



Location





## In Full Bloom All Year Round

**Welcome , your sun-kissed haven in Estepona's sought-after New Golden Mile—known for sunny skies, golden sands and crystal-clear waters.**

Limited to just 25 stunning apartments, you get more than just sea views and access to Southern Spain's most marvellous beaches: you get an exclusive community of like-minded neighbours coupled with the rarefied delight of privacy.

Its name, Bougainvillea symbolises the eponymous magenta vines popular in Andalucia that adorn the lattices. Their petal-like leaves are "in bloom" all year long, drawing you into the local lifestyle.

Designed by Schiemann Weyers Architects (Rotterdam) and OCWA Architects (Marbella), Bougainvillea guarantees both quality and sophistication.

All apartments face south to maximise sun exposure—perfect for warmth in Estepona's mild winters and natural lighting year-round.

Outside, the coast awaits with its famous perks, from prized beaches and marinas to world-renowned golf and equestrian clubs.

**schiemann weyers**  
architects

**OCWA**



## Why Bougainvillea?

**A boutique gated community for those who appreciate privacy, comfort, and convenience**

Instead of hallways, walking paths connect the apartments like single-family homes, making it feel more like a town than an apartment complex.

### Maximising outdoor spaces

Floor-to-ceiling windows enhance natural light, and greenery-lined terraces provide privacy. Here, folks spend more time outside (even in January!), so the terraces act as living room extensions.

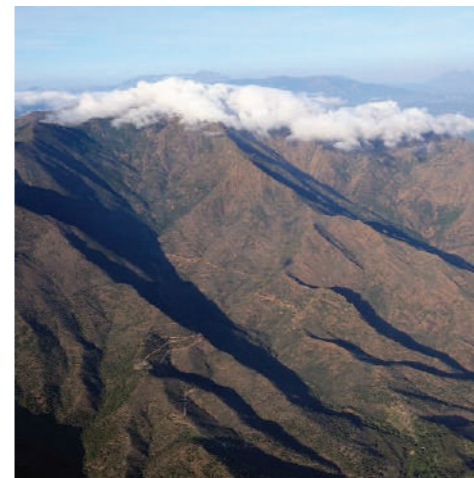
- Single-level and two-level with private terraces
- Rooftop solariums
- From 104 to 244 sq.m. – total including terraces and rooftop.
- Underground parking – 31 spaces.

Estepona is high-end and low-rise, protecting your sea views and your investment!

Construction in first phase.

Expected completion in 18 months.





## Mediterranean Lifestyle

### At Your Doorstep

Wake up to the Mediterranean Sea on one side and the Sierra Bermeja mountains on the other, just a 7-minute walk from the beach.

### Convenient Location

40 minutes from two international airports— Gibraltar and Málaga—with one-hour flights to Madrid, Barcelona, Lisbon (Portugal), and Casablanca (Morocco).

### Pueblo Mediterraneo Lifestyle

Designed like a small town to capture the feel of a local village, with outdoor walking paths connecting the apartments like single-family homes.

### Boutique Condos

Bougainvillea is more than a home: it's way of life. Residents enjoy access to a private spa, ocean-water swimming pool, and fitness centre.

### Gated Community

Residents enjoy the safety and security of keycard access and a security booth, and the optional domotic security system accessible by mobile app.





## Deigned for Your Comfort

Several residents-only amenities are available for you and your guests to relax and entertain.

Apartments hug the property's perimeter, creating a courtyard of common areas isolated from the public road, including a private pool and spa.

In the private spa, you can soak in the jacuzzi, sweat your cares away in the sauna, and enjoy a meditative moment in the experience shower.

Cool off in the ocean water swimming pool, or enjoy a poolside cocktail in a chaise lounge while the kids splash around the kiddie pool.

Additional amenities:

- 60sq.m. fitness centre
- Eco-friendly energy and water systems
- Underground parking garage
- Pre-installation of wiring for optional EV charging stations
- Storage area 5 sq.m. for each each apartment
- Smart door handles
- Security system
- Key-card access
- Security guard
- Natural stone facades for easy maintenance
- Decorative landscaping
- Functional greenery to reduce heat from the sun.





# Exquisite Residences

Standard and Premium interiors are thoughtfully designed by our architects.

All apartments come fully furnished with heated floors in all spaces, Schneider light switches, smart locks and basic climate automation, as well as water-saving bathrooms and kitchens, and connections to the weather station.

## Swedish appliances from Asko

Kitchen: stovetops, ovens and hoods, dishwashers, refrigerators.

Laundry: washing machine and drying machine.

## German bath fixtures from Villeroy & Boch

Sliding doors unite the terraces and living rooms as one space, harmonising indoor-outdoor living, and each unit is designed with moveable walls to adapt to how families evolve.

Wooden folding screens offer shade while enabling air circulation.

**Standard:** light coloured furniture.

**Premium:** wooden furniture with dark varnish, stone surfaces.

## Optional features:

- Hot tub on terrace
- Charging point for electric cars
- Photovoltaic panels (especially efficient in type 2 and 3)
- Type 1 apartments: Erase sliding panel between bedroom and living room.
- Type 2 apartments: Staircase from English patio to ground floor
- Type 3 apartments: Window from upper bedroom to living room.

\*Listed brands may change to producers of the same quality.





Premium



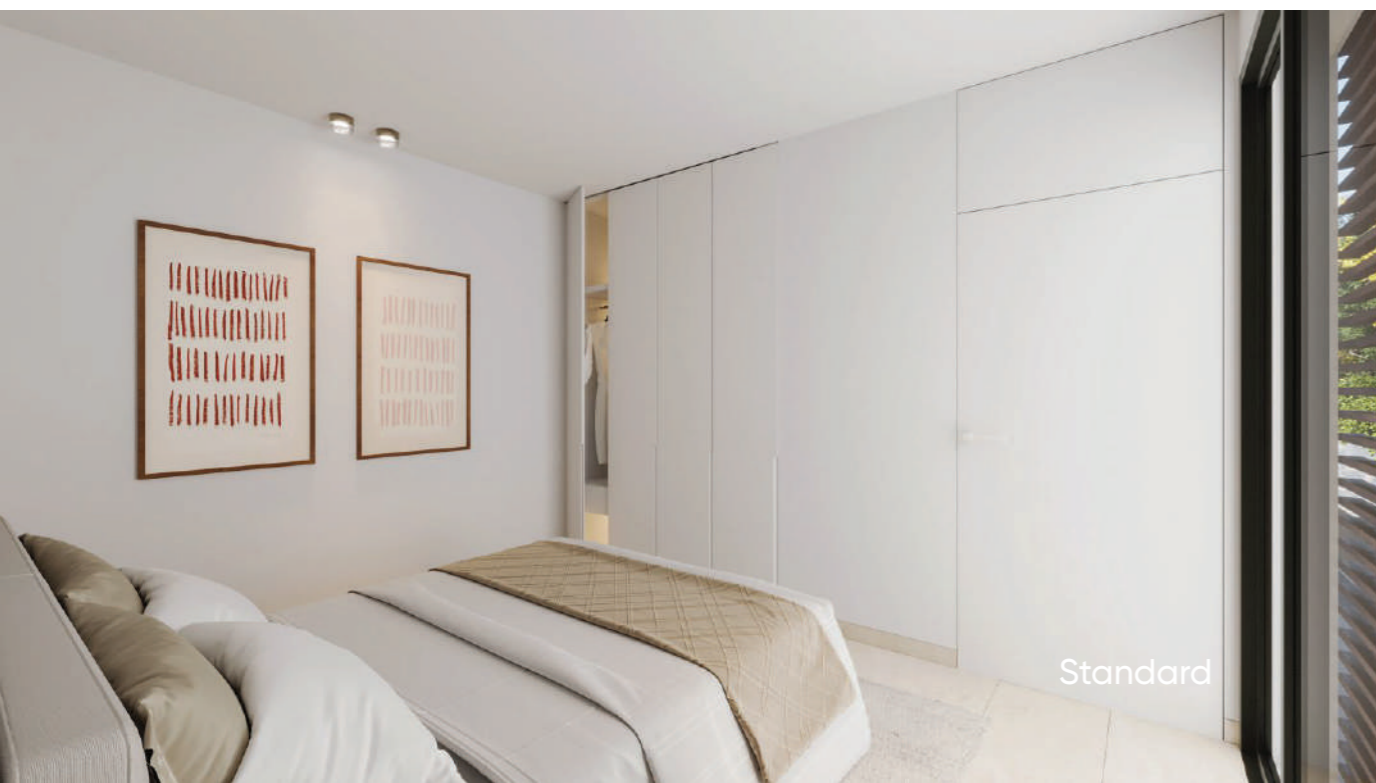
Standard



Our  
Interiors









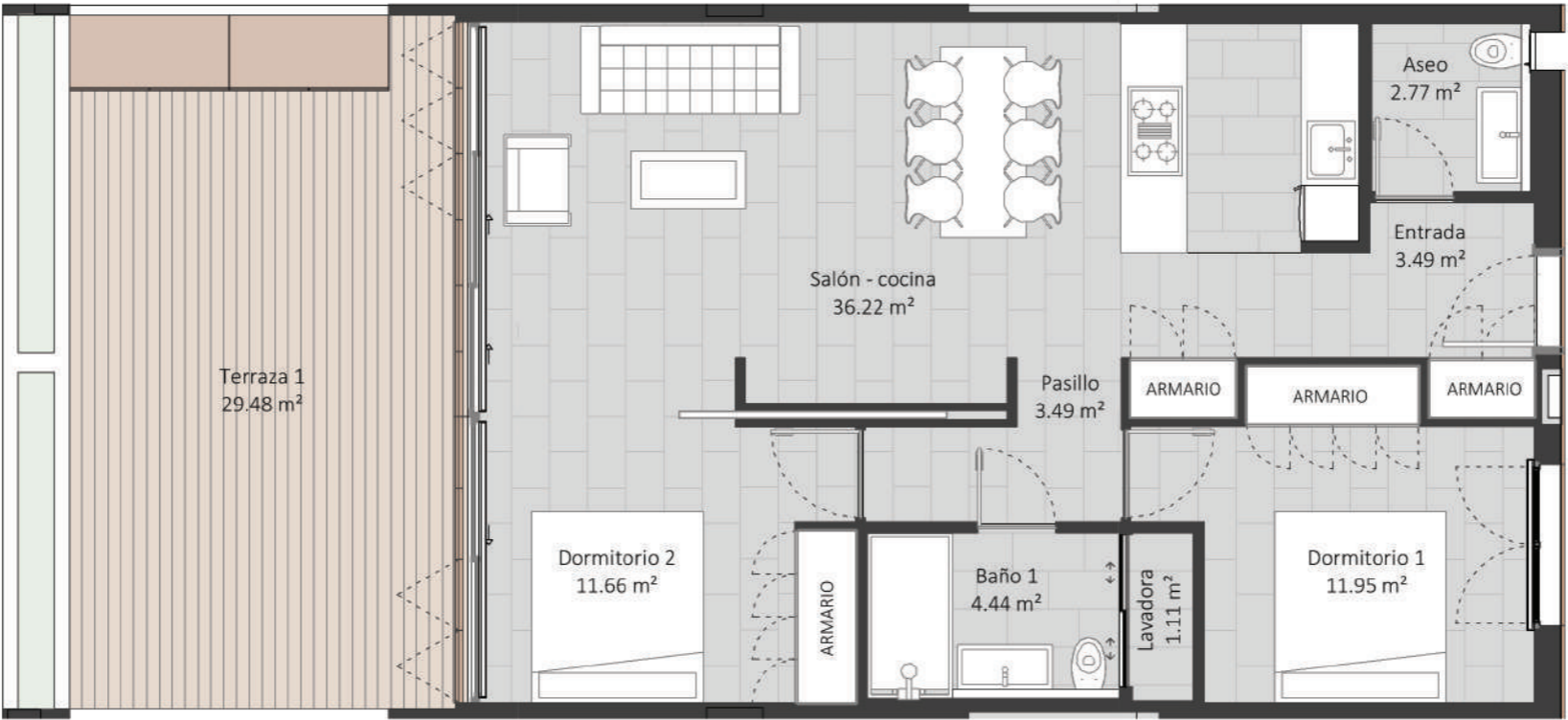
# Type 1

122_SUP. ÚTIL	
Nombre	Área
P00	
Aseo	2.77 m <sup>2</sup>
Baño 1	4.44 m <sup>2</sup>
Dormitorio 1	11.95 m <sup>2</sup>
Dormitorio 2	11.66 m <sup>2</sup>
Entrada	3.49 m <sup>2</sup>
Lavadora	1.11 m <sup>2</sup>
Pasillo	3.49 m <sup>2</sup>
Salón - cocina	36.22 m <sup>2</sup>
Terraza 1	29.48 m <sup>2</sup>
Total general	104.61 m <sup>2</sup>

Interior	75.13 m <sup>2</sup>
Exterior	29.48 m <sup>2</sup>

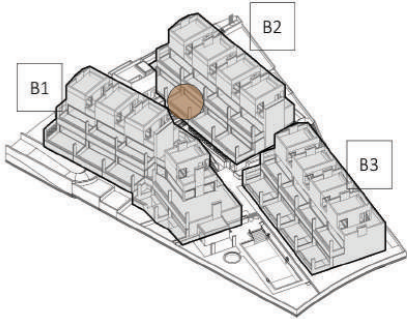
122_SUP. ÚTIL BOJA	
122	82.64 m <sup>2</sup>

122_SUP. CONSTRUIDA	
122	87.26 m <sup>2</sup>
122_SUP. CONSTRUIDA BOJA	
122	128.34 m <sup>2</sup>

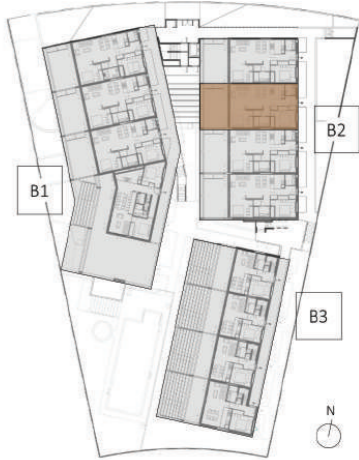


Planta Baja / GROUND FLOOR

UBICACIÓN DE LA VIVIENDA  
/ UNIT LOCATION



Axonometría



Planta Baja



Sección Bloque 2



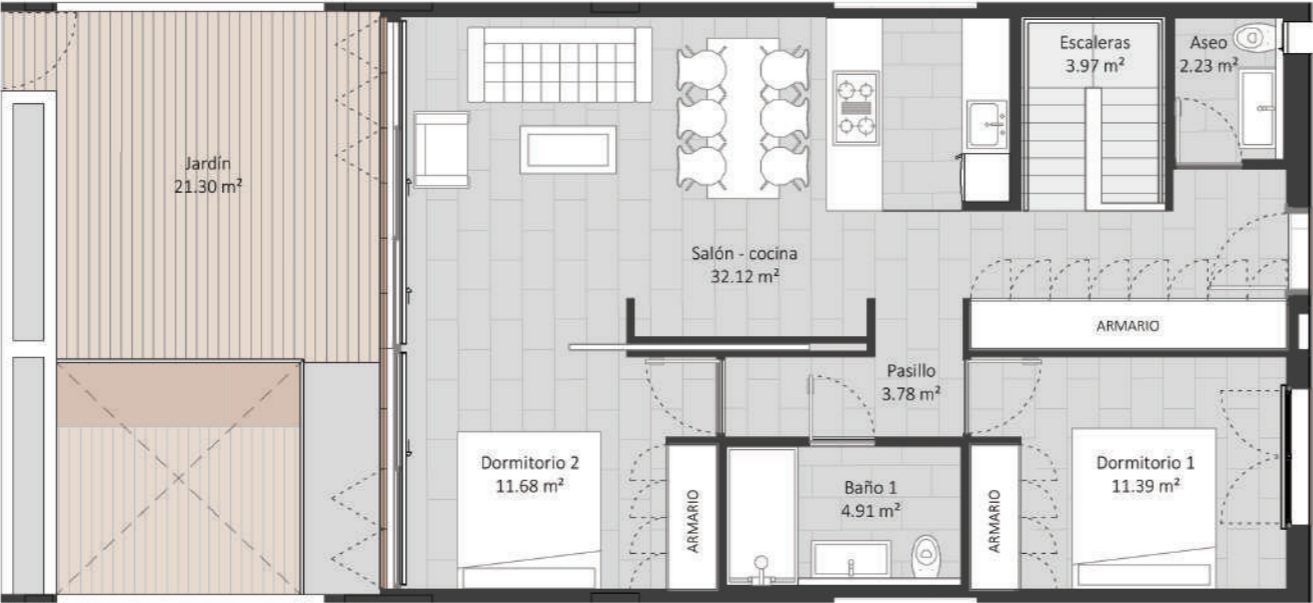
Type 2

032_SUP. ÚTIL	
Nombre	Área
S01	
Aseo	2.23 m²
Baño 1	4.91 m²
Dormitorio 1	11.39 m²
Dormitorio 2	11.68 m²
Entrada	4.79 m²
Escaleras	3.97 m²
Jardín	21.30 m²
Pasillo	3.78 m²
Salón - cocina	32.12 m²

S02	
Almacén	1.08 m²
Baño 2	4.31 m²
Distribuidor	2.86 m²
Lavadero	5.18 m²
Patio ext.	11.74 m²
Patio int.	11.79 m²
Sala 1	15.38 m²
Sala 2	30.40 m²
Total general	178.93 m²
Interior	134.09 m²
Exterior	44.84 m²

032_SUP. ÚTIL BOJA	
032	147.50 m²

032_SUP. CONSTRUIDA	
032	159.10 m²
032_SUP. CONSTRUIDA BOJA	
032	234.00 m²

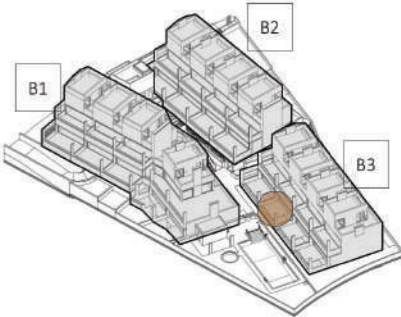


Planta Baja / GROUND FLOOR



Planta Sótano / BASEMENT FLOOR

UBICACIÓN DE LA VIVIENDA  
/ UNIT LOCATION



Axonometría



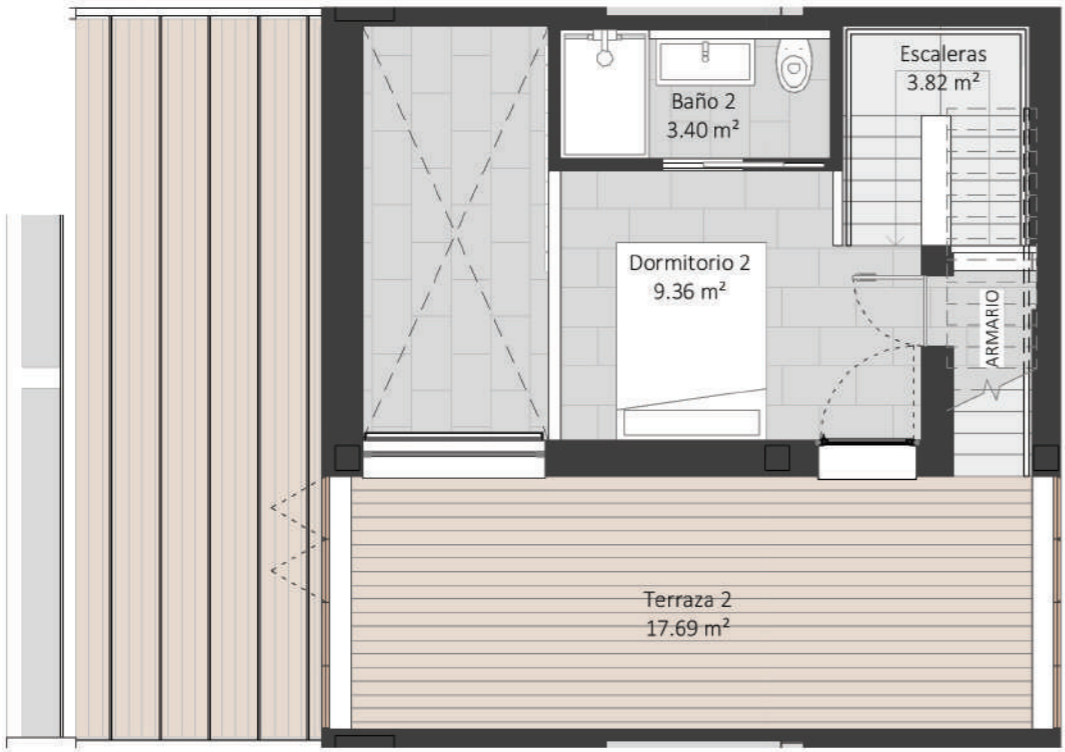
Planta Sótano 1



Sección Bloque 3



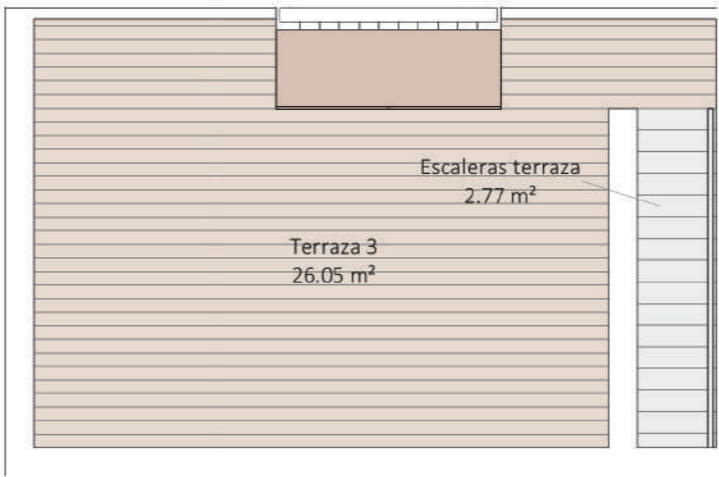
Type 3



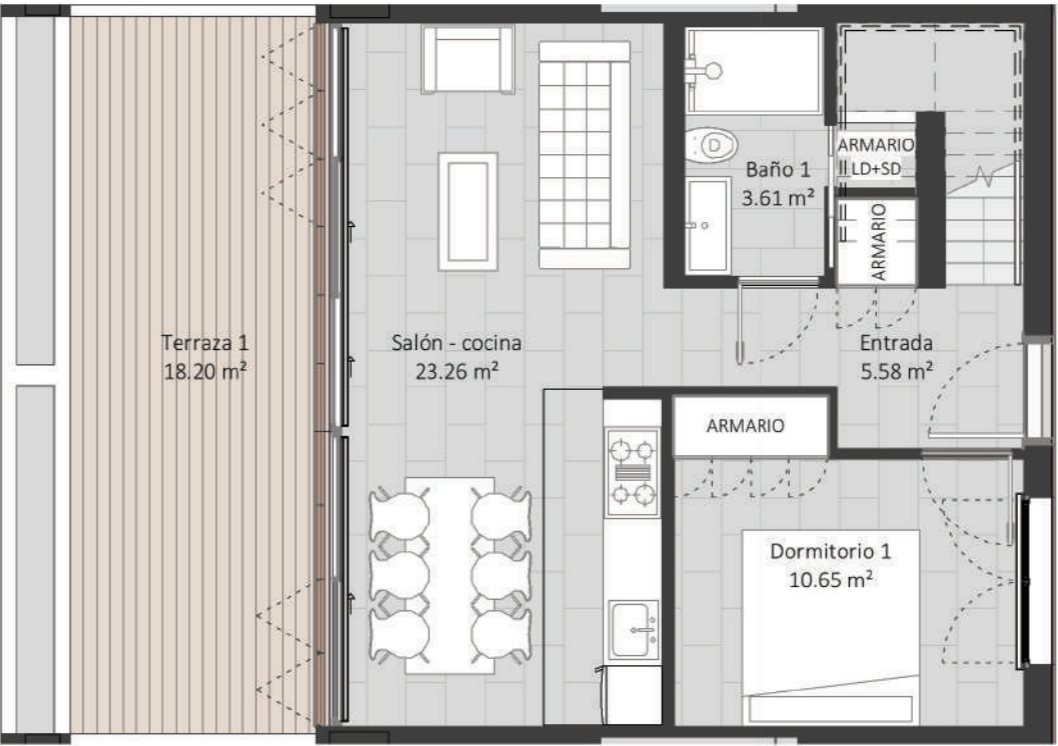
Planta Primera / FIRST FLOOR

222_SUP. ÚTIL	
Nombre	Área
P01	
Baño 1	3.61 m²
Dormitorio 1	10.65 m²
Entrada	5.58 m²
Lavadora	0.53 m²
Salón - cocina	23.26 m²
Terraza 1	18.20 m²
P02	
Baño 2	3.40 m²
Dormitorio 2	9.36 m²
Escaleras	3.82 m²
Terraza 2	17.69 m²
P03	
Escaleras terraza	2.77 m²
Terraza 3	26.05 m²
Total general	124.91 m²
Interior	60.20 m²
Exterior	64.71 m²

222_SUP. ÚTIL BOJA	
222	66.22 m²
222_SUP. CONSTRUIDA	
222	79.36 m²
222_SUP. CONSTRUIDA BOJA	
222	116.72 m²

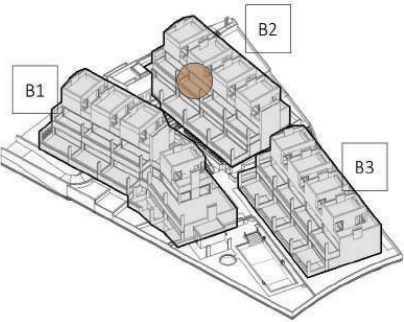


Planta Segunda / SECOND FLOOR

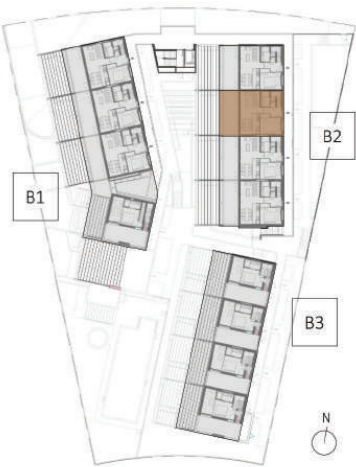


Planta Baja / GROUND FLOOR

UBICACIÓN DE LA VIVIENDA / UNIT LOCATION



Axonometría



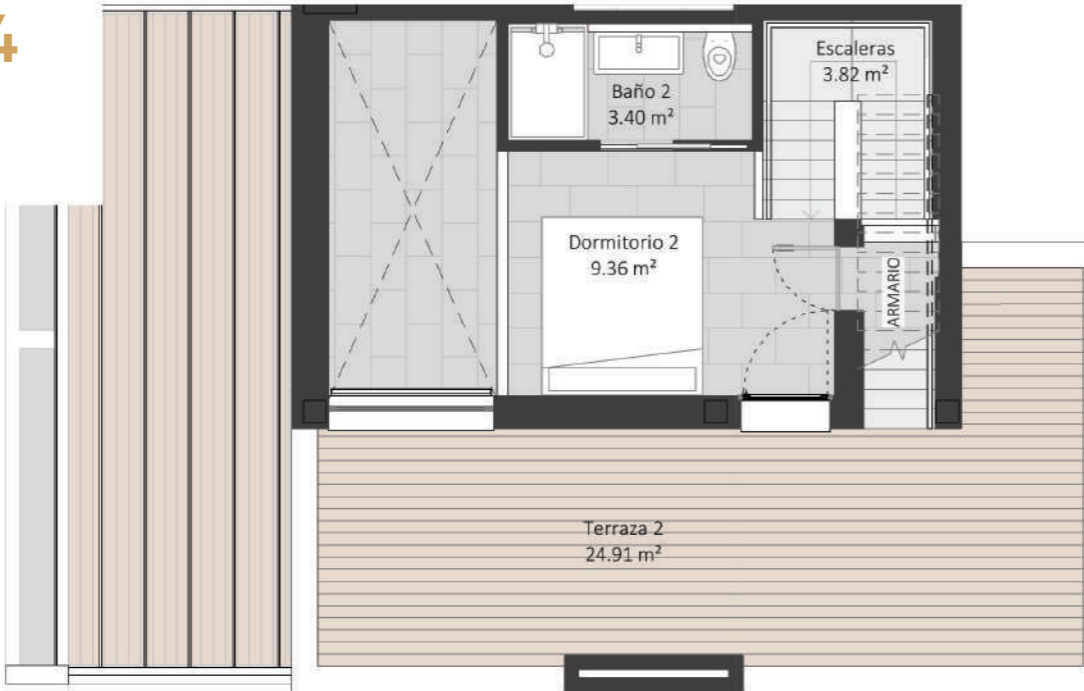
Planta Primera



Sección Bloque 2



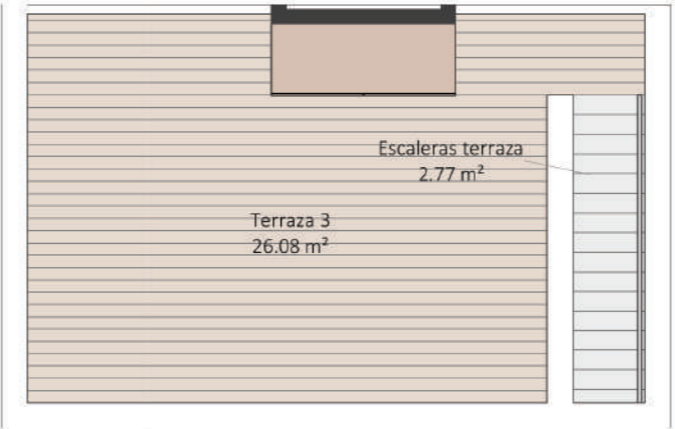
Type 4



Planta Primera / FIRST FLOOR

134_SUP. ÚTIL	
Nombre	Área
P00	
Baño 1	3.69 m²
Dormitorio 1	11.34 m²
Entrada	6.24 m²
Lavadora	0.53 m²
Salón - cocina	28.97 m²
Terraza 1	18.21 m²
P01	
Baño 2	3.40 m²
Dormitorio 2	9.36 m²
Escaleras	3.82 m²
Terraza 2	24.91 m²
P02	
Escaleras terraza	2.77 m²
Terraza 3	26.08 m²
Total general	139.31 m²
Interior	67.34 m²
Exterior	71.97 m²

134_SUP. ÚTIL BOJA	
134	74.08 m²
134_SUP. CONSTRUIDA	
134	88.88 m²
134_SUP. CONSTRUIDA BOJA	
134	130.72 m²

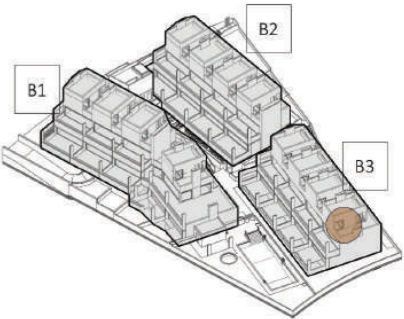


Planta Segunda / SECOND FLOOR

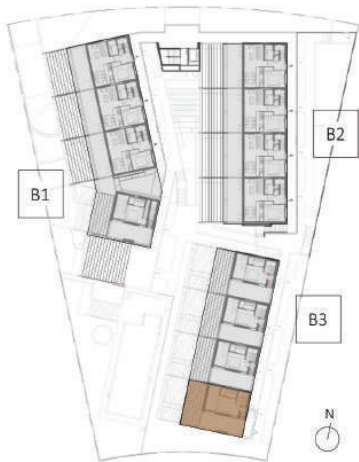


Planta Baja / GROUND FLOOR

UBICACIÓN DE LA VIVIENDA  
/ UNIT LOCATION



Axonometría



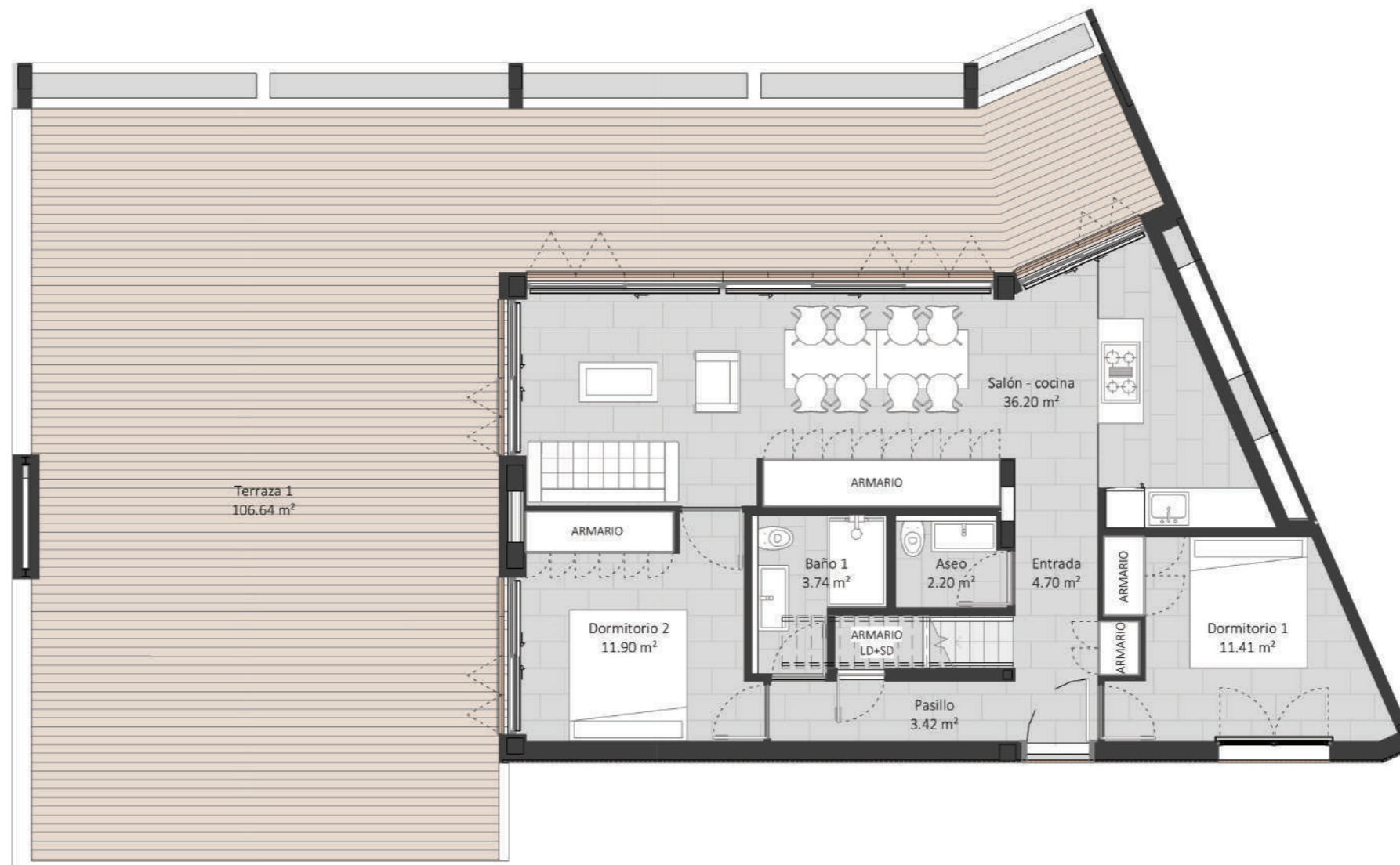
Planta Primera



Sección Bloque 3



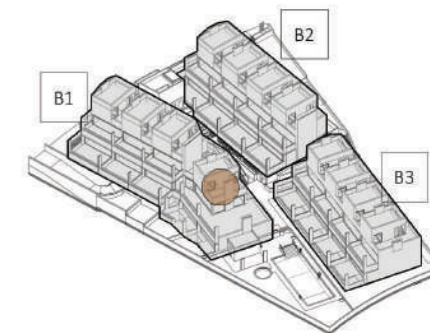
# Type 5



Planta Baja / GROUND FLOOR

## UBICACIÓN DE LA VIVIENDA

/ UNIT LOCATION



Axonometría



Planta Baja



Sección Bloque 1



# Type 5

114_SUP. ÚTIL	
Nombre	Área

P00	
Aseo	2.20 m²
Baño 1	3.74 m²
Dormitorio 1	11.41 m²
Dormitorio 2	11.90 m²
Entrada	4.70 m²
Lavadora	1.07 m²
Pasillo	3.42 m²
Salón - cocina	36.20 m²
Terraza 1	106.64 m²

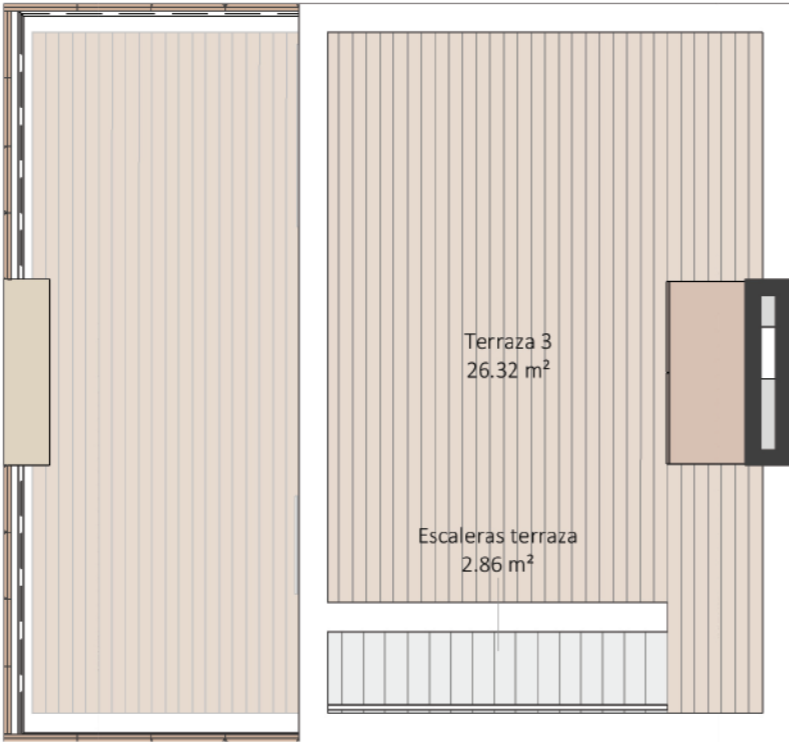
P01	
Baño 2	3.36 m²
Dormitorio 3	8.52 m²
Escaleras	2.64 m²
Terraza 2	18.39 m²

P02	
Escaleras terraza	2.86 m²
Terraza 3	26.32 m²
Total general	243.40 m²

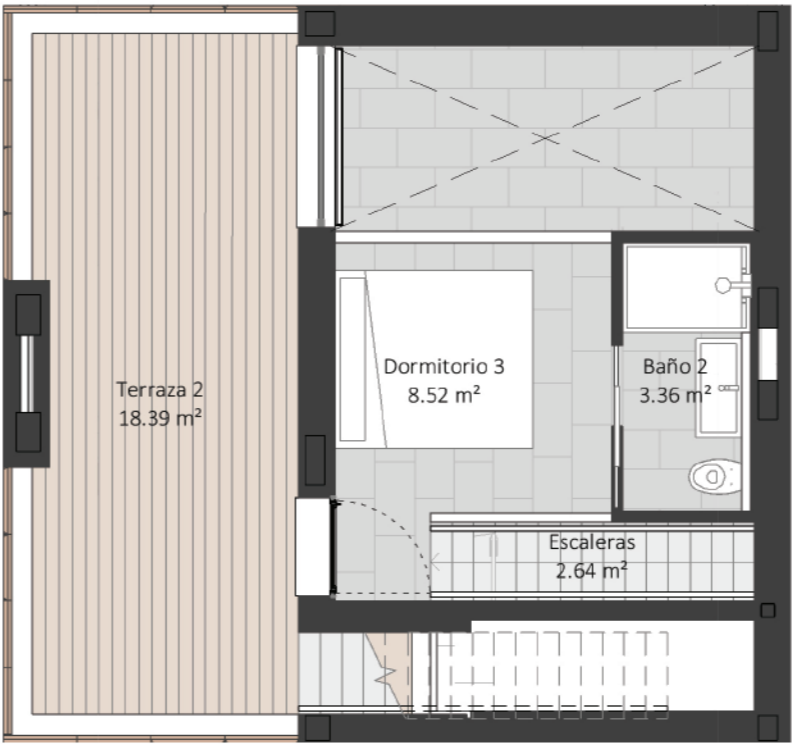
Interior	89.18 m²
Exterior	154.22 m²

114_SUP. ÚTIL BOJA	
114	98.09 m²

114_SUP. CONSTRUIDA	
114	116.64 m²
114_SUP. CONSTRUIDA BOJA	
114	171.55 m²

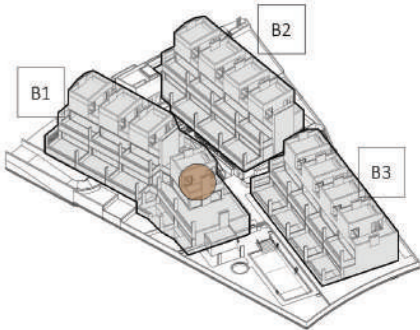


Planta Segunda / SECOND FLOOR



Planta Primera / FIRST FLOOR

## UBICACIÓN DE LA VIVIENDA / UNIT LOCATION



Axonometría



Planta Baja



Sección Bloque 1



# DEVELOPMENT CHARACTERISTICS

## FACADES

A state-of-the-art ventilated facade system provides superior thermal insulation with a luxurious stone finish. The core layer features 15 cm of perforated brick, seamlessly integrated with other materials in accordance with the project design. This includes an interior air chamber, a self-supporting lining with a durable metal substructure, and both thermal and acoustic insulation. The interior is finished with high-quality drywall, customizable with paint or tiles to suit buyers' preferences.

## FOUNDATION AND STRUCTURE

Bougainvillea's reinforced concrete foundation – expertly designed with pillars, beams, and reticular slabs – offers exceptional durability and strength, capable of withstanding substantial pressure and tension while fully complying with all regulations.

## SUN PROTECTING LATTICES

To help keep your living space cool and comfortable, lattices adorned with Bougainvillea and stylish outdoor Mallorcan shutters featuring weather-treated wooden slats are found on every home – fixed in place with a metal substructure.

## ROOFING

Experience superior protection and style with our apartment's advanced roofing system. For waterproofing, thermal insulation, and slope formation, apartments have inverted roofing with a mortar base. Depending on the area and purpose, roofing will include stone finishes, decking boards, or green roofing – e.g. a stone finish for common areas – ensuring both functionality and aesthetic appeal.

## WINDOWS AND SHADES

Premium frames and glass units deliver exceptional thermal and acoustic insulation, fully compliant with regulations. Additionally, our pre-frames include injected thermal insulation and safety locks, ensuring both comfort and security.

## DOORS

Protect your belongings and loved ones with an armoured door with security fittings, a peephole, and optional smart lock. Inside, doors between rooms have synthetic enamel paint and a matte lacquer finish.

## INTERIOR WALLS

Walls separating each apartment utilise soundproof brick for enhanced privacy and are lined with premium plasterboard in the interior spaces. Interior walls are made of self-supporting partitions containing metal profiles, mineral wool, and plasterboard, finished with your choice of high-quality paint or single-layered tiles.

## CABINETS

For a pleasing, classic aesthetic, our modular cabinets have practical doors and a finish similar to each unit's step-through doors. This is consistent for drawers, shelves, hanging bars, bottoms, bases and sides. Standard cabinets have fine sanding, synthetic white enamel paint, and a matte lacquer finish.

## WATER HEATING

Cutting-edge aerothermal systems, located in the basement or laundry areas (depending on your apartment type) provide hot water all year round.

## FLOORING AND TILING

Each room, including the bathrooms and kitchens, boasts exquisite stone flooring and elegant skirting boards. The bathrooms are adorned with polished stone tiles and harmonious paint. On the terrace, you'll find beautiful wooden deck boards, perfect for relaxing or entertaining.

## PAINTS AND FINISHES

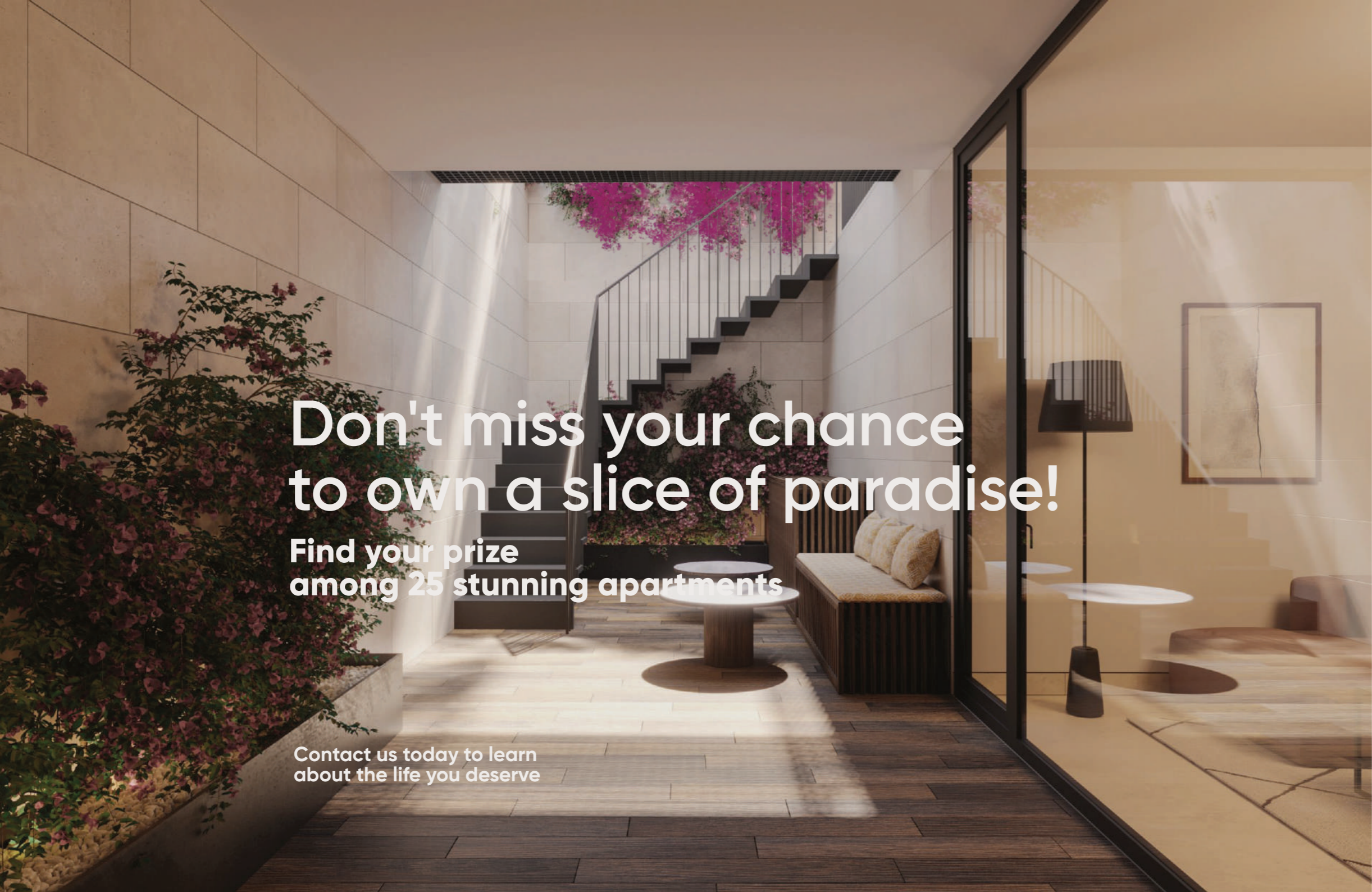
Vertical and horizontal interior walls are painted with acrylic paint, which is breathable, resistant to UV rays, and permeable to water vapour. Bathrooms and powder rooms are stuccoed with white marble lime plaster and have varnished wood false ceilings.

## HEATING AND COOLING

Keep it cosy year-round with efficient indoor air conditioning units and discreet duct distribution in the false ceiling. Experience warmth with our underfloor heating, powered by a reliable individual aerothermal system.

## TOILETS AND BATHROOM FIXTURES

Elegant, custom-made shower tray with a glass screen and a linear drain finished in the same material as the bathroom floor. Refined, wall-mounted washbasin made of marine limestone (or similar) with a single-lever tap. White ceramic wall-mounted toilet with a built-in frame.



Don't miss your chance  
to own a slice of paradise!

Find your prize  
among 25 stunning apartments

Contact us today to learn  
about the life you deserve



## It's a Lifestyle

Bougainvillea is more than  
just a place to call home

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