



Casas
del
golf



SURROUND
YOURSELF
WITH LIFE

COMMERCIAL
DOSSIER

Homes type 4 (7-A, 8-A, 9-A, 10-A, with basement)



SURROUND YOURSELF WITH LIFE

New times require projects which can take a fresh approach to our spaces and homes, and adapt to the needs of today's urban residents, residents who seek above all to live in concert with nature, leisure, peace, quiet, etc., with a sufficient level of security and privacy.

CASAS DEL GOLF is our answer to these needs, an innovative, compact and modern residential complex in

perfect harmony with nature, but also perfectly connected with its immediate environment and the world, a place for those who seek a different lifestyle and are not willing to compromise.

At **CASAS DEL GOLF** we understand the demands of this new way of living, and so we built a complex where the functionality and versatility of the homes is complemented by the option of customised layouts, where the quality of materials and finishes mark the difference, where public areas are an integral part of a natural landscape, ready to enjoy leisure while surrounded by life, all this right next to a splendid golf course, and only minutes from Malaga Airport and the city's AVE high speed train station.

EXPERIENCE SPACE CUSTOM MADE TO SUIT YOU

At **CASAS DEL GOLF** small details, convenience and comfort are synonymous with adaptability, making the possibility of customising each the home to the desires of the buyer of vital importance and offering the best way to feel closer to any lifestyle.

Spaces are tools which grow together with the people who inhabit them. As such, if the owner wishes, the ground and/or first floors may be modified to provide more or fewer rooms, in accordance with needs of each family.

Description

These are homes designed as PAIRS OF SEMI-DETACHED HOUSES which share a diving wall with Type 5 units. This was selected due to the longitudinal slope of the access road which creates a difference in elevation between the two ends of the phase in which they are located, allowing the lower home to have a basement, which is Type 4.

They are located in "phases" which have a distinct trapezoidal form. The type of construction employed with these units is a method used for topography with a slight UPWARD SLOPE, so the lower floor and yard of the home is at a higher level than the street access in order to adapt the home as much as possible to the terrain where it is located.

In terms of planning and distribution, the solution chosen was to provide pedestrian and vehicle access on the basement floor by way of Vial 12.

The homes have a front yard through and terrace over the basement garage which accesses the homes' ground floor rooms, which include a double-height entrance hall, dining-living room, kitchen, bathroom and bedroom. Both the kitchen and the living room have access to the exterior yard and terrace. The upper floor has two bedrooms and two bathrooms, one of which is for the main bedroom, and a terrace with pergola. All of the bedrooms have fitted wardrobes. The basement has a house a two-car garage, auxiliary storage, laundry room and utility area.

All of the living areas are bathed in natural light by exterior doors and windows except the master bedroom's bathroom on the upper floor, which has a skylight for overhead lighting.

The main staircase connects all floors from the basement to the upper floor and is located in the double-height entry, in the front bay of the lower floor, which coincides with the rear of the basement floor.

The rear side of the home features a large picture window formed by the face of the ground floor dining-living room and the upstairs master bedroom.

The roof of the dwelling is flat and not transitable, as this is the planned location for the home's exterior utilities. The central area has a large chimney which provides a common exhaust for air vented from both of the semi-detached homes.

The backyard is left "in the rough", only the required horizontal platforms and connecting sections with access from the rear property boundary to the common area are prepared.

EXPERIENCE ARCHITECTURE WITH MEANING

Building Specifications

The Residential Complex and its Environment

CASAS DEL GOLF is an urban residential complex located in the city of Antequera in Malaga. The complex is in the north, in the accredited housing estate of Golf, on Plot 319, with an area of 14,251.64 m², designated as Implementation Unit 11 (UE-11) for the construction of semi-detached (26) and fully detached (1) housing, 27 sub-plots on a private area of 10,106.09 m² with the remaining area, 4,145.55 m², allocated for a large common area for the use and enjoyment of the residents. This will be discretely integrated with the landscape, providing leisure and sporting activities as well as accesses, roads, gardens, swimming pools, paddle tennis court, mini-golf and children's games.

The residential complex features breathtaking views of La Vega, the mountains and the city. And it is right next door to the prestigious golf course Antequera Golf, designed by three-time Ryder Cup champion José María Cañizares. The course boasts 18 holes spread out over a length of more 6,000 meters, offering a challenge to professionals and amateurs alike. Antequera Golf also has 18 interconnected artificial lakes which collect rain water used to water the course throughout the entire year, thus caring for environment.

The project

Casas de Golf homes were designed by the Manuel Campos Architects' Studio, which has managed to perfectly combine the elegance of modern architecture, the rationality of shared space, and the qualities of the materials used in construction, detailed below.

Foundation and Structure

Foundations of braced reinforced concrete footings. Retaining walls of reinforced concrete. Structures of reinforced concrete and waffle slab.

Sanitation

Sewage system with accessories and soundproof PVC pipes, separator for storm and wastewater. Installation to the public sewer will be done in accordance with municipal ordinance.

Facades

The facades are made of solid brick, perforated and filled with mortar. Exteriors finished with plaster and protective waterproof stone paint and large picture windows.

Insulation and Waterproofing

Provision of anti-impact layer under flooring for soundproofing to ensure absolute peace and quiet in the homes. Thermal insulation in all facades with air chambers and semi-rigid volcanic rockwool panels. Sound insulation in divisions between dwellings in accordance with applicable regulations.

Exterior Joinery

Picture and standard windows made of lacquered aluminium, profiles with thermal breaks. Double-glazed "Climalit" safety glass of type or similar, in bathrooms and outdoors translucent glass of the "Carglass" type. Glazed glass facings in the rear-facing facade of the living room and master bedroom joined by composite Alucobond panel. Cast aluminium slat blinds which match joinery and fitted wardrobes with automatic raising and lowering in the remaining bedrooms.

Flooring and Tiling

Flooring in the living room, kitchen, bedroom, hallway and distributor made of synthetic wood laminate ANTIC COLONIAL model AC4 Residence Beech by Porcelanosa or similar, and matching skirting. Flooring and tiling in bathrooms made of top-quality glazed ceramic stoneware tiles with VENIS model materials and combinations by Porcelanosa or similar. Exterior terrace flooring made of premium anti-slip ceramic stoneware tiles. In the garage and on the yard level floor, continuous concrete pavement with a polished finish.

Interior Carpentry

Armoured door with three-point lock security lock, formed by a sheet of imitation walnut aluminium slats with and rigid siding with anti-vandal glass. Plain interior doors with milled design of steamed beechwood veneer, with chrome handles and fittings. Fitted wardrobes with matching wooden interior doors

Plumbing and Appliances

Individual hot water system with solar panels system which and flat collectors on the roof, central control unit and secondary hot water tank. White bathroom fixtures from ACRO MK-One series by NOKEN Porcelanosa or similar. Thermostatic faucets in baths/showers and single lever faucets for the other fixtures of the ACRO NK-One series or similar. Special stonework tiling in laundry room at yard level, washer and dryer inlet/outlet.

Electricity

Electrical panel with individual differential and automatic circuit breaker, thermomagnetic circuit breakers for internal circuitry safety. Modern design electrical mechanisms, metallic colour, or similar. Recessed emergency lighting in exits and specific rooms.

Air conditioning

Automatic air regeneration system throughout home with forced ventilation and ducts. Full pre-installation of air conditioning and heating (heat pump system) customised by floor, provided by means of ducts in false ceilings and optional exterior roof units.

Paint

Horizontal and vertical facings painted with acrylic paint, soft colour. Acrylic paint on kitchen and bathroom ceilings.

Miscellaneous

Kitchens with independent exhaust system with forced air to roof outlet. Shelving and cabinets of plasterboard, or plaster in the living room. Parabolic satellite TV/FM radio. Folding garage door made of galvanized steel with primer paint. Complete telecommunications installation with TV and telephone outlets in all bedrooms and living rooms. Automatic video entry system with colour screen. Portable fire extinguishers in garage and utility room.

Customising your home

Homeowners may customize their homes, in accordance with the developer and technical management, and, where appropriate, may propose other finishes or qualities, or even modify the interior layout in order to create the ideal home, the home that best suits the homeowner's space and budget requirements. Modifications must be in accordance with planning regulations.

All materials used in the construction of the Casa del Golf residential complex will be of top quality, employing materials which, when appropriate, have been proven and approved by the manufacturers to the competent authorities. Materials indicated in these Building Specifications are subject to substitution or change deemed appropriate by the project manager, provided that, in the opinion of the project manager, this does not negatively affect the quality of the materials described in this document.

Antequera, April 2014

Casas del golf



TIPO 1	Topografía descendente	1-A, 1-B, 2-A, 2-B, 3-A, 3-B
TIPO 2	Topografía horizontal	4-A, 4-B, 5-A, 5-B
TIPO 3	Topografía horizontal	6 (aislada)
TIPO 4	Topografía ascendente (con sótano)	7-A, 8-A, 9-A, 10-A
TIPO 5	Topografía ascendente (sin sótano)	7-B, 8-B, 9-B, 10-B, 11-B
TIPO 6	Topografía ascendente (con sótano)	11-A
TIPO 7	Topografía descendente	12-A, 12-B, 13-A, 13-B, 14-A, 14-B



PARCELA 9 - TIPOS Nº 4 y 5 - FACHADA A VIAL





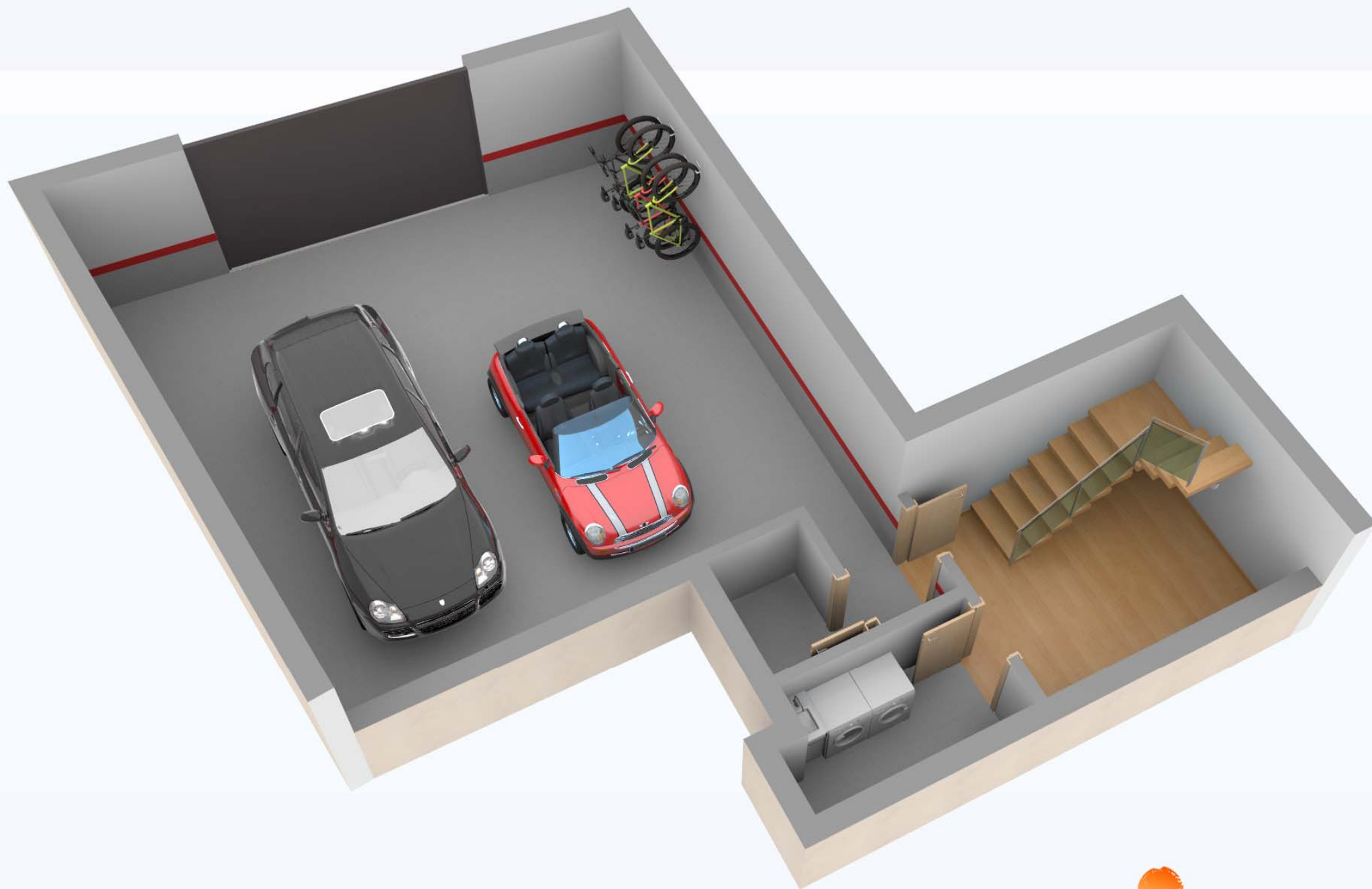
PARCELA 9 - TIPOS 4 y 5 - FACHADA POSTERIOR





PARCELA 9 - TIPOS 4 y 5 - FACHADA POSTERIOR

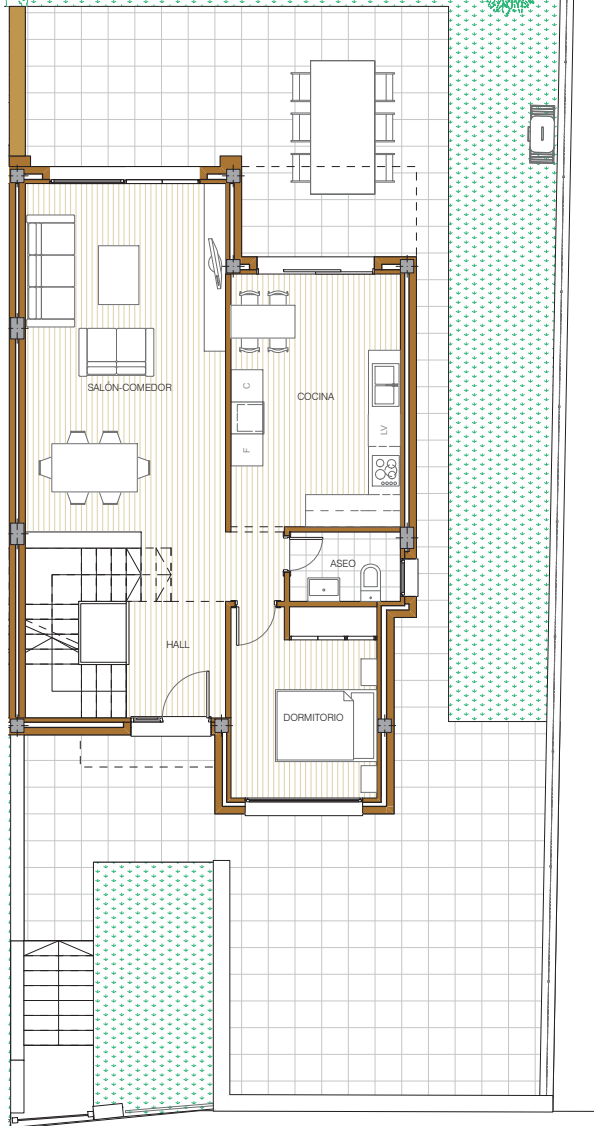
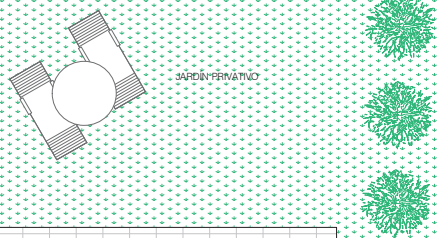










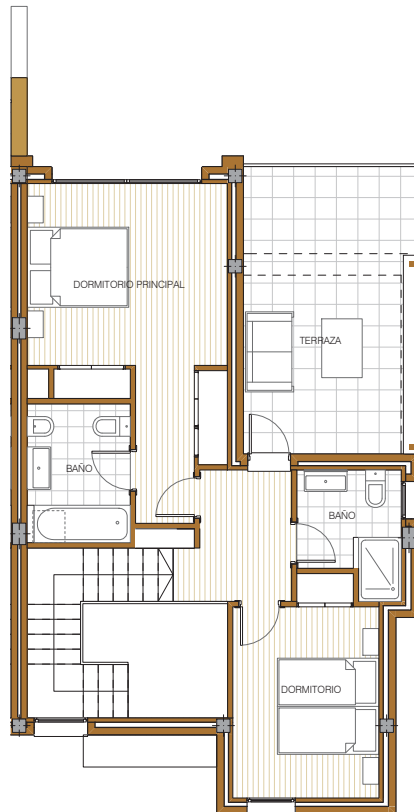


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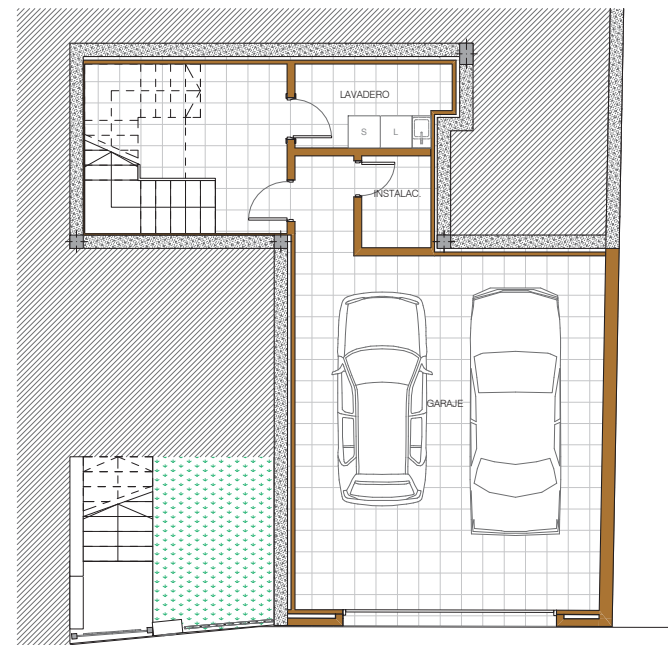
PLANTA BAJA

Superficies de Parcelas					
Fase	Nº	Tipo	Privada	Z.Común	Total
7	7-A	4	369,75	149,21	518,96
8	8-A	4	351,77	167,19	518,96
9	9-A	4	352,93	166,03	518,96
10	10-A	4	341,85	177,11	518,96

Superficie construida privada											
Sótano			Planta Baja					Planta Alta		Total sup. privada	
Cerrada	Terrazas	Porches	Cerrada	Terrazas	Garaje	Porches	Accesos	Cerrada	Terrazas		
6	74,07			76,60	89,68		7,05	21,68	53,33	17,62	340,03
6	74,07			76,60	68,67		7,05	23,84	53,33	17,62	321,18
	74,07			76,60	63,98		7,05	21,31	53,33	17,62	313,96
6	74,07			76,60	63,11		7,05	23,17	53,33	17,62	314,95

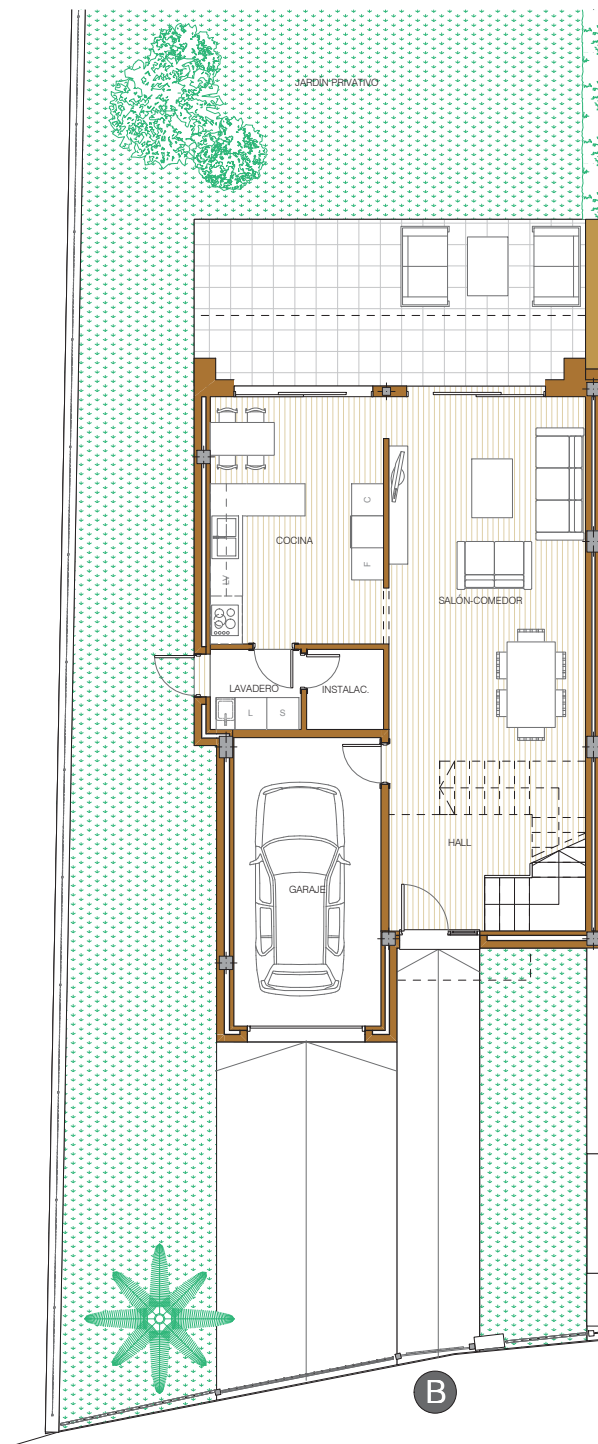


PLANTA ALTA



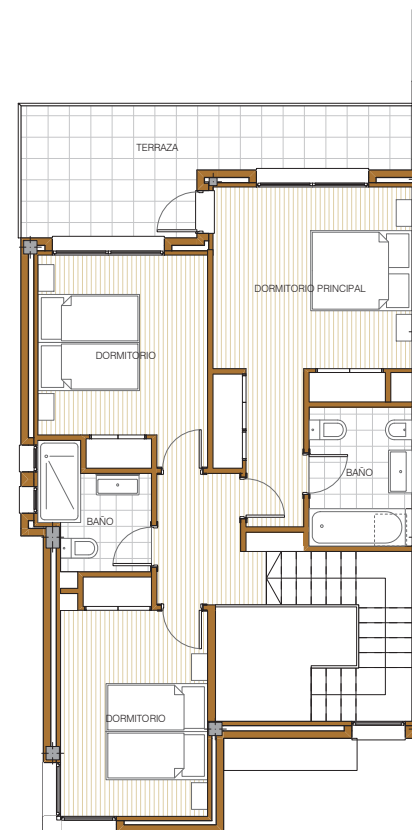
PLANTA SÓTANO





PLANTA BAJA

Superficies de Parcelas						Superficie construida privada							
						Planta Baja					Planta Alta		Total sup. privada
Fase	Nº	Tipo	Privada	Z.Común	Total	Cerrada	Terrazas	Garaje	Porches	Accesos	Cerrada	Terrazas	
7	7-B	5	340,15	178,81	518,96	62,55	13,45	21,34	10,47	33,25	67,36	13,16	221,58
8	8-B	5	347,96	171,00	518,96	62,55	13,45	21,34	10,47	31,84	67,36	13,16	220,17
9	9-B	5	341,66	177,30	518,96	62,55	13,45	21,34	10,47	36,77	67,36	13,16	225,10
10	10-B	5	399,74	119,22	518,96	62,55	13,45	21,34	10,47	35,04	67,36	13,16	223,37
11	11-B	5	413,06	105,90	518,96	59,49	28,55	24,39	10,47	41,73	67,36	13,16	245,15



PLANTA ALTA



Price

Homes type 4	(with basement) 7-A	256.500 €
Homes type 4	(with basement) 8-A, 9-A, 10-A	252.000 €

If you have already decided to live in Cases de Golf Antequera, just follow the steps indicated below:

Purchase process

1. Choose a home.
2. Meet with the architect to customise your home.
3. Sign the private contract.
4. Construction is completed.
5. Obtain financing with banking entity.
6. Formalise the deed with the notary public.

Links and addresses of interest:

For further information, please go to:

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Móvil: 609 059 306 / 660 155 273
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<http://www.manuelcamposarquitectos.com/>

Administrative data

- Preliminary Detail Study approved 28 January 2013
- Definitive Detail Study approved 18 March 2013
- Construction Permit 27 January 2014
- Construction begins on Parcel 13 (A and B): January 2014
- Planned date of completion for Parcel 13: July 2014



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