





MEDITERRANEAN STYLE AND GOLF IN A UNIQUE SETTING



• **Sixty-nine villas** starting with a first phase of 23 units. Their architecture reinvents the traditional Andalusian style. A carefully chosen south-facing orientation and breathtaking views of the Mediterranean sea complete a development next to one of the most prestigious golf courses in the area

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MÁLAGA, COSMOPOLITAN CITY

Malaga, just a 20-minute drive away, offers visitors a wide variety of unique experiences. From its fascinating old town of narrow streets and historic squares to its modern port area. It is also known for its gastronomy, which combines traditional Andalusian flavours with a broad variety of international influences.

Furthermore, the city boasts many museums and galleries to enjoy art, history and culture, with the outstanding **Picasso Museum**, the **Carmen Thyssen Museum** and the **Centre Pompidou**. With a rich and vibrant cultural scene, the city attracts artists and creatives from across the world.

Its many attributes make of Malaga a cosmopolitan and multicultural city.

FUENGIROLA, OPEN CITY



Fuengirola is a beautiful town on the **Costa del Sol**, which stands out for its **impressive and wide sandy beaches** such as that of Los Boliches, Fuengirola beach or Carvajal beach. All of them have an extensive variety of services that, along with those offered by its **promenade**, a popular place for strolling, exercising, shopping or stopping for a drink, brimming with restaurants, bars and shops, make of Fuengirola an ideal place for every kind of public.

Fuengirola is also known for its busy **agenda of celebrations**, including the **Fuengirola Fair** in October, where music, traditional dances, stands, attractions and fireworks take centre stage; or for hosting myriad of cultural events and concerts, especially during the summer, at **Sohail Castle**, a historic 10th-century Arab fortress strategically located on a hill near the sea that turns into the epicentre of lively and varied outdoor fairs, concerts and exhibitions. In addition, for those of you who enjoy immersing in local culture and gastronomy, the **Fuengirola market** is bustling with locals and tourists buying fresh produce, clothes, crafts and much more.

MIJAS, A MAGICAL PLACE

To the north, the **Sierra de Málaga** is dotted with traditional white towns typical of Andalusia, such as **Mijas village**. Filled with charm and tradition, it offers breathtaking views of the Mediterranean sea and the Costa del Sol.

Immerse yourself in its quiet cobbled streets, its flower-filled squares, enjoy its serene and picturesque atmosphere or taste the delicious local cuisine. It will transport you to a world where time has stopped.





MIJAS COSTA, THE HEART OF THE COSTA DEL SOL



Mijas Costa is highly regarded among the most discerning international buyers for its **wonderful microclimate**. Its fabulous **golf courses**, proximity to **Malaga** and its **international airport** or **Marbella** and **Puerto Banús** make this a strategic point on the Costa del Sol.

Just a few minutes away from stunning **blue-flag beaches**, Mijas Costa is also the perfect place to sample the **delicious local cuisine** in any of its **restaurants headed by renowned chefs**.

MARBELLA, THE JEWEL OF THE COSTA DEL SOL



Marbella captivates visitors with its **elegance and sophisticated lifestyle**. Its Mediterranean climate and beaches invite you to relax under the radiant sun and enjoy the warm waters of the Mediterranean.

Its beautiful and picturesque **old town**, with winding streets, white houses and charming squares, possesses an endless spectrum of **restaurants and shops** where you can enjoy the local cuisine or the most exclusive purchases, whether in elegant boutiques selling renowned international brands or those of local artisans with unique products.

Marbella's **nightlife** is vibrant, especially in famed **Puerto Banús**, where trendy pubs, clubs and restaurants jostle for attention.

Marbella is a destination that seamlessly blends sophistication and natural beauty, creating an **unforgettable experience** for visitors.



PUERTO BANÚS, INTERNATIONAL CLASS

Puerto Banús is **20 minutes** away by car. Since its creation in 1970, it has become an **international tourist enclave**, known for **luxury** and its **exclusive lifestyle**.

The marina is dotted with **fashion and jewellery shops and fine dining restaurants** offering a variety of options to suit every taste.

This sophisticated atmosphere attracts leading **celebrities and personalities** from around the world, whom you can see strolling around the port and enjoying everything it has to offer.



CONNECTIONS

- 25 minutes from Malaga Airport.
- 40 minutes from María Zambrano AVE High-Speed Train Station.
- 10 minutes from Fuengirola Train Station.
- 40 minutes from the centre of Malaga.
- 23 minutes from Marbella.
- 30 minutes from Puerto Banús.
- 55 minutes from Sotogrande.



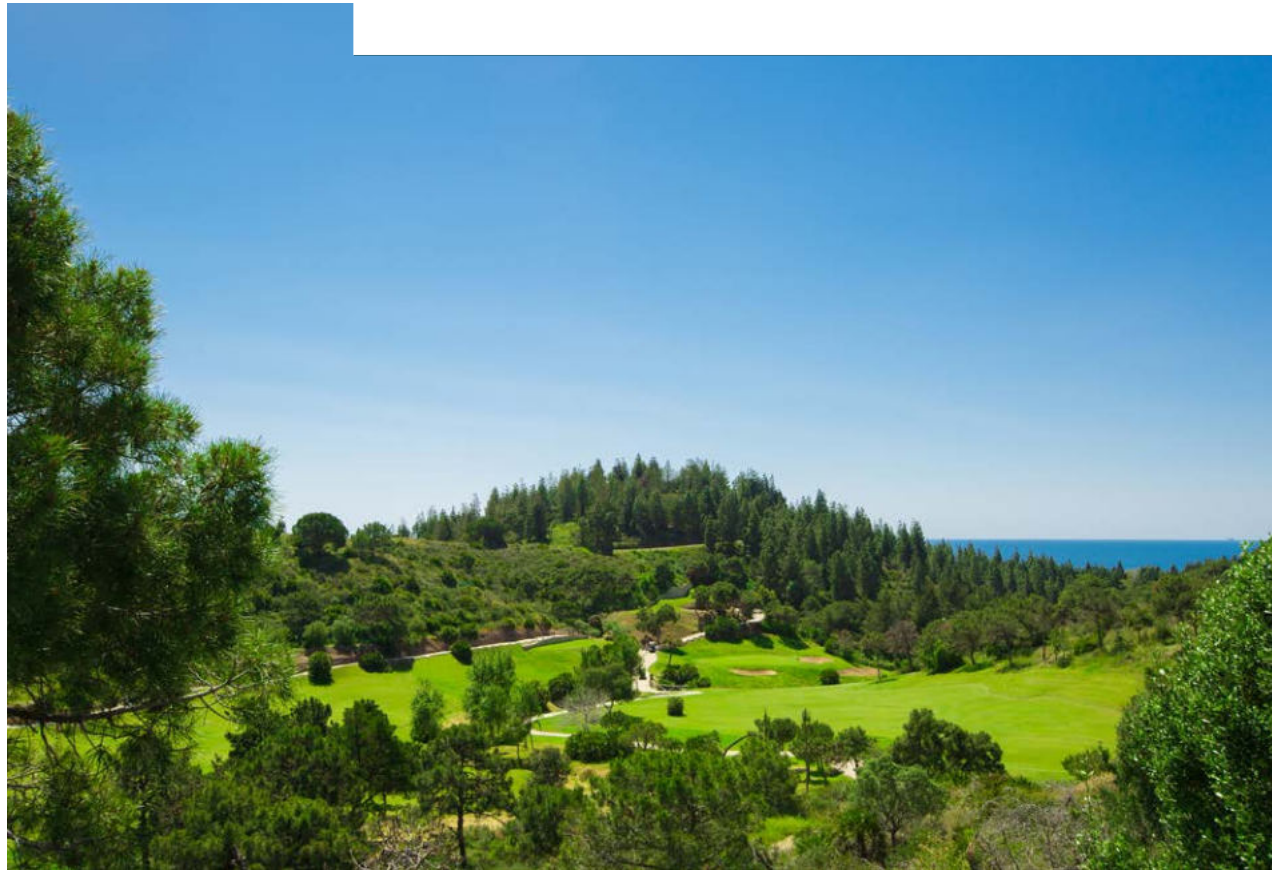




PRIVILEGED LOCATION

NEXT TO EL CHAPARRAL
GOLF CLUB





Just a **two-minute** walk away,
Club invites you to immerse yourself in a unique
experience, with one of the best driving ranges on
the Costa del Sol. A design based on respect for the
landscape and the environment where lush pine
forests stand alongside stunning sea views. The golf
club offers you an unforgettable experience, plus
special privileges for the owners

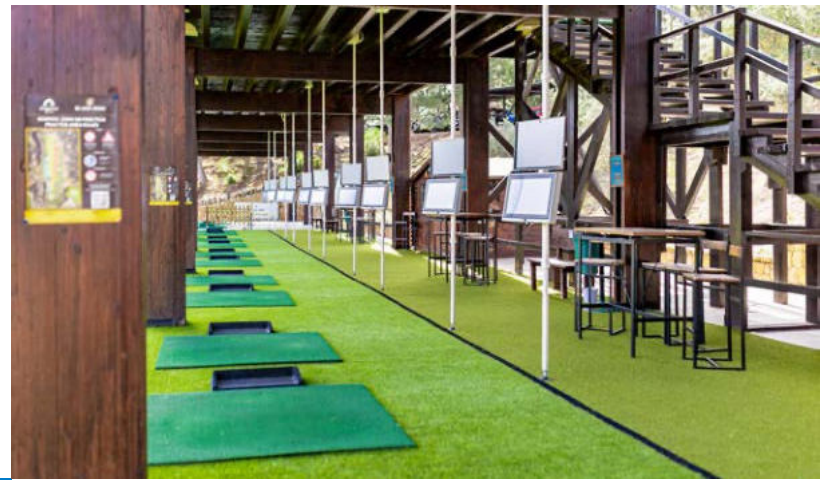


The 18-hole “Parkland Forest” course at Golf Club has one of the best driving ranges on the Costa del Sol and a 1,000m2 putting green with short game areas and bunker, all of it in a protected environment surrounded by Mediterranean forest which, together with the excellent service and personal attention it offers its clients, make it one of the best options for all those who enjoy playing golf.



The services available to players include::

- Its PRO SHOP store, which has a wide range of some of the best-branded items on the market for women and men, with collections always updated with the latest industry novelties.
- TOP TRACER, the new technology that allows you to learn and compete in a virtual environment.
- THE GREEN LABEL, a leading restaurant & snack bar on the golf courses of the Costa del Sol, has a varied menu of contemporary Andalusian dishes with a European twist. Its unbeatable location in the clubhouse right by the golf course is a haven of rest for new arrivals after a long day for enjoying unbeatable views of the Mediterranean Sea, Morocco and Gibraltar.
- The golf club’s BLACK IRON GOLF ACADEMY has developed a structured, unique and exclusive teaching model, a lifestyle to enjoy together with the entire community of golf enthusiasts that comprise it. Its system, THE 7METHODOLOGY, structures gradual learning based on 7 fundamental pillars, supporting the training process with the most cutting-edge technology, data management to assess progress and ongoing player monitoring.



With our exclusive **VIP Package 30 green fees*** we offer a unique golf experience in a privileged environment. Enjoy your golf days in a place that offers absolute tranquillity, surrounded by pure nature and beautiful panoramic views of the Mediterranean Sea.

* Only for a limited number of units and a limited time period.

[MORE INFO](#)

A modern, multi-story house with a large outdoor living area, including a pool and lounge furniture, set against a blue sky. The house features large glass windows and balconies with plants. The foreground shows a lawn with some plants and a set of stairs leading up to the house.

THE PROJECT











We want you to enjoy the luminous and relaxing interiors that propitiate a comfortable and peaceful home setting. To achieve this, each nook and cranny was carefully designed to make the most of the natural light, with large windows through which the sun's rays flood the rooms, generating a sense of spaciousness and vitality.

The designer kitchens are equipped with high-end branded appliances for enjoying an efficient, functional space without compromising on style.







Bedrooms and bathrooms are important spaces in any home, its most intimate and personal nucleus, so it is crucial for them to be pleasant places to feel comfortable and switch off from your day-to-day routines, relax and be yourself.

boasts spacious rooms providing a fluid movement between them, generating a greater sense of freedom, further enhanced by its south-facing orientation and large windows through which sunlight and brightness is guaranteed, favouring the creation of a cozy and warm environment that benefits your health and improves your mood thanks to the visual beauty and greater connection with nature.



A close-up photograph of a woman with long, dark, wavy hair, wearing dark sunglasses. She has a slight smile and is looking upwards. Her hands are visible near her hair. The image is overlaid with a semi-transparent blue filter. The text "QUALITY OF LIFE" is centered over the woman's face in a white, sans-serif font.

QUALITY
OF LIFE

We know how much you enjoy coming home and relishing your stay, so we designed these villas to be the HOME you deserve. We have not forgotten a single detail.

It is important that you have harmonious spaces, with a fluid layout and high quality materials and finishes designed to maximize the feeling of comfort. This is why the villas have thermal insulation adapted to the climate needs of the area and **PORCELANOSA*** sprung floorboards throughout the house except in bathrooms, laundry rooms and terraces, where **KERABEN*** brand porcelain tiles have been laid.

All rooms have large windows that maximize the natural light and generous terraces with garden that connect you immediately with the natural surroundings. There is low-emission double glazing throughout, with a **CLIMALIT***-type air chamber and solar control, top quality profiles with thermal break and a micro-ventilation system to improve energy efficiency and power savings.





The kitchen is one of the most important spaces in a home and

with their open-plan layout and **Italian-designed** furniture, will also be the place for socializing and sharing the preparation of your favourite recipes with your family and friends. The homes will be delivered fully furnished, with large-capacity high and low units, countertop and front in **SILESTONE*** and **BOSCH*** branded appliances including extractor hood, ceramic hob, oven, microwave, washing machine and built-in dishwasher and refrigerator to make this the kitchen of your dreams. You will have different customization options available

Bathrooms are yet another area that deserve special attention because they are the protagonists of your moments of rest and relaxation. In the bathrooms all sanitaryware will be glazed porcelain except for shower trays, which are made of resin, a material that makes them strong and warm to the touch, all from the **PORCELANOSA*** brand. Washbasins are double-basin and recessed in the main bathroom, delivered with drawer units and a monoblock tap in a chrome finish from the **HANSGROHE*** brand. All domestic water will be heated by a **DAIKIN*** Altherma Monobloc heat pump located in the laundry area.

*The proposed brand may be replaced by a similar brand depending on market availability.





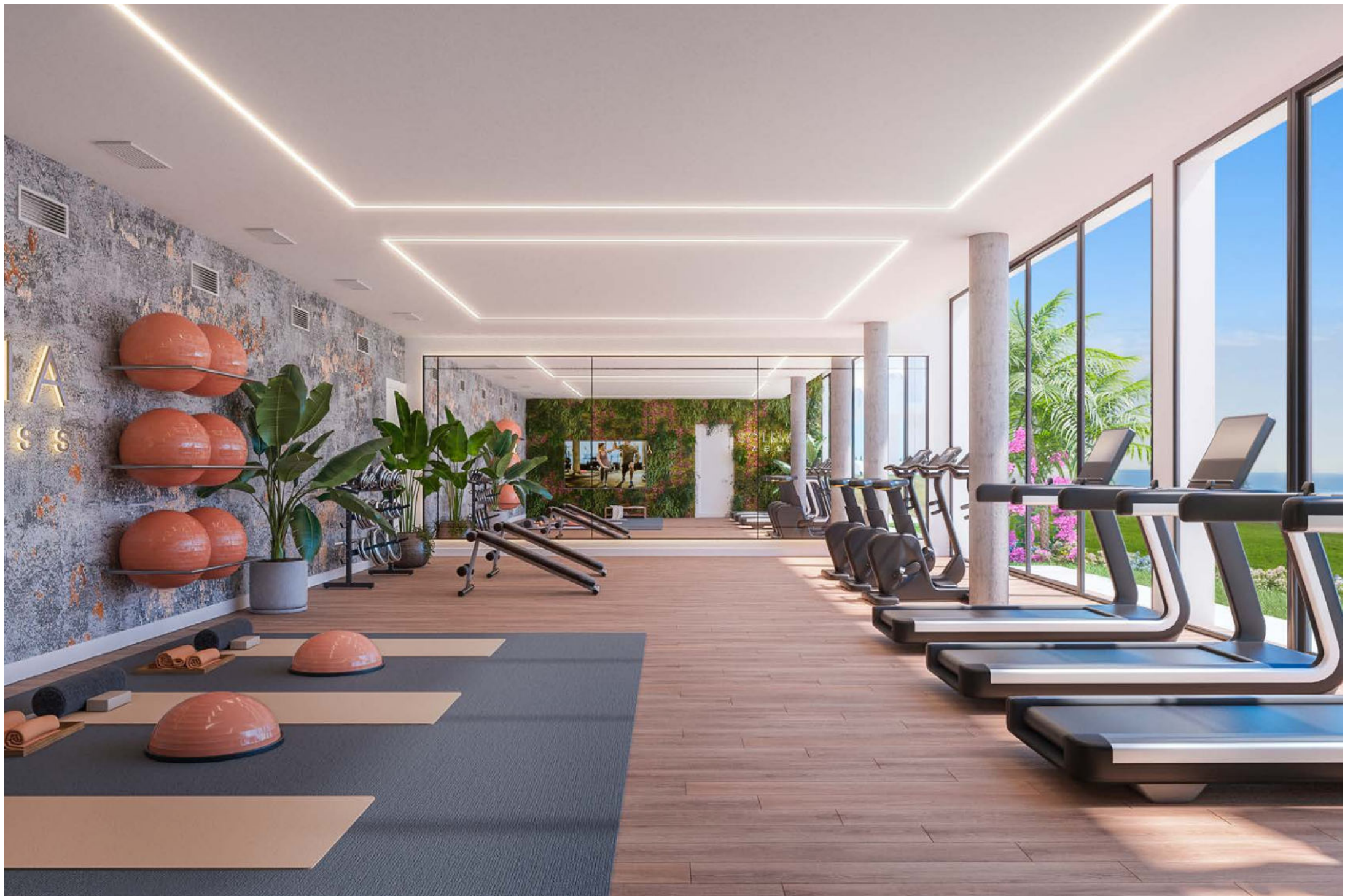
We like you to stay up to date, take care of yourself and relax. The slow life and the Mediterranean lifestyle are our touchstone, with a starting point and an objective, to ensure that you forget the frantic pace of daily life. This is why we have designed _____ for you to dream of being back home.

OUTDOOR features large swimming pools with solarium and views to the sea and the golf course, the ideal environment for swimming a few laps, cooling off, sunbathing or enjoying the Sunset immersed in the peace of the surroundings.

SOCIAL offers outdoor areas for socializing, enjoying the beautiful weather of the Costa del Sol, the stunning views, a landscaped barbecue area and a leisure and reading area.

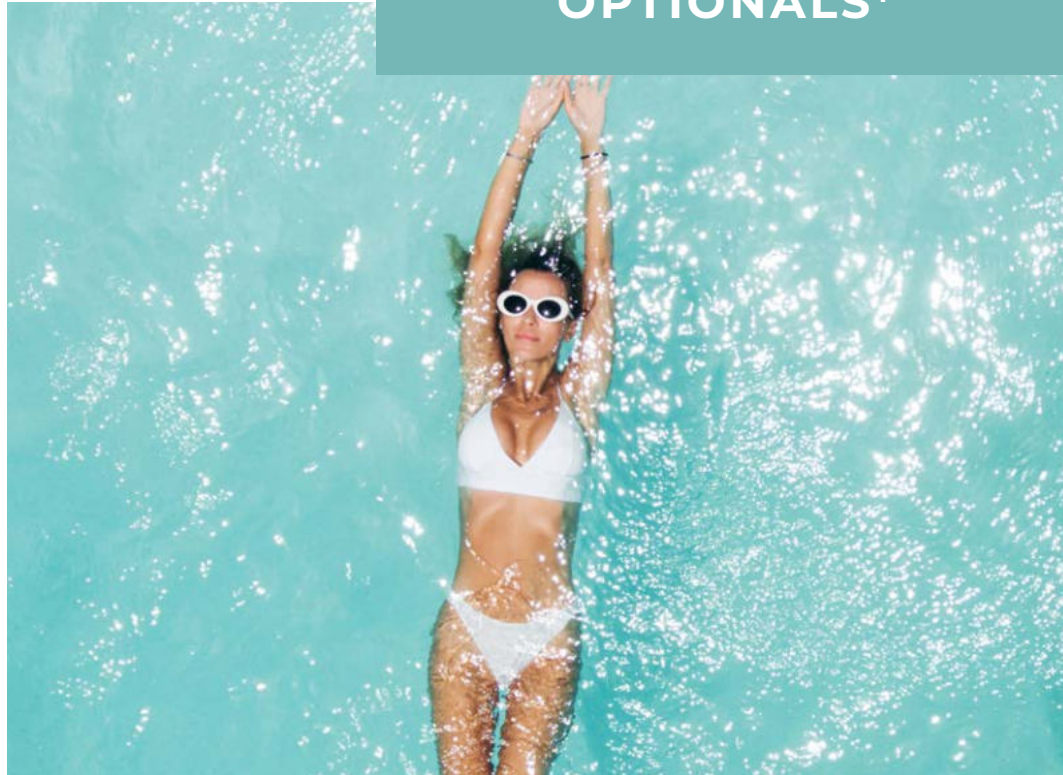








OPTIONALS*



Our catalogue of optionals is designed for those who want to customize their home.

- Mini-pool in the garden.
- Installation of vehicle charging station.
- Home automation package.
- Colour change of laminated wood floorboards.
- Change of floorboards for large-format stoneware.
- Colour change of kitchen worktop.
- Colour change of top kitchen units.
- Change from washing machine to washing machine/dryer.
- Lifts according to house type.

* Optionals are not included in the price of the unit.

