





Casares Costa

Costa del Sol
Málaga



an exclusive corner of the Costa del Sol

Camarate Hills is located near to the **new Milla de Oro** and less than 15 minutes from **Estepona** and 30 minutes from **Marbella** by car. Malaga's **international airport** is less than 1 hour away.

Our development is surrounded by all kinds of **services**, marvellous **beaches** and the best **golf courses** on the **Costa del Sol**.



Supermarkets:
Mercadona, Lidl, Carrefour Express



Beaches:
Sabinillas, La Galera, Bahía Dorada,
Arroyo Vaquero



Marinas:
Marina de Estepona, La Duquesa



Hospitals:
Vithas Xanit Estepona, Hospital de alta resolución
de Estepona, Hospiten Estepona



Information available on site:
Urbanización Finca Camarate Golf
c/ Maria Teresa de León, 29690 - Casares, Málaga



sun, beach and living: in perfect balance

With more than **320 days of sunshine per year**, Camarate Hills is home to the best beaches on the **Costa del Sol**. With golden sands that extend beyond the eye can see, these beaches are an oasis of **tranquillity** and **natural beauty**.

Experience the *Costa del Sol*, the only place in the world where luxury, leisure, gastronomy, sport and quality of life come together in the pinnacle of **harmony** and **perfection**.

Camarate Hills invites you to live this **dream**. A dream that comes true in your new home, a haven of peace in perfect balance with **nature**.

An idyllic place where the natural beauty of its surroundings, top-tier services and a touch of exclusivity and distinction come together to create an **unforgettable costal paradise**.



the best golf courses, less than 5 minutes away

Living at **Camarate Hills** means embracing the **exclusive** lifestyle of the **Costa del Golf**. Without leaving the prestigious Finca Camarate Golf community and a mere five minutes away, you'll find the Finca Cortesín Golf Club, considered one of the best golf courses in Europe.

A true **privilege** reserved for a fortunate few. A development where **excellence** and luxury come together at every turn.





- Phase 4
- Phase 3
- Camarate Hills Phase 2
- Phase 1. Completed.

the project

An **exclusive** residential complex **surrounded by nature**: Camarate Hills.

A **paradise** between **sea and mountains**. This project aims to enhance your lifestyle, making the most of the impressive views of the surroundings while adapting perfectly to the landscape.

With **phase one** fully sold, **phase two** rises majestically and is fully integrated into its **natural surroundings**. Both phases, along with others that will arrive in the near future, create a top-notch **architectural ecosystem** where **quality** and **privacy** are its hallmark.

community living

The Camarate Hills project features 36 spacious and efficient homes in 2 separate buildings within an **exclusive private development**.

1- 2- and 3-bedroom homes including **parking** space and **storage** unit, in buildings with one ground floor and two upper floors.

Pedestrian access is at street level, meaning there are no large ramps or stairs, welcoming you into a **well-kept environment** that culminates in the pool area.

Vehicle access to parking spaces is strategically located on the exterior perimeter, ensuring that the interior portion of the development remains car free.

Discover **excellence** in every detail of our development.



Architecture that integrates the surrounding **nature** into each home.





Camarate Hills has the **perfect hideaway** to escape and relax by a refreshing **pool**.



Each home features a spacious living room, **full of light** and **coziness** as its main living space.

The **fully equipped** kitchen is seamlessly incorporated into the living space.





A bright **primary bedroom**, with **en-suite bath**.

Homes with **2 or 3 bedrooms** allow you to adapt your spaces to your lifestyle (bedrooms, home office etc.).





Baths have been designed with your comfort in mind with carefully **selected** materials of the **utmost quality**.



First-floor and attic-level homes feature spectacular **terraces** with **panoramic** sea and mountain **views**.

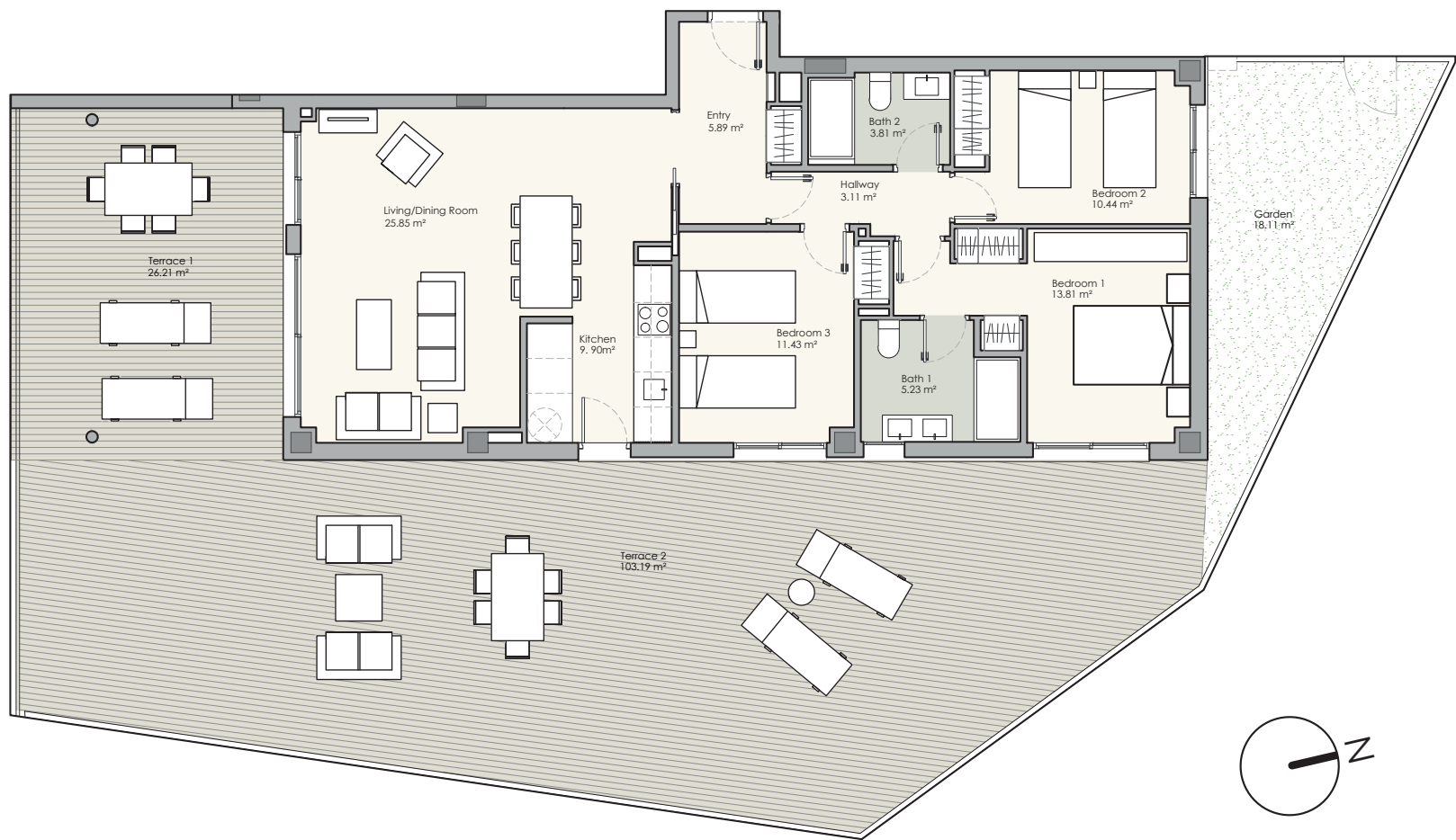
Ground-floor homes offer a **wonderful terrace** that can be enjoyed year round.





FLOORPLANS

EXAMPLE GROUND-FLOOR HOME



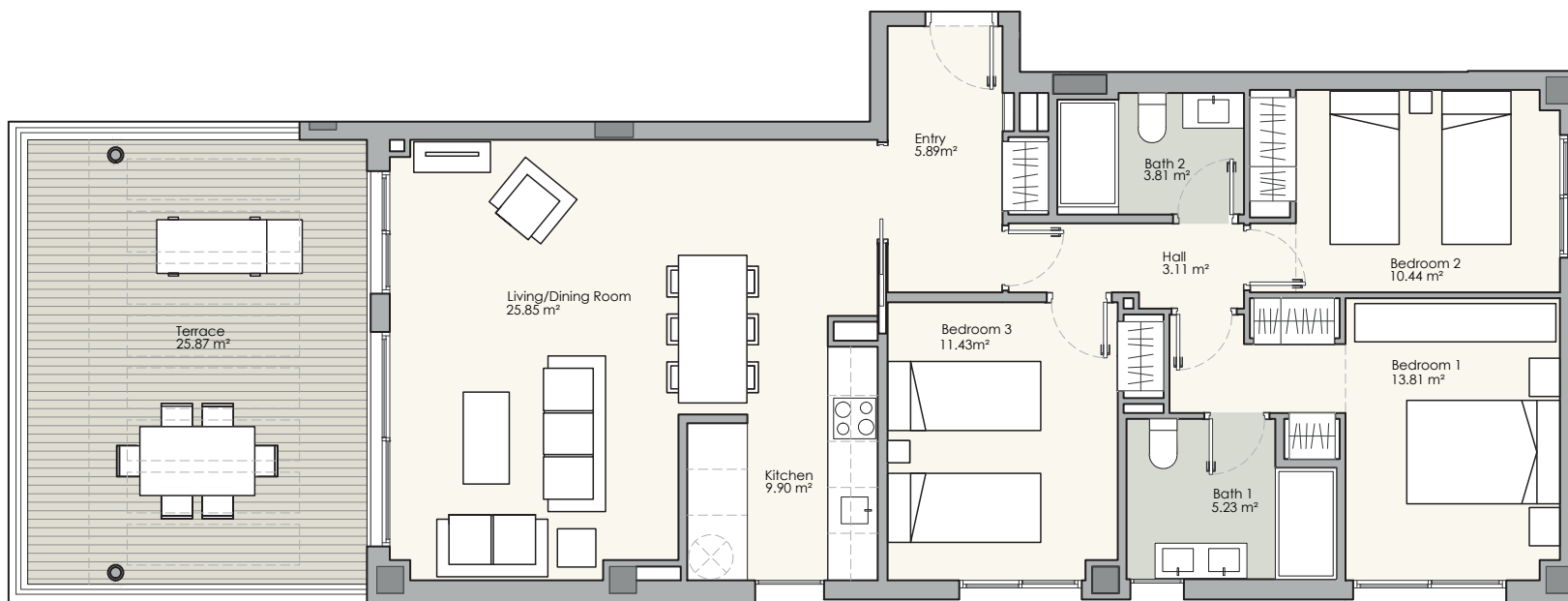
Building 5

Ground Floor Unit F

BUILT-UP AREA (with Common areas)	120.65 m²
ENCLOSED PRIVATE AREA	111.84 m²
USEABLE AREA TERRACE	129.40 m²
USEABLE AREA GARDEN	18.11 m²

Built-up area pursuant to Decree 218/2005	131.98 m²
Useable area pursuant to Decree 218/2005	98.42 m²

LIVING ROOM - DINING - KITCHEN	35.75 m²
BEDROOM 1	13.81 m²
BEDROOM 2	10.44 m²
BEDROOM 3	11.43 m²
BATH 1	5.23 m²
BATH 2	3.81 m²
ENTRY	5.89 m²
HALLWAY	3.11 m²



Building 4 Home 1F

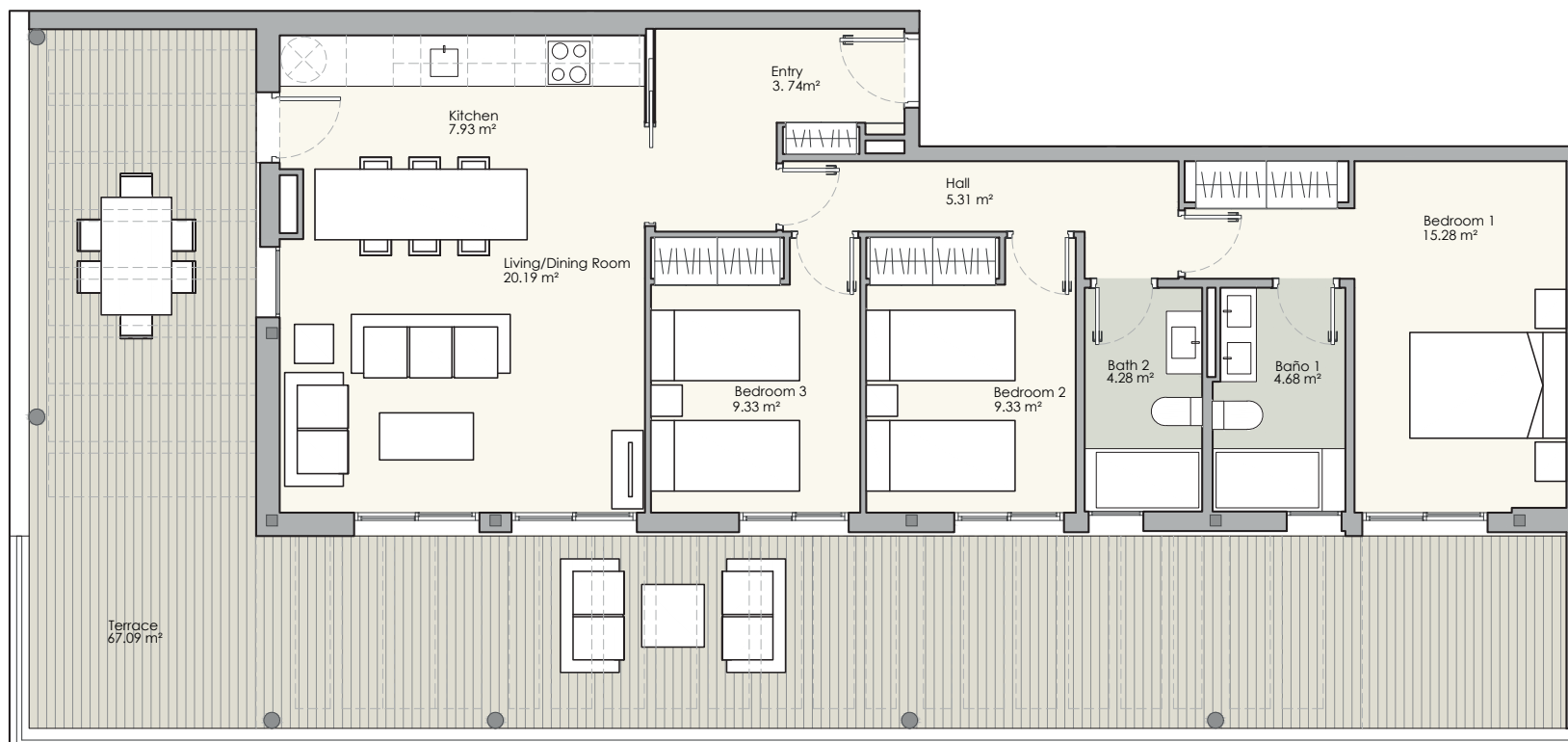
BUILT-UP AREA (with Common areas)	120.65 m ²
ENCLOSED PRIVATE AREA	111.84 m ²
USEABLE AREA TERRACE	25.87 m ²

Built-up area pursuant to Decree 218/2005	131.98 m ²
Useable area pursuant to Decree 218/2005	98.42 m ²

LIVING ROOM - DINING - KITCHEN	35.75 m ²
BEDROOM 1	13.81 m ²
BEDROOM 2	10.44 m ²
BEDROOM 3	11.43 m ²
BATH 1	5.23 m ²
BATH 2	3.81 m ²
ENTRY	5.89 m ²
HALL	3.11 m ²

EXAMPLE FIRST-FLOOR HOME





EXAMPLE ATTIC-LEVEL HOME



Building 4 Home 2B

BUILT-UP AREA (with Common areas)
PRIVATE ENCLOSED BUILT-UP AREA
USEABLE AREA TERRACE

Built-up area pursuant to Decree 218/2005
Useable area pursuant to Decree 218/2005

LIVING ROOM - DINING - KITCHEN
BEDROOM 1
BEDROOM 2
BEDROOM 3
BATH 1
BATH 2
ENTRY
HALL





FINISHES

Phase 2 of **Camarate Hills** is an exclusive project nestled in a unique environment and featuring exceptional finishes as detailed below.



FACADES AND ROOF

- Facade with continuous facing. Interior spaces feature drywall backed with thermal and acoustic insulation.
- Non-trafficable inverted roof system.



INTERIOR WALLS

- Interior partition walls: freestanding drywall made from laminated plasterboard with thermal and acoustic insulation.
- Walls between homes: solid perforated brick, faced on both sides with laminated plasterboard with thermal and acoustic insulation.



EXTERIOR FINISHING

- Painted aluminium profiles, thermal break, colour to be determined and with different opening systems depending on the location.
- Double glazing with thermo-acoustic insulation, air gap and low thermal emissivity layer.



- Aluminium roller shutters with injected insulation in bedrooms, living room and kitchen, in a similar colour to the exterior finish.



INTERIOR FINISHING

- Secure main entry door (reenforced, with peephole), made of solid wood with exterior facing in oak laminate and interior facing painted white to match the interior finish.
- Interior doors made of solid MDF wood, white painted finish with stainless steel hardware. Most are swinging doors, except in cases when the use of sliding doors is recommended to improve access to certain spaces.
- Built-in wardrobe with luggage shelf and clothes rail. Wardrobe interiors are finished with paint and the doors are painted white to match the other interior finishes and are either swinging or sliding, depending on the room.



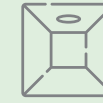
FLOORING

- Home interior: TechStep technical flooring from GRATO (or equivalent) 4.5 mm thick and 70% limestone/30% dampproof polymer core, or large-format porcelain stoneware, to be determined, in a grey wood-effect and finished with a skirting board painted white to match the other interior finishes.
- Terraces: slip-resistant porcelain stoneware tiles.
- Building entries and common areas: porcelain stoneware tiles.



FACINGS

- Kitchen: 12-mm porcelain facing between upper and lower cupboards matching the worktop. Other facings finished in emulsion paint for damp environments.
- Primary and secondary baths: porcelain stoneware facing in the shower tray area; other facings finished in emulsion paint, as specified in the project.
- Other rooms: vertical and horizontal facings finished in white emulsion paint.



SUSPENDED CEILINGS

- Kitchens and baths: suspended laminated plasterboard ceiling finished in damp-resistant emulsion paint.
- Secondary bath: suspended tile ceiling for access to the interior climate control system.



KITCHEN

Large-capacity upper and lower cupboards, including the following appliances and fittings:

- Induction hob.
- Pull-out extractor hood.
- Stainless steel oven.
- Microwave with grill function.
- Built-in washer/dryer.
- Built-in fridge/freezer combo.
- Built-in dishwasher.
- LED worktop lighting under upper cupboards.

- Stainless steel sink and mixer tap with swivel function and high pull-out spout.
- Porcelain worktop and facings resistant to high temperatures and stains.



ELECTRICS AND TELECOMMUNICATIONS

- Living room, kitchen and bedrooms with broadband data, phone and TV/FM connection.
- TV connection on terrace.
- LED lighting in kitchen, baths and terrace.
- Preinstallation of motor system for automated shutters in bedrooms and living room.
- Video doorbell system.



PLUMBING

- Common water shut-off valve and independent shut-off valves in the kitchen and each bath.
- Aerothermal hot water system.

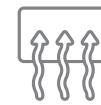


- Fixtures are connected to sound-dampened PVC wastewater pipes next to the home, with water connections for each fixture in baths, kitchen (sink and dishwasher) and laundry/closet (washer/dryer).



BATH FIXTURES

- Glazed porcelain low-level toilet with dual-flush function.
- Vanity with built-in basin and two drawers, dimensions as specified in the project, including a wall-mounted mirror and mixer tap.
- Large-format shower trays in primary and secondary baths.
- Thermostatic shower set in the primary bath and mixer set in the secondary bath.



CLIMATE CONTROL

- Direct expansion heat pump system for heating and cooling, with air ducts hidden in the ceiling.
- Programmable thermostat for temperature control.



AIR DISTRIBUTION SYSTEM

- Self-regulating, low-profile, low-noise mechanical system.



COMMUNAL BUILDING INSTALLATIONS

- Photovoltaic installation for use in building common areas.
- Energy-efficient lift with digital control panel.
- Common aerial for TV reception.



GARAGE AND COMMON AREAS

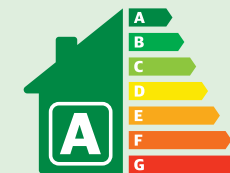
- Basement level, car park area, storage units and building equipment rooms located underground.
- Automatic vehicle access doors and garage doors with anti-crush safety system and remote control.
- Preinstallation for electric vehicle charging point in the ceiling conduit network in the car park level.



ENERGY CERTIFICATION

- Communal pool and toilet facilities.
- Green areas with pedestrian walkways and planted community gardens, as specified in the project.
- Street furniture, as specified in the project.
- Interior mailbox and exterior video doorbell system.
- Gated internal community areas.

- "A" Energy Certification according to RD 235/2013.





HOME PERSONALISATION (*)

Options at no additional cost:

- Choice of wood-inspired flooring in oak colour.
- Choice of one of three proposed interior paint colours for all painted wall surfaces.
- Personalisation of furniture and kitchen worktop colours from proposed ranges.
- Choice of door handles in black.
- Choice of Franke (or equivalent) kitchen tap in black.

Options with additional cost:

- Shower screen in primary and secondary baths.
- Substitution of shower tray for bathtub.
- Motorised shutters.
- Drawers in wardrobes.
- Choice of various appliance ranges, both visible and built-in.
- Installation of electric vehicle charging point (3.7–7.4 kW) with dynamic control.



(*) The ability to request options is contingent on the extent to which the building works has progressed, and at the Developer's discretion.

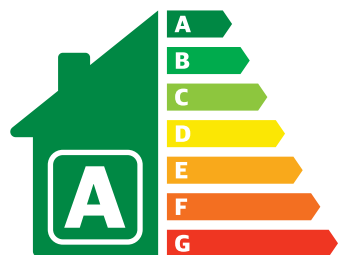
NOTE:

IBERDROLA INMOBILIARIA S.A.U. reserves the right to make changes to these Building Specifications for any technical, legal or administrative reasons, or due to force majeure.



We focus on sustainability and efficiency

Our projects employ the latest technology and most environmentally friendly construction methods:



"A" Energy Certification.



Smart technology for improved comfort and home efficiency.



Efficient and sustainable construction materials and processes.



Reduced CO2 emissions thanks to efficient heating and cooling systems.



Actions to improve the environmental value of the area.



matter of trust

At Iberdrola Inmobiliaria, we develop projects that adapt to our clients' needs. These projects include primary residences and tourism-orientated housing.

Iberdrola Inmobiliaria stands out thanks to the quality of the materials and finishes used in its residential developments. These are all in line with its new sustainability model that improves the relationship people have with their surroundings.

Furthermore, our customer service ensures your utmost satisfaction and trust.

Developer: IBERDROLA INMOBILIARIA, S.A.U.
Address: C/Alcalá no. 265, 28027-MADRID, Spain and Tax ID (CIF). nº. A-79850574.
Registered in the Madrid Central Mercantile Register, Volume 729, Folio 74, Page M-14744, Entry 1.

The Abridged Informational Document (AID) referred to in Decree 218/2005 of 11 October approving the Regulation on consumer information for selling and renting property in Andalusia is publicly available at our sales office.

The visual material that appears in this brochure is for illustrative purposes only. It is based on a preliminary project design and is subject to technical and planning changes until the project plan is finalised. The final design will be made available to the purchaser at the sales office once it has been duly approved by the City Council.

The furnishings used in this brochure and the characteristics thereof are for staging purposes only and are not contractually binding.

The information appearing in this brochure has been translated into English from Spanish. In case of any dispute, the Spanish language version shall prevail



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www.iberdrolainmobiliaria.com/residencial