



LA PANERA

NEW GOLDEN MILE
· ESTEPONA ·

- STUNNING SEA & MOUNTAIN VIEWS
- 12 MINS TO PUERTO BANUS
- 3 MINS TO THE BEACH
- CLOSE TO ALL AMENITIES
- BUILDING LICENSES READY
- ALL SERVICES IN PLACE



LUXURY BUILDING PLOTS

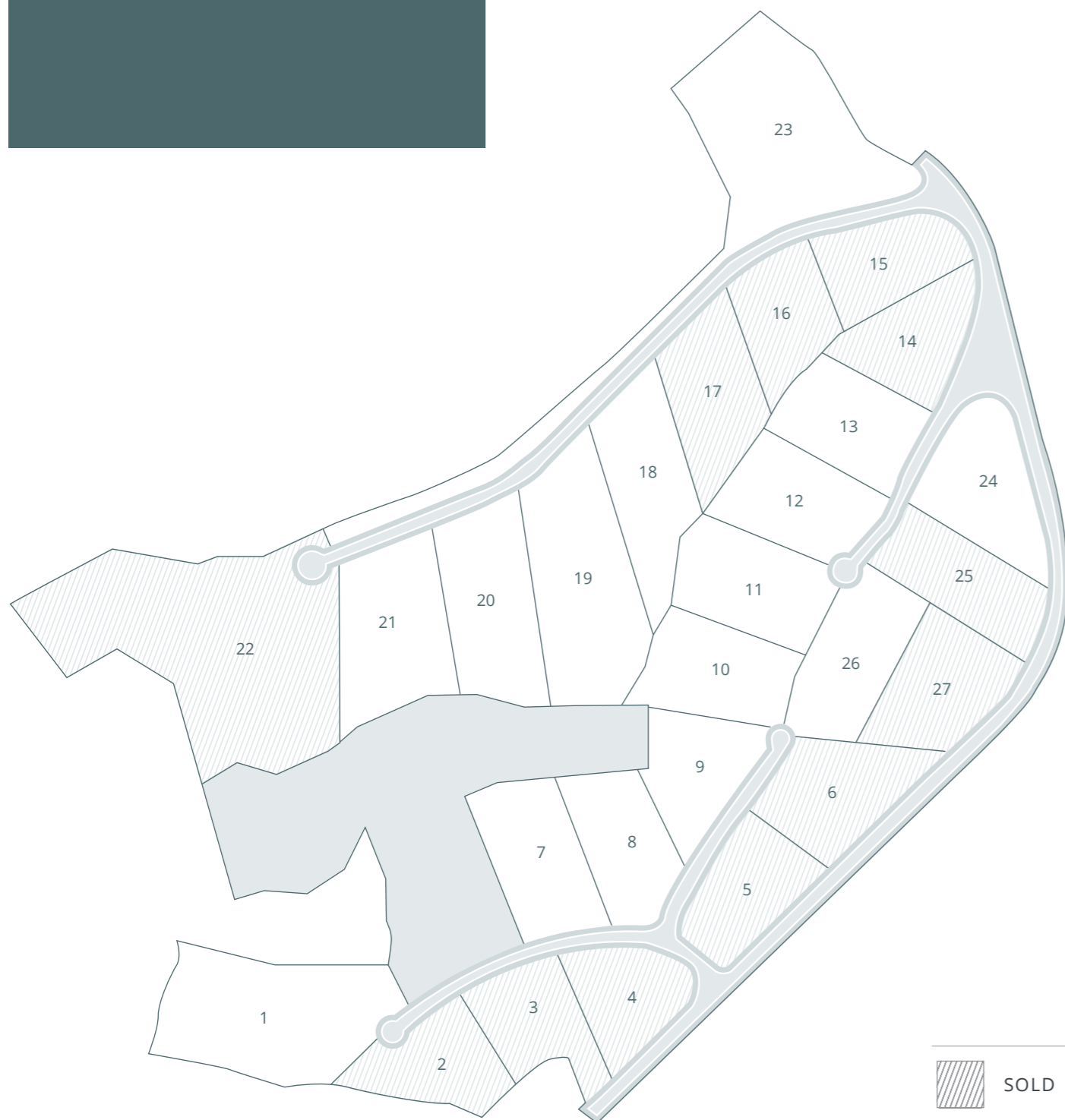
A LITTLE PIECE OF HEAVEN - RIGHT NEXT TO THE BEACH

LA PANERA IS A RELAXING
AND NATURALLY IDYLIC
RESIDENTIAL ENCLAVE IN
THE HIGHLY SOUGHT AFTER
NEW GOLDEN MILE.



[VIEW AERIAL FOOTAGE](#)

LA PANERA IS A
100,000 M² ESTATE
CONSISTING OF 27 PLOTS



PLOT AVAILABILITY

PLOT N°	M ²	MAX BUILD M ²	PRICE/M ²	AVAILABILITY
1	4.553	1.000	128	AVAILABLE
2				SOLD
3				SOLD
4				SOLD
5				SOLD
6				SOLD
7	2.537	475	98	AVAILABLE
8 + 9	4.123	600	86	AVAILABLE
10 + 11	4.891	650	109	AVAILABLE
12	2.492	500	135	AVAILABLE
13	2.255	500	150	AVAILABLE
14				SOLD
15				SOLD
16				SOLD
17				SOLD
18	2.957	500	145	AVAILABLE
19	4.281	500	100	AVAILABLE
20	3.134	500	136	AVAILABLE
21	3.176	500	135	AVAILABLE
22	8.747	820		SOLD
23 (DIVISIBLE)	5.106	992	168	AVAILABLE
24	2.001	500	236	AVAILABLE
25				SOLD
26	2.085	500	171	AVAILABLE
27				SOLD

AESTHETICS

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- STUNNING SEA AND MOUNTAIN VIEWS
 - ON NEW GOLDEN MILE, ESTEPONA
 - 12 MINUTES TO PUERTO BANUS
 - 3 MINUTES TO THE BEACH
 - CLOSE TO ALL AMENITIES
-

Offering a peaceful retreat with some of the best views on the Costa del Sol yet still within a stones throw of the cultural epicenter of the Coast - La Panera is a place you'll be proud to call your own.

Situated 12 minutes from Puerto Banus and 3 minutes from the beach, La Panera consists of 27 large plots, on which several luxury villas have already been built or are in the course of construction.

Both the sea and mountain views are stunning and need to be seen to be truly appreciated.

Gibraltar, Morocco and the mountains behind ensure that, no matter in which direction you look, you will feel a sense of freedom.





LOCATION

The development is situated in the coastal municipality of Estepona in the province of Malaga, Spain, on the New Golden Mile. It is located approx 2 km to the north of the beach and the main coastal road (the Carratera de Cadiz at 162.5 km), mid-way between the coastal towns of San Pedro de Alcantara and Estepona (7 km). Puerto Banus and Marbella are only 10 km and 14 km away respectively. It is a 40-minute motorway drive from Malaga airport and 30 minutes from Gibraltar airport.

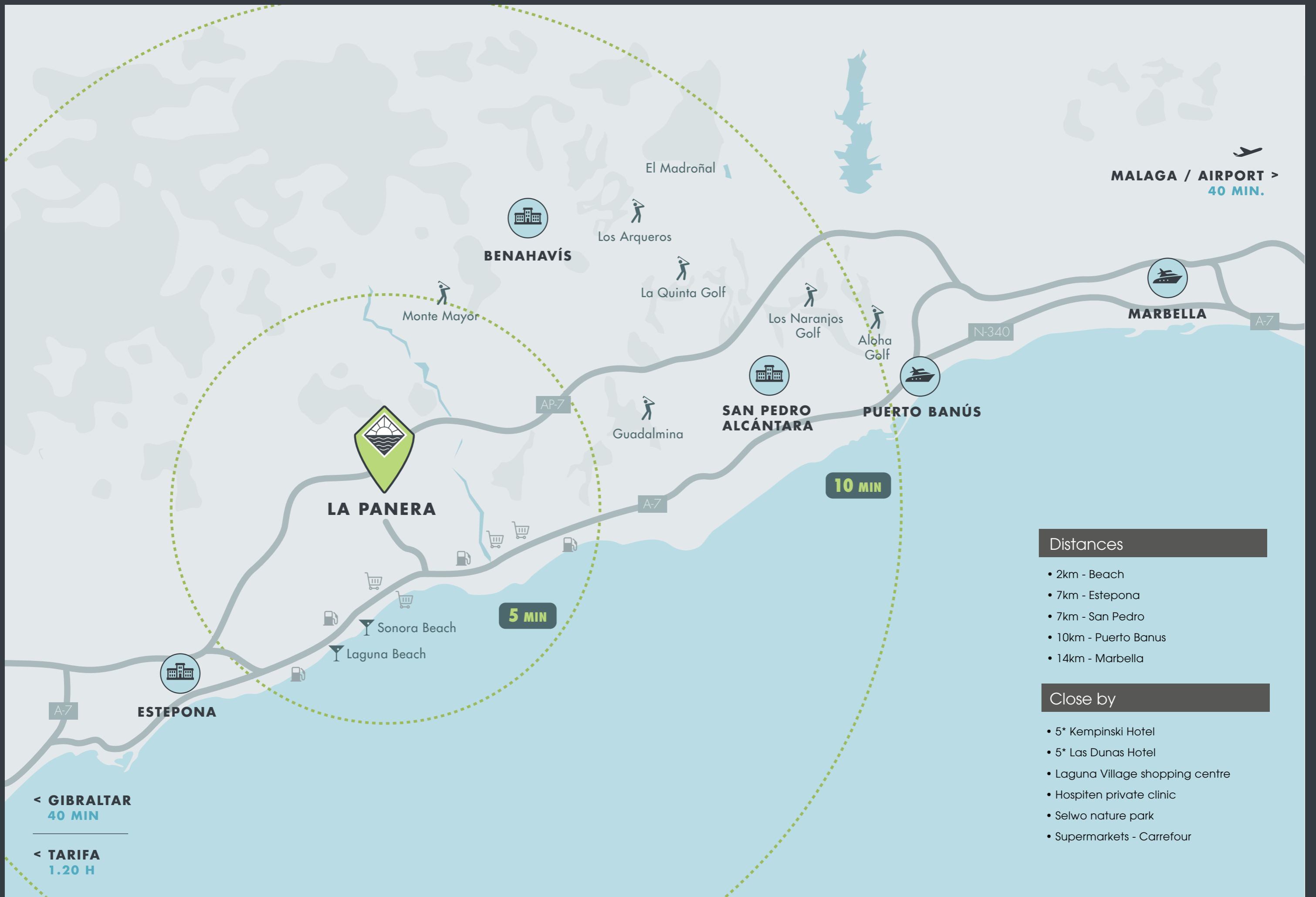
The 5* luxury hotels Kempinski and Las Dunas are located within the immediate area as well as the Laguna Village shopping centre which contains several excellent restaurants ,clothes shops and The Puro Beach Club.

The new state-of-the-art Hospiten private clinic is also very close By as well as Selwo nature park, which consists of a government-protected area of over 1,000,000 m2. Several supermarkets, including Carrefour are located close by as well as many well-known restaurants and beach bars. The urbanization is close to a large number of championship golf courses, the closest of which are the Marbella Club Golf and Los Flamings Golf. There are approximately 40 golf courses within easy reach including the famous Valderrama (20 minutes). La Zagaleta, Las Brisas, La Quinta and Aloha golf courses are only 15 minutes away.

Excellent horse riding centres, including the well-known Escuela de Arte Ecuestre Costa del Sol, which is famous for its national and international show jumping and dressage competitions, are in the immediate area. Horses can be kept at livery and riding lessons are available as well as hacking throughout this rural area of outstanding natural beauty. Sotogrande can be reached in 20 minutes by motorway, where there are many social and sporting activities, including world-class polo. The beaches and their restaurants in the area are excellent.

Mooring for boats is available in Puerto Banus and Estepona as well as Puerto de la Duquesa and Sotogrande.





MALAGA / AIRPORT >
40 MIN.

BENAHAVÍS

El Madroñal
Los Arqueros

La Quinta Golf

Los Naranjos Golf

Alpha Golf

MARBELLA

Monte Mayor

AP-7

N-340

A-7

SAN PEDRO ALCÁNTARA

Guadalmina

PUERTO BANÚS

10 MIN

LA PANERA

A-7

5 MIN

Sonora Beach
Laguna Beach

ESTEPONA

A-7

< GIBRALTAR
40 MIN

< TARIFA
1.20 H

Distances

- 2km - Beach
- 7km - Estepona
- 7km - San Pedro
- 10km - Puerto Banus
- 14km - Marbella

Close by

- 5* Kempinski Hotel
- 5* Las Dunas Hotel
- Laguna Village shopping centre
- Hospiten private clinic
- Selwo nature park
- Supermarkets - Carrefour

TECHNICAL

THE INFRASTRUCTURE &
SERVICES AT LA PANERA
ARE OF THE HIGHEST
STANDARDS.



- 100,000 m² estate consisting of 27 plots
- Minimum plot size: 2,000 m²
- Maximum size of villas for standard plots: 500 m² + basement and porches
- Maximum size of villas for larger plots: 1.000 m² + basement and porches
- Building licenses normally granted in 2-3 months of submission of definitive plans.

ALL SERVICES ARE IN PLACE AT EACH PLOT:

- Municipal water and sewage systems
- Land line - ADSL up to 10MBs and soon to be fiberoptic
- Mobile - strong signal and 3/4G throughout
- Power - Endesa
- Decorative pavements of 1.5 m.
- 6 m. wide asphalt roads
- Street lights every 25 m.



PLOT 12

· SAMPLE PLOT ·

STUNNING
SEA VIEWS



PLOT SIZE
2,492 m²

MAX BUILD
500 m² + basement

PLOT 23

· SAMPLE PLOT ·

LARGE
&
DIVISIBLE



PLOT SIZE
5,106 m²

MAX BUILD
992 m² + basement

PLOT 24

· SAMPLE PLOT ·

BEST VIEWS
ON THE COAST



PLOT SIZE

2,001 m² · Almost entirely flat.

MAX BUILD

500 m² + basement



LA PANERA

NEW GOLDEN MILE



DUBAI, UAE OFFICE

Empire Heights
Podium Floor, Business Bay
PO BOX 124854
Tel +971 4 446 2000 Fax
+971 4 446 2099

DLD Registration No. 660
DED Trade License No 574154

JEDDAH, KSA OFFICE

Hasid Co. Building
PO Box 50405
Jeddah 21533, KSA
Tel +966 12 2067025
Fax +966 12 2067725

www.oryxworldportfolio.com