

CULMIA  
Sunset Bay  
Estepona

Destination, your home



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A journey we are taking together  
where the destination is your home.

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The perfect location



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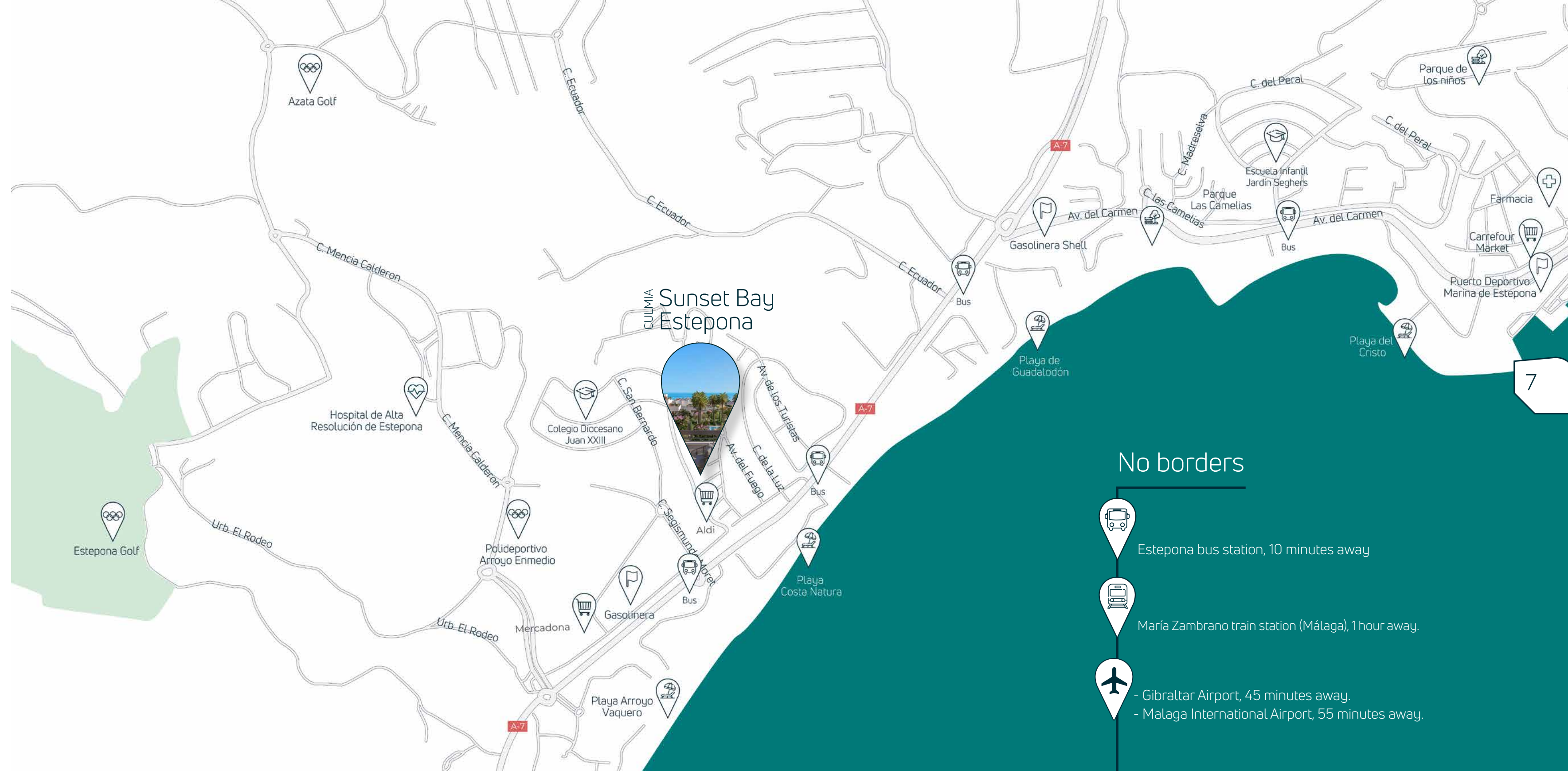
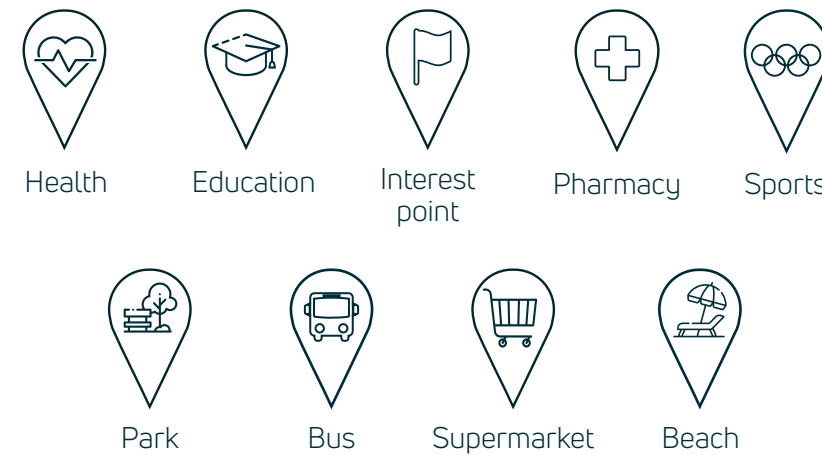
Culmia Sunset Bay Estepona is a privileged development, located in one of the best areas of the Costa del Sol. This magnificent residential complex is located in one of the growing areas of Estepona, just 300 metres from the beach and a 5-minute drive to the city centre.

From your new home you can walk or cycle the few metres that will take you to its beaches and the Málaga Coastal Path, enjoying the majestic beauty of the Mediterranean Sea, very close to idyllic enclaves such as the Estepona Marina, Puerto de la Duquesa, Sotogrande and the magnificent Puerto Banús.

For golf lovers, Culmia Sunset Bay Estepona is surrounded by well-known golf courses such as Valle Romano Golf & Resort, Estepona Golf and the Finca Cortesín Golf Club.

In addition, you will be able to access all kinds of services nearby, such as the High Resolution Hospital of Estepona, a small Shopping Centre with supermarkets and a pharmacy, schools, sports areas and a Spa. All just a stone's throw away.

The journey to your new life begins at Culmia Sunset Bay Estepona.





# The Costa del Sol's Garden

Estepona

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Estepona, located on the Costa del Sol in the province of Málaga is undoubtedly known for being a fashionable city and an idyllic enclave surrounded by the Mediterranean. Thanks to these factors, the number of people who are deciding to move from highly populated areas, such as Marbella to Estepona is increasing; as they can they find everything they need there to the full.

Its old town, which is located next to the sea, is a labyrinth of white houses surrounded by plant pots filled with colourful flowers, which turn the town into a wonderful floral scene.

Its multiple fine golden sand beaches and crystal-clear waters are the perfect place to walk, relax or have fun thanks to the variety of activities offered in the area such as kayaking, paddle surfing and boat excursions.

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Thanks to its seafaring tradition, it has a rich variety of fish dishes with which you can enjoy the wealth of species of the area, the “espetos” (a traditional dish from Málaga, consisting of small fish cooked on a skewer), moorhens and “brótolas” (a type of phycid hake).

Its enviable climate means that outdoor activities, its terraces and beaches can be enjoyed all year round.



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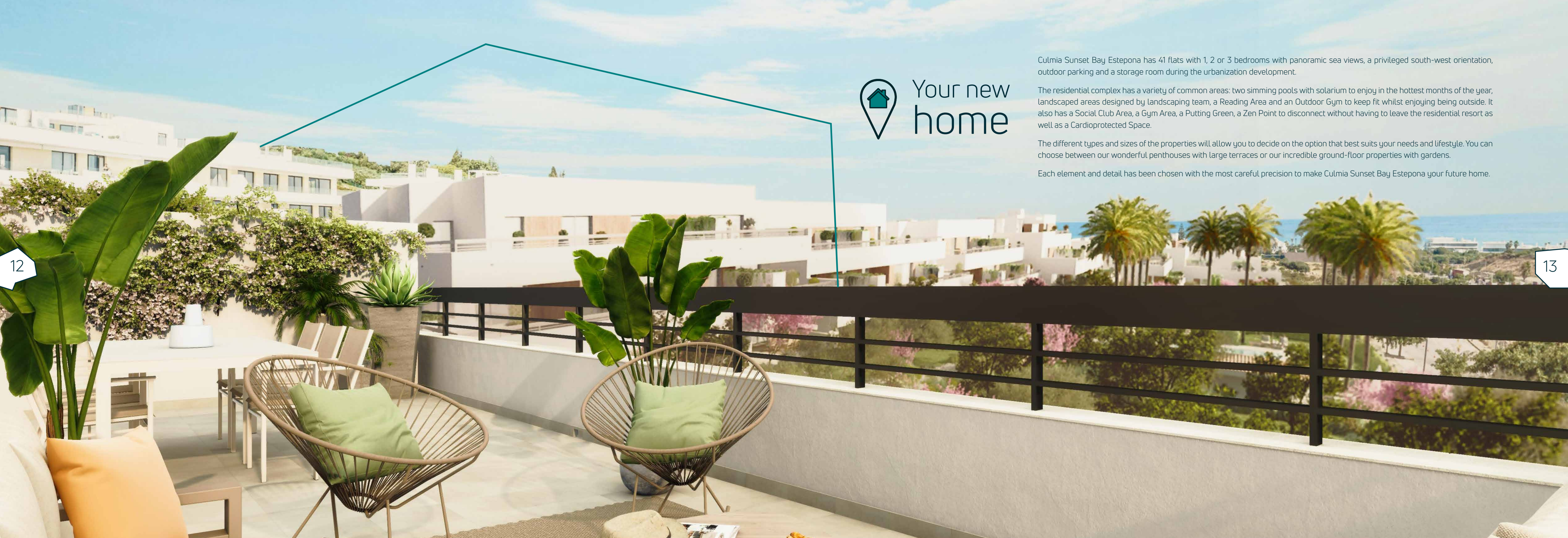
## Other connections

Culmia Sunset Bay Estepona has plenty of roads running to it which will allow you to move around the city and to other towns and communities with great ease.

You can reach the old town of Estepona in 20 minutes thanks to the bus routes near the development.

Other points of interest which are easy to reach thanks to the A-7 and the AP-7 include Marbella, which is 28 minutes away, Sotogrande 24 minutes away, Fuengirola 47 minutes away and Málaga 1 hour away.





## Your new home

Culmia Sunset Bay Estepona has 41 flats with 1, 2 or 3 bedrooms with panoramic sea views, a privileged south-west orientation, outdoor parking and a storage room during the urbanization development.

The residential complex has a variety of common areas: two swimming pools with solarium to enjoy in the hottest months of the year, landscaped areas designed by landscaping team, a Reading Area and an Outdoor Gym to keep fit whilst enjoying being outside. It also has a Social Club Area, a Gym Area, a Putting Green, a Zen Point to disconnect without having to leave the residential resort as well as a Cardioprotected Space.

The different types and sizes of the properties will allow you to decide on the option that best suits your needs and lifestyle. You can choose between our wonderful penthouses with large terraces or our incredible ground-floor properties with gardens.

Each element and detail has been chosen with the most careful precision to make Culmia Sunset Bay Estepona your future home.





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## Quality and comfort

The residential complex has an innovative and high-quality design, with spaces full of natural light thanks to its large windows and terraces. In addition, you can enjoy a comfortable environment thanks to the double glazing that improves thermal and acoustic insulation.

With its excellent layout and porcelain stoneware floors in all of the rooms and non-slip stoneware on the terraces, your home will be an oasis of style and comfort.

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You can enjoy your best dishes in the kitchen, equipped with modern design top and bottom cabinets, which include gola profile handles and a compact quartz worktop.

You will live in a unique space where you can enjoy being with your family and friends without having to leave home. You'll have all the comforts at your fingertips.

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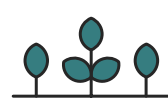




A space for everyone



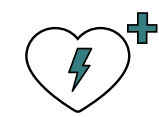
Swimming  
Pool



Landscaped  
Areas



Solarium



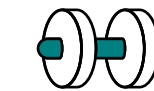
Cardioprotected  
Space



Reading  
Corner



Social  
Club Area



Gym  
Area



Putting  
Green



Zen  
Point



Outdoor  
Gym











### Putting Green

This space is designed for golf lovers. A place where you can improve your golf skills, or simply enjoy a friendly game with friends and family.



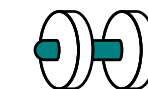
### Reading Corner

A unique and special place where you can disconnect and immerse yourself in the literary world.



### Outdoor Gym

A perfect place to do sports and take care of yourself while you enjoy the lovely weather.



### Gym Area

An area designed so that you can keep fit and take care of your health in a modern space.



### Solarium

The perfect place to enjoy the sun and be comfortable and relax outdoors in the peace and quiet of the surrounding area.



### Swimming Pools

The residential resort has two large pools, the Laeila Pool and the Vanilla Pool, which become an oasis of relaxation and fun. The perfect place to enjoy a sunny afternoon with your family and friends.



### Social Club Area

A space designed to offer a place to relax and enjoy a wide range of activities in a pleasant atmosphere.



### Zen Point

The perfect place to enjoy the sun and be comfortable and relax outdoors in the peace and quiet of the surrounding area.





# Outstanding features

## Energy sustainability

The building has a B energy rating in energy consumption and CO<sub>2</sub> emissions, all thanks to the incorporation of equipment and a design of the building envelope using materials that reduce energy consumption. Because of all this, our homes have a B Energy Rating.

Quality, design and savings are guaranteed at Culmia Sunset Bay Estepona.

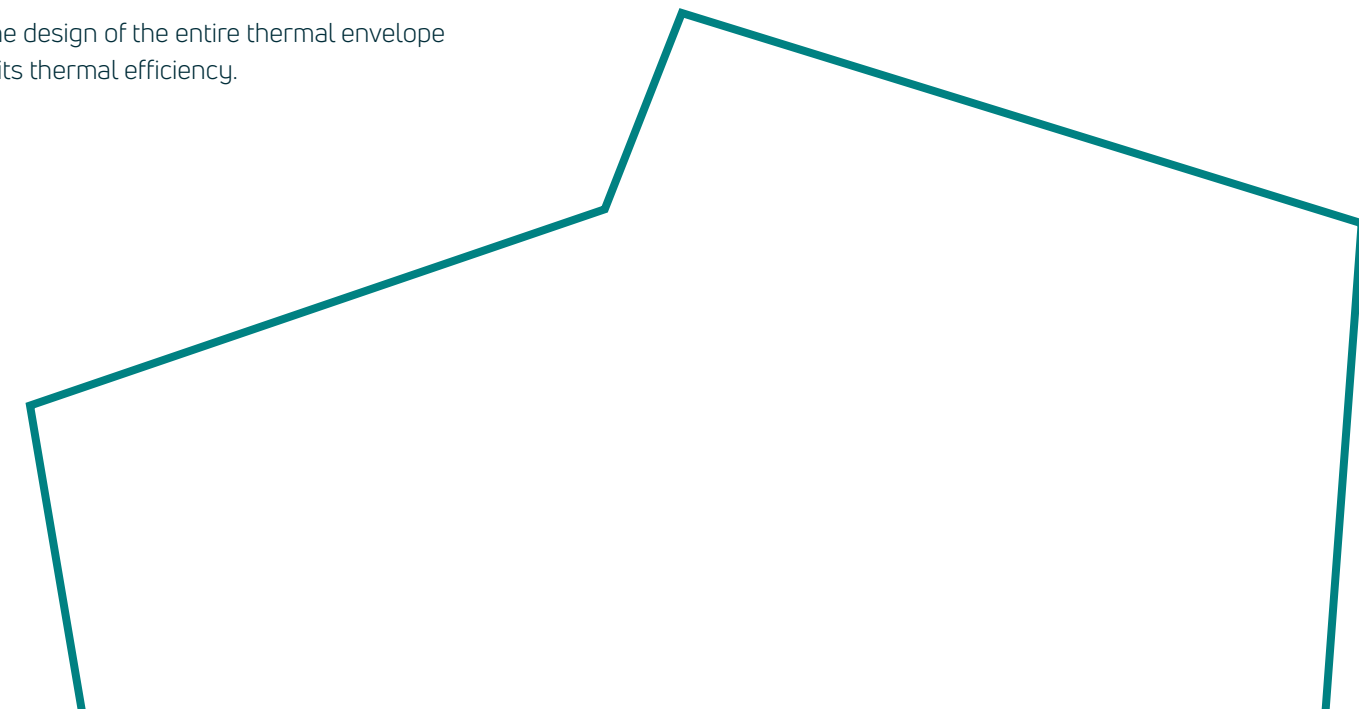


## Passive systems

1. The orientation of the building itself, guarantees an ideal amount sunlight entering both in the summer and the winter, which enables the provision of appropriate thermal comfort and hygiene.
2. The configuration of the shape of the buildings guarantees summer sun protection while allowing sunlight to enter in the winter seasons, through large openings and terraced projections.
3. The construction solutions applied to the building to obtain an appropriate energy efficiency, providing the maximum prevention of heat loss in the winter and impeding heat from entering the building in the summer.
4. The layout of most of the properties with façades with distinct orientations, allow the formation of overpressures that aid the natural creation of air currents inside the houses improving their ventilation.
5. The large, glazed windows ensure adequate lighting of the rooms.
6. Sun protection is reinforced by the use of blinds and overhanging projections.
7. The thermal break carpentry and double glazing with high performance glass with a hermetically sealed air chamber, offers outstanding thermal and acoustic comfort.
8. Special care has been taken in the design of the entire thermal envelope of the building, in order to improve its thermal efficiency.

## Active systems

1. For greater efficiency of the whole complex, the properties have an individualised arothermal system for the production of both domestic hot water and climate control in both the cooling and heating modes. The units used will be of a very high efficiency (A++ or A+++). Each property will have a buffer tank to reduce the number of system starts and thus improve its efficiency and durability.
2. The distribution of the hot and cold conditioned air is done by means of a system of ducts in a suspended ceiling and grilles in the rooms, with an interior unit in the suspended ceiling of one of the bathrooms.
3. The climate control equipment will include the additional option of having Wi-Fi control of the system using the manufacturer's software.
4. The houses have an individualised single-flow ventilation and hygro adjustable system and expulsion through the roof, which guarantees the air inside the property is renewed 24/7.
5. The lighting of the common areas is through LED lighting to reduce the building's energy consumption.







## Virtual Tour



Enjoy the experience that Culmia offers you to discover your future home in a more immersive way.

Observe the interior of the house from any angle to appreciate its qualities in detail. Your destination home is getting closer with Culmia.

To take the virtual tour on our website, scan the following QR code.



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## CulmiaHome

We offer you the CulmiaHome app where you can manage the opening of community doors (garage and entrance), or control access to common areas through your mobile phone, among other functions.







## Destination Sustainable

We are making this journey together, which is why at Culmia we work to create spaces that respect the environment.

## Destination Innovation

This could be the second stop on our journey. We are a property developer that has emerged from change, and we aim to be different whilst ensuring that your home doesn't lose its essential features.

## Destination Experience

Here we pave the way to your destination; a journey to your new home where, should you decide to join us, we will take care of everything.



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Please rate our  
services, we want to  
know your opinion!



Download our  
guides below.

You will find everything you need to  
know about buying your new home.



If your home were a song,  
what would it sound like?

Music accompanies us in every corner of  
our homes and during the most special  
moments of life.



Listen to us here!

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# Who we are

We are a leading residential property project management platform in Spain with an innovative proposal for comprehensive management that applies to all the phases of a property's development.

Our strategic plan has three main business areas: build-to-sell (BTS), build-to-rent (BTR) and affordable housing. We develop residential solutions designed to respond to the evolution of our customers' needs.

Since 2013 we have built more than 6,000 homes across Spain. We have an investment plan in strategic sectors located in Spain's main cities.

Now, we are made up of a multi-disciplinary and experienced team in the property field composed of around 150 professionals distributed throughout 10 delegations in the whole country.

Learn more  
About us



## We have a story to tell

Banco Sabadell property development activity starts.

2013

Consolidation of Banco Sabadell's property development structure.

The property developer's first residential development projects in Barcelona: Sancho de Ávila 15 (Sant Martí) and Mestre Nicolau (Sarrià-St Gervasi).

2013

2016

Start of the provision of delegated development services.

2018

Property development activity is separated from marketing at the end of 2018.

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2020

SDIN Residencial no longer forms part of Banco Sabadell and is renamed CULMIA.

"Plan Vive" concession.

2021





# CULMIA Sunset Bay Estepona

Destination  
your home.

Calle Segismundo Moret s/n  
29693 · La Gaspara, Estepona.



## CULMIA

This document has been prepared based on a basic project and, as a consequence, it may undergo modifications due to technical requirements and/or at the request of the competent public administrations. Similarly, all graphic information (images, furniture and its distribution, etc.) has a purely commercial purpose and, therefore, it is of an informative and indicative nature, lacking contractual and/or pre-contractual value. For the appropriate purposes, the Developer states that its action is in accordance with and that it will adapt to the provisions set forth in Law 38/1999, of 5 November, the Building Act. Thus, the amounts paid by the Buyer on account of the total price during construction, together with the corresponding legal interests, will be guaranteed by the Developer by bank guarantee issued by a duly authorised credit institution, and will be deposited into a special account opened by the Developer. The articles of association of the future community of owners will be delivered to the buyer prior to signing the sale deed.