



Fuengirola - Costa del Sol



CAPITAL MANAGEMENT

IBERO CAPITAL MANAGEMENT have a solid capacity for origination and management of investments and financing of assets and real estate developments.

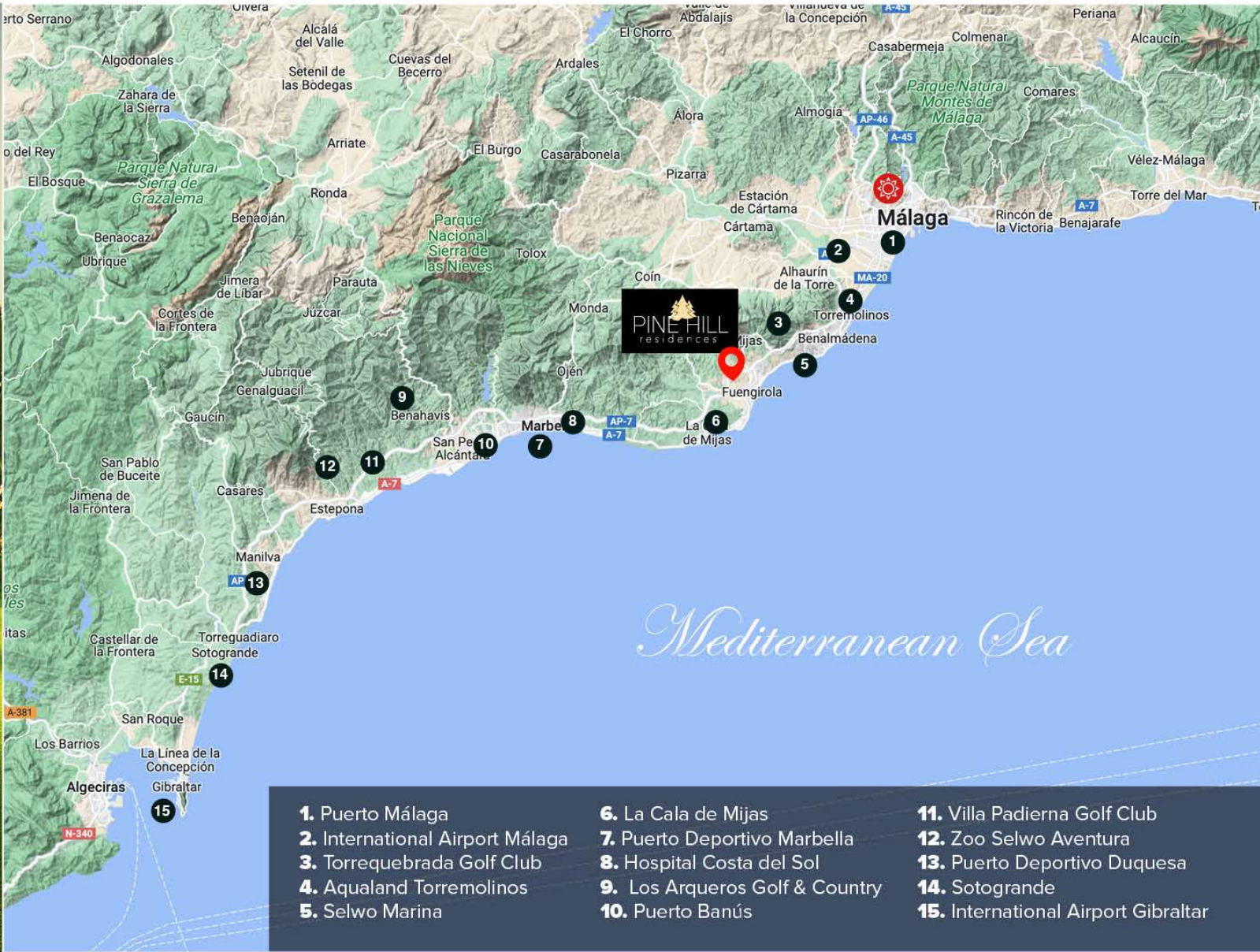
With more than 100,000 million euros of financing originated or managed and the development of more than 7,000 homes, its team has an unparalleled experience that provides solidity and rigor to the projects in which it participates.

COMMERCIALISING AGENT

DREAM EXCLUSIVES is a company designed with you in mind: our client. We dedicate all our efforts to give our clients the best service. For this we invest the time that each client needs in the process of buying their home on the Costa de Sol. We work together with developers and architects to create the perfect home for our buyers. We have put passion into the whole process; from the creation of the project, to the handover of keys.

DREAM EXCLUSIVES also offer a complete after-sales service. We accompany you to all the way to completion, so that you feel comfortable, assured and ready to enjoy your new home. Thank you for trusting us.







Fuengirola

Fuengirola is a well-established and hugely popular resort on the Costa del Sol. It's a multi-cultural destination with both Spanish and international residents taking full advantage of its magnificent beaches, diverse gastronomy and historic landmarks.





YOU?





Enjoy

Here is your chance to enjoy life to the full in the heart of the Costa del Sol, at a price that is affordable to all.

The urbanisation offers a variety of apartment formats perfectly adapted to meet the needs of everyday living or a holiday escape.

The elevated position combined with a modern twist on Andalusian architecture and a full range of exclusive in-house amenities, makes this the perfect location to appreciate life on the Costa del Sol.

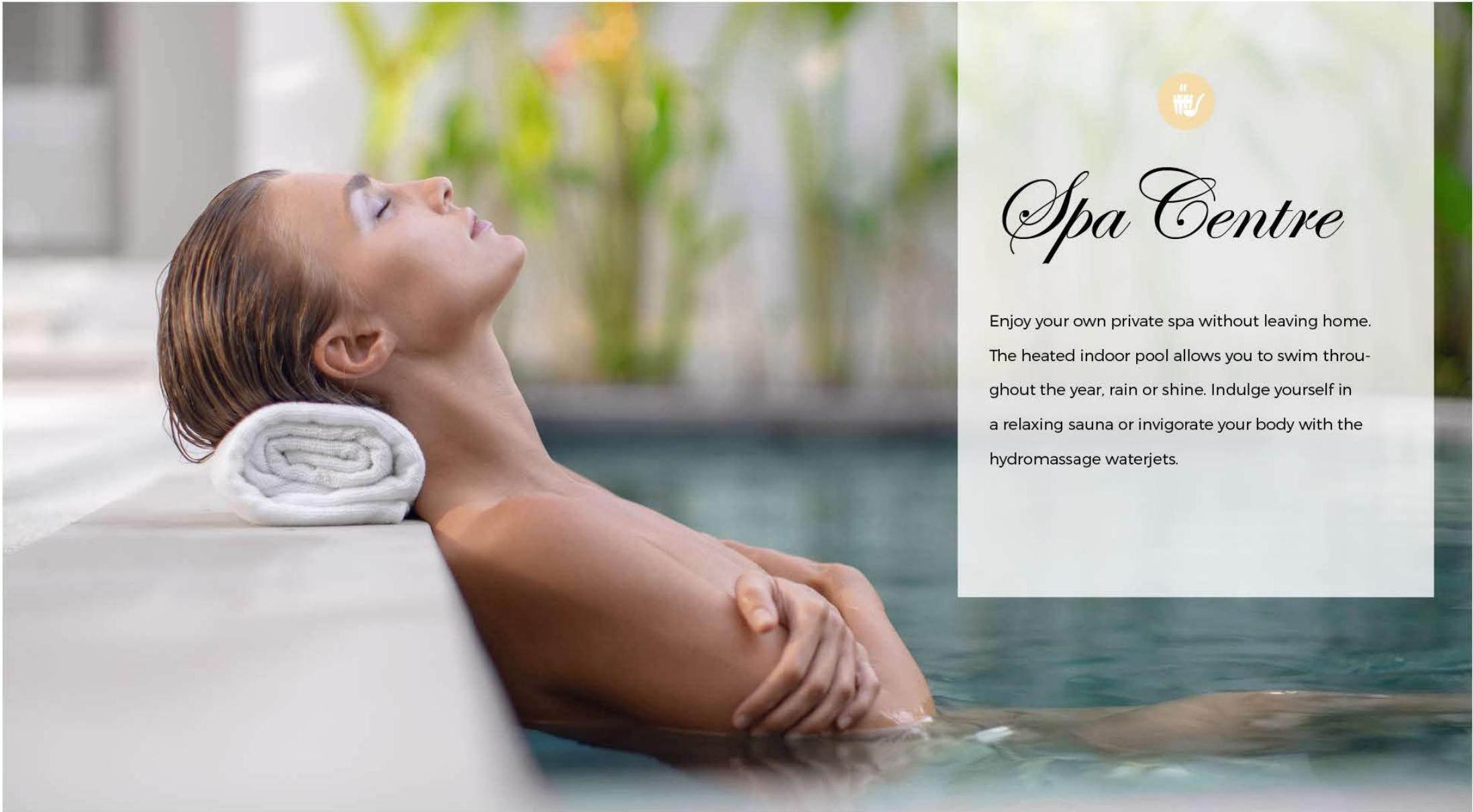


Leisure time, as you want it!

Exclusive Amenities

Pine Hill Residences provides health, leisure, social and business facilities
for all members of the family to enjoy.

It's a place where you can choose to do as little or as much as you like in the
convenience of your own surroundings exclusively for Pine Hill Residents.



Spa Centre

Enjoy your own private spa without leaving home. The heated indoor pool allows you to swim throughout the year, rain or shine. Indulge yourself in a relaxing sauna or invigorate your body with the hydromassage waterjets.



Swimming Pools

No home on the Costa del Sol would be complete without a refreshing outdoor pool to cool down in the hot summer months and at Pine Hill Residences, you have two to choose from!

Immersed in large tropical gardens, the central saltwater pool is ideal for fun days in the sun with all the family. For those that prefer a more tranquil environment, kick back in the infinity pool and take in the view.

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Fitness Centre

Free yourself from gym membership and exercise when you like at the residents fitness centre. Work out at the gym or take advantage of the fitness studio to maintain a healthy lifestyle with ease.



Private Cinema

Residents benefit from their own private movie theatre.

The perfect spot to get together with family, friends or neighbours for screenings of your favourite entertainment, sports or events.



Social Lounge

For when you need just a bit more space to entertain, take advantage of the social lounge. Complete with a fully equipped kitchen so you can cater and host larger groups of friends and family in the convenience of your own urbanisation.



Business Centre

Work from home in comfort thanks to the in-house business centre. Providing space for meetings, high-speed internet, print facilities and presentation systems your professional needs are met without any need to commute.



Shuttle Bus

For added convenience, residents of Pine Hill Residences have their own dedicated transport service for trips to and from the beach of Los Boliches.

Affordable Luxury Living!

Exclusive Apartment

With just 71 apartments, this intimate community can be enjoyed without the crowds and commotion of city centre living.

The terraces offer either countryside, sea or mountain views, and connect harmoniously with the spacious interiors to maximise the living space that can be enjoyed throughout the year.









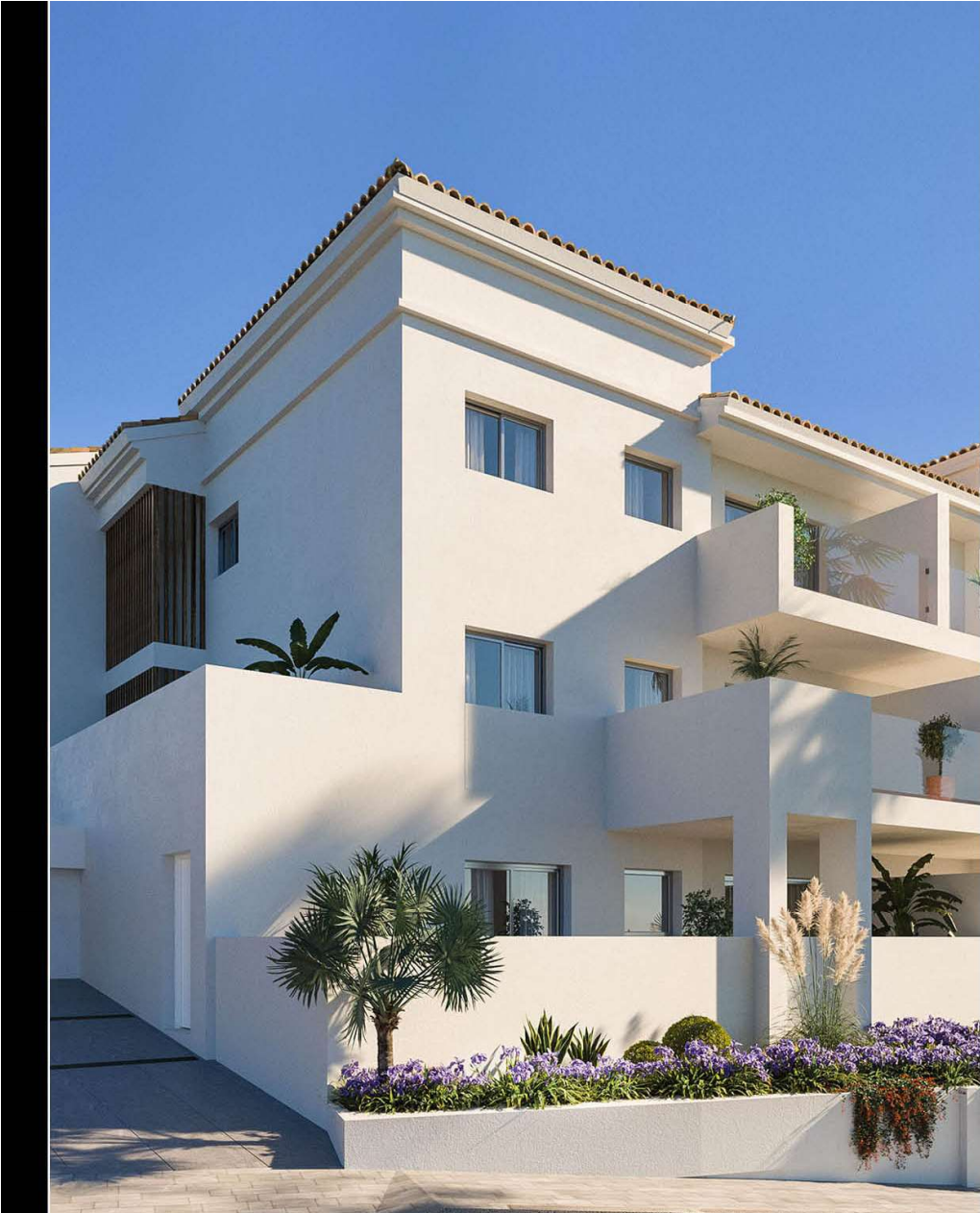








Quality Specifications



EXTERIORS

FACADE

- Exterior enclosure formed by factory brick, air chamber with interior insulation and cladding with a dry partition system of laminated plasterboard or factory brick.
- Exterior finish with a plastered cement mortar coated with exterior paint. The terraces are enclosed with a combination of a plastered and painted factory brick parapet and glazing.

ROOFING

- The roofing has been designed to ensure tightness against leaks and moisture.
- A combination of flat (passable and non-passable) and sloping roofs. The passable roofs are finished with a non-slip stoneware floor in areas where their use requires it. Non-passable flat roofs are finished with gravel. Sloping roofs will be finished with tiles.

EXTERIOR CARPENTRY

- PVC windows, with thermal break. Double glazing with air chamber.
- Door opening systems are sliding or folding, as per the project.



INTERIORS

INTERIOR CARPENTRY

ENTRANCE DOOR

- Security door with a 'multi 100' lock with at least 1 locking point. Peephole and interior finish to match the other interior doors.

INTERIOR DOORS

- Smooth, white lacquered interior panel doors with metal fittings. Latches included on bathroom doors.

FITTED WARDROBES

- Floor to ceiling wardrobe doors to match the interior doors. Lacquered and internally fitted with a hanging rail and a shelf.

PARTITIONS AND SUSPENDED CEILINGS

SEPARATION OF APARTMENTS

- Separation between apartments is according to the regulations: CTE DB HR.

FLOORS

ENTRANCE, BEDROOMS, KITCHEN, HALLWAYS AND LOUNGE

- Laminate flooring with an option of 2 colours, to be chosen by the client.

BATHROOMS

- Porcelain stoneware of similar tonality and dimensions to that of the laminate flooring.

TERRACE FLOOR

- C3 Non Slip Porcelain stoneware of similar tonality and dimensions to the interior flooring.

INTERIOR PARTITIONS

■ The interior walls of the house are formed of laminated plasterboard on galvanized steel frames with thermal insulation.

- The untiled interior walls are finished with smooth plastic paint coating.



FIXTURES

BATHROOM FIXTURES

SANITARYWARE

- White vitrified porcelain sanitaryware.

SHOWER TRAY

- All bathrooms are equipped with resin, non-slip shower tray.

SINK AND SHOWER TAPS

- Chrome mixer taps of a modern design.

BATHROOM VENTILATION SYSTEM

- Complies with CTE DB HS regulations.

MASTER BATHROOM ACCESSORIES

- Bathroom mirror

KITCHEN FIXTURES

BACK WALL BETWEEN UPPER AND LOWER CABINETS

- Tiled on the kitchen front.

WORKTOP

- Worktop colour will match the doors of the kitchen cabinets, according to the set ambiances.

SINK

- Stainless steel sink with single-lever taps

ELECTRICAL APPLIANCES

- Refrigerator, extraction fan, induction hob, oven and dishwasher.

FITTED KITCHEN

- Upper and lower cabinets.

WASHER AND DRYER

- Pre-installation for washer and drying machines planned in the laundry area.

AIR CONDITIONING



FACILITIES

AIR CONDITIONING

- Installation of hot / cold air conditioning throughout the apartment. The developer will choose the most efficient air conditioning system according to the characteristics of the homes.

DOMESTIC HOT WATER PRODUCTION

- Production of individual domestic hot water for each home via an aérothermal or equivalent system provided that energy efficiency is maintained.

VIDEO DOOR ENTRY INSTALLATION

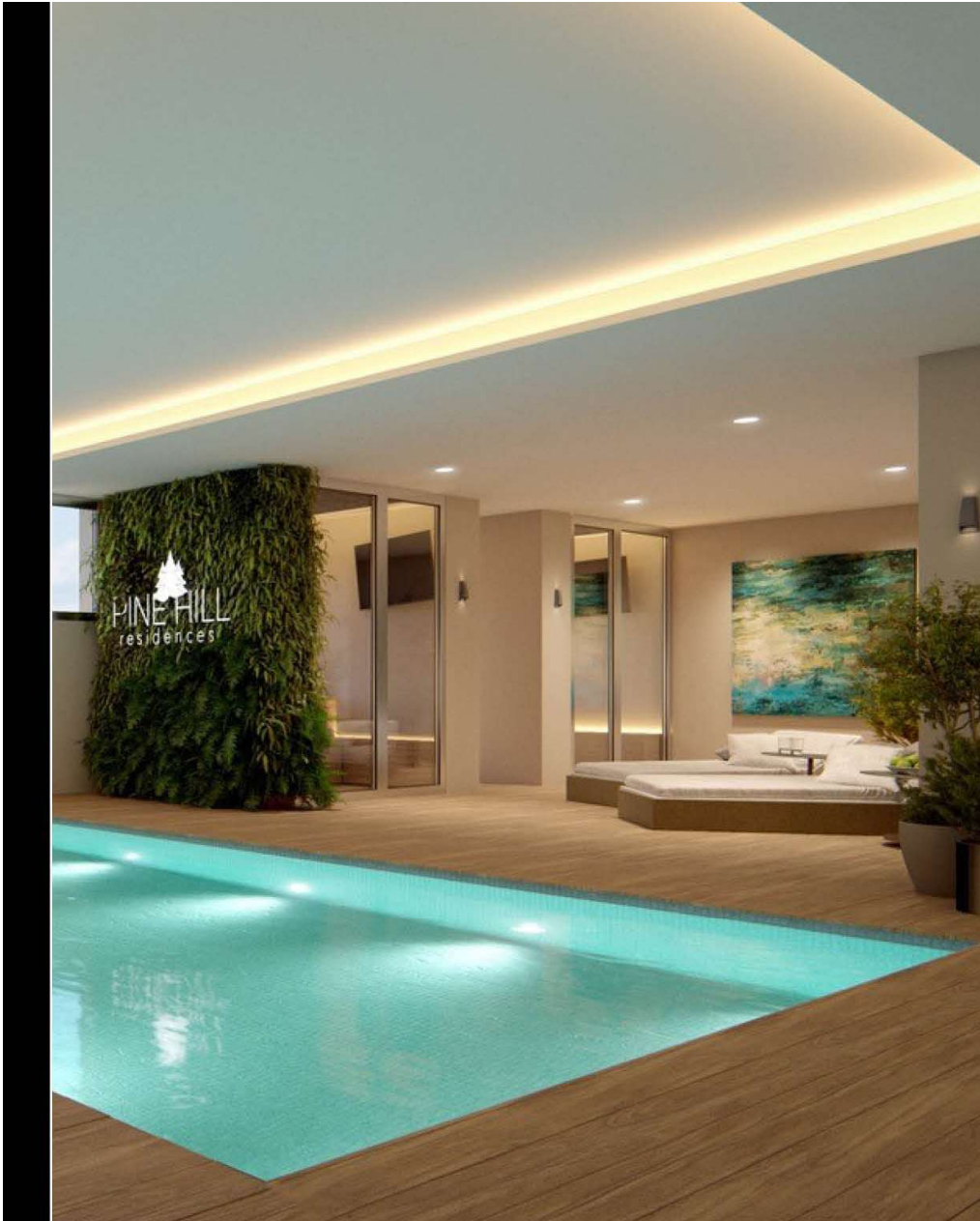
- All apartments will have a video intercom system.

BASIC HOME AUTOMATION INTEGRATION SYSTEM

- The apartments will have pre-installation for a home automation system.

TELECOMMUNICATIONS INSTALLATION

- Connections in the main rooms according to CTE.



AMENITIES

COMMON AREAS

OUTDOOR POOLS

- Infinity pool with views and a central pool.

RELAXATION AREA

- Indoor relaxation area equipped with heated pool, sauna, water jets and hydromassage.
- Changing rooms with showers and toilets.

FITNESS

- Fitness studio equipped with gym equipment, music system and television.

TRANSPORT

- Private shuttlebus from the development to the beach.

SOCIAL CLUB

- Multipurpose common room located in the daylight basement.
- Gastrobar with seating area and kitchen.

CINEMA ROOM

- Equipped with projector and sound system.

BUSINESS CENTER

- Multipurpose office space with projector and printer.



One Life, One Home!



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