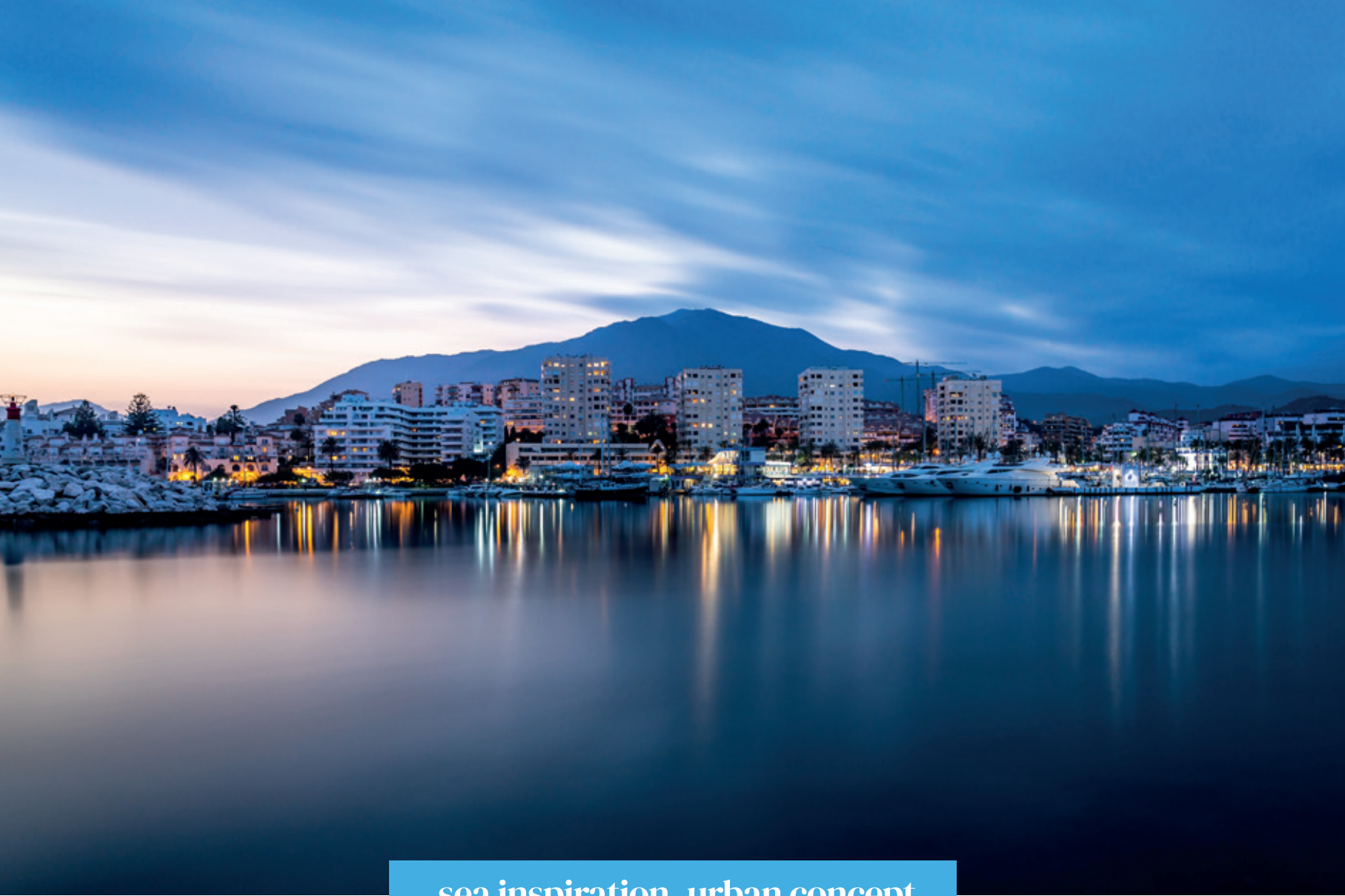




sea inspiration, urban concept



P O R T A M A R E

URBAN LIVING / ESTEPONA

For Estepona Village Lovers

Portamare



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Estepona, Gateway to the Mediterranean

Estepona is situated in a privileged enclave on the Costa del Sol in Andalusia. A place that captivates its visitors with its unique charm, Estepona is a perfect combination of the traditional and the modern.

Estepona's old town is one of the most beautiful in Andalusia, boasting narrow, shady streets decorated with geraniums. Estepona has managed to preserve its local charm, traditions and customs, while embracing modern life and tourism.



Water sports

In Estepona you can experience the adrenaline of kitesurfing, windsurfing, and flyboarding, or discover the fascinating underwater world, as well as enjoy sailing 365 days a year. There's nothing like breathing in fresh air while only hearing the sound of the sea.

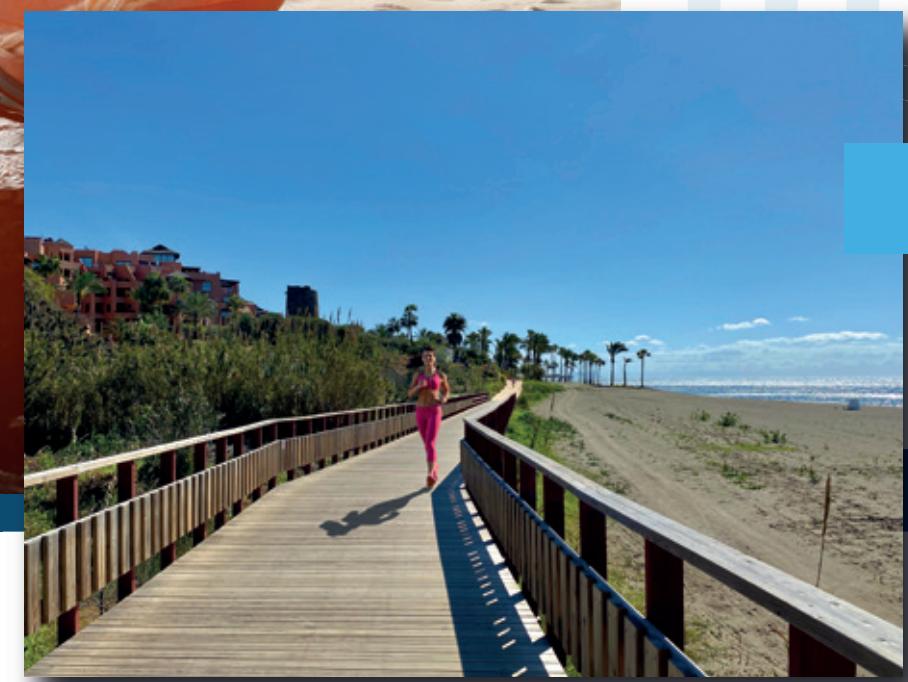
- Sailing the Strait
- Freedom Kite School
- Padel surf Estepona
- Estepona Marina



Sun & Beach

Estepona boasts a beautiful coastline, featuring some of the best beaches on the Costa del Sol. Spectacular views of Morocco and Gibraltar can be clearly seen while walking along the new "sea-front promenade" (the pedestrian beach boulevard / boardwalk), with its many flowers and palm trees. A wide offer of restaurants and bars are available for your enjoyment.

- El Cristo Beach
- La Rada Beach
- El Saladillo Beach





Golf

The Costa del Sol is one of the most visited destinations in Europe for golf lovers. Along just over 140 kilometers of coastline, there are nearly 70 prestigious golf courses, a number of which have hosted important tournaments. They are renowned for their enviable natural settings, surrounded by pine and palm trees with the Mediterranean as a backdrop.

- Real Club Valderrama
- Finca Cortesin
- La Zagaleta



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Points of interest in Estepona

MEDITERRANEAN SEA

- Málaga 1h. / Puerto Banús 20min. / Sotogrande 20min.
- Málaga 50min. / Gibraltar 30min.

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Project

Urban Living

Portamare stands out with its avant-garde architecture. The volumes and simple lines create a distinctive and aesthetic look that gives character to the building while preserving a harmonious balance with its surroundings.

Portamare enjoys a privileged location, just a few meters away from the beach and the promenade, as well as being close to many shopping and dining options.

Portamare gives you the opportunity to enjoy the vibrant life of Estepona.

Portamare





The Development

Light & comfort

A magnificent project comprising 22 residences of 2 and 3 bedrooms, duplex and triplex penthouses with stunning terraces and views of the Mediterranean. All units come with a parking space for added convenience.

The project stands out for its functionality, featuring an open-plan living, dining and furnished kitchen area.

The spacious terrace allows natural light to be the highlight of the home, providing harmony and comfort. Additionally, you can enjoy the rooftop solarium and pool.



	Duplex / Triplex 2-3 bedrooms
	Furnished kitchen
	Terrace
	Parking
	Pool



Seafront homes

Specifications

Experience Portamare

In Portamare, every detail has been meticulously attended to. You will find unique spaces that offer an intimate atmosphere, perfect for the enjoyment and well-being of the whole family. The elegance and simplicity of our natural finishes perfectly combine with the excellent quality of materials, resulting in distinctive homes that stand out for their beauty and functionality.





Balance and character



Sustainability

Responsible architecture

At Portamare, we have a responsible vision of architecture, focusing on designs and construction models that respect the environment. The fight against climate change is a priority, and we are committed to implementing measures that help reduce environmental impact.



Building specifications



Foundations

70 cm slab.



Structure

- Two types of framework are combined:
- One-way floor slab: concrete vaults and reinforced concrete joists, cast in situ.
- Two-way waffle slab: permanent coffer, cast in situ.



Basement

- Floor/slab finish: Polished concrete.
- Ceilings and walls: Painted white with coloured strip and skirting board.
- In the case of one-sided walls that cannot be waterproofed, a sheet-metal cavity will be installed (which can be accessed by simply unscrewing the sheet metal) in the parking area and a simple hollow brick wall, plastered and painted in the storage area.



Storage rooms

- Flooring: Stoneware.
- Walls: Large-format brick with rough painting.
- Ceilings: Rough painted.
- Door: Double sheet metal door with ventilation grill.
- Lighting: Spotlight.



Vertical Divisions

- **Cavity wall type external cladding:** Composed of ½ foot external leaf of solid brick covered on the outside with two-colour single-layer mortar, internal lining, 50 mm rock/glass wool insulation, 46 mm self-supporting wall cladding and 15 mm plasterboard panel. Total thickness: 26 cm.
- **Common areas:** ½ foot of brick with plaster on both sides (rendered basements). Total thickness: 15/18 cm.
- **Common areas with flats:** ½ foot of solid brick, plaster in common area, 50 mm glass/rock wool insulation, 46 mm self-supporting wall cladding, and 15 mm plasterboard. Total thickness: 20 cm.
- **Division between flats:** ½ foot of solid brick, 50 mm glass/rock wool insulation on both sides, 46 mm self-supporting wall lining, and 15 mm plasterboard on both sides. Total thickness: 23.5 cm.
- **Division between rooms:** Self-supporting 46 mm partition wall, 50 mm glass/rock wool insulation, and 15 mm plasterboard on both sides. In wet areas, the metal structure will be 70 mm to house installations, and the board must be water-repellent. For partition walls higher than 2.80 m, the metal structure will be 70 mm or the separation of verticals every 40 cm.
- **Roof skirt:** 1 foot of double cavity brick with single-layer mortar.



Horizontal Divisions

- **Floor of flats on ground:** On slab, 8 cm XPS insulation, 8 cm screed, and imitation wood ceramic tiles (total thickness of flooring layer: 18 cm).
- **Floor of flats over garage:** On garage roof, 3/4 cm Farbo insulation sprayed and on floor slab: 7 cm screed, 1 cm loose insulation, and imitation wood ceramic tile. Total thickness of the flooring layer: 10 cm.



Horizontal Divisions

- **Between storeys:** 1 cm anti-impact sheet + 8 cm screed + imitation wood ceramic tiling (total thickness of flooring layer: 10 cm).
- **Accessible area of the roof:** Slope formation (average thickness 6/7 cm)+ asphalt primer + double 4 kg asphalt fabric + geotextile + 2 cm mortar-based protection + 100 mm XPS panel + geotextile + 5 cm cement pre-slab + anti-slip stoneware flooring.



Ceilings

- **General flat:** Gypsum plaster.
- **Entrances, corridors, kitchens and bathrooms:** False plasterboard ceiling, water-resistant in the kitchen area.
- **Bathrooms with air-conditioning equipment:** removable, waterproof, plasterboard false ceiling.
- **General common areas:** Exterior laminated plasterboard false ceilings.
- **Stairwells:** Gypsum plaster.



Coatings and finishes: Flooring

- **Flooring:** Imitation wood porcelain tiles throughout the house and 7 cm white lacquered MDF skirting board where appropriate (light colour). Rectangular tile format 1.30 x 0.22 cm wide.
- **Terraces:** Non-slip porcelain stoneware, same as interior flooring of flats.
- **Paints and finishes:** Smooth paint (3 colours to be chosen by the client). False ceiling in kitchens, corridors and bathrooms. In the rest of the rooms, according to the needs of the installations.
- **Common areas:** Non-slip stoneware tiles (galleries).
- **Stairs:** Non-slip stoneware stair treads.
- **Sills and copings:** 3 cm piece of natural limestone with dripstone on both sides.



Kitchens

- **Flooring:** Imitation wood porcelain tile like the rest of the house.
- **Kitchen:** Made of high quality, environmentally friendly materials.:
 - Fully equipped kitchen with premium appliances, high performance storage, minimalist design and made by specialists in the design of these spaces, forming an essential part of the home, combining beauty and practicality.
 - Doors and sides: Plain nude or white latte laminate finish for base units and wall units. Doors open using concealed Gola handles. Interior and frames in Volcano grey laminate, contrasting with the doors of the units and matching the worktop.
 - Dishwasher: Integrated 45 cm dishwasher for 9 place settings.
 - Ceramic hob: With three fast and safe induction zones 60x60 cm.
 - Oven/Microwave: Built-in 43-litre oven with black glass finish, easy to clean.
 - Flat 1: 72-litre oven with pyrolytic cleaning class A+ and built-in microwave oven with black glass finish. Black sink with granite-like finish.
 - Tap: Black lacquered single lever with ceramic cartridge with mixer.
- **Kitchen unit fronts clad with the same material as the worktop:**
 - Porcelain-type worktop (thickness reduced as much as possible).
 - Complete appliances: Oven-microwave oven in the same unit, washer-dryer in the same unit, dishwasher and refrigerators, extractor hood, induction hob and sink.
 - Appliances panelled in the same material as the rest of the kitchen units.
 - Plumbing connection for American refrigerators.

Building specifications



Bathrooms

- **Flooring:** Imitation wood porcelain tiles.
- **Wall tiling:** Ceramic tiles on all walls up to full height.
- **Washbasins:** Wall-hung or in white vitrified porcelain. Wall hung toilet.
- **Toilet:** Low tank with cushioned hinged seat (Soft Close). Dual flush cistern with effective flow rate of 4.5/3 L to reduce water consumption.
- **Bathroom unit:** Wall-mounted with two drawers in white melamine.
- **Shower in main and secondary bathroom:** Dark grey shower tray with shower screen with black frame. Includes backlit mirror and all accessories in black (towel rail).
- **Shower:** Includes shower rail with bracket, one-function shower head with PVC coated anti-twist flexible hose, external single lever bath/shower mixer. Showers will be flush with the bathroom floor with glass partition, rain effect ceiling shower head and hand shower.
- **Taps:** Black, low-flow single lever mixer with 5 l/min aerator in washbasins, low-flow thermostatic mixer with < 9 l/min restrictor in showers.



Interior Joinery

- **Entrance door:** Reinforced with lacquered wood finish (three locking points, anti-leverage hinges, telescopic spyhole).
- **Interior doors:** Solid MDF doors with white lacquered wood veneer (dimensions: 72.5 x 203 x 35 mm) with ventilators (micro-ventilation). Deadbolt on bathrooms, chrome-plated fittings, black handles..
- **Fitted wardrobes:** Smooth hinged doors finished in white lacquer, similar to the interior doors of the house. Wardrobe interior fitted with shelf, storage compartment and hanging rail.



Exterior Joinery

- **Window and door frames:** Anthracite grey PVC with double glazing.
- **Glazing:** Double glazing, low-E glass, with dried air chamber, Climalit-type or similar.
- **Compact hood:** Incorporated into the joinery with machined PVC louvred blinds in all rooms, in the same colour as the joinery.
- **Pelmets:** In bedrooms and kitchen-living room.
- **Balcony doors:** Sliding system.
- **Windows:** Tilt and turn system.



Hot Water Production and Air Conditioning

- **Renewable energy:** By means of a direct expansion hybrid system for heating/cooling and domestic hot water (DHW) production, using an aerothermal system with hydrokit equipment with accumulator.
- **Aerothermal system:** Extracts ambient energy contained in the air temperature and transfers it to the room or to running water.



Electricity & Telecommunications

- **Electrical installation:** In accordance with the Low Voltage Electrotechnical Regulations (REBT), with adequate light points and sockets to ensure a high degree of comfort and easy electrification.
- **Power sockets and connectivity:** Sufficient power and telephone sockets for Internet connection will be installed in the living room and bedrooms.
- **Light points:** On terraces in accordance with the REBT requirements or higher.
- **Television, radio and telephone:** Digital television, radio and telephone reception installation, with outlets in living rooms, kitchens and bedrooms.
- **Video door entry:** Video door entry system with colour screen.
- **Lighting:** LED technology equipment in bathrooms, kitchen and corridors of the house. Halogens in the false ceiling in the kitchen and light points in the rest of the house (2 in the living room, 1 in bedrooms, 1 in bathrooms and 1 on the terrace).



Home automation

- Installation of domotics for climate control management.



Façade

- **Cavity wall façade:** Comprised of a ½ foot external layer of solid brick covered on the outside with two-colour single-coat mortar, internal lining, 50 mm glass or rock wool insulation, 46 mm self-supporting wall cladding and 15 mm plasterboard panel. Total thickness: 26 cm.
- **Sun control:** Solar shading elements in façade openings.
- **Terrace skirting:** Exterior and interior finishes in the same material, finished with laminated glass railings.



Miscellaneous installations

- **Downpipes:** Soundproofed, anchored with isophonic clamps..
- **Plumbing:** Cross-linked polyethylene pipes.



Development and common areas

- **Residential complex:** Fully enclosed and fenced, with horizontal metal slat fencing.
- **Materials:** avoiding the use of locks; aluminium, stainless steel or powder-coated doors.
- **Lighting:** Entrances, interior roads and gardens with low energy consumption lights using LED technology. LED lighting on terraces. Lighting by means of presence detection in communal areas, and by means of a timer or photoelectric cell in outdoor areas. LED emergency lighting in communal areas.
- **Entrance hall:** Non-slip porcelain stoneware floor tiling with inset doormat.
- **Lift lobbies and hallways:** Porcelain tiled floors on all floors, including basements.
- **Flooring:** Large-format stoneware in communal areas.
- **Communal swimming pool:** With night lighting system on level 1.
- **Jacuzzi:** Installed in penthouse flats.



Estepona lifestyle