LA VERDE ISLAND

CLUB RESIDENCE

Choose the Life Others *Only Dream of*



Images are computer-generated recreations for guidance only. Furniture and decoration not included.
The adjacent Doña Julia Golf Course is an independent facility and does not form part of the development

A *Unique Concept* of Privacy & Prestige

AT ITS CORE IS A SEAMLESS HARMONY BETWEEN SPACE AND SURROUNDINGS

This is a place for those who seek more than just a property - but a lifestyle that is balanced, inspiring, and complete.

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Designed Around the Way You Live

Proximity to the sea and renowned golf courses creates a distinctive atmosphere of tranquility and refinement, while thoughtfully designed infrastructure brings together elegant residences and contemporary amenities.

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The *Finest Golf Courses* Right at Your Doorstep





Enjoy the Game *Anytime*

- DOÑA JULIA / **WALKING DISTANCE**
- FINCA CORTESÍN / **5 MIN**
- ESTEPONA GOLF / **10 MIN**
- VALDERRAMA GOLF / **20 MIN**

Approximate times



Finca Cortesín





Doña Julia

A *Perfect Balance*
Between Sea & Ocean Living





The *Coastal Paradise*

La Verde Island Club Residence enjoys a truly privileged location, placing you just moments from a collection of beautiful beaches and offering an exceptional setting for refined coastal living.

A short drive brings you to the ocean, where sweeping sand dunes and unspoiled natural landscapes create the perfect backdrop for effortless weekend escapes. Close to Estepona, rich in authentic Andalusian charm, you can indulge in excellent local dining and embrace the relaxed yet vibrant Mediterranean lifestyle.

ESTEPONA	LA DUQUESA	SOTOGRANDE	TARIFA
15 Min	5 Min	20 Min	55 Min

Approximate times







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ANDALUSIA-SPAIN
Córdoba
Sevilla
Granada
Ronda
Jerez de la Frontera
2h
Málaga
1h15
A-7
Cádiz
A-381
Marbella
Algeciras
Gibraltar
32 min.
Tarifa
Tangier
MEDITERRANEAN SEA
ATLANTIC OCEAN
Costa del Sol

Sea View Residences Designed to Inspire Living

Comfortable apartments and penthouses, complemented by thoughtfully designed amenities, allow you to live the life you truly desire.

Expansive terraces and beautiful sea views create the perfect setting to relax and enjoy every moment - whether unwinding or savoring a quiet coffee overlooking the horizon.

Images are computer-generated recreations for guidance only. Furniture and decoration not included. Views vary depending on the location of each apartment.



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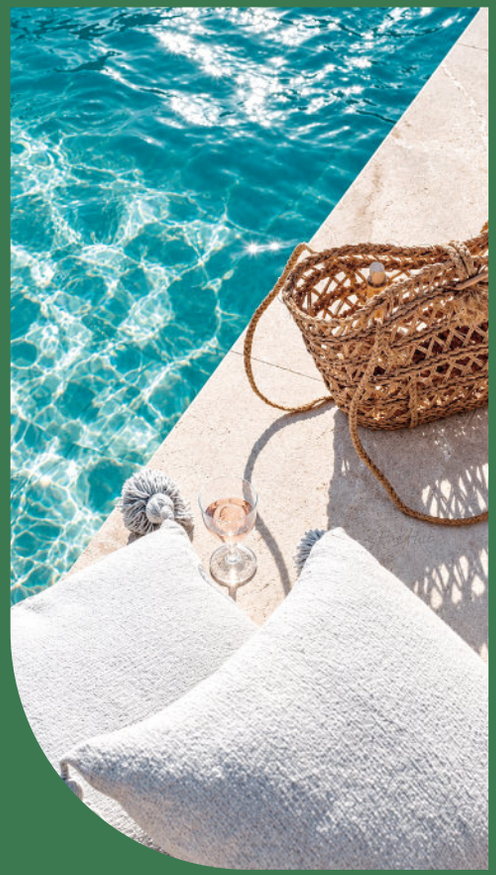
A *Wide Range of Amenities* for an Active Lifestyle & Relaxation



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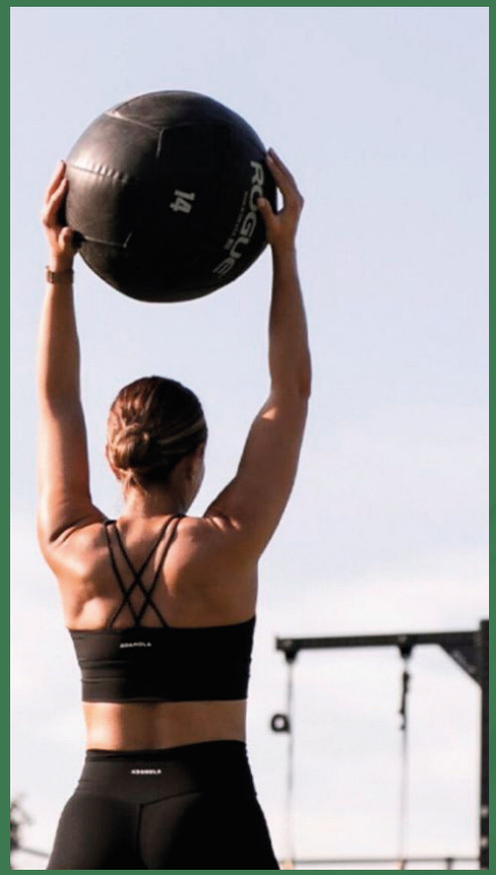
The Essence of the Perfect Lifestyle

- AMENITIES FOR EVERY NEED -



SPA

Indoor pool, Sauna and Hammam



GYM

Gym area within the clubhouse



PADEL

Padel courts for residents' exclusive use



LOUNGE AREA

Comfortable and cozy environment perfect for relaxing or meeting with friends

Images are computer-generated recreations for guidance only. Furniture and decoration not included.
Common areas and amenities according to the construction phases of the development, as set out in the contractual documentation

Outdoor Gym



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Outdoor Pool

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Apartments & Penthouses



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Living Room



 Indicative images to inspire your future home. Furniture and decoration not included. Kitchen finishes shown and LED strip lighting are optional; recessed LED spotlights are included









Indicative images to inspire your future home. Furniture, decoration and wall panels are illustrative and not included in the offer

Kitchen



 Indicative images to inspire your future home. Furniture and decoration not included. Wood kitchen finishes shown are optional







Indicative images to inspire your future home. Furniture and decoration not included. Kitchen finishes in the Penthouse and 3 Bedroom images are optional; the 2 Bedroom image shows the standard kitchen, except for the LED strip lighting, which is optional

Bedroom



 Indicative images to inspire your future home. Furniture, decoration and wall panels are illustrative and not included in the offer











Indicative images to inspire your future home. Furniture, decoration and wall panels are illustrative and not included in the offer

Indicative images to inspire your future home. Furniture and decoration not included. LED strip lighting is optional. Mirrors include pre-installation for LED lighting

Terrace



 Indicative images to inspire your future home. Furniture, planters and decoration are illustrative and not included in the offer

Quality Specifications

LA VERDE ISLAND
CLUB RESIDENCE

URBANIZATION

- Gated community with access control: one access control point with security booth and video surveillance.
- Accessible design in accordance with current regulations.
- Non-slip paving in all communal areas.
- Landscaped areas with programmable automatic irrigation.
- Low-consumption outdoor lighting with programmable schedules.
- Green landscaping that provides privacy and creates the feeling of a private oasis.

BUILDING

- Silent lifts, one per entrance.
- Common areas lit with motion sensors and programmable schedules.
- Modern parking design with clear signage and pre-installation for electric vehicle chargers.
- Fire protection system and CO detectors.
- Storage room for each apartment.
- Glass railings on main terraces (except in garden areas); masonry parapets elsewhere.
- Brickwork façades, polyurethane insulation, intermediate rendering and double plasterboard interior finish for maximum thermal efficiency.
- Exterior finish with single-layer render and special exterior plastic paint.

INTERIOR FINISHES

- Walls and ceilings finished in plastic paint.
- Plaster false ceilings with concealed inspection hatches for equipment.
- Large-format porcelain flooring.
- Non-slip porcelain tiles on terraces.
- MDF or porcelain skirting boards, or similar.
- Armoured entrance doors.
- MDF interior doors with architraves.
- Built-in wardrobes with melamine interior and MDF fronts.

BATHROOMS

- Large-format porcelain floors; porcelain or similar tiles on walls in wet areas.
- Glass shower screens.
- Geberit or similar wall-hung toilets with flush system.
- Integrated washbasins with storage cabinets.
- Hansgrohe or similar taps and shower column.
- Mirrors in all bathrooms with pre-installation for LED lighting.
- Conduit provision for LED lighting power supply under the washbasin and bathroom units.

KITCHENS

- Bright, open-plan kitchens, with island or peninsula according to the plans of each apartment.
- Handleless MDF fronts with gola profile.
- Porcelain or similar countertops and backsplash with natural stone effect.
- High-end Siemens or similar appliances: oven, microwave, induction hob, dishwasher, fridge-freezer and washing machine.
- Powerful built-in extractor hood with external venting.
- Large sink and tap.
- Pre-installation for outdoor kitchen and jacuzzi on penthouse solariums.

ENGINEERING SYSTEMS

- Aerothermal water heater (heat pump) for domestic hot water.
- Independent climate control in each room (except bathrooms).
- Electric underfloor heating in bathrooms.
- Ventilation system in accordance with the Building Code.
- Centralised water softening system.
- Basic home automation system for climate and lighting control via app.
- Pre-installation for motorised curtains or blackout blinds, with app integration.
- Recessed LED spotlights indoors and wall lights on terraces.
- Outdoor water points and waterproof power outlets on terraces.

ENERGY EFFICIENCY

- LED lighting with motion sensors in communal areas and garages.
- Programmable automatic irrigation system.
- Thermal insulation on façades, terraces and roofs to minimise energy loss.
- High-performance windows with double glazing for energy efficiency.
- Latest technology in heating and hot water systems to reduce consumption.

SECURITY

- Video surveillance at all access points and communal areas.
- Access control point with security booth. Security, access control or concierge services are not included; where applicable, they will be contracted by the owners' association

COMMON AREAS & CLUB

- Extensive landscaped areas providing privacy for residents.
- Two large outdoor swimming pools and a separate children's pool.
- Clubhouse with lounge, spa area (indoor pool, sauna and hammam) and gym.
- Wellness paths, outdoor workout area, golf practice area, children's playground and padel courts.
- Scenic viewpoints and picnic areas within the community.
- Common areas and amenities according to the construction phases of the development, as set out in the contractual documentation

This is a commercial summary. The binding specifications are those of the Quality Specifications attached to the purchase contract

LA VERDE ISLAND
CLUB RESIDENCE

What's Included in *Your* Home

A CLEAR GUIDE TO WHAT COMES AS STANDARD, WHAT YOU CAN ADD, AND WHAT THE IMAGES SHOW FOR INSPIRATION ONLY.

Included

STANDARD IN EVERY HOME

- Kitchen with island or peninsula, according to apartment type
- Handleless MDF kitchen fronts with gola profile
- Porcelain or similar countertop and backsplash
- Siemens or similar appliances, including fridge-freezer and washing machine
- Recessed LED spotlights indoors; wall lights on terraces
- Bathroom mirrors with pre-installation for LED lighting, and conduit provision for LED lighting under washbasin and bathroom units
- Storage room for each apartment
- All other items in the Quality Specifications

Optional

AVAILABLE AT EXTRA COST

- Wood finishes for kitchen furniture
- LED strip lighting

Options are requested in writing within the period notified by the developer, with a written quotation.

Not Included

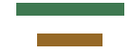
EVEN IF SHOWN IN THE IMAGES

- Decorative wall panels
- Furniture, decoration and decorative lighting
- Jacuzzi and outdoor kitchen equipment (penthouse solariums include pre-installation only)
- Planters and terrace furniture

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Apartment *Types*

EVERY HOME HAS TWO BATHROOMS (ONE EN SUITE)
AND AN OPEN-PLAN LIVING, DINING AND KITCHEN AREA

TYPE	APARTMENT Nº	KITCHEN	OUTDOOR SPACES & FEATURES
Ground Floor 3 BEDROOMS	01/04	 Linear kitchen **with island**	Covered and uncovered terrace · Garden for private use, according to the plans of each apartment
Ground Floor 2 BEDROOMS	02/03	 U-shaped kitchen **with peninsula**	Covered and uncovered terrace · Garden for private use in some units, according to the plans of each apartment
First Floor 3 BEDROOMS	11/14	 Linear kitchen **with island**	Terrace
First Floor 2 BEDROOMS	12/13	 U-shaped kitchen **with peninsula**	Terrace
Penthouses 3 BEDROOMS	21 or 22*	 L-shaped kitchen **with island**	Terrace · Rooftop solarium with external staircase · Pre-installation for jacuzzi and outdoor kitchen
Penthouses 2 BEDROOMS	21 or 22*	 U-shaped kitchen **with peninsula**	Terrace · Rooftop solarium with external staircase · Pre-installation for jacuzzi and outdoor kitchen

**The penthouse number for each type depends on the block. See the current price list*

Apartment numbers within each block, as per the current price list. The exact layout, areas and features of each apartment are those shown in its individual plan and contractual documentation. Kitchen diagrams are schematic. Images are computer-generated recreations for guidance only.

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Images, computer-generated graphics, furniture and decoration are for illustration purposes only and may change for technical, legal or design reasons. Specifications are governed by the Quality Specifications attached to the purchase contract.