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Introducing **The Seven**,
an exquisite contemporary
design full of comfort in an ideal
location at the New Golden Mile,
a **perfect destination** for a
superb life.





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Location

Welcome to the New Golden Mile, a hidden gem on the sun-kissed Costa del Sol. This exclusive area promises an unrivaled living experience, where natural beauty meets luxurious amenities. Just a few minutes from vibrant Laguna Village & the Atlas American International School, the New Golden Mile offers a collection of elegant residences, from lavish villas to sophisticated and luxury apartments, designed to cater to your every desire.

For golf enthusiasts, the allure of Los Flamings and La Resina Golf are simply irresistible.

Embark on a golfing adventure amidst stunning landscapes that enhance your game and provide an unforgettable experience.

Pristine beaches invite you to relax under the Andalusian sun, while a myriad of water sports embrace the coastal lifestyle.

Indulge in the best of both worlds as the New Golden Mile grants easy access to the vibrant places of Estepona and Marbella. Savor the traditional charm of Estepona with its local cuisine and cultural events or venture into Marbella for upscale shopping and fine dining. Discover the magic of the New Golden Mile, where an unparalleled living experience awaits you in this captivating destination. Your dream home is ready to welcome you to the epitome of Costa del Sol living.



1. The Seven 2. Atlas American School
3. Hospital Estepona 4. Hiking Route
700 mts to the beach 5. La Resina
Golf 6. Sonora Beach

7. Restaurant Tikitano
8. Ikos Hotel Andalucía
9. Supermarket Lidl
10. Supermarket Mercadona
11. Chiringuito Torre Velerin

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An aerial photograph of a beach. The left side of the image is dominated by deep turquoise water, which transitions into a white, foamy surf as it meets the shore. The right side of the image shows the light-colored sand of the beach. The overall composition is clean and minimalist, emphasizing the natural beauty of the coastline.

more than a
lifestyle

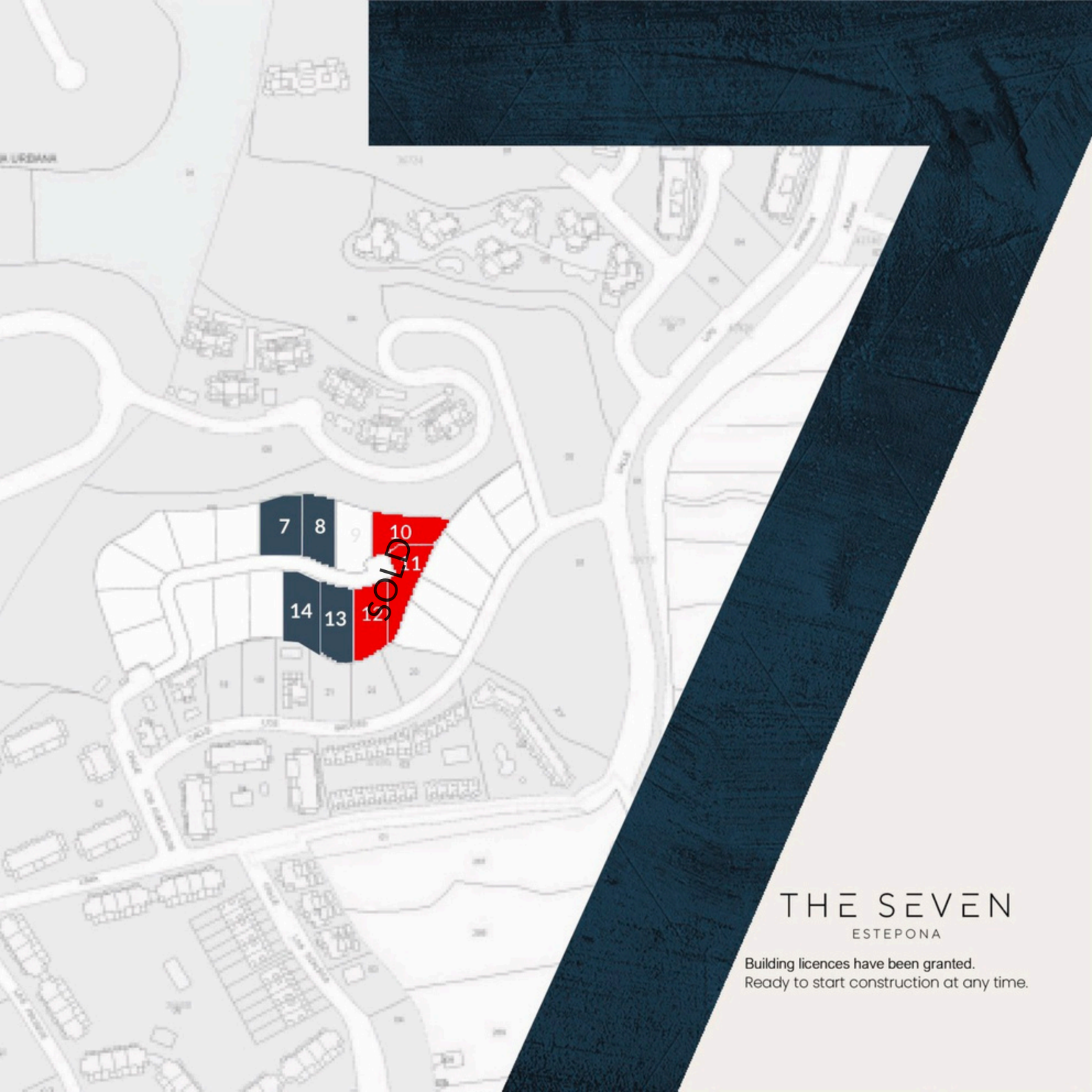
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The Seven is an exceptional new development project featuring seven contemporary villas nestled in a private gated complex at the New Golden Mile, just a few minutes from vibrant Laguna Village & the Atlas American International School. This modern development offers the perfect blend of exclusivity, security and refined living. The Seven presents an exceptional opportunity for families seeking a secure and high-standard living environment. The urbanization offers an ideal setting for both holiday and permanent homes.



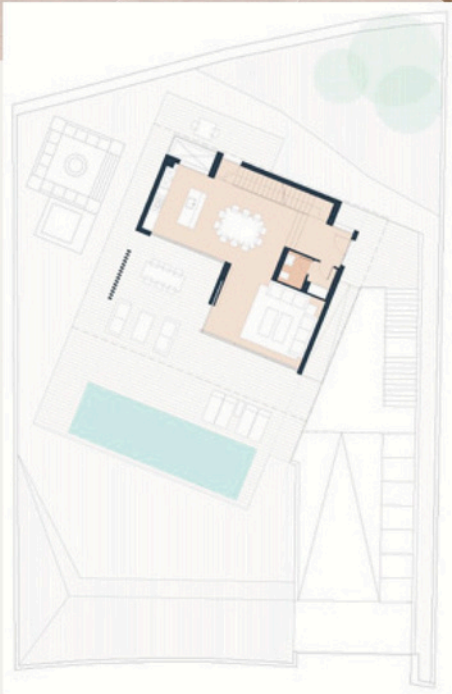
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Building licences have been granted.
Ready to start construction at any time.

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Plot configuration

The villas are located on the plot leaving a free area for a large garden with a variety of outdoor environments, vegetation and pool area. The property has two entrances, one for vehicles, which leads directly to the basement and another for pedestrians, which leads to the first floor and offers a tour of the scents and colours of the vegetation of the garden.



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Tailored living

The villas at The Seven are designed to surpass your expectations, providing a harmonious balance of space, elegance and modern comfort. Spanning across plots starting from 803 m², these remarkable residences offer generous built areas of up to 634 m². The villas feature flexible floor plans, comprising four to five bedrooms and four to five bathrooms, allowing personalized configurations to suit individual preferences lifestyle. Each villa offers a private garage with space for two to three cars, ensuring ample parking and security for residents and their guests.

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Price for these magnificent villas at The Seven starts from € **1.695.000** representing an extraordinary opportunity to own a prestigious home in one of the most sought-after areas of The New Golden Mile.



PLOT

803 M2



BUILT

634 M2



BEDS

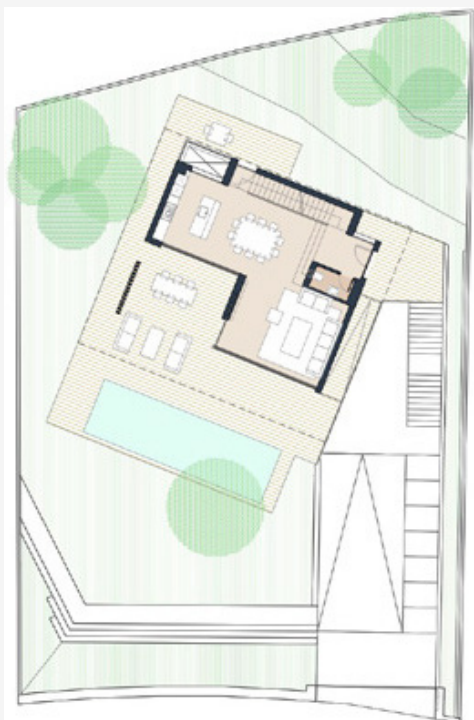
4 - 5



BATHS

4 - 5





Are as

House area

Usable indoor area 265,73 m²

Usable outdoor area 68,73 m²

Usable uncovered outdoor area 183,23 m²

Total usable area 517,69 m²

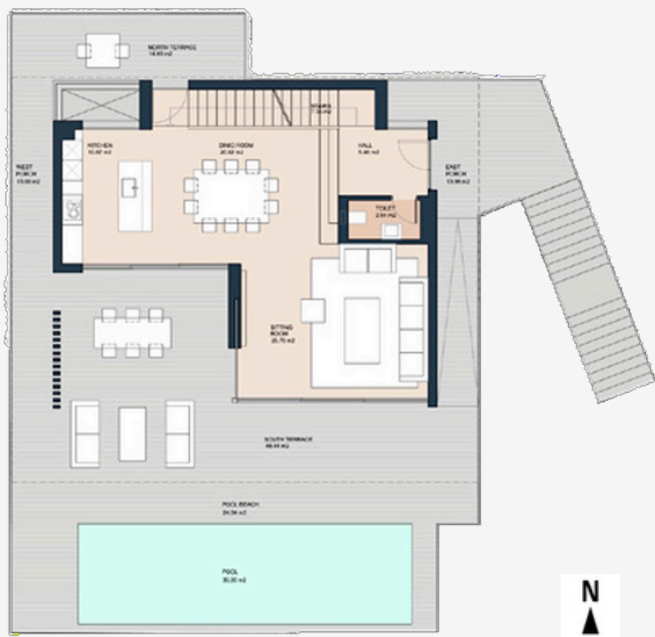
Built indoor area 311,61 m²

Built outdoor area 104,39 m²

Built uncovered outdoor area 218,62 m²

Total built area 634,62 m²





Ground Floor

Area per floor

Usable indoor area	72,28	m2
Usable outdoor area	45,86	m2
Usable uncovered outdoor area	49,00	m2
Total usable area	167,14	m2
Built indoor area	86,23	m2
Built outdoor area	78,65	m2
Built uncovered outdoor area	69,35	m2
Total built area	234,23	m2

Ground floor

Usable indoor area	72,28	m2
Usable outdoor area	45,86	m2
Usable uncovered outdoor area	49,00	m2
Total usable area	167,14	m2
Built indoor area	86,23	m2
Built outdoor area	78,65	m2
Built uncovered outdoor area	69,35	m2
Total built area	234,23	m2





First Floor

Area per floor

usable indoor area

First floor

90,16 m²

usable outdoor area

45,84 m²

usable uncovered outdoor area

136,00 m²

Total usable area

built indoor area

113,30 m²

built outdoor area

48,75 m²

built uncovered outdoor area

Total built area

162,75 m²





Basement

Area per floor

usable indoor area
 usable outdoor area
 usable uncovered outdoor area

Total usable area

built indoor area
 built outdoor area
 built uncovered outdoor area

Total built area

Basement

103,29 m²

22,87 m²

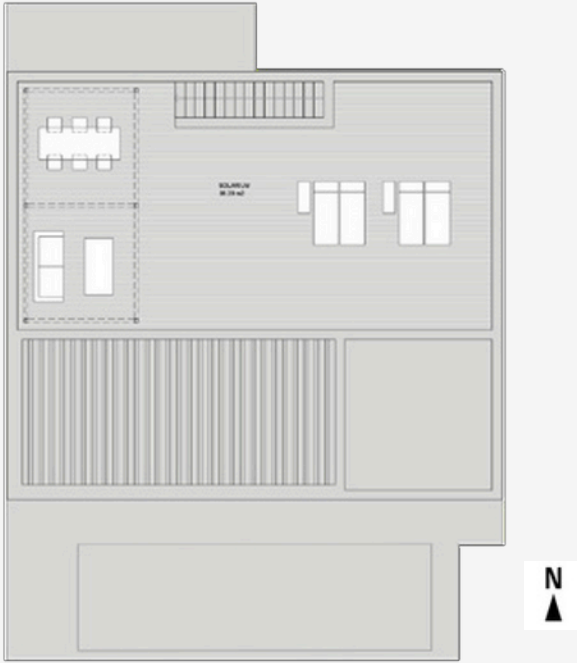
126,16 m²

112,08 m²

25,74 m²

137,82 m²





Roof Floor

Area per floor

usable indoor area

usable outdoor area

usable uncovered outdoor area

Total usable area

built indoor area

built outdoor area

built uncovered outdoor area

Total built area

Roof floor

88,39 m2

88,39 m2

100,52 m2

100,52 m2



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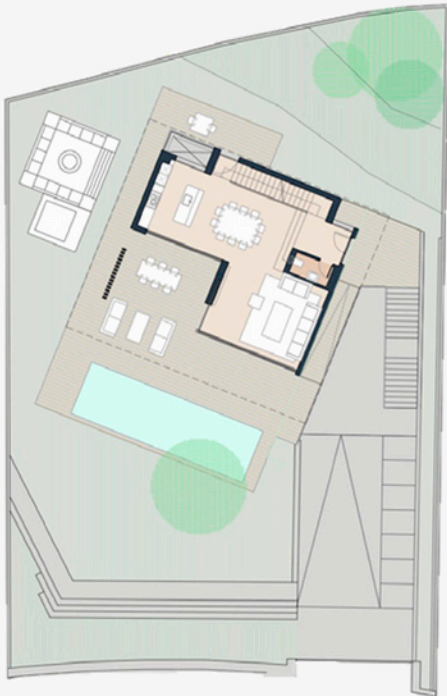


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Extras / Opcional

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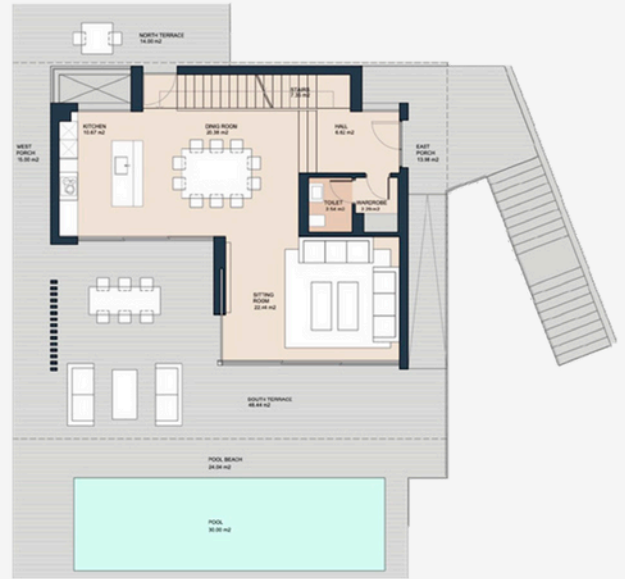


Chill Out +
Jacuzzi



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Wardrobe in the entrance



First floor may be customized



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Enable basement



Extended basement

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Lift from the basement
to the rooftop



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FOUNDATIONS AND STRUCTURE

Foundation using reinforced concrete footings, according to data from the geotechnical study. Concrete slab structure and metallic steel pillars.

Low compliance with regulations and taking into account marine exposure.

DECK

Passable inverted roof, finished with non-slip porcelain flooring, asphalt sheet and thermal insulation with extruded polystyrene plates. Glass railing on all terraces.

WATERPROOFING

Waterproofing of roofs and terraces using welded asphalt sheet. All in compliance with current DB-HS regulations.

ISOLATION

Thermal and acoustic isolation on the roof and facade. Acoustic isolation between rooms in the house.





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FACADES Comprising an outer layer of 1/2 foot perforated brick, jointed with waterproof mortar, an air gap, and a self-supporting system with a double layer of plasterboard on a base of a galvanized sheet metal structure. This construction is in compliance with the CTE-DB-HE and CTE-DB-HS regulations.

PARTITIONS They will be made using a supporting structure of galvanized steel plates on which two plasterboard sheets are screwed on both sides, with acoustic insulation placed inside. The plasterboard sheets on the walls of wet rooms will be waterproof. This construction method complies with the CTE-DB-HE regulations.

CARPENTRY Floor-to-ceiling doors made of white lacquered wood with stainless steel fittings. Matt white lacquered DM cabinets. Exterior carpentry with thermal bridge break PANORAMA series. Double glazing with acoustic and solar control. All security glass 2.60 m height armoured wooden entrance door.

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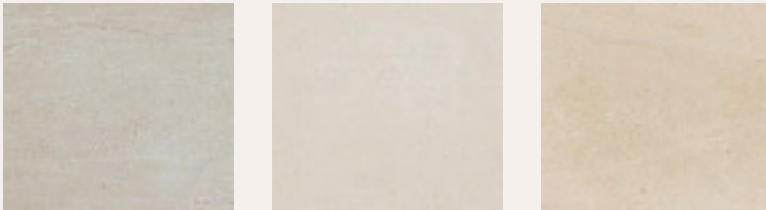
EXTERIOR REVESTMENT

Single - layer mortar for exteriors.

INNER LINER

Painted on plasterboard, continuous false ceilings.

Flooring and tiling 60x60 rectified porcelain pieces.



SANITARY

Worktop with integrated sink.

Countertop sink in ground floor toilet.

Freestanding bathtub.

Resin shower tray with thermostatic faucet.

Suspended toilet.



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