

**the one**  
the essence of style





- 04**..... the concept
- 06**..... the ideal location on the coast
- 08**..... the perfect home
- 09**..... access to spectacular facilities
- 10**..... the floor plans
- 14**..... the specifications
- 15**..... payment terms

A modern outdoor terrace with stone paving, a wooden door, and a white wall with the text 'the one'. The terrace features a dark wood door with a vertical silver handle on the left. The wall is composed of light-colored stone tiles and a white upper section. The floor is paved with large, irregular stone tiles in shades of brown and grey. In the background, there is a wooden slat screen and a glass railing on an upper level. The sky is blue with some clouds.

**the  
one**

# the one concept

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**the one** – a stylish blend of contemporary chic and Mediterranean living. Spacious and bright living spaces seamlessly lead to the outdoor areas creating a perfect indoor-outdoor living experience.

A boutique-style residential project of only 20 spacious and bright garden-apartments and penthouses, all featuring spectacular sea views.





## Key Features



Panoramic Sea Views



**the one** Spa and Gym



Close to Everything



Private lifts for each Apartment



Two Heated Pools



Boutique-Style private development

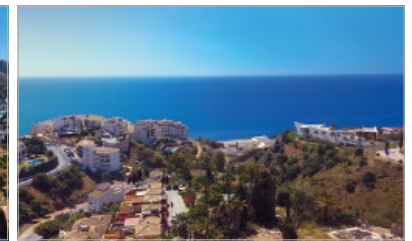
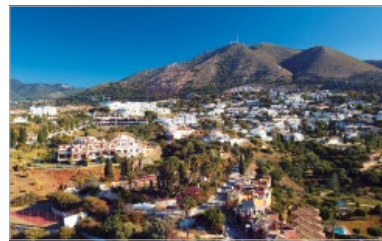


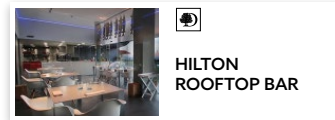
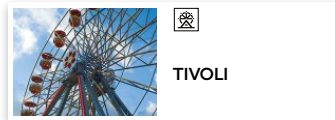
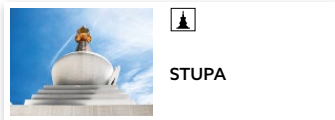
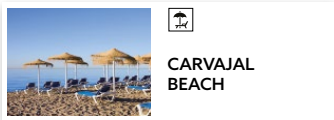
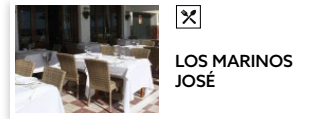
## the ideal location on the coast

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Nestled in a beautiful valley overlooking the Mediterranean, **the one** offers a perfect mixture of Costa del Sol beach life and the tranquility of an exclusive residential estate.

A sophisticated combination of tradition and trendy elegance adds to the charming surrounding area.





**AIRPORT 15 MINUTES**



**TRAIN STATION 3 MINUTES**



**MARINA 10 MINUTES**



**HIGHWAY 5 MINUTES**



# the perfect home

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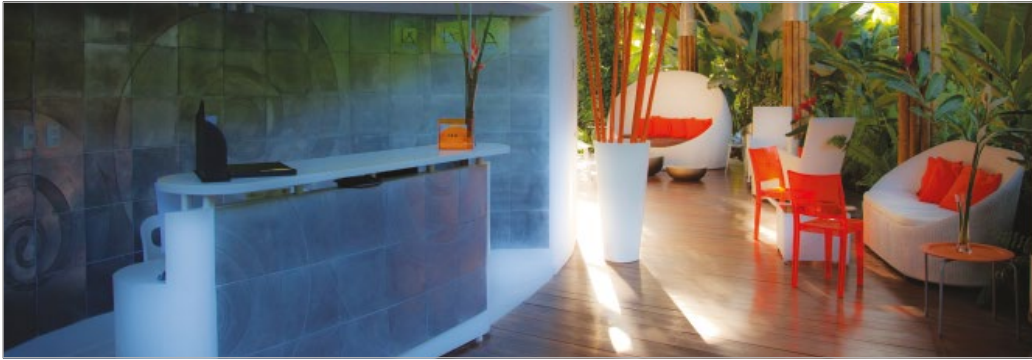
Fall in love with your new home on the Costa del Sol. All of the 20 spacious apartments offer spectacular sea and beach views. The homes are distributed over two blocks, each with only two floors. The boutique residential complex features a spa and two stunning pool areas with spectacular sea views, surrounded by beautiful gardens. An extensive concierge service with shuttle buses, cleaning and home maintenance services will also be available.





## access to spectacular facilities

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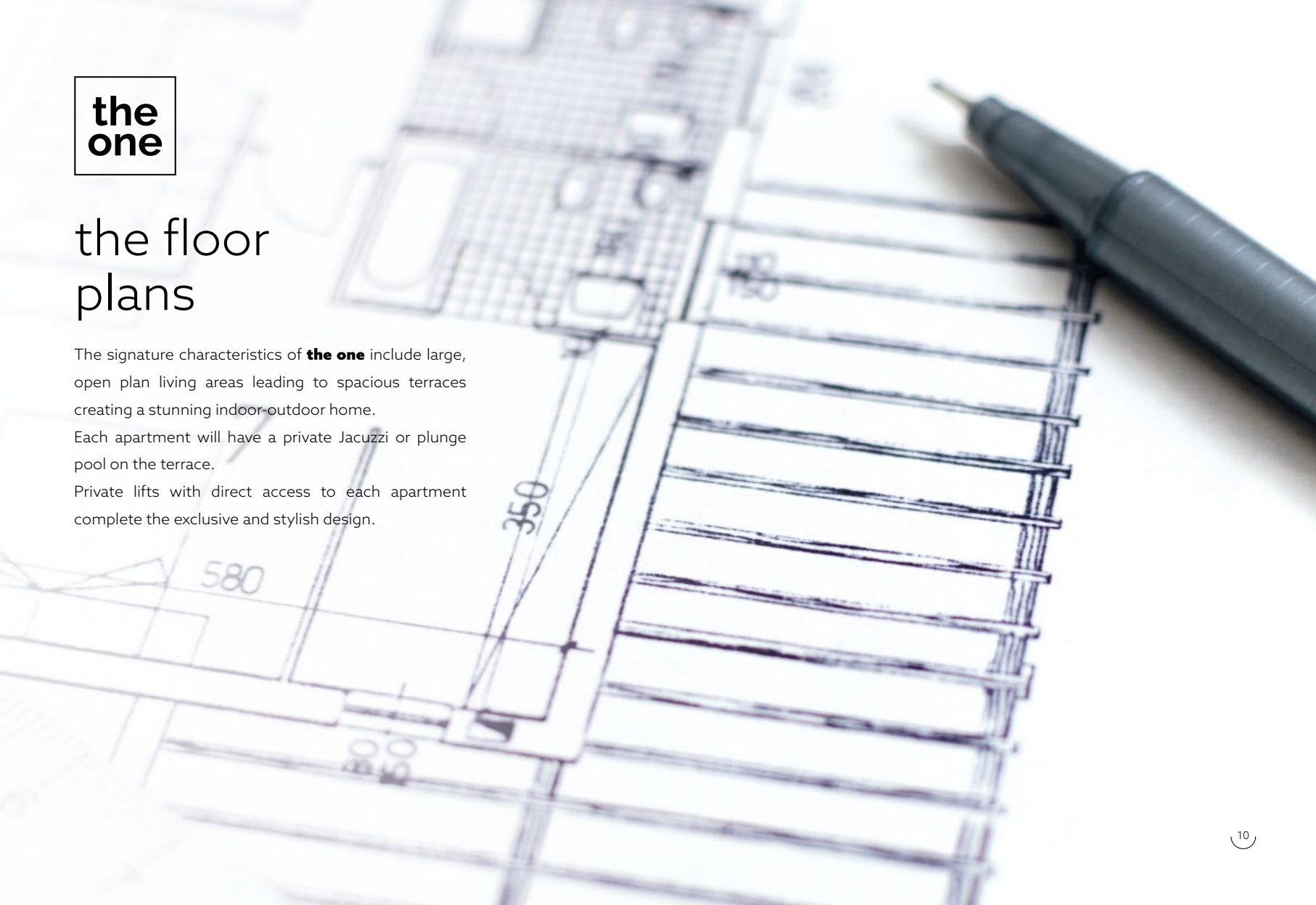
Residents of **the one** will benefit from the spectacular facilities of the adjacent boutique hotel. The uber-luxury and exclusive hotel will feature a roof top terrace with infinity pool overlooking the Mediterranean sea, a pool bar, a gourmet restaurant, a spa and wellness center, and an organic food market. An extensive concierge service will be available to organise everything from airport transfers, to food and beverage packages prior to your arrival. On-site property services will also be available for anything else you may need to manage your property, or to make your or your guests' visits more enjoyable.





# the floor plans

The signature characteristics of **the one** include large, open plan living areas leading to spacious terraces creating a stunning indoor-outdoor home. Each apartment will have a private Jacuzzi or plunge pool on the terrace. Private lifts with direct access to each apartment complete the exclusive and stylish design.





## GARDEN APARTMENT - CORNER UNIT G1-1



Bedroom 3



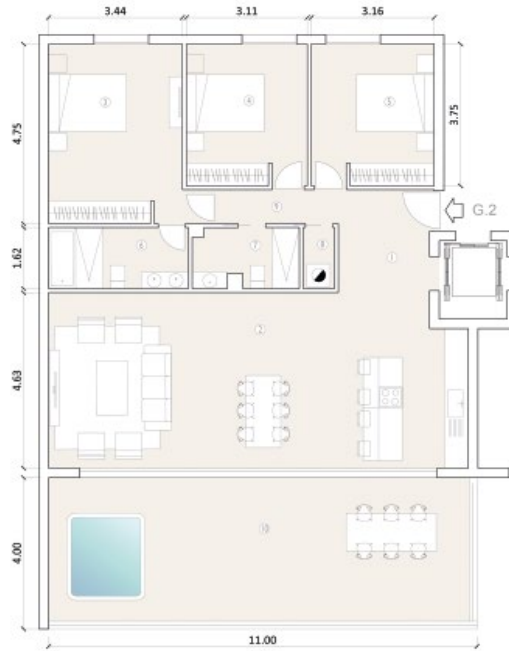
Bathroom 2



Built 121 m<sup>2</sup>



Terrace 42 m<sup>2</sup>



## GARDEN APARTMENT - MIDDLE UNIT G1-2



Bedroom 3



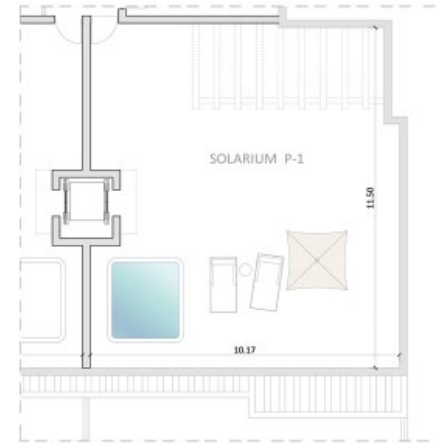
Bathroom 2



Built 111 m<sup>2</sup>



Terrace 44 m<sup>2</sup>



## PENTHOUSE APARTMENT - CORNER UNIT P1-1



Bedroom 3



Bathroom 2



Built 121 m<sup>2</sup>



Terrace 156 m<sup>2</sup>

## QUALITY SPECIFICATIONS

Designed and Constructed in accordance with the European Building Standards (CTE)



### STRUCTURE, WALLS AND FAÇADE

Foundation slab of double B500 steel reinforcement and HA-25 concrete. Concrete perimeter walls in basement.

Main facade cladded with Keraben and white single-layer mortar.

All the façades will be built with cavity walls for thermo-acoustic insulation.

Interior partitions of double partition brick, separated by thermo-acoustic insulation and covered with projected cement.



### FLOORS AND WALLS

Keraben porcelain stoneware. Same tiling interior and exterior, exterior with non-slip finish.

Non-tiled surfaces will be finished in smooth plastic paint.

Projected perlite on the walls.



### SANITARY FITTINGS

Modern, vitrified porcelain sanitary fittings, ROCA or similar.

Washbasins with countertops and single-lever taps with flow control, Type Grohe or similar.

Extra-flat shower tray and bath and thermostatic taps in main bathroom.



### KITCHEN

Fully fitted gourmet kitchen manufactured by Fabrisol or similar with Cosentino worktops in kitchen and kitchen island.

Stainless steel sink.

Appliances, including Refrigerator, dishwasher, hob, oven and washing machine by Bosch, Siemens.



### EXTERIOR CARPENTRY

Top-quality aluminium, brand Strugal, with a range of opening systems and thermo-acoustic insulation. Climalit-windows, double-glazing.

Motorised blinds in bedrooms, with polyurethane foam insulation.



### INTERIOR CARPENTRY

High-security entrance doors with armoured interior and exterior panelling in natural wood and fitted with security lock and smart lock system.

Top-quality white lacquered interior doors with water-repellent DM core and plywood finish, equipped with modern handles.



### INSTALLATIONS

The interior lighting, cooling and heating in each unit will be controlled through a Domotic System installed in each unit

### ELECTRICITY

Power outlets and telephone and television sockets in the living room, kitchen and all bedrooms. Top-quality, modern mechanisms, Niessen or Simon.

Surface lighting fixtures for terrace ceilings.

Video intercom with display for the automatic opening of entrance doors.

Emergency lighting in elevators.



### AIR CONDITIONING AND HEATING

High energy efficient installation for air conditioning and hot water production with individual installation for each unit with heat pump. Digital thermostat programmer in the living rooms. All homes will have underfloor heating/cooling.



### TELECOMMUNICATIONS

Collective radio and television installation, satellite and terrestrial, installation of television and telephone sockets in the living room, kitchen and all bedrooms.

Ducts for Fibre Optics.

### LIFTS

All units will have a private lift entrance. The cabins will be equipped with telephone connection, automatic doors and mirrors.

*\*Any brands mentioned above may be replaced with a brand of similar or better quality.*



## payment terms



**€12,000**  
RESERVATION



**30% of purchase price**  
PRIVATE PURCHASE CONTRACT



**10% of purchase price**  
DURING CONSTRUCTION



**60% of purchase price**  
COMPLETION







**the  
one**



**the one**  
COLLECTION 2018 S.L.

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