



ASPERIA.

PARQUE CENTRAL





ASPERIA.

THE ART OF TRANQUIL URBAN LIVING

ASPERIA. is the new construction located in "Parque Central" in Estepona, surrounded by Avenida Andalucía, Calle Coto Doñana and Calle Pilar de Farinós.

This residential/commercial building will comprise:

43 apartments & 4 commercial premises

Communal & Private Terraces

Swimming pool

Gym

4 floors of parking

Storage rooms

3 lifts & 2 car lifts

Reception with concierge

Expected delivery date: First quarter of 2026



THE HOMES

ASPERIA. will consist of homes with 11 different layouts, ranging from 1 to 3 bedrooms.

The homes will be double or triple oriented and will feature spacious terraces, offering residents panoramic views and sun filled spaces.





THE DESIGN

ASPERIA. has been designed to hold bright and spacious apartments filled with an abundance of direct sunlight throughout the day; the perfect setting for bringing people together.

Panoramic windows, organically shaped walls and spacious terraces will give your new home an appearance with character, elevating the quality of life.



THE DESIGN





THE BEDROOMS

ASPERIA. will consist of residences of 1-3 bedrooms, luxuriously isolated to enable true relaxation, and are equipped with fitted wardrobes for optimal convenience.

An oasis of tranquillity, where you can soak up the views from the comfort of your own bedroom and escape the hustle and bustle of city life.



THE BATHROOMS

The bathrooms will be fully equipped with high quality installations, including eco-smart technology for reduced water waste.





THE ROOFTOP TERRACE

Ascend to the communal rooftop oasis, where the glistening pool and inviting relaxation zones harmonize to create an elevated retreat, promising moments of tranquillity and rejuvenation



THE ROOFTOP TERRACE





ACCESIBILIDAD

Beach – 5 minute walk

Old Town – 2 minute walk

Port – 15 minute walk

Supermarket – 3 minute walk

Pacha Beach Club – 10 minutes by car

Puerto Banús – 15 minutes by car

ASPERIA. combines all the convenience of city centre living with tranquillity; making the neighbourhood a favourite for singles and families alike.





LOCATION

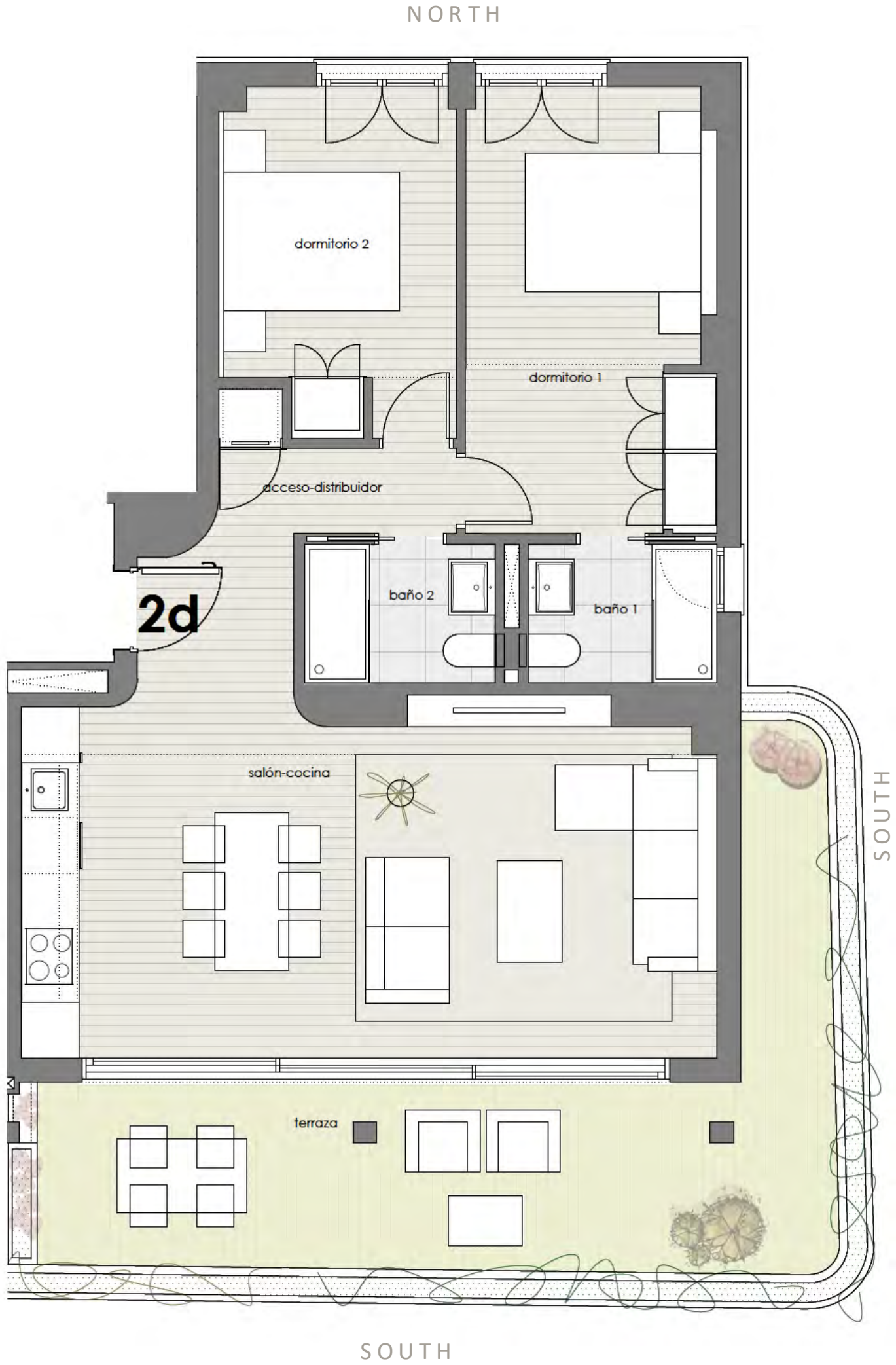
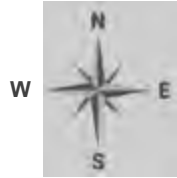
ASPERIA. is located in Parque Central, surrounded by 3 wide streets; Avenida Andalucía, Calle Coto Doñana and Calle Pilar de Farinos.

Its prime location, just steps from the beach, the historic centre and the port, inspiringly intertwines a quiet, family-friendly atmosphere with a lively social life, facilitating the art of tranquil urban living.



This detailed floor plan shows the layout of the first floor. On the left, there is a parking area with two car spaces and a motorcycle space, adjacent to a building labeled 'C.T. 1000'. The main entrance area includes 'PORTAL 3' and 'PORTAL 1'. The plan features several rooms: 'LOCAL 4' and 'LOCAL 3' on the left; 'LOCAL 5' and 'LOCAL 1' on the right; and a central area with 'INSTALACIONES', 'SALA DE CLASES', and 'LIMPIEZA'. Staircases are located near 'PORTAL 3' and 'PORTAL 1'. A central corridor provides access to the various rooms. The plan also shows 'INSTALACIONES' (installations) and 'SALA DE CLASES' (classroom) areas.

NOTA: El presente documento es de carácter informativo. Los planos y superficies expresadas podrán experimentar variaciones por exigencias técnicas del proyecto.



ASPERIA.

PARQUE CENTRAL

TYPE - 1

Total Interior Surface: 72.99 m²

Living Room – Kitchen: 27.70 m²

Double Bedroom 1: 12.93 m²

Double Bedroom 2: 9.10 m²

Bathroom 1: 3.05 m²

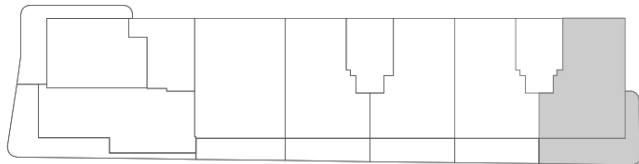
Bathroom 2: 3.07 m²

Access – Hallway: 5.61 m²

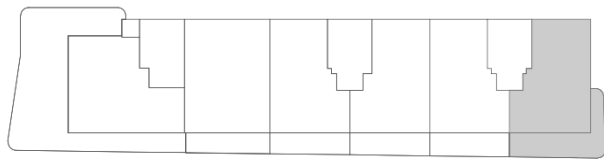
Terrace: 27.89 m²

AVAILABLE APARTMENTS:

SOLD

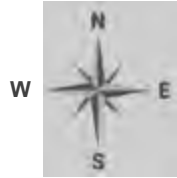


Planta tipo (1-2-3-4-5)



Planta sexta

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ASPERIA.

PARQUE CENTRAL

TYPE - 2

Total Interior Surface: 72.25 m²

Living Room – Kitchen: 27.63 m²

Double Bedroom 1: 12.95 m²

Double Bedroom 2: 9.24 m²

Bathroom 1: 3.07 m²

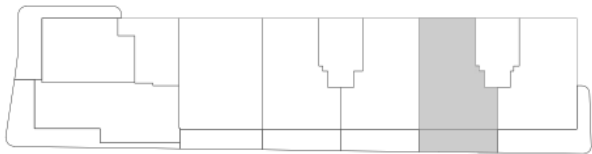
Bathroom 2: 3.07 m²

Access – Hallway: 5.57 m²

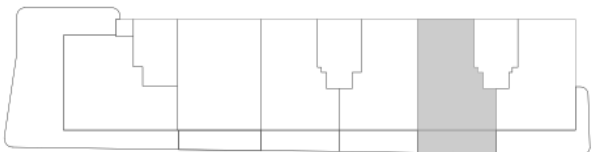
Terrace: 17.89 m²

AVAILABLE APARTMENTS:

SOLD

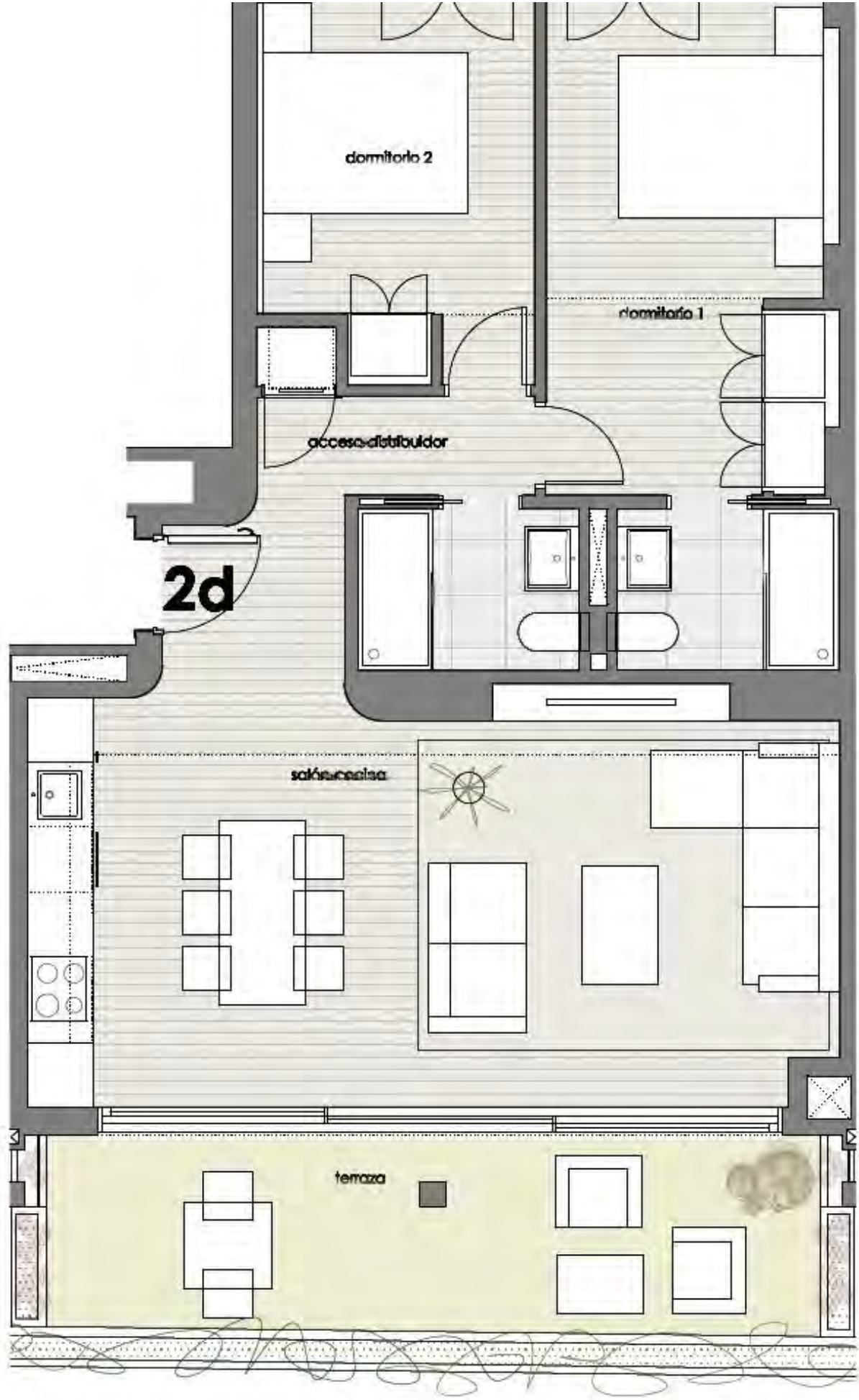
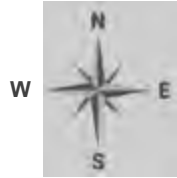


Planta tipo (1-2-3-4-5)



Planta sexta

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SOUTH



ASPERIA.

PARQUE CENTRAL

TYPE - 3

Total Interior Surface: 72.04 m²

Living Room – Kitchen: 27.64 m²

Double Bedroom 1: 12.96 m²

Double Bedroom 2: 9.12 m²

Bathroom 1: 3.07 m²

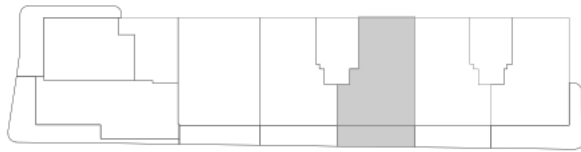
Bathroom 2: 3.07 m²

Access – Hallway: 5.61 m²

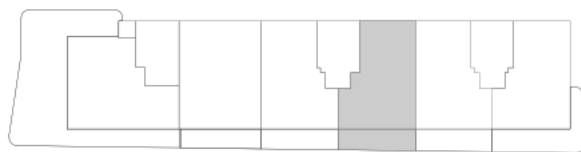
Terrace: 17.04 m²

AVAILABLE APARTMENTS:

FLOOR 5: 460,000€

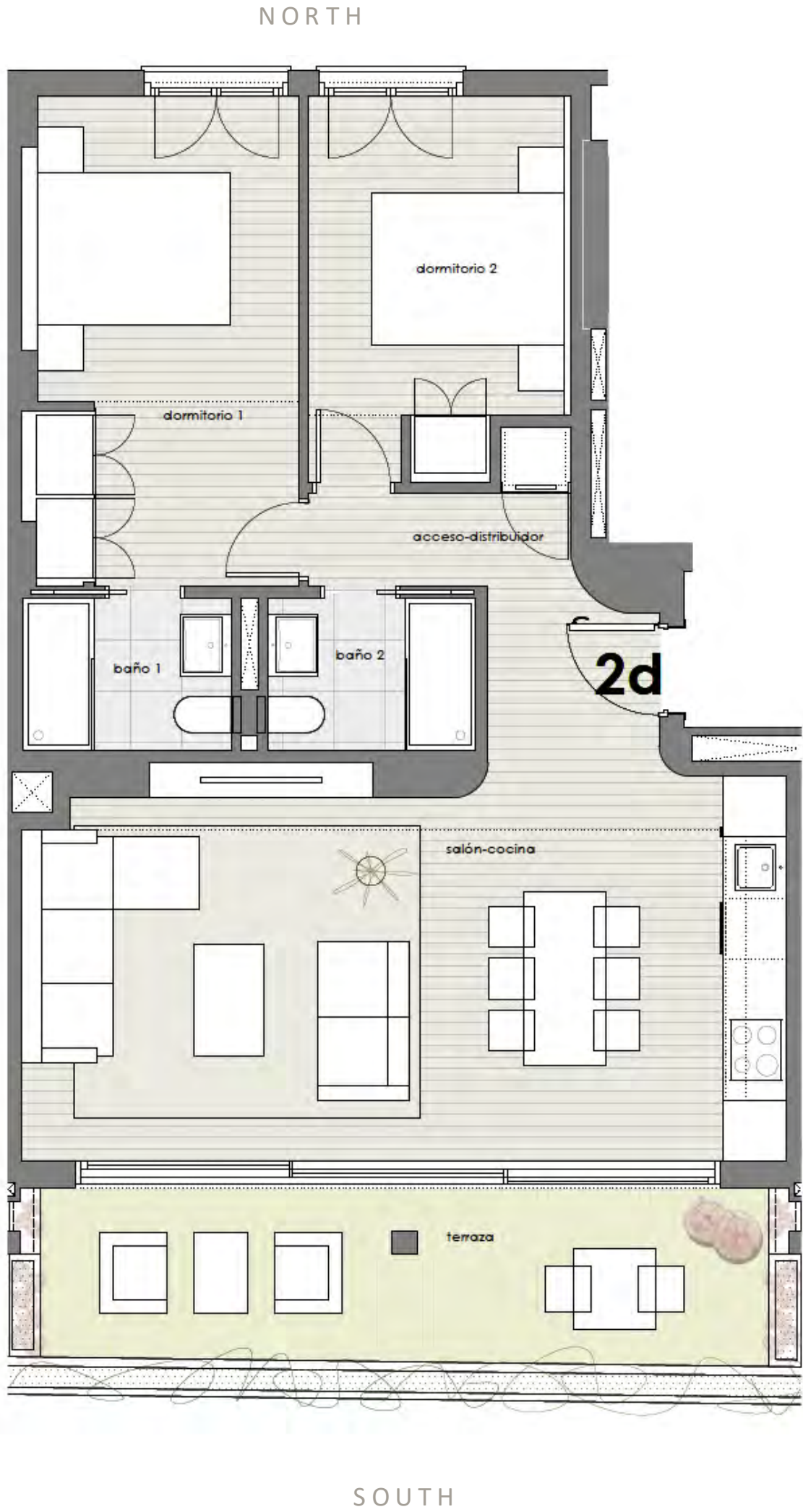
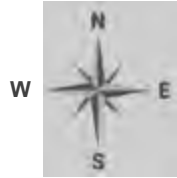


Planta tipo (1-2-3-4-5)



Planta sexta

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ASPERIA.

PARQUE CENTRAL

TYPE - 4

Total Interior Surface: 72.25 m²

Living Room – Kitchen: 27.71 m²

Double Bedroom 1: 12.96 m²

Double Bedroom 2: 9.24 m²

Bathroom 1: 3.07 m²

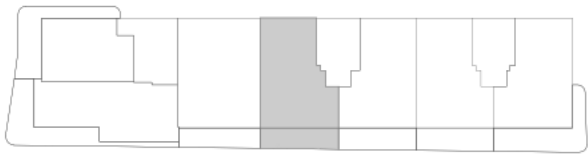
Bathroom 2: 3.07 m²

Access – Hallway: 5.61 m²

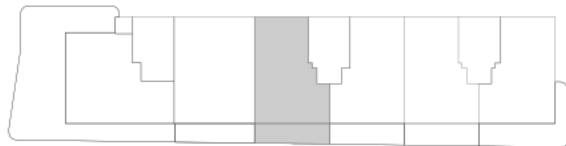
Terrace: 16.31 m²

AVAILABLE APARTMENTS:

SOLD

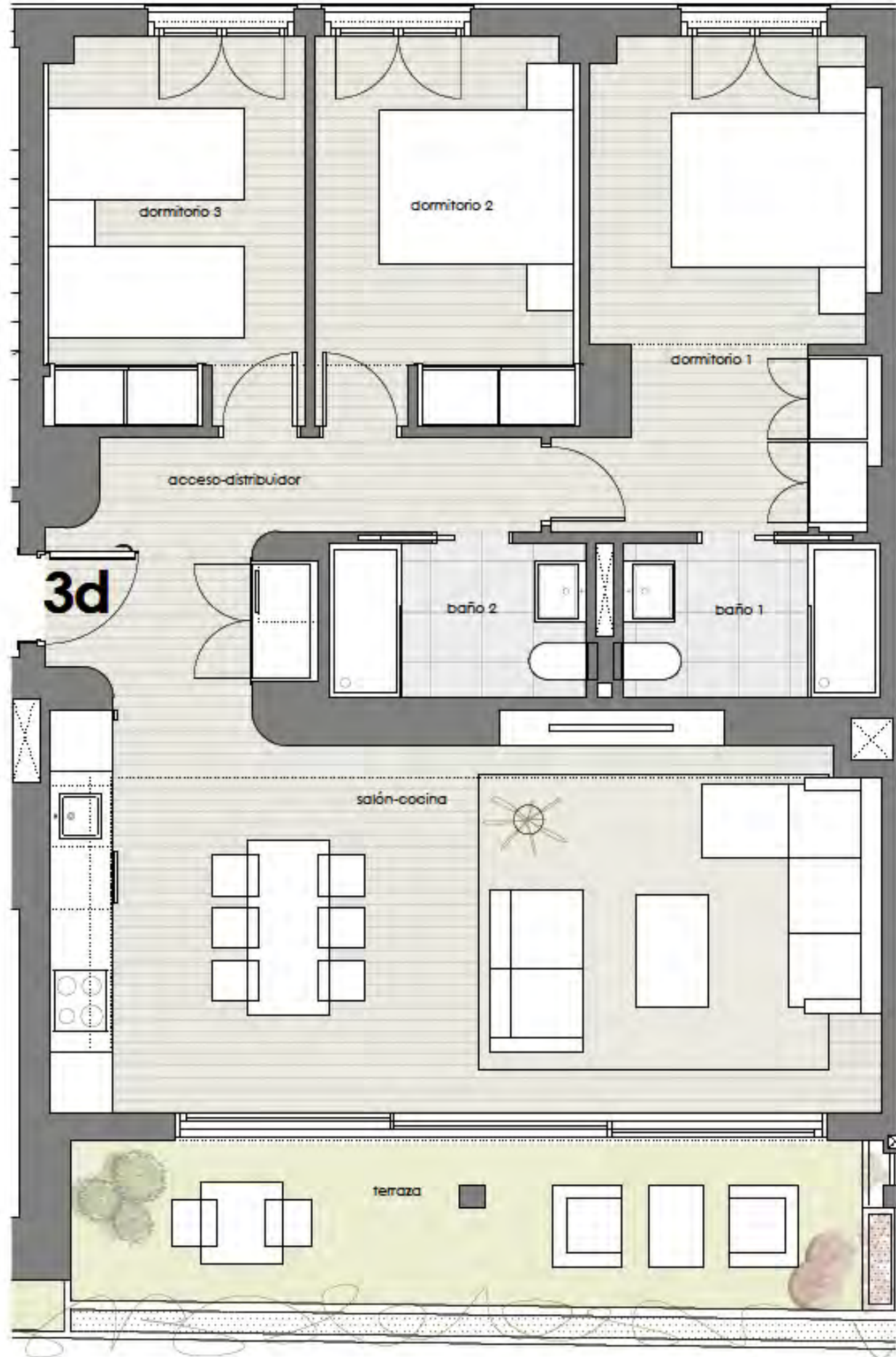
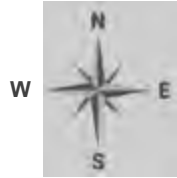


Planta tipo (1-2-3-4-5)



Planta sexta

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NORTH

SOUTH



ASPERIA.

PARQUE CENTRAL

TYPE – 5

Total Interior Surface: 91.92 m²

Living Room – Kitchen: 29.56 m²

Double Bedroom 1: 13.41 m²

Double Bedroom 2: 9.71 m²

Double Bedroom 3: 9.56 m²

Bathroom 1: 3.75 m²

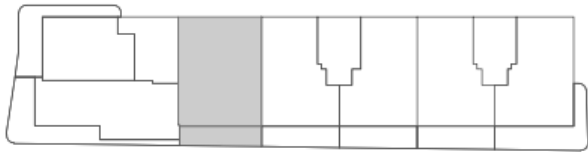
Bathroom 2: 3.75 m²

Access – Hallway: 8.01 m²

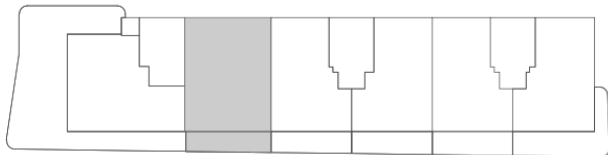
Terrace: 16.05 m²

AVAILABLE APARTMENTS:

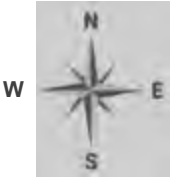
FLOOR 3: 500,000€



Planta tipo (1-2-3-4-5)



Planta sexta



WEST



SOUTH



ASPERIA.

PARQUE CENTRAL

TYPE - 6

Total Interior Surface: 75.67 m²

Living Room – Kitchen: 28.74 m²

Double Bedroom 1: 11.82 m²

Double Bedroom 2: 11.00 m²

Bathroom 1: 3.07 m²

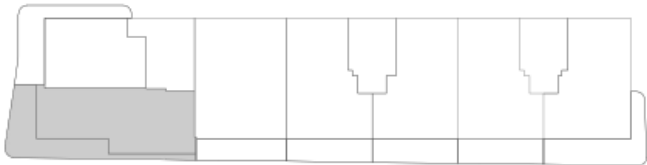
Bathroom 2: 3.07 m²

Access – Hallway: 6.47 m²

Terrace 1: 32.80 m²

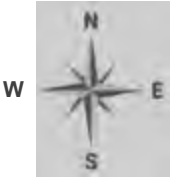
AVAILABLE APARTMENTS:

FLOOR 5: 550,000€



Planta tipo (1-2-3-4-5)

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ASPERIA.

PARQUE CENTRAL

TYPE - 7

Total Interior Surface: 56.21 m²

Living Room – Kitchen: 24.28 m²

Double Bedroom 1: 11.67 m²

Bathroom 1: 4.45 m²

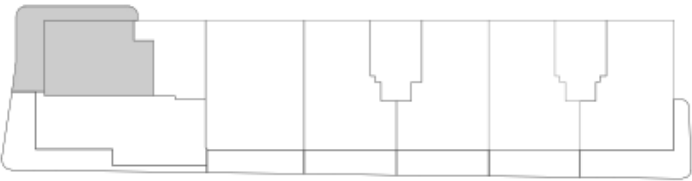
Access – Hallway: 8.15 m²

Terrace: 26.45 m²

AVAILABLE APARTMENTS:

FLOOR 4: 390,000€

FLOOR 5: 440,000€



Planta tipo (1-2-3-4-5)

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ASPERIA.

PARQUE CENTRAL

6 - 6

Total Interior Surface: 85.94 m²

Living Room – Kitchen: 36.54 m²

Double Bedroom 1: 15.32 m²

Double Bedroom 2: 9.69 m²

Bathroom 1: 3.79 m²

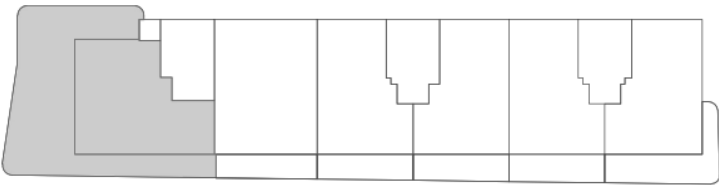
Bathroom 2: 4.03 m²

Access – Hallway: 4.24 m²

Terrace: 106.85 m²

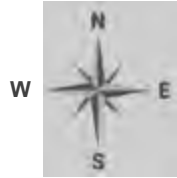
AVAILABLE APARTMENTS:

FLOOR 6: 790,000€



Planta sexta

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ASPERIA.

PARQUE CENTRAL

7 - 1

Total Interior Surface: 72.03 m²

Living Room – Kitchen: 24.36 m²

Double Bedroom 1: 12.47 m²

Double Bedroom 2: 10.60 m²

Bathroom 1: 3.29 m²

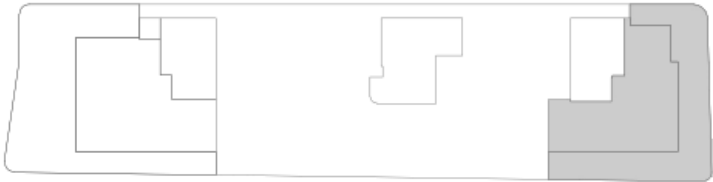
Bathroom 2: 3.57 m²

Access – Hallway: 5.50 m²

Terrace: 71.68 m²

AVAILABLE APARTMENTS:

SOLD



Planta séptima / ático

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ASPERIA.

PARQUE CENTRAL

7 - 2

Total Interior Surface: 86.58 m²

Living Room – Kitchen: 35.54 m²

Double Bedroom 1: 15.71 m²

Double Bedroom 2: 9.69 m²

Bathroom 1: 3.79 m²

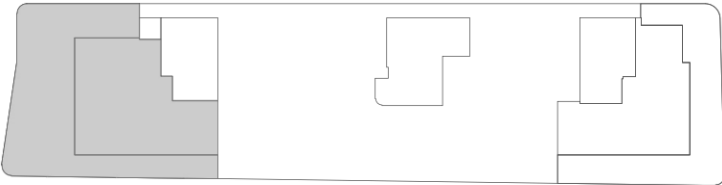
Bathroom 2: 4.03 m²

Access – Hallway: 4.28 m²

Terrace: 106.73 m²

AVAILABLE APARTMENTS:

SOLD



Planta séptima / ático



PRICE LIST

AVAILABLE APARTMENTS

PLANTA	TIPO	INTERIOR	TERRAZA	HABITACIONES	BAÑOS	PRECIO (€)
1	1	72,84	27,89	2	2	SOLD
1	2	72,25	17,89	2	2	SOLD
1	3	72,04	17,10	2	2	SOLD
1	4	72,25	16,31	2	2	SOLD
1	5	91,92	16,05	3	2	SOLD
1	6	75,67	32,78	2	2	SOLD
1	7	56,21	26,45	1	1	SOLD
2	1	72,84	27,89	2	2	SOLD
2	2	72,25	17,89	2	2	SOLD
2	3	72,04	17,10	2	2	SOLD
2	4	72,25	16,31	2	2	SOLD
2	5	91,92	16,05	3	2	SOLD
2	6	75,67	32,78	2	2	SOLD
2	7	56,21	26,45	1	1	SOLD
3	1	72,84	27,89	2	2	SOLD
3	2	72,25	17,89	2	2	SOLD
3	3	72,04	17,10	2	2	SOLD

PLANTA	TIPO	INTERIOR	TERRAZA	HABITACIONES	BAÑOS	PRECIO (€)
3	4	72,25	16,31	2	2	SOLD
3	5	91,92	16,05	3	2	500.000,00 €
3	6	75,67	32,78	2	2	SOLD
3	7	56,21	26,45	1	1	SOLD
4	1	72,84	27,89	2	2	SOLD
4	2	72,25	17,89	2	2	SOLD
4	3	72,04	17,10	2	2	SOLD
4	4	72,25	16,31	2	2	SOLD
4	5	91,92	16,05	3	2	SOLD
4	6	75,67	32,78	2	2	SOLD
4	7	56,21	26,45	1	1	395.000,00 €
5	1	72,84	27,89	2	2	SOLD
5	2	72,25	17,89	2	2	SOLD
5	3	72,04	17,10	2	2	460.000,00 €
5	4	72,25	16,31	2	2	SOLD
5	5	91,92	16,05	3	2	SOLD
5	6	75,67	32,78	2	2	550.000,00 €
5	7	56,21	26,45	1	1	430.000,00 €
6	1	72,84	27,89	2	2	SOLD
6	2	72,25	17,89	2	2	SOLD
6	3	72,04	17,10	2	2	SOLD
6	4	72,25	16,31	2	2	SOLD
6	5	91,74	16,32	3	2	SOLD
6	6-6	85,94	106,85	2	2	790.000,00 €
7	7-1	72,03	71,68	2	2	SOLD
7	7-2	86,58	106,73	2	2	SOLD



ASPERIA.
PARQUE CENTRAL

PURCHASE PROCESS

1. Deposit Contract:

we will sign the deposit contract, which will be 15% of the price.

2. Expansion of Deposit:

After 6 months from the start of the works, an additional 15% will be made, equivalent to 30% of the deposit in total.

3. Deed of Sale:

The final 70% in the notary when we deliver the apartment to you.



TECHNICAL SPECIFICATIONS

FOUNDATION AND STRUCTURE

- Foundation with reinforced concrete slab, screens and basement wall.
- Structure with pillars and reticular reinforced concrete slab.

OUTDOOR ENCLOSURE

- Facade: Slab fronts with prefabricated concrete or GRC. Parapet made up of a prefabricated concrete planter depending on location. SATE-ETICS type façade composed of a main sheet of ceramic brick, an outer finishing layer of acrylic mortar adhered to an insulating panel and a self-supporting interior lining with double laminated plasterboard.

DECK

- Inverted walkable flat roof with double adhered asphalt sheet, thermal insulation and non-slip ceramic flooring (according to CTE DB SUA) in accessible areas.
- Inverted non-trafficable flat roof with double adhered asphalt sheet, thermal insulation and heavy protection with a layer of gravel on the attic roof, installation areas and stair and elevator towers (accessible only for maintenance).

EXTERNAL WOODWORK

- Folding or sliding windows and terrace doors, depending on location, made with extruded lacquered aluminum profiles with thermal break and double thermo-acoustic glazing with air chamber.
- Monoblock set of lacquered aluminum roller blinds with injected thermal insulation incorporated into the carpentry in the bedrooms on the façade on Pilar de Farídos street.
- Terrace railing made of laminated safety glass and aluminum profile.

INTERIOR PARTITIONS

- Dry interior partitions with self-supporting galvanized steel framework and double laminated plasterboard on each side (in wet cores a plate with water-repellent treatment and tiling is placed).
- Separation between homes, acoustic-phono brick citera, self-supporting framework on both sides and double laminated plasterboard on each side.
- Separation with common areas with acoustic brick partition with ceramic coating and self-supporting backing with double laminated plasterboard.

INSULATIONS

- Double mineral wool façade insulation, one on the outside of the main sheet (in SATE and prefabricated GRC) and another inside placed in the self-supporting framework of the backing. Both guarantee the airtightness of the interior environment and solve the thermal bridges of the structure and the façade gaps.
- Insulation of interior partitions with mineral wool; both in interior partitions and in separation between homes and separation with common areas and activity areas.
- Insulation on roofs, made of extruded polystyrene placed on top of the waterproofing, guaranteeing its durability.

INTERIOR CARPENTRY

- Entrance door to a home armored with steel sheet finished in white lacquered wood, with security lock and peephole.
- Interior doors made of white lacquered wood with top-quality handles and fittings and doors in bathrooms.
- Built-in wardrobes in bedrooms with sliding doors of a similar design to the passage doors and interior lining with separating shelf and hanging bar.

INTERIOR LININGS

- Class AC5 floating laminate flooring placed on insulating foam and a layer of self-leveling mortar throughout the house except wet cores. Wooden skirting board from the same flooring or lacquered in white.
- Flooring with top quality porcelain stoneware tiles placed with adhesive on a layer of self-leveling mortar in wet cores.
- Porcelain stoneware tile flooring in interior common areas and stairs.
- Plastic paint on vertical walls of the home except wet cores and ceilings.
- Tiled with top quality ceramic tiles in bathrooms, toilets and kitchens.
- Laminated plasterboard false ceiling in bathrooms, kitchen, entrance and hallways. Also in living rooms and bedrooms according to permitted height.



SANITARY AND FAUCETS

- White vitrified porcelain toilets from leading brands. Toilets with built-in cistern
- Top quality single-lever faucets.

KITCHENS

- High and low kitchen cabinets with laminated board doors
- Compac or Silestone brand countertop and stainless steel undermount sink.
- Appliances included: induction hob, oven, extractor Hood, fridge, dishwasher, microwave

SANITATION

- Separative network by gravity above ground and by pumping for basement floors, connected to the public sewage network.

ELECTRICITY AND TELECOMMUNICATIONS

- Electrical installation for homes according to current regulations, REBT and CTE.
- Top quality electrical mechanisms in white.
- LED downlights in bathrooms, toilets, kitchens and light points in the rest of the home.
- Telecommunications installation according to current regulations.
- Electronic video intercom for access control from portal and common areas.
- LED downlight luminaires with presence detector for lighting indoor common areas.

PLUMBING AND SANITATION

- DHW production centralized system with heat pump production (aerothermal). Centralized accumulation and individualized consumption discrimination system.

AIR CONDITIONING AND VENTILATION

- Centralized air conditioning installation through ducts and heat pump with indoor unit located in the bathroom and outdoor units located on the deck.
- Controlled mechanical ventilation system with openings located in the carpentry and extraction in the wet cores.
- Independent smoke outlet for extractor hood.

SPECIAL FACILITIES

- Top brand electric elevator with telescopic door and access to basement and roof floors.
- Installation of double car lift (entrance and exit) for access to the 4 basement floors
 - Mailboxes according to D.G. standard Post office located in common areas.
- Ventilation installations, CO2 extraction, fire detection and protection in garage.

COMMON AREAS, AND VARIOUS

- Pool on deck (7th floor) 3.00 x 11.65 m .
 - Solarium area
- Master keys to all common areas
- Pre-installation of charging for electric vehicles.

Note: "The Project Management reserves the right to substitute the materials reviewed in this Quality Report for technical reasons or lack of supply, exchanging them for others of similar quality. This document is merely informative."





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