



BRISAS DEL MAR

E S T E P O N A



**4 Bedrooms**



**3 - 4 Bathrooms**



**Private Pool**



**1 - 2 Guest Toilets**



**Private Parking**



## THE PROJECT

For the realisation of this exclusive new boutique development of 10 attached villas, a plot of land with beautiful sea, golf and mountain views has been chosen by the promotor. Brisas del mar consists of 10 attached villas with 4 bedrooms, 3 or 4 bathrooms, 1or 2 toilets and an office or can be used as a laundry room.

The corners villas have their own gardens and private saline chlorination swimming pool. The central villas have the swimming pool on the roof terrace. The open and functional spaces are undoubtedly the protagonists of the houses, they connect us with the terraces and their beautiful views of the sea, golf course and mountains.

## THE ARCHITECTURE & DESIGN

The architecture seeks maximum expressiveness by combining three materials. The white facade brings us closer to an environment of sun and beach, combined with the dark grey stone generate spaces of greater depth, the vertical elements of imitation wood aluminium will give that tone of warmth that can be appreciated in the images. Materials with very low maintenance that make these facades not only a striking vision, but also coherent with the environment.



## Brisas Del Mar Specifications

When the quality of the house is not only aesthetic, Azata is committed to using top brand materials, carrying out the construction work in a careful manner and having excellent finishes.

Modern from the ground up, Brisas del Mar produces hot water, hot and cold air conditioning with a centralized arothermal system, a clean way of generating energy. In the same way the underfloor heating is supplied with energy.

- 4 bedrooms
- 3 & 4 bathrooms
- 1 & 2 guest toilets
- Spacious terraces
- Private garden (some units)
- Private pool in all villas
- Fantastic solariums with private pool
- Private parking



## The Villas

Contemporary design, best quality, it's all about living the Costa Del Sol style. Large windows give you light to flood into the open plan dining, living room and kitchen. Sliding glass doors offer access to the terrace. The corners units have a private garden with a private pool and the other units have a fabulous solarium roof terrace with a private pool, ideal for enjoy the fantastic sea views. All Villas have 4 bedrooms, one on the ground level with a separate bathroom and 2 or 3 bedrooms on the first floor with share bathrooms, plus the master bedrooms with a beautifully appointed en-suite bathroom. Each villa will be delivered with a fully fitted kitchen.



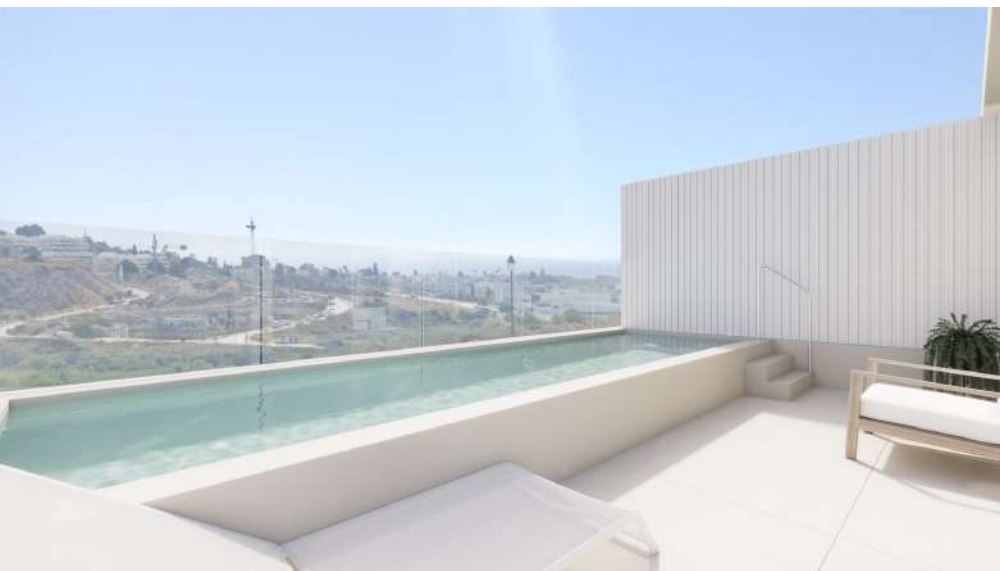














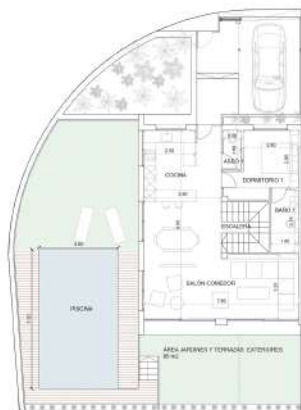
## Specifications

The villas are well equipped with a the best quality specifications, who give you all comfort, including aerothermic air conditioning system.

- High quality porcelain flooring
- Fully equipped kitchen with Siemens or similar appliances.
- Hot and cold air conditioning with aerothermic system
- Private garden with swimming pool or roof terrace with private pool
- Master en-suite bathroom
- Fitted wardrobes in all bedrooms
- Over-sized windows
- Private parking



## VIVIENDA 07



PLANTA BAJA



PLANTA PRIMERA



PLANTA SEGUNDA



VIVIENDA 7		
USO	AREA	CONTRIBUCION
COCINA	14.7	
COMEDOR	13.7	
DORMITORIO 1	10.5	
BAÑO 1	4.4	
ESCALERA	6.5	
OTRO ESPACIOS	21.2	
<b>TOTAL</b>	<b>76.8</b>	<b>100.0</b>
SOPORTE		
DORMITORIO 1	10.4	
DORMITORIO 2	9.4	
BAÑO 2	4	
COMEDOR 1	10.7	
BAÑO 1	4.4	
COMEDOR 2	11	
DORMITORIO 1	11	
TERRAZA 1	9.8	
SALA 1	1	
SALA 2	1	
<b>TOTAL</b>	<b>68.7</b>	<b>90.0</b>
SOPORTE		
ESCALERA	11.4	3.00 CONTRIBUCION
COCINA	14.7	
SALA DE MAGAZEN	10	
DORMITORIO 2	10	
BAÑO 2	4.4	
TERRAZA 2	10.5	
<b>TOTAL</b>	<b>61.7</b>	<b>80.0</b>
<b>TOTAL</b>	<b>138.5</b>	<b>180.0</b>
<b>TOTAL</b>	<b>1.000.00</b>	<b>1.000.00</b>



0 1 5 10m

PROMOCION  
10 VIVIENDAS AZATA SANTA  
MARGA-BRISAS DEL MAR

ARQUITECTO  
INGENIERIA CIVIL  
LIDIA HERNANDEZ



## VIVIENDA 08



PLANTA BAJA



PLANTA PRIMERA



PLANTA SEGUNDA



VIVIENDA 8		
ÁREA	USOS	SUBVENCIONADA
COCINA	18,3	
BAÑO	5,4	
DORMITORIO 1	18,3	
BAÑO 1	5,4	
ESCALERA	5,43	
ÁREA COMMONS	18,3	
<b>TOTAL</b>	<b>75,55</b>	<b>NA</b>
2º FLOOR		
ÁREA	USOS	SUBVENCIONADA
DORMITORIO 2	13,9	
VESTIBULO	6,4	
BAÑO 2	5	
DORMITORIO 3	13,7	
BAÑO 3	4,8	
DORMITORIO 4	18,7	
BAÑO 4	4,5	
DORMITORIO 5	4,5	
BAÑO 5	4,8	
BAÑO 6	5	
<b>TOTAL</b>	<b>88,4</b>	<b>NA</b>
3º FLOOR		
ÁREA	USOS	SUBVENCIONADA
ESCALERA	1,05	
DORMICIO	18,7	
AREA DE REUNIONES	9,4	
COCINA 2	5,4	
BAÑO 7	2,4	
TERRAZA 2	22,1	
ESTRUC.	22,1	
<b>TOTAL</b>	<b>84</b>	<b>21,13</b>
<b>TOTAL</b>	<b>163,95</b>	<b>21,13</b>
<b>TOTAL</b>	<b>1 FAMILIA</b>	<b>NA</b>



0 1 5 10m

PROMOCIÓN  
10 VIVIENDAS AZATA SANTA  
MARÍA - BRISAS DEL MAR

ARQUITECTOS  
MONTOLIÚ, LÓPEZ  
LÓPEZ Y PÉREZ





## The area of Estepona

Brisas del Mar is located in one of the most important towns of the Costa del Sol, Estepona, the so-called garden of Andalucía. This municipality has more than 21km of coastline, where you can discover its magical corners and its cosmopolitan spirit. The Urbanization is situated in the western area of Estepona, a residential area that is in full expansion of luxury homes. Only 5 minutes drive from the centre of Estepona, 1,3 km to the beaches. Brisas Del Mar is right next to the new hospital of Estepona and the new golf course of Azata Golf. Close to restaurants, supermarkets, golf courses and amenities. Brisas Del Mar is only 20 minutes drive from Puerto Banus, Marbella, and Sotogrande, 50 minutes from Malaga international airport and 40 minutes from Gibraltar airport.



## The Costa del Sol

Washed by the Mediterranean Sea, the Costa del Sol extends along more than 150 kilometres of coastline in the province of Malaga, in the southern Iberian Peninsula. Its name, the “Coast of the Sun”, is not due to mere chance: with over 325 sunny days a year and a benevolent climate, this is a paradisiacal place with golf courses, beaches to suit all tastes.



**+70 golf courses**



**15 marinas**



**325 days**



**2 airports**







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AZATA PATRIMONIO