

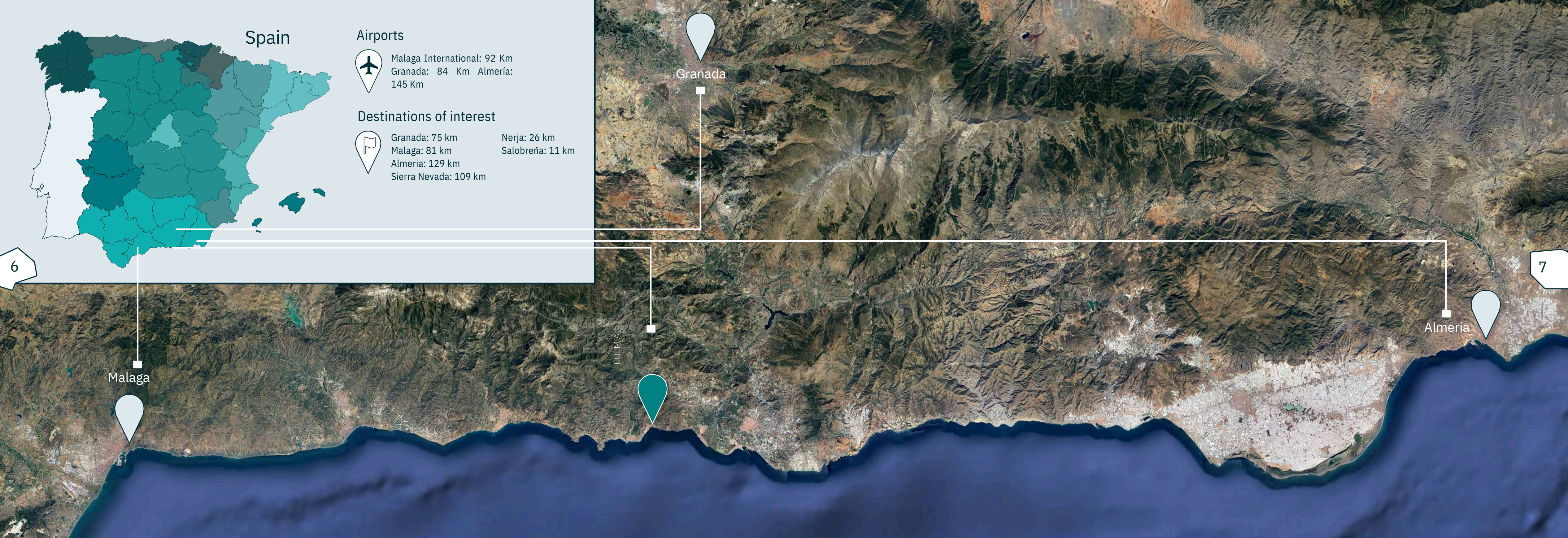
Destination, your home



A path we take together to the destination of your home.

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Spain

Airports



Malaga International: 92 Km
Granada: 84 Km Almería:
145 Km

Destinations of interest



Granada: 75 km
Malaga: 81 km
Almeria: 129 km
Sierra Nevada: 109 km
Nerja: 26 km
Salobreña: 11 km

Granada

Malaga

Almeria

CULMA

is the last phase of a privileged development, located in one of the best areas of the Costa Tropical in Granada. This magnificent residential complex is located in one of the growing areas of Almuñécar, just 200 metres from the beautiful beach of Calabajío and 7 minutes by car from its city centre.

From your new home you'll be able to walk or cycle the few metres which will take you to its beaches, enjoying the natural beauty of the Mediterranean Sea, very close to idyllic enclaves of Salobreña, Nerja and Motril, and only 80 km from the historic and monumental city of Granada. For

those who love the sea, peace and quiet, is surrounded by the natural landscape with unmatched beauty in the surroundings of the Costa Tropical, next to a park integrated into the landscape containing native vegetation that leads us to the fantastic beaches.

Close to your home you'll have all kinds of restaurant and leisure services, shops and supermarkets,

health centres and schools, sports and green areas by the sea where you can practice your favourite sport. Everything just a stone's throw away.

The journey to your new life starts



Park



Bus



Beach



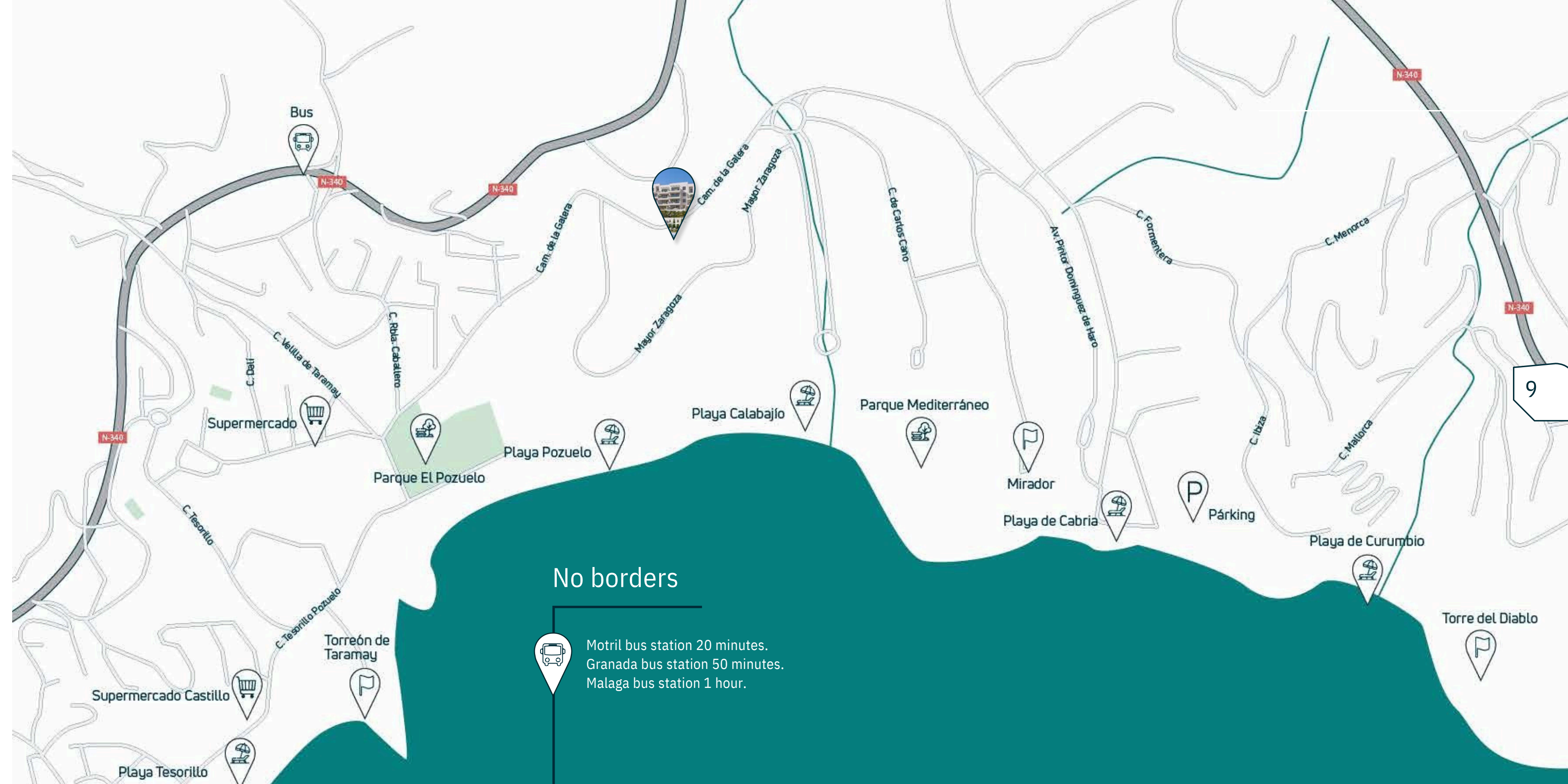
Interest
point



Supermarket



Parking



The secret on the Granada Coast

Almuñécar

In Almuñécar, on the Costa Tropical of Granada, the residents of have plenty of things to enjoy.

This beautiful area of the Mediterranean boasts blue skies and waters for most of the year. Sports lovers will have the opportunity to sail, paddle-surf, go snorkelling or diving in the calm and clear waters that are one of the best kept secrets of the enthusiasts who enjoy exploring the seabed there.

In the middle of a fertile valley where gentle breezes enable rich tropical fruits to be cultivated, on the 19 km of coastline its beaches proudly fly the Blue Flag surrounded by spectacular cliffs and sea caves. On many of these beaches there is also a special place designed for the little ones, who have great fun on the swings and slides by the sea.

Since time immemorial, the culture of Phoenicians, Greeks, Romans and Arabs left a legacy that survives down to this day and can be perceived on every corner of the streets, squares, monuments, museums and gardens of Almuñécar.



A rich local gastronomy, famous for its great variety of seafood and fish pairings with the freshest vegetables and tropical fruits, awaiting its visitors in its beach bars, pubs and restaurants, becoming yet another attraction that makes this area of Andalusia one of the new favourite residential destinations for those who love tranquillity and being surrounded by nature and enjoy a quality lifestyle.

Without forgetting that Almuñécar is one of the places that has been able to combine rest and tranquillity with the hustle and bustle of the nightlife on offer which also plays an important role.



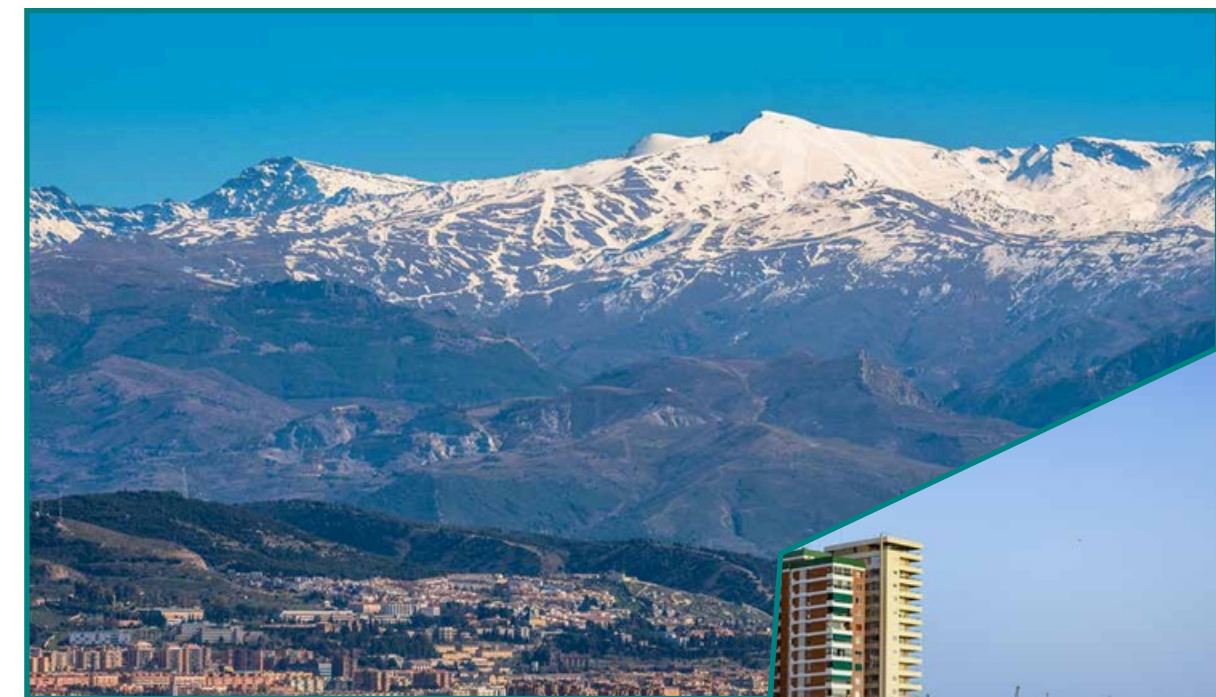


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No borders

Located in the surroundings of Velilla-Taramay, homes have direct access on foot to the beaches, restaurants, parks and vantage points in its vicinity. A pleasant 10-minute walk takes us to the Paseo de Velilla promenade, where in addition to beach bars, pubs and restaurants, there is supermarket, public transport and all kinds of services. In addition, it's easy to get to Almuñécar city centre from the development, as it's just a 7-minute drive away.

you can access any part of Andalusia thanks to its connection with the A-7 from the N-340. From Almuñécar, you can reach Nerja in 25 minutes, and the airports of the beautiful cities of Granada or Málaga are just an hour away. Almería with its airport, and Cabo de Gata with its natural park, are less than 2 hours away. Also, less than 2 hours away is the fantastic ski resort of the Sierra Nevada.



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Your new home

Chas 54 homes with a terrace, all with 2 or 3 bedrooms, located a few metres from Playa de Calabajío, a magnificent south-east orientation, a garage space in the basement and a storage room.

The different types and sizes of the properties will allow you decide on the option that best suits your needs and lifestyle. You can choose from a wide variety of types of properties, among which include some wonderful top flats or incredible basement flats with a terrace. Every element and detail has been chosen with

utmost precision
to make I your future home.



Garage



Storeroom



Terrace





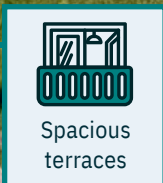
Beach



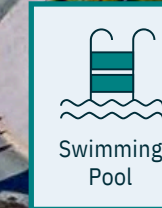
Households
Multi-family



Solarium



Spacious
terraces



Swimming
Pool



Garden
Areas



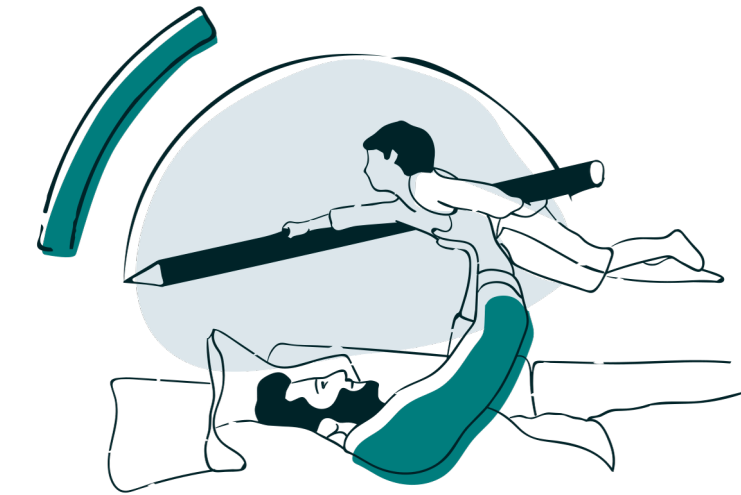
Households
Single-family

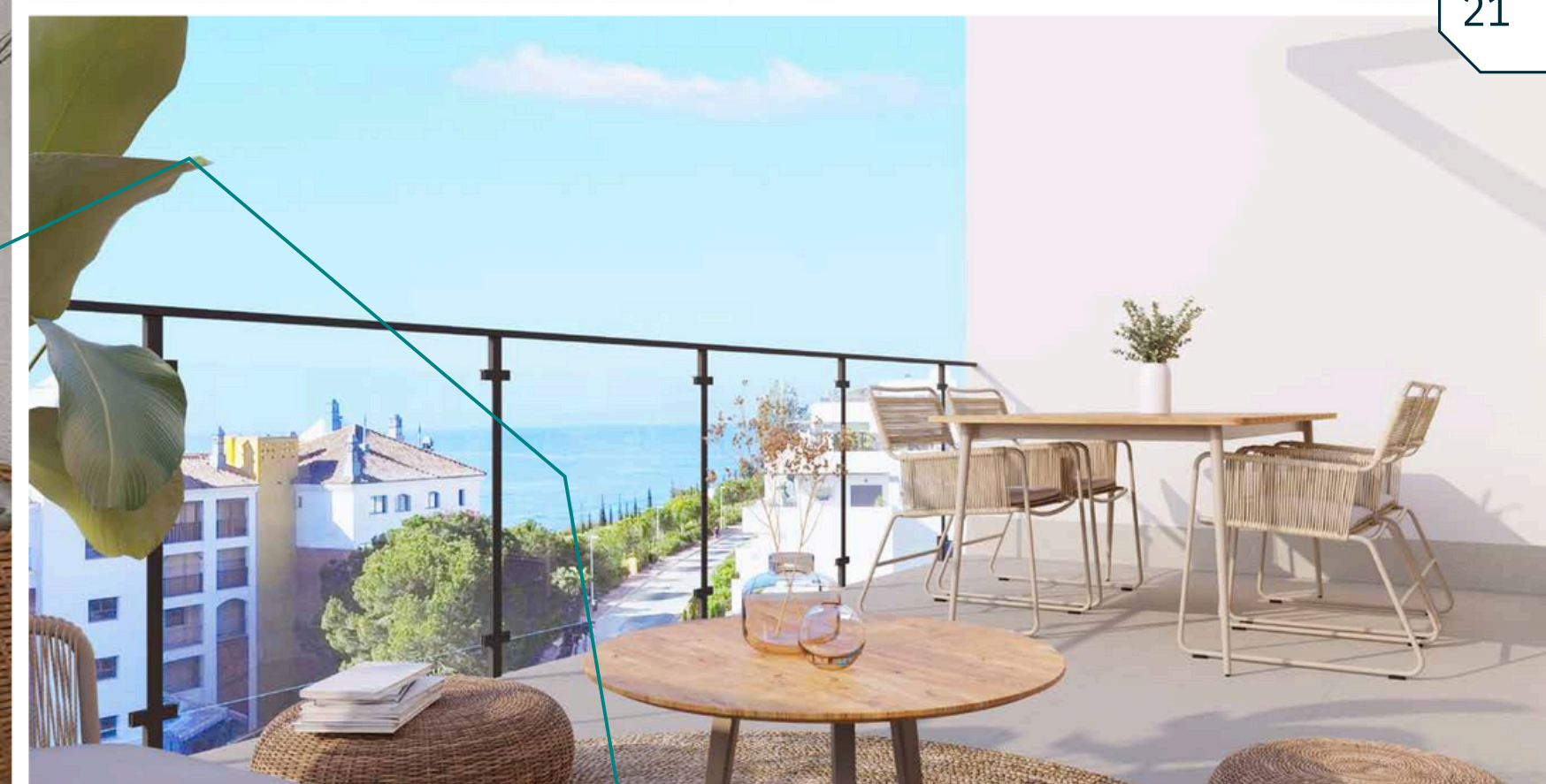


Quality and comfort

will boast an innovative and high-quality design, with spaces full of natural light thanks to its large windows and terraces. You'll enjoy the cosiest atmosphere thanks to the double-glazing which improves thermal and acoustic comfort and guarantees your privacy.

With its excellent layout and porcelain stoneware floors in the bedrooms and non-slip stoneware on the terraces, its built-in wardrobes and shower screens, your home will be an oasis of style and comfort.







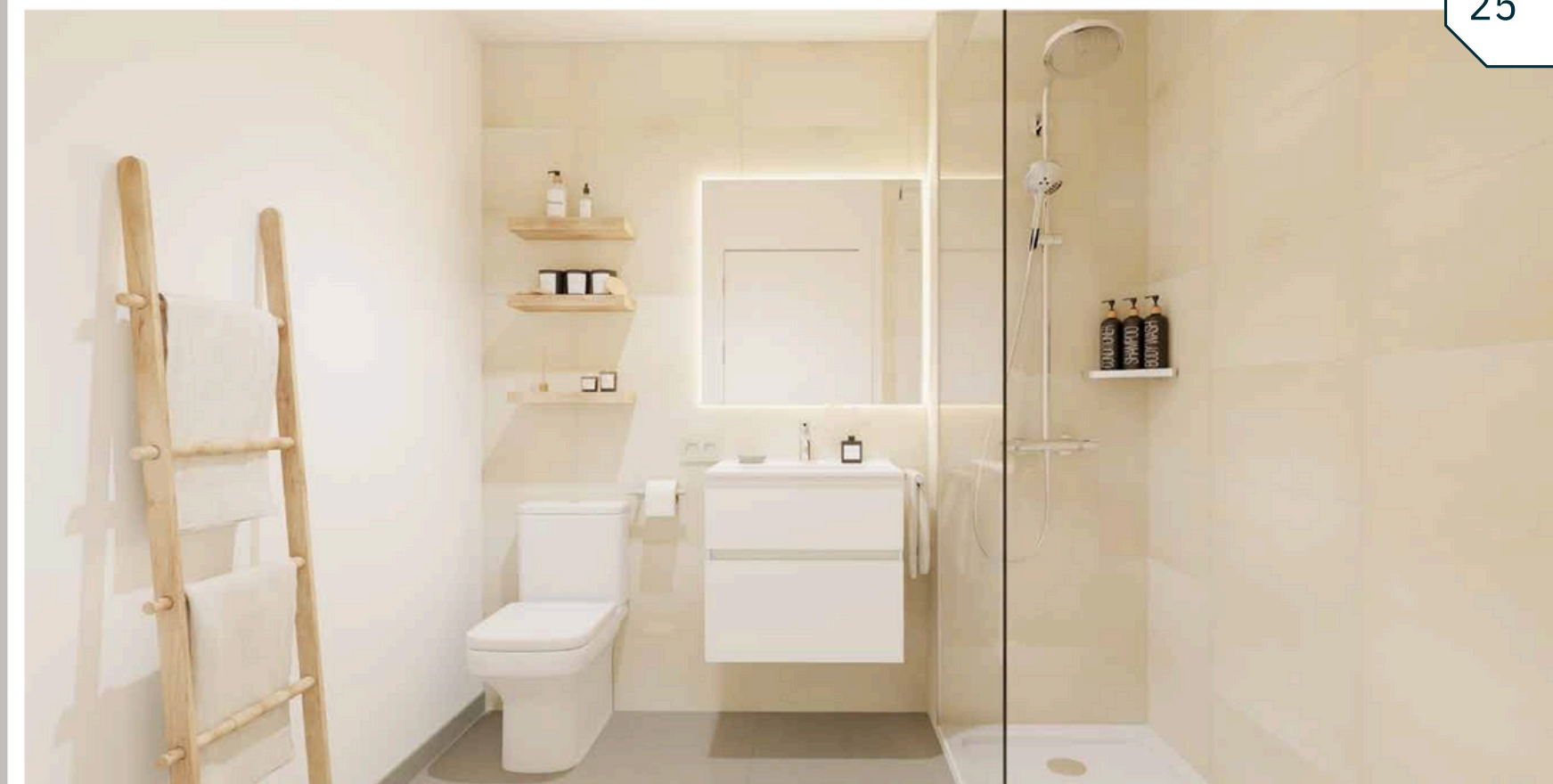
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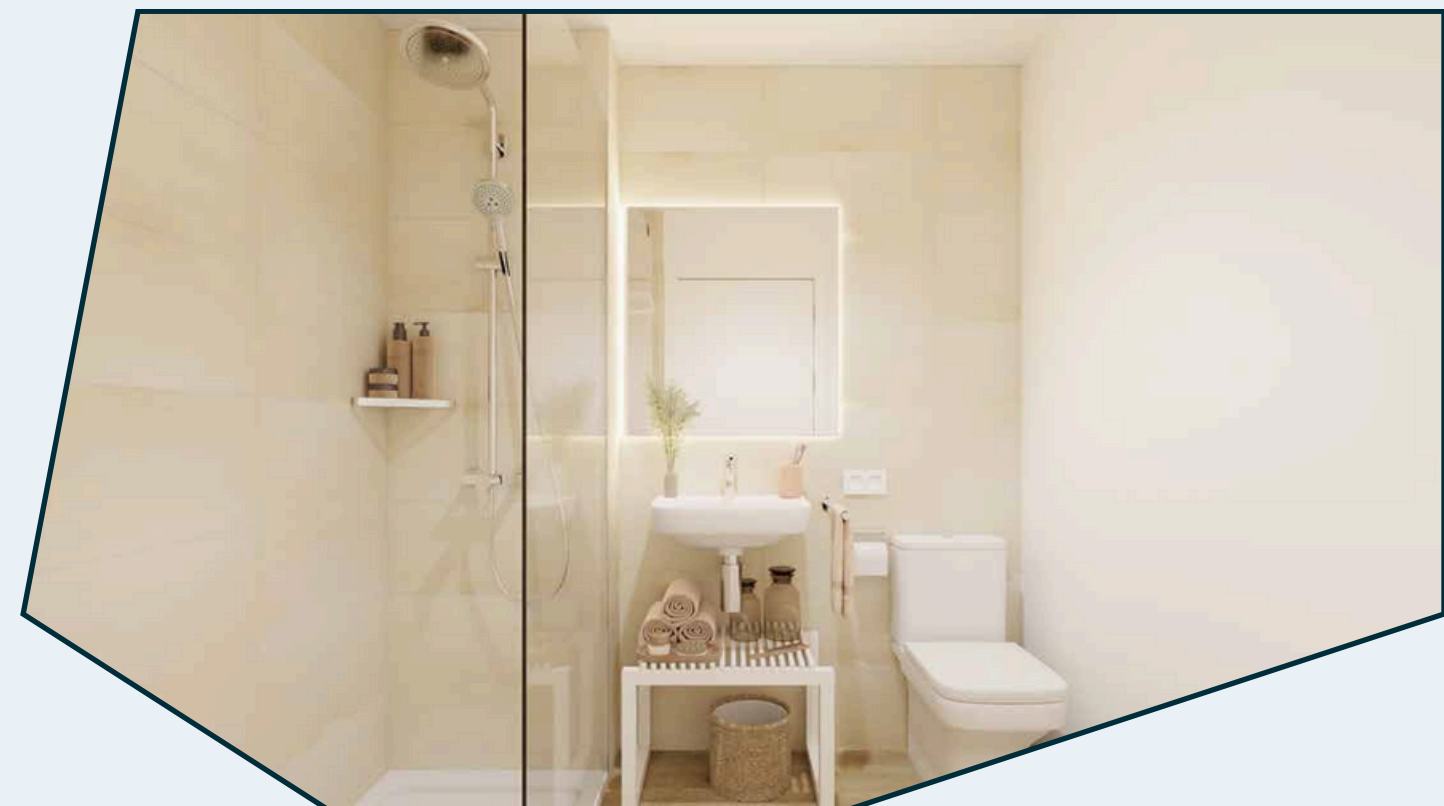
You can enjoy your best dishes in the fully-equipped kitchen with its appliances and modern, designer furniture with top and bottom cabinets and an attractive compact quartz worktop.

You'll live in a unique space where you can enjoy yourselves with your family and friends without having to leave home. All the amenities will be at your fingertips.



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A space for everyone

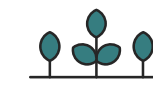
Your home will become the ideal place to enjoy living your life without any worries, with the perfect combination between the communal areas, a quiet place as well as an urban development.

The spaciousness and variety of the communal areas will allow you forget about your daily worries, while your children have fun in complete freedom and security. The residential

complex has communal areas, with the swimming pool with its sun deck standing out to enjoy the hotter months, along with its charming, landscaped areas with different spots for reading or practising outdoor sports, all in a friendly and peaceful environment with a unique climate that will allow the whole family to disconnect without leaving having to leave the complex.



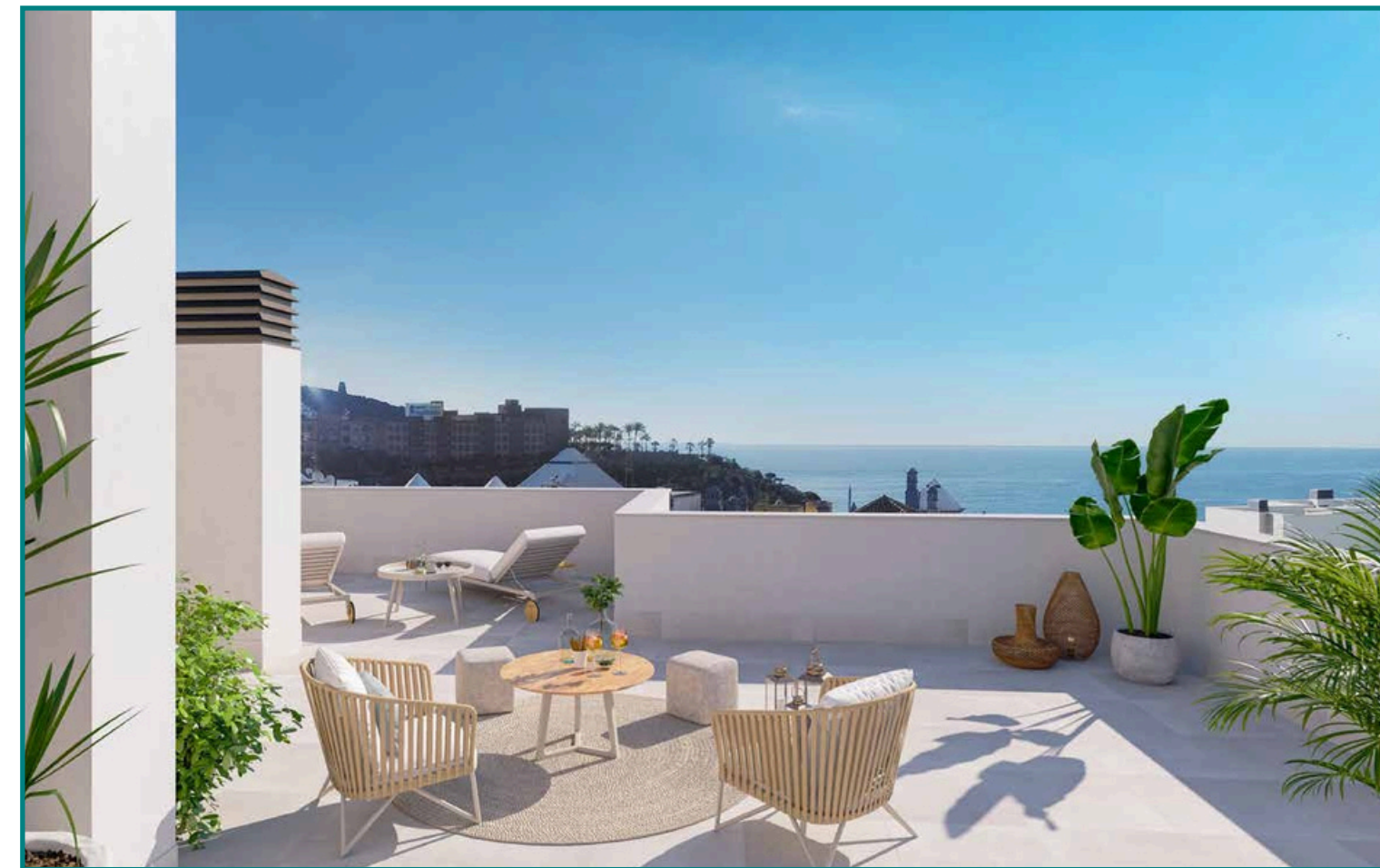
Swimming Pool



Garden Areas



Solarium



Outstanding features

Energy sustainability

During the configuration and construction of this building, the best techniques have been used to reduce heat loss in the winter and overheating in the summer. Materials and techniques that reduce Dependence on energy consumption have been chosen.

We make the most of all the materials and finishes to offer you a sustainable and efficient home in the long term.

The properties have a class C energy rating in energy consumption and a B in CO2 emissions.

