

# ALMAZARA VIEWS

ISTAN - MARBELLA / MALAGA



NEW TOWNHOUSES SURROUNDED BY NATURE AND BREATHTAKING VIEWS



# ALMAZARA VIEWS

## ALMAZARA BOUTIQUE RESIDENCES

**Almazara Views**, includes wonderful townhouses in the new development **Almazara Boutique Residences**, on the slopes of La Concha, overlooking the La Concepción reservoir, surrounded by hundred-year-old trees and located between the municipalities of Marbella and Istán. It is just 10 minutes' drive from international schools, the Manolo Santana Tennis Club, the best golf courses, shopping and leisure centres in Nueva Andalucía, as well as the amazing beaches along the Golden Mile.



# LEISURE TIME IN MARBELLA

A few of the things that make **Marbella** so attractive are its year-round pleasant climate, its beaches, golf courses, boutiques, lifestyle and, of course, the astounding variety of activities on offer.

Its leisure opportunities are complemented by the famous **Puerto Banus**, the town centre and the beaches of Marbella, situated just a few kilometres from **Almazara Views** which offer you the chance to try a wide range of water sports.

Are you a golf lover? You can enjoy your favourite sport at any time of the year here, with many prestigious golf courses near the Costa del Sol.



Malaga Airport: 60 km



# HOMES TO ENJOY ALL YEAR ROUND

**Almazara Views** is a residential development comprising 23 exclusive semi-detached homes that allow you to enjoy the best panoramic views from the new Almazara Boutique Residences development.

The aesthetic appearance of this collection of homes has been carefully contemplated to integrate with the natural surroundings, having a contemporary look with a certain rustic influence.

The development faces South-Southwest with unobstructed views across Gibraltar, the coast of Morocco, and the Marbella coastline. Every home has **3 bedrooms**, and they have large terraces, a solarium, and access to a communal pool with a landscaped garden featuring local plants, many sourced from the area itself.

Modern homes in a quiet residential area, just a few kilometres from **Marbella's Golden Mile**, where you can happily live all year round, or just come and spend your holidays and weekends away.





## LARGE TERRACES WITH PANORAMIC VIEWS

**Almazara Views** offers a collection of semi-detached homes with 3 bedrooms, 2 bathrooms, and a cloakroom. They all have an “open plan” design and provide a kitchen area that forms part of the living-dining room.

The living rooms are full of natural light, with large patio windows opening out onto generous terraces. The incredible panoramic views will take your breath away.

**Almazara Views** also includes other convenient features, such as a private underground garage for each home, a pool for adults and children, and extensive garden areas. The development also has several public footpaths in the area where it is situated, and over 5 hectares of woodland where you can walk, relax and enjoy spending time in nature.



# THERE'S NO PLACE LIKE HOME

**Almazara Views** offers fully equipped homes, with top quality finishes, ready for you to move in. A private underground garage is included with each home.

The notably high-quality materials and finishes in the interior give the homes great comfort, exclusivity, and elegance. These include refined exterior carpentry, large format ceramic flooring, generously sized windows to make the most of all the available natural light, fully fitted kitchens, modern bathrooms with high-quality sanitary fittings and taps, and air conditioning installed via ducts throughout the homes, with machinery included.



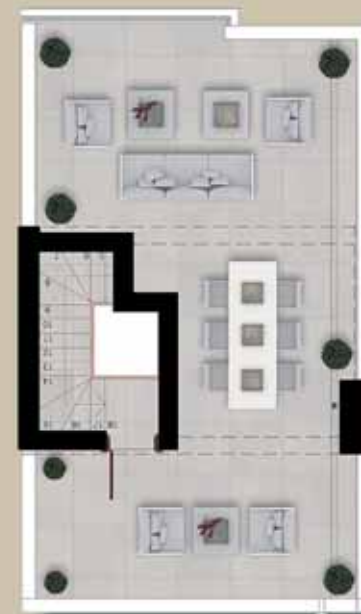


## DESIGN AND COMFORT



### TOWNHOUSE 3 BEDROOMS WITH SOLARIUM

<b>Total Built Area</b>	<b>197,04 m<sup>2</sup></b>
Terrace	59,67 m <sup>2</sup>
Solarium	55,57 m <sup>2</sup>
Basement	60,49 m <sup>2</sup>



Images and project drawings are for illustrative purposes only. Its content does not constitute a contract, part of a contract, or a guarantee.



## ENERGY EFFICIENCY AND THE ENVIRONMENT

Global warming is an issue that unites us all and **Taylor Wimpey España** is aware of its responsibility in the fight against climate change and sustainability and energy efficiency are very important criteria for us when selecting materials and products. We not only want to protect the environment, but also to contribute to your well-being and the creation of a healthy environment in your new home.

### In your new home:

- Individual aerothermal unit for production of domestic hot water.
- Mechanical ventilation system for interior air renewal.
- Ducted air conditioning system with machine included and centralised remote control.
- Exterior carpentry with thermal break and double glazing with air chamber.
- LED lighting package installed in every home.
- Private garage in the basement, with a conventional power socket for charging electric vehicles.

### In communal areas:

- Installation of drip irrigation with programmer in landscaped areas.
- Lighting timers installed in communal areas.