



- 25 min. Cartagena City
- 10 min. Main Hospital
- 10 min. Murcia Airport
- 35 min. La Manga del Mar Menor

Welcome an extraordinary development featuring 81 distinct villas nestled within the beautiful Altaona Sports & Wellness Resort in Murcia, Spain. This exclusive enclave provides an ideal setting for experiencing the seamless fusion of luxury living and the tranquil Mediterranean lifestyle. Elevating the experience, our incorporation of the Blue Zone concept introduces a captivating emphasis on well-being and longevity.

Picture yourself basking in the warm embrace of the sun's rays, unwinding on your terrace by the inviting pool. Whether you're grilling a delightful feast for friends, harvesting fresh vegetables from your private garden, or savoring a refreshing drink as the sun gracefully sets, each moment is a harmonious blend of luxury and serenity.



consist of three phases of construction with 81 villas in total (phase 1 completed). The main property features are as follows:

- High quality construction, modern properties, ample plots.
- Design based on Feng Shui.
- Spacious layout and optimal privacy.
- Innovative, fast, clean, sustainable construction method.
- Energy-efficiency class A and green roofs.
- High Speed Internet.
- Architectural design harmonising with the environment.

The internal community offers a healthy lifestyle, with communal sports areas, a meditation/yoga facility, shared gardens (including a herb garden) and communal relaxation areas. Green roofs support biodiversity, retain rainwater, purify the air, reduce noise and regulate temperature.

Because it is a very attractive, high-quality project with a very favourable price per sqm (average EUR 3,000 per sqm built including garden and private pool), sales have progressed quite fast (75% sold).

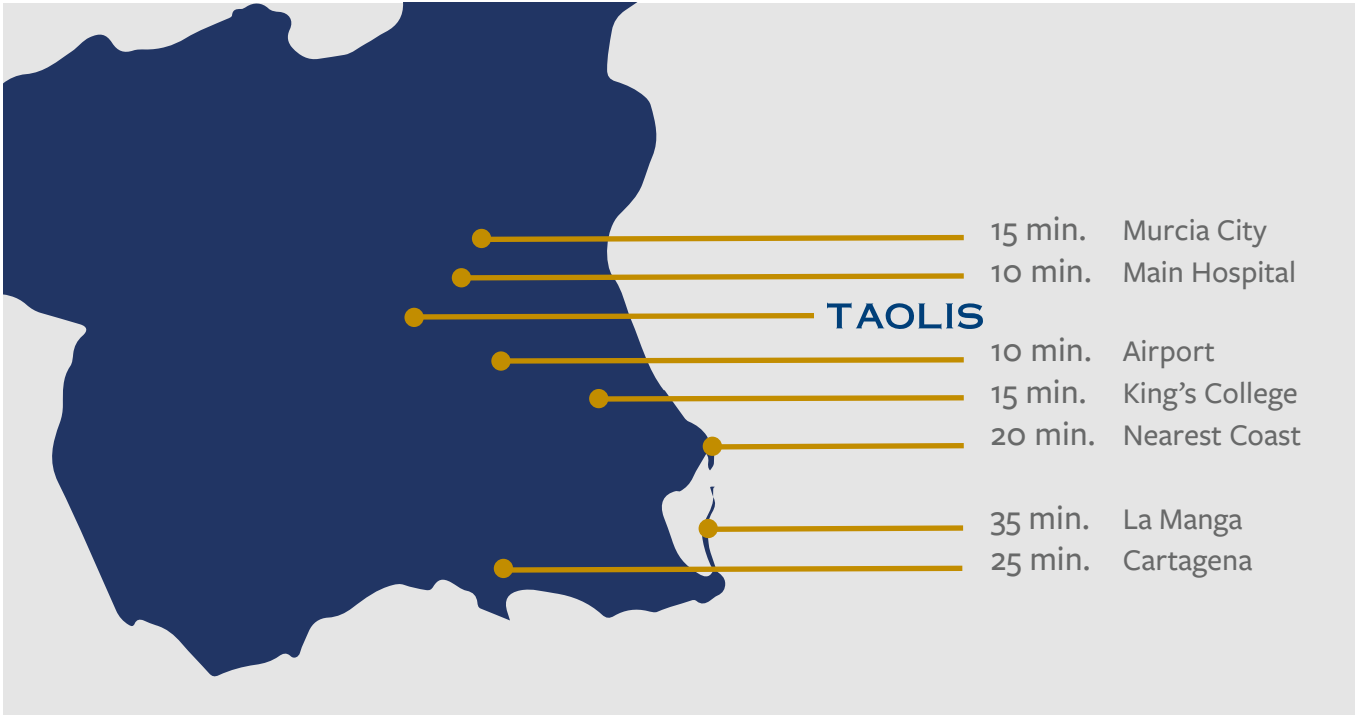


RESORT LOCATION & AREA:  
YOUR DREAM LOCATION

Nestled on the captivating Costa Cálida in southern Spain, Altaona Sports & Wellness Resort offers a harmonious blend of sophistication and affordability. The resort is situated at just a short 15-minute drive from Murcia, the 7th largest city in Spain and renowned for its cleanliness, safety, and cultural and culinary richness. In addition, within just a 20-minute drive from Altaona, you can enjoy Murcia’s pristine beaches.

Furthermore, with two international airports within an hour’s drive and a university hospital at just 10 minutes away, convenience is at your fingertips. Positioned between Murcia and Altaona lies the Carrascoy and El Valle National Park, providing an abundance of biking and hiking opportunities. The area retains the authentic Spanish charm while offering a balanced lifestyle without the pitfalls of being overrun or overpriced.

Altaona Sports & Wellness Resort stands out as a secure haven with 24-hour security, a family-friendly environment, and various bars and restaurants. Beyond the recreational aspects, it is a haven for outdoor and healthy living, with the golf course acting as the green lungs of the community. A sports enthusiast’s dream, the resort boasts paddle, tennis, and fitness facilities, aligning with our focus on Longevity and promoting a holistic, healthy lifestyle.



## RESORT AMENITIES & AREAS

One of the standout features consistently praised by residents and visitors alike is the low building density, setting Altaona Sports & Wellness Resort apart. The expansive layout fosters a sense of openness, resembling a vast residential area with generously wide roads, pedestrian-friendly sidewalks, dedicated running tracks, thoughtfully designed playgrounds for children, and lush green spaces adorned with restful benches.

The focus of the resort is to improve the quality of life for both residents and visitors alike, and stimulate the social community engagement.

Altaona is a unique resort offering a holistic environment stimulating mental and physical well-being. The unique integration of high-end facilities and services ensures not only an enhanced quality of life but also a sound investment opportunity. Below is a selection of what to expect:

- Sports centre, surf lagoon with 1.000 artificial waves per hour, international tennis and paddle academy, indoor/outdoor fitness facilities, 18-hole golf course.
- Body & Mind with Meditation, Yoga and Pilates centre.
- Longevity Wellness Clinic.
- Biological fruit and vegetables gardens and restaurants with healthy food.



## PROPERTY FEATURES

Las Vistas Altaona offers 8 different house typologies. Their main features are:

- Plot: 353 – 710 m<sup>2</sup>
- Built: 122-243 m<sup>2</sup>
- Terrace: 27,8-95 m<sup>2</sup>
- Bedrooms: 2 - 6
- Bathrooms: 2 /3 bathrooms & 1 toilet
- Private swimming pool
- Private parking space
- Orientation: South



2 - 6



Terrace



122 - 243 m<sup>2</sup>



Pool



353 - 710 m<sup>2</sup>



Garden



2 - 3

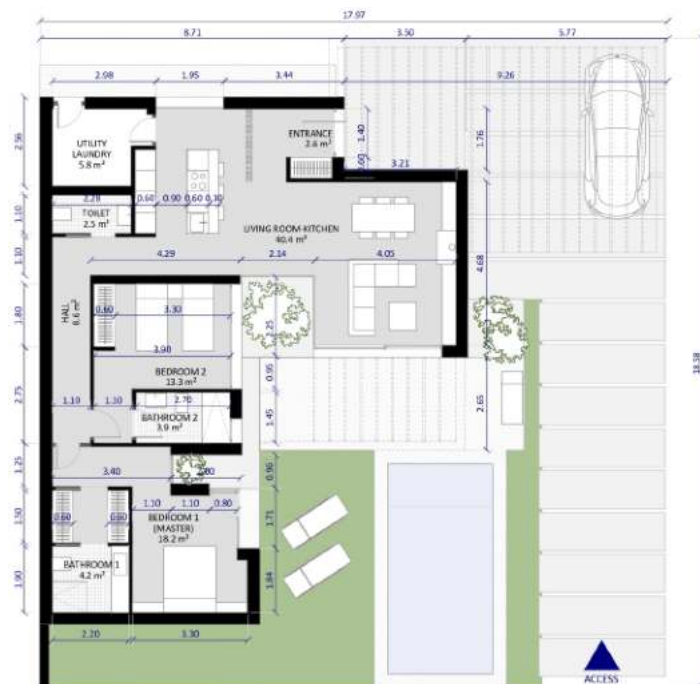


South



VIRTUAL TOUR





# VILLA SPIRIT

**PLOT**  
353 - 590 m²

**LIVING**  
99 - 109 m²

**BEDS**  
2

**BATHS**  
2

**€ 360.000** (starting prices)





# VILLA BALANCE

**PLOT**  
432 - 590 m<sup>2</sup>

**LIVING**  
128 - 133 m<sup>2</sup>

**BEDS**  
3

**BATHS**  
2

**€ 467.000** (starting prices)



VIRTUAL TOUR



# VILLA ESSENCE

**PLOT**  
353 - 590 m<sup>2</sup>

**LIVING**  
107 m<sup>2</sup>

**BEDS**  
3

**BATHS**  
2

**€ 385.500** (starting prices)



PHOTO TOUR



# VILLA HARMONY

**PLOT** 577.4 m<sup>2</sup> **LIVING** 168.8 m<sup>2</sup>

**BEDS** 4 **BATHS** 2

**€ 613.000** (Key ready)



PHOTO TOUR



# VILLA ENERGY

**PLOT**  
590 - 684 m²

**LIVING**  
164 - 305 m²

**BEDS**  
4 - 6

**BATHS**  
3

**€ 595.500** (starting prices)



PHOTO TOUR



## VILLA ZEN

**PLOT**  
398 - 710 m<sup>2</sup>

**LIVING**  
194 - 207 m<sup>2</sup>

**BEDS**  
5

**BATHS**  
3

**€ 711.500** (starting prices)



VIRTUAL TOUR

# QUALITY DESCRIPTION

## ENERGY CERTIFICATE

- The properties have Energy Certificate Rating A.

## ROOF

- Flat roofs, non-transitable, are waterproofed with two layers of 4 kg asphalt membrane each, combined with polyester fiber.
- They are divided into two areas: one of them allows for the installation of solar panels, while the other will have low-maintenance green areas. This includes a non-expansive soil layer and native vegetation.
- Rainwater is collected from the roof using drainage gutters.

## FOUNDATION & STRUCTURE

- The foundation has been built by improving the ground through excavation and subsequent laying of selected soil, under the guidance and instructions of geologists.
- The foundation will be made of reinforced concrete slab, in compliance with specific regulations from the Technical Council, Additionally, we will adhere to applicable Technological Standards, anti-seismic norms, and protection against Radon gas.
- The entire building structure is made of reinforced concrete, constructed using the SISMO construction system, guaranteed for 10 years. This system consists of a three-dimensional mesh of galvanized steel rods and thermal and acoustic insulating material.
- Interior partitions made with laminated gypsum walls, with thermal and acoustic insulation based on rock wool.

## FACADE

- The external walls are part of the structure, with thermal and acoustic insulation, on which a mortar with a flexible single-coat finish (light beige color) is applied. Some walls will be topped with decorative stone masonry.
- Pergolas have been designed to provide shade and maximize habitability in outdoor spaces.

## EXTERNAL CARPENTRY

- Door and window frames are made of dark gray PVC with thermal bridge break. Sliding windows and doors have double glazing with an air chamber. The living room doors are sliding “Hebe Schiebe” doors.

## INTERNAL CARPENTRY

- Passage doors measure 82 cm x 230 cm (excluding the laundry room door, which measures 82x203) and are installed with four hinges. They are made of solid MDF, lacquered in white with chrome handles. The bathroom doors have locks.
- Main entrance door (210 cm x 119 cm) with a composite metal sheet, including a fixed side of 29 cm and a 90 cm leaf. Dark gray color with a reinforced lock and a lower weather seal.
- Exterior door for laundry room: sheet metal door in dark gray with a reinforced lock.
- Built-in wardrobes (in bedrooms) with hinged doors. Interior made of white MDF, lined with a shelf, metal bar, and drawers.

## WALLS & CEILINGS

- All interior walls are 9010 color with white ceilings. They are finished with smooth, semi-matte plastic paint.
- Bathrooms: Shower walls are finished with ceramic tiles, while the rest are painted with anti-humidity off-white color.
- False ceilings throughout the house (except the laundry room) made of laminated plasterboard.
- Removable ceiling in the laundry room.

## FLOORING

- Interior: Porcelain stoneware tiles (60 cm x 60 cm) throughout the house.
- Exterior: Non-slip porcelain stoneware tiles (60 cm x 60 cm) on the terrace and pool area.
- Artificial turf in the garden up to 60m2. Atriums will be covered with gravel and include a plant.

## HEATING & AIRCON

- Ducted air conditioning installation with heat pump. Throughout the house except for bathrooms.
- Electric underfloor heating in the living room and bathrooms with individual thermostat per zone.
- Air renewal system in the kitchen, bathrooms, laundry room, and guest toilet.

## QUALITY DESCRIPTION

### KITCHEN FURNITURE & APPLIANCES

- Kitchen wall unit and island as shown below (2.40 m - 3.00 m wide, depending on the villa model).
- Kitchen: The area between the upper and lower cabinets and the upper cabinet countertop is finished with wood panels.
- Ceramic island countertop.
- Includes a single-handle sink faucet, electric water heater with aerothermal heat pump (in the laundry room) and pre-installation for accessories.
- Includes extractor hood and electric induction hob with 3 cooking points (Balay or similar brand).

### PLUMBING, SANITARY AND FAUCETS

- Bathrooms: Suspended white toilet with soft-closing seat and integrated bidet. Integrated shower floor with glass enclosure, fixed showerhead, and hand shower - chrome-plated. Linear drain. Wall-mounted cabinet with white matte sink, chrome-finished faucets, and two wooden drawers. Mounted mirror.
- Main bathroom: Suspended white toilet with soft-closing seat and integrated bidet, white compressed stone countertop with lower shelf, two white matte sinks, chrome-finished faucets, and a mirror. Integrated shower floor with glass enclosure, fixed showerhead, and hand shower in chrome finish.
- Guest toilet: Suspended white toilet with soft-closing seat and integrated bidet. Wall-mounted cabinet with white matte sink, chrome-finished faucet, and two wooden drawers. Wall-mounted mirror.
- Safety water cutoff valve inside each bathroom and guest toilet.
- Two exterior hose connections.
- In most houses, rainwater is collected separately for use in communal garden irrigation.
- Hot water is produced using aerothermal technology, with the appliance installed in the laundry room.

### ELECTRICITY, LIGHTING & TELECOMMUNICATIONS

- Includes LED lighting in the living room, hallway, and exterior. The rest of the rooms are prepared for the future owner to install their lighting.
- USB sockets in all bedrooms.
- Electronic intercom for access from the exterior of Las Vistas Altaona to the interior path. Doorbell at the property entrance.
- Home automation system with two smart switches.
- Communication box at the entrance for router installation (router not included).
- General electrical protection box located in the laundry room.

### POOL & GARDEN

- Landscaped area with drip irrigation system.
- Individual pool (size according to the villa model) with chlorine water treatment system. The pool is finished with porcelain stoneware tiles matching the exterior. Built-in stairs. Depth of 120 cm - 180 cm. Two white pool lights.
- Fixed anti-lime stainless steel shower with foot wash faucet.
- Non-slip porcelain stoneware shower floor.
- Brick wall to separate the garden and carport in North access villas (total height 1.8)
- Manual sliding door height 1.8m before the ramp in South access villas.
- Brick wall at end of garden (south side) height of 90cm.

### COMMUNITY

- Maintenance of the pool and communal, private, and rooftop gardens is included in the community fees.
- Common green areas with flower beds, relaxation areas, and pathways.
- Access roads/pedestrian pavements with cobblestone paving. Gutter installations on the sides of the access roads.
- Slopes: Formed by rocks and vegetation anchored to the ground.
- Exterior fencing of the urbanization: 100 cm stone wall with a 120 cm metal galvanized welded mesh finish.
- Vehicle access gates to the urbanization: Metal sliding gate with remote opening system.
- Streetlights on the north side of internal streets, combined with route markers on the south side.
- Vegetation: Native plants with low water requirements will be placed in common areas and along the edges of the streets. Drip irrigation included.
- Activity areas with shades, flowerpots, etc.