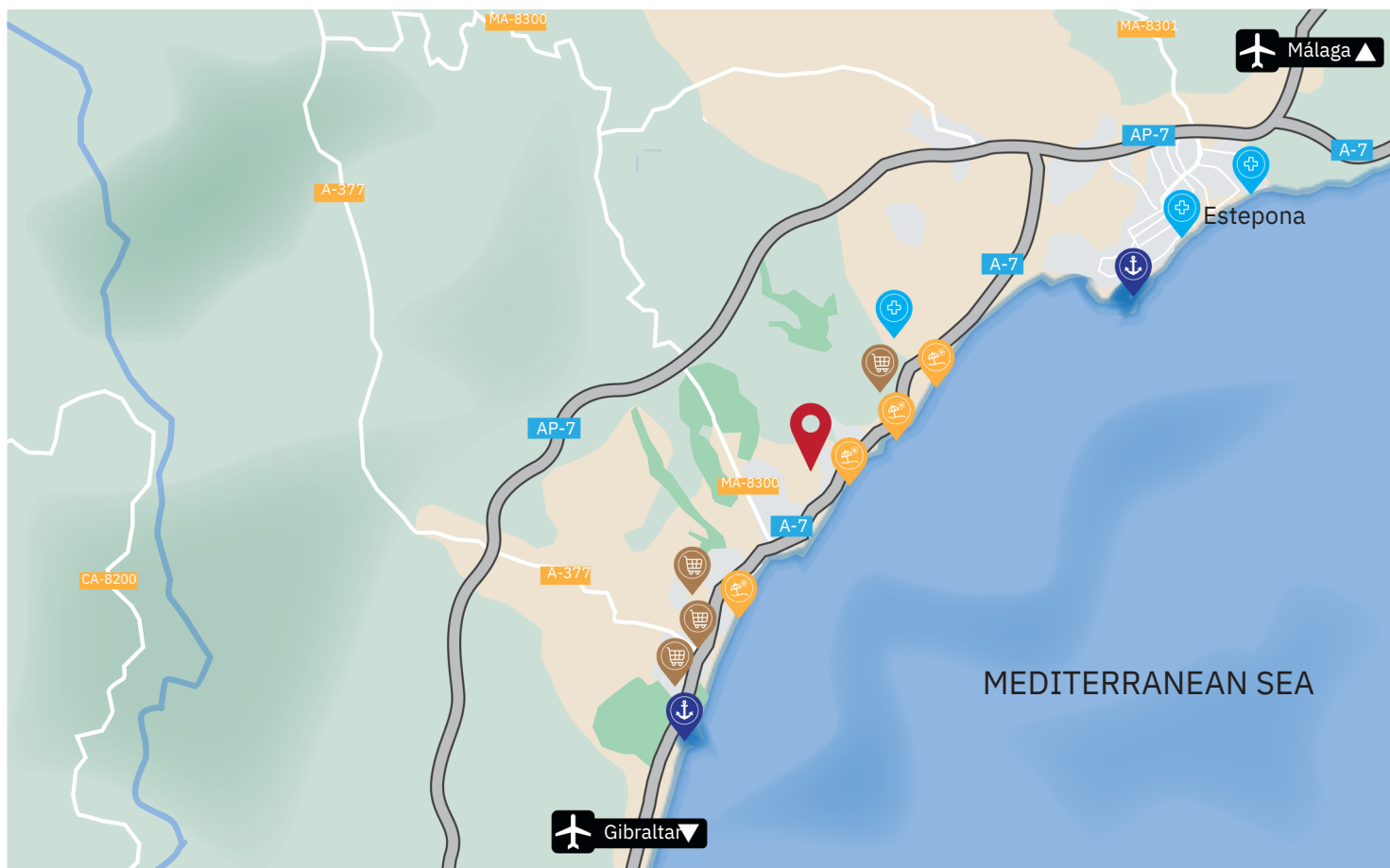




Phase 2







an exclusive corner of the Costa del Sol

is located near to the new Milla de Oro and less than 15 minutes from Estepona and 30 minutes from Marbella by car. Málaga'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





sun, beach and living: in perfect balance

With more than 320 days of sunshine per year, 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.

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 unforge able costal paradise.



the best golf courses, less than 5 minutes away

Living 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, 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

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.









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 a ic-level homes feature spectacular terraces with panoramic sea and mountain views.

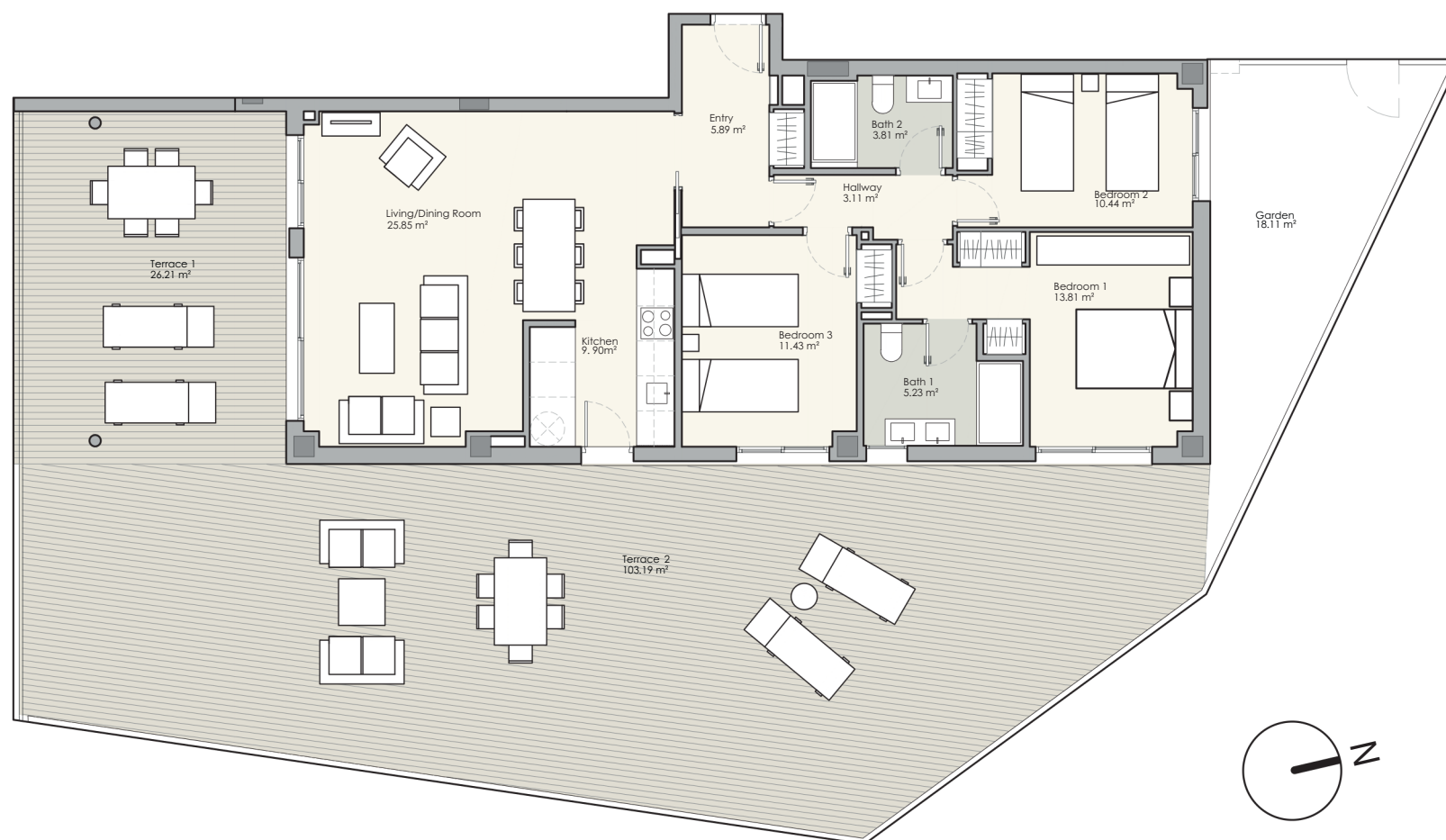
Ground-floor homes offer a wonderful terrace that can be enjoyed year round.





FLOORPLANS

EXAMPLE GROUND-FLOOR HOME

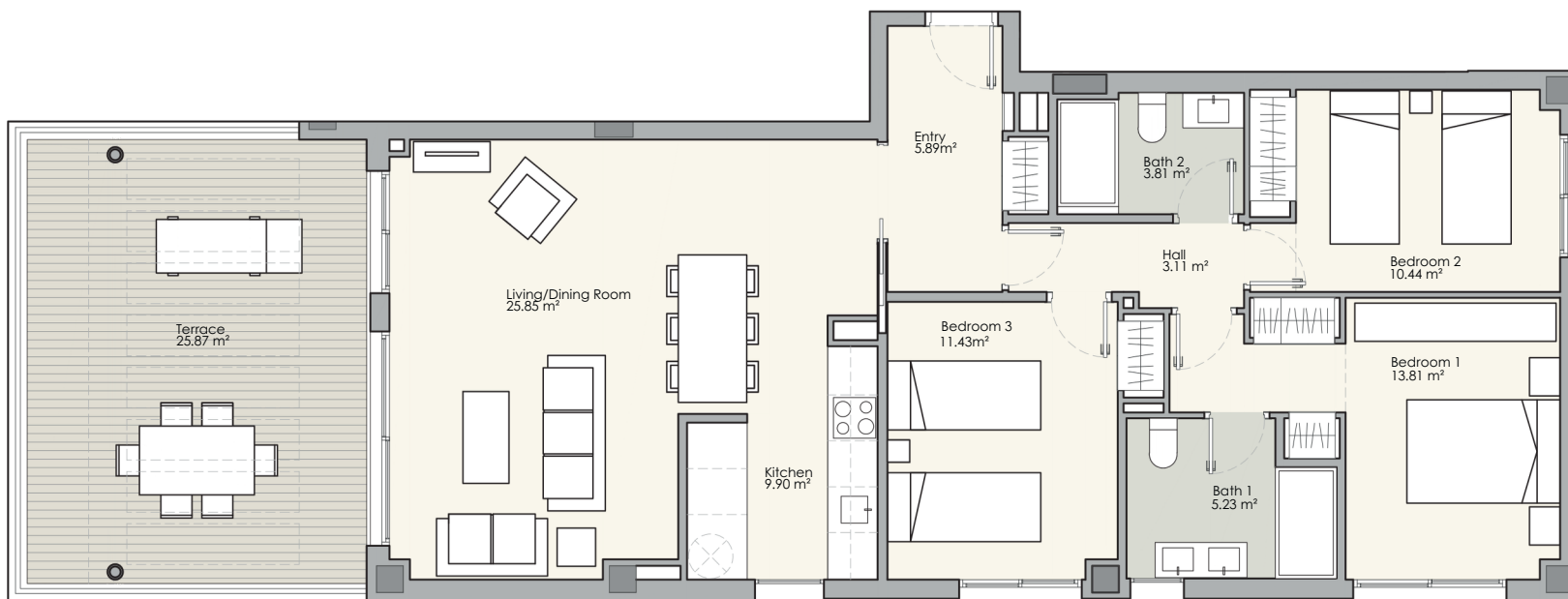


Building 5

Ground Floor Unit F

BUILT-UP AREA (with Common areas)	120.65 m ²
ENCLOSED PRIVATE AREA	111.84 m ²
USEABLE AREA TERRACE	129.40 m ²
USEABLE AREA GARDEN	18.11 m ²
Built-up area pursuant to Decree 218/2005	131.98 m ²
Useable area pursuant to Decree 218/2005	148.42 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
HALLWAY	3.11 m ²



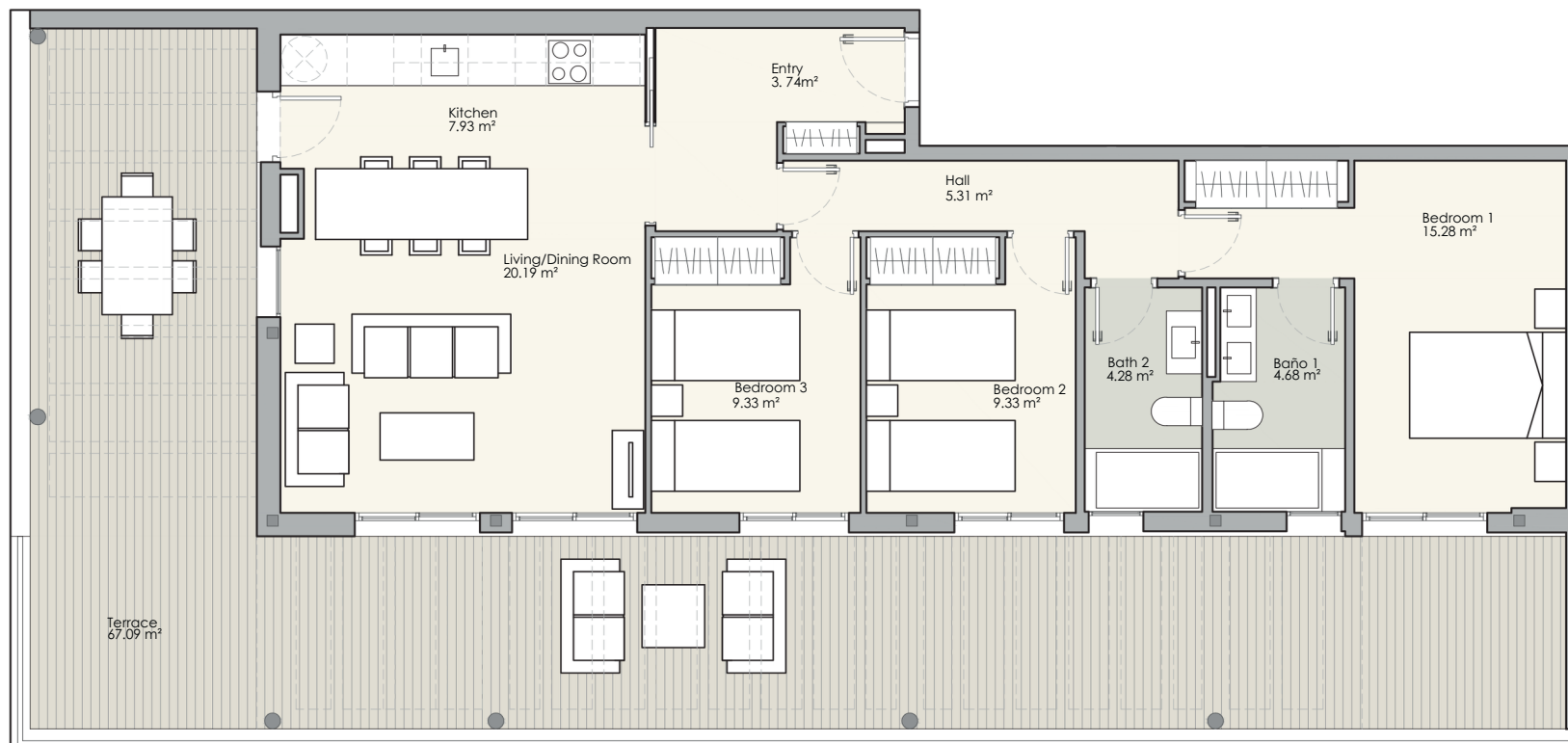
Building 4 Home 1F

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	138.42 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





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

EXAMPLE ATTIC-LEVEL HOME





FINISHES



FACADES AND ROOF

- Facade with continuous facing. Interior spaces feature drywall backed with thermal and acoustic insulation.
- Non-tra icable 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 di erent opening systems depending on the location.
- Double glazing with thermo-acoustic insulation, air gap and low thermal emissivity layer.



INTERIOR FINISHING

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

- 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.



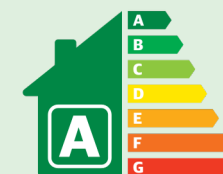
GARAGE AND COMMON AREAS

- 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

- "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.

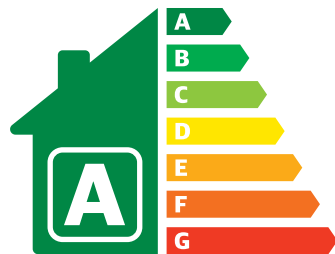
NOTE:

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.