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NAYA RESIDENCES

by **brosh**  
casas que dan vida

# PROJECT

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Naya Residences represents a distinctive residential proposal on the Costa del Sol, designed to offer a living experience based on comfort, design and well-being, within an exclusive and established environment.

The project comprises two- and three-bedroom apartments, with various layouts including spacious terraces, ground-floor units with private gardens, and penthouses with open views. All the apartments are distinguished by their bright and airy spaces, functional layouts, and high-quality finishes, designed to maximize the connection between indoors and outdoors.

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

The strategic location in Estepona, in a well-established and easily accessible residential area, enhances the project's appeal as a primary residence, a second home, or an investment property. This is further enhanced by meticulous architectural planning and a long-term vision that guarantee coherence, 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 value over time, making it a unique option within the residential market of the Costa del Sol.



# LOCATION

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## **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 over 20 kilometers of coastline, a privileged climate, and robust urban and business growth, the city has become an ideal location for both investment and the development of residential, commercial, and service projects.



# LIVING IN *PARADISE*

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Located between **Atalaya** and **El Paraíso**, our development enjoys a privileged position, close to Marbella. An enclave that combines privacy, tranquility, and exclusivity, just minutes from the vibrant life of Puerto Banús.

Surrounded by prestigious golf courses, it is the ideal place for lovers of this sport, who can enjoy some of the best facilities on the Costa del Sol within easy reach.

Furthermore, it is a well-established residential area offering all necessary amenities within minutes: restaurants, international schools, shops, and the magnificent Mediterranean beaches. This location allows you to enjoy peace and privacy without sacrificing the dynamic and cosmopolitan lifestyle of Marbella.



**ATALAYA GOLF & COUNTRY CLUB - 2MIN**



**PLAYA GUADALMINA - 5MIN**



**PUERTO BANÚS/MARBELLA - 10MIN**



# SITE PLAN

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Its excellent location allows quick access to the A-7 motorway, connecting conveniently with Marbella, Málaga, and Málaga-Costa del Sol International Airport. Furthermore, its proximity to the AP-7 motorway ensures easy access to the main destinations on the Costa del Sol.





# GROUND FLOOR PLAN

## DESIGN

- **Architectural design:** Staggered placement of buildings to optimize privacy, orientation and views.

## COMMON AREAS

- **The orientation and staggering** allow most of the homes to enjoy open and panoramic views, many of them towards the common areas and the natural environment.
- **The common areas** (central pool, gardens and green spaces) are organized in the heart of the complex, acting as a central element.
- **Perimeter road access and well-differentiated interior routes**, which improves the tranquility and security of the complex.

## ACCESS AND CONNECTIVITY

- Main entrance with pedestrian and vehicle **access control**.
- **Direct connection** to the main road and proximity to local services.
- Strategically located **underground garage**.



# COLLABORATORS

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PORCELANOSA

**Miele**



**KRION**



# DWELLING

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## Structure

The foundation and structure are made of reinforced concrete in compliance with regulations.

An independent Technical Control Body (OCT) ensures the correct execution of the structure

## Covers

Flat roofs are waterproofed with a double-layer system, guaranteeing their watertightness, and will be finished according to their intended use. Those roofs above living areas will be fitted with a double layer of thermal insulation, which significantly improves interior comfort.

## Facades

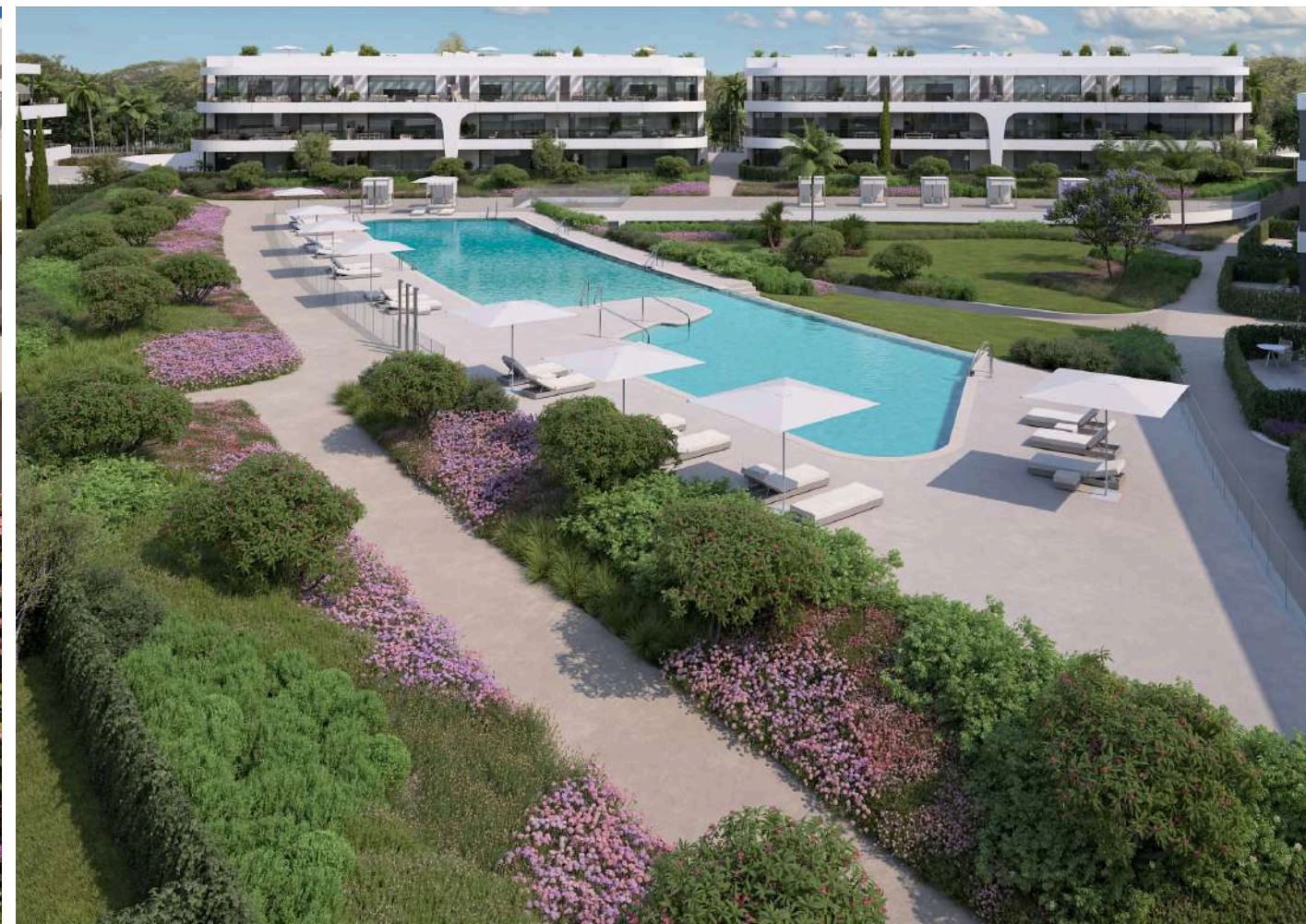
The facade is finished with a continuous cladding on its exterior face, providing it with a double layer of thermal/acoustic insulation, finished internally with plasterboard partitions on galvanized profiles.

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

## Exterior carpentry

The exterior joinery is made of lacquered aluminum and/or PVC with thermal break, double glazing with air chamber, to offer maximum thermal and acoustic comfort.

Motorized blinds in the living room and motorized shutters in the bedrooms.







# INTERIORS

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## Separation between dwellings and partition walls

The separation between dwellings will be carried out with ceramic masonry backed on both sides with insulation and double plasterboard, guaranteeing excellent thermal and acoustic conditioning.

The separation between homes and common areas is made with ceramic partition walls backed with insulation and double plasterboard towards the interior of the home and covered with plaster towards the common areas.

The interior layout of the homes is constructed with self-supporting partitions of double laminated plasterboard mounted on galvanized profiles, with a core filled with insulation separating spaces of different uses.

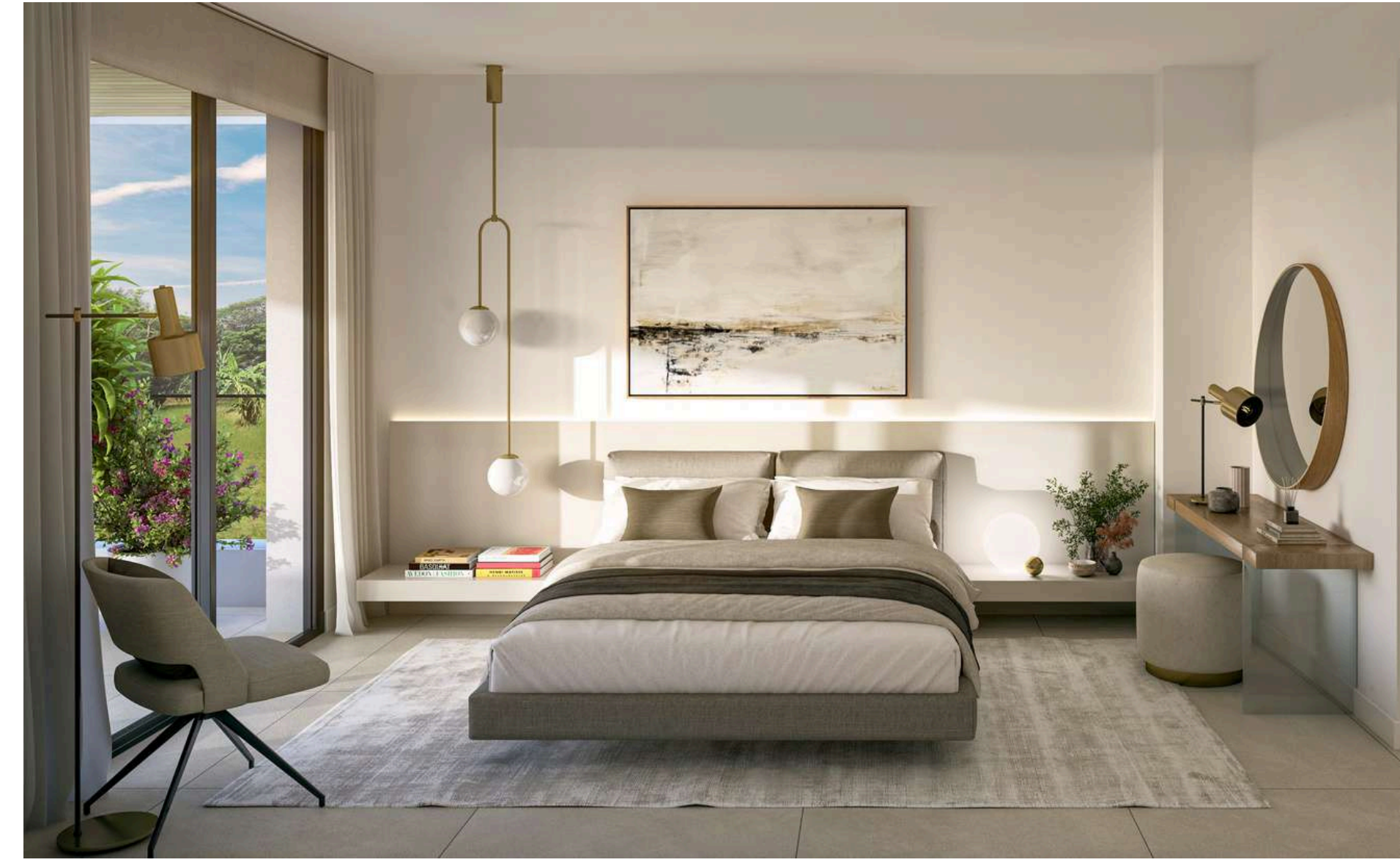
## Interior carpentry

The entrance door to the house will be armored and finished internally with a design that matches the rest of the interior woodwork.

The careful design of the interior space is complemented by the installation of special height passage doors.

The bedrooms are equipped with modular wardrobes featuring 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.





PORCELANOSA

KRION

Villeroy & Boch  
1748

ZUCCHETTI

PORCELANOSA

Miele

PORCELANOSA

### Bathrooms

In the bathrooms, the walls are covered with a combination of porcelain stoneware, PORCELANOSA brand, and paint.

They have large-format PORCELANOSA porcelain flooring, the same as the rest of the house.

The bathrooms feature a recessed LED lighting 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 unit, dishwasher, and a panelled refrigerator (Miele or similar). An undermount sink and single-lever filter tap will be installed.

### Living room - kitchen, bedrooms and hallways

The flooring in these areas will be large-format porcelain stoneware, brand PORCELANOSA. This flooring will be finished with skirting boards that match the interior woodwork.

Installation of a false ceiling throughout the house, which will contribute to better acoustics and add a decorative touch to the space. And curtain rods.

The living-dining area will have a chandelier for indirect lighting.



## OUTDOOR SPACES

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

# FACILITIES

## Plumbing and sanitary fixtures

The plumbing system has a main shut-off valve in each dwelling 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 mixture 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.

The 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 faucets are ZUCCHETTI.

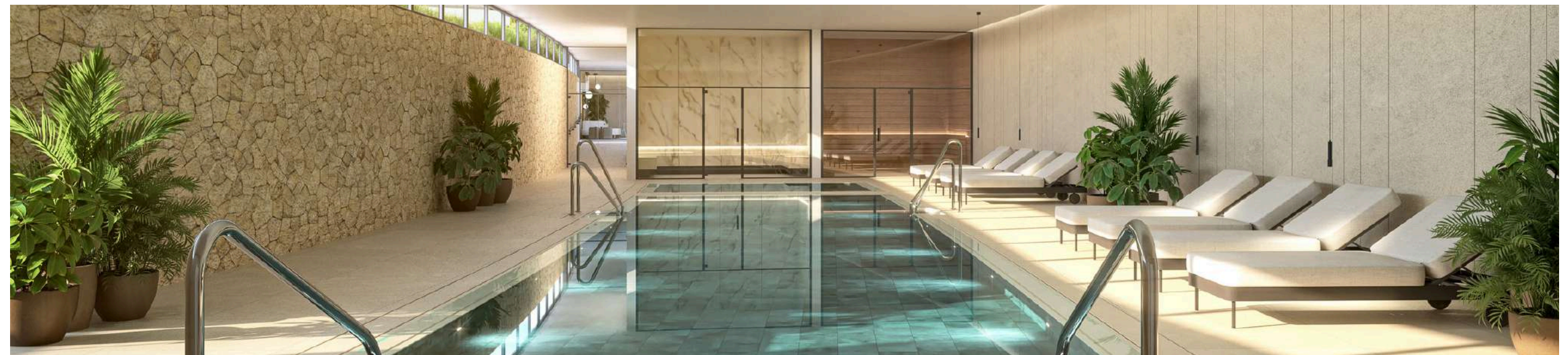
## Electrical and telecommunications installation

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

Electrical mechanisms with USB power outlets in each room.

Video intercom for general access to the property and intercom at the entrance to each portal.

The installation of photovoltaic panels contributes to the reduction of energy consumption in common areas.



## Air conditioning, heating and hot water

Domestic hot water is produced using aerothermal energy. Heating in the homes is provided by zoned underfloor heating to increase comfort.

The home's climate control is supplemented 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.

## Ventilation installation

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.

# COMMON AREAS

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## **Underground plants**

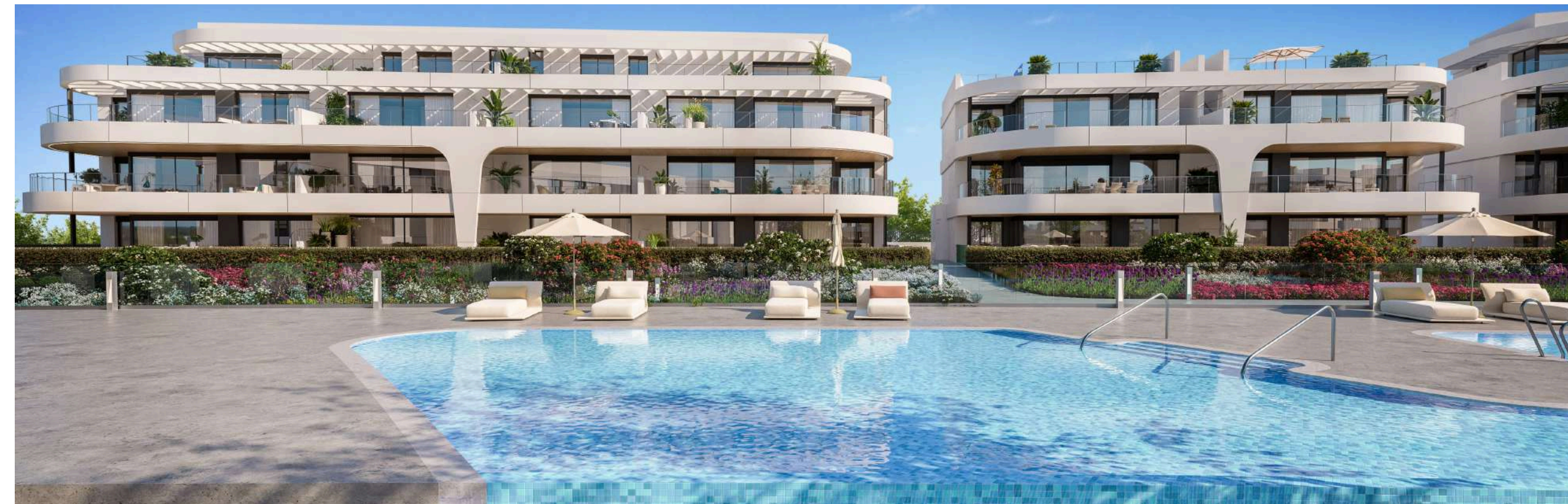
Motorized vehicle access gate with intelligent opening system.  
Pre-installation for future installation of power outlets for electric vehicles.

## **Portals and staircases**

The entrances to the homes are designed with a combination of materials that give them a current and modern look.  
Installation of LED lighting in entrances, stairs, elevator lobbies and garage area with activation by presence detector.  
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. Heated indoor pool with interior design by GUNNI & TRENTINO.  
Along with the indoor pool, Social Club, equipped gym, Hammam and Sauna that complete the common area facilities, all these spaces have been designed by GUNNI & TRENTINO.





## INCLUDED EQUIPMENT

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Kitchen furniture, to be chosen between two color versions offered by the developer.  
Choice between two different shades of paint and interior doors for the entire home.  
Shower replaced with bathtub.

## PROJECT DESIGNED BY

**Architecture studio**

**HCP** ARCHITECTURE  
& ENGINEERING

**Common areas**

**GUNNI & TRENTINO**

**Landscaping**

**GREEN  
EFFECT**

# ENVIRONMENT

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ENERGY CERTIFICATE A

Sustainable commitment

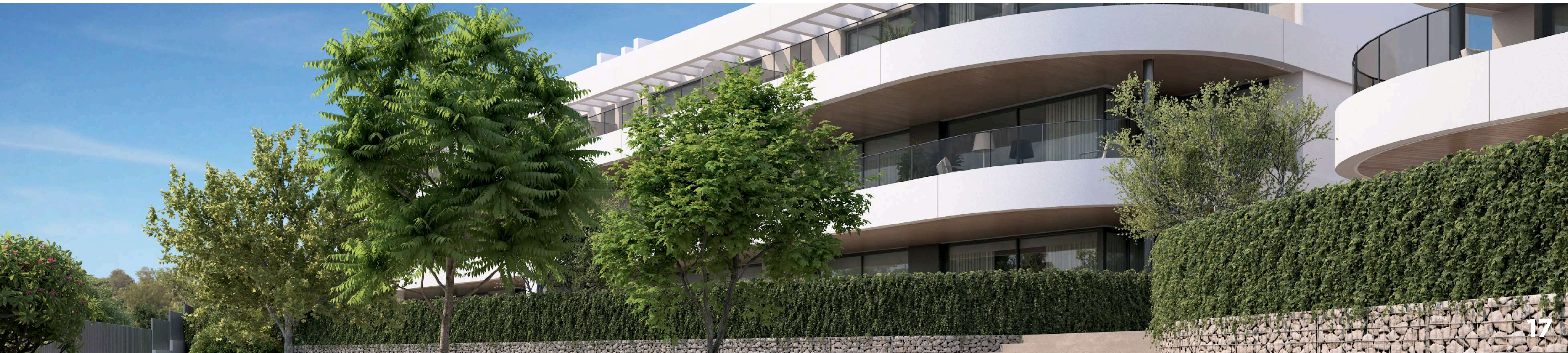
Naya Residences is committed to efficiency and respect for the environment through:

Advanced insulation and high-performance exterior joinery with double glazing.

Efficient ventilation and the use of photovoltaic panels, which reduce energy consumption and bills.

Large windows that maximize natural light and reduce the need for artificial lighting.

Water savings thanks to dual flush toilets and faucets with aerators.



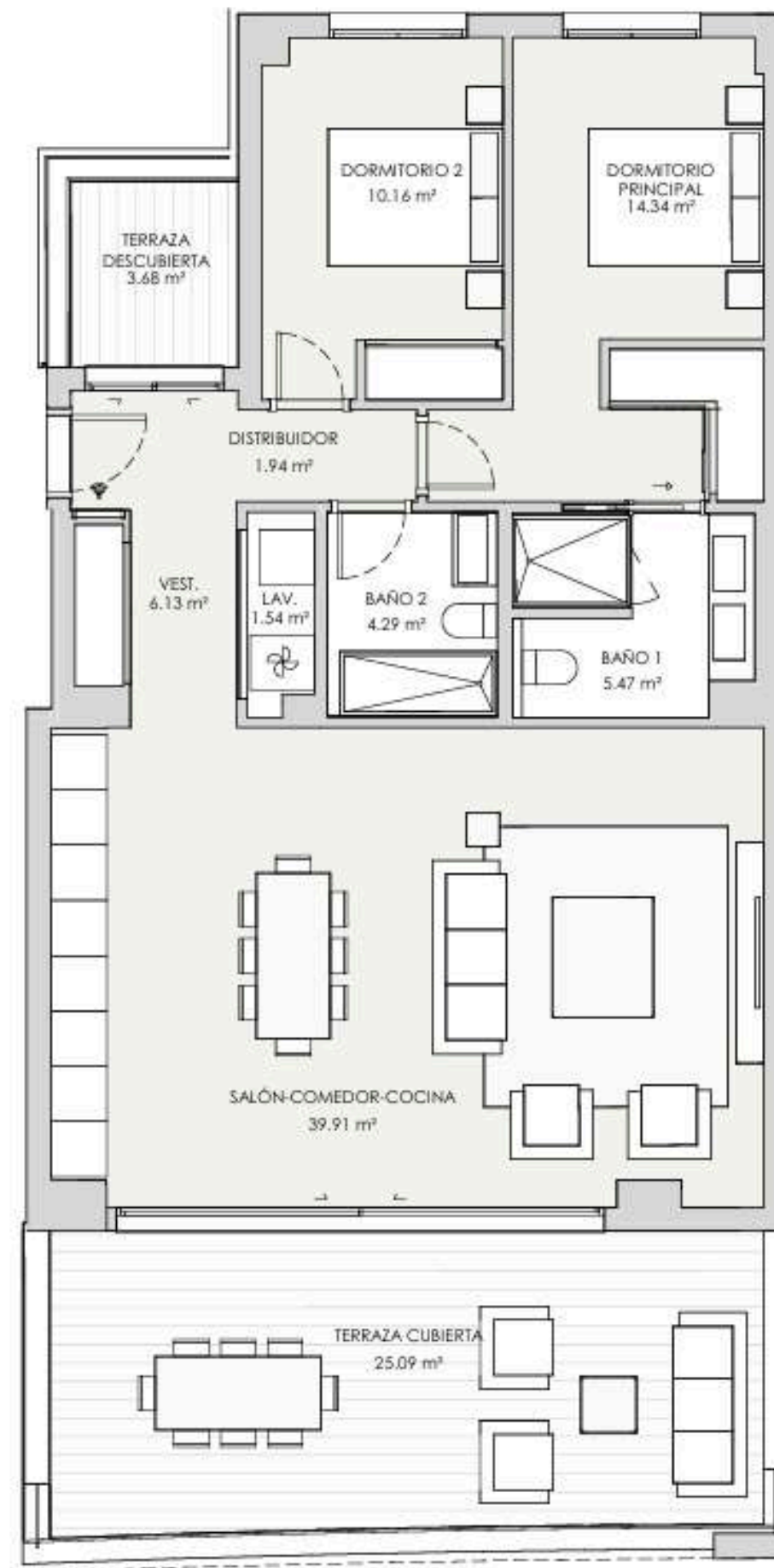






# HOUSE PLAN

VT2.2A



V03 - PORTAL 1 PRIMERO A 2 dormitorios

### RESUMEN SUPERFICIES ÚTILES

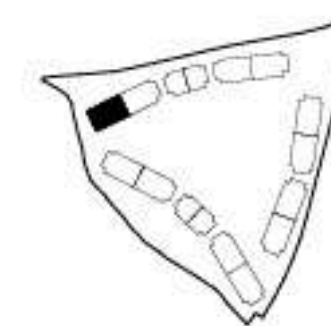
Total superficie útil exterior	28,77 m2
Total superficie útil interior	83,76 m2
Total superficie útil vivienda	112,55 m2

### RESUMEN SUPERFICIES CONSTRUIDA

Total superficie construida exterior	32,84 m2
Total superficie construida interior	96,74 m2
Total superficie construida vivienda	129,58 m2
<b>Total superficie construida con comunes</b>	<b>138,74 m2</b>

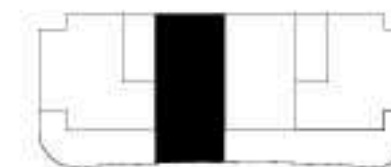
### RESUMEN SUPERFICIES SEGUN DECRETO 218/2005

Superficie útil BOJA	92,16 m2
Superficie construida BOJA	114,58 m2



### LOCALIZACIÓN

Planta 1





# HOUSE PLAN

VT3.3B



ESCALA 1/75

V06 - PORTAL 1 SEGUNDO B 3 dormitorios

### RESUMEN SUPERFICIES ÚTILES

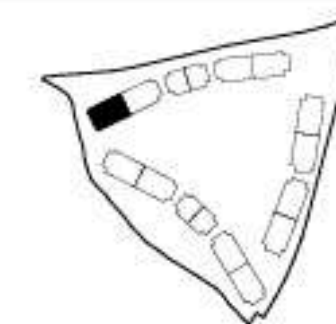
Total superficie útil exterior	48,57 m <sup>2</sup>
Total superficie útil interior	114,93 m <sup>2</sup>
Total superficie útil vivienda	163,5 m <sup>2</sup>

### RESUMEN SUPERFICIES CONSTRUIDA

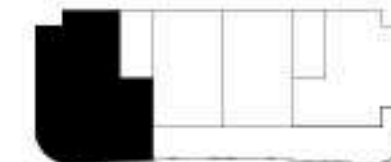
Total superficie construida exterior	53,71 m <sup>2</sup>
Total superficie construida interior	132,85 m <sup>2</sup>
Total superficie construida vivienda	186,56 m <sup>2</sup>
Total superficie construida con comunes	199,85 m <sup>2</sup>

### RESUMEN SUPERFICIES SEGUN DECRETO 218/2005

Superficie útil BOJA	126,42 m <sup>2</sup>
Superficie construida BOJA	157,63 m <sup>2</sup>



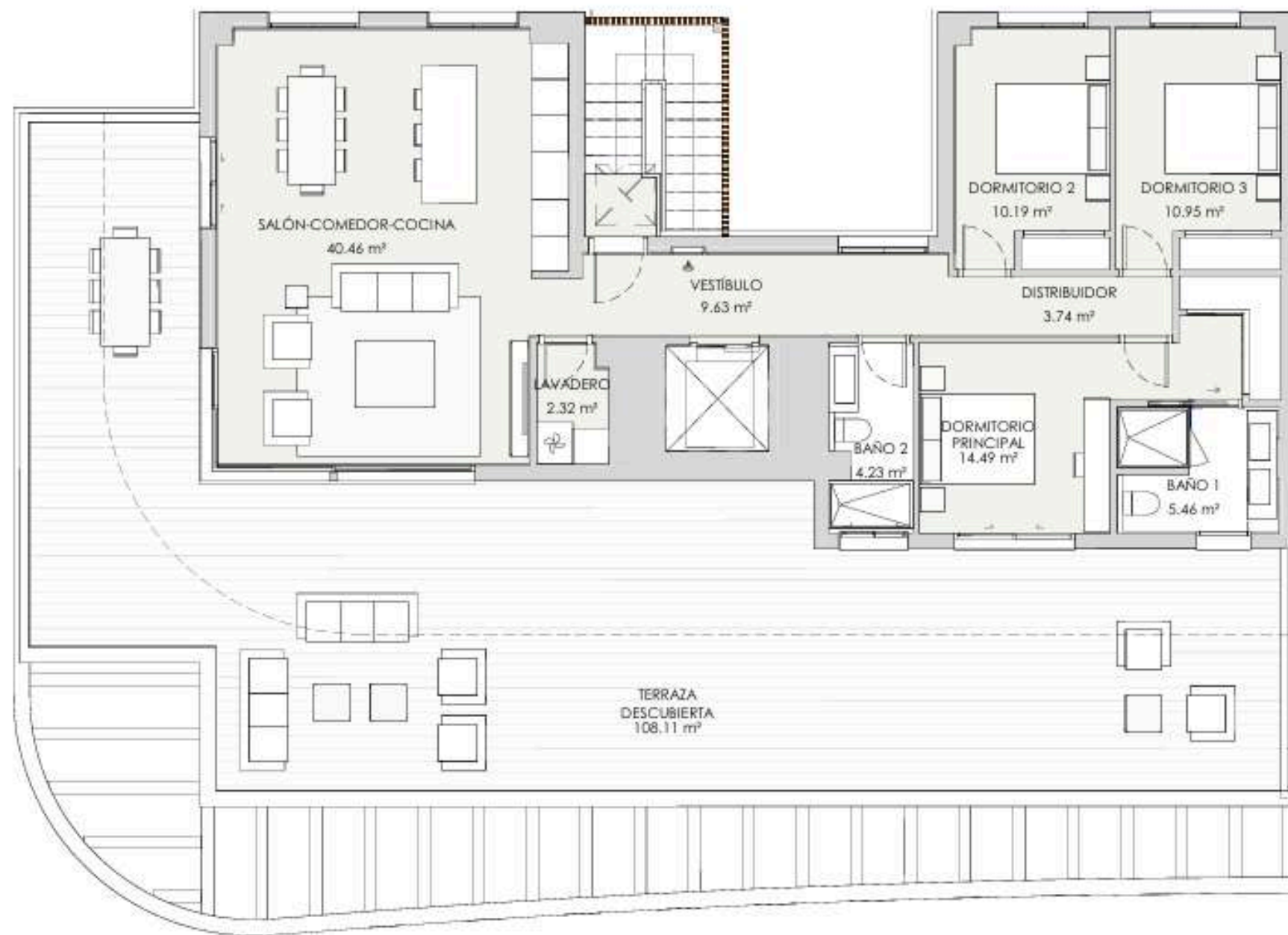
LOCALIZACIÓN  
Planta 2





# HOUSE PLAN

VT3.10B



V07 - PORTAL 1    ÁTICO B    3 dormitorios

**RESUMEN SUPERFICIES ÚTILES**

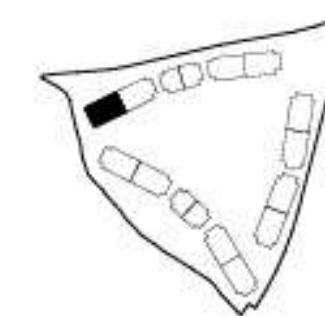
Total superficie útil exterior	108,11 m2
Total superficie útil interior	101,47 m2
Total superficie útil vivienda	209,58 m2

**RESUMEN SUPERFICIES CONSTRUIDA**

Total superficie construida exterior	117,1 m2
Total superficie construida interior	127,17 m2
Total superficie construida vivienda	244,27 m2
<b>Total superficie construida con comunes</b>	<b>261,14 m2</b>

**RESUMEN SUPERFICIES SEGUN DECRETO 218/2005**

Superficie útil BOJA	111,62 m2
Superficie construida BOJA	154,19 m2



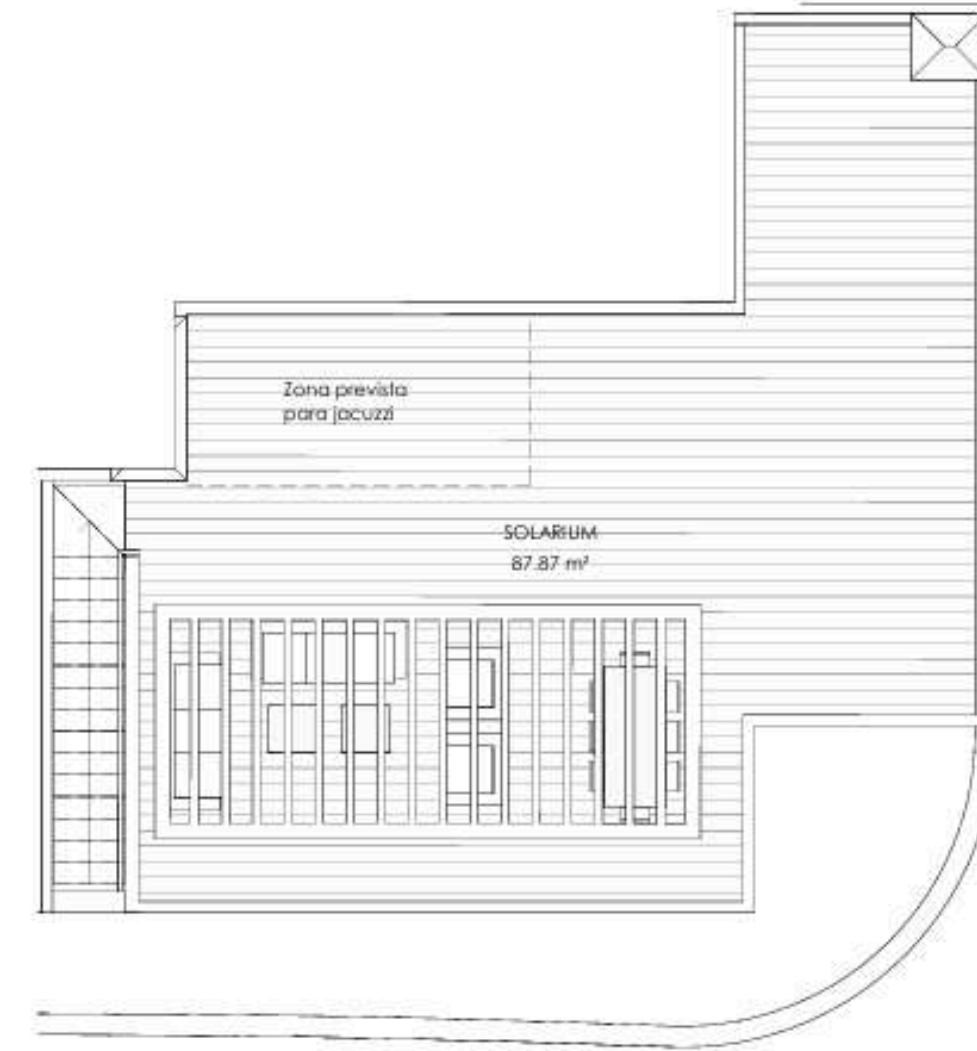
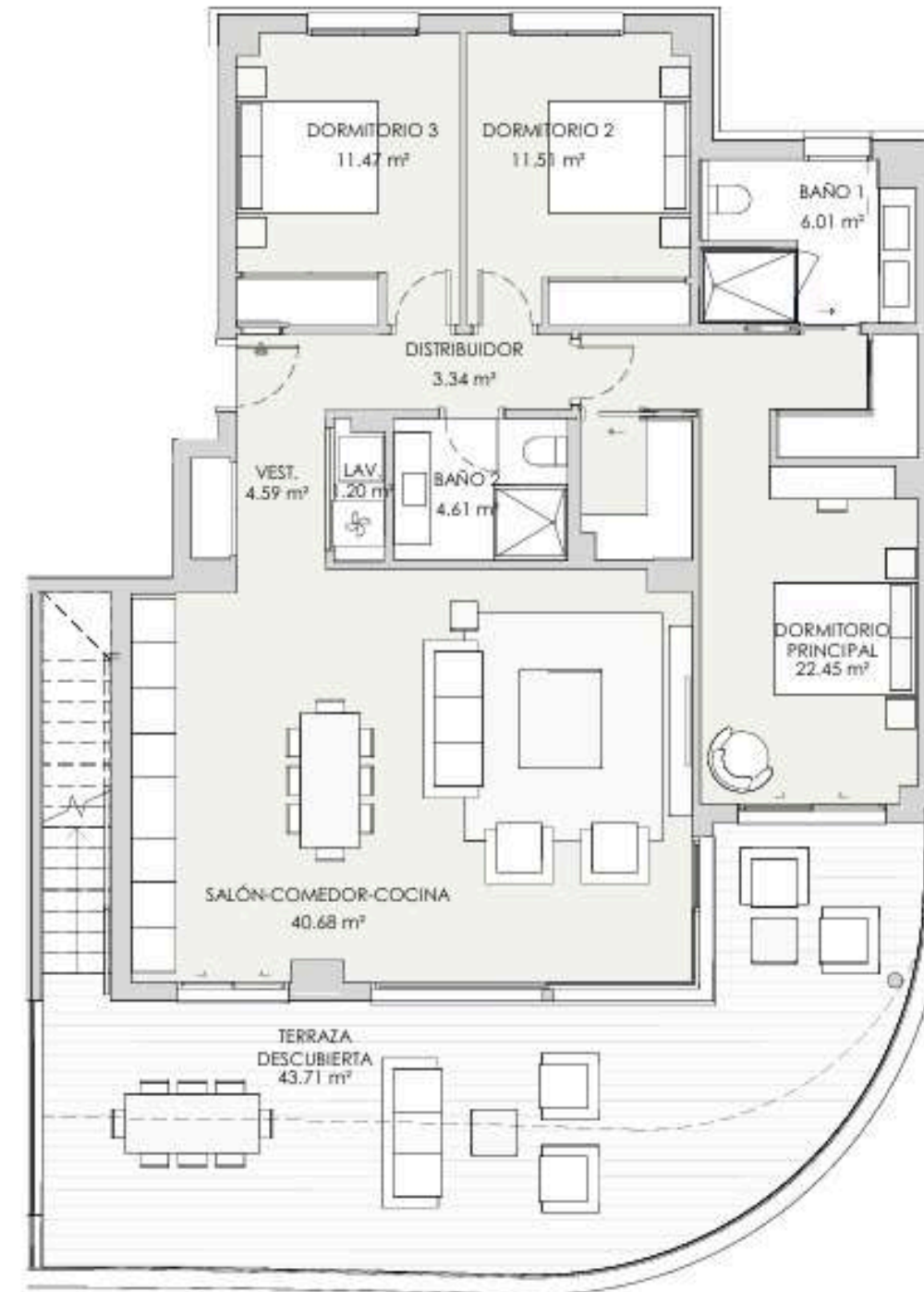
LOCALIZACIÓN  
Planta 3





# HOUSE PLAN

VT3.9.A



V19 - PORTAL 3 SEGUNDO A 3 dormitorios

## RESUMEN SUPERFICIES ÚTILES

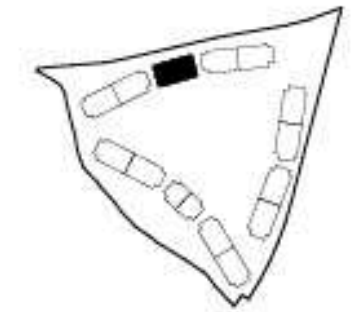
Total superficie útil exterior	136,61 m <sup>2</sup>
Total superficie útil interior	105,86 m <sup>2</sup>
Total superficie útil vivienda	242,47 m <sup>2</sup>

## RESUMEN SUPERFICIES CONSTRUIDA

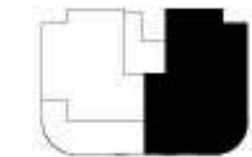
Total superficie construida exterior	144,94 m <sup>2</sup>
Total superficie construida interior	123,5 m <sup>2</sup>
Total superficie construida vivienda	268,44 m <sup>2</sup>
Total superficie construida con comunes	280,58 m <sup>2</sup>

## RESUMEN SUPERFICIES SEGUN DECRETO 218/2005

Superficie útil BOJA	116,45 m <sup>2</sup>
Superficie construida BOJA	146,23 m <sup>2</sup>



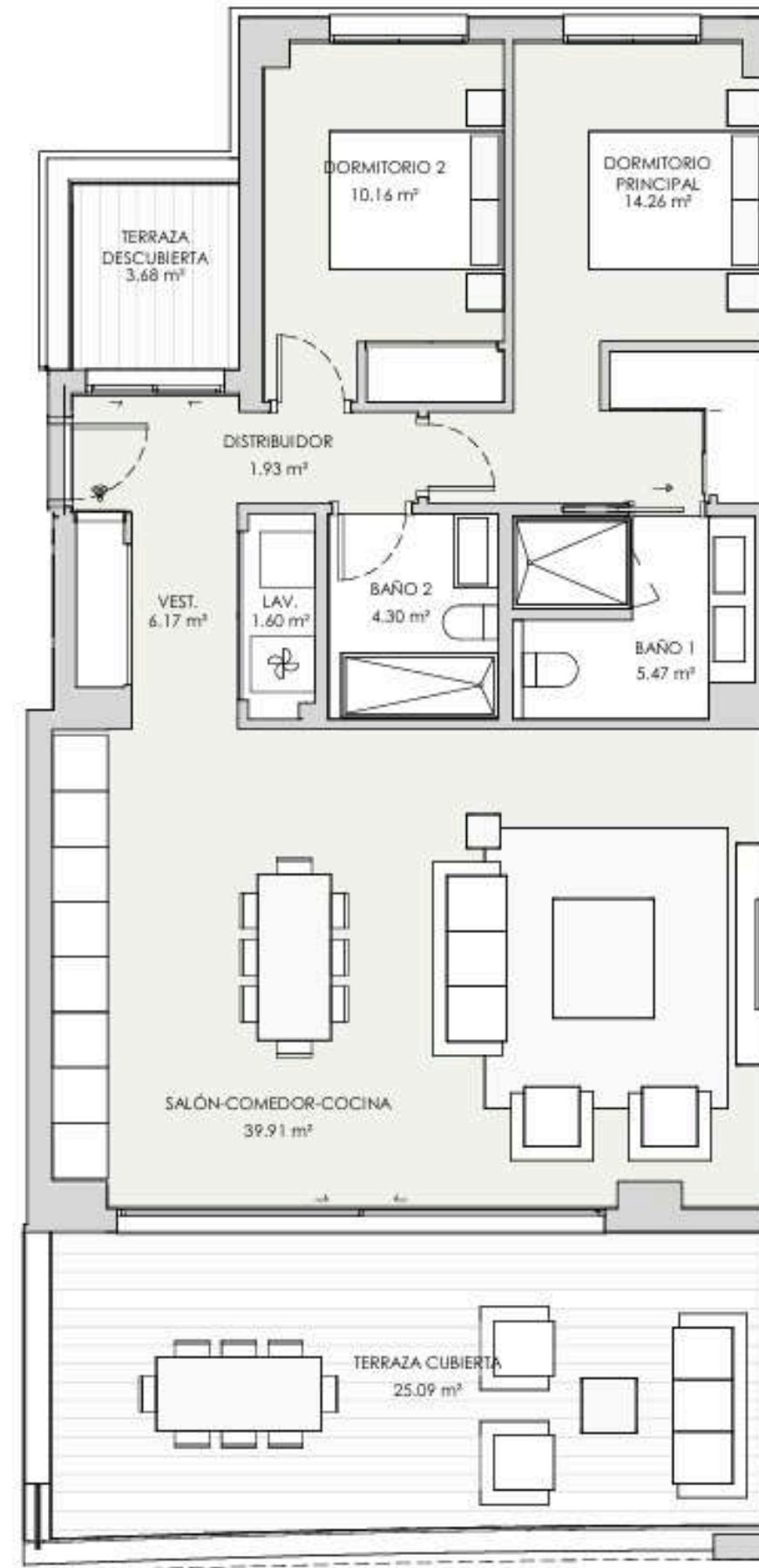
LOCALIZACIÓN  
Planta 2





# HOUSE PLAN

VT3.14



V23 - PORTAL 4 PRIMERO A 2 dormitorios

**RESUMEN SUPERFICIES ÚTILES**

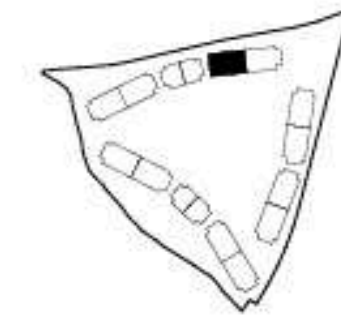
Total superficie útil exterior	28,77 m <sup>2</sup>
Total superficie útil interior	83,8 m <sup>2</sup>
Total superficie útil vivienda	112,57 m <sup>2</sup>

**RESUMEN SUPERFICIES CONSTRUIDA**

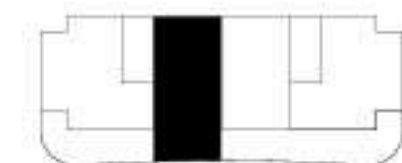
Total superficie construida exterior	32,84 m <sup>2</sup>
Total superficie construida interior	96,74 m <sup>2</sup>
Total superficie construida vivienda	129,58 m <sup>2</sup>
<b>Total superficie construida con comunes</b>	<b>138,75 m<sup>2</sup></b>

**RESUMEN SUPERFICIES SEGUN DECRETO 218/2005**

Superficie útil BOJA	92,18 m <sup>2</sup>
Superficie construida BOJA	114,6 m <sup>2</sup>



LOCALIZACIÓN  
Planta 1





# HOUSE PLAN

VT3.15



PLANTA SÓTANO



V28 - PORTAL 5 BAJO A 3 dormitorios

**RESUMEN SUPERFICIES ÚTILES**

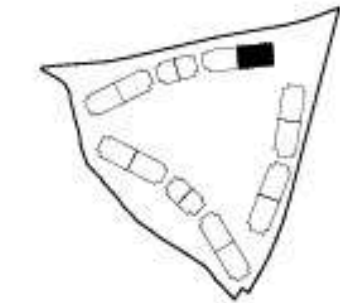
Total superficie útil exterior	273.85 m2
Total superficie útil interior	168.14 m2
Total superficie útil vivienda	441.99 m2

**RESUMEN SUPERFICIES CONSTRUIDA**

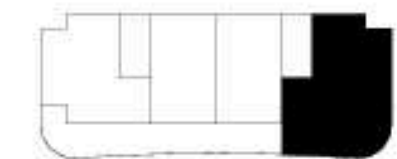
Total superficie construida exterior	293.27 m2
Total superficie construida interior	197.52 m2
Total superficie construida vivienda	490.79 m2
<b>Total superficie construida con comunes</b>	<b>504.68 m2</b>

**RESUMEN SUPERFICIES SEGUN DECRETO 218/2005**

Superficie útil BOJA	184.95 m2
Superficie construida BOJA	228.21 m2



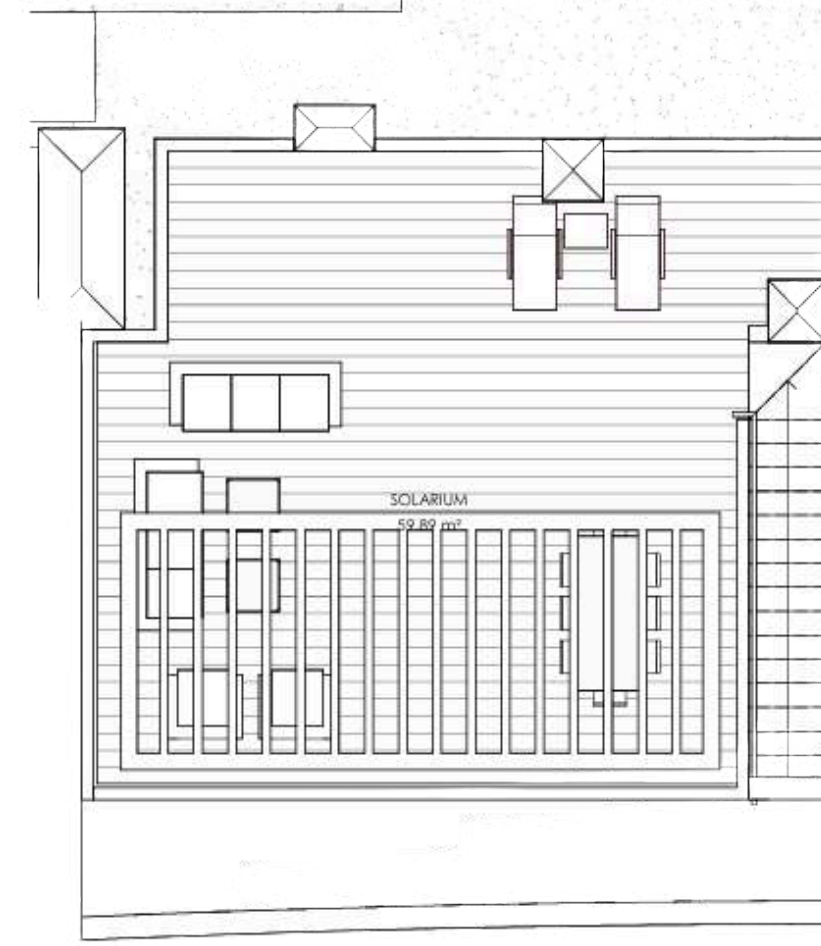
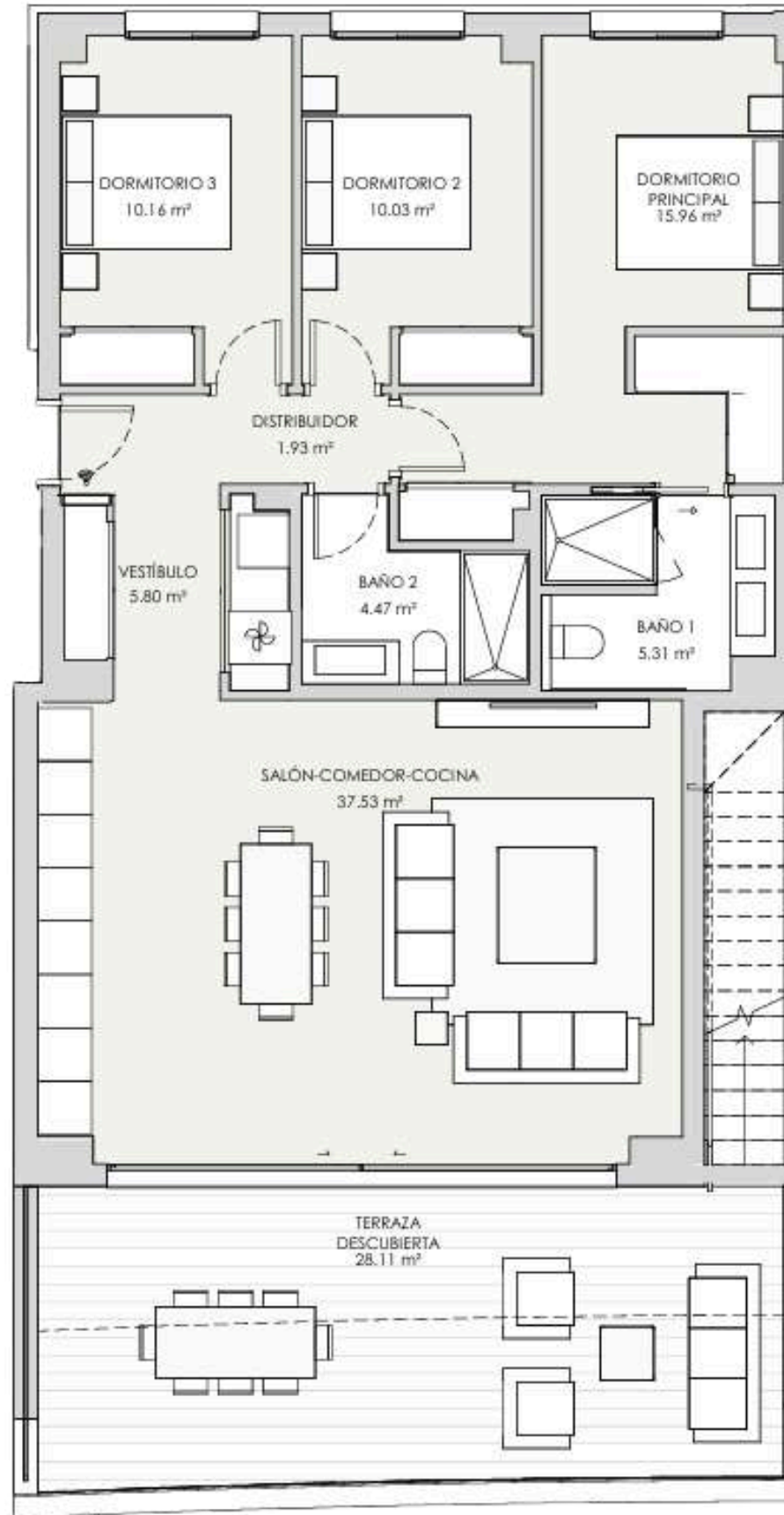
LOCALIZACIÓN  
Planta 0





# HOUSE PLAN

VT3.6B



V39 - PORTAL 6 SEGUNDO A 3 dormitorios

**RESUMEN SUPERFICIES ÚTILES**

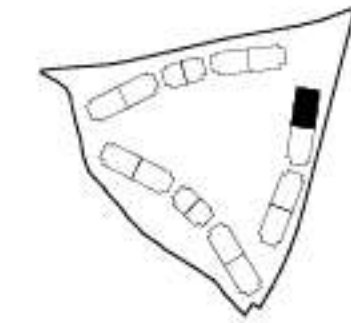
Total superficie útil exterior	92,81 m2
Total superficie útil interior	92,59 m2
Total superficie útil vivienda	185,4 m2

**RESUMEN SUPERFICIES CONSTRUIDA**

Total superficie construida exterior	98,01 m2
Total superficie construida interior	106,75 m2
Total superficie construida vivienda	204,76 m2
<b>Total superficie construida con comunes</b>	<b>214,59 m2</b>

**RESUMEN SUPERFICIES SEGUN DECRETO 218/2005**

Superficie útil BOJA	101,85 m2
Superficie construida BOJA	125,84 m2



LOCALIZACIÓN  
Planta 2





# HOUSE PLAN

VT3.19



ESCALA 1/100

V59 - PORTAL 10 BAJO A 3 dormitorios

**RESUMEN SUPERFICIES ÚTILES**

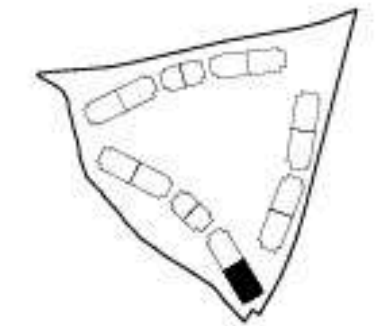
Total superficie útil exterior	268.47 m <sup>2</sup>
Total superficie útil interior	144.96 m <sup>2</sup>
Total superficie útil vivienda	433.43 m <sup>2</sup>

**RESUMEN SUPERFICIES CONSTRUIDA**

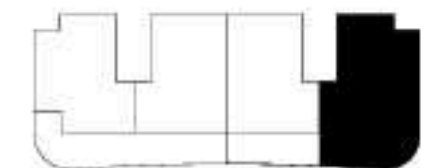
Total superficie construida exterior	289.67 m <sup>2</sup>
Total superficie construida interior	195.82 m <sup>2</sup>
Total superficie construida vivienda	485.49 m <sup>2</sup>
<b>Total superficie construida con comunes</b>	<b>499.37 m<sup>2</sup></b>

**RESUMEN SUPERFICIES SEGUN DECRETO 218/2005**

Superficie útil BOJA	181.46 m <sup>2</sup>
Superficie construida BOJA	226.26 m <sup>2</sup>



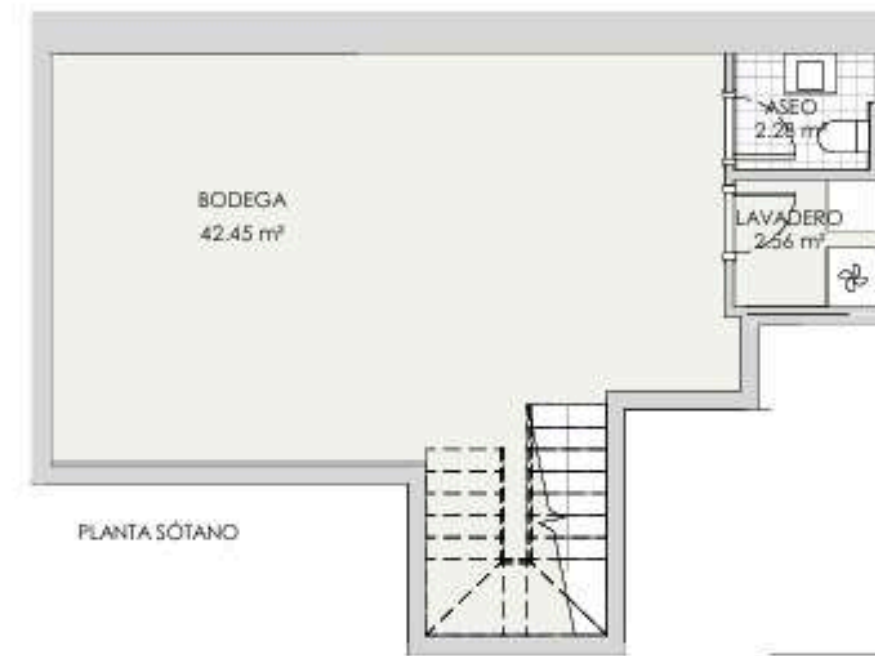
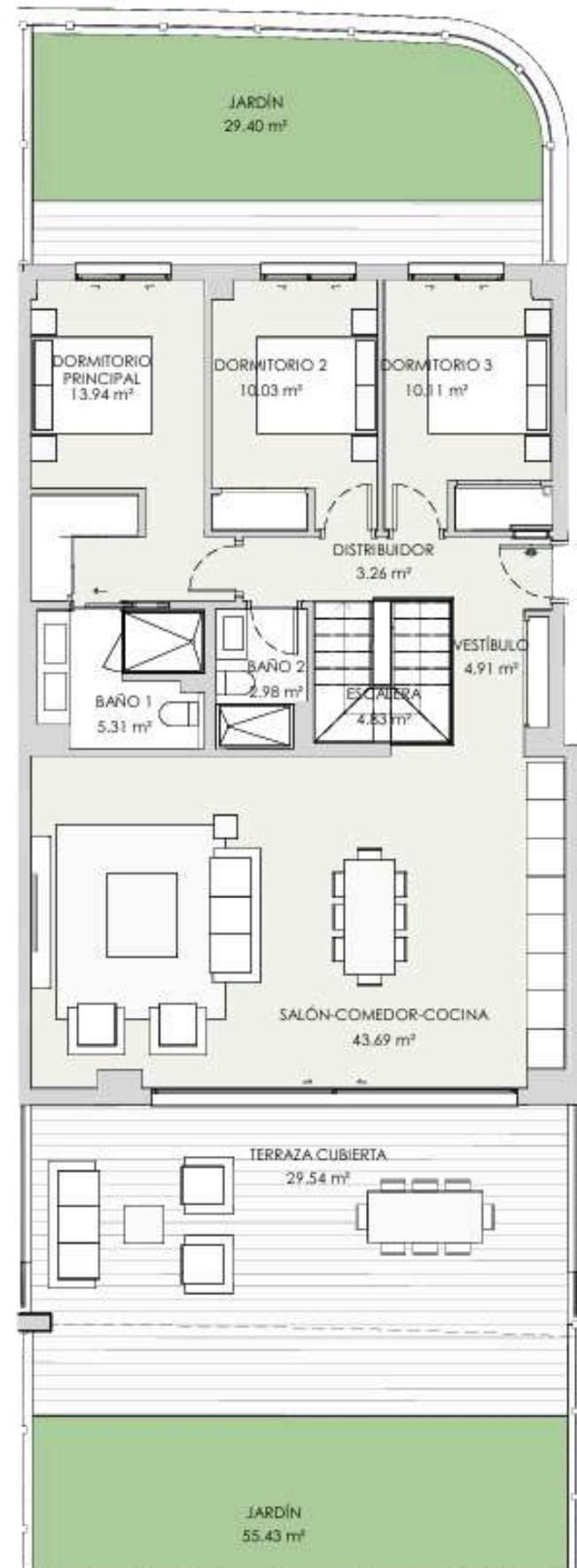
LOCALIZACIÓN  
Planta 0





# HOUSE PLAN

VT3.21B



V78 - PORTAL 13 BAJO B 3 dormitorios

## RESUMEN SUPERFICIES ÚTILES

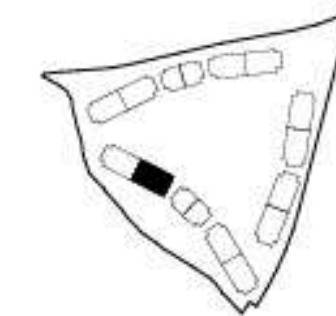
Total superficie útil exterior	114.39 m <sup>2</sup>
Total superficie útil interior	146.38 m <sup>2</sup>
Total superficie útil vivienda	260.77 m <sup>2</sup>

## RESUMEN SUPERFICIES CONSTRUIDA

Total superficie construida exterior	122.82 m <sup>2</sup>
Total superficie construida interior	168.87 m <sup>2</sup>
Total superficie construida vivienda	291.69 m <sup>2</sup>
<b>Total superficie construida con comunes</b>	<b>302.19 m<sup>2</sup></b>

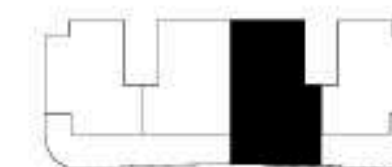
## RESUMEN SUPERFICIES SEGUN DECRETO 218/2005

Superficie útil BOJA	161.02 m <sup>2</sup>
Superficie construida BOJA	194.1 m <sup>2</sup>



## LOCALIZACIÓN

Planta 0







[brosh.es](http://brosh.es)



[nayaresidences@brosh.es](mailto:nayaresidences@brosh.es)