



EL ROMERAL

*de Calahonda*



## ABOUT EL ROMERAL

El Romeral is an exciting new development of 48 modern, contemporary townhouses, the first new build project of this type and scale to be built right in the heart of Calahonda in many years. The properties are within easy walking distances of all amenities and beaches, just 25 minutes from Malaga Airport.

Offering 3 bedrooms, these stylish residences are set within 3,300 sq m of tropical landscaped gardens, with a large community pool, sun deck and gymnasium onsite. There will be a concierge service, CCTV and onsite security.

Constructed on 4 levels they include a large open plan living area, fully fitted kitchens with appliances by Bosch and seamless access with floor to ceiling windows to an outside terrace and a private garden area.





A feature floating staircase leads up to a 3 bedroom level with master ensuite and two further bedrooms and from here access to a stunning solarium with pergola. There is a basement level with 2 further large rooms leading to 2 private parking spaces.

A unique opportunity to purchase a brand new property with all the modern standards expected, within genuine walking distance of all the amenities you need to enjoy the lifestyle on the Costa Del Sol.



## FEATURES

Each of these contemporary properties benefits from the very latest Fujitsu hot and cold air conditioning system, ensuring that temperature control and domestic water is both economical and adherent to the strict energy requirements of today's modern construction.

- Hot / cold Fujitsu air conditioning
- Premium Bosch kitchen appliances
- Solarium with a pergola
- Climalit double glazing
- Electric shutters in the bedroom
- Under floor heating in the upstairs bathrooms







## ONSITE FEATURES

These stylish residences are set within 3,300m<sup>2</sup> of sub-tropical communal gardens, providing residents with exclusive access to a large swimming pool, sundeck and a fully equipped onsite gym.

Peace and privacy are assured and onsite security ensures complete peace of mind when at home and away. There is also an extremely convenient concierge service on-hand to assist you throughout the day.

- Onsite security
- CCTV
- Concierge service
- 2 underground parking places
- Two further basement rooms
- Gym with changing room and showers
- Communal gardens
- Communal swimming pool





## CONVENIENCE, QUALITY AND STYLE

Every detail has been considered to ensure comfort, convenience and space. Only top quality materials and state-of-the-art architectural techniques and interior design solutions have been used to deliver an enhanced lifestyle experience.



## LIVING ON THE COSTA DEL SOL

Set within a gated community boasting 3,300m<sup>2</sup> of landscaped sub-tropical communal gardens, each of these stunning residences occupies an advantageous position within a few minutes' walk from a wide range of amenities. Residents have exclusive access to a swimming pool, gym, security and a concierge service, offering a truly irresistible luxury lifestyle.

The location cannot be beaten. Step outside the complex and the area is bustling with life and colour, providing a heady backdrop for a wonderful lifestyle.







One of the few opportunities on the Costa del Sol to purchase a brand new luxury home in an established popular area with all the conveniences and standards expected for modern living.





EL ROMERAL, CALAHONDA





# EL ROMERAL, CALAHONDA







## ABOUT CALAHONDA

Calahonda sits within the Municipality of Mijas in the province of Málaga, nestled midway between the larger coastal towns of Fuengirola to the East, and Marbella to the West. It is also just a short 25 minute drive from Malaga international airport.

Its wide range of high quality amenities, family friendly beaches and its close proximity to numerous world class golf courses, have ensured it has remained one of the most popular destinations, for visitors and permanent residents alike, since it was first established in the 1960s.

In just a few minutes' walk there are two commercial centres, Los Olivos and El Zoco, offering an impressive selection of shops, services, supermarkets, newsagents, restaurants, vets, cafes, banks and much more.







## CALAHONDA LIFESTYLE

As a golf and water sports destination El Romeral doesn't disappoint. There are three 18-hole courses - Miraflores, Calanova Golf and Cabopino – in the vicinity, and lots of opportunities for kayaking, paddle surfing, kite surfing and even dolphin or whale watching trips. Tennis fans can take advantage of the Club Del Sol or the nearby Miraflores facilities. Calahonda is surrounded by protected forests and green spaces, making it ideal for walking, horse riding, mountain biking and buggy safaris.

There are also plenty of opportunities to keep in shape, including the nearby tennis courts, hiking trails, water sports, sailing and golf, all of which are within easy reach of El Romeral. There is a new coastal path ideal for an early morning jog or a meandering stroll as the sun goes down. Peppered along the route are a number of eateries, some serving traditional sardines and tasty fresh fish. Plenty of places hire sun beds, making it possible to spend lazy days at the beach and all within walking distance.

Then when the sun goes down, you can join the glamorous set at El Oceano, Max Beach Sun Club or the world famous Nikki Beach.





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