

IKKIL BAY

- ESTEPONA -



Marine

Essence in the Heart of the Costa del Sol

The location of IKKIL BAY, on the shores of one of the most iconic beaches of the Costa del Sol, is one of the main attractions of this unique residential complex of elevated villas with premium facilities in the city. The proximity to the marina, the innovative Carmen building - a cultural landmark on the Costa del Sol - and the city center makes IKKIL BAY the perfect place to enjoy the essence of Estepona without sacrificing anything. Spectacular views, culture, nature, leisure, sports, shopping, gastronomy... everything is within reach at IKKIL BAY.





Estepona, a Mediterranean Garden

The old town of Estepona, just a delightful stroll from IKKIL BAY, is one of the most beautiful corners of the Costa del Sol. Its cobblestone streets, adorned with flowers, still preserve the essence of a traditional Andalusian village.

A true garden that is complemented by a delicious culinary offering, where the Mediterranean diet coexists perfectly with the most cosmopolitan flavors.

Golf, Equestrianism and Fine Dining

The coastline of Estepona, where IKKIL BAY is located, is the perfect place to enjoy a unique lifestyle, halfway between Sotogrande and Marbella. Just a few minutes' drive away, residents can enjoy some of the world's best golf courses, such as Finca Cortesin and Valderrama.

Additionally, the proximity to prestigious equestrian centres like the Marbella Club Equestrian Centre allows horse enthusiasts to enjoy top-notch facilities.

Polo tournaments in Sotogrande are a symbol of elegance and sporting tradition. Every summer, this enclave becomes the epicentre of international polo, bringing together the world's elite in a sophisticated atmosphere.

For fine dining aficionados, this privileged area is home to Michelin-starred restaurants, where avant-garde cuisine blends with Andalusian charm.





Origin

Fire in the sunshine.

The passion of the Costa del Sol and its spirit, its more than 320 days of sunshine per year, and the enthusiasm to make each and every day memorable.

Fire is energy; it's heat and rebirth. At IKKIL BAY, fire is revived through the sun and the immensity of the Mediterranean.

Each residence opens to the exterior with spacious terraces, gardens, and an infinity pool. From sunrise to sunset, orange-hued light enters through the picture windows, filling each room with energy and inspiration.

At sunset, the light fades and outdoor chimneys create surroundings that invite you to connect with your best self.

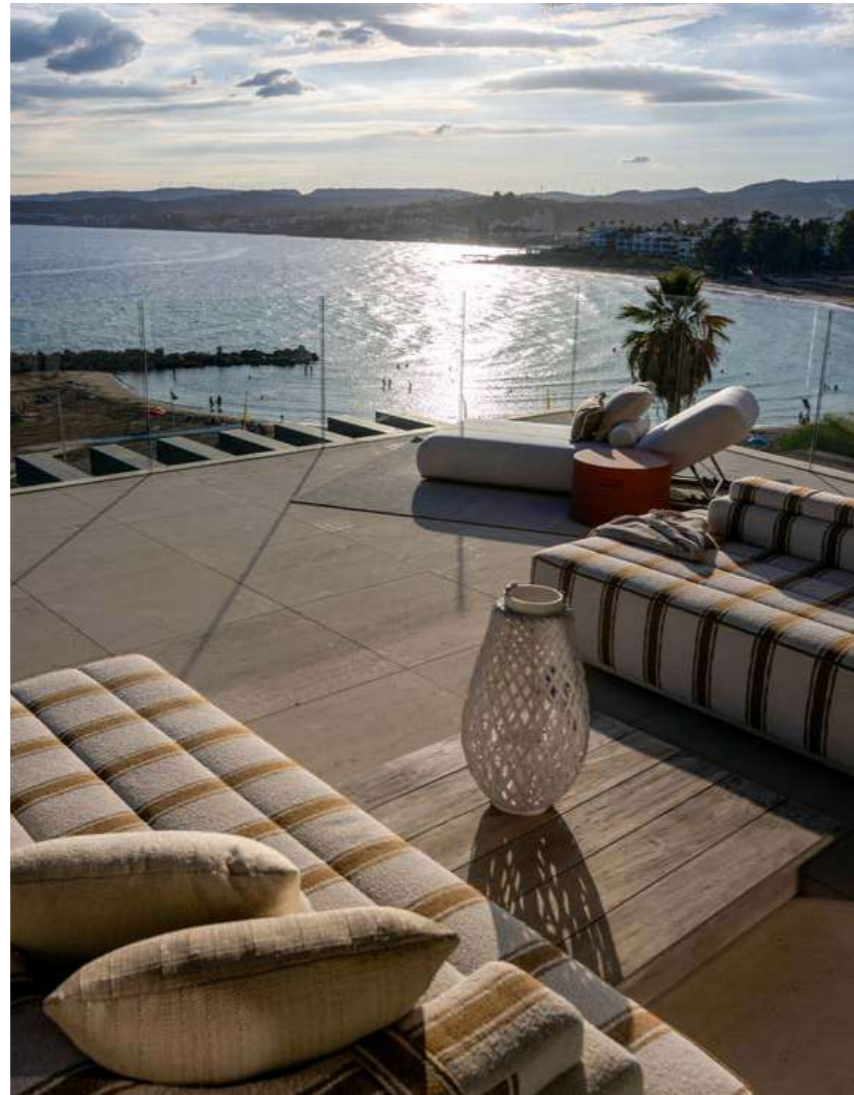


Philosophy

Light & dark.

IKKIL BAY was born of a dream to create organic, one-of-a-kind residences. It has all the luxury and details of a villa, but with the advantages of being right on the seafront.

Each apartment has a different personality and its own dialogue between light and dark, between its architecture and the environment.



Creation



Nature and architecture meld together in IKKIL BAY to create spaces that understand art as a way of life. From the first Mesopotamian structures, nature has been a source of inspiration for architects throughout the ages.

Design that reproduces the shapes, textures, and sensations that nature evokes is a trend in contemporary architecture now more than ever.

Architecture that emerges from the hill.



In its path towards the light, IKKIL BAY represents creation and birth. It reflects the growth and joy of youth through water, greenery, and opening up to the world.

But most of all, the aesthetic sensation that IKKIL BAY seeks to transmit is the wisdom and tranquillity that is earned with maturity. The balance of all its elements and the connection to nature make it a place where time seems to stand still.

Outdoors

The most impressive views in Estepona.

Dubbed 'elevated villas', each home here boasts its unique character, yet all enjoy spectacular views of the sea, the Rock of Gibraltar, and North Africa.







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I ndoors

Private luxury life.

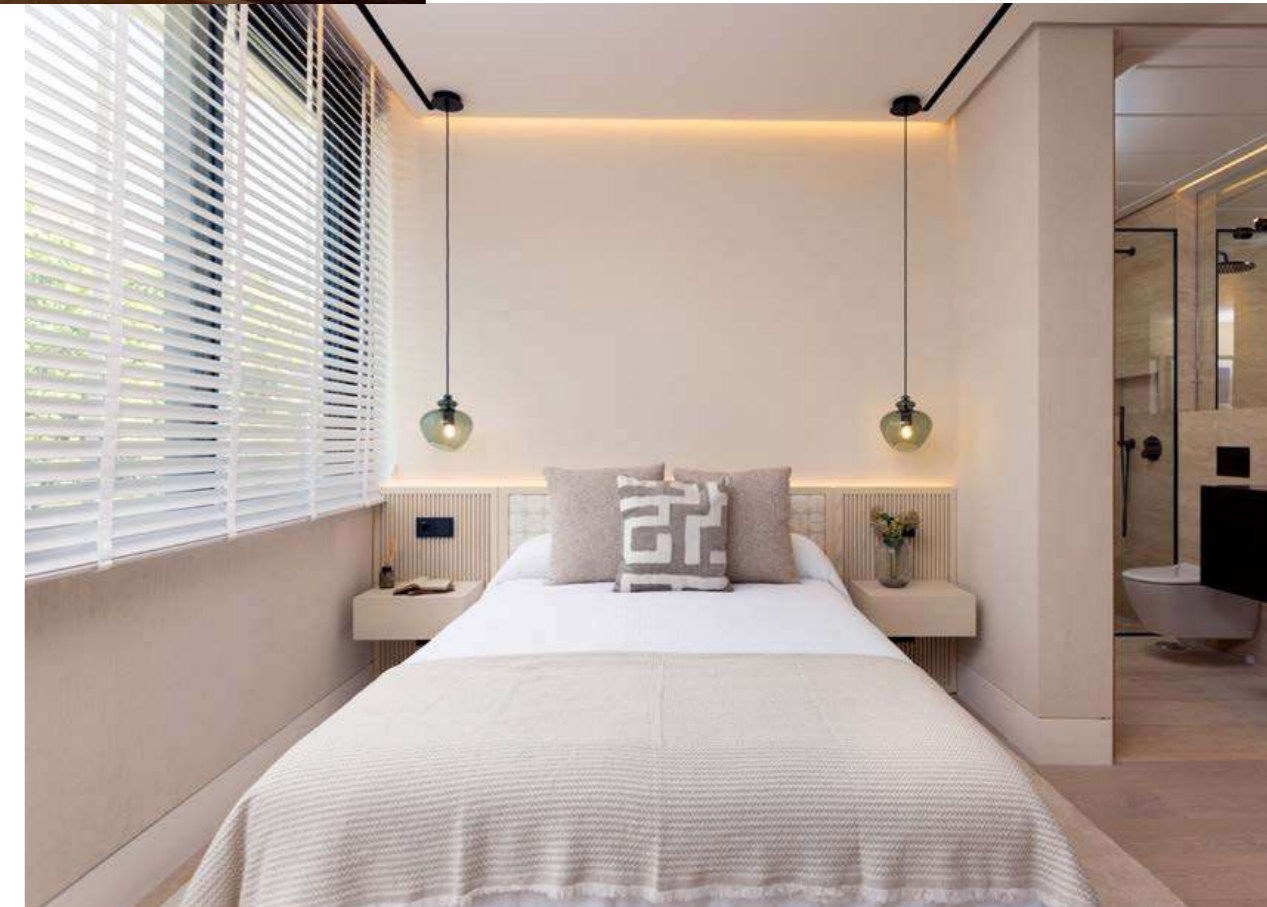
Experience the comfort of a luxury villa
with the services of a five-star hotel at
IKKIL BAY, Estepona's first high-end
residential development in the city centre.







IKKIL BAY was born of a dream to create organic, one-of-a-kind residences. It has all the luxury and details of a villa, but with the advantages of being right on the seafront.

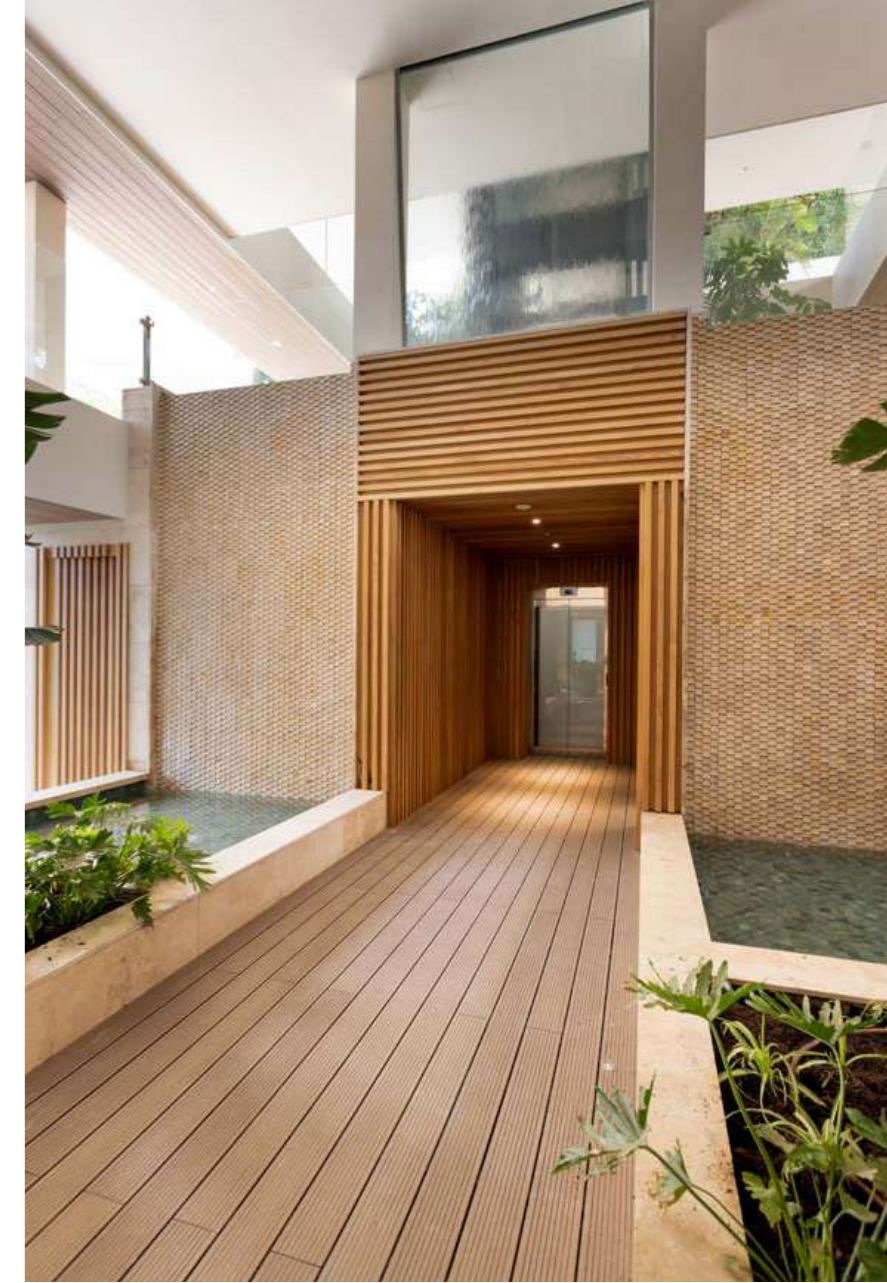


Socialising

Meet the neighbours.

The communal areas of IKKIL BAY are another major draw. From the moment residents enter the complex, they are greeted by elegant gardens with fountains, waterfalls, and luxurious spaces.



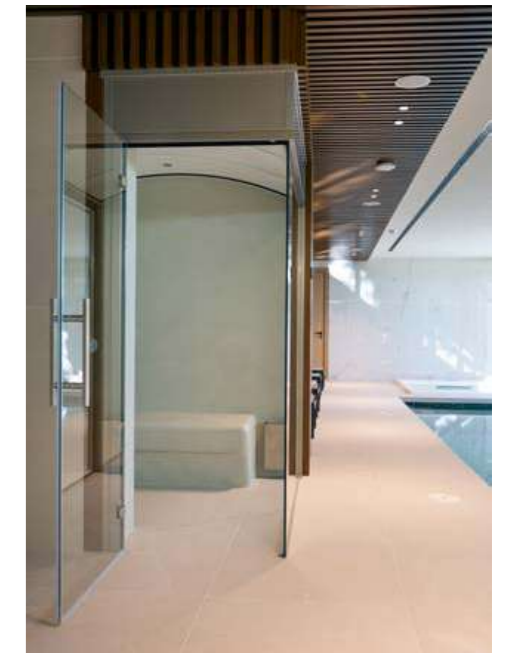




Facilities include an indoor pool with a spa area, Turkish bath, sauna, and whirlpool, a gym, exclusive parking with a car elevator, and a dedicated concierge service.



The experience is completed with a panoramic solarium with a relaxation area and an infinity pool that seems to merge with the sea, offering a seaside living experience that redefines the concept of luxury on the Costa del Sol.



THE VILLAS

Feel the luxury



STELLA

LOCATION	PENTHOUSE
SIDE	EAST WEST
BEDROOMS	3
INTERIOR BUILT SURFACE	203,30
TERRACE	344,14
STORAGE	12,84
GARAGE	50,73
PARKING SPACES	3

TOTAL BUILT	547,43
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Areas expressed in square metres



Villa Stella, epitomises the luxurious comfort of a high-end villa coupled with the services of a five-star hotel, a unique offering of IKKIL BAY - the first upscale residential area in the centre of Estepona. Known as 'villas in the sky', each home here boasts its own character, yet all enjoy spectacular views of the sea, the Rock of Gibraltar, and North Africa.



Villa Stella crowns IKKIL BAY as a quintessential villa in the sky. Spanning two levels overlooking the Mediterranean, it features lush gardens, and exclusive outdoor areas, all with the privacy afforded by a penthouse location.

The ground floor comprises two bedrooms, each with its own bathroom, a guest lavatory, a fully equipped kitchen open to the dining area, and a spacious lounge with Mediterranean views. Outdoors, the space is bifurcated by a charming fountain and includes a lounge area and a pool room.





IKKIL 38 BAY



The upper floor is devoted to the master bedroom, which boasts a large dressing room, an expansive bathroom and several terraces.



IKKIL 39 BAY

USEFUL AREAS · LEVEL 1

1. Access core	17,24	6. Bathroom 1	4,89
2. Toilet	2,26	7. Bedroom 2	16,57
3. Living, dinning & kitchen	63,28	8. Bathroom 2	4,80
4. Communication core	1,99	9. Terrace - parlour	266,96
5. Bedroom 1	14,64	10. Garden	

Total built level 1 409,79



USEFUL AREAS · LEVEL 2

1. Communication core	12,85	4. Walk in closet	12,16
2. Master bedroom	18,44	5. Terrace	80,17
3. Master bathroom	7,40		

Total built level 2 137,64



M A R E

LOCATION	FLOOR -2
SIDE	WEST
BEDROOMS	3
INTERIOR BUILT SURFACE	160,54
TERRACE	50,76
STORAGE	22,12
GARAGE	31,61
PARKING SPACES	2

TOTAL BUILT	211,30
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Areas expressed in square metres



Villa Mare, located on the same level as one of the pools, is the perfect abode for sea lovers, being one of the two villas closest to beach level. Its 50.76 m² terrace offers stunning frontal views of the Mediterranean and is a highlight of this property, which spans an interior space of 160.54 m².

It features three spacious bedrooms, each with its own bathroom, a guest toilet, an open-plan kitchen and dining area, a living room leading to the terrace, and a gallery separating this area from the sleeping quarters.



USEFUL AREAS

1. Distributor		9. Bedroom 1	10,58
2. Toilet	2,87	10. Bathroom 1	3,66
3. Living, dinning & kitchen	71,61	11. Walk in closet 1	1,84
4. Laundry	3,31	12. Bedroom 2	12,83
5. Gallery	5,32	13. Bathroom 2	3,50
6. Master bedroom 1	22,11	14. Terrace - parlour	50,76
7. Master bathroom 1	6,45	15. Garden	
8. Master bedroom terrace			

Total built 211,30



F O N S

LOCATION	FLOOR -2
SIDE	EAST
BEDROOMS	3
INTERIOR BUILT SURFACE	160,54
TERRACE	50,76
STORAGE	17,36
GARAGE	36,4
PARKING SPACES	2

TOTAL BUILT	211,30
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Areas expressed in square metres





Positioned on level -2, amidst the spectacular pools that epitomise luxury at IKKIL BAY, **Villa Fons** stands as the quintessential property for savouring the Mediterranean essence. It boasts three bedrooms, each with its own bathroom, the master featuring a dressing room and a spacious terrace overlooking the sea.

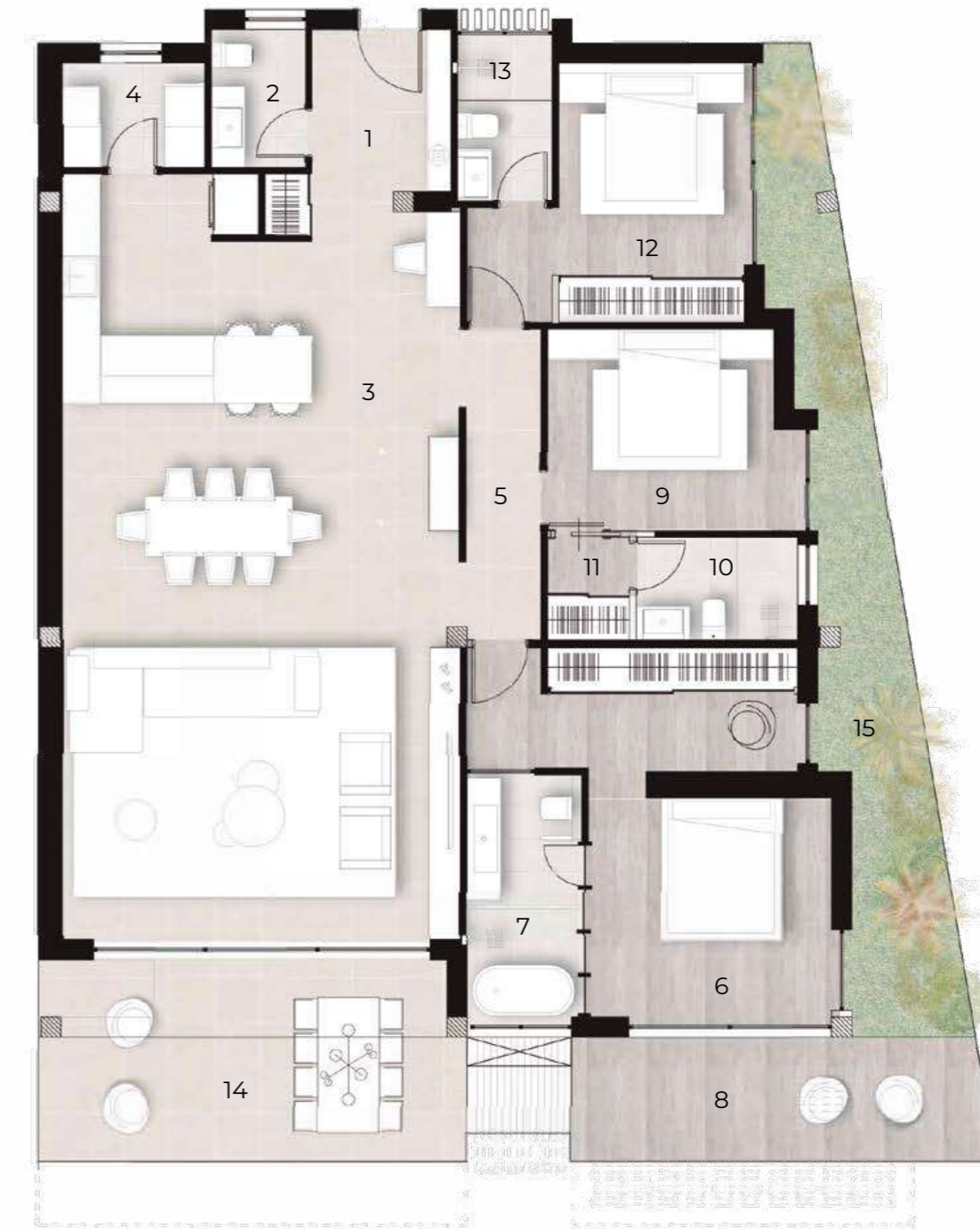
An open-plan modern kitchen leads into the dining area, complemented by a generous living room and a second terrace for outdoor living, making up this villa which also includes a laundry area and a guest toilet. Every aspect of Villa Fons has been meticulously crafted to capture the unique magic of beachfront living in one of the Costa del Sol's most prestigious cities.



USEFUL AREAS

1. Distributor		9. Bedroom 1	10,58
2. Toilet	2,87	10. Bathroom 1	3,66
3. Living, dinning & kitchen	71,61	11. Walk in closet 1	1,84
4. Laundry	3,31	12. Bedroom 2	12,83
5. Gallery	5,32	13. Bathroom 2	3,50
6. Master bedroom 1	22,89	14. Terrace - parlour	50,76
7. Master bathroom 1	6,09	15. Garden	
8. Master bedroom terrace			

Total built 211,30



NATURA

LOCATION	FLOOR - 1
SIDE	EAST WEST
BEDROOMS	4
INTERIOR BUILT SURFACE	270,30
TERRACE	189,90
STORAGE	22,26
GARAGE	63,22
PARKING SPACES	4

TOTAL BUILT	460,20
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Areas expressed in square metres





Villa Natura is a home in harmony with nature, crafted with high-quality elements and designed for the ultimate Mediterranean lifestyle. Situated on floor -1 with East-West orientation, this villa faces the sea directly. It features 4 bedrooms, each with its own bathroom, a guest toilet, a laundry area, a spacious open-plan kitchen and dining area, and a large living room leading to the outdoor areas.

The expansive terrace, divided into two areas, boasts a private infinity pool and a chill-out zone. This luxurious outdoor space makes Villa Natura a unique property in the area.



USEFUL AREAS

1. Distributor	3,01	11. Master bedroom 2	19,38
2. Toilet	2,59	12. Master bathroom 2	7,69
3. Living room	52,24	13. Walk in closet 2	14,89
4. Dinning & kitchen	47,87	14. Bedroom 1	11,94
5. Kitchen	7,31	15. Bathroom 1	4,06
6. Laundry	5,94	16. Bedroom 2	11,94
7. Communication core	3,07	17. Bathroom 2	4,06
8. Master bedroom 1	19,38	18. Terrace - parlour	
9. Master bathroom 1	7,69	19. Garden	
10. Walk in closet 1	14,94		

Total built 460,20



B R I S A

LOCATION	FLOOR +1
SIDE	WEST
BEDROOMS	2
INTERIOR BUILT SURFACE	114,57
TERRACE	85,98
STORAGE	9,71
GARAGE	16,05
PARKING SPACES	1

TOTAL BUILT	200,55
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Areas expressed in square metres





Villa Brisa is an authentic high-rise villa, a property with large terraces and outdoor areas. Two double bedrooms, each with its own bathroom and direct access to the outdoor areas.



USEFUL AREAS

1. Distributor		7. Walk in closet 1	5,79
2. Toilet	2,22	8. Master bedroom 2	11,04
3. Living, dinning & kitchen	45,47	9. Master bathroom 2	4,07
4. Communication core	2,03	10. Walk in closet 2	2,87
5. Master bedroom 1	16,91	11. Terrace - parlour	
6 Master bathroom 1	8,05	12. Garden	

Total built 200,55



V E N T U

LOCATION	FLOOR +1
SIDE	EAST
BEDROOMS	2
INTERIOR BUILT SURFACE	114,57
TERRACE	85,98
STORAGE	8,02
GARAGE	16,05
PARKING SPACES	1

TOTAL BUILT	200,55
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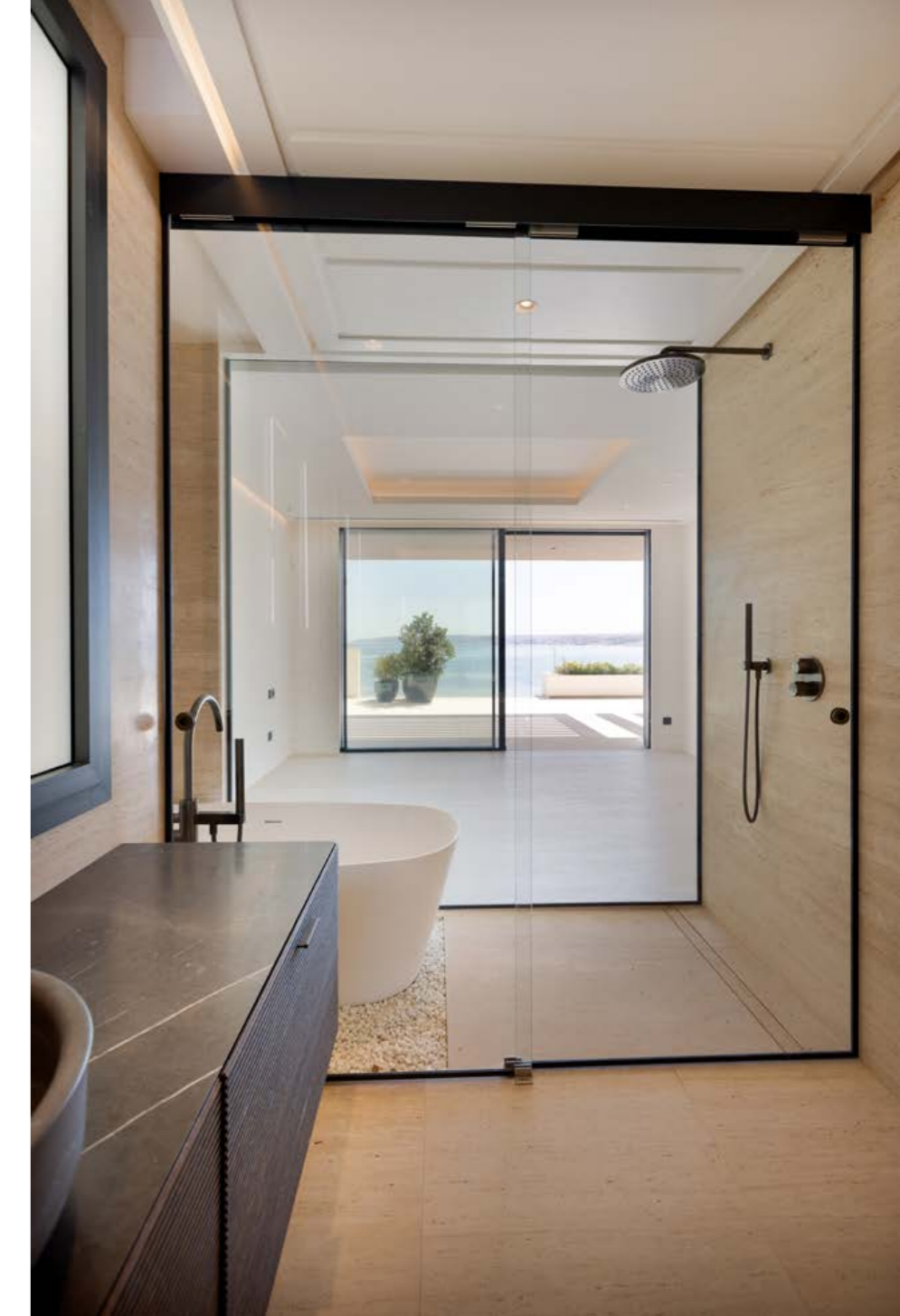
Areas expressed in square metres





Villa Ventu exemplifies this concept, crafted with top-tier materials and designed to make the most of Estepona's sunny climate, which graces over 300 days a year. It features two spacious bedrooms with en-suite bathrooms, a guest toilet, a laundry area, and a large, fully equipped kitchen that opens up to the dining area. The highlight of this residence is its outdoor spaces.

The exterior is divided into two sections: a dining and chill-out area, and an innovative master bedroom.



USEFUL AREAS

1. Distributor		7. Walk in closet 1	5,79
2. Toilet	2,19	8. Master bedroom 2	11,04
3. Living, dining & kitchen	45,47	9. Master bathroom 2	4,07
4. Communication core	2,03	10. Walk in closet 2	2,87
5. Master bedroom 1	16,91	11. Terrace - parlour	
6 Master bathroom 1	8,05	12. Garden	

Total built 200,55



A

rchitecture

and finishes.

At IKKIL BAY, every detail has been meticulously designed to offer an unprecedented level of luxury and comfort in this area. The modern architecture blends seamlessly with the natural surroundings, creating a perfect balance between cutting-edge design and the serenity of the Mediterranean.



The materials used in each residence are of the highest quality, with marble floors, noble wood carpentry, and large windows that maximize natural light and sea views.

The kitchens are equipped with leading brand appliances, and the bathrooms, adorned with elegant finishes, feature designer fixtures and state-of-the-art shower systems.



Advanced home automation allows residents to easily control lighting, climate, and home security through smart devices, ensuring a comfortable and efficient living experience.



At IKKIL BAY, luxury is evident in every corner, from the interior spaces to the impressive private terraces, some with their own pools, offering an unparalleled lifestyle on the Costa del Sol.

E

xterior & interior coatings.

Exterior Carpentry

Minimalist profile aluminium carpentry, with a built-in frame and integrated floor, with a thermal bridge break, with double glazing and solar control.

Interior Carpentry

Entrance door with an armored wooden leaf, according to design. Passage doors in oak or lacquered, according to design, with chrome fittings and magnetic lock. Wardrobe doors of the same quality as the passage doors, with interior lining, including drawers, shelves, shoe rack, and hanging bars, according to design.



Marble and white travertine

Wooden platform

OPTION A | White marble

OPTION B | Grey marble

Large Format Marble Flooring

Wood flooring in bedrooms.

Private terrace flooring with large format, non-slip marble.

Wall coverings in bathrooms with large format marble, according to design, and garnished with projected perlite on the remaining walls, including anti-humidity paint.



Installations & domotic.

Plumbing

PEX pipes for cold water, hot water, and insulated return water by Uponor, with a domestic hot water return network.

Potable water treatment with self-cleaning particle filter and individual water softener for each dwelling.

Anti-flood water shut-off valve controlled by KNX home automation.

Water reserve tank and common pressure group for the building.



Air-conditioning, heating and hot water production

Aerothermal heat pump system with heat recovery.

Production of domestic hot water and low-temperature underfloor heating with a hydrobox powered by the VRV system.

Independent air conditioning units for each area.

Low-temperature underfloor heating.

Climate system control with KNX home automation.

Ventilation

Ventilation: SIBER ventilation unit for air renewal, dual-flow system with heat recovery from the extracted air, and filtration of external intake air.

Home Automation

Installation of KNX Schneider Electric system for controlling climate, lighting, and technical alarms (anti-flood). Touchscreen thermostats and multifunction touchscreens by Crestron.

Special Installations for Dwellings

Multi-room sound system controlled by Crestron and home automation, Apple TV, in-ceiling speakers.

Data network with wired outlets and Wi-Fi points.

General telecommunications network in accordance with ICT (Common Telecommunications Infrastructure).

Video intercom.

Access control with EKEY fingerprint readers for entrance to dwellings and common areas.



Lighting

-The lighting has been designed taking into consideration the architectural design of the building and incorporating light in strategic points.

All the lighting are low consuming LED with a high colour index.

Luminaires are led strips with diffusers, built-in spotlights and fixtures on the wall and floor.

It will also count with domotic control of the lighting in common areas and gardens, as well as the sound (spa, gym, distributors, swimming pools and exteriors)

Private Pools and Water Features

Water features with biological filtration by Filtroclear.

Private mini-pools with individual filtration systems, silica sand air filters, and self-priming pumps.



Master bathroom.

Master bathroom

The toilets are suspended by Villeroy@Boch, model Subway or similar, with a cushioned seat and a 12-cm base and cistern, model Geberit Duofix Frontal or similar, and the push button is made from TECE, model Square black chrome brushed or similar.

The washbasin fittings will be fitted with a single-lever mixer with ceramic valve, fixed spout, with a flow limiter, model Meta Dark, brand Dornbracht or similar, in platinum matt colour.

The shower faucet is composed of a single-lever mixer with inverter and ceramic valve by Dornbracht or a similar brand in dark platinum matt.



The washes in the master bedroom will be on a custom-made piece of furniture, of the IBANI brand, the Prime model or similar, 45 cm in diameter. The tap single lever will be of the brand Dornbracht model Meta in dark platinum matt or similar.

Free-standing bath from IBANI model Vesta or similar with floor grid with self-supporting mixer from Dornbracht , dark platinum matt or similar.



Common areas installations.

Water reserve tank and pressure groups for potable water and irrigation.

Garage ventilation with forced air extraction and supply, fire safety pressurisation system for evacuation stairs. Ventilation for technical rooms and storage rooms.

General electricity for common areas and garages in compliance with REBT. Halogen-free wiring. Motion sensors in passage areas. LED lighting. Access control with EKEY fingerprint readers.

Sound system in corridors, halls, garage, and gym, with central Crestron control system and speakers.

Wi-Fi access system in common areas.

Video intercom with door release, connection to dwelling screens.

Video surveillance system with CCTV cameras.

Common telecommunications installations (TV, telephone, data network in accordance with ICT).

Infinity outdoor pool with silica sand filter and self-priming pump. Disinfection with saline electrolysis system. LED lighting.

SPA & GYM area: Heated indoor pool with UTA HIDROS dehumidification system for air control.

Gym with air conditioning system with heat recovery and ventilation system. Low-temperature underfloor heating by Uponor. Spa with hydromassage.

Panoramic elevator, with double boarding at 180°, adapted to new regulations.



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