CALA

GOLF

RESIDENCIAL



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74 houses in el toyo next to the golf course (el toyo · almería)





CALAGOLF
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An exclusive development of 74 homes distributed in 3 blocks, with options of 2, 3 and 4 bedrooms. Each home has one or two terraces and large windows, all perfect for enjoying the good weather that we have in Almería. In addition, the residential has storage rooms and parking spaces all underground for greater comfort and safety. With further possibility to acquire 2 or 3 parking spaces per home.



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discover the exclusive calagolf residential that combines a modern design, functional and elegant with a prime location

This residential is a place where you can live in an idyllic way, surrounded by a peaceful golf course and close to services with which to meet daily needs. The combination of a modern and functional design, complete common areas both covered and uncovered and the wonderful location in El Toyo, Almería make it an ideal choice for those looking for quality of life.



common areas designed to offer you an unmatched life experience without need to leave home



Refresh yourself in the wonderful pool during the hot summer days.

Maintain an active lifestyle by using the paddle tennis court and the equipped gym or if you prefer enjoy the outdoor calisthenics area.

The little ones can have fun in the children's play areas, while the whole family can gather in the game room/social lounge.

common areas

8,753m² (approx.)

- **POOL ENCLOSURE**
  2.237 m² (aprox.)
- **POOL**
  199 m²
- **ENGLISH PATIO**
  594 m²
- **PADDLE TENNIS COURT**
  200 m²
- **PLAYROOM/SOCIAL LOUNGE**
  74 m²
- **GYM**
  75 m²

your new home is waiting for you!

Do not miss this opportunity unique to live in an environment privileged and enjoy all the amenities offered by the exceptional CalaGolf Residential in El Toyo, Almería.





- Green areas
- Views of the Golf course
- Pool and solarium
- Children's play area
- Garages and storage rooms
- Paddle tennis court
- Equipped gym
- Calisthenics park
- Rest areas
- Game room / Social lounge

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a constantly growing area, boasting the highest ratio of green area per resident.

El Toyo · Almería

CALA GOLF

CalaGolf is located next to the prestigious 18-hole golf course, with two lakes, wildlife and vegetation typical of the region, including palm trees, olive trees, pitas and pines. The sand bunkers, distributed along its 6,267 meters, provide a captivating challenge for golf lovers.

a privileged location in a captivating natural environment.







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Imagine a serene and peaceful place, where the ample recreation areas invite relaxation and tranquility. Here, every corner is designed to inspire well-being and harmony. The spaces open and landscaped offer a refuge from everyday life, where you can breathe fresh air and feel the calm in every step.

This is a place where time seems to stop, allowing you to disconnect and recharge your batteries as you immerse in an atmosphere of peace and serenity.

a lifestyle surrounded by top-notch amenities where you can enjoy the beach, parks, children`s areas, restaurants and a wide range of leisure activities.

The residential complex is ideally located next to the airport, offering excellent connection to the Mediterranean motorway. In addition, the city of Almería is just a few minutes away by car, as is the majestic Cabo de Gata-Níjar Natural Park and the beautiful local beaches.

The area also has hotels, commercial establishments, a varied gastronomic offer in the famous Plaza del Mar and a vibrant social life, especially during the summer nights, which become lifelong memories.

3 min
Hospital El Toyo

8 min
Airport

20 min
Almería City

17 min
AVE Station (Train)



16 min
Cabo de Gata

4 min
Planned commercial zone

4 min
Plaza del Mar

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2 bedroom model home

This home features 2 spacious bedrooms and 2 bathrooms, one of them in the master bedroom. The open-concept kitchen-living room creates a cozy and functional space, ideal for everyday living. It also has a practical laundry room and two terraces where you can enjoy the wonderful Almeria weather and create your own outdoor relaxation spaces.

penthouse floor

block 1

block 2

71,60 m²
built area

60,80 m²
usable area

52,17 m²
terrace area

2 bedrooms

2 bathroom

1 kitchen

1 laundry

2 terrace



This plan is not contractual, as it has been prepared in accordance with the basic project of the building and, therefore, Mañas Cano Promotora reserves the right to include the necessary modifications due to technical and/or legal requirements or ordered by any public administration or body, adjusting it in any case to the execution project. The images are for advertising purposes and have no contractual value. The decorative elements as well as any furniture shown are not included. Island in kitchen optional.

model home of 3 bedrooms

This home features 3 bright bedrooms and 2 bathrooms, offering the perfect balance between comfort and style. The kitchen-living room, designed in an open concept, provides a spacious and comfortable space to live. It also includes a separate laundry room and a terrace, perfect for taking advantage of the good weather we have.

ground floor

block 3

entrance 6

3 bedrooms

2 bathroom

1 living room/ kitchen

1 laundry

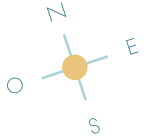
1 terrace

91,90 m²
built area

80,65 m²
usable area

111,25 m²
terrace area





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model home of 4 bedrooms

This home includes 4 well-lit bedrooms and 2 bathrooms, perfect for large families or those seeking more space. The kitchen-living room, designed in an open style, provides a generous area to live comfortably. It also has a separate laundry room and two terraces, ideal for creating relaxed moments with family or friends.

floor 1 and 2

block 1, 2 and 3

entrance 1, 4 and 6

122,95 m²
built area

105,80 m²
usable area

32,57 m²
terrace area

4
bedrooms

2
bathroom

1
living room/ kitchen

1
laundry

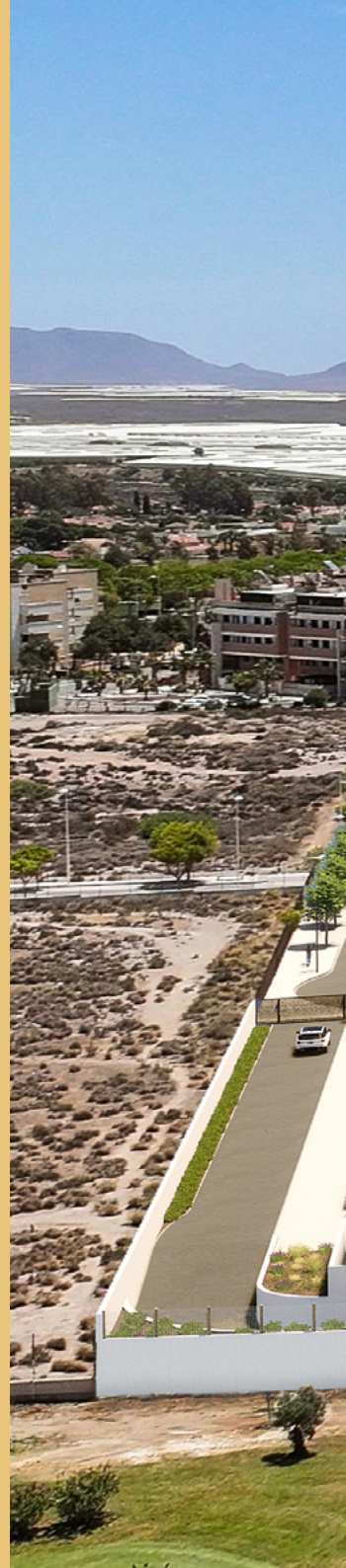
2
terrace



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CALAGOLF
RESIDENCIAL

THE CALAGOLF RESIDENTIAL IS CHARACTERIZED BY OFFERING QUALITY AND SAFETY





This closed residential complex is equipped with the necessary security elements for your peace of mind.

The homes have top-quality finishes, including a full air conditioning system with a heat pump and Airzone, which guarantees comfort at any time of the year.

The kitchens are equipped with modern furniture, appliances, and Dekton countertops.

In addition, both the main and secondary bathrooms are equipped with washbasin furniture, adding a touch of personality to every corner of your new home.

All homes have a laundry room where the aerothermal system will be located and you will have space for the different uses you want to give it.

quality specifications

external urbanization

- Closure of the complex **by means of a cigenetic fence with wooden corner posts treated in an autoclave.**
- Gardens with tropical and native plants. **Irrigation by means of electro-valves and recovered rainwater systems.**

SERVICES

- Swimming pool and solarium on the ground floor. **20x10m swimming pool. Beach, floating flooring on battens.** Edge of the same material. Interior covering white gresite 25x25mm. Pool environment natural grass.
- Outdoor exercise area **(calisthenics park).**
- **Glass paddle tennis court in the semi-basement floor.**
- **Gymnasium and children's playroom in the semi-basement floor.** With flooring by means of AC-5 oak wood laminate.
- Children's play area in the semi-basement floor.
- **Video surveillance.**
- **LED outdoor lighting with presence sensors.**

portals and staircases

- **Access door:** lacquered aluminum and 6+6mm Stadip safety glass, in the portal and Climalit (3+3) +10+(3+3) in the gym and playroom.
- Portal floors: 2cm marble.
- Stairs (steps and risers): 3/2cm **marble** without nosing.
- Portal walls and common areas: smooth plastic paint, 0.20m **white marble baseboard.**
- Elevators: capacity for 6 people and accessible **(1 unit per portal) with the highest energy rating.**

foundation and structure

- Foundation and structure of the building: reinforced concrete already executed and with suitable quality control certificates, updated according to current regulations.
- Extension of terraces (80cm) by means of metal pillars and reinforced concrete slab (Structural Code).
- **Reinforced concrete walls accessing the garage ramp.**

facades and partition walls

- Facade: Composed of a half-foot perforated brick wall with a white roughcast monolayer mortar rendering, an air chamber with **50mm** rock wool, and an interior lining of **double 13+13mm plasterboard. Interior finish with smooth plastic paint.**
- Baseboards: Up to 2.30m high on the ground floor, **covered with natural stone mesh cladding.**
- Lattice elements: In drying terraces and stairs/elevator using vertical tubular profiles.

- Separation between dwellings: Formed by a half-foot perforated brick wall, rock wool, and **double 13+13mm plasterboard on both sides (CTE DB HR). Total thickness 26cm.**
- Interior partition walls: Double **13+13mm** plasterboard on both sides and **50mm** interior rock wool. Total thickness **10cm** (CTE DB HR).

roofs

- **General roof of the building: Using an inverted walkable roof system on terraces** and non-walkable in the installations area, with thermal insulation, **80mm** thick.
- **Photovoltaic panels: For service in common areas, swimming pool, gym, garage, etc.**

housing cladding

FLOORS

- Interior flooring of the dwelling including kitchen: Using AC-5 oak wood laminate flooring.
- Laundry flooring: **ROCA ceramic stoneware** or similar.
- Bathroom flooring: **ROCA CERÁMICA model BASEL GRIS 60X60R stoneware in the main bathroom and BASEL CALIZA 60x60R in the secondary bathroom** or similar.

WALLS

- In general: Plasterboard and smooth plastic paint in off-white
- Bathroom walls: **ROCA CERÁMICA model BASEL or similar stoneware tiling.**
- Main bathroom: GRIS 120X60R
- Secondary bathroom: **BASEL CALIZA 120X60R** or similar.

CEILINGS

False ceiling: Plasterboard, smooth plastic paint, and a concealed profile suspended ceiling with phono panels in the secondary bathroom to house air conditioning machinery.

interior carpentry

- **Armored main entrance door to the dwelling.**
- **Smooth, lacquered white swing doors with chrome hardware.** Hydrofuge DM straight trims.
- **Pocket sliding doors embedded in the partition walls** by means of a white lacquered metal frame.
- **Wardrobe fronts with smooth white lacquered wood leaves, folding and interior lined with cloth-covered board.**

exterior carpentry and glass

- **Exterior carpentry made with lacquered aluminum profiles with thermal bridge break by STRUGAL** (liftable in facade doors to terraces) and aluminum roller shutters in the same color.
- **CLIMALIT glass (3+3) +10+(3+3) (22mm) with transparent solar control in terrace openings and 6+10+6 (22mm) in rear facade openings.**
- **STADIP 8+8 (16mm)** glass railings with **STRUGAL** aluminum clamp.

electrical installation

- **High degree of electrification 9,200 w.**
- White SCHNEIDER mechanisms.
- **Automatic video door entry system, at the exterior door and portals** (usable by mobile phone).
- **Telephone and TV points in living room, kitchen and all bedrooms.**
- **Recessed luminaires on terraces and dwelling.**
- Exterior socket on terrace.

plumbing and sanitary ware

- **Rainwater recovery system for watering green areas.**
- Hot and cold water pipes in polyethylene
- Drains and downspouts made of soundproofed PVC (CTE).
- Domestic hot water by means of heat pump (Aerothermia) (CTE) individualized, with accumulator tank. 80/110/150 liters depending on dwelling size.
- Sanitary ware..

MAIN BATHROOM

- **Washbasin unit on Dekton countertop with 50cm oak imitation wood and 40cm lower shelf and washbasin #40cm model Alter by ROCA.**
- **ROCA** model **MERIDIAN wall-hung toilet with cushioned lid.**
- **ROCA** model **MERIDIAN wall-hung bidet.**
- **Roca** model **TERRAN shower tray.**
- **ROCA faucets.**

SECUNDARY BATHROOM

- **80cm suspended washbasin unit,** textured oak finish.
- **ROCA** model **MERIDIAN toilet with cushioned lid.**
- **ROCA** model **TERRAN shower tray..**
- **ROCA faucets**

TERRACE

- Water point on terrace.

POOL BATHROOMS

- **Gala Jade 80cm suspended washbasin unit.**
- **ROCA model MERIDIAN toilet.**
- **Roca faucets.**

air conditioning and solar energy

- The dwellings have **air conditioning installation (with heat pump), the exterior unit located on the roof and the interior unit on a removable false ceiling** located in the secondary bathroom, **SAMSUNG, LG** or similar brand.
- **Air ducts by means of climaver plus and anodized aluminum supply and return grilles.**

GYMNASIUM AND CHILDREN'S PLAYROOM

- **Air conditioning SAMSUNG, LG** or similar brand.

kitchen

- **Kitchens equipped with furniture, appliances and Dekton worktop.**

painting

- Smooth plastic paint in the interior of dwellings (off-white color).
- **White lacquer on wooden carpentry.**
- **Matt synthetic enamel on metalwork elements.**

garage

- **Sectional, motorized community garage door with remote control.**
- **Pre-installation for electric vehicles,** for all spaces (empty conduit).
- **Flatted concrete floor.**
- **Installation of air extraction,** fire protection, lighting, etc., according to current regulations.
- **Storage rooms with galvanized steel doors with ventilation grilles,** walls and ceilings finished in monolayer mortar.

NOTE: The project management reserves the right to modify or replace, for valid reasons, the characteristics described above with others analogous or similar.





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