







## THE PROJECT

For the realisation of this exclusive new boutique development of 10 attached villas, a plot of land with beautiful sea, golf and mountain views has been chosen by the promotor. Brisas del mar consists of 10 attached villas with 4 bedrooms, 3 or 4 bathrooms, 1 or 2 toilets and an office or can be used as a laundry room.

The corner villas have their own gardens and private saline chlorination swimming pool. The central villas have the swimming pool on the roof terrace. The open and functional spaces are undoubtedly the protagonists of the houses, they connect us with the terraces and their beautiful views of the sea, golf course and mountains.

## THE ARCHITECTURE & DESIGN

The architecture seeks maximum expressiveness by combining three materials. The white facade brings us closer to an environment of sun and beach, combined with the dark grey stone generate spaces of greater depth, the vertical elements of imitation wood aluminium will give that tone of warmth that can be appreciated in the images. Materials with very low maintenance that make these facades not only a striking vision, but also coherent with the environment.



## Brisas Del Mar Specifications

When the quality of the house is not only aesthetic, Azata is committed to using top brand materials, carrying out the construction work in a careful manner and having excellent finishes.

Modern from the ground up, Brisas del Mar produces hot water, hot and cold air conditioning with a centralized aerothermal system, a clean way of generating energy. In the same way the underfloor heating is supplied with energy.

- 4 bedrooms
- 3 & 4 bathrooms
- 1 & 2 guest toilets
- Spacious terraces
- Private garden (some units)
- Private pool in all villas
- Fantastic solariums with private pool
- Private parking





## The Villas

Contemporary design, best quality, it's all about living the Costa Del Sol style. Large windows give you light to flood into the open plan dining, living room and kitchen. Sliding glass doors offer access to the terrace. The corners units have a private garden with a private pool and the other units have a fabulous solarium roof terrace with a private pool, ideal for enjoy the fantastic sea views. All Villas have 4 bedrooms, one on the ground level with a separate bathroom and 2 or 3 bedrooms on the first floor with share bathrooms, plus the master bedrooms with a beautifully appointed en-suite bathroom. Each villa will be delivered with a fully fitted kitchen.

















## Specifications

The villas are well equipped with a the best quality specifications, who give you all comfort, including aerothermic air conditioning system.

- High quality porcelain flooring
- Fully equipped kitchen with Siemens or similar appliances.
- Hot and cold air conditioning with aerothermic system
- Private garden with swimming pool or roof terrace with private pool
- Master en-suite bathroom
- Fitted wardrobes in all bedrooms
- Over-sized windows
- Private parking

Architectural floor plan of the ground floor (Planta Baja) of a building. The plan shows various rooms including a kitchen (cocina), living and dining area (salón-comedor), bathroom (baño), and a staircase (escalera). It also features a large green lawn area (patria exterior) and a parking area (16% and 5% slopes). Elevation markers indicate heights of +0.0 m and +42.80 m. Dimensions and slopes are provided for different sections.

**VIVIENDA 01**

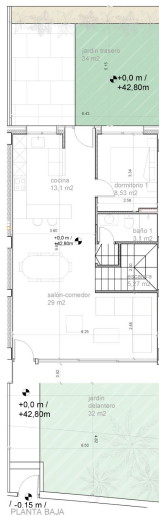
- Sala y Comedor: 6,87 m<sup>2</sup>
- Despacho: 0,87 m<sup>2</sup>
- Cuarto: 1,27 m<sup>2</sup>
- Cuarto: 1,27 m<sup>2</sup>
- Piscina: 7,55 m<sup>2</sup>
- Terraza exterior: 24,52 m<sup>2</sup>
- Distribuidor: 3 m<sup>2</sup>

214,93  
119A2876 PATRICKSON ET AL.MÉS PALLA-CALDO  
I LES SEUETSFIGURE 1

VIVIDIA.01		
AR	DIM	01

ARQUITECTURA		
1/65	1/130	FEBRERO 2011

## VIVIENDA 02



VIVIENDA 02  
SUP TOTAL CONSTRUIDA  
SUPERFICIE JARDÍN

214,93  
66



NOTA: Las superficies construidas se refieren a la superficie cubierta por el edificio, no a la superficie total del terreno. Las superficies de jardín se refieren a la superficie no cubierta por el edificio. Las superficies totales construidas y de jardín se refieren a la suma de las superficies construidas y de jardín. Las superficies totales construidas y de jardín se refieren a la suma de las superficies construidas y de jardín.

PROYECTO DE ARQUITECTURA  
VIVIENDA 02 - 12/10/2023

ARQUITECTO: J. L. GARCÍA

PROYECTO DE ARQUITECTURA

PROYECTO DE ARQUITECTURA

PROYECTO DE ARQUITECTURA	PROYECTO DE ARQUITECTURA	PROYECTO DE ARQUITECTURA
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1/60	1/100	1/200
1/60	1/100	1/200
1/60	1/100	1/200

[illegible]

The floor plan shows a rectangular apartment layout. At the top is the entrance area with a small closet. Moving clockwise from the entrance: a bedroom (dormitorio 4) with dimensions 11,40 m by 3,90 m; a bathroom (baño 4) with dimensions 3,27 m by 2,40 m; a bedroom (dormitorio 3) with dimensions 10,41 m by 4,15 m; a central hallway (distribuidor) with dimensions 3,5 m by 3,57 m; a bedroom (dormitorio 2) with dimensions 15 m by 3,90 m; a bathroom (baño 3) with dimensions 3,5 m by 3,52 m; a kitchen (cocina) with dimensions 3,50 m by 3,50 m; and a living area (sala) with dimensions 3,50 m by 3,50 m. The entrance door is located on the left wall of the living area.

PROYECTO EDUCACIÓN  
Y VIVIENDAS ORGANIZACIÓN AZATK GOLF

AGETA PATRIMONIO S.p.A.

INIS PALLA ONLINE

FICHAS

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166 1/120 FEBRUO 20

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## VIVIENDA 04



PLANTA BAJA



PLANTA PRIMERA



PLANTA SEGUNDA

VIVIENDA 04  
SUP TOTAL CONSTRUIDA  
SUPERFICIE JARDÍN

214,93  
61,52

PROYECTO EDUCACIÓN  
13 VIVIENDAS URBANIZACIÓN AZÚCAR DOL  
2010/2011

A. Z. FATHALLAH ET AL.

MÓN PALA-CALVO  
L'ESQUATZUT

None

YVENDL04

AR	DIM	04
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ARCHITECTURA

Variable	Mean (SD)
Age	34.5 (10.2)
Gender	Male (78.5%)
Marital status	Married (65.2%)
Education	High school (45.1%)
Occupation	Unemployed (32.8%)
Income	Low (58.3%)
Health status	Good (72.1%)
Stress level	High (61.4%)
Life satisfaction	Low (55.7%)
Resilience	Low (48.9%)
Optimism	Low (52.3%)
Self-efficacy	Low (49.6%)
Problem-solving	Low (51.8%)
Emotional stability	Low (53.5%)
Social support	Low (56.2%)
Life events	High (68.9%)
Life changes	High (71.3%)
Life stressors	High (73.6%)
Life challenges	High (75.9%)
Life difficulties	High (78.2%)
Life hardships	High (80.5%)
Life struggles	High (82.8%)
Life tribulations	High (85.1%)
Life trials	High (87.4%)
Life tests	High (89.7%)
Life ordeals	High (92.0%)
Life vicissitudes	High (94.3%)
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1/65 1/130 FEBRUARY 2015

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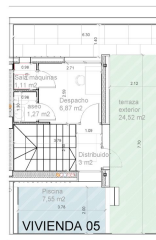
## PLANTA BAJA



PLANTA PRIMERA



PLANTA SEGUNDA



VIVIENDA 05  
SUP TOTAL CONSTRUIDA  
SUPERFICIE JARDÍN

214,93  
61,31

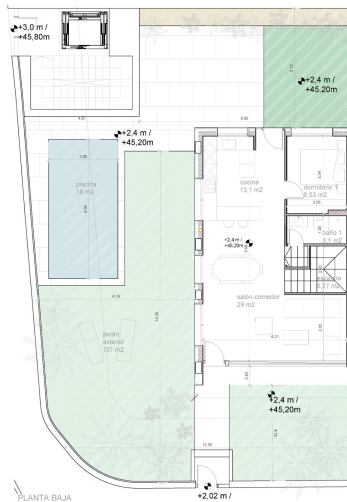
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MISS PALLA CALHO  
LAWRENCE HALL

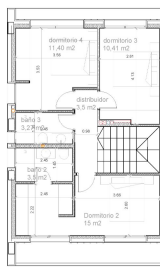
FICHAS

VIVENDAS		
AR	DIM	Q
ARQUITECTURA		
1/65	1/130	FERNANDO

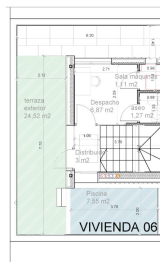
## VIVIENDA 06



PLANTA PRIMERA



PLANTA SEGUNDA



VIVIENDA 06  
SUP TOTAL CONSTRUIDA  
SUPERFICIE JARDÍN

214,93  
157

PROYECTO EJECUCIÓN  
13 VIVIENDAS URBANIZACIÓN AZATA GOLF  
(SISTEMA DE RIEGO)

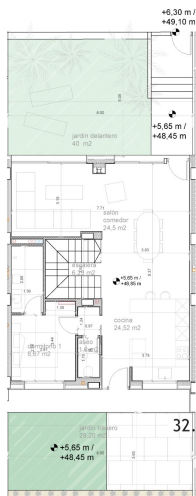
1. *Journal of the American Medical Association*, 2000; 283: 2686-2692.

WES FILLIS-ORINO  
1000 W. 17TH ST.  
DENVER CO 80202FICHAS

AR	DIM	OR
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ARCHITECTURA		
1/65	1/130	FEBRERO 2010
REV 00	REV 00	

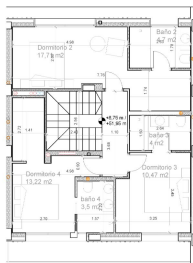
## VIVIENDA 08



PLANTA BAJA

VIVIENDA 08  
SUP TOTAL CONSTRUIDA  
SUPERFICIE JARDÍN

266,23  
69,2



PLANTA PRIMERA



PLANTA SEGUNDA

[illegible]

[illegible]

PLANTA PRIMERA

PLANTA SEGUNDA

VIVIENDA 09  
SUP TOTAL CONSTRUIDA  
SUPERFICIE JARDÍN



ALVIN PATRICKSON &amp; L.

MÉS PALLA GORDA  
 L'ES MÚNIC MÉS

FIGURE 1

VIVENDI 09		
AR	DIM	09

106 1/130 FEBRUARY 2015



VIVIENDA 10  
SUP TOTAL CONSTRUIDA  
SUPERFICIE JARDÍN



PLANTA SEGUNDA

1. IDENTIFICAZIONE DELL'OPERAZIONE DI CANTIERE 1.1. DESCRIZIONE DELL'OPERA: <b>OPERA DI RISTRUTTURAZIONE E AMPLIAMENTO DELL'EDIFICIO ESISTENTE</b> 1.2. LOCALITÀ: <b>VIAREGGIO (VIAREGGIO) - VIA DELL'INDUSTRIA, 10</b> 1.3. COORDINATE GEOGRAFICHE: <b>44° 15' N, 10° 15' E</b> 1.4. DATA DI INIZIO DEI LAVORI: <b>01/01/2024</b> 1.5. DATA DI FINE DEI LAVORI: <b>31/12/2024</b> 1.6. DURATA DELL'OPERA: <b>12 MESI</b> 1.7. NOME DEL RESPONSABILE DELL'OPERA: <b>ING. ROBERTO BIANCHI</b> 1.8. NOME DEL PROGETTISTA: <b>ING. GIULIO VERDI</b> 1.9. NOME DEL DIRETTORE DEI LAVORI: <b>ING. ANTONIO ROSSI</b> 1.10. NOME DEL GEOMETRA: <b>ING. LUIGI BIANCHI</b> 1.11. NOME DEL PERITO: <b>ING. PAOLO ROSSI</b> 1.12. NOME DEL TECNICO DI CANTIERE: <b>ING. ANTONIO VERDI</b> 1.13. NOME DEL RESPONSABILE TECNICO: <b>ING. ROBERTO BIANCHI</b> 1.14. NOME DEL RESPONSABILE AMMINISTRATIVO: <b>ING. GIULIO VERDI</b> 1.15. NOME DEL RESPONSABILE LEGALE: <b>ING. ANTONIO ROSSI</b> 1.16. NOME DEL RESPONSABILE FINANZIARIO: <b>ING. LUIGI BIANCHI</b> 1.17. NOME DEL RESPONSABILE COMMERCIALE: <b>ING. PAOLO ROSSI</b> 1.18. NOME DEL RESPONSABILE MARKETING: <b>ING. ANTONIO VERDI</b> 1.19. NOME DEL RESPONSABILE RENDICONTI: <b>ING. ROBERTO BIANCHI</b> 1.20. NOME DEL RESPONSABILE TRACCE: <b>ING. GIULIO VERDI</b> 1.21. NOME DEL RESPONSABILE VERIFICHE: <b>ING. ANTONIO ROSSI</b> 1.22. NOME DEL RESPONSABILE APPROVAZIONI: <b>ING. LUIGI BIANCHI</b> 1.23. NOME DEL RESPONSABILE SEGUIMENTO: <b>ING. PAOLO ROSSI</b> 1.24. NOME DEL RESPONSABILE RENDICONTI: <b>ING. ANTONIO VERDI</b> 1.25. NOME DEL RESPONSABILE TRACCE: <b>ING. ROBERTO BIANCHI</b> 1.26. NOME DEL RESPONSABILE VERIFICHE: <b>ING. GIULIO VERDI</b> 1.27. NOME DEL RESPONSABILE APPROVAZIONI: <b>ING. ANTONIO ROSSI</b> 1.28. NOME DEL RESPONSABILE SEGUIMENTO: <b>ING. LUIGI BIANCHI</b> 1.29. NOME DEL RESPONSABILE RENDICONTI: <b>ING. PAOLO ROSSI</b> 1.30. NOME DEL RESPONSABILE TRACCE: <b>ING. ANTONIO VERDI</b> 1.31. NOME DEL RESPONSABILE VERIFICHE: <b>ING. ROBERTO BIANCHI</b> 1.32. NOME DEL RESPONSABILE APPROVAZIONI: <b>ING. GIULIO VERDI</b> 1.33. NOME DEL RESPONSABILE SEGUIMENTO: <b>ING. ANTONIO ROSSI</b> 1.34. NOME DEL RESPONSABILE RENDICONTI: <b>ING. LUIGI BIANCHI</b> 1.35. NOME DEL RESPONSABILE TRACCE: <b>ING. PAOLO ROSSI</b> 1.36. NOME DEL RESPONSABILE VERIFICHE: <b>ING. ANTONIO VERDI</b> 1.37. NOME DEL RESPONSABILE APPROVAZIONI: <b>ING. ROBERTO BIANCHI</b> 1.38. NOME DEL RESPONSABILE SEGUIMENTO: <b>ING. GIULIO VERDI</b> 1.39. NOME DEL RESPONSABILE RENDICONTI: <b>ING. ANTONIO ROSSI</b> 1.40. NOME DEL RESPONSABILE TRACCE: <b>ING. LUIGI BIANCHI</b> 1.41. NOME DEL RESPONSABILE VERIFICHE: <b>ING. PAOLO ROSSI</b> 1.42. NOME DEL RESPONSABILE APPROVAZIONI: <b>ING. ANTONIO VERDI</b> 1.43. NOME DEL RESPONSABILE SEGUIMENTO: <b>ING. ROBERTO BIANCHI</b> 1.44. NOME DEL RESPONSABILE RENDICONTI: <b>ING. GIULIO VERDI</b> 1.45. NOME DEL RESPONSABILE TRACCE: <b>ING. ANTONIO ROSSI</b> 1.46. NOME DEL RESPONSABILE VERIFICHE: <b>ING. LUIGI BIANCHI</b> 1.47. NOME DEL RESPONSABILE APPROVAZIONI: <b>ING. PAOLO ROSSI</b> 1.48. NOME DEL RESPONSABILE SEGUIMENTO: <b>ING. ANTONIO VERDI</b> 1.49. NOME DEL RESPONSABILE RENDICONTI: <b>ING. ROBERTO BIANCHI</b> 1.50. NOME DEL RESPONSABILE TRACCE: <b>ING. GIULIO VERDI</b> 1.51. NOME DEL RESPONSABILE VERIFICHE: <b>ING. ANTONIO ROSSI</b> 1.52. NOME DEL RESPONSABILE APPROVAZIONI: <b>ING. LUIGI BIANCHI</b> 1.53. NOME DEL RESPONSABILE SEGUIMENTO: <b>ING. PAOLO ROSSI</b> 1.54. NOME DEL RESPONSABILE RENDICONTI: <b>ING. ANTONIO VERDI</b> 1.55. NOME DEL RESPONSABILE TRACCE: <b>ING. ROBERTO BIANCHI</b> 1.56. NOME DEL RESPONSABILE VERIFICHE: <b>ING. GIULIO VERDI</b> 1.57. NOME DEL RESPONSABILE APPROVAZIONI: <b>ING. ANTONIO ROSSI</b> 1.58. NOME DEL RESPONSABILE SEGUIMENTO: <b>ING. LUIGI BIANCHI</b> 1.59. NOME DEL RESPONSABILE RENDICONTI: <b>ING. PAOLO ROSSI</b> 1.60. NOME DEL RESPONSABILE TRACCE: <b>ING. ANTONIO VERDI</b> 1.61. NOME DEL RESPONSABILE VERIFICHE: <b>ING. ROBERTO BIANCHI</b> 1.62. NOME DEL RESPONSABILE APPROVAZIONI: <b>ING. GIULIO VERDI</b> 1.63. NOME DEL RESPONSABILE SEGUIMENTO: <b>ING. ANTONIO ROSSI</b> 1.64. NOME DEL RESPONSABILE RENDICONTI: <b>ING. LUIGI BIANCHI</b> 1.65. NOME DEL RESPONSABILE TRACCE: <b>ING. PAOLO ROSSI</b> 1.66. NOME DEL RESPONSABILE VERIFICHE: <b>ING. ANTONIO VERDI</b> 1.67. NOME DEL RESPONSABILE APPROVAZIONI: <b>ING. ROBERTO BIANCHI</b> 1.68. NOME DEL RESPONSABILE SEGUIMENTO: <b>ING. GIULIO VERDI</b> 1.69. NOME DEL RESPONSABILE RENDICONTI: <b>ING. ANTONIO ROSSI</b> 1.70. NOME DEL RESPONSABILE TRACCE: <b>ING. LUIGI BIANCHI</b> 1.71. NOME DEL RESPONSABILE VERIFICHE: <b>ING. PAOLO ROSSI</b> 1.72. NOME DEL RESPONSABILE APPROVAZIONI: <b>ING. ANTONIO VERDI</b> 1.73. NOME DEL RESPONSABILE SEGUIMENTO: <b>ING. ROBERTO BIANCHI</b> 1.74. NOME DEL RESPONSABILE RENDICONTI: <b>ING. GIULIO VERDI</b> 1.75. NOME DEL RESPONSABILE TRACCE: <b>ING. ANTONIO ROSSI</b> 1.76. NOME DEL RESPONSABILE VERIFICHE: <b>ING. LUIGI BIANCHI</b> 1.77. NOME DEL RESPONSABILE APPROVAZIONI: <b>ING. PAOLO ROSSI</b> 1.78. NOME DEL RESPONSABILE SEGUIMENTO: <b>ING. ANTONIO VERDI</b> 1.79. NOME DEL RESPONSABILE RENDICONTI: <b>ING. ROBERTO BIANCHI</b> 1.80. NOME DEL RESPONSABILE TRACCE: <b>ING. GIULIO VERDI</b> 1.81. NOME DEL RESPONSABILE VERIFICHE: <b>ING. ANTONIO ROSSI</b> 1.82. NOME DEL RESPONSABILE APPROVAZIONI: <b>ING. LUIGI BIANCHI</b> 1.83. NOME DEL RESPONSABILE SEGUIMENTO: <b>ING. PAOLO ROSSI</b> 1.84. NOME DEL RESPONSABILE RENDICONTI: <b>ING. ANTONIO VERDI</b> 1.85. NOME DEL RESPONSABILE TRACCE: <b>ING. ROBERTO BIANCHI</b> 1.86. NOME DEL RESPONSABILE VERIFICHE: <b>ING. GIULIO VERDI</b> 1.87. NOME DEL RESPONSABILE APPROVAZIONI: <b>ING. ANTONIO ROSSI</b> 1.88. NOME DEL RESPONSABILE SEGUIMENTO: <b>ING. LUIGI BIANCHI</b> 1.89. NOME DEL RESPONSABILE RENDICONTI: <b>ING. PAOLO ROSSI</b> 1.90. NOME DEL RESPONSABILE TRACCE: <b>ING. ANTONIO VERDI</b> 1.91. NOME DEL RESPONSABILE VERIFICHE: <b>ING. ROBERTO BIANCHI</b> 1.92. NOME DEL RESPONSABILE APPROVAZIONI: <b>ING. GIULIO VERDI</b> 1.93. NOME DEL RESPONSABILE SEGUIMENTO: <b>ING. ANTONIO ROSSI</b> 1.94. NOME DEL RESPONSABILE RENDICONTI: <b>ING. LUIGI BIANCHI</b> 1.95. NOME DEL RESPONSABILE TRACCE: <b>ING. PAOLO ROSSI</b> 1.96. NOME DEL RESPONSABILE VERIFICHE: <b>ING. ANTONIO VERDI</b> 1.97. NOME DEL RESPONSABILE APPROVAZIONI: <b>ING. ROBERTO BIANCHI</b> 1.98. NOME DEL RESPONSABILE SEGUIMENTO: <b>ING. GIULIO VERDI</b> 1.99. NOME DEL RESPONSABILE RENDICONTI: <b>ING. ANTONIO ROSSI</b> 2.00. NOME DEL RESPONSABILE TRACCE: <b>ING. LUIGI BIANCHI</b> 2.01. NOME DEL RESPONSABILE VERIFICHE: <b>ING. PAOLO ROSSI</b> 2.02. NOME DEL RESPONSABILE APPROVAZIONI: <b>ING. ANTONIO VERDI</b> 2.03. NOME DEL RESPONSABILE SEGUIMENTO: <b>ING. ROBERTO BIANCHI</b> 2.04. NOME DEL RESPONSABILE RENDICONTI: <b>ING. GIULIO VERDI</b> 2.05. NOME DEL RESPONSABILE TRACCE: <b>ING. ANTONIO ROSSI</b> 2.06. NOME DEL RESPONSABILE VERIFICHE: <b>ING. LUIGI BIANCHI</b> 2.07. NOME DEL RESPONSABILE APPROVAZIONI: <b>ING. PAOLO ROSSI</b> 2.08. NOME DEL RESPONSABILE SEGUIMENTO: <b>ING. ANTONIO VERDI</b> 2.09. NOME DEL RESPONSABILE RENDICONTI: <b>ING. ROBERTO BIANCHI</b> 2.10. NOME DEL RESPONSABILE TRACCE: <b>ING. GIULIO VERDI</b> 2.11. NOME DEL RESPONSABILE VERIFICHE: <b>ING. ANTONIO ROSSI</b> 2.12. NOME DEL RESPONSABILE APPROVAZIONI: <b>ING. LUIGI BIANCHI</b> 2.13. NOME DEL RESPONSABILE SEGUIMENTO: <b>ING. PAOLO ROSSI</b> 2.14. NOME DEL RESPONSABILE RENDICONTI: <b>ING. ANTONIO VERDI</b> 2.15. NOME DEL RESPONSABILE TRACCE: <b>ING. ROBERTO BIANCHI</b> 2.16. NOME DEL RESPONSABILE VERIFICHE: <b>ING. GIULIO VERDI</b> 2.17. NOME DEL RESPONSABILE APPROVAZIONI: <b>ING. ANTONIO ROSSI</b> 2.18. NOME DEL RESPONSABILE SEGUIMENTO: <b>ING. LUIGI BIANCHI</b> 2.19. NOME DEL RESPONSABILE RENDICONTI: <b>ING. PAOLO ROSSI</b> 2.20. NOME DEL RESPONSABILE TRACCE: <b>ING. ANTONIO VERDI</b> 			
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## The area of Estepona

Brisas del Mar is located in one of the most important towns of the Costa del Sol, Estepona, the so-called garden of Andalucía. This municipality has more than 21km of coastline, where you can discover its magical corners and its cosmopolitan spirit. The Urbanization is situated in the western area of Estepona, a residential area that is in full expansion of luxury homes. Only 5 minutes drive from the centre of Estepona, 1,3 km to the beaches. Brisas Del Mar is right next to the new hospital of Estepona and the new golf course of Azata Golf. Close to restaurants, supermarkets, golf courses and amenities. Brisas Del Mar is only 20 minutes drive from Puerto Banus, Marbella, and Sotogrande, 50 minutes from Malaga international airport and 40 minutes from Gibraltar airport.



## The Costa del Sol

Washed by the Mediterranean Sea, the Costa del Sol extends along more than 150 kilometres of coastline in the province of Malaga, in the southern Iberian Peninsula. Its name, the “Coast of the Sun”, is not due to mere chance: with over 325 sunny days a year and a benevolent climate, this is a paradisiacal place with golf courses, beaches to suit all tastes.



**+70 golf courses**



**15 marinas**



**325 days**



**2 airports**





