CASATALAYA

RESIDENCES



MÁLAGA - COSTA DEL SOL

Where nature and the sea come together

LOCATION

Live the extraordinary

LIFESTYLE

Discover a new lifestyle

CASATALAYA RESIDENCES

Mediterranean Viewpoint

AMENITIES

Investing in wellness

RESIDENCES

Your balcony in paradise

FLOORPLANS

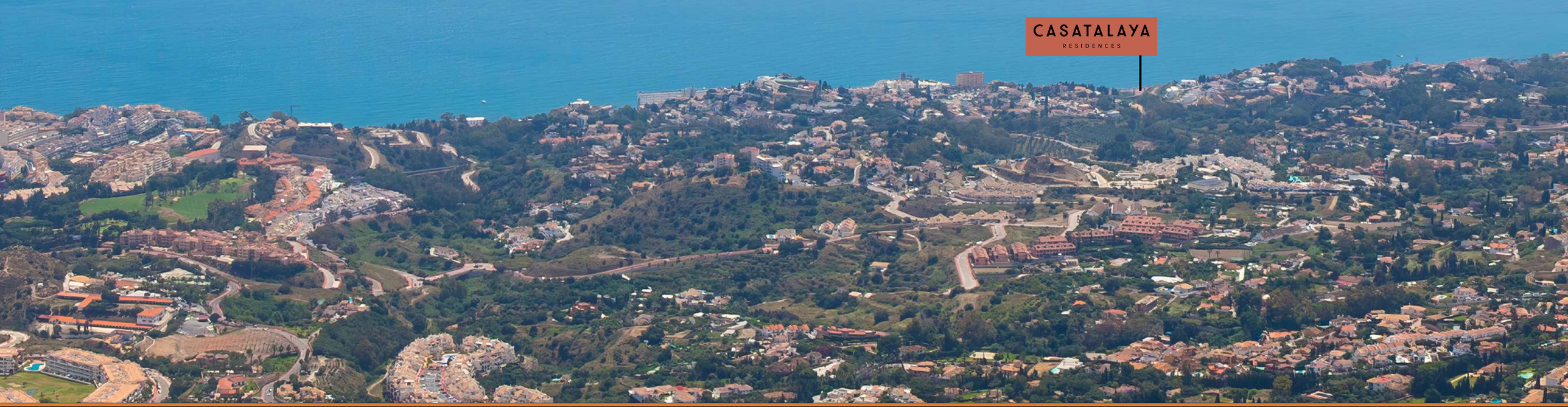
Discover every corner of your home

QUALITY SPECIFICATIONS

Your home in detail

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CASATALAYA
RESIDENCES

MÁLAGA - COSTA DEL SOL

Where nature and the sea come together



CASATALAYA RESIDENCES is an exclusive collection of 28 residences located on the Costa del Sol, in Málaga, in the charming town of Benalmádena – a privileged setting where the sea and nature blend in perfect harmony.

Just 20 minutes away, the city of Málaga offers a rich cultural life with something for everyone, including world-class museums like the Picasso Museum, Centre Pompidou, and the Carmen Thyssen Museum. The vibrant waterfront features shopping destinations such as Muelle Uno, while **the international airport and high-speed AVE train connect the city effortlessly to Madrid** in just two and a half hours.

The A-7 Mediterranean Highway runs along the coastline, offering a scenic drive from Málaga to Sotogrande, passing through renowned destinations such as Torremolinos, Mijas, and Marbella – each **offering its own unique charm and Mediterranean beauty.**



Museo Picasso



Centre Pompidou



Muelle Uno

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LOCATION

Live the extraordinary

This premium residential complex enjoys a privileged location just steps from Torremuelle Beach, with direct access to the shore, and only minutes from Torrequebrada Golf Course and Puerto Marina. Perfectly situated on the Costa del Sol at the foot of the Mijas mountains, it offers an exceptional setting.

Surrounded by lush greenery, yet within easy reach of the vibrant, thriving atmosphere of the area, **CASATALAYA RESIDENCES offers the ideal place to truly live life to the fullest – whether starting a new chapter or simply escaping the everyday.**

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LOCATION MAP

1. Playa de los Álamos
2. Playa de Carvajal
3. Playa de Cabopino
4. Playa de la Misericordia
5. Playa de la Malagueta

6. Golf Torrequebrada
7. Lauro Golf Resort
8. Mijas Golf Club
9. Cabopino Golf
10. Santa Clara Golf Marbella
11. Alhaurín Golf Club
12. Santana Golf
13. Real Guadalhorce Club de Golf

14. Castillo Monumento Colomares
15. Mirador de la Cañada del Lobo
16. Aventura Amazonia Marbella
17. Charco las Viñas
18. Área recreativa El Nacimiento
19. Bioparc Fuengirola
20. Aqualand Torremolinos
21. Castillo de Gibralfaro
22. Museo Picasso de Málaga
23. Museo Carmen Thyssen Málaga
24. Muelle Uno
25. Parque Tecnológico

Estación de Tren Torremuelle
Aeropuerto de Málaga-Costa del Sol



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Capturing unique sunsets

This exclusive residential community offers **outstanding amenities, including a fully equipped gym, swimming pool, and a social/coworking lounge, as well as private parking and storage rooms.** It stands out for its modern and elegant design, the work of the prestigious SOB ARQUITECTOS Architecture Studio and the interior design by ISMAEL MÉRIDA, in addition to the use of top-quality materials. These homes are designed to satisfy the most demanding residents.

Positioned on gently sloping terrain, every residence is oriented towards the coast, offering breathtaking, unobstructed sea views, with direct access to the beach through a landscaped public park right in front.

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PLACES OF INTEREST

1. Playa de Torremuelle
2. Playa Malibu Palace
3. Playa de la Morera o la Perla
4. Playa de la Yuca
5. Playa de las Verdas
6. Playa de Santa Ana

7. Puerto Marina de Benalmádena

8. Torremuelle Racket Center

9. Golf Torrequebrada
10. Benalmádena Golf

11. Estación de Tren Torremuelle
12. Estación de Tren Benalmádena

13. Holiday World Beach Club
14. Castillo Monumento Colomares
15. Parque Rústico Casablanca
16. Parque de la Paloma

17. British College of Benalmádena
18. Colegio Maravillas
19. Colegio Internacional Torrequebrada
20. Norsk Skole Malaga

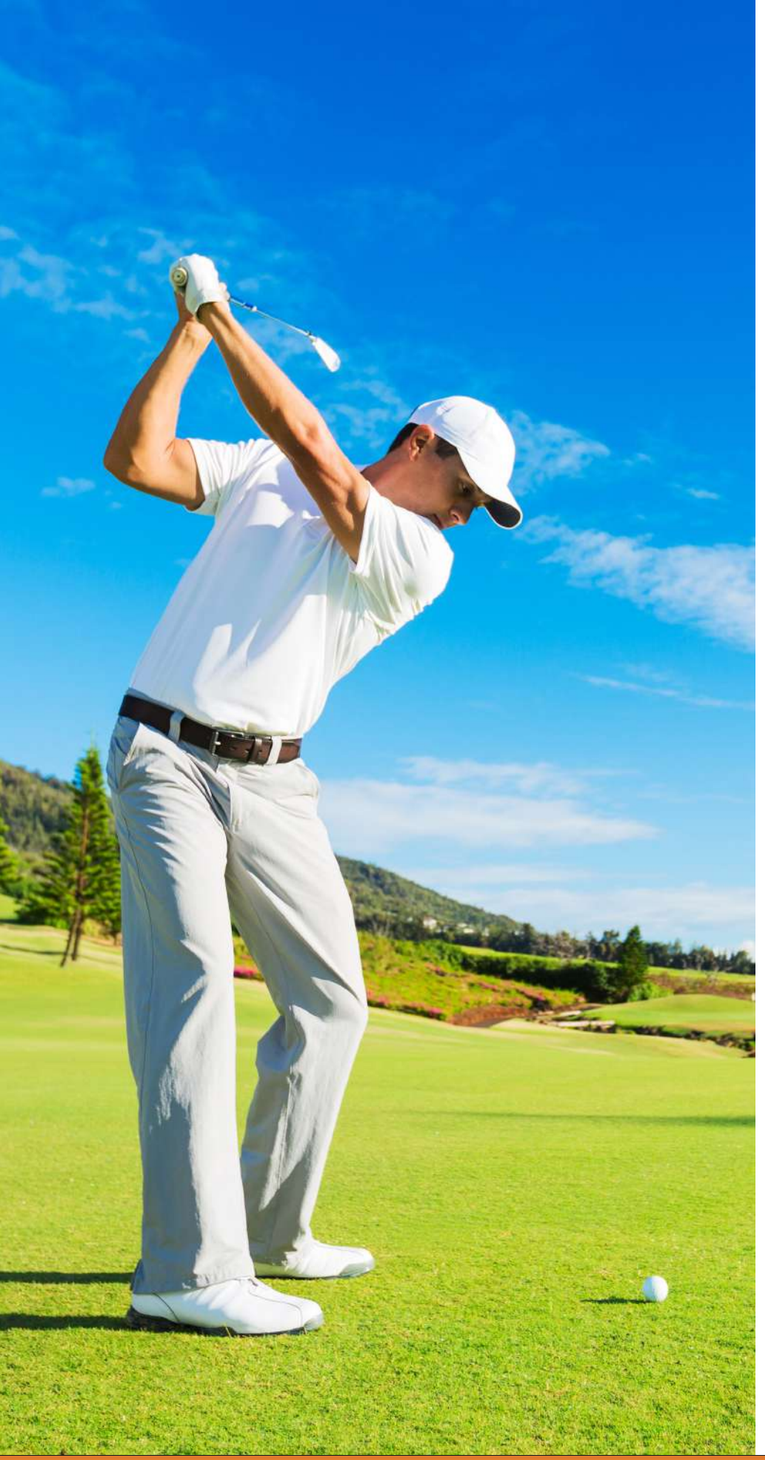
21. Mercadona
22. Carrefour

23. Hospital Benalmádena

CASATALAYA
RESIDENCES

Mar de Alborán

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LIFESTYLE

Places of interest

Bathed by the Mediterranean Sea and blessed with over 325 days of sunshine each year, the Costa del Sol is a true paradise, offering beaches to suit every taste. Here, you can **enjoy an outdoor lifestyle at a relaxed and healthy pace**, with endless opportunities for sports, seaside strolls, and walks surrounded by nature.

With more than 70 golf courses, the Costa del Sol is Europe's premier golfing destination, while also offering a wide range of other activities such as tennis, water sports, hiking, and more.

The region's rich gastronomy can be savored in its many local restaurants, offering everything from fresh seafood to traditional tapas, often served on charming terraces overlooking the sea. As night falls, the area comes alive with vibrant nightlife, featuring a variety of bars, live entertainment, and exclusive clubs.

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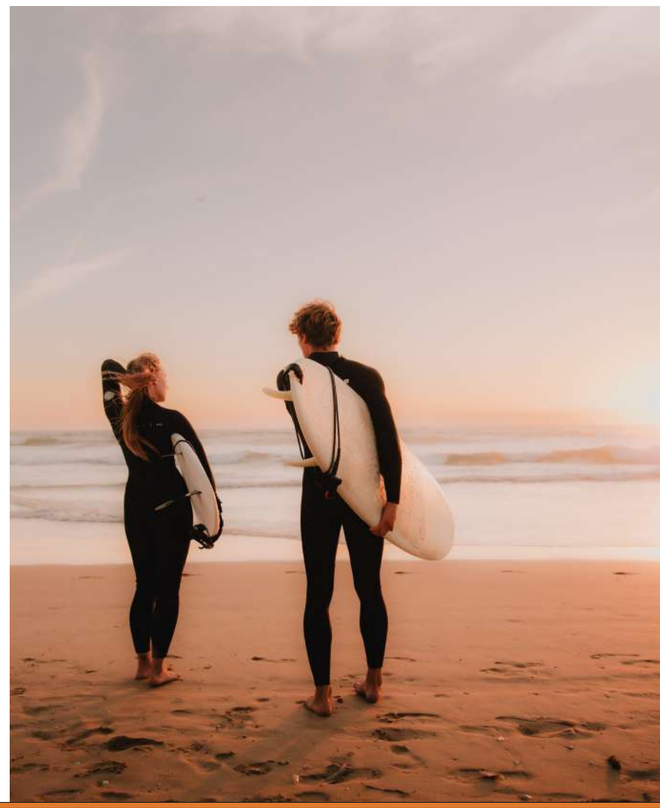
Benalmádena is home to the prestigious Puerto Marina, internationally awarded for its innovative design and **recognized as a leading destination for nautical activities and leisure**. Its unique charm attracts people from all over the world, many of whom have turned a simple visit into a new life, making this exceptional setting their permanent home.

The town offers first-class healthcare, excellent international schools, and a rich variety of social and sports activities. Combined with excellent transport links, Benalmádena truly stands out as the ideal place to live.









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CASATALAYA RESIDENCES

Mediterranean Viewpoint



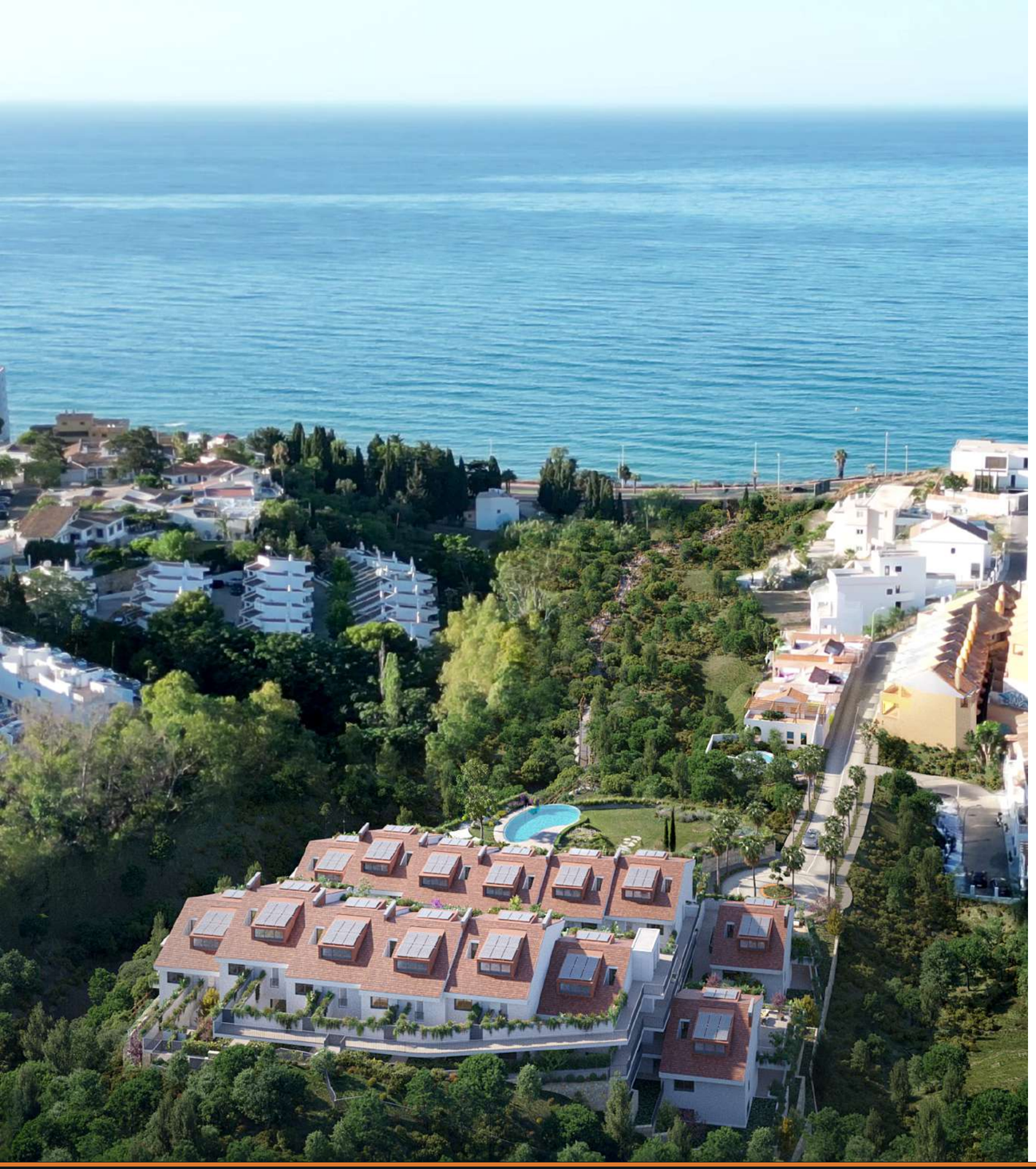
Discover a residential enclave where modern living meets Mediterranean beauty. This exclusive development perfectly blends the natural beauty of the Mediterranean coastline with contemporary architecture and exceptional amenities. **Positioned in front of a public park, it offers residents unparalleled sea and nature views.**

Within just a three-minute walk, residents can reach the beach, while a wide range of services and conveniences are available in the immediate surroundings. The nearby train station provides easy connections to Málaga and other cities along the Costa del Sol, and major roadways offer quick access to the airport and key tourist destinations.

At CASATALAYA RESIDENCES, security is a top priority. Residents also enjoy **outstanding communal areas, including indoor and outdoor swimming pools, a fully equipped gym, social/coworking spaces, and expansive green areas**. In addition, private parking and storage rooms offer valuable extra space for any need.



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The sea, just a short walk away

A beautifully designed pathway connects your home directly to the beach, allowing you to reach the shore easily on foot in just a few minutes.

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AMENITIES

An investment in well-being



At CASATALAYA RESIDENCES, residents can enjoy peace of mind in a safe and **protected environment.** The community features an **outdoor swimming pool** surrounded by comfortable sun loungers and shaded areas – the perfect spot to relax and enjoy the sun and fresh air. Additionally, a **heated indoor pool** provides an ideal space for swimming or unwinding throughout the year.

Stay active in the **fully equipped gym**, or take a stroll through the **extensive green areas** that invite you to relax, walk, and reconnect with nature.

A modern social and **coworking space** has also been designed to offer an inspiring and functional environment, perfect for working or studying with complete comfort.



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CASATALAYA

RESIDENCES

Your balcony to paradise



The homes at CASATALAYA RESIDENCES are a true showcase of **innovative design and quality living**.

Thoughtfully designed layouts maximize space, creating functional and comfortable interiors.

Thanks to their carefully planned south-facing orientation, each residence is flooded with natural light, creating warm and inviting living spaces throughout the day.

Every home features a spectacular terrace that transforms your residence into the **perfect balcony overlooking paradise**, with breathtaking views of the Mediterranean. It's the ideal setting to create lasting memories and share unforgettable moments with your loved ones.

Homes Born from Nature



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CASATALAYA

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FLOOR PLANS

Explore every corner of your home



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CASATALAYA
RESIDENCES

EDIFICIO SUR · Bº - 2

SUP. CONSTRUIDA VIVIENDA PP.ZC. ..... 151,80 m²

SUP. CONSTRUIDA TERRAZA CUBIERTA ... 27,00 m²

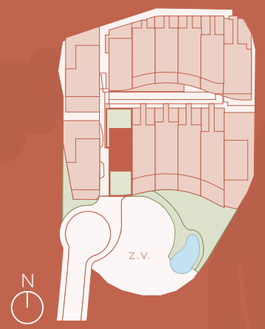
SUP. CONSTR. TERRAZA DESCUBIERTA .... 39,30 m²

SUP. JARDÍN PRIVADO ..... 68,70 m²

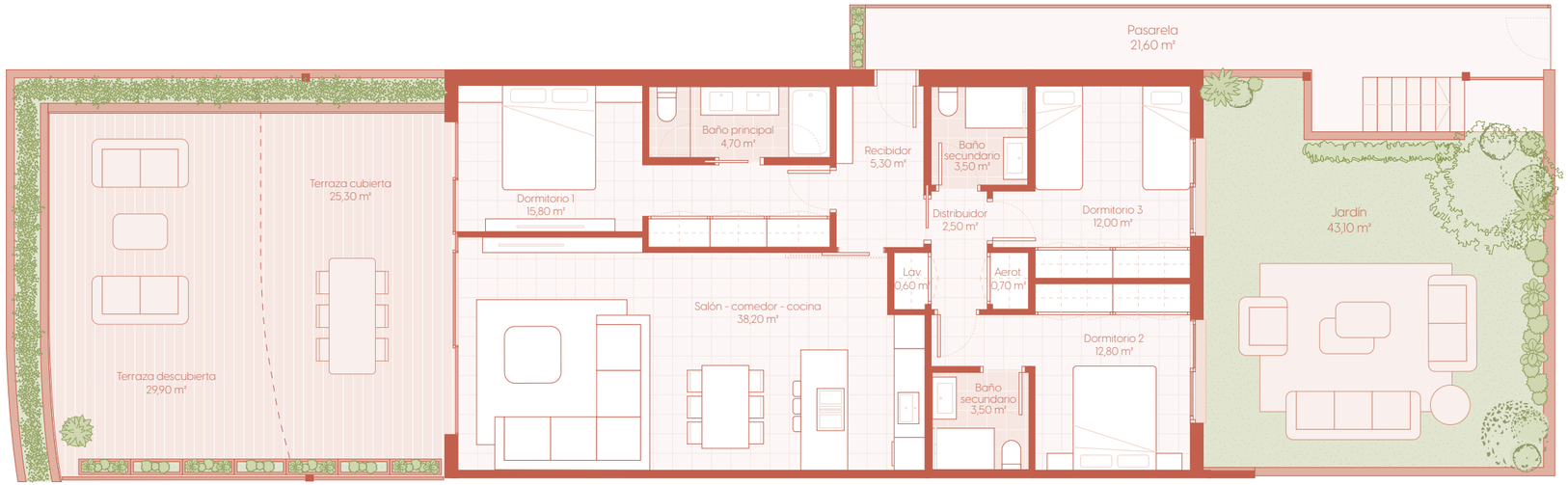
SUP. CONSTRUIDA TOTAL ..... 286,80 m²

SUP. ÚTIL TOTAL ..... 219,50 m²

SUP. DECRETO BOJA ..... 109,56 m²



CT - 102



0 1 2 5

Estos planos no tienen valor contractual y podrán experimentar variaciones por exigencias técnicas, legales, administrativas o a iniciativa de los arquitectos directores de las obras sin que ello implique menoscabo del nivel de calidades. Todo el mobiliario es meramente decorativo, y no forma parte ni del proyecto ni de la memoria de calidades.

CASATALAYA
RESIDENCES

EDIFICIO SUR · Bº - 6

SUP. CONSTRUIDA VIVIENDA PP.ZC. ..... 139,30 m²

SUP. CONSTRUIDA TERRAZA CUBIERTA ... 33,20 m²

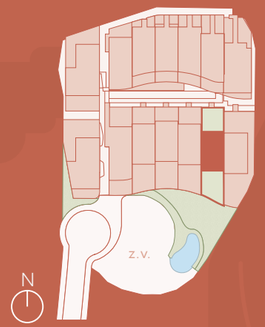
SUP. CONSTR. TERRAZA DESCUBIERTA .... 46,90 m²

SUP. JARDÍN PRIVADO ..... 62,20 m²

SUP. CONSTRUIDA TOTAL ..... 281,60 m²

SUP. ÚTIL TOTAL ..... 220,20 m²

SUP. DECRETO BOJA ..... 102,30 m²



CT - 106



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CASATALAYA
RESIDENCES

EDIFICIO SUR · AT - 2

SUP. CONSTRUIDA VIVIENDA PP.ZC. ..... 208,50 m²

SUP. CONSTRUIDA TERRAZA CUBIERTA .... 21,20 m²

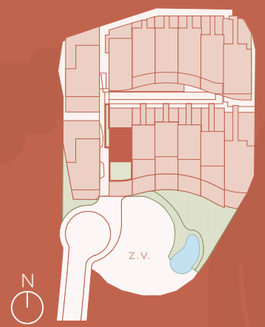
SUP. CONSTR. TERRAZA DESCUBIERTA ... 40,00 m²

SUP. JARDÍN PRIVADO ..... 23,10 m²

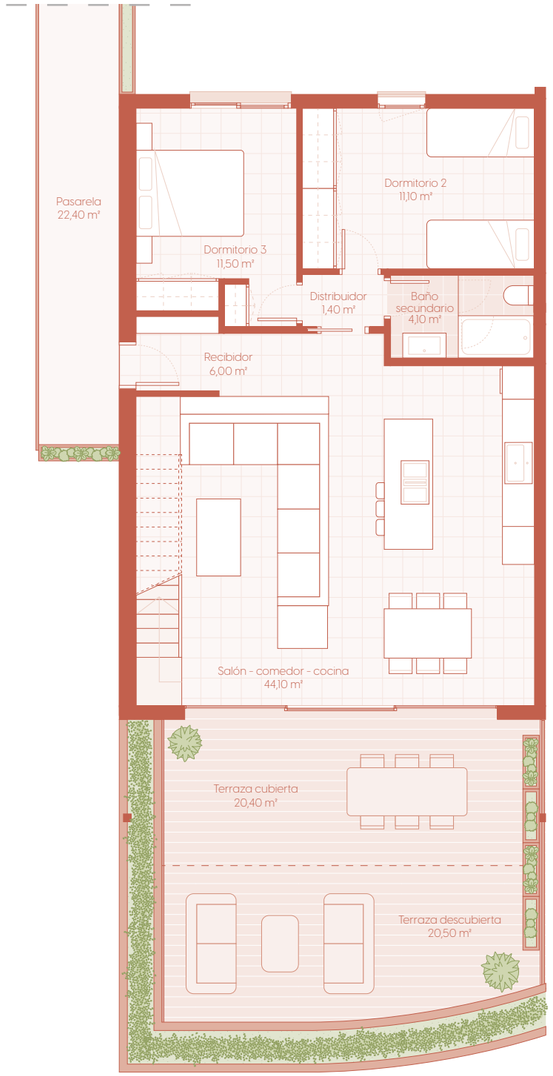
SUP. CONSTRUIDA TOTAL ..... 292,80 m²

SUP. ÚTIL TOTAL ..... 202,20 m²

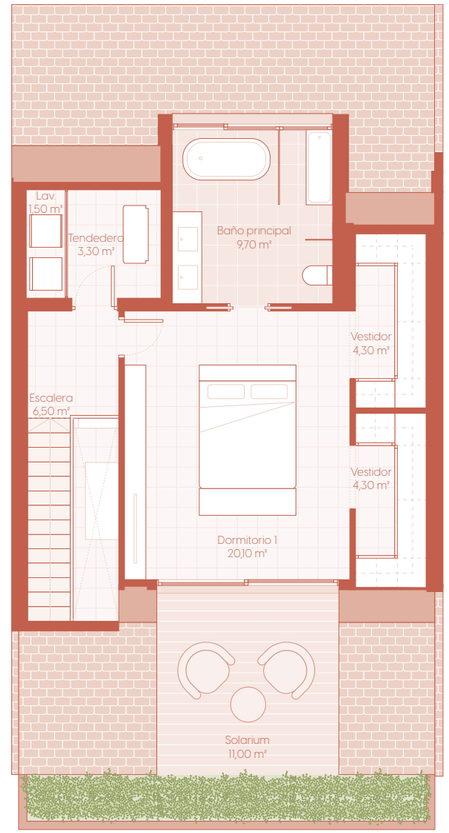
SUP. DECRETO BOJA ..... 137,06 m²



CT - 112



PLANTA BAJA



PLANTA ALTA



Estos planos no tienen valor contractual y podrán experimentar variaciones por exigencias técnicas, legales, administrativas o a iniciativa de los arquitectos directores de las obras sin que ello implique menoscabo del nivel de calidades. Todo el mobiliario es meramente decorativo, y no forma parte ni del proyecto ni de la memoria de calidades.

CASATALAYA
RESIDENCES

EDIFICIO SUR · AT - 7

SUP. CONSTRUIDA VIVIENDA PP.ZC. ..... 207,80 m²

SUP. CONSTRUIDA TERRAZA CUBIERTA ... 37,20 m²

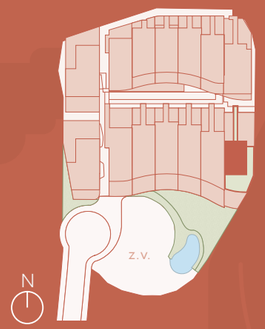
SUP. CONSTR. TERRAZA DESCUBIERTA .... 50,40 m²

SUP. JARDÍN PRIVADO ..... 21,40 m²

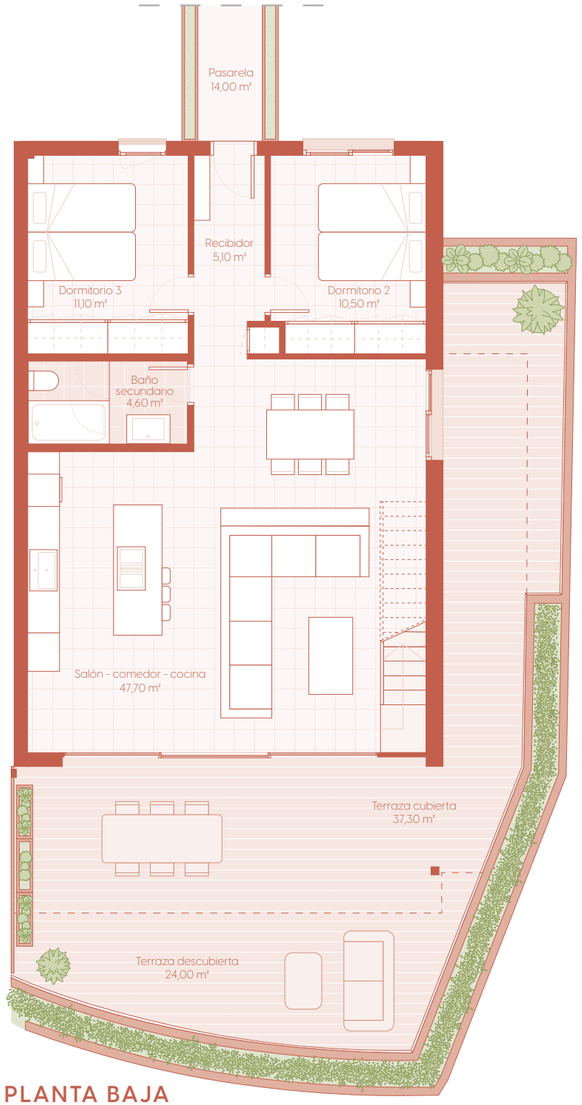
SUP. CONSTRUIDA TOTAL ..... 316,80 m²

SUP. ÚTIL TOTAL ..... 215,00 m²

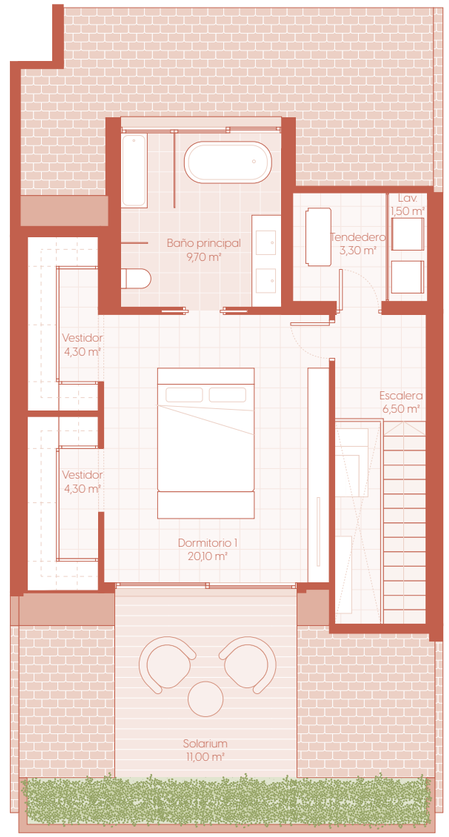
SUP. DECRETO BOJA ..... 137,94 m²



CT - 117



PLANTA BAJA



PLANTA ALTA

0 1 2 5

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CASATALAYA
RESIDENCES

EDIFICIO NORTE · Bº - 3

SUP. CONSTRUIDA VIVIENDA PP.ZC. ..... 139,50 m²

SUP. CONSTRUIDA TERRAZA CUBIERTA .... 17,60 m²

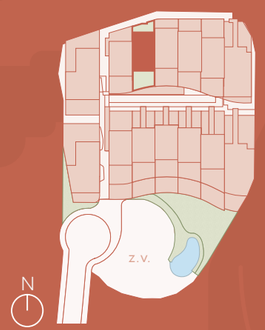
SUP. CONSTR. TERRAZA DESCUBIERTA .... 27,80 m²

SUP. JARDÍN PRIVADO ..... 21,40 m²

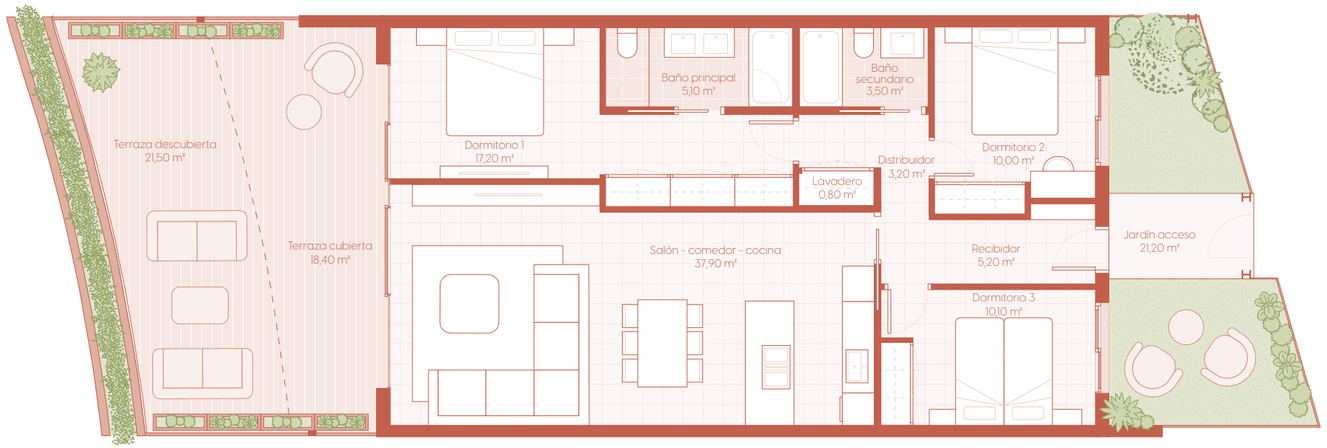
SUP. CONSTRUIDA TOTAL ..... 206,30 m²

SUP. ÚTIL TOTAL ..... 154,10 m²

SUP. DECRETO BOJA ..... 102,30 m²



CT - 203



0 1 2 5

Estos planos no tienen valor contractual y podrán experimentar variaciones por exigencias técnicas, legales, administrativas o a iniciativa de los arquitectos directores de las obras sin que ello implique menoscabo del nivel de calidades. Todo el mobiliario es meramente decorativo, y no forma parte ni del proyecto ni de la memoria de calidades.

CASATALAYA
RESIDENCES

EDIFICIO NORTE · Bº - 7

SUP. CONSTRUIDA VIVIENDA PP.ZC. ..... 145,20 m²

SUP. CONSTRUIDA TERRAZA CUBIERTA .... 51,90 m²

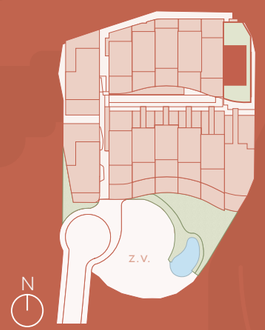
SUP. CONSTR. TERRAZA DESCUBIERTA .... 18,00 m²

SUP. JARDÍN PRIVADO ..... 80,30 m²

SUP. CONSTRUIDA TOTAL ..... 295,40 m²

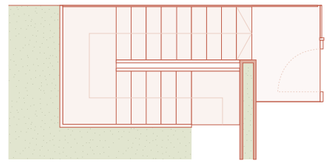
SUP. ÚTIL TOTAL ..... 228,40 m²

SUP. DECRETO BOJA ..... 102,85 m²



CT - 207





0 1 2 5

Estos planos no tienen valor contractual y podrán experimentar variaciones por exigencias técnicas, legales, administrativas o a iniciativa de los arquitectos directores de las obras sin que ello implique menoscabo del nivel de calidades. Todo el mobiliario es meramente decorativo, y no forma parte ni del proyecto ni de la memoria de calidades.

CASATALAYA
RESIDENCES

EDIFICIO NORTE · AT - 2

SUP. CONSTRUIDA VIVIENDA PP.ZC..... 206,70 m²

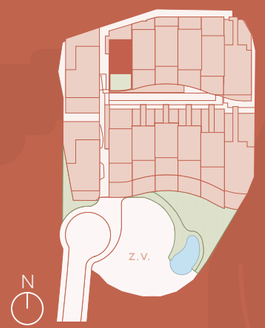
SUP. CONSTRUIDA TERRAZA CUBIERTA .... 21,50 m²

SUP. CONSTR. TERRAZA DESCUBIERTA .... 36,50 m²

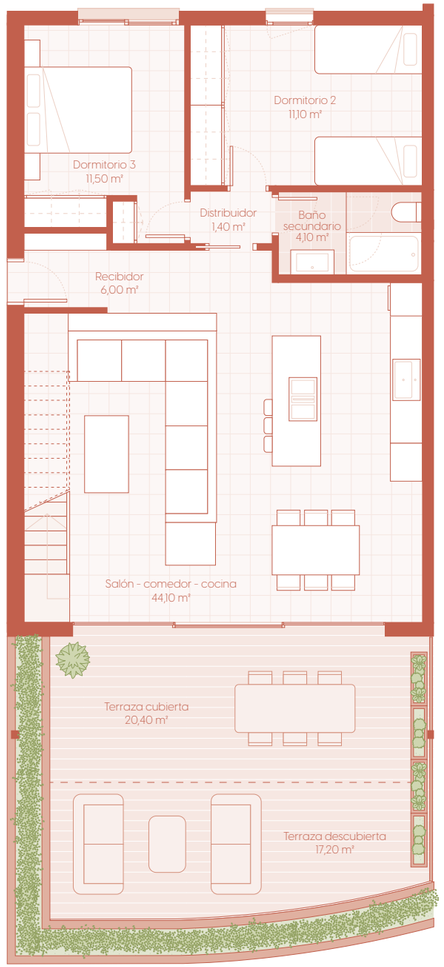
SUP. CONSTRUIDA TOTAL ..... 264,70 m²

SUP. ÚTIL TOTAL ..... 176,50 m²

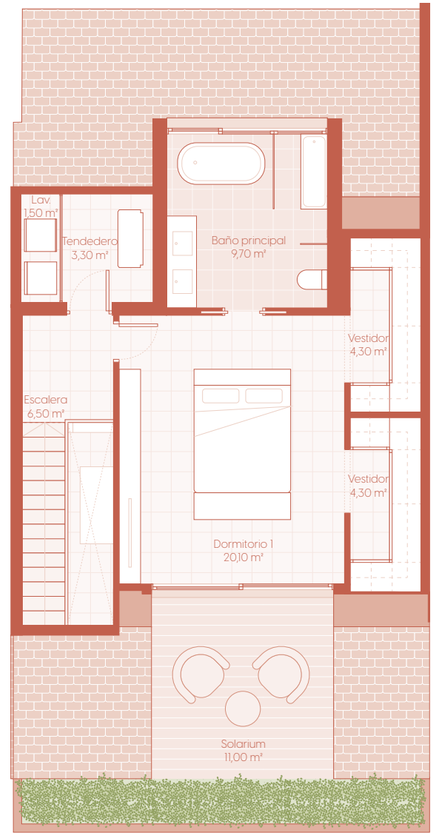
SUP. DECRETO BOJA ..... 137,06 m²



CT - 212



PLANTA BAJA



PLANTA ALTA

0 1 2 5

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CASATALAYA
RESIDENCES

EDIFICIO NORTE · AT - 7

SUP. CONSTRUIDA VIVIENDA PP.ZC. ..... 205,90 m²

SUP. CONSTRUIDA TERRAZA CUBIERTA ... 37,40 m²

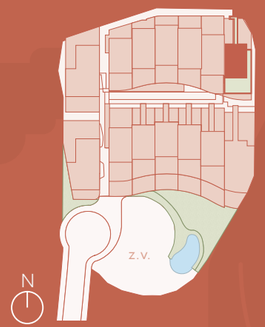
SUP. CONSTR. TERRAZA DESCUBIERTA ..... 41,10 m²

SUP. JARDÍN PRIVADO ..... 16,80 m²

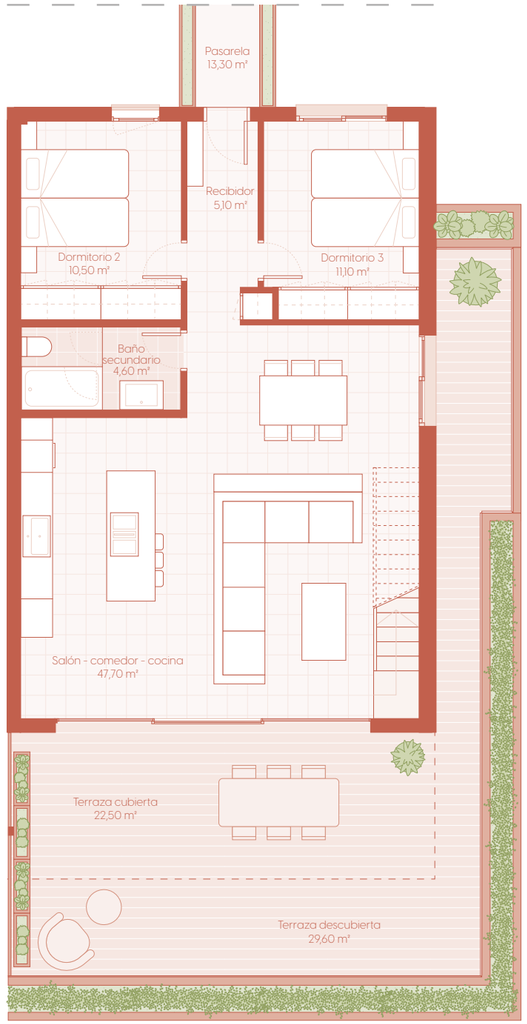
SUP. CONSTRUIDA TOTAL ..... 301,20 m²

SUP. ÚTIL TOTAL ..... 205,10 m²

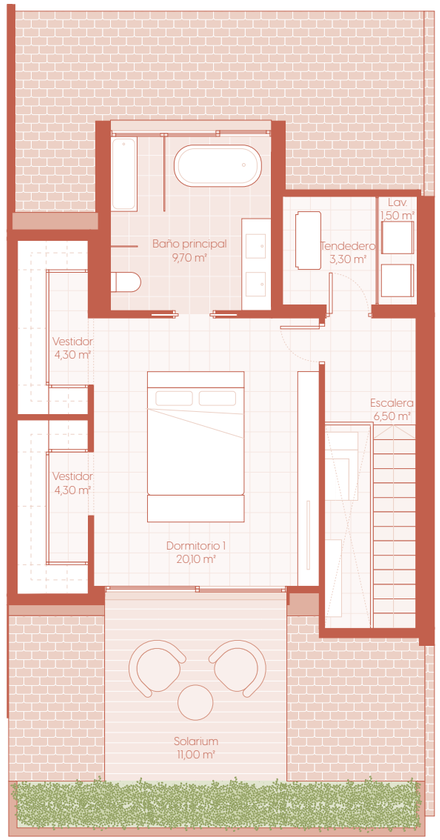
SUP. DECRETO BOJA ..... 137,94 m²



CT - 217



PLANTA BAJA



PLANTA ALTA

0 1 2 5

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QUALITY SPECIFICATIONS

Your home in detail





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FOUNDATIONS

- Foundations consisting of isolated footings. Pillars in backfill near walls, with deep foundations using micropyles.

STRUCTURE

- Reinforced concrete structure, according to project specifications, in compliance with the building technical code and applicable regulations. Screened columns measuring 20x80 cm in party walls between units and concrete slabs with an 8-meter span.

ROOFS

- Walkable solarium terraces finished with Class 2 non-slip porcelain ceramic tiles.
- Sloping flat tile roofs.

FAÇADE

- White SATE (Exterior Thermal Insulation System) façades, thermally and acoustically insulated to levels exceeding the requirements of the building technical code.
- Separation between private terraces with metal lattice and vegetative hedges.

EXTERIOR CARPENTRY

- Floor-to-ceiling aluminium exterior carpentry with thermal break, double glazing with interior chamber, and solar and acoustic protection where needed.
- Sliding doors in living rooms and tilt-and-turn windows according to location.
- Terrace railings made of safety glass.
- Terrace planters with drip irrigation and landscaping.

INTERIOR CARPENTRY

- Armoured entrance door to the property with a security lock, finished to match the interior carpentry.
- Smooth, lacquered swing or sliding doors for passageways.
- Built-in wardrobes, lacquered from floor to ceiling, internally lined and equipped with partitions, hanging rods, overhead storage, and shoe racks.



FLOORING

- Indoor flooring in rectified porcelain tiles measuring 75x75 cm throughout the property.
- Outdoor walkable flooring in non-slip porcelain ceramic tiles measuring 60x60 cm.
- Garage flooring consists of a continuous slab of polished reinforced concrete, enhanced with cement and quartz sand. It is mechanically trowelled and finished with dust-proof paint.

WALL FINISHES

- Plastic paint on vertical and horizontal surfaces.
- Suspended ceilings with gypsum boards throughout the property, featuring perimeter mouldings (shadow profiles and curtain boxes on façades).
- High-quality white-paste ceramic tile finishes in bathrooms and powder rooms. Ceilings with moisture-resistant plastering board.

PARTITIONS

- Separation between units with soundproof walls, cladded on both sides with self-supporting systems, insulation, and double 13 mm gypsum plasterboard.
- Interior partitions using self-supporting systems with double 13 mm gypsum board and interior insulation for improved acoustic, thermal, and fire resistance.
- Suspended ceilings made of 13 mm gypsum boards with rock wool acoustic insulation where needed.
- Sealed access panels in bathroom ceilings for air conditioning/heating systems.

KITCHENS

- Luxury MODULNOVA kitchens or similar. Kitchen furnishings with linear arrangements or standalone islands, featuring furniture made from high-pressure laminated boards of top quality, with integrated appliances.
- Countertops and backsplash up to the upper cabinets in Silestone or similar.
- Sink with pull-out faucet.
- Siemens appliances or similar, including induction cooktop, extractor hood, electric oven, refrigerator, dishwasher, washer/dryer, and microwave.

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SANITARY APPLIANCES

- Bathrooms equipped with toilets, sinks, and bidets by LAUFEN or similar.
- Shower trays and bathtubs with screens. Hydromassage bathtub in attic bathrooms.
- Single-lever faucets by HANSGROHE or similar.
- Thermostatic faucets for showers and bathtubs by HANSGROHE or similar.
- Lacquered vanity unit with mirror in the main bathroom.

12. INSTALLATIONS

- Air conditioning and DHW (domestic hot water) production via aerothermal heat pump. Heating is provided through underfloor heating and fan coils.
- Cooling through radiant cooling floors and fan coils.
- Double-flow ventilation system.
- Telecommunications infrastructure with connections in all rooms except powder rooms.

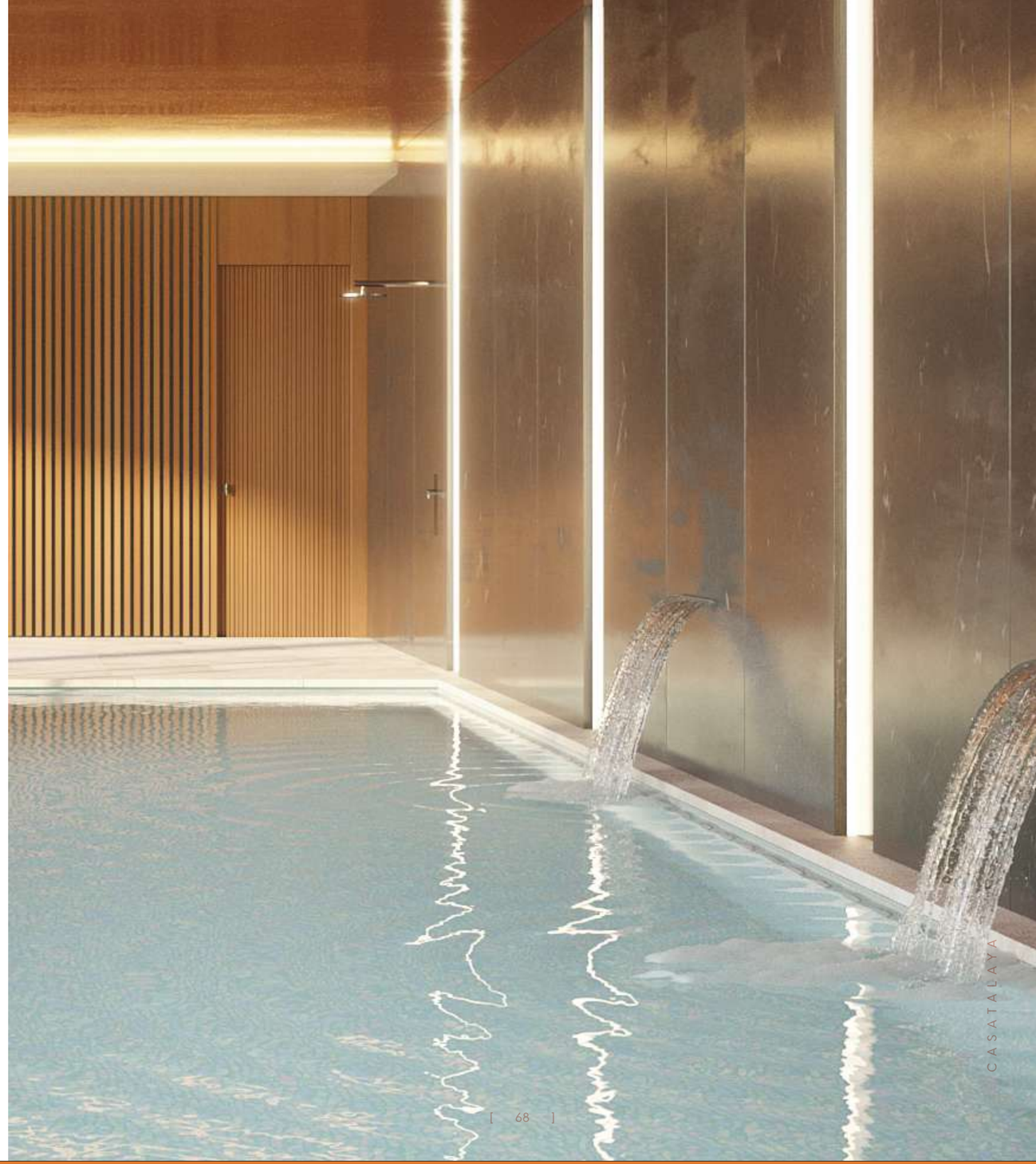
13. SMART HOME SYSTEM

- The property will feature an integrated smart home system with a touch control screen and remote access via iDomus by Orkli or Zennio. Control over air conditioning and ventilation, blinds, on/off lighting, intrusion, flooding, and fire.

14. COMMON AREAS

- Gated community with security control.
- Indoor heated swimming pool (12.5x3 meters) with large windows and exterior views, featuring a wooden slatted ceiling.
- Outdoor swimming pool with landscaped areas showcasing exclusive design.
- Fully equipped gym.
- Social and coworking space.
- Flooring in common areas designed to integrate seamlessly with the surroundings as per the specific landscaping project.
- Storage rooms finished with white mortar.

* This Quality Report has no contractual value and may be subject to changes due to technical, legal, or administrative requirements, or at the initiative of the architects in charge of the works, without this implying a reduction in the quality level.



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NOTE 1:

This document is for informational purposes only and is subject to modifications resulting from the development of the basic and execution projects. Changes may be made due to technical requirements, at the discretion of the Project Management team, and/or as a result of administrative or legal obligations. Therefore, the stated surface areas may vary throughout the entire process.

NOTE 2:

All furniture shown is for decorative purposes only.

NOTE 3:

These plans do not reflect the development of the private and/or communal installations, which will be included in the project based on the final decisions and requirements of the respective utility providers (water, sanitation, electricity, telecommunications, etc.). As such, both surface areas and layouts may be subject to change throughout the development process.

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