DOÑA MARIA

GOLF TORREQUEBRADA

Abelias

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Abelias

SENSE OF LIVING SENSE OF LUXURY SENSE OF PLACE SENSE OF VIEW SENSE OF NATURE

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DISCOVER

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Nestled in the picturesque hills of Benalmádena, hovering above the fairways of Torrequebrada Golf Course, Finca Doña María offers a unique blend of luxury and comfort.

The exclusive Residential Complex invites to a modern life infused with traditional Andalusian charm, all within a community designed for those who value quality and natural beauty. At Finca Doña Maria, every day is an opportunity to enjoy the best of the Costa del Sol.



· SENSE OF LIVING · SENSE OF LUXURY · SENSE OF PLACE · SENSE OF VIEW · SENSE OF NATURE

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SENSE OF LIVING

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WHERE MOUNTAINS MEET THE SEA

The last remaining residential plots in Finca Doña Maria will be built in two phases. In the first phase, construction will take place on the west hill, featuring two residential plots that will share an exclusive Social Club.

Park Al-Baytar, strategically located in the heart of Benalmádena Costa, will provide access to the beach and a vibrant selection of coastal restaurants and shops at walking distance.

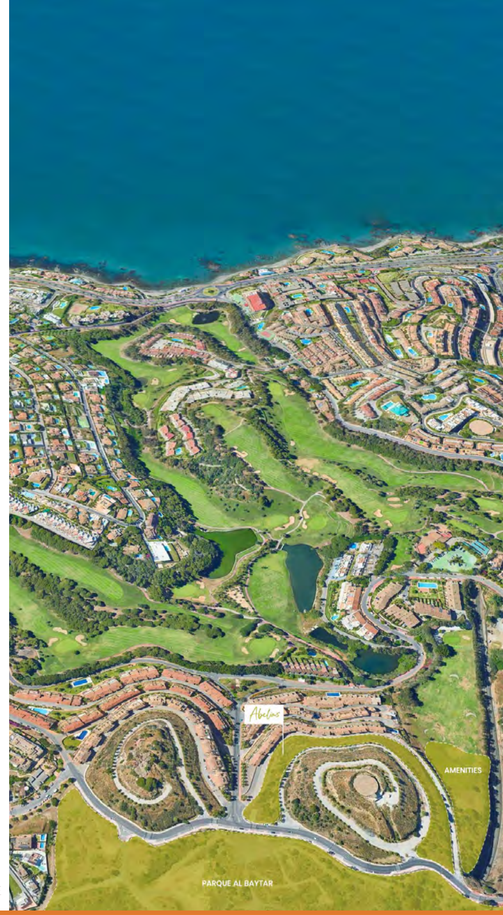


APARTMENST AT ABELIAS

Each home in Finca Doña María is thoughtfully designed to blur the line between indoor and outdoor living, allowing to experience the beauty of the scenery from the comfort of your home. Whether enjoying the breathtaking sunsets or the tranquility of the golf course, these homes offer an unparalleled life experience that combines serenity and connection to nature.

AMENITIES AT ABELIAS

The Social Club will be located in a plot next to Torrequebrada's practice range, with exclusive access to residents of the western hill. The Club House will offer indoor pool and spa, gym, multipurpose rooms and changing rooms. Two additional outdoor swimming pools will be surrounded by lounge areas and gardens.



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SENSE OF LUXURY

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YOUR NEW HOME AT FINCA DOÑA MARÍA.

Homes of elegant design, where luxury and nature come together. Large windows invite natural light into every room, while open spaces lead to spectacular terraces with endless views of Golf Torrequebrada and the Mediterranean.

112 EXLUSIVE 2 & 3 BEDROOM APARTMENTS AND PENTHOUSES

The buildings span through the western hill from east to west, ensuring each home enjoys abundant sunlight year-round. Privacy is a feature specially taken into account on the Project.



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SENSE OF LUXURY

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PENTHOUSES

Duplex penthouses are the star of the show. A generous open space of living dining and kitchen area connects directly to the terrace. On the lower floor there are two bedrooms with two bathrooms and, in some units, an additional utility terrace. On the upper floor the Master suite, with its private terrace, crowns the building.

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SENSE OF LUXURY

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APARTMENTS

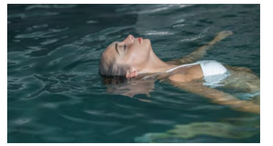
Apartment units are thoughtfully designed to seamlessly blend with outdoor spaces. Enjoy the views from the comfort of your living room, dining room or kitchen. The 2 bedroom, 2 bathroom apartments will also ensure your privacy for the quieter moments. The master bedroom includes an ensuite bathroom, with double basins and enclosed toilet and shower.

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COMMON AREAS

At ABELIAS, amenities are designed to elevate your lifestyle in an exclusive complex just for residents: an infinity pool with panoramic views and a chill out pool, solarium, and sports areas.













SENSE OF LUXURY

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AMENITIES

Separate plot next to Torrequebrada practice range

Indoor, outdoor, and chill out pool

Private spa

Changing rooms

Fully equipped gym

Multipurpose room

Landscaped walkways

Every detail is crafted for your comfort. In the Club House you will find an indoor heated pool, gym, coworking space and communal areas offer the perfect space for relaxation and well-being.

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WE TAKE CARE OF EVERY DETAIL

QUALITY SPECIFICATIONS

FOUNDATION
Reinforced concrete.

STRUCTURE
Reinforced concrete, grid slab.

FACADES
Ceramic brick, air chamber with insulation and interior cladding using dry partition walls.
Externally plastered in mortar and painted in ochre colours.
Awnings over pergola on penthouse terraces.
Separations between terraces with parapet walls and planters or metal latticing.

INTERIOR PARTITION WALLS
All interior partitions on drywall system.

PARTY WALLS
Separation between houses in brick, clad on both sides with dry partitions walls and acoustic and thermal insulation.

ROOF
Pitched roof with Arabic tiles.
Terraces: inverted roof with thermal insulation.

ALUMINIUM JOINERY
Exterior joinery in grey lacquered aluminum, double glazing and thermal bridge break.
Sliding doors leading to terrace.
In bedrooms, sliding or hinged doors with motorized blinds.
Terrace railings: low parapet and upper safety laminated glass with a transparent polyvinyl butyral film.

INTERIOR CARPENTRY
Armoured main entrance door matching the interior carpentry.
Lacquered passage doors, locks in bathrooms and master bedroom.
Handles and hardware in chrome.
Built-in modular wardrobes in all bedrooms, lined inside, hanging bar, shelves and drawers subject to the space available in each room.

FLOORING
Large-format porcelain flooring throughout, skirting in the same material
Large-format non-slip porcelain on terraces.

CEILINGS
False ceilings in laminated plasterboard throughout the house, water-repellent type in wet areas, registers for interior air conditioning units.
Perimeter recessing prepared for LED.

PAINT
Plastic paint on untiled walls and ceilings.

KITCHENS
Walls with porcelanic cladding.
Melamine furniture.
Electric cooker hob and kitchen exhaust fan
Oven, microwave, dishwasher, fridge-freezer.
Panelled appliances matching the kitchen furniture.
Built-in sink and single-lever tap.



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QUALITY SPECIFICATIONS

BATHROOMS

Ceramic tile cladding.
Mirrors
Double-bowl porcelain washbasins in master bedrooms.
Single-bowl porcelain washbasins in the rest of bedroom´s bathrooms.
Roca brand appliances or similar.
Suspended toilets with concealed water tank and double flush plate
Showers in all bathrooms with laminated security glass-pane.
Toilets in main bathroom with laminated security glass-pane.
Chrome-plated single-lever taps.

STORAGE ROOMS

Some homes will have a storage room in the semi- basement floor.
Access through the building's elevator.
Stoneware flooring.

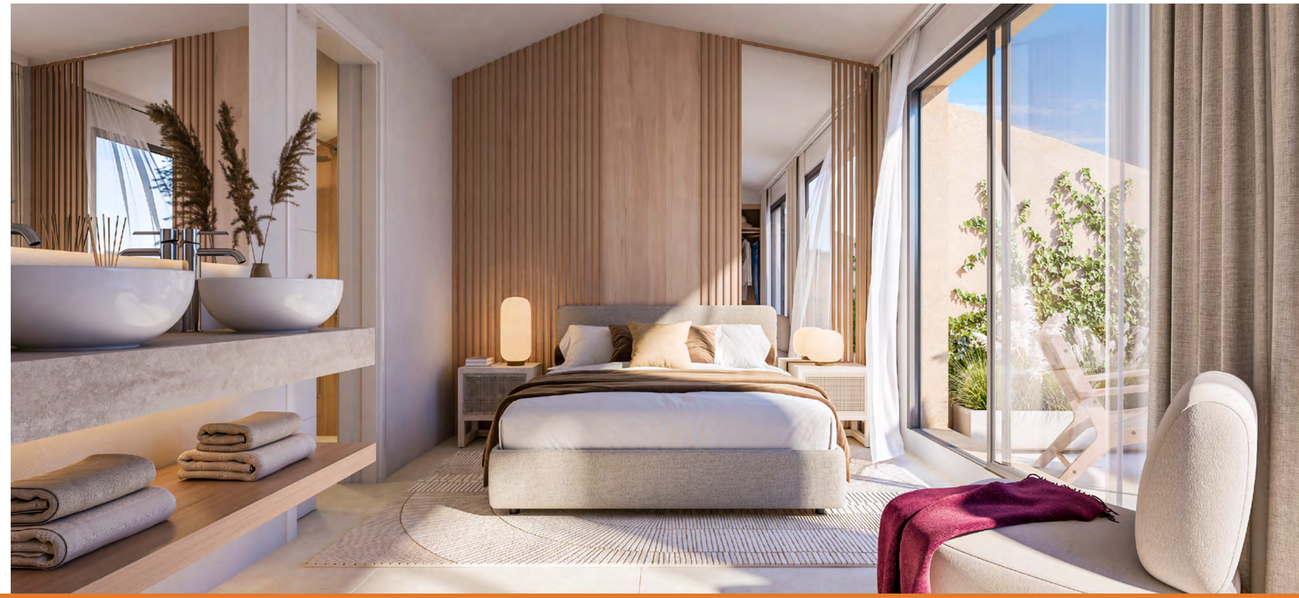
COMMON AREAS

Access areas to homes and stairs in ceramic flooring.
Elevator on all stairs.
Parking in basement floor: remote control door opening, lighting with movement detectors.
Automated watering system in landscaped areas.

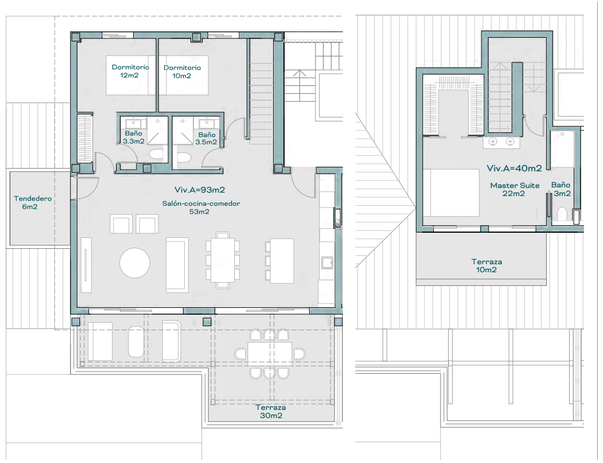
Social Club in a separate plot:
Community swimming pools in a landscaped and paved enclosure.
Club House: indoor communal areas including indoor heated pool, spa, gym, multipurpose room, toilets and changing rooms.

FACILITIES

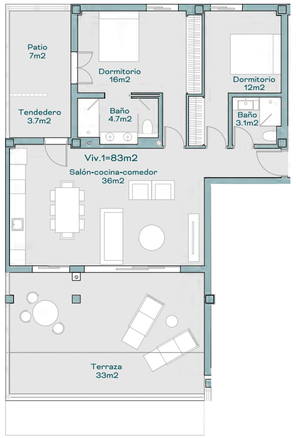
Hot/cold air conditioning through ducts in false ceiling, with supply fixed louvre vents in living room and bedrooms.
Indoor AC equipment located in false ceilings in bathrooms, outdoor machines on terraces.
Hot water production with Aerothermal heat pump
Internal water distribution network on polyethylene pipe.
Water intake on terraces.
Installation of indoor air renewal with extraction in bathrooms and kitchens.
Electrical installation according to REBT, high degree of electrification.
Lighting with fixed wall lamp on terraces. TV, TF and Telecommunications sockets in living room and terraces
Electrical mechanisms.
TV and TF sockets in required rooms according to IT Regulations.
Video intercom with voice and image receiver.



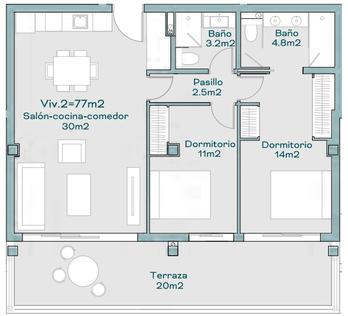
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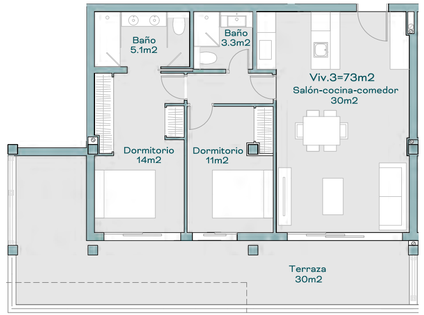
PENTHOUSE



APARTMENT TYPE 1



APARTMENT TYPE 2



APARTMENT TYPE 3

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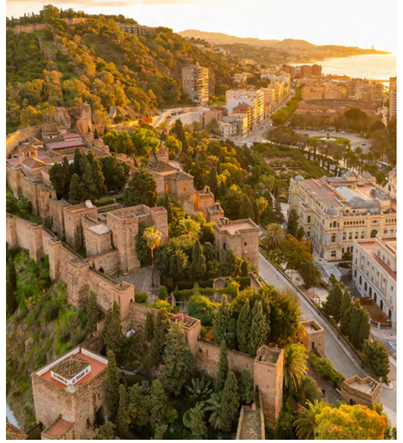
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SENSE OF PLACE

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LIVE AT YOUR BEST IN BENALMÁDENA

Benalmadena has three main urban areas: the Pueblo, a quaint Andalusian village on the upper part, Arroyo de la Miel, convenient for shopping and the local Train Station, and finally Benalmadena Costa, with the main beaches and Puerto Marina, the sports and recreation harbor. The stretch of shore south of Torrequebrada consists mainly of coves connected by a coastal path dotted with bars and restaurants, for a stroll and a dip in the sea.

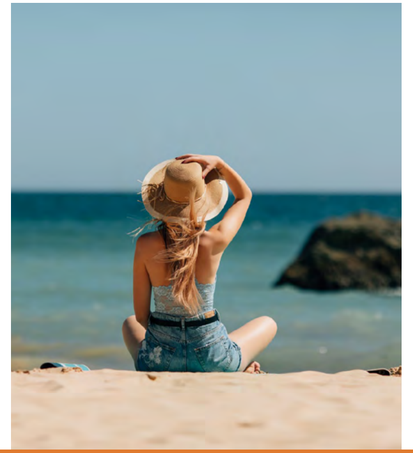
Top-rated schools and healthcare facilities in the close vicinity, shopping and gourmet restaurants, everything you need is close at hand, to make your daily life both easy and enjoyable.

Residents will not only enjoy the exclusivity and beauty of the Seaside and Golf Courses but also the picturesque villages, mountain trails, coastal paths, and all the amenities of the Costa del Sol, be it cultural options or gastronomic offer.

A PLACE WITHIN REACH OF VERY FEW

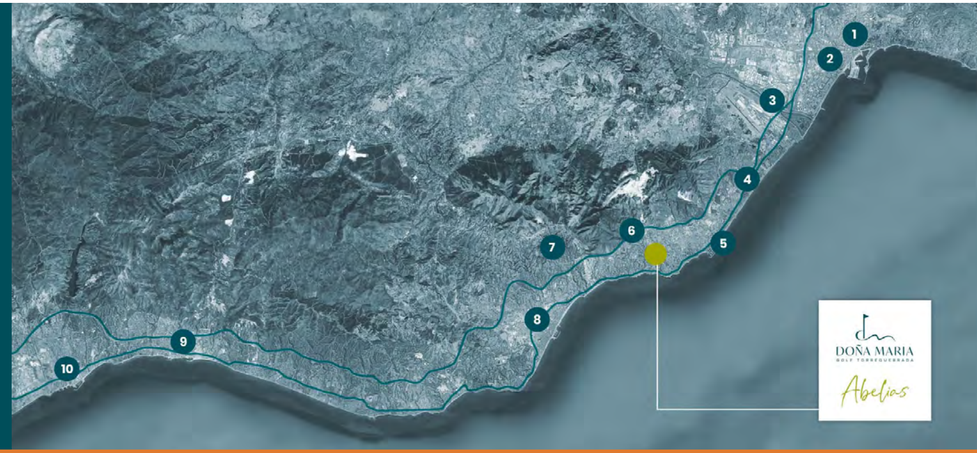
Finca Doña Maria is just 20 minutes away from Malaga's International Airport and has easy access to Maria Zambrano, Malaga's main Train Station, by local railway, with two stops in Benalmadena.

Málaga, the bustling capital of the Costa del Sol, known for its cultural landmarks and vibrant city life, and Marbella, are just at a short drive away.





1. Malaga City: 25min.
2. Malaga Train Station: 20min.
3. Malaga Airport: 18min.
4. Torremolinos: 15min.
5. Puerto Marina: 10min.
6. Benalmádena Pueblo: 5min.
7. Mijas: 20min.
8. Fuengirola: 20min.
9. Marbella: 35min.
10. Puerto Banús: 40min.



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SENSE OF NATURE







BETWEEN THE SEA AND THE MOUNTAINS

Golf Torrequebrada, designed by José Gancedo, nicknamed the Picasso of Golf, first opened in 1976.

18 holes with spectacular views of the Mediterranean and the mountains. Large and undulated greens, strategically placed bunkers and lakes and fairways lined with shrubs and trees, your rounds are guaranteed to be a true joy.





"COSTA DEL GOLF"

For golf enthusiasts, Finca Doña María is paradise. Whether you choose to play at Golf Torrequebrada, your "home" course, or any other course out of the many options in Costa del Golf, you are spoiled for choice.

Enjoy your favorite sport year-round, thanks to the region's exceptional climate. 300sunny days a year in Málaga and temperatures that range from 18 in the coldest months to 28 in the peak of summer, Costa del Sol is the place to indulge in life outdoors.

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