



## AYANA ESTEPONA: LUXURY RESIDENCES FOR SALE 725,000 - 965,000 € ON THE NEW GOLDEN MILE | ESTEPONA

Reference: 765AMA Bedrooms: 2 - 3 Bathrooms: 2 - 2 Build Size: 150m<sup>2</sup> - 200m<sup>2</sup> Terrace: 31m<sup>2</sup> - 64m<sup>2</sup>















## Costa del Sol, Estepona

AYANA ESTEPONA: LUXURY RESIDENCES IN A TROPICAL GATED COMMUNITY ON THE NEW GOLDEN MILE MODERN ANDALUSIAN LIVING WITH PANORAMIC VIEWS & SMART DESIGN Located just 5 minutes from Estepona town centre, Ayana presents 140 exclusive residences and penthouses set in a lush gated tropical community. Designed by Villarroel Torrico, the development blends Andalusian influences with contemporary architecture, offering both elegance and comfort in a serene environment. KEY FEATURES OF AYANA RESIDENTIAL COMPLEX • 2 & 3 bedroom apartments; 3-4 bedroom penthouses • Integrated smart home technology (light, temperature control) • Clubhouse with lounge / co working & café • Indoor spa & pool + well equipped gym • Tropical landscaped gardens and outdoor pools • 24 hour security in gated community • 5 minutes to Estepona centre; 30 minutes to Málaga Airport • Delivery: Early 2026. SMART LIVING & PREMIUM INTERIORS Each home features cutting-edge smart home systems for light and heat control (Lutron), large glazed windows, and high-quality finishes. The penthouses offer generous layouts with sweeping coastal and mountain views. LIFESTYLE & LOCATION HIGHLIGHTS Ayana is ideally positioned for a dynamic yet relaxed Mediterranean lifestyle. Expect proximity to golden beaches, gourmet restaurants, boutique shops, and top golf courses. Outdoor enthusiasts will love walking trails, sea breezes, and water sports. Only 30 minutes to Málaga Airport, which makes Ayana a strong option for frequent travelers or second homeowners. Contact us for more information or to schedule a private viewing at +34 663671888, WhatsApp available.

U/F Heating





## **Features:**

FeaturesOrientationClimate ControlLiftSouth FacingAir Conditioning

Private Terrace Storage Room Double Glazing

24 Hour Security Service

**Fitted Wardrobes** 

Gym

Views Setting Condition

Sea Close To Golf
Panoramic Close To Sea
Garden Close To Shops
Pool Close To Town
Close To Schools

Close To Marina

PoolFurnitureKitchenCommunalNot FurnishedFurnishedHeatedFully Fitted

Indoor

Garden Security Parking

Communal Gated Complex Underground

24 Hour Security Private

UtilitiesCategoryEnergy RatingInvestmentIn Progress

Luxury

**New Development** 

**CO2** Emission Rating

In Progress