



# SIERRA BLANCA

by the sea



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Achieve your best natural self

On the most serene and sought-after coastline of Estepona, **right on the beachfront** facing the Mediterranean Sea, rises an architectural concept created for those who value discretion, timeless beauty, and harmony with nature. This residential development has been designed to offer a sophisticated way of life in perfect balance with the landscape and the calm of its surroundings.



SIERRA BLANCA  
*by the Sea*

# SIERRA BLANCA ESTATES

## THE VISION

Over four decades ago, we began a journey in real estate development guided by a clear vision: to create exceptional residential projects spaces that reflect an ever-evolving lifestyle.

Through time, our deep understanding of the Costa del Sol, combined with rigorous management and an unwavering commitment to excellence, has allowed us to build a solid and sustainable presence in the region.

Each new development represented another step forward, always driven by a clear purpose: to deliver distinctive value through location, design, innovation, and sustainability. In this way, we have built a shared success story with our clients and partners.

Today, all this experience leads us to a strategic and exceptional project: Sierra Blanca by the Sea. Located on a genuine beachfront site, it embodies the essence of our expertise and vision, supported by a first-class team and focused on a development model that integrates wellbeing, healthy living, sport, integrity, and long-term perspective.





## THE PROJECT

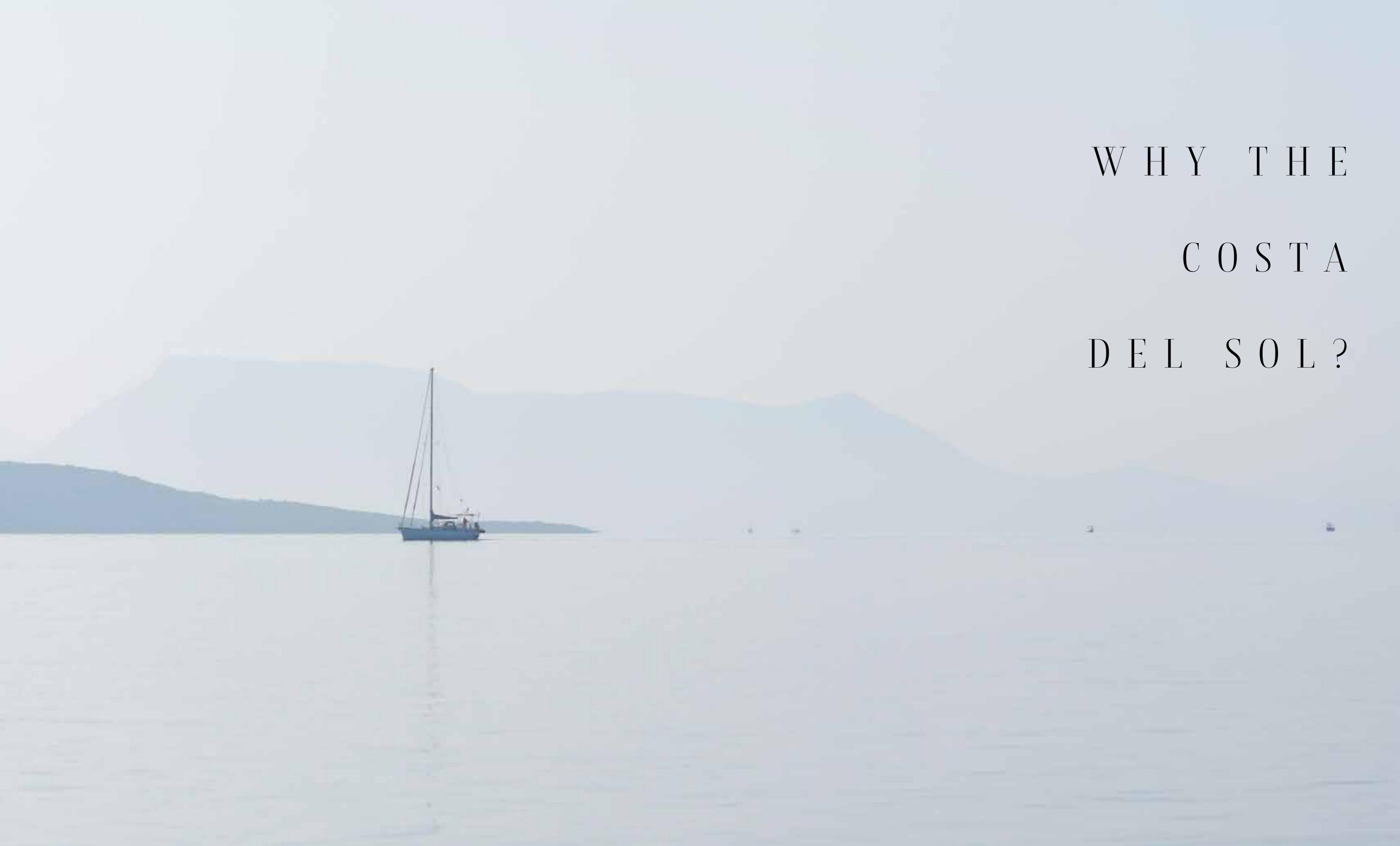
Set on a plot of 33,346 m<sup>2</sup>, the project unfolds organically, beginning with six exclusive beachfront villas, followed by an elegant central plaza that embraces communal areas such as the outdoor swimming pool, gym, and spa, all surrounded by beautifully landscaped gardens.

At the rear, five three-storey buildings with 42 apartments and penthouses complete the ensemble, each oriented to maximise sea views and integrate seamlessly with nature. A balanced composition that elevates the natural beauty of its setting.

The development will also feature a paddle court and a children's play area. Vehicular circulation is entirely underground to preserve the tranquillity of the surroundings.





A photograph of a sailboat with its sail down, positioned in the lower-left quadrant of the frame. The boat is on a calm, light-colored body of water. In the background, there are several layers of mountains, with the closest ones being a darker blue-grey and the furthest being a lighter, hazy blue. The sky is a pale, clear blue.

W H Y   T H E

C O S T A

D E L   S O L ?

# COSTA DEL SOL, ANDALUCÍA





*There are countless  
reasons*

Privileged climate, more than 300 days of sunshine per year and mild temperatures throughout all seasons create the perfect environment for wellbeing and outdoor living.

A growing destination. A continually rising area for the high-end property market, with increasing international demand and strong investment prospects.

A sophisticated lifestyle. A unique combination of sea, golf, fine dining, art, and culture, surrounded by premium services and a cosmopolitan community.

Excellent international connections. Nearby airports, modern infrastructure, and easy access to key European destinations make it ideal for extended stays or frequent travel.

Safe and stable environment. A region offering high levels of safety, quality of life, and world-class medical services perfect both as a main residence or a second home.





## ESTEPONA, COSMOPOLITAN.

Estepona is that well-kept secret many have already discovered, yet it still knows how to preserve its soul. Cosmopolitan and welcoming, it captivates with an old town bursting with flowers, intimate squares, and hidden corners that invite you to get lost.

Its marina balances seafaring charm with sophistication, offering a culinary scene that blends flavours from around the world with a distinctly Andalusian touch. Water sports find their perfect stage here, amid warm waters and clear blue skies.

Just a stone's throw away lie some of the finest golf courses in the world, home to renowned international tournaments.



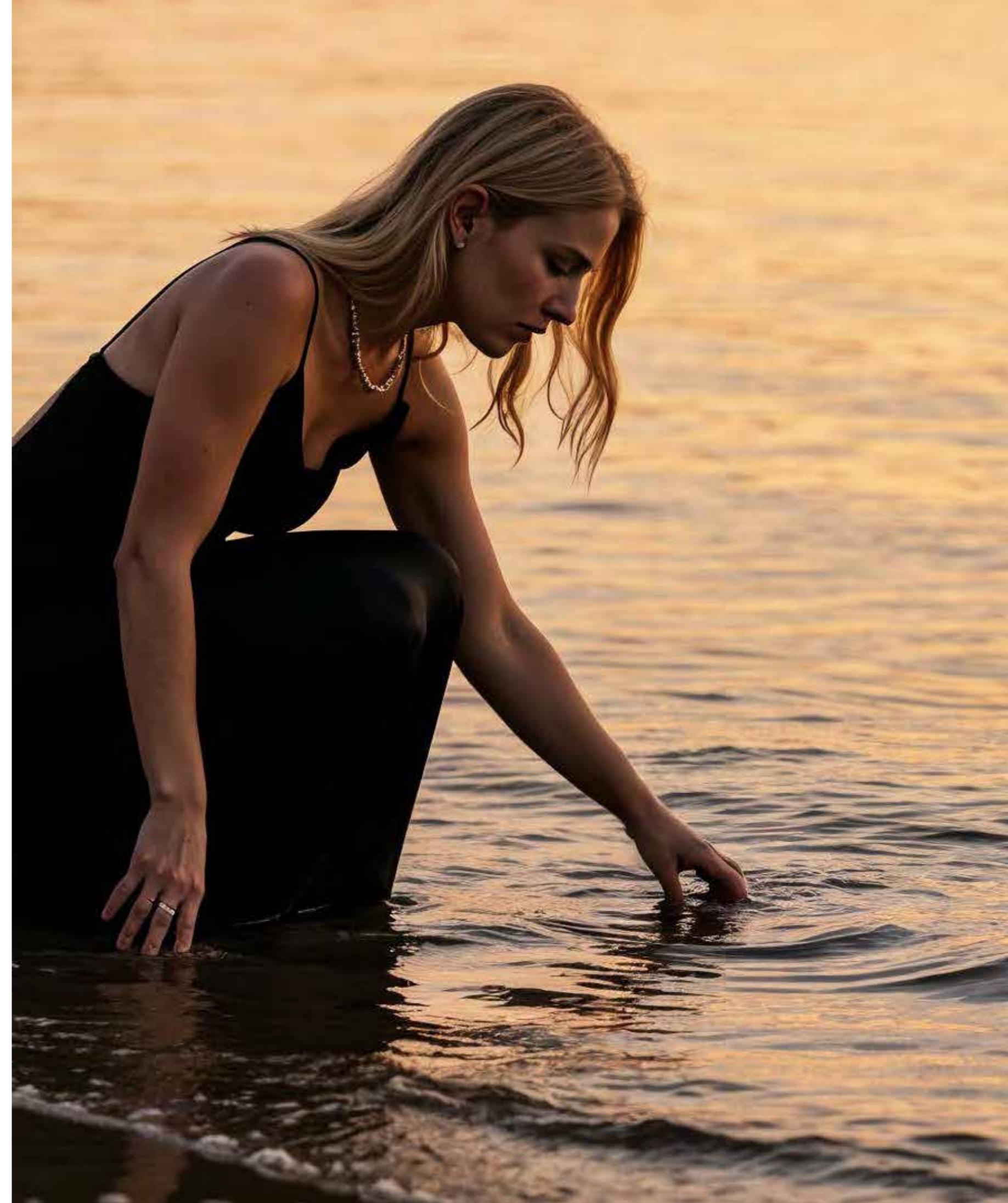
Just a breath away from Málaga and Gibraltar well connected, yet always true to its own rhythm. In Estepona, it feels as though time moves in its own, gentler way.



## PLAYA DEL ÁNGEL, ESTEPONA. ART AND THE SEA.

Next to Sierra Blanca by the Sea, Playa del Ángel hides a corner where art and the sea come together. Among the salty breeze and the palm trees, the Santiago Sculpture Park rises like an open-air museum discreet yet deeply moving. The bronze figures seem to gaze at the horizon with you, where the Mediterranean stretches endlessly and the light sketches almost magical silhouettes.

Just nearby, the Senda Litoral winds gently along the coast, inviting you to stroll unhurriedly as if the entire landscape wanted to whisper its story softly, just for you.





## MARBELLA.

A paradigm of exclusive Mediterranean living.

Its sophisticated coastline exists in perfect balance, attracting an international audience in search of sunshine, privacy, and world-class services.

In Puerto Banús, the most prestigious brands share space with high-end cars and yachts arriving from every corner of the world. The gastronomic scene is extensive and refined from Michelin-starred restaurants to beach clubs like Nikki Beach or Ocean Club, where fine cuisine and a vibrant atmosphere blend seamlessly with views of the sea.



Five-star hotels and resorts such as Marbella Club or Puente Romano have established the city as a benchmark for luxury tourism. Marbella boasts one of the highest concentrations of golf courses in Europe, making it a key destination for lovers of the sport. Marbella needs no introduction those who know it, always return.

# THE RESIDENCES

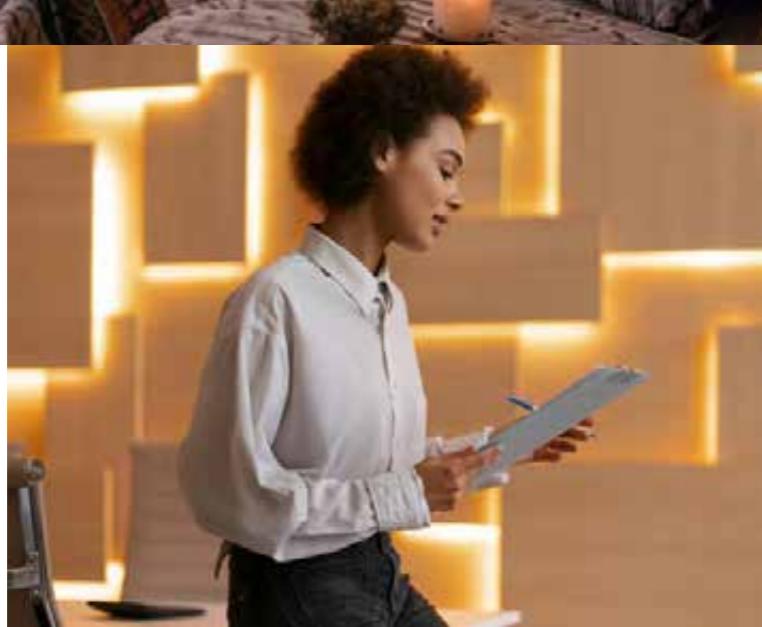
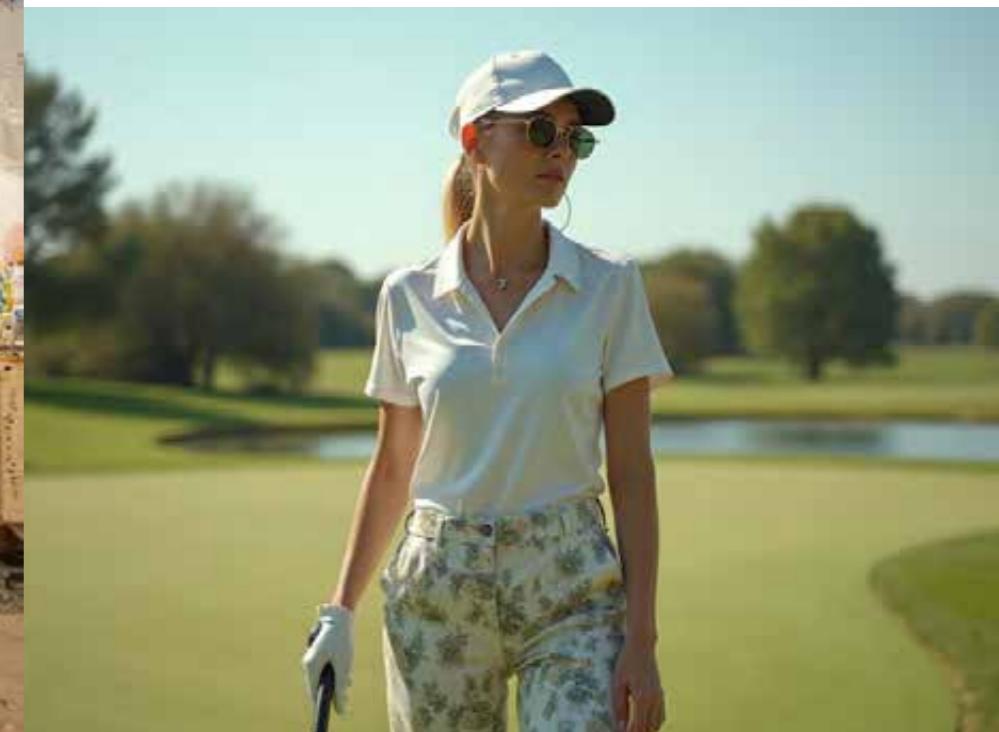


*The place to live  
a truly unique  
experience*

The soul of Sierra Blanca by the Sea lies in an architecture that blends seamlessly with the landscape designed to enhance wellbeing and foster a deep connection with its privileged surroundings.

At Sierra Blanca by the Sea, architecture reveals itself. Facing the Mediterranean, on the very edge of the shoreline, light shapes the spaces and the views flow naturally into every corner, creating an experience that resonates with the calm of its setting.

Stone, wood, and noble textures converse with gardens of native flora, striking a delicate balance between form and essence. A haven for those who cherish time, beauty, and the quiet harmony shared with others who think and live with the same sensibility.





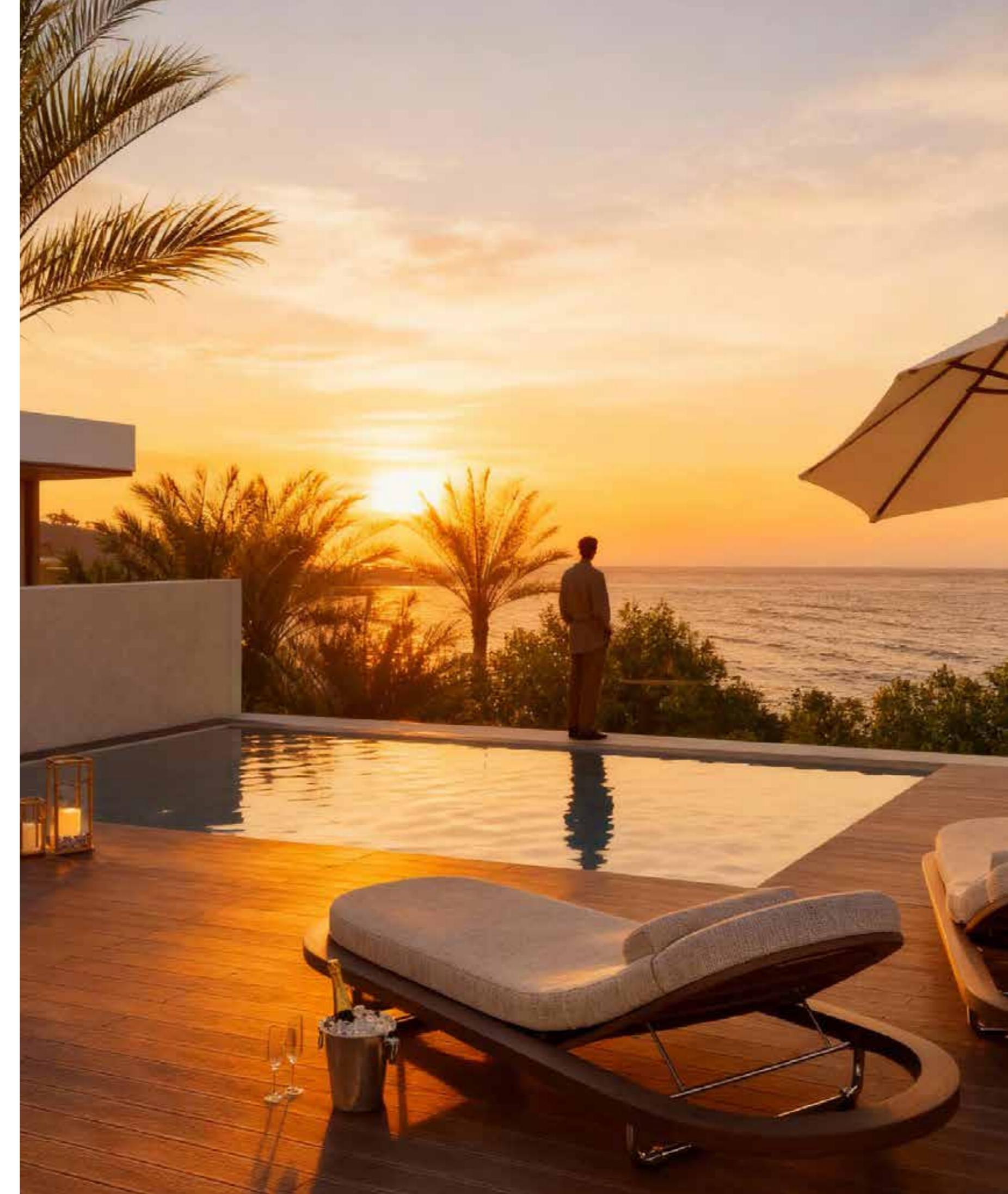
## THE APARTMENTS

*A refuge for the soul*

At the heart of the complex, five buildings rise discreetly above a landscape of gardens, positioned high enough to guarantee sea views, security, and privacy. Each apartment is a true refuge for the soul: infinite vistas, complete privacy — even on the ground floors in relation to the communal areas — and a direct connection to the surrounding environment.

The apartments offer three types of homes, ranging from two to five bedrooms:

- Two Duplex Ground Floor residences
- Middle Floor
- Duplex Penthouse
- Prime Duplex Penthouse









The homes reveal a sense of space and fluidity, where light flows without barriers, kitchens blend in naturally, and every finish speaks of precision and attention to detail.

The terraces are sublime, open-air living rooms that invite you to enjoy the Costa del Sol's climate as if summer never truly ended.

*Light  
the true  
architect of space*











Open-plan living rooms, surrounded by views, encourage connection among residents. Their seamless, functional layout fosters interaction, creating a shared experience within an open and harmonious environment.

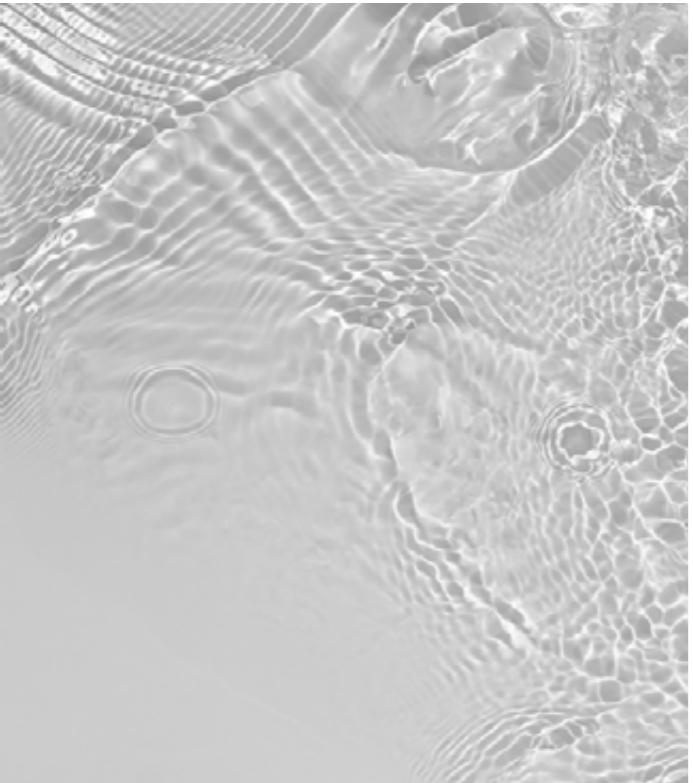






The views take centre stage, integrating the landscape as an essential part of everyday life. This constant connection with the natural surroundings reinforces the idea that nature is a living presence an integral part of our private space.





## THE VILLAS

### *Exclusivity on the beachfront*

At the very front of the development stand six seafront villas. Two layouts, each spread across three floors, create their own distinct ecosystem.

Outdoor spaces are designed for private living, with finishes that speak the language of exclusivity.

- Private swimming pool
- Garden
- Spacious basements

The landscaped rooftops soften their presence, extending the natural scenery respecting it, blending with it, and becoming part of it.

The architecture is expressed through transparency, shifting light, and softly moving shadows that glide with grace, creating interiors where calm is found, spaces that breathe elegance.

- Open-plan living room opening onto the garden
- En-suite bedrooms
- Lift

The basement level features an indoor pool, relaxation area, spa, sauna, hammam, pool bathroom, cinema, gym, guest toilet, and parking for three vehicles.







On the ground floor, the spaces open outwards: the living room, dining area, and kitchen flow onto a large terrace, the private garden, and the pool. Several suites with their own bathrooms depending on the layout together with a guest toilet, complete this warm and functional level.

On the upper floor, privacy takes centre stage, featuring an intimate lounge and an elegant master suite with a terrace and sea views.





The villas at Sierra Blanca by the Sea are arranged across three levels connected by a lift, optimising space, functionality, and views. Their location is truly exceptional: genuine beachfront on Estepona's New Golden Mile. Expansive glazed openings connect the interiors with the landscape, particularly in the double-height living room, transforming it into a breathtaking setting for everyday life.







The lower level is a true haven of wellbeing: an indoor pool, spa with sauna and hammam, gym, cinema room, massage area, and everything needed for personal care. In addition, each villa features a private garage and direct access to the community spa, combining independence with first-class services.



*Connect  
with your  
inner self.*



THE CONNECTING  
THREAD







*The perfect  
setting  
to share  
experiences*

Around the grand central plaza of the project lie the communal spaces, conceived as the social heart of the development:

- Outdoor swimming pool for adults
- Children's pool
- Spa with heated pool
- Paddle court
- Rest areas
- Fully equipped gym

Facing the sea, residents will find here the perfect setting to share experiences and make the most of every moment in an atmosphere of serenity and connection.







The seaside gardens feature two swimming pools surrounded by relaxation areas seamlessly integrated into the greenery. This natural setting invites you to enjoy the sun and the open air, accompanied by the gentle, continuous sound of the sea, creating a sensory experience of calm and a deep connection with nature.





*Stay  
Healthy  
and in shape*



A spa where natural light takes centre stage. A large skylight above the pool allows the sunlight to dance across the water, creating reflections that fill the space with an intimate atmosphere. Around it, relaxation areas, a sauna, jacuzzi, and Turkish bath blend harmoniously with the surrounding greenery, inviting rest and self-connection in an environment designed for complete wellbeing.



*A spa where  
natural light  
takes the lead*

The Sierra Blanca by the Sea spa is a space designed for deep relaxation and personal care, connected to the gardens and villas through private access points.

Upon entering, an elegant hall welcomes you with views of the gym and the indoor pool, creating an atmosphere of calm from the very first moment. On one side are the reception area, changing rooms, and massage rooms; on the other, a hyperbaric chamber.

The **155 m<sup>2</sup>** pool, surrounded by relaxation zones, sauna, hammam, and showers, becomes the heart of wellbeing.

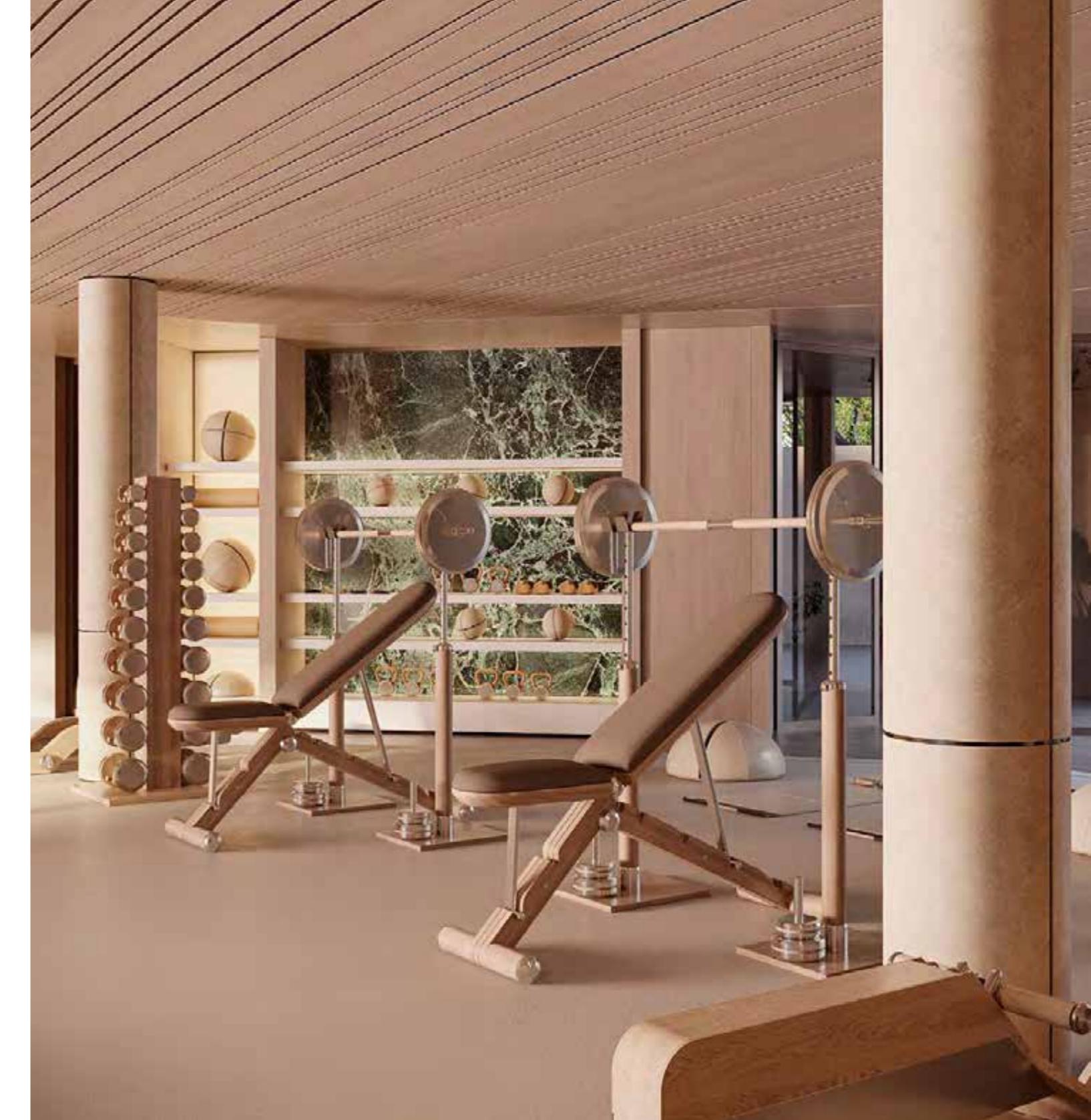
A complete sensory experience in a serene, functional environment where body and mind come back into harmony.











A fully equipped gym featuring cutting-edge technology, where innovation merges with nature. Its garden views create a balanced atmosphere that inspires wellbeing, energy, and a sense of calm in every workout.



## A WAY OF LIFE

*designed for  
wellbeing  
and family*

Estepona by the Sea was born from a clear vision: to create a residential environment where wellbeing and an active lifestyle coexist in perfect harmony with the Mediterranean Sea. A place designed to embrace the balance between body, mind, and nature.

Wellness is woven into every detail: from relaxation and spa areas to spaces dedicated to personal care, crafted so that each day becomes an experience of serenity and vitality.

Sport plays a central role, with facilities that encourage an active lifestyle, promoting energy, health, and personal growth.

The project is also kids friendly, offering safe spaces and activities designed for the youngest members of the family, allowing parents and children to share unforgettable moments in an environment created especially for them.

With a strong family focus, Estepona by the Sea is much more than a collection of residences: it is a setting where different generations can live, grow, and enjoy together a unique way of life by the sea.





*Health and  
friendship  
in every stroke*

At Sierra Blanca by the Sea, padel is played in a truly privileged setting. Our state-of-the-art court is designed to offer precise, fluid gameplay at any time of day.

An experience that blends sport, wellbeing, and connection with friends. Rest areas, social spaces, and an exclusive atmosphere make our facilities the perfect place to train, compete, and share unforgettable moments.



# NATURAL ENVIRONMENT

## *Refining tradition*

Inspired by local savoir-faire, Sierra Blanca by the Sea celebrates a lifestyle where Mediterranean light defines the spaces and time seems to flow with natural elegance.

A love for authenticity - the handmade, the lasting, the meticulously crafted - connects the architecture to tradition and to a way of life that is sustainable, serene, and deeply rooted in its surroundings. A tribute to the beauty of simplicity, of craftsmanship, of all that endures.





*Respect  
and balance with  
the environment.*



## SUSTAINABLE HOMES

At Sierra Blanca by the Sea, sustainability is the foundation guiding every decision in the project. From low-impact construction to advanced energy efficiency solutions, everything has been conceived to live in harmony with the natural environment.

The bioclimatic design, aimed at optimising light, ventilation, and thermal comfort, is combined with mindful landscaping that respects the identity of the place, integrating architecture into the landscape in an organic and tranquil way.

The result is a home that behaves like a living organism: efficient, adaptable, and in tune with its surroundings. An architecture that not only meets the needs of the present but also anticipates a future that is more respectful, healthy, and connected with nature.

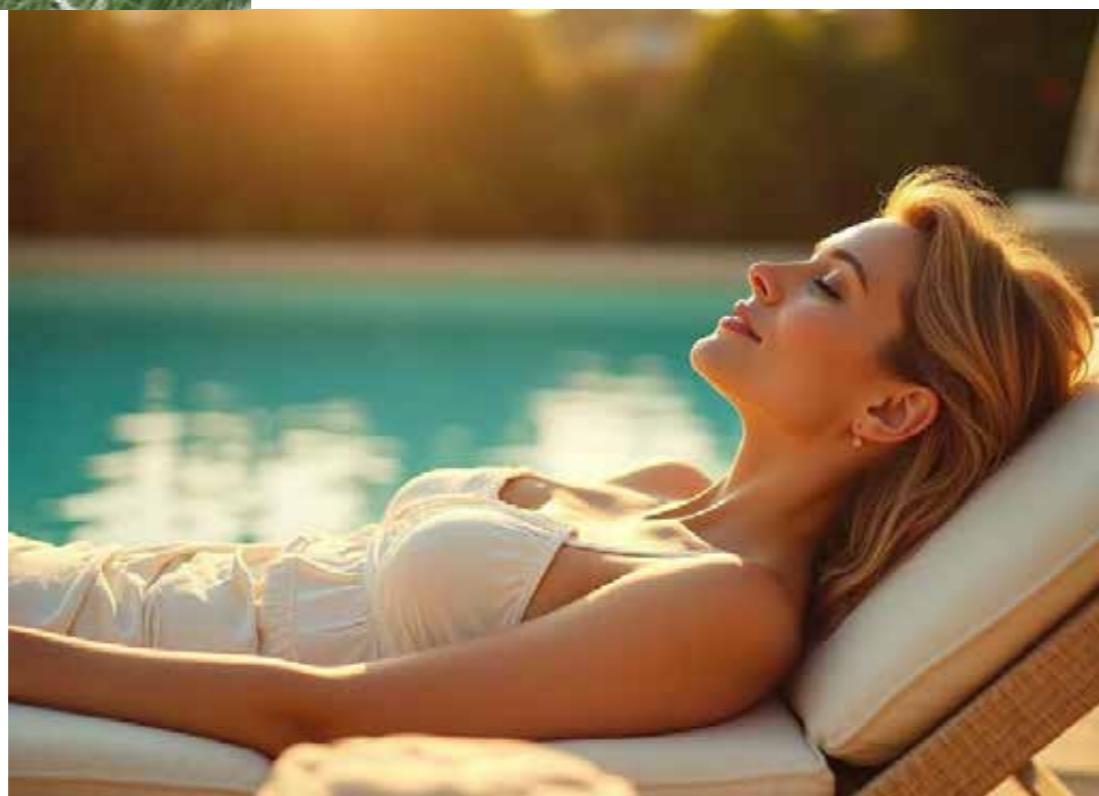


*our  
surrounding  
landscape*

At Sierra Blanca by the Sea, the landscape design draws inspiration from the quiet whispers of the natural environment. The design follows its forms and rhythms, using native species that understand the climate, preserve water, and enrich the surroundings.

The vegetation embraces and integrates every built space, softening the architectural lines, enhancing nearby views, and creating a sense of natural privacy. A living, mindful, and balanced environment.





MATERIALS  
AND INTERIOR



## *Natural Palette*

## MATERIALS

Materials act as a bridge between the home and those who live in it. The chosen palette is born from the surroundings, inspired by nature, and expressed through textures, tones, and finishes that awaken the senses. Authenticity and the highest quality.

Understanding the desires of those who will inhabit these spaces and translating them, with precision, into every detail is the guiding principle behind each selection.





# THE LIVING EXPERIENCE



At Sierra Blanca by the Sea, we redefine hospitality through a carefully curated selection of services designed to offer a sophisticated and worry-free living experience.



**Concierge.** An exclusive service dedicated to meeting every detail of your daily life. From organising leisure activities such as padel lessons, water sports, private chefs, certified nannies, beauty treatments, and gastronomic recommendations, to arranging reservations at restaurants, beach clubs, or special events. Our team ensures that you can fully enjoy what truly matters.

*Sofisticated living,  
without a single worry.*





## OWNERS CLUB

### *Sierra Blanca Family*

Being part of Sierra Blanca by the Sea also means gaining access to the Owners Club, an exclusive programme for residents that offers preferential benefits at Laguna, Sublim Beach Club, and Trocadero Estepona.

As a member, you can enjoy priority access and special conditions across all facilities: sunbed areas, adult pool, restaurant, and events.

A unique way to extend the experience of your home, in a natural setting designed for daily enjoyment and the lifestyle that defines Sierra Blanca by the Sea.

# L A G U N A

## *For our most exclusive community*

Laguna is an exclusive leisure complex that welcomes the owners of Sierra Blanca by the Sea with a selection of privileges designed for their wellbeing. A place where comfort, elegance, and Mediterranean style come together to offer a unique experience that will make you feel truly special.

- Meeting Room
- Luggage Storage
- Access to private showers with a personal hygiene kit and essential courtesy items for your comfort
- Discounted parking rates
- Chauffeur service to drive you home in your own car
- Wide range of water toys, from jet skis to a 60-foot yacht
- Dock and tender service
- Priority access and preferred seating throughout the year
- Free Kids Area with supervised care for the little ones





- Complimentary welcome drink for guests
- Preferential discounts on consumption or premium table reservations
- Early access to new menus, tastings, or private gastronomic experiences
- Direct assistance from a PR representative to manage reservations throughout the season
- Welcome kit with exclusive merchandise
- Welcome amenities with every visit: champagne and dried fruit
- Covered parking
- Free electric charging
- Premium Member Card, a symbol of belonging and access to exclusive benefits





**Sublime Beach at Laguna** is much more than a beach club: it is a place where the Mediterranean is experienced with both intensity and tranquillity. A space designed for enjoyment from the very first line of the shore, surrounded by light, sand, and sea. Its culinary offering combines fresh, creative flavours, perfect for sharing unique moments against the horizon.

With music, a vibrant atmosphere, and service attentive to every detail, each moment at Sublime Beach becomes a true celebration of the senses. Here, time seems to stand still, and enjoyment reaches its highest expression.

Owners of Sierra Blanca by the Sea receive special treatment at Sublime, with the following privileges:



- Gourmet restaurant offering contemporary Mediterranean cuisine and fresh seasonal produce
- Cocktail bar with a carefully curated drinks menu and creative mixology
- Infinity pool area with Balinese beds and exclusive service
- Events and live music featuring selected DJs and performances
- Leisure programme with themed activities and social experiences
- Private and VIP spaces for exclusive celebrations or gatherings
- Sunsets over the sea as a central part of the experience



## TROCADERO ESTEPONA

**Trocadero Estepona.** Opened in 2019 on Playa del Ángel, facing Estepona's seafront promenade and right next to Sierra Blanca by the Sea, this beach club from the Trocadero Group blends gastronomy, leisure, and style in a privileged seaside location.

Its spacious terraces, decorated with the group's unmistakable signature - elegant, exotic, and welcoming - invite you to enjoy the sun and the views while savouring its culinary creations. It features a swimming pool and sunbed service for relaxing right by the beach, as well as a cocktail bar and sushi bar that add to its unique atmosphere.



The menu offers Mediterranean cuisine focused on high-quality ingredients, with international, Asian, and Mexican influences, including rice dishes, fish, meats, and creative reinterpretations of local recipes. The cocktail bar, another of its highlights, delights guests with innovative and imaginative creations.

Perfectly equipped to host all kinds of events, from weddings and private celebrations to brand launches, film shoots, or corporate gatherings, it stands as a versatile and exclusive venue on the Costa del Sol.



## BENEFITS

- Enjoy a restaurant discount throughout the entire year
- Celebrate with us: a complimentary glass of cava with every table reservation
- Priority access for table bookings with personalised attention to every detail
- VIP sunbed area: priority reservations so you can enjoy summer from the best spot
- Exclusive pre-sale access to tickets for the Sotogrande Flamenco Festival
- Special invitations and access to the most exclusive cultural events of the Trocadero Group: concerts at Commodore, book launches, gastronomic experiences, wine tastings, and much more





## ARCHITECTS AND INTERIOR DESIGNERS

### **Living the Mediterranean from within.**

At GC Studio, we design homes that engage in dialogue with their surroundings, and in this exclusive seafront development in Estepona, we have created spaces where light, the sea, and the breeze take centre stage. Soft lines, noble materials, and meticulously crafted details wrap interiors that open seamlessly onto their terraces, merging indoor and outdoor living into one continuous experience. Here, luxury is measured in moments: every sunrise and every sunset feels as though it was created just for you.

### **Architecture and interior design in perfect harmony.**

At GC Studio, we conceive each residence as a unique piece, ensuring perfect coherence between design and functionality. Open spaces, floor-to-ceiling panoramic windows, and continuous flooring enhance the flow of natural light and frame the views of the Mediterranean. Premium materials, artisanal finishes, and bespoke furniture come together to offer an elegant, timeless lifestyle deeply connected to the coastal surroundings.



*Living  
the Mediterranean  
from within*





**SIERRA BLANCA  
ESTATES**



## BEHIND THE PROJECT

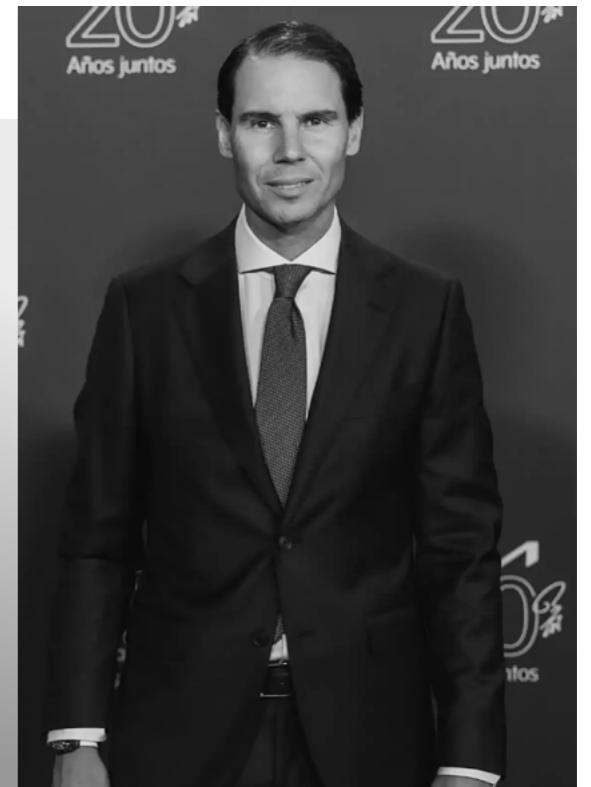
### Our DNA

is built upon three fundamental pillars:

Vision for the future: we are committed to projects that go beyond architecture itself, creating true urban landmarks that place our cities on the international map.

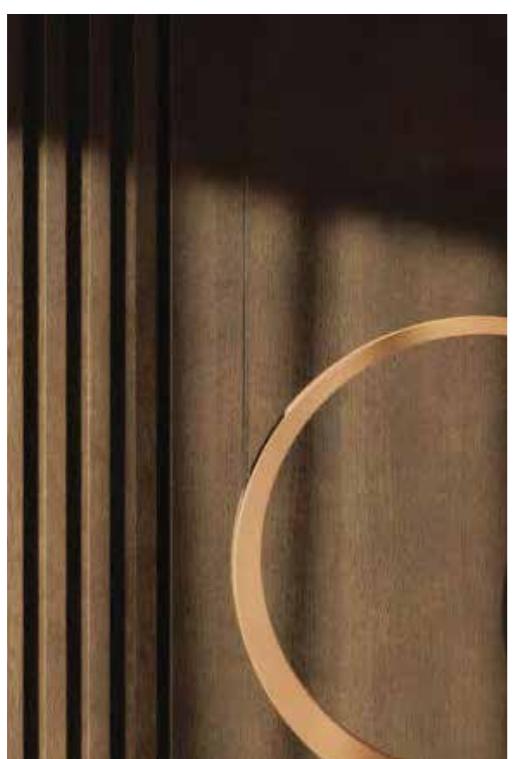
Social commitment: we believe that growth must go hand in hand with responsibility. For this reason, we promote inclusive projects such as the Rafa Nadal Club, which encourages healthy lifestyles and collective wellbeing, as well as philanthropic initiatives in Marbella and Andalusia through the Sierra Blanca Foundation. Our commitment is to people, because building homes also means building community.

Excellence and design: we collaborate with the most prestigious architecture and design studios in the world, bringing to Andalusia unique projects that combine innovation, beauty, and respect for the environment.



We embrace a family-oriented approach, with services and areas designed for different generations to live and enjoy together in harmony. Wellness lies at the heart of the residential experience, with spaces dedicated to physical and emotional balance, turning every home into a sanctuary of wellbeing.

On this journey, we are proud to have distinguished partners such as the Palladium Group, a leading name in the tourism and residential sector that strengthens our commitment to an international vision beyond borders, and Rafael Nadal, an international symbol of sporting excellence. Both collaborate with us on the Estepona project, Sierra Blanca by the Sea, consolidating an alliance that unites tradition, innovation, and global ambition, projecting Andalusia confidently towards the future.



# SIERRA BLANCA

by the sea

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## Legal Notice

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All images, both interior and exterior, are shown for illustrative purposes only and may differ from the final design. The furniture shown is not included in the delivery of the properties. The qualities of finishes, colours, fittings, sanitaryware, and kitchen furniture displayed are approximate and may be replaced by items of equivalent or superior specifications.

All information and documentation will be provided in accordance with Royal Decree 515/1989, as well as with the applicable state and regional regulations.

