

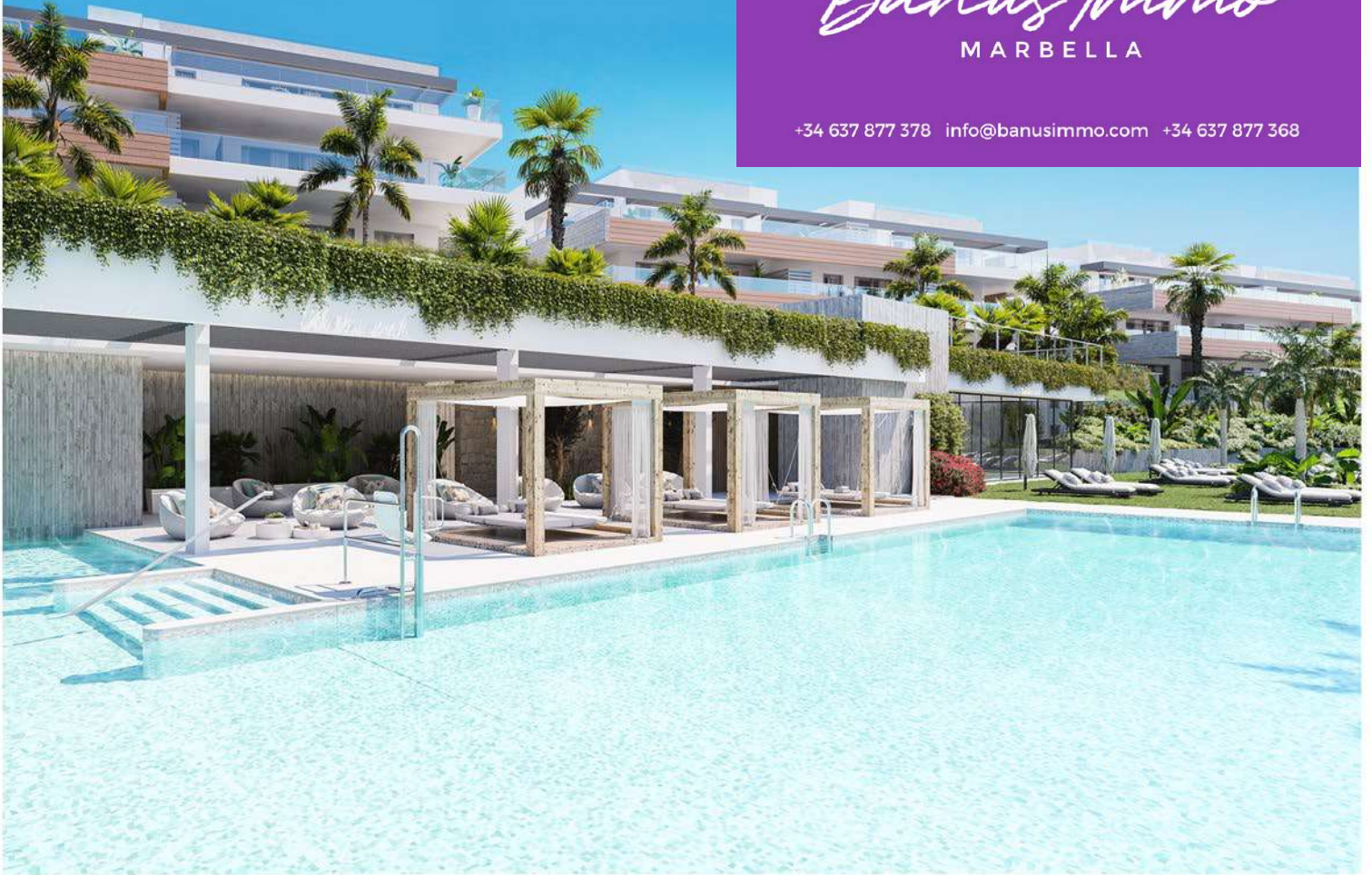
quintessence

5* SEAVIEWS APARTMENTS IN MARBELLA

Banus Immo[®]

MARBELLA

+34 637 877 378 info@banusimmo.com +34 637 877 368





— BOUTIQUE HOMES IN A DREAM RESORT —

You will never have to check out again

Quintessence has been designed as a concept of residential boutique with a resort soul. A place where the greens join the blues: nature, sea, and horizon.

Your new 5-star life backed up with amazing leisure and wellness services, excellent qualities, and sea views so your life is always surrounded by nature with a distinct healthy lifestyle.

We invite you to pamper yourself and to find the perfect balance between life and living.

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kilometres of beach and sunny days

The Costa del Sol has it all, in a unique and healthy lifestyle.

The Costa del Sol is a melting pot of cultures, with varied leisure options and where there is always something to celebrate



Washed by the Mediterranean Sea, the Costa del Sol extends along more than 150 kilometres of coastline in the province of Malaga.

Its name is not a coincidence, more than 325 days of sunshine and mild temperatures throughout the year give us the key to this paradisiacal place, one of the main tourist destinations par excellence thanks to its unmistakable quality of life.

Endless beaches to stroll along, hidden coves, white villages that appear like a mirage in the middle of the mountains, historical landmarks with centuries of culture, afternoons spent shopping, evenings sipping cocktails by the sea, pleasant temperatures all year round and happy, friendly people that make you feel at home. These are the main ingredients of this region of Andalusia, where the mountain and the Mediterranean sea combine to create idyllic landscapes.

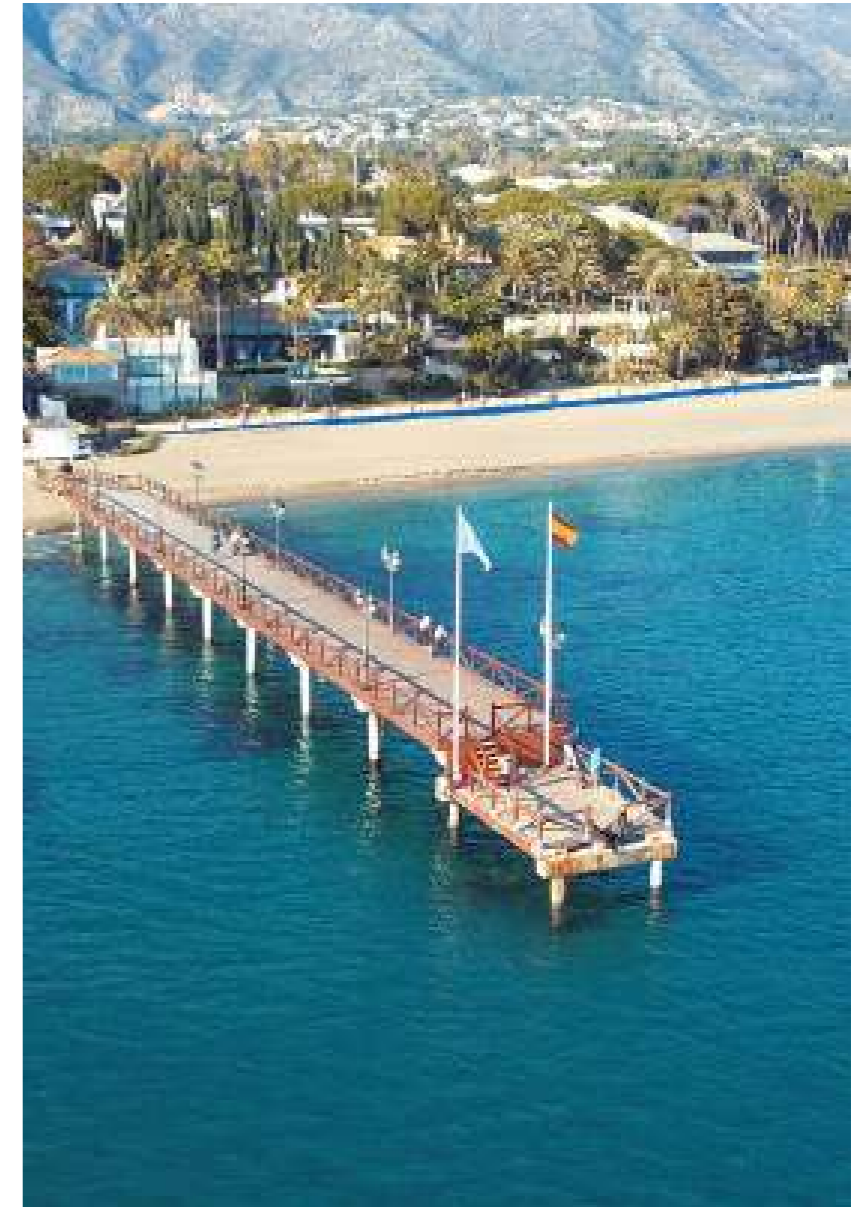


Marbella

Where life passes slowly,
to give you time to live

Marbella offers a beautiful 26 km coast full of sunny beaches with all kinds of services. Squares with fragrant orange trees, narrow streets with white little houses with balconies, geraniums and bougainvillea, and quaint fashion and souvenirs shops that form an idyllic historic quarter that you must tour slowly, at the pace of the "tapas" of its bars and restaurants.

It emerges and grows as a modern and cosmopolitan city, home of golfers, celebrities, and tourists, but lives faithfully with the respect for its traditions and the Mediterranean lifestyle.



But it is much more than the combination of tradition and modernity - it is a city far from the stereotypes where you will find excellent infrastructures and communications to develop our family, social and working life with guarantees, peace and security. It is a city where the Mercado de Abastos, where you can buy fruit, vegetables and fresh fish, lives together with cutting edge companies of all fields that develop their activities far from the bustle of the big capital cities, balancing perfectly the working life with the leisure offer, the healthy weather and the endless hours of sun.



Dining in a Michelin Star restaurant, spending the afternoon sailing, going to a concert in Starlite or going shopping to the most exclusive shops is something we all can do thanks to the vast leisure and gastronomic offer that suit all tastes. Very few cities in the world can show off for offering three restaurants with a Michelin star (*El Lago, Mesina and Sina*). The gastronomic level and the variety of national and international cuisine that you will find in Marbella are exceptional. With over 600 restaurants at your feet, avant-garde and tradition combine in Marbella.

The Mediterranean diet means health, and health means quality of life. Marbella has everything.

It is also nature, Mediterranean forest, endless paths, kilometres of beaches and, above all, plenty of social life. A great international community that brings an amazing cultural richness, together with the friendliness and kindness of the Andalusian people that will make you discover a place that will be the **Quintessence** of your life. A place to make a home, enjoy and live.



A break at the Beach Club and continue playing 9 holes more.



3 Golf Courses less than 10 Kms Costa del Golf

Costa del Sol is one of the most visited destinations of Europe for golf lovers; it is not surprise that it has been nicknamed Costa del Golf. In just over 140 kilometres of coast there are almost 70 golf courses of undoubted prestige, some of them hosts of important championships and that offer all the services that will help you improve your game.

Within a few kilometres there are many different golf courses. The closest one is Río Real Golf Club, only five minutes away from **Quintessence**. Santa Clara Golf Club and Marbella Golf & Country Club are other options that can be reached in little more

than 5 minutes. Isn't this the best argument for purchasing in **Quintessence**?

The variety of routes adapts to all levels and needs. Within only a few kilometres you will find different golf courses, so the options multiply. Designed by prestigious architects and players, they are integrated within the environment, they are respectful with nature and they pose a constant challenge. Variety and quality are so wide that both the amateur and the professional player will find challenges to suit their needs and expectations, to always enjoy playing this amazing sport.

only 5 minutes of Marbella

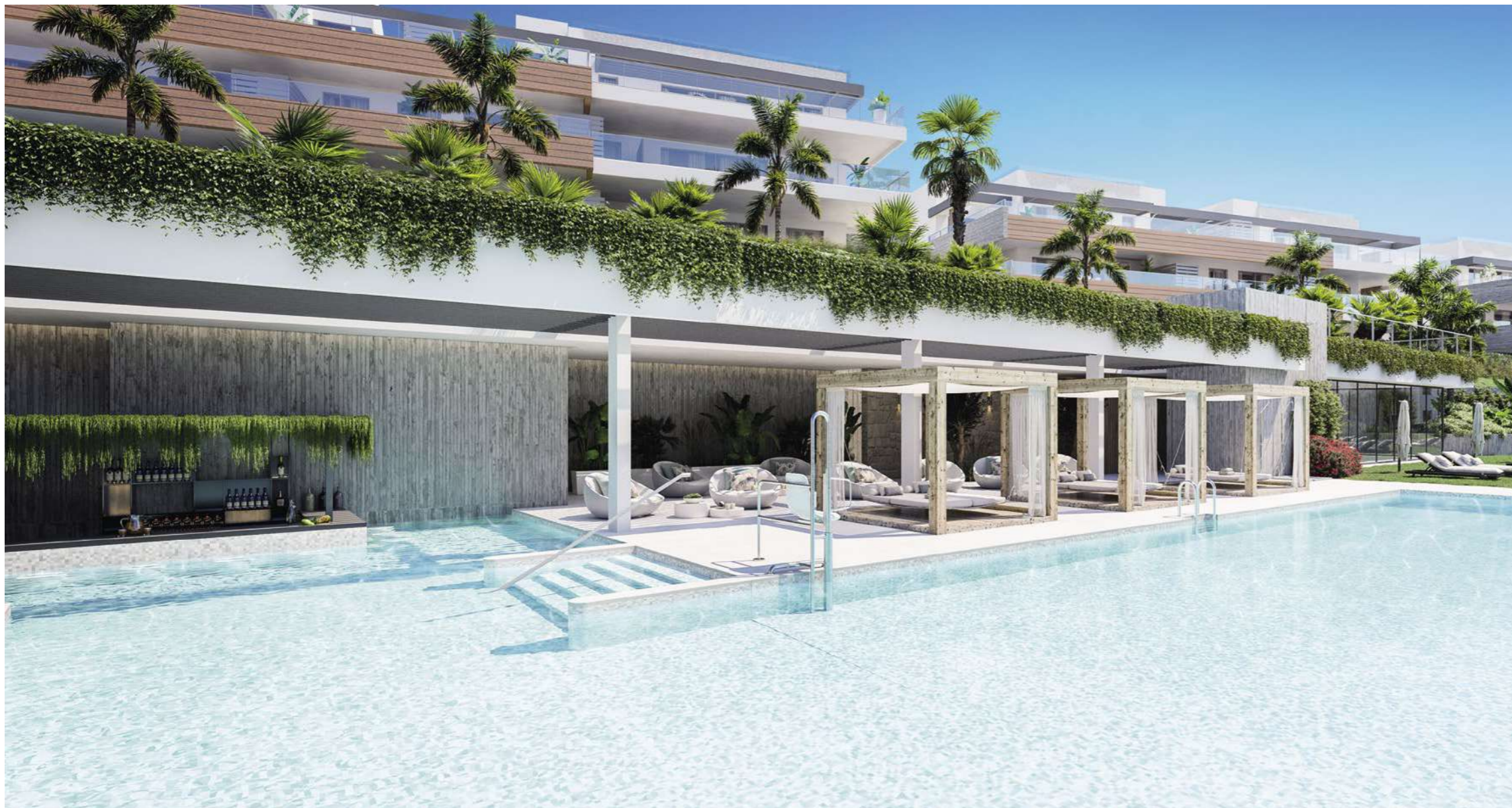
Located in the fastest growing area

- 1 - Pueblo Altos de Los Monteros
- 2 - Río Real Golf course
- 3 - Equestrian Club
- 4 - Next construction Four Seasons
- 5 - Los Monteros beach
- 6 - Trocadero Arena Beach Club
- 7 - CC. La Cañada
- 8 - Marbella Centre
- 9 - La Bajadilla Marina
- 10 - Marbella Marina
- 11 - Golden Mile
- 12 - Nagueles Beach



You will never have to do a checkout again

An elegant and modern development, with excellent specifications and premium wellness and leisure services



Nothing has been left to chance – each corner is perfectly conceived to offer a unique life experience to the owners of **Quintessence**.

An innovative project with 96 homes of ample spaces connected with the environment and with different types in a maximum of three floors: ground floor with private garden and pool, first floor and penthouses with solarium (with an option of adding a private pool).

The design, quality and the taste for the small details are non-negotiable conditions that act as a distinctive element and make of **Quintessence** a sustainable, comfortable, and safe future investment.

As far as your eyes can see

the Mediterranean Sea,
the golf course, the streets of Marbella,
the mountains...

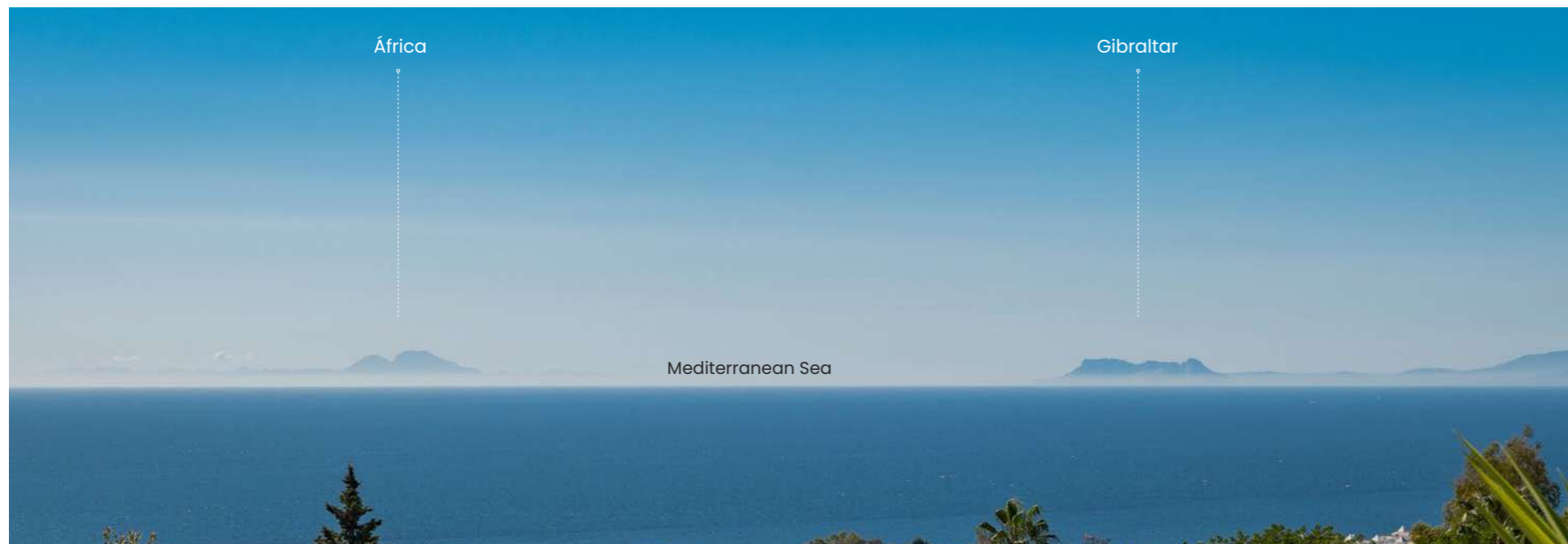
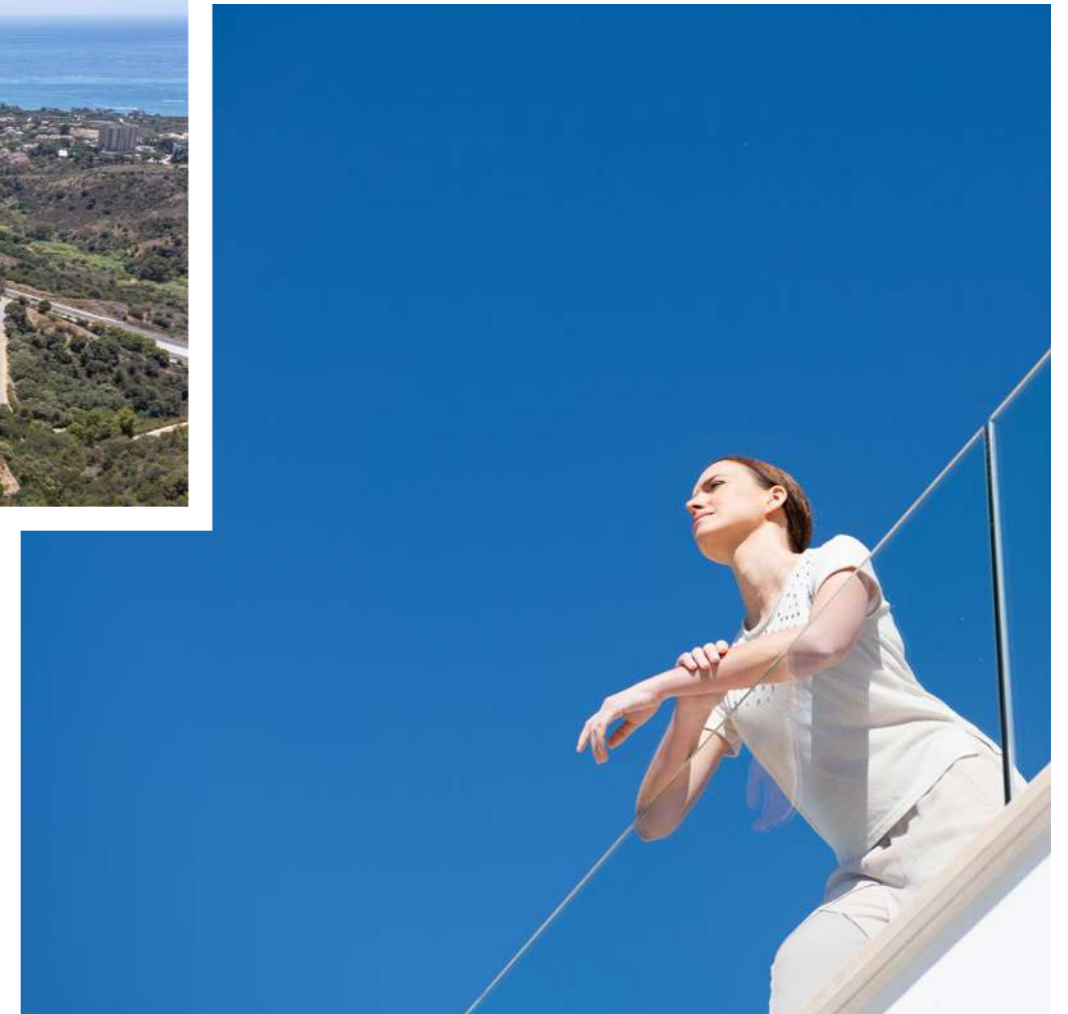
All the apartments at **Quintessence** are oriented to the West to take advantage of the natural light and, at the same time, to offer you a landscape with amazing views to the Mediterranean Sea, to the 18 holes of the Rio Real golf course, to the lively promenade and the lattice of the streets of Marbella, or to the impressive "La Concha" mountain and its Sierra Blanca, that it's the doorway to the well-known Sierra de las Nieves Natural Reserve.

We invite you to open your curtains and see the immensity of the Mediterranean Sea, with the yachts resting under the midday sun on a Coast with an eternal summer. Quintessence offers you generous windows and big terraces from which you can see the African coast and Gibraltar, where you can spend exciting and lively days with family and friends, celebrating the good life, at day or at night.

Can you ask for more?



Wide spaces that allow to combine exterior décor elements with functional furniture that give the terraces versatility at the time of making use of them.



To reconnect with Nature, you will only have to take a walk around the surrounding areas, **Quintessence** is surrounded by Mediterranean forest and framed with amazing sea views. Paths, forests, golf courses, marinas, and beaches – everything within the reach of your hand and less than 10 minutes away.

breath, feel, care

A peaceful space inspired by nature

Quintessence belongs to the exclusive area of Altos de los Monteros, with access control and perimeter security, and adds to your home a 2nd measure that guarantees privacy and security for the owners thanks to a video surveillance system 24 hours, with perimeter cameras.



The balanced life model is present in all the areas of Quintessence Marbella. From the amazing natural surroundings to the architectonic spirit and the design of the apartments and the urbanization, where Nature is in the centre of the experience.

One of the biggest appeals of having a property in **Quintessence** is that the owners will benefit from the access to experiences and services of a 5-star resort just at their doorstep.

Altos de los Monteros is a beautiful natural area where small forests with local species like pinsapos, oaks, holm oaks and olive trees, mix with luxury villas splashing the hill. **Quintessence** takes up a strategic space, tucked within that natural beauty, looking towards the sea and with nothing that can spoil those views. Also, Altos de los Monteros is a small oasis where there is no noise or pollution.

Living just 10 minutes away from everything gives you the opportunity to live a life full of experiences and unforgettable moments. From trekking to horse riding, from surf, golf, or sailing... A wealth of possibilities but nothing comparable to share a table at the sunset with family and friends in the huge terraces of **Quintessence**.

Great windows that go from floor to ceiling and allow to extend each room to the exterior spaces, leveraging the natural light and allowing amazing views to the Mediterranean Sea.



spaces designed for living together

Very luminous, diaphanous and elegant, these are the rooms that we have designed for you.



We know you like sunny afternoons, and therefore all the apartments at **Quintessence** face West, to take advantage of each ray. We believe that wellness and amplitude are non-negotiable values in the specifications of **Quintessence**, and thanks to the big size of the terraces you will have an amazing space to enjoy the long days under the sun.

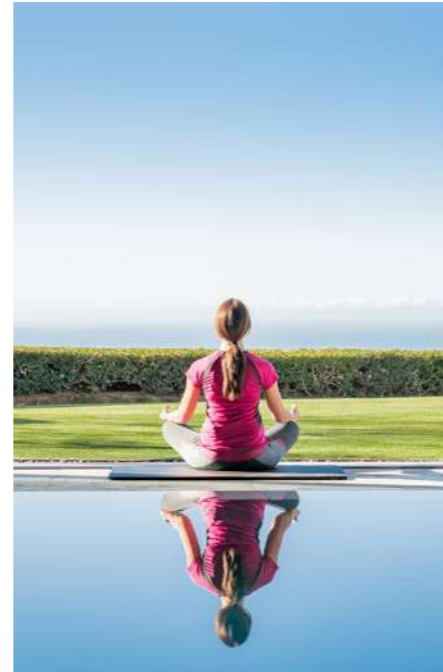
One home, endless possibilities

Relaxing, enjoying, fitness, meeting,
resting, walking, living.

Cooling down by the pool with the amazing views to Marbella and the Mediterranean Sea, a spa session, 20 minutes of spinning and then a Turkish bath. A cocktail with friends in the sunny terrace of the pool bar, afternoons with a good book under the tropical trees, and a lively chat while the little ones enjoy a movie in the big screen of the social club.

Living in **Quintessence** is, by itself, an amazing experience, but if we add that we are only a few minutes away from the best beaches of Marbella, from emblematic golf courses and from the colourful old town of Marbella, the possibilities are endless.

Quintessence is so much more than a residential project - it is a broad range of leisure and wellness services that will help you to live connected to Nature, that have been created to add value to your property, in an idyllic area without pollution, or noise, but very close to everything that Marbella has to offer.



A next generation indoor training centre that offers a state-of-the-art space with sophisticated equipment. Get away from your daily routine and enjoy in the ideal place to recharge your batteries.



A perfect space to have a rest and relax each day. Over 200 m² of wellness installations with heated pool, cold water shower, sauna, and Turkish bath, in an atmosphere that invites to the most pleasurable relaxation.

Social life

Communal areas to live in a safe environment without losing the good habits

Over 20,000 square meters dedicated to personal and social well-being, to practice sports, relax or talk to neighbours and friends about the last episode of your favourite TV show.

Wide spaces, decorated and furnished to enjoy, always, in good company.

You will have access to all the services of a great resort and at the same time to the endless options of a great city that is only five minutes away. **Quintessence** is the ultimate solution to have everything at your doorstep, every day, without additional costs, so your new way of life is so intense as you wish, or as relaxed as you want.



With amazing natural surroundings, a clear bet for quality of life and an architecture thought for enjoying at home, in **Quintessence** you will find apartments inspired in the details and qualities of the modern suites with wide spaces that bend with Nature through its amazing views to the Mediterranean Sea and its huge terraces.



A home made to measure

Customization options

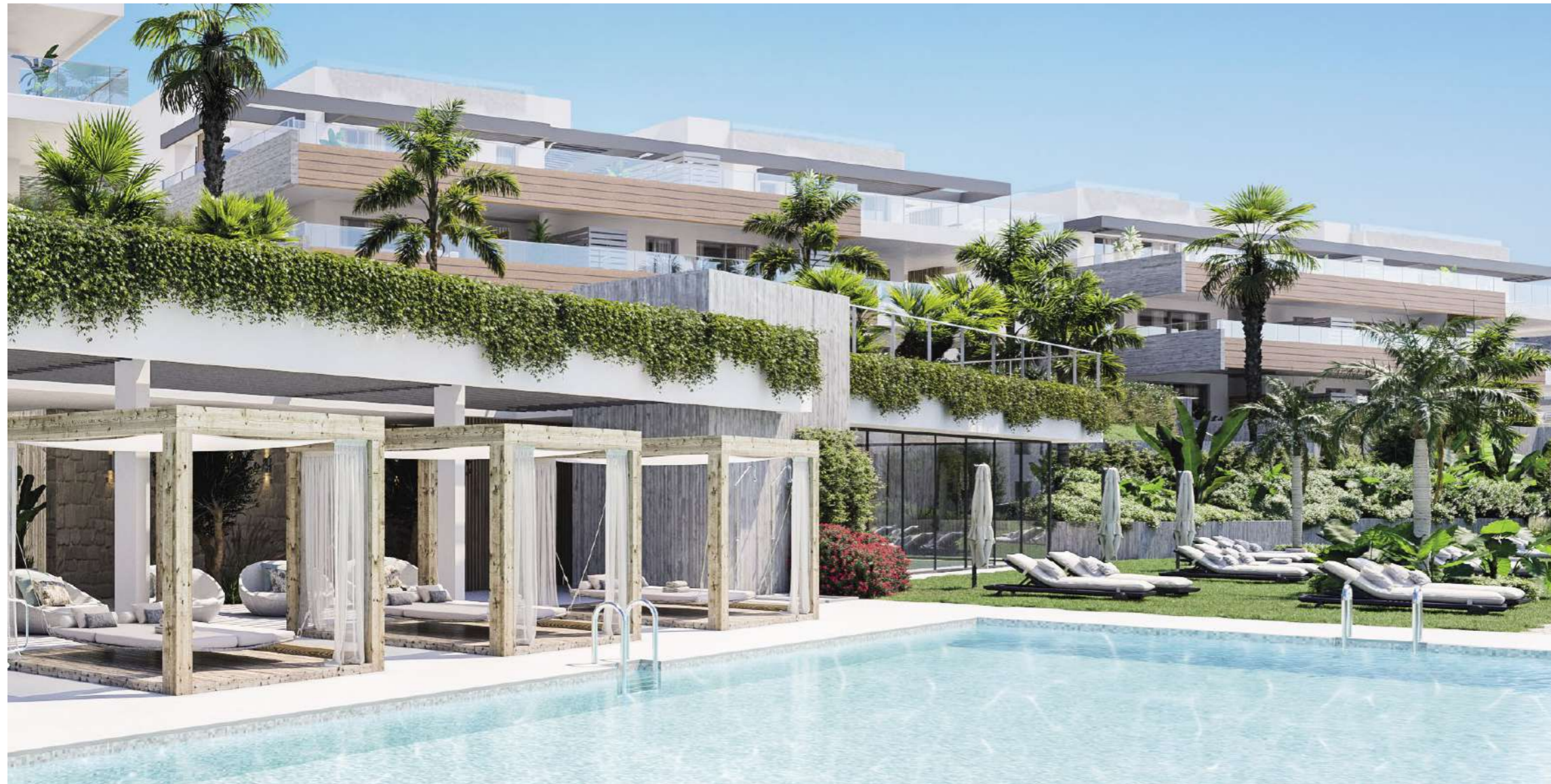
At **Quintessence** we offer you the chance to choose the finishings of your home, so your future apartment is an extension of your way of seeing and living your life.

You will be able to choose between several coverings, both in walls and floors without any extra cost.

And if you want an extra of quality that gives value to your home, we offer you:

- Installation of mini pool in the terrace.

* Talk to our sales team to see the possibilities.



building specifications

INTERIOR FLOORING AND CLADDING

Living rooms, bedrooms, kitchen, hallway, lobby, bathrooms and toilets large format porcelain flooring from top brands.

Vertical surfaces tiled in the shower area with ceramic tiles from top brands and smooth plastic paint suitable for wet areas according to project management's design.

The rest of the interior of the house with smooth plastic paint in soft colours on horizontal and vertical surfaces.

SANITARY FITTINGS AND TAPS

White vitrified porcelain bathroom fittings from PORCELANOSA GROUP or similar with suspended toilets and recessed cistern.

Compact quartz shower trays in main and secondary bathrooms.

Main bathroom with double-sided recessed countertop and shower enclosure with safety glass.

Single-lever taps from leading brands with technology for sustainable water use. Recessed taps in thermostatic showers and rain shower head in main bathroom.

CARPINTERÍA INTERIOR Y EXTERIOR

Solid white lacquered wooden interior doors, special door height, with hidden stainless.

Modular block-type wardrobes, with interior lining in melamine board with textile finish or similar, separating shelf, hanger bar, doors in the same colour and design as the interior doors.

Made of high-performance PVC, sliding or swinging depending on the project.

Safety glass in exit/entrance doors.

Thermally insulated aluminium roller shutters in bedrooms, electrically operated. Pre-installation for motorised blinds in windows.

Pre-installation for motorised blinds in living rooms.

INSTALLATION OF DOMESTIC HOT WATER AND AIR CONDITIONING.

Generation of domestic hot water by means of a top-quality air-thermal system, with a hydrokit located in the utility room.

Fan-coil air conditioning system, installed in false ceiling in the bathroom, with a sectoring system such as Airzone or similar,

Underfloor heating powered from the air-thermal unit in main bathroom and bedroom.

HOME REMOTE CONTROL

Home automation controllable by smartphone which includes the following features:

- Video intercom operation: answering calls and/or opening doors.
- Air conditioning control.
- IP camera inside housing.
- Control of opening and closing of blinds.
- Technical alarms (flooding, fumes).

KITCHENS

Equipped with high-capacity wall and floor units in high-pressure laminate and self-closing drawer system.

Silestone/Neolith type layered quartz worktop, panelling in the space between the wall and floor units.

The appliances are induction hob, integrated dishwasher, oven and microwave column, refrigerator and extractor hood.

SECURITY

Reinforced entrance door, hinges and security lock.

Closed residential complex with private accesses and external concierge, access control and 24-hour video surveillance with perimeter cameras.

VARIOUS INSTALLATIONS

Pre-installation of electrical vehicle recharging. Motorised garage door with remote opening system.

COMMUNAL AREAS

Interior paths and steps of the estate made of imprinted concrete.

Cerramiento exterior: Murete de hormigón o fábrica de ladrillo enfoscado y pintado con cerramiento metálico según proyecto.

Exterior enclosure: Concrete wall or brickwork rendered and painted with metal enclosure depending on the project.

Community splash pools with saline chlorination.

Spa area, with heated saltwater pool, sauna, Turkish bath, cold shower, changing rooms with showers and 2 equipped gym.

Social lounge & Pool Bar.

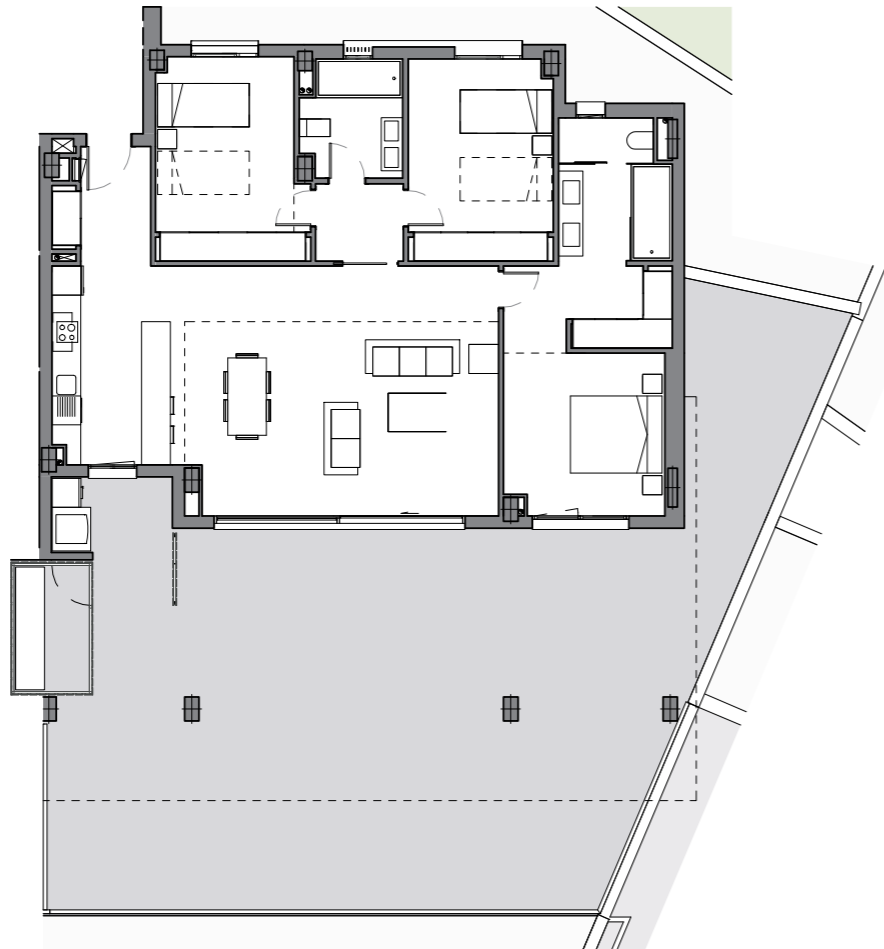
Communal garden area with automatic lighting system and automatic watering system depending on the estate project.



3 bedrooms

Ground floor

- 4,39 m² Entrance
- 44,54 m² Hall Kitchen dining room
- 2,92 m² Distributor
- 17,10 m² Master bedroom
- 6,74 m² Ensuted bathroom
- 12,49 m² Bedroom 2
- 12,64 m² Bedroom 3
- 4,85 m² Bathroom 2
- 57,68 m² Covered terrace
- 18,08 m² Uncovered terrace
- 4,07 m² Laundry room



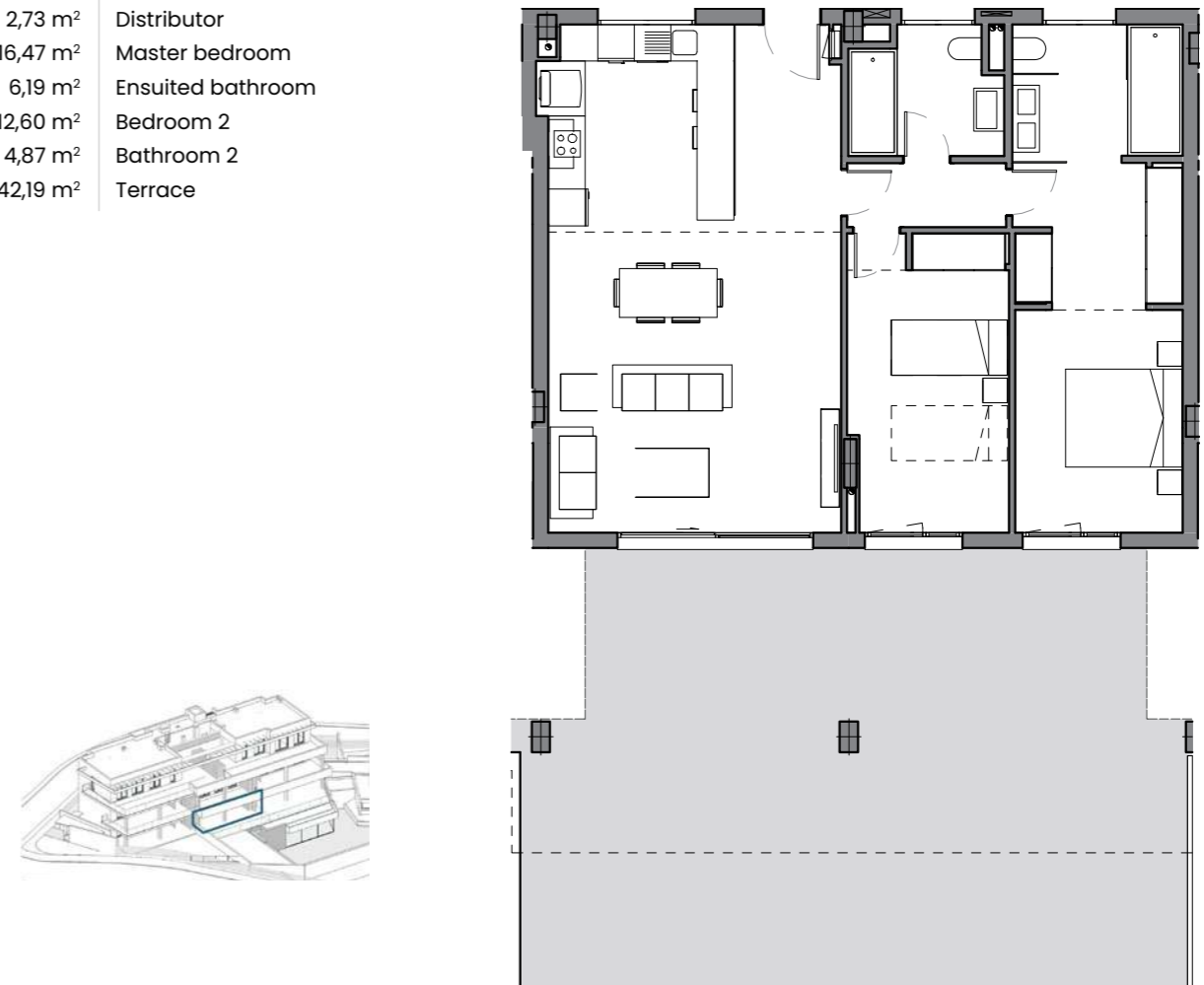
- 3 bedrooms
- 2 bathrooms
- Built-in wardrobes
- 2 Garages
- Storage room
- Equipped kitchen
- Laundry room
- Private garden

Useful area: 105,67 m²
Terrace & pergola area: 79,83 m²
Private garden: 44,74 m²

2 bedrooms

Ground floor

- 5,77 m² Entrance
- 33,93 m² Hall Kitchen dining room
- 2,73 m² Distributor
- 16,47 m² Master bedroom
- 6,19 m² Ensuted bathroom
- 12,60 m² Bedroom 2
- 4,87 m² Bathroom 2
- 42,19 m² Terrace



- 2 bedrooms
- 2 bathrooms
- Built-in wardrobes
- Garages
- Storage room
- Equipped kitchen
- Laundry room

Useful area: 82,56 m²
Terrace & pergola area: 42,29 m²

3 bedrooms

First floor

- 2,41 m² Entrance
- 46,48 m² Hall Kitchen dining room
- 3,02 m² Distributor
- 17,65 m² Master bedroom
- 6,49 m² Ensuted bathroom
- 12,76 m² Bedroom 2
- 12,32 m² Bedroom 3
- 4,88 m² Bathroom 2
- 63,26 m² Covered terrace
- 6,69 m² Uncovered terrace
- 4,07 m² Laundry room



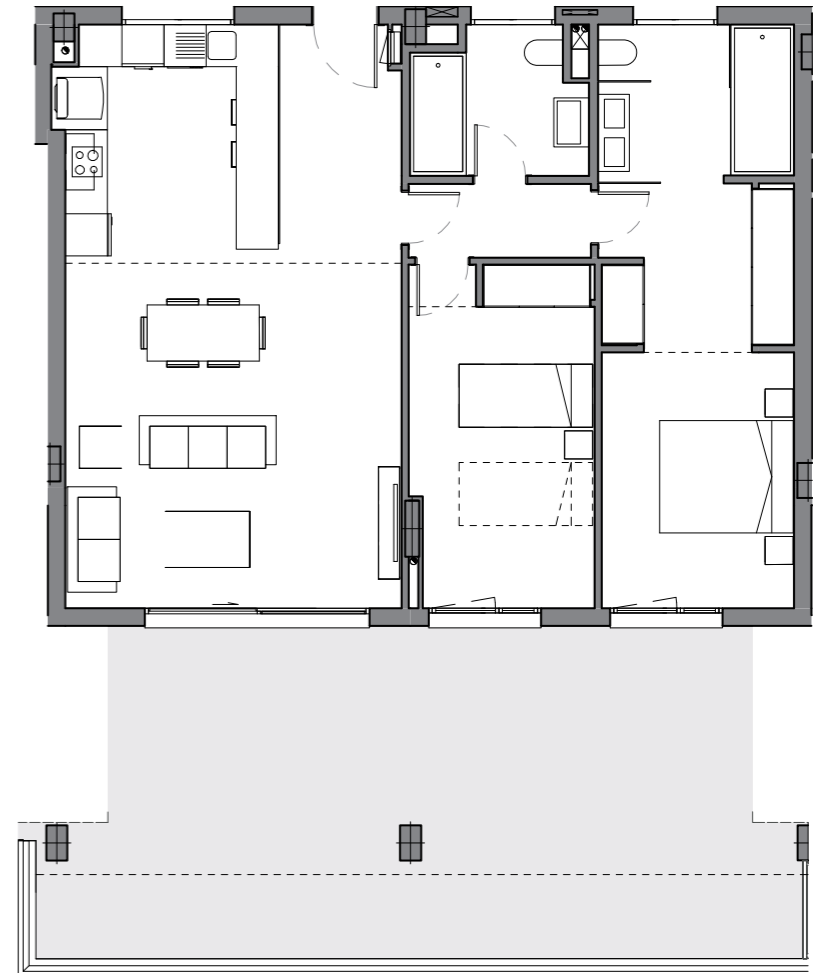
- 3 bedrooms
- 2 bathrooms
- Built-in wardrobes
- Garages
- Storage room
- Equipped kitchen
- Laundry room

Useful area: 106,01 m²
Terrace & pergola area: 74,02 m²

2 bedrooms

First floor

- 5,77 m² Entrance
- 33,93 m² Hall Kitchen dining room
- 2,73 m² Distributor
- 16,47 m² Master bedroom
- 6,19 m² Ensuted bathroom
- 12,60 m² Bedroom 2
- 4,87 m² Bathroom 2
- 33,54 m² Covered terrace
- 13,18 m² Uncovered terrace



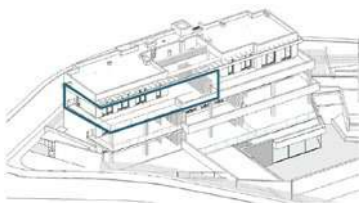
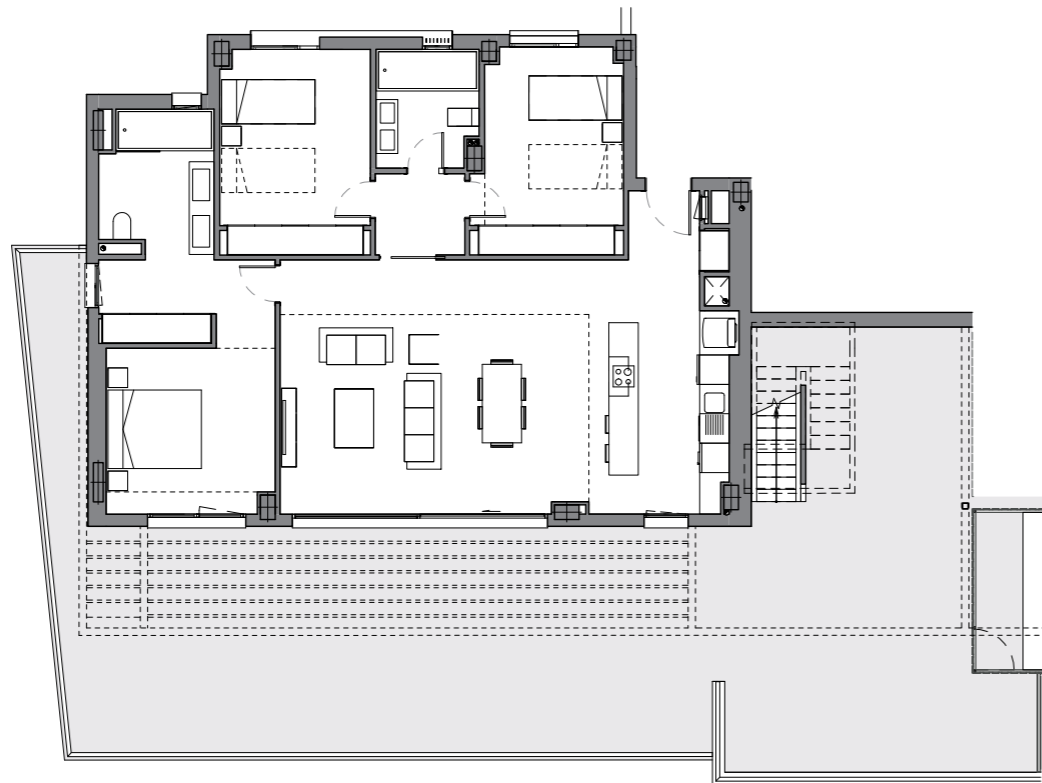
- 2 bedrooms
- 2 bathrooms
- Built-in wardrobes
- Garages
- Storage room
- Equipped kitchen
- Laundry room

Useful area: 82,56 m²
Terrace & pergola area: 46,72 m²

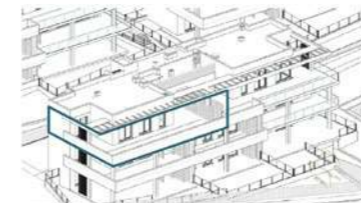
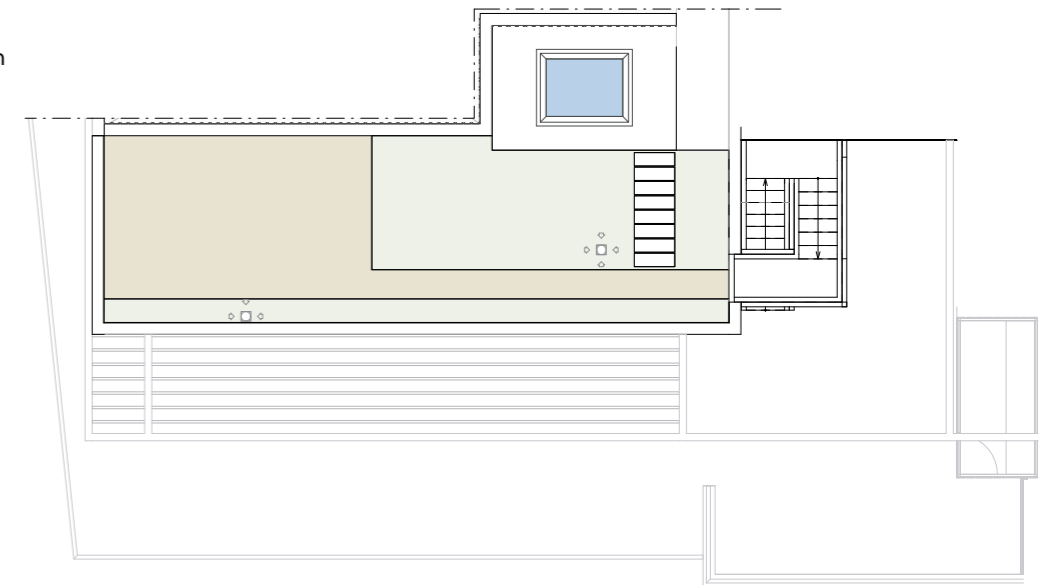
3 bedrooms

Penthouse

- 2,56 m² Entrance
- 46,65 m² Hall Kitchen dining room
- 3,02 m² Distributor
- 17,65 m² Master bedroom
- 6,49 m² Ensuted bathroom
- 12,76 m² Bedroom 2
- 12,32 m² Bedroom 3
- 4,88 m² Bathroom 2
- 87,06 m² Covered terrace
- 28,68 m² Uncovered terrace
- 5,01 m² Laundry room



- 2,56 m² Entrance
- 46,65 m² Hall Kitchen dining room
- 3,02 m² Distributor
- 17,65 m² Master bedroom
- 6,49 m² Ensuted bathroom
- 12,76 m² Bedroom 2
- 12,32 m² Bedroom 3
- 4,88 m² Bathroom 2
- 87,06 m² Covered terrace
- 28,68 m² Uncovered terrace
- 5,01 m² Laundry room



- 3 bedrooms
- 2 bathrooms
- Built-in wardrobes
- 2 Garages
- Storage room
- Equipped kitchen
- Laundry room
- Private garden

Useful area: 106,33 m²
Terrace & pergola area: 120,75 m²
Solarium useful area: 59,36 m²

- 3 bedrooms
- 2 bathrooms
- Built-in wardrobes
- 2 Garages
- Storage room
- Equipped kitchen
- Laundry room
- Private garden

Useful area: 106,33 m²
Terrace & pergola area: 120,75 m²
Solarium useful area: 59,36 m²

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INFOGRAPHICS NOTICE

The images of this documentation are virtual recreations with decorative elements, furniture and plants that do not belong, in any case, to the advertised offer. What this infographic shows is only for information purpose and can be subject to changes during the building stage due to technical requirements.

quint essence

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96 dwellings planned at Urb. Altos de Los Monteros, parcela I, 29602 Marbella, Malaga, Spain. Information, sale and delivery of D.I.A (Documento Informativo Abreviado – Abbreviated Information Document), to which the consumer is entitled in accordance with Decree 218/05, at the sales office located at Urb. Altos de Los Monteros, parcela I, 29602 Marbella, Malaga, Spain. Net usable area detailed in the floor plan of each dwelling. Advanced payments shall be guaranteed in accordance with the law through endorsement, and shall be given as a deposit and shall be part of the price. There will be a special and exclusive bank account for deposits. Taxes and fees are subject to the law: the buyer must pay VAT and stamp duty, as well as notary and registration fees. Developer: IDS Residencial Los Monteros, S.A.. C/ Ángel Gelán, 2, 41013 Seville, Spain. The images, infographics and plans on this website are based on initial designs and are therefore for indicative purposes only and may be subject to changes during the works due to technical or legal requirements of the project. The decorative elements, furniture and vegetation shown are in no case part of the advertised offer.