

**PGI** | Marbella  
Property

# Jade Beach

Marbella





Why choose us?



Buying a home does not only mean you will have a beautiful place to live. It also means you will have peace of mind.

In Spain we can call on **50 years of experience building some of the country's** most respected residential developments. Our exceptional reputation is built on a unique combination of skills that allow us to build a wide variety of housing projects.

All this experience and expertise means you can relax and enjoy your bright, spacious new home, safe in the knowledge that every detail, including those you can not see, are of the **very highest standard**. **Our British Sales Department will be your constant point of contact**, with all communication in English.







# JADE BEACH

M A R B E L L A







# Surroundings

A unique  
and unforgettable  
location

**Jade Beach** is the new beach side development in Marbella, just meters from the San Pedro de Alcantara promenade, giving access to the famous and luxurious Puerto Banus leisure centre. The new homes are in the most exclusive residential area of Nueva Alcantara, with wide avenues, cycle paths and near the modern Boulevard with 55.000 m<sup>2</sup> of gardens, pedestrian walkways, an amphitheatre and restaurants.



**GPS**

36.476558,-4.986709



GUADALMINA

EL MADROÑAL

E-15

E-15

E-15

E-15

E-15

A-7

A-7

A-7

N-340

A-7

A-7

SAN PEDRO DE ALCANTARA

JADE BEACH  
MARBELLA

OJEN

MARBELLA

PUERTO BANUS

Mediterranean Sea



# Location

The privilege of  
living near the sea

A perfect development for those wishing to live near the beach and near a town centre.

**Jade Beach** offers exclusive and spacious apartments, just 100 metres to the promenade of Nueva Alcantara.

At just a few minutes' drive to Puerto Banus, Nueva Alcantara offers leisure activities, sports facilities and international schools.

A luxury available to only a few.









# Development

Exclusive development near the promenade

**Jade Beach** is a luxury private development of 24 apartments, with a modern design and large South facing terraces. Choose from modern two and three-bed ground floor apartments with gardens, first floor apartments, duplexes and penthouses. Each property on this gated community benefits from a garage parking place and storeroom and there is a communal pool and designed gardens for all to enjoy.

The provisional date for completion and handover is the third quarter of 2017.



# Homes

## Space and comfort

We have gone one step further in its "Total living" concept when designing the layout of the homes in **Jade Beach**.

The large terraces are accessible from the sun-filled living rooms via the large panoramic windows.

The elegantly designed kitchens are a main part of the homes in Jade Beach, also integrated with the living room, either by means of a kitchen island in the 3 bedroom homes, or by a sliding glass door in the 2 bedroom homes.



### APARTMENT 2 BEDS



#### APARTMENT 2 BEDS

Living Area	87,23 m <sup>2</sup>
Built Area	93,05 m <sup>2</sup>
Built Area Terrace	42,89 m <sup>2</sup>
Communal Area	13,09 m <sup>2</sup>
<b>Total Area</b>	<b>149,03 m<sup>2</sup></b>

### APARTMENT 3 BEDS



#### APARTMENT 3 BEDS

Living Area	104,83 m <sup>2</sup>
Built Area	113,21 m <sup>2</sup>
Built Area Terrace	42,70 m <sup>2</sup>
Communal Area	15,92 m <sup>2</sup>
<b>Total Area</b>	<b>200,73 m<sup>2</sup></b>



**PENTHOUSE 3 BEDS WITH SOLARIUM**



**DUPLEX 3 BEDS WITH SOLARIUM**

Living Area	112,73 m <sup>2</sup>
Built Area	137,65 m <sup>2</sup>
Built Area Terrace	77,75 m <sup>2</sup>
Communal Area	21,94 m <sup>2</sup>
<b>Total Area</b>	<b>237,34 m<sup>2</sup></b>



**DUPLEX 3 BEDS WITH SOLARIUM**



**PENTHOUSE 3 BEDS WITH SOLARIUM**

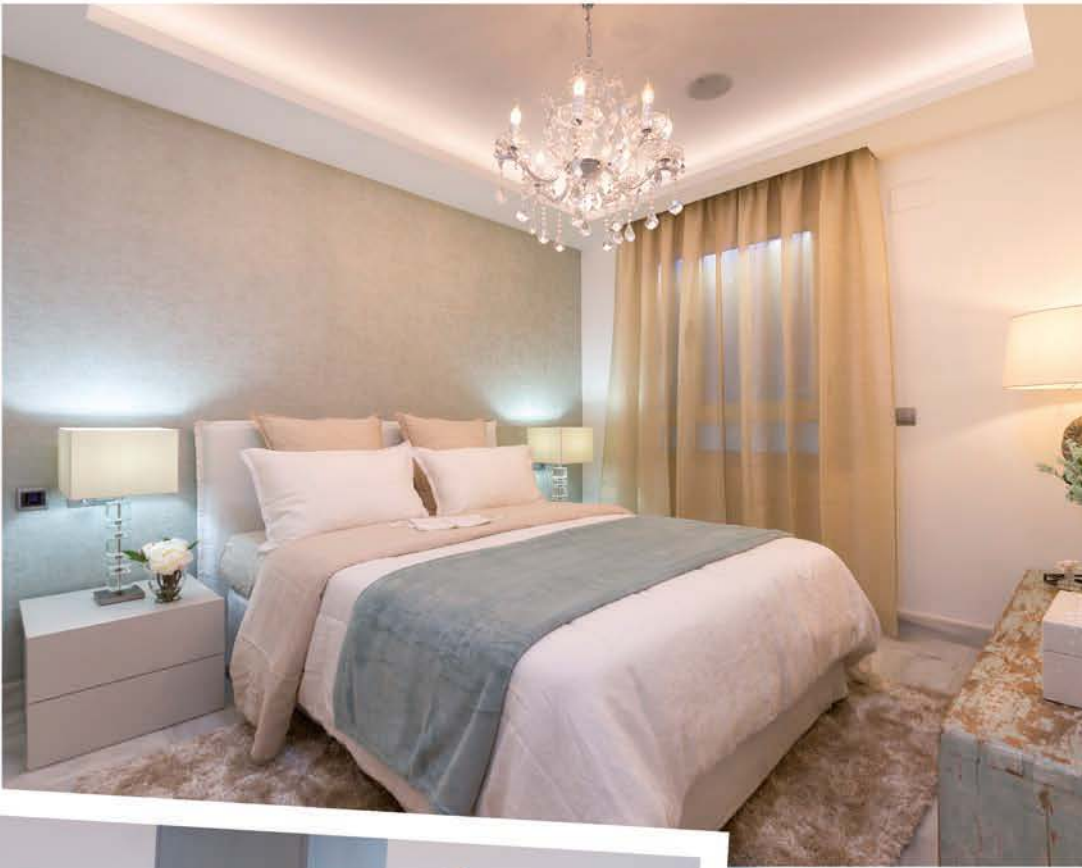
Living Area	103,24 m <sup>2</sup>
Built Area	122,92 m <sup>2</sup>
Built Area Terrace	97,60 m <sup>2</sup>
Communal Area	19,59 m <sup>2</sup>
<b>Total Area</b>	<b>240,11 m<sup>2</sup></b>

These layouts are intended for illustration purposes only.  
The contents do not constitute a contract, part of a contract or a warranty.









# Finishes

## Exclusive new trends

**Jade Beach** properties stand out with high quality finishes.

The homes boast the latest trends in decorations with white 60 x 60 cm marble floors in the lounge; textured interior woodwork and furniture, and kitchen counter.

All homes at Jade Beach feature motorised sun blinds in bedrooms, underfloor heating, shower screens in both bathrooms and a full pack of halogen lights in all rooms.

The kitchens are equipped with appliances and top of the range sliding windows in the living room.

These photos have been taken from the simulated show home we have in our sales centre, indicating the general qualities and finishes.

Some of these fittings, finishing and decoration will be available at an extra cost, as not all are standard.





# Technology

Quality of life:  
at your service



**Jade Beach** is designed to be one of the most advanced properties on the market, both in obtaining energy savings as well as the possibility of an integrated control of the capabilities of your home.

### **Energy savings:**

**Jade Beach** is built to the new European requirements for construction, benefiting from a superior thermal and acoustic insulation in walls and floors, apart from the use of solar panels for hot water and the use of category "A" appliances. New construction technologies that will result in a savings of a 30% (\*) more energy than a traditional house.

### **Complete control of the home:**

All **Jade Beach** homes offer the pre-installation necessary to install the advanced new KNX control and automation technology as well as the installation of the latest image, sound and safety systems thanks to the available fibre optic and high speed internet. Through your tablet or smartphone, you will have a menu to control whatever you want, creating different scenes of comfort (temperature, lights, blinds, etc.), monitor your property remotely, and enjoying your own selection of video and television in every room.

# and construction

A new world of possibilities that you could not even think of in a traditional house. Now Jade Beach will be at your fingertips. Check our packages of optional home automation services that you will find in our sales office.

(\*) Calculation of energy consumption by approved external engineering company.



# Jade Beach

Marbella

## BUILDING SPECIFICATIONS

We continue to improve our construction quality, to stand out from the crowd.

### Energy qualification (CEE): B

#### STRUCTURE, WALLS and SURFACE

- Reinforced concrete slabs and pillars.
- Partition walls: Double brick, rock wool and plaster render (insulation and sound proofing system between homes).
- Interior walls: Ceramic brick and plaster render.
- Plaster false ceilings in the apartment. Moulding for concealed lighting in living room and main bedroom.
- The interior walls render is of even plaster and white paint.
- The exterior walls render is of cement mortar and white paint.

#### FLOOR TILES

- Living room: First quality white macael 60 x 60 cm marble tiles.
- Bedrooms: First quality white macael 40 x 40 cm marble tiles.
- Bathrooms, Kitchen, terraces and utility room: Saloni porcelain tiles.

#### WALL TILES

- Main bathroom: Combination of Saloni large format porcelain tiles.
- Second bathroom: Combination of Saloni large format porcelain tiles.
- Kitchen in 2 bedroom apartments: Saloni large format porcelain tiles on the wall of breakfast bar.

#### EXTERIOR CARPENTRY

- Security entrance door.
- Large aluminium sliding door in living room with thermal bridge break, double glazing and anti-impact panes. Model: S125RP Strugal brand.
- Aluminium windows in other rooms with thermal bridge break and double glazing.
- Aluminium motorized rolling shutters in bedroom windows.

#### INTERIOR CARPENTRY

- Wood interior doors in white textured melamine with stainless steel chrome hinges.
- Wood wardrobes in white textured melamine, with hanging rail, shelves and drawers.

#### KITCHEN and BATHROOMS

- Jacob Delafon top of the range suspended sanitary ware.
- Large format shower tray with shower screens installed in both bathrooms.
- Modern design taps in bathrooms, and kitchen, TRES brand.
- Mirrors installed in both bathrooms.
- In the 3 bedroom type, the kitchen is integrated in the living area and furnished with low and hanging cupboards in white colour, with an island cupboard. White compact resin worktops.
- In the 2 bedroom type, Independent kitchen through glass sliding door. Kitchen furnished with low and hanging cupboards in white colour and white compact resin worktop.
- Kitchen equipped with: Panelled fridge, electric oven, Vitro ceramic hob, dishwasher, Extractor fan and stainless steel sink.

#### HEATING AND AIR CONDITIONING

- Hot / Cold air conditioning units installed.
- Electric underfloor heating installed in both bathrooms.

#### INSTALLATIONS

- Mechanic permanent ventilation system in all rooms in compliance with the Technical Building Code.
- Pack of recessed ceiling halogen lights according to plans.
- Electrical sockets and switches BJC brand.
- Telephone and TV sockets in living – dining room, bedrooms and kitchen.
- Electric heater for hot water with energy saving solar thermal system.
- Pre-installation of the necessary lines for home-cinema, KNX home automation, security cameras, image and sound.

#### OTHER EQUIPMENT

- Gated community with control booth.
- Pedestrian access controlled by video porter.
- Motorised garage door with remote control.
- Lift for 6 people in each building from the garage to the top apartments.
- Communal pool with solarium area and communal gardens.
- **Private parking space and store room included in the price of the apartment.**

This document is a summary of the official Building Specifications and is for information only, included in the Contract Document at any client disposal in the Sales Office in Edificio Los Arqueros Golf - Avenida del Mediterráneo (San Pedro de Alcántara-Marbella)



PROPERTIES ADAPTED TO THE NEW TECHNICAL CODE OF EDIFICATION  
(According to European Standards of Edification)



# We make it easy

The best way to find out about our homes in Spain is to visit them. Whether you are looking for a holiday home or planning to settle, we can help you find your perfect place in the sun. Why not view your new home on one of our Lifestyle Visits\*. It is the perfect opportunity to get a feel of the life in Spain.

- Flights from your nearest UK airport • Collection service from the airport in Spain
- Accommodation near to your chosen development • Full presentation of homes and development
- Time to get acquainted with the area • Return trip to the airport in Spain.

\* Subject to availability, terms and conditions.

**Our multilingual sales team are available to answer any questions you may have.**



### **Other developments in Malaga, Andalucia:**

- ACQUA, Nueva Alcantara – Marbella
- LA FLORESTA SUR, Elviria – Marbella
- MIRAVAL, La Cala Resort – Mijas

