

la cornisa  
río real  
golf



THE PLACE  
TO BE

**MARBELLA**

*Only exclusive properties*



At **#magnumproperties** we are delighted to present La Cornisa de **#RíoReal**. A new project that breathes life into everything we believe in. Here our **#passionfordesign** and our tireless search for excellence have made it possible to combine **#sustainability** with **#passivhaus** homes, such as **#gaggenau**; **#design** thanks to partnerships with companies like **#philipstarck** for **#duravit**; and technology - our apartments are fitted out with the best in **#homeautomation**.

All of this can be found in charming surroundings on the **#costadelsol**, in **#marbellaeast**, a place to enjoy a **#luxurylifestyle**.

Between the **#playa/#beach**, the closest being **#trocaderoarena** and **#golf** at **#riorealgolf**, the course at **#riorealgolffhotel**. Marbella offers its own idiosyncrasies for enjoying the **#costadelgolf**, which here we know as the **#marbellalifestyle**. Our apartments and penthouses are located close to spots such as **#nikkibeach** and **#hotellosmonteros**.

Get to know this place and say **#ilovemarbella**, **#marbellatheplacetobe** with us.

# An iconic project

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**Marbella,**  
the place  
to be

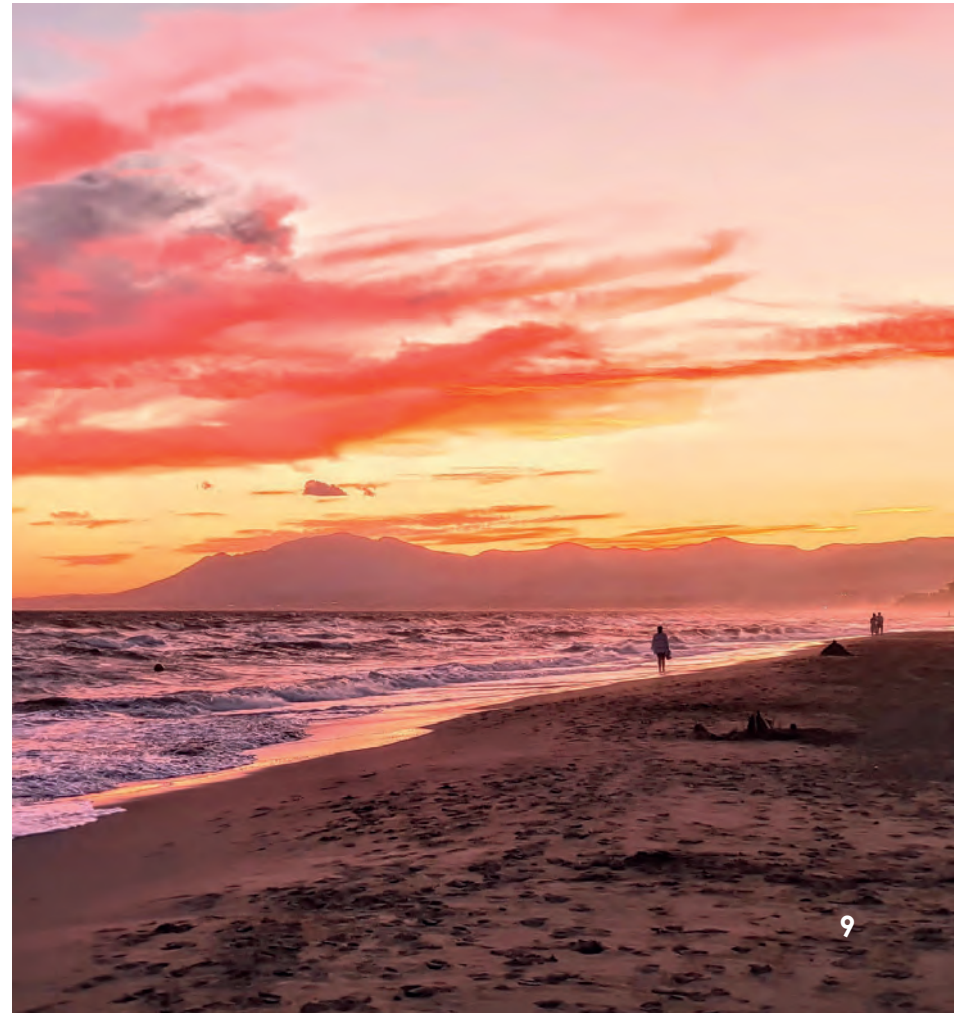
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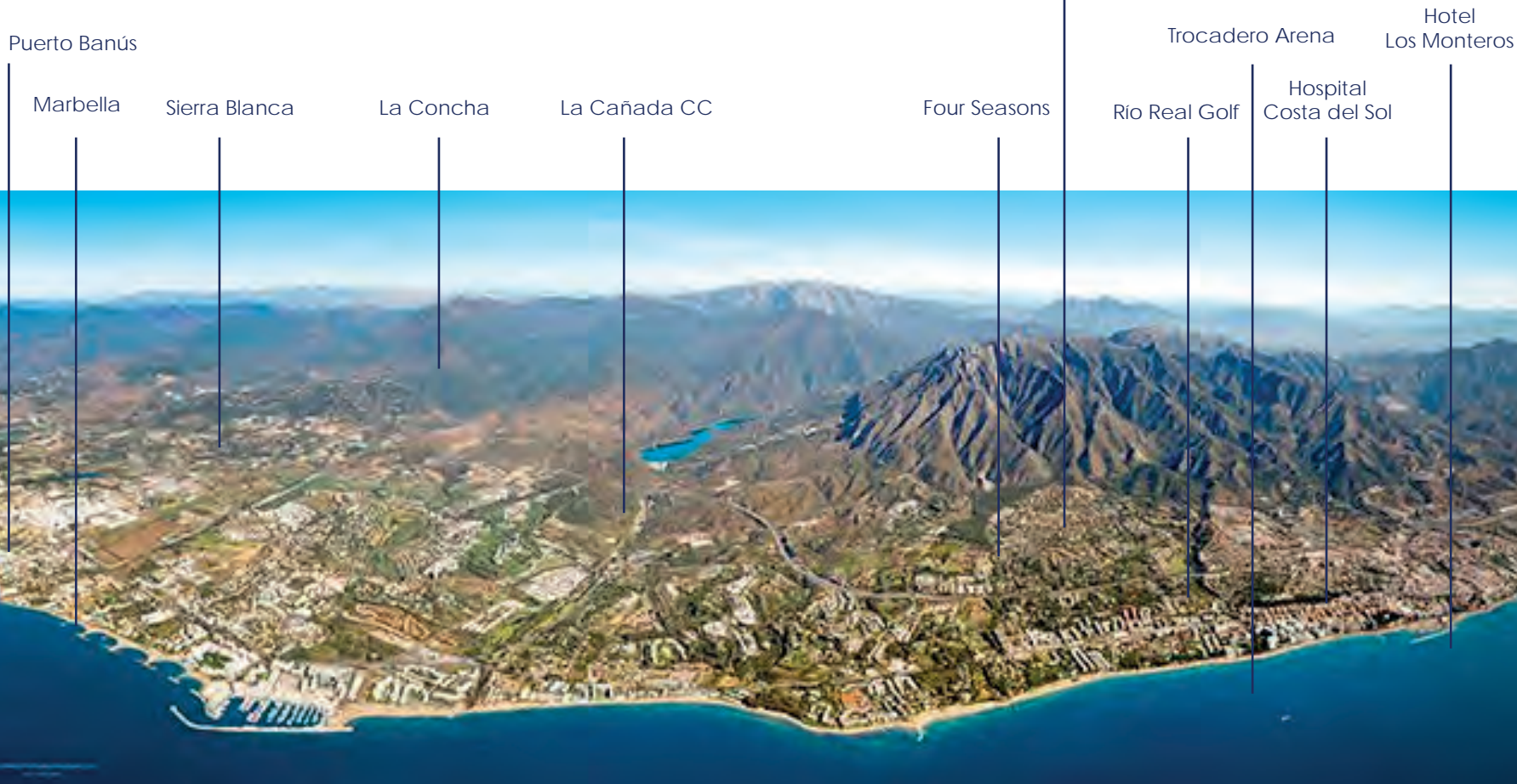
Trocadero **Arena**

## Río Real Beach



# General Situation

## La Cornisa de Río Real Golf



## Distances

**Marbella** 5 min  
**Puerto Banús** 10 min

**Aeropuerto** 20 min  
**Málaga** 30 min

**C.C. La Cañada** 2 min  
**Ave** 30 min

**Ronda** 60 min  
**Gibraltar** 53 min

# The project

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# Penthouse terrace 16



## Penthouse living room 16





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# Málaga

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Catedral de Málaga

## Málaga

Malaga Cultural options Malaga Cathedral MALAGA The provincial capital of Malaga has become one of Spain's most interesting destinations, as in addition to its wide range of cultural and leisure options it offers all possible forms of transport. The city stands out for its atmosphere, its seafront promenade, Larios Street, restaurant terraces wherever you look and of course its Easter Week celebrations, some of the most famous in the world.

### Among all of its cultural options

Malaga hosts a selection of museums worthy of note: **Picasso Museum, Carmen Thyssen Museum, Centre Pompidou Malaga, Malaga Contemporary Art Centre, the St. Petersburg Russian Museum Collection and the Malaga Automobile and Fashion Museum.** It also has the **Alcazaba historical complex, Gibralfaro Castle, the Cathedral and the Roman Theatre.**



# Golf

# Río Real

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## Costa del **golf**

Costa del Golf Marbella is no longer only considered as the capital of the Costa del Sol, as it has also become the capital of the Costa del Golf. One of over 60 courses bearing the signatures of some of the world's best designers, the Río Real course was designed by the legendary Javier Arana. Set in one of Marbella's most exclusive spots, this 18-hole course is considered by the Royal Spanish Golf Federation as one of the best in Spain, both due to its complexity and unique beauty.

Thanks to the Mediterranean climate it is possible to play all year round. Magnum customers who want to get access to the course will enjoy special conditions with attractive bonuses.





# Passion for **design**

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## MS Design

We are obsessed with the design of this project, so we sought out the architecture studio that is most in touch with customer needs, MS Design. This project, which now aspires to become one of the finest developments on the Costa del Sol, has stepped up to the challenge of combining traditional Andalusian architecture with the 21st century.

The result is the creation of an avant-garde, innovative and sustainable project with Pasivhaus certification, offering residences that live up to the expectations of the most discerning customers.



## Design in the kitchen



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PASSION FOR DESIGN

premium appliances



## Technology and design of philippe stark by duravit



## Technology and design

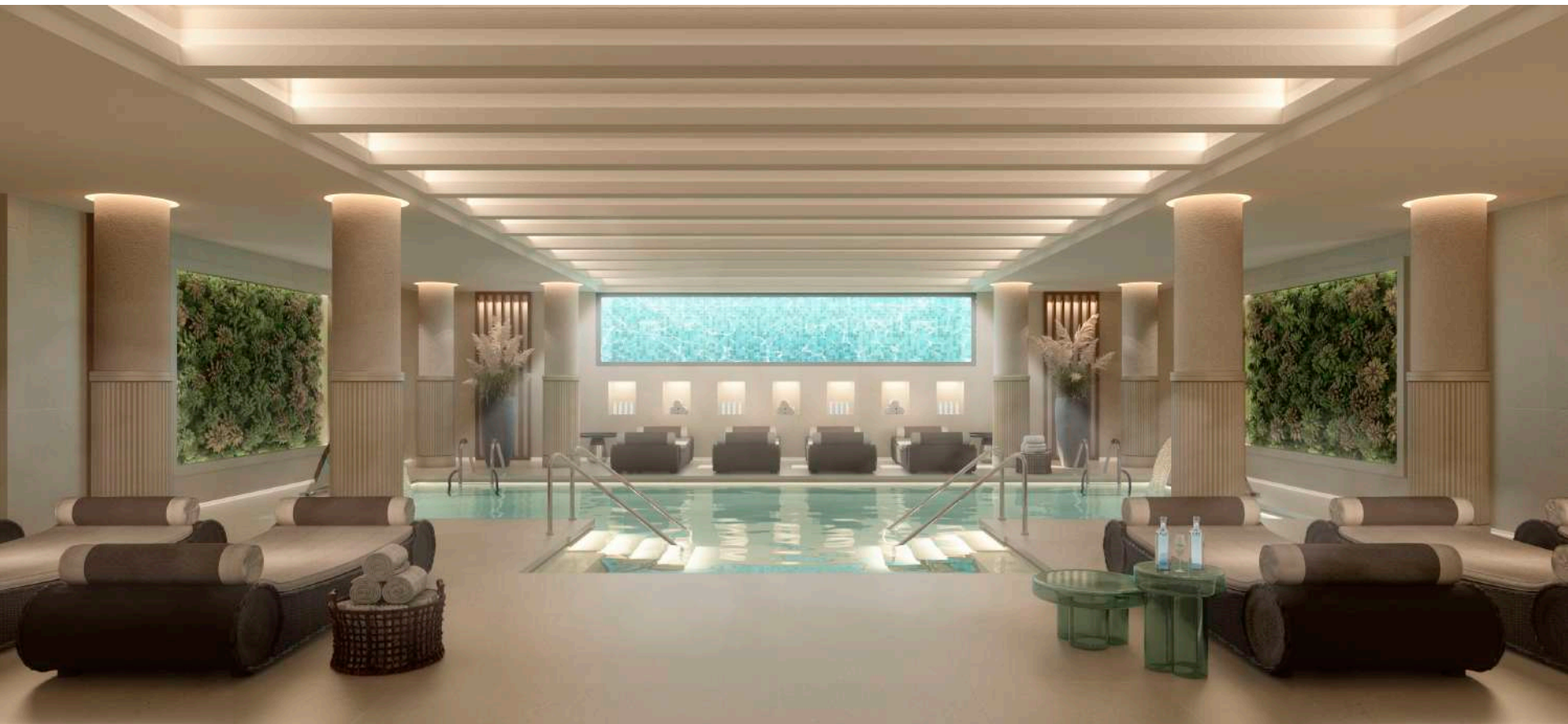


## Jacuzzi on the terrace

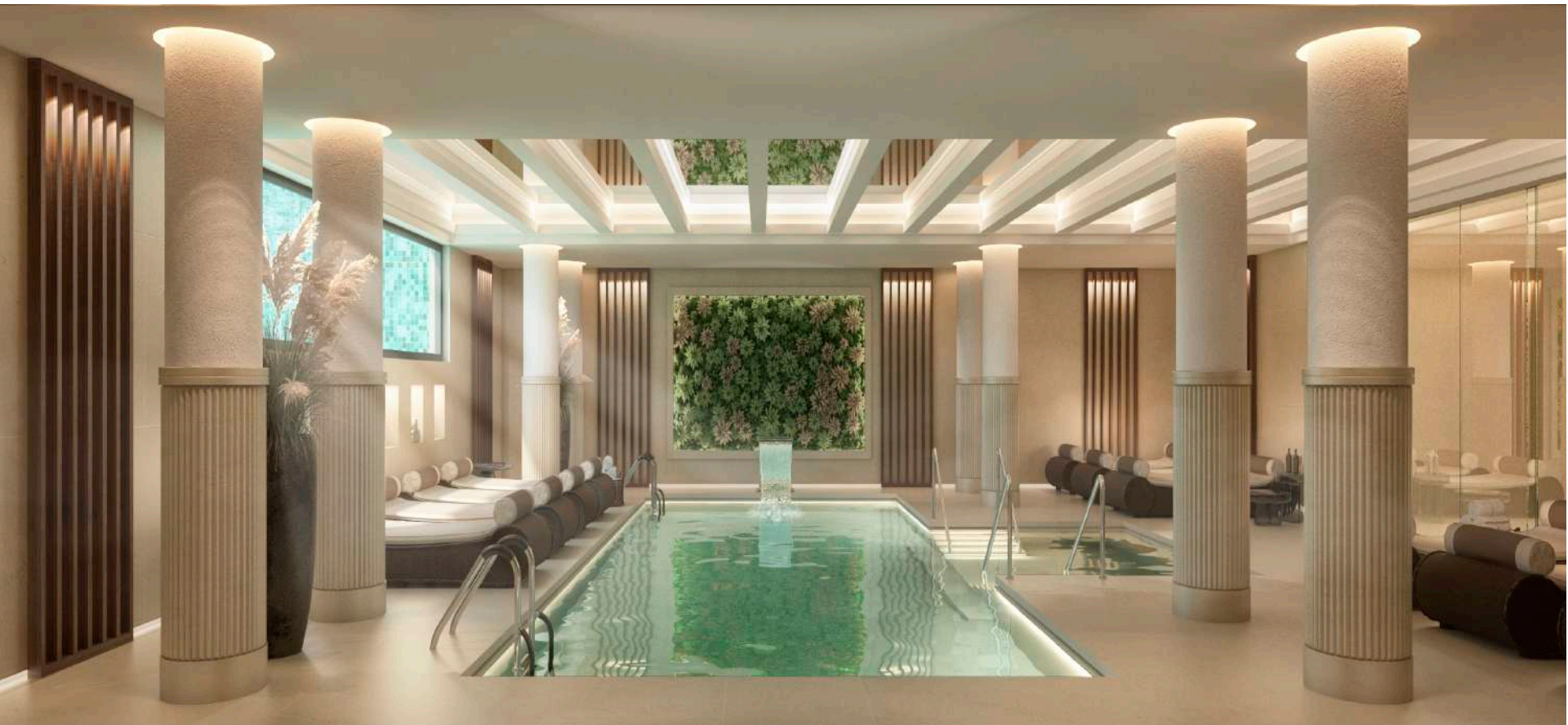




## An exclusive wellness center to relax



## An exclusive wellness center to relax



## An exclusive wellness center to relax



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# Home automation

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## State of the art **home automation**

The Zennio advanced home automation system with a standard and open communications protocol is a system that can be expanded, modified and reprogrammed by the user. The system is hacking-resistant and audio-frequency free so that it cannot be affected by jammers.

## Home automation **solutions**

- **Lighting** on/off:  
general lighting on/off control
- **Air conditioning** on/off
- **Heating** on/off
- **Flood detection** in wet areas
- **Video intercom:**  
Possibility of access by contactless card,  
fingerprint reader or via Bluetooth.
- **Access management** and control in all **communal areas**
- **Access control management** by smartphone
- **Integrated access control** in lifts
- Control of **heating and air conditioning** by zones
- **Intrusion** detector
- **Energy consumption** management



## Home automation **solutions**

- **Eco system**
- Management of **water, gas and electricity consumption**
- Big data: centralised energy management system **with advice**
- **Management of the building's switched lighting**  
installation, regulated, monochrome strops,  
creation of scenes and simulations.
- Presence detection for **air conditioning and lighting**
- **Air quality** control
- **Voice assistant** control

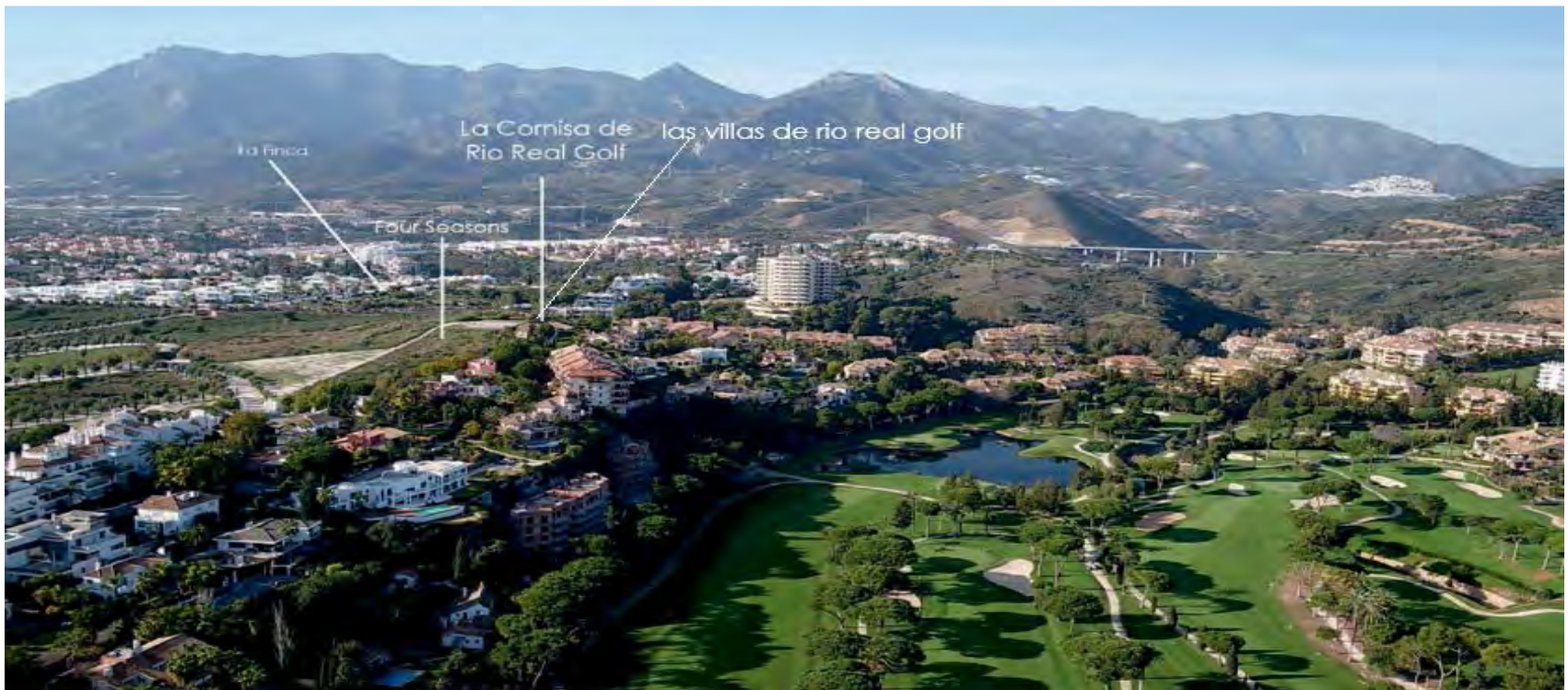
a great  
investment

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## Investment

There is no doubt that La Cornisa de Río Real Golf is a fantastic opportunity to obtain a great return on investment, as this area is set to become highly desirable. We're not the only ones to have seen the potential of this area of Marbella, as our apartments will share a boundary with the luxury Four Seasons project, currently under development. With it will come more apartments of the highest standard, night-life, restaurants and beach clubs that will turn Marbella East into a fashionable area on the Costa del Sol.

Its main advantages are exclusivity, peace and quiet, beaches, beautiful landscapes and its proximity to the centre of Marbella and Malaga.



## Most notable **features**

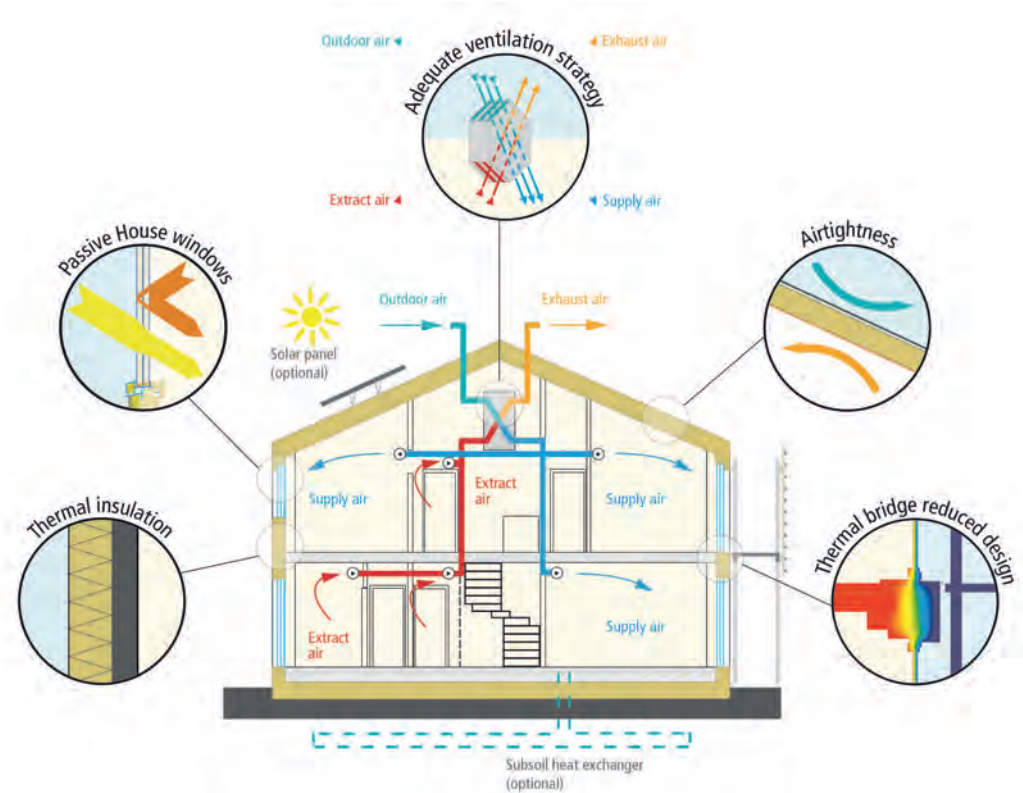
- Private **Jacuzzi**
- **Schüco carpentry** with thermal breaks
- Kitchen with **Gaggenau/Miele** appliances
- State-of-the-art **home automation**
- **High security** entrance door
- **Duravit by Starck bathroom furniture**
- Underfloor heating and air-conditioning by aerothermics
- Marble **flooring**
-

## Most notable **features**

- **Jung electrical** mechanisms
- Closed-circuit **television**
- **Video intercom**
- **Security**
- **Coworking room**
- **Wellness centre:**  
Sauna, Jacuzzi, meditation room, fitness room equipped with Outdoor swimming pool, indoor swimming pool, massage room, sports equipment and changing rooms.

## Passivhaus standard sustainability

Innovation, design, technology, ecology and quality are our maxims and also the cornerstones of the IDITEC business model. This is why our development meets the Passivhaus standard, which revolves around five basic principles



## Passivhaus standard **sustainability**

1. Excellent thermal insulation
2. High-performance windows and doors
3. Absence of thermal bridges
4. Air tightness
5. Mechanical ventilation with heat recovery

### **Disclaimer**

*The developer reserves the right to change or modify any structure, internal, external or furniture, fixtures and fittings. The developer also reserves the right to change the planned amenities at any given time. The information in this brochure is for illustration purposes and does not form part of a contractual obligation. For more information, please contact us.*



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