NYRA

RESORT

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

Nyra Resort is an exclusive development of 81 homes, where every detail has been carefully considered to offer a truly unique living experience. Its 2- and 3-bedroom apartments combine luxury, comfort, and contemporary design, creating an exceptional lifestyle in one of the most desirable locations on the Costa del Sol.

Immerse yourself in an environment designed for well-being. Nyra Residences features a gym, spa, and spectacular common areas, including a large swimming pool surrounded by lush gardens, ideal for disconnecting and enjoying the tranquility of the surroundings.
Built to the highest standards, each room impresses with its elegance and functionality. Spacious terraces, private solariums, and, in the ground-floor apartments, exclusive gardens and swimming pools that become true personal oases.

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SITE PLAN

In the heart of Estepona's new exclusive area, next to Guadalmina and minutes from Marbella and Puerto Banús.



GROUND FLOOR PLAN

DESIGN

- **Architectural design: Stepped layout that favors privacy and panoramic views.**

COMMON AREAS

- **Central swimming pool with an irregular design, integrated with landscaped areas and sunbathing areas.**
- **Children's area next to the rest areas, designed for family enjoyment.**
- **Large green areas with pedestrian paths and meeting spaces.**
- **Covered and uncovered community areas for social and leisure activities.**
- **Landscape design that combines native vegetation with open spaces, promoting sustainability and climate comfort.**

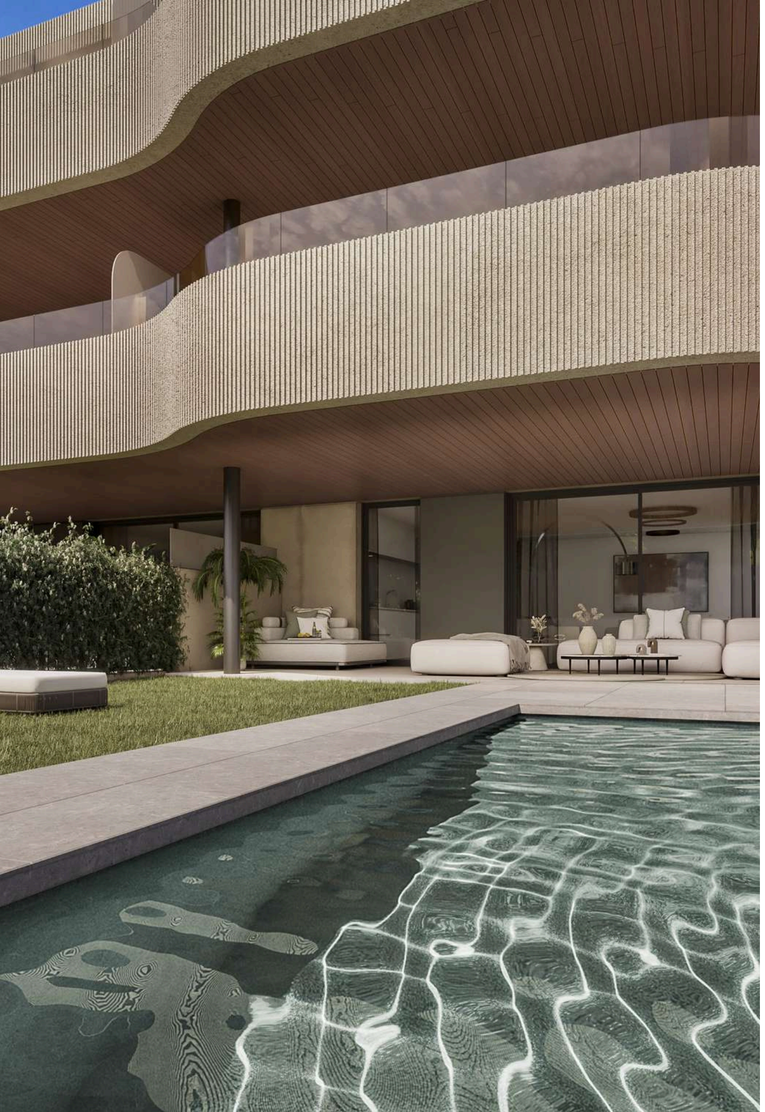
ACCESS AND CONNECTIVITY

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



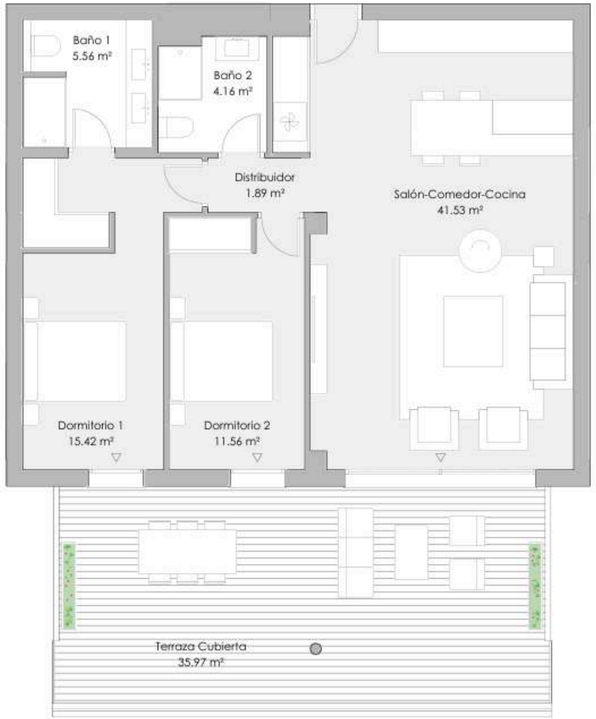
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HOUSE PLAN

Type 2 bedrooms



VT 2.6a — 2 dormitorios

RESUMEN SUPERFICIES ÚTILES

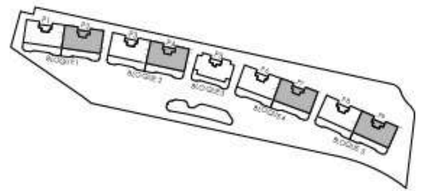
Total superficie útil interior	80.13 m²
Total superficie útil exterior	35.97 m²
Total superficie útil vivienda	116.10 m²

RESUMEN SUPERFICIES CONSTRUIDAS

Total superficie construida interior	90.66 m²
Total superficie construida exterior	38.89 m²
Total superficie construida vivienda	129.55 m²
Total superficie construida con comunes	140.38 m²

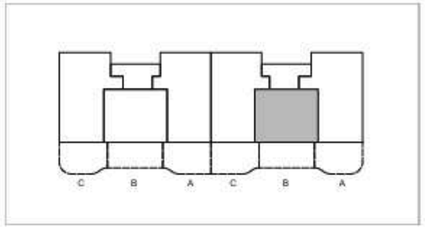
RESUMEN SUPERFICIES SEGÚN DECRETO 218/2005

Superficie útil BOJA	88.14 m²
Superficie construida BOJA	110.56 m²

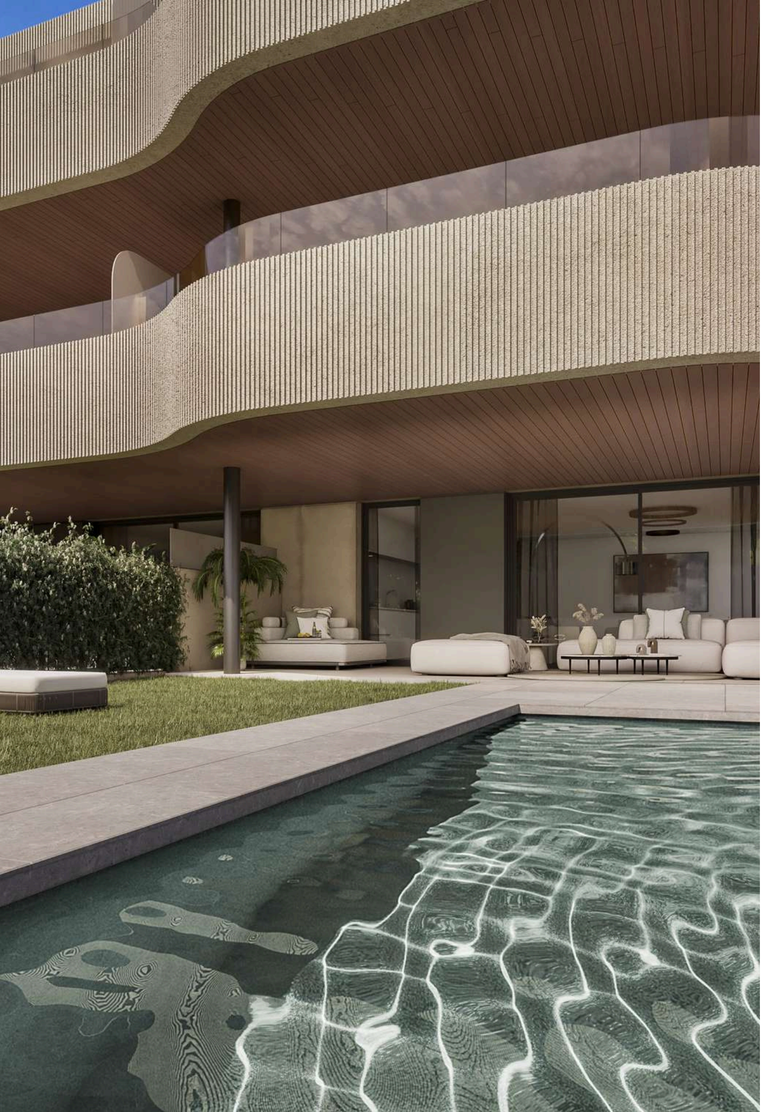


LOCALIZACIÓN

Planta 1

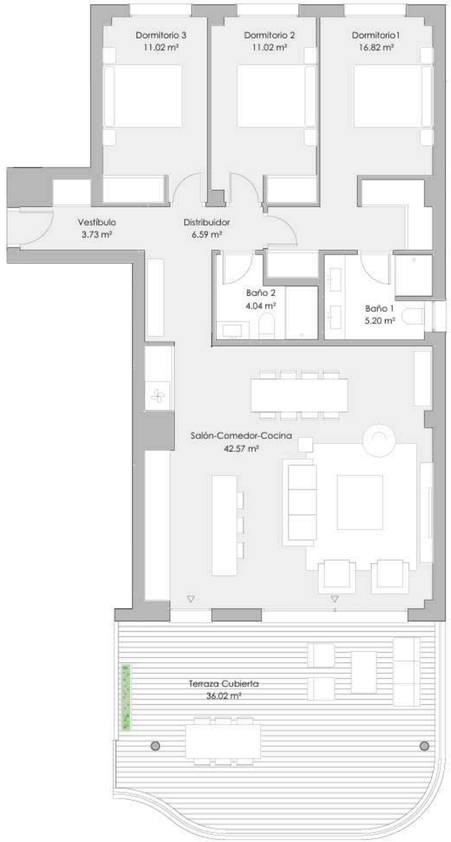


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HOUSE PLAN

Type 3 bedrooms



VT 3.13a — 3 dormitorios

RESUMEN SUPERFICIES ÚTILES

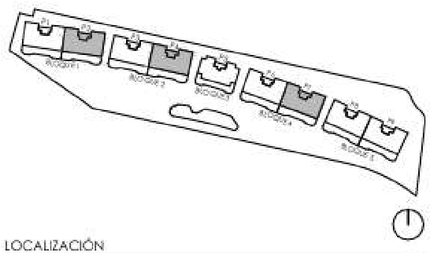
Total superficie útil interior	100.98 m²
Total superficie útil exterior	36.02 m²
Total superficie útil vivienda	137.00 m²

RESUMEN SUPERFICIES CONSTRUIDAS

Total superficie construida interior	118.59 m²
Total superficie construida exterior	39.42 m²
Total superficie construida vivienda	158.01 m²
Total superficie construida con comunes	171.23 m²

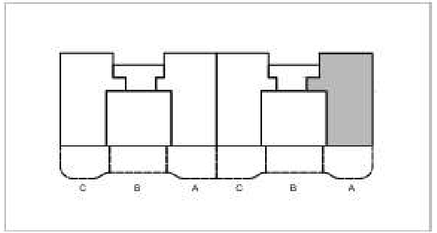
RESUMEN SUPERFICIES SEGÚN DECRETO 218/2005

Superficie útil BOJA	111.08 m²
Superficie construida BOJA	143.67 m²

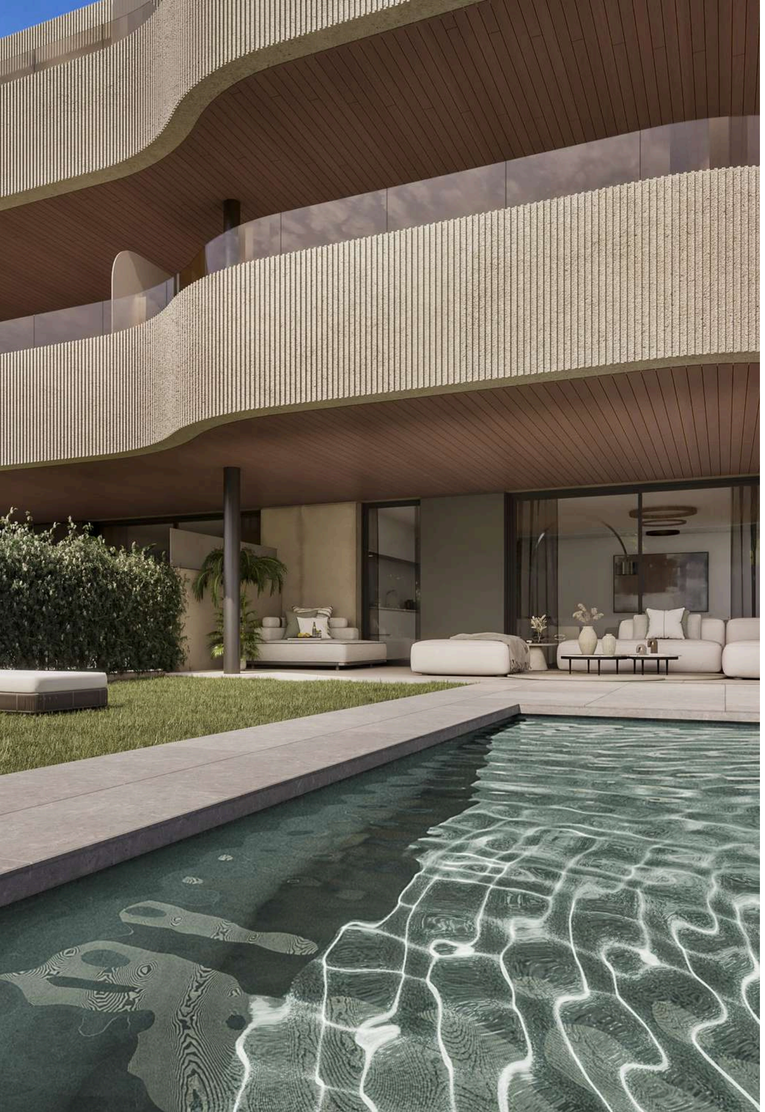


LOCALIZACIÓN

Planta 1

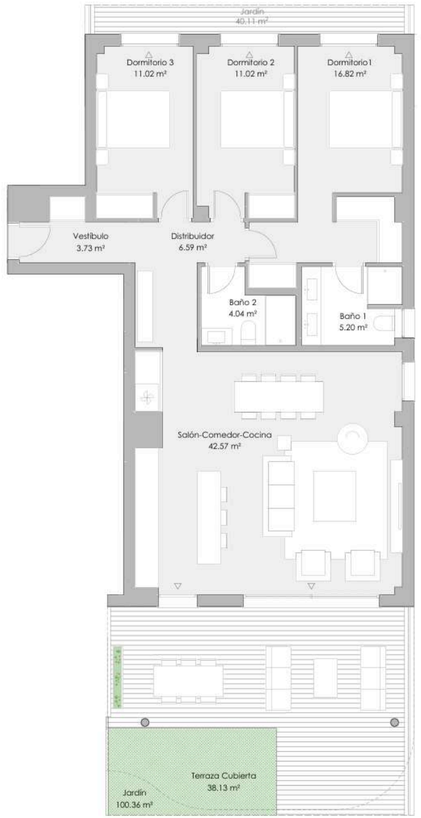


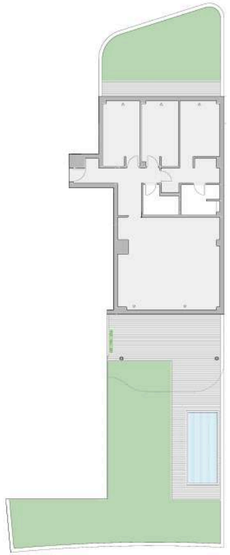
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HOUSE PLAN

Low type





VT 3.12 — 3 dormitorios

RESUMEN SUPERFICIES ÚTILES

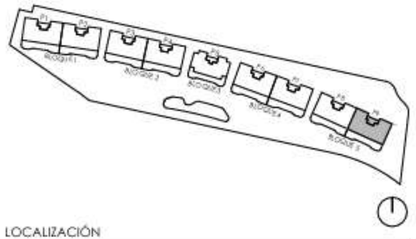
Total superficie útil interior	100.98 m²
Total superficie útil exterior	178.59 m²
Total superficie útil vivienda	279.57 m²

RESUMEN SUPERFICIES CONSTRUIDAS

Total superficie construida interior	118.59 m²
Total superficie construida exterior	192.13 m²
Total superficie construida vivienda	310.72 m²
Total superficie construida con comunes	323.94 m²

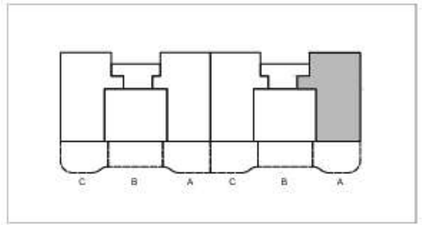
RESUMEN SUPERFICIES SEGÚN DECRETO 218/2005

Superficie útil BOJA	111.08 m²
Superficie construida BOJA	143.67 m²

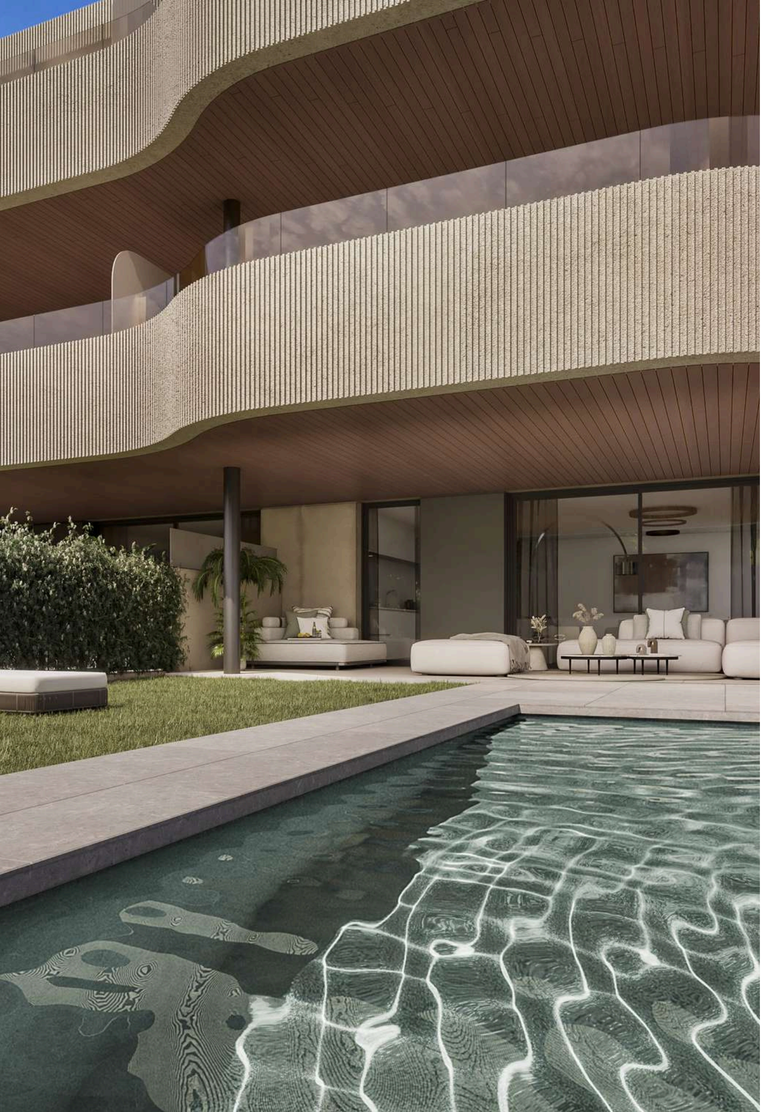


LOCALIZACIÓN

Planta Baja

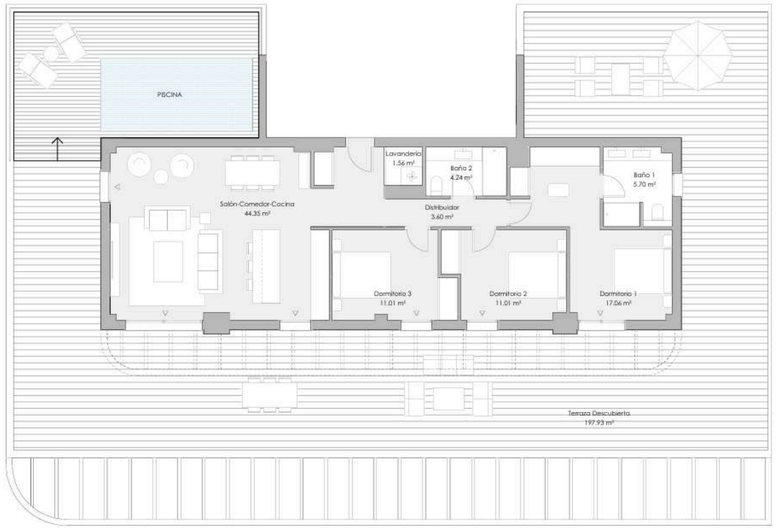


NYRA RESORT



HOUSE PLAN

Penthouse type



VT 3.21 — 3 dormitorios

RESUMEN SUPERFICIES ÚTILES

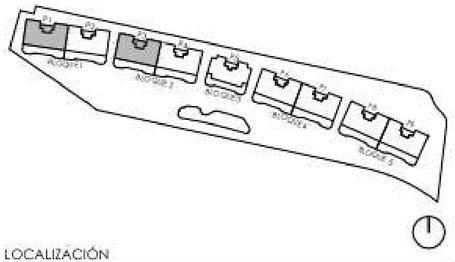
Total superficie útil interior	98.52 m²
Total superficie útil exterior	197.93 m²
Total superficie útil vivienda	296.45 m²

RESUMEN SUPERFICIES CONSTRUIDAS

Total superficie construida interior	118.69 m²
Total superficie construida exterior	214.81 m²
Total superficie construida vivienda	333.50 m²
Total superficie construida con comunes	343.43 m²

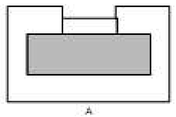
RESUMEN SUPERFICIES SEGÚN DECRETO 218/2005

Superficie útil BOJA	108.37 m²
Superficie construida BOJA	140.49 m²



LOCALIZACIÓN

Planta Torreón



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