



# cassia

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**cassia**

estepona



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LIVE ESTEPONA



Discover the new development area in Estepona, where we're building a unique home for you that's got everything you're looking for on the Costa del Sol. **Cassia Estepona** is a place where design, modernity, ecology and distinction come together. A fabulous opportunity to live year round or for long periods in a unique area that will only rise in value, with impressive natural heritage, culture and food.

**Cassia Estepona** is a unique space where the focus is on architecture, landscaping, green spaces, communal areas, energy efficiency and all-round quality.

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Málaga ( airport ) ..... 50 minutes

Gibraltar ( airport ) ..... 45 minutes



ANDALUSIA

ESTEPONA  
costa del sol

ANDALUSIA | COSTA DEL SOL

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IN A VERY SPECIAL SETTING

Estepona is a hugely popular holiday spot with an enviable international reputation. With a favourable climate and great beaches, this Costa del Sol town truly has something for everyone.

Cassia Estepona stands on a plot of high ground only a few minutes from the centre of Estepona, with easy access to all the services you'd find in a big city.



Cassia Estepona is that special place where the comfort and peace of mind are everything you've dreamed of. A place with everything you'd expect to find in a great home.

Cassia Estepona's location in a new development area in Estepona is one that provides the perfect balance between living in a private residence and still being close to the town centre and the beaches, with all the shopping, health centres, schools and leisure options Estepona has to offer.

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ESTEPONA



- MEDITERRANEAN CUISINE
- EVERYTHING ON YOUR DOORSTEP
- WHERE THE SUN ALWAYS SHINES

One of the benefits of living at **Cassia Estepona** is the comfort of enjoying a completely new residential environment where everything is well-ordered and all the services needed for day-to-day life are easily accessible. Only a ten-minute walk to the town centre.

Living or spending time in Estepona allows you to enjoy an easy-going, gentler kind of lifestyle, where time slows down and everything feels more relaxed.

#### PEACE AND QUIET

**Cassia Estepona** helps you find those moments of relaxation you want for you and your loved ones. You're in a unique place. Enjoy the sunshine, the beaches and the food. Discover a world of sensations.



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AN ATTRACTIVE LIFESTYLE



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REFRESHING POOLS



An area designed for maximum enjoyment and relaxation. A place to slow down and feel the moment. At **Cassia Estepona**, the communal area and pools are designed to make the most of the Andalusian sunshine. Surrounded by a spacious garden area and sun lounge, and with easy-access changing rooms and bathroom facilities.

**DON'T  
IMAGINE  
IT, DO IT**

Your new home in Estepona means so much more than you imagine. It means that time when you've finally achieved everything you've wanted for so long. That time and that place has a name: **Cassia Estepona**.

All it needs is you.

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# RELAXATION AND PEACE OF MIND

Wake up every day with the very best intentions. Let time pass, allow the sunlight to fill you with health and feel the cooling freshness of the plants and the water.

You want it? YOU GOT IT.



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MAXIMUM ENERGY SAVING



**Cassia Estepona** comes with the highest energy rating. Our commitment to efficiency means guaranteeing proper heat insulation, hermetic windows that allow light through but keep the heat and cold out, and appliances with low energy consumption.

Because it's not just about making savings, it's about caring for the environment.

## ENERGY EFFICIENCY GRADE **A**

The highest energy efficiency rating means considerable savings in energy as a result of various initiatives, such as suitable LED lighting, athermal climate control, homes that face the right way and using efficient materials throughout the construction process to ensure the smallest possible carbon footprint.



Textured and coloured exterior frames in lacquered aluminium of the highest quality and with thermal break.

Double glazing with air chamber, solar treatment and low emissivity.

Imitation wood porcelain flooring in lounge, bedrooms and transit areas.

wood flooring on terraces and balconies.

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## SPACE AND PRIVACY

The large lounge windows open up completely to the spacious sun-drenched terraces. A natural flow of visually and aesthetically integrated environments in an area of your home where time seems to stand still.



## FROM INNOVATION TO ACTION

An innovative roofing system makes for more attractive and cooler terraces. The system also insulates the walls and ceilings in the upper areas from the heat. These are terraces that are full of life and nature.

The two-face design of the homes ensures maximum sunlight and perfect circulation of naturally ventilated air.



Gardens with native species that require less watering.

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UNIQUE ARCHITECTURE



We blend architecture and large open spaces with the most current trends in decor, materials and methods to create optimal interior spaces. These are boutique homes designed for those who know how to appreciate all the details of a **truly unique residence**.

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ADAPTED GARDEN



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At **Cassia Estepona** you're surrounded by a fully adapted garden with native species that are easy to maintain with less watering. Your new home in Estepona is committed to integrating nature into every part of every residence.



The large garden areas bring a sense of freshness that envelops **Cassia Estepona**, creating a welcoming environment where floral notes add their scent to the air in a way that's hard to forget.



From the outside, the climbing plants add privacy while also creating a green visual barrier that complements the garden roofs of the homes on the upper level.

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# A NEW KIND OF DEVELOPMENT

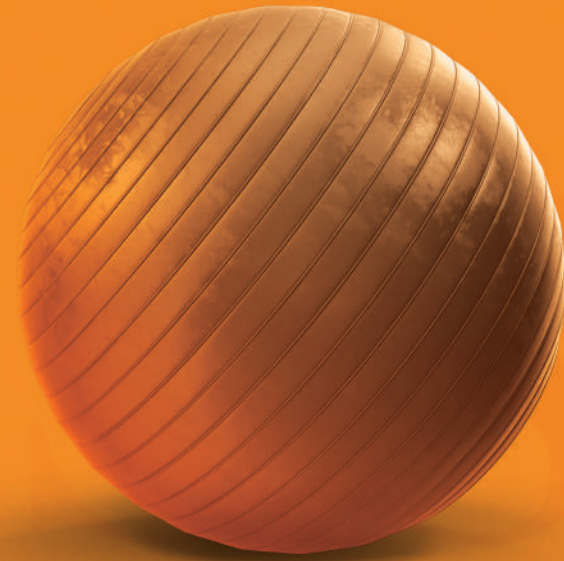
A consolidated environment with broad avenues means easy access to Cassia Estepona. Exterior parking and cycle lane around the whole site are all part of the newest and most desirable area of Estepona.



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COMMUNAL AREAS



A healthy and active life is possible at **Cassia Estepona**. The fully equipped gym is there for you to keep body and mind in good shape any time you want. A quick swim could be the perfect way to start the day, or the best way to unwind in the evening. You choose how to live your life.



POOL



GREEN SPACES



KIDS' PLAY AREAS



COMMUNITY VENUE



CONCIERGE



SECURITY CAMERAS



GYM



SOCIAL / GOURMET LOUNGES



Green spaces, kids' play areas, comprehensive security, concierge service and community lounges. Meeting points and ideal spaces for sharing experiences and enjoying great food.



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