

ONE 80

— COLLECTION —

*The Mediterranean dream  
is yours for the taking . . .*





## *One80 Collection*

**Panoramic views of the glittering sea, the coast of Africa hazy on the horizon. Long lazy lunches of fresh fish by the beach, and strolls through historic cobbled streets lined with primary-coloured flowers all year round – the Mediterranean dream is yours for the taking with the One80 Collection.**

This stylish boutique development is conveniently located mere minutes from the delightful town of Estepona, one of the most popular beachside resorts on Spain's southern coast. Often referred to as the 'Garden of the Costa del Sol', it is celebrated for its lush greenery and beautifully maintained public spaces. The town's charm is epitomised by quaint, cobblestone streets, whitewashed walls dotted with splashes of colour from bright red geraniums. The narrow lanes lead to characteristic plazas or squares, where the gentle sounds of water from elegant fountains create an idyllic atmosphere under the shade of trees.

Close to this thriving centre lies One80 Collection, an elegant low density apartment complex arranged in 40 low-rise residences available in 2, 3 and 4-bedroom configurations. Its elevated position endows it with breath-taking views of the Mediterranean Sea, Gibraltar and the coast of Africa gracing the horizon.

Each home has been designed to make the most of the famed light of this privileged area, with open-plan interiors and expansive outdoor terraces offering an ideal vantage point to soak in the glorious scenery. The variety of layouts offered ensures that families and couples, holidaymakers and permanent residents, as well as those seeking a sound investment property, can be assured there's a home to suit all requirements.

Estepona offers an enviable lifestyle with facilities and amenities to cater for all preferences. Its abundance of restaurants, traditional tapas bars and cafés offer a dizzying selection of places to sit and soak in the atmosphere, from early morning to late into the evening. The wide golden beaches that border the town stretch far into the distance, while the area is a haven for golf enthusiasts, boasting some of Europe's top golf courses within easy reach.

With the chic luxury yachting marina Puerto Banús a short drive along the coast, and the ultimate luxury destination of Marbella mere minutes further, few locations can be more practical or desirable.

With exclusive garden apartments, middle-floor and penthouse properties, the One80 Collection offers an array of choices with a home to suit everyone. Create a private oasis with a garden apartment, enjoy the expansive terrace of the middle-floor homes, or live the desirable penthouse lifestyle with huge solariums offering stunning panoramic views of the Andalusian coast and countryside.

Here awaits an enviable sense of security and community. Offering underground parking and a private storage room for each apartment, the complex also features ample communal space to indulge in recreation and relaxation. The azure-blue swimming pool is the ideal spot to cool down under the Mediterranean sun, take advantage of the fully equipped gymnasium to hone fitness or enjoy the sights and scents of the beautifully landscaped gardens.



## Development Features

Carefully arranged around the expansive swimming pool and set in landscaped gardens, the three discrete blocks that make up this phase of One80 Collection have been thoughtfully orientated to maximise views of the sea and the verdant surrounding countryside, all framed by the breathtaking backdrop of the Sierra Bermeja mountain range.

The fully equipped gym is conveniently located next to the swimming pool, ensuring a refreshing dip is close to hand after a vigorous workout. Perhaps a relaxed spot on the poolside lounge area is more appealing to enjoy the sun's rays. Nature-lovers meanwhile will enjoy identifying the indigenous plants used to great effect in the landscaped communal gardens.

- Low density urbanization
- Panoramic views to the sea and/ or countryside
- Secure community
- Within walking distance to amenities
- Private parking
- Storage room
- Fully equipped gym
- Large salt-water swimming pool
- Spacious sun bathing area





## The Apartments

The captivating light of Southern Europe has long been a source of inspiration for poets and artists. Recognising this, the One80 Collection has been meticulously designed to optimise this luminous quality. Its open-plan layouts and large glass doors seamlessly connect the interiors with the outdoors, leading onto spacious terraces. These terraces are equipped with clear glass balustrades, offering unobstructed views and allowing natural light to flood the living spaces. Kitchens are fully fitted in contemporary matt white cabinetry, while quality is assured, with high quality luxury fixtures and fittings throughout.

- **Garden apartments** offer a private oasis, with extensive outside space, perfect for nature-lovers or dinners in the tranquillity of nature
- **Middle-floor apartments** capitalise on the indoor-outdoor lifestyle with oversized windows that open onto expansive terraces
- **Penthouse apartments** present generously spaced interiors, with terraces leading out from the living area on both sides as well as benefiting from a spectacular rooftop solarium. Enjoy shady al fresco lunches under the pergola or evenings watching the sun go down with friends and family









## Features

The creation of this exclusive boutique development offers residents unparalleled craftsmanship and commitment to excellence. Envisioned as a safe, relaxing community, every detail has been meticulously considered to deliver the utmost in elegance, convenience, and tranquillity.

- Penthouse solariums include a pre-installation for a Jacuzzi\*
- Generous space for gardens in ground floor apartments (selected units)
- Matt white fully fitted kitchens with soft-close cupboards
- High quality kitchen appliances
- White compact quartz countertop
- Textured imitation wood porcelain floor tiles
- High-quality bathroom fittings with single-lever chrome faucets
- Fittings with water and energy saving system
- Showers equipped with thermostatic taps

\*Jacuzzi not included





# Sustainability and Efficiency

Committed to the environment **Avantespacia** offers sustainable and efficient projects, promoting actions and measures that will improve your quality of life:

- With an efficient design that improves the quality of the home by seeking the best orientations, views and thermal control, as well as improved natural light of interior spaces.
- Integrating with our environment, in locations close to services, thus promoting sustainable mobility, easy access and environmental improvement of community.
- Using the latest construction techniques and energy efficient installations to increase the comfort of the home, with particular attention to thermal and acoustic insulation.
- Including renewable and sustainable energies for air conditioning and domestic hot water production through high-efficiency aerothermal energy that contributes to better energy performance and greater economic savings on energy bills.
- Promoting sustainable water consumption.
- Focusing on health and well-being by providing our living spaces with quality lighting that include movement sensors in communal areas guaranteeing a lower energy consumption, as well as ventilation systems.
- Efficient and sustainable mobility in our communal areas with pre-installation for electric vehicle charging.





## *Unbeatable Location*

Situated close to the pretty Spanish town of Estepona, One80 Collection presents an ideal blend of tranquillity and convenience, set on an elevated position minutes from the historic Old Town and its wide expanse of golden beaches, yet far enough away to provide a peaceful retreat and total relaxation. If livelier entertainments are desired, then the world-famous yachting marina of Puerto Banús is just 15 minutes along the well-maintained coastal road, where designer shops line the quayside, shoulder-to-shoulder with a host of bars and restaurants serving a dazzling array of cuisines.

Venture a little further, and you will reach Marbella's glorious Golden Mile, one of the priciest slices of real estate in Europe for good reason. The palm-tree-lined boulevard leads to the epicentre of the glamorous life for which this area is famous, with Michelin-starred restaurants and nightclubs where the great and the beautiful congregate.

Of course, the wide golden beach that lines one side of Estepona town stands as a major attraction for both residents and holidaymakers. The Paseo Marítimo, the scenic seaside promenade, stretches uninterrupted along its length and is a perfect location for morning runs, bike rides and moonlit strolls.

Golfers are also well-served, with championship courses such as Real Club de Valderrama and Finca Cortesín an easy drive away, as well as a host of other top-class clubs that can be enjoyed by all skill levels.

**One80 Collection is ideally situated to provide easy access to a host of fantastic facilities and amenities while offering a peaceful haven in a safe, welcoming community.**



## Perfect Climate, Perfect Location

The Costa del Sol is one of the most popular destinations in Europe for a myriad of reasons. A magnet for the international jet-set from the 1950s, its appeal is strong and enduring.

One of the most significant draws is that this area is blessed with an enviable climate, enjoying over 300 days of sunshine per year. So even in winter you don't have long to wait for a sunny day to enjoy the beach, have a game of golf or a hike in the beautiful mountains that are the perfect backdrop to this beautiful part of Spain.

  
 300 day of sun

  
 +70 Golf club

  
 15 Marinas



# *Live life*

At **AVANTESPACIA** we build spaces in which to live. We design them, plan them and make them a reality. From an experienced background value added management. Spaces planned and designed to enjoy. Spaces that listen. Assertive spaces. Spaces designed for people. We are a national and international real estate group with a clear goal: to give value to the spaces that we create. This is what makes us different.



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**AVANTESPACIA**

Exclusive agent:

**BROMLEY ESTATES**  
MARBELLA

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