

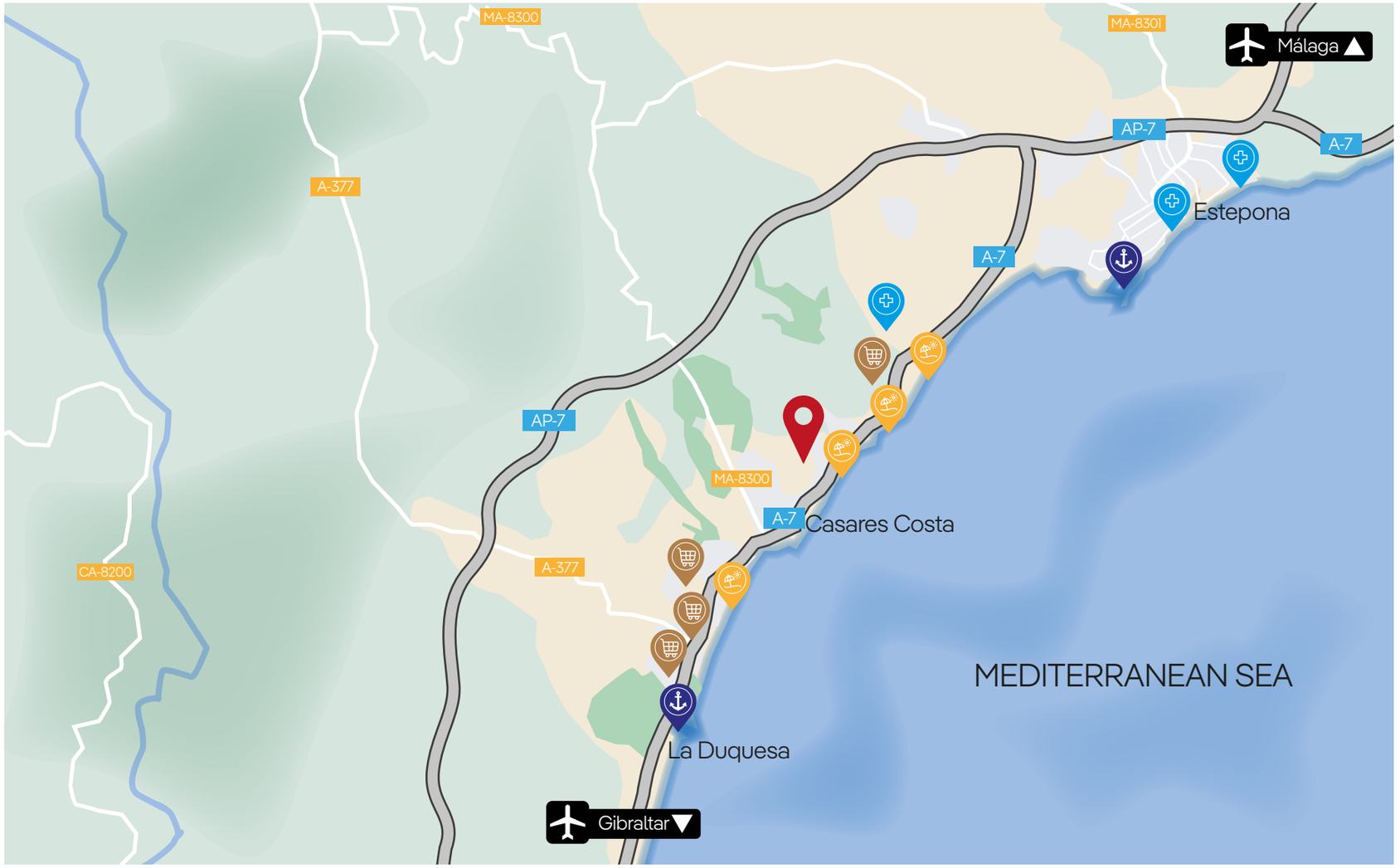


CAMARATE
Hills



Casares Costa

Costa del Sol
Málaga



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

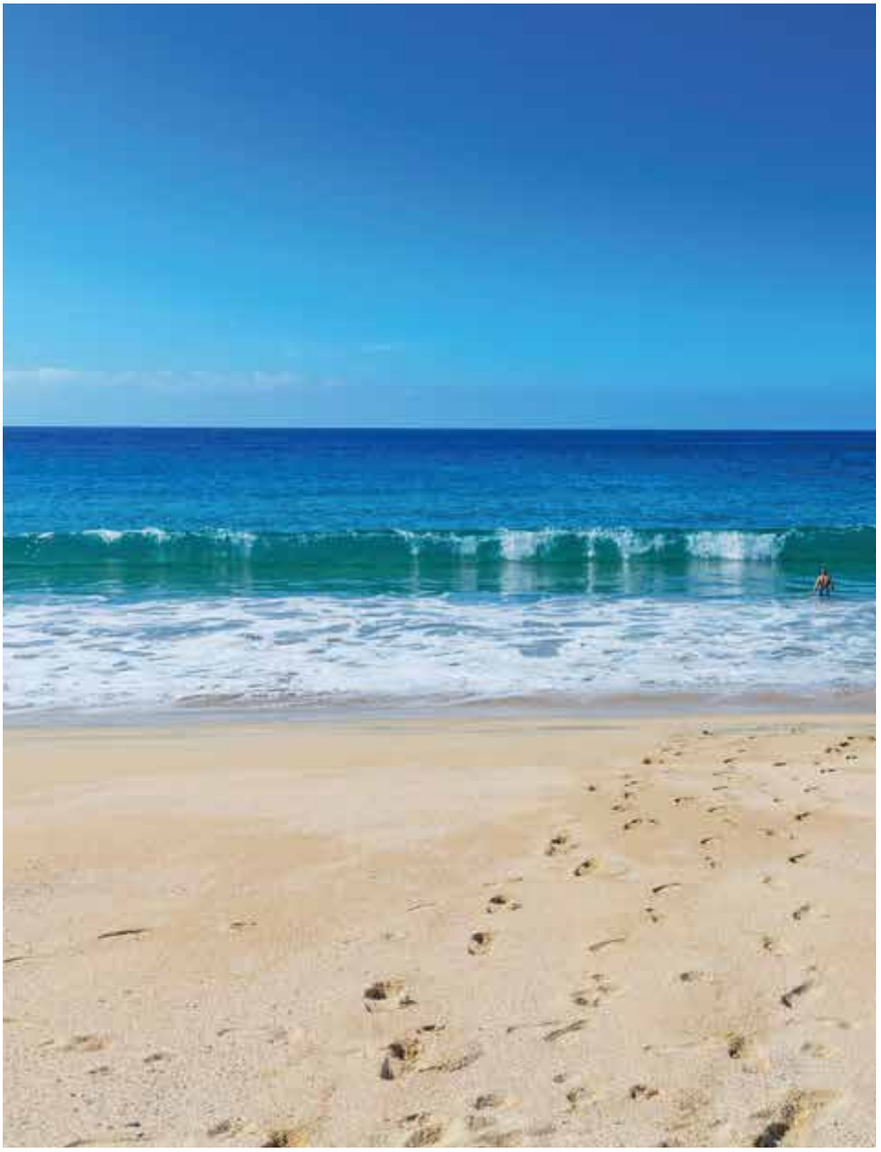
Our development is surrounded by all kinds of **services**, marvellous **beaches** and the best **golf courses** on the **Costa del Sol**.

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



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 e**xclusive** 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.

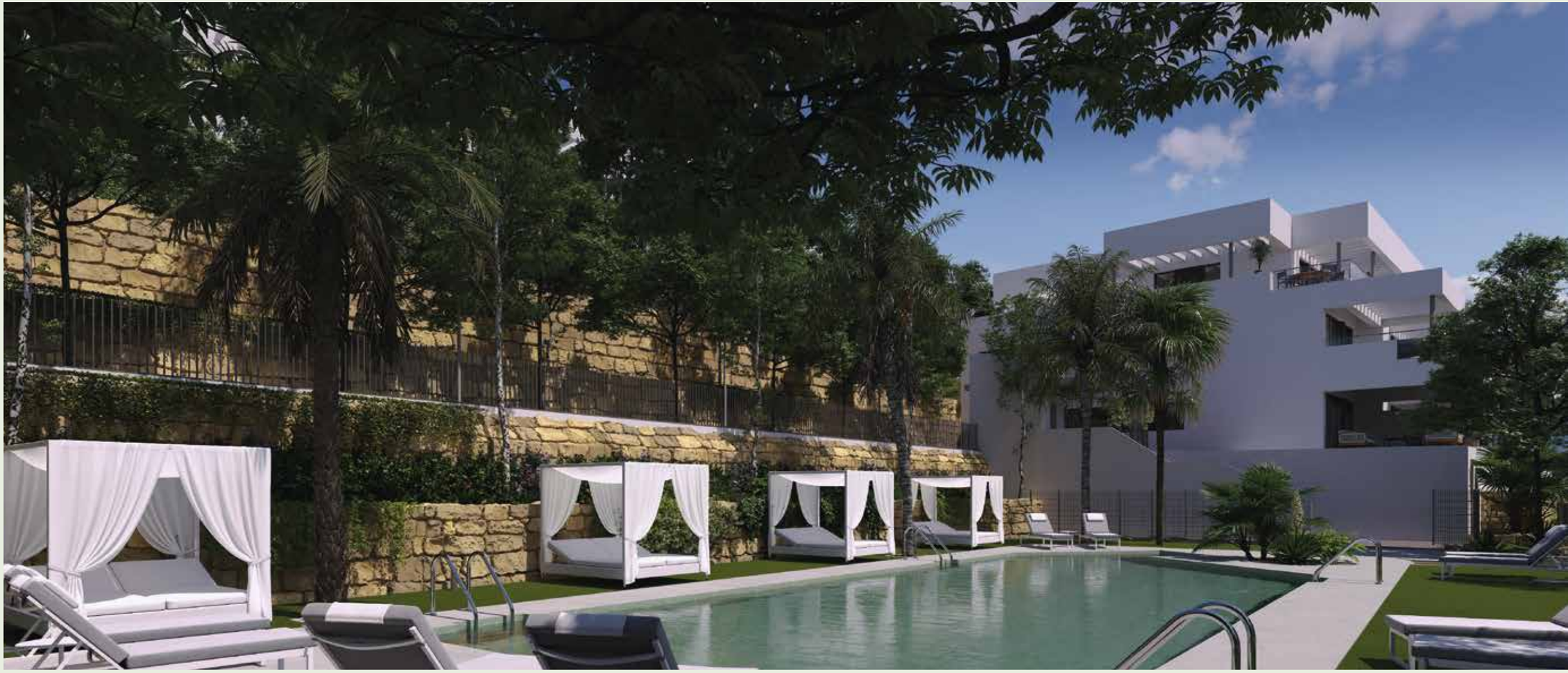
Vehicle access to parking spaces is strategically located on the exterior perimeter, ensuring that the interior portion of the development remains car free.

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 yourcomfort 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.

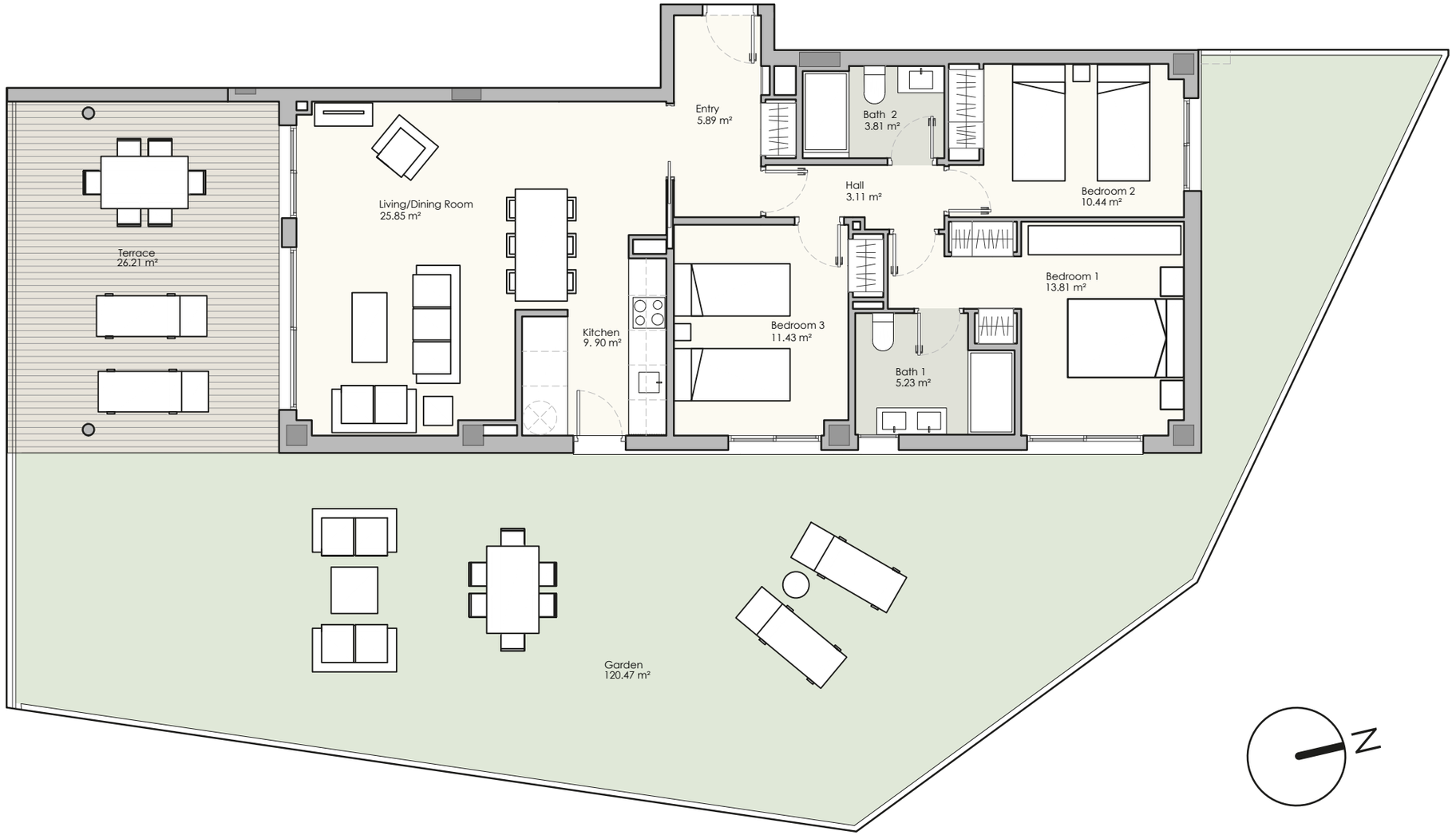






FLOORPLANS

EXAMPLE GROUND-FLOOR HOME

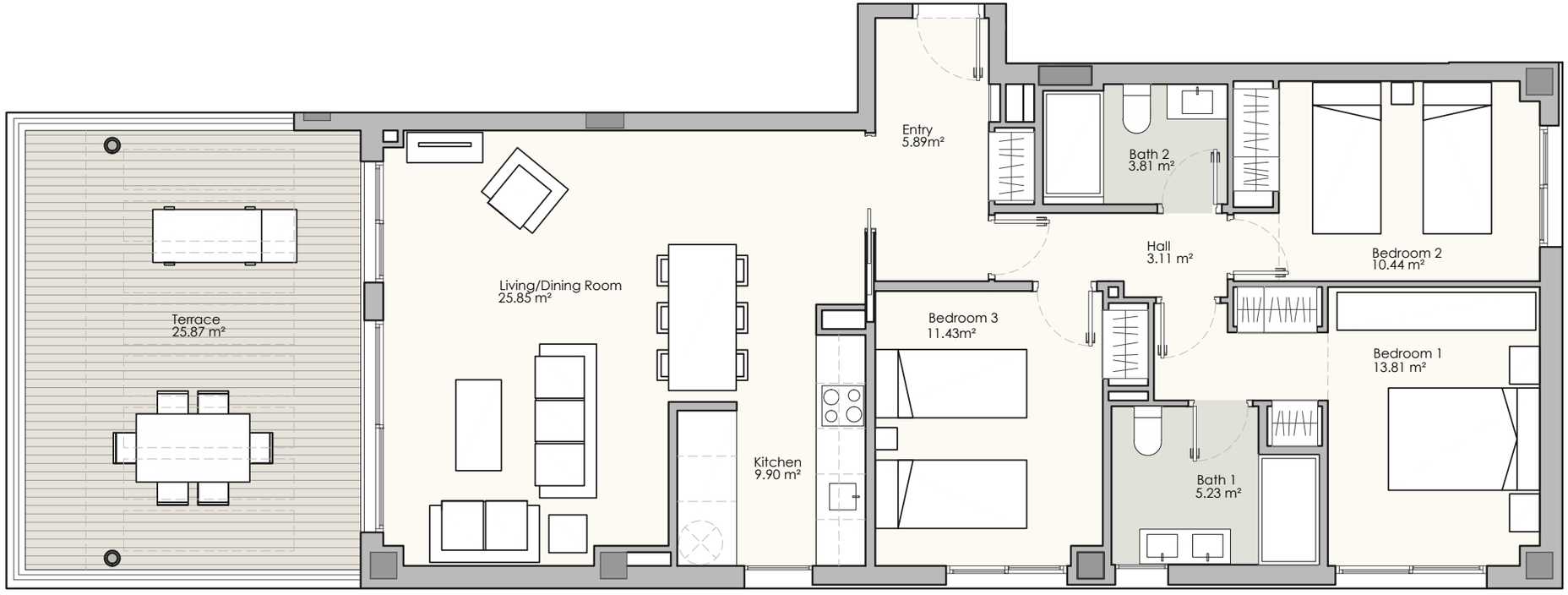




Building 5

Ground Floor Unit F

BUILT-UP AREA (with Common areas)	120.65 m²
ENCLOSED PRIVATE AREA	111.84 m²
USEABLE AREA TERRACE	26.21 m²
USEABLE AREA GARDEN	120.47 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
HALL	3.11 m²



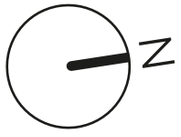
Building 4

Home 1F

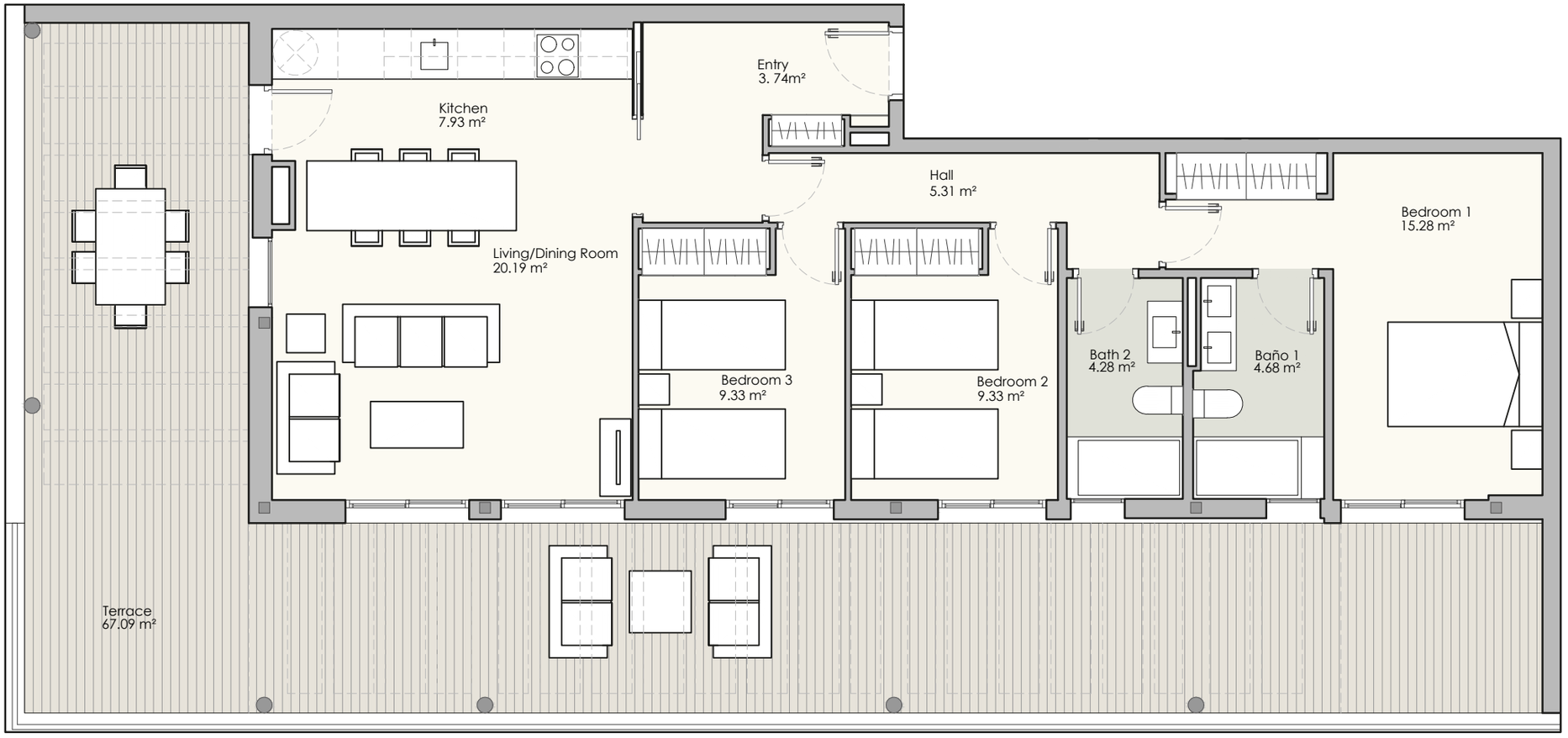
BUILT-UP AREA (with Common areas)	120.65 m²
ENCLOSED PRIVATE AREA	111.84 m²
USEABLE AREA TERRACE	25.87 m²
Built-up area pursuant to Decree 218/2005	131.98 m²
Useable area pursuant to Decree 218/2005	98.42 m²

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
HALL	3.11 m²

EXAMPLE FIRST-FLOOR HOME







EXAMPLE ATTIC-LEVEL HOME

Building 4

Home 2B

BUILT-UP AREA (with Common areas)	107.98 m²
PRIVATE ENCLOSED BUILT-UP AREA	100.09 m²
USEABLE AREA TERRACE	67.09 m²
Built-up area pursuant to Decree 218/2005	116.48 m²
Useable area pursuant to Decree 218/2005	88.08 m²

LIVING ROOM - DINING - KITCHEN	28.12 m²
BEDROOM 1	15.28 m²
BEDROOM 2	9.33 m²
BEDROOM 3	9.33 m²
BATH 1	4.68 m²
BATH 2	4.28 m²
ENTRY	3.74 m²
HALL	5.31 m²





BUILDING SPECIFICATIONS

FACADES AND ROOF

Facade designed with a continuous coloured facing to achieve an appealing and modern appearance. Decorative elements come together to provide warm features and modern design. Interior spaces feature laminated plasterboard backed with thermal and acoustic mineral wool insulation.

Non-trafficable inverted roof system.

INTERIOR WALLS

Interior partition walls: freestanding drywall made from laminated plasterboard with thermal and acoustic mineral wool insulation.

Walls between homes: solid, large-format perforated brick faces on both sides, laminated plasterboard with thermal and acoustic mineral wool insulation.

EXTERIOR FINISHING

Finishings featuring aluminium profiles with painted finish, thermal break, colours to be determined, and respective swinging/sliding or fixed opening system as specified in the project design.

Manual aluminium roller shutters with injected thermal insulation in the living room, bedrooms and kitchen, in a similar colour to other exterior finishings.
Double glazing with thermo-acoustic insulation and low thermal emissivity.



INTERIOR FINISHING

Secure main entry door (reenforced) with peephole, made of solid wood with exterior facing in oak laminate and interior facing painted white in the same colour as other interior doors.

Interior doors painted in white with brushed stainless steel handles.

Built-in wardrobe with swinging doors in white to match the other interior finishes. Inside, they feature an upper shelf and a clothes rail.

Skirting board in white MDF.

FLOORING

Home interiors: Laminate flooring with a limestone core in large format tiles (180 x 23 cm) from GRATO, model TECHSTEP Pavimentos XL in TECH-05 grey wood finish.

Terraces: anti-slip porcelain stoneware tiles.

Building entries and common areas: porcelain stoneware tiles.

TILING

Primary and secondary baths: porcelain stoneware facing in the shower area; other vertical facings finished in emulsion paint as specified in the project.

Kitchen: porcelain stoneware facing between the worktop and upper cabinets; other vertical facings finished in emulsion paint as specified in the project.

PAINT AND CEILINGS

Interior vertical and horizontal facings finished in emulsion paint and paint for damp environments in baths and kitchen.

Laminated plasterboard suspended ceiling as specified in the project and humidity-resistant in kitchens.

Dampproof suspended tile ceiling in baths finished in emulsion paint.

Painted aluminium-panel suspended ceiling on ground-floor terraces, as specified in the project.



KITCHEN

Fitted with spacious upper and lower cupboards in a modern design with the following fixtures and fittings:

- Induction hob.
- Pull-out cooker hood.
- Stainless steel oven.
- Microwave with grill function.
- LED downlighting under upper cupboards.
- Stainless steel sink with single-lever mixer tap in stainless steel finish.
- Compac quartz worktops from SILESTONE quartz or equivalent in the cooking area.

BATHS

Glazed porcelain toilet with dual-flush capability.

Cabinet with built-in sink and two drawers, with dimensions as specified in the project, including a mirror with LED lighting above the cabinet and single-lever mixer tap.

Synthetic shower trays in primary and secondary baths.

Thermostatic shower set in primary and secondary bath.

ELECTRICS AND TELECOMMUNICATIONS

In-home mains sockets and telecommunication connections compliant with local regulations (i.e. REBT, Reglamento Electrotécnico de Baja Tensión).

Terraces include mains sockets and TV connection.

Components: sockets, switches etc.

Installation for broadcast services and TV, with TV and telephone connections in living room, bedrooms and kitchen.

Video door bell system.

PLUMBING AND CLIMATE CONTROL

Hot water supplied by an aerothermal system with heat pump.

Polyethylene water lines and sound-dampened toilet wastewater connections. The home will have a common water shut-off valve and independent shut-off valves in the kitchen and each bath.

Efficient and high-quality heat pump system (inverter) for heating and cooling with hidden ducting.



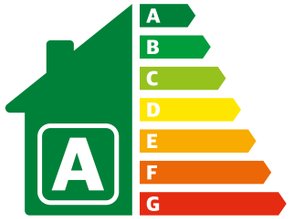
COMMUNAL BUILDING INSTALLATIONS

Photovoltaic installation for use in building common areas.

Efficient digital elevator.

ENERGY CERTIFICATION

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



GARAGE AND COMMON AREAS

Basement level, car park area, storage units and building equipment rooms located underground.

Preinstallation for electric vehicle charging point in the ceiling conduit network in the car park level.

Automatic vehicle access doors and garage doors.

Green areas with pedestrian walkways and planted community gardens, as specified in the project.

Communal pool and toilet facilities.

Post box.

Street furniture.

Gated internal community areas.

OPTIONS (PAID)*

Shower tray in primary and secondary baths.

Substitution of shower tray for bathtub.

Electric shutters.

Interior lining in wardrobes and drawers.



Preinstallation of a clothing washbasin on ground floors and attics.

Choice of various appliance ranges, with or without panelling.

Charge point for electric vehicles (3.7–7.4 kW) with dynamic control.

OPTIONS (FREE OF CHARGE)*

Choice of alternative finish: TECH-02 oak wood finish.

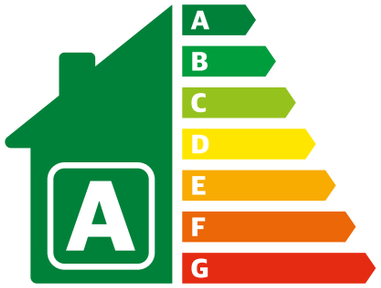
Your choice of one of three proposed interior paint colours for all painted wall surface.

Personalisation of kitchen cupboards and worktop colours from proposed ranges.

(*) The ability to change either category of options is contingent on the extent to which building works has progressed.

NOTE - Iberdrola Inmobiliaria, SAU reserves the right to make changes to the building specifications information, samples and materials contained herein 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 processe.
- 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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