



vista
hermosa
Santa Margarita

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Vista Hermosa

Location



Vista Hermosa



Only minutes from the nearby beaches and direct access from Gibraltar airport, 10 minutes, Jerez 50 minutes and Malaga 50 minutes and not to mention the nearby commercial centres and local restaurants.

Situated in one of the most prestigious areas of the Costa del Sol, surrounded by natural Andalusian countryside and Cork tree forest.



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Situated in one of the most prestigious areas of the Costa del Sol, surrounded by natural Andalusian countryside and Cork tree forest.

These superb properties are close to some of the best golf courses in Europe such as the San Roque Golf Resort and the famous links golf course of Alcaidesa.

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The Area



Vista Hermosa

ALCAIDESA LINKS CLUB – 27 HOLE, PAR 68, 4.924mts

Designed by Peter Allis and Clive Clarke. The first competition standard course built in Spain. Called a links course because it is situated along the coast line and you need to know how to play the wind. Spectacular views out to sea of Gibraltar and the Atlas Mountains of Africa. Fun and challenging for amateurs and professionals.

VALDERRAMA - 18 HOLE, PAR 72, 5.836mts, SLOPE: 130

One of the most famous courses in the world since the 1997 Ryder Cup, many golfers find it irresistible to play at least once. Dramatic, demanding and always impeccably maintained.

ALMENARA – 18 HOLE, PAR 72, 6.168mts

Designed by Dave Thomas in 1999. Set around lakes and cork oak trees, it is accepted as a tournament standard course already. Almenara is a superior course requiring intelligence and accuracy. Play changes from one day to the next depending on the wind.

SAN ROQUE GOLF – 18 HOLES, PAR 72, 6.134mts, SLOPE:126

The Old Course, created in 1990 was designed by Dave Thomas and is now rated amongst the finest in Europe. For many years it has played host to memorable moments, including the 1997 Ryder Cup. The course's tight, sloping fairways are lined by mature cork oak trees - demanding straight, accurate driving.

All within a 10 minute drive:

ALCAIDESA LINKS CLUB

VALDERRAMA

ALMENARA

SAN ROQUE GOLF



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The Properties

Vista Hermosa consists of 3 and 4 bedroom town houses with garage and spectacular garden. Also 2, 3 and 4 bedroom apartments with their own parking spaces. All properties come with finest quality marble floors throughout and build to an exacting standard. Kitchens come fully fitted; oven, hop with over head extractor fan, fridge freezer and washing machine. Airconditioning is pre-installed throughout the properties. The extensive landscaped gardens will house three communal swimming pools, integrating your home in the natural surroundings of great beauty.



Vista Hermosa brings within reach all you need for a comfortable living, International Schools, Health Centre, Apart-hotel, a magnificent Shopping Centre with a great variety of shops and a large Sports area where to practise paddle, footing, swimming pool, golf, horse riding, etc.

Plots available at Vista Hermosa: 3 & 4 bedroom villa projects with spectacular views of the mediterranean.

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All the properties benefit from south and south-west facing orientations making this perfect for spectacular views and sunshine living.

Private parking included.
Communal swimming pools

Nearby: Shopping, beaches, golf, horse riding, spa & sports centre

These homes really represent comfortable living with everything close by.

There are magnificent access road to the whole of the Cosat del Sol, Sierra Nevada and the Andalusian cities of Cordoba, Seville and Granada.

This is how to enjoy your holiday, retirement or investment home with luscious gardens, sea views, golf and the mediterranean sunshine, it's all here at Vista Hermosa



Vista Hermosa



2 BEDROOM APARTMENT FIRST FLOOR TYPE B



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3 BEDROOM APARTMENT GROUND FLOOR TYPE M



Vista Hermosa

3 BEDROOM APARTMENT TOP FLOOR TYPE M



Vista Hermosa

4 BEDROOM APARTMENT GROUND FLOOR TYPE G



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4 BEDROOM TOWNHOUSE GROUND FLOOR TYPE I



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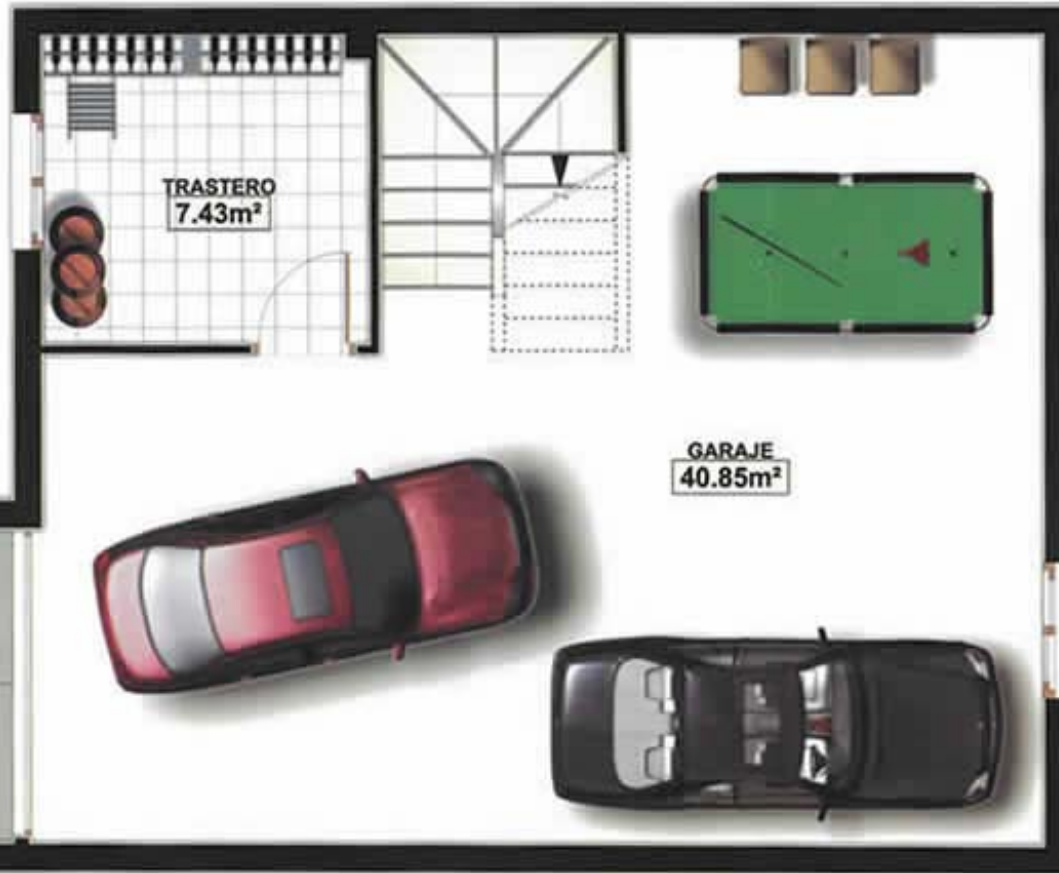


4 BEDROOM TOWNHOUSE FIRST FLOOR TYPE I



Vista Hermosa

4 BEDROOM TOWNHOUSE TYPE I (GARAGE)



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Building Specifications

- Reinforced concrete foundation and structure
- Reinforced cement concrete water proofed walls with exterior drainage and structure formed by reinforced concrete pillars
- Exterior walls isolated with Polyurethane foam
- Double hollow brick partitions in fog rooms
- Interior flooring finished in marble apart from kitchens and bathrooms which will have non slip gres tiles
- Flooring of terraces in non slip ceramic tiles
- Internal walls coated in “perlita” plaster
- Main entrance door with security locks and hinges
- Semi-lacquered or varnished interior doors
- P.V.C windows
- Double glazed glass windows with air chamber climalit
- All bedrooms come with built in wardrobes
- Sanitary fittings in white porcelain marca Roca or similar
- Fully fitted kitchen (depending on the phase)
- False ceilings in kitchens and bathrooms
- Telephone points in all rooms including kitchen
- TV & Satellite points in all rooms including kitchen
- Garage space for each dwelling either indoor or outdoor
- Ground floor apartments separated by walls or hedges
- Front gardens of ground floor apartments include automatic sprinkler systems for irrigation
- Communal Areas finished in ceramic tiling
- Stairwells made of aluminium and hand railings of wood
- Communal gardens and swimming pool
- Lifts in blocks according to project

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Facilities At A Glance

- FULLY GATED COMMUNITY
24 HOUR SECURITY
- SPECTACULAR PANORAMIC SEA AND MOUNTAIN VIEWS
- FULLY FITTED KITCHENS
- 10 MINUTES FROM GIBRALTAR
- THE BEST GOLF ON THE COAST
- MALAGA AIRPORT WITHIN ONE HOUR
- WATERSPORTS, HORSES & SANDY BEECHES AT HAND
- PLENTY OF RESTAURANTS, BARS AND NIGHTLIFE
- LARGE SWIMMING POOLS
- HIGH QUALITY FINISHES
- SHOW FLAT ON SITE

Prices

Apartments:

2 Bedroom: Ground floor

99m² including terraces from 242.472 €
gardens from.. 50 m2 to 219 m2

3 Bedroom: Ground floor

122m² including terraces from... 262.985 €
gardens from.. 60 m2 to 551 m2

Townhouses:

3 Bedroom: 132 m2 including terraces
from.... 324.680€

4 Bedroom: 152 m2 including terraces
from.... 394.120€

Why Promaga



Promaga SAU – Founded 1986

Buy direct from the developer!

For over 20 years, Promaga has been building and selling the finest-quality villas, townhouses and apartments on the Costa del Sol.

We pride ourselves on our high level of service and professionalism and hold a strong code of ethics on providing our clients with the best advice.

Vista Hermosa



Promaga SAU – Founded 1986

Financial Institutions



Insurance Brokers



Construction & Quality Control



Promaga Partners

Promaga Philosophy



From the beginning, Promaga's philosophy has been to provide a service to the community by creating sustainable environments which increase our clients' quality of life.

With this goal in mind, we've invested in large tracts of land where we've integrated modern residential areas with parks and gardens, sports facilities, and leisure and retail services, all of which have offered our clients exceptional investment opportunities while allowing them to maximise the return on their investment.

Promaga has also played an important role in the area's developing tourist industry and to this end has invested in building plots in both local golf courses and on the front line of the beach.

Our thoughtful acquisition of only the best properties assures that our clients enjoy an added value to their home and enables them to see the investment from the two perspectives of enjoyment and profitability.

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For more information on VISTA HERMOSA, or to reserve your property, please contact your English speaking PROMAGA Property Consultant on: Freephone 0800 234 6517



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