



NR

NAYA RESIDENCES

Project

Naya Residences is a unique residential development on the Costa del Sol, designed to offer a lifestyle centered on comfort, design, and well-being within an exclusive and well-established setting.

The project consists of 2- and 3-bedroom homes, with various layouts that include spacious terraces, ground-floor units with private gardens, and penthouses with unobstructed views. All homes stand out for their spacious and bright interiors, functional layouts, and high-quality finishes, designed to maximize the connection between indoor and outdoor spaces.

One of Naya Residences' key distinguishing features is its resort-style concept, which incorporates comprehensive common areas focused on leisure and personal well-being. The residential complex features an outdoor pool and a heated indoor pool, a spa, a fully equipped gym, landscaped gardens, and communal spaces, offering the amenities typical of a high-end resort without sacrificing the privacy of a home.

Its strategic location in Estepona, in an established residential area with excellent transportation links, enhances the project's appeal whether as a primary residence, a second home, or an investment. Added to this are meticulous architectural planning and a long-term vision that ensure consistency, high-quality construction, and potential for appreciation.

Naya Residences is not just a housing development, but a project designed for those seeking quality of life, exclusivity, and sustainable long-term value, making it a standout option in the Costa del Sol residential market.



Ubicación

Estepona, Málaga

A strategic destination on the Costa del Sol, Estepona has established itself as one of the municipalities with the greatest economic and tourism potential in southern Spain.

With more than 20 kilometers of coastline, an ideal climate, and robust urban and business growth, the city has become a prime location for the development of residential, commercial, and service projects.



Living in Paradise

Located between Atalaya and El Paraíso, our development enjoys a privileged location near Marbella. This enclave combines privacy, tranquility, and exclusivity, just a few minutes from the vibrant life of Puerto Banús.

Surrounded by prestigious golf courses, it is the ideal place for golf enthusiasts, who can enjoy some of the best facilities on the Costa del Sol just a short distance away.

Furthermore, it is a well-established residential area that offers all the necessary amenities just a few minutes away: restaurants, international schools, shops, and the magnificent Mediterranean beaches. This location allows you to enjoy peace and privacy without sacrificing Marbella's dynamic and cosmopolitan lifestyle.



ATALAYA GOLF & COUNTRY CLUB - 2MIN



PLAYA GUADALMINA - 5MIN

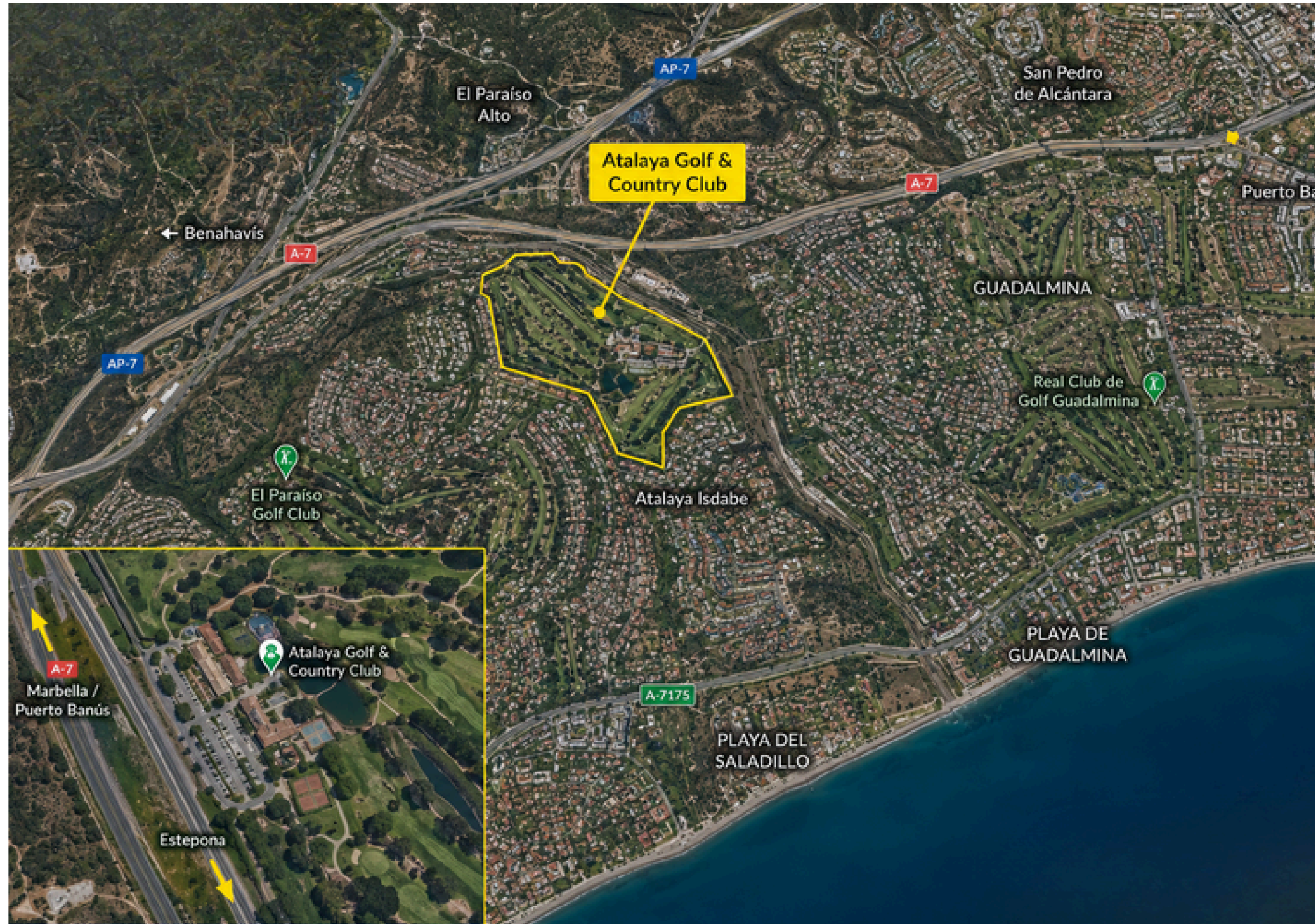


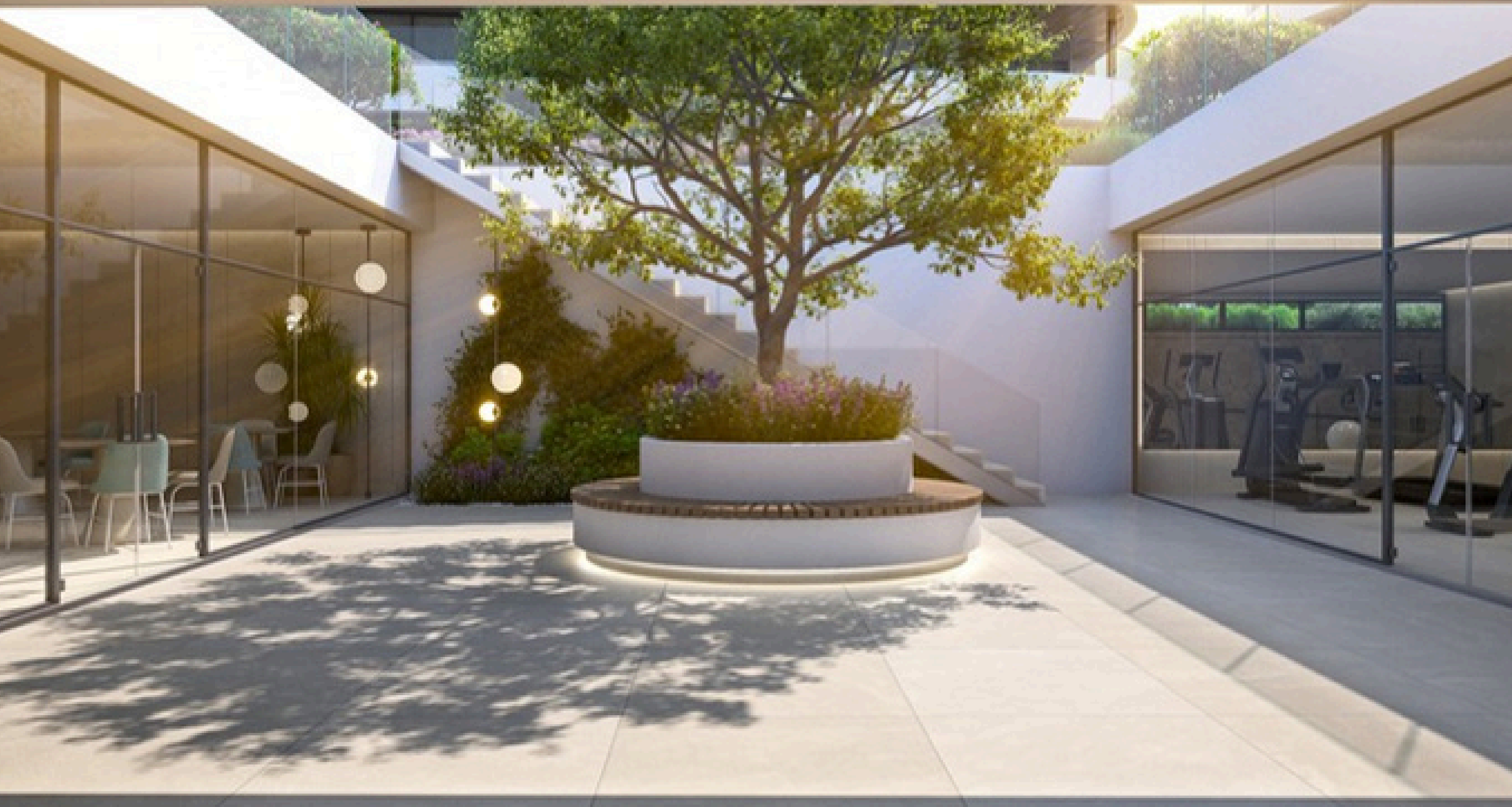
PUERTO BANÚS/MARBELLA - 10MIN



Site Plan

Its excellent location provides quick access to the A-7, offering convenient connections to Marbella, Málaga, and the Málaga-Costa del Sol International Airport. Likewise, its proximity to the AP-7 ensures easy travel to the main destinations along the Costa del Sol.





Ground Floor Plan

Design

- Architectural design: A staggered layout of the buildings to optimize privacy, orientation, and views.

Common Areas

- The orientation and staggered layout allow the larger homes to enjoy open, panoramic views, many of which look out onto the common areas and the natural surroundings.
- The common areas (central pool, gardens, and green spaces) are arranged at the heart of the complex, serving as its central focal point.
- Perimeter vehicle access roads and clearly defined interior pathways enhance the tranquility and security of the complex.

Access and Connectivity

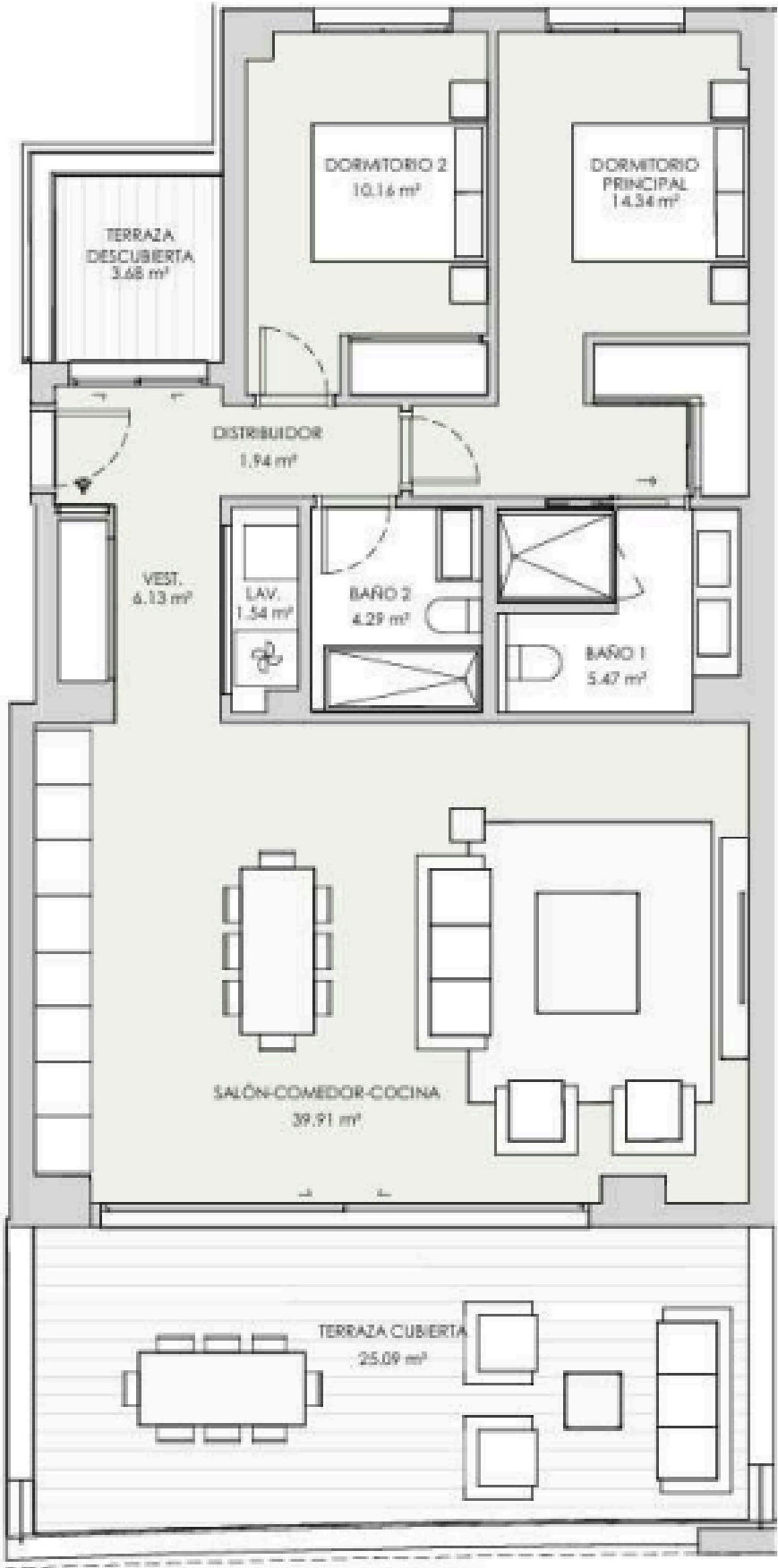
- Entrada principal con control de acceso peatonal y de vehículos.
- Conexión directa con el vial principal y cercanía a servicios locales.
- Garaje subterráneo distribuido estratégicamente.





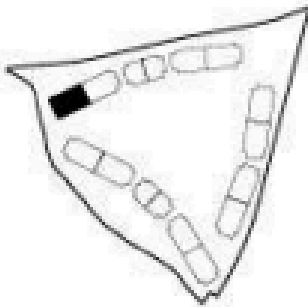
Map

VT2.2A

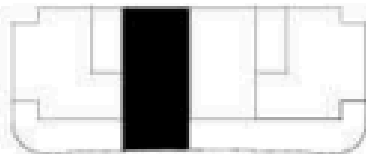


V03 - PORTAL 1 PRIMERO A 2 dormitorios

RESUMEN SUPERFICIES ÚTILES	
Total superficie útil exterior	28,77 m2
Total superficie útil interior	83,78 m2
Total superficie útil vivienda	112,55 m2
RESUMEN SUPERFICIES CONSTRUIDA	
Total superficie construida exterior	32,84 m2
Total superficie construida interior	96,74 m2
Total superficie construida vivienda	129,58 m2
Total superficie construida con comunes	138,74 m2
RESUMEN SUPERFICIES SEGUN DECRETO 218/2005	
Superficie útil BOJA	92,16 m2
Superficie construida BOJA	114,58 m2



LOCALIZACIÓN
Planta 1





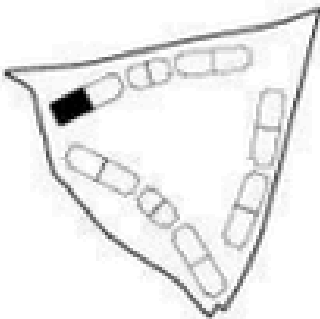
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VT3.3B

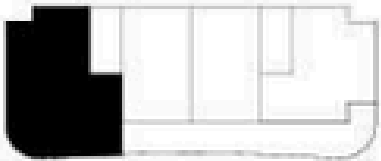


V06 - PORTAL 1 SEGUNDO B 3 dormitorios

RESUMEN SUPERFICIES ÚTILES	
Total superficie útil exterior	48,57 m2
Total superficie útil interior	114,93 m2
Total superficie útil vivienda	163,5 m2
RESUMEN SUPERFICIES CONSTRUIDA	
Total superficie construida exterior	53,71 m2
Total superficie construida interior	132,85 m2
Total superficie construida vivienda	186,56 m2
Total superficie construida con comunes	199,85 m2
RESUMEN SUPERFICIES SEGUN DECRETO 218/2005	
Superficie útil B.O.J.A	126,42 m2
Superficie construida B.O.J.A	157,63 m2



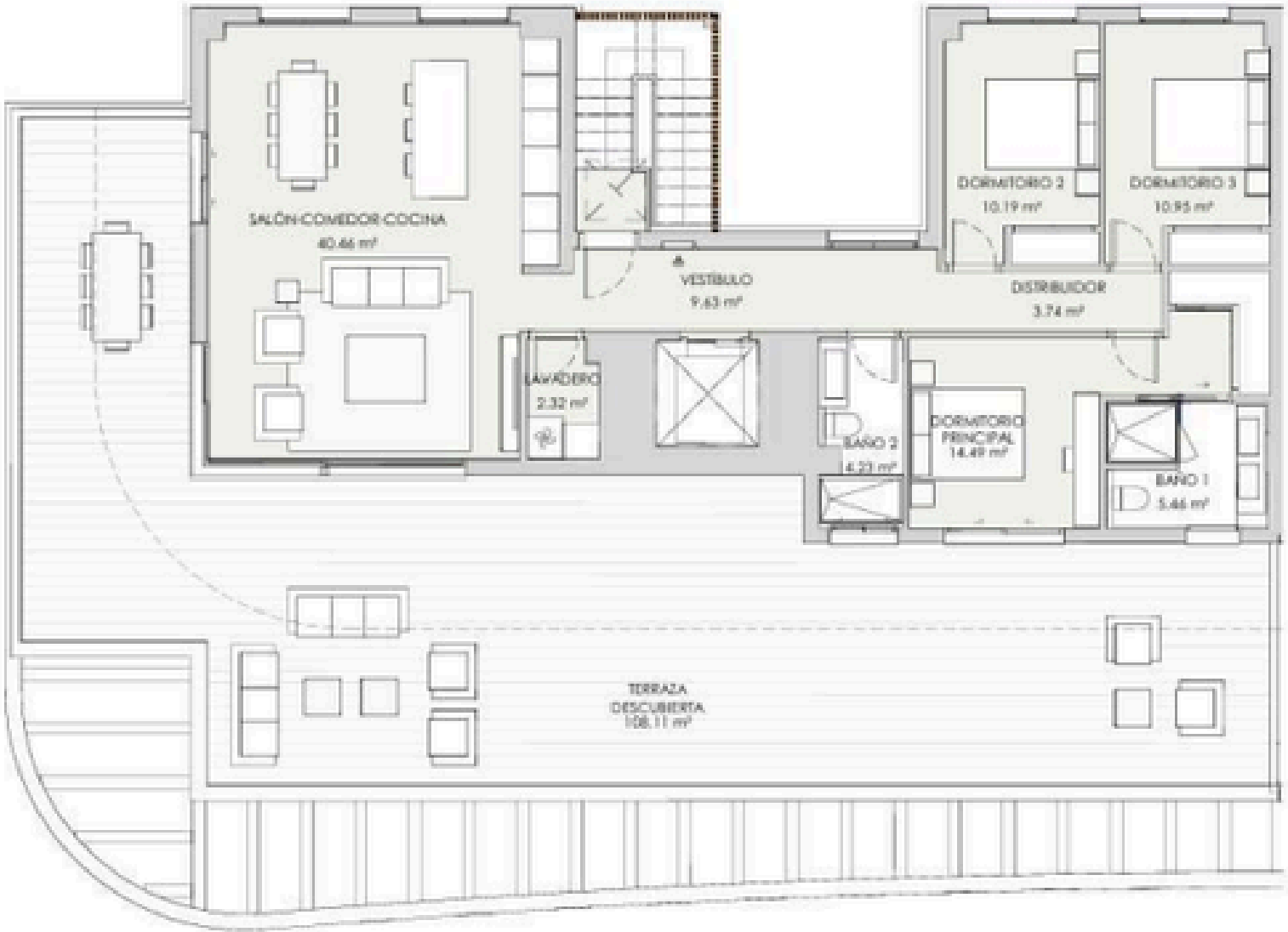
LOCALIZACIÓN
Planta 2





Map

VT3.10B

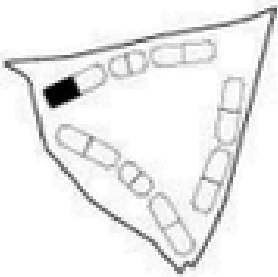


V07 - PORTAL 1 ÁTICO B 3 dormitorios

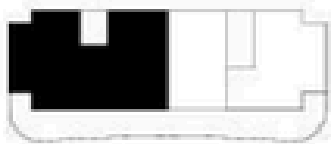
RESUMEN SUPERFICIES ÚTILES	
Total superficie útil exterior	108,11 m2
Total superficie útil interior	101,47 m2
Total superficie útil vivienda	209,58 m2

RESUMEN SUPERFICIES CONSTRUIDA	
Total superficie construida exterior	117,1 m2
Total superficie construida interior	127,17 m2
Total superficie construida vivienda	244,27 m2
Total superficie construida con comunes	261,14 m2

RESUMEN SUPERFICIES SEGUN DECRETO 218/2005	
Superficie útil BOJA	111,62 m2
Superficie construida BOJA	154,19 m2



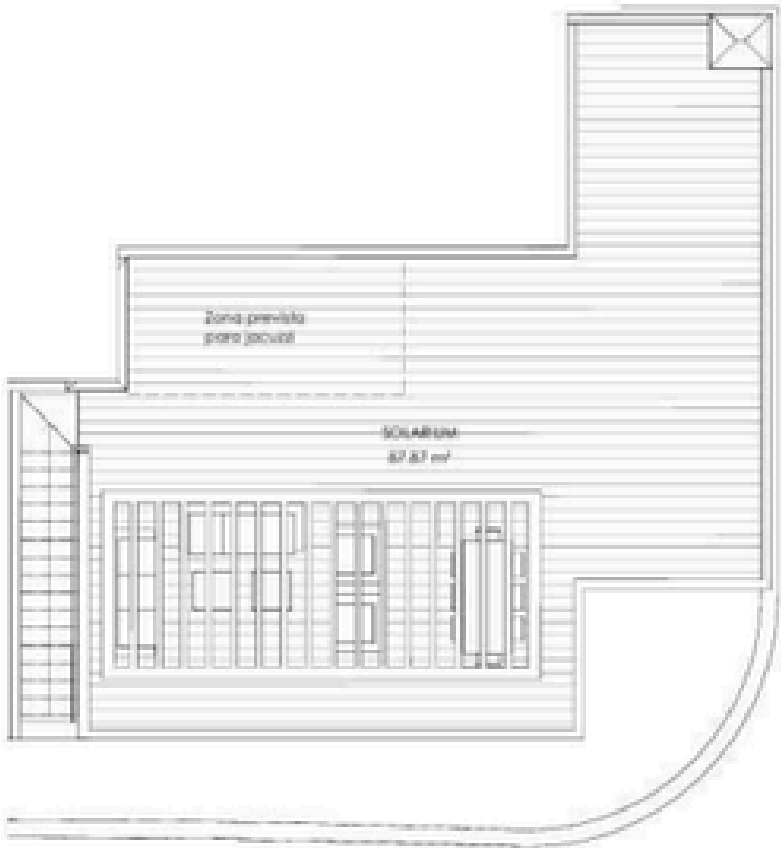
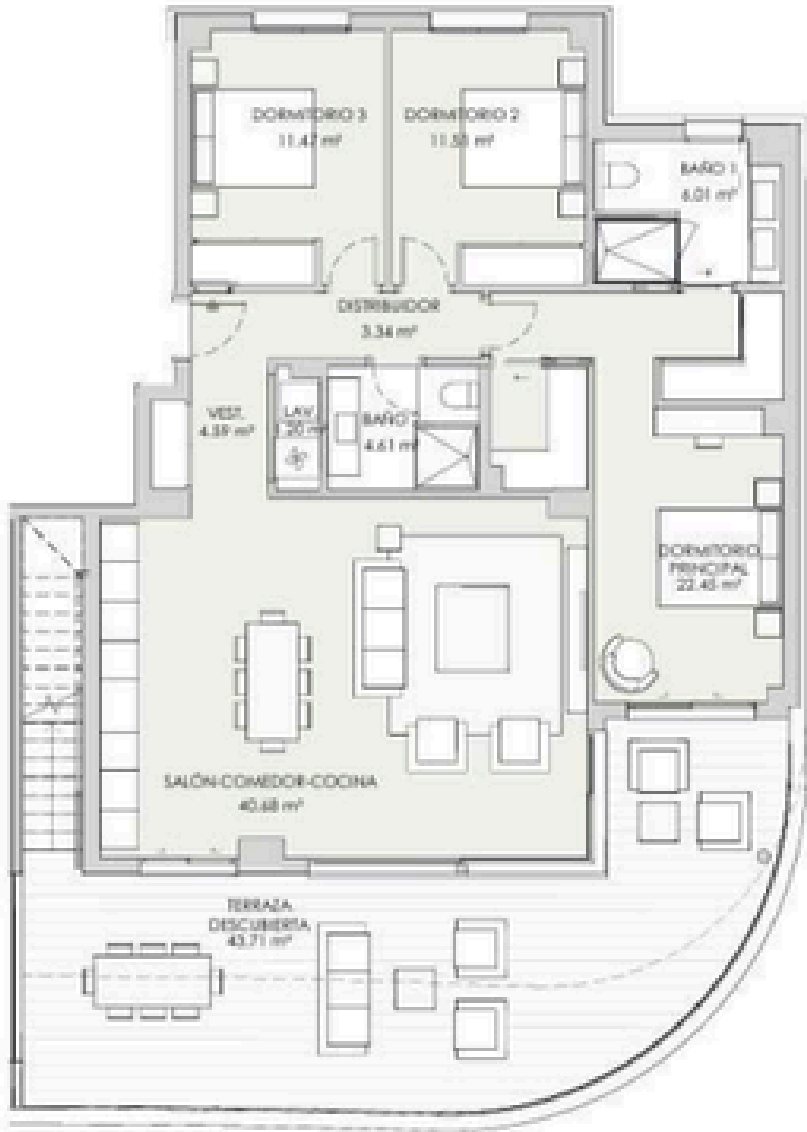
LOCALIZACIÓN
Planta 3





Map

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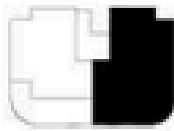


V19 - PORTAL 3 SEGUNDO A 3 dormitorios

RESUMEN SUPERFICIES ÚTILES	
Total superficie útil exterior	136,61 m2
Total superficie útil interior	105,86 m2
Total superficie útil vivienda	242,47 m2
RESUMEN SUPERFICIES CONSTRUIDA	
Total superficie construida exterior	144,94 m2
Total superficie construida interior	123,5 m2
Total superficie construida vivienda	268,44 m2
Total superficie construida con comunes	280,58 m2
RESUMEN SUPERFICIES SEGUN DECRETO 218/2005	
Superficie útil B.O.J.A	116,45 m2
Superficie construida B.O.J.A	146,25 m2



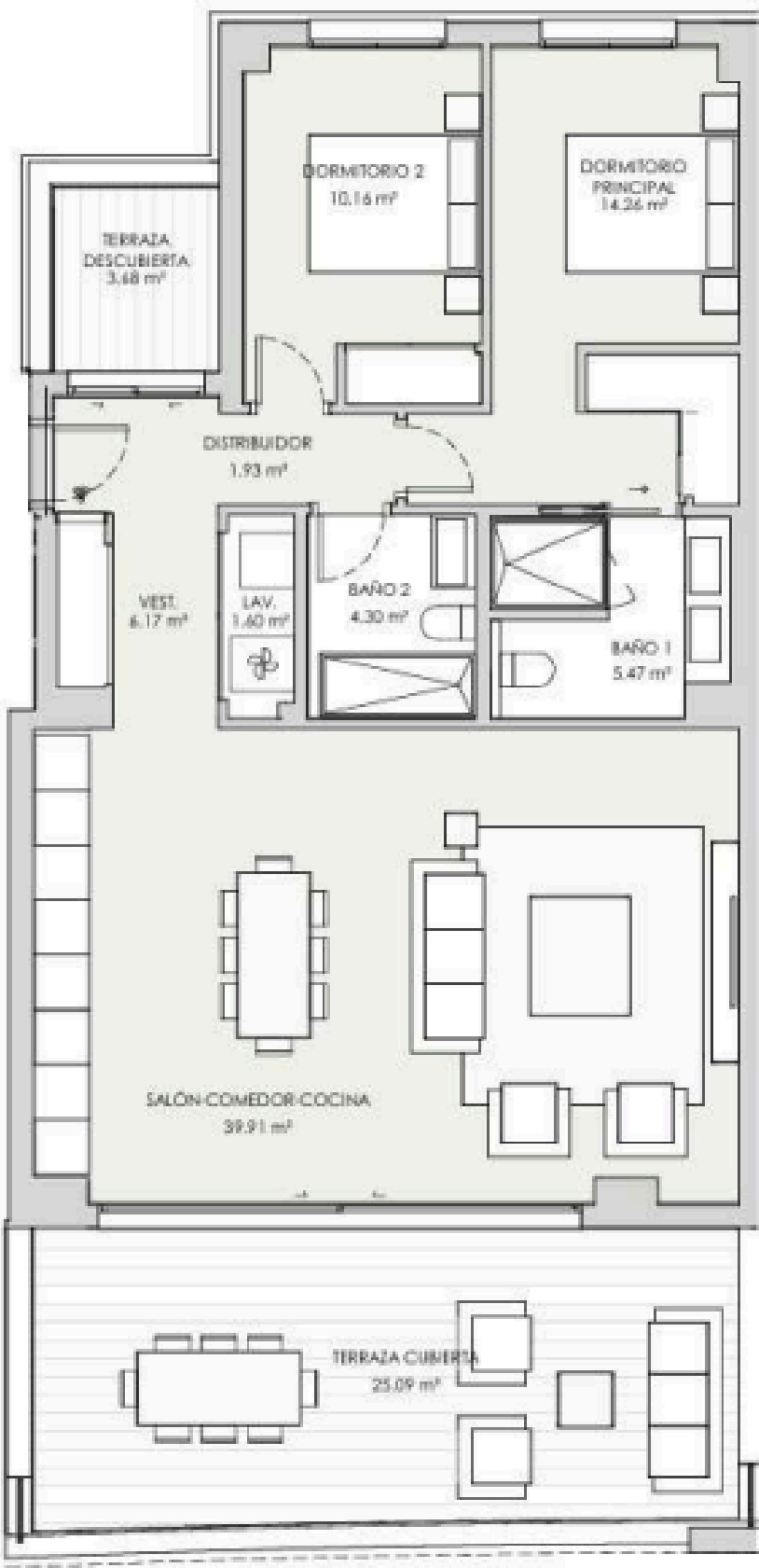
LOCALIZACIÓN
Planta 2





Map

VT3.14

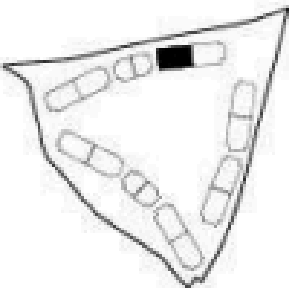


V23 - PORTAL 4 PRIMERO A 2 dormitorios

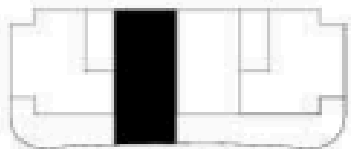
RESUMEN SUPERFICIES ÚTILES	
Total superficie útil exterior	28,77 m2
Total superficie útil interior	83,8 m2
Total superficie útil vivienda	112,57 m2

RESUMEN SUPERFICIES CONSTRUIDA	
Total superficie construida exterior	32,84 m2
Total superficie construida interior	96,74 m2
Total superficie construida vivienda	129,58 m2
Total superficie construida con comunes	138,75 m2

RESUMEN SUPERFICIES SEGUN DECRETO 218/2005	
Superficie útil B.O.J.A	92,18 m2
Superficie construida B.O.J.A	114,6 m2



LOCALIZACIÓN
Planta 1





Map

VT3.15



PLANTA SÓTANO

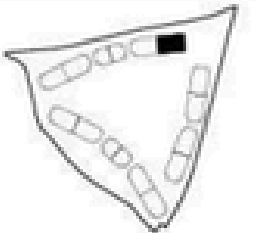


V28 - PORTAL 5 BAJO A 3 dormitorios

RESUMEN SUPERFICIES ÚTILES	
Total superficie útil exterior	273.85 m2
Total superficie útil interior	168.14 m2
Total superficie útil vivienda	441.99 m2

RESUMEN SUPERFICIES CONSTRUIDA	
Total superficie construida exterior	293.27 m2
Total superficie construida interior	197.52 m2
Total superficie construida vivienda	490.79 m2
Total superficie construida con comunes	504.68 m2

RESUMEN SUPERFICIES SEGUN DECRETO 218/2005	
Superficie útil B.O.J.A	184.95 m2
Superficie construida B.O.J.A	228.21 m2



LOCALIZACIÓN

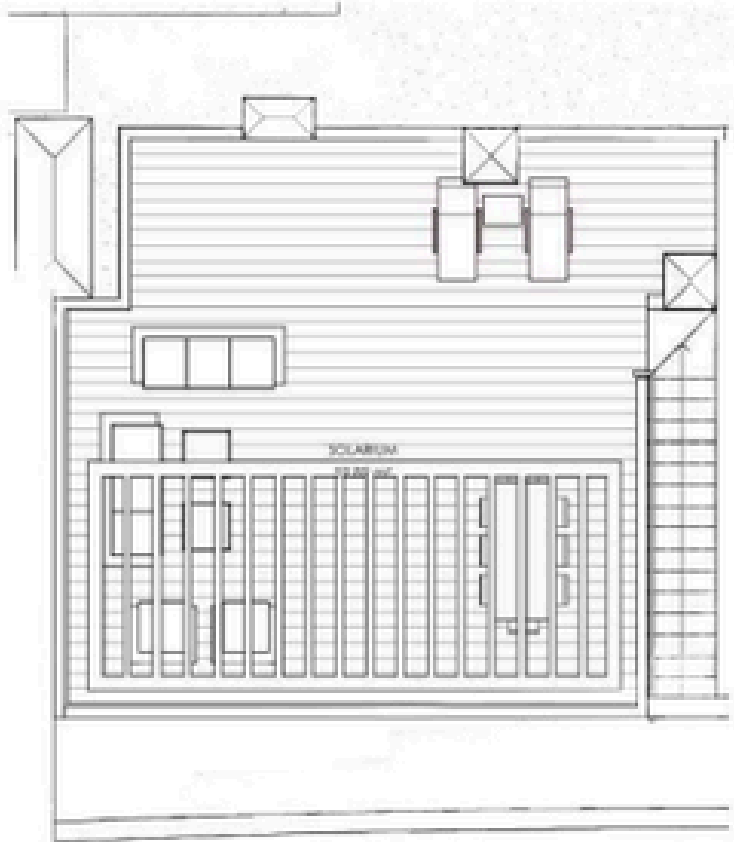
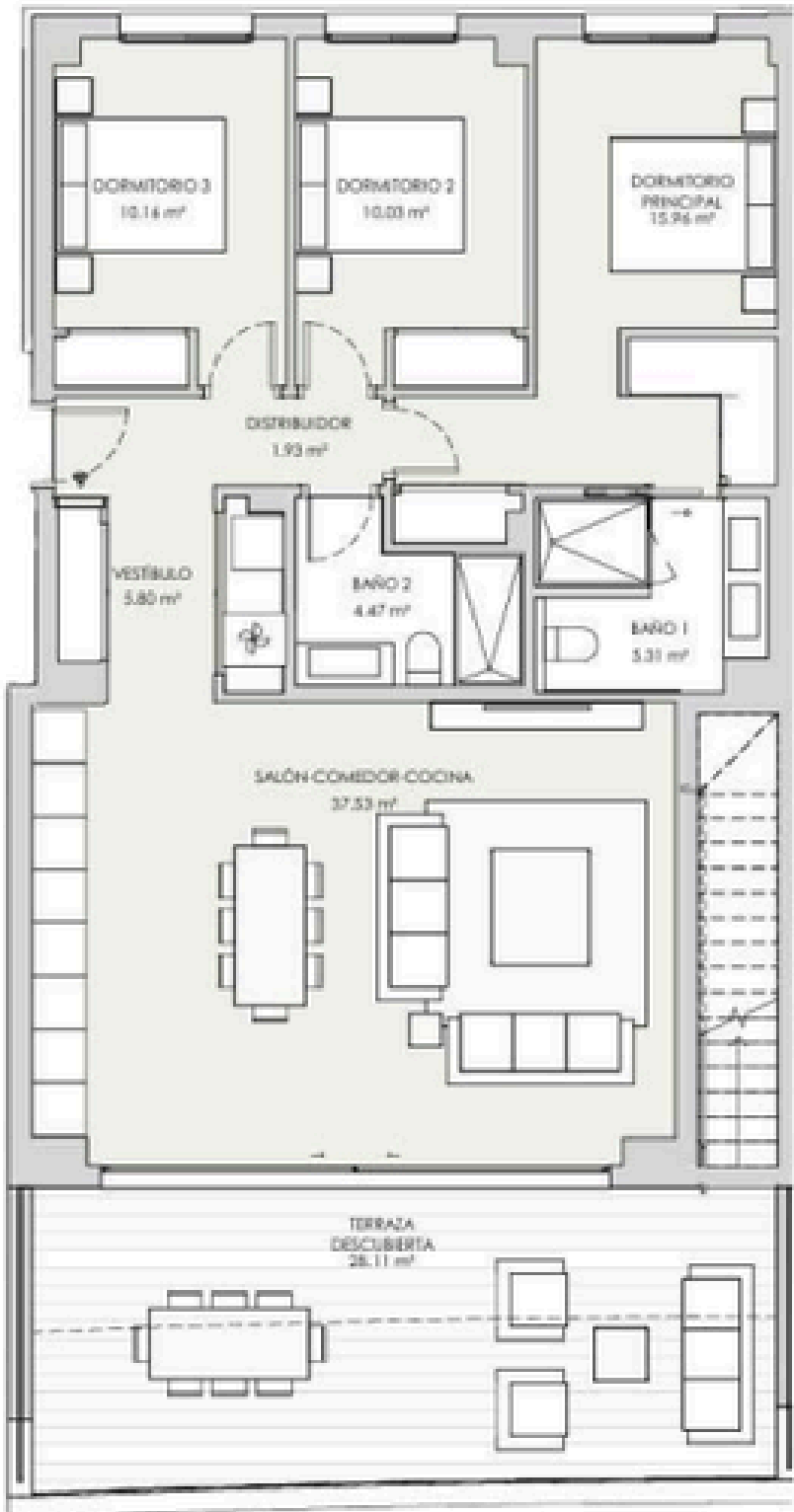
Planta 0





Map

VT3.6B

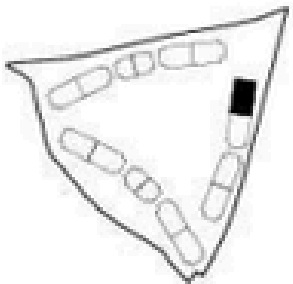


V39 - PORTAL 6 SEGUNDO A 3 dormitorios

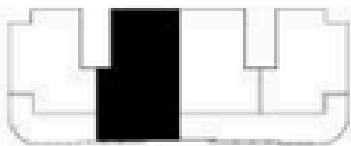
RESUMEN SUPERFICIES ÚTILES	
Total superficie útil exterior	92.81 m2
Total superficie útil interior	92.59 m2
Total superficie útil vivienda	185.4 m2

RESUMEN SUPERFICIES CONSTRUIDA	
Total superficie construida exterior	98.01 m2
Total superficie construida interior	106.75 m2
Total superficie construida vivienda	204.76 m2
Total superficie construida con comunes	214.59 m2

RESUMEN SUPERFICIES SEGUN DECRETO 21M/2005	
Superficie útil BOJA	101.85 m2
Superficie construida BOJA	125.84 m2



LOCALIZACIÓN
Planta: 2





Map

VT3.19

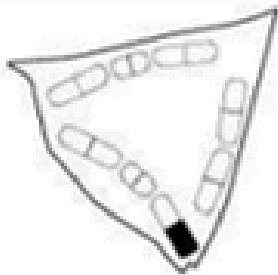


V59 - PORTAL 10 BAJO A 3 dormitorios

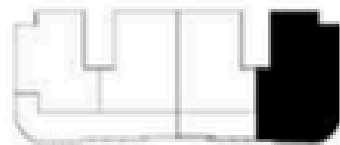
RESUMEN SUPERFICIES ÚTILES	
Total superficie útil exterior	248,47 m2
Total superficie útil interior	144,96 m2
Total superficie útil vivienda	433,43 m2

RESUMEN SUPERFICIES CONSTRUIDA	
Total superficie construida exterior	289,67 m2
Total superficie construida interior	195,82 m2
Total superficie construida vivienda	485,49 m2
Total superficie construida con comunes	499,57 m2

RESUMEN SUPERFICIES SEGUN DECRETO 218/2005	
Superficie útil BOJA	181,46 m2
Superficie construida BOJA	226,26 m2



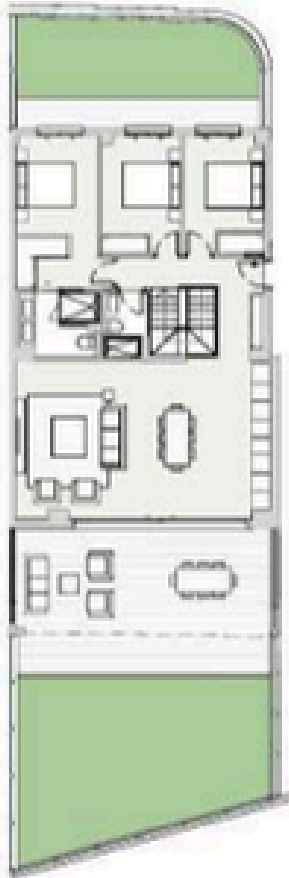
LOCALIZACIÓN
Planta 0





Map

VT3.21B

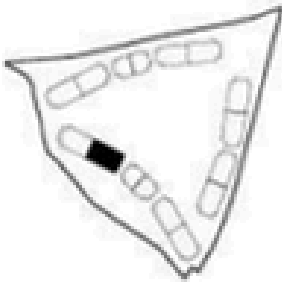


V78 - PORTAL 13 BAJO B 3 dormitorios

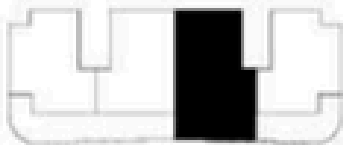
RESUMEN SUPERFICIES ÚTILES	
Total superficie útil exterior	114.39 m2
Total superficie útil interior	146.38 m2
Total superficie útil vivienda	260.77 m2

RESUMEN SUPERFICIES CONSTRUIDA	
Total superficie construida exterior	122.82 m2
Total superficie construida interior	168.87 m2
Total superficie construida vivienda	291.69 m2
Total superficie construida con comunes	302.19 m2

RESUMEN SUPERFICIES SEGUN DECRETO 218/2005	
Superficie útil BOJA	161.02 m2
Superficie construida BOJA	194.1 m2



LOCALIZACIÓN
Planta 0



Housing

Structure

La cimentación y la estructura se realizan en hormigón armado cumpliendo la normativa.
Un Organismo de Control Técnico (OCT) independiente, asegura la correcta ejecución de la estructura.

Facades

The facade is finished with a continuous cladding on its exterior surface, providing it with a double layer of thermal and acoustic insulation, topped on the interior with laminated gypsum wall panels mounted on galvanized metal studs.

Terrace enclosures combine masonry and glass, depending on the location and architectural design.

Roofs

Flat roofs will be waterproofed using a double-layer system, ensuring they are watertight, and will be finished according to their intended use.
Roofs over living areas will be equipped with a double layer of thermal insulation, which significantly improves indoor comfort.

Exterior Carpentry

The exterior joinery is made of lacquered aluminum and/or PVC with thermal break, double glazing with an air gap, to offer maximum thermal and acoustic comfort.
Motorized blinds in the living room and motorized shutters in the bedrooms.







Interiors

Separation between dwellings and partition walls

The partitions between dwellings will be constructed with ceramic brickwork, lined on both sides with insulation and a double layer of plasterboard, ensuring excellent thermal and acoustic insulation.

The partitions between dwellings and common areas will be made with ceramic brickwork, lined with insulation and a double layer of plasterboard on the interior side of the dwelling, and finished with plasterboard on the side facing the common areas.

The interior layout of the dwellings will be constructed with self-supporting partitions of double-layer plasterboard mounted on galvanized steel framing, with an insulated core separating spaces with different uses.

Interior carpentry

The front door will be reinforced and finished on the inside with a design that matches the rest of the interior woodwork.

The carefully designed interior space is complemented by the installation of extra-high interior doors.

The bedrooms feature modular wardrobes with extra-high doors in a finish that matches the interior doors. Inside, they are finished with a shelf at the top and a hanging rail.





Interiors

Living room, bedroom and hallways

The flooring in these areas will be large-format porcelain stoneware, PORCELANOSA brand. This flooring will be finished with skirting boards to match the interior woodwork. A false ceiling will be installed throughout the entire home, which will improve acoustics and add a decorative touch to the space. Curtain rods will also be installed. The living-dining area will have a cove ceiling for indirect lighting.

Bathrooms

In the bathrooms, the walls are clad with a combination of PORCELANOSA porcelain tiles and paint. They feature large-format PORCELANOSA porcelain flooring, matching the rest of the home. The bathrooms include recessed lighting with LED fixtures and a backlit mirror above the sink.

Kitchen

The kitchen comes fully fitted with upper and lower cabinets, and an ultra-thin porcelain countertop (Dekton or similar); equipped with an induction hob, extractor hood, oven/microwave column, dishwasher, and a panelled refrigerator (Miele or similar). An undermount sink and single-lever filter tap will be installed.



Outdoor Spaces

The terraces are finished with large-format, non-slip porcelain stoneware from PORCELANOSA, suitable for outdoor use and with a finish that matches the interior of the house. The solariums are finished with the same non-slip porcelain stoneware.

Facilities

Fontanería y aparatos sanitarios

The plumbing system has a main shut-off valve in each apartment and in the wet areas (kitchens and bathrooms). Private terraces and gardens have water connections.

The toilet is made of ceramic material by VILLEROY & BOCH.

The sink is made of KRION/a blend of natural minerals and resin. Bathrooms are equipped with a shower tray, unless a bathtub is chosen, depending on the available space and/or layout.

The toilets are wall-hung with a concealed cistern and push button. Bathrooms will be equipped with sinks with thermostatic taps and showerheads. The master bathroom will have an integrated shower, while the secondary bathroom will have a shower with an exposed column.

The bathroom taps are by ZUCCHETTI.

Installation and ventilation

The quality of the indoor air in the home is ensured by installing a mechanical ventilation system, which allows the removal of stale air by properly ventilating the home without the need to open the windows.

Air conditioning, heating and hot water

Domestic hot water is produced using an aerothermal system. Heating is provided by zoned underfloor heating for increased comfort.

Climate control is provided by a ducted air conditioning system in the living room and bedrooms. The system will be controlled by a home automation system such as AIRZONE or similar, with a centralized control panel in the living room and sensors in each room.

Domestic hot water will be produced using an aerothermal system.

Electricity, television and telephony

Electrical installation with television and telephone outlets in the living room and bedrooms.

Electrical fixtures with USB power outlets in each room.

Video intercom at the main entrance to the building and intercom at the entrance to each building.

Installation of photovoltaic panels contributes to reducing energy consumption in common areas..





Common Areas

Underground plants

Motorized vehicle access gate with smart opening system.
Pre-installation for future installation of electric vehicle charging points.

Portals and staircases

The building entrances are designed with a combination of materials that give them a contemporary and modern look.
LED lighting has been installed in the entrances, stairwells, elevator lobbies, and garage area, with motion sensor activation. Designed by GUNNI & TRENTINO

Urbanization

Residential complex with landscaped common areas, featuring diverse environments, including relaxation areas and a street workout space. A unique swimming pool surrounded by sunbathing areas. The heated indoor pool features interior design by GUNNI & TRENTINO. In addition to the indoor pool, there is a social club, a fully equipped gym, a hammam, and a sauna, all designed by GUNNI & TRENTINO.





Included equipment

Kitchen furniture, with a choice of two color options offered by the developer. Choice of two different paint colors and interior doors for the entire home. Shower replaced with a bathtub.

Environment

Sustainable Commitment

Naya Residences is committed to efficiency and respect for the environment through:

- Advanced insulation and high-performance double-glazed windows and doors.
- Efficient ventilation and the use of photovoltaic panels, which reduce energy consumption and bills.
- Large windows that maximize natural light and decrease the need for artificial lighting.
- Water conservation thanks to dual-flush toilets and faucets with aerators.

Energy certificate A









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