

LAS ALBERCAS

Finca Cortesin The Art of Living

THE RESIDENCES BY
FINCA CORTESIN



Finca Cortesin, setting us apart from the rest.

On the dominant hills of the Andalusian coast,
Finca Cortesin is the epitome of refinement
and relaxed Mediterranean lifestyle.

The refined interior design is combined with a unique
hotel, excellent food, with luxurious properties, exceptional
cuisine, an indulgent spa, world-class golf course
and unparalleled services.



Finca Cortesin

Within reach from everywhere. Far away from the world.



Perfectly positioned in one of the most sought-after enclaves of the Andalusian coast, Finca Cortesin is the finest luxury resort in Europe. Set on a 532-acre estate and surrounded by nature with the most stunning views of the Mediterranean sea.

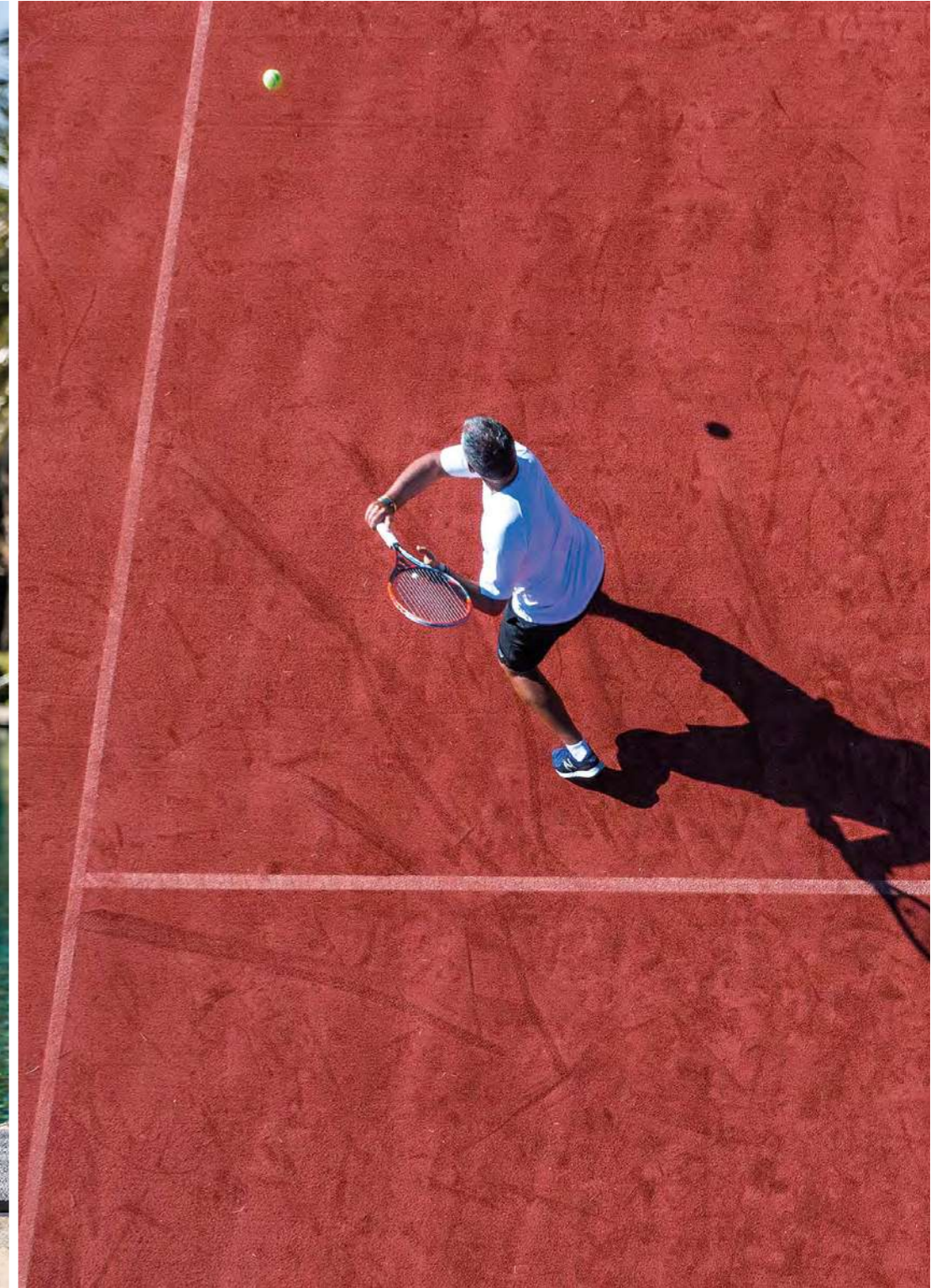
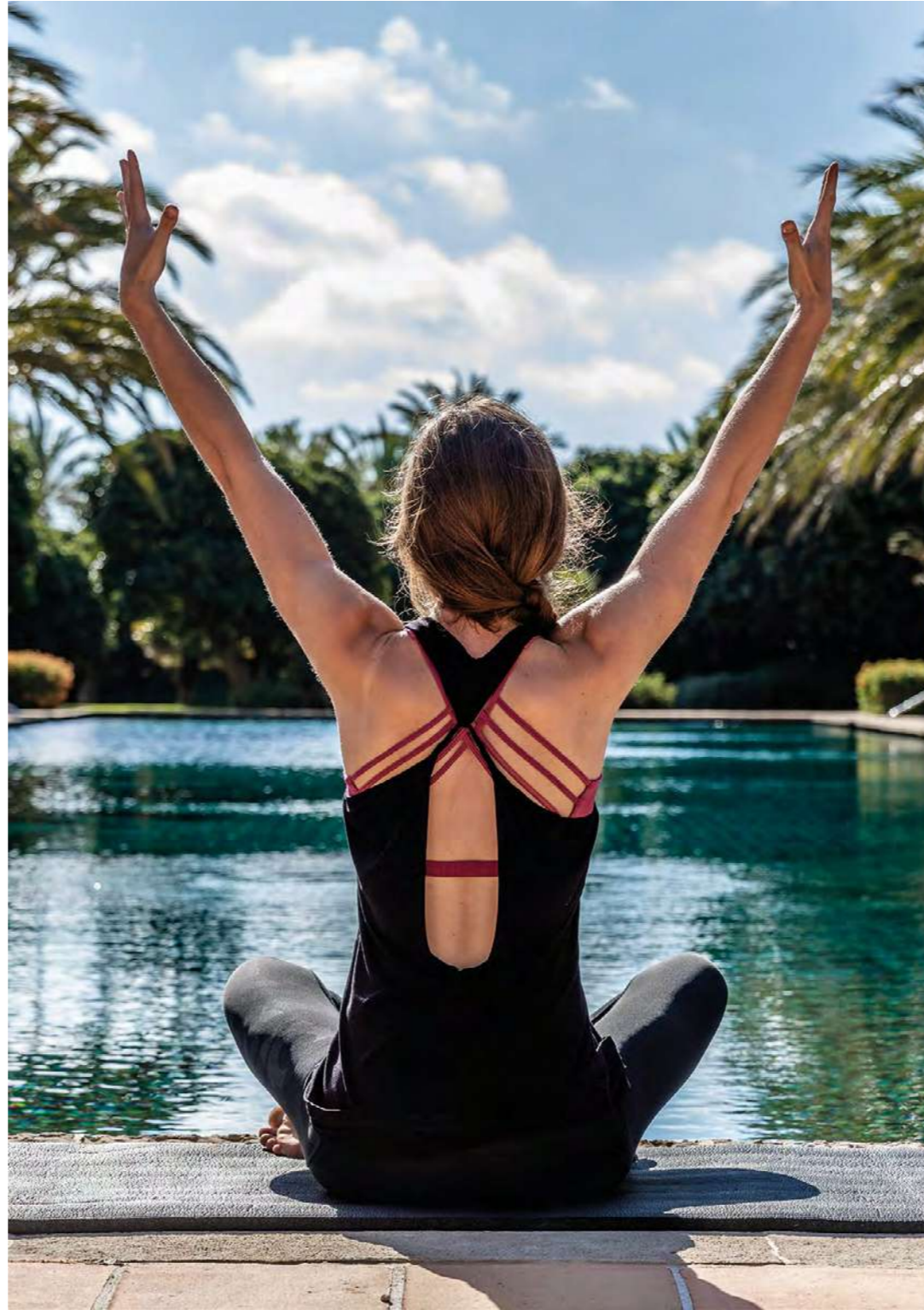
A unique concept of luxury,
A Contemporary Andalusian Experience.



Designed as a classic Andalusian “finca” by Roger Torras and Ignacio Sierra.
Finca Cortesin is a place where a traditional Mediterranean lifestyle blends perfectly with contemporary life:
excellent cuisine, impeccable service and an unparalleled atmosphere.

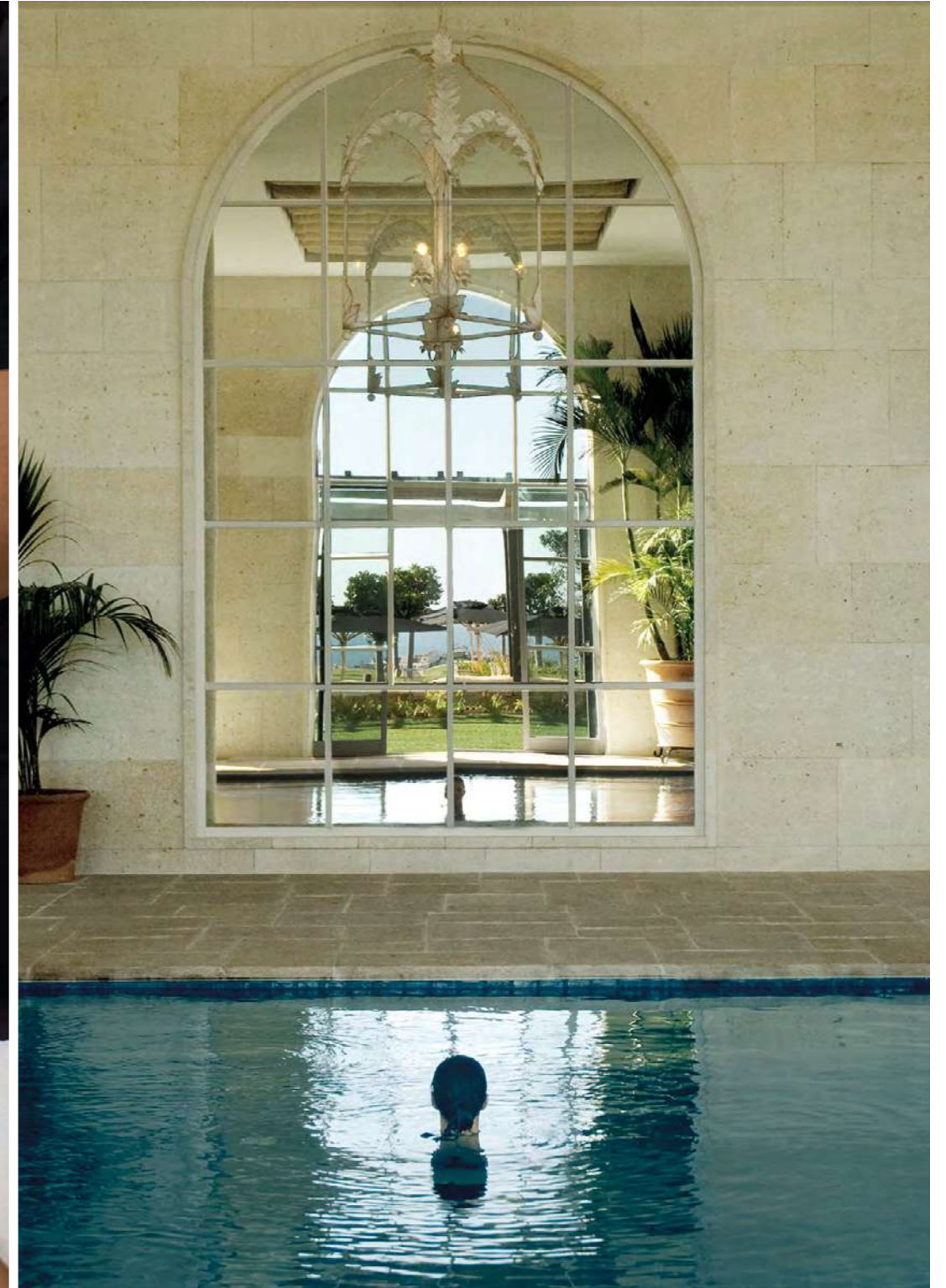
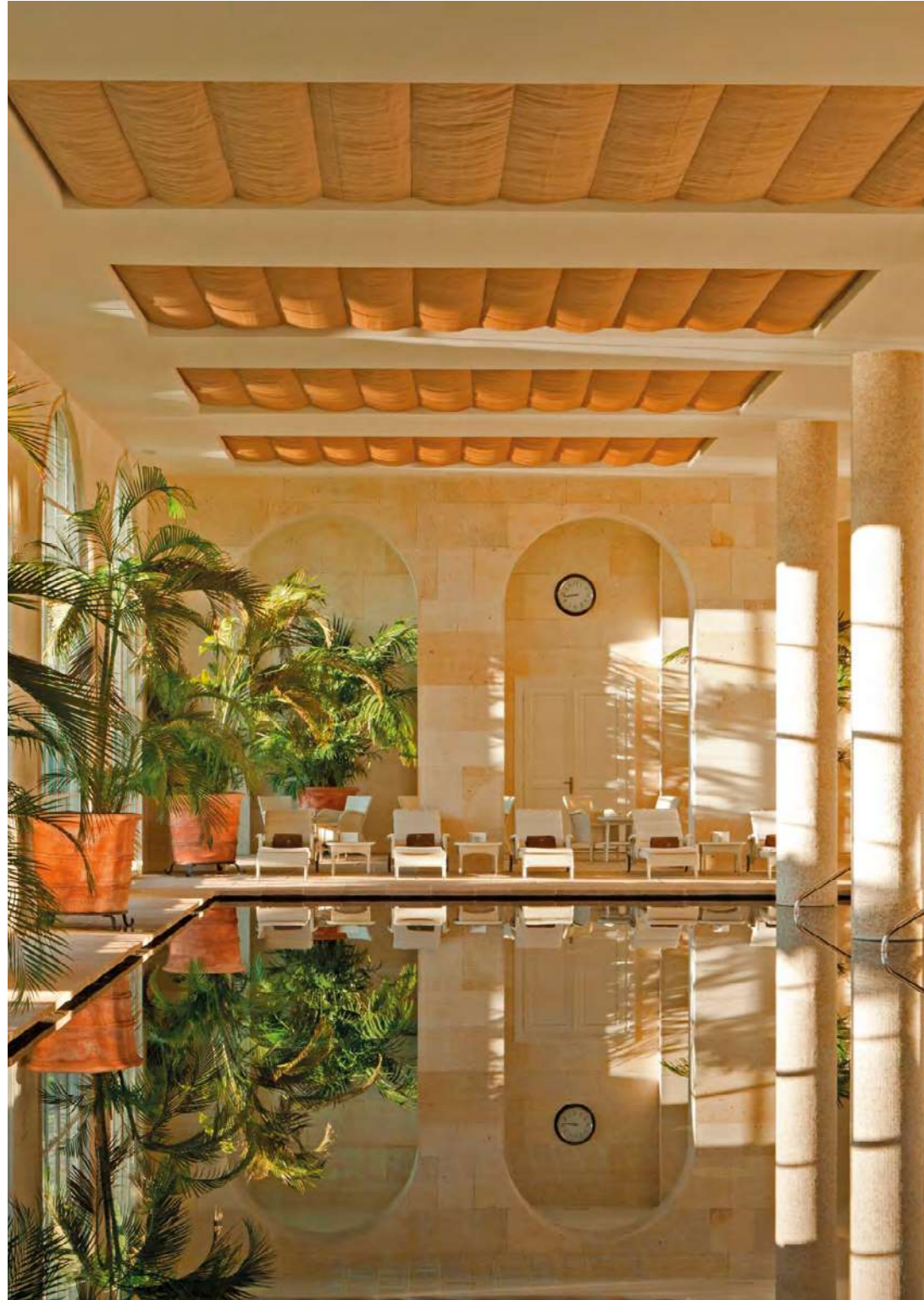
A wealth of amenities

Enjoy the experience, we do the rest.



One of the best championship golf courses in Europe, excellent sports facilities, the Jack Nicklaus golf academy, a private Tennis Club, Yoga and Meditation Center, the best indoor and outdoor pools and a high-end gym. Supported by the best professionals.

Let us spoil you
A haven of luxury for body, mind and soul.



With an impressive 2,200 m² area, the spa at Finca Cortesin has thermal baths and a 25-meter indoor heated salt-water pool. Our array of relaxation techniques with oriental therapists and the best treatments makes Finca Cortesin SPA a true sanctuary of relaxation. The true meaning of exclusivity and well-being.

Culinary Destination

Indulge your passions.



The kitchen of Finca Cortesin is a sensory delight. Authentic Spanish cuisine from El Jardín de Lutz, the best Japanese cuisine outside of Japan with a Michelin star on Kabuki Raw, the award-winning Italian dishes by Andrea Tumbarello. The Blue Bar and the Beach Club complete the experience with cocktails, tapas and Mediterranean cuisine.

Unparalleled Service

Leave it all to us.



Finca Cortesin Concierge and Rental Services

It's like living in a secluded paradise but with all the amenities and services of a luxury resort at your entire disposal. Gardening and landscaping, housekeeping, maintenance and repairs, rentals ... Here we will take care of everything, just leave it to us.

Alberca

— *(from the Arabic-Hispanic albirka, which stems from the classic Arabic birkah).*

(n.) “Having both an environmental and an ornamental purpose, the alberca, or pool, was the central point around which the houses of the wealthy inhabitants of Granada were built during the times of Al-Andalus. This type of layout, with the alberca at its core, was developed in the palaces and larger mansions, elevating the original concept to an extremely important artistic and architectural level, prime examples being the palaces of the Alhambra and the Generalife. In many cases, the albercas were much more related to leisure than ornamentation, being a factor that distinguished high lineage and reserved for the most exclusive courtyards and the most elite families”.

LAS ALBERCAS

The Project

Las Albercas at Finca Cortesin is the embodiment of the “Good Life”—luxurious homes where one can live with pleasure and without stress. From stunning penthouses, to ground floor residences with private gardens and first floor units with enormous terraces, The Residences are designed to meet the needs of sophisticated people who

understand the art of living and share the desire to enjoy the freedom of a well-run, well-designed, uncluttered life.

This outstanding example of residential design is set to become an instantly-recognisable landmark on the Costa del Sol.

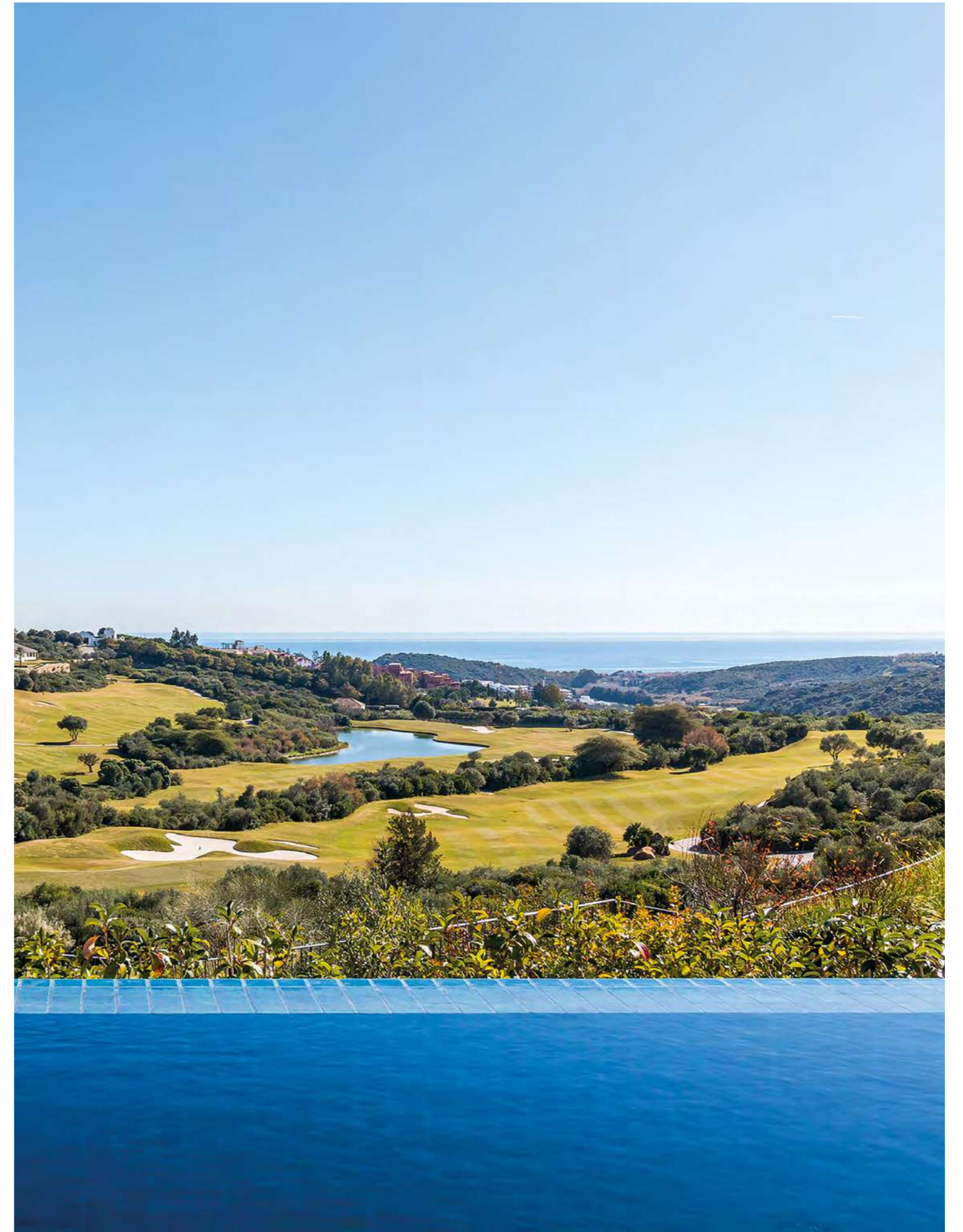
LAS ALBERCAS

True Mediterranean luxury

“Las Albercas offers the very best of both worlds: the privacy and individuality of a personalized home that is unique in its class; the benefits of property ownership, and exclusive access to all the services, privileges and amenities of the most exclusive resort on the Costa del Sol, including a wide variety of gastronomic and recreational experiences and attractions based on high-end service and wellbeing.

Las Albercas enjoys a singular identity inspired by the elegance of discreet luxury, in line with the maxim of privacy enveloped by nature and the Mediterranean and featuring the very finest materials, exceptional finishes and exclusive details that make our villas such a unique project.”

Single Home.





Creating unparalleled living environments surrounded by the best amenities, world-class service, architecture and design.



Spacious terraces affording impressive views of the Mediterranean and an abundance of natural light, complete the connection between architecture and nature, building and landscape.



The Mediterranean at your feet.
Sea views allow the residences to benefit from stunning natural light.







Uninterrupted golf and sea views.



Elegant layouts with luminous, warm and wide spaces.



Comfort and Luxury:
The best possible combination.



Every last detail of Las Albercas has been designed with the utmost care and attention to detail.



The kitchens are a true masterclass in achieving a careful balance between flair and functionality



Bathrooms boasting generous space and harmonious living.

EXQUISITE CRAFTSMANSHIP



It's about doing whatever it takes to ensure a level
of comfort and luxury.





Fittings throughout the residences are handcrafted from materials including oak, marble, natural stones and bronze.

LAS ALBERCAS

THE PRIVATE RESIDENT'S CLUBHOUSE

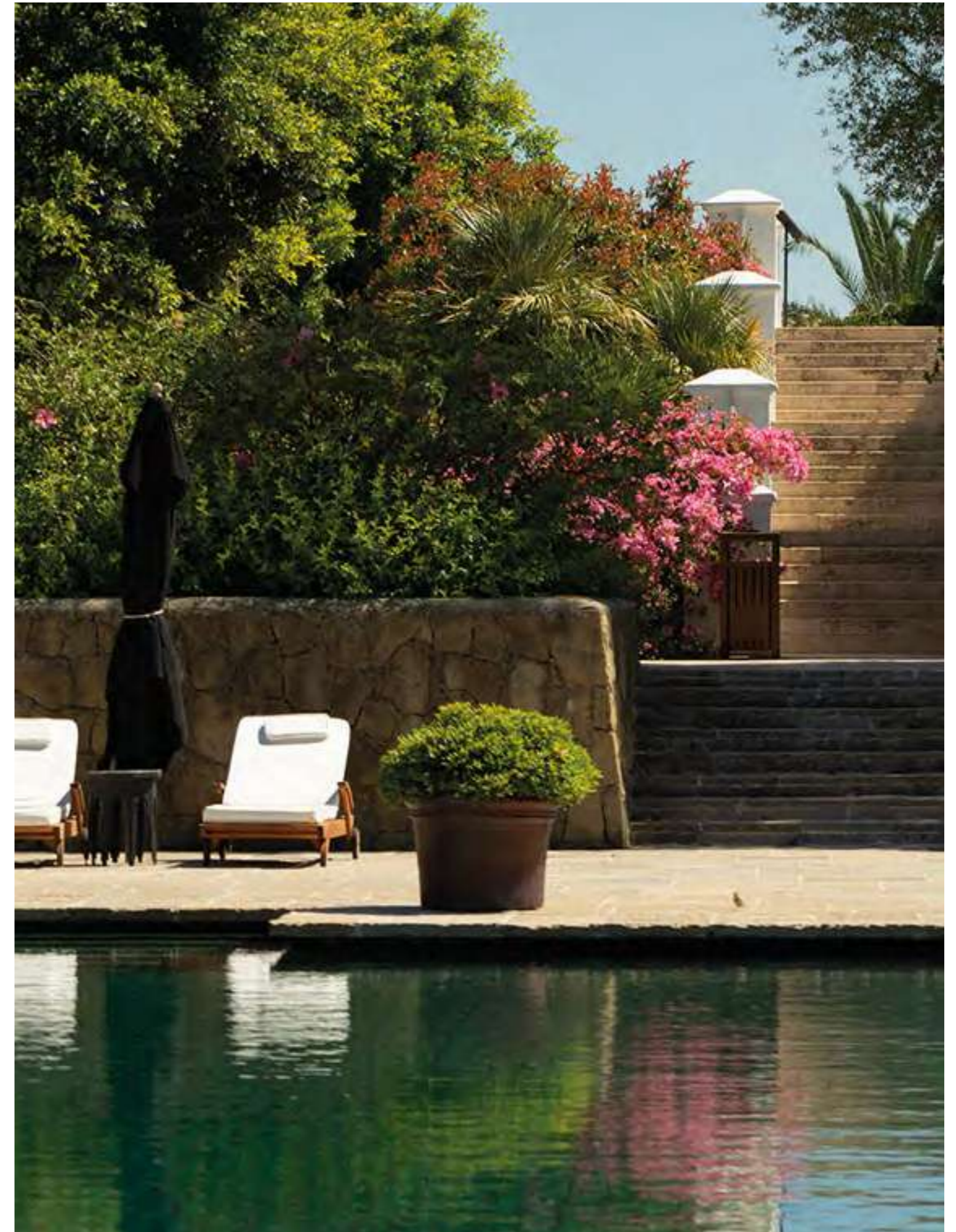
Your own private paradise

An exquisite sanctuary exclusively for the residents offering a lavish spa experience set amongst tropical gardens.

The clubhouse will offer state of the art facilities including:

- 25 metre outdoor pool
- 15 metre indoor pool
- Cutting edge gym equipment
- Steam room
- Sauna
- Relaxation area
- 2 x massage treatment rooms
- Changing rooms
- Bar area
- Tropical gardens

Every amenity available for the discerning resident.





Where you belong

As a resident in Las Albercas, you automatically gain privileged, exclusive access to club facilities that make living and belonging here such an enriching experience.

La Albercas offers residents a dream home in perfect match with their lifestyle. Concierge and rental services, sophisticated shopping and dining experiences. Beach Club, pools, spa, tennis centre, and a world-class golf course are part of the **Finca Cortesin**.





UNPARALLELED SERVICE

Las Albercas is supported by a dedicated in house team of staff, available to quickly respond to the needs of residents at any time of the day or night.

The Finca Cortesin Private Rental Office offers residents the opportunity to rent out their homes and maximise their investment. We at Finca Cortesin will manage every step of the process to provide owners with a hassle free return.

Finca Cortesin 24h Security:
there is a security presence at all times.

Finca Cortesin Concierge and Rental Services



Type I

Las Albercas

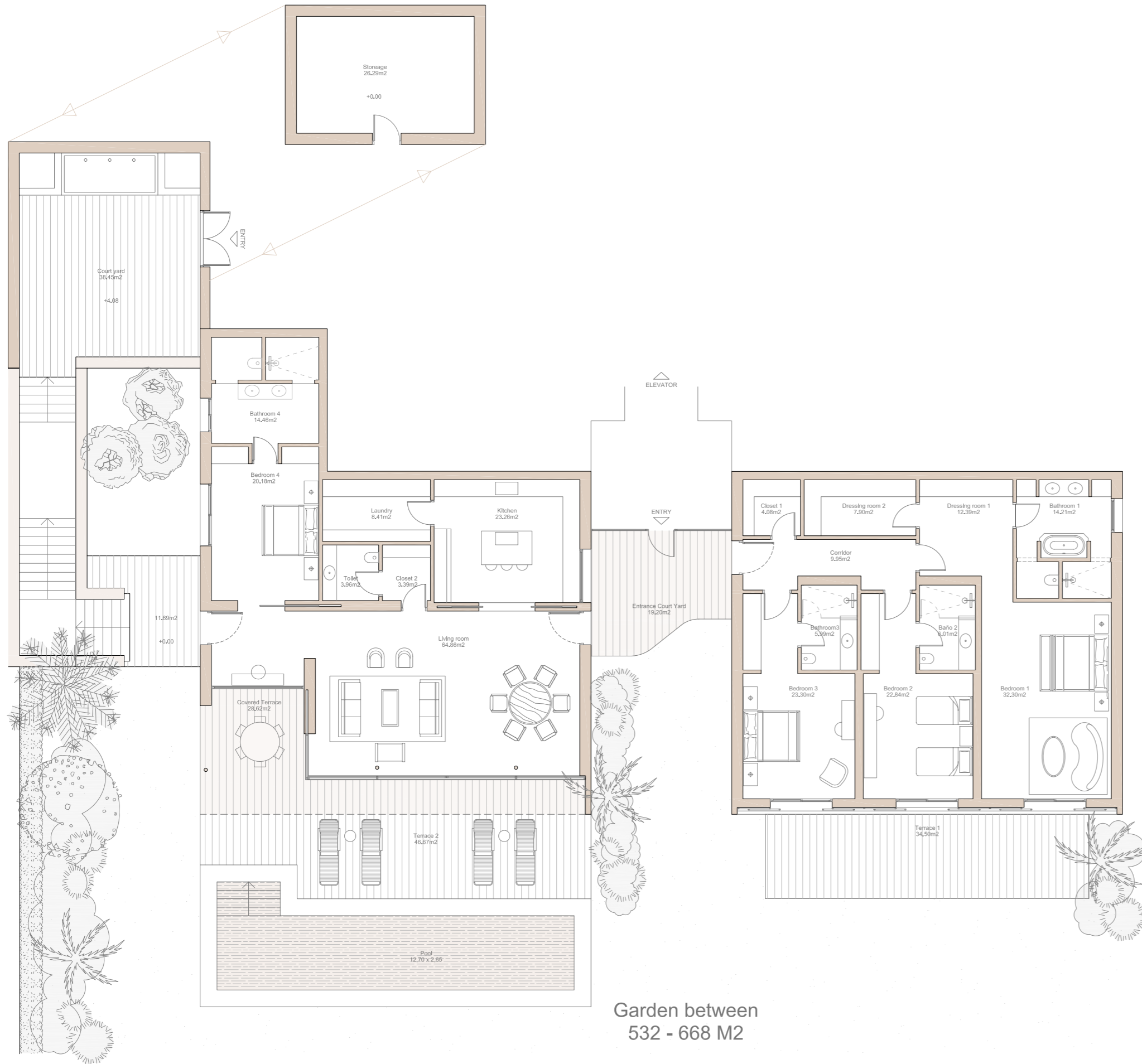
State of the art “mini villas” with private pools and gardens all with irresistible views. With 3 residences in each block, all with over 30 metres of lateral living space across an average of 330 m2, these homes provide exceptional living space for entertainment and family. You can choose between garden, 1st floor or penthouse residences.

TYPE I GARDEN RESIDENCE

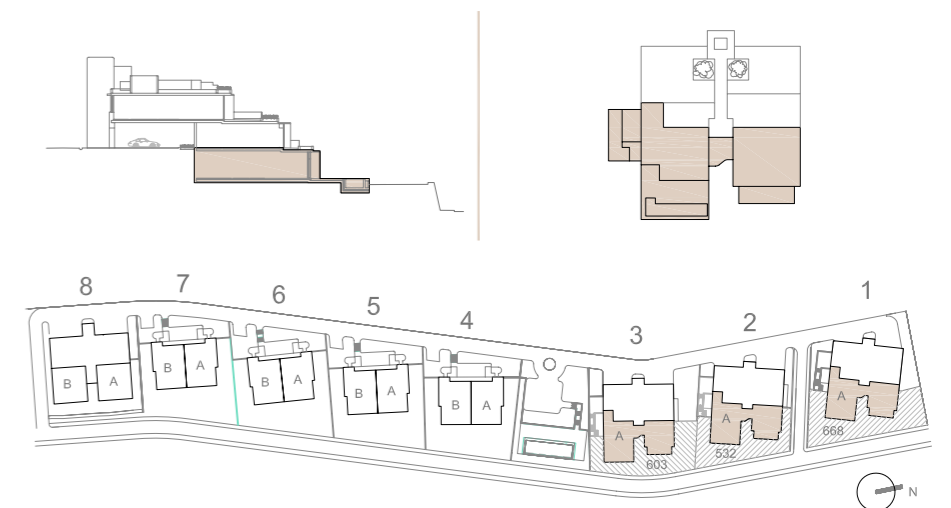
4 BEDROOMS - 4,5 BATHROOMS

INTERNAL BUILT AREA:	370,65 m ²
COMMON AREA:	66,17 m ²
TOTAL AREA:	436,82 m²
COVERED TERRACE:	44,13 m ²
UNCOVERED TERRACE:	188,33 m ²
TOTAL TERRACES AREAS:	232,46 m²
GARDEN AREA:	532 - 668 m²

2 PARKING SPACES AND STORAGE ROOM



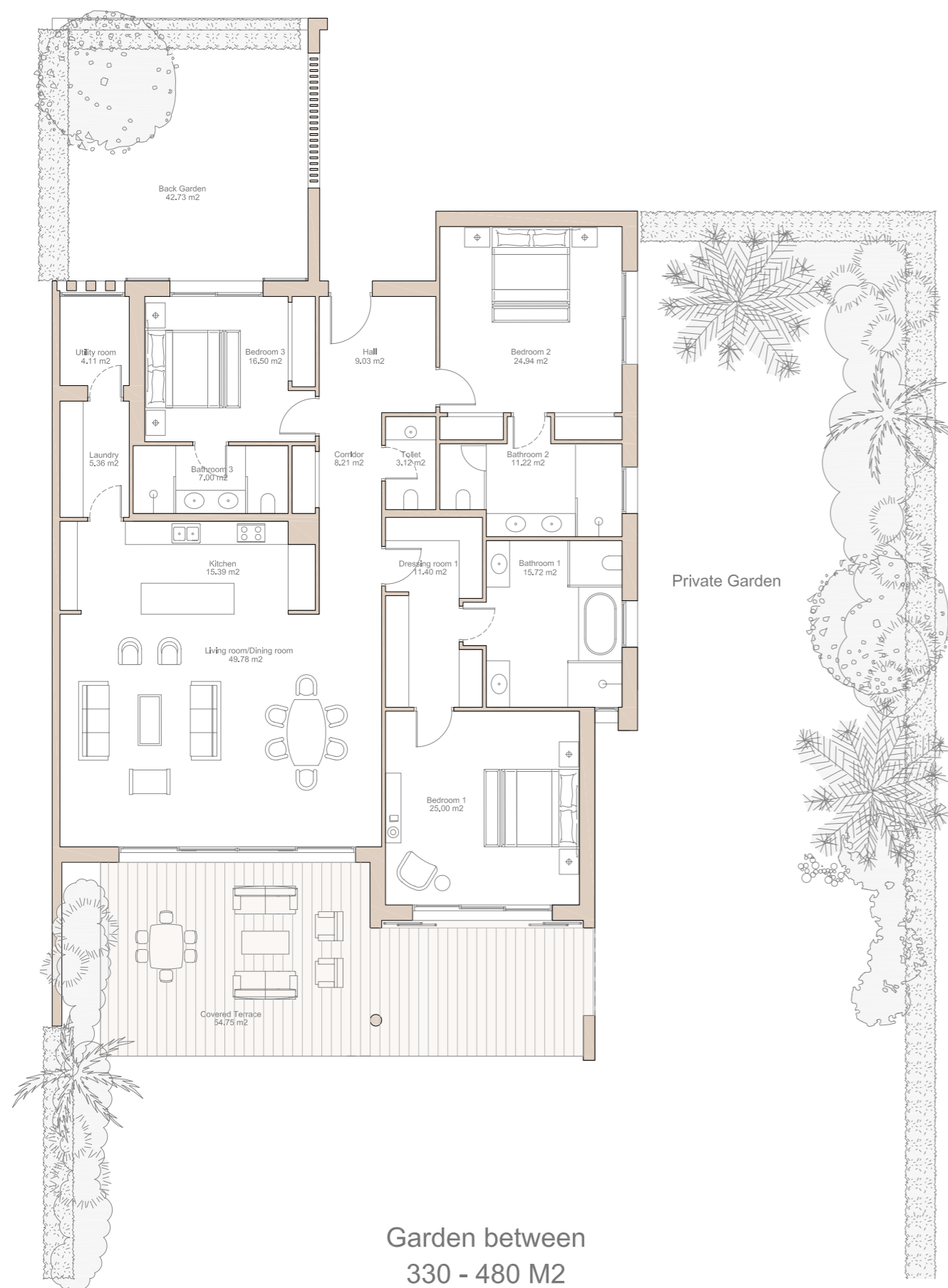
Garden between
532 - 668 M2



Type II

Las Albercas

Perfect for the larger family wanting open plan living and elegant design. The residences have the benefit of easy maintenance, practicality and lock-up and leave along with uninterrupted views of the golf course and sea. Whether you opt for the 3 bedroom penthouse with its own private pool or one of the garden residences with its own 500 m2 plot you will not be disappointed.

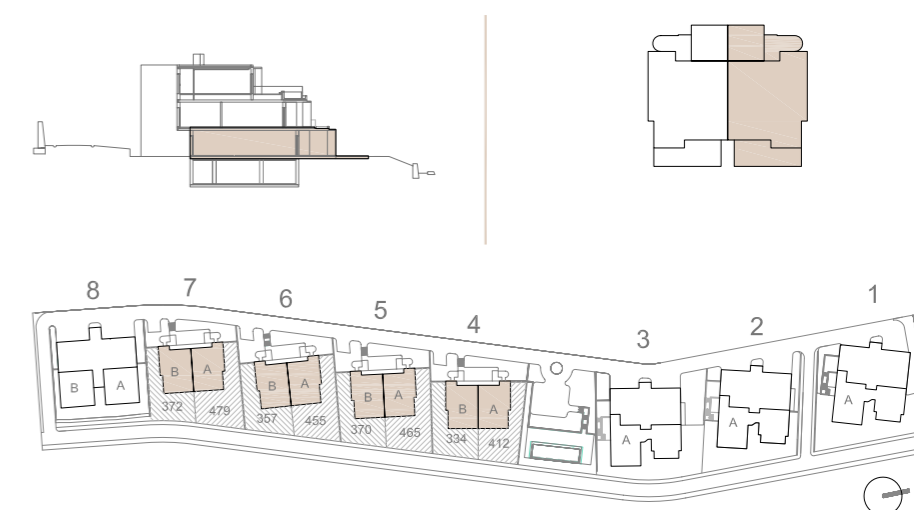


TYPE II GARDEN RESIDENCE

3 BEDROOMS - 3,5 BATHROOMS

INTERNAL BUILT AREA:	240,62 m ²
COMMON AREA:	41,59 m ²
TOTAL AREA:	282,21 m²
COVERED TERRACE:	61,36 m ²
TOTAL TERRACES AREAS:	61,36 m²
GARDEN AREA:	330 - 480 m²

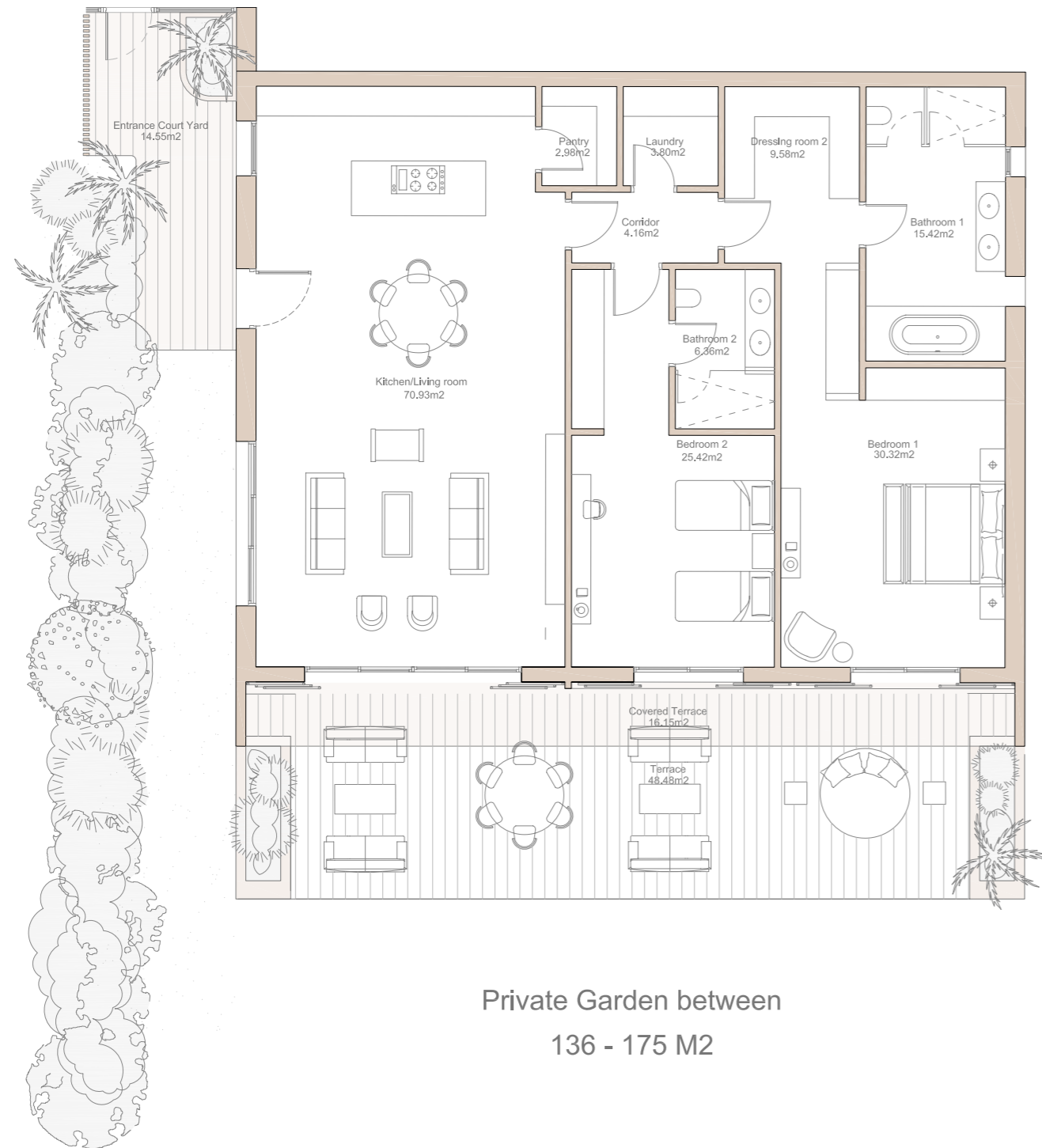
1 PARKING SPACES AND STORAGE ROOM



Type III

Las Albercas

Beautifully designed spacious pied a terres, all with stunning views over the golf course and to the sea, for those who want quality in an idyllic setting for short or long stays. These 2 bedroom residences are positioned over 3 floors all enjoying circa 200 m2 of internal living space.



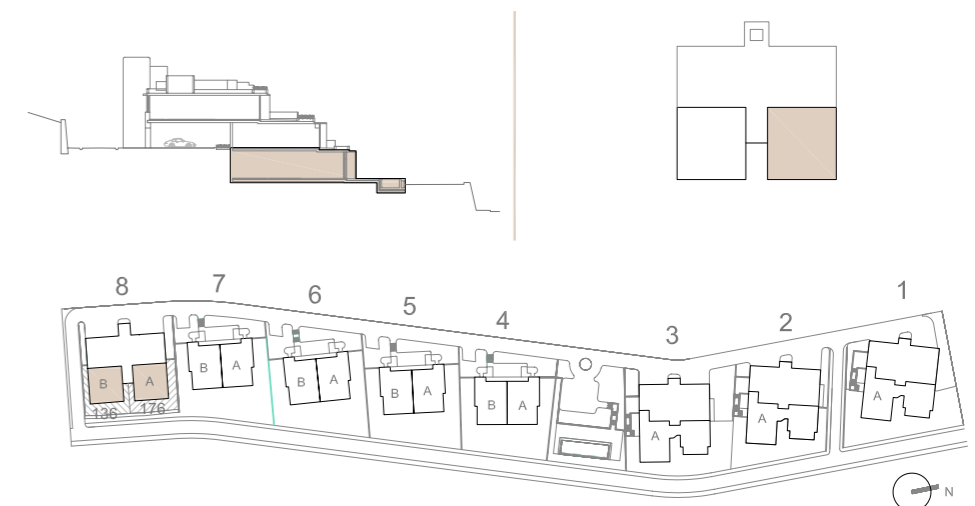
Private Garden between
136 - 175 M2

TYPE III GARDEN RESIDENCE

2 BEDROOMS - 2,5 BATHROOMS

INTERNAL BUILT AREA:	197,87 m ²
COMMON AREA:	36,38 m ²
TOTAL AREA:	234,25 m²
COVERED TERRACE:	37,72 m ²
UNCOVERED TERRACE:	43,70 m ²
TOTAL TERRACES AREA:	81,42 m²
GARDEN AREA:	136 - 175 m²

1 PARKING SPACE AND STORAGE ROOM



Schedule of Finishes

COMMON AREAS

- Manicured landscaped gardens
- Passenger lift (OTIS, Schindler or Kone) with private entrance hall for each residence except Type III

ENTRANCE AND INTERIOR COURTYARDS

- Full height front door in solid iroko wood and glass with security lock
- Flooring in hand crafted Portuguese cobbled stone
- Feature curved staircase to rooftop pool in penthouses of Type I
- Video entry phone system

RECEPTION ROOMS

- Travertine marble floor laid in classic Roman design
- Skirting in solid travertine stone of 12cm with shadow gap design
- Painted false ceiling with down lighters.
- The walls to be painted flush with high quality plastic paint in a light color.

KITCHENS

- Travertine marble floor laid in classic Roman design
- Bespoke kitchen and island in solid walnut, iroko or similar
- Bespoke Interior doors with bronze frames, handles and glass in Type I
- Polished and treated silk beige and/or ebano countertops
- A range of Neff / Siemens or similar appliances, including dishwasher, integrated multi-functional oven, integrated double fridge-freezer and induction hob
- Bespoke sink with Bagno Design London bronze tap or similar
- Tall Display cabinets in walnut or other natural wood carcass and dark metal frame doors with glass
- Spacious upper and lower cabinets with top quality handle pulls and hinges
- The utility room is equipped with Neff / Siemens or equivalent washing machine and tumble dryer

BEDROOMS

- Travertine marble floor laid in classic Roman design
- Skirting in solid travertine stone of 12cm with shadow gap design
- Painted false ceilings with down lighters.
- The walls to be painted flush with high quality plastic paint in a light color.
- Bespoke fitted wardrobes in solid wood with trim detailing on the doors, natural cane inset with feature handles

BATHROOMS, SHOWER ROOMS AND POWDER ROOMS

- Travertine marble floor laid in classic Roman design
- Polished stone floors, bath and shower surrounds, skirting and architraves
- Painted false ceilings with down lighters.
- Bespoke fitted stone vanity unit with over-basin mirror in walnut frame, iroko or similar
- Walk-in shower, shower head and hand shower in bronze finish by Bagno Design London or similar
- The walls to be painted flush with high quality plastic paint in a light color.
- Wall mounted WC with concealed push button cistern
- All bathroom fixtures in Bronze Finish by Bagno Design London or similar

TERRACES AND POOLS

- Travertine marble floor
- External lighting with power and water supply
- Dark green mosaic tiling in pools
- Concrete cabana structure with iroko wood slats in Type 1 penthouses

GENERAL

- Bespoke interior doors with custom bronze handles
- Linear shadow gap travertine skirting detail to all rooms
- Neutral painted palette to walls throughout
- Double glazed, aluminum bronze tone windows and solid wood external doors with acoustic and thermal protection

PARKING AND STORAGE ROOM

- Basement storage unit for each residence
- Underground parking spaces x 2 per residence in Type II
- Covered parking spaces x 2 per residence in Type I
- Covered parking spaces x 1 per residence in Type III

Technical specification

FOUNDATION AND STRUCTURE

- Deep foundation of concrete piling and reinforced concrete slabs.
- Structure with reinforced concrete.

FAÇADE

- Half-foot thick exterior façade built with perforated bricks, plastered with mortar, thermal insulation with projected polyurethane 35 kg/m³ density, thermal insulation in framework edges and pillars, air chamber and interior façades of double PLADUR plasterboard (15+15mm) with mineral wool acoustic insulation.
- Exterior façade finished with plaster, white silicate paint and Casares stone

PARTITIONS

- Interior partitions made from layering of double PLADUR plasterboard (15+15mm), plasterboard profiling (46mm) with mineral wool filling and double PLADUR plasterboard (15+15mm). In wet areas, 70mm profiling and water-repellent PLADUR plasterboard will be used.
- False PLADUR plasterboard (13mm) ceiling.

ROOFS AND PORCHES

- Flat gravel roof with double-laminate asphalt waterproofing sheet and thermal insulation of extruded polystyrene (XPS) foam.

FAÇADE AND ROOFS

- Exterior façade finished with plaster and white silicate paint or casares stone
- Flat gravel roof.

POOL

- Swimming pool lined with dark green glazed ceramic 10x10cm tiles. Saline purifying system and lighting installed.

EXTERIOR SPACES

- The plot is enclosed by a masonry wall of Casares stone.
- Plots delineated by metal fencing and shrubbery.
- Garden design by Finca Cortesin Landscaping.
- Vehicle access with Portuguese cobble in certain areas.

Sustainable energy system

INSULATION

- A high level of thermal and acoustic insulation is achieved by means of specialised construction systems. Solid structural slabs. Projected polyurethane thermal insulation. Anti-impact sheeting under flooring.

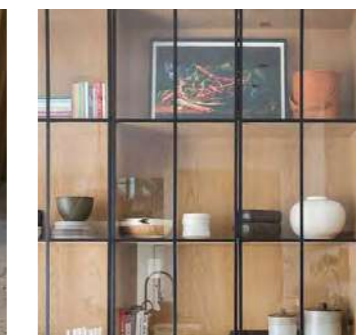
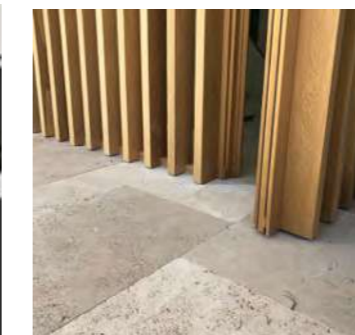
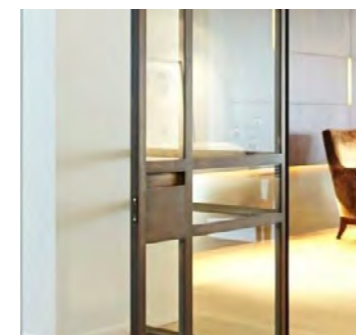
SUSTAINABLE PLUMBING, HEATING AND AIR CONDITIONING

- Cross-linked polyethylene (PEX) plumbing system.
- Mechanised internal air-renewal system.
- Air conditioning system and ACS production, DAIKIN VRV IV+ with heat recovery and high seasonal efficiency.
 - Simultaneous production of heat and cold system.
 - ACS production system, Hidrobox, indoor ACS production unit, low and high temperature with heat recovery. 260L Accumulator
- Centralised solar energy per block, DAIKIN DRAIN-BACK system, 300L accumulator in house
- Water underfloor heating in the main areas of the residence

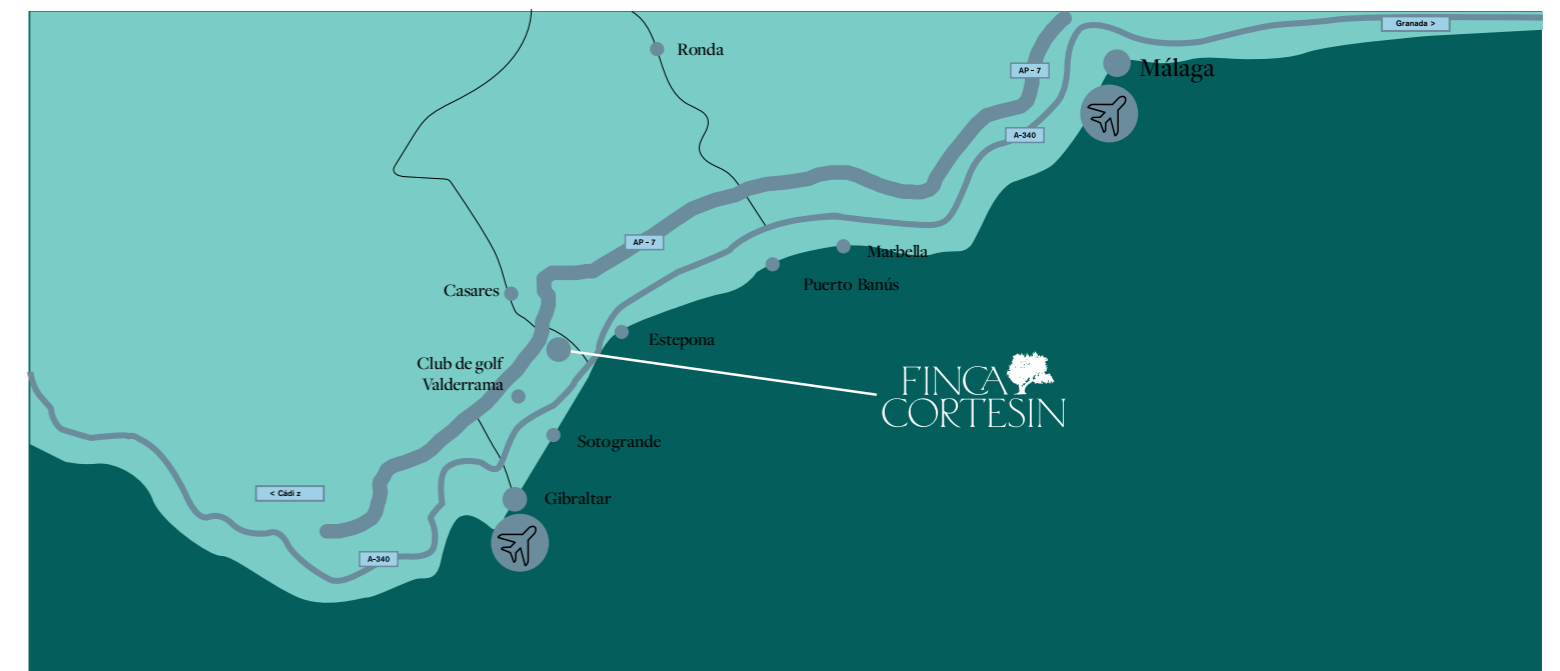
ELECTRICITY AND DOMOTICS

- GIRA or similar system.
- Telephone and TV contact points in the living room, bedrooms and kitchen.
- Installation of cables for RJ45 data sockets in the bedrooms and living room, connected to the urbanisation's fibre optic network.
- Domotic system installed allowing for flood detectors, lighting control, climate control and water and electricity consumption control.
- Basic lighting in the interior of the house.
- Security and alarm system connected to the central network.

The developer and technical department reserve the right to bring about modifications during the construction process as a result of technical, legal or sales demands, without influencing in any way the overall result.



Within reach from everywhere.
Far away from the world.



Las Albercas at Finca Cortesin is the result of one of the most renowned developers in Spain, Single Home.

To realise its unique vision for Finca Cortesin, one of the most luxurious resorts in the Mediterranean, a team was commissioned comprising some of the leading architects, landscape and interior designers working in their fields today.



Ignacio Sierra
Arquitecto
Architect

Roger Torres
Arquitecto
Architect

Cabell Robinson
Arquitecto Paisajista
Landscape Architect

Duarte Pinto Coelho
Inteiorista
Interior Designer

Ana y Cristina Calderón
Interiorista
Interior Designer

Geral Huggan
Paisajista
Landscape Architect

Las Albercas is a Single Home Project

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