

habitat

Alborán-Siroco

Torremolinos



HABITAT ALBORÁN SIROCO

The privilege of living in front of the sea in a cosy and cosmopolitan environment

Habitat Alborán-Siroco is an exclusive residential complex with the sole purpose of becoming one of the examples of residential luxury on the Costa del Sol. The development is located in a quiet area of **Torremolinos** with a contemporary architectural design created to benefit from the privacy and elegance of its gardens and lush vegetation.





Habitat Alborán-Siroco is located in the strategic enclave of **Torremolinos**, one of the most international tourist destinations in Spain for its enviable climate and multicultural environment. This has turned this city into a cosy retreat that still preserves all the Andalusian charm of the old fishers and millers village that was once.

LOCATION

Torremolinos: A green city to walk and enjoy 365 days of sunshine

At **Habitat Alborán-Siroco** you can breathe in the atmosphere of one of the most cosmopolitan destinations on the Costa del Sol. It has been chosen for decades by British, German, Belgian, French, Irish, Scandinavian people, and, of course, by Spaniards, seduced by its recreational, gastronomic and sports offer.





-  **Benalmádena** at 3 km from Torremolinos
-  **Mijas** at 11 km from Torremolinos
-  **Málaga** at 14 km from Torremolinos
-  **Fuengirola** at 14 km from Torremolinos
-  **Marbella** at 35 km from Torremolinos
-  **Estepona** at 61 km from Torremolinos
-  **Casares** at 71 km from Torremolinos
-  **Calahonda** at 98 km from Torremolinos



SURROUNDINGS

The luxury of the Costa del Sol and one of the best golf courses offers in Europe

Just 20 km away from the centre of Malaga, **Torremolinos** benefits from the advantage of being so close to the capital and with direct access to the international **airport of Malaga-Costa del Sol**, with flights to more than 100 destinations. In addition, it is close to the Port of Malaga where the main international cruises dock, as well as to the **high-speed trains (AVE, for its Spanish initials)** of the **Málaga-María Zambrano station**.



The town is connected through the **A-7**, the **AP-7** and the **N-340** motorways to the Andalusian capital and all its cultural offer. It is also at **less than an hour's drive** from a great majority of the most attractive towns of the Costa del Sol. The "Costa del Golf" with **more than 70 courses** is, thanks to its pleasant climate, a European reference for golf lovers.

Habitat Alborán-Siroco is one of the most attractive residential enclaves of the Costa del Sol since it is situated in a quiet area of Torremolinos **facing the sea**. It enjoys, due to its **proximity to Malaga**, all its cultural, heritage, museum (Picasso Museum, Centre Pompidou, Centre of Contemporary Art CAC, Russian or Thyssen Museum) offer and leisure with its famous Easter Week, the Feria de Málaga or Malaga Fair or the Film Festival.





Habitat Alborán-Siroco is located in front of Los Alamos beach, in one of the quietest areas of Torremolinos with a wide range of leisure and dining options with chillout bars, beach bars and restaurants on its own beach. Furthermore, it has an offer of sports and shopping facilities with supermarkets and shopping centres at **less than 5 minutes away from the development**. And, best of all, it is **just 15 minutes away from Malaga**, one of the 5 Spanish cities with the greatest cultural and leisure experience for national and international visitors.

ENDLESS BEACHES NEXT TO YOUR
NEW HOME IN HABITAT ALBORAN SIROCCO.

COMMON AREAS

Sea views and long days of light on the Costa del Sol

Habitat Alborán-Siroco is an exclusive development standing in front of the Alboran Sea with the Mijas Mountains behind. The innovative architectural design has been conceived to maximise the spectacular sea views and the long light days of the Costa del Sol.



The residential complex is arranged in four majestic buildings. They all turn towards the sea embracing the greatest viewing angle of the horizon, **so that all homes enjoy panoramic views towards the sea** and a clear perspective of the spectacular common areas.

The infinite blue of the sea and the green of the lush garden areas offer a unique landscape designed for relax and a lifestyle for the most demanding clients.





HABITAT ALBORÁN SIROCO





A unique environment designed to achieve greater privacy and exclusivity



At **Habitat Alborán-Siroco**, an elegant environment has been designed with beautiful gardens which reflect the best of the Mediterranean essence through its vegetation flanked by an extensive green meadow that blends into the Alborán horizon.

The design of the gardens and leisure areas have been created to reach a maximum privacy and comfort for this exclusive residential area. An oasis ideal to relax and enjoy the sunny areas and the coveted shadows of this lush garden on the warmest days.

Quality of Life and well-being throughout the entire year



The spectacular green areas are combined with one of the best offers in leisure and relaxation facilities on the Costa del Sol. This is carefully taken care of down to the smallest details in order to enjoy the climate and light of this oasis in the heart of Andalusia.

Habitat Alborán-Siroco counts on a large wellness area with swimming pools and a health circuit where you can relax regardless of the time of year. Exclusive facilities designed so that the luxury and well-being become your dream lifestyle.





HABITAT ALBORÁN SIROCO





Large and bright interior spaces



The **innovative architectural design** enables you to get the most out of the orientation of the homes and generate large and bright interior spaces. Large windows letting in the light and living rooms that seem to continue on the large terraces to achieve a clear visual effect and a greater sea visibility from inside the homes.

The **qualities** and every detail of the dwellings **reflect the exclusivity** of the project. The comfort and feeling of continuity between the interior and the spectacular common areas has been sought. As well as it has been looked for in the gardens for private use of the ground floor dwellings, where a private access has been enabled for each home, connecting directly with the common areas.

PLANS OF MODEL HOME

1 BEDROOM HOME

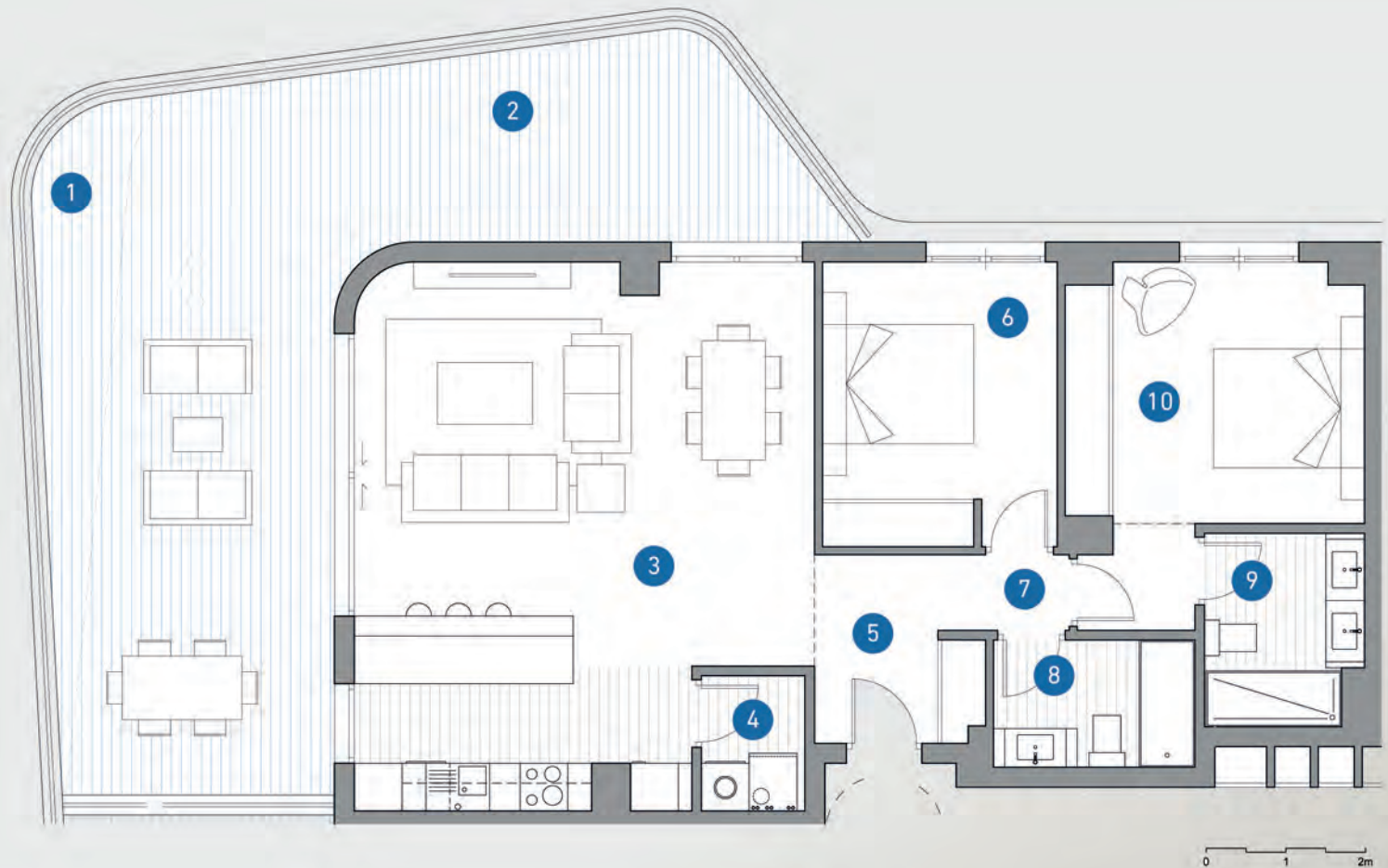
1 - Landscaped terrace	31,9 m ²
2 - Open terrace	13,3 m ²
3 - Covered terrace	16,4 m ²
4 - Bedroom	10,9 m ²
5 - Living room - Dining room - Kitchen	21,9 m ²
6 - Lobby	3,9 m ²
7 - Bathroom	3,8 m ²
8 - Laundry room	1,1 m ²



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2 BEDROOM HOME

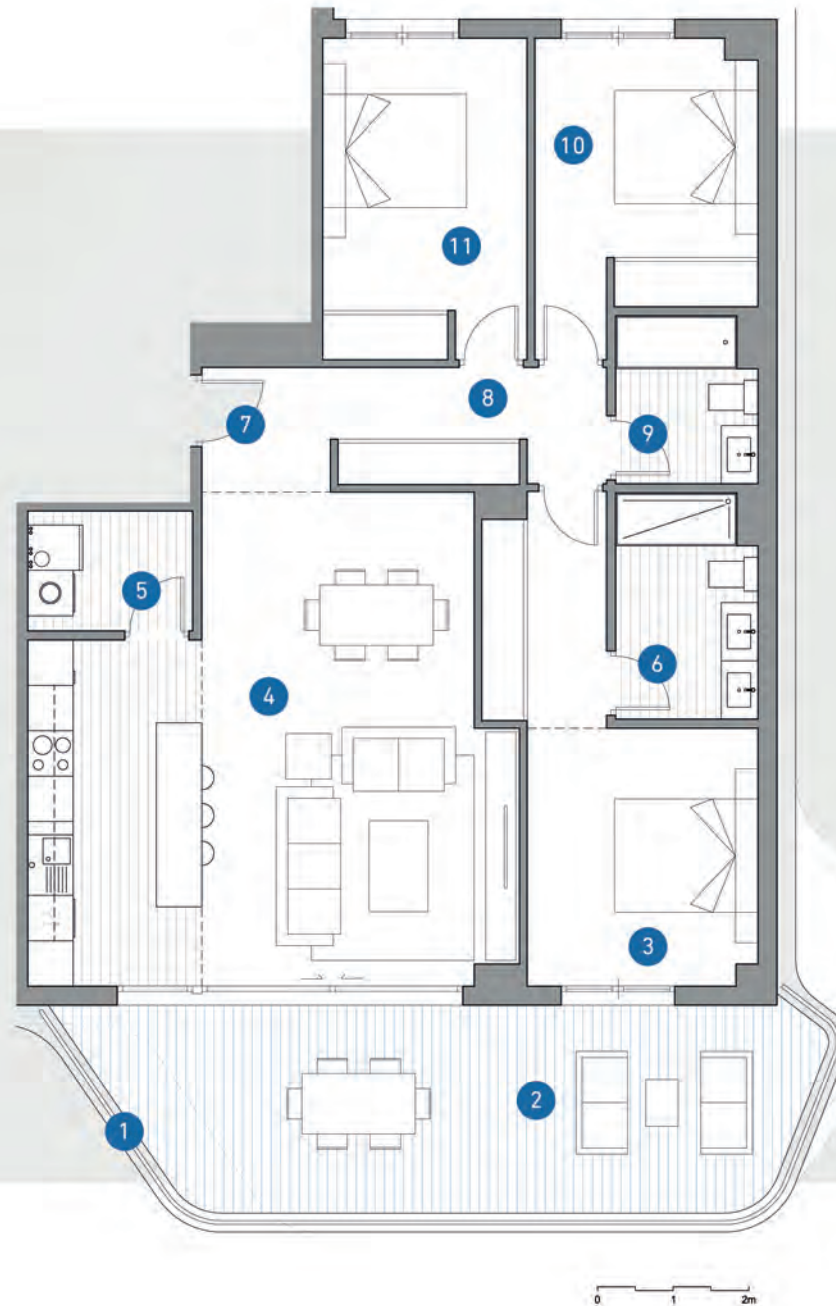
1 - Landscaped terrace	6,0 m ²
2 - Covered terrace	40,0 m ²
3 - Living room - Dining room - Kitchen	36,5 m ²
4 - Laundry room	2,2 m ²
5 - Lobby	4,4 m ²
6 - Bedroom 2	10,5 m ²
7 - Hall	1,6 m ²
8 - Bathroom 2	4,0 m ²
9 - Bathroom 1	4,7 m ²
10 - Bedroom 1	13,8 m ²



PLANS OF MODEL HOME

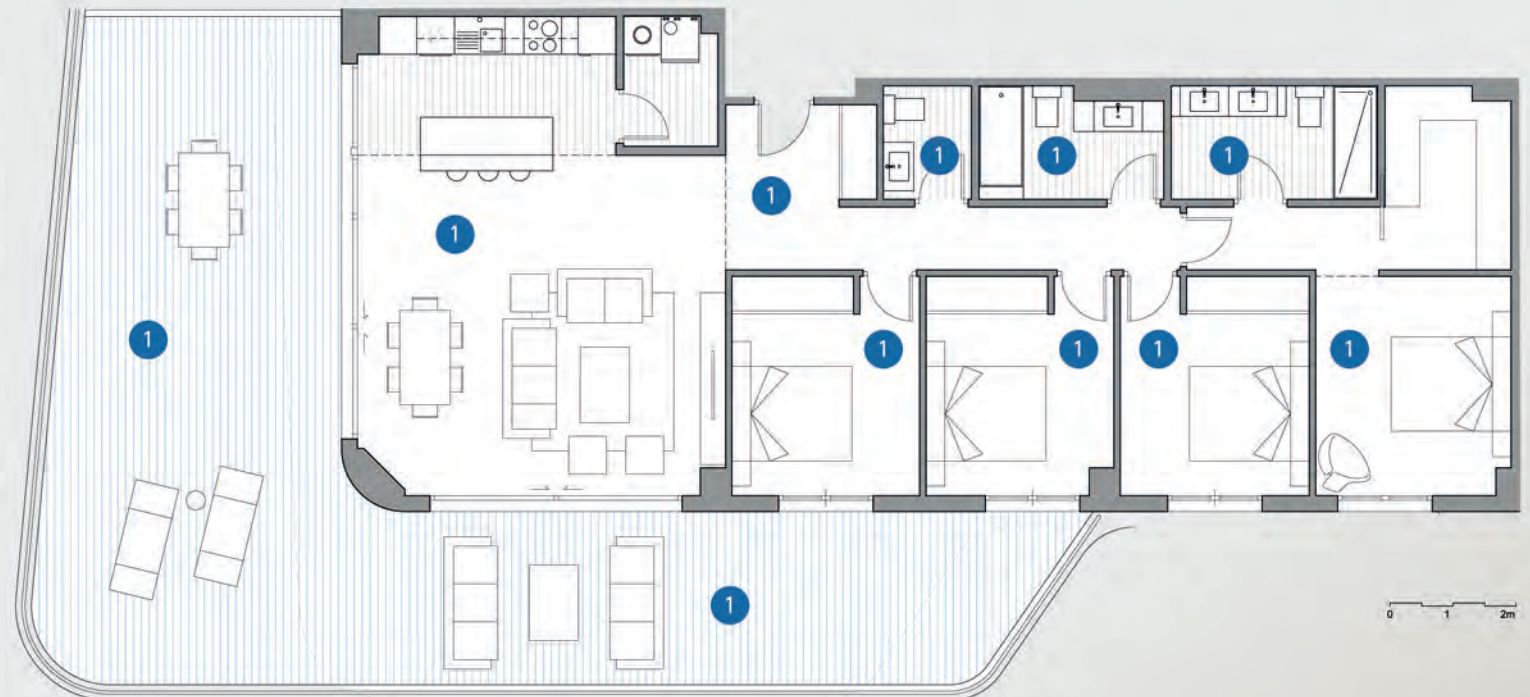
3 BEDROOM HOME

1 - Landscaped terrace	2,7 m ²
2 - Covered terrace	22,0 m ²
3 - Bedroom 1	15,2 m ²
4 - Living room - Dining room - Kitchen	35,9 m ²
5 - Laundry room	3,5 m ²
6 - Bathroom 1	5,4 m ²
7 - Lobby	2,8 m ²
8 - Hall	5,5 m ²
9 - Bathroom 2	4,0 m ²
10 - Bedroom 3	10,9 m ²
11 - Bedroom 2	11,4 m ²



4 BEDROOM HOME

1 - Landscaped terrace	43,4 m ²
2 - Living room - Dining room - Kitchen	39,8 m ²
3 - Covered terrace	34,9 m ²
4 - Lobby	5,6 m ²
5 - Bedroom 4	10,3 m ²
6 - Toilette	2,5 m ²
7 - Bathroom 2	4,9 m ²
8 - Bedroom 3	10,1 m ²
9 - Bedroom 2	10,4 m ²
10 - Bathroom 1	5,9 m ²
11 - Bedroom 1	19,6 m ²





QUALITIES

FOUNDATION AND STRUCTURE

The foundation and basement walls are carried out in compliance with current regulations and in accordance with the recommendations of the Geotechnical Study. The structure is made of reinforced concrete. The correct execution will be supervised by an independent technical control organism.

FAÇADES

The exterior façade of the building has been designed to provide the development with an elegant and unique image, with cement mortar plastering finishes and composite coating on the exterior enclosure, combined with an aluminium carpentry that seeks to maximise the incoming light inside the homes. In addition, its façade typology allows a better thermal and sound insulation, reinforced by the installation of a thermal insulation on the inner face.

Inside the house, the façade will be completed with a laminated plaster coating that will be insulated on its inside.

ROOF

The roof of the building will be waterproofed and thermally insulated to ensure its watertightness and thermal protection from sun and cold.

The floor on the non-accessible roofs will be made with cement mortar and gravel stones to protect the waterproofing. In the accessible roofs, or terraces, the gravel will be replaced by a flooring suitable for the exterior.

Homes located next to unheated rooms will have additional thermal insulation in order to adequately insulate them from those spaces.

PARTITIONING AND INSULATION

The separation between the houses will be performed with brick partition walls. On each side of this brick wall, inside the houses,

a laminated plasterboard wall sheeting will be placed on one of its faces. This wall sheeting will be insulated inside to reduce the acoustic transmission between homes.

The interior distributions of homes will be conducted with a partition system of laminated plasterboard with interior insulation for greater acoustic and thermal comfort.

The separations between dwellings and common areas will be achieved with two partitions. On the one hand, a brick partition covered with plaster will be performed delimiting the common space and a laminated plasterboard wall sheeting that will be insulated inside will be placed through the interior of the house.

EXTERNAL CARPENTRY

The external carpentry of the house is planned in dark grey lacquered aluminium. To ensure proper insulation, thermal break aluminium profiles will be implemented to reduce the transmission of cold/heat between the exterior and interior of the house.

Roller blinds of motorised aluminium slats will be installed in bedrooms and living room. The blinds slats are insulated and they have the same colour as the rest of the carpentry.

The window glazing is composed of two double glazed windows with an intermediate air chamber, which, in addition to thermally insulating, favours acoustic absorption, providing good comfort inside the home.

INTERNAL CARPENTRY

The entrance door to the house is an armour-plated door, covered with colour panels, with security lock, exterior chromed knob and peephole.

The doors inside the house will be painted and lacquered in white with stainless steel handles.

The built-in wardrobes will be up to the ceiling, they are modular and of monoblock type, with pantographed folding doors and

lacquered in white. The wardrobes are lined inside and they are equipped with a hanging bar, luggage rack, lit drawers and LED lighting.

CEILINGS

The house will have a drop-in ceiling in all rooms. A false ceiling will be installed to access the facilities requiring it.

FLOORS

The floors of the house will be of large-format ceramic tile or of wood effect. A white lacquered DM skirting board will be set out to match the internal carpentry of the house. On terraces, ceramic tile suitable for outdoor use will be placed. Furthermore, shock absorber sound insulation will be used on the entire floor of the house to reduce the sound transmission to the lower dwellings.

COATINGS and PAINTING

In the bathrooms, the walls will be covered with porcelain stoneware ceramic tiles combined with plastic paint. In the kitchen, the walls will be finished in plastic paint except for the area between the countertop and tall furniture.

The other walls of the house will have a smooth plastic paint finish.

The ceilings will be finished with smooth plastic paint.

KITCHEN

The kitchen is furnished with low and high furniture of great capacity.

The countertop is made of compact quartz material offering greater durability and wear resistance. In the kitchen work area, the wall will be covered with the same material as the countertop. The kitchen equipment will include an undermount stainless steel sink, an extractor hood, an induction hob, as well as an electric oven, a microwave, a 90cm American fridge, a dishwasher and a

washing machine. The appliances will be also included.

SANITARY WARE AND FITTINGS

In the bathrooms, current design sanitary appliances finished in white enamel will be installed.

All bathrooms will have a cabinet with drawers and an integrated sink. In toilets, a suspended washbasin with chrome drain will be installed. Electric heated towel rails in all bathrooms.

In all bathrooms, a backlit mirror with an anti-fogging device will be installed.

In the main bathroom, a flanked resin shower tray is equipped with glass screen. In the other bathrooms, an acrylic bathtub is installed. All fittings have a chrome finish and a single lever drive. In the shower and bathtub, the fittings will be thermostatic.

HOT WATER, PLUMBING AND AIR CONDITIONING

The production of domestic hot water and heating will be carried out by installing the aerothermal system.

The plumbing installation will be conveniently insulated to reduce energy losses. The cut-off valves will be placed at the home entrance, in each bathroom and in the kitchen. The sanitation installation is conducted with soundproof PVC inside the houses.

The heating has been established by water-heated flooring with independent temperature control for rooms except for the bathrooms where an electric radiator will be installed.

The home air conditioning is composed of a pipeline network installed in a drop-in ceiling. Air outlet grille will be installed in the living room and in the bedrooms. The system has been sized for the setting up of air conditioning with aerothermal energy. The indoor machine is planned to be placed in one of the bathrooms and the outdoor unit on the roof of the building. The implementation of the machines is included. Dual flow ventilation system with heat recovery.

ELECTRICITY AND TELECOMMUNICATIONS

The house electrical installation will comply with the Low Voltage Electrotechnical Regulation providing the house with independent circuits for each of the lighting, power, air conditioning and household appliances circuits.

The home will be equipped with modern mechanisms guaranteeing the proper use of the installation of electricity and luminaires. In those dwellings with a terrace, an electrical outlet suitable for outdoor use and a light point will be installed.

All the house's rooms have outlet plugs for TV and data. Next to the electric switchboard, a communications box will be placed embedded in the wall and specially designed for telecommunications installations according to the Regulations of the telecommunications common infrastructures. Communal aerial dish will be installed.

The homes will include LED luminaires in bathrooms, dressing rooms, terraces and kitchens.

Home automation control of heating, blinds and air conditioning. Video intercom with camera for the access into the urbanisation and electronic intercom in each doorway.

DOORWAYS, HALLS AND STAIRS

The floors in the doorways, halls and stairs which give access to the houses will be made by combining ceramic flooring and baseboard of the same material.

In vertical walls, a decorative fiberglass coating called Texturglas will be used. It will be finished in plastic paint and decorative mirror. The luminaires are LED type to reduce electricity consumption.

LIFTS

Lifts will be set up providing access to each floor of the building, including the basement.

The cabin inside will be finished and decorated. The doors will be stainless steel on all floors.

The lifts will meet the accessibility requirements for people with impaired mobility.

INTERNAL COMMON AREAS

Provided with landscaped spaces with automatic irrigation. Urban furniture in common areas.

LED lighting in accesses and common interior areas.

Guard booth with closed circuit video with control over the main entrance and the urbanisation perimeter.

Infinity pool for adults of Munich type with underwater lighting for the exclusive use of the community.

Indoor pool in basement.

Solarium and gym on the ground floor with electrical installation and TV outlet.

Perimeter pool ground made of imitation wood.

Master key for urbanisation and doorways.

GARAGE

The access to the garage has a motorised automatic door which can be operated by remote control. The door will be equipped with an anti-crushing device that prevents pedestrians or vehicles from suffering serious damage.

Polished finished concrete pavement with properly marked parking spaces.

The smoke extraction in the garage will be carried out by ventilation ducts with CO detection system. Fire detectors and alarms connected to a fire panel will also be installed according to the regulations requirements.

For a future use of electric vehicles, a pre-installation is planned so that owners can set up electric vehicle charging systems.

A modern bedroom interior featuring a white bed with a light-colored headboard, two blue and white patterned pillows, and a white duvet. The bed is flanked by two white bedside tables, each with a blue lamp. To the left of the bed, there is a white chair with a wooden frame and a potted plant on a metal stand. The wall behind the bed has two circular mirrors and a large abstract painting with blue and white tones. The floor is light-colored wood or laminate, and a patterned rug is placed under the bed.

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