ALTOS

DE MANILVA

QUALITY SPECIFICATIONS

A PERFECT BALANCE BETWEEN PRIVACY & COASTAL LIVING

DESCRIPTION & TECHNICAL SPECIFICATIONS OF THE PROJECT

PROJECT:

ALTOS DE MANILVA

LOCATION:

Castillo de la Duquesa, Manilva, Málaga, Spain
Location reference: 9Q25+G6V Castillo de la Duquesa, Manilva, Spain

SURFACE AND GEOMETRY OF THE PLOT:

The development occupies a plot with a total area of **12,683.00 m²**.

ARCHITECTS AND DESIGN:

Designed by Liev Rodríguez / Arquitectura, with a contemporary architectural approach focused on clean lines, functional layouts and seamless integration with the surrounding Mediterranean landscape.

GENERAL COMPOSITION OF THE PROJECT:

88 residential apart. distributed across 4 blocks, with **22 apartments per block**.

Each residential block is arranged over **4 floors** and includes an underground parking level, with a dedicated **parking space** for each apartment.

The development includes landscaped communal areas and a selection of shared amenities:

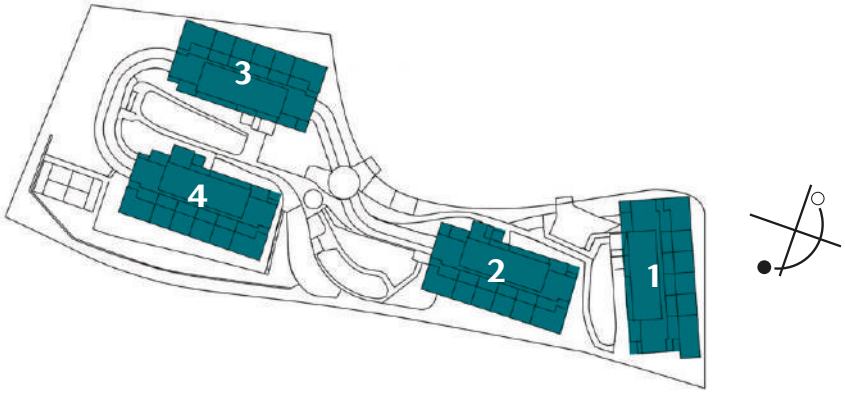
OUTDOOR SWIMMING POOL • PADEL COURT • CHILDREN'S PLAYGROUND
OUTDOOR GYM • LANDSCAPED GARDENS

The overall layout has been designed to create a calm, private residential environment while maintaining convenient access to the coast and the surrounding areas of Manilva, Puerto de la Duquesa, Sotogrande and Estepona.

FOUR RESIDENTIAL BLOCKS, ONE COHESIVE LIFESTYLE

BLOCK TYPOLOGIES

ALTOS
DE MANILVA



BLOCK 1

	APT 134 1 BED / PENTHOUSE	APT 133 1 BED / PENTHOUSE	APT 132 1 BED / PENTHOUSE	APT 131 1 BED / PENTHOUSE	
APT 126 1 BEDROOM	APT 125 1 BEDROOM	APT 124 1 BEDROOM	APT 123 1 BEDROOM	APT 122 1 BEDROOM	APT 121 1 BEDROOM
APT 116 1 BEDROOM	APT 115 1 BEDROOM	APT 114 1 BEDROOM	APT 113 1 BEDROOM	APT 112 1 BEDROOM	APT 111 1 BEDROOM
APT 106 1 BED / GARDEN	APT 105 1 BED / GARDEN	APT 104 1 BED / GARDEN	APT 103 1 BED / GARDEN	APT 102 1 BED / GARDEN	APT 101 1 BED / GARDEN
BASEMENT / PARKING					

BLOCK 2

	APT 234 1 BED / PENTHOUSE	APT 233 1 BED / PENTHOUSE	APT 232 1 BED / PENTHOUSE	APT 231 1 BED / PENTHOUSE	
APT 226 1 BEDROOM	APT 225 1 BEDROOM	APT 224 1 BEDROOM	APT 223 1 BEDROOM	APT 222 1 BEDROOM	APT 221 1 BEDROOM
APT 216 1 BEDROOM	APT 215 1 BEDROOM	APT 214 1 BEDROOM	APT 213 1 BEDROOM	APT 212 1 BEDROOM	APT 211 1 BEDROOM
APT 206 1 BED / GARDEN	APT 205 1 BED / GARDEN	APT 204 1 BED / GARDEN	APT 203 1 BED / GARDEN	APT 202 1 BED / GARDEN	APT 201 1 BED / GARDEN
BASEMENT / PARKING					

BLOCK 3

	APT 334 1 BED / PENTHOUSE	APT 333 1 BED / PENTHOUSE	APT 332 1 BED / PENTHOUSE	APT 331 1 BED / PENTHOUSE	
APT 326 1 BEDROOM	APT 325 1 BEDROOM	APT 324 1 BEDROOM	APT 323 1 BEDROOM	APT 322 1 BEDROOM	APT 321 1 BEDROOM
APT 316 1 BEDROOM	APT 315 1 BEDROOM	APT 314 1 BEDROOM	APT 313 1 BEDROOM	APT 312 1 BEDROOM	APT 311 1 BEDROOM
APT 306 1 BED / GARDEN	APT 305 1 BED / GARDEN	APT 304 1 BED / GARDEN	APT 303 1 BED / GARDEN	APT 302 1 BED / GARDEN	APT 301 1 BED / GARDEN
BASEMENT / PARKING					

BLOCK 4

	APT 434 1 BED / PENTHOUSE	APT 433 1 BED / PENTHOUSE	APT 432 1 BED / PENTHOUSE	APT 431 1 BED / PENTHOUSE	
APT 426 1 BEDROOM	APT 425 1 BEDROOM	APT 424 1 BEDROOM	APT 423 1 BEDROOM	APT 422 1 BEDROOM	APT 421 1 BEDROOM
APT 416 1 BEDROOM	APT 415 1 BEDROOM	APT 414 1 BEDROOM	APT 413 1 BEDROOM	APT 412 1 BEDROOM	APT 411 1 BEDROOM
APT 406 1 BED / GARDEN	APT 405 1 BED / GARDEN	APT 404 1 BED / GARDEN	APT 403 1 BED / GARDEN	APT 402 1 BED / GARDEN	APT 401 1 BED / GARDEN
BASEMENT / PARKING					

HOUSING TYPOLOGIES

TYPE 1 / 1C + GARDEN / 1 BEDROOM

Hall, open-plan kitchen and living-dining area, one bedroom, one bathroom, private terrace and garden.

TYPE 1 / 1 BEDROOM

Hall, open-plan kitchen and living-dining area, one bedroom, one bathroom and private terrace. Available on the first and second floors.

TYPE 2C PENTHOUSE / 1 BEDROOM

Hall, open-plan kitchen and living-dining area, one bedroom, one bathroom and a spacious private terrace.

EXTERIOR

ALTOS
DE MANILVA

- **Accessibility:** Barrier-free design throughout the development, ensuring comfortable and convenient access for all residents.
- **Pedestrian paths:** Stamped and decorative concrete pathways integrated into landscaped communal areas.
- **Landscaping & irrigation:** Carefully designed green areas with an automatic irrigation system, providing privacy and enhancing the natural surroundings of the development.
- **Outdoor lighting:** Energy-efficient exterior lighting with programmed schedules for optimized energy consumption.
- **Exterior finishes:** High-performance waterproof mortar reinforced with fibres and finished with three coats of exterior paint for increased durability and weather resistance.
- **Lifts:** Silent elevators installed in each residential block, providing comfortable access between all levels. Lift capacity to be confirmed.
- **Communal areas:** Energy-efficient lighting with motion sensors and programmable schedules.
- **Communal flooring:** Durable non-slip porcelain flooring throughout shared areas for increased safety and easy maintenance.
- **Parking access & safety:** Controlled access to the parking area, complemented by a fire protection system and CO_2 detectors.
- **Façades:** High-performance façade construction incorporating brickwork, polyurethane thermal insulation, intermediate plastering and double plasterboard interior lining to enhance thermal efficiency.

LIVING AREAS

- **Flooring:** Light-toned laminate flooring with a natural wood-effect finish.
- **Walls & ceilings:** Smooth painted finish in neutral tones, applied in three coats for a uniform and durable result.
- **False ceilings:** Plasterboard suspended ceilings with discreet inspection hatches for access to technical installations.
- **Windows & glazing:** PVC double-glazed windows designed to improve thermal insulation and energy efficiency.
- **Entrance doors:** Armoured entrance doors providing additional security and durability.
- **Interior doors:** Laminated interior doors with matching frames and contemporary handles. Door height: 2,05 mm

Interior Door Finish

Window PVC Frame

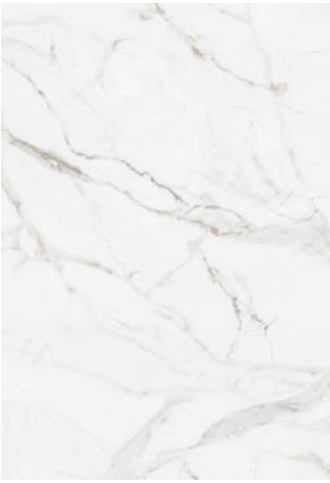
Wood-Effect Laminate Flooring

Illustrative images showing optional elements, equipment and finishes not included in the standard specification or in the purchase price of the property. Please consult our sales team regarding the equipment included as standard and the available options.

KITCHENS & LAUNDRY AREAS

- **Kitchen cabinetry:** Fully fitted kitchen with contemporary-style units featuring laminated fronts in neutral finishes and light tones.
- **Layout:** Open-plan kitchen integrated into the living area and designed to provide a bright, functional and comfortable space.
- **Appliances:** A selection of **BALAY** appliances, or equivalent, comprising a refrigerator, induction hob, dishwasher, extractor hood and built-in oven.
- **Laundry area:** The washing machine and electric water heater will be located on the property's terrace.

Laminated Cabinet Front



Worktop & Backsplash Finish

Illustrative kitchen image showing optional elements, equipment and finishes not included in the standard specification or in the purchase price of the property. Please consult our sales team regarding the equipment included as standard and the available options.

BEDROOMS

- **Wardrobes:** Built-in wardrobes with melamine-finished interiors, including drawers and shelves, and laminated facades.
- **Interior doors:** Laminated interior doors with matching frames and contemporary handles.
- **Windows & glazing:** Double-glazed windows providing improved thermal insulation and energy efficiency.

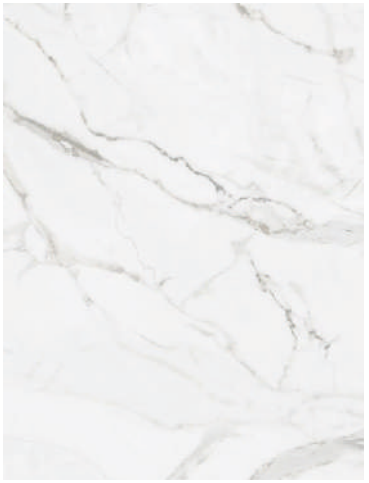
Laminated Wardrobe Facade

Wardrobe Facade Finish

Illustrative images showing optional elements, equipment and finishes not included in the standard specification or in the purchase price of the property. Please consult our sales team regarding the equipment included as standard and the available options.

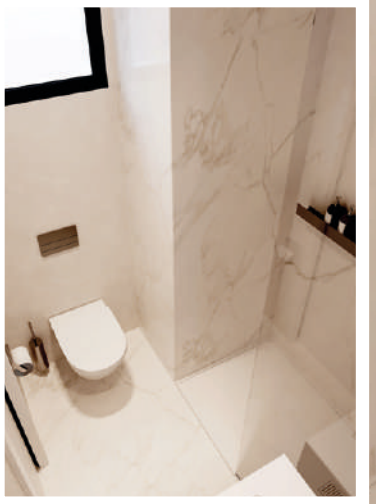
BATHROOMS

- **Wall & floor tiles:** Porcelain tiles in a light marble-effect finish, creating a clean and contemporary look.
- **Taps & shower fittings:** Chrome-finish bathroom fittings by ROCA or equivalent.
- **Shower screens:** Clear glass shower enclosures with a simple contemporary design.
- **Bathroom finishes:** Neutral tones and easy-to-maintain materials selected for a practical and modern finish.



Porcelain Bathroom Tiles

Chrome Bathroom Fittings
ROCA or equivalent



Illustrative images showing optional elements, equipment and finishes not included in the standard specification or in the purchase price of the property. Please consult our sales team regarding the equipment included as standard and the available options.

COMMON AREAS

- **Landscaped areas:** Generous landscaped communal areas designed to provide pleasant green surroundings and greater privacy for residents.
- **Swimming pool:** Large communal outdoor swimming pool with a surrounding relaxation area.
- **Pool surrounds:** Non-slip outdoor flooring in porcelain tiles or similar suitable material.
- **Padel court:** Communal padel court available for residents.
- **Outdoor gym:** Dedicated open-air workout area with exercise equipment for residents.
- **Children's playground:** Dedicated outdoor play area for children.
- **Pedestrian paths:** Decorative concrete pathways integrated throughout the landscaped communal areas.

HOME COMFORT & ENGINEERING

- **Air conditioning:** Centralized ducted air-conditioning system serving the entire apartment.
- **Hot water:** 100-litre hot-water storage tank for domestic hot-water supply.
- **Terrace utilities:** Outdoor water points and waterproof electrical sockets provided on terraces.

ENERGY EFFICIENCY

- **Efficient lighting:** LED lighting with motion sensors in communal areas and garages to help reduce unnecessary energy consumption.
- **Automatic irrigation:** Programmable irrigation system for landscaped communal areas.
- **Windows & glazing:** Double-glazed windows designed to improve thermal insulation and energy efficiency.
- **Heating & hot water:** Efficient heating and hot-water systems designed to help reduce energy consumption.

The images, infographics, and graphic representations contained in this brochure/quality report are illustrative and for guidance purposes only. They may be subject to changes due to technical, legal, or design requirements. Therefore, they do not constitute a contractual element or binding commitment. The development will adhere to the specifications outlined in the final technical documentation.