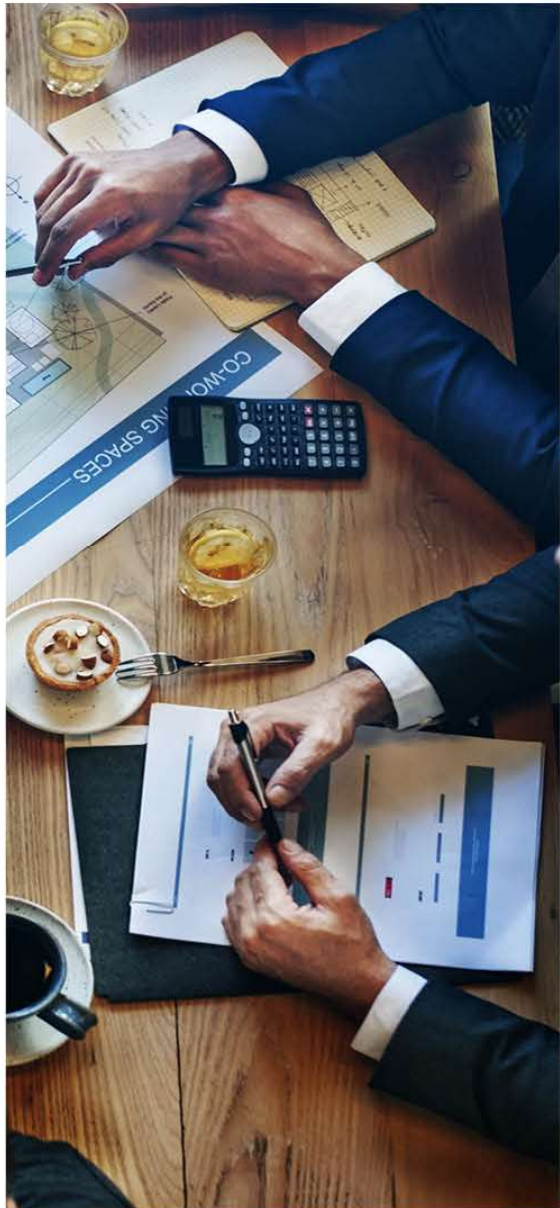


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Fuengirola - Costa del Sol



CAPITAL MANAGEMENT

IBERO CAPITAL MANAGEMENT have a solid capacity for origination and management of investments and financing of assets and real estate developments.

With more than 100,000 million euros of financing originated or managed and the development of more than 7,000 homes, its team has an unparalleled experience that provides solidity and rigor to the projects in which it participates.



COMMERCIALISING AGENT

DREAM EXCLUSIVES is a company designed with you in mind: our client. We dedicate all our efforts to give our clients the best service. For this we invest the time that each client needs in the process of buying their home on the Costa de Sol. We work together with developers and architects to create the perfect home for our buyers. We have put passion into the whole process; from the creation of the project, to the handover of keys.

DREAM EXCLUSIVES also offer a complete after-sales service. We accompany you to all the way to completion, so that you feel comfortable, assured and ready to enjoy your new home. Thank you for trusting us.



PROJECT MANAGERS

VREIM provides comprehensive technical support and construction management services in Andalucía. Facilitating engineering, architecture, financial and legal solutions in all stages of an investment life cycle. VREIM advises investors based on the risk profile, asset class and location, in accordance to their investment criteria.

VREIM ensures a complete technical platform to maximise opportunities and optimize the efficiency of construction projects, from start to finish.

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Fuengirola

Fuengirola is a well-established and hugely popular resort on the Costa del Sol. It's a multi-cultural destination with both Spanish and international residents taking full advantage of its magnificent beaches, diverse gastronomy and historic landmarks.





YOU?





Enjoy

Here is your chance to enjoy life to the full in the heart of the Costa del Sol, at a price that is affordable to all.

The urbanisation offers a variety of apartment formats perfectly adapted to meet the needs of everyday living or a holiday escape.

The elevated position combined with a modern twist on Andalusian architecture and a full range of exclusive in-house amenities, makes this the perfect location to appreciate life on the Costa del Sol.

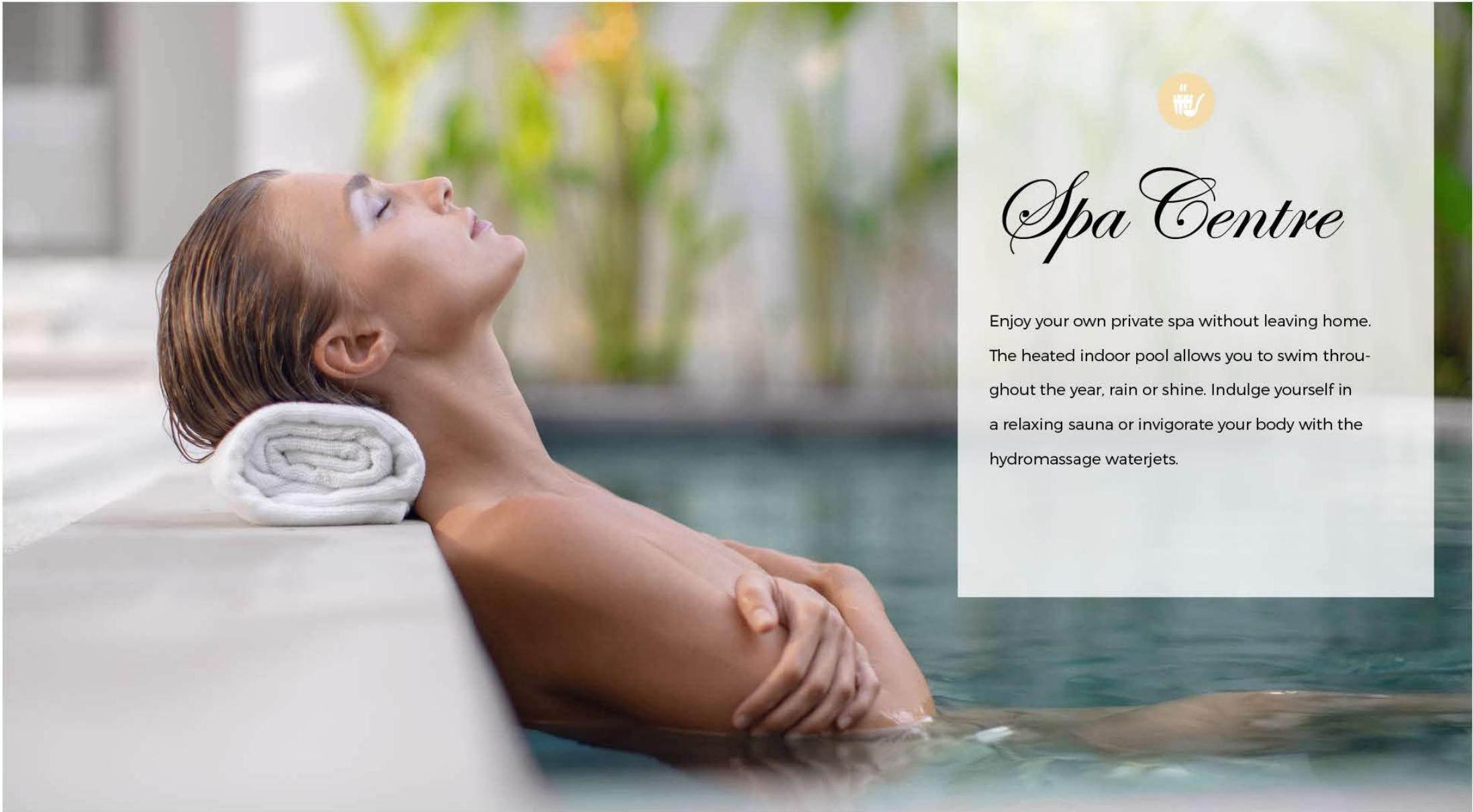


Leisure time, as you want it!

Exclusive Amenities

The development provides health, leisure, social and business facilities
for all members of the family to enjoy.

It's a place where you can choose to do as little or as much as you like
in the convenience of your own surroundings.



Spa Centre

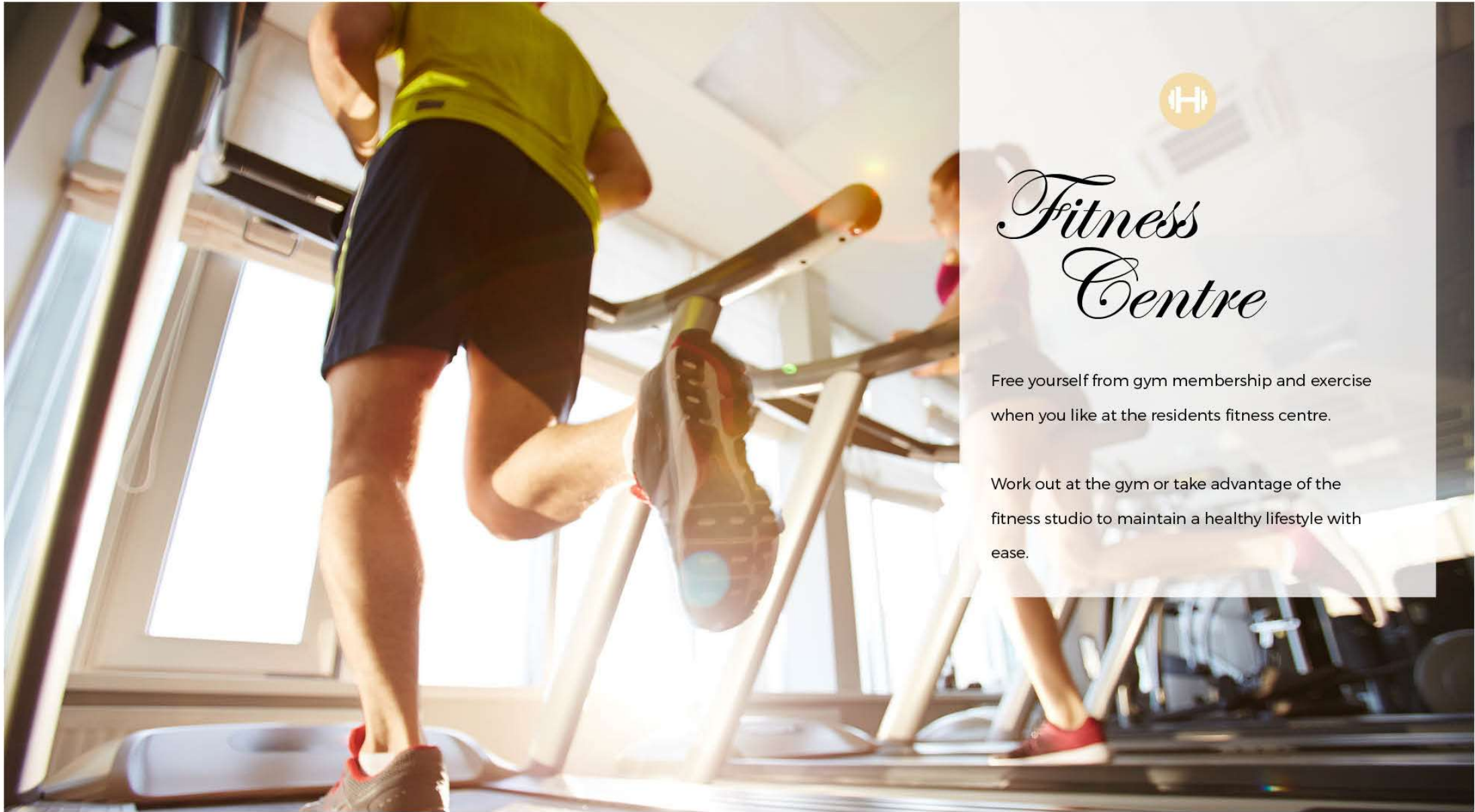
Enjoy your own private spa without leaving home. The heated indoor pool allows you to swim throughout the year, rain or shine. Indulge yourself in a relaxing sauna or invigorate your body with the hydromassage waterjets.



Swimming Pools

No home on the Costa del Sol would be complete without a refreshing outdoor pool to cool down in the hot summer months and here you have two to choose from!

Immersed in large tropical gardens, the central saltwater pool is ideal for fun days in the sun with all the family. For those that prefer a more tranquil environment, kick back in the infinity pool and take in the view..



Fitness Centre

Free yourself from gym membership and exercise when you like at the residents fitness centre.

Work out at the gym or take advantage of the fitness studio to maintain a healthy lifestyle with ease.



Private Cinema

Residents benefit from their own private movie theatre.

The perfect spot to get together with family, friends or neighbours for screenings of your favourite entertainment, sports or events.



Social Lounge

For when you need just a bit more space to entertain, take advantage of the social lounge. Complete with a fully equipped kitchen so you can cater and host larger groups of friends and family in the convenience of your own urbanisation.



Business Centre

Work from home in comfort thanks to the in-house business centre. Providing space for meetings, high-speed internet, print facilities and presentation systems your professional needs are met without any need to commute.



Shuttle Bus

For added convenience, residents have their own dedicated transport service for trips to and from the beach of Los Boliches.

Affordable Luxury Living!

Exclusive Apartment

With just 71 apartments, this intimate community can be enjoyed without the crowds and commotion of city centre living.

The terraces offer either countryside, sea or mountain views, and connect harmoniously with the spacious interiors to maximise the living space that can be enjoyed throughout the year.

















Quality Specifications



EXTERIORS

FOUNDATIONS AND STRUCTURE

- The foundations and basement walls are constructed according to the specifications defined in the technical project, using high-strength concrete to designed specifications, cements suitable for the type of land and steel calculated accordingly.
- Reinforced floors, walls and pillars with structures made of reinforced concrete slabs in accordance with Spanish construction regulations.

FACADE

- The external enclosure of the building will be made from brickwork, including an air cavity with inner insulation and cladding featuring dry partition walls of laminated plasterboard or brickwork.
- The exterior finish will be a rendered cement mortar, coated with exterior paint. The terrace parapets will be finished with safety glass panels or a brick wall.

ROOFING

- The roofing has been designed to ensure water tightness against leaks and humidity, to be fully waterproof. The walkable flat roofs will be finished with a non-slip stoneware floor in areas where required and a gravel finish for non-walkable flat roofs or tiles for sloping roofs.

EXTERIOR CARPENTRY

- Lacquered aluminium exterior carpentry with thermal bridge break. Folding, tilt-and-turn or sliding opening systems, according to typology and technical requirements, and thermoacoustic Climalit type double glazing with air chamber.

TERRACES

- Terraces and balconies will be finished with a non-slip porcelain stoneware.



INTERIORS

PARTITION AND INSULATION

- The partition walls will be made of laminated plasterboard with insulation.
- The non-tiled walls will be finished with smooth plastic paint.

MAIN DWELLING

- The flooring will be either polished terrazzo, porcelain stoneware, wood effect tiles or similar, running throughout to unify the entire interior of the property.
- The bedrooms will feature aluminium blackout shutters to match the exterior carpentry.

INTERIOR CARPENTRY

- Armoured access door and security lock. Internal lacquered doors, with a white smooth finish including steel handles and hinges.
- Modular fitted wardrobes to match the internal doors, equipped with a shelf and hanging rail.

KITCHEN FURNITURE AND APPLIANCES

- Kitchen furniture includes upper and lower cabinets. The countertop will match the cabinet doors according to the set ambiances.
- The splashback will be tiled. The kitchen comes equipped with electrical appliances including a ceramic hob, oven, microwave, extractor hood, refrigerator and dishwasher.
- A suitable space will be left for the installation of a washing machine/dryer.

BATHROOMS

- Bathroom walls will be finished with a combination of porcelain stoneware and paint, to match the flooring in the property. Sanitaryware will come in a white glazed porcelain ceramic.
- In all bathrooms that have a shower, a non-slip shower tray will be installed. Taps will be modern chrome mixer taps.



INSTALLATIONS

HOME AUTOMATION

- The dwellings have pre-installation for home automation (domotics).

ELECTRICITY AND TELECOMMUNICATIONS

- Power and telecommunications outlets will be supplied according to the Low Voltage Electrical Regulations, with switches and sockets from leading brands.
- Wiring installation includes safety switches and separated circuits in the main electrical panel.
- The properties will have basic LED lighting installed in all rooms. TV, telephone and internet sockets will be installed in the main rooms, in accordance with the technical regulations.
- All apartments will have a video intercom.

AIR CONDITIONING AND HOT WATER

- Individual domestic hot water is produced via Aerothermia, a high energy efficiency system. Hot / cold air conditioning is installed throughout the property.

PLUMBING

- The apartments will be fitted with a main water supply shut-off valve at the entrance of the property and independent shut-off valves for each wet room. The plumbing installation includes a water supply inlet for each sanitary appliance in the bathrooms and the kitchen, and for electrical appliances in the kitchen area.



FACILITIES

SWIMMING POOL

- Located on the ground floor, with saltwater chlorination treatment system, underwater lighting and shower area.

SPA AREA

- Indoor relaxation area equipped with a heated pool, sauna, water and hydromassage jets. Changing rooms with showers and toilets.

FITNESS

- Gym equipped with sports equipment, music system and television.

TRANSPORT

- Private shuttle bus service to the beach.

SOCIAL CLUB

- Multi-purpose common room located in the basement of the building.
- Gastrobar with lounge area and kitchen.

CINEMA ROOM

- Residents benefit from their own private movie theatre. Projector and sound system for private screenings.

BUSINESS CENTRE

- The business centre is complete with office facilities including a meeting room, internet, printing and presentation facilities.



INFRASTRUCTURE

ACCESS AREA AND LIFTS

- Main access to the urbanisation through a single entrance.
- Lift access from the garage to the ground floor
- Lift access to all apartment floors.

GARAGES AND STORAGE ROOMS

- Parking, with space for one car, and storage room for each property. An additional parking space for a second vehicle may be available according to availability.
- Installation of ventilation, fire detection and protection systems in garage area.



GARDENS

- The external communal areas feature modern and contemporary Mediterranean gardens with aromatic herbaceous, and citrus plants among other species suitable for its surroundings.
- Automatic irrigation system and installation of outdoor lighting.



One Life, One Home!

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