

DOSSIER COMERCIAL



ALMARE
metrovesa

MIJAS · MÁLAGA



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metrovacesa

Live as you dream

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metrovacesa

Live as you dream

At Metrovacesa, we are committed to being your partner throughout the home buying process, providing transparency and continuous support.

Buying your future home is a complex process and we want to be by your side every step of the way, ensuring that your journey to ownership is as smooth and informed as possible. We believe in clear and open communication, offering you full transparency regarding the details of your home, price, timelines and the necessary legal formalities.

With our team of experienced professionals, you can rely on us to defend your best interests, answer your questions and address any concerns quickly and honestly. In addition, we are committed to providing you with personalised support, tailored to your needs and preferences. We will make sure that we understand you and listen to your wishes, so that you can make informed and wise decisions at all times.

Your satisfaction is our priority, and we will strive to exceed your expectations in every interaction. We are committed to guiding you, providing you with the necessary information, advising you in making decisions and solving any problems that may arise along the way to make your dream home a reality.

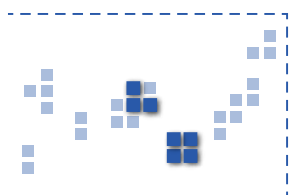
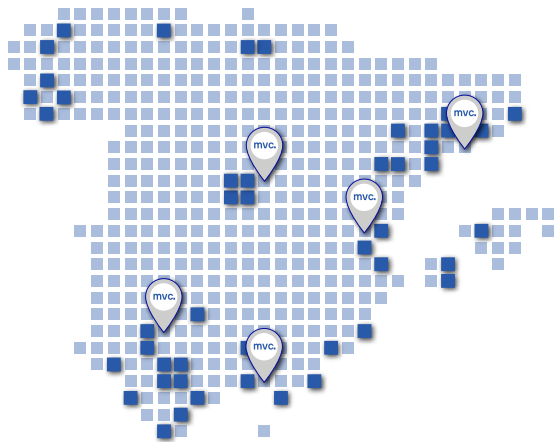
**We build innovative and sustainable housing;
unique and cozy homes to live in.**



More than 100 years building homes for you.

metrovacesa

Although we look back on our past successes with pride, our sights are always set on creating the homes of the future: strategic locations, sustainable and environmentally friendly housing, homes created for your enjoyment with only the highest quality materials... With the guarantee of a great century-old company with national presence.



Delegations
mvc.

1918

Compañía Inmobiliaria Metropolitana (CIM) and Compañía Urbanizadora Metropolitana (CUM) founded in Madrid.

Company listed on the Madrid Stock Exchange

1941

1946

Creation of the **Vacesa** real estate agency, focused on rentals.

Development of the **Edificio España** (25 floors, 117m de high).

1953



1957

Development of **Torre Madrid** (38 floors, 165m high).



Merger of CIM, CUM and Vacesa to create **Metrovacesa, S.A.**

1989



2005

Beginning of international expansion. Annual deliveries of some 2,200-2,600 from 2005 to 2008 in a highly competitive environment.

Due to the financial crisis, banks become the main shareholders of **Metrovacesa, S.A.**

2009



2013

Company taken private.

Spin-off of the portfolio of assets transferred to **MERLIN Properties** of €1,097 million (1) provided by Santander, BBVA and Popular in carefully chosen locations.

2016
2017

2018



MCV is listed again.
GAV of €2,606.

522 M€ paid out to shareholders in dividends between 2019- 2023.

2023

2024

8,400 homes delivered and **14,000 launched** between 2018-2024

+10,000 homes delivered and more than **+15,000 homes launched** during the 2018-2025 period.

2025





Where it all begins by the Mediterranean.

Welcome to Almare, a development located in one of the most attractive areas of the Costa del Sol: La Cala de Mijas.

A setting that combines the peace of a residential area with easy access to all amenities. Here you can enjoy everyday life in complete comfort, with supermarkets, schools, health centres and leisure facilities just a few minutes away.

What's more, the beach is just a kilometre away, allowing you to make the sea part of your daily routine. Its excellent links to Málaga, Marbella and the international airport make both everyday life and short breaks a breeze.

At Almare, everything is close by. And what matters most, even more so.





Marbella: 21 km
Puerto Banús: 24 km
Estepona: 47 km
Málaga: 40 km



CARE Mijas: 9 km
Costa del Sol Hospital: 16 km
Quirón Hospital (Marbella): 20 km



Málaga Airport: 34 km
Málaga Maria Zambrano AVE Station: 40 km



Torre Alminara Secondary School: 450 m
El Chaparral State School: 1 km
El Olmo Primary School: 2 km
IES La Cala de Mijas: 2 km



La Noria Club Golf Resort: 1 km
Chaparral Golf Club: 5 km
Calanova Golf: 5 km
Miraflores Golf: 5 km
Cabopino Golf: 8 km



Miramar Fuengirola: 8 km
El Corte Inglés Mijas: 10 km
La Cañada Shopping: 21 km
El Corte Inglés Puerto Banús: 30 km



2

The Mediterranean essence of living by the sea.

Almare is being developed in Mijas, a residential development designed to let you enjoy the Mediterranean lifestyle at its very best.

With 2- and 3-bedroom homes, each property has been designed to offer space, natural light and a constant connection with the outdoors. The terraces, the centrepiece of every home, open out onto the landscape and the sea, becoming spaces where time stands still.

Almare is a place designed both for those looking for a home and for those wishing to invest in quality of life in a prime location on the Costa del Sol.



A design that connects with light and the sea.

Almare features contemporary architecture that combines design, functionality and high-quality construction to create homes designed with well-being in mind.

The layout of the buildings, adapted to the topography, maximises views and natural light, creating bright spaces that are connected to the surroundings.

The homes have been designed to blend seamlessly with the outdoors, in harmony with the Mediterranean climate, resulting in spacious, balanced and vibrant living spaces.







3

Spaces that
open up to the
light and the
outdoors.

From the very first sketches, Almare was designed so that the interior and exterior are part of a single space.

The spacious terraces become a natural extension of the living room, inviting you to enjoy the open air, the sea views and the light that defines the south.



A place to share, relax and experience every moment to the rhythm of the Mediterranean.

Almare has been designed as a place where living becomes an experience.







4

The place where everything comes together.

Almare offers common areas designed to enjoy your free time in full comfort.

The swimming pool, gardens and relaxation areas create an environment where you can unwind, socialise and enjoy the wonderful climate all year round, whilst the gym is the perfect place to put the saying 'mens sana in corpore sano' into practice.

A well-designed space where every member of the family can find their own spot, without having to leave home.



Light, balance and comfort in every room.

The orientation and layout of the homes have been carefully designed to promote cross-ventilation and a constant flow of natural light.

Every room exudes spaciousness, serenity and balance, creating homes that adapt to your lifestyle and evolve with you.

At Almare, every corner is designed to provide comfort, functionality and well-being in everyday life.





5

Much more than just a home, your place by the sea.

Imagine a home where light, design and the surroundings come together to offer you a unique experience.

Almare offers homes designed to adapt to different stages of life, with practical layouts, spacious terraces and high-quality materials that guarantee comfort and durability.

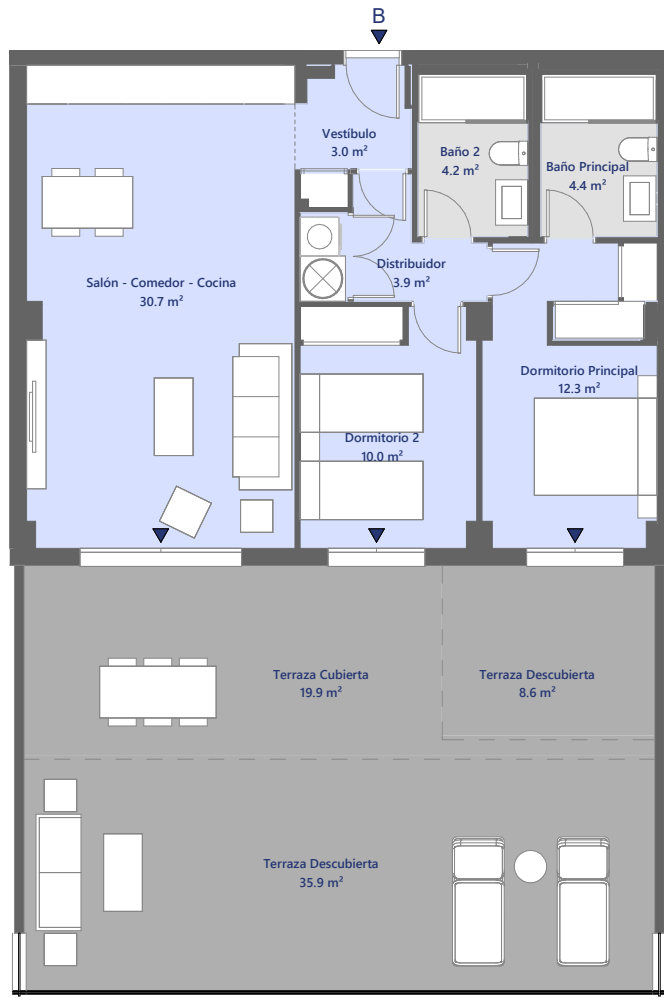
Here begins a new way of life, in a stunning seaside setting, backed by Metrovacesa.



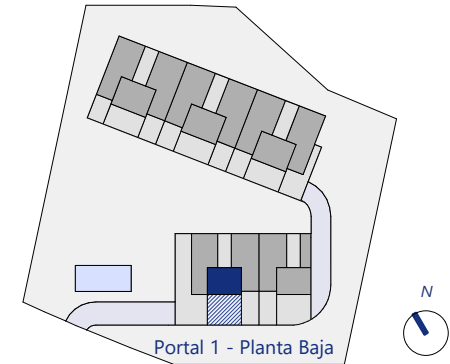
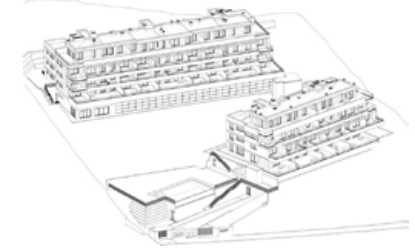


C. CERRADO 991. AVILA 400

ALMARE



LOCALIZACIÓN



CUADRO DE SUPERFICIES

S. Útil Interior Vivienda	68.5 m ²
S. Construida Int. Vivienda + p.p. ZZCC	90.8 m ²
S. Útil Exterior Vivienda	64.4 m ²
S. Cons. Int. Viv. + p.p. ZZCC + S. Útil Ext. Viv.	155.2 m ²

CUADRO DE SUPERFICIES ANDALUCÍA

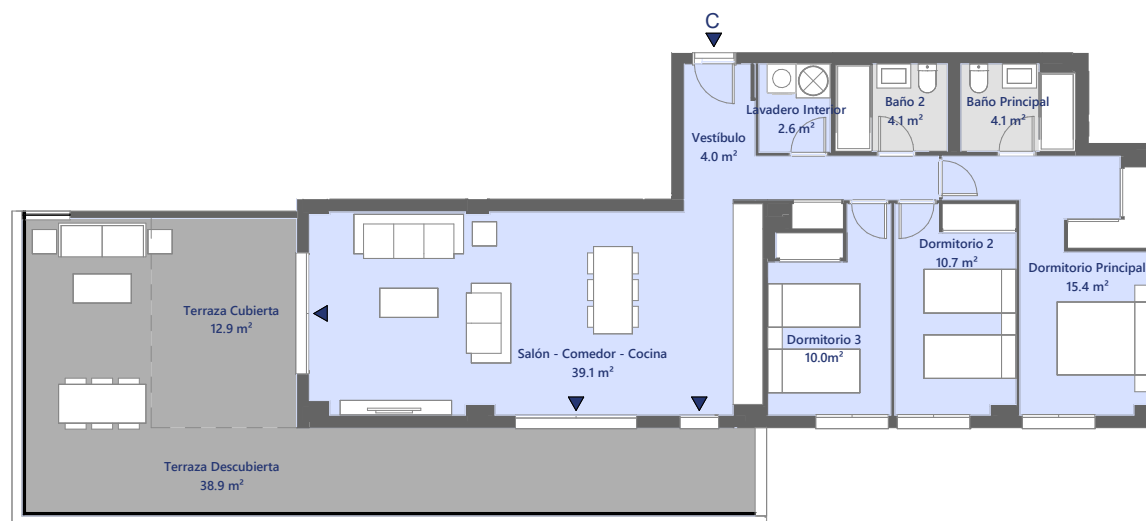
S. Útil Vivienda D 218/2005	75.4 m ²
S. Cons. Vivienda + p.p. ZZCC D 218/2005	98.7 m ²

Las superficies indicadas están calculadas conforme al Decreto 218/2005 de información al consumidor en la compraventa y arrendamiento de viviendas en Andalucía.

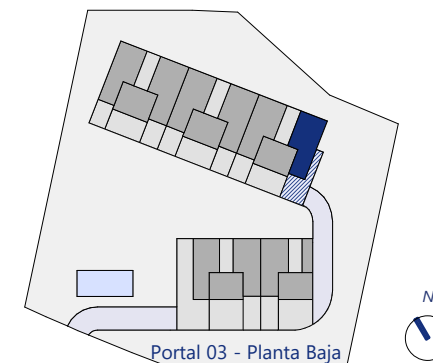


This plan is not final, as it was prepared in accordance with the Building's Basic Design. Therefore, Metrovacesa reserves the right to include any modifications required due to technical and/or legal requirements or those ordered by any public administration or body, always adjusting them to the Execution Project. Accessory elements (for example, furniture included in the kitchen area or gardening elements) are merely illustrative. Doorways and the layout of sanitary fixtures are not binding. The areas indicated are approximate and may be subject to modifications for technical and/or legal reasons during the execution of the works.





LOCALIZACIÓN



CUADRO DE SUPERFICIES

S. Útil Interior Vivienda	94.1 m ²
S. Construida Int. Vivienda + p.p. ZZCC	124.9 m ²
S. Útil Exterior Vivienda	51.8 m ²
S. Cons. Int. Viv. + p.p. ZZCC + S. Útil Ext. Viv.	176.7 m ²

CUADRO DE SUPERFICIES ANDALUCÍA

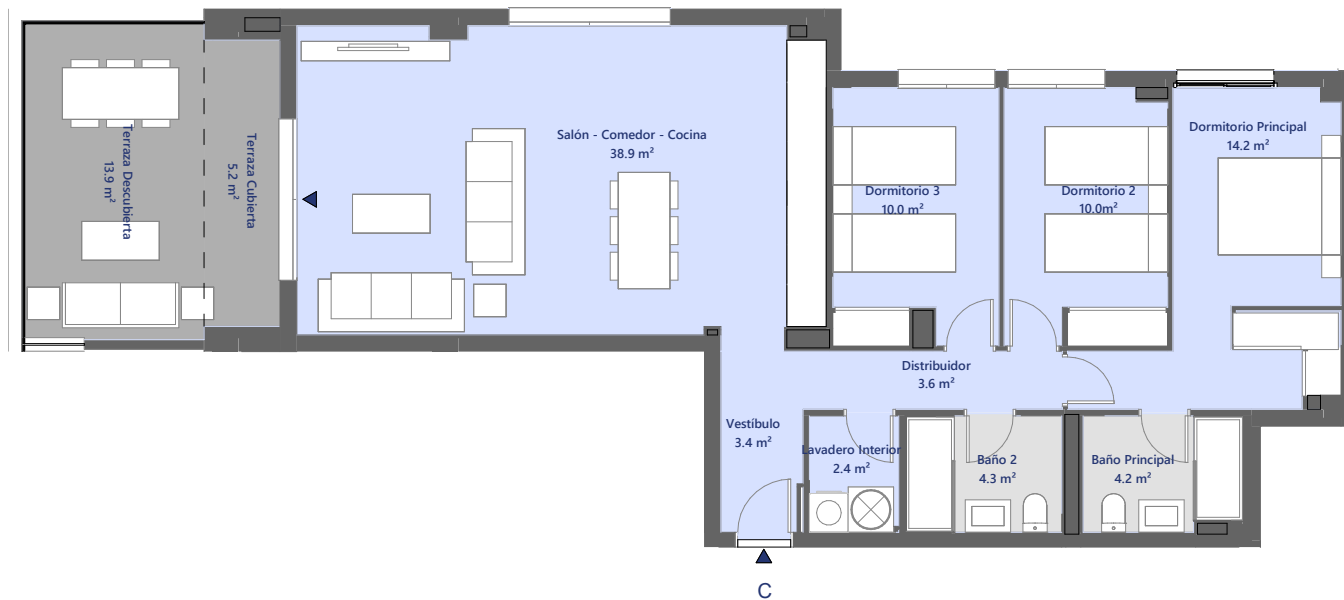
S. Útil Vivienda D 218/2005	103.5 m ²
S. Cons. Vivienda + p.p. ZZCC D 218/2005	135.9 m ²

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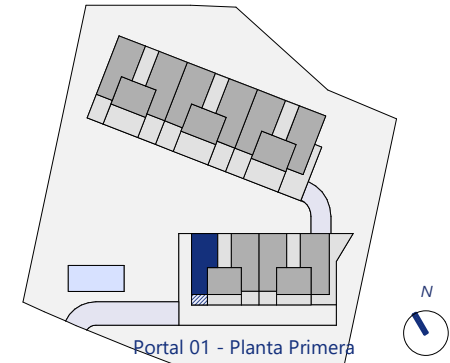
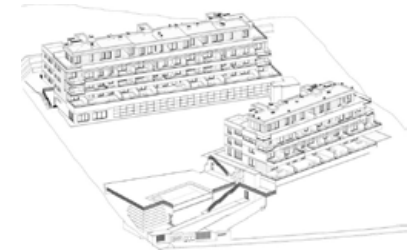


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LOCALIZACIÓN



CUADRO DE SUPERFICIES

S. Útil Interior Vivienda	91.0 m ²
S. Construida Int. Vivienda + p.p. ZZCC	123.4 m ²
S. Útil Exterior Vivienda	19.1 m ²
S. Cons. Int. Viv. + p.p. ZZCC + S. Útil Ext. Viv.	142.5 m ²

CUADRO DE SUPERFICIES ANDALUCÍA

S. Útil Vivienda D 218/2005	100.1 m ²
S. Cons. Vivienda + p.p. ZZCC D 218/2005	134.1 m ²

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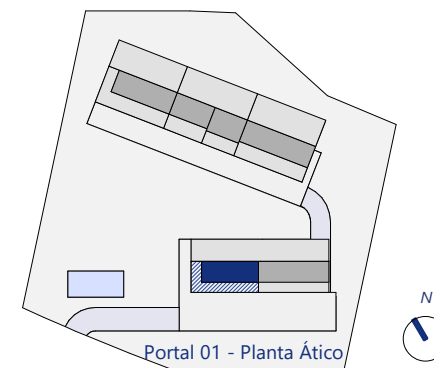
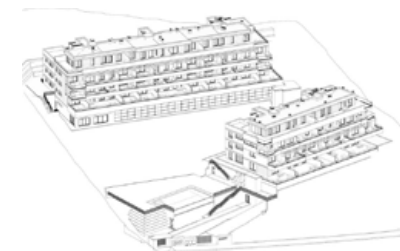


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LOCALIZACIÓN



CUADRO DE SUPERFICIES

S. Útil Interior Vivienda	83.1 m ²
S. Construida Int. Vivienda + p.p. ZZCC	114.8 m ²
S. Útil Exterior Vivienda	96.8 m ²
S. Cons. Int. Viv. + p.p. ZZCC + S. Útil Ext. Viv.	211.6 m ²

CUADRO DE SUPERFICIES ANDALUCÍA

S. Útil Vivienda D 218/2005	91.4 m ²
S. Cons. Vivienda + p.p. ZZCC D 218/2005	124.7 m ²

Las superficies indicadas están calculadas conforme al Decreto 218/2005 de información al consumidor en la compraventa y arrendamiento de viviendas en Andalucía.

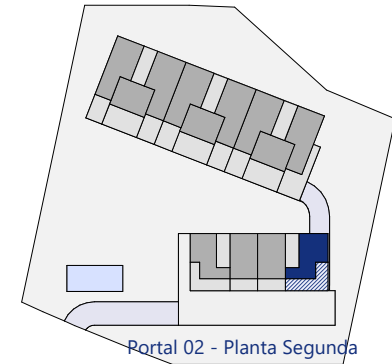
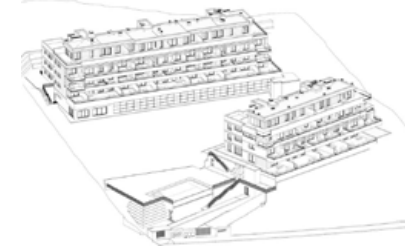


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LOCALIZACIÓN



CUADRO DE SUPERFICIES

S. Útil Interior Vivienda	126.4 m ²
S. Construida Int. Vivienda + p.p. ZZCC	167.5 m ²
S. Útil Exterior Vivienda	31.9 m ²
S. Cons. Int. Viv. + p.p. ZZCC + S. Útil Ext. Viv.	199.4 m ²

CUADRO DE SUPERFICIES ANDALUCÍA

S. Útil Vivienda D 218/2005	139.0 m ²
S. Cons. Vivienda + p.p. ZZCC D 218/2005	181.9 m ²

Las superficies indicadas están calculadas conforme al Decreto 218/2005 de información al consumidor en la compraventa y arrendamiento de viviendas en Andalucía.



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6

Technical Specifications.

These technical specifications are for guidance only, Metrovacesa, S.A. reserves the right to make any modifications on the grounds of technical or legal reasons, that are indicated by the project architect as being necessary or convenient for the correct completion of the building or that are ordered by the competent public bodies, in which case they will be replaced by others of equal or superior quality. The images in this brochure are for guidance only and are not contractually binding.

Modern design and an attractive volume.



Foundations and Structure

The **foundations and structure** will be constructed using reinforced concrete.



Façade

The external walls of the dwelling will be constructed using brickwork clad with continuous mortar and finished with a smooth stone-effect paint on the external face; on the intermediate face, **water-repellent** render and cavity insulation with glass wool; and on the internal face, a **drywall system with insulation**.



Roofs

The technical roofs, which house the DHW and air conditioning equipment, will be non-accessible roofs with **thermal insulation and gravel protection**. They will be suitably separated from the private solariums.

The private solariums and terraces will be paved with **outdoor porcelain tiles**.



Exterior joinery

Throughout the property, exterior **windows and doors** feature aluminium frames with **thermal breaks** and an anodised finish, **double glazing** for thermal and acoustic insulation, a blackout system and insulated frames.





Maximum thermal and acoustic comfort.



Interior joinery

Access to the property is via a reinforced door with a security lock, finished in white lacquer to match the interior joinery.

Smooth lacquered interior doors, with a deadbolt in bathrooms.

Modular wardrobes with lined interiors, lacquered in white to match the rest of the joinery, including shelves and hanging rails.



Partition walls and enclosures

Internal partitions in homes will be constructed using drywall and internal thermal and acoustic insulation for greater comfort.

The partition walls between the different homes and between homes and common areas shall be constructed using sound-absorbing brick, with cladding on both sides.







Flooring and wall tiles

For flooring in the main living areas and kitchens, we will use porcelain tiles with skirting boards of the same quality. The bathrooms will be floored with porcelain tiles with skirting boards of the same quality in the areas finished with paint.

The vertical surfaces in bathrooms and toilets will be tiled with porcelain stoneware in the bath and shower areas and finished with emulsion paint on the remaining surfaces.



Bathrooms

Mirror above the washbasin in the main and secondary bathrooms. In bathrooms, vitrified porcelain sanitaryware.

Thermostatic taps in showers. Single-lever taps for all other sanitary fittings.

Water-saving taps and sanitaryware, as a sustainability measure.



Suspended ceilings and paintwork

Plasterboard **suspended ceilings** throughout the property with access panels in areas designated for indoor air conditioning units.

Smooth **emulsion paint** on un-tiled vertical surfaces and ceilings.

Finishes that make all the difference.



Kitchen

Fitted kitchen with wall and base units, equipped with integrated Bosch or similar brand appliances; fridge, dishwasher, extractor hood, oven, microwave and freestanding washing machine. Silestone or similar worktop and splashback.



Heating, air conditioning and hot water

Individual domestic hot water production system per home.

Air conditioning system using a heat pump (cooling – heating) and distribution via ducts in the suspended ceiling.



Ventilation and extraction system

Installation of indoor **air renewal systems** in homes, with extraction vents in bathrooms and kitchens.





Electrical, TV and telephone installations

Electrical installation carried out in accordance with R.E.B.T. standards, with a high level of electrification.

Video door entry system with call receiver and colour video. Lifts with automatic doors and a capacity for 8 people.





A residential development with spaces suitable for the whole family.



Entrances and common areas

Entrance halls and interior common areas will be fitted with porcelain stoneware flooring. Smooth emulsion paint on vertical and horizontal surfaces.

Communal **swimming pool**.

Fully equipped gym.

Extensive **landscaped areas** designed for low water consumption. Automated irrigation system in landscaped common areas.

LED lighting in common areas.

Access control to the development.



Garage

Automatically operated vehicle access doors. Mechanically trowelled concrete floor.

Steel storage room access door with ventilation and lock.

Water points for washing down.

Fire detection and alarm system in all garages. Plans to install charging points for electric vehicles in accordance with regulations.



Sustainability and energy saving

Water heating system powered by an **aerothermal unit**.

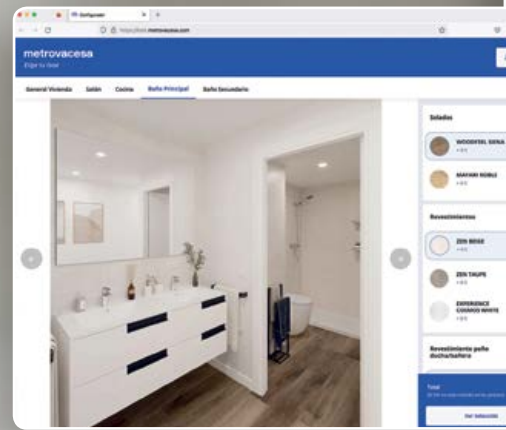
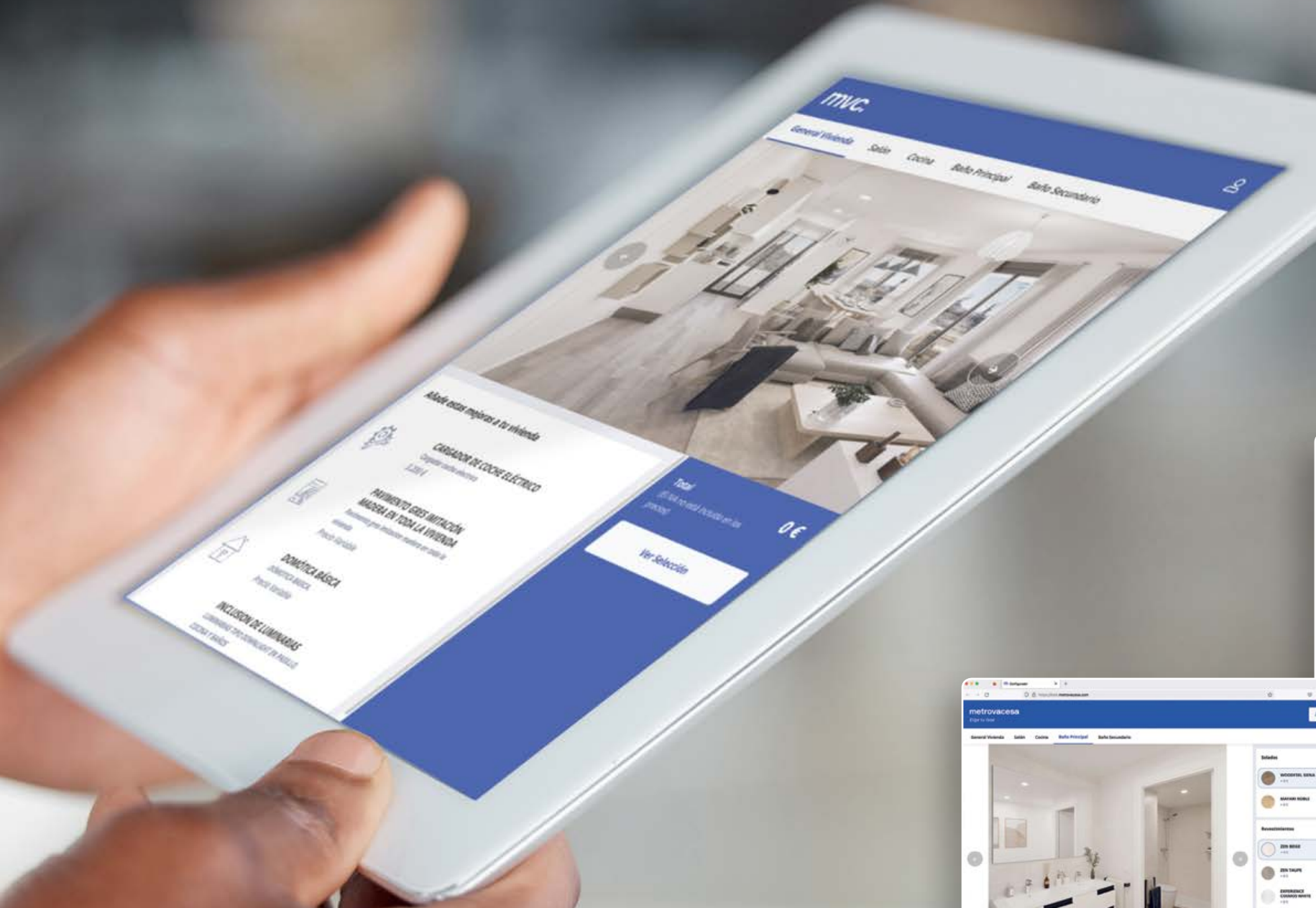
High-efficiency hot water and air conditioning systems.

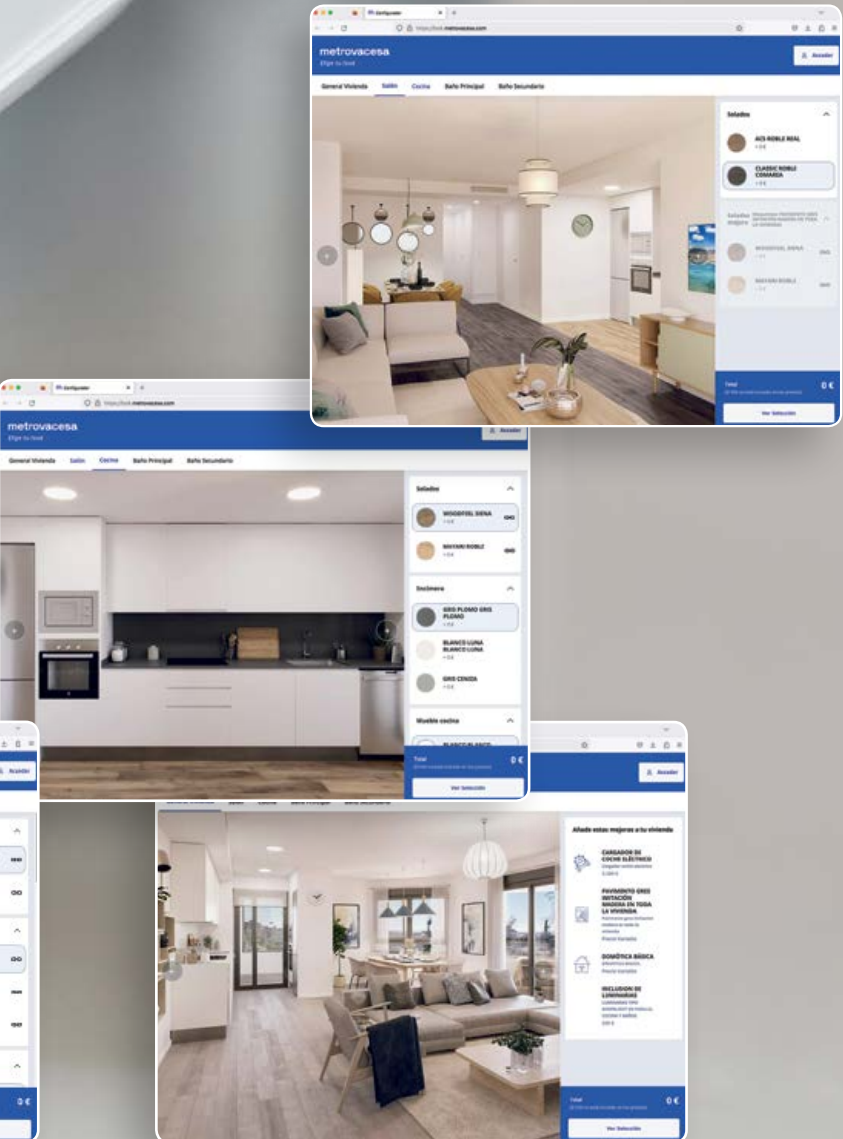
Sunlight analysis.

Flow restrictors in taps using calibrated aerators.

DOMUM sustainability seal.







Design your space. Choose your look.

Customise every detail and design your home with Choose Your Look. With a wide selection of materials and customisation options, we encourage you to design a space that reflects your personality and lifestyle.

From the floors to the finishes, every choice is yours. Unleash your creativity and make every corner a reflection of yourself.





A home where every detail reflects your essence.

Let's build your home together. At Metrovacesa, we help you choose the extras that surround you with comfort and the confidence of living in the home you have always dreamed of.

You can choose from a range of complimentary finishes, such as bathroom materials, flooring colours, or the colour combinations for your kitchen.

Among the optional upgrades available at an additional cost are practical features such as an electric vehicle charging point, motorised blinds, and home automation systems.

Your home is yours, customise it!





We are committed to sustainability.

All our developments start off from a design that prioritises comfort, innovation and the quality of our constructions. As a result, our buildings incorporate efficient technologies.

We design buildings to respect sustainability and improve the environmental surroundings of our developments and the city:

- Design incorporating passive measures.
- Implementation of renewable energies.
- Efficient air conditioning systems.
- Incorporation of materials and systems that favour sustainability.

[More information on our website.](#)

Innovative and sustainable housing.

In a world where every decision matters, choosing sustainable housing is not only a smart choice, but also a commitment to the future.

At Metrovacesa, we not only build houses, but we also create spaces that respect and protect our environment, offering you a conscious lifestyle full of benefits.





Imagine waking up every morning in a home that not only welcomes you but also contributes to a more sustainable world. From energy efficiency to responsible use of resources, every aspect of our homes has been designed with you and the environment in mind.

By choosing a sustainable home, you will benefit from lower energy consumption, which translates into lower bills and reduced environmental impact. In addition, you will enjoy a healthier and more comfortable indoor environment, thanks to the air quality and natural light provided by our way of conceiving and building developments.

Join us on the path to a sustainable lifestyle.



Committed to sustainability and savings.

At Metrovacesa, we stand out for applying deep and robust sustainability criteria to every one of our developments.

That is why we are proud that Almare has achieved an A-A energy rating certificate, a milestone that reflects our commitment to protecting both the environment and your finances.

Some of Almare's most notable technical solutions include:

- Energy-efficient domestic hot water (DHW) production system using individual aerothermal technology.
- Façade with thermal and acoustic insulation.
- Installation of photovoltaic panels.





Circular Economy

Addressing the management of a development's resources and materials throughout its life cycle is our priority.

This icon is a reflection of that implication.



Water resources

This icon guarantees that Metrovac-esa is working to reduce the impact of the water footprint of this development.



Biodiversity

MVC's commitment is to protect, preserve and restore the environment in which we build our developments.

This icon reflects this commitment to your future home.





Decarbonisation

Our commitment is to perform a Life Cycle Assessment (LCA) of all our developments with the aim of reducing CO2 emissions into the atmosphere. This icon showcases that actions related to decarbonisation have been studied in your future home.



Energy efficiency

In most of our developments, we achieve the highest energy efficiency ratings and apply various strategies to improve the comfort of your future home.





Domum Sustainable Seal

It was created with the goal of ensuring that the conception and design of our homes are based on sustainability as a key principle of their development. Aspects such as energy efficiency, the circular economy, and a design that is in harmony with and adapted to the climatic and landscape characteristics of the location in which they are situated are the key elements of the Domum Sustainable Seal.

The final structure of the Domum Sustainable Label is based on six categories that will determine Metrovacesa's commitment in each development.



The LCA is a tool that helps us to study the components of a building, during its useful life, from its extraction, construction, use, including demolition or disposal of the waste generated from such demolition.

This tool allows us to quantify emissions throughout the process and implement measures to reduce them.



metrovacesa

Turn your new house into the home you've
always dreamed of.

At Metrovacesa we build homes so that you can build your
dreams in them.

Your well-being and that of your family is what drives us to
keep improving every day.



metrovacesa

Live as you dream.

Bring your dream to life at [metrovacesa.com](https://www.metrovacesa.com) | 900 55 25 25 | infopromociones@metrovacesa.com

Non-contractual informative brochure prepared on the basis of the Basic Project submitted for processing the building permit. Information subject to necessary modifications due to technical, legal or commercial requirements during the course of the construction work or once it has been completed, without this implying any significant alteration of the object and without reducing the quality of the materials. Exterior and interior infographics are merely illustrative and subject to possible modifications; furniture not included; finishes, qualities, colours, equipment, sanitary ware and kitchen furniture are for illustration purposes. All information and documentation will be provided in accordance with the provisions of Royal Decree 515/1989 and other complementing regulations, whether of a state or regional nature. Exterior and interior infographics are merely illustrative and subject to possible modifications, thus are not binding in nature. They have been drawn up on the basis of the Basic Project submitted for processing the building permit, and METROVACESA, S.A. reserves the right to make any modifications required by technical, legal or commercial requirements for the correct completion of the building or which may be required by the competent public bodies, without this implying any significant alteration to the object and without reducing the quality of the materials. The equipment of the dwellings will be as indicated in the corresponding specifications; kitchen furniture is not included.