



PHOENIX RESORT  
LA CALA

THE ICON OF LUXURY LIVING



# PHOENIX RESORT LA CALA

THE ICON OF LUXURY LIVING

We are delighted to present “**Phoenix Resort La Cala**”. An exclusive project, of which we are especially proud and honoured to be able to offer clients of this category.

With the support of our partner, Dream Exclusives, we have designed and planned a premier product, the most prestigious of any we have developed to date. We have dedicated more than 10,000 hours, in collaboration with the best experts in each discipline, to provide a truly unique new life experience.

Located in the most beautiful spot of the Costa del Sol in Spain, surrounded by **3 18-hole golf**

**courses**, this development has only 30 apartments of the highest standing, which enjoy the most modern material and technology features. These characteristics, in addition to an extraordinary climate, will provide the owners with the pleasure of enjoying a luxury lifestyle.

The development offers a range of features and services, which will allow you to enjoy a relaxing and luxurious experience at all times.

From Phoenix, we are sure that prospective owners will benefit from this magnificent investment, fulfilling the highest of expectations.



Álvaro Díez de León  
Managing Director Phoenix



Alberto Díez de León  
Director Phoenix



Martin Jorgensen  
Chairman Dream Exclusives



Rolf Christensen  
CEO Dream Exclusives





LUXURY LIVING

PRIVILEGED LIFESTYLE

SUPERIOR LOCATION

IMPECCABLE DESIGN AND QUALITIES

Imagine waking up to another glorious day, with a view you will never tire of and the world at your feet. Combining sublime scenery with an infinite ocean panorama. Only a fortunate few will revel in this private paradise. One-of-a-kind luxury residences. The jewel in the crown of the **Costa del Sol**.

This is:

PHOENIX RESORT LA CALA



LUXURY LIVING

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SUPERIOR LOCATION

IMPECCABLE DESIGN AND QUALITIES

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## FOR THOSE THAT EXPECT THE VERY BEST

PHOENIX RESORT LA CALA

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Masterful design and modern luxury are synonymous with this intimate collection of apartments and penthouses. This is the future of refined overseas living, bringing the home you have always imagined to life. This is where the next chapter of your story unfolds.





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## BEYOND AN ORDINARY LIFE

THE ICON OF LUXURY LIVING

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Whether for business or pleasure a home on the Costa del Sol has become an investment associated with success, luxury and status.

**Phoenix Resort La Cala** offers the highest quality living experience in an exclusive, private setting; usually reserved for the world's leading hotels. The location provides a fabulously opulent, secret haven for those requiring discretion and privacy without compromising accessibility and enjoyment.

the icon of  
luxury living



GIBRALTAR  
AIRPORT

PUERTO  
BANÚS

MARBELLA  
TOWN CENTER

LA CAÑADA  
SHOPPING CENTER

CALAHONDA

--- 25 km ---

--- 22 km ---

--- 23 km ---

--- 9 km ---

--- 17 km ---

SOTOGRADE

ESTEPONA

BENAHAVÍS

MARBELLA

PUERTO  
BANÚS

ESTEPONA

CABOPINO

01 - 08

8

SOTOGRADE

9

10 - 13

4

14

1

15 - 18

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15 - 18

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19

1

20 - 22

3

23

1

24 - 26

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37

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- |                             |                                |                              |
|-----------------------------|--------------------------------|------------------------------|
| 1. Alcaidesa Links          | 20. El Paraíso Golf            | 39. Club Golf La Siesta      |
| 2. Alcaidesa Heathland      | 21. El Campanario Golf         | 40. Calanova Golf            |
| 3. San Roque Club           | 22. Atalaya Golf               | 41. La Noria Golf            |
| 4. Club de Golf Almenara    | 23. Guadalmina Golf            | 42. Santana Golf             |
| 5. Real Club Valderrama     | 24. Los Arqueros Golf          | 43. La Cala Golf (3 courses) |
| 6. Real Club Sotogrande     | 25. La Quinta Golf             | 44. Mijas Golf Los Lagos     |
| 7. La Reserva de Sotogrande | 26. El Higueral Golf Club      | 45. Mijas Golf Los Olivos    |
| 8. Club de Golf La Cañada   | 27. Los Naranjos Golf          | 46. Cerrado del Águila       |
| 9. La Duquesa Golf          | 28. RC Golf Las Brisas         | 47. El Chaparral Golf Club   |
| 10. Doña Julia              | 29. Club Golf Aloha            | 48. Benalmádena Golf         |
| 11. Casares Costa Golf      | 30. Magna Marbella Golf        | 49. Bil Bil Golf             |
| 12. Finca Cortesín          | 31. Monteparaíso Golf          | 50. Golf Torrequebrada       |
| 13. Estepona Golf           | 32. Rio Real Golf              | 51. Lauro Golf               |
| 14. Valle Romano Golf       | 33. Santa Clara Golf           | 52. Parador Málaga Golf      |
| 15. La Resina Golf          | 34. Marbella Golf Country Club | 53. Guadalhorce Golf Club    |
| 16. Golf El Coto            | 35. Greenlife Golf Club        | 54. Antequera Golf           |
| 17. Alferini Golf           | 36. Santa María Golf Club      | 55. Golf El Candado          |
| 18. Flamingos Golf          | 37. Cabopino Golf              | 56. Añoreta Golf             |
| 19. Marbella Club           | 38. Miraflores Golf            | 57. Baviera Golf             |

GIBRALTAR



1 | MARBELLA



2 | PUERTO BANÚS



3 | LA CAÑADA



4 | MIJAS



5 | MÁLAGA

57 | **Golf Courses**  
within 100 km.

300 | **Annual days**  
of sun

160 | **Kilometres**  
of beach

## A PRIVILEGED POSITION

A SUPER LOCATION

**Phoenix Resort La Cala** sits front line to the finest golf complex in Europe; **La Cala Golf Club**. It's no secret that La Cala is one of the most acclaimed golf resorts in Andalucía and the epicentre of golf on the **Costa del Sol**. Three superb championship courses, each presenting their own unique challenges, slot seamlessly into a picturesque backdrop of mountains and ocean.

**Phoenix Resort La Cala** can be found, 5 minutes from the beautiful town of La Cala, 20 minutes from Marbella and only 30 minutes from Malaga Airport.

Perched serenely amongst the hills, **Phoenix Resort La Cala** makes you the master of all you survey. Unwind and indulge in the sanctuary of this truly enviable location. Days will be marked by your own exclusive sunsets. Life will never be the same.

**La Cala** is a genuine haven of perpetual bliss. Blending a cosmopolitan atmosphere with a village vibe, La Cala caters to the lifestyles 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.





## SERENE, LUMINOUS AND ELEGANT

PHOENIX RESORT LA CALA

# the icon of luxury living

**Phoenix Resort La Cala** offers comfort and exudes modern elegance. Spacious light-filled residences with exceptional interior design provide the perfect setting for relaxing and entertaining. Unobstructed, open spaces flow indoor to outdoor, maximising every moment of the glorious Mediterranean sun.

This intimate boutique resort is composed of only 30 luxury residences, with only 5 apartments per building. This ensures absolute privacy and discretion for those looking to escape the pressures of everyday life. **Phoenix** is an attractive, low-density retreat. Conveniently located at the heart of the **Costa del Sol** yet within an oasis of peace and tranquillity, with panoramic views of lush tropical greenery across the valley to the coast.

The 2 and 3 bedroom apartments are crowned with 3 bedroom penthouses. No expense has been spared with space. Each apartment is gifted with enormous internal living areas alongside generous private outdoor Terraces.







## ◀ | SPA

The Phoenix Spa is designed and equipped around hotel standard facilities with the aim to provide sanctuary from the everyday world. A spa experience reduces stress and promotes physical and mental wellbeing. It is a place to escape to another world for personal restoration, solace and healing. It is a space to pamper yourself, chill out, relax, recharge, reflect, detox and re-energise.

## ▼ | GYM

Enjoying the best views a gym can have, the Phoenix gym installation provides the perfect location to participate in practically private workouts. Free from the crowds, queues and just footsteps from home, working on your physical health has never been more enjoyable.

## ▼ | SOCIAL CLUB & GASTRO BAR

Imagine your own private social club, members only bar or club house. A venue that caters for all your social and recreational needs. From a game of pool to a party, business meeting to BBQ, fun to function, the Phoenix Social Club offers an exclusive international scene for its privileged property owners only.





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# PHOENIX RESORT SITE PLAN

PHOENIX RESORT LA CALA

## 1 SECURITY CONTROL

Giving you complete peace of mind for the security and safety of you and your loved ones.

## 2 SECOND ENTRANCE

Private entrance for block 2 residents underground parking.

## 3 VISITORS PARKING

Ample parking for your guests and visitors.

## 4 PEDESTRIAN WALKWAYS

Serene rural pathways meandering through the resort, free from noise and traffic.

## 5 GYM

An elevated vantage-point to work out with a view.

## 6 SOCIAL CLUB & GASTRO BAR

The centre of all recreational activity.

## 7 SPA

A sanctuary for the mind, body and soul.

## 8 SWIMMING POOL

Cool off on the hottest days. Infinity pool with infinity views. The heart of the Phoenix resort.

## 9 PLAYGROUND

The space, freedom, adventure and security, especially for your little ones.

## 10 PUTTING GREEN

Practice your putt in peace and warm up for the long game.

## 11 ZEN GARDEN

A natural, blooming, aromatic zone for quiet contemplation.

## 12 LA CALA GOLF

One of the finest championship golf resorts in Andalucia.



**2D1 | Total Built: 219,72 m<sup>2</sup>**

2 bedrooms, 2 bathrooms, WC, living room, kitchen, laundry room & terrace.

**Total internal area:** 133,84 m<sup>2</sup>

**Open terrace:** 45,43 m<sup>2</sup>

**Covered terrace:** 40,45 m<sup>2</sup>

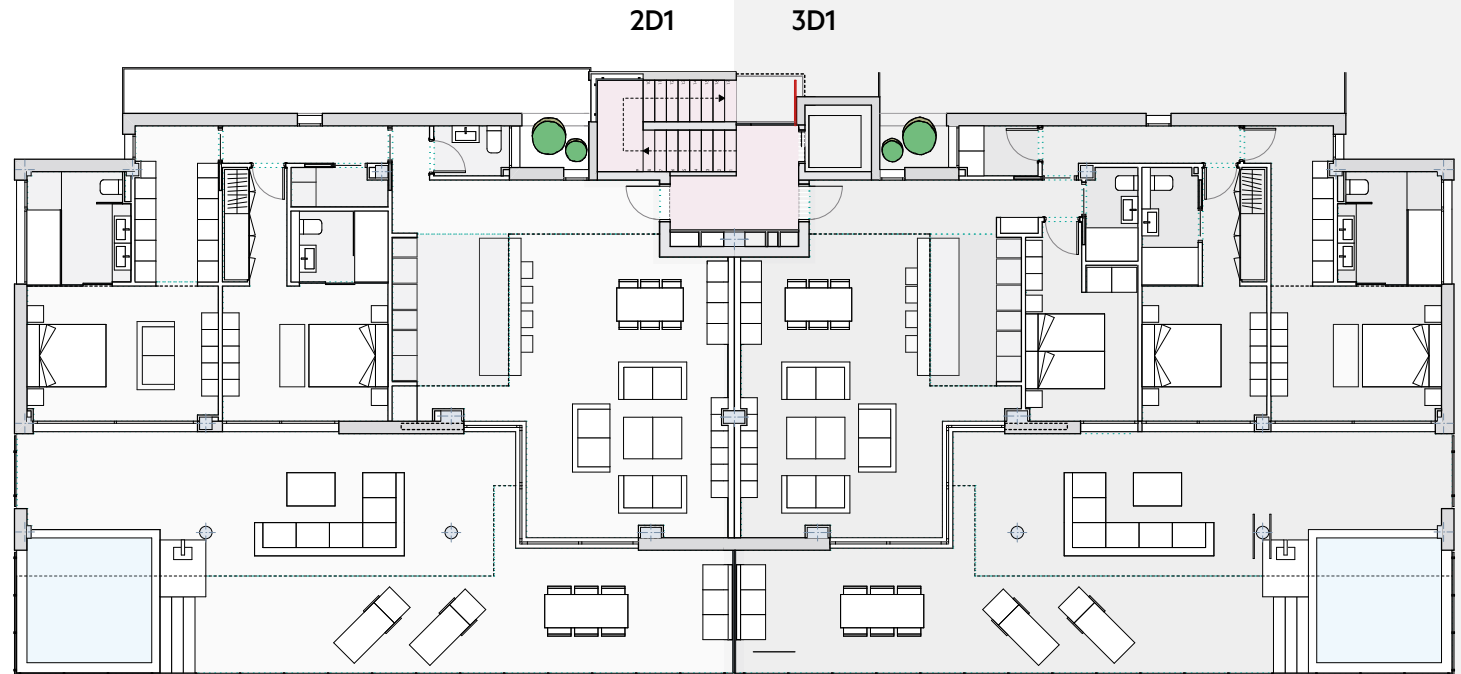
**3D1 | Total Built: 219,72 m<sup>2</sup>**

3 bedrooms, 2 bathrooms, WC, living room, kitchen, laundry room & terrace.

**Total internal area:** 133,84 m<sup>2</sup>

**Open terrace:** 45,43 m<sup>2</sup>

**Covered terrace:** 40,45 m<sup>2</sup>



**2D2 | Total Built: 176,19 m<sup>2</sup>**

2 bedrooms, 2 bathrooms, WC, living room, kitchen, laundry room & terrace.

**Total internal area:** 133,84 m<sup>2</sup>

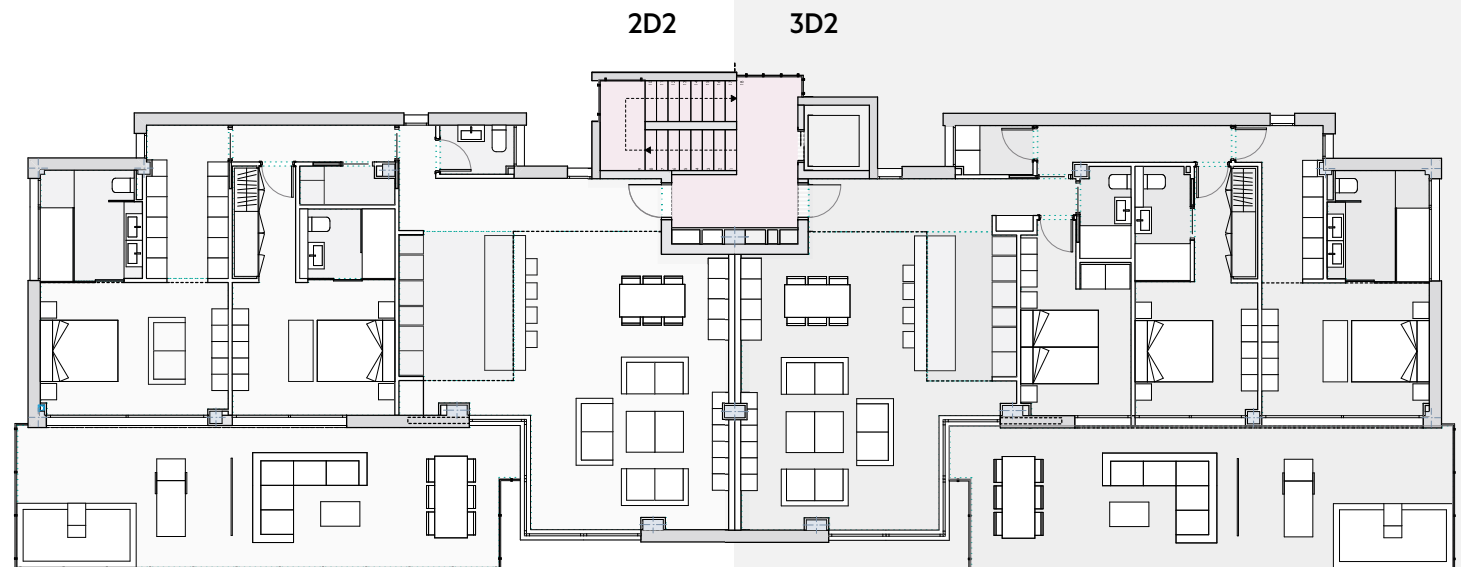
**Open terrace:** 42,35 m<sup>2</sup>

**3D2 | Total Built: 176,25 m<sup>2</sup>**

3 bedrooms, 2 bathrooms, WC, living room, kitchen, laundry room and terrace.

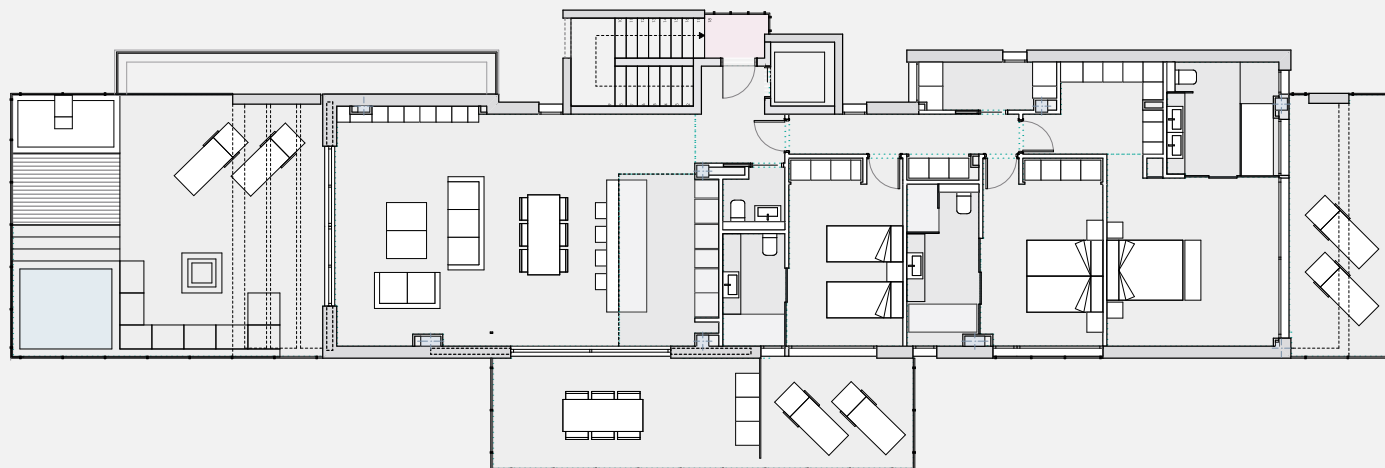
**Total internal area:** 133,84 m<sup>2</sup>

**Open terrace:** 42,41 m<sup>2</sup>





### 3D3



**3D3 | Total Built: 266,95 m<sup>2</sup>**

3 bedrooms, 3 bathrooms, WC, living room, kitchen, laundry room and 3 terraces.

**Total internal area: 168,14 m<sup>2</sup>**

**Open terrace: 98,81 m<sup>2</sup>**



**EXCLUSIVE GATED RESIDENCES  
WITH 24 HOUR CONCIERGE  
AND SECURITY**



LUXURY LIVING

PRIVILEGED LIFESTYLE

SUPERIOR LOCATION

IMPECCABLE DESIGN AND QUALITIES





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stunning views

## Innovative technology. Intelligent living. Impeccable design

### COMMUNITY FACILITIES

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Fully-equipped for a contemporary lifestyle, **Phoenix** offers on-site installations for fitness and recreation. The residents' pool and spa provide a calm sanctuary away from the hustle and bustle of the coast to fully enhance body and mind. The thermal suite has been designed to invigorate the senses. The social club provides a sophisticated array of lifestyle facilities designed to promote relaxation, rejuvenation and well-being.

These grand residences cater to every golf lover; both on and off the course. Whether enjoying the 18-hole championship course or the long list of on site amenities, recreation beckons at every turn and will keep residents entertained from dusk to dawn.

#### SECURITY & ACCESS

- › Gated 24 hour security.
- › CCTV Surveillance.
- › Video intercom system.
- › High security glass entrance doors.
- › Two parking spaces included with every property.
- › Large Storage Room included with every property.
- › Electric charging point for buggies and cars.
- › Secure bicycle storage.

#### LIFESTYLE

- › Luxury Spa Centre with whirlpool swim spa jacuzzi, modern sauna, Turkish steam room, massage treatment room, thermal suite, relaxation area, cold baths, changing rooms.
- › Panoramic Infinity Swimming Pool with infinity waterfalls, jacuzzi area, integrated beds, cascades, fire effects, sun deck and shower area.
- › Panoramic Gym with outdoor warm up area, cool down and training area, synergy, treadmills, exercise bikes, elliptical machines, weights bench, yoga studio, shower and changing rooms.
- › Social Club with fully equipped kitchen and dining area for social events, ice machine, drinks cooler, coffee machine, pool table, library, games room, relaxation area, international tv, music system, outdoor gas BBQ and firepit.
- › Childrens' Play Area with multi-play equipment in a safe secure environment.
- › Zen Garden. Landscaped gardens with aromatic plants, walkways, water features and benches.
- › Golf Zone with putting green, bunker and chipping area.
- › 24-hour concierge/lifestyle management service for all personal and property management needs.
- › Welcome Package: 2 Electric bicycles & La Cala Golf € 3.000,00 Family Green Fees included with each purchase, interchangeable for additional apartment personalisation options.

# Innovative technology. Intelligent living. Impeccable design

## APARTMENT FEATURES

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Luxury is defined by personal preference. It represents your lifestyle, your individuality, your personal taste - your choice. Top of the range features are fitted as standard, but there are many more opportunities to personalise.

Elegance and practicality blend seamlessly. The smallest details have been carefully considered, to give you and your family an exclusive living experience. Leading the way in cutting-edge design and five-star features with superior qualities to stand the test of time.

### SECURITY

- › Security entrance door.
- › Keyless entry system.
- › Video Intercom System.
- › Private lift access.

### TECHNOLOGY & ENTERTAINMENT

- › Digital TV system.
- › TB + ISDN telephone service.
- › FTAA cable broadband service.
- › High speed WIFI.
- › Domotics Home Intelligence system for temperature, entertainment, lighting and ambiance control.
- › USB connections in living rooms, bedrooms, kitchen and terraces.
- › Fully integrated sound system in all rooms and terraces.
- › LED ambiance lighting in ceilings and skirting boards.

### BATHROOMS

- › Rainforest spa shower.
- › Hydro massage bath.
- › Touch technology automatic glass frosting.
- › Villeroy & Boch ceramics and fittings.

### TERRACES

- › All terraces complete with outdoor shower, tv & audio points, outdoor fireplace, ambiance lighting, outdoor speakers, outdoor kitchen with fridge, sink and integrated BBQ.
- › Penthouses additionally include integrated seating area, luxury jacuzzi and wet zone.
- › Ground Floor apartments additionally include an 8m plunge pool.

### WINDOWS & DOORS

- › Hidden sliding glass door systems out to terraces.
- › Tilt open windows.
- › Automatic shutters & roller blinds.

### CLIMATE CONTROL

- › Hot & cold A/C, individually regulated by room.
- › Hot and cold underfloor heating.
- › Heated towel rails.
- › Integrated remote control fireplace.

### KITCHENS

- › Luxury Italian modern floor to ceiling units.
- › Large central island.
- › Fully equipped with Miele appliances including double combi fridge freezer integrated wine cabinet, integrated hob, invisible extractor, dishwasher, microwave, hot plate, oven, ice machine, coffee machine and T.V.
- › Independent fully equipped utility and laundry area incl. washing machine, dryer, steam iron, storage, sink.

### FLOORS & TILES

- › Personal choice from a range of 3 different floor types and 3 tile colours.

## Specifications

There are a wide range of personalisation choices and optional extras available to customise your apartment



Saunier Duval



### COMMON AREAS

- › Gated entrance with 24 hour security.
- › Global high speed WIFI throughout common areas.
- › Video intercom system.
- › **Pedestrian walkways:** deactivated concrete finished in white stone and inner roads in concrete paving stones.
- › **Garden areas:** gabion fencing retaining walls, combined with decorative planters, aromatic plants, flower beds, trees and ambient lighting, childrens play areas with multi play equipment.
- › **Entrance Halls:** glass, light wood, paint, marble floors, energy efficient motion sensor lighting, video intercom system, high security glass entrance door.
- › **Stairs and Landings:** Veloglas walls coated with top quality plastic paint and a smooth finish.
- › **Lifts:** 6 person capacity lifts, direct access from garage, stainless steel automatic doors, adapted for disabled access, marble floor, telephone response emergency assistance, private key control.
- › **Parking:** 2 private parking spaces, outdoor visitors parking, electric charging for buggies and electric cars, remote control garage opening, secure bicycle parking system, resin floors.
- › **Storage Room:** large ventilated storage room with LED lighting and secure lock.
- › Thermal power station and solar energy for hot water and heating.

- › Water softening system.

### CONSTRUCTION

- › **Structure and Foundations:** pillars and reinforced concrete slabs complying with CTE requirements and geotechnical study
- › **Facades:** architectural panel of white concrete, combined with white plaster and light grey ALUCOBOND
- › **Railings:** recessed glass without profiles
- › **Roofing:** Flat roofs including extruded polyethylene sheet over the slabs.

### INTERIORS

- › **Security entrance door:** floor to ceiling, lacquered steel plated, keyless entry system security door
- › **Alarm System:** motion sensors, waterflow and fire detection alerts connected directly to alarm control centre.
- › **Lighting:** re-directional LED technology embedded in false ceilings with rheostats to control intensity.
- › **Climate Control:** Aerotherm hot and cold airconditioning system, heat pump, individually regulated by room, underfloor heating and cooling, heat zoning through ducts, double flow ventilation system with energy recovery.
- › **Fireplace:** remote control, wall integrated electric fireplace.

## Specifications

There are a wide range of personalisation choices and optional extras available to customise your apartment

**LIEBHERR**

**legrand**

  
**Villeroy & Boch**  
1748

DuPont™  
**CORIAN**®

 **rocersa**  
CERAMICA

**hansgrohe**

**AXOR**

**NEOLITH**  
SINTERED STONE

**next125**

- › **Electricity:** digital TV system, TV points in lounge, bedroom and kitchens, TB + ISDN telephone service, FTAA Cable broadband service.
- › **Living Area Floors:** choice of flooring in 3 colour options
- › **Bathroom Floors:** choice of flooring in 3 colour options
- › **Terrace Floors:** anti slip stoneware in 3 colour options.
- › **Walls:** double layer plasterboard with interior acoustic insulation, separation between dwellings TC-7 + TC-9 panel system with thermal and acoustic insulation between panels.
- › **Tiling:** bathrooms and kitchens choice of 3 different colours.
- › **Bathrooms:** wall hung toilets with concealed cisterns, large rainforest luxury Spa shower, hydro massage bath, double basins, mono mixer taps, touch technology automatic frosting screens, heated towel rails.
- › **Kitchen:** Luxury Italian floor to ceiling column cabinets, Corian worktops, 330cm island with serving surface for 6 people, built in sink with retractable taps.
- › **Kitchen Appliances:** Combi fridge freezer with integrated wine cabinet and ice machine, induction hob, invisible extractor, integrated dishwasher, microwave, hotplate, oven, coffee machine, TV.
- › **Laundry Room:** complete with washing machine, dryer, steam iron system, ironing board, fully fitted storage, sink.
- › **Domotic home intelligence system:** light, climate, security, blinds, ambiance and sound control. One touch close down system, all managed direct from your phone.
- › **Sound:** fully integrated sound system in all rooms and terraces, USB connections in living rooms, all bedrooms, kitchen and terraces.

### JOINERY

- › **External Joinery:** light aluminium slide open systems embedded in walls for terrace access, tilt open system throughout the rest of the property.
- › **Shutters and Blinds:** automatic operation, shutters in bedrooms, rollerblinds in lounge managed by Domotics system.
- › **Glass:** safety glass, inner chamber and internal glass pane, high quality photosensitive safety glass, thermal acoustic insulation.
- › **Internal Doors:** floor to ceiling, smooth lacquered finish or natural wood with hidden frames, choice of colour.
- › **Wardrobes:** smooth lacquered finish, wooden door fronts, floor to ceiling, LED illumination with motion sensor, fully fitted with drawers, clothes rails, shoe racks.



## PROJECT PARTNERS

**Avintia**  
Grupo

CONSTRUCTION COMPANY



COMMERCIALISING PARTNER

**PHOENIX**  
BY BALABAC

DEVELOPER



ARCHITECT

## PRIVILEGED INVESTMENT

- Spain's economy is the **fastest growing** in the Eurozone.
- The **Costa del Sol** can be enjoyed year-round thanks to its excellent micro climate.
- The area is well known as an **exclusive luxury destination**.
- **Magnet** for high end property investors.
- Major international funds and investors are investing hundreds of millions of Euros into the purchase of land for development.
- Demand for coastal properties is consistent but there is great movement at the **premium end** of the scale.

## PRACTICAL INFORMATION

### ROAD

**Phoenix** is well connected by both the AP7 and A7 motorways, giving quick easy access to **Malaga, Marbella** and **Puerto Banus** and further afield to Granada, Seville and Madrid.

### AIRPORT

Malaga Airport is only 20 minutes by car with excellent international links to all European cities.

### TRAIN

The train station can be reached in 10 minutes, connecting to Benalmadena, Torremolinos, Malaga Airport and City Centre.

### BUS

There is an excellent quality coach service, connecting all the coastal towns from Malaga to Gibraltar. In addition there are a several local bus options, for short distance travel around the **La Cala de Mijas** and La Cala Golf area.

### CLIMATE

**La Cala** enjoys a fantastic climate year round, with hot summers and mild winters. Temperatures in summer are between 25-35 and average 18 degrees in winter.

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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 referred purchase agreement. | If it is not possible to supply the materials included in this brochure, they will be replaced by others of similar or superior quality. | The furniture is merely decorative and not included in the price. | Phoenix reserves the right to introduce, at any time, modifications it deems necessary for technical, legal or administrative reasons. The same applies to any required or practical measures to ensure the viability, management and construction of the development. | All the information related to R.D. 515/1989 dated April 21 on consumer protection relating to the information and supply through the purchase and sale of property, is available to consumers in the sales offices of Phoenix Obras y Desarrollos Urbanísticos, S.L. , located on the plot. The total surfaces of the dwellings have been calculated according to R.D. 515/1989 dated April 21.

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