



Arquitecto Juan María  
2023

# SUNSET BAY VILLAGE

WHERE TWO WORLDS MEET AND EMBRACE

SCANDINAVIAN DESIGN | ANDALUSIAN PASSION



SUNSET BAY  
VILLAGE



WHERE TWO WORLDS MEET AND EMBRACE  
Unique sea views across The Straits, where Europe and Africa meet

## SUNSET BAY VILLAGE

Sunset Bay Village is a unique, contemporary real estate concept that embodies a privileged lifestyle at the southern tip of Europe.

Its beautifully styled and finished villas look out upon the point where Europe and Africa, the Mediterranean and the Atlantic, meet – bringing modern Scandinavian design to a magical Andalusian setting.



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## A NEW CONCEPT IN DESIGN

Built upon our expertise, and carefully designed around feedback from our extensive database of clients, the villas at Sunset Bay Village offer clean, contemporary architecture, modern luxury and an open-plan layout with a modular element that allows you to create ambiances as you open or close discreet sliding doors.

This sense of freedom and flexibility makes the most of modern technology and materials to provide a living environment suited to your needs.

The three and four bedroom villas range from 170-293m<sup>2</sup> (with plots ranging on average from 300m<sup>2</sup> to 800m<sup>2</sup>) and feature double height ceilings, panoramic windows, modern

kitchens and technical amenities, as well as private garages, gardens and swimming pools.

Scandinavian-inspired exterior and interior styling that blends in with the Andalusian surroundings makes the villas spacious and uncluttered, yet also comfortable and homely, with wooden floors\* and fireplaces. The homes

are orientated for optimal natural light, space and imposing daytime, sea and evening views that celebrate the outdoor lifestyle of this region and the breathtaking sunsets from the spacious terraces.

\*Several floor types to choose from.



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WHERE TWO WORLDS MEET AND EMBRACE  
A fusion of Scandinavian design and an Andalusian quality of life

## PRESTIGIOUS PARTNERSHIP

As an experienced developer of quality properties with an impressive portfolio to our name, our latest project introduces a new concept of luxury living to the Costa del Sol and answers a need for modern medium-sized villas that offer what today's homebuyer wants.

At Sunset Bay Village two worlds meet and embrace. Here Oncisa, the real estate division of La ONCE, a deeply rooted Spanish foundation, has joined forces with our Scandinavian owned company to produce a project that is a true manifest to our three core principles: Innovation, Trust and Excellence.



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## UNIQUE FEATURES

Sunset Bay Village features luxurious three and four bedroom villas that offer modern design, amenities and refinement in a beautiful setting close to sandy beaches, restaurants, shops, schools, sports facilities and the charm of a pretty Andalusian town.

The project consists of two phases of 24 and 28 villas respectively, with well thought through design and layout, and the finest qualities. However, these spacious homes also give off-plan buyers the opportunity to personalise kitchens, bathrooms, living spaces and other areas to your exact taste and needs.

The development's Interior Design department offers a bespoke service throughout the project, advising on materials, finishes and decoration to help owners achieve stunning final results.



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## WHERE TWO WORLDS MEET AND EMBRACE

A partnership forged between a private Scandinavian property developer and Spain's largest non profit organisation

## A DESIGN-LED PHILOSOPHY

The 24 semi-detached and 28 detached villas at Sunset Bay Village are available in a variety of designs inspired by what people want from their home today. In addition to a high degree of bespoke personalisation they also feature a choice of southwest and southeast orientations, two or three levels (with lower floor) and domotic pre-installation.

The project uses the natural gradient of the land to add character, landscaping and to guarantee impressive views from the living rooms, bedrooms and terraces of all its properties.



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## INNOVATIVE MODERN CONSTRUCTION

The materials used in the construction of the villas are modern, innovative and respond to the highest European quality standards. They have internal and external insulation, thus producing a quality of build and finish that ensures the finest levels of thermal and acoustic integrity currently available.

These homes offer greater comfort, structural strength and quality, which leads to a 20% reduction in energy consumption (in comparison with conventional building techniques) and reduced emissions, that saves money and underlines the environmental credentials of the project.

The design of Sunset Bay Village, moreover, takes important details such as orientation and sunlight into consideration, thus optimising natural light, views and an even temperature management. We also study details such as the positioning of the pools, ponds and terraces,

as well as the interior rooms, to ensure the maximised use of natural ventilation, to which is added an advanced air conditioning system, using fan coil units that reduce consumption and temperature extremes.

The villas contain a rainwater recycling system that irrigates the gardens and is used in the plumbing network and solar panels for water heating. To this can be added an optional home automation system that uses advanced modern technology to create further efficiency gains in light control and air conditioning.

As a result, the villas of Sunset Bay Village not only meet the European 2020 guidelines for reduced energy consumption and emissions, but they carry the highest energy certification, as well as the European Ecodesign stamp for ecological design and construction – adding minimalised environmental impact to comfort and style.



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## A FIRST CLASS EXPERIENCE

Here at Sunset Bay Village we realise the importance of both the property and its surroundings in creating a desirable lifestyle, so we pay a great deal of attention to creating a community that offers an unsurpassed living environment through its setting, design, amenities, space and communal areas.

Sunset Bay Village enjoys excellent security, with peaceful residential streets free of passing traffic and a state-of-the-art clubhouse designed to add to the beauty of your home and the quality of life it offers.



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## A SPECIAL SETTING

Where it was once overshadowed by Marbella, Estepona is now the rising star of the Costa del Sol. A vibrant, pretty town with a lovely historic centre, it is rich in restaurants, cafés, tapas bars and first-class amenities such as golf courses, equestrian centres, schools, shops, clinics, a marina and some of the

prettiest beaches in the region. The five-star deluxe golf, spa and dining facilities of Finca Cortesin are just ten minutes away, with the famous Valderrama course 20 minutes by car.

Surrounded by sea and mountain views, it is also little more than 15 minutes from Marbella,

Puerto Banús and San Pedro Alcántara, an hour from Málaga and its international airport, and half an hour to Gibraltar's new airport.

Set against a gentle south-facing slope just west of Estepona's marina, Sunset Bay Village derives its name from its wonderful views

along the coastline to Gibraltar and North Africa. Just a stone's throw away is a lovely sandy bay with two excellent restaurants serving fresh fish and cocktails. Great infrastructure brings the rest of the Costa del Sol within easy reach, yet here you enjoy peace and privacy in a privileged location.



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