ATELIER 4

BY IKKIL BAY

MARE

MARE

WHERE THE MEDITERRANEAN TAKES CENTRE STAGE

Among the residences of **Atelier 4 by Ikkil Bay**, **MARE** enjoys an exceptional connection to the sea. Positioned slightly above the level of one of the development's communal swimming pools and among the two residences closest to the beach, it places the Mediterranean at the heart of everyday life. Its west-facing orientation and generous glass facades draw the landscape into the interiors, creating a home defined by natural light, open views and an immediate relationship with the waterfront.

Atelier 4 was conceived around the idea of creating unique, organic residences with the refinement of a private villa and the privilege of a true seafront setting. Large picture windows, natural materials and spaces opening towards the Mediterranean are central to its architectural philosophy, qualities that are particularly evident in **MARE**.

MARE

A PRIVILEGED SETTING

The location of **Atelier 4 by Ikkil Bay**, on the shores of one of the Costa del Sol's most iconic beaches, is one of the key attractions of this exclusive residential development.

Its proximity to the marina, the innovative Mirador del Carmen —a cultural landmark on the Costa del Sol— and the town centre makes **Atelier 4** the ideal place to enjoy the essence of Estepona without compromising on anything.

Spectacular views, culture, nature, leisure, sports, shopping and gastronomy... everything is within easy reach from **Atelier 4**.

WITHIN ATELIER 4

Set within Atelier 4's privileged beachfront setting, MARE is an exceptional residence defined by natural light, generous proportions and a seamless connection to the Mediterranean. Positioned slightly above the communal outdoor swimming pool and sun terrace, and among the residences closest to the beach, it enjoys an especially direct relationship with the sea.

With a total built area of 208 m², including 160 m² of interiors and 47 m² of terrace, this three-bedroom home combines spacious open-plan living with outstanding sea views and effortless indoor-outdoor flow. Its west-facing orientation enhances the light throughout the afternoon and towards sunset, while two private parking spaces complete a residence conceived for comfort, privacy and refined Mediterranean living.

"THE EASE OF SINGLE-LEVEL LIVING.
THE PRIVILEGE OF BEING CLOSE TO THE SHORE.
THE MEDITERRANEAN ALWAYS IN VIEW."

THE CONCEPT

A HOME DRAWN TOWARDS THE SEA

MARE combines generous proportions with spacious interiors and an expansive terrace, shaped around a carefully considered three-bedroom layout. Yet its defining quality lies not simply in its scale, but in the way the residence is oriented towards the Mediterranean, allowing the main living spaces and principal bedroom to maintain a constant visual connection with the horizon.

MARE

Location	Floor -2
Orientation	West
Rooms	3
Interior Built Area	160,54 sqm
Terrace	47,71 sqm
Storage room	22,12 sqm
Parking spaces	2
Total Built Area	208,25 sqm

DESIGNED AROUND EVERYDAY LIVING

MARE unfolds entirely on one level, creating an effortless flow between its social and private spaces. At its heart is an impressive 71.61 m² open-plan living, dining and kitchen area, opening directly onto the main terrace and the Mediterranean beyond. A separate laundry area adds functionality, while a hallway provides a subtle transition between the social heart of the home and the quieter bedroom wing.

The residence offers three bedrooms, each with its own bathroom, together with a guest powder room. The principal bedroom is the most generous, at approximately 22.11 m², and enjoys a particularly privileged relationship with the exterior and sea. The two additional bedrooms provide comfortable private accommodation for family or guests.

DIFFERENT WAYS TO LIVE OUTDOORS

MARE's outdoor spaces are designed as a natural continuation of the home, creating distinct terraces for social life and private moments. The main terrace opens directly from the living and dining area, extending the social heart of the residence towards the Mediterranean with space for lounging and relaxed entertaining. Its expansive terrace space, open position, and glass balustrades preserve uninterrupted sea views and reinforce the feeling of living directly on the waterfront.

A second, more intimate terrace is connected to the principal bedroom, creating a private outdoor retreat away from the main living areas. Together with the landscaped strip running alongside the bedroom wing, these exterior spaces give MARE different ways to experience the Mediterranean throughout the day.

INTERIORS BY DECO & LIVING

WARMTH, TEXTURE AND A TRUE SENSE OF HOME

The interiors of MARE are designed by Studio Deco & Living, whose bespoke approach combines aesthetics, functionality and a strong sense of comfort.

In MARE, this is expressed through ivory, sand and warm tones, pale wood, natural stone and tactile fabrics. The result is refined, contemporary and deeply Mediterranean.

MORE INFO ABOUT INTERIORISM →

BEYOND MARE

A PRIVATE RESIDENCE WITH THE PRIVILEGES OF ATELIER 4

Life at MARE extends far beyond the residence itself. As part of **Atelier 4**, owners enjoy beautifully landscaped gardens with fountains and cascading water features, an indoor pool with a dedicated spa area, Turkish bath, sauna and jacuzzi, a fully equipped gym, concierge service and a panoramic solarium with relaxation areas and an infinity pool seemingly merging with the Mediterranean. The experience is completed by three private parking spaces, within Atelier 4's exclusive parking area with vehicle lift — bringing together privacy, wellbeing and effortless comfort in an exceptional beachfront setting.

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