



# NEW HEIGHTS



**GOLDEN**  
— PROPERTIES —





PANORAMIC SEA VIEWS  
**NEW GOLDEN MILE**  
from 985.000€

*BASEMENT INCLUDED*



NEW HEIGHTS





## DREAMS DO COME TRUE

New Heights is a luxury development of 8 private villas set in a secured gated golf and country club estate. These fabulous villas are placed in a prime location, on the first line of La Resina Golf Course.

Each villa has been meticulously designed with a modern and contemporary style together with a functional distribution, that brings along a pleasant and comfortable home, where you can enjoy wonderful views of the Mediterranean Sea.





NEW HEIGHTS





## LIVING THE LUXURY

New Heights has been designed to maximise the indoor-outdoor flow where natural light will flood through every corner of your home. Set on 2 levels, this spacious villa has a double height ceiling in the living room which brings light across the house all day long. These luxury villas are going to be built using only the finest materials throughout. All the qualities we use into our houses are the highest standard.





NEW HEIGHTS





## AMAZING EXPERIENCE

Relaxation starts from the moment you arrive home. The open plan design of our villas emphasizes the relation between exterior and interior, giving rise to a unique harmonious space.

From your garden, you can enjoy the stunning sea views and the most breathtaking sunsets.





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MARVELOUS LOCATION



ESTEPONA

10  
MIN



5  
MIN



SAN PEDRO  
ALCÁNTARA

8  
MIN



PUERTO  
BANÚS



15  
MIN



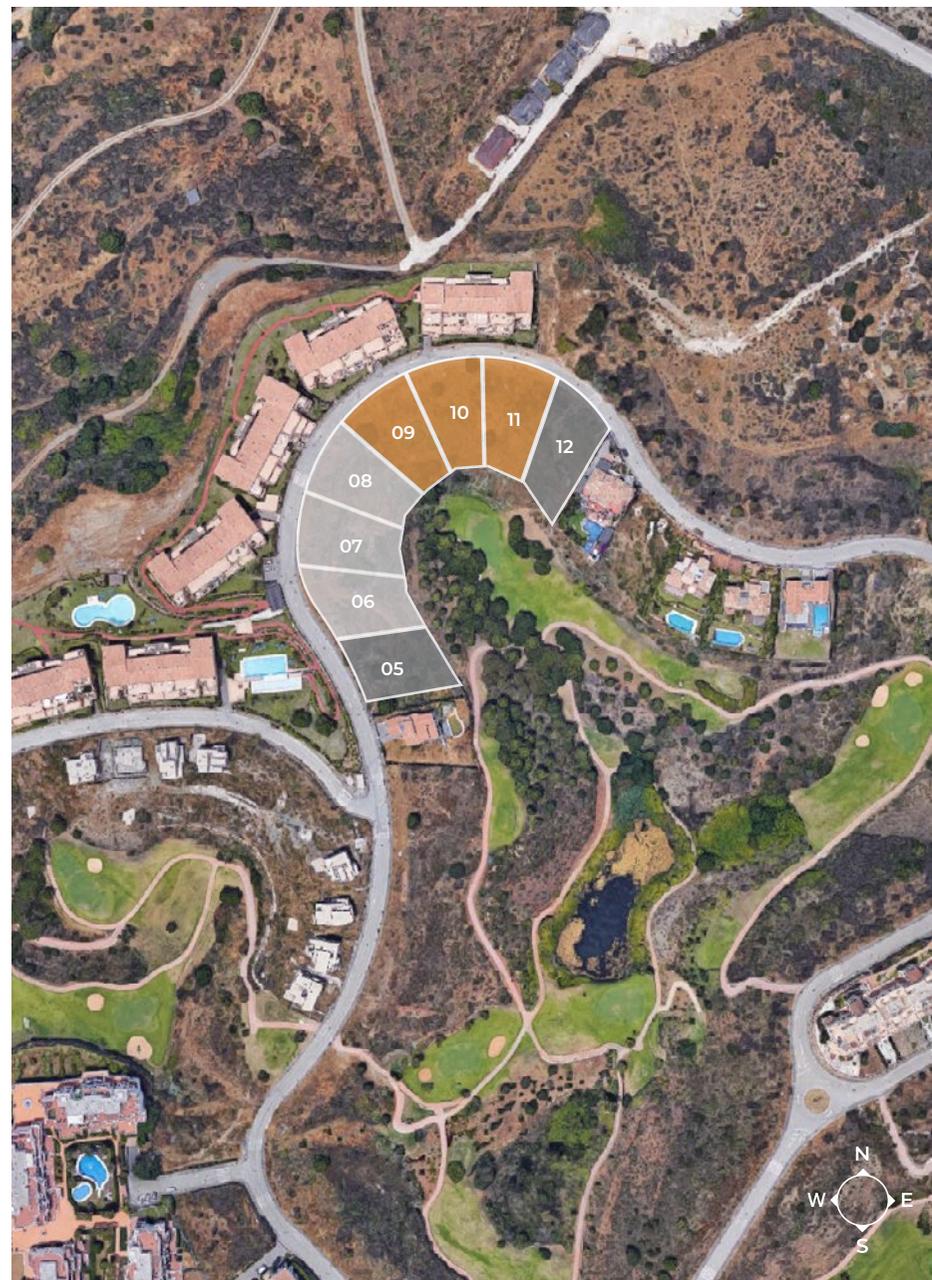
MARBELLA





## FEATURES

Beds	4
Baths	3 / 4
Built area	306,9 - 403,74 m <sup>2</sup>
Plot	1.058,38 - 1.151,79 m <sup>2</sup>
Terraces	62,1 -133 m <sup>2</sup>
Pool	34,8 - 41,6 m <sup>2</sup>
South East facing	





## ENJOY A PRIVILEGED LIFESTYLE

Discover the amenities and services that you can find living in New Heights.

From the moment you pass through the security arch of La Resina, you can be assured that your home is safe. Based at the entrance, you have a 24-hour security system. We know peace of mind is worth.

You will join the family friendly country club of La Resina Golf. Besides golf, this exclusive club has a gymnasium, paddle, tennis courts and a small shopping centre.



## SPECTACULAR GOLF FACILITIES

If you love golf, you are in the right place! Enjoy practicing your favourite sport in a perfect setting! La Resina Golf is considered one of the best 9-holes on the Costa del Sol; It has magnificent gardens and landscaping.

As well as La Resina Golf, there are about 40 golf courses near you. One of them is Villa Padierna Golf just 10 minutes from your home, which is also located in a natural environment where the practice of golf becomes a unique experience.





## EXCLUSIVE SURROUNDINGS

Situated in the heart of the Golden Triangle, La Resina is only a few minutes from the stunning old town of Estepona and the most exclusive zone of Marbella, with its prestigious port of Puerto Banús, where celebrated Michelins Star restaurants and famous beach clubs mingle with exclusive brand shops.

You have access to both international airports in the coast: Gibraltar (30 min) and Malaga International Airport at only 45 minutes drive.



An aerial photograph of a forest floor, showing a mix of greyish-brown soil, patches of vibrant yellow-orange moss or lichen, and dark, textured areas that could be fallen leaves or dense undergrowth. The lighting creates a rich, textured appearance. A central black rectangular box with a thin gold border contains the text.

QUALITY  
SPECIFICATIONS



## QUALITY SPECIFICATIONS

### FOUNDATION AND STRUCTURE

- Reinforced concrete structural floor.
- Twoway reinforced concreteslab, with pillars and beams, accoring to the european and spanish regulations.

### ROOF AND TERRACES

- Inverted flat roof with anti slip floor tiles, when practicable and gravel when not.
- Insulation and waterproofing according to the regulations.
- Glass balustrade, with hidden aluminum profile in the first floor.

### EXTERIOR WALLS

- Brick cavity Wall with partly insulated cavity with extruded polystyrene.
- Exterior Wall rendering with cement mortar and finishes according to design.
- The pillars will be covered to break the thermal bridge.

### PARTITIONS

- Double hollow ceramic bricks, received with cement mortar. Finished with gypsum plaster work and matte paint.

### EXTERIOR CARPENTRY

- Thermal break Aluminum profiles by Cortizo or similar, high quality.
- security laminated glass CLIMALIT 3+3 / camera / 3+3.
- Thermal glass.
- Sliding doors with invisible track (in the floor side).

### PLOT ENCLOSURE

- Street front-1m hight wall+ 1m high mesh.
- Division between plots: Stone finished retaining wall (when necessary) and metallic mesh.

### HEATING AND AIR CONDITIONING

- Aerothermal heating systems LG for air conditioning/heating and hot water.
- Electric underfloor heating system for all bathrooms.

### FLOORS

- Interior floors: Porcelanic tile.
- Exterior floors: Anti slip Porcelanic tile.

### SKIRTING BOARD

- According to the floor.

### BATHROOM WALLS

- Porcelanic tile (differents options to choose from).

### ACCESS DOOR

- Security entrance door.

### INTERNAL DOORS

- Standard height white lacquered internal doors, with hidden hinges.

### WARDROBE

- Closets and walk-in closets following detailed design.
- Closets: White lacquered sliding doors with finger pull.
- Walk in closets: Without doors.

### SWITCHES AND SOCKETS

- New Unica Schneider (or similar).



## QUALITY SPECIFICATIONS

### LIGHTING

- Downlight LED on ceilings; in bathrooms, kitchens and corridors.
- Cove lighting in the livingroom and master bedroom.

### SWIMMING POOL

- Swimming pool with salt water system.
- Finished in white mosaic. Includes exterior shower.

### GARDEN

- Grass seeds and automated irrigation systems.

### SECURITY SYSTEM

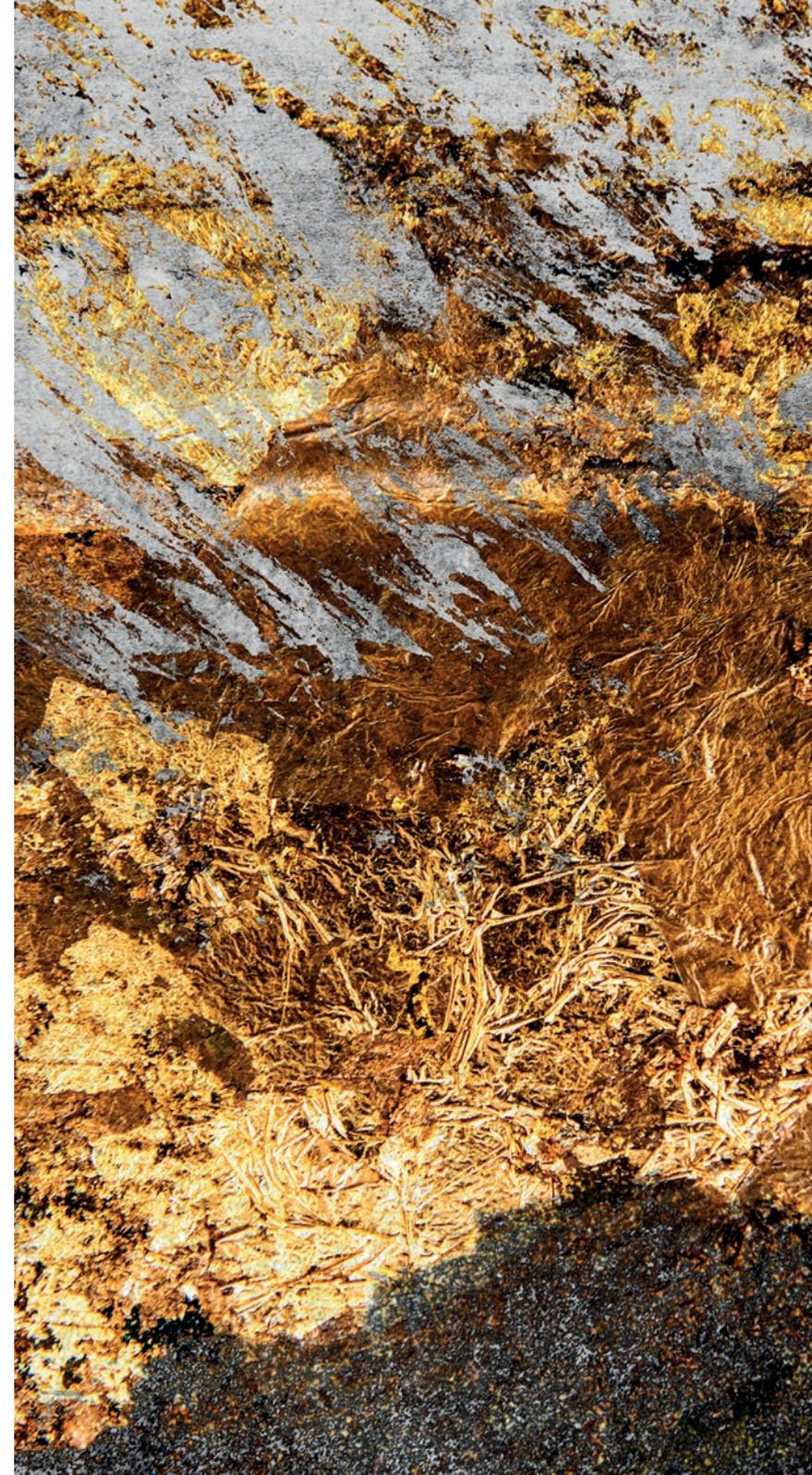
- Alarm / Camera / Door station/ Mobile App.

### KITCHEN

- Low and high units lacquered with fingerpull.
- Silestone worktop and splashback finished with porcelanic tile.
- Siemens appliances; vitroceramic, oven, microwave, dishwasher, fridge / freezer.
- Ceiling extractor.
- Washing machine/ Dryer.
- Built-in wine cooler.

### BATHROOMS

- Sanitary ware-Villeroy and Boch (or similar). Including Suspended hung toilets.
- Resine shower tray .
- Taps: Hansgrohe (or similar).





# QUALITY SPECIFICATIONS

## FLOORS TO CHOOSE FROM

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### INTERIOR



Porcelanic tile 75x75  
Boreal white



Porcelanic tile 75x75  
Mixit white



Porcelanic tile 75x75  
Brancato beige

### EXTERIOR



Antislip Porcelanic tile

## LIGHTING

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LED spot light & cove lighting



New Unica Schneider electrics



LED spot light

\* If there is no availability of the materials shown here, they will be replaced with a similar one.



## QUALITY SPECIFICATIONS

### BATHROOMS WALLS TO CHOOSE FROM

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#### BASE



Porcelanic tile 30x90 Mixit blanco



Porcelanic tile 30x90 Boreal blanco



Porcelanic tile 30x90 Brancato beige

#### FEATURE WALL



### SANITARY WARE

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Hansgrohe



hansgrohe  
talis S100



Pulsador villeroy &  
boch E200 blanco



Villeroy & Boch  
Subway 2,0



villeroy&boch memento



White resine shower tray

\* If there is no availability of the materials shown here, they will be replaced with a similar one.



DOORS TO CHOOSE FROM

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Internal doors. 2,10m height, with hidden hinges



Door handle



Sliding door handle

WARDROBES TO CHOOSE FROM

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EXTERIOR



INTERIOR



\* If there is no availability of the materials shown here, they will be replaced with a similar one.

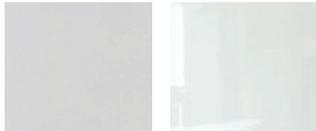


KITCHEN TO CHOOSE FROM

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Finger pull white matt/gloss doors



Silestone Worktop



ELECTRIC APPLIANCES

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Ceiling extractor



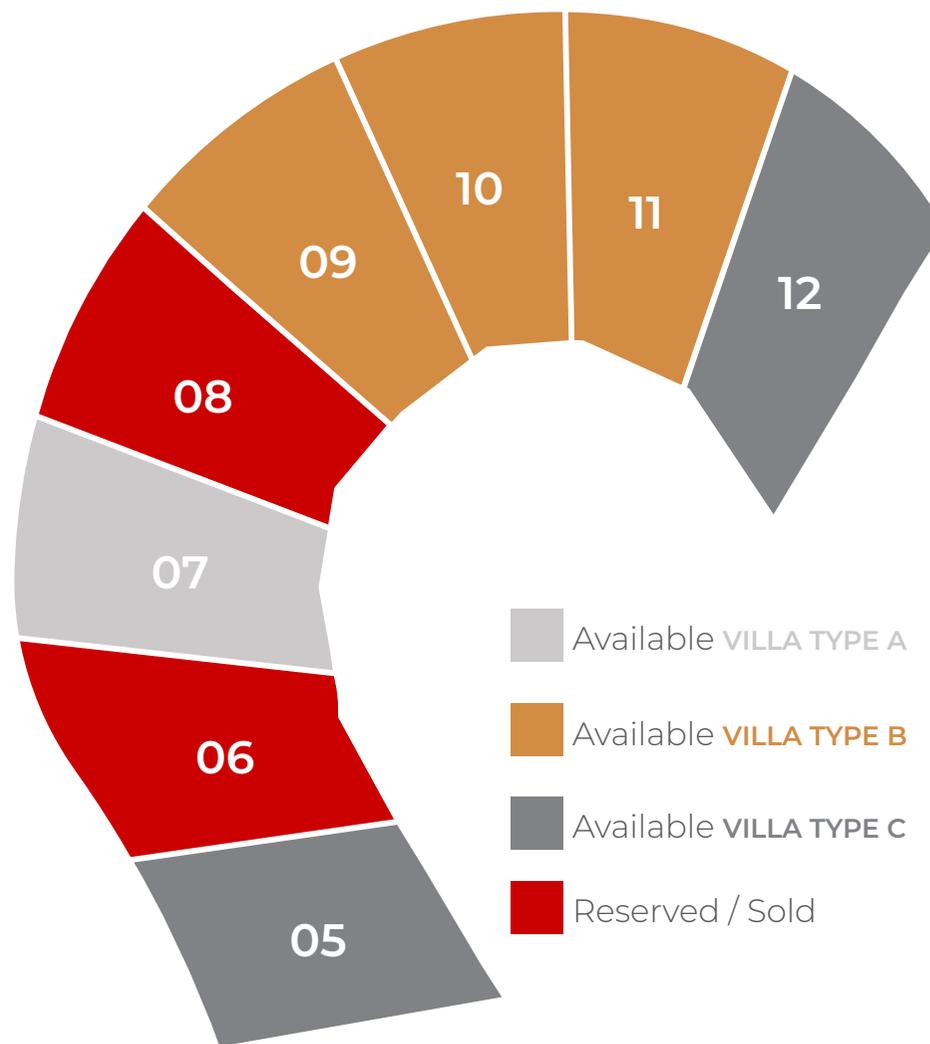
Induction hob, fridge/freezer, microwave, oven and dishwasher siemens / Washing machine & dryer

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# PRICE LIST

Villa	Total price	Plot	Plot m <sup>2</sup>	Beds
5	985.000 €	450.000 €	1.058,38	4
7	1.250.000 €	550.000 €	1.103,09	4
9	1.250.000 €	550.000 €	1.137,65	4
10	1.150.000 €	525.000 €	1.068,70	4
11	1.350.000 €	600.000 €	1.144,70	4
12	1.100.000 €	500.000 €	951,79	4





**1 — Reservation Fee 20.000€**

**2**

**Buy the plot**

Client becomes the developer

**Sign turnkey contract 30.000€**

Payment includes:

- Cleaning of the plot if necessary
- Topography study
- Geological study
- Architect project
- 3D images
- Quantity surveyor study
- Health & security study

**3**

**Start building 20%**

Once the license has been granted, construction starts.

**4**

**Monthly payment & Finance**

The rest of the payments will be made per month, with all completed progress demonstrated by building certificates.

Once you have paid the plot, with a good credit history, it is quite simple to obtain a self-developer mortgage to finance the building costs.

**5**

**Completion**

Construction completion time of 10-12 months.

Once the villa is finished, we manage the final utility connections and first occupation license for you.

**BENEFITS BUYING OFF-PLAN**

- Buy 40% below market price
- Possibility to change internal distribution
- You can decide the finishes
- We take care of the entire project to give you total peace of mind

**TAXES**

The obligatory applicable taxes are:

- Over the plot: 21% V.A.T.
- Over the building cost: 10% V.A.T.

\* Development Companies will NOT pay taxes over building costs

**NO ADDITIONAL COSTS**

There are NO additional costs - everything is covered.

The quote we give you includes:

- All the construction licensing costs
- First occupation license
- Utility connections / final connection fees
- An independent quality control company
- Decennial insurance fees
- Laboratory tests
- Quantity surveyors
- Health and security supervision
- Architect studies

The list goes on - and it `s all included

**NO COMMUNITY FEES**

**TRIPLE GUARANTEE**

- Up to 10 years structure
- 3 years installations
- 1 year finishes

**Total price from: 985.000€ V.A.T. not included**



# GOLDEN

— PROPERTIES —

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