



NR

NAYA RESIDENCES

by **brosh**
casas que dan vida

LOCATION

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.



PROJECT

Naya Residences is an exclusive development of 88 homes, meticulously designed to offer a truly unique living experience. Its two- and three-bedroom apartments combine luxury, comfort, and contemporary design, creating an exceptional lifestyle in one of the most sought-after locations on the Costa del Sol.

A gym, spa, and well-maintained common areas surround a stunning swimming pool integrated into lush gardens, creating an atmosphere of absolute calm.

High-quality homes where design and functionality coexist in perfect harmony, with spacious terraces, private solariums and gardens with a ground-floor pool that redefine the concept of privacy and comfort.

SITE PLAN

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.

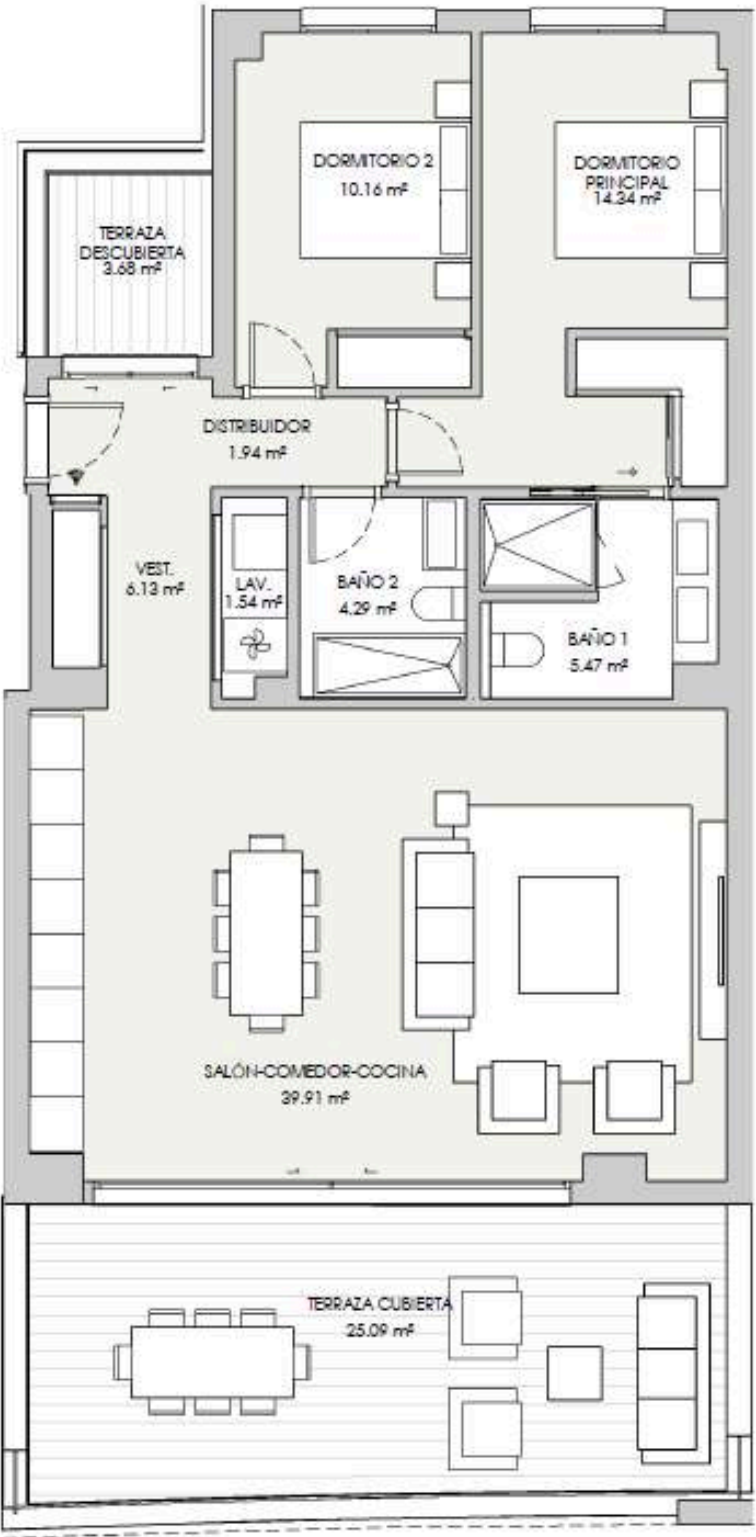






HOUSE PLAN

Type 2 bedrooms



V03 - PORTAL 1 PRIMERO A 2 dormitorios

RESUMEN SUPERFICIES ÚTILES

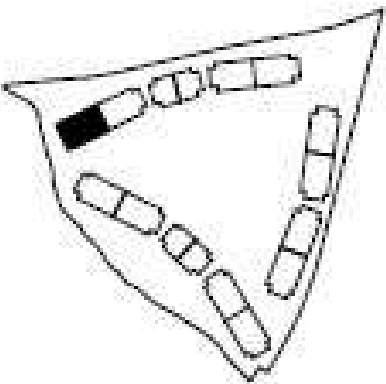
| | | |
|--------------------------------|--------|----|
| Total superficie útil exterior | 28,77 | m2 |
| Total superficie útil interior | 83,78 | m2 |
| Total superficie útil vivienda | 112,55 | m2 |

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 |

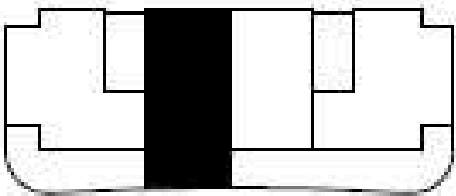
RESUMEN SUPERFICIES SEGUN DECRETO 218/2005

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



LOCALIZACIÓN

Planta 1





HOUSE PLAN

Type 3 bedrooms



V17 - PORTAL 3 PRIMERO A 3 dormitorios

RESUMEN SUPERFICIES ÚTILES

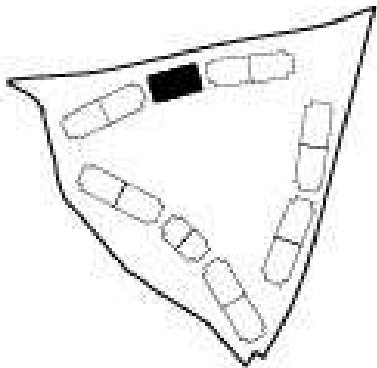
| | | |
|--------------------------------|--------|----|
| Total superficie útil exterior | 45.67 | m2 |
| Total superficie útil interior | 111.99 | m2 |
| Total superficie útil vivienda | 157.66 | m2 |

RESUMEN SUPERFICIES CONSTRUIDA

| | | |
|-----------------------------------------|--------|----|
| Total superficie construida exterior | 50.65 | m2 |
| Total superficie construida interior | 129.35 | m2 |
| Total superficie construida vivienda | 180 | m2 |
| Total superficie construida con comunes | 192.79 | m2 |

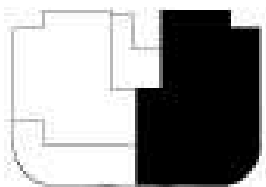
RESUMEN SUPERFICIES SEGUN DECRETO 218/2005

| | | |
|----------------------------|--------|----|
| Superficie útil BOJA | 123.19 | m2 |
| Superficie construida BOJA | 153.75 | m2 |



LOCALIZACIÓN

Planta: 1



ESC

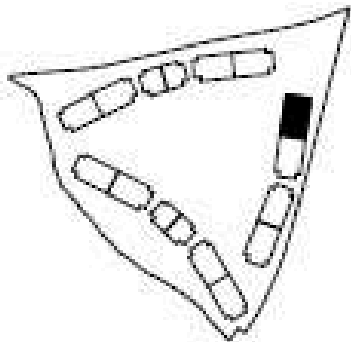


HOUSE PLAN

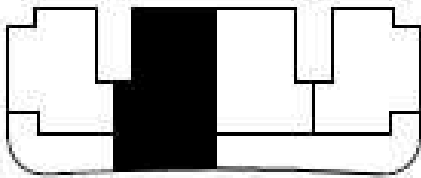
Low type



| | | |
|--------------------------------------------|--------|---------------|
| V35 - PORTAL 6 | BAJO A | 3 dormitorios |
| RESUMEN SUPERFICIES ÚTILES | | |
| Total superficie útil exterior | 93,1 | m2 |
| Total superficie útil interior | 146,43 | m2 |
| Total superficie útil vivienda | 239,53 | m2 |
| RESUMEN SUPERFICIES CONSTRUIDA | | |
| Total superficie construida exterior | 100,16 | m2 |
| Total superficie construida interior | 168,63 | m2 |
| Total superficie construida vivienda | 268,99 | m2 |
| Total superficie construida con comunes | 279,49 | m2 |
| RESUMEN SUPERFICIES SEGUN DECRETO 218/2005 | | |
| Superficie útil BOJA | 161,07 | m2 |
| Superficie construida BOJA | 194,07 | m2 |



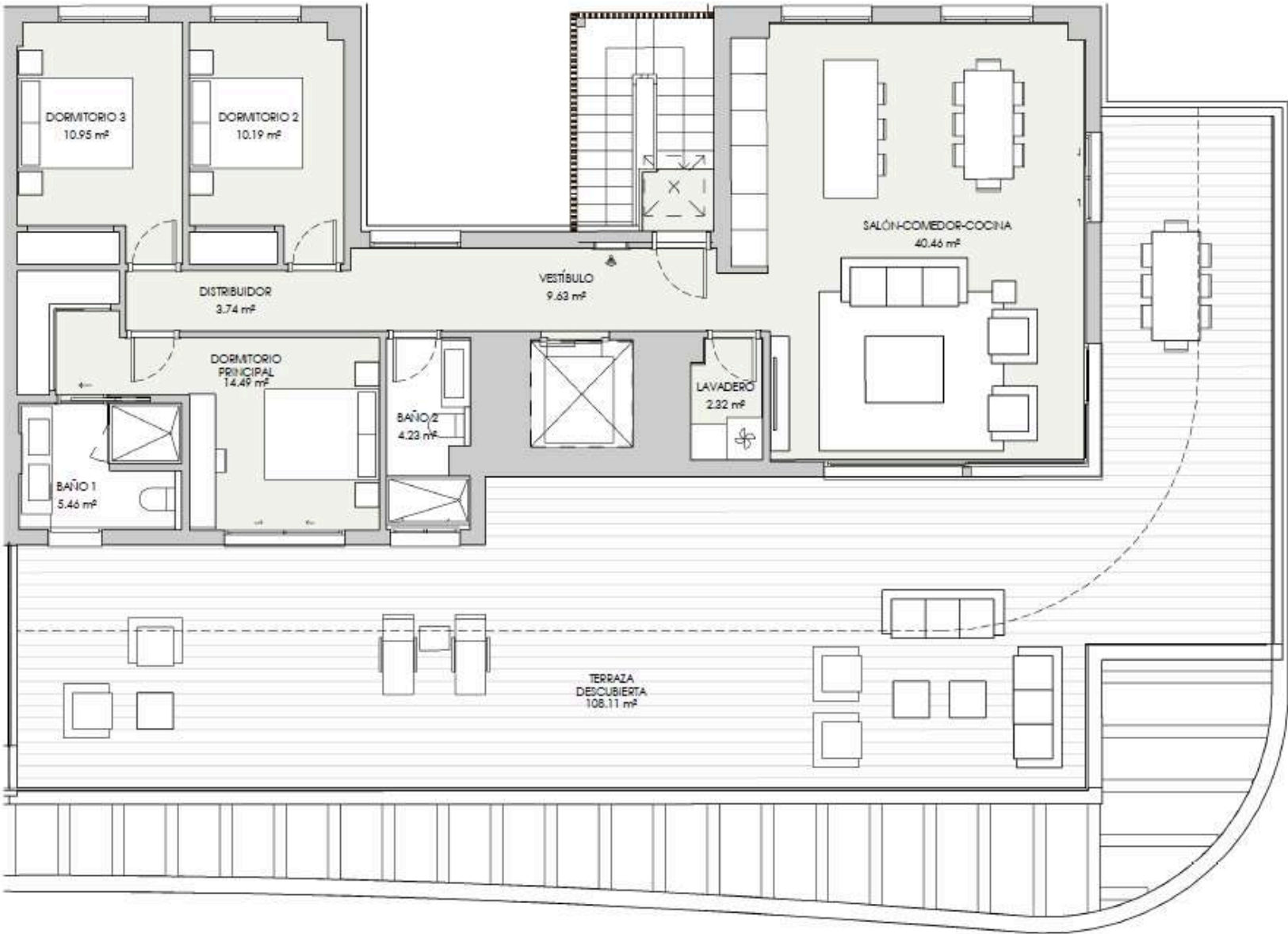
LOCALIZACIÓN
Planta 0



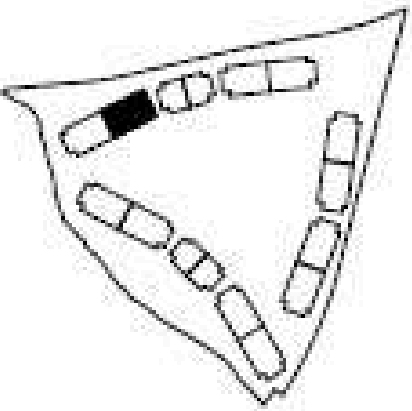


HOUSE PLAN

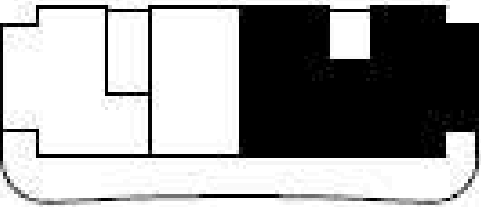
Penthouse type



| V14 - PORTAL 2 | ÁTICO A | 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







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nayaresidences@brosh.es
@grupo_brosh