



metrovacesa

# Blue View Heights



Blue  
View  
Heights





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WELCOME

Metrovacesa, over  
100 years creating  
homes to improve  
people's lives





MANILVA-COSTA DEL SOL

# A home on the Mediterranean coast with spectacular sea views always makes a difference

Living on the Costa del Sol provides considerable quality of life. Owning an apartment in Blue View Heights adds an extra advantage. This is an estate with large properties and terraces situated near the coast, at the foot of the Mediterranean hills, with sea views from which you can also see the Rock of Gibraltar. This privileged location allows access to all that Costa del Sol has to offer.

The sea and the mountains, resting and participating in activities... Blue View Heights makes a reality of the ideal of a relaxing life in connection with nature, by the beach, in the knowledge that just a few minutes away you can also enjoy one of the areas with the widest range of leisure activities and services in Europe.



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GOLF

## The best golf course next to home

La Costa del Sol offers over 70 golf courses, being one of the favourite destinations for golf lovers. Only in the vicinities of Blue View Heights there are 12 large golf destinations such as, for example, the best golf course in continental Europe, the Real Club Valderrama in Sotogrande, at only 10 minutes. If you like golf, you will enjoy like never before, and if you have not been there yet, this is your chance.



MARINAS AND  
WATER SPORTS

Living by the sea  
is the only way to  
enjoy it fully



Along the 184 km comprising the Mediterranean coast, there are 11 marinas such as the glamorous Puerto Banus marina in Marbella and the Benalmadena marina, which was awarded the Best Marina in the World twice. At only few minutes from the development, you will also find the Sotogrande marina and La Duquesa marina (Manilva).

Additionally, the entire coast offers the possibility to practice a large number of water sports such as diving, paddle surf, windsurf, kitesurf, kayak, sailing... If you add indoor water sports, the possibilities are endless.



## Services

Schools, medical centres and hospitals, shopping centres and all kinds of stores.

## Leisure

Golf, nautical sports, water sports, restaurants and a large cultural portfolio of activities.



## Connections

A few minutes from the Costa del Sol, with access to the motorway and international airports.







## SERVICES

## Life is easier when you have everything at hand

Including Malaga city, the population of the Costa del Sol exceeds 1,000,000 inhabitants with over 140 nationalities from all over the world. Its growth has gained it its reputation as one of the areas with the best services in Europe: international and bilingual schools, medical centres and hospitals equipped with last-generation technologies, large shopping centres and all kinds of stores, which offer from the essentials to country-specific specialties.

Wherever you come from, whichever your needs are, you know you have it all at hand, which makes daily life much easier.

## LEISURE

# Enjoy a permanent holiday the 365 days of the year

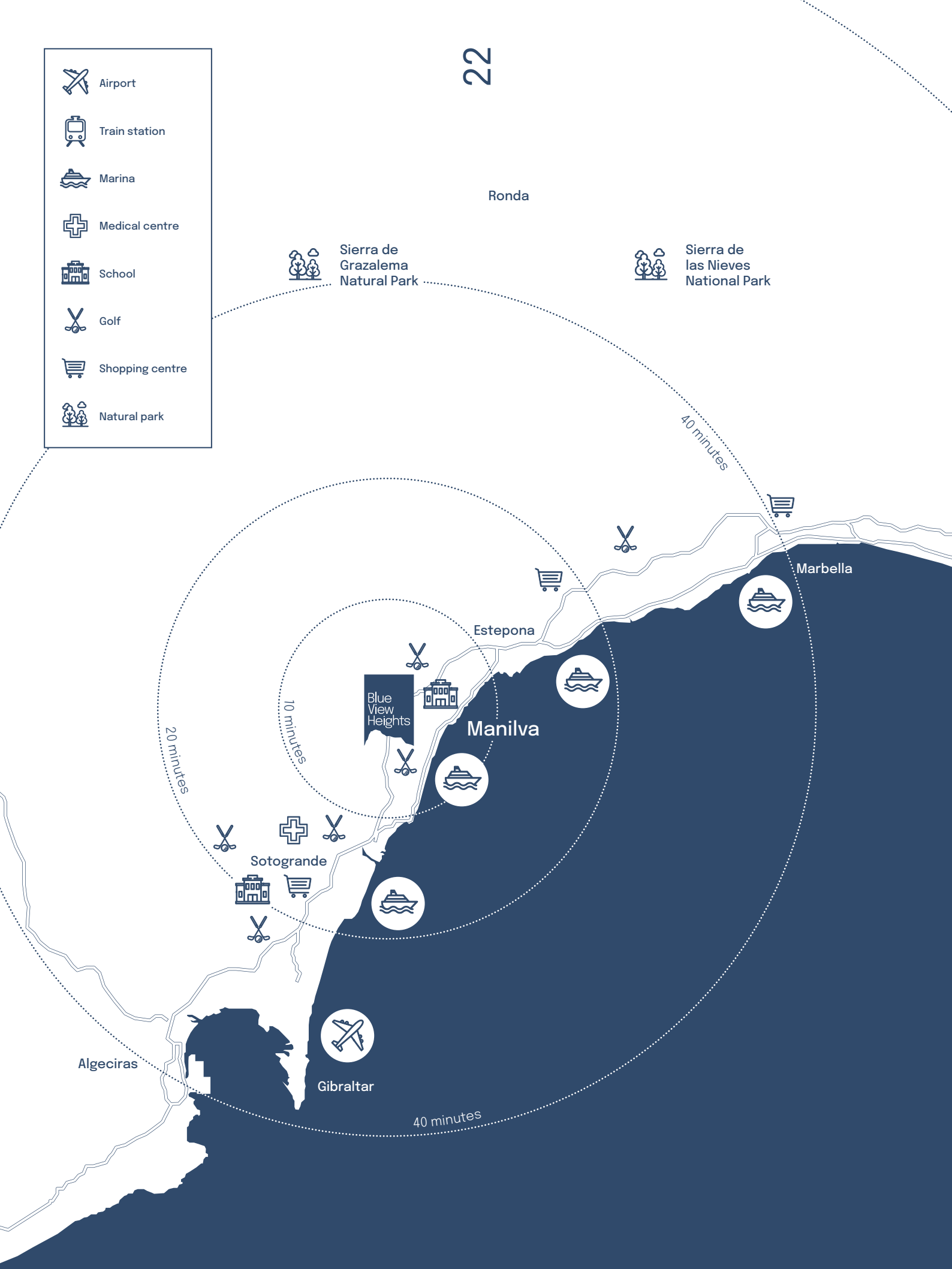
Living in Blue View Heights offers the intense experience of going from a residential relaxing area into a busy area full of possibilities. From sea and mountain activities to bars and restaurants, the leisure options of the coast are infinite all year round. Culture lovers also have in Malaga city a hotpot for a wide range of events, concerts, museums...

Having your own property where the rest can only spend a holiday provides a different perspective to life.





-  Airport
-  Train station
-  Marina
-  Medical centre
-  School
-  Golf
-  Shopping centre
-  Natural park



Ronda

Sierra de  
Grazalema  
Natural Park

Sierra de  
las Nieves  
National Park

40 minutes

Marbella

Estepona

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Manilva

10 minutes

20 minutes

Sotogrande

Algeciras

Gibraltar

40 minutes



Montes de Málaga  
Natural Park

Vélez-Málaga

Málaga

Torremolinos

Mijas

Fuengirola

## CONNECTIONS

Two international airports, a high-speed train, sea routes and a magnificent motorway network

The Costa del Sol sees a constant number of travellers all year round, which makes it perfectly accessible by land, sea and air both for inland as for international travelling. This impressive transport network makes it easier for everyone to move easily from the residential estate both for daily travelling and traveling abroad.

## RESIDENTIAL AREA

# An ideal life in a safe environment

The housing estate has been organised with its residents in mind. This is why we have created community spaces that are safe and kind and invite residents to take on activities. Surrounded by beautiful Mediterranean gardens with access to the natural environment, it has walking areas and resting areas, a large swimming-pool, a community room, a spa and a gym to enjoy alone or in the company of family and friends.

Every property includes its own garage space to provide maximum comfort. It also has an extra space at the storage room area.

Blue View Heights has been designed to meet the needs of today's families.



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## PROPERTIES

# Large properties with terraces and incredible panoramic views

With the purpose of meeting the various needs of life, Blue View offers semi-detached 2, 3 and 4-bedroom properties organised in four rows looking on to the sea. There is a choice of various models with large terraces, a garden and southwest orientation.



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## Large terraces

Properties with large terraces and spectacular sea views.

## State-of-the-art design

Attractive volumes and natural textures and shades that provide warmth and a feel of spaciousness.

## Brightness

Open interior spaces with large windows leading to the terrace or garden generating large and bright spaces.

## Maximum comfort

Large rooms, thermal and sound comfort, heating, air-conditioning, interior air renovation system in properties with extractor fans in bathrooms and kitchens.

## Fully equipped

Furnished kitchens with worktops and appliances integrated in the living area, contemporary main and secondary bathrooms, lined-interior modular wardrobes, electrical, telephone and TV connections, garage and storage room...

## Energy saving

Windows that use the maximum potential of natural light, insulating blinds, air-conditioning in all the rooms.

## High-quality materials

Provided with high-quality materials and finishes, sound-absorbent brickwork, double-glazing aluminium metalwork, lacquered hinged-door modular wardrobes, porcelain stoneware floors in the entire property.

## Total safety

Every property has been provided with an armoured door with security lock, a video intercom and an automated vehicle access door.









## Only missing your personal touch

The properties at Blue View Heights have been designed to fully adapt to your needs.

There is a wide range of options amongst which you can choose to customise your property, ranging from a selection of decorative items to the installation of house automation systems, a jacuzzi or outdoor swimming-pool in certain properties, etc.



SUSTAINABILITY

Designed with  
energy saving and  
environmentally-  
friendly criteria in mind

From its design and planning to its construction, Blue View Heights has followed sustainability criteria according to environmental laws. Additionally, we have used high-quality materials and finishes, premium thermal insulation systems, windows that use natural light...

All adds to reduce the environmental impact with utmost respect to the natural environment and increased energy saving.





## Environmentally- friendly

Blue View Heights has been designed to cause a minimum impact on the environment.

The construction solutions have been improved to optimise energy consumption and ensure comfort and enjoyment.

We use LED light fittings in various areas of the building ensuring optimum consumption, duration and effectiveness.

We use the latest technologies in air-conditioning and air quality systems with our priority being both the final result and low energy consumption.

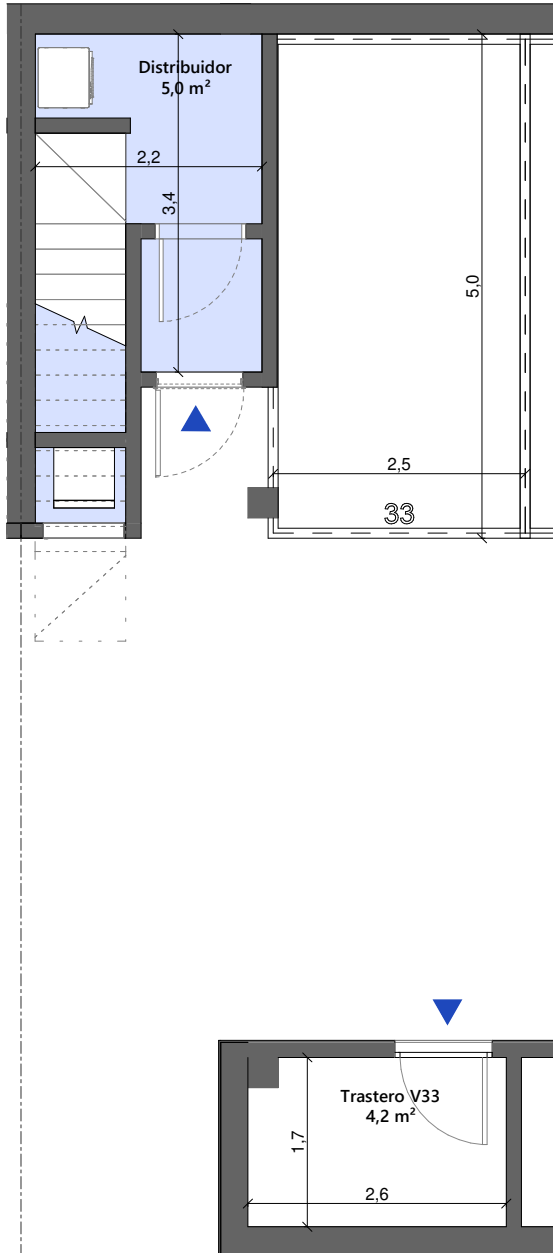
We have installed sanitary units that are environmentally friendly. Low consumption means a significant saving in terms of bills as well as a contribution to the improvement of our environment.

## 2 BEDROOMS

BLOCK 3 - PROPERTY NO. 33



GROUND FLOOR

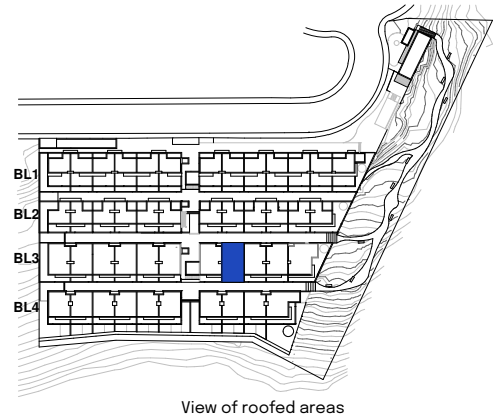
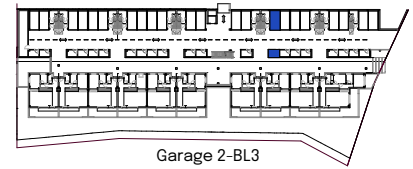


BASEMENT

AREA CHART

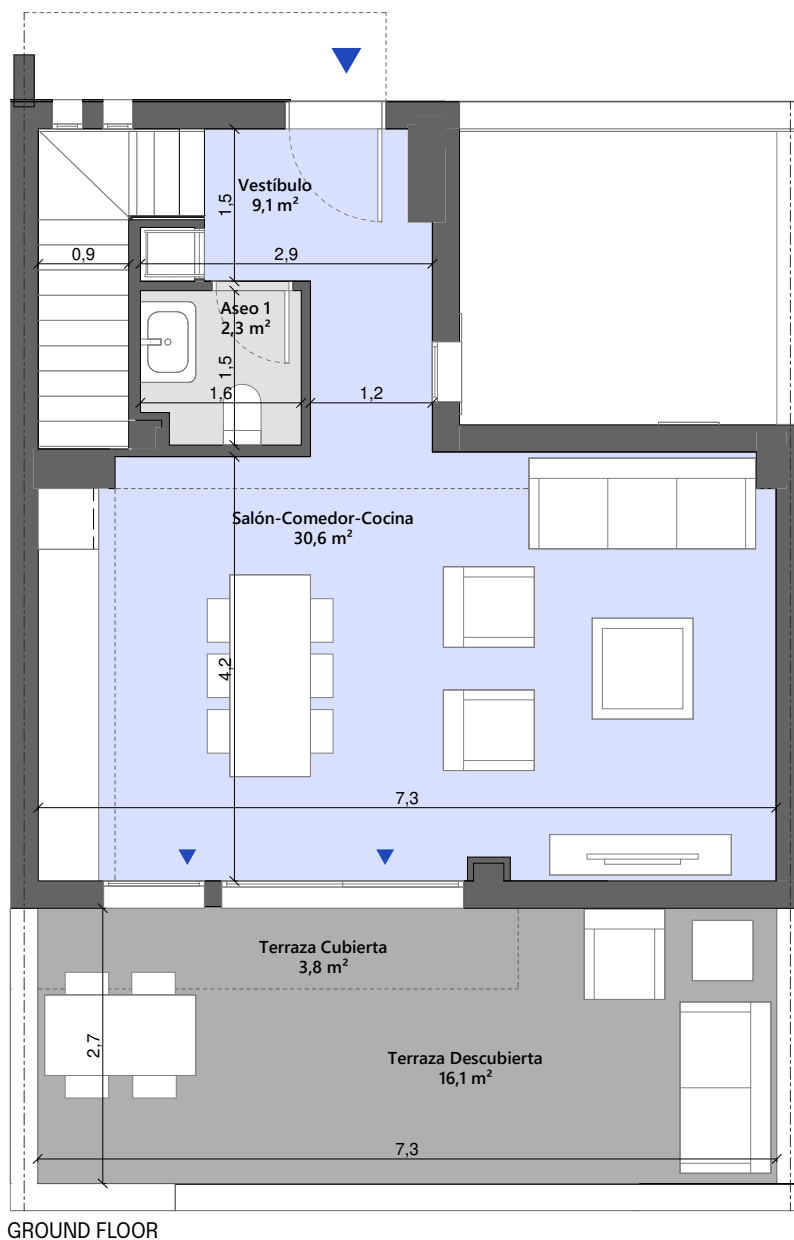
Usable interior area	76,4 m <sup>2</sup>
Usable roofed terrace area	4,1 m <sup>2</sup>
<b>Total usable area</b>	<b>80,5 m<sup>2</sup></b>
<b>Built interior area + proportional share in community areas</b>	<b>97,0 m<sup>2</sup></b>
<hr/>	
Roofless exterior terrace usable area	12,2 m <sup>2</sup>
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Total usable area according to RD218/2005	84,2 m <sup>2</sup>
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Total built area according to RD218/2005	106,5 m <sup>2</sup>

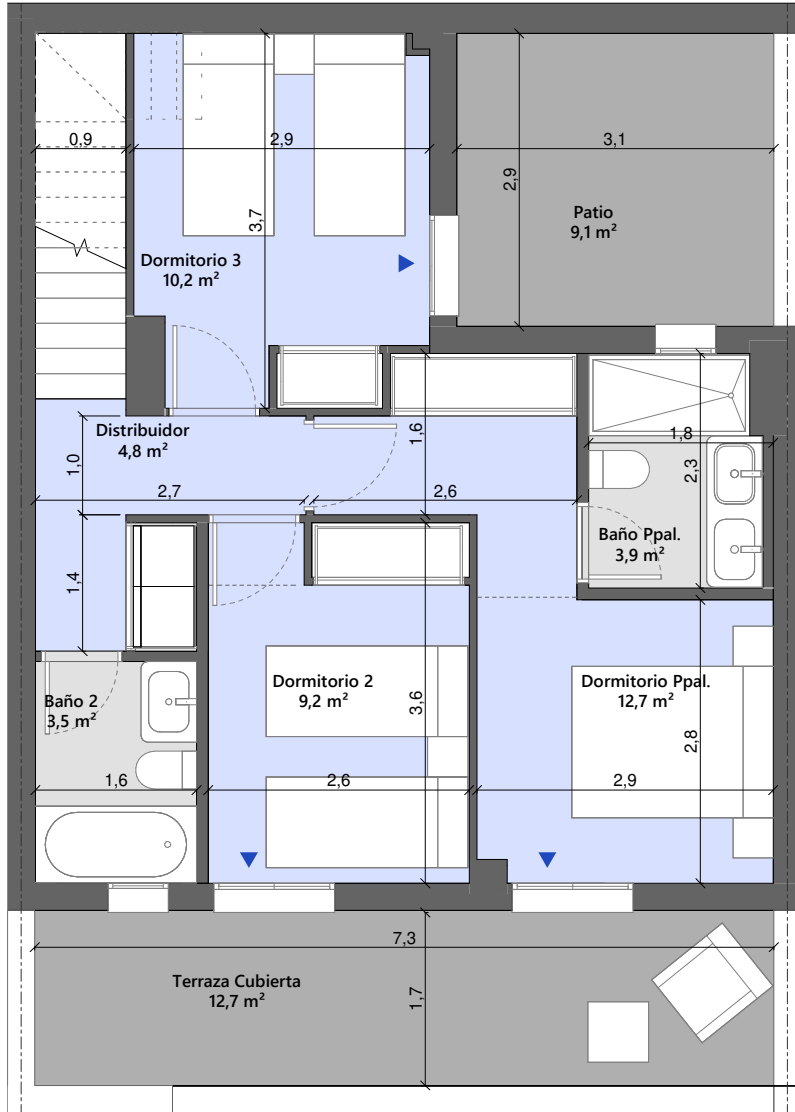
*The areas indicated above have been calculated according to Decree 218/2005 on consumer information for the sale and rental of properties in Andalusia.*



## 3 BEDROOMS

BLOCK 2 - PROPERTY NO. 17



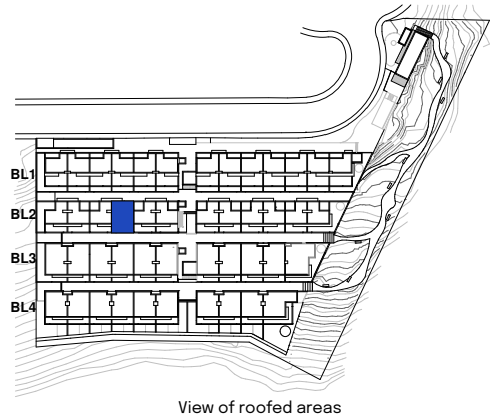
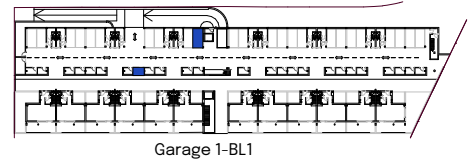


BASEMENT

**AREA CHART**

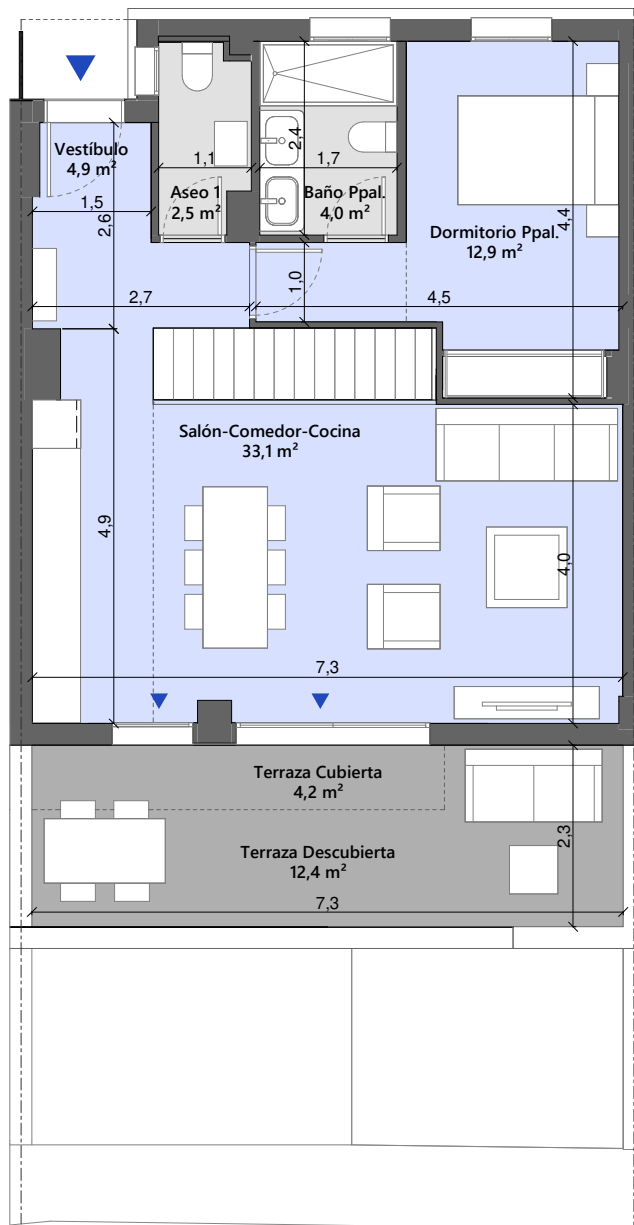
Usable interior area	86,3 m <sup>2</sup>
Usable roofed terrace area	16,5 m <sup>2</sup>
<b>Total usable area</b>	<b>102,8 m<sup>2</sup></b>
<b>Built interior area + proportional share in community areas</b>	<b>110,2 m<sup>2</sup></b>
Roofless exterior terrace usable area	25,2 m <sup>2</sup>
Total usable area according to RD218/2005	95,2 m <sup>2</sup>
Total built area according to RD218/2005	121,1 m <sup>2</sup>

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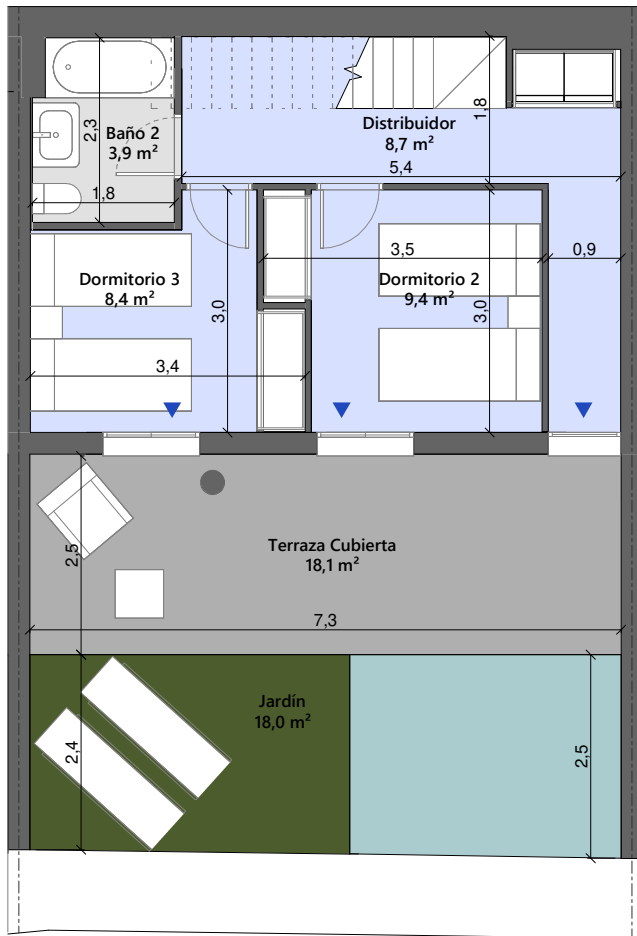


# 3 BEDROOMS

BLOCK 4 - PROPERTY NO. 40



GROUND FLOOR

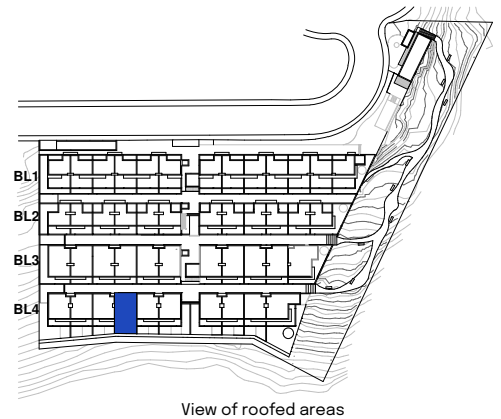
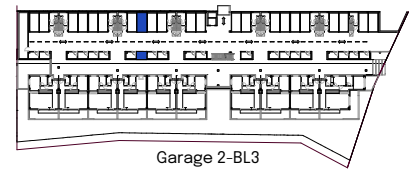


BASEMENT

AREA CHART

Usable interior area	87,9 m <sup>2</sup>
Usable roofed terrace area	22,3 m <sup>2</sup>
<b>Total usable area</b>	<b>110,2 m<sup>2</sup></b>
<b>Built interior area + proportional share in community areas</b>	<b>112,6 m<sup>2</sup></b>
Roofless exterior terrace usable area	12,4 m <sup>2</sup>
Usable exterior garden area	18,9 m <sup>2</sup>
Total usable area according to RD218/2005	97,2 m <sup>2</sup>
Total built area according to RD218/2005	123,6 m <sup>2</sup>

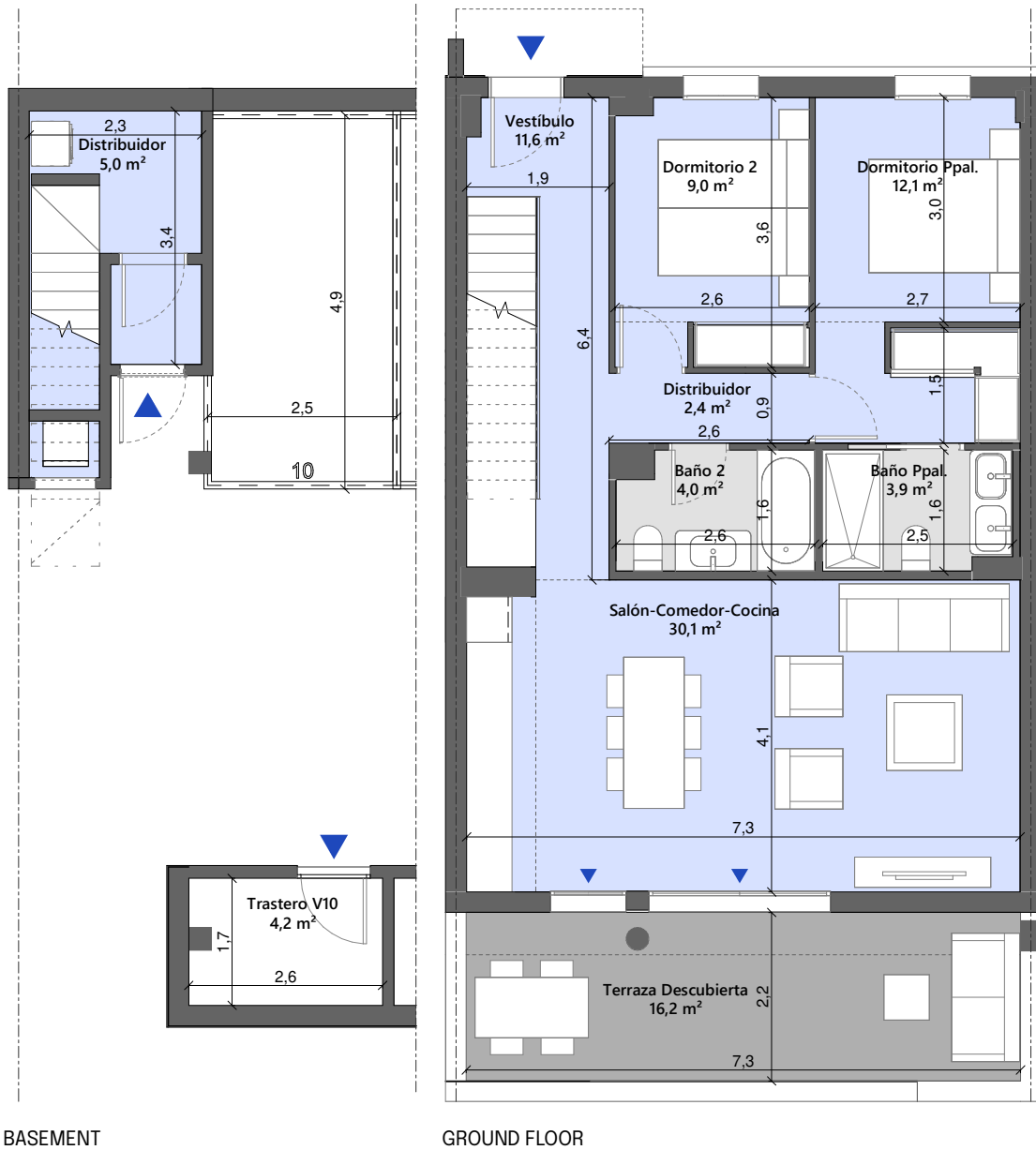
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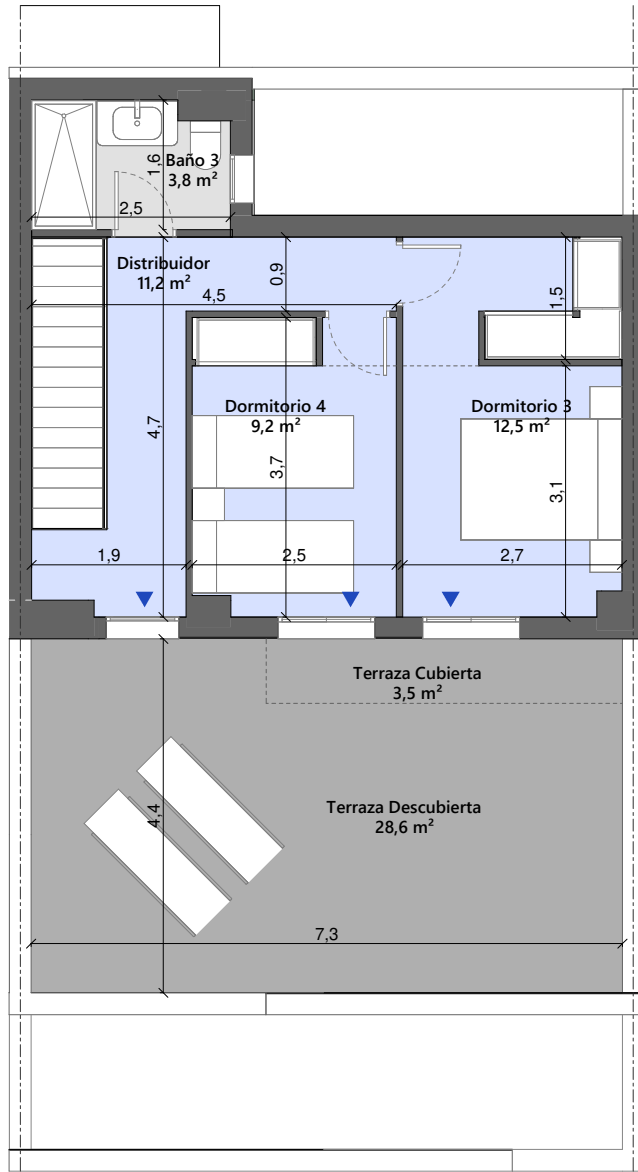
GRAPHIC SCALE

# 4 BEDROOMS

BLOCK 1 - PROPERTY NO. 10



"This plan is not final, as it has been drawn according to the Buildings Basic Project and Metrovacesa reserves the right to include the necessary modifications to meet the technical and/or legal requirements set out by any administration or public body, adapting them in any case to the Final Construction Plan. The accessory elements (for example, the furniture included in the kitchen and garden elements) are for illustrative purposes only. The door opening systems and the distribution of sanitary units are not contractually-binding. The areas indicated are only approximate, and they may be modified to meet technical and/or legal requirements in the course of the building work."

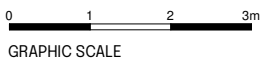
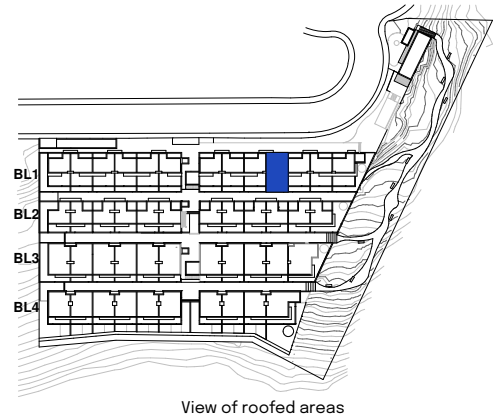
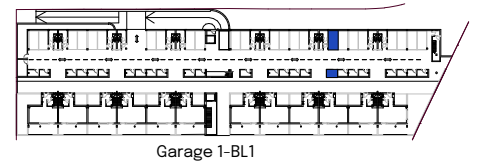


FIRST FLOOR

**AREA CHART**

Usable interior area	114,8 m <sup>2</sup>
Usable roofed terrace area	4,8 m <sup>2</sup>
<b>Total usable area</b>	<b>118,3 m<sup>2</sup></b>
<b>Built interior area + proportional share in community areas</b>	<b>142,7 m<sup>2</sup></b>
<hr/>	
Roofless exterior terrace usable area	44,8 m <sup>2</sup>
<hr/>	
Total usable area according to RD218/2005	126,6 m <sup>2</sup>
Total built area according to RD218/2005	156,8 m <sup>2</sup>

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# Dream homes

At Metrovacesa we create spaces with their residents in mind. Houses and apartments built with the highest quality, safety and comfort standards. With careful attention to design to the smallest detail and providing innovative solutions for all the rooms. More accessible and sustainable properties that follow the strictest criteria for energy saving and preservation of the environment. Homes that are design to really live.

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Leaflet for information purposes and not contractually-binding nature drafted from the Basic Project that has been presented for the application of the relevant building permits. Information subject to the necessary modifications to comply with technical, legal or commercial requirements in the course of the building works or on completion, with no impact on any significant alterations of the object and no detriments to the quality of the materials. The infographics of the exterior and interior areas are for illustration purposes only and subject to modification. The furniture is not included. The finishes, materials, colours, furnishings, sanitary units and kitchen furniture are approximate to reality. All the information and document filing shall follow the requirements of Royal Decree 515/1989 and other national or regional supplementary regulations.

