





INTRODUCTION

Redefining contemporary living in Estepona.
140 exclusive Residences and Penthouses
set in a tropical, gated community.

LOCATION

- Located on Estepona's "New Golden Mile"
- Just 5 Minutes to Estepona's vibrant town centre
- 500m walk to the beach and the 5* Kempinski Hotel and Laguna Village (reopening Summer 2022)
- Excellent transport connections by road, rail and air.





ESTEPONA EXIT
& AP-7

SCHOOL OF
EQUESTRIAN ART

LAGUNA
VILLAGE

KEMPINSKI
HOTEL & RESORT

500m
WALK TO BEACH


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A SPA

B GYMNASIUM

C BAR & RESTAURANT

D CONCIERGE OFFICE

E MAIN POOL

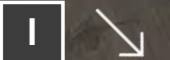
F KIDS POOL

G SECOND POOL

H CHIRINGUITO

I SECURITY HUT

J GREEN AREAS



RESORT COMMUNITY

- Clubhouse with co-working lounge, cafeteria, spa, gym & indoor pool
- 24hr security
- Two resort style swimming pools, one of them heated, with poolside “chiringuito” & children’s pool
- 27,000m2 tropical landscaped gardens




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APARTMENT COLLECTION

- Iconic architecture by award winning VillarroelTorrico
- Spacious interiors, private terraces & rooftop solariums
- Choice of 2/3 Bed Residences & 3/4 Bed Penthouses
- Full wireless home automation by Lutron included with every apartment
- Energy efficient A/C & underfloor heating by Daikin

RESIDENCES

Type A - 3 Bedroom, Bathroom
Located at Garden Level

Type B - 2 Bedroom, 2 Bathroom
Located at Garden Level

Type C - 2 Bedroom, 2 Bathroom
Located on the 1st Floor

Type D - 3 Bedroom, 3 Bathroom Located on the 1st & 2nd
Floor with Solarium




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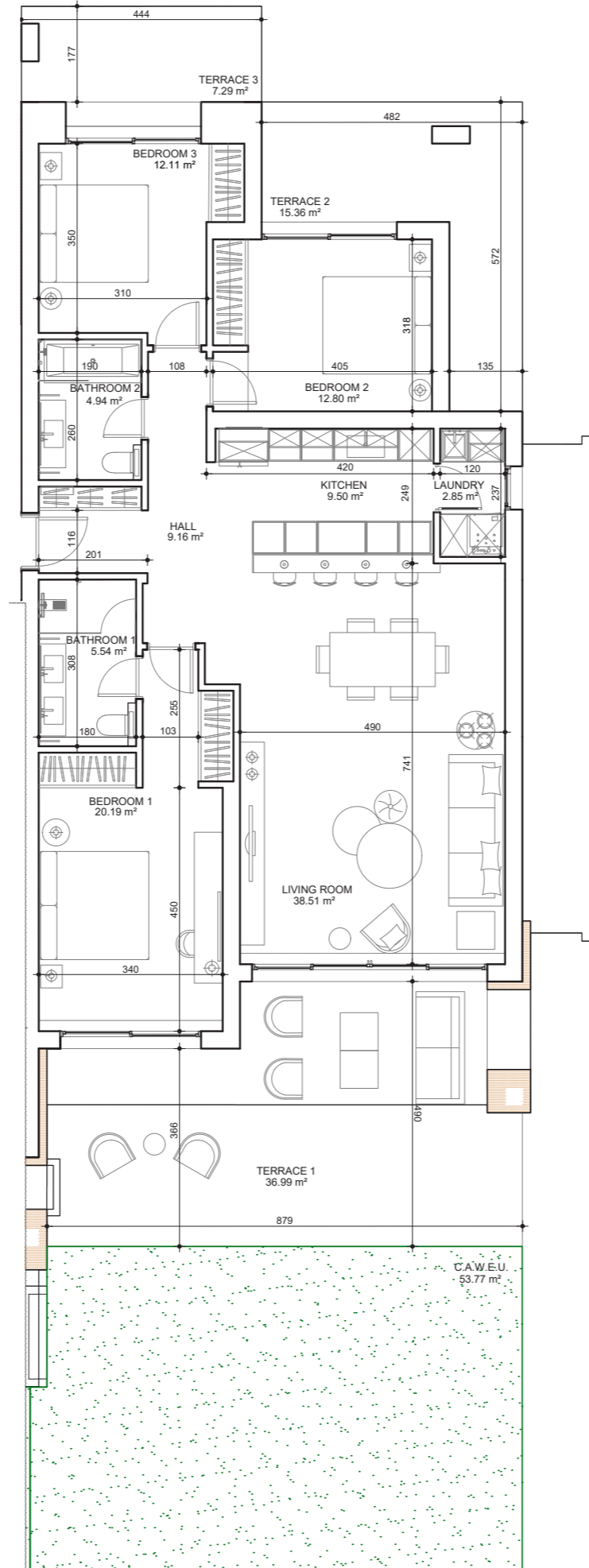



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E: 1/100



TYPE A 3 BEDROOM GARDEN



	Solarium	Solarium	
	2.2	2.1	
Solarium	1.3	1.2	Solarium
1.4			1.1
0.4	0.3	0.2	0.1

AREAS

Internal Usable	115.60 m ²
Terrace Usable	59.64 m ²
Solarium Usable	0.00 m ²
TOTAL USABLE	175.24 m²

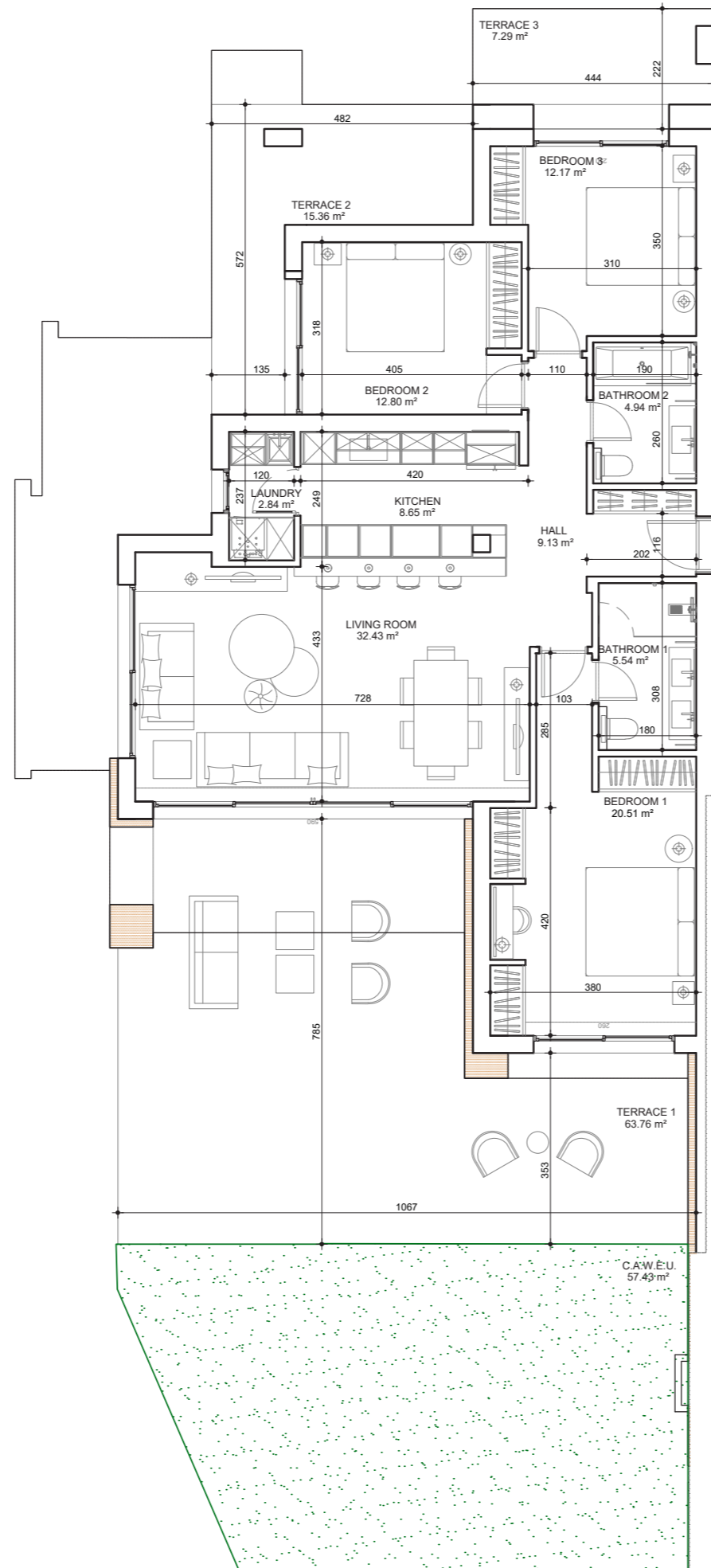
Internal Built	135.81 m ²
Terrace Built	64.03 m ²
Solarium Built	0.00 m ²
TOTAL BUILT	199.84 m²

*C.A.W.E.U. 53.77 m²

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TYPE A2 3 BEDROOM GARDEN



	Solarium	Solarium	
	2.2	2.1	
Solarium	1.3	1.2	Solarium
1.4	0.3	0.2	1.1
0.4			0.1

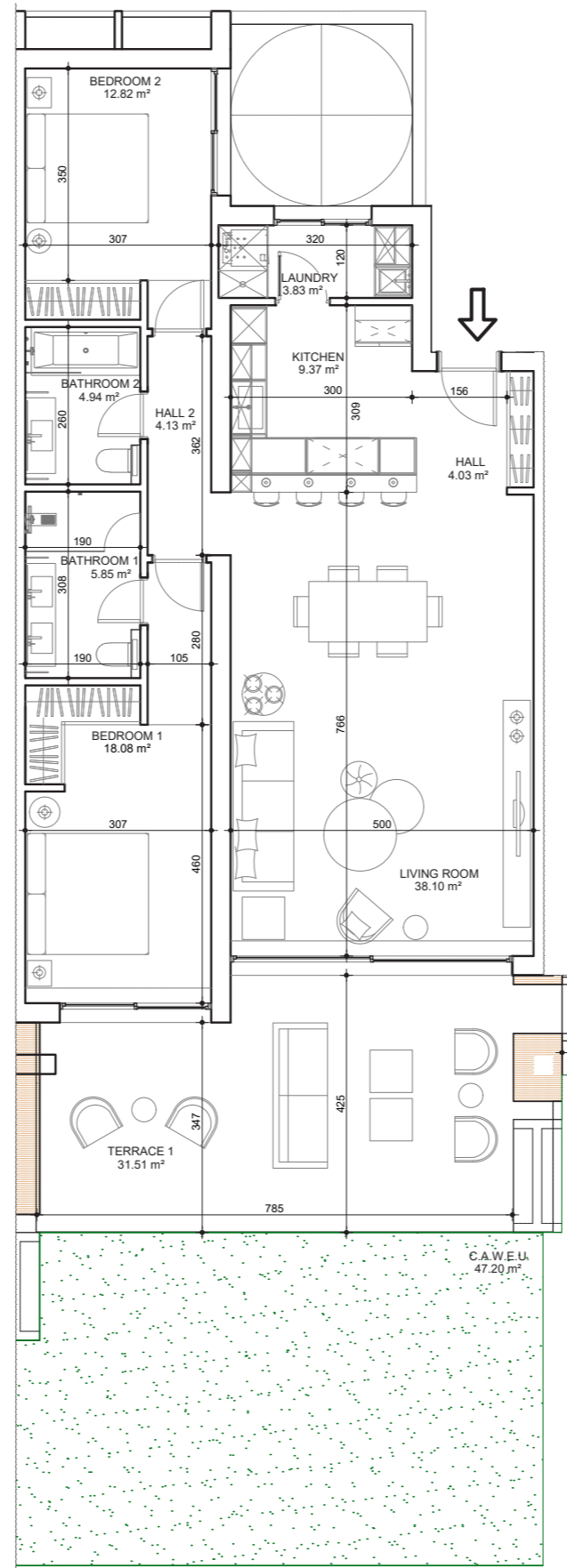
AREAS

Internal Usable	109.01 m ²
Terrace Usable	86.41 m ²
Solarium Usable	0.00 m ²
TOTAL USABLE	195.42 m²
Internal Built	131.07 m ²
Terrace Built	91.22 m ²
Solarium Built	0.00 m ²
TOTAL BUILT	222.29 m²
*C.A.W.E.U.	57.43 m ²

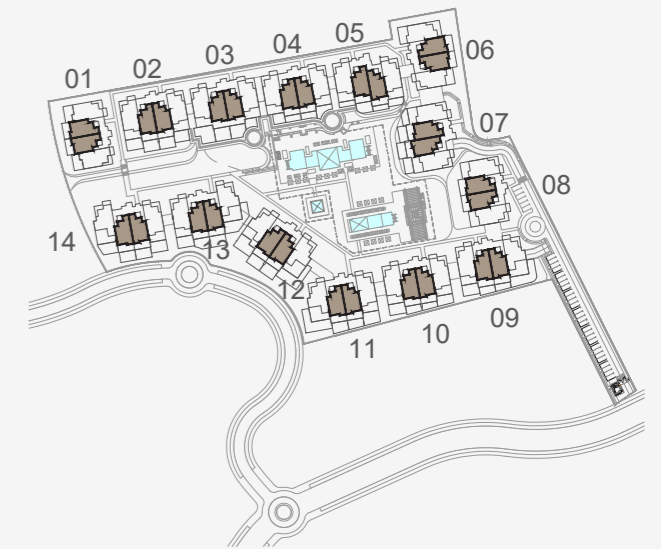
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E: 1/100



TYPE B 2 BEDROOM GARDEN



	Solarium	Solarium	
	2.2	2.1	
Solarium	1.3	1.2	Solarium
1.4	0.3	0.2	1.1
0.4			0.1

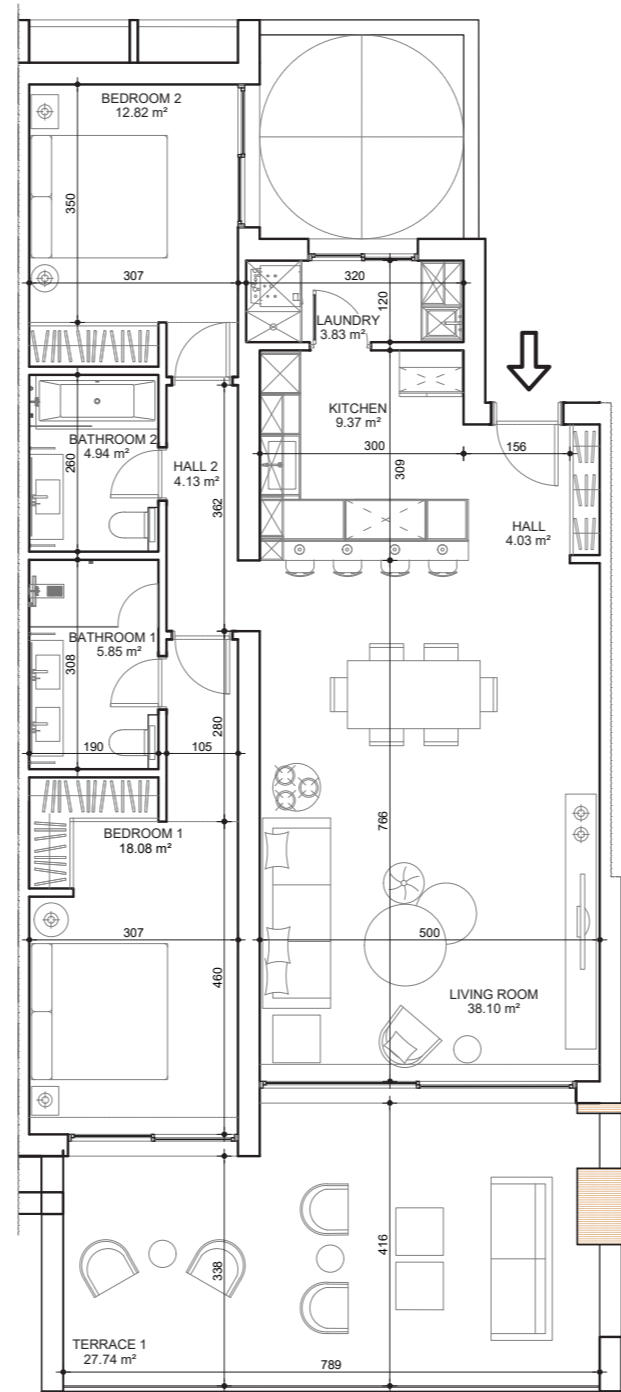
AREAS

Internal Usable	101.15 m ²
Terrace Usable	31.51 m ²
Solarium Usable	0.00 m ²
TOTAL USABLE	132.66 m²
Internal Built	118.05 m ²
Terrace Built	34.00 m ²
Solarium Built	0.00 m ²
TOTAL BUILT	152.05 m²
*C.A.W.E.U.	47.20 m ²

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TYPE C 2 BEDROOM FIRST FLOOR



	Solarium	Solarium	
	2.2	2.1	
Solarium	1.3	1.2	Solarium
1.4			1.1
0.4	0.3	0.2	0.1

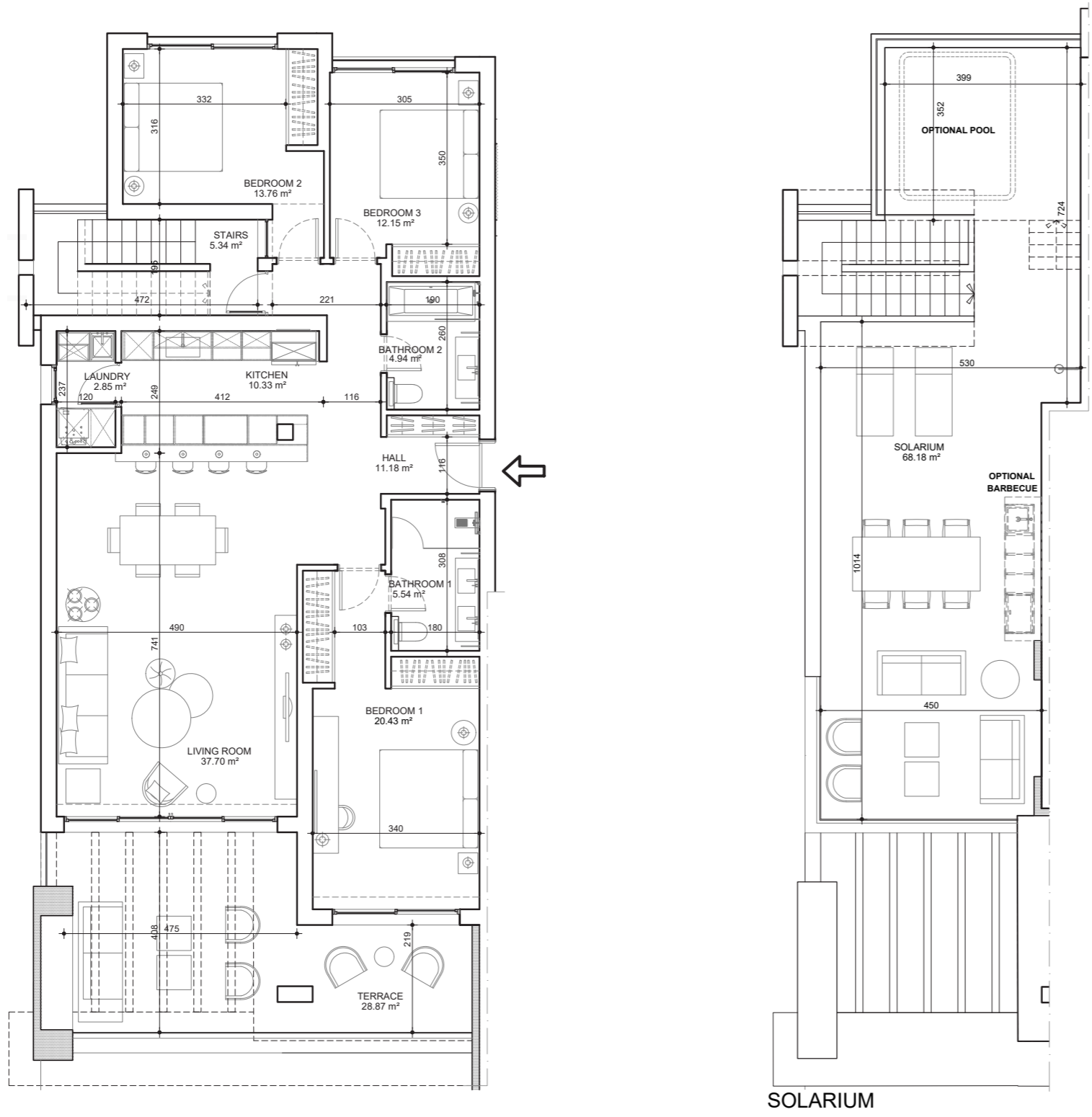
AREAS

Internal Usable	101.15 m ²
Terrace Usable	27.74 m ²
Solarium Usable	0.00 m ²
TOTAL USABLE	128.89 m²

Internal Built	118.34 m ²
Terrace Built	34.00 m ²
Solarium Built	0.00 m ²
TOTAL BUILT	152.34 m²

*C.A.W.E.U. 0.00 m²

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TYPE D 3 BEDROOM SOLARIUM



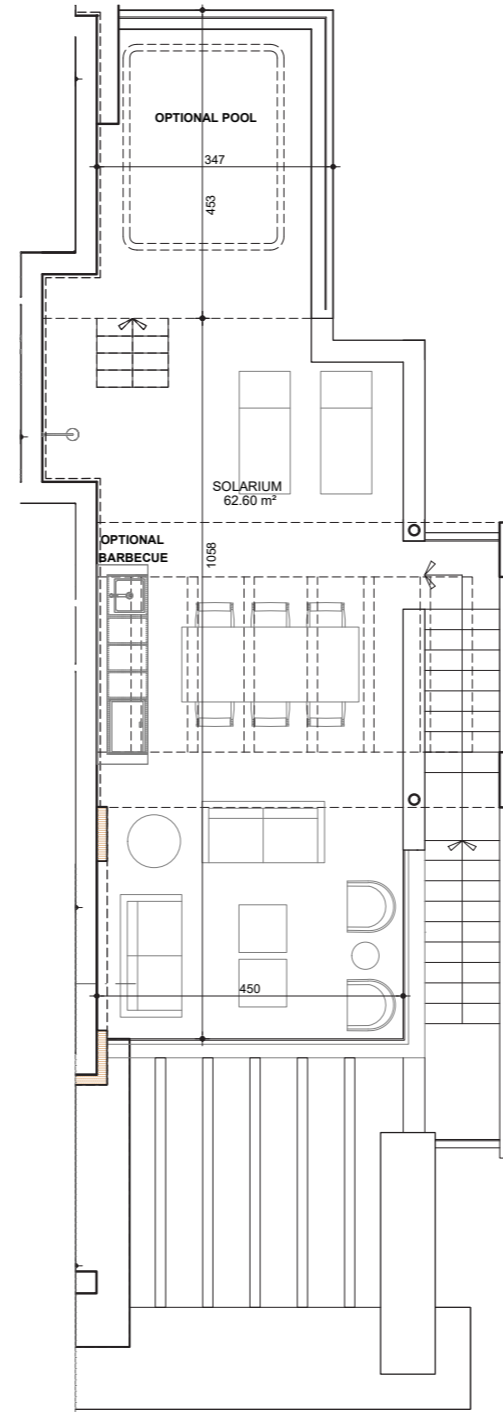
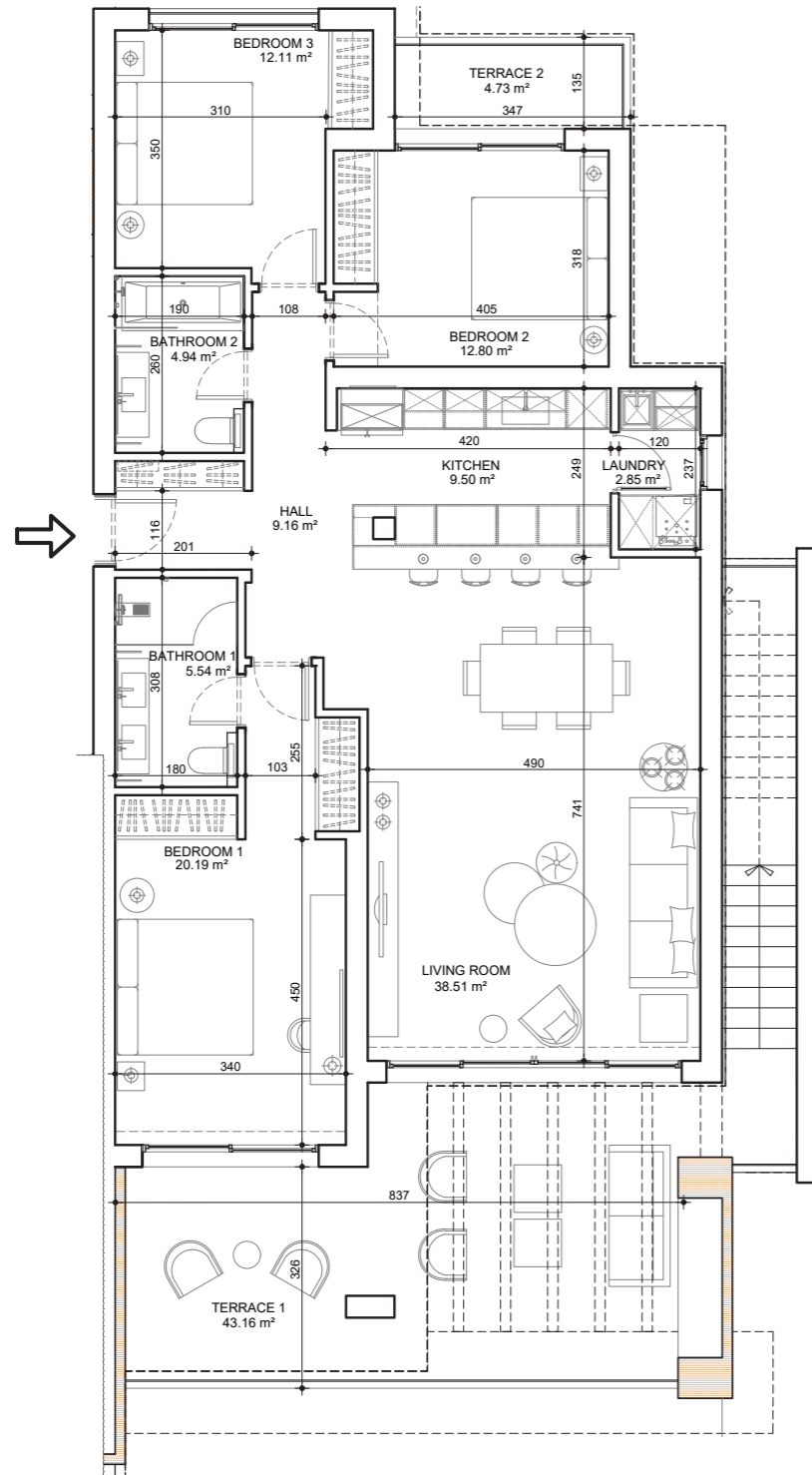
	Solarium		Solarium	
	2.2	2.1		
Solarium	1.4	1.3	1.2	Solarium
	0.4	0.3	0.2	0.1

AREAS

Internal Usable	124.22 m ²
Terrace Usable	28.87 m ²
Solarium Usable	68.18 m ²
TOTAL USABLE	221.27 m²
Internal Built	140.98 m ²
Terrace Built	43.79 m ²
Solarium Built	72.44 m ²
TOTAL BUILT	257.21 m²
*C.A.W.E.U.	0.00 m ²



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SOLARIUM



E: 1/100

TYPE D2 3 BEDROOM SOLARIUM

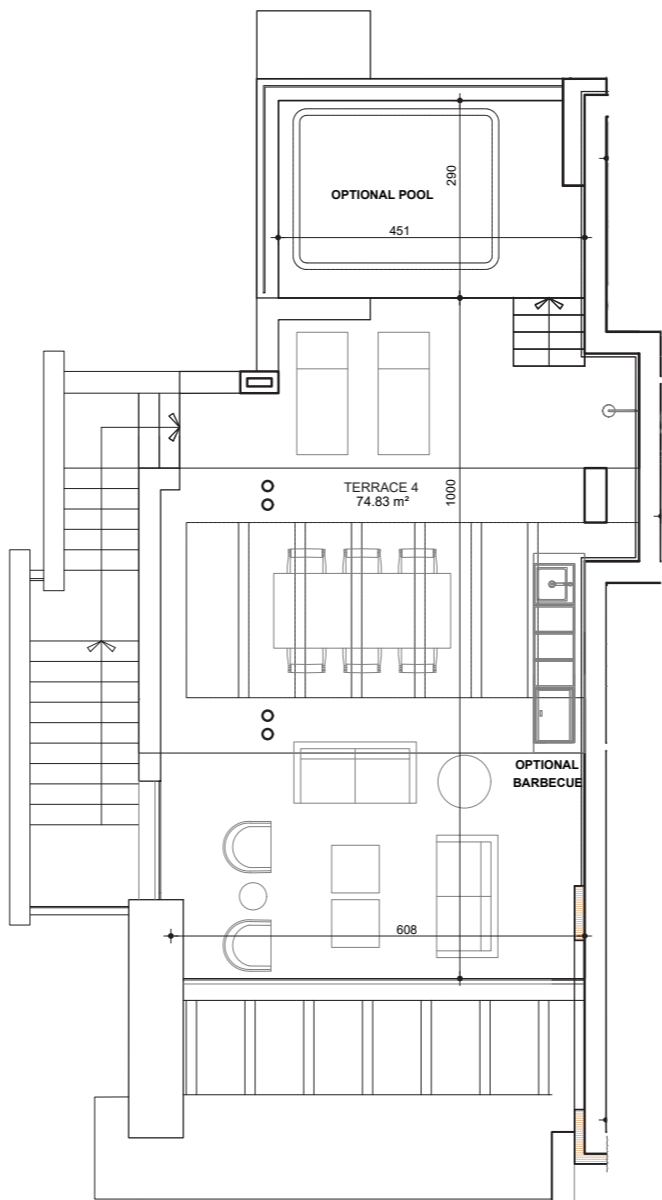
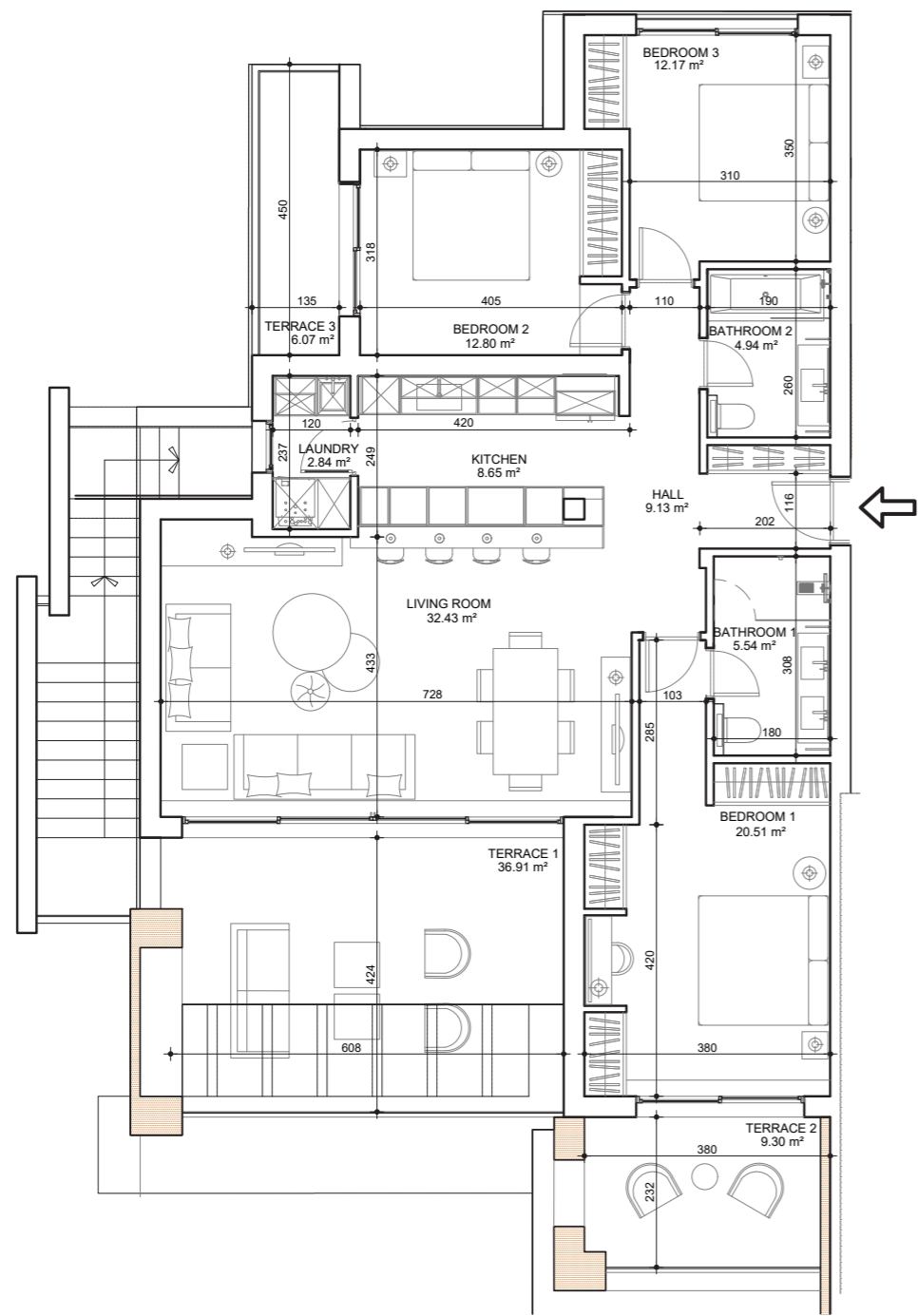


	Solarium	Solarium	
	2.2	2.1	
Solarium	1.3	1.2	Solarium
1.4			1.1
0.4	0.3	0.2	0.1

AREAS

Internal Usable	115.60 m ²
Terrace Usable	47.89 m ²
Solarium Usable	62.60 m ²
TOTAL USABLE	226.09 m²
Internal Built	136.23 m ²
Terrace Built	53.88 m ²
Solarium Built	70.00 m ²
TOTAL BUILT	260.11 m²
*C.A.W.E.U.	0.00 m ²

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SOLARIUM



E: 1/100

TYPE D3 3 BEDROOM SOLARIUM



	Solarium	Solarium	
	14.2.2	14.2.1	
Solarium	14.1.3	14.1.2	Solarium
14.1.4	14.1.3	14.1.2	14.1.1
14.0.4	14.0.3	14.0.2	14.0.1

AREAS

Internal Usable	109.01 m ²
Terrace Usable	52.28 m ²
Solarium Usable	74.83 m ²
TOTAL USABLE	236.12 m²
Internal Built	131.53 m ²
Terrace Built	63.19 m ²
Solarium Built	82.85 m ²
TOTAL BUILT	277.57 m²
*C.A.W.E.U.	0.00 m ²



PENTHOUSES

TYPE E - 3 Bedroom, 3 Bathroom
Located on Second & Third Floor

TYPE F - 4 Bedroom, 4 Bathroom
Located on Second & Third Floor












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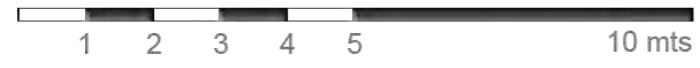
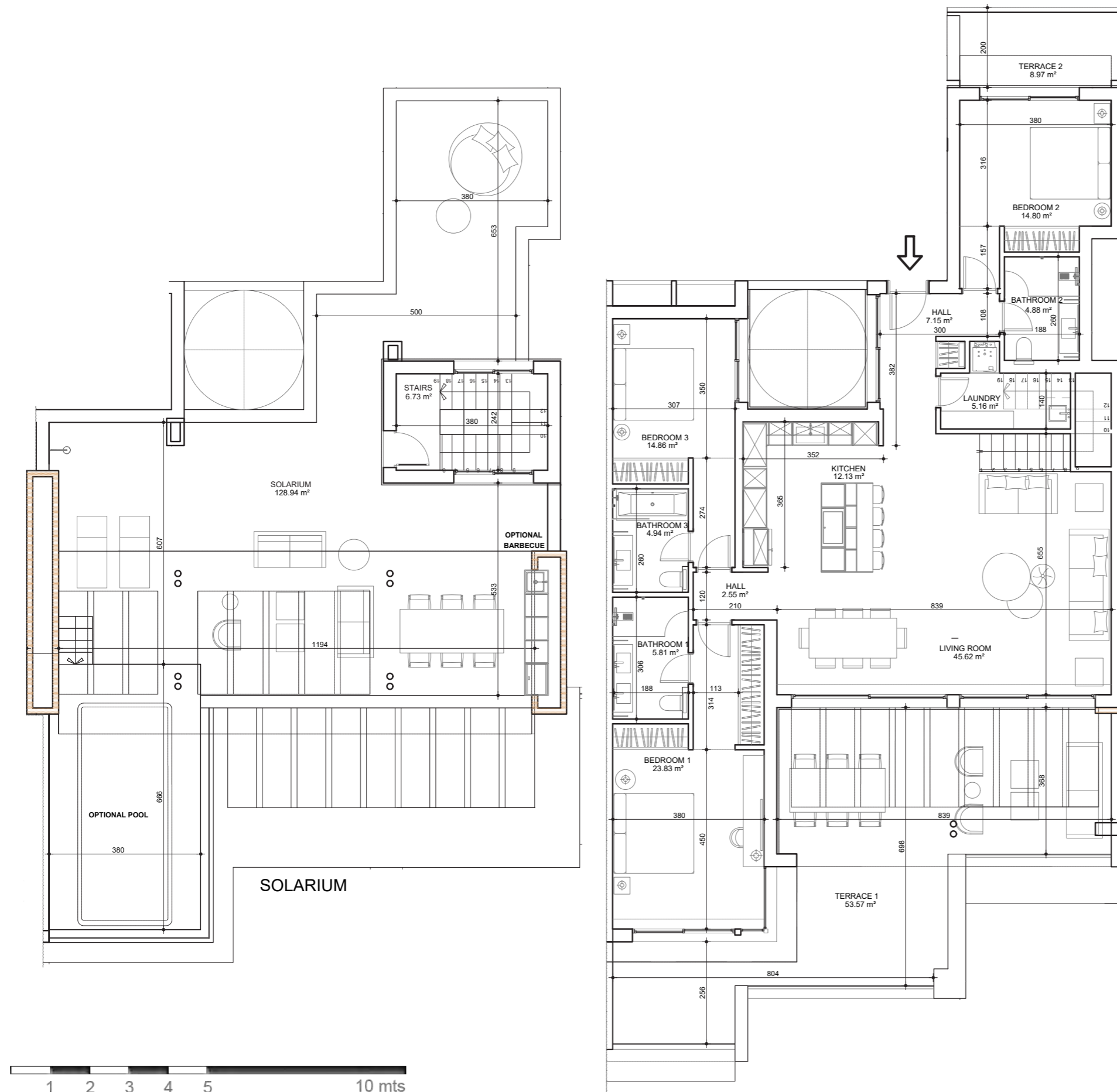



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E: 1/100

TYPE E 3 BEDROOM PENTHOUSE



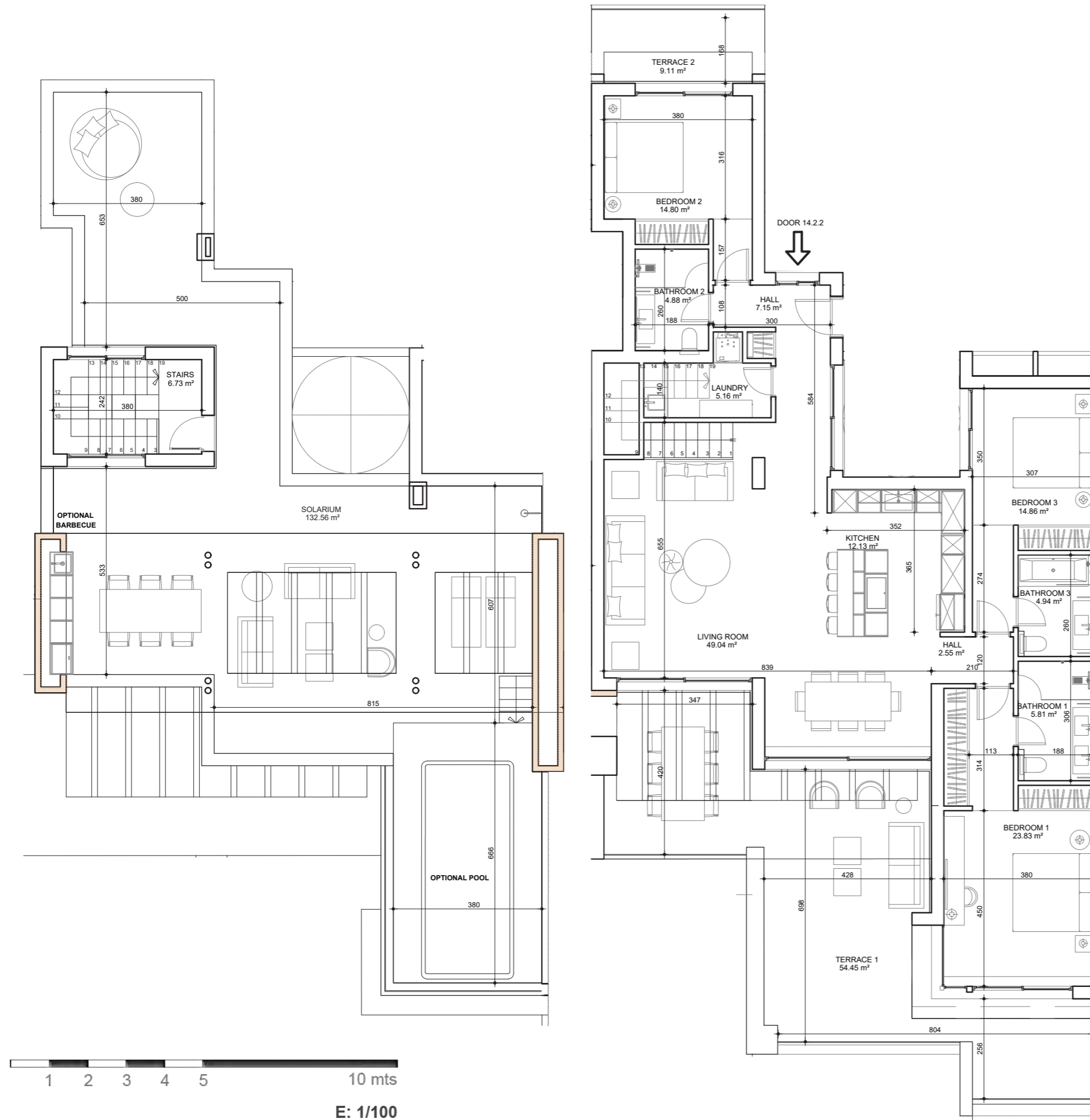
	Solarium	Solarium	
	2.2	2.1	
Solarium	1.4	1.2	1.1
	0.4	0.2	0.1

AREAS

Internal Usable	148.46 m ²
Terrace Usable	62.54 m ²
Solarium Usable	128.94 m ²
TOTAL USABLE	339.94 m²
Internal Built	182.72 m ²
Terrace Built	72.32 m ²
Solarium Built	147.93 m ²
TOTAL BUILT	402.97 m²
*C.A.W.E.U.	0.00 m ²



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TYPE E2 3 BEDROOM PENTHOUSE



	Solarium	Solarium	
	2.2	2.1	
Solarium	1.4	1.2	Solarium
	0.4	0.2	0.1

AREAS

Internal Usable	151.88 m ²
Terrace Usable	63.56 m ²
Solarium Usable	132.56 m ²
TOTAL USABLE	348.00 m²
Internal Built	187.33 m ²
Terrace Built	73.86 m ²
Solarium Built	152.74 m ²
TOTAL BUILT	413.93 m²
*C.A.W.E.U.	0.00 m ²

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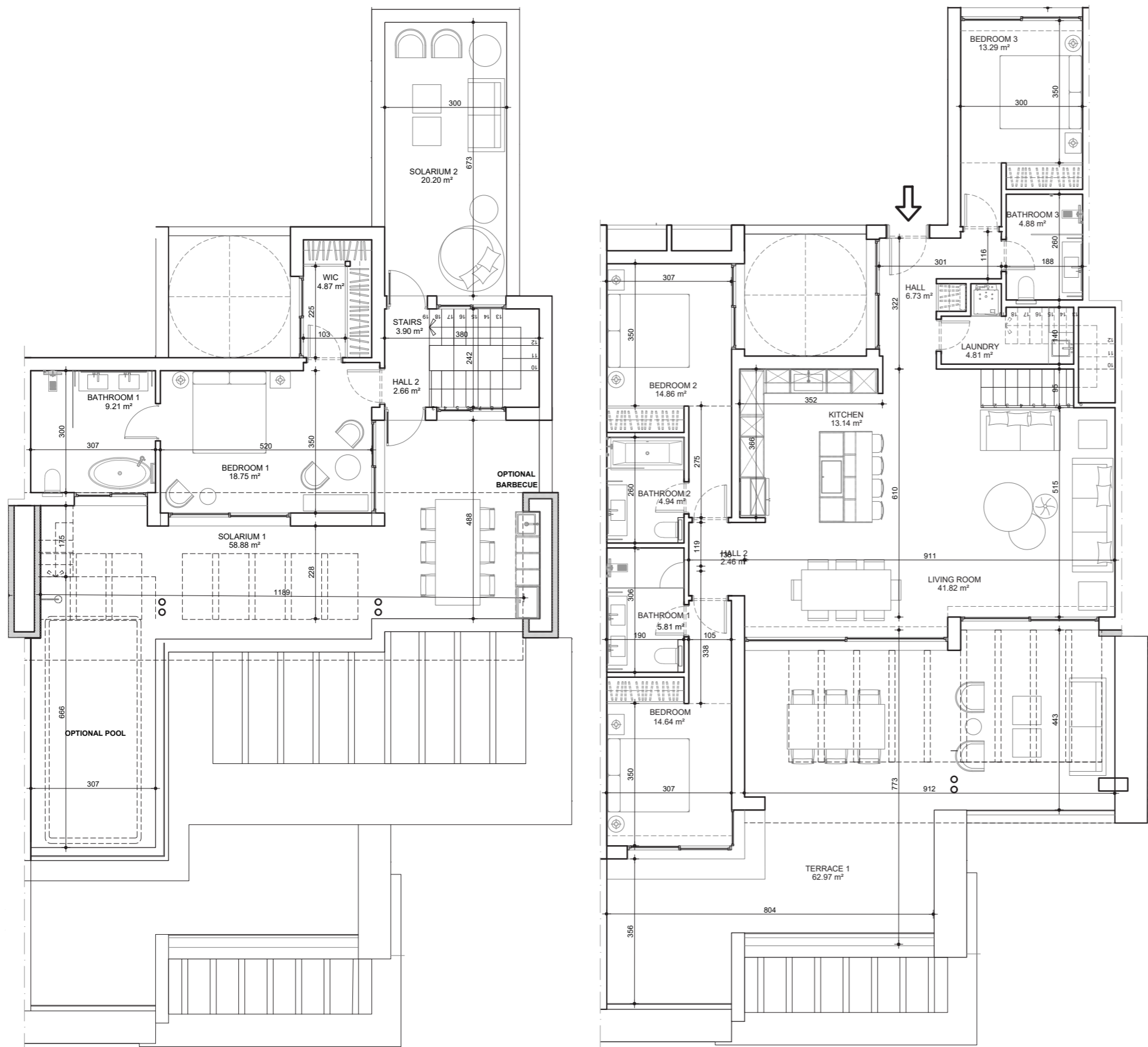
TYPE F 4 BEDROOM PENTHOUSE



	Solarium		Solarium	
	2.2		2.1	
Solarium	1.4	1.3	1.2	1.1
	0.4	0.3	0.2	0.1

AREAS

Internal Usable	166.77 m ²
Terrace Usable	62.97 m ²
Solarium Usable	79.08 m ²
TOTAL USABLE	308.82 m²
Internal Built	205.06 m ²
Terrace Built	72.04 m ²
Solarium Built	91.11 m ²
TOTAL BUILT	368.21 m²
*C.A.W.E.U.	0.00 m ²



E: 1/100



EXTRAS & UPGRADES

- Audio-visual & Home Entertainment
- Decorative Lighting & Window Dessings
- Flooring Alternatives
- Kitchen Options, Upgrades & Extras
- Bathroom Options, Upgrades & Extras
- Outdoor Kitchens, Jacuzzi's & Pools



EUROPEAN
PROPERTY
AWARDS
DEVELOPMENT

LAFUFEN

★★★★★

BEST RESIDENTIAL
DEVELOPMENT 20+ UNITS
SPAIN

Ayana
by Merlin Real Estates S.L.

2023-2024



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PRICES

PHASE	BLQ.	TYPE	TYPE	NO	FLOOR	BEDS	BATHS	BUILT M2	TERRACE M2	SOLARIUM M2	TOTAL BUILT M2	GARDEN M2	ROUNDED PRICE
1	6	E	3 BED PENTHOUSE	621	2°	3	3	182,36	67,76	147,23	397,35	0,00	€1,295,000
2	9	A	3 BED GARDEN	904	G°	3	2	135,95	64,47	0,00	200,42	53,77	€810,000
2	11	D2	3 BED SOLARIUM	1111	1°	3	2	136,20	53,78	72,15	262,16	0,00	€855,000
2	12	A2	3 BED GARDEN	1204	G°	3	2	130,59	75,15	0,00	231,02	80,91	€815,000
3	1	A	3 BED GARDEN	101	G°	3	2	135,95	67,26	0,00	203,21	78,75	€815,000
3	1	A2	3 BED GARDEN	104	G°	3	2	136,50	81,76	0,00	218,26	118,51	€825,000
3	1	D3	3 BED SOLARIUM	114	1°	3	2	141,39	34,05	77,92	253,36	0,00	€895,000
3	1	F	4 BED PENTHOUSE	121	2°	4	4	213,49	75,16	93,65	381,55	0,00	€1,650,000

This price list is for informative purposes only and is not contractual. Prices may vary at any time according to Asset Folio Excl. criteria or due to sale of the listed models.

* Revision Date: 18/07/2023

DESIGNED BY
VILLARROELTORRICO

DEVELOPED BY
MERLIN
REAL ESTATES SL