

COMMERCIAL DOSSIER

PROA

CASTILLO DE LAGOS · MÁLAGA



content

Live as you dream

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Your new home facing the sea.

Welcome to Proa, an exclusive development of 45 detached villas located in Lagos, on the privileged east coast of Malaga.

Designed for those seeking well-being, privacy and an unparalleled natural environment, Proa homes offer stunning sea views and a quiet, comfortable and bright lifestyle.

Just a few minutes from the most beautiful beaches and coves in the area, and with excellent connections to Malaga city, the airport and other coastal towns, Proa is the ideal place to disconnect... or to start a new life.

Every sunrise enjoyed here while overlooking the sea becomes a gift, and every corner is designed to inspire tranquillity, beauty and freedom. The elegant architecture, in harmony with the environment, will encourage you to enjoy both the interior spaces and the surrounding landscape.

Proa is not just a home, it is a lifestyle where light, space and tranquillity mark the pace of your days.



Images are indicative and not contractually binding.



- | | | | |
|---|-------------------------|---|-----------------|
|  | Marina boats |  | Shopping centre |
|  | Train station |  | School |
|  | Airport |  | Nature park |
|  | Medical centre Hospital |  | Golf |

2

Proa: Inspiration by the sea.

At Proa, each day bathes your home with the light reflecting off the Mediterranean sea.

We have created a space that combines contemporary architecture, exceptional qualities and a design that is in sync with the landscape. The homes have spacious, open-plan rooms, large windows, gardens and terraces designed to enjoy the outdoors all year round.

Because at Proa you will not only find a house, but a lifestyle where every last detail encourages you to live a better life



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Here, every element has been carefully conceived to offer a unique experience, where the architecture blends in with the surroundings and natural light bathes each part of the home. Whether enjoying a nice stroll at sunset, relaxing in the communal areas or simply contemplating the views from your terrace, at PROA every moment becomes an opportunity to reconnect with yourself and with what truly matters.



Where light finds your home.

Proa offers 45 exclusive 3-bedroom single-family homes and a single 4-bedroom home, designed for bright, functional living in harmony with the environment.

Each home has been designed to provide natural light and cross ventilation, with functional layouts and versatile spaces that can be suited to the way you live. Private terraces and gardens with sea views will encourage you to enjoy the outdoors all year round. And with parking spaces on ground floor level, everything has been designed for your convenience.

An ideal place to live all year round or to escape to when you need a break.

At Proa, you decide how you want to live.





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Designed to
transform the
way you live.

At Proa, every design decision serves a purpose: to improve the way you live. The AMA Arquitectos team has conceived a residential complex that combines contemporary architecture, functionality and sensitivity to the landscape and the Mediterranean climate.

Images are indicative and not contractually binding.



From the first outlines to the finishing touches, every detail has been thought out to provide you with light, space and comfort. Homes that adapt to your pace of life, to your family and to the way you really enjoy living, with sea views, spacious terraces and fully connected with the environment.

Welcome to your new horizon.

Images are indicative and not contractually binding.







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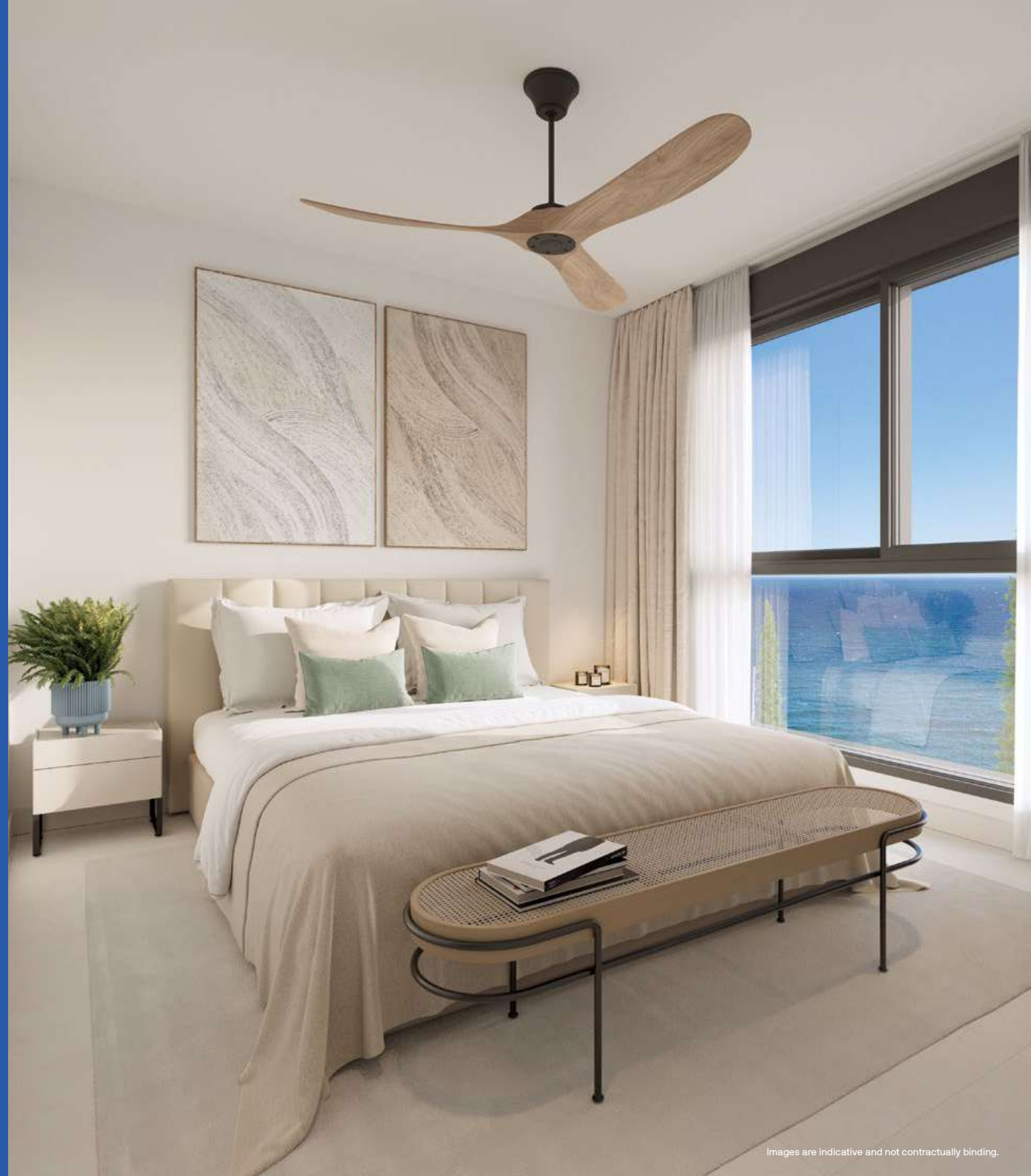
Spaces with a soul, light and sea.

At Proa, each home is a sanctuary where excellence exudes from in every last detail: from the thoughtful harmony of the layout to the beautiful quality of the materials individually chosen for each room.

Perched on a natural balcony with endless panoramic views of the Mediterranean, Proa offers you a haven of peace connected to the vibrant life of El Morche, Torrox and Torre del Mar.

Its spacious terraces and private gardens beckon you to enjoy moments of serenity and celebration, while the sea breeze brings life to every single area.

Respectful of the terrain and designed for the future, it offers 45 semi-detached single-family homes with 3 and 4 bedrooms, oriented to capture the sunlight and the splendour of the sea, with ground level parking and swimming pool.



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Designed for living, designed for enjoyment.

At Proa, you will enjoy a unique environment where the tranquillity of the sea and natural beauty combine with a home designed for your comfort. Bright living rooms, cosy bedrooms and terraces with views that are ideal for relaxing and enjoying the outdoors, all designed to make every moment special.

Surrounded by unspoilt beaches, white villages and trails to explore, Proa offers the tranquillity you are looking for without relinquishing the proximity to Malaga and Nerja. An ideal place for those who value quality of life, connection with nature and a place to feel truly at home.



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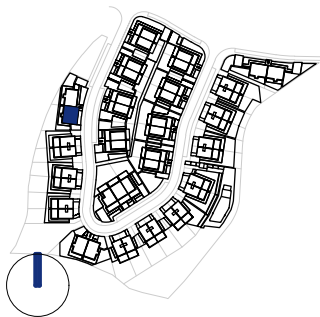
Imagine spending a day at Proa.

The weather is good and life at Proa is best enjoyed outdoors. The sun shines through the large windows in the living room, the terraces are bathed with sunlight, and the outdoor areas beckon you to have breakfast with sea views or to relax in the tranquility of the garden. The little ones play in the surrounding area while the adults enjoy the peace and quiet of reading in the shade, cooling off in the communal swimming pool or enjoying the sunset.

Proa homes are designed to offer comfort, beauty and privacy. Spacious, well-oriented and connected to the environment, perfect for both day-to-day living and long getaways. Moreover, its location in Lagos allows you to be close to everything: Nerja, Malaga, the airport... and, at the same time, feeling that time has come to a standstill.

Here, each day is an invitation to live calmly, surrounded by sea, light and nature. Welcome to Proa, your home on the Costa del Sol.



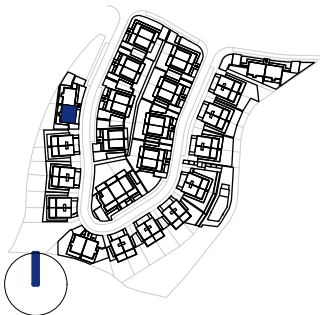
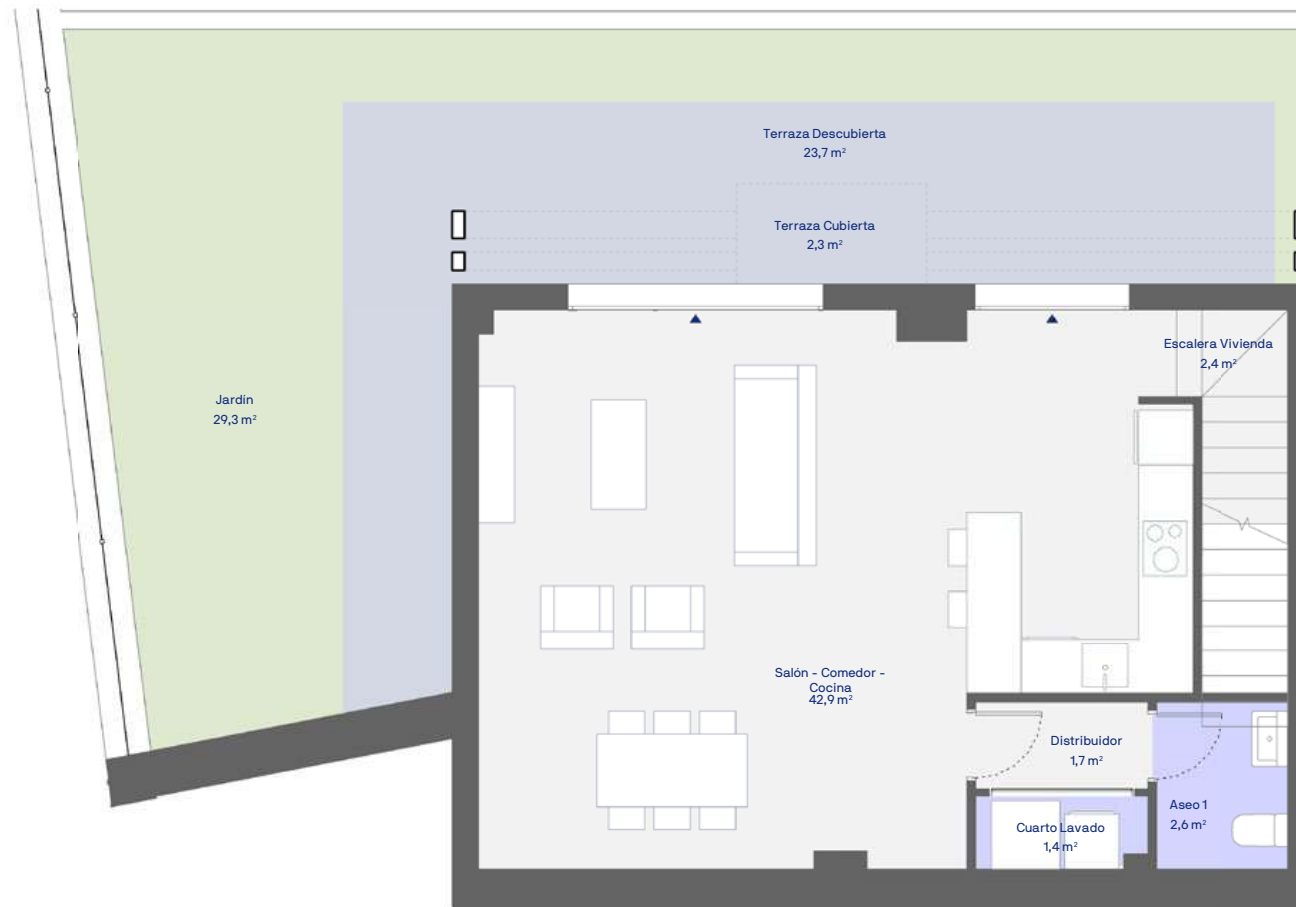


SURFACE TABLE

S. Útil Interior Vivienda	103,9 m ²
S. Cons. Int. Vivienda + p.p. ZZCC	133,0 m²
S. Útil Exterior Vivienda	98,0 m ²
S. Cons. Int. Viv. + p.p. ZZCC + S. Útil Ext. Viv.	231,0 m²
S. Parcela (Unifamiliar)	257,3 m ²

ANDALUCÍA D218/2005

S. Útil Vivienda	114,3 m ²
S. Cons. Vivienda + p.p. ZZCC	146,2 m²
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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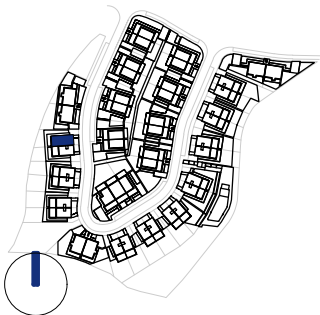
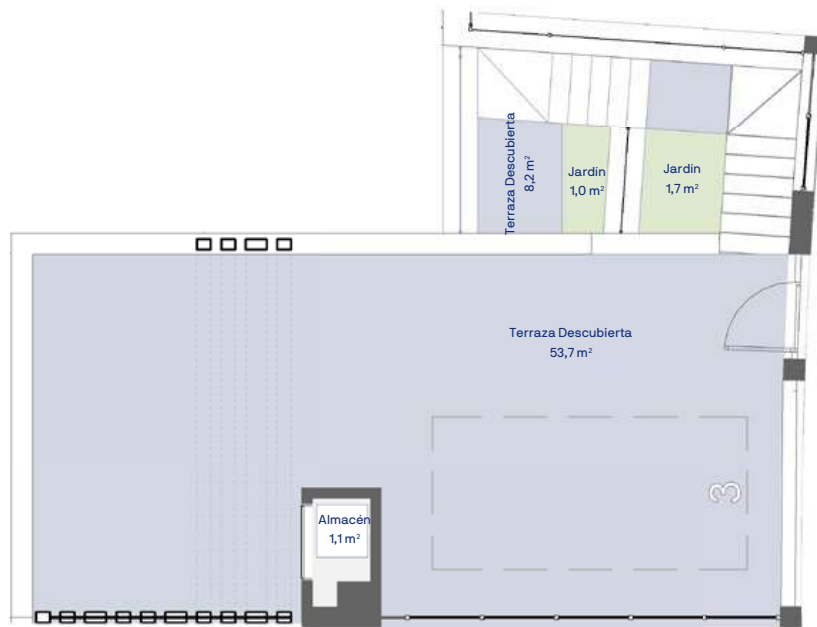
This plan is not final, as it was prepared in accordance with the Building's Basic Design. Therefore, Metrovacesa reserves the right to include any modifications required due to technical and/or legal requirements or those ordered by any public administration or body, always adjusting them to the Execution 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.



SURFACE TABLE

S. Útil Interior Vivienda	90,4 m ²	S. Útil Vivienda	99,4 m ²
S. Cons. Int. Vivienda + p.p. ZZCC	115,4 m²	S. Cons. Vivienda + p.p. ZZCC	126,8 m²
S. Útil Exterior Vivienda	143,1 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.	
S. Cons. Int. Viv. + p.p. ZZCC + S. Útil Ext. Viv.	258,5 m²		
S. Parcela (Unifamiliar)	203,3 m ²		

ANDALUCÍA D218/2005



SURFACE TABLE

S. Útil Interior Vivienda	90,4 m²
S. Cons. Int. Vivienda + p.p. ZZCC	115,4 m²
S. Útil Exterior Vivienda	143,1 m²
S. Cons. Int. Viv. + p.p. ZZCC + S. Útil Ext. Viv.	258,5 m²
S. Parcela (Unifamiliar)	203,3 m²

ANDALUCÍA D218/2005

S. Útil Vivienda	99,4 m²
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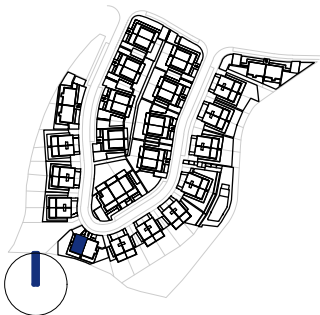
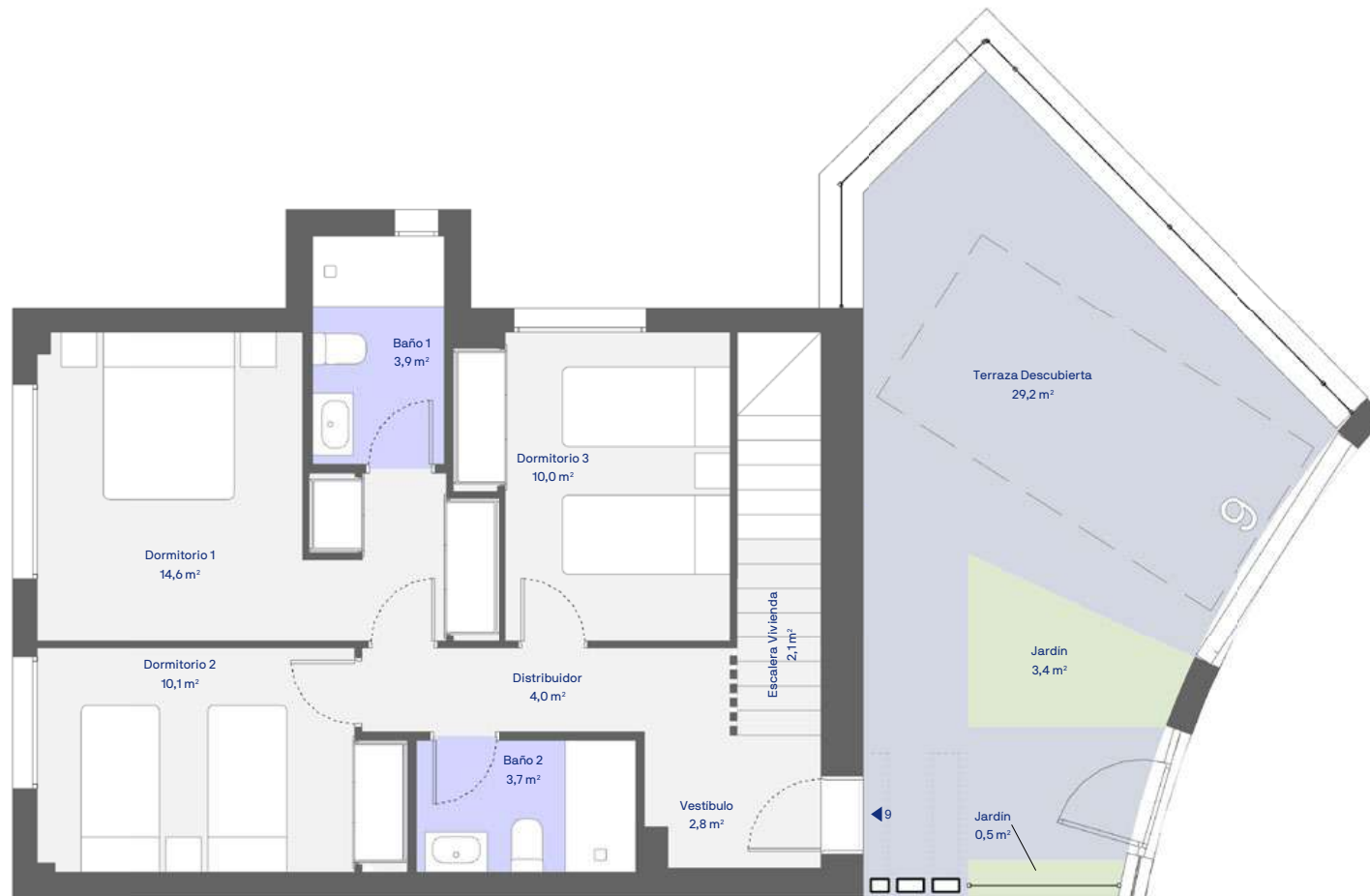


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SURFACE TABLE

S. Útil Interior Vivienda	102,2 m²	S. Útil Vivienda	112,4 m²
S. Cons. Int. Vivienda + p.p. ZZCC	130,0 m²	S. Cons. Vivienda + p.p. ZZCC	142,9 m²
S. Útil Exterior Vivienda	134,2 m²	Las superficies indicadas están calculadas conforme al Decreto 218/2005 de información al consumidor en la compraventa y arrendamiento de viviendas en Andalucía.	
S. Cons. Int. Viv. + p.p. ZZCC + S. Útil Ext. Viv.	264,2 m²		
S. Parcela (Unifamiliar)	234,1 m²		



SURFACE TABLE

S. Útil Interior Vivienda	102,2 m ²
S. Cons. Int. Vivienda + p.p. ZZCC	130,0 m²
S. Útil Exterior Vivienda	134,2 m ²
S. Cons. Int. Viv. + p.p. ZZCC + S. Útil Ext. Viv.	264,2 m²
S. Parcela (Unifamiliar)	234,1 m ²

ANDALUCÍA D218/2005

S. Útil Vivienda	112,4 m ²
S. Cons. Vivienda + p.p. ZZCC	142,9 m²
Las superficies indicadas están calculadas conforme al Decreto 218/2005 de información al consumidor en la compraventa y arrendamiento de viviendas en Andalucía.	



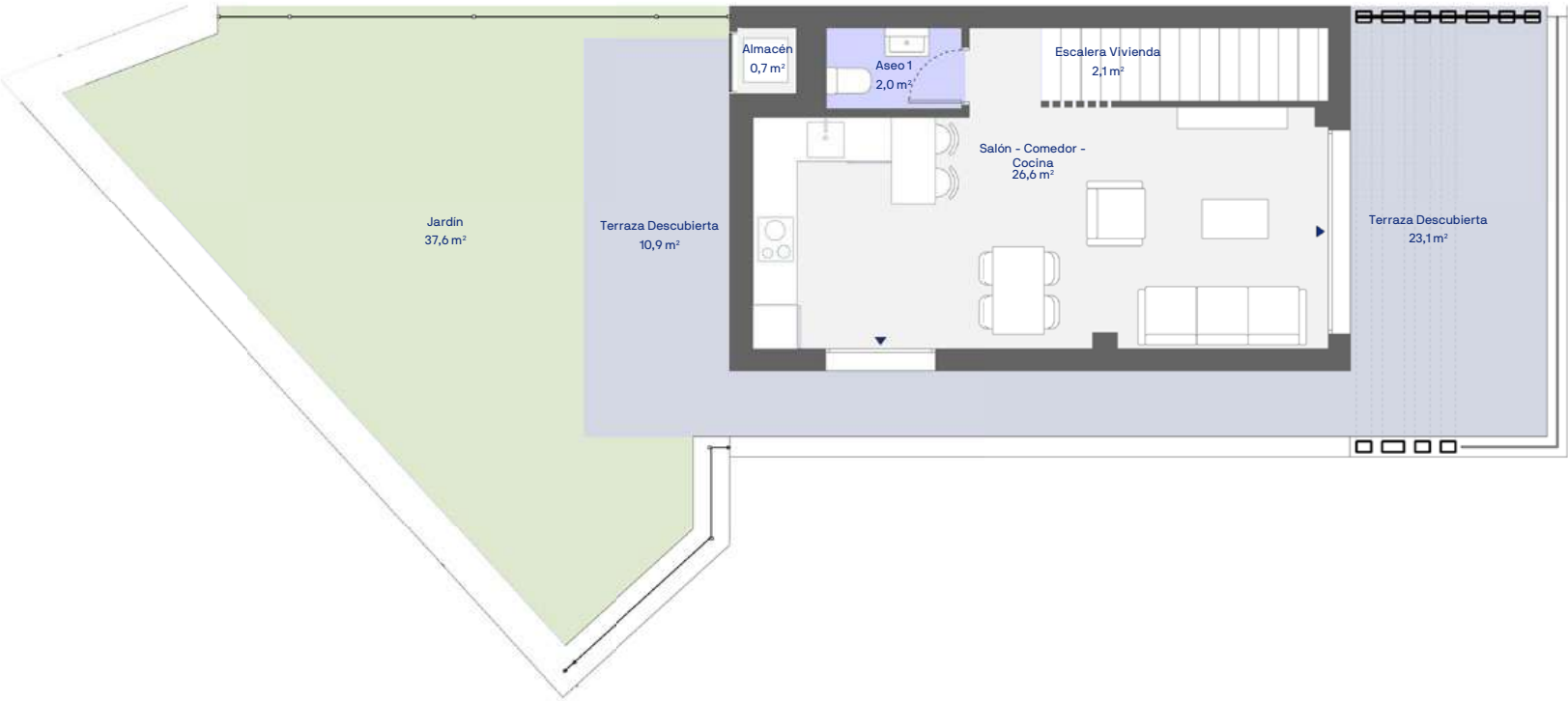
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SURFACE TABLE

S. Útil Interior Vivienda	86,5 m²	S. Útil Vivienda	95,2 m²
S. Cons. Int. Vivienda + p.p. ZZCC	111,4 m²	S. Cons. Vivienda + p.p. ZZCC	122,5 m²
S. Útil Exterior Vivienda	198,2 m²	Las superficies indicadas están calculadas conforme al Decreto 218/2005 de información al consumidor en la compraventa y arrendamiento de viviendas en Andalucía.	
S. Cons. Int. Viv. + p.p. ZZCC + S. Útil Ext. Viv.	309,6 m²		
S. Parcela (Unifamiliar)	260,9 m²		

ANDALUCÍA D218/2005



SURFACE TABLE

S. Útil Interior Vivienda	86,5 m²	S. Útil Vivienda	95,2 m²
S. Cons. Int. Vivienda + p.p. ZZCC	111,4 m²	S. Cons. Vivienda + p.p. ZZCC	122,5 m²
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S. Cons. Int. Viv. + p.p. ZZCC + S. Útil Ext. Viv.	309,6 m²		
S. Parcela (Unifamiliar)	260,9 m²		



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.





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Technical Specifications.

Metrovacesa, S.A. reserves the right to make any modifications on the grounds of technical or legal reasons, that may be indicated by the architect directing the development as being necessary or convenient for the correct completion of the building or that are required 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 purposes only and are not contractually binding.

Modern design and attractive volumes.



Foundations and Structure

Reinforced concrete **foundations**.

Mixed **structure** of reinforced concrete and/or metal structure.



Façade

The **exterior enclosures** of the dwellings will be constructed with brickwork and a continuous mortar render, and/or prefabricated wall system with cavity **insulation** and an **internal insulated dry lining**.



Roofs

The non-passable **roofs** will be finished with gravel.

The **terraces** will be tiled with outdoor stoneware and the outdoor areas on the access and parking level will be paved or landscaped.



Exterior carpentry

Throughout the property, all external windows and doors (sliding, casement, and fixed, depending on location) will have **powder-coated aluminium frames with a thermal break, and thermal and acoustic double glazing**.

Shutters in bedrooms will be manually operated.



Images are indicative and not contractually binding.



Maximum thermal and acoustic comfort.



Interior carpentry

Access to the property by means of **armoured door with security lock**, with lacquered interior finish in the same colour as the rest of the carpentry.

Smooth interior doors **lacquered in white** with steel-coloured handles and fittings.

Modular wardrobes with hinged doors lacquered in white to match the rest of the carpentry, including storage shelf and hanging rail.



Partitions and insulation

The interior layout of the dwellings will be constructed with **dry lining and internal insulation**.

Party walls between the dwellings will be constructed with acoustic brick and will be dry-lined on both sides with insulation.







Bathrooms

The vertical walls of the main bathrooms in the shower area will be tiled with 300x900mm **porcelain tiles** with a beige finish. The remaining walls will be finished with emulsion paint.

The walls in the toilets will be finished with emulsion paint.

Main bathrooms 1 and 2 include:

- Floor-standing WC in vitreous china with a low-level cistern.
- 600mm wall-hung washbasin with a single bowl.
- Low-profile white resin shower tray with a matching waste cover.
- Single-lever washbasin mixer.
- Single-lever shower mixer with a 2-way diverter, a riser rail, and a hand shower with a 200mm diameter head.

Aseo incluye:

- Floor-standing WC in vitreous china with a low-level cistern.
- 400mm wall-hung washbasin with a single bowl.
- Single-lever washbasin mixer.



Floor and wall tiling

The flooring across the dwelling will be tiled with **porcelain stoneware** and matching skirting board in the same material.

The bathrooms and toilets will be tiled with **porcelain stoneware** and skirting board of the same material for non-tiled areas.

The internal flooring will be **C1-grade** and the **terrace flooring will be C2-grade**, both using 600x600mm rectified porcelain tiles. Beige finish.



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Experience comfort in style.



Kitchen

Fitted **kitchen** with **worktop** and **equipped** with the following **electrical appliances**: induction hob, integrated extractor hood, oven, refrigerator with steel door and dishwasher.



Suspended ceilings and paint

Plasterboard suspended ceilings will be installed throughout the dwelling with access panels in areas designated for the internal air conditioning units.

Smooth emulsion paint will be used on all untiled walls and ceilings.



Bathroom fittings and plumbing

In bathrooms and toilets, sanitary ware in **vitreous china**, and resin in bathrooms and shower trays.

The rest of the sanitary fittings shall be fitted with mixer taps.

The internal water pipework will be of cross-linked polyethylene (PEX).





Heating, air-conditioning and hot water

Aerothermal hot water production system.

Installation of ducted **air-conditioning** with direct expansion indoor and outdoor unit.

The internal water pipework will be of cross-linked polyethylene (PEX).



Ventilation and extraction system

Installation of indoor air renewal in dwellings with extraction outlets in bathrooms and kitchens.



Electricity, TV and telephone installations

Electrical installation carried out in accordance with R.E.B.T. with a high degree of electrification. Mechanisms in white.

TV, TF and telecommunications sockets in living room and bedrooms. Outdoor light socket on terraces.

Power and TV sockets on main terraces.

Electronic video intercom.



A Residential complex with spaces suited to the entire family.



Access and communal areas

Swimming pool for communal use.



Garage and outdoors

Vehicle access door.

Paved access to homes and outdoor car parks.

Separations between dwellings with metal fencing.

Gardens finished with topsoil and vegetation.



Sustainability and energy savings

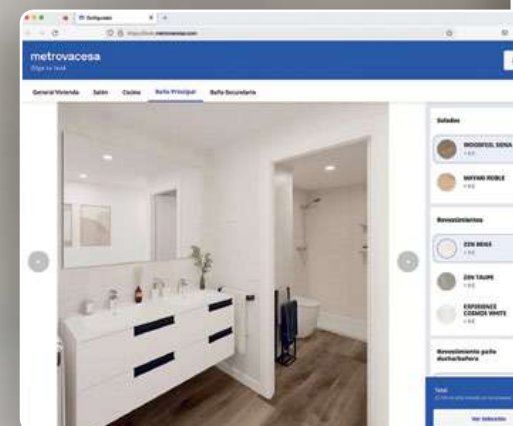
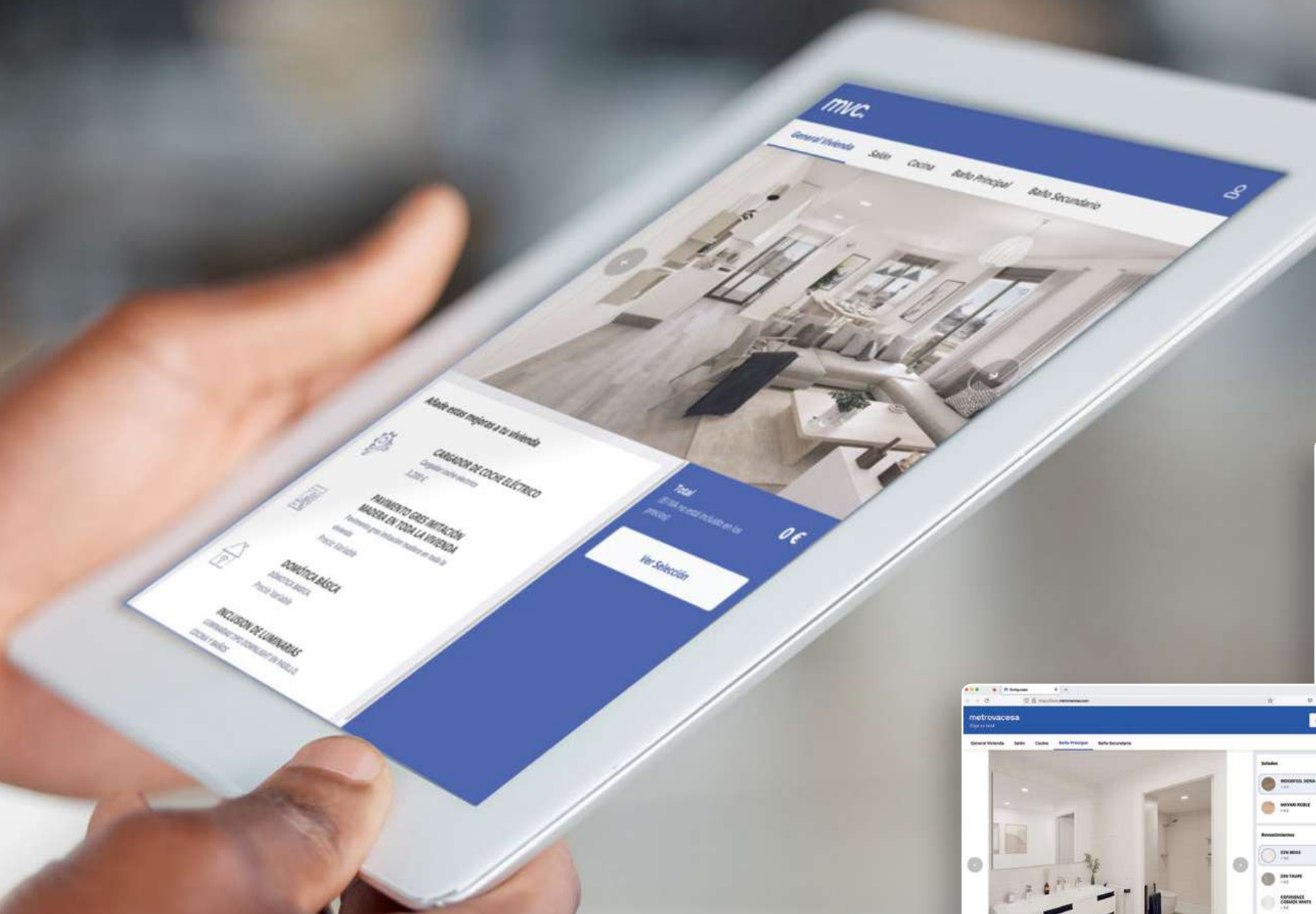
Water heating system generated by **aerothermal equipment**.

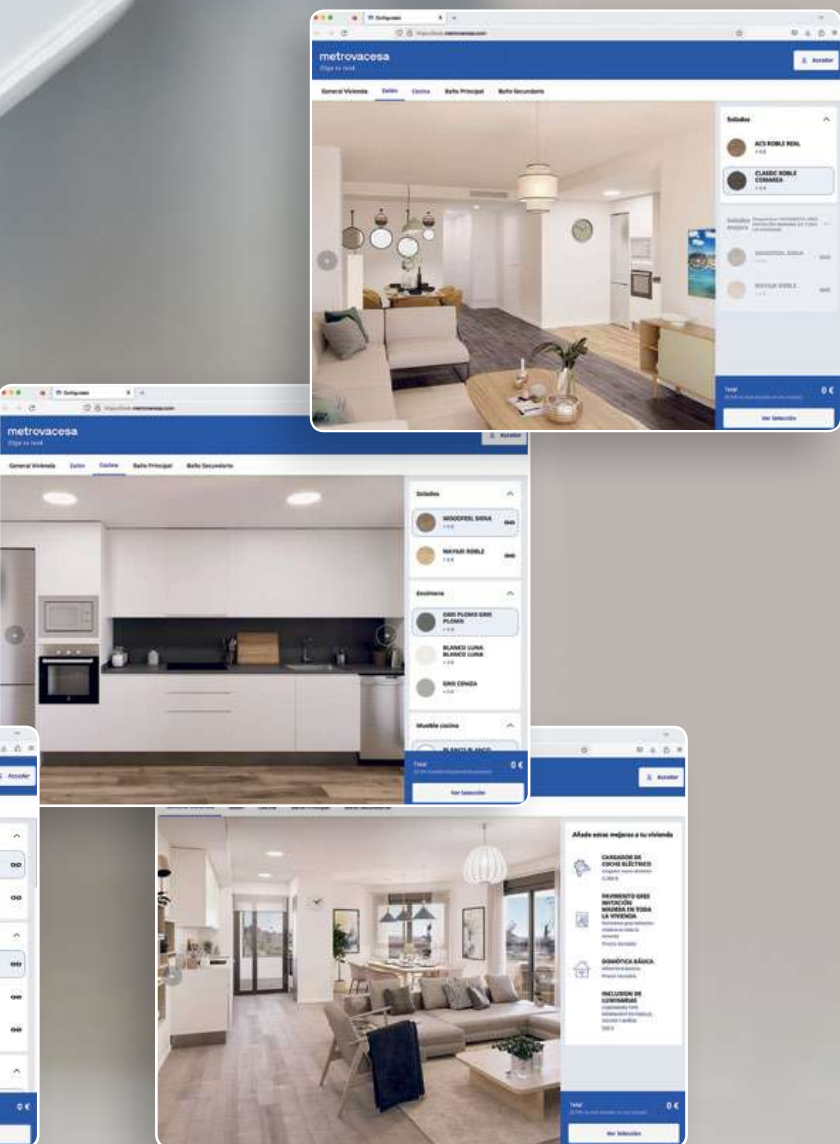
Highly **energy-efficient** hot water and air-conditioning equipment.

Sunlight study.

DOMUM seal of sustainability.







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.



Metrovacesa will not be obligated, under any circumstances, to make any customizations or upgrades to the homes offered once the maximum application period for each customization or upgrade option has expired. This deadline may vary depending on the housing development, so please inquire at the specific point of sale for each one.



A home where every detail reflects your essence.

Let's build your home together. At Metrovacesa we help you choose the extras that will wrap you in comfort and the conviction that you are living in the house you always wanted to be in.

You can choose from free finishes such as the choice of bathroom materials, the colour of the flooring or the colour scheme of your kitchen.

Among the finishes at a cost are some as functional as the electric vehicle recharging point, the motorisation of the blinds or the installation of the bathroom partitions.

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.

we work each day to ensure that our projects are not only modern and functional, but also respectful of the environment and efficient in the use of resources.

We distinguish ourselves by applying robust and demanding sustainability criteria to each project, reflecting our true commitment to the environment and the well-being of people.

For this reason, we are proud that Swing Golf has an A-A energy rating, a recognition that demonstrates our continuous effort to build more responsible, efficient homes designed to help you reduce energy consumption and save in your daily life.





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.





Sustainable Domum Seal

Born from the idea that the conception and design of our homes are based on sustainability as a fundamental pillar of their development. Aspects such as energy efficiency, the circular economy, and a design in accordance with and adapted to the climatic and scenic characteristics of the place where they are located are the key elements in the Domum Sustainable Seal.

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



The LCA (Life Cycle Assessment) is a tool that helps us to study the components of a building, during its useful life, from its extraction, construction, use, even demolition or disposal of the waste generated in such demolition.

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





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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.



