

Almazara Gardens

ISTAN - MARBELLA / MALAGA



NEW APARTMENTS SURROUNDED BY NATURE

ALMAZARA GARDENS

ALMAZARA BOUTIQUE RESIDENCES

Almazara Gardens, is the **fourth project** at the new **Almazara Boutique Residences** development 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 in Marbella

Marbella's many attractions include its all-year-round pleasant climate, the beaches, golf courses, gastronomy, shopping, lifestyle, and the many varied activities on offer.

Just a few kilometres from **Almazara Gardens** is the famous **Puerto Banus**, along with the town centre and the **beaches of Marbella**, which adds to the leisure options available by enabling you to enjoy all sorts of water sports. You can also play golf at the prestigious courses around the Costa del Sol.



Malaga Airport: 60 km

Homes to live in all year round

Almazara Gardens is the fourth phase on sale, comprising 49 exclusive apartments with panoramic views, situated in Almazara Boutique Residences development.

All homes are west facing and have unobstructed views towards the bay of Marbella, the Moroccan coastline and Gibraltar.

The project comprises 5 contemporary styled buildings and an "open plan" design but with a sympathetic rustic appearance to blend into the natural surroundings. These buildings, just 3 storeys high, house **2- and 3-bedroom apartments and penthouses with solarium**, all with generous terraces and there is a communal pool and landscaped gardens with native plants, many recovered from the area itself.

You can live all year round in these modern homes, or just enjoy holidays and weekends, in a peaceful residential area that is just a few kilometres from Marbella's **Golden Mile**.



Spacious terraces with panoramic views

Almazara Gardens provides a range of apartment types and penthouses with 2 or 3 bedrooms, and all have an open plan kitchen integrated into the living/dining room.

The living rooms enjoy lots of natural light, with large patio doors opening onto the spacious terraces. The apartments have nice panoramic views towards the coastline.

Almazara Gardens has additional convenient features such as an underground parking space and storeroom for each home, pools for adults and large landscaped gardens. The development also has public access routes within the surrounding natural setting with more than 5 hectares of forest allowing you to walk, relax and enjoy nature.



There's no place like home

Almazara Gardens offers a selection of high-quality materials and finishes, which provide the homes with a high degree of elegance, comfort and exclusivity.

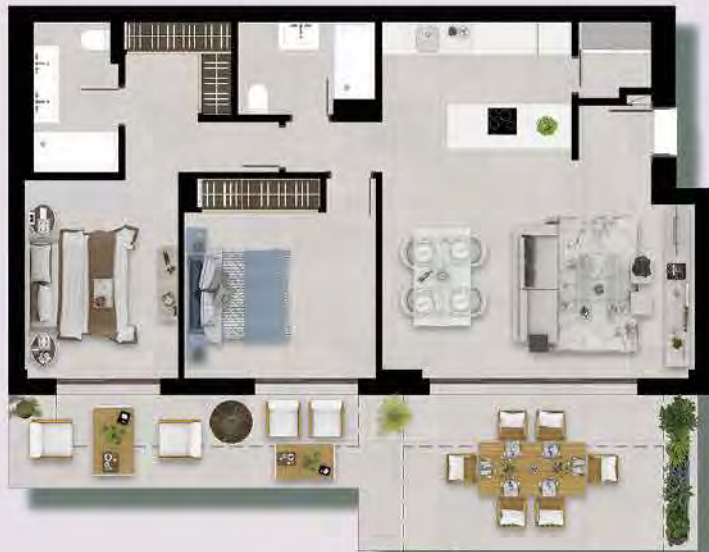
The homes are delivered fully equipped, with premium brand finishings, ready to move in. They also have an underground parking space and a storeroom.

Interior highlights include large format floors, elegant exterior carpentry, large windows to ensure maximum natural light, fully fitted kitchens, modern bathrooms with top of the range taps and sanitary fittings and an air conditioning system throughout the apartment with units already installed.



Design and comfort

APARTMENT - 2 BED PROPERTIES



APARTMENT - 2 BED PROPERTIES

Build area	From	98,24 m ²	to	98,45 m ²
Terrace		31,63 m ²		

APARTMENT - 3 BED PROPERTIES



APARTMENT - 3 BED PROPERTIES

Build area	From	109,87 m ²	to	110,27 m ²
Terrace	From	41,09 m ²	to	95,98 m ²

PENTHOUSE 3 - BED PROPERTIES WITH SOLARIUM



PENTHOUSE 3 - BED PROPERTIES WITH SOLARIUM				
Build area	From	108,92 m ²	to	110,27 m ²
Terrace	From	39,53 m ²	to	47,86 m ²
Solarium	From	79,86 m ²	to	104,78 m ²



All units are delivered with an underground parking space and storeroom.

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 aérothermal 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.

In communal areas:

- Private parking space in the basement, with pre-installation for electric vehicle charging.
- Installation of drip irrigation with programmer in landscaped areas.
- Sensors, movement detectors and/or timers in communal areas.



Energy rating (CEE)

Why is Taylor Wimpey España the right decision?

Buying a Taylor Wimpey property in Spain doesn't just mean that you will now have a residence in a beautiful location, it also means that you are purchasing with total peace of mind. **Taylor Wimpey España** is a subsidiary of Taylor Wimpey PLC, a leading developer of residential real estate in Europe since 1880.

The subsidiary in Spain has been building properties in exclusive residential areas in the Balearic Islands, on the Costa Blanca and on the Costa del Sol since 1958. Sustainability and protecting the environment is important to us, as is creating architecture that blends harmoniously into the surrounding area.

In Spain we can look back with pride on over 65 years of experience building exclusive residential complexes. More than 7,000 customers have already placed their trust in us and have been very satisfied with the quality of our new build properties and our extensive After-Sales service which is a vital part of the customer service that sets us apart. We want you to relax and enjoy your new home knowing that every detail meets the highest quality standards, even those you cannot see.

TAYLOR WIMPEY IS THERE FOR YOU

If you are looking for your new home, or a holiday home, we will be delighted to help you find your perfect place in the sun.



**MAKE A HOME AT
TAYLOR WIMPEY**



Freephone UK

08000 121 020

Rest of the world:

+34 971 70 69 72

www.taylorwimpeyspain.com

**Taylor
Wimpey**
España



OTHER DEVELOPMENTS IN MALAGA - CADIZ, ANDALUCIA

