

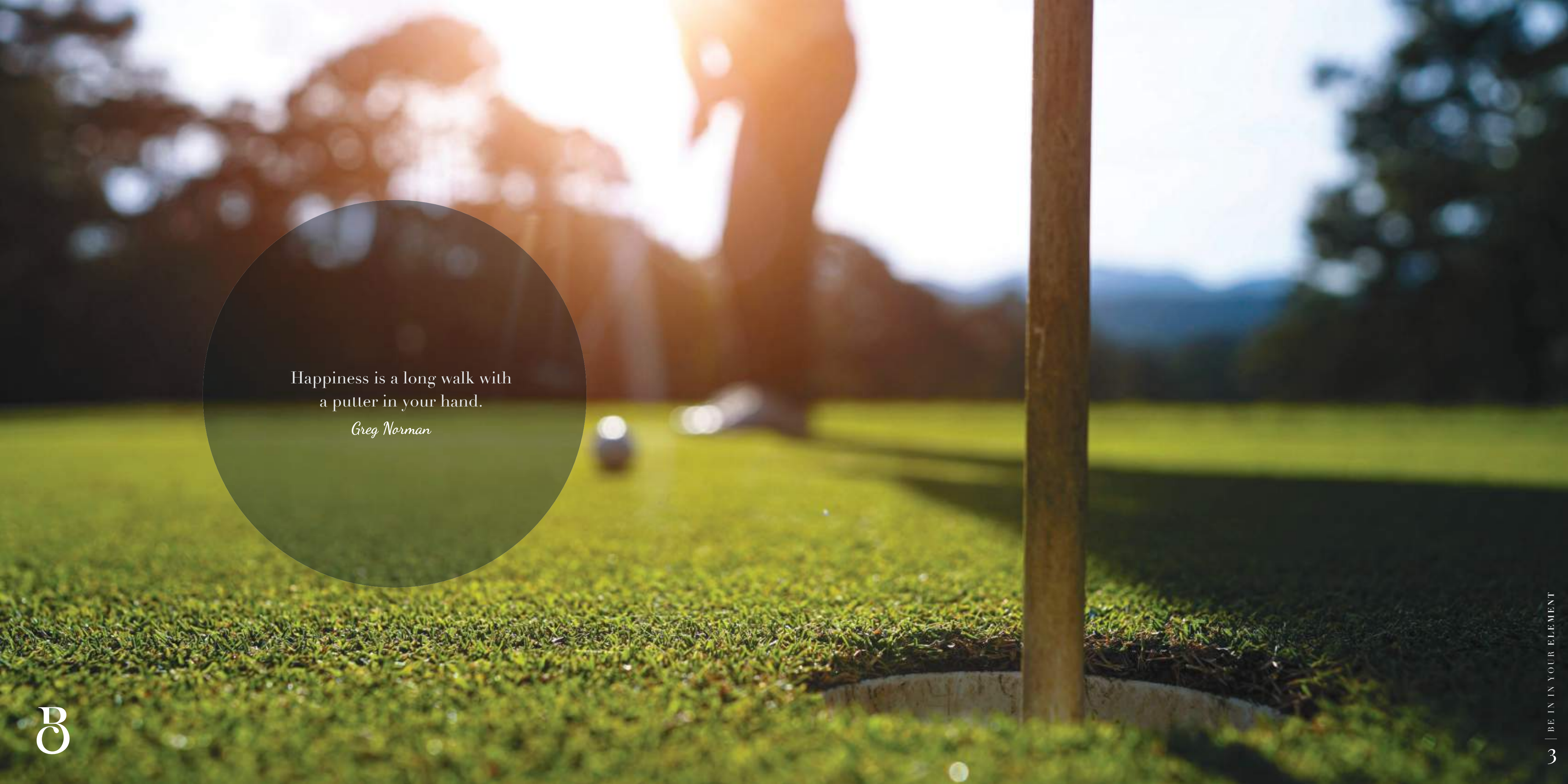


B

CASARES BAY

SEA & GOLF RESIDENCES

BE IN
YOUR
ELEMENT



Happiness is a long walk with
a putter in your hand.
Greg Norman



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CASARES, THE ESSENCE OF THE MEDITERRANEAN

Located in the heart of the Costa del Sol, between the elegance of Estepona and the unspoilt charm of Casares, this exclusive area offers a lifestyle like no other. Just a stone's throw from Doña Julia Golf, it is surrounded by green fields, breathtaking views of the Mediterranean and a serenity that makes it the perfect place to relax.

Here, you can enjoy the best of both worlds: the tranquillity of nature combined with spectacular beaches, marinas such as La Duquesa and a vibrant culinary and cultural scene. It is the ideal place for golf lovers, nature lovers and those looking for a sophisticated place to call home.



AN ACTIVE LIFESTYLE

Golf: Casares Bay, next to the renowned Doña Julia golf course, offers exclusive surroundings and the unique experience of enjoying a game of golf in stunning scenery.

Water sports: From paddle surfing and kayaking in the calm waters of the Mediterranean to snorkelling and diving in coves with crystal-clear water.

Hiking and cycling: Routes through the Sierra Bermeja and around Casares offer spectacular scenery, ideal for hikes or bike rides, with options for all levels.

Equestrianism: With several riding schools in the area, you can discover the charm of exploring nature on horseback.

Racquet sports: Nearby sports clubs offer first-rate tennis and padel facilities.

Sailing and fishing: Nearby marinas, such as La Duquesa or Estepona, offer the opportunity to sail or enjoy days of sport fishing near the strait.

From exciting adventures to relaxing activities, Casares is the perfect place for those looking for an active lifestyle in a spectacular natural environment.



MEDITERRANEAN SEA



CASARES BAY

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LA DUQUESA MARINA

GIBRALTAR AIRPORT 20MIN.



SOTOGRADE 10MIN.



A-7

SABINILLAS BEACH

A-7

LIDL

CASA FINA RESTAURANT

ANCHA BEACH

A-7

MARINA GOLF

LA CHOZA RESTAURANT

DOÑA JULIA GOLF



MARBELLA 15 MIN.



ESTEPONA 5 MIN.



MÁLAGA AIRPORT 45 MIN.

UNBEATABLE LOCATION

Its excellent location means that a wide variety of services and facilities are available locally, ensuring convenience and quality of life:

Just 5 minutes' walk from the beach.

Close to supermarkets, pharmacies, restaurants and other everyday necessities.

A stone's throw from sports facilities, such as tennis courts and the Duquesa marina.

Furthermore, its strategic location makes it easily accessible:

1 hour and 10 minutes by car to Malaga International Airport, 45 minutes to Gibraltar Airport and 25 minutes to the port of Sotograde.

30 minutes by car to the centre of Marbella, with its lively social life, luxury shops and high-end restaurants.

25 minutes from Puerto Banús, the iconic luxury leisure destination.

With these distinguishing features, Casares Bay not only stands out for its natural surroundings and design, but also for its excellent location, which allows you to enjoy the best of the Costa del Sol, whether living there all year round, spending your holidays there or as an excellent investment.



THE RESIDENTIAL DEVELOPMENT

Casares Bay is an exclusive residential development in the prime location of Doña Julia Golf, in Casares, Málaga. Designed to offer a unique lifestyle, it combines comfort, nature and luxury in an unbeatable setting.

With stunning views of the Mediterranean, contemporary design homes and large terraces, the complex includes swimming pools, gardens and sports areas, all designed to make the most of the tranquillity and climate of the Costa del Sol.

Just a few minutes from beaches, nature trails and luxury services, Casares Bay is the ideal option for those seeking exclusivity and well-being in one of the most prestigious destinations in Europe.





9 UNIQUE PROPERTIES

The residential development has 9 unique properties of different types suited to the needs and preferences of the owners:

- Ground floor with garden:** Ideal for those looking to enjoy a private outdoor space.
- Two-bedroom duplex:** Perfect for couples or small families.
- Three-bedroom duplex:** Spacious and functional for larger families.
- Two-bedroom penthouse:** With stunning panoramic views and maximum privacy.
- Three-bedroom multi-family:** Designed for those who need more space and comfort.



Duplexes, penthouses
Multi-family



Rooftop pool
and solarium



Sea views



Parking and
store rooms



Private terraces
and communal
gardens



LARGE TERRACES

The design of the residential complex places special emphasis on outdoor spaces. The properties have large terraces, ideal for enjoying the Mediterranean climate and spectacular views of the sea and the golf course.

All homes are equipped with a private parking space and store-room, offering maximum comfort and additional storage space.







AMENITIES & RECREATION

To complement this idyllic environment, Casares Bay offers a series of exclusive facilities:

Solarium area with swimming pool: A perfect place to relax and enjoy the sun at any time of year.

Landscaped areas: Beautifully maintained green spaces for moments of peace and quiet and connecting with nature.

Private development: Fully enclosed, guaranteeing the security and peace of mind of residents.



FOUNDATIONS AND STRUCTURES

The foundations are of reinforced concrete as per structural calculations.

The structure of the house is made up of steel-reinforced concrete pillars and beams to support 25+5 cm thick floor slabs, made up of in-situ reinforced concrete ribs and hollow-core slabs, or steel-reinforced concrete slabs, depending on the area.



FAÇADE AND INSULATION

The exterior cladding on the façade is made of limestone and single-layer cladding. The rainwater pipes and copings are galvanised metal with RAL colour finishes.

The façade wall is composed (from the inside out) of an air chamber and insulation on the inside face of the exterior wall with 1/2 foot of solid brick.

The façade is finished on the inside with a lining of laminated plasterboard/large format brick, to be painted or tiled depending on the room.

DISTRIBUTION AND FALSE CEILINGS

INTERIOR DISTRIBUTION

The interior partitions are made entirely of large-format laminated plasterboard/plasterboard partitions with a brick finish.

FALSE CEILINGS

The horizontal elements making up the ceiling are finished with a false ceiling of plasterboard/plaster.



PAINT

The paint on horizontal interior elements will be white, and on vertical elements it will be white or coloured, with a smooth, washable finish with excellent coverage. Two coats will be applied, including a base coat, with Aguaplast, sanding and filling on walls and ceilings.



FLOORINGS

The flooring will be top quality porcelain, laid with cementitious adhesive and fine grouting. It will be finished with a white lacquered MDF skirting board.

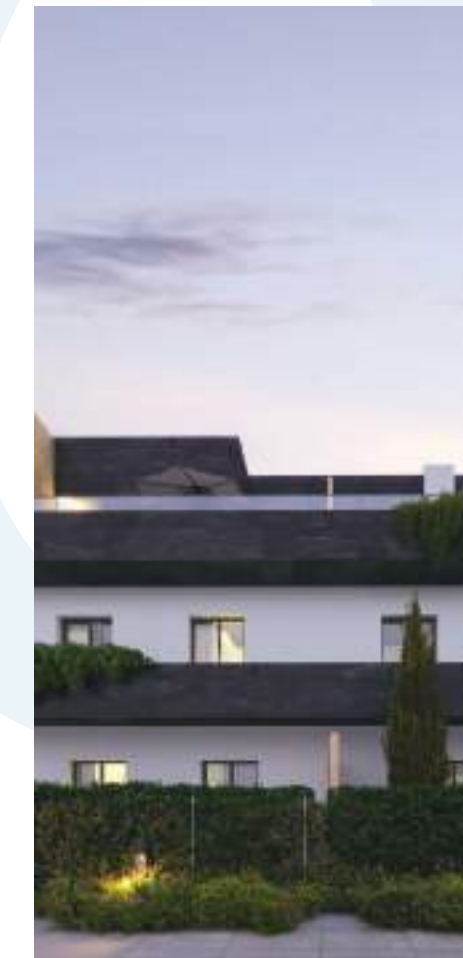
EXTERIOR JOINERY

The exterior joinery is made of aluminium lacquered in a colour to be defined by the Project Management and in keeping with the exterior aesthetics of the property. This is high-end joinery, with thermal break in both casement and fixed windows and doors, installed on aluminium subframes.

All windows and doors will be equipped with blind guides, monobloc caps and aluminium blinds.

The planned glazing will be made with double-glazed Climalit-type glass and an intermediate dehydrated chamber for high thermal and acoustic comfort. The doors will be fitted with safety glass.

The ground floor properties with gardens will be separated by wire mesh.



COATINGS

Wet areas will be tiled with top-quality ceramic material (30*60 matt models) using cementitious adhesive and fine grouting. The model and colour will be chosen by the client from a wide range of possibilities determined by the dimensions of the tiles.

WOODWORK

DOORS

The entrance door to the property will be a security door made of laminated steel with a lacquered finish and a screwed metal frame, a security lock, an anti-lever hinge locking system, a knob, a handle and a telescopic peephole.

The interior doors will have a modern design, be white lacquered and have matt chrome fittings.

WARDROBES

The wardrobe doors will be solid, white lacquered and modern in design. All wardrobes will be fitted with a luggage shelf and hanging rail.



SANITARYWARE AND TAPS



The sanitary fittings are made of top-quality vitrified porcelain with chrome-plated single lever mixer taps, by Roca or similar, with aerator and flexible supply connections. The bathrooms will have bathroom furniture.



BATHROOM FURNITURE

There will be 60cm bathroom cabinets by Roca or similar, Tenor model, with a built-in sink in the secondary bathroom and toilet, with one drawer and one compartment, with a variety of finishes.

In the main bathroom, a 120cm bathroom cabinet by Roca or similar, Tenor model, with two drawers and two compartments, with a variety of finishes.

SHOWER SCREENS



The properties include a two-panel sliding + fixed screen in 6-8mm transparent glass in chrome, model Clarté-05 or similar, 1.60m for the main bathroom.



PLUMBING AND SANITATION

Domestic hot water will be produced by an individual arothermal system.

The plumbing will be installed using cross-linked polyethylene piping. Stopcocks will be located in wet areas and at the entrance to the property. The sanitation system will be installed using PVC piping.

KITCHENS

The property includes a fully equipped kitchen with wall and floor units, designed by the project management team with a range of models to choose from. The property is equipped with Siemens or similar brand appliances, including an oven, fridge-freezer, microwave, ceramic hob with extractor fan, sink and dishwasher. It also includes water connections for a washing machine.



CLIMATE CONTROL

The property is equipped with a hot and cold air conditioning system via ducts housed in the false ceiling.



ELECTRICAL INSTALLATION AND TELECOMUNICATION

The properties will comply with the Low Voltage Electro-technical Regulations and will be equipped with top-quality appliances. The properties will have lighting, telephone and TV sockets, an aerial, a doorbell and an entryphone.



COMMUNAL AREAS

The development has a communal area with a swimming pool for the enjoyment of all the residents. Balinese beds will be available.

The facilities will be enhanced with gardens and landscaping with a combination of different elements such as green areas, pine bark and white gravel.

The development walls will have a white single-layer finish and metalwork.



SWIMMING POOL

Another feature of the property is the swimming pool located in the development's communal area. This pool is constructed on site using reinforced concrete and gunite, and finished with top quality porcelain tiles, for the use and enjoyment of all residents.

There will also be a heated jacuzzi area with a hydromassage pump and another with air massage.



FIRST FLOOR

*NOTES: The layouts are for guidance only and may be modified to adapt to the applicable urban planning regulations and the construction feasibility of these proposals during the building work and construction phase of the property. This plot may be subject to the addition of steps to access the property.

The document shown is a preview of the project and is therefore not binding.



BUILT AREA

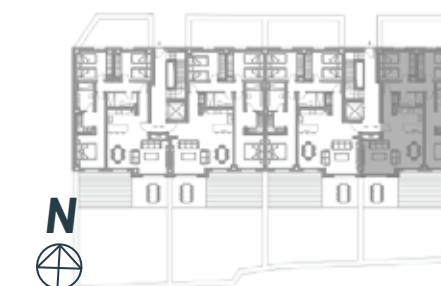
PORTAL 1	1ºB
APARTMENT	122.23m2
COVERED TERRACE	28.50m2
OPEN TERRACE	19.9m2
TOTAL AREA	270.70m2



GROUND FLOOR

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BUILT AREA	
PORTAL 2	GROUND FLOOR B
APARTMENT	99.69m ²
GARDEN	79.11m ²
COVERED TERRACE	20.28m ²
OPEN TERRACE	10.92m ²
TOTAL AREA	210.00m²



TRUST AND SOLVENCY


Casares Bay is backed by Index as developer and Brako as builder, both recognised for their commitment to quality and excellence in every project.

The combination of Index's strategic vision, together with Brako, guarantees impeccable delivery and an exceptional experience for those who choose to be part of this exclusive residential development. A solid team ensuring the success of Casares Bay in every respect.

GRUPO INDEX



 **Brako**
REAL ESTATE



The cure for everything is salt water,
the shore, its foam... the sea.

Isak Dinesen

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