

ONE

RESIDENCES





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ONE

V I S I O N

It is with great pleasure that we present to you **ONE Residences:**
The cornerstone of a unique luxury village, in the heart of the Costa del Sol.

ONE Residences offer elevated living standards for its residents, enveloped by nature and finished with excellence. Enjoying panoramic sea views, unparalleled golf views and sensational features both inside and out, the homes gift you with contentment and well-being in every aspect of your life.

The close contact with nature, white-sandy beaches and endless summer days puts **ONE Residences** in an extremely sought-after location. We offer you stunning contemporary homes with spacious open plan formats and meticulously designed Scandinavian interiors, where you can reside all year round enjoying the Mediterranean way of life.

because there is only **ONE** you.







ONE

P L A C E

ONE Residences is an outstanding development on only 77 luxury apartments, distributed across a vast 17,200m² resort. Blending contemporary architectural style, cutting edge interior layouts, indulgent well-ness facilities and direct connections to nature there is no better place to call home.

There are fantastic leisure, social and golf facilities which can be enjoyed directly with the neighbouring Calanova Golf Club. Home owners at **ONE Residences** will become an integral part of this privileged local community thanks to the frontline position of both the course and the excellent clubhouse.

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CONCEPT

Ample, fluid layouts welcome natural sunlight and open plan living. Spaces that offer a seamless continuity between the interior and the exterior, to achieve the full benefit of Mediterranean life. Materials and finishes that provide elegance, opulence and uber-comfort thanks to clever, thoughtful Scandinavian design.

ONE Residences is where your future life begins.

because there is only **ONE** you.









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ONE

ESSENCE



KITCHEN

- Kitchen designs by Gunni & Trentino.
- Floor to ceiling cabinets and central island.
- Complete with Miele appliances.

** Optional personalisation options*

CLIMATE CONTROL

- Radiant underfloor heating by Aeroterminia throughout the apartment.
- Hot and cold Airzone system, individually regulated by room.

SECURITY

- Colour Video entry intercom.
- Direct access to 24 hour security control.
- Automatic aluminium security shutters.

TILING

- Large format porcelain stoneware tiles in a choice of 3 colours.

** Optional wooden floors*



ELECTRICITY & TELECOMMUNICATIONS

- TV and telecommunication points in all bedrooms, lounge, kitchen and terraces.
- LED lighting throughout.
- Dimmer switch controls.
- Pre-installation of Bang & Olufsen image and sound.
- Installation of basic Domotic system.

ONE

ESSENCE

PENTHOUSE TERRACES

- Contemporary outdoor kitchen with fridge, BBQ and sink.
- Plunge pool.
- Shower area.
- Water point.
- Pergolas.

** Optional wooden decking, atmospheric lighting, TV and bar.*

GROUND FLOOR TERRACES

- Plunge pool
- Shower area
- Water point

**Optional bioethanol fireplace, contemporary outdoor kitchen, wooden decking, atmospheric lighting, TV and bar.*



BATHROOMS

- Walk in Spa Rainforest shower.
- Bath included in one of the bathrooms.
- Double Washbasins included in one of the bathrooms.
- Chrome accessories.
- Large format porcelain stoneware tiles.
- Bathroom designs by Gunni & Trentino.

INTERIOR WOODWORK

- Armoured entrance security door
- Floor to ceiling effect interior doors.
- Sliding wardrobe doors with lined interiors and fitted drawers.

EXTERIOR CARPENTRY

- Lacquered aluminium carpentry with thermal and acoustic insulation by Cortizo, Strugal or similar.
- Reduced profile, wall embedded sliding doors to terraces
- Tilt opening system for all other windows.

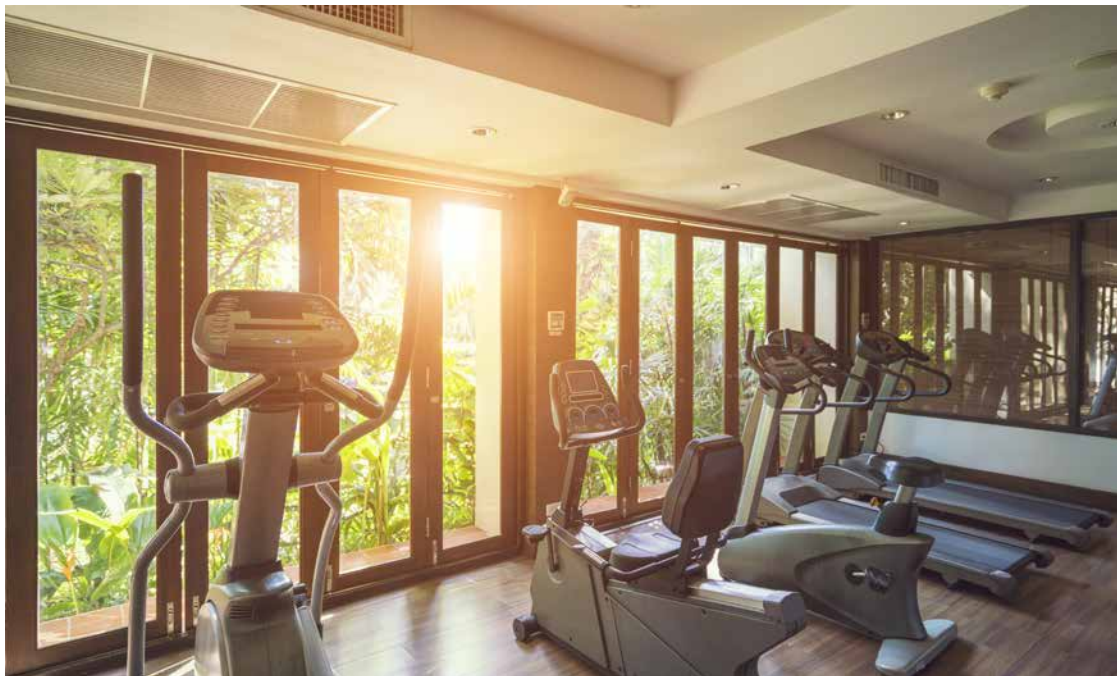






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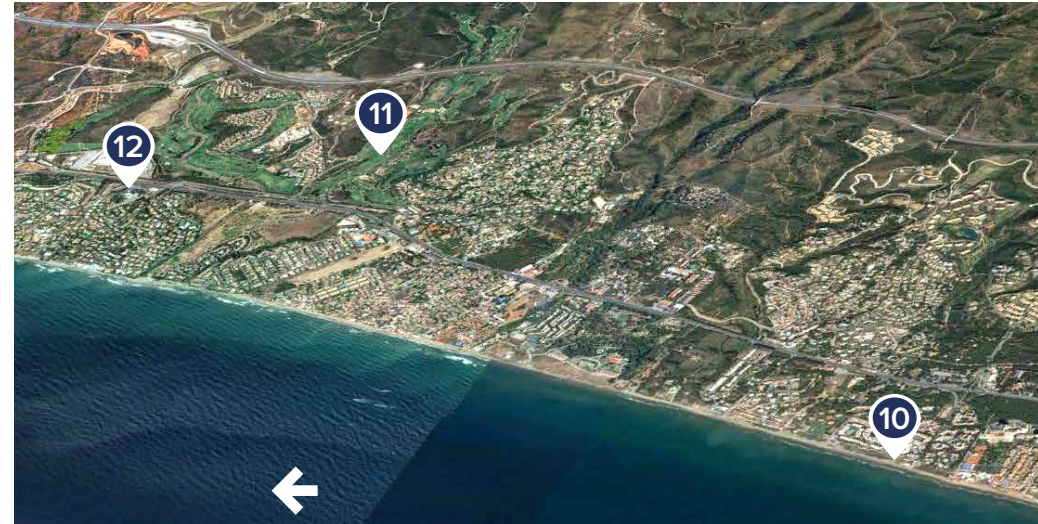


ONE

OF A KIND

- 9,400 m² of resort facilities.
- 7.800 m² of tropical gardens and green areas.
- Salt chlorinated lagoon pool with poolside bar, bathrooms, changing rooms, chill out deck and Balinese beds.
- Infinity Pool with panoramic views with its own bathrooms and changing facilities.
- Wellness Spa centre with heated indoor pool, Jacuzzi, Turkish bath, sauna, shower massage circuit and relaxation zone.
- Gym and Training Centre.
- Business centre including meeting room, hi-speed internet, printing and presentation facilities.
- Childrens games room/party centre, fully soundproofed with TV and games consul.
- 12 seat private Cinema Room.
- Wine Bodega.
- Golf simulator room.
- Gastro bar with kitchen facilities, dining area and terrace.
- WIFI in all communal areas.
- Concierge service.
- Childrens Playground.
- 2 parking spaces and storage room for each apartment.
- Charge points for electric vehicles.
- 24 hour security guard point, perimeter enclosure and CCTV.

because there is only **ONE** you.



Gibraltar

1,2 h

Marbella Centro Histórico

15 min

Puerto Banús

15 min

Marbella Golf Country Club

10 min

Bilingual School Las Chapas

10 min

La Cabane Beach Club

12 min

La Cañada Shopping Mall

8 min



Fuengirola

10 min

Miramar Shopping Mall

10 min

Málaga Airport

20 min

Málaga AVE & Málaga City Centre

30 min

- 1.** Calanova Golf
- 2.** La Cala de Mijas - 5 min
- 3.** Riviera / Miraflores Golf - 3 min
- 4.** AP-7 - 2 min

- 5.** Tennis Club del Sol / La Siesta Golf - 3 min
- 6.** Calahonda - 5 min
- 7.** Cabopino Golf - 10 min
- 8.** Playa Cabopino - 10 min

- 9.** Santa María Golf - 12 min
- 10.** Nikki Beach, Marriot's Marbella Beach Resort - 12 min
- 11.** Marbella Golf Country Club - 10 min
- 12.** Hospital Costa del Sol - 10 min



C A L A N O V A G O L F

ONE Residences sit frontline to the magnificent **Calanova Golf Club**. Just a minutes' walk or buggy ride brings you to the 18 hole, par 72 course located in the heart of the Mijas Golf Valley. **Calanova Golf Club** is blessed with magnificent views of the Mediteranean from virtually all of its holes and offers an excellent climate allowing year-round play.







C A L A N O V A G O L F

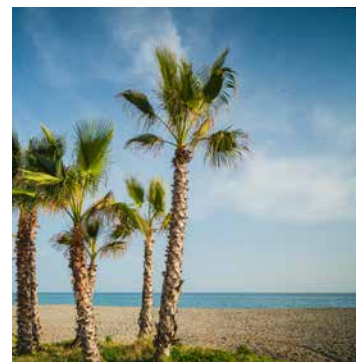
The 2 hectare practice area includes 3 driving ranges, a chipping green and a large putting green. These new facilities are complemented by the presence of the Michael Campbell Golf Academy and the course design follows the standards of the United States Golf Association (USGA) in relation to tees, bunkers, drains and greens.

The Club House has an area of more than 3,000 sqm, which includes an exclusive social club for members, an excellent restaurant, a stunning terrace with panoramic views, the golf course, the academy, changing rooms, offices, pro-shop and club room area for partners and buggies.









L A C A L A / M I J A S



ONE Residences can be found just 5 minutes from the beautiful town of La Cala, 20 minutes from Marbella and only 30 minutes from Malaga airport.

La Cala is a genuine haven of perpetual bliss. Blending a cosmopolitan atmosphere with a village vibe, La Cala caters to the lifestyle of modern individuals and their families. As one of the most desirable enclaves on the Costa del Sol, La Cala boasts broad, golden, blue flag beaches and some of the finest gastronomy options on the coast.



ARCHITECTS

HCP is a multidisciplinary consultancy that combines architecture, engineering and urbanism. With 2,700 projects in more than 40 countries, HCP has reached international recognition for their iconic buildings and their commitment to design with excellence, innovation and sustainability. Founded in 1986 and with headquarters in Málaga, it is growing around the world, with offices in Madrid, Brazil, Bahrain and Nigeria. In addition, it has partner offices in Morocco, Romania, Cape Verde and Egypt.

We approach each project as a unique challenge. Our integrated practice brings together experts in architecture, interior design, engineering and urban planning to create innovative solutions. Collaboration is a guiding force in HCP, since we believe that the best results come from a continuous dialogue with all the interested parties regarding our clients as partners.



DEVELOPERS

AMANDRO CAPITAL has extensive experience in real estate developments, golf courses and land management. The main partners add up between more than 30 years developing projects on the Costa del Sol with more than 5,000 homes delivered, among which the urbanization CALANOVA GOLF.

Now, they bring to reality what is to be the most spectacular real estate project on the Costa del Sol: **ONE Residences**.

CAPITAL MANAGEMENT

IBERO CAPITAL MANAGEMENT have a solid capacity for origination and management of investments and financing of assets and real estate developments.

With more than 100,000 million euros of financing originated or managed and the development of more than 7,000 homes, its team has an unparalleled experience that provides solidity and rigor to the projects in which it participates.

COMMERCIALISING AGENT

DREAM EXCLUSIVES is a company designed for developers on the Costa del Sol, guiding them to success through product consultancy and international marketing. Developers have the skills and expertise to deliver outstanding property developments. Real estate agents dedicate their time to their clients, finding the right product to suit their needs.

DREAM EXCLUSIVES bridge the gap by providing quality support services tailored to the needs of both parties.

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COMANDO DEL SERVIZIO



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The content of this document is of a general nature and merely illustrative. It is not in any case binding as it has no contractual nature. Some of the finishes presented in this brochure may incur additional cost. The final specifications corresponding to each property will be confirmed at the time of signing the purchase agreement.

Any improvement or change of material and / or quality chosen by the client, will be documented in annex to the purchase agreement.