



ONE MARBELLA  
LUXURY PROPERTY





THE MOST  
EXTRAORDINARY  
SEAFRONT ADDRESS IN ESTEPOÑA







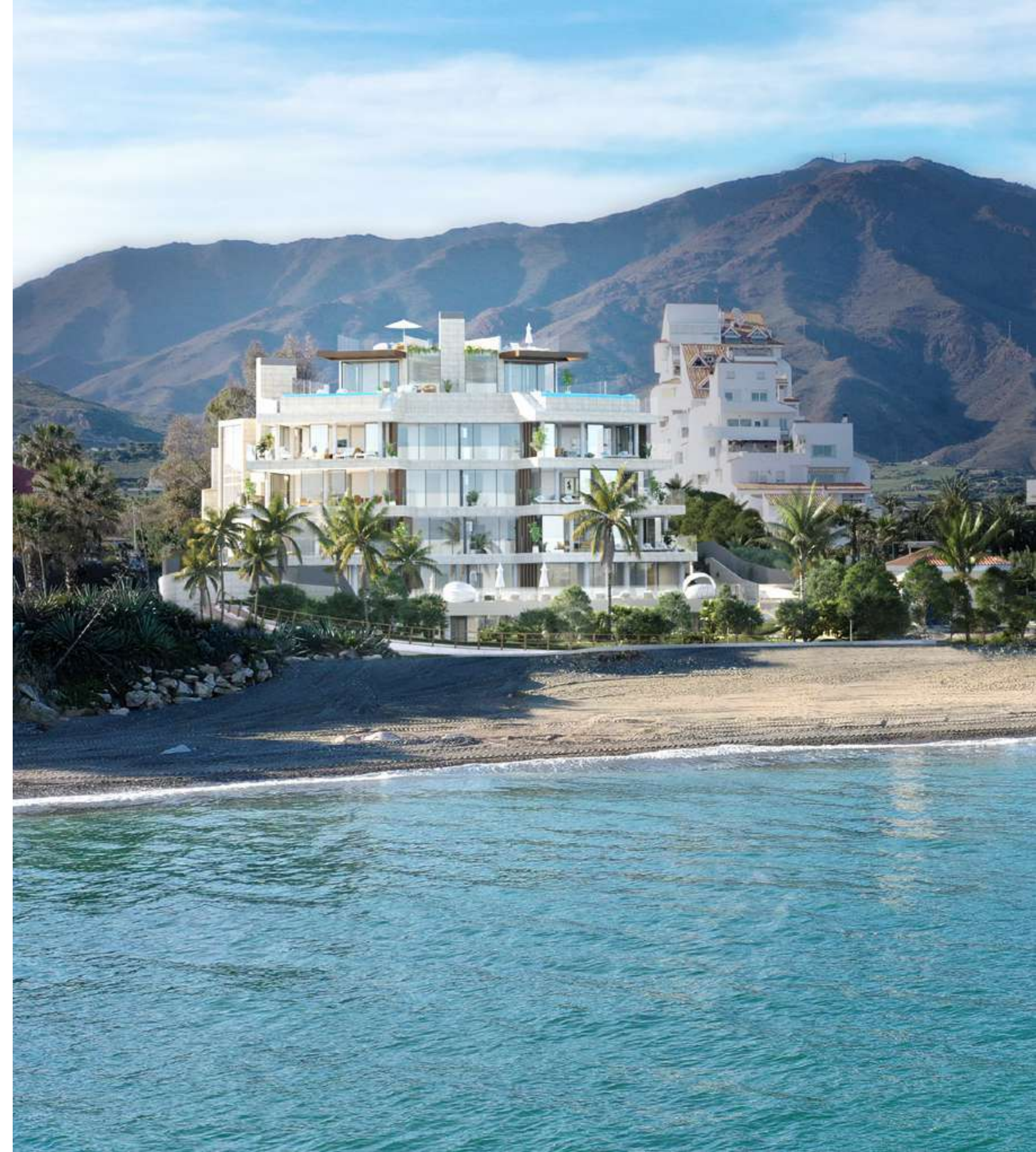


## A Truly Exclusive Residential Development Concept

Featuring 14 exclusive prime masterpieces, THIS DEVELOPMENT takes living to a whole new level of truly exceptional luxury.

On the shores of the Mediterranean, and nestled in nature's bounty, these magnificent homes enjoy direct access to the beach and stunning panoramic sea views—afforded from the impressive floor-to-ceiling picture windows—. All interior rooms offer a wealth of living space and give onto wrap-around private terraces, with some boasting an infinity swimming pool.

Designed and built to the highest of specifications—and featuring best-in-class finishes and state-of-the-art technology—it is an iconic, energy-efficient and impressive property in its own right.





## VISION

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The building's design draws the scheme closer to the sea,  
thereby cementing strong ties with the ocean.





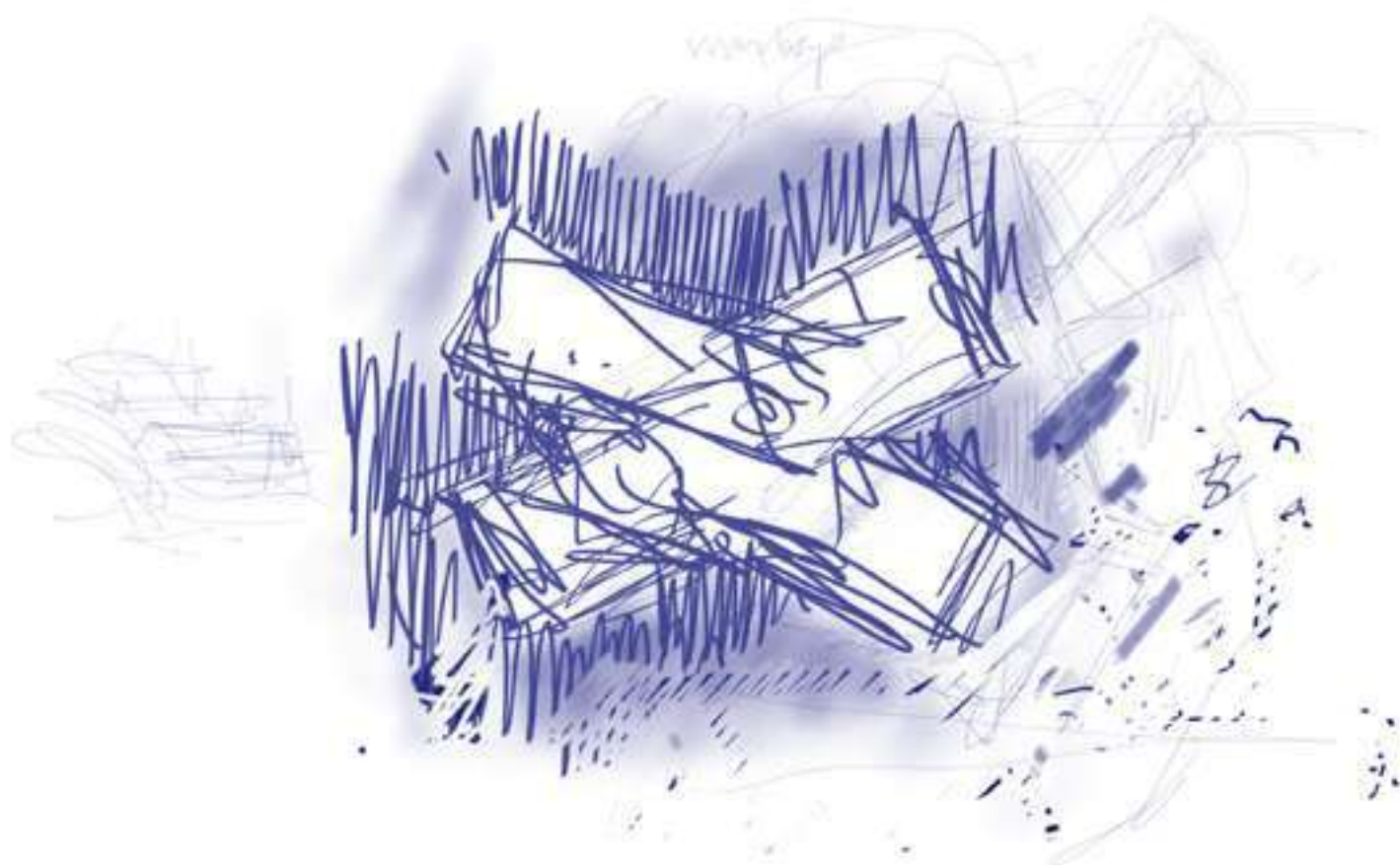
## Concept design

AESTHETIC MOVEMENT AT ITS FINEST

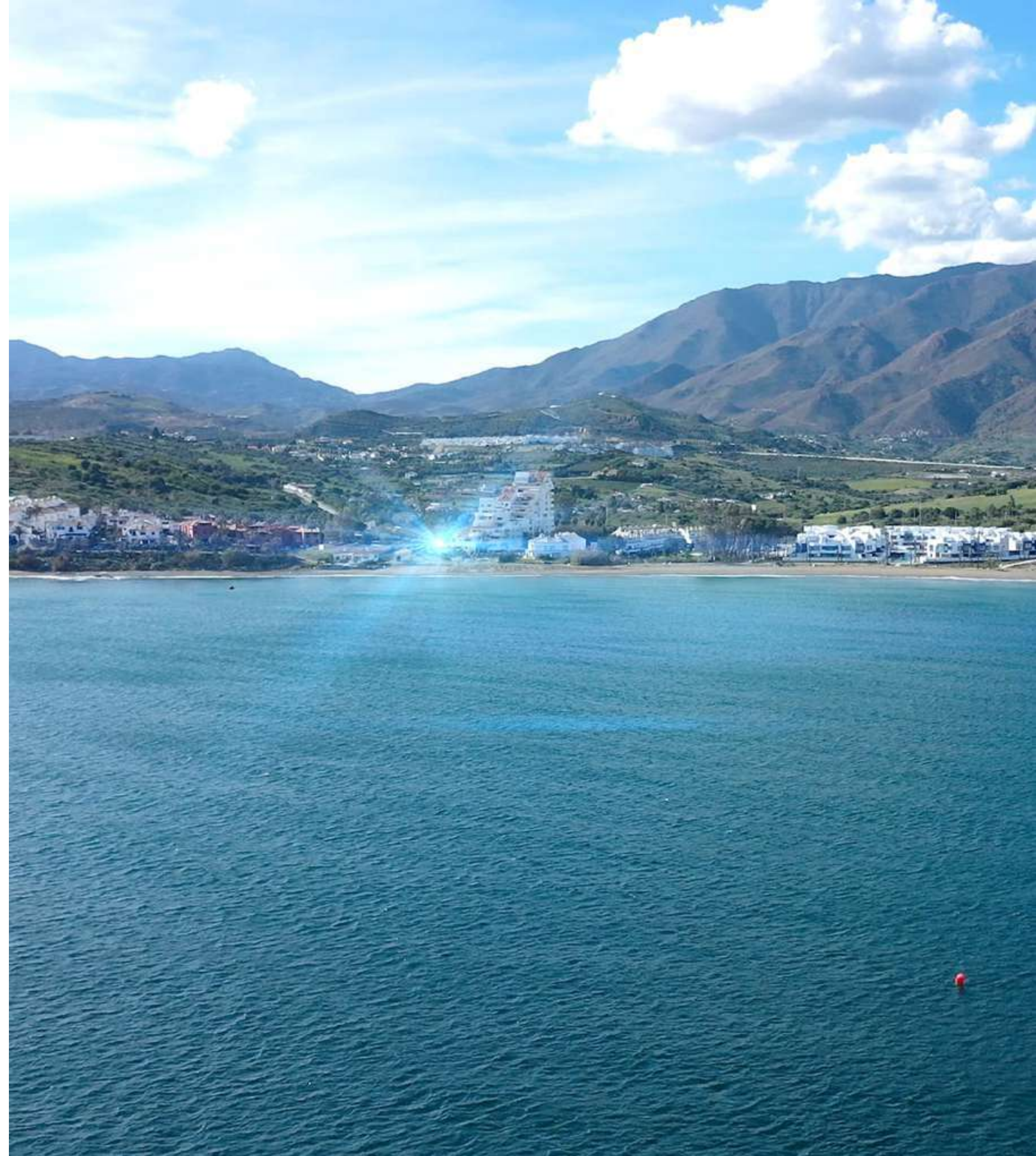
**Scheme's objective:** sitting close to the town centre and benefitting from one of Estepona's last available prime beachfront locations, we have designed an unparalleled residential development drawing it closer to the sea, thereby cementing strong ties with the ocean, the undisputed protagonist. We have also made the most of the plot's existing grading to ensure the entire scheme faces onto the Mediterranean Sea.

**Architecture:** the project's design is intended to emulate the undulating movement of the sea and each element—floors, overhangs and recessed sections—is further envisaged in such a way as to afford spectacular sea views, all the way from the port of Estepona to the Rock of Gibraltar. In addition, the outdoor sun-drenched terraces ensure each property is unique and equally exclusive. Here, the soothing sound of the ocean will resonate and mark the rhythm of The Sapphire's lifestyle.

Glass has a pivotal role and affords the homes almost infinite views.



Move  
By Arata





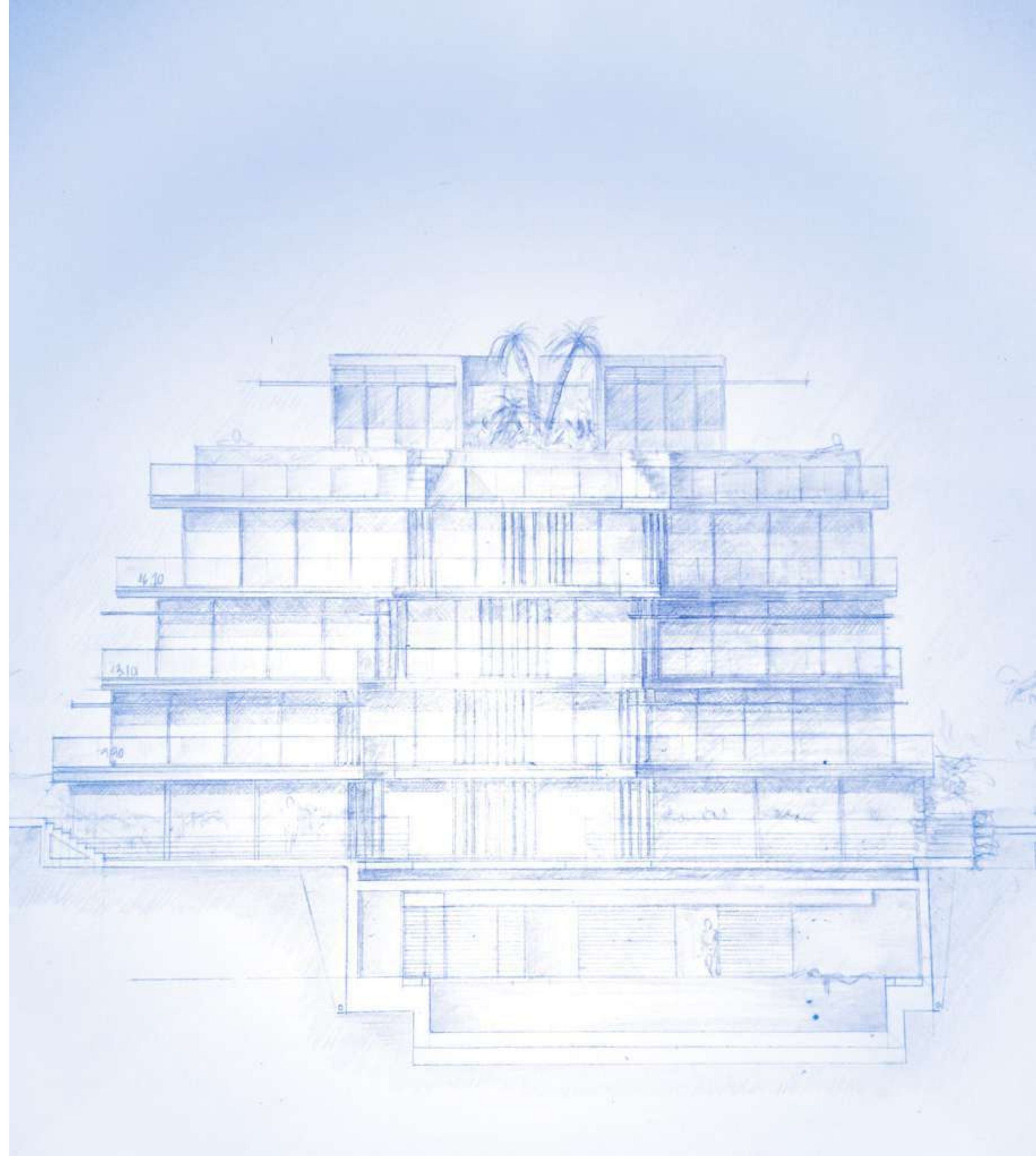
## ARATA ARQUITECTURA

MOISÉS GARCÍA.

We are a team of talented and dedicated professionals led by MOISES GARCIA ARQUITECTO that seek to rise to new challenges where we can apply the experience we have gained across Europe over 25 years.

INNOVATION, COMPETITION, HUMBLENESS and the quest for BEAUTY are among our key tenets.

Since its inception in 1999, Arata Arquitectura has undertaken a number of projects, among which this development, an innovative scheme that samples the evolution, issues and occupier relationship of the main buildings we have constructed. Only then can we truly innovate and embrace the future.







ESTEPONA'S  
MOST EXTRAORDINARY  
OCENAFRONT ADDRESS



## LOCATION

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A place of serenity





## Here is your chance to live by the sea

AN UNRIVALLED LOCATION

TEviably located at the Bay of Estepona, on the shores of the Mediterranean Sea, and at the foot of Sierra Bermeja, THE SAPPHIRE's much sought-after 14 homes benefit from direct access to the beach.

Estepona is just thirty minutes from downtown Marbella and one hour from Malaga Airport—midway between the Costa del Sol and Campo de Gibraltar—. This charming town has a diverse sports and gastronomic offering, and provides a wealth of cultural and leisure pursuits.

The area features some of the world's renowned golf courses, such as Finca Cortesín, and is ideal for water sports, such as diving, sailing or surfing. Estepona is also home to a copious amount of walking and hiking trails that will work a treat for sports lovers and health-conscious people alike.

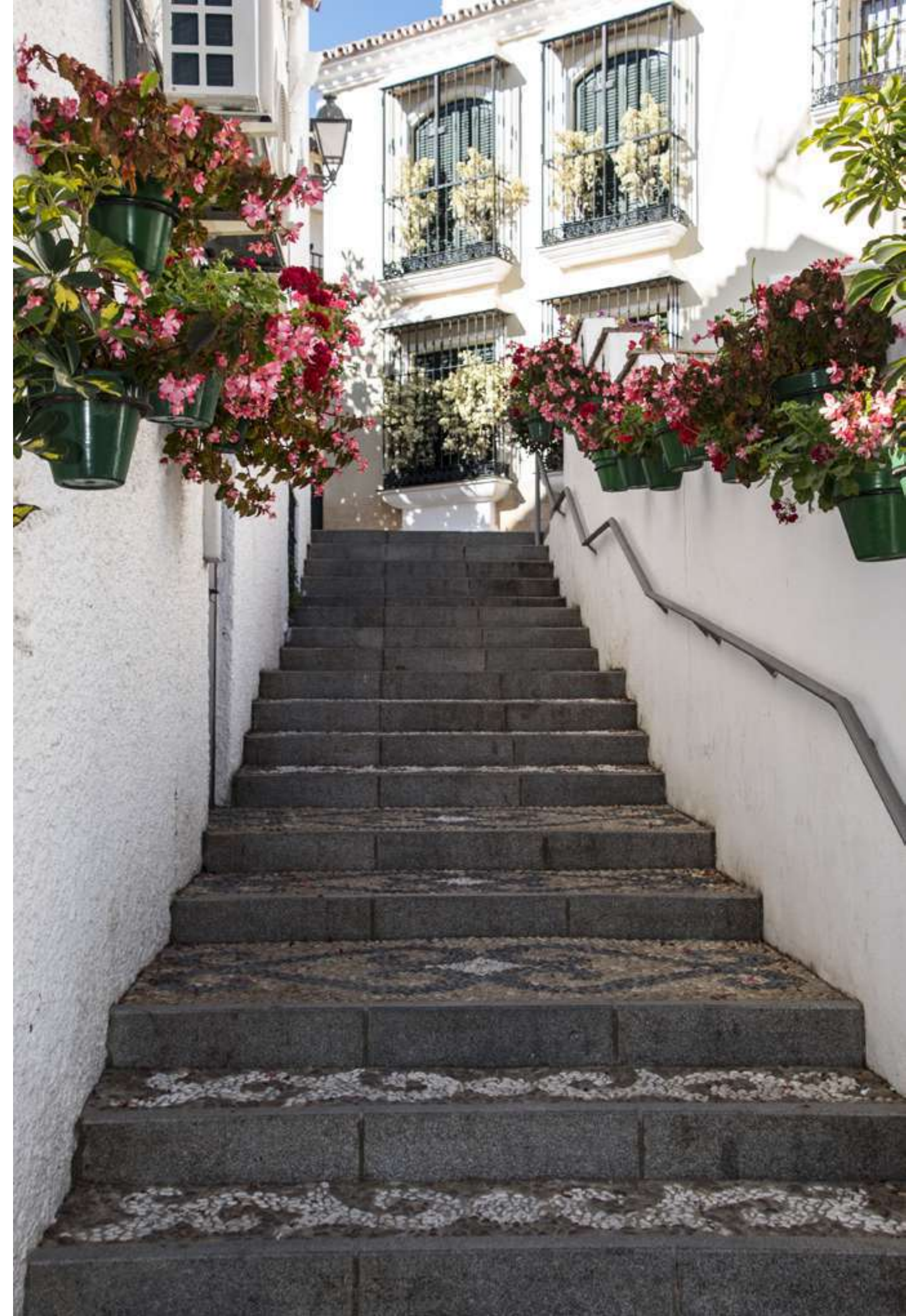
The Sierra de Estepona is the perfect place to restore links with nature, and affords stunning views of the Costa del Sol, the coast of Morocco and Gibraltar. With a bewildering variety of eateries, here foodies will be able to revel in the fine Mediterranean cuisine.















01\_Estepona

02\_Marina

03\_Valle Romano Golf

04\_Guadalobón Beach

05\_Del Cristo Beach

06\_Rada Beach

07\_Punta de la Doncella

08\_Costa Natura Beach

09\_Estepona Golf

10\_Punta de los mármoles

 DEVELOPMENT

 5/10 min. 







## THE PROJECT

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Unique architecture, magnificent unobstructed views and outstanding amenities, where the expression of modern living has found its natural home














MUCH MORE THAN JUST A BUILDING

“The project’s design is intended to emulate the undulating movement of the sea (...) Here, the soothing sound of the ocean will resonate and mark the rhythm of The Sapphire’s lifestyle”

This is much more than just a building; it is the ultimate landmark at the Bay of Estepona. Home to 14 magnificent residences overlooking the sea, the scheme’s flowing layout brings together architecture, design and natural surroundings.

Dstinctive living, outstanding amenities, and unobstructed 180 degree views of the Mediterranean Sea and the Bay of Estepona.

 EXCLUSIVITY	 QUALITY	 BEACH	 LEISURE	 GOLF
 YEAR-ROUND SUNSHINE	 19 ° C	 ACCESSIBILITY	 GOURMET AREA	 ENERGY RATING (EECN)
 SPA	 GYM	 OUTDOOR POOL	 INDOOR POOL	 PANORAMIC TERRACES





LUXURY  
OF THE SUNSET



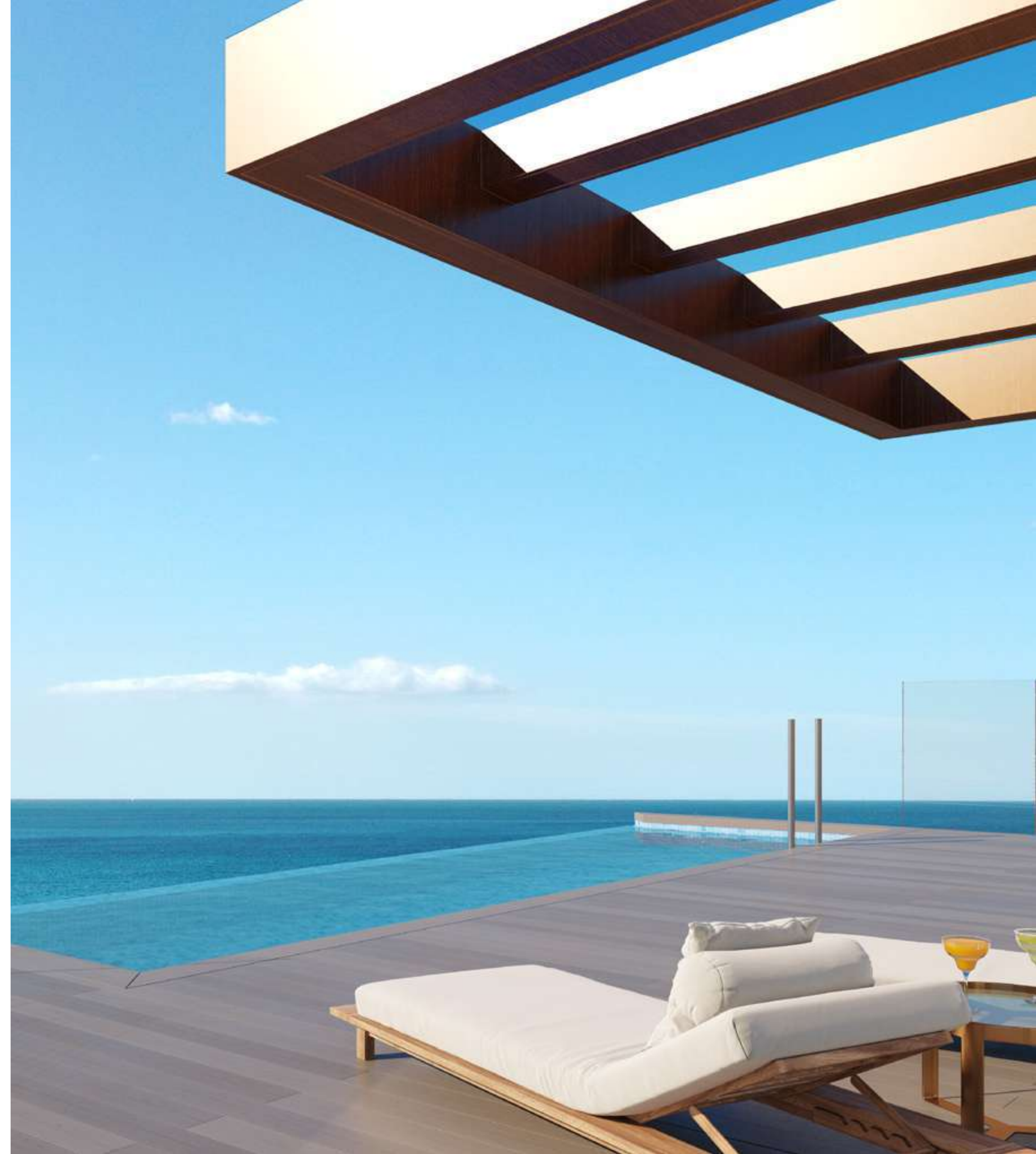


## The Collection

### RESIDENCES

14 magnificent homes featuring luxury villas and desirable properties arranged over one, two and three floors, boasting floor-to-ceiling picture windows that afford gorgeous unobstructed views, private infinity swimming pool, and much more. The properties layout offers a wealth of space and features generous sized panoramic terraces, which are perfect for outdoor living.

- Garden Villa A
- Garden Villa B
- Seaside Sapphire PB
- Seafront Sapphire A PB
- Seafront Sapphire B PB
- Seaside Sapphire P1
- Seafront Sapphire A P1
- Seafront Sapphire B P1
- Seaview Sky Sapphire (tríplex)
- Seaview Sky Garden (dúplex)
- Seafront Sapphire A P2
- Seafront Sapphire A P2
- Seafront Infinity Sky A P3 (tríplex)
- Seafront Infinity Sky B P3 (tríplex)







BESPOKE DETAILS, FLOOR-TO-CEILING PICTURE WINDOWS AND PANORAMIC TERRACES

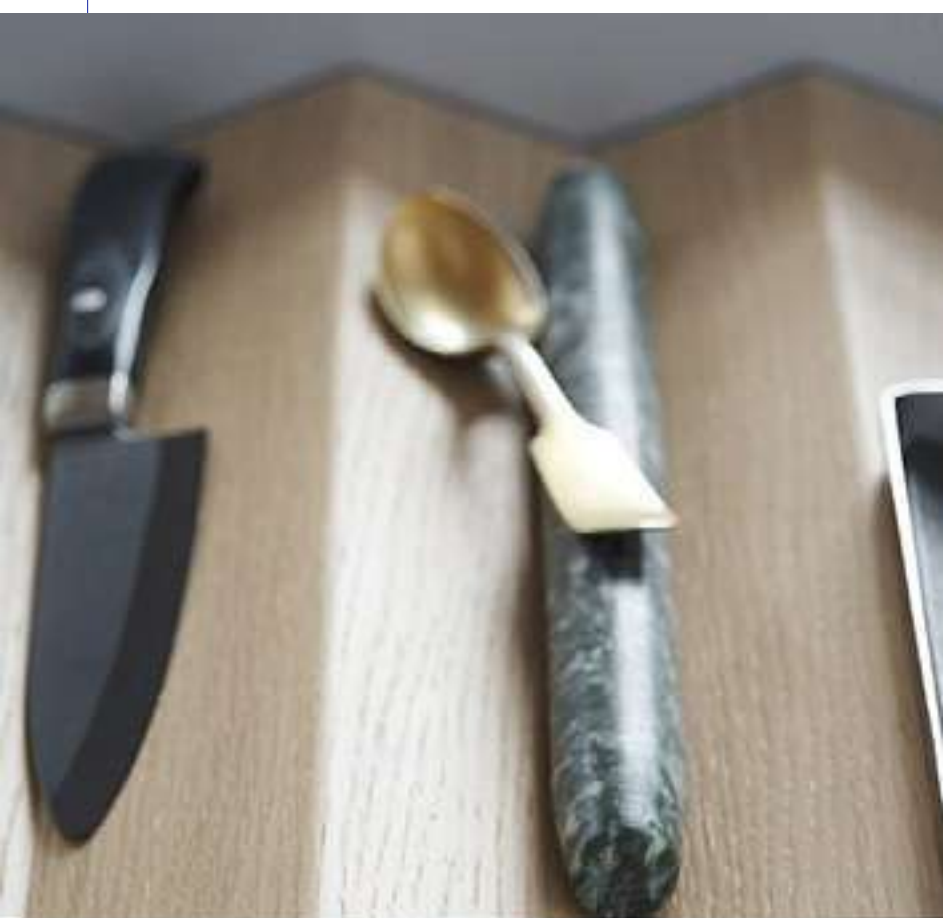
















**GAGGENAU**









Carefully designed bathrooms with extra large format tiles and highest quality Dornbracht taps in bathrooms.





STUNNING  
PENTHOUSE WITH AMAZING  
INFINITY PRIVATE POOL  
AND SEAVIEWS TERRACE





## Enjoy your home to the fullest

### EXCLUSIVE AMENITIES AND SERVICES

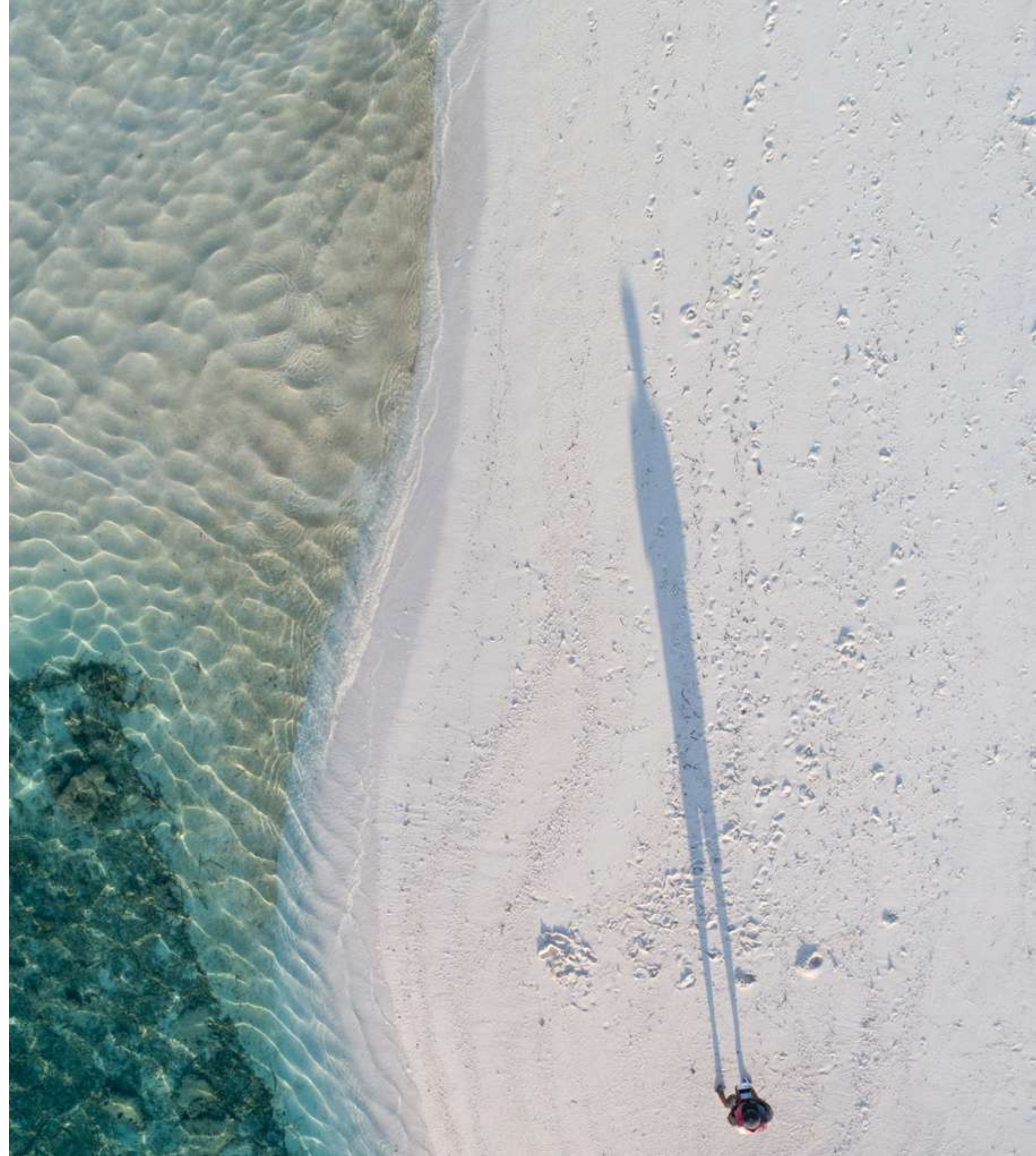
The 14 exclusive and most coveted homes are nestled in nature's bounty and benefit from excellent sports facilities, among which, a number of paddle tennis courts. The remarkable array of amenities on offer includes the **HEALTH & WELLNESS CENTER**, an imposing facility featuring fitness area, gym, sauna and steam rooms, and a 54-foot indoor swimming pool.

**THE CLUB** comprises gourmet room, wine cellar and a pleasant summer lounge that gives onto the landscaped garden. The **BEACHFRONT POOL & SUN DECK** offers a one-of-a kind infinity swimming pool that looks out on the sea, and a large split level sun deck that benefits from direct access to the beach and is ideal for entertaining.

The offering is rounded off with a panoramic lift that stops at all floors and a 24-hour **CONCIERGE** service to make day-to-day life easier and more comfortable.

And much more...

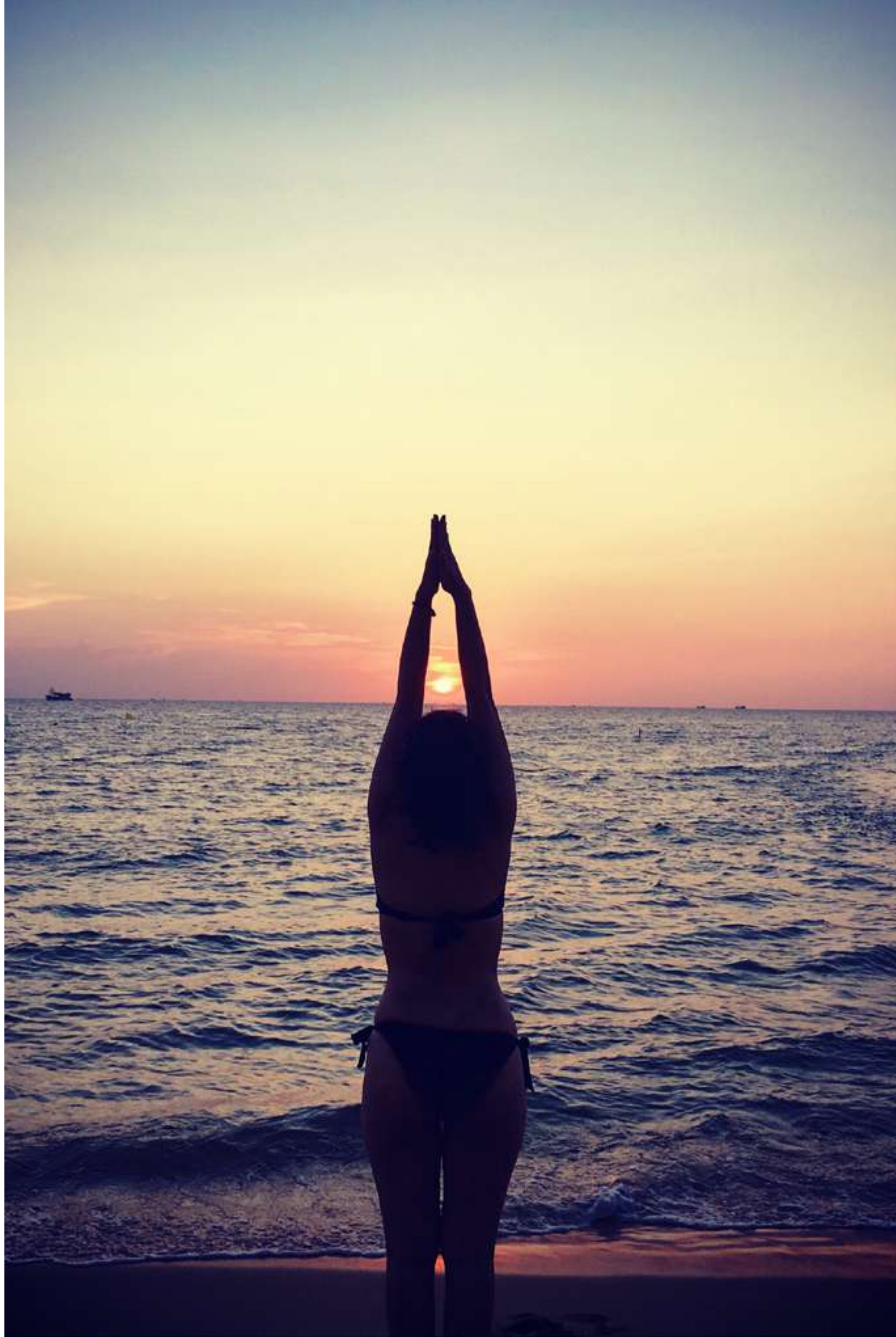
- E-parking
- Storage room
- Oasis and sculpture garden















THE CLUB: GOURMET ROOM, WINE CELLAR AND BEAUTIFULLY LANDSCAPED SUMMER LOUNGE











THE FINEST DETAILS





# BUILDING SPECIFICATIONS

## Frame Structure

- Deep pile foundations and shallow reinforced slab foundations to be in line with basic design and soil composition. Reinforced concrete walls to basement.
- Reinforced concrete vertical frame structure to pillars and staircases. Horizontal frame structure to feature waffle slabs or reinforced concrete solid slabs.

## Sewerage System

- Soundproof PVC downpipe and elbow joint system.

## Roofing

- Built-up inverted flat roofing to private terraces to feature felt spacer, lightweight concrete for sloping roof, extruded thermal insulation and protective mortar to support synthetic encapsulated wood decking or non-slip flooring (Neolith or alike) depending on the type of room.
- Green roof to feature irrigation system, concealed drainage gullies and similar specifications to inverted flat roof.
- Synthetic built-up inverted flat roofing to common areas to feature felt spacer, lightweight concrete for sloping roof, extruded thermal insulation, anti-piercing felt spacer and mortar to support non-slip porcelain stoneware flooring.

## Façade

- Double anti-glare glass wall to boast minimalist seamless aluminium frames (Reynaers or alike), and fixed and sliding glass panes, as appropriate. Colour to Project and Site Management's choice.
- Natural stone or alike ventilated façade system to feature six-inch thick rough brick wall to be rough-coated on outward-facing side, and to boast mineral wool or alike insulation, and concealed anchoring substructure to support natural stone facing to areas defined in basic design. Façade to be rough-coated with cement mortar on inward-facing side and to feature semi-direct lining with aluminium substructure and double laminated gypsum plasterboard to be finished in line with basic design and type of room.
- Facing ceramic brick façade or one-coat mortar finish to secondary façade areas, in line with basic design.

- Common walls between apartment terraces to be white frosted glass lite and to feature aluminium or stainless steel anchor points.
- Thermal and acoustic insulation throughout in accordance with applicable regulations. Building designed to be 'nearly zero-energy building'-certified, in accordance with the Spanish Technical Building Code on energy savings (CTE-HE).

## Exterior Joinery

- Minimalist seamless aluminium frames (Reynaers or alike) to boast fixed, hinged or sliding glass panes, as appropriate, and maximum clear opening. Colour to Project and Site Management's choice. All frames to comply with strict water tightness, wind resistance and safety criteria. Optional motorisation of large voids.
- Solarlux ONE or alike double glazing to feature selective solar control glass panes and reinforced thermal insulation to afford an abundance of natural light while maintaining the building's ideal temperature all year round.
- Vinyl roller blinds to bedrooms for room darkening (up to 90 %) to boast motorised roller mounted on suspended ceiling. Optional connection to home automation system.
- Colourless tempered glass railings (1.10 m or larger) to be mounted on aluminium or stainless steel profiles and anchored to framework edge, and to be flush with interior flooring. Design to Project and Site Management's choice.
- Stainless steel and tempered glass railings to landings. Design to Project and Site Management's choice.
- Façade areas to boast aluminium brise-soleil features (wood-like texture), in line with basic design, to reduce heat gain and afford a better sense of privacy.
- Lined concrete pergola to penthouse terraces for sun protection and in line with basic design.

## Party Walls and Suspended Ceiling

- Self-supporting party walls to boast galvanised steel structure, intermediate thermal and acoustic insulation, and 13 mm double plasterboard to be laminated on both sides.
- Suspended ceilings to be laminated plasterboard and to boast recessed areas and perimeter LED lighting with casing in certain areas. Acoustic insulation to be in line with basic design.
- Common walls between apartments to be ceramic brick walls reinforced with double plasterboard to be laminated on both sides, and to feature acoustic insulation.

## Joinery

- Mater bathrooms to feature porcelain stoneware wall tiling (60 x 60 cm tiles). WCs to boast ceramic wall tiling (10 x 20 cm tiles).
- 2.40 m-high armoured front door to feature wood-coloured exterior finish (especially intended for exterior use) and wood veneered interior finish to be lacquered (colour to Project and Site Management's choice). Armoured front door to further boast concealed steel hinges and anchor points, pre-fitted electric lock and security cylinder lock.
- 2.40 m-high flush internal doors to boast premium concealed steel hinges and iron fittings, and to feature lacquered wood finish (colour to Project and Site Management's choice).
- Large-format wardrobes to boast hinged door leaves, interior lining, chest drawer unit, shelf, top storage compartment, and pre-fitted interior lighting system. Door panels to match internal doors.
- Top-quality steel lock lever handles and iron fittings to Project and Site Management's choice.

## Flooring

- Carefully designed flooring to common areas on ground floor and basement to feature natural stone or precast concrete paving units.
- Large-format laminate wood flooring to bedrooms to feature a combination of various widths, available also in a choice of sintered stone (as the rest of the property) at homebuyer's request.
- Large-format (1.20 x 1.20 cm) top-quality Neolith sintered stone flooring or alike to living room, hallways and kitchens.
- Non-slip Neolith sintered stone flooring or alike (colour and format to Project and Site Management's choice) to bathrooms with recessed shower tray and carefully designed semi-concealed drains.
- Non-slip flush Neolith sintered stone flooring or alike to terraces. Premium-quality synthetic encapsulated wood decking combined with sintered stone or alike to terraces in penthouses and properties located at swimming pool level.
- Carefully designed skirting board to be flush with walls and to boast aluminium interior profile and a section to match room flooring material.

## Cladding and Finishes

- Glass fibre veil and natural stone wall cladding or alike to common areas on ground floor and basement to feature a number of backlit panels in line with basic design.

- Facing brick or one-coat mortar and natural stone clad walls, in line with basic design, to common areas leading to upper floor properties.
- Walls to entrance halls, living rooms and bedrooms to feature flat emulsion paint with 'cashmere' finish or alike.
- Walls to kitchens to boast a combination of glass fibre veil and top-quality porcelain stoneware tiling (colour and format to Project and Site Management's choice).
- Walls to carefully designed bathrooms to feature a combination of Neolith sintered stone or alike (colour and format to Project and Site Management's choice) and emulsion paint with 'cashmere' finish or alike. Backlit decorative mirror to Project and Site Management's choice.
- Laminate plasterboard suspended ceiling to be coated with flat emulsion paint and to boast 'low-profile' linear diffusers for ventilation and air conditioning control, in accordance with the Spanish Technical Building Code (CTE).

## Sanitary Ware and Taps

- Premium white vitreous porcelain sanitary ware to include Laufen wall-mounted toilets and bidets or alike, and Geberit mechanisms or alike.
- Vanity single or double bowl washbasins to Project and Site Management's choice.
- Top-quality vitreous bathtubs.
- Recessed shower trays to feature TECE concealed drains or alike.
- High-quality Dornbracht taps or alike to bathrooms and kitchens.
- Tempered glass shower screen to boast stainless steel profiles and fittings, in line with basic design.
- Carefully designed electric heated towel rail to master bathrooms, to Project and Site Management's choice.

## Electricity and Telecommunications

- GROUND FLOOR
- Premium Niessen Ola switches or alike.
- TV & telephone sockets to all rooms save for bathrooms.
- Basic home automation system to include features such as lighting control system to memorise use of the lights and mimic pre-set lighting scenes, comfort air conditioning control, pulling up/pulling down of internal roller blinds, and connection to pre-fitted shutters. Upgrading options available.
- Remote control viewer available.



# BUILDING SPECIFICATIONS

- Electronic video intercom to be connected to home automation system.
- Access control system via access code or personal access card, to be connected to doorman service or alike.
- A number of walls to common areas to boast backlit vinyl panels. High-quality light fixtures powered
- Premium Niessen Ola switches or alike.
- TV & telephone sockets to all rooms save for bathrooms.
- Basic home automation system to include features such as lighting control system to memorise use of the lights and mimic pre-set lighting scenes, comfort air conditioning control, pulling up/pulling down of internal roller blinds, and connection to pre-fitted shutters. Upgrading options available.
- Remote control viewer available.
- Electronic video intercom to be connected to home automation system.
- Access control system via access code or personal access card, to be connected to doorman service or alike.
- A number of walls to common areas to boast backlit vinyl panels. High-quality light fixtures powered

## Heating, Plumbing and Domestic Hot Water

- Domestic hot/cold water system to be compliant with applicable regulations, to boast premium cold water pipes and thermally-insulated pipes for hot water, and to feature partial cutoffs in each wet room and individual water system for each facility.
- Aerothermal system for domestic hot water supply to be supported by individual storage tank to cater to the property's needs.
- Cooling and heating to be supported by two-piped water system (individual to each room) for underfloor heating/cooling.
- Private terraces to boast water connection points for showers and gardening purposes.

## HVAC

- Top brand aerothermal heat pump unit to give heat or cool air and to boast smart digital roomstat (individual to each room) and control system to be connected to home automation system. Heat pump unit to feed individual fan coil units for cool air supply (to be distributed via thermally-insulated air duct system) and cold water supply for underfloor heating system.
- The combination of both systems enables maximum control, avoiding temperature gradients between the property's floor and ceiling, thereby providing maximum comfort. Home ventilation system to feature indoor humidity control and heat recovery, in compliance with the Spanish Technical Building Code (CTE).

## Kitchen

- Fully-equipped kitchens to be fitted with premium-quality base and wall units (Bulthaup or alike). Adjacent staff kitchen area, in line with basic design.
- Top brand highly energy-efficient household appliances (Gaggenau, Siemens or alike), in line with basic design.

## Common Areas

- Panoramic, low-noise, electric rucksack shared lift system (Otis or alike) with a capacity for 8 persons to stop at all landings and to boast premium air-conditioned shaft. Inward-facing properties to benefit from individual low-noise electric rucksack lifts (Otis or alike) with a capacity for 6 persons, to stop at all landings and to be fitted with cabins that are suitable for disabled users.
- Doorman service. Access, information and security control centre to be connected to all properties. Video surveillance and common area control system.
- Scheme's access areas to boast landscaped grounds and ornamental fountains.
- Outdoor salt-chlorinated overflow swimming pool to boast showers, sun deck with chill out areas overlooking the sea, and direct access to the beach.
- Common sports facilities to include paddle tennis court, indoor swimming pool, sauna, locker room, multipurpose community room, and a gym that opens onto the garden and sea.
- Gourmet area and wine cellar that opens onto the garden and sea and is perfect for holding events.
- Communal interior well-tended landscaped grounds to sprawl out over 2,500 sq m and to feature shaded areas and pleasant walkways.

## Garage

- Carefully designed conventional garage to feature generous sized access areas, natural and mechanical zoned ventilation, and firefighting and smoke control system.
- Garage door to be powered by access control system or alike.
- Individual zoned garage to include 2 parking spaces for large cars.
- Thoughtfully designed garage flooring to feature granite and concrete paving units. Parking spaces to boast polished concrete and epoxy resin flooring, in line with basic design. Garage walls to feature a combination of epoxy resin and rough-coating of moisture-proof paint.

- Pre-installed charging points for electric cars to be provided in all parking spaces.
- Video surveillance.

## Miscellaneous

- Common area furniture.





ONE MARBELLA

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LUXURY PROPERTY

[www.one-marbella.com](http://www.one-marbella.com)