



**BALCONES DEL
MEDITERRANEO**

**Torrox Coast · Costa
del Sol · Spain**

"BALCONES DEL MEDITERRÁNEO"

**COSTA DEL SOL MALAGA
TORROX-COSTA**

"BALCONES DEL MEDITERRÁNEO" is a DEVELOPMENT CONSISTING OF 28 TERRACED HOUSES WITH SWIMMING POOL AND GARDENS, BUILT WITH GREAT ATTENTION TO DETAIL IN ORDER TO ACHIEVE THE HIGHEST DEGREE OF HARMONY WITH THE SURROUNDINGS AND RESPECT FOR ENVIRONMENT, whilst ensuring the greatest level of comfort and well-being, thanks to the application of the latest technology so that your new residence is a 21st century's home.

Peace and external space are as important as the house itself. For this reason, living in **"BALCONES DEL MEDITERRANEANO"** is real luxury at its highest in a great Costa del Sol, where we are contributing to give quality, design and respect for nature.

The ecological character of the development is particularly reflected in the construction; walls covered with vegetation (called 'ecological'), saving energy thanks to the installation of solar panels, and also a carefully location of the houses, maintaining a natural environment and the best panoramic sea and mountain views, where nature is present in all its splendour. Next to our urbanisation you will find Añoreta and Baviera Golf links, the construction for the next one in CALACEITE and a **MARINA** in the same area, close to our urbanisation in addition to the already existing one in LA CALETA DE VELEZ and MARINA DEL ESTE.

The beach is 800 metres away and your home is situated at 180 metres above sea level, which gives you an idea of the superb location and panoramic views.

Houses are distributed into various estates at different levels, which means that the wonderful sea views, adjacent towns, villages and fields of avocado trees that surround the estates are a guaranteed feature for all houses. Phase I is made up of 28 houses, all strategically placed.

The financing is guaranteed by the most important widely acknowledged and internationally established bank in Spain, BBVA.

HUMANAR GROUP is a stable developer group made up of a team of professionals with a long history in this market. You can be assured that by buying in **"BALCONES DEL MEDITERRANEANO"** you are investing in one of the best projects on the Costa del Sol.

Why choosing **"BALCONES DEL MEDITERRANEANO"**?

With us, you are choosing to enjoy a unique urbanisation made of excellent quality and unbeatable views.

With us you are investing in what currently is the largest revaluation area on the Costa del Sol.



"Balcones del Mediterráneo"

A beautiful sunny city on the coast of the Mediterranean Sea, capital of Costa del Sol, Málaga is one of the main tourist destinations in Southern Europe and is famous for its beaches and golf courses. The city is very well connected with the rest of Andalusia by highway or motorway, has one of the busiest airports in Spain and one of the most important commercial sea ports in Europe.

This city offers fine sandy beaches, exquisite cuisine, exceptional climate year round and what to do in your free time while visiting Málaga. Here you can taste wonderful fresh fish in the “chiringuitos” (rustic beachfront restaurant/bar). With a warm climate year round you can sunbathe on the beach, take a swim in the Mediterranean sea, stroll along the seafront and enjoy water sports, tennis, golf and other activities throughout the year. You might want to experience special charm of the animated night life in the city center where you will find Picasso’s Museum and enjoy the art of this well-known artist.



You can take advantage of the freeway connections to visit the marvels of Andalusia (highways, high-speed train or Malaga International Airport), for instance: The Alhambra and Generalife and for lovers of winter sport Granada offers Sierra Nevada (just one hour away), the Castle and Cathedral of Seville, Cordoba’s Mosque, Ronda’s amazing country side and white towns of Costa del Sol. We are certain that you will fall in love with Andalusia and its monuments, nature, gastronomy and people’s hospitality. This could be the beginning of many journeys in Spain.



“BALCONES DEL MEDITERRANEO” is located in TORROX, a village that has the enchantment and magic of white villages of the Axarquia, an Andalusian region, and offers the ideal conditions to enjoy the sun and the sea on its nine kilometres of Mediterranean coast.

A typical and bright village, clear water beaches that have received the Blue Flag from European Union, and surrounding that remain untouched in most areas.

Mountains of Sierra Tejeda protect it and Torrox is proudly proclaimed as having “THE BEST CLIMATE OF EUROPE”: mild summers and sunny winters allow enjoying all its enchantments.



Because of its climate and the variety of golf courses available (over 45), Costa del Sol is known as COSTA DEL SOL-COAST OF GOLF, as the hours of sunshine and excellent weather accompanying the golfer allowing practice this sport almost all year round on golf courses located in Torrox and its environment. Malaga has excellent communications with Andalusia, Madrid and the rest of Europe thanks to Malaga International Airport (see table of distances and times at the end of this document).



Also we are located only 5 minutes away from Nerja, famous for marvellous cliffs, beaches, the Cave of Nerja and the spectacular Balcony of Europe.



This location assures you the closeness of any service (Hospitals, shopping center...) and at the same time the comfort of living in **"BALCONES DEL MEDITERRANEO"**.

THE MOST IMPORTANT SURROUNDING CITIES:

To MÁLAGA, capital and airport: 30 min by highway.

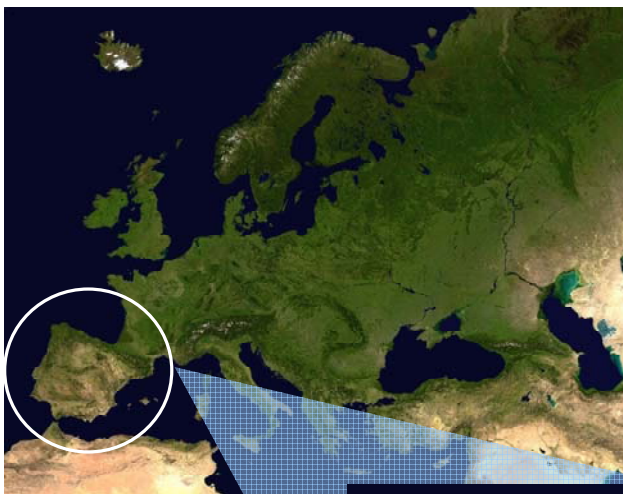
To GRANADA, The Alhambra and Sierra Nevada: 60 min and 90 min by highway.

To CÓRDOBA, The Mosque: 55 minutes by high-speed train or 90 min by highway.

To SEVILLE, Torre Del Oro and The Giralda: 120 min by train or highway.

To MARBELLA: 50 min by highway.

To NERJA, Balcony of Europe: 5 min.



OUR LOCATION:



SURROUNDINGS AND ACTIVITIES ♦ BALCONES DEL MEDITERRANEO

BALCONES DEL MEDITERRANEO (Phase I) is a collection of 28 townhouse built and designed with most detail of integration and respect for the environment, while its design allows maximum use and a **spectacular panoramic views to the Mediterranean Sea**, the greatest comfort and **luxury qualities**.

It is located in the area known as "The Peñoncillo" in Torrox. The town holds the title of "**Best climate in Europe**", because of its mild winters (average annual temperature of 18.2 ° C = 65 ° F with 2,916 hours of sunshine per year).

Its ideal location not only offers **panoramic seaviews and to the Sierra de Tejada and Almirajara**, but also allows you to enjoy a wide range of entertainment, sports and nature:

- * **GOLF:** Located next to the golf course Calaceite, (there are two other golf courses less than 15 minutes away: Baviera Golf and Añoreta Golf).
- * **BEACH:** Just 800 meters from the beach "El Peñoncillo", and only at 20 minutes from the beaches of Maro in the Natural Place Cliffs from Maro-Cerro Gordo.
- * **SAILING:** Next construction of "Port of Torrox" at Playa de Vilchez, just 3 minutes from "BALCONES DEL MEDITERRANEO" (about 1,500 meters from the beach El Peñoncillo). Currently, there are the marinas of Caleta de Velez, El Candado and East Marina to 10, 20 and 25 minutes respectively.
- * **SKI:** Ski in Sierra Nevada with more than 84 km of tracks all levels. Open since the first half of November to mid-May. At 90 minutes.
- * **NATURAL PARK, HIKING, other mountain activities:**
 - Natural Park of Sierra Tejada and Almirajara (40.663 ha.). At 20 minutes.
 - Natural Place Cliffs of Maro-Cerro Gordo (1.815 ha). At 20 minutes.
 - Natural Park of the Montes de Málaga (4.996 ha). At 40 minutes.
 - Sierra Nevada National Park (86.208 ha). At 90 minutes. Declared a Biosphere Reserve by UNESCO in 1986.
- * **NATURAL MONUMENT. NERJA CAVES.** At 20 minutes.
- * **SPAS:** Spa Alhama de Granada (at 55 minutes) and Spa Lanjarón (at 70 minutes)
- * **CITY OF MALAGA:**
 - **Picasso Museum in Malaga.** Internationally known.
 - **Malaga Cathedral and the Roman Theater.** Declared National Heritage in 1931 and 1949 respectively.
 - **Fortress and Gibralfaro Castle.** Declared National Heritage in 1931 and 1949 respectively.
 - **Palacio de la Aduana, Bullring of "La Malagueta"**, Bishop's Palace, Botanical Garden of "La Concepción"...

On the other hand, new and recently expanded infrastructure of Malaga (Expansion of Malaga Airport and the high-speed train) allows very good communications with the major tourist cities, facilitating the realization of trips to cities like:

- * **GRANADA:** Alhambra **in Granada, Generalife Gardens and the Albaicín.** Declared a World Heritage Site by UNESCO in 1984 (finalist in the New 7 Wonders of the World) 70 minutes by car.
- * **CORDOBA:** **Mosque of Cordoba** declared a World Heritage Site by UNESCO in 1984. Historic area of Cordoba declared a World Heritage Site in 1994. 90 minutes by car or less than two hours by train (105 m).
- * **SEVILLE:** **Cathedral, the Giralda, the Citadel and the Archive of the Indies** declared a World Heritage Site in 1987.

LINKS:

The Weather

<http://www.inm.es/web/infmet/predi/locali/ANM.html>

Torrox

<http://en.wikipedia.org/wiki/Torrox>

<http://www.turismotorrox.com/>

Golf, Seas , Trekking, Marinas

<http://www.andalucia.org/modulos.php?modulo=Playas&nuevoidioma=eng>

<http://www.andalucia.org/modulos.php?modulo=Golf>

<http://www.andalucia.org/modulos.php?modulo=Rutas>

<http://www.andalucia.org/modulos.php?modulo=Puertos&nuevoidioma=eng>

<http://www.eppa.es/english.jsp>

Spas

<http://www.balnearioalhamadegranada.com/>

<http://www.balneariodelanaron.com/>

Ski Sierra Nevada

<http://www.cetursa.es/home>

Caves

http://www.mynerja.co.uk/info_htm/my_nerja_caves.htm

<http://www.showcaves.com/english/explain/Speleology/Karst.html>

Natural Places

<http://www.sol.com/en/modulo.asp?IdPoblacion=137&IdContenido=295>

<http://www.andalucia.org/modulos.php?modulo=SierraNevada>

General Information

Málaga

<http://www.museopicassomalaga.org/>

<http://www.spain.info/TourSpain/Arte%20y%20Cultura/Monumentos/A/MP/0/Alcazaba?Language=en>

<http://www.sol.com/en/modulo.asp?IdPoblacion=9>

http://www.spanish-living.com/regional/Andalucia_Malaga.php

Virtual Routes Málaga

<http://cert2.ayto-malaga.es/malagarutas/loader.html>

Alhambra, Mezquita, Catedral, Giralda,...

<http://whc.unesco.org/en/list/314>

<http://whc.unesco.org/en/list/313>

<http://whc.unesco.org/en/list/383>

"BALCONES DEL MEDITERRANEO"

QUALITIES REPORT

Torrox Costa, Playa "El Peñoncillo"



FOUNDATIONS AND STRUCTURE:

- * Foundations made from reinforced concrete slabs and structure of reinforced concrete porticos and reticulated steel reinforcing rods.



FAÇADES:

- * COARSE BRICK FOR THE VISIBLE SURFACE WITH CEMENT MORTAR FINISH AND WHITE EXTERIOR PLASTIC PAINT, in both cases plastered on the inner surface, with insulation and 5cm partition wall of double-hollow brick.
- * OUTWALL SEALING INSURANCE.



ROOF COVERING:

- * Inverted roof with loose gravel finish and non-passable terrace roof, in both cases with DOUBLE SHEET ROOF FELT for waterproofing and expanded polystyrene panels for heat insulation.
- * SEALING AND WATERPROOFING INSPECTION AND INSURANCE.



INTERIOR GROUND PLAN:

- * Ceramic brick partitions.



INSULATION:

- * **Façades:** INJECTED POLYURETHANE foam.
- * **House separation:** Double partition made of double hollow brick and air chamber with injected polyurethane foam.



FLOORING:

- * **Kitchens and bathrooms:** TOP QUALITY GLAZED GRES.
- * **Rest of the house (Bedrooms and living-room):** TOP QUALITY OAK WOOD FROM CENTRAL EUROPE.
- * **Living room terrace:** TOP QUALITY GLAZED NON-SLIP GRES in coarse brick colour.
- * **Bedroom and terraces:** TOP QUALITY GLAZED NON-SLIP GRES in coarse brick colour.



INTERIOR COATING:

- * **Vertical surfaces:**
 - **Houses:** Coating with plaster.
 - **Kitchens and Bathrooms:** Top quality tiles.
- * **Ceilings:**
 - **Houses:** Coating with plaster.
 - **Bathrooms and kitchens:** False ceiling in SMOOTH PLASTER.



INTERIOR CARPENTRY:

- * **STEEL FRONT DOOR**, lacquered, with double plate of steel and inlaid security lock.
- * **INTERIOR ACCESS DOORS** in solid white lacquered without mouldings.
- * **WARDROBE FRONTS** composed of sliding doors with chipboard panels finished in solid white lacquered, assembled on aluminium rails.
- * **STAIRCASE RAILING**, in galvanised steel and hand rail in stainless steel.



EXTERIOR CARPENTRY:

- * **EXTERIOR WINDOWS IN WHITE ALUMINIUM.**
- * **DOUBLE GLAZING**, of the "CLIMALIT" and white lacquered aluminium Majorcan blind in bedrooms.
- * **EXTERIOR RAILING**, in galvanised steel and hand rail in wood with marine varnish.



SANITARY FIXTURES:

- * **Main bedroom:** ROCA SANITARY FIXTURES and BATH in white.
- * **Second bathroom:** ROCA SANITARY FIXTURES and shower base in white.



TAPS:

- * **Main bathroom:** ROCA SINGLE CONTROL or similar.
- * **Second bathroom:** ROCA SINGLE CONTROL or similar.



HOT WATER FOR SANITARY SYSTEM:

- * **INSTALLATION OF SOLAR PANELS AND ACCUMULATOR** on the roof terrace, recessed to ensure an aesthetic appearance.



ELECTRICAL INSTALLATION:

- * In accordance with the electro-technical Regulations for Low Tension installations.
- * Top quality MECHANISMS.



TELECOMMUNICATIONS INSTALLATIONS:

- * **Telephone and television** installations in accordance with the Common Infrastructure Regulations for Telecommunication in Royal decree 401/2003.
- * **Sockets for TV, TELEPHONE AND CABLE TELECOMMUNICATION SYSTEMS** in the living room, kitchens and main bedroom.
- * **Second bedroom:** Telephone socket.
- * **Roof top terrace:** TV socket and TELECOMMUNICATION INSTALLATION.
- * **ALARM INSTALLATION. (SECURITAS)**



VENTILATION SYSTEM:

- * **Air Conditioning (Cold-Hot)**, in living room, main bedroom and second bedroom.



KITCHENS:

- * **FITTED KITCHEN:** textured doors, high and low fitted furniture with extractor, oven, electric stove, fridge freezer, washing machine and sink.



PAINT WORK:

- * SMOOTH PLASTIC PAINT ON CEILINGS AND WALLS.



PRIVATE GARAGE, WITH DIRECT ACCESS TO THE DWELLING

- * Automatic door.



ROOF TOP TERRACE: With covering and telecommunication installation.



PRIVATE URBANISATION AND COMMUNITY AREAS:

- * **COMMUNAL SWIMMING POOL** for adults.
- * **GARDEN AREAS** for private use by residents of the estate.
- * **WALLS COATED WITH MASONRY** of red limestone from the Axarquía area.
- * TOP QUALITY ESCOFET PREFABRICATED REINFORCED CONCRETE BENCHES
- * **CONCRETE LOUVERS** over vegetation land with lawn covered surfaces.
- * **OUTER ENTRANCE GATE** to the Residential Estate and side gate made of GALVANISED STEEL.



GARDENS IN THE PRIVATE URBANISATION:

- * Formation of lawn on the rustic natural meadow type.
- * Meadow formation by means of hydro-sowing in soils and sloping banks of Mediterranean climate.
- * Formation of **HEDGEROWS**.



PREDOMINANT PLANTS:

- * **BRACHYCHITON ACERIFOLIUM**
- * **BRACHYCHITON AVSTRALIS**
- * **JACARANDA MIMOSIFOLIA**
- * **WASHINGTONIA ROBUSTA**
- * **BRUNUS NIGRA** (Cherry Blossom)
- * **BOUGANVILLEA GLARRA**
- * **POPULUS ALBA** ((White Poplar)
- * Varied plants of ornamental type, minor category.

SPECIAL INSTALLATIONS IN THE GARDENS:

- * Installation of **Underground Drip Irrigation** with Automatic Control Centre and Electronic Programmer.



LIGHTING SYSTEM OF PRIVATE URBANISATION AND GARDENS:

- * Luminaires for embedding in floors
- * Luminaires for embedding in wall
- * Columns 65cm in height model Nova-Gris
- * Columns 39 cm in height CRISTHER model Baliza-Gris
- * Polyamide Floodlights CRISTHER model Terra



