

ASPERIA.

HEIGHTS

ESTEPONA · COSTA DEL SOL · SPAIN

Slow down.
Live more.

A residential collection above the Mediterranean.

DEVELOPED BY

SHREM GROUP

FROM	EST. DELIVERY	RESIDENCES
€560,000	Q1 2029	77



INSIDE THIS DOSSIER

Meet Asperia Heights.

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THE TOWN · COSTA DEL SOL, ANDALUSIA

Beautiful Estepona, where beauty takes centre stage.

Estepona occupies one of the most privileged stretches of Andalusia's Costa del Sol. It is a town with a character all its own. Rooted in tradition, comfortable with modern life, and quietly captivating to everyone who arrives.

Its Old Town ranks among the loveliest in Andalusia: narrow, shaded lanes of whitewashed houses, walls hung with pots of geraniums, and small plazas made for lingering. Estepona has held on to its local charm, customs and traditions while welcoming contemporary living and visitors from around the world.

COASTLINE

21 km

SUNSHINE

300+ days a year

FROM ASPERIA

9 min walk to the Old Town



SUN & BEACH

Sand, promenade, horizon.

Some of the finest beaches on the Costa del Sol, joined by a seafront promenade lined with flowers and palms. On clear days, Gibraltar and the coast of Morocco rise on the horizon, with restaurants and beach bars all along the way.

- La Rada Beach
- El Cristo Beach
- El Saladillo Beach

SEA & CLIMATE

Vacation weather.

Mild winters, long summers and more than 300 days of sunshine mean the sea is part of everyday life here, not just a few weeks in August. A morning swim, a long lunch facing the water, an evening walk as the sun drops behind the coast.

- Swimming season from late spring to autumn
- Mild, sunny winters
- Sunsets over the bay
- Estepona Marina



GOLF

The Costa del Golf.

The Costa del Sol is one of Europe's most sought-after destinations for golfers. Its courses are home to many international tournaments, all set among pine and palm with the Mediterranean as a backdrop.

WITHIN EASY REACH

Real Club Valderrama
SOTOGRANDE
Host of the 1997 Ryder Cup

Finca Cortesín
CASARES
Host of the 2023 Solheim Cup

La Zagaleta
BENAHAVÍS
Private members' estate

El Paraíso Golf Club
ESTEPONA
Parkland course with sea views

Estepona Golf
ESTEPONA
Hillside course above the coast

Atalaya Golf & Country Club
ESTEPONA
Two classic courses



A NEW ADDRESS IN ESTEPONA

A landmark above the Mediterranean.

Rising from the hills of Lobilla, Estepona, Asperia Heights is composed for those who measure luxury in light, silence, and time well spent. 77 homes across five sculpted blocks - each oriented to capture the southern sun.



77 SANCTUARIES

77 sanctuaries above the coast.

2 and 3 bedroom homes, each double or triple oriented for natural light. Open plan living extends onto generous terraces. The boundary between inside and out is softened by panoramic glass.





LIVING SPACES · KITCHEN & DAILY RITUALS

Home of your new memories.

LIVING SPACES

Panoramic windows, softly curved walls, and floor-to-ceiling glass open to the terrace. Materials are quiet and considered, pale oak underfoot, hand-finished plaster, marble accents. An interior that feels effortlessly resolved.

THE KITCHEN

Minimal in line, generous in proportion. Sintered-stone surfaces, Silestone or Compac. Handleless cabinetry throughout. Induction hob, oven, extractor, refrigerator, dishwasher and microwave, all included as standard.





BEDROOMS · BATHROOMS

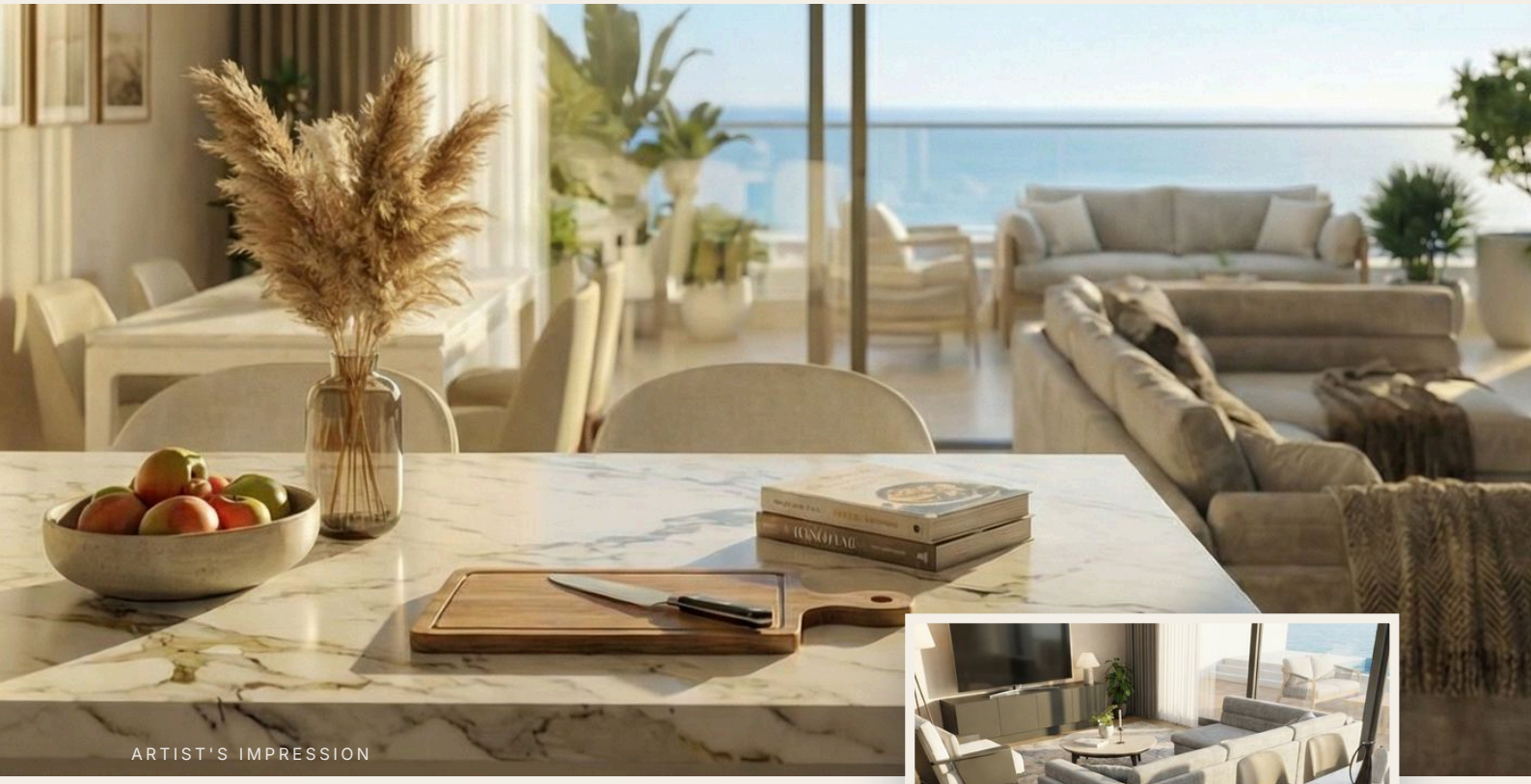
A perfect ending to your day.

BEDROOMS

2 and 3 bedroom residences, each shaped around the idea of private retreat. Built-in wardrobes disappear into the architecture; acoustic-grade partitions draw the curtains on the city's hum. Wake to the sea horizon, and rest.

BATHROOMS

2 bathrooms per residence, honed stone, vitrified porcelain, matt-black fixtures from leading European houses. Eco-smart thermostatic fittings and walk-in showers bring a quiet spa sensibility to the everyday.



ARTIST'S IMPRESSION



Open-plan living, dining and kitchen, framed by floor-to-ceiling glass and a generous terrace.

HIGH-LEVEL FINISHES

Light, material & comfort.

Every residence is delivered complete. No upgrades to chase, no appliances to buy. Natural light leads the design. The materials that meet it are chosen to be touched every day and to age well.

Sintered-stone worktops Silestone or Compac, undermount sink	**Fully equipped kitchen** Induction hob, oven, hood, fridge, dishwasher, microwave
AC5 oak-effect flooring Porcelain stoneware in wet areas	**Two bathrooms** Walk-in showers, matt-black fittings
Built-in wardrobes Sliding doors, fitted interiors	**Armoured entrance door** White-lacquered finish, security lock
Thermal-break aluminium Double thermo-acoustic glazing	**Ducted air conditioning** Aerothermal hot water



COMMUNAL OASIS

A community with all the amenities.

I **Swimming Pool**
Solarium and uninterrupted sea views.

II **Padel Court**
Professional-grade, within gated grounds.

III **Gymnasium**
Fully-equipped fitness studio.

IV **Playground**
Outdoor play area shaped for families.

Concierge reception · Underground parking · Café lounge · Solar · EV-ready · Aerothermal



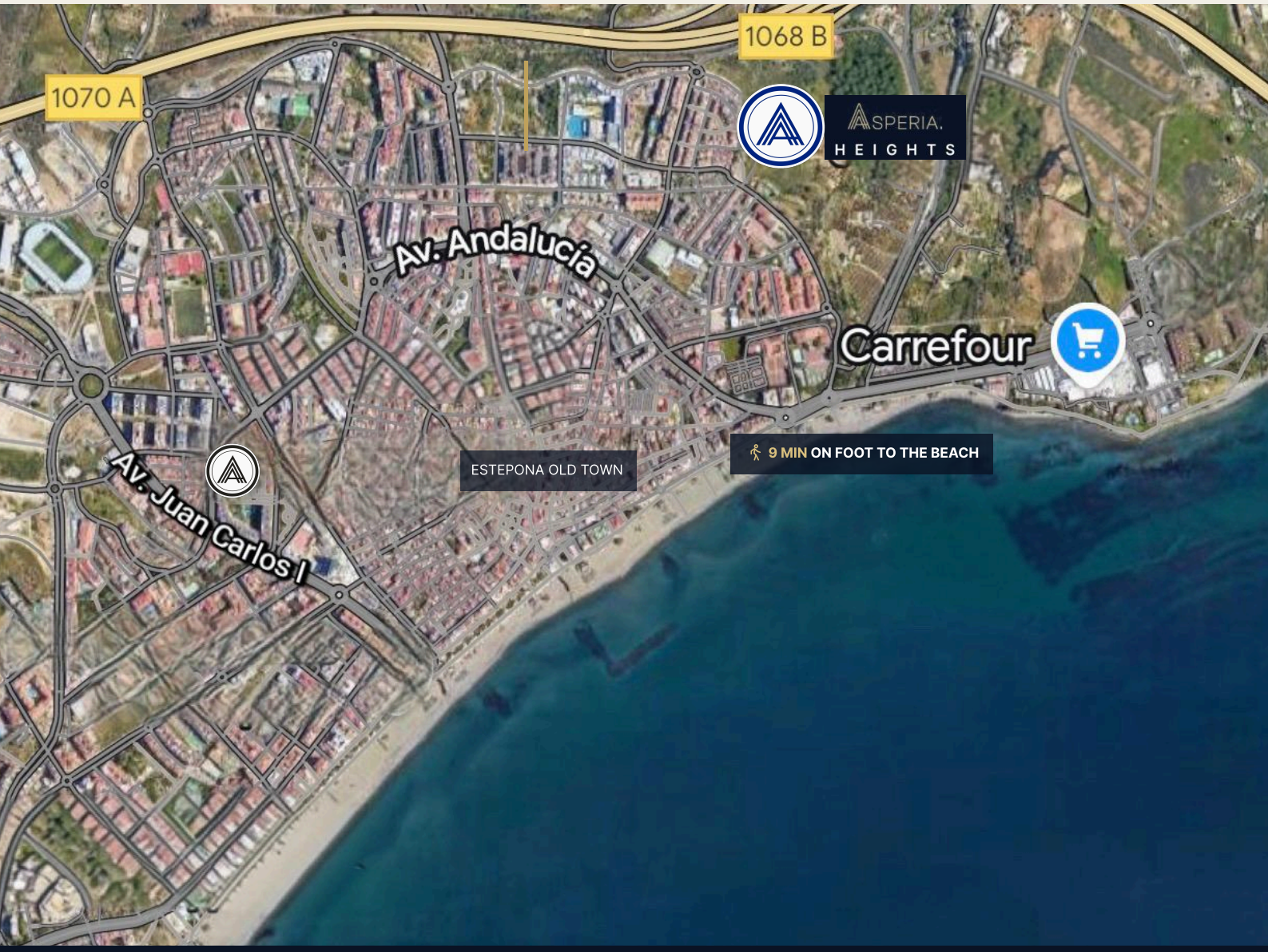




OPEN-AIR LIVING

A heavenly view.

Every residence is paired with a private terrace. The building is sculpted in soft curves to give each terrace its own privacy and outlook.



POINTS OF INTEREST

Moments from the sea.

Town-centre convenience and the calm of a hillside retreat. From your door, the sand is a nine-minute walk away.

ON FOOT	ON FOOT	BY CAR
9 min	9 min	10 min
The beach	Estepona Old Town	Sublim Beach Club

Marbella 25 min · Sotogrande 25 min · Málaga 1 h

Gibraltar Airport 40 min · Málaga Airport 50 min

Approximate travel times



SEA & SIERRA

Overlooking the sea and sierra.

Asperia Heights occupies one of Estepona's most coveted locations. A hillside above Lobilla with uninterrupted views of the coastline, the Mediterranean, and the Sierra Bermeja rising behind.

> *Walking distance from sea, town, and sierra.*

SITE COMPOSITION

Five blocks, one community.

Five sculpted blocks follow the natural curve of the hillside, with the communal pool, padel court and gardens at the heart of the community. Each block positioned to preserve views, privacy and southern light.

5	77	14
BLOCKS	APARTMENTS	FLOOR PLANS

2–3	1	2
BEDROOMS	PARKING LEVEL	LIFTS PER BLOCK



ARTIST'S IMPRESSION



SUSTAINABILITY

Responsible architecture.

At Asperia Heights, architecture is approached as a responsibility. Every design decision and construction method is chosen with respect for the environment. From the way each block turns to the sun, to the systems that heat, cool and power daily life.

Tackling climate change is a priority. We are committed to putting measures in place that reduce the environmental impact of the development.

Solar energy
Solar panels integrated across the community.

Aerothermal
Heat-pump hot water, powered by the ambient air.

Efficient envelope
Double mineral-wool insulation, thermal-break glazing.

Fresh air
Controlled mechanical ventilation in every home.

Water-wise
Eco-smart fittings that reduce water consumption.

EV-ready
Pre-installation for electric-vehicle charging.

TECHNICAL SPECIFICATIONS

Tailored for you.

STRUCTURE

- Reinforced concrete slab foundation.
- Pillar & reticular concrete slabs.
- Acoustic brick partitions between homes.

ENVELOPE

- Prefabricated concrete / GRC cladding.
- Mineral wool thermal insulation.
- Double thermo-acoustic glazing.

INTERIORS

- AC5 laminate flooring in dry areas.
- Porcelain stoneware in wet areas.
- Armoured door, white-lacquered finish.
- Built-in wardrobes with sliding doors.

KITCHEN

- Silestone / Compac sintered-stone countertops.
- Induction hob, oven, extractor.
- Refrigerator, dishwasher, microwave.

BATHROOMS

- White vitrified porcelain sanitaryware.
- Single-lever, top-quality faucets.
- Walk-in showers, concealed cisterns.

CLIMATE

- Ducted A/C via centralised heat pump.
- Aerothermal domestic hot water.
- Controlled mechanical ventilation.

ELECTRICAL

- LED downlights at key light points.
- Premium white electrical mechanisms.
- Video intercom for portal access.

COMMON AREAS

- Swimming pool with solarium.
- Premium elevators, basement to roof.
- EV charging pre-installation.

Project Management reserves the right to substitute materials for technical reasons or lack of supply. This document is informative only and does not form part of any contract.

BUILDING SPECIFICATIONS

Structure.

FOUNDATION & STRUCTURE

- **Foundation:** reinforced concrete slab, with retaining screens and basement walls.
- **Structure:** reinforced concrete pillars with reticular (waffle) concrete slabs.

FAÇADE

- **Slab fronts:** prefabricated concrete or GRC. Parapets formed by prefabricated concrete planters, depending on location.
- **SATE / ETICS façade:** ceramic brick main leaf; external insulating panel with adhered acrylic-mortar finish; self-supporting interior lining in double laminated plasterboard.

ROOFS

- **Accessible areas:** inverted walkable flat roof with double adhered asphalt membrane, thermal insulation and non-slip ceramic flooring (CTE DB SUA).
- **Non-accessible areas:** inverted flat roof with double adhered asphalt membrane, thermal insulation and gravel protection over installation areas, stair and lift towers (maintenance access only).

INSULATION

- **Façade:** double mineral-wool insulation - outside the main leaf (SATE and GRC) and inside the self-supporting lining - for airtight interiors and no thermal bridges at structure or openings.
- **Partitions:** mineral-wool insulation in interior partitions, between homes and towards common and activity areas.
- **Roofs:** extruded polystyrene laid above the waterproofing, protecting it for the long term.

EXTERIOR JOINERY

- **Windows & terrace doors:** folding or sliding, depending on location, in extruded lacquered aluminium with thermal break.
- **Glazing:** double thermo-acoustic glazing with air chamber.
- **Blinds:** monoblock lacquered-aluminium roller blinds with injected thermal insulation, integrated into the joinery in bedrooms, depending on façade.
- **Railings:** laminated safety glass with aluminium profile on terraces.

INTERIOR PARTITIONS

- **Within each home:** self-supporting galvanised-steel frame with double laminated plasterboard on each side; water-repellent board and tiling in wet rooms.
- **Between homes:** acoustic brick wall with self-supporting frame and double laminated plasterboard on both sides.
- **Towards common areas:** acoustic brick partition with ceramic coating and self-supporting double-plasterboard lining.

INTERIOR CARPENTRY

- **Entrance door:** armoured, steel-sheet core with white-lacquered wood finish, security lock and peephole.
- **Interior doors:** white-lacquered wood with top-quality handles and fittings.
- **Wardrobes:** built-in, with sliding doors matching the interior doors; lined interior with shelf and hanging rail.

BUILDING SPECIFICATIONS

Interiors & installations.

FLOORING & FINISHES

- **Living areas & bedrooms:** class AC5 floating laminate flooring over acoustic foam and self-levelling mortar; matching or white-lacquered skirting.
- **Wet rooms:** top-quality porcelain stoneware, adhered over self-levelling mortar.
- **Walls:** smooth plastic paint on walls and ceilings; top-quality ceramic tiling in bathrooms and kitchen.
- **Ceilings:** laminated plasterboard false ceilings in bathrooms, kitchen, entrance and hallways - and in living rooms and bedrooms where height allows.
- **Common areas:** porcelain stoneware in interior common areas and stairs.

KITCHEN

- **Cabinetry:** wall and base units with laminated-board doors.
- **Worktop:** Compac or Silestone, with stainless-steel undermount sink.
- **Appliances included:** induction hob, oven, extractor hood, refrigerator, dishwasher and microwave.
- **Extraction:** independent smoke outlet for the extractor hood.

BATHROOMS

- **Sanitaryware:** white vitrified porcelain from leading brands; wall toilets with concealed cistern.
- **Taps:** top-quality single-lever mixers with eco-smart, water-saving fittings.
- **Showers:** walk-in showers with matt-black fixtures.

AIR CONDITIONING & HOT WATER

- **Air conditioning:** centralised ducted system with heat pump; indoor unit in the bathroom ceiling, outdoor units on the roof.
- **Hot water:** centralised aerothermal heat-pump production with central storage and individual consumption metering.
- **Ventilation:** controlled mechanical ventilation, with inlets in the joinery and extraction in wet rooms.

ELECTRICITY & TELECOMS

- **Installation:** to current regulations (REBT and CTE), with top-quality white mechanisms.
- **Lighting:** LED downlights in bathrooms and kitchen; light points throughout the rest of the home.
- **Telecoms:** telecommunications installation to current regulations.
- **Access:** electronic video intercom at the portal and common areas.

PLUMBING & SANITATION

- **Drainage:** separate network - by gravity above ground and by pumping from the basement - connected to the public sewer.

SPECIAL INSTALLATIONS

- **Lifts:** two top-brand electric lifts per block, telescopic doors, serving basement and roof.
- **Garage:** ventilation and exhaust extraction, fire detection and protection.
- **Post:** mailboxes to Correos standards in common areas.

COMMON AREAS

- Swimming pool with solarium, padel court, gym and playground.
- Concierge reception and underground parking.
- LED lighting with presence detection in interior common areas.
- Solar panels · EV-charging pre-installation · master-key system.

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THE DEVELOPER

Four decades, **three** countries, **1** standard.

Asperia Heights is developed by Shrem Group, a privately held developer building residential and commercial real estate since 1987. The group's work began in New York and Connecticut, expanded across Bulgaria, and is today focused on Barcelona and the Costa del Sol - several thousand homes delivered over the course of that history, each project controlled end to end.

That experience underwrites every stage of this project: a transparent, bank-guaranteed purchase structure, hands-on construction oversight, and a standard of finish intended to last.

INTERNATIONAL HERITAGE · 1987 – TODAY

1987 – 2014 · USA
New York
25 residential buildings
900 apartments

1995 – 2002 · USA
Connecticut
5,000 homes, cottages & duplexes

2004 – 2008 · BG
Sofia
420 residential buildings with retail centre

BULGARIA
Plovdiv
900 cottages

SPAIN
Barcelona
126 apartments

SPAIN
Estepona
120 apartments

DEVELOPED BY

SHREM GROUP

SELECTED DEVELOPMENTS

Second Project in Estepona. Our new home.

OUR WORK IN ESTEPONA



Asperia · Parque Central

ESTEPONA OLD TOWN · 43 HOMES · 5 SHOPS

In the heart of Estepona's Old Town, steps from the beach and the port. Final units now remaining.



Asperia · Heights

LOBILLA · 77 RESIDENCES · THIS COLLECTION

Hillside above Lobilla, with the sea, the sierra and the town all in view. Delivery estimated Q1 2029.

Since 1987	3 countries	Thousands
BUILDING AND DEVELOPING	USA · BULGARIA · SPAIN	OF HOMES DELIVERED

TRACK RECORD · BARCELONA

L'Orfebrería
POBLE NOU · 33 LOFTS
The former goldsmith's workshop of Hermès and Tiffany, reborn as lofts.

Navas de Tolosa 270
SANT MARTÍ · 41 HOMES
A residential building wrapping an entire corner.

Escudellers 16
GOTHIC QUARTER · 11 APTS
A landmark building, fully restored in first-class materials.

Sant Pau 109
EL PARAL·LEL · 41 APTS
In the historic and cultural heart of the city, close to the sea.

SHREM GROUP

Full portfolio at shremgroup.com

ACQUIRING YOUR RESIDENCE

A clear, considered path to ownership.

From reservation to keys in hand, the purchase is structured in five transparent stages - each protecting your position while construction progresses.

1	**RESERVATION** Initial reservation to secure your chosen residence.	€5,000
2	**RESERVATION EXTENSION** Paid upon confirmation of urbanisation and project approval.	€10,000
3	**DEPOSIT CONTRACT** 15% of price, less the €15,000 already paid.	15%
4	**SECOND DEPOSIT PAYMENT** Paid six months after works begin - total deposit 30%.	+15%
5	**DEED OF SALE** Final balance at the notary on delivery.	70%

BANK-GUARANTEED DEPOSITS

Every payment made before completion is secured by bank guarantee, as required under Spanish law. Should the home not be delivered on the agreed terms, your funds are returned in full, with interest.

ASPERIA.

HEIGHTS

ESTEPONA · COSTA DEL SOL · SPAIN

Start living

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PROJECT

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