

habitat

Alborán-Poniente

Torremolinos



HABITAT ALBORÁN PONIENTE



▲ **The privilege of living in front of the sea
in a cosy environment ideal for your family**



Habitat Alborán-Poniente stands in a quiet area of Torremolinos with a contemporary architectural design created to benefit from the privacy and elegance of its gardens and lush vegetation. **Habitat Alborán-Poniente** lives as everybody in Torremolinos, facing the sea and protected by the mountains of the Sierra de Mijas. The development looks out over Los Alamos beach, which is part of the extensive coastline of beaches that runs along the entire coast of the town, **with more than 6 kilometres of Paseo Marítimo (seaside promenade)** with one of the most recognised leisure and restoration offers on the Costa del Sol.

Living in **Habitat Alborán-Poniente** is to have the privilege of waking up enjoying the blue horizon of the waters of the Albarán Sea, which is the gateway of the Atlantic Ocean to the Mediterranean. A calm sea, always calm. All this in an environment with all the services to enjoy family life and **only 15 minutes away from Malaga.**

LOCATION

Torremolinos: A green city to walk and enjoy 365 days of sunshine

Living in **Habitat Alborán-Poniente** will allow you to enjoy 365 days of sunshine every year, with a pleasant annual average temperature of 18°C and sunny days during all seasons. Its Senda Litoral (Coastal Path) is part of the Gran Senda de Málaga (Great Path of Malaga), one of walking lovers greatest gifts. **Torremolinos** offers the pleasure of **living surrounded by green and landscaped gardens** such as the "Molino de la Inca" or the "Parque de la Batería". In Torremolinos, you can also wander around the town's historic area while enjoying a picturesque Andalusian town, its popular markets or the attractive commercial areas of San Miguel street. **An entire urban paradise facing the sea.**





-  **Benalmádena** at 3 km from Torremolinos
-  **Mijas** at 11 km from Torremolinos
-  **Málaga** at 14 km from Torremolinos
-  **Fuengirola** at 14 km from Torremolinos
-  **Marbella** at 35 km from Torremolinos
-  **Estepona** at 61 km from Torremolinos
-  **Casares** at 71 km from Torremolinos
-  **Calahonda** at 98 km from Torremolinos



SURROUNDINGS



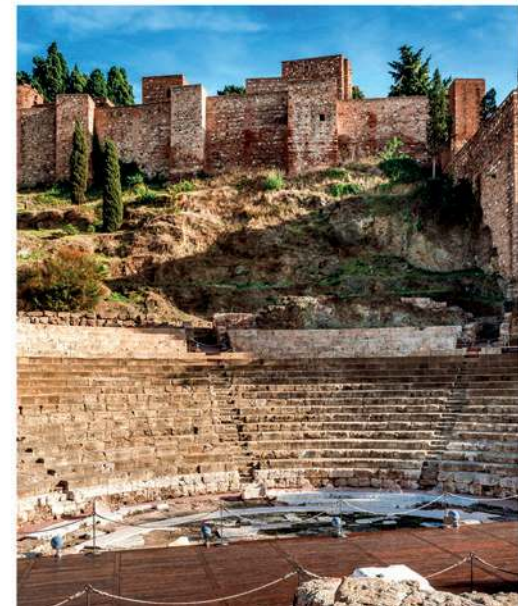
Living in front of the sea, but next to Malaga Functionality and luxury in your home

Torremolinos has one of the most envied and strategic locations on the Costa del Sol. It is located just 20 km away from the centre of Malaga. One of the advantages of being so close to the capital is the easy access to the **international airport of Malaga-Costa del Sol**, the Port of Malaga and the high-speed trains of the **(AVE, for its Spanish initials) of the Málaga-María Zambrano station**.



The town is connected through the **A-7, the AP-7 and the N-340** motorways to the Andalusian capital and all its cultural offer. It is also at **less than an hour's drive** from a great majority of the most attractive towns on the Costa del Sol, such as Benalmádena, Fuengirola, Mijas, Marbella, Puerto Banús or Estepona.

Habitat Alborán-Poniente is one of the most attractive residential enclaves of the Costa del Sol since it is situated in **a quiet area of Torremolinos facing the sea**. It enjoys, due to its **proximity to Malaga**, all its cultural, heritage, museums and leisure offer. A unique residential complex due to its location and easy access to the main towns of the Costa del Sol enabling the enjoyment of your family life in a comfortable way, while having the feeling of living on vacation all year long. **Functionality and luxury in your new home.**





Habitat Alborán-Poniente is located in front of Los Alamos beach, in one of the quietest areas of **Torremolinos** with a wide range of leisure and dining options with chillout bars, beach bars and restaurants on its own beach. Furthermore, it has an offer of sports and shopping facilities with supermarkets and shopping centres at less than 5 minutes away from the development. And, best of all, it is just 15 minutes away from Malaga, one of the 5 Spanish cities with the greatest cultural and leisure experience for national and international visitors.



COMMON AREAS

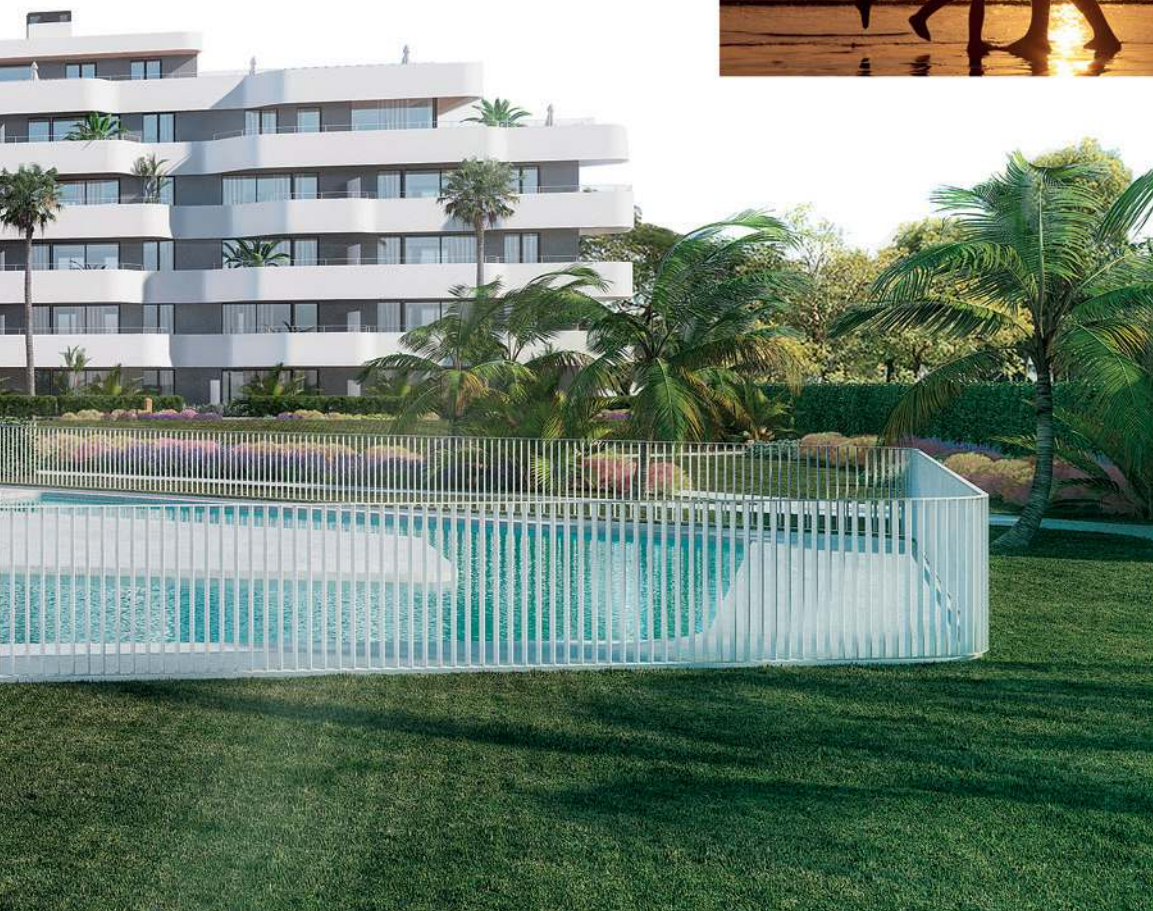


Sea views and plenty days of light on the Costa del Sol





Habitat Alborán-Poniente is an exclusive development standing in front of the Alboran Sea with the Mijas Mountains behind. The innovative architectural design has been conceived to maximise the spectacular sea views and the long light days of the Costa del Sol.



The residential complex is arranged in four majestic buildings. They all turn towards the sea embracing the greatest viewing angle of the horizon, **so that all homes enjoy panoramic views towards the sea** and a clear perspective of the spectacular common areas.

The infinite blue of the sea and the green of the lush garden areas offer a unique landscape designed for relax and a dream lifestyle for your family.

HABITAT ALBORÁN PONIENTE





A unique environment designed to achieve greater privacy and exclusivity



At **Habitat Alborán-Poniente**, an elegant environment has been designed with beautiful gardens which reflect the best of the Mediterranean essence and flora, surrounded by an extensive green meadow that blends into the Alborán horizon.

The design of the gardens and leisure areas have been created to reach a maximum privacy and comfort for this exclusive residential area. An oasis ideal to relax and enjoy the sunny areas and the coveted shadows of this lush garden on the warmest days.

Quality of life and well-being throughout the entire year



The spectacular green areas are combined with an attractive offer of the common areas, where everything has been carefully taken care of down to the smallest details in order to enjoy the climate and light of this oasis in the heart of Andalusia.

Habitat Alborán-Poniente counts on a large wellness area with swimming pools and a health circuit where you can relax regardless of the time of year. Exclusive facilities designed so that the luxury and well-being are part of your everyday life.





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HABITAT ALBORÁN PONIENTE





Large and bright interior spaces

Habitat Alborán-Poniente has 2- and 3-bedroom homes with garage and storage room in a closed residential complex, with a unique and elegant access arranged to guarantee the privacy and security of its residents.



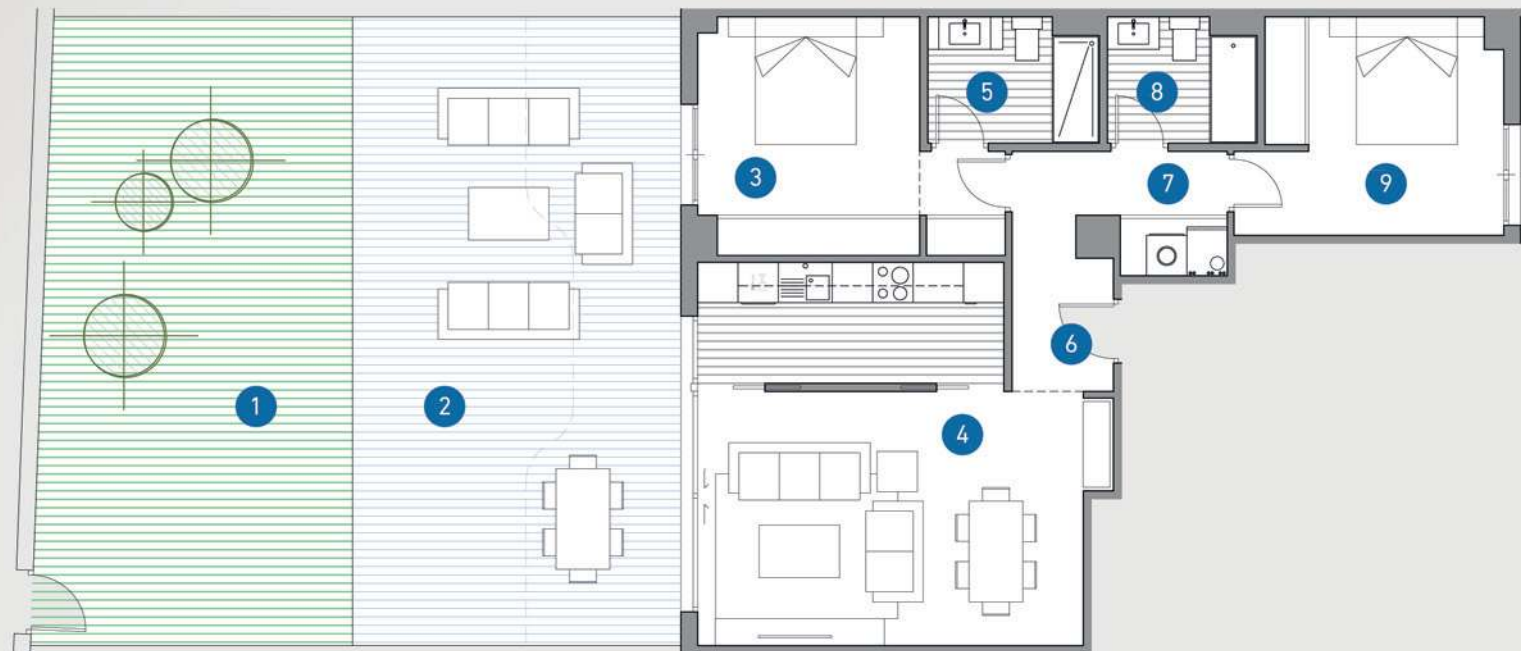
The innovative architectural design enables you to get the most out of the orientation of the homes and generate large and bright interior spaces. Large windows letting in the light and living rooms that seem to continue on the large terraces to achieve a clear visual effect and a greater sea visibility from inside the homes.

The qualities and every detail of the dwellings reflect the exclusivity of the project. The comfort and feeling of continuity between the interior and the spectacular common areas has been sought. As well as it has been looked for in the gardens for private use of the ground floor dwellings, where a private access has been enabled for each home, connecting directly with the common areas.

PLANS OF MODEL HOME

2-BEDROOM HOME

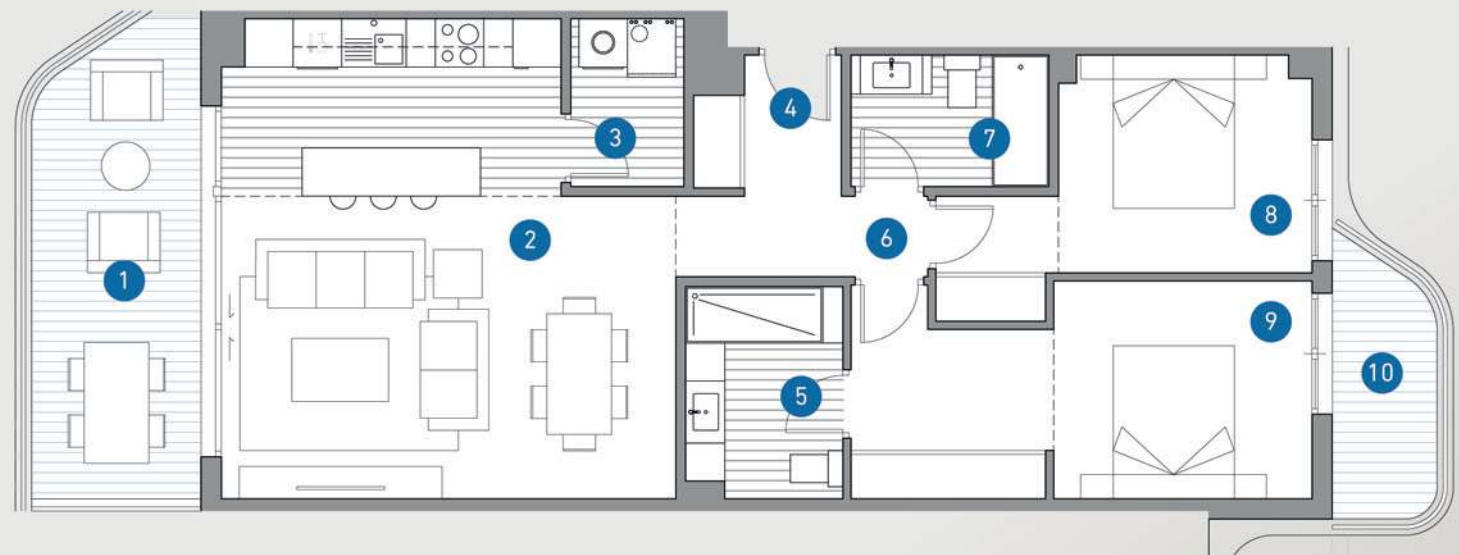
1 - Landscaped terrace	43,1 m ²
2 - Open terrace	26,4 m ²
3 - Covered terrace	19,2 m ²
4 - Bedroom 1	13,4 m ²
5 - Bathroom 1	4,6 m ²
6 - Living room-Dining room-Kitchen	30,5 m ²
7 - Lobby	3,6 m ²
8 - Hall	4,5 m ²
9 - Bathroom 2	4,0 m ²
10 - Bedroom 2	11,9 m ²



0 1 2m

2-BEDROOM HOME

1 - Covered terrace	12,1 m ²
2 - Living room - Dining room - Kitchen	30,2 m ²
3 - Laundry room	2,9 m ²
4 - Lobby	2,8 m ²
5 - Bathroom 1	5,0 m ²
6 - Hall	3,1 m ²
7 - Bathroom 2	4,0 m ²
8 - Bedroom 2	10,6 m ²
9 - Bedroom 1	14,4 m ²
10 - Open terrace	4,1 m ²

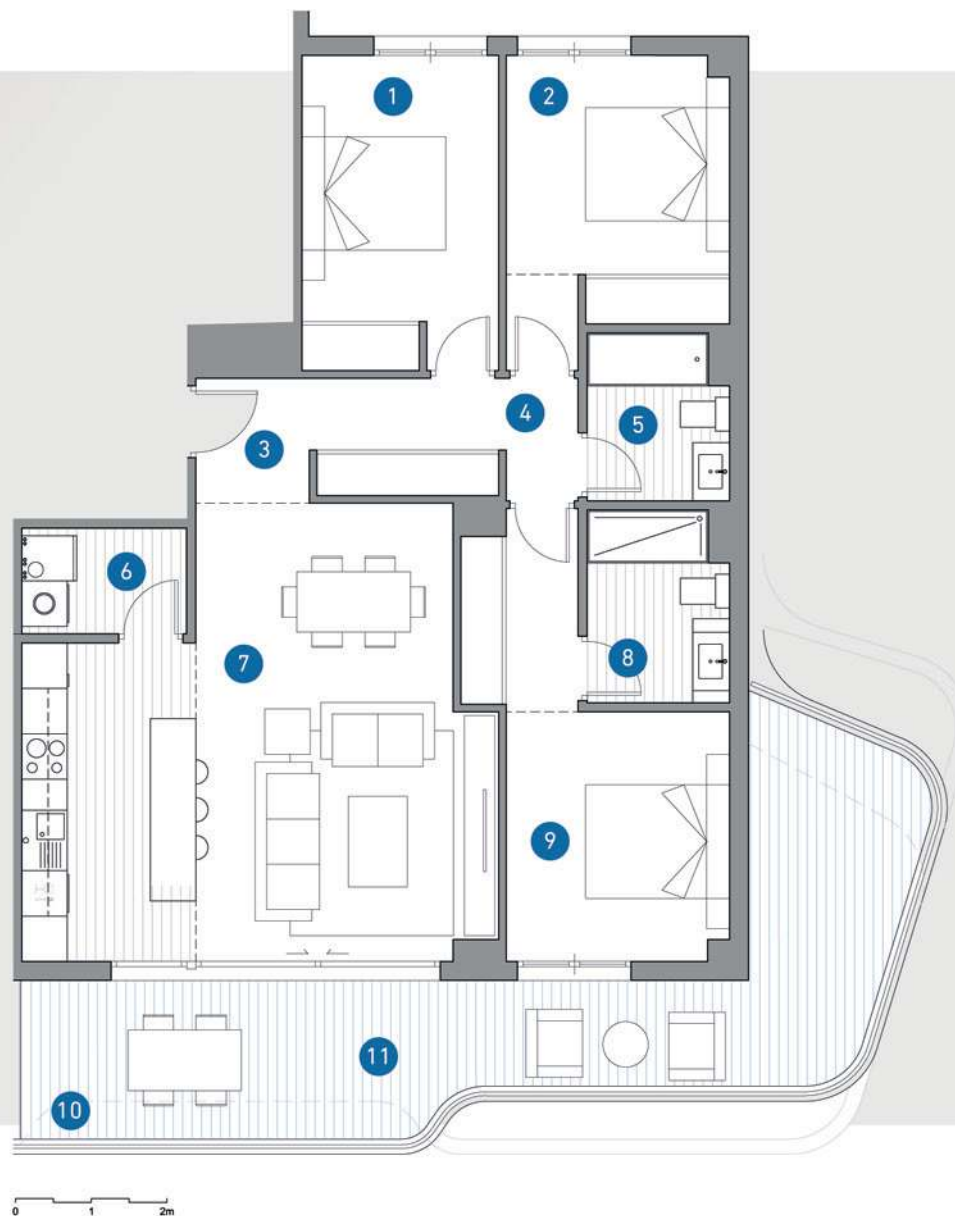


0 1 2m

PLANS OF MODEL HOME

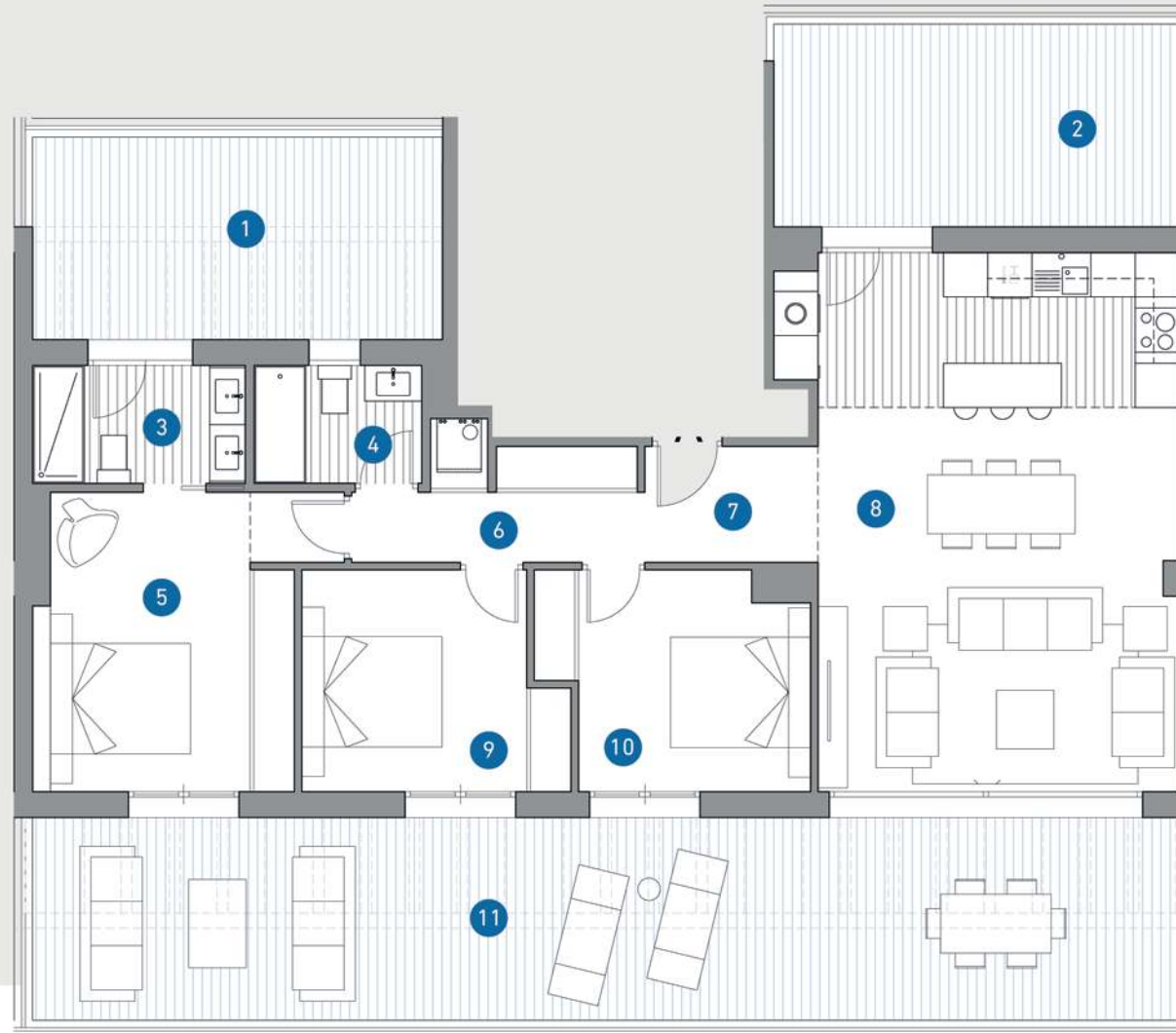
3-BEDROOM HOME

1 - Bedroom 2	10,8 m ²
2 - Bedroom 3	10,9 m ²
3 - Lobby	2,5 m ²
4 - Hall	5,4 m ²
5 - Bathroom 2	4,0 m ²
6 - Laundry room	3,1 m ²
7 - Living room - Dining room - Kitchen	32,1 m ²
8 - Bathroom 1	4,6 m ²
9 - Bedroom 1	13,5 m ²
10 - Open terrace	4,5 m ²
11 - Covered terrace	22,2 m ²



3-BEDROOM HOME

1 - Open terrace	15,3 m ²
2 - Open terrace	15,1 m ²
3 - Bathroom 1	4,6 m ²
4 - Bathroom 2	3,6 m ²
5 - Bedroom 1	14,6 m ²
6 - Hall	5,7 m ²
7 - Lobby	3,7 m ²
8 - Living room - Dining room - Kitchen	36,6 m ²
9 - Bedroom 2	10,0 m ²
10 - Bedroom 3	10,0 m ²
11 - Open terrace	42,8 m ²





QUALITIES

FOUNDATION AND STRUCTURE

The foundation and basement walls are carried out in compliance with current regulations and in accordance with the recommendations of the Geotechnical Study. The structure is made of reinforced concrete. The correct execution will be supervised by an independent technical control organism.

FAÇADES

The exterior façade of the building has been designed to provide the development with an elegant and unique image. The façade has a cement mortar plastering finish with an aluminium carpentry that seeks to maximise the incoming light inside the homes. To guarantee the thermal insulation of the façade, a thermal insulation will be installed on the inside face of the external elements.

Inside the house, the façade will be completed with a laminated plaster coating that will be insulated on its inside.

ROOF

The roof of the building will be waterproof and thermally insulated to ensure its watertightness and thermal protection from sun and cold.

The floor on the non-accessible roofs will be made with cement mortar and gravel stones to protect the waterproofing. On the accessible roofs, or terraces, the gravel will be replaced by a flooring suitable for the exterior.

Homes located next to unheated rooms will have additional thermal insulation in order to adequately insulate them from those spaces.

PARTITIONING AND INSULATION

The separation between the houses will be performed with brick

partition walls. On each side of this brick wall, inside the houses, a laminated plasterboard wall sheeting will be placed on one of its faces. This wall sheeting will be insulated inside to reduce the acoustic transmission between homes.

The interior distributions of homes will be conducted with a partition system of laminated plasterboard with interior insulation for greater acoustic and thermal comfort.

The separations between dwellings and common areas will be achieved with two partitions. On the one hand, a brick partition covered with plaster will be performed delimiting the common space and a laminated plasterboard wall sheeting that will be insulated inside will be placed through the interior of the house.

EXTERNAL CARPENTRY

The external carpentry of the house is planned in dark grey lacquered aluminium. To ensure proper insulation, thermal break aluminium profiles will be implemented to reduce the transmission of cold/heat between the exterior and interior of the house.

Roller blinds of aluminium slats will be installed in bedrooms and living room. The blinds slats are insulated and they have the same colour as the rest of the carpentry.

The window glazing is composed of two double glazed windows with an intermediate air chamber, which, in addition to thermally insulating, favours acoustic absorption, providing good comfort inside the home.

INTERNAL CARPENTRY

The entrance door to the house is an armour-plated door, covered with colour panels, with security lock, exterior chromed knob and peephole.

The doors inside the house will be lacquered in white with

stainless steel handles.

The built-in wardrobes will be up to the ceiling, they are modular and of monoblock type, with folding doors lacquered in white. The wardrobes are lined inside and they are equipped with a hanging bar and a luggage rack.

CEILINGS

The house will have a drop-in ceiling in the crossing areas to the facilities, lobbys, corridors, kitchen and bathrooms. A false ceiling will be installed to access the facilities requiring it. In the other rooms of the house, the ceiling will be finished in plaster to give the house a greater clear height.

FLOORS

The floors of the house, as well as the kitchen and clothesline, will be of ceramic stone tiles.

A ceramic stoneware floor will be installed in the living room, bedrooms and halls. The skirting board will be in white lacquered DM to match the carpentry.

On terraces, ceramic tile suitable for outdoor use will be placed. Furthermore, shock absorber sound insulation will be used on the entire floor of the house to reduce the sound transmission to the lower dwellings.

COATINGS and PAINTING

In the bathrooms, the walls will be covered with ceramic tiles combined with plastic paint.

In the kitchen, the walls will be finished in plastic paint except for the area between the countertop and tall furniture.

The other walls of the house will have a smooth plastic paint finish.

The ceilings will be finished with smooth plastic paint.

KITCHEN

The kitchen is furnished with low and high furniture of great capacity.

The countertop is made of compact quartz material offering greater durability and wear resistance. In the kitchen work area, the wall will be covered with the same material as the countertop.

The kitchen equipment will include a stainless-steel sink, an extractor hood, an induction hob, as well as an electric oven and a microwave.

SANITARY WARE AND FITTINGS

In the bathrooms, current design sanitary appliances finished in white enamel will be installed.

In the main bathroom, a cabinet with drawers and integrated washbasin will be installed. In the secondary bathroom and toilets, a suspended sink with chrome drain will be installed.

Mirrors are installed in the main and secondary bathrooms.

Acrylic shower tray will be placed in the main bathroom and an enamelled sheet steel bathtub in the secondary.

All fittings have a chrome finish and a single lever drive. In the main bathroom, the fittings of the shower will be thermostatic.

HOT WATER, PLUMBING AND AIR CONDITIONING

The production of domestic hot water and heating will be carried out by installing the aerothermal system.

The plumbing installation will be conveniently insulated to reduce energy losses. The cut-off valves will be placed at the home entrance, in each bathroom and in the kitchen.

The home air conditioning is composed of a pipeline network installed in a drop-in ceiling. Air outlet grille will be installed in the living room and in the bedrooms. The system has been sized for the

setting up of air conditioning with aerothermal energy. The indoor machine is planned to be placed in one of the bathrooms and the outdoor unit on the roof of the building. The implementation of the machines is included.

ELECTRICITY AND TELECOMMUNICATIONS

The house electrical installation will comply with the Low Voltage Electrotechnical Regulation providing the house with independent circuits for each of the lighting, power, air conditioning and household appliances circuits.

The home will be equipped with modern mechanisms guaranteeing the proper use of the installation of electricity and luminaires. In those dwellings with a terrace, an electrical outlet suitable for outdoor use and a light point will be installed.

All the house's rooms have outlet plugs for TV and data. Next to the electric switchboard, a communications box will be placed embedded in the wall and specially designed for telecommunications installations according to the Regulations of the telecommunications common infrastructures.

Video intercom with camera for the access into the urbanisation and electronic intercom in each doorway.

DOORWAYS, HALLS AND STAIRS

The floors in the doorways, halls and stairs which give access to the houses will be made by combining ceramic flooring and baseboard of the same material.

The coating will be made by combining plastic paint and decorative mirror.

The luminaires are LED type to reduce electricity consumption.

LIFTS

Lifts will be set up providing access to each floor of the building, including the basement.

The cabin inside will be finished and decorated. The doors will be stainless steel on the ground floor and painted in the other floors.

The lifts will meet the accessibility requirements for people with impaired mobility.

INTERNAL COMMON AREAS

Provided with landscaped spaces with automatic irrigation, luminaires and urban furniture.

Pool for adults with underwater lighting for the exclusive use of the community.

Guard booth.

Play area for children.

Multipurpose room with electrical installation and TV outlet.

Master key for urbanisation and doorways.

GARAGE

The access to the garage has a motorised automatic door which can be operated by remote control. The door will be equipped with an anti-crushing device that prevents pedestrians or vehicles from suffering serious damage.

Polished finished concrete pavement with properly marked parking spaces.

The smoke extraction in the garage will be carried out by ventilation ducts with CO detection system that will action that system, if necessary. Fire detectors and alarms connected to a fire panel.

For a future use of electric vehicles, a pre-installation is planned so that owners can set up electric vehicle charging systems.



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Habitat Developments may carry out the modifications it deems necessary due to technical, commercial, legal or availability requirements, not reducing under any circumstance the expected quality. The detailed surfaces are approximate. The equipment of the house will be the one indicated in the building specifications, not being delivered the furniture which has been shown for merely decorative purposes.