



Monte Mayor

Luxury Apartments

Development Phase 9A & B



Benahavis - Malaga - Spain

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Welcome to Monte Mayor

Situated in a sheltered valley in the hills of the municipality of Benahavis, famous for its rural beauty and gastronomic delights, lies the spectacular Monte Mayor estate. Commanding unparalleled views of the Mediterranean, Gibraltar and the African coastline, Monte Mayor enjoys a magnificent natural setting, surrounded by a dramatic mountain range, lush vegetation and brooks, yet is only a 15 minute drive from the coast and the popular resorts of Marbella and Puerto Banus.

Monte Mayor spans over 330 hectares of land, 54% of which remains green zone and therefore unspoilt. This low density construction zoning means that the estate will maintain its natural beauty and owners will continue to enjoy their space and privacy. The estate includes the picturesque village of La Heredia de Monte Mayor with 54 magnificent townhouses and semi-detached villas.

For more information about the Monte Mayor resort see website www.montemayorspain.com.

Monte Mayor has a state of the art camera security system and around the clock private security guards for the safety and security of the owners, inhabitants and their assets.

- › Exclusive resort with 24/7 private security
- › Only 15 to 20 minutes' drive to the coast and the fashionable resorts of Puerto Banus and Marbella
- › Breathtaking views of the Mediterranean, Gibraltar and North-Africa.
- › Privacy and tranquillity in a well-managed community
- › Natural setting with flora and fauna
- › Several golf courses within minutes close by



Monte Mayor – Phase 9A & B

Exclusive development of 160 apartments and 7 super-penthouses

There are excellent opportunities at this location for developing apartments with 3 communal swimming pools and facilities spread over 3 hills. The location is ideally suited to having the entire complex immersed within nature resulting in a lot of privacy amidst the surrounding flora and fauna. The complex overlooks the Mediterranean and the adjacent mountains, which constitute a nature reserve. The apartments are spacious in design and will have luxurious finishes as well as ease of operation by means of maximum use of home automation systems. On the terrace there will be a Jacuzzi with outdoor shower.

The centrally located community pool will have exclusive facilities including a bistro/wine bar with terrace, lounging options and a barbeque area. Underneath the pool complex is a fitness and wellness area with sauna. Located at the pool are separate berths with views of nature. All apartment buildings and the 3 pools will be connected by walkways and paths for golf carts.

The apartments are very modern en luxuriously designed, yet will blend into the natural environment.

The apartment resort will have a very high level of services, including a shuttle service that can transport users at fixed times to and from the coast and in the evening to and from the restaurants in Benahavis and surroundings. Furthermore a kids club will be organised during holiday periods with varying activities. There is also a central manager for key services, cleaning and repair works, if so desired.

Each apartment will have its own private garage for one or two cars and a golf cart.

The owners of the apartments will have the option to participate in a rental program, which could make the apartments an attractive investment opportunity as well.

Stunning views







Plot 9-A

Land surface / maximum buildable floor space

UE-31 13.798 m² / 3.273 m²

UE 32 76.205 m² / 9.921 m²

Total: 90.003 m² / 13.194 m²

Plot 9-B

Land surface / maximum buildable floor space

UE-27.2 38.267 m² / 11.062 m²

UE 28 10.750 m² / 2.186 m²

UE-29 7.501 m² / 0 m²

UE 30 12.903 m² / 3.851 m²

Total: 69.421 m² / 17.099 m²

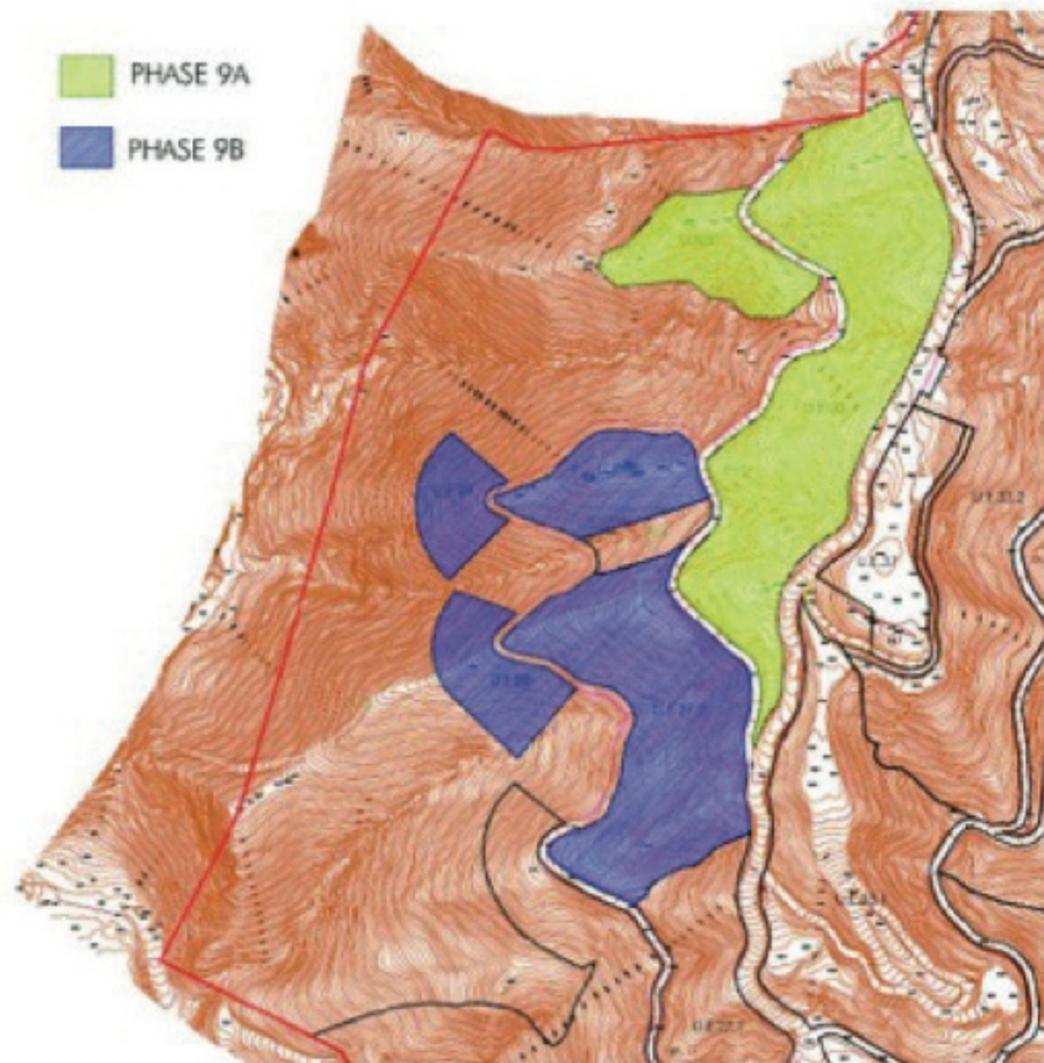
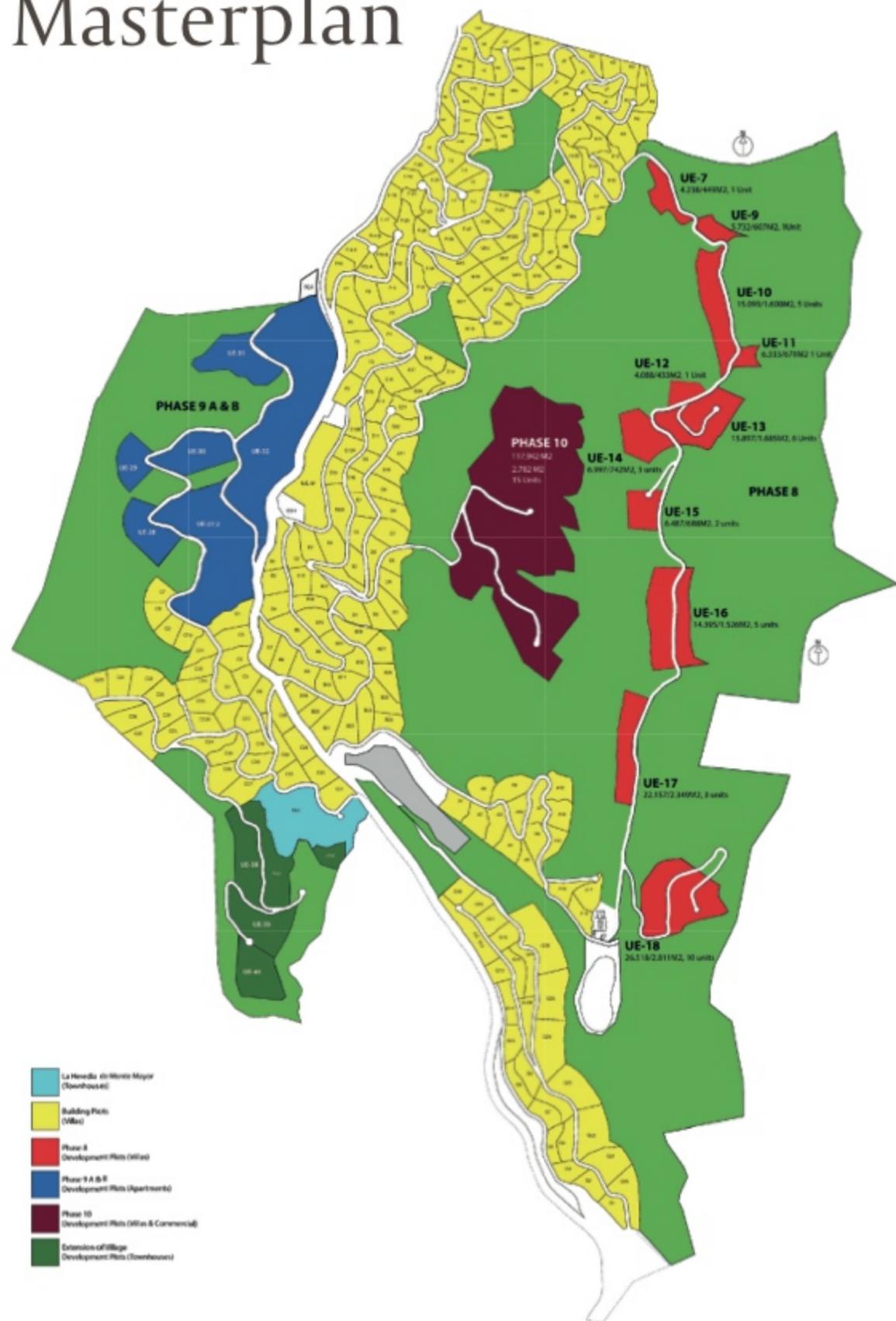
Total phase 9 A / B

159.424 m² land

30.293 m² buildable floor space

Ca. 140 apartments ad. 160 m² buildable floor space

Masterplan





Phase 9A & B





160 modern and luxurious apartments and 7 super-penthouses

Luxury apartments enjoying beautiful views of the mountains and the Mediterranean Sea all the way to the Strait of Gibraltar.

The unique design of the apartments allows a surprising number of modifications to the apartment lay-out which enables the owner to choose a tailor made solution for his individual needs and preferences.

The architects have succeeded in creating apartments with a modern style and clean lines, lots of glass and open spaces which blend into the surrounding natural environment and the slopes of the mountainous landscape of Monte Mayor. The complex is connected with mountains and nature. Indoor and outdoor life flow seamlessly into each other and nature is evident throughout the entire complex.

There will be 7 apartment blocks with 3-bedroom, 2-bedroom and 1-bedroom apartments as well as 1 super-penthouse per apartment block

Modern contemporary style

- Finishes to personal preference
- Flexible layout
- Constructed according to highest quality standards
- The complex blends into nature

The complex blends into the
mountains and nature
Tranquility and privacy
But with all facilities and
services available







- 7 buildings (ribbon development)
- 3 community pools
- Sea and mountain views
- Facilities
- Services
- 24/7 private security



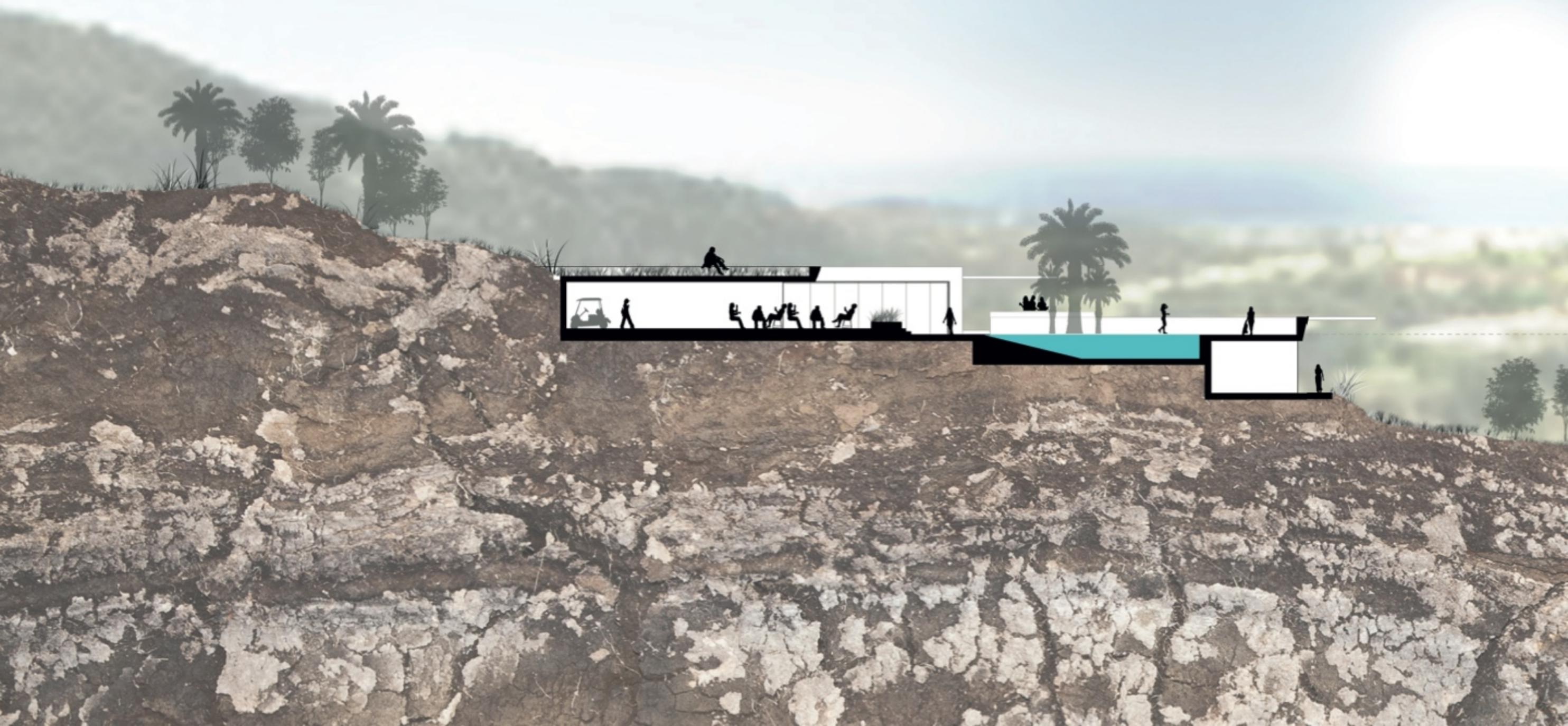


Central communal pool:

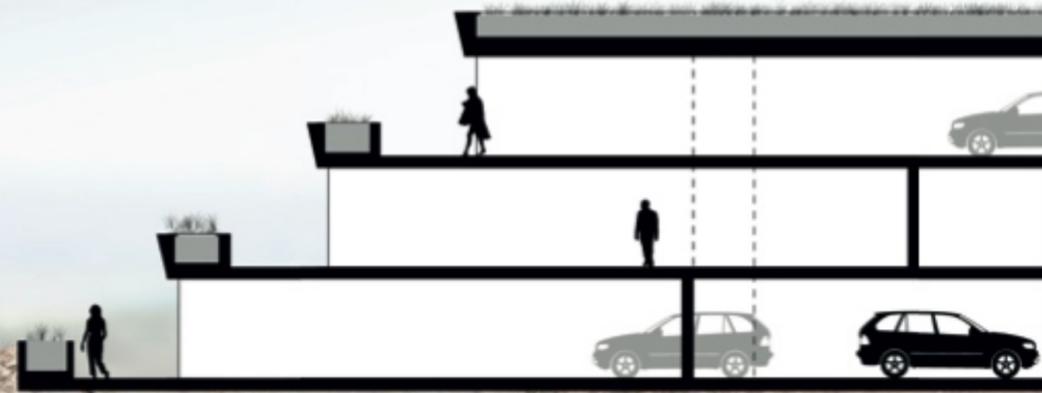
- Pool with sloping entry
- Parking space for golf carts
- 4 outdoor showers
- Chairs and lounging areas
- Reception
- Shop
- Terrace
- Private spots
- Bistro / wine bar
- Wellness including sauna
- Fitness



Cross section
central pool area



Cross section apartments
with parking spaces





3-Bedroom Apartments:

Total living space area 168 m²

2 bathrooms

3 bedrooms or 2 bedrooms and 14 m² added to the living room

Living room with open, semi-open or closed-in kitchen

Fully fitted SIEMATIC kitchen with GAGGENAU and MIELE appliances

Electric sliding doors with remote control

Floors: PORCELANOSA tiles, marble or special laminate

Glass: anti-burglary, double and safety glass

Plumbing: VILLEROY & BOCH, STARCK, GROHE

Bathrooms with STARCK hanging toilets

Lighting: PHILIPS LED lighting

Switches: LEGRAND, SIEMENS

Doors and windows: SCHUCO Germany

Terrace: 80 m²

Outdoor barbeque

Jacuzzi on terrace with outdoor shower

Private garage for 2 cars + 1 golf cart

Finishes:

Choice of flooring

2 or 3 bedrooms

Open, semi-open or closed-in kitchen









2-Bedroom Apartments:

Same layout and luxury finishes as the 3-bedroom apartments but:
 Total living space area 112 m²
 Only open kitchen
 Terrace 53 m²
 Private garage for 1 car + 1 golf cart

Finishes:
 Only choice of flooring

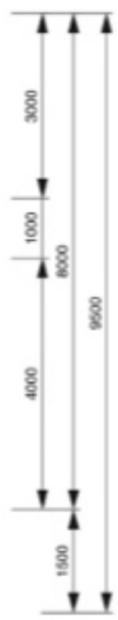
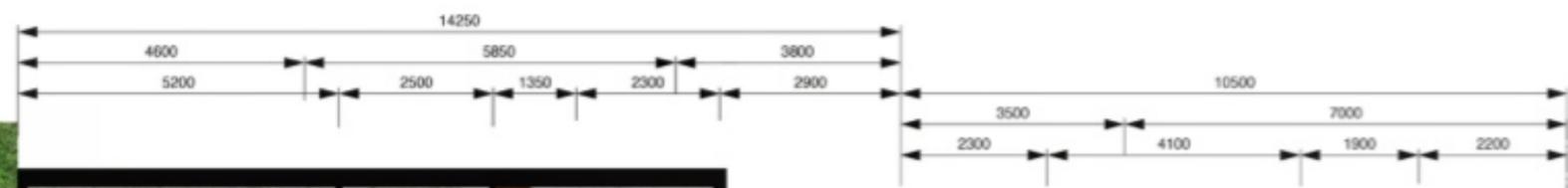
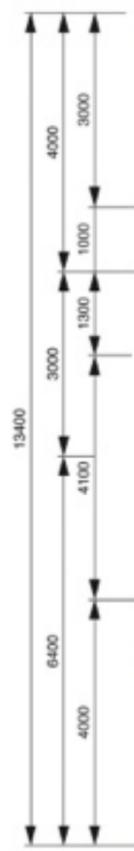


1-Bedroom Apartments:

Same layout and luxury finishes as the 3-bedroom apartments but:

- Total living space area 84 m²
- 1 bathroom
- Only open kitchen
- Terrace 40 m²
- Private garage for 1 car + 1 golf cart

Finishes:
Only choice of flooring



Super-Penthouse:

Can easily be split into a separate 3-bedroom apartment and a separate 1-bedroom apartment

Same layout and luxury finishes as the apartments but:

Total living space area 275 m²

3 bathrooms

4 bedrooms or 3 bedrooms and 14 m² added to the main living room

Terrace: 180 m²

Private garage for 2 cars + 1 golf cart and

Private garage for 1 car + 1 golf cart

Access via private road

Finishes:

Choice of flooring

3 or 2 bedrooms in the main part

Open, semi-open or closed kitchen in the main part



Electrical Installation A-energy certificate

- Home control automation
- PHILIPS LED lighting
- Switches: LEGRAND, SIEMENS
- Alarm and camera system
- Fire alarm
- Electric cooking.
- Separate charging outlet for golf cart

Mechanical Installation

- Automation climate control
- Cooling/Heating: Variable Refrigerant Flow
- Air-co warm and cold
- Bathroom: electric heating
- Mechanical ventilation
- Indoor and outdoor hood for cooking

Service Installation:

- WIFI-system pre-installed
- Android cell phone with control app for air-co, lighting, etc

Installed
in all
Apartments
and
Penthouses





Living:

- Spacious
- Sea and mountain views
- Fully fitted open kitchen
- Electric sliding doors to terrace



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