





# Introducing Residencial Infinity

Enjoying a prestigious location right on the main avenue running through the heart of Estepona's vibrant town centre, the landmark Residencial Infinity building comprises 112 luxury new build 2- & 3-bed apartments of stunning contemporary design. Spacious and flooded with natural light, each of the elegantly designed properties has its own private terrace – ranging in size from 7 to 42 square metres and with a choice of different orientations – as well as benefiting from private underground parking and storeroom.

In addition to having Estepona's countless, first-class amenities and services virtually on the doorstep, Residencial Infinity is also less than a 4-minute walk to the sought-after resort's sundrenched, Blue Flag award-winning beaches gently lapped by the limpid blue waters of the Mediterranean Sea.

# Signature

# contemporary design

Designed by eminent architectural studio Ismael Mérida Arquitectos – and managed by ASG Homes – Residencial Infinity occupies a prime residential site on Estepona's principal avenue, Avenida Juan Carlos I, and not only boasts an urban location second to none, but is also destined to become the town's undisputed benchmark for architectural excellence.

Combining signature contemporary design with top quality fixtures and fittings, Residencial Infinity's fabulous onsite communal amenities include a huge rooftop terrace – featuring an absolutely stunning infinity pool, ample sunbathing deck and breathtaking ocean views – as well as a fully-equipped gym with sauna, attractive garden areas, equipped multiuse social room, children's area and a bicycle room, too.





# Luxury,

state-of-the-art fixtures, fittings & more...



- Fully-fitted kitchens with Silestone worktops & Balay domestic appliances
- ◆ Double-glazing & hot & cold air-conditioning
- ♦ Thermal & acoustic insulation
- ◆ Solar water heating
- Armoured entry door with video entry phone
- ◆ Underground parking & storeroom
- Onsite communal facilities include: Rooftop solarium with infinity pool, chill out area & sea views; fully-equipped gym with sauna; garden areas; equipped multiuse social room; children's area, bicycle room & elevators serving all floors
- Building licence granted & completion scheduled for the first quarter of 2020

# Coveted location

Around 20 minutes west of Marbella, and a 40-minute drive to Málaga airport, Estepona is justifiably famous for its fine sandy beaches, beautiful seaside promenade stretching the length of the town, its lively marina, and its swish beach clubs. One of the most enchanting seaside towns on the Costa del Sol, it also comes as no surprise that the resort is world renowned for its captivating boulevards, charismatic plazas, historic monuments, chic eateries, popular wine bars and a vast choice of sports and leisure activities.

A flourishing, cosmopolitan seaside town boasting state-of-the-art shopping malls, schools, hospitals, medical centres, a thriving business hub and excellent communications infrastructure, Estepona is highly regarded for still retaining the traditional values and evocative atmosphere of the charming little fishing village it once was.

Only a few minutes' drive from the resort, Sotogrande is home to the hallowed greens and fairways of Valderrama, as well as the world-famous Santa María Polo Club, while the enchanting Sierra Bermeja mountains forming Estepona's spectacular backdrop are the gateway to the glorious Andalusian countryside dotted with enchanting hilltop villages waiting to be explored.

SOTOGRANDE ......26 Km GIBRALTAR ......48 Km









Residencial Infinity has been designed by the eminent Marbella-based architectural studio Ismael Mérida Arquitectos – founded in 1996 and whose multidisciplinary team have been responsible for various high-profile projects throughout Spain, as well as in Lisbon, Casablanca, Tangier and the Dominican Republic – and is managed by ASG Homes – the residential division of European fund managers ASG, founded in 2007, and whose distinguished portfolio includes residential developments, shopping centres, hotels and offices principally located throughout Germany and Spain.



# Specifications

#### **Residencial Infinity**

Residential complex comprising 112 two and three bedroom homes, 115 garage spaces, 112 storerooms, Commercial Units, communal garden areas, rooftop infinity pool, equipped multiuse social room, fully-equipped gym, sauna, children's area and bicycle room.

#### **Foundation and structure**

Foundation piles, slabs and walls made of reinforced concrete. Structure made of reinforced concrete pillars, beams and floors, according to the project.

#### **Façades**

Screeded rendering and painted white with some areas finished with 43.5x65.9 Porcelanosa Samoa Antracita stoneware. Interior thermal insulation via air chamber with projected polyurethane.

#### Walls

Partition between properties with double panel, ½ foot noise-cancelling brick and rockwool sound insulation. Interior divisions within properties made with double hollow brick. Between properties and common areas, double panel of double hollow brick and rockwool sound insulation.

#### Roofs

Flat roofs with thermal insulation and waterproofing, finished with a layer of gravel in non-crossable roof areas. Terraces with glass railings and/or balustrades, according to the project.

#### **Exterior joinery**

Exterior joinery of coloured lacquered aluminium with heat channel breakage, sliding or hinged panes according to the project, with multipoint closing handles. Roll-down blinds in the same colour as the joinery in the bedrooms. Double-glazed Climalit-type glass with solar protection and low emissivity, according to the project specification.

#### **Interior joinery**

Armoured, white lacquered front door. White lacquered internal doors with chrome metalwork and fittings. Modular, built-in wardrobes lacquered in white, with sliding or hinged doors according to the project, and with luggage shelf and hanging rail.

#### **Interior cladding**

Plaster false ceiling, according to the project. Ceiling light feature in the living room. Interior walls of screeded plaster. Smooth white plastic paint on vertical and horizontal surfaces throughout the property.

#### **Flooring**

60x60 Saloni Menhir Arena (C1) stoneware throughout the property and 60x60 slip-resistant Saloni Menhir Arena (C3) stoneware on terraces, with 10x60 Saloni Menhir Arena skirting tiles. Anti-impact, sound insulated flooring.

Wooden decking for the rooftop solarium/swimming pool area.

#### **Tiling**

Main bathroom: Top quality 45x90 Saloni Midas Arena tiles on the walls of the bathtub and 45x90 Saloni Menhir Arena tiles on the wall of the basin.

Second bathroom: Top quality 45x90 Saloni Menhir Arena tiles on the walls of the shower and basin.

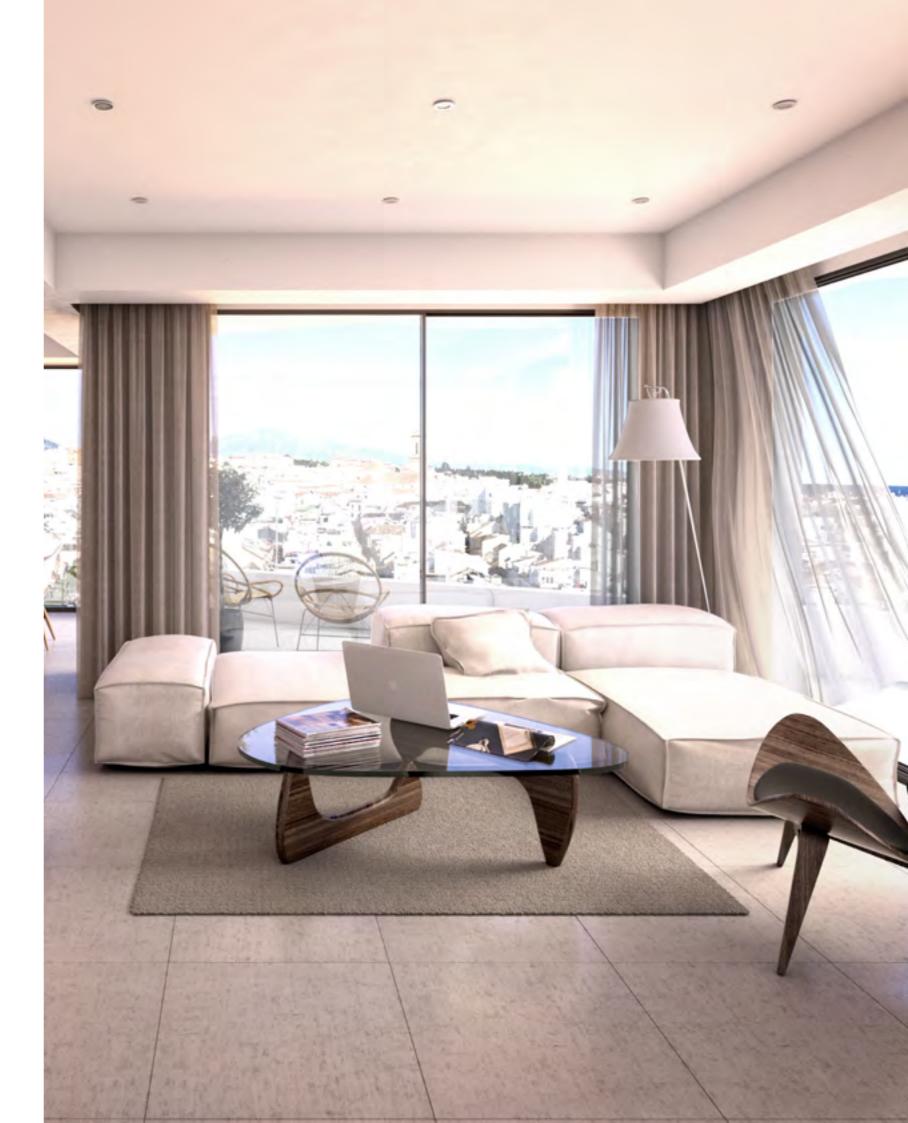
The rest of the vertical surfaces in the bathrooms will be finished with smooth white plastic paint over a well-screed plaster coating.

#### **Plumbing**

Hot and cold water pipes of cross-linked polyethylene or similar, protected and insulated according to regulation. Independent stopcocks for hot and cold water in each wet area.

#### **Drainage network**

PVC pipes with acoustic properties for downpipes.



#### **Sanitary fittings and taps**

#### In the main bathroom:

- Wall-mounted Duravit Durastyle vitrified porcelain dual-flush, low-tank toilet in white with white lid and seat and water-saving system.
- Two vitrified porcelain basins on a laminated wooden vanity top.
- Ypsilon Plus by Ramón Soler chrome-finished mixer tap with aerator, water-saving system and automatic drain.
- 170x75 white acrylic Duravit D-Code bathtub with automatic drain.
- Ypsilon Plus by Ramón Soler chrome-finished bath-shower mixer tap, shower head and shower hose.
- Hinged, 5mm-thick tempered glass bath screen.
- White 50x80cm Roca Victoria electric heated towel rail.
- Mirror above basins.

#### In the second bathroom:

- Duravit D-Code vitrified porcelain dual-flush, low-tank toilet in white with white lid and seat and water-saving system.
- Vitrified porcelain basin on a laminated wooden vanity top.
- Ypsilon Plus by Ramón Soler chrome-finished mixer tap with aerator, water-saving system and automatic drain.
- White acrylic Duravit D-Code shower tray, measurements in accordance with the project.
- Ypsilon Plus by Ramón Soler chrome-finished bath-shower mixer tap, shower head and shower hose.
- Hinged, 6mm-thick tempered glass shower screen with aluminium frame.
- 50x80cm Roca Victoria electric heated towel rail.
- Mirror above basin.



#### In the kitchen:

• Kitchen sink mixer tap with flexible, pullout hose.

#### (D.H.W.) Domestic hot water

Collective natural gas condensing boiler with individual consumption meter.

#### **Solar panels**

Installation of thermal solar energy for the production of domestic hot water (in accordance with current legislation).

#### **Air-conditioning**

Individual hot & cold air-conditioning for each property, with machine outside on the roof and ventilation via air ducts and grilles in the false ceiling, according to the project.

#### **Electricity, TV and telephony**

Installation in compliance with Low Voltage Electro-technical Regulation and Official Guidelines. Recessed LED luminaires in the hall, corridors, bathrooms and kitchen. LED lights to be used for living room ceiling lighting feature. LED luminaire on terraces. Sockets, switches and audio-TV sockets equipped with JUNG LS990 mechanisms. Two-port USB socket in the Main Bedroom.

Television socket in living room, bedrooms and kitchen. Telephone socket in the living room and bedrooms. Video door entry panel for control and opening the main entry door and apartment front door.

#### **Kitchen furniture and appliances**

High capacity wall and base units, fully removable and fully waterproof soft-close drawers, handles on base units, soft-close doors with Blum type hinges and Silestone worktop. Stainless steel sink. Domestic appliances: Induction hob, decorative extractor hood, multifunction oven, 20-litre capacity microwave, integral dishwasher, washing machine/dryer and Balay fridge-freezer.

#### **Telecommunications infrastucture**

Complies with telecommunications regulations.

#### **Elevators**

2-speed elevators, decorated elevator cabin, serving all floors from underground garage to pool-solarium/roof.

#### **Common areas**

Garden areas on the ground floor and roof. Children's area on the ground floor with rubber flooring. Air-conditioned social room, equipped with kitchen furniture and domestic appliances, on the ground floor. Gym with fitness equipment and sauna on the ground floor. Roof with infinity pool with access for persons with reduced mobility, chill out area and solarium.

#### NOTES:

The current building specifications may be modified at the request of the Management and/or for technical reasons, market requirements or lack of stock, without compromising the final quality.







## PORTAL 1 / 5°C (3D)

SUPERFICIE ÚTIL 91,00 m<sup>2</sup>

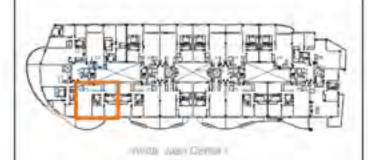
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SUPERFICIE CONSTRUIDA

SUPERFICIE CONSTRUIDA CON ZONAS COMUNES 141,

141,57 m<sup>2</sup>

126,00 m<sup>2</sup>









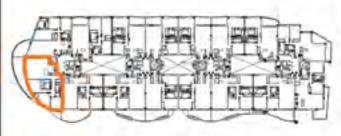
## PORTAL 1/5°D (3D)

SUPERFICIE ÚTIL 90,35 m²

SUPERFICIE CONSTRUIDA 134,26 m<sup>2</sup>

SUPERFICIE CONSTRUIDA CON ZONAS COMUNES

149,82 m<sup>2</sup>



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SUPERFICIE ÚTIL= INTERIORES SUPERFICIE CONSTRUIDA TERRATA (CUBIERTAS Y DESCUBIERTAS), SUPERFICIE CONSTRUIDA CON Z/CO-O/TRADRES + TERRATA - ZONAN COMUNES
107A: El presente documento en de paracter informativo, Los planos y las imperiores expresadas podrán experimentos y conscionad formativo de provincia de la provinci





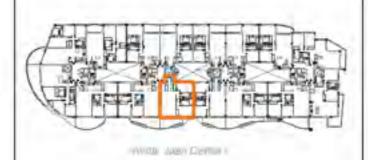
## PORTAL 2 / 5°G (2D)

SUPERFICIE ÚTIL 74,02 m<sup>2</sup>

SUPERFICIE CONSTRUIDA 104,23 m<sup>2</sup>

SUPERFICIE CONSTRUIDA CON ZONAS COMUNES

117,09 m<sup>2</sup>









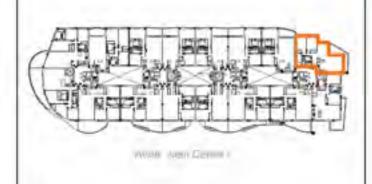


## PORTAL 4 / 5°N (2D)

SUPERFICIE ÚTIL 77,94 m<sup>2</sup> SUPERFICIE CONSTRUIDA 106,00 m<sup>2</sup>

SUPERFICIE CONSTRUIDA CON ZONAS COMUNES

119,58 m<sup>2</sup>















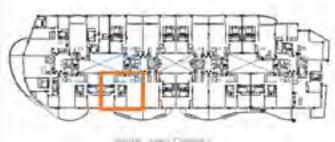
# PORTAL 2 / 5°H (3D)

SUPERFICIE ÚTIL 91,24 m<sup>2</sup>

123,94 m<sup>2</sup> SUPERFICIE CONSTRUIDA

SUPERFICIE CONSTRUIDA CON ZONAS COMUNES

139,56 m<sup>2</sup>



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SUPERFICIE ÚTIL 72,27 m<sup>2</sup>

SUPERFICIE CONSTRUIDA 93,67 m<sup>2</sup>

SUPERFICIE CONSTRUIDA CON ZONAS COMUNES

106,30 m<sup>2</sup>









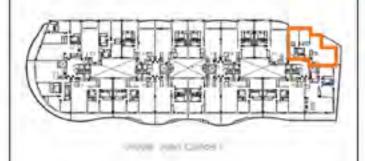


## PORTAL 4 / 1°N (2D)

SUPERFICIE ÚTIL 77,94 m<sup>2</sup>
SUPERFICIE CONSTRUIDA 105,80 m<sup>2</sup>

SUPERFICIE CONSTRUIDA CON ZONAS COMUNES

119,38 m<sup>2</sup>









# PORTAL 4 / 1°O (2D)

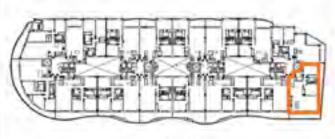
SUPERFICIE ÚTIL 78,16 m<sup>2</sup>

SUPERFICIE CONSTRUIDA CON ZONAS COMUNES

SUPERFICIE CONSTRUIDA

138,50 m<sup>2</sup>

124,90 m<sup>2</sup>



VIVOR PART CORES I









Managed by ASG Homes

