

BOUGAINVILLEA

ESTEPONA



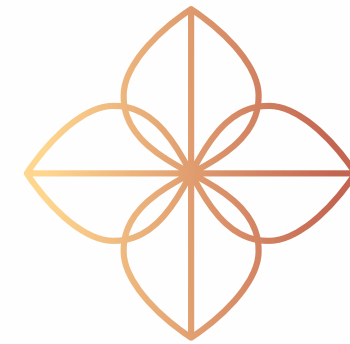
BOUGAINVILLEA
ESTERONA

Bougainvillea

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Bougainvillea is a small, decorative shrub with fuchsia-colored petals that maintains its decorative appearance and blooms year-round.

Bougainvillea it's a symbol of the Andalucía and Costa del Sol.



BOUGAINVILLEA
ESTEPONA



Welcome to Bougainvillea

Bougainvillea is a small, decorative shrub with fuchsia-colored petals that maintains its decorative appearance and blooms year-round.

Welcome to Bougainvillea, your sun-kissed haven in Estepona's sought-after New Golden Mile—known for sunny skies, golden sands and crystal-clear waters.

Limited to just 25 stunning apartments, you get more than just sea views and access to Southern Spain's most marvellous beaches: you get an exclusive community of like-minded neighbours coupled with the rarefied delight of privacy.

Designed by Schiemann Weyers Architects (Rotterdam) and OCWA Architects (Marbella), Bougainvillea guarantees both quality and sophistication.

Its name symbolises the eponymous magenta vines adorning the lattices and popular in Andalucia. Their petal-like leaves are "in bloom" all year long, drawing you into the local lifestyle.

All apartments face south to maximise sun exposure—perfect for warmth in Estepona's mild winters and natural lighting year-round.

schiemann weyers
architects

OCWA



Why Bougainvillea?

A boutique gated community for those who appreciate privacy, comfort, and convenience

Instead of hallways, walking paths connect the apartments like single-family homes, making it feel more like a town than an apartment complex.

Maximising outdoor spaces

Floor-to-ceiling windows enhance natural light, and greenery-lined terraces provide privacy. Here, folks spend more time outside (even in January!), so the terraces act as living room extensions.

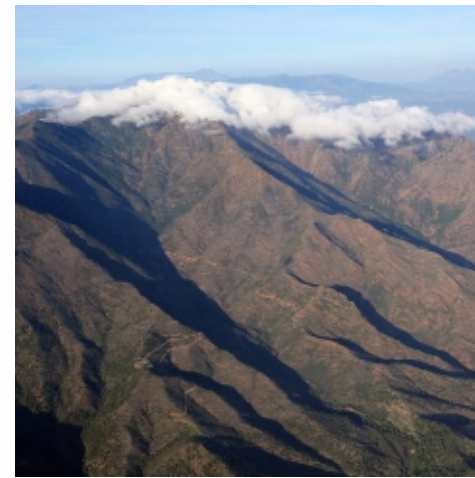
- Single-level and two-level with private terraces
- Rooftop solariums
- From 104 to 244 sq.m. – total including terraces and rooftop.
- Underground parking – 31 spaces.

Estepona is high-end and low-rise, protecting your sea views and your investment!

Construction in first phase.

Expected completion in 18 months.





Mediterranean Lifestyle

The lay of the land

Wake up to the Mediterranean Sea on one side and the Sierra Bermeja mountains on the other, just a 7-minute walk from the beach.

White Villages

Stroll through Old Town Estepona, where whitewashed houses, terracotta roofs, and flower-lined streets are a charming example of the coast's characteristic Pueblos Blancos.

Sunshine Coast

Why do they whitewash the houses? Because it's so sunny! Estepona enjoys about 325 sunny days per year, so you'll never have to raincheck any plans.

Perfect a new hobby

From sailing to yoga, Estepona is known for fantastic outdoor activities! Discover your talent at spectacular dive sites, gorgeous golf courses, and stunning ski slopes.

Indulge in the region's world-famous culinary delights

Influenced by Arab and Berber neighbours and honed to perfection by locals.

Jet set to Casablanca, Lisbon, and Barcelona.

With two international airports 40 minutes in either direction (Gibraltar and Málaga), you can fly anywhere at the drop of a hat.





Deigned for Your Comfort

Several residents-only amenities are available for you and your guests to relax and entertain.

Apartments hug the property's perimeter, creating a courtyard of common areas isolated from the public road, including a private pool and spa.

In the private spa, you can soak in the jacuzzi, sweat your cares away in the sauna, and enjoy a meditative moment in the experience shower.

Cool off in the ocean water swimming pool, or enjoy a poolside cocktail in a chaise lounge while the kids splash around the kiddie pool.

Additional amenities:

- 60sq.m. fitness centre
- Eco-friendly energy and water systems
- Underground parking garage
- Pre-installation of wiring for optional EV charging stations
- Storage area 5 sq.m. for each each apartment
- Smart door handles
- Security system
- Key-card access
- Security guard
- Natural stone facades for easy maintenance
- Decorative landscaping
- Functional greenery to reduce heat from the sun.





Exquisite Residences

Standard and Premium interiors are thoughtfully designed by our architects.

All apartments come fully furnished with heated floors in all spaces, Schneider light switches, smart locks and basic climate automation, as well as water-saving bathrooms and kitchens, and connections to the weather station.

Swedish appliances from Asko

Kitchen: stovetops, ovens and hoods, dishwashers, refrigerators.

Laundry: washing machine and drying machine.

German bath fixtures from Villeroy & Boch

Sliding doors unite the terraces and living rooms as one space, harmonising indoor-outdoor living, and each unit is designed with moveable walls to adapt to how families evolve.

Wooden folding screens offer shade while enabling air circulation.

Standard: light coloured furniture.

Premium: wooden furniture with dark varnish, stone surfaces.

Optional add-ons:

- Bespoke Schneider Home Automation (KNX and Wiser)
- Jacuzzi on terrace
- EV charge port (pre-installation)
- Solar panels
- Window from upper bedroom into living room in residences 2 & 3.





Premium

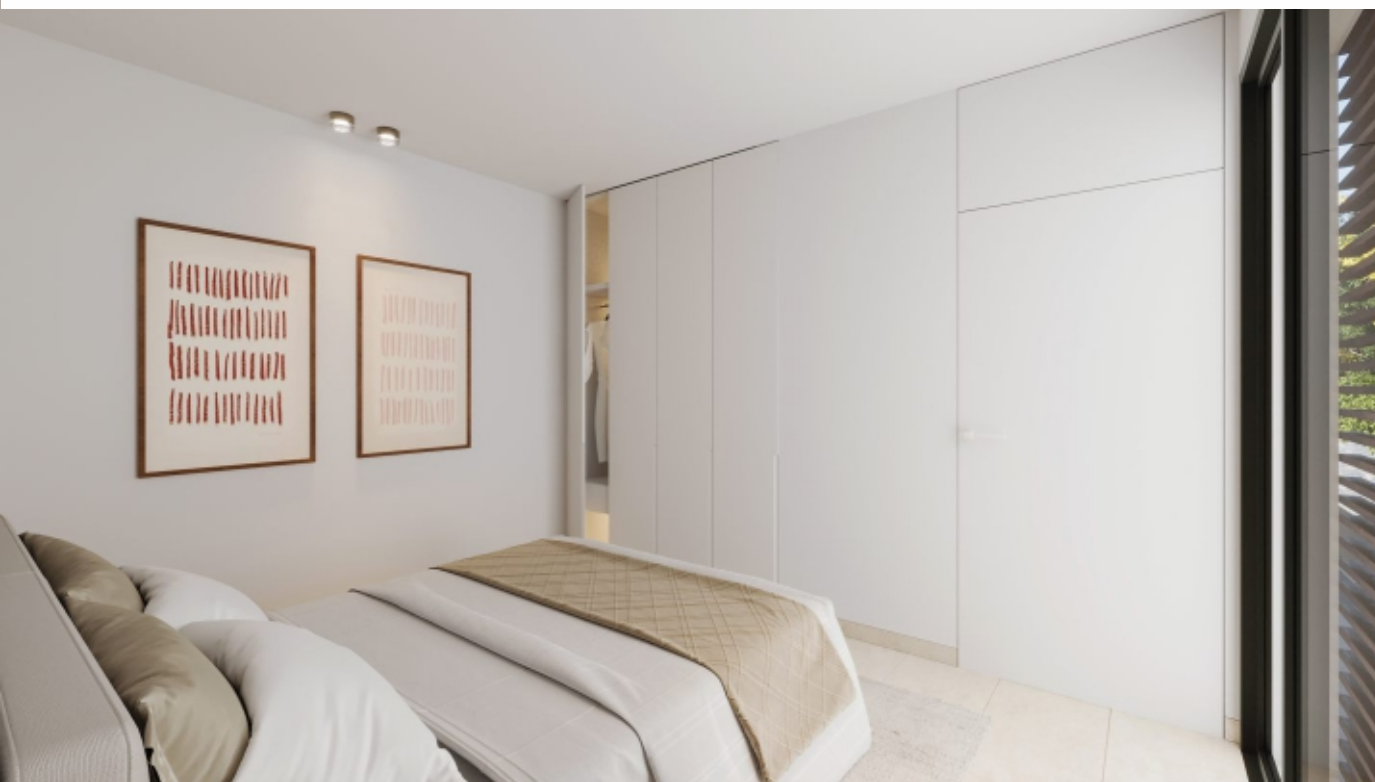


Standart

Our
Interiors









Don't miss your chance to live the life you deserve!

Limited to just
25 stunning apartments

Contact us today to learn more
about owning a piece of paradise
at Bougainvillea



It's a Lifestyle

Bougainvillea is more than
just a place to live



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