

# LAS TERRAZAS



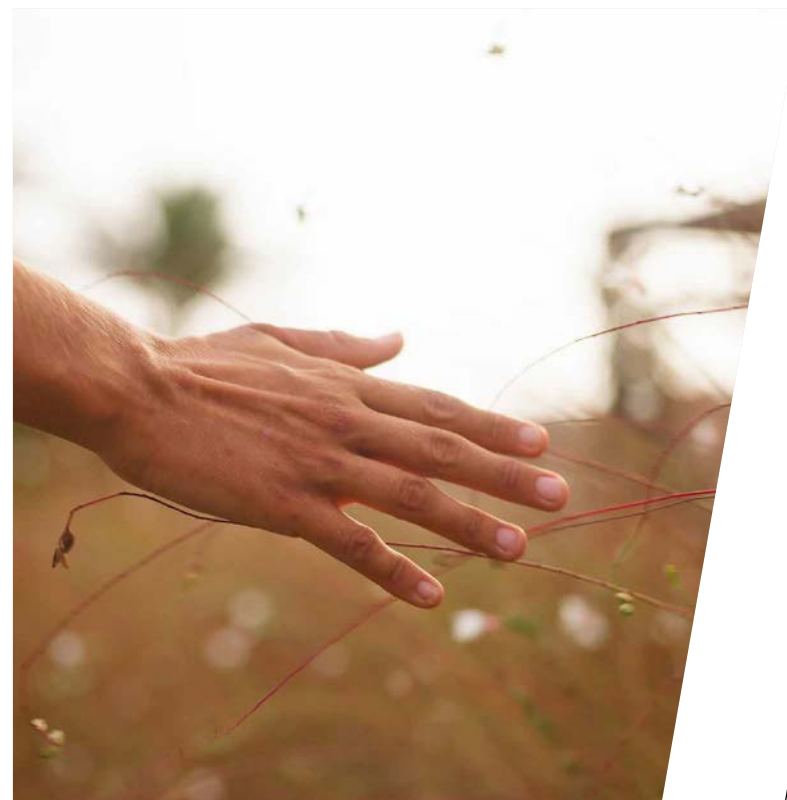
MACENAS®  
Residences



# THE LUXURY OF LIVING IN HARMONY WITH NATURE



A lifestyle based on wellbeing and surrounded by nature is something we all need. It's a deep-seated urge to connect fully with the land around us, from a home that is safe and welcoming, a place where we can share and enjoy the little things: moments of light and beauty, birdsong at dawn, the murmur of the waves or great conversation with friends under the stars. It's the secret to finding happiness at Macenas.





# WITH A HISTORIC HERITAGE THAT FORMS PART OF OUR IDENTITY



Within the resort are two monuments that form part of the sites of cultural interest catalogue of Spain's historic heritage.

The first of these, the Castillo de Macenas, from which the site takes its name, which lends its name to the site, is a lookout tower built during the reign of Charles III in 1765. This defensive structure leads to the protected western beaches of the Cabo de Gata-Níjar Natural Park.

El Pirulico is another of the jewels in our crown: a Nasrid watchtower built between the 12th and 14th centuries that was used as a lookout for centuries after.



# ENJOY SPACIOUS UNSPOILT BEACHES WITH CRYSTAL-CLEAR WATER



At Macenas, you can surround yourself with nature and enjoy the majesty of the Mediterranean Sea in its wildest state.

The Macenas® Mediterranean Resort beach runs for 1.2 km, perfect for taking a dip away from any crowds.

Following the coastline, we come to the unspoilt beaches of the Cabo de Gata-Níjar Natural Park, where you can really unwind and switch off.

“ Almería, the highest happiness index in Spain. ”





# BREATH EASY IN PROTECTED NATURAL ENVIRONMENT



Macenas is an open invitation to discover its protected environmental heritage, from the gorgeous Sierra Cabrera to the beauty of Mojácar village and its white houses, up in the hills, reached through volcanic gorges.

It's a place to fill your lungs with pure oxygen.

Living at Macenas@Mediterranean Resort means waking up every day with the finest sunrises, strolling along the shoreline, practising yoga in the afternoon, taking a boat out to sea...

# A CABO DE GATA MEDITERRANEAN RESORT IN SOUTHERN SPAIN



Macenas® Mediterranean Resort is a new sustainable residential and tourist resort that's perfect for a simple, genuine lifestyle. With its privileged location between Sierra Cabrera and the Mediterranean Sea, the resort allows its residents to enjoy the Mediterranean climate all year round, with an average temperature of 22 °C.

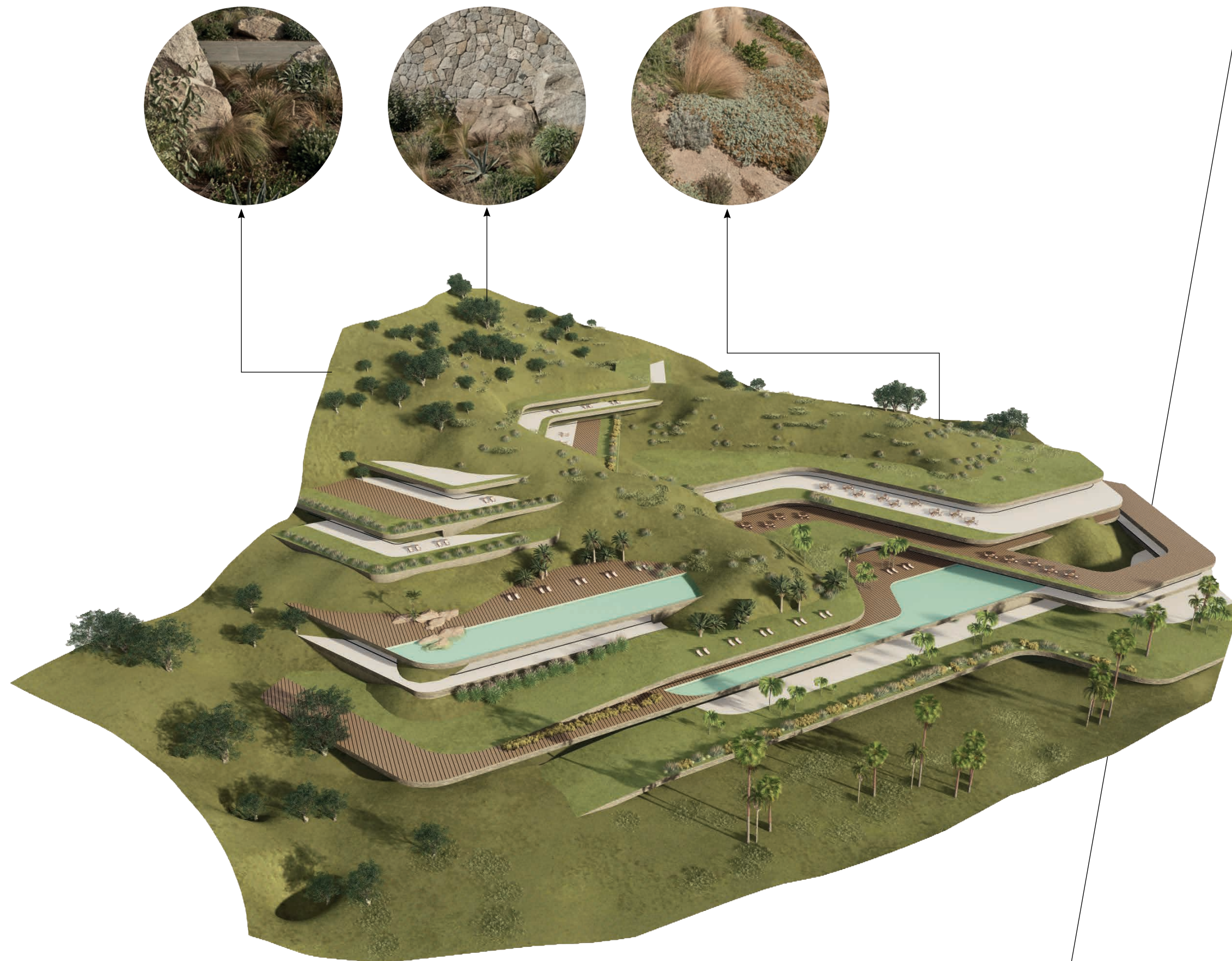
“Macenas, with more than 320 days of sunshine a year.”



## LOCATION AND SURROUNDING AREA







# A NEW SUSTAINABLE RESORT CONCEPT IN ALMERÍA

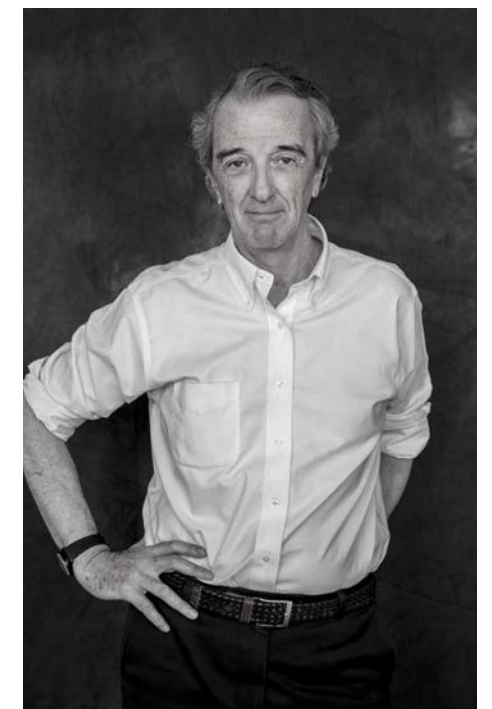


Designed by the Rafael de La-Hoz studio with a focus on landscaping to ensure it remains in harmony with its surroundings, the resort's discreet architecture allows nature in on all sides.

“

The main aim of the project is to make nature the focus at Macenas, preserving and enhancing its natural and cultural heritage.

”



**RAFAEL DE LA-HOZ**  
Head architect, Master Plan

# A PLAN FOR YOU TO ENJOY ALL OF IT



A Master Plan with everything you need to live an extraordinary life.

## Las Terrazas

- Sports Club 01
- Los Altos 02
- Las Villas 03
- Recreation area 04
- Golf 05
- Hotel Playa 06
- Social Club 07
- Hotel Golf 08
- Beach Club 09
- Water Sports 10
- Golf and Croquet Academy 11
- Bowling green 12

# 18 HOLES ON THE MEDITERRANEAN COAST



Designed by the architects Stirling & Martin, this sustainable golf course is irrigated using 100% recycled water, fully integrated into the surrounding landscape, where the indigenous flora and fauna are a key feature. An enjoyable, family-friendly 18-hole golf course on the Mediterranean coast.

“ Each hole at Macenas Golf is designed for maximum integration into the topography of the landscape, with a unique approach where every little detail has been fully thought through. ”

**STIRLING & MARTIN**  
Macenas Gold architects



**Las Terrazas**



## BEYOND GOLF



A fully sustainable green, which lies serenely under the blue expanse of the Macenas sky. The perfect setting to create experiences surrounded by nature, where the enjoyment comes not just from the round of golf played in such a unique spot, but from the beauty of the sunrise and the warm embrace of the sunset.



# THE NATURAL CHOICE

 LASTERRAZAS

A superb residential complex,  
perfect for taking in the views of  
the sea from its amazing terraces.

Integrated into the exclusive  
Macenas® Mediterranean  
Resort, with countless services  
designed to make every day the  
**best day of your life.**





# LAS TERRAZAS DEVELOPMENT

## YOUR PROJECT FOR LIFE



When you find the perfect place to create memories and experiences, with time to spoil yourself, to learn and to teach.

When you feel that everything is in balance and that you form part of somewhere that is as unique as it is exclusive.

When you have everything you could need and your loved ones want only to share their time with you, only then will you have truly arrived at **Las Terrazas de Macenas: the natural choice.**

# ONE HOME, INFINITE POSSIBILITIES

As well as enjoying the countless benefits of the Macenas® Mediterranean Resort, **Las Terrazas** includes exclusive services for its owners.

These superb leisure and wellbeing services include excellent features, sea views, the golf course and the various surrounding botanic gardens, so that you and your family experience the feeling of nature all around you, enjoying a relaxed, healthy lifestyle.



Infinity pool



Outdoor chill-out area



Extensive gardens



Indoor pool



Social Club



Sun terrace



The **social club**, open to **Las Terrazas** residents only, is a large, versatile space that's perfect for spending time with friends and neighbours.



Las Terrazas de Macenas includes a relaxing **climate-controlled indoor pool** among its community services. A health, comfortable way to relax, unwind and enjoy the moment.





The sun terrace is an ideal place to enjoy wonderful afternoons as the sun sets over the Mediterranean, in fabulous display of orange, pink and yellow tones.

APARTMENTS  
WHERE INDOORS  
AND OUTDOORS  
COME TOGETHER





Terraces with clear views of the sea and the golf course. These are generously sized spaces which with the climate enjoyed by the area can become another room in your home, perfect for spending time in, all day, every day.

The large windows help bring the interior and exterior settings together, creating a large, bright space that's a pleasure to be in.



Modern, open-plan kitchens with all necessary appliances: induction hob, fridge, washing machine, dishwasher, extractor fan, oven and microwave.

A fabulous master bedroom, with a modern open dresser and en suite bathroom, where the focus is on comfort and relaxation.



# LAS TERRAZAS 2 BEDROOMS

STANDARD HOME

## FLOOR PLAN

| ROOM                             | BUILT AREA m <sup>2</sup> |
|----------------------------------|---------------------------|
| VESTIBULE                        | 3,87                      |
| LOUNGE - DINING ROOM - KITCHEN   | 24,15                     |
| HALLWAY                          | 1,17                      |
| MASTER BEDROOM-CLOSET            | 13,45                     |
| BEDROOM 2                        | 8,78                      |
| MAIN BATHROOM                    | 3,69                      |
| BATHROOM 2                       | 3,06                      |
| <b>INTERIOR NET SURFACE AREA</b> | <b>58,17</b>              |
| COVERED TERRACE                  | 7,81                      |
| OPEN-AIR TERRACE                 | 11,86                     |
| <b>EXTERIOR NET SURFACE AREA</b> | <b>19,67</b>              |

|  |        |
|--|--------|
| Built surface area                       | 67,72  |
| Built surface area with communal areas * | 106,67 |

| SURFACE AREA ANDALUSIAN DECREE<br>218/2005 |        |
|--|--------|
| Net surface area                           | 63,99  |
| Gross floor area with communal areas       | 117,34 |

\* Does not include terraces



The information contained herein may be modified during fulfilment of the works due to technical and legal requirements, without this entailing any reduction in overall quality. All furniture, including kitchen fittings and fixtures, is presented solely for illustrative purposes, and does not form part of the offer. The steps to access the property and leading to courtyards may vary depending on the gradient of the streets, and the criterion will be set by the project and site management team.

# LAS TERRAZAS 2 BEDROOMS

PENTHOUSE

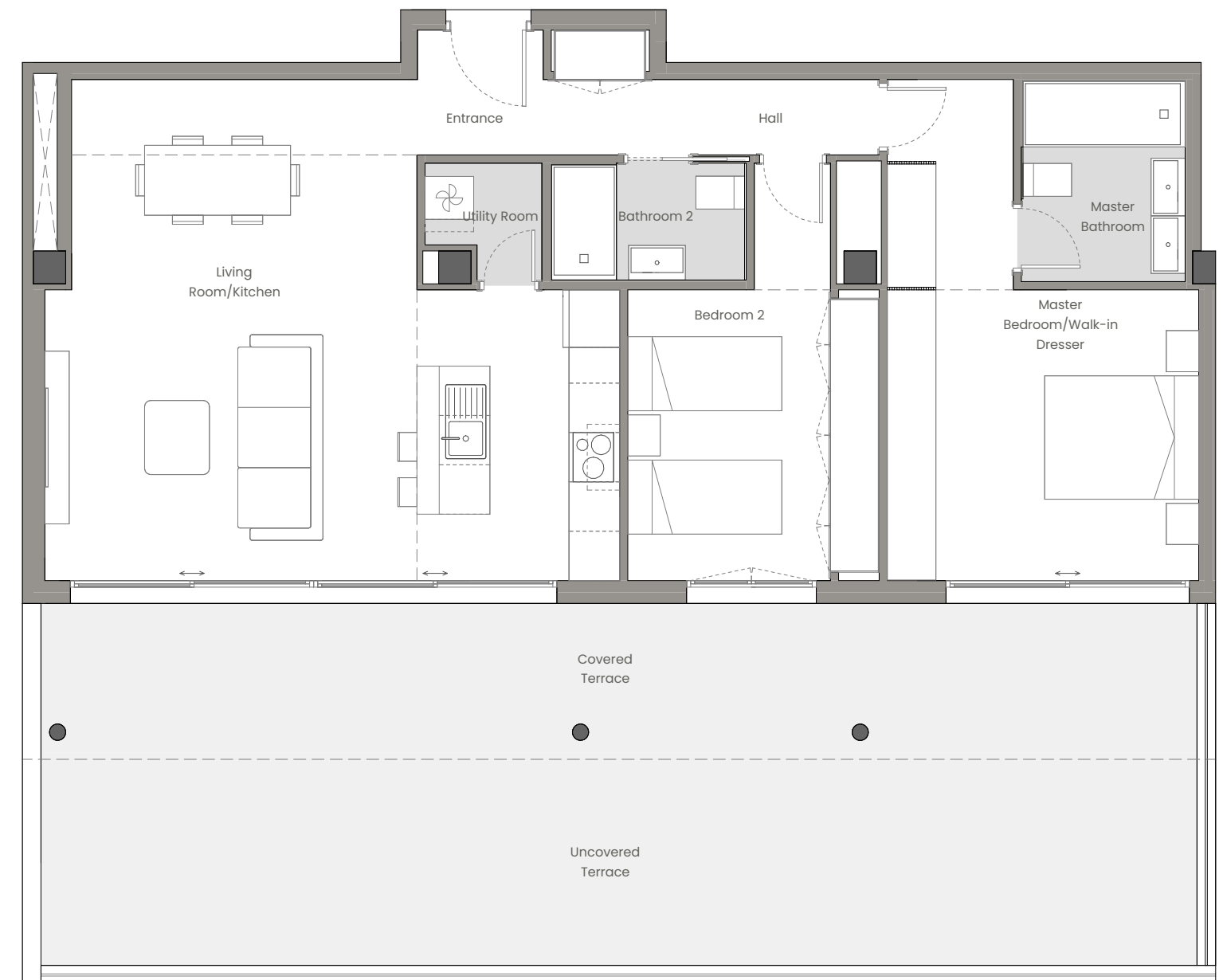
## FLOOR PLAN

| ROOM                             | BUILT AREA m <sup>2</sup> |
|----------------------------------|---------------------------|
| VESTIBULE                        | 4,31                      |
| LOUNGE - DINING ROOM - KITCHEN   | 35,95                     |
| HALLWAY                          | 2,57                      |
| MASTER BEDROOM-CLOSET            | 17,55                     |
| BEDROOM 2                        | 12,40                     |
| MAIN BATHROOM                    | 4,89                      |
| BATHROOM 2                       | 3,36                      |
| LAUNDRY ROOM                     | 1,79                      |
| <b>INTERIOR NET SURFACE AREA</b> | <b>82,82</b>              |
| COVERED TERRACE                  | 25,78                     |
| OPEN-AIR TERRACE                 | 36,86                     |
| <b>EXTERIOR NET SURFACE AREA</b> | <b>62,64</b>              |

|  |        |
|--|--------|
| Built surface area                       | 96,91  |
| Built surface area with communal areas * | 151,88 |

| SURFACE AREA ANDALUSIAN DECREE<br>218/2005 |        |
|--|--------|
| Net surface area                           | 91,10  |
| Gross floor area with communal areas       | 167,01 |

\* No se incluyen terrazas



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# LAS TERRAZAS 2 BEDROOMS

## GROUND FLOOR PROPERTY

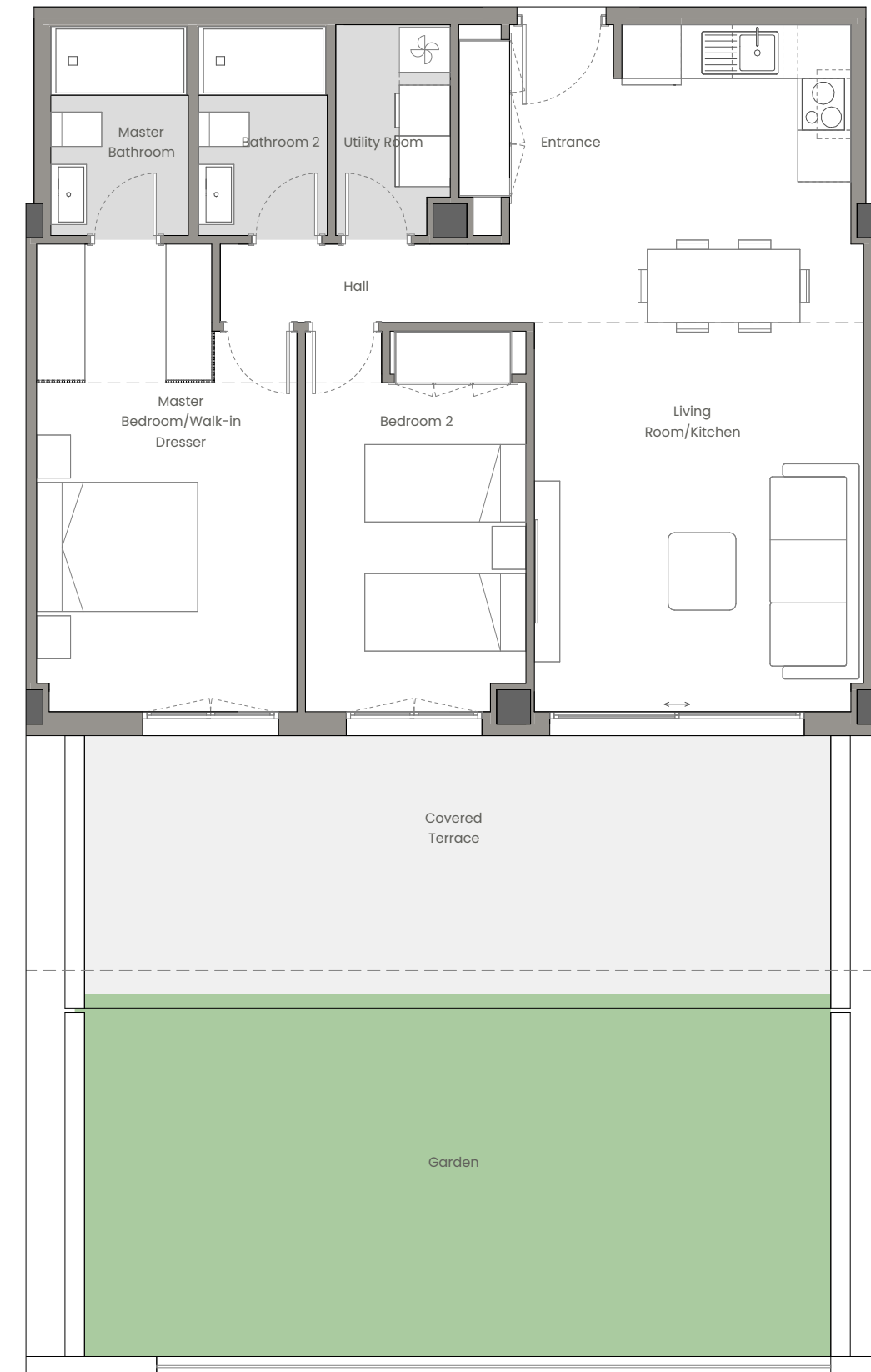


| ROOM                             | BUILT AREA m <sup>2</sup> |
|----------------------------------|---------------------------|
| VESTIBULE                        | 4,52                      |
| LOUNGE - DINING ROOM - KITCHEN   | 28,38                     |
| HALLWAY                          | 3,11                      |
| MASTER BEDROOM-CLOSET            | 15,62                     |
| BEDROOM 2                        | 11,30                     |
| MAIN BATHROOM                    | 3,92                      |
| BATHROOM 2                       | 3,68                      |
| LAUNDRY ROOM                     | 3,18                      |
| <b>INTERIOR NET SURFACE AREA</b> | <b>73,71</b>              |
| COVERED TERRACE                  | 26,40                     |
| GARDEN                           | 37,09                     |
| <b>EXTERIOR NET SURFACE AREA</b> | <b>63,49</b>              |

|  |        |
|--|--------|
| Built surface area                       | 84,29  |
| Built surface area with communal areas * | 135,17 |

| SURFACE AREA ANDALUSIAN DECREE<br>218/2005 |        |
|--|--------|
| Net surface area                           | 81,08  |
| Gross floor area with communal areas       | 148,69 |

\* Does not include terraces



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# THE LUXURY OF CUSTOMISING YOUR NEW HOME



Macenas Studio is a service exclusive to Macenas® Mediterranean Resort, where you can design your new home guided by expert interior designers.

Choose interior and outdoor finishes for your home with market-leading specifications.

We have optional packages to provide furniture and fittings from the finest designer brands.

Interior design  
by

**COSENTINO** | **silestone®** **DEKTON®**



## MEDITERRANEAN

Modernity and craftsmanship come together in a warm, easy and authentically Mediterranean style.



## CONTEMPORARY

Elegance, muted elements and warmth achieve the perfect balance to create a sophisticated and modern look for each room.



## NATURAL

Nature finds its way into your home through the use of natural fibres, wooden finishes and bright colours.





## RENT & REST

### HOLIDAY RENTAL MANAGEMENT SERVICE



A service available to owners that includes managing holiday lettings of your home for those times you won't be there to enjoy it. We take care of everything while you receive extra income. The perfect combination of enjoying your property and ensuring a return on the investment made.

# EXCELLENCE IN EVERY DETAIL



Our team of people will look after and care for your home, leaving you free to enjoy yourself. We offer a carefully selected range of additional premium services to make your life safer, easier and more comfortable.

## RESIDENTIAL SERVICES



Cleaning and laundry service



Gardening and landscaping



Pool maintenance



Household maintenance



Shopping and deliveries



Safekeeping of house keys



Private transfers



Concierge service

# COMPLETE SECURITY 24 HOURS A DAY



Las Terrazas is so much more than a place of residence – it's somewhere truly extraordinary.

Make your home here safe in the knowledge that you and yours are protected 24 hours a day by our private security team.



**SOCIAL CLUB:  
A WELLBEING RETREAT FOR  
SPORT LOVERS AND FOODIES**



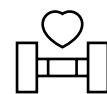
# RESIDENTS' SOCIAL CLUB



We've devised an experience based on the Mediterranean lifestyle, with services designed to take perfect care of you, inside and out, and all on your doorstep. Make Macenas® Mediterranean Resort your next port of call.



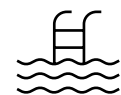
Zero-km catering



Sport and health centre



Beauty and cosmetics salon



Pool & lounge



Sport and nautical activities



Local crafts shop



Grocery shop



Golf club



Medical clinic

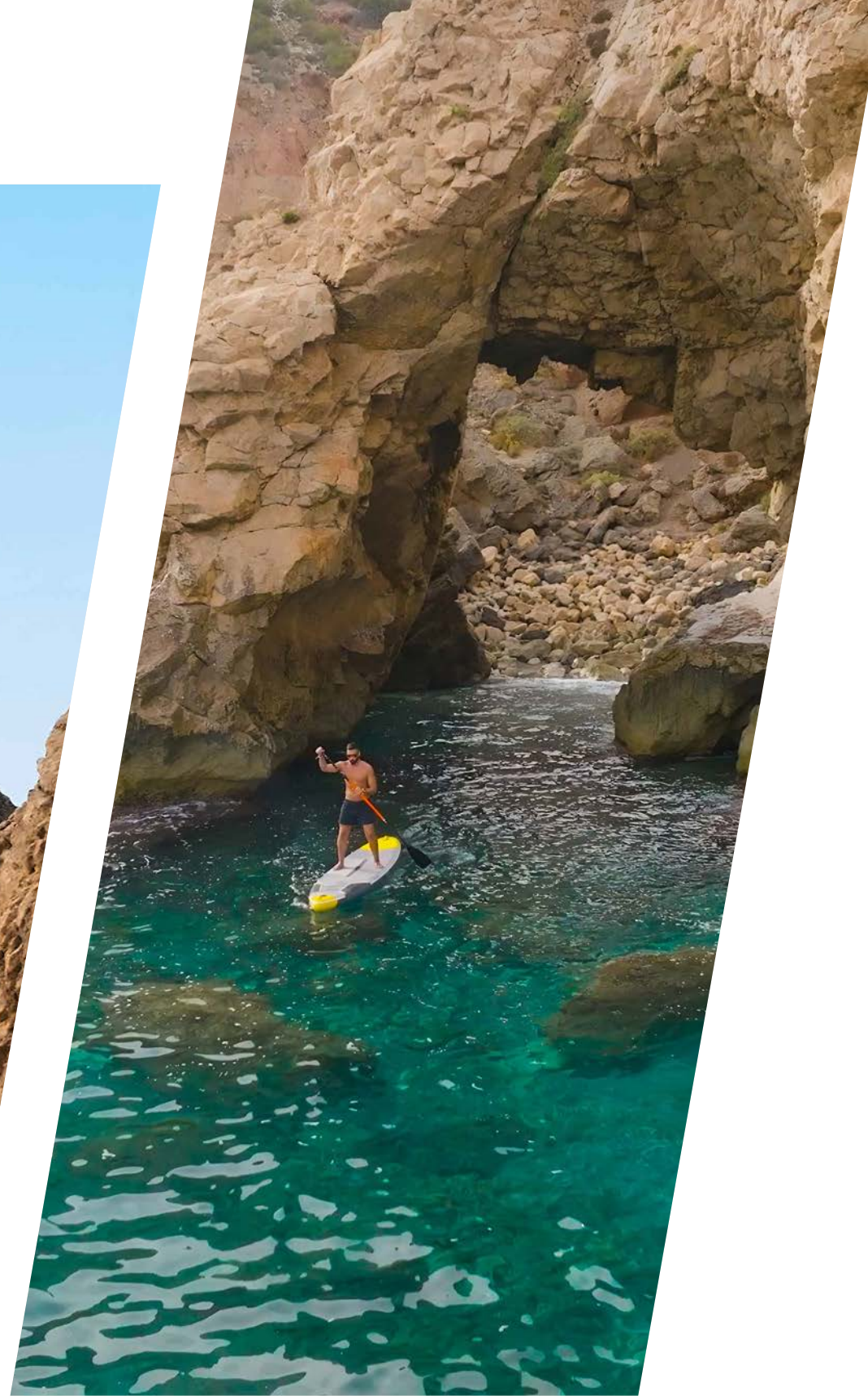




TRENDS,  
CONVENIENCE  
AND FLAVOUR

WELLBEING,  
STYLE AND  
SPORT





# LIVE THE MACENAS LIFE BY LAND, SEA AND AIR



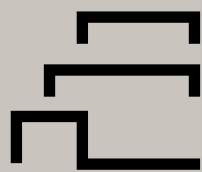
You're about to begin a new life at Macenas® Mediterranean Resort, your oasis of calm in the heart of the Mediterranean. Make your new lifestyle something extraordinary. Run, swim, pedal, fly... you choose how to enjoy our unique setting.

Macenas® Mediterranean Resort isn't just a residential resort – it's a gateway to life that goes way beyond the ordinary. With special attention paid to your wellbeing and a genuine commitment to excellence, our resort is where simple luxury meets natural beauty, creating a temple for mind and body alike..

A full-page background image of a scuba diver underwater. The diver is wearing a mask and snorkel, and is reaching out with their right hand towards the camera. The water is clear and blue, with sunlight filtering through from above, creating shimmering patterns on the surface. The seabed is rocky and covered in green algae or coral.

WHERE *LIVING*  
BECOMES  
EXTRAORDINARY





# LASTERRAZAS

MACENAS®



**Macenas® Mediterranean Resort Showroom**

C/ Califato 1, Macenas  
04638 Mojácar (Almería)

**Arrange your appointment**

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[lasterrazasdemacenas@grupoinsur.com](mailto:lasterrazasdemacenas@grupoinsur.com)  
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