

Surroundings

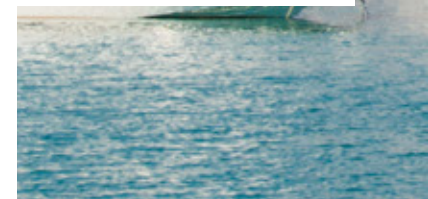
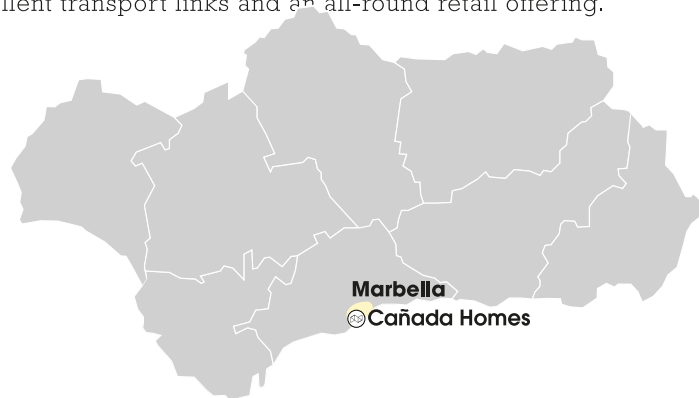
LOCATION

Cañada Homes is set in a privileged area in Marbella, i.e. the northern part of the city, at the foot of Sierra Blanca. Its elevated location allows residents to enjoy unparalleled views without sacrificing proximity to the town centre and the beach, which are situated just 10 minutes from the development.

The residential complex enjoys direct access to major roads, which means that the exclusive Puerto Banus area, Ronda, Estepona, Fuengirola, a number of golf courses and the two airports that serve the area – i.e. Malaga and Gibraltar – can all easily be reached within minutes.

La Cañada Retail Park – one of the most exclusive shopping centres – is located just a few metres away. Towering over this residential development is Sierra Blanca, with its imposing Pico de la Concha – Marbella's emblem. Sierra de las Nieves Natural Park can also be found close by.

Thanks to its strategic location and its breathtaking beaches, Cañada Homes rises as an unbeatable residential location with excellent transport links and an all-round retail offering.

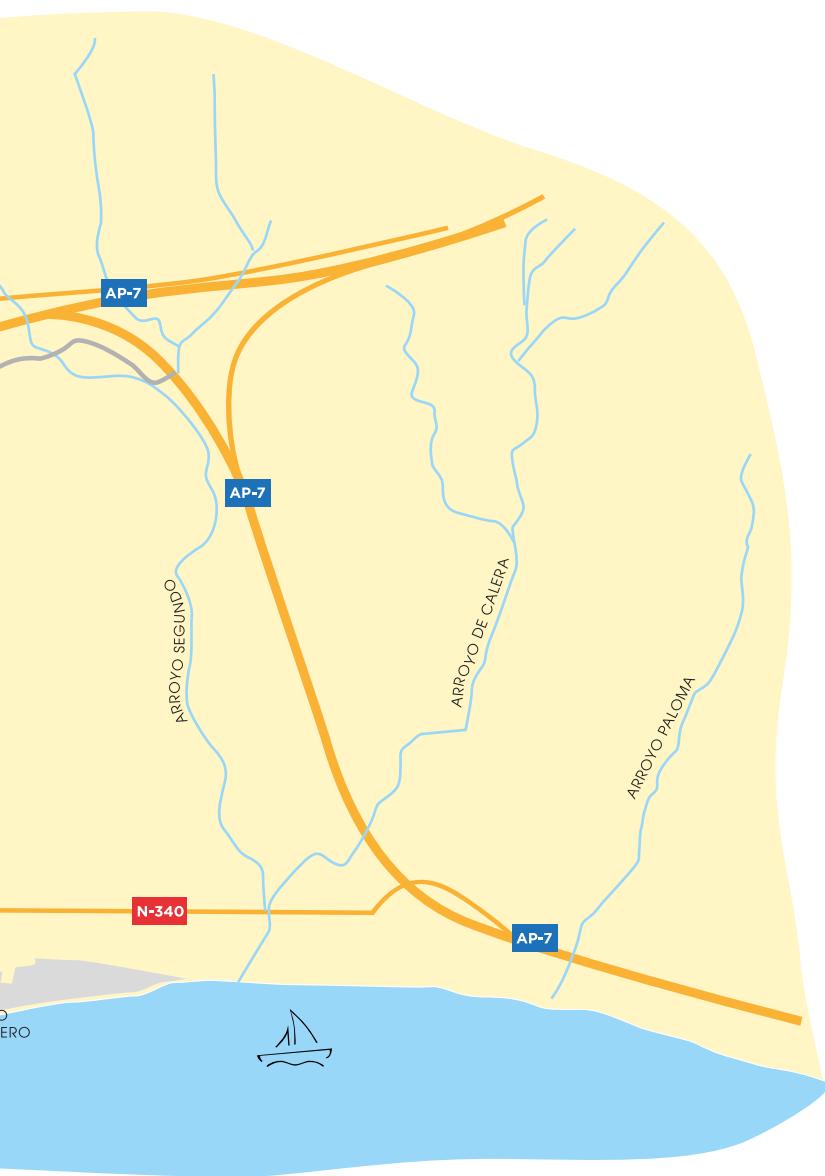


AMENITIES

Cañada Homes has at its disposal a large array of amenities, including retail parks, exclusive schools, modern sports facilities and a wide gastronomic and leisure offering.

- CEIP Antonio Machado (preschool and elementary school).
- IES Sierra Blanca (bilingual high school).
- Colegio M^a Auxiliadora (preschool, elementary school and integration school for students with special educational needs).
- Old town: Royal Hospital, Church of the Incarnation, Alcazaba and the Arab wall.
- Bus station located just 5 minutes away.
- Marbella's marina.





TRANSPORT LINKS

Cañada Homes can boast about an unbeatable location as it is easily accessed from the main roads and it is a short drive from Marbella bus station.



A-7 Mediterranean highway
AP-7 Costa del Sol toll highway



Malaga-Costa del Sol International Airport (30 minutes' drive)
Gibraltar International Airport (55 minutes' drive)



Malaga Railway Station: AVE (high-speed rail), Media Distancia (short-haul rail) and regional trains (40 minutes' drive)



Marbella Bus Station:
Intercity buses and national coaches to over 60 destinations across Spain.

Bus stops – Urban and interurban lines:

Line 1: La Cañada –Puerto Banus

Line 3: La Cañada – Marbella (Las Carabelas)

Line 6: La Cañada – Bus Station, Marbella city centre



A 10-minute walk from the centre of Marbella and the old town





Residential complex

Cañada Homes comprises 5 three-storey buildings totalling 49 unique and elegantly designed homes, which perfectly adapt to and benefit from the plot's peculiar topography.

The development features 2, 3 and 4-bedroom apartments. Living rooms and master bedrooms, as well as each apartment's spacious terraces, are located on the buildings' south façades, thus benefitting from unbeatable views and orientation.

There is also sufficient provision of parking spaces and storage rooms in one single basement floor to cater for all residents' needs.

Cañada Homes is a secure gated community that features surveillance cameras and a wonderful communal garden area with swimming pool, from where residents can enjoy Costa del Sol's fantastic weather.

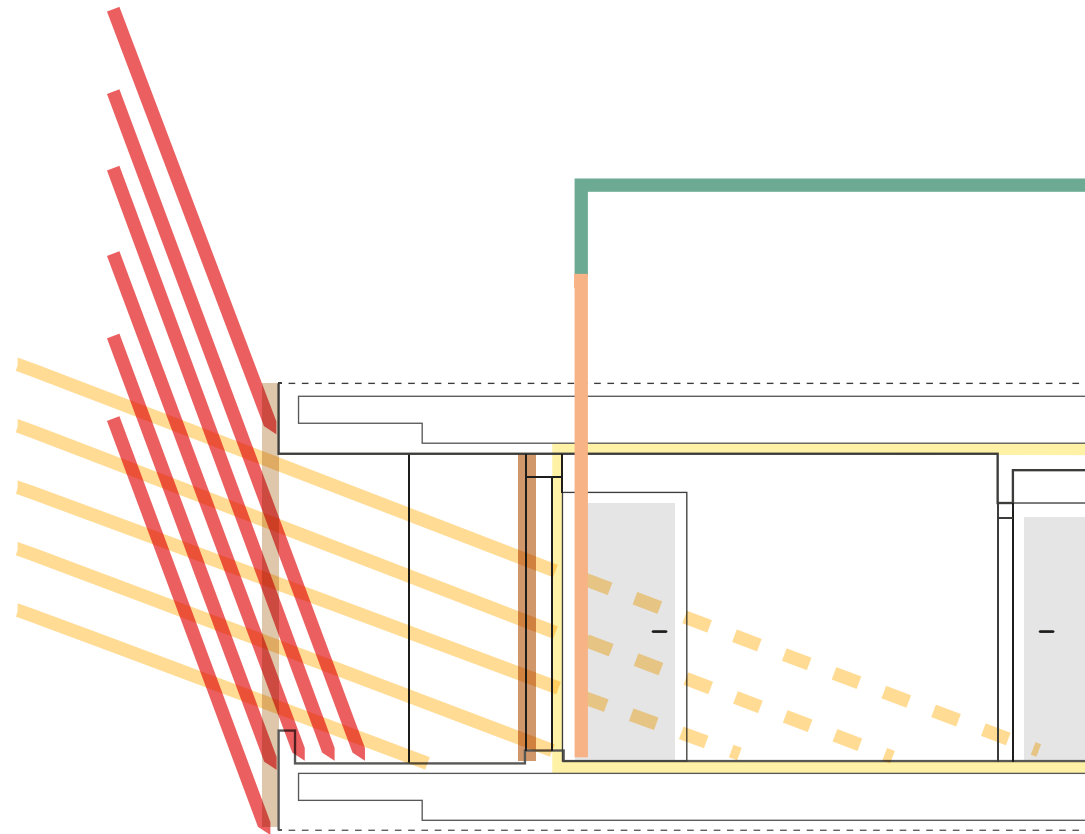


Sustainability

Cañada Homes is a fully sustainable development from inception thanks to:

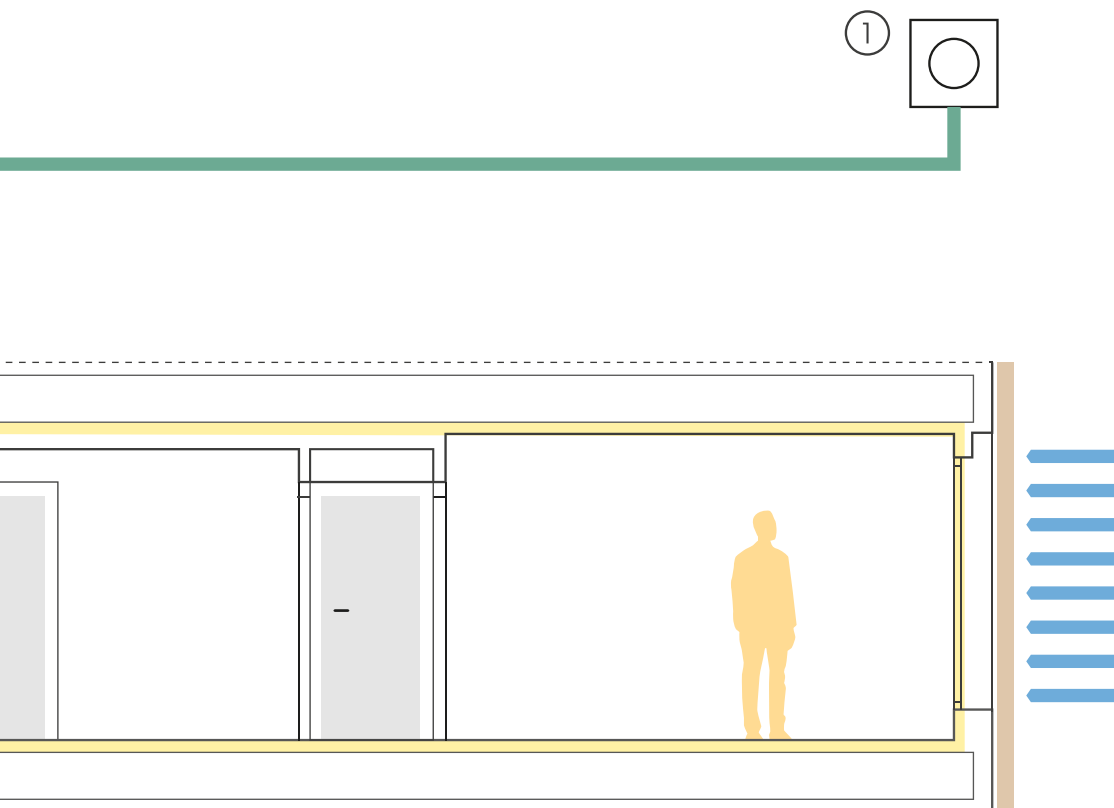
- **The use of passive systems**, such as proper orientation, fine regard to natural lighting treatment, façades with exterior insulation – which ensures greater insulation, avoiding thermal bridges and reducing the energy demand – and cross ventilation.
- **The use of active systems**, such as heating and domestic hot water for each apartment via a high efficiency aerothermal heat pump. And finally, the use of dual-flush toilets and low-flow faucets in bathrooms.

For this reason, the development will be awarded the BREEAM international certificate for sustainable construction.










Active systems

① AEROTHERMY



Passive systems

-  INSULATION ENVELOPE SYSTEM
-  SOLAR CONTROL
-  SUMMER OVERHEATING PROTECTION
-  PROTECTION SYSTEM FOR FAÇADES WITHOUT SOLAR GAIN
-  FAÇADE WITH EXTERIOR THERMAL INSULATION SYSTEM
-  NATURAL CROSS VENTILATION
-  SPECIFIC TREATMENT OF WALL VOIDS

The benefits of designing a set of sustainable homes go beyond energy efficiency, as sustainable measures help to protect the health and well-being of residents. In this sense, the following measures have been adopted:

- Correct design and size of windows to provide views to the outside and guarantee proper natural lighting in every room thus reducing ignition time of artificial lighting.
- Use of façades with exterior thermal insulation system and party walls to separate thermally-insulated homes, thus allowing greater thermal independence for each apartment – both from the outside and from adjacent homes.
- Increased sound insulation to reduce noise from neighbours. Not only will we not hear our neighbours – or we will hear them less – but equally important, our neighbours will not hear us.
- Native plant species in the development's landscaped gardens with reduced water needs, increased survival capacity and reduced need for maintenance.

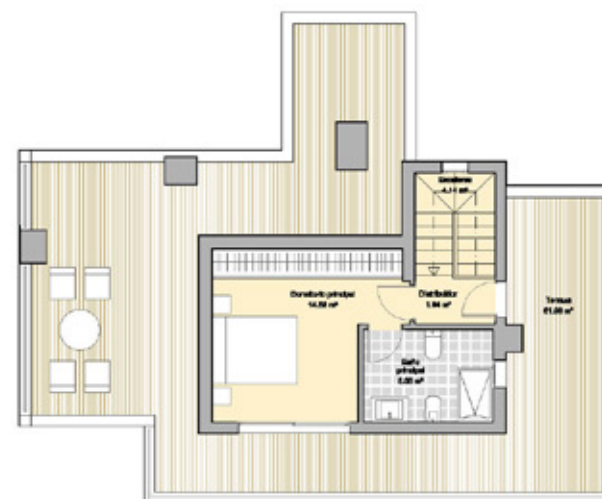
Apartments' interior

All rooms at the Cañada Homes' apartments, save for bathrooms, face the outside, which provides them with plenty of natural light that is further enhanced thanks to the large windows and spacious terracing of each apartment.

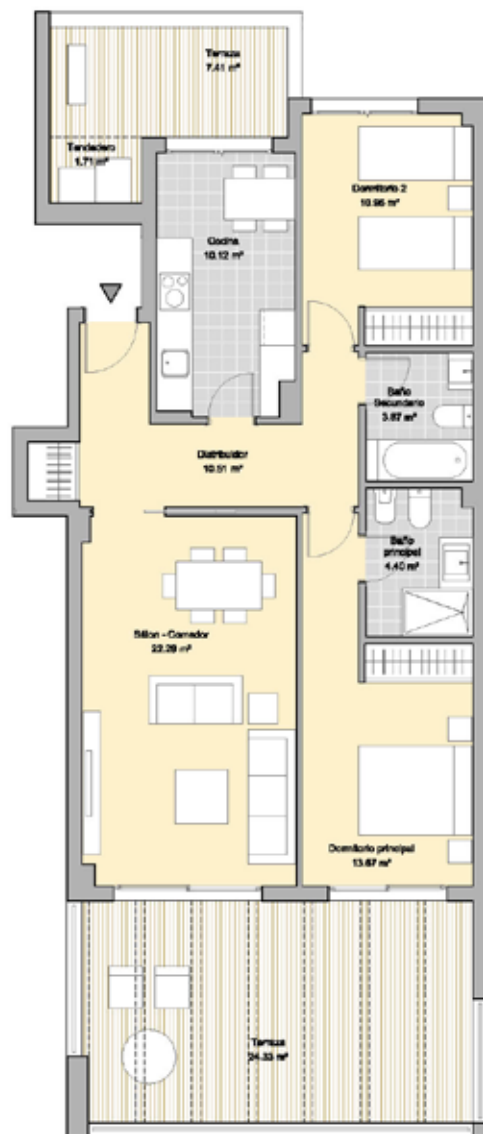
Worth mentioning is the design of all homes, where floor areas has been optimised by reducing traffic areas and including built-in wardrobes in all bedrooms.

In addition, kitchens are fully fitted and equipped with modern low-consumption household appliances, where quality and design are visible in all finishes.

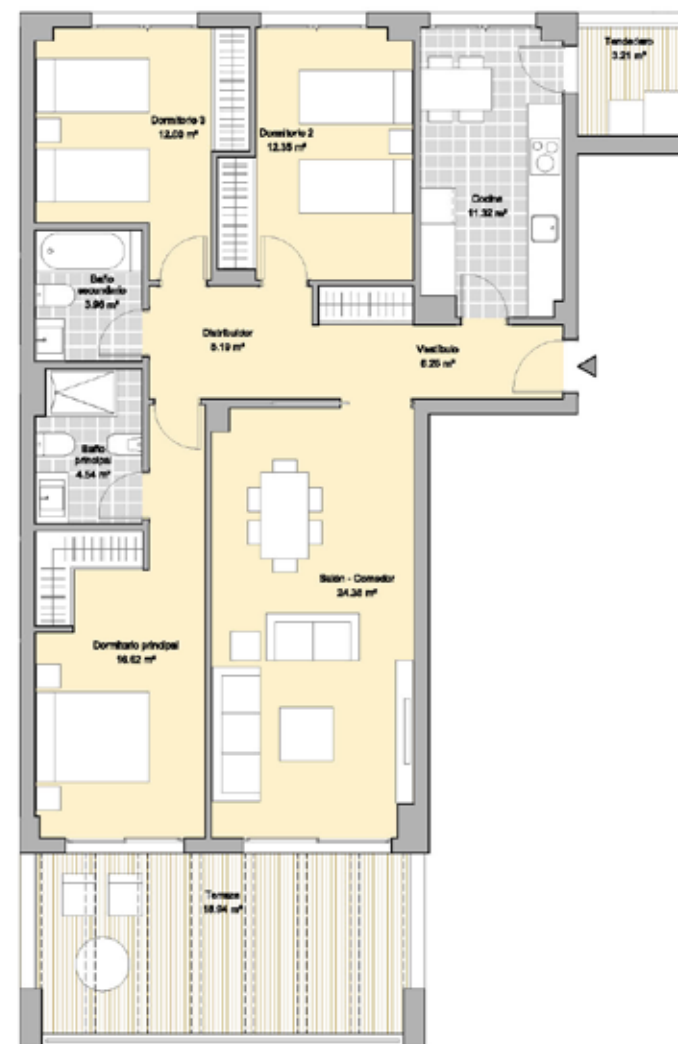
4 BEDROOMS
APARTMENT BLOCK 4
2ND FLOOR TOWER
STAIRCASE 7 / DOOR A



2 BEDROOMS
 APARTMENT BLOCK 1
 1ST FLOOR
 STAIRCASE 1 / DOOR B



3 BEDROOMS
 APARTMENT BLOCK 4
 1ST FLOOR
 STAIRCASE 7 / DOOR A



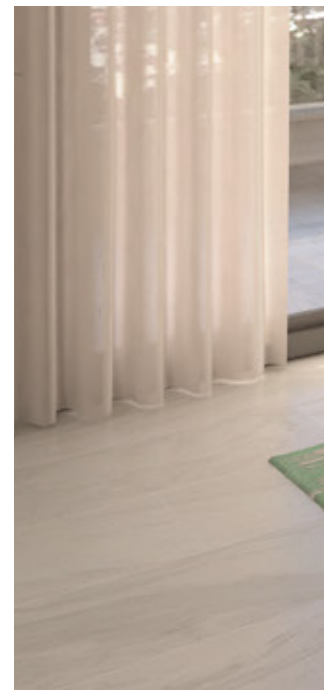
Energy performance certificate
 within process.

Finishes

The interior of Cañada Homes' apartments feature premium-quality finishes.

- Marble flooring, ceramic wall tiling in bathrooms and kitchens, non-slip flooring in terraces and double glazing with dehydrated air chamber.
- Perimeter moulding, and smooth paint on walls and ceilings.
- Fully-equipped kitchens with compact quartz or natural stone countertop, low-consumption household appliances and low-flow single-handle faucets (also in bathrooms).
- Thermally broken lacquered aluminium exterior carpentry – monoblock casement windows or slide opening windows.
- Motorised lacquered aluminium louvered shutters in bedrooms.
- White sanitary ware and dual-flush toilets.
- Reinforced front door with security lock and lacquered wood veneering interior doors. Wood built-in wardrobes with hinged doors.
- Installation of automatic video intercom and basic home automation system.
- Aerothermal heat pump for heating and air conditioning, and domestic hot water. Air conditioning distribution via ducts hidden on suspended ceilings.
- Access control to the development and garage via surveillance cameras.

The project is currently in a pre-marketing phase and looking to identify prospective buyers. The construction permit is being processed. The apartments and annexes drawings are available to buyers in the sales offices. Given that this document is based on the Basic Project, it may be modified if technical requirements so require, keeping in any case to the Construction Drawings and any requirements from local authorities. For all pertinent purposes, the Developer expressly states that its action, as well as the contracting of this development shall at all times be in line with the requirements set forth in Law 38/1999, dated 5 November, on Construction Planning. It is further noted that the amounts advanced for the construction of the development, plus relevant statutory interests shall be guaranteed by a financial institution, the designation of which shall be made from the date on which the corresponding construction permit is obtained, and the amounts to be paid on account of the purchase price begin to be received, which (including the downpayment amount) shall be deposited in a special account in accordance with the provisions of the aforementioned Law. A copy of the aforementioned bank guarantee shall be delivered to buyers at the signing of the private sales purchase agreement. A copy of said agreement is available to buyers to check the general terms and conditions. The Home Owners' Association Bylaws shall be approved when works are completed. Buyers' stake in the building's common elements shall be determined by taking into account the criteria set forth in Article 5 of Law 49/1960, dated 21 July, on Commonhold Property.

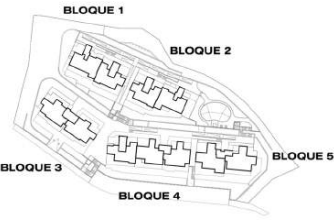


Images in this brochure are provided for guidance only and are not contractual in nature.

CAÑADA HOMES

Marbella, MÁLAGA

EMPLAZAMIENTO



ESCALA GRÁFICA
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