we are sustainable



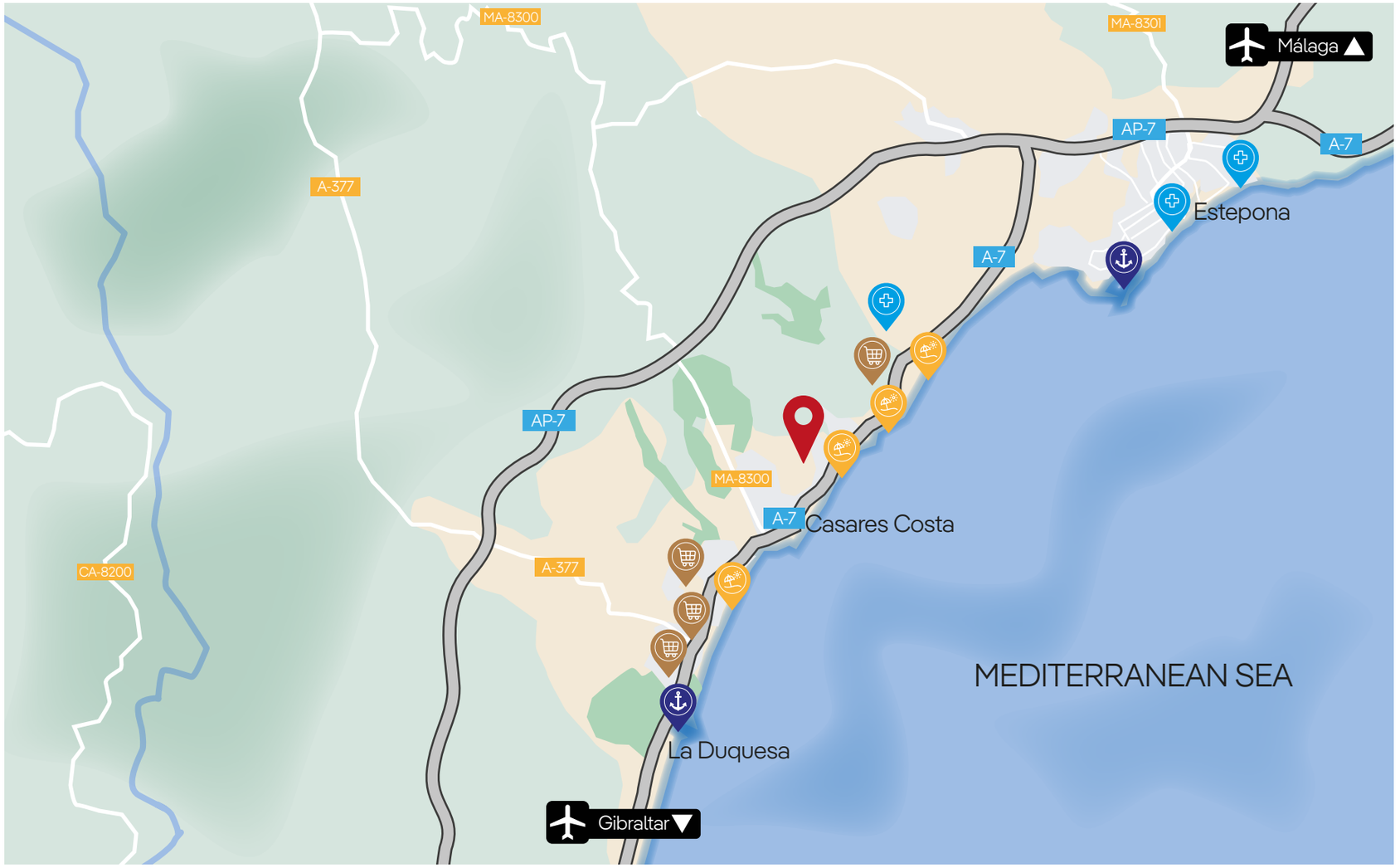


CAMARATE Hills



Casares Costa

Costa del Sol
Málaga



On-site Information:
Finca Camarate Golf Urbanization
Maria Teresa de León St., 29690 - Casares, Málaga

a select corner of the Costa del Sol

Camarate Hills is located next to the **New Golden Mile**, less than 15 minutes by car from **Estepona** and 30 minutes from **Marbella**. Málaga **International Airport** is less than 1 hour away.

In the surroundings of our development, you will find all kinds of **services**, wonderful **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





the retreat where the sun always shines

Imagine waking up in a place where summer seems to never end. With more than 320 days of sunshine a year, the **Casares coast** is much more than a destination; it is the perfect balance between the **energy of the Mediterranean** and the peace of an **exclusive home**.

Cinematic beaches: kilometers of golden sand and crystal-clear waters that become your personal oasis of tranquility.

Unique lifestyle: in the heart of the **Costa del Sol**, the only place where luxury, the best gastronomy, and elite sports meet in total harmony.

Nature and comfort: **Camarate Hills** is not just a housing development, it is a private viewpoint designed to coexist with the **natural environment** without giving up distinction.

Enjoy the freedom of living in an unforgettable **coastal paradise**, where every detail is designed to offer you the quality of life you have always dreamed of.



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.





Camarate Hills. Phase 4.

Camarate Hills. Phase 3.

Fase 2. Under construction.

Fase 1. Completed.

the project

An **exclusive** residential complex in a **natural setting**: Camarate Hills. A **paradise** between **the sea and the mountains**. The project's genesis aims to enhance your lifestyle, maximizing the breathtaking views of the surroundings and adapting perfectly to the terrain.

With the first phase already sold and the second under construction, these **new phases** rise majestically, blending into the **natural surroundings** and creating a first-class architectural ecosystem where quality and privacy are their defining features. Both phases, along with those to follow in the near future, create a premier **architectural ecosystem** where **quality** and **privacy** are the defining identity.

living in community

Phases 3 and **4** of **Camarate Hills** consist of **64** spacious and efficient **apartments** distributed across 4 buildings within an **exclusive private residential** complex, featuring **2 swimming pools**, one for every 2 buildings.

1, 2, and 3-bedroom homes with **garage and storage** room, located in blocks consisting of a ground floor and two upper levels.

Pedestrian access from the street is at ground level, avoiding steep ramps or stairs, leading you into a **meticulously landscaped environment** that culminates in the pool areas.

Vehicular access to the garages is strategically located on the outer perimeter, ensuring that the interior of the complex remains free of surface traffic.

Discover **excellence** in every detail of our development.



Architecture that integrates each home with the surrounding **nature**.





Camarate Hills hides perfect corners for escape and relaxation around its **wonderful pools**.



A spacious living room, **bright** and **cozy**, is the main room of the home.

The kitchen, integrated into the living room space, is **fully equipped**.





Bright **master bedroom** with **en-suite bathroom**..

2 and 3-bedroom homes allow you to adapt the rooms to your lifestyle (bedrooms, offices...).





The bathrooms have been designed with your comfort in mind, featuring a careful **selection** of **high-quality** materials.



First-floor apartments and penthouses feature spectacular **terraces** with **360° views** of the sea and mountains.



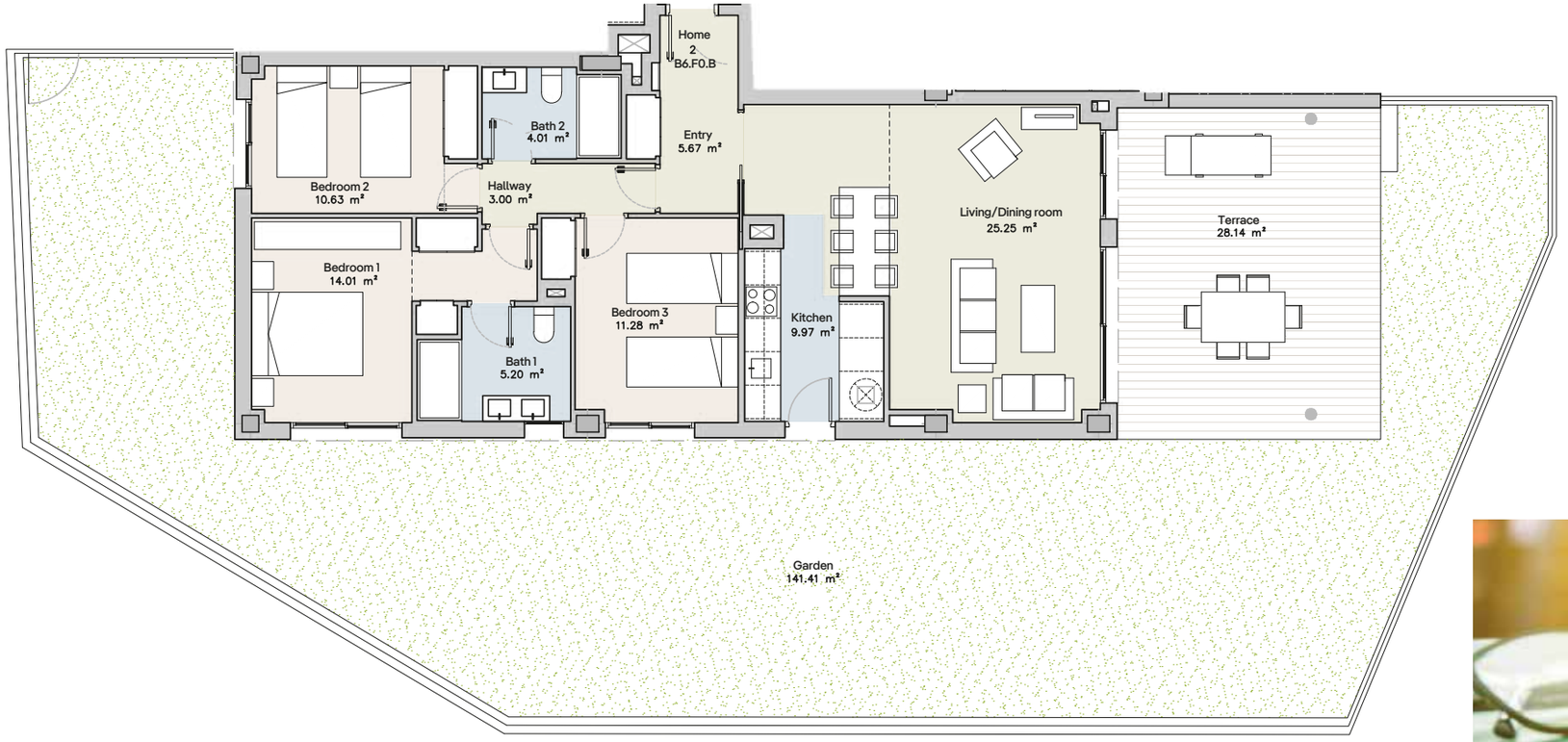
Ground-floor homes offer a **splendid terrace** to enjoy all year round.





TYPOLOGIES

EXAMPLE GROUND-FLOOR HOME



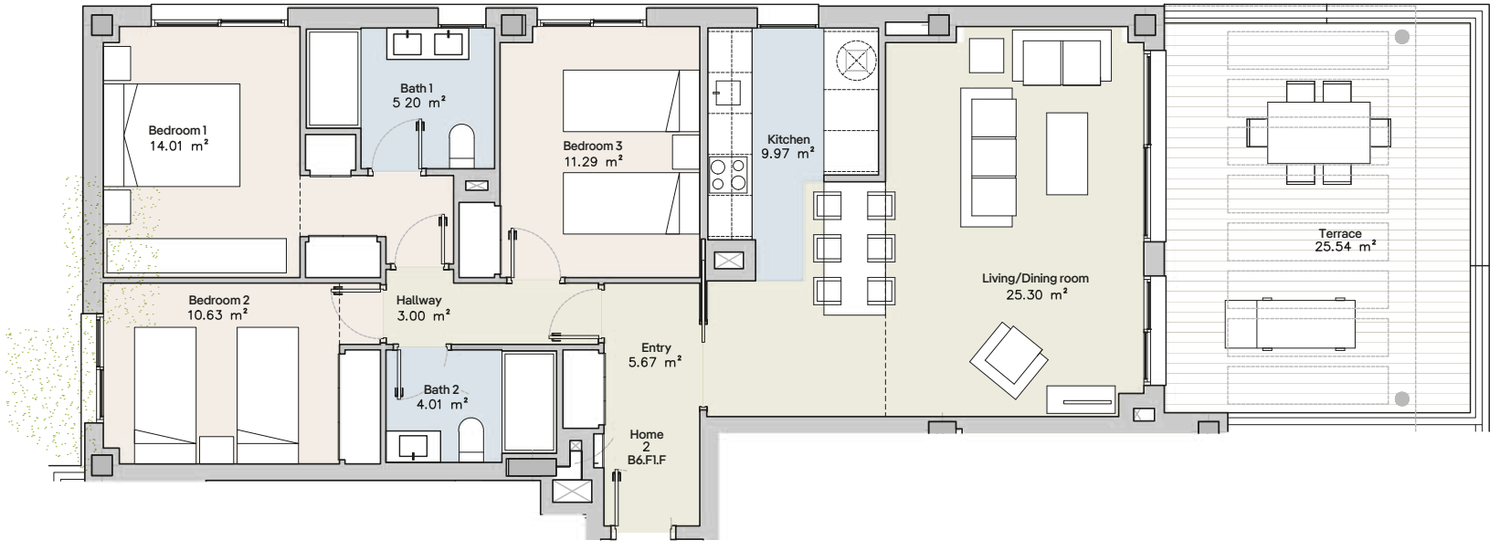
Building 6

Ground Floor Unit B

BUILT-UP AREA (with Common areas)	119.10 m²
ENCLOSED PRIVATE AREA	105.35 m²
USEABLE AREA TERRACE	28.14 m²
USEABLE AREA GARDEN	141.41 m²
Built-up area pursuant to Decree 218/2005	149.52 m²
Useable area pursuant to Decree 218/2005	97.92 m²
LIVING ROOM - DINING	25.25 m²
KITCHEN	9.97 m²
BEDROOM 1	14.01 m²
BEDROOM 2	10.63 m²
BEDROOM 3	11.28 m²
BATH 1	5.20 m²
BATH 2	4.01 m²
ENTRY	5.67 m²
HALLWAY	5.35 m²



EXAMPLE FIRST-FLOOR HOME

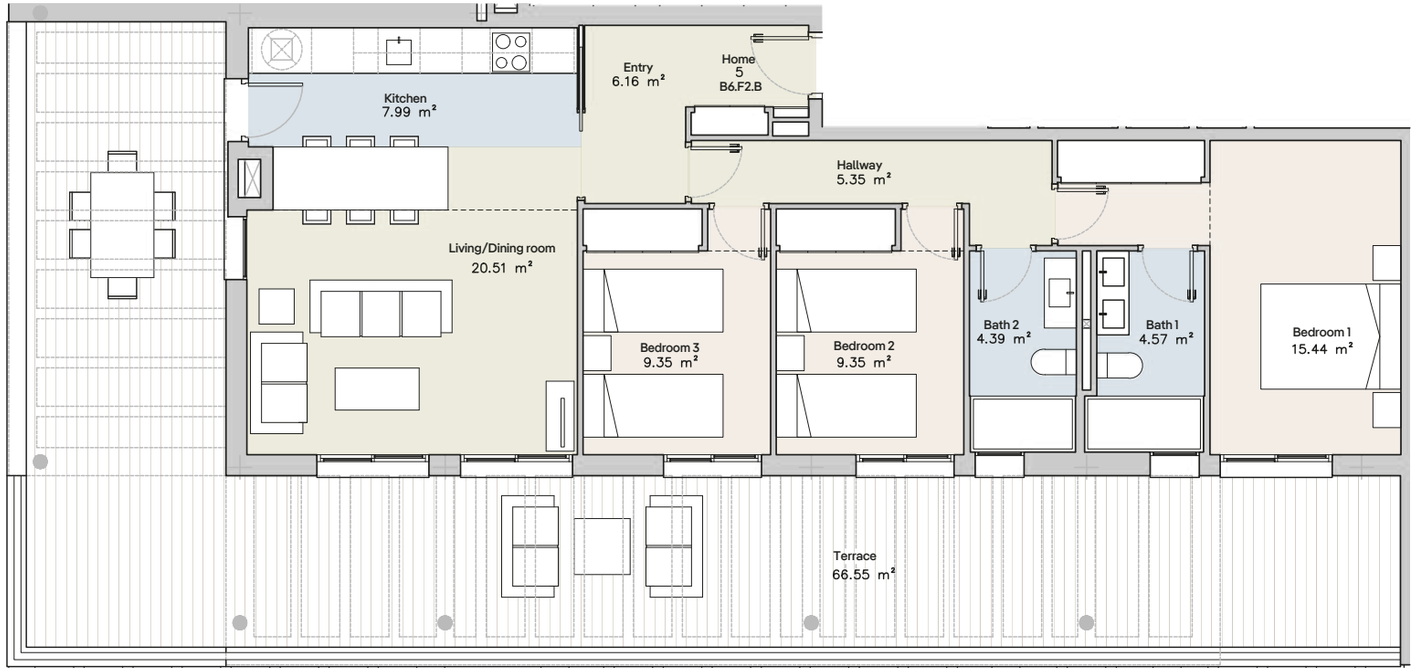


Building 6

First Floor Unit F

BUILT-UP AREA (with Common areas)	119.18 m²
ENCLOSED PRIVATE AREA	105.35 m²
USEABLE OUTDOOR AREA	25.54 m²
Built-up area pursuant to Decree 218/2005	138.94 m²
Useable area pursuant to Decree 218/2005	97.99 m²
LIVING ROOM - DINING	25.30 m²
KITCHEN	9.97 m²
BEDROOM 1	14.01 m²
BEDROOM 2	10.63 m²
BEDROOM 3	11.29 m²
BATH 1	5.20 m²
BATH 2	4.01 m²
ENTRY	5.67 m²
HALLWAY	3.00 m²





Building 6

Second Floor Unit B

BUILT-UP AREA (with Common areas)	111.07 m²
ENCLOSED PRIVATE AREA	97.25 m²
USEABLE OUTDOOR AREA	66.55 m²
Built-up area pursuant to Decree 218/2005	148.54 m²
Useable area pursuant to Decree 218/2005	91.32 m²

LIVING ROOM - DINING	20.51 m²
KITCHEN	7.99 m²
BEDROOM 1	15.44 m²
BEDROOM 2	9.35 m²
BEDROOM 3	9.35 m²
BATH 1	4.57 m²
BATH 2	4.39m²
ENTRY	6.16 m²
HALLWAY	5.35 m²

EXAMPLE ATTIC-LEVEL HOME





FINISHES

Phases 3 and **4** of **Camarate Hills** are an exclusive project in a unique setting, characterized by exceptional finishes detailed below.

FACADES Y ROOFING

• **Facade with continuous coating**. A dry-wall lining with thermal and acoustic insulation will be installed on the interior.

• Non-trafficable **inverted roof**.

INTERIOR PARTITIONING

• **Interior divisions between rooms**: self-supporting drywall partitions made of laminated plasterboard with thermal and acoustic insulation.

• **Divisions between homes**: perforated solid brick walling with dry-lined laminated plasterboard on both sides, including thermal and acoustic insulation.

EXTERIOR CARPENTRY

• Aluminum profile carpentry with a **lacquered finish**, **thermal bridge break**, color to be defined, and various opening types depending on location.

• **Thermal-acoustic double glazing** with a dehydrated air chamber and a low-emissivity (Low-E) thermal coating.



• Aluminum slat shutters with **injected insulation** in bedrooms, living room, and kitchen, in a color similar to the exterior carpentry.

INTERIOR CARPENTRY

• Security reinforced entrance door to the home, with an optical peephole, solid core with **oak wood veneer** on the exterior face, and white lacquered on the interior face to match the home's white interior carpentry.

• Interior doors made of solid MDF wood, with a white lacquered finish and stainless steel hardware. Most are swing doors, except in cases where sliding doors are recommended to improve access to specific rooms.

• **Fitted wardrobes** with a luggage shelf and hanging rail. The interior of the wardrobes is delivered painted, and the doors (swing or sliding depending on the room) are white lacquered to match the rest of the interior carpentry.

FLOORING

• **Home interior**: large-format laminate flooring in a wood-effect gray tone, finished with a white lacquered skirting board to match the interior carpentry.

• **Terraces**: non-slip porcelain stoneware flooring in a 20x120cm format.

• **Building entrances and common areas**: porcelain stoneware flooring.

WALL COVERINGS

• **Kitchen**: 12mm porcelain backsplash between upper and lower cabinets to match the countertop. On the remaining walls, plastic paint suitable for humid environments.

• **Master bathroom**: porcelain stoneware wall tiling in 30x60cm format in the shower area; plastic paint on the remaining walls, as per project specifications.

• **Secondary bathroom**: porcelain stoneware wall tiling in 30x61cm format in the shower area; plastic paint on the remaining walls, as per project specifications.

• Remaining rooms: white plastic paint on all vertical and horizontal surfaces (walls and ceilings).



FALSE CEILINGS

• **Kitchens and bathrooms**: laminated plasterboard false ceiling with anti-humidity plastic paint.

• Secondary bathroom: removable (accessible) false ceiling for maintenance access to the indoor air conditioning unit.

KITCHEN FURNISHING & EQUIPMENT

High-capacity **upper and lower cabinets**, featuring the following **equipment:**

- Induction hob.
- Extractable cooker hood.
- Stainless steel oven.
- Microwave with grill function.
- Integrated washer-dryer.
- Integrated combi fridge-freezer.
- Integrated dishwasher.
- Linear LED lighting under upper cabinets.

• Stainless steel sink with a high-swivel pull-out spout, single-lever mixer in stainless steel.

• 12mm **porcelain countertop and backsplash**, high-temperature resistant and stain-proof.

ELECTRICITY AND TELECOMMUNICATIONS

• Living room, kitchen, and bedrooms equipped with broadband data, telephone, and TV/FM outlets.

• Terrace with a **TV outlet**.

• LED lighting in the kitchen, bathrooms, and terrace.

• Pre-installation for **motorized shutters** in bedrooms and the living room.

• Video intercom system.

PLUMBING AND SANITATION

• Main shut-off valve and independent shut-off valves in each wet room.

• Hot water production via an **aerothermal system**.



• Each sanitary fixture is connected to the drainage network through downpipes located in soundproofed PVC chambers adjacent to the home. Water inlets are included for each fixture in bathrooms, kitchen (sink and dishwasher), and laundry/closet area (washer and dryer).

BATHROOM EQUIPMENT

• **Vitrified porcelain** toilet with a low-profile tank and dual-flush button.

• Vanity unit with integrated washbasin and two drawers (dimensions as per project), including a mirror above the unit and a single-lever mixer tap.

• Large-format shower trays in the master and secondary bathrooms.

• **Thermostatic column** taps in both bathrooms.

AIR CONDITIONING

• Air conditioning via a direct expansion heat **pump (heating/cooling)** with air distribution through concealed ducts in the false ceiling.

• Temperature control via a programmable room thermostat.

VENTILATION

• **Self-regulating mechanical ventilation** unit, low-profile and low-noise.

GENERAL COMMUNAL FACILITIES

• Self-consumption **photovoltaic installation** for the building's common areas.

• Eco-efficient elevator with a digital control panel.

• Communal antenna for TV signal reception.

GARAGE AND COMMON AREAS

• Basement floor, including parking area, storage rooms, and technical rooms below ground level.

• Automated vehicle access and garage doors with anti-crush safety devices and remote control.



• **Pre-installation of a charging point for electric vehicles (EVCP)** on a metal tray, routed to the centralized meter room, where it can be connected to the individual meter of the home.

• Communal swimming pool and restrooms.

• Green areas, featuring pedestrian paths and communal gardens with planting as per project specifications.

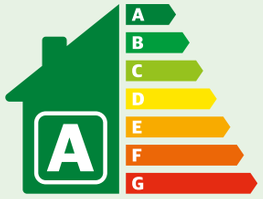
• Urban furniture, as per project specifications.

• Interior mailboxes and exterior video intercom.

• Closed and fenced private urbanization.

ENERGY RATING

• Energy Rating "A" for the home, according to RD390/2021.



HOME CUSTOMIZATION (*)

Options at no additional cost:

• Choice of wood-inspired flooring color in an oak tone.

• Choice of one of the 3 proposed colors for the painting of the entire home.

• Customization of kitchen cabinetry and countertop colors, within the proposed range.

• Choice of door handles in a black finish.

• Choice of kitchen faucet finish in black.

Options at an additional cost:

• Shower screens in the master and secondary bathrooms.

• Replacement of the shower tray with a bathtub.

• Motorized shutters.

• Drawer units for wardrobes.

• Choice of different appliance ranges, both visible and integrated.

• Installation of an electric vehicle charging point (3.7-7.4kW) with dynamic load management.

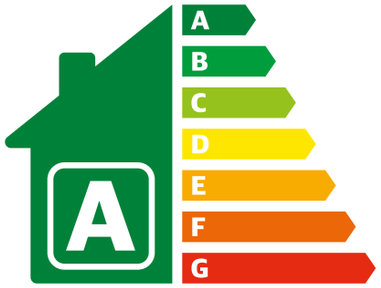


(*) The ability to request options is contingent on the extent to which the building works has progressed, and at the Developer's discretion.

NOTE:

IBERDROLA INMOBILIARIA S.A.U. reserves the right to make changes to these Building Specifications for any technical, legal or administrative reasons, or due to force majeure.





We focus on sustainability and efficiency

we are sustainable

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 processes.
- 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/Nanclares de Oca, 5, 28022, Madrid, 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

Iberdrola
Inmobiliaria

Sales Agent MxM Group
+34 667 907 841
+34 952 783 531
info@mxmrealestate.com

Follow us
on social media

visit our website

www.iberdrolainmobiliaria.com/residencial