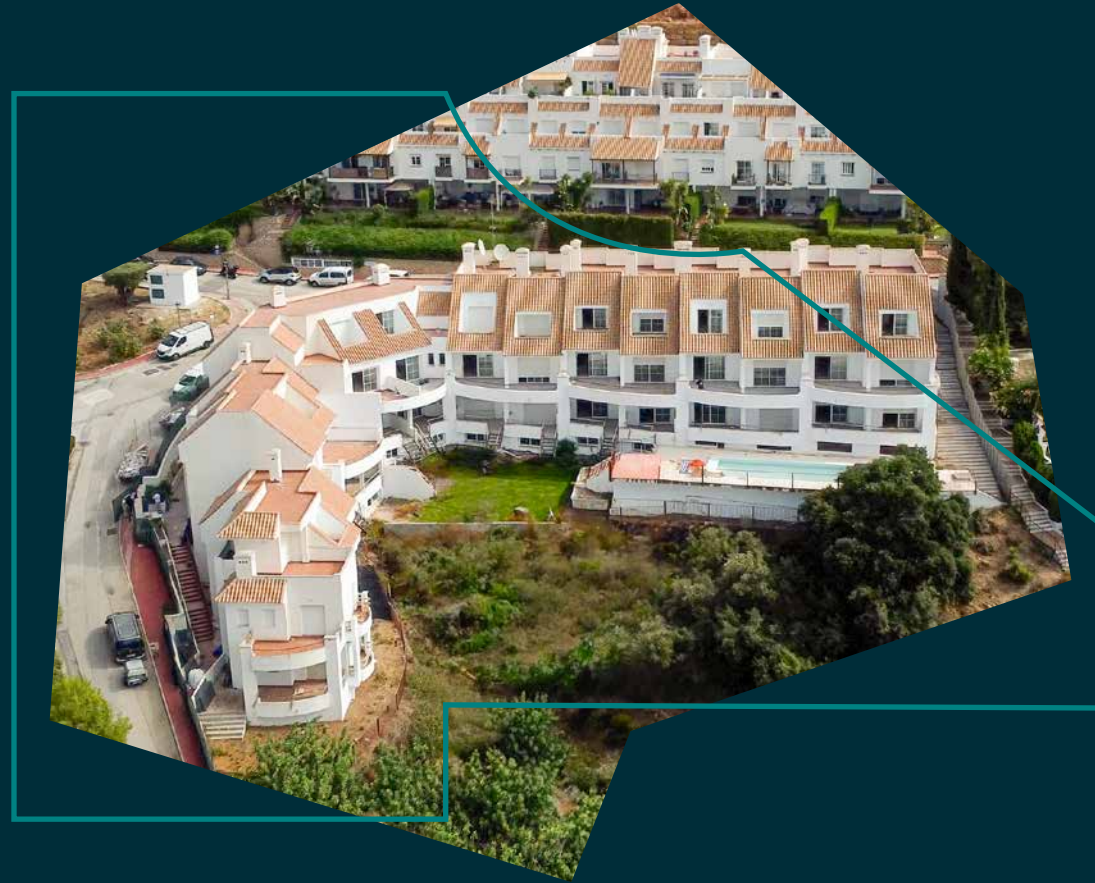


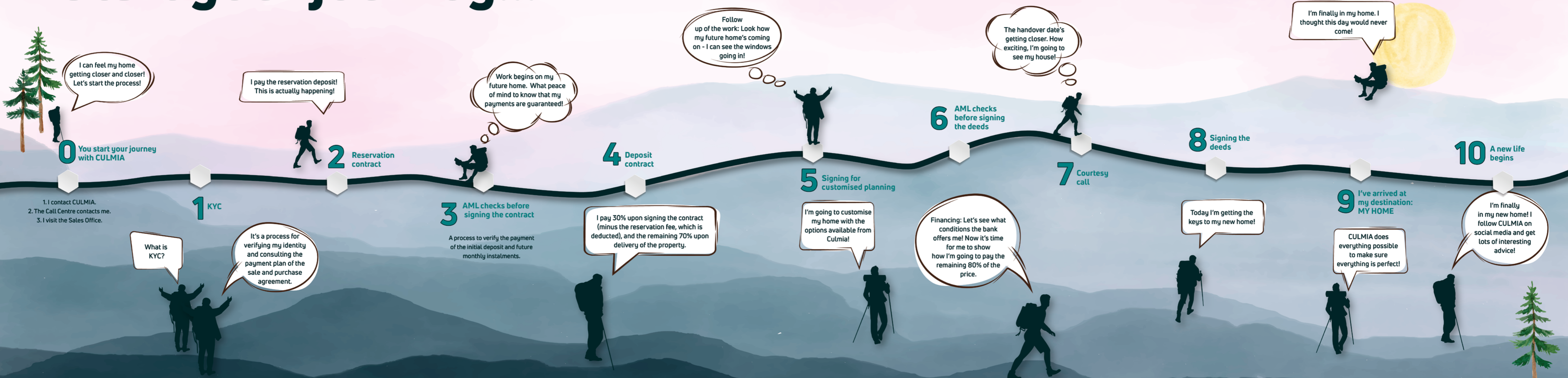
CULMIA Blue Views
Istán

Destination, your home



CULMIA

Start your journey...



I can feel my home getting closer and closer! Let's start the process!

I pay the reservation deposit! This is actually happening!

Work begins on my future home. What peace of mind to know that my payments are guaranteed!

Follow up of the work: Look how my future home's coming on - I can see the windows going in!

The handover date's getting closer. How exciting, I'm going to see my house!

I'm finally in my home. I thought this day would never come!

0 You start your journey with CULMIA

1 KYC

2 Reservation contract

3 AML checks before signing the contract

4 Deposit contract

5 Signing for customised planning

6 AML checks before signing the deeds

7 Courtesy call

8 Signing the deeds

9 I've arrived at my destination: MY HOME

10 A new life begins

- 1. I contact CULMIA.
- 2. The Call Centre contacts me.
- 3. I visit the Sales Office.

What is KYC?

It's a process for verifying my identity and consulting the payment plan of the sale and purchase agreement.

A process to verify the payment of the initial deposit and future monthly instalments.

I pay 30% upon signing the contract (minus the reservation fee, which is deducted), and the remaining 70% upon delivery of the property.

I'm going to customise my home with the options available from Culmia!

Financing: Let's see what conditions the bank offers me! Now it's time for me to show how I'm going to pay the remaining 80% of the price.

Today I'm getting the keys to my new home!

CULMIA does everything possible to make sure everything is perfect!

I'm finally in my new home! I follow CULMIA on social media and get lots of interesting advice!

Destination, your home

A path we take together to the destination of your home.

CULMIA



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A space for everyone	20-21
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Culmia Blue Views Istán is located in the Cerros del Lago residential development, in the beautiful village of Istán, in the province of Malaga. This charming town is a true oasis of tranquillity on the Costa del Sol, located just 10 minutes' drive from Puerto Banús, one of the region's most exclusive destinations.

Istán is an enchanting place in its own right, with its peaceful atmosphere and spectacular natural surroundings. It is located in an ideal area for those looking for a second home in a beautiful peaceful setting.

The development is blessed with a strategic location, a short distance from the Istán/A-7176 road, ensuring convenient transport links to the area's amenities and services and providing easy access to other areas of the Costa del Sol such as Marbella, Malaga and Estepona. Also, its proximity to Puerto Banús and major transport routes makes it an exceptional choice for those who wish to combine the serenity of a second home with proximity to urban facilities.

The path to your new life starts at Culmia Blue Views Istán.



Park



Bus



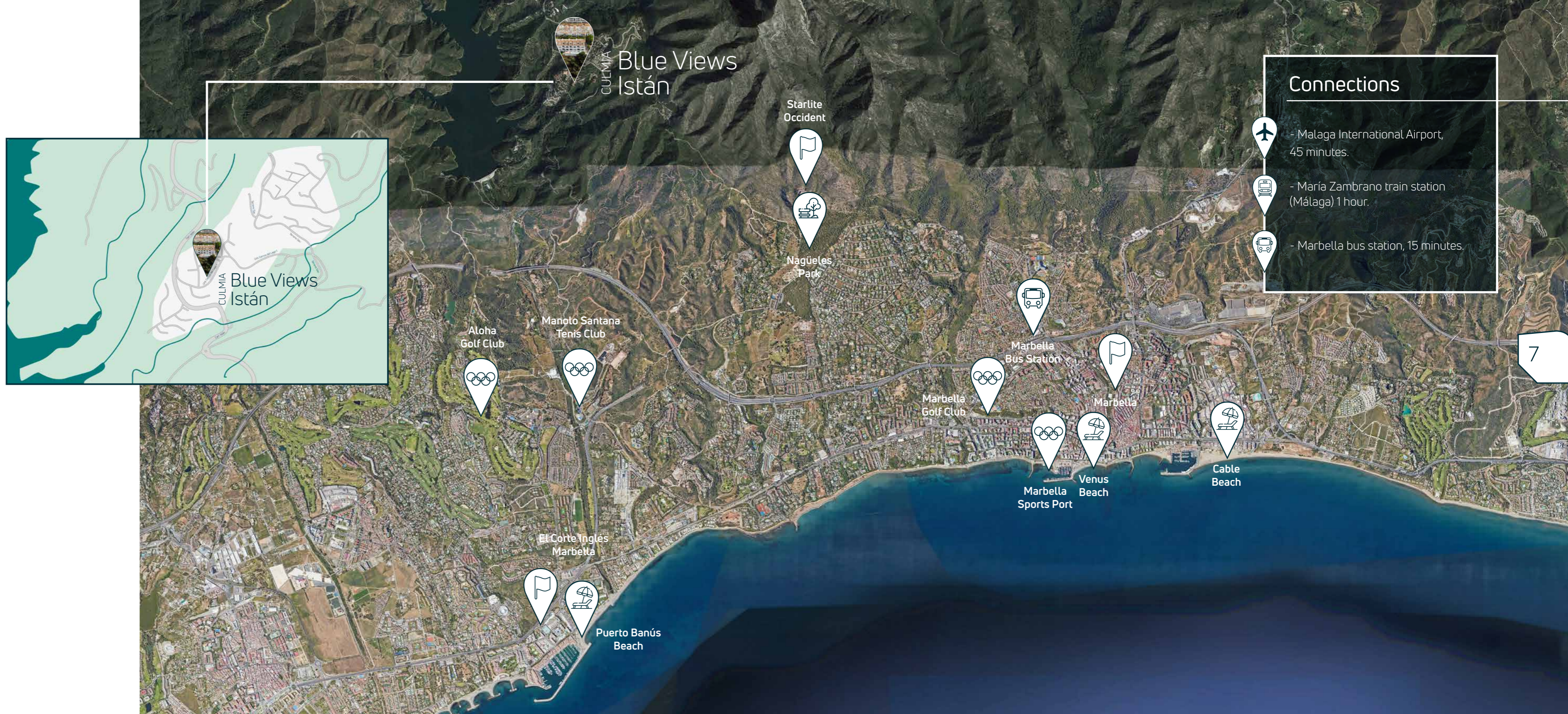
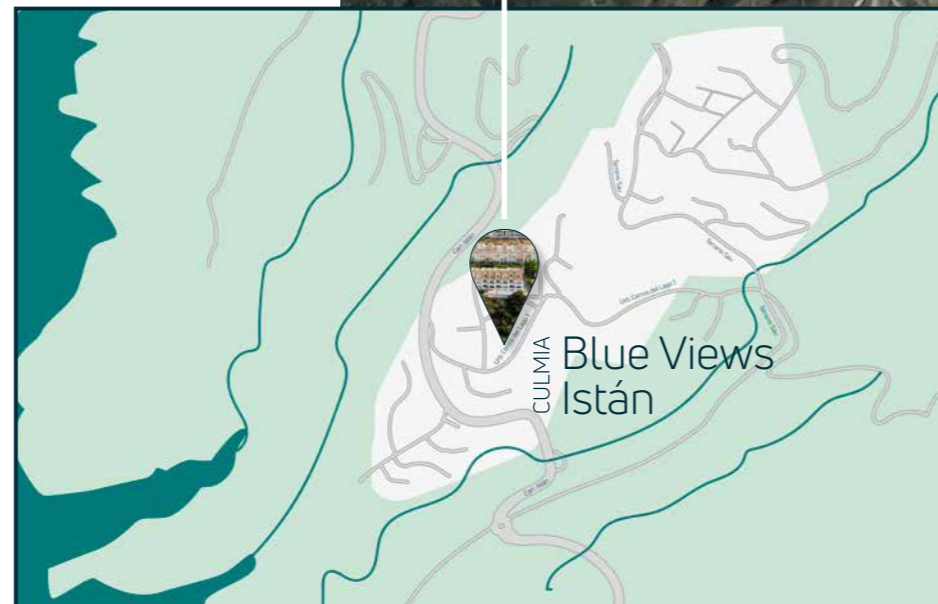
Beach



Interest point



Sports



Connections

- Malaga International Airport, 45 minutes.
- María Zambrano train station (Málaga) 1 hour.
- Marbella bus station, 15 minutes.

6

7

The Andalusian jewel between nature and the sea

Istán

Istán, a natural treasure on the Costa del Sol, surrounded by mountains and the serene Embalse de la Concepción reservoir. A place where nature and culture merge in a unique experience.

You will find exceptional natural surroundings, ideal for fishing, hiking and birdwatching in a peaceful atmosphere.

Istán is also noted for its cultural wealth. Visiting the Church of San Miguel and the Castle of San Istán will allow you to immerse yourself in its architectural legacy and experience a reverence for past centuries.

The cuisine in Istán is a culinary journey. Here you can savour traditional Andalusian dishes such as gazpacho, grilled sardines and paella, all prepared with fresh, local ingredients.



8

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10

No borders

Culmia Blue Views Istán has excellent communications allowing travel to other areas of the Costa del Sol with greatest of ease.

The town of Istán is perfectly connected thanks to the A-7176 road and the AP-7 motorway, which connect the town with Marbella, Estepona and other towns. There are also bus services that connect Istán with other towns in the region.

Málaga-Costa del Sol Airport is located about 70 kilometres to the east.



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Your new home

Culmia Blue Views Istán consists of a total of 22 dwellings of various types, including 1- and 2-bedroom properties distributed in three blocks. Most properties have a parking space and storage room.

The different property types and sizes allow you to choose the option that best suits your needs and lifestyle. Furthermore, the properties are distributed mainly towards the southeast and southwest, making the most of the natural light and offering bright and welcoming environments. All of them have stunning views of the sea and the Embalse de la Concepción reservoir.

Every element and detail has been chosen with precision to make Culmia Blue Views Istán your future home.



Garage



Storage room



Terrace



Views that captivate all five senses

From the heights of Istán, a dreamlike natural scenery unfolds that captivates the senses. Its views are a true gift of nature, immersing you in a world of serenity and unparalleled beauty. You will be lucky enough to enjoy the breath-taking views of the sea and the countryside surrounding the unique environment of Istán. As you look towards the Sierra de las Nieves, you will experience the fascination of an ever-changing postcard. As the day progresses, shades of gold and pink paint the sky, bathing the peaks in a golden light that is reflected in the serene waters of the Embalse de la Concepción reservoir.

The reservoir, a mirror of tranquillity that stretches as far as the eye can see. Its gentle waters reflect the grandeur of the surrounding mountains, creating an atmosphere of calm and reminding us of the purity of nature.

Every corner of Istán is imbued with the essence of nature, stretching from its footpaths through lush forests. Here, you can immerse yourself in the diversity of the local flora and fauna, a symphony of life perpetually unfolding in front of the residents of Istán.

14

15

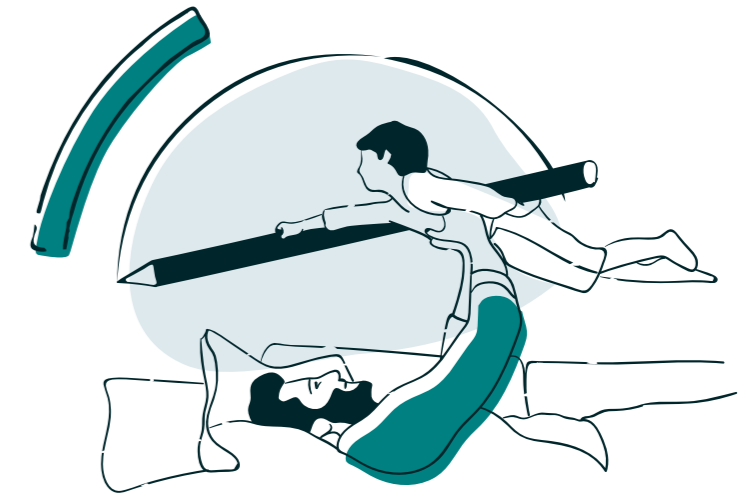




Quality and comfort

Natural light will flood all the rooms in your home thanks to a layout that seeks to make the most of natural light, making every corner of your home breathe luminosity.

The main orientations are southeast and southwest, which will allow you to enjoy wide panoramic views of the sea and the impressive Embalse de la Concepción reservoir. This natural environment will become the perfect setting for your moments of relaxation and contemplation.





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The kitchen is the heart of the house. In addition to the essential appliances, you will find a dishwasher, washing machine and refrigerator, which will make your daily chores easier and add a modern touch to your kitchen routine.

When it comes to storage, most rooms have wardrobes, which means you'll have plenty of space to organise your belongings neatly and efficiently, keeping your home uncluttered and cosy at all times.

Your new home is a perfect combination of design, quality and functionality.

CULMIA Blue Views
Istán



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A space for everyone

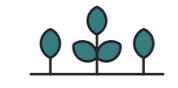
Your house will become the ideal place to enjoy a carefree life, with the perfect combination of spacious terraces, quiet location and urban development.

The common areas are undoubtedly the ideal place to turn any day into an occasion for sharing and enjoyment.

The residential complex has a communal swimming pool where you can relax and enjoy the sun.



Swimming pool



Landscaped Areas



TIME IS MONEY

Utility management at the speed of light.



That's why at Culmia, we want to make it easy for you with anything related to buying your home, so you can focus on what matters most - enjoying your new home.

Through Qlip, we offer you the service of setting up the utilities for your new property.

With Qlip, they contract and manage all the services and utilities 100% digitally, making it truly straightforward to move into your new home.

Why choose this service?



It's free

You don't have to pay anything to use the service.



It's fast, swift

Response to any issue within 7 minutes. Plus, you'll be saving more than 3 hours per transaction with Qlip.



Goodbye paperwork!

100% digital utility management.



22

23



CULMIA



Destination Sustainable

We are making this journey together, which is why at Culmia we work to create spaces that respect the environment.



Destination Innovation

This could be the second stop on our journey. We are a property developer that has emerged from change, and we aim to be different whilst ensuring that your home doesn't lose its essential features.



Destination Experience

Here we pave the way to your destination; a journey to your new home where, should you decide to join us, we will take care of everything.



Please rate our services, we want to know your opinion!



Download our guides below.

You will find everything you need to know about buying your new home.



If your home were a song, what would it sound like?

Music accompanies us in every corner of our homes and during the most special moments of life.



Listen to us here!

Who we are

We are a leading residential property project management platform in Spain with an innovative proposal for comprehensive management that applies to all the phases of a property's development.

Our strategic plan has three main business areas: build-to-sell (BTS), build-to-rent (BTR) and affordable housing. We develop residential solutions designed to respond to the evolution of our customers' needs.

Since 2013 we have built more than 6,000 homes across Spain. We have an investment plan in strategic sectors located in Spain's main cities.

Now, we are made up of a multi-disciplinary and experienced team in the property field composed of around 150 professionals distributed throughout 10 delegations in the whole country.



Learn more
About us



We have a story to tell

Banco Sabadell property development activity starts.

2013

The property developer's first residential development projects in Barcelona: Sancho de Ávila 15 (Sant Martí) and Mestre Nicolau (Sarrià-St Gervasi).

2016

Property development activity is separated from marketing at the end of 2018.

**CULMIA
2020**

"Plan Vive" concession.

2023

Concession of Plan Vive II and two lots of the Affordable Rent Plan from the City Council of Madrid.

2011

Consolidation of Banco Sabadell's property development structure.

2013

Start of the provision of delegated development services.

2018

SDIN Residencial no longer forms part of Banco Sabadell and is renamed CULMIA.

2021



CULMIA Blue Views Istán

Destination
your home.

Urbanización Cerros del Lago,
Calle la Concha s/n, 29611 Istán, Málaga

900 929 282

culmia.com



CULMIA

This document has been prepared based on a basic project and, as a consequence, it may undergo modifications due to technical requirements and/or at the request of the competent public administrations. Similarly, all graphic information (images, furniture and its distribution, etc.) has a purely commercial purpose and, therefore, it is of an informative and indicative nature, lacking contractual and/or pre-contractual value. For the appropriate purposes, the Developer states that its action is in accordance with and that it will adapt to the provisions set forth in Law 38/1999, of 5 November, the Building Act. Thus, the amounts paid by the Buyer on account of the total price during construction, together with the corresponding legal interests, will be guaranteed by the Developer by bank guarantee issued by a duly authorised credit institution, and will be deposited into a special account opened by the Developer. The articles of association of the future community of owners will be delivered to the buyer prior to signing the sale deed.