Sea views & higher living

SENDA II

ESTEPONA | COSTA DEL SOL

Endless sunshine and endless beaches,
spaces designed for pure enjoyment,a
Mediterranean lifestyle without haste,
and all in the finest location imaginable.

Perspectives that inspire, lives that transform.

Let yourself be captivated by **Estepona**, a well-established jewel by the sea, and the setting for **SENDA II**.

In this privileged enclave in southern Andalusia, **SENDA II** is far more than a real estate development; it is a statement of intent. A firm commitment to architecture with character, serene comfort, and perfect harmony between design and its surroundings. Here, every sunrise filters through expansive green areas, while the sea breeze gently shapes a lifestyle designed for year-round enjoyment.

With every service close at hand, this residential community becomes the ideal place both to live and to spend your holidays, a space where nature, culture and gastronomy define everyday life.

SENDA II embodies a new way of living: energy efficiency, generous spaces —both indoors and out — and communal areas designed for unwinding and leisure without leaving home.

An invitation to live calmly, stylishly, and wholeheartedly.



ANDALUCÍA | COSTA DEL SOL

In a truly special setting

Located in a privileged environment, **Estepona has become one of the most sought-after destinations** for enjoying holidays with international recognition.

Its mild year-round climate and the outstanding quality of its beaches make this part of the Costa del Sol a true paradise.

SENDA II stands on an elevated plot, just a few minutes from the city centre, with quick access thanks to a modern transport network.

This exclusive residential development invites you to experience a life of serenity, well-being and quality, representing everything you look for in an exceptional home.

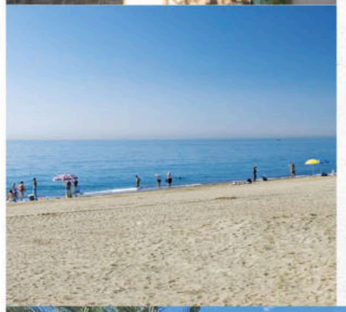


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Senda II is situated in an emerging area of the city, offering the perfect balance between the privacy of an exclusive residential complex and its proximity to the town centre. Its location provides easy access to beaches, shops, educational and healthcare facilities, and leisure areas, allowing you to enjoy the very best of both worlds.





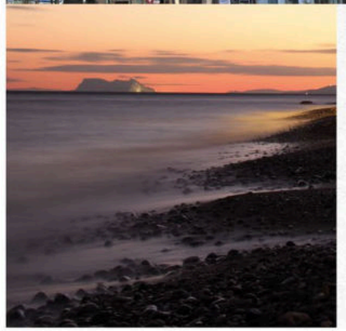
Nestled between the blue waters of the Mediterranean and the lush greenery of the Sierra Bermeja, **Estepona has become one of those destinations where life moves at a different pace**. Here, the climate is not merely pleasant; it is a true privilege. With more than 300 days of sunshine a year, mild winters and warm summers, the outdoors can be enjoyed at every moment, whether strolling along the newly renovated seafront promenade or letting time slow down on its fine sandy beaches, such as La Rada or El Cristo.

The city has managed to grow without losing its soul. Its parks, gardens, and flower-filled areas have earned it the name "The Garden of the Costa del Sol", and its colourful, pedestrianised historic centre is a shining example of how tradition and modernity can coexist in perfect harmony.

Estepona: the best-kept secret on the Costa del Sol







Estepona is also defined by its welcoming spirit. The diversity of its community, comprising people from all over the world who have chosen it as a place to live or unwind, has created **a cosmopolitan, peaceful, and friendly atmosphere** where it is easy to feel at home.

And like any good ambassador of the south, Estepona also seduces through its cuisine. From the seafaring flavours of pescaíto frito to innovative gastronomic proposals, the city offers a culinary scene that honours its roots while embracing new ideas: Tapas, seafood, local produce and a food culture experienced in every street and on every table.

SENDA II rises proudly in one of Estepona's new residential areas. Thanks to its elevated position, **it enjoys privileged views** that embrace both the Mediterranean Sea and the mountains that frame the coastline. From its terraces, you can admire the charm of the city, the sparkle of the shoreline and the golden sunsets that make Estepona a truly unique place to live.

SENDA II

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The harmony of well-crafted living

With an architectural design defined by clean lines and balanced proportions, its spacious terraces featuring glass balustrades enhance the sense of openness and connection with the surroundings, **allowing natural light to take centre stage in every space.** These spaces stand out for their harmony between design and functionality.

Its natural stone walls add warmth and texture. From the cladding to the choice of neutral tones, every detail has been conceived to convey serenity and modernity. **SENDA II** does not seek to stand out, but to blend naturally with its environment, offering an image of timeless elegance and balance.





The Art of Serenity

The afternoon settles gently over a **space designed for rest and beauty**. The pool area, surrounded by greenery, invites you to disconnect from the pace of everyday life. The sunlight reflecting on the water and the soft rustle of leaves in the breeze create an atmosphere of well-being and balance. Everything is designed for effortless enjoyment, allowing you to feel that every moment here unfolds at its own rhythm.

A broader perspective on life

This setting is a haven for those who value calm, privacy and life's simple pleasures. A place where working in tranquillity, sharing time with friends, or simply pausing to breathe becomes second nature. **It is the perfect blend of comfort, elegance, and nature**: a space not just to inhabit, but to live in.



The home blends **contemporary design with comfort**, featuring an open-plan layout that seamlessly combines the kitchen and living room into one fluid, light-filled space. The modern, functional kitchen integrates naturally into its surroundings through the use of noble materials and minimalist lines, creating an ideal environment for both everyday living and moments of gathering. **Natural light pours in through large windows**, enhancing the sense of spaciousness and connection with the outdoors.

Feel the calm of the sea from your home

The balcony, facing the sea, becomes an extension of the home, a place to enjoy the open air and views that shift with every hour of the day. From breakfast in the sea breeze to the sunset, every moment invites you to pause and take it in. It is a space that balances style and serenity, **designed for those seeking a home where design and nature come together in an authentic, relaxed lifestyle experience.**

Where comfort meets the sea

The serenity of the Mediterranean landscape invites you to bask in the light, the gentle breeze, and the distant sound of the sea. **Every aspect has been designed to offer privacy and well-being**, with carefully selected vegetation that brings freshness and life. Beneath the pergola, the balance between sun and shade creates an ideal setting for resting, sharing moments or simply contemplating the horizon. Here, luxury is not measured by excess, but by the **sense of calm that each moment provides**.



Design that inspires



This home redefines the concept of contemporary living with an open-plan space where **the kitchen, dining area and lounge coexist in perfect harmony**. The kitchen, with an optional central island, becomes not only the functional heart of the home but also a natural meeting point. Its elegant and practical design encourages interaction, allowing you to cook, chat and share without barriers. Natural materials and warm lighting create an inviting atmosphere, ideal for both everyday enjoyment and special moments.

the pleasure of living in spaces that breathe

At **SENDA II**, the seamless connection between the living room and the terrace enhances the feeling of spaciousness and brightness, softening the boundaries between indoors and outdoors. Living in such an environment means enjoying **a more open, natural and relaxed lifestyle**, where every area invites you to pause and breathe. The breeze drifts in gently, the light shifts throughout the day, and the home becomes a dynamic refuge full of life. It is a way of living that combines aesthetics, functionality and well-being in a single space designed for pure enjoyment.

The light offered by the area and the design of the homes complement one another perfectly. The integration of natural light complements the materials and soft colours of **SENDA II**, creating spaces that are both attractive and emotionally rewarding. Likewise, the interior lighting design not only provides illumination but also **enhances the occupants' quality of life and highlights the inherent beauty** of the architecture.

Light to live and feel

The large windows provide a continuous connection to the outdoors, fostering a sense of spaciousness and well-being. As evening falls, the interior lighting takes over with subtlety, accentuating textures, volumes and details that enhance the contemporary design of the development. At **SENDA II**, light does more than illuminate; it defines the character of the home: **a space where comfort, aesthetics and emotion come together in perfect harmony**.



The bedrooms, designed with a focus on privacy and comfort, are spacious and bright. Large windows allow natural light to flood the rooms, creating a relaxing atmosphere—**your private retreat**, where comfort and tranquillity intertwine to offer an exceptional space for rest.

The sound of silence

Everything has been arranged so that the sleeping areas become an intimate and special place to disconnect and unwind, far from the noise, yet just a few minutes from the city centre.

We build sustainably, using the most **innovative and advanced materials** for acoustic and thermal insulation. At **SENDA II**, quality is evident in both the touch and the atmosphere.





Oasis of relaxation

The bathrooms have been conceived as true oases of relaxation and sophistication. Finished with high-quality materials and premium porcelain stoneware, they combine elegance with functionality. The designer showers and fittings **add a touch of luxury to every space**, providing a comfortable daily experience in the privacy of your home.

functionality & aesthetics

Conceived as luxurious and comfortable spaces, they are equipped with modern and elegant elements that provide functionality and style, ensuring durability and aesthetics, and creating **an oasis of well-being and relaxation**.



MXM GROUP

With a proven track record of success and a commitment to excellence, MxM Group has established itself as a leading real estate company on the Costa del Sol. Our team of experienced professionals is dedicated to providing our clients with exceptional service and delivering projects that exceed expectations.

Informational note: The renderings may depict furniture, decoration, kitchen fittings and landscaping not included in the contractual specifications.

SENDA II

ESTEPONA | COSTA DEL SOL

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