SUNNY HILLS

URBANIZATION

BY

ALBA



WELCOME TO YOUR FUTURE

Dear Visionary Investor,

Welcome to Sunny Hills by ALBA where we don't just build homes, we craft extraordinary lifestyles.

For over three decades, ALBA has understood a fundamental truth: the most valuable investment isn't just in property, it's in the life you've always envisioned.

Ideally located amidst fragrant pine trees, a leisurely stroll from the beach and the prestigious El Chaparral Golf Club, Sunny Hill Residence is where the 'Mediterranean Dream' becomes reality. This boutique collection ofcontemporary townhouses is just a minute away from the ever-popular beach resort of La Cala de Mijas and the charming 'Pueblo Blanco,' or traditional 'white town,' of Mijas village itself. It is also just 10 minutes' drive from the cobblestone streets of the historic centre of Marbella and the impossibly glamorous yachts of Puerto Banús marina. Be prepared to live a life of quiet luxury, with all you could need right on your doorstep.

Because when you invest in Alba´s developments, you're not just buying property, you're investing in the lifestyle you deserve.

Welcome to your future. Welcome to Sunny Hills
The ALBA Team

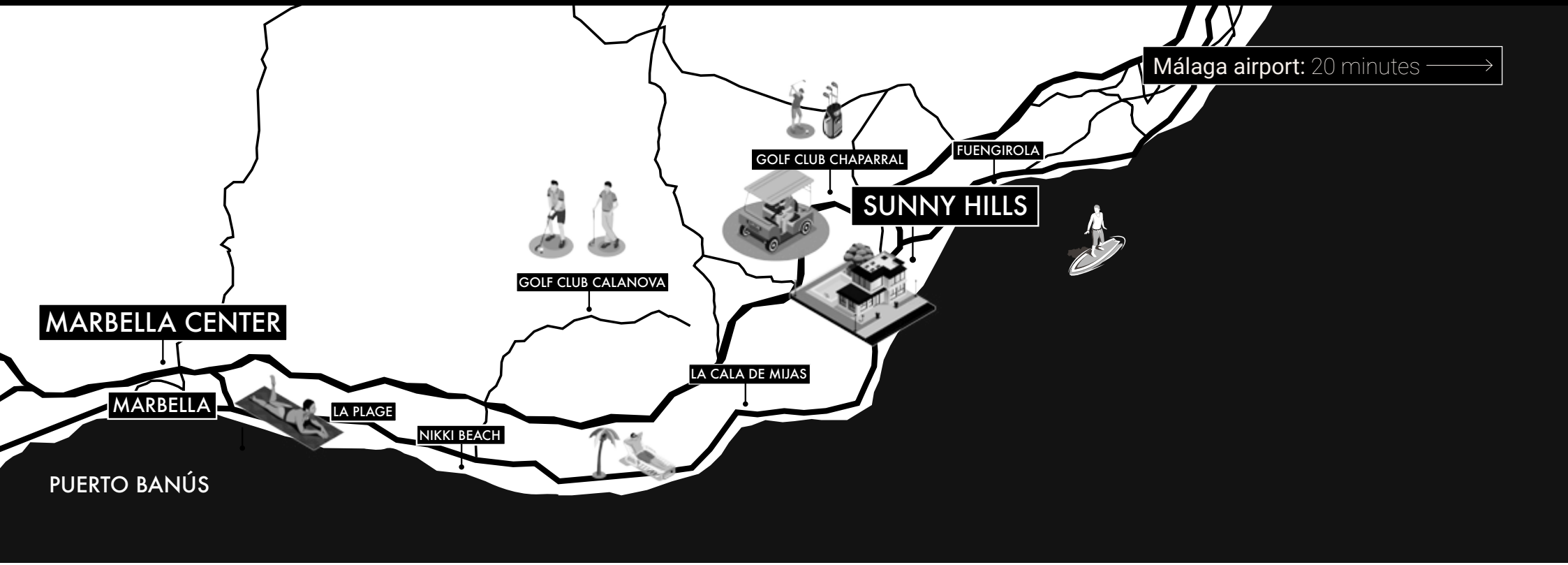
WHERE LUXURY, SUSTAINABILITY & LOCATION CONVERGE

- 30+ years of luxury real estate expertise
- Exclusive enclave of sophisticated townhouses
- Prime Costa del Sol location with unrivaled connectivity
- Sustainable luxury with smart-home technology
- Resort-style amenities in your private sanctuary
- Superior investment potential with flexible ownership options

THE HEART OF COSTA DEL SOL

Perfectly Positioned for the Life You Deserve

Nestled in the prestigious heart of Mijas Costa, Sunny Hills Dream offers the ultimate in sophisticated living. This exclusive enclave provides effortless access to everything that makes the Costa del Sol legendary, from world-renowned beaches to championship golf courses, from Michelin-starred dining to vibrant nightlife.



MINUTES FROM EVERYTHING THAT MATTERS

Strategic Connectivity:

Málaga Airport: 20 minutes

Fuengirola: 10 minutes

Marbella: 10 minutes

Nikki Beach: 7 minutes

TRANSPORT LINKS

Seamlessly connected to your world

Effortless Access:

International Travel: Direct flights from Málaga to 180+ destinations

Local Transport: Excellent bus and train connections

Road Networks: Easy access to A-7 coastal highway

Private Transport: Secure parking for two vehicles



LIVE THE MEDITERRANEAN DREAM

NATURAL LUXURY CLOSE TO THE BEACH

Ideally located amidst fragrant pine trees, a leisurely stroll from the beach and the prestigious El Chaparral Golf Club, Sunny Hill Residence is where the 'Mediterranean Dream' becomes reality. This boutique collection of contemporary townhouses is just a minute away from the ever-popular beach resort of La Cala de Mijas and the charming 'Pueblo Blanco,' or traditional 'white town,' of Mijas village itself. It is also just 10 minutes' drive from the cobblestone streets of the historic centre of Marbella and the impossibly glamorous yachts of Puerto Banús marina. Be prepared to live a life of quiet luxury, with all you could need right on your doorstep.

EXPERIENCE SOPHISTICATED

LIVING AT SUNNY HILL RESIDENCES





Located in the **peaceful residential urbanisation of El Chaparral**, this sophisticated collection of 22 three-bedroom homes looks ready to set the benchmark for **exclusive townhouses** in the area, with amenities and facilities generally only reserved for **luxury private villas.**

Their striking, **contemporary design**, top-tier fixtures and fittings, and **exclusive amenities** such as a **gym, sauna and jacuzzi** within the urbanisation, guarantee their superiority to comparable properties in the area.

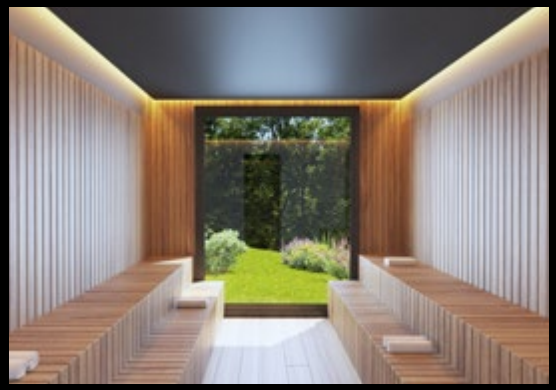
Thoughtfully placed across the plot in two blocks of 8 and one of 6 homes, the urbanisation is **lush and verdant, meticulously planted with trees, shrubs and lawns.**

Drive directly into your underground parking space.* On this floor you will also find a superb multi-functional basement, a truly versatile space that can be customized according to your lifestyle. Families may desire a **games room, snooker room, home cinema or even an extra bedroom**, alternatively, it could also be converted to a grown-up den, **with bar, wine cellar or home gym – the choice is yours.**

Careful attention has been given to **spatial design** to optimise comfort and promote effortless **movement between living spaces.** As you step into the ground floor, your gaze is attracted by the expansive floor-to-ceiling patio window framing picturesque outdoor views, **flooding the area with natural light.**



The modern open-plan design gives the area an expansive, airy feel, with the generous kitchen space giving on to the dining and living rooms, ideally located to make **the most of glimpses through the shady terrace to the gardens beyond.**



The large patio windows allow for the indoors/ outdoors lifestyle for which Marbella is famous. With a climate that sees the sunshine 320 days a year, they can be thrown open to enjoy the fresh air most times of the year, while dining al fresco under the covered terrace is one of the great joys of spending time in this privileged part of the world.

A guest WC and convenient laundry room complete the layout of the ground floor.



Ascending through the house, the sleeping quarters are situated on the first floor. The expansive master bedroom features ample wardrobe space, including a dressing area with built-in wardrobes, and a luxurious ensuite bathroom equipped with a walk-in shower and premium brand sanitaryware and fittings.



The large windows open to a private terrace with a glass balustrade that offers a pleasant spot to sit and appreciate the lush gardens. Two further double bedrooms complete with fitted wardrobes, and a family bathroom are found on this level.



Upon reaching the roof level you'll discover the solarium, a welcome retreat that has been crafted to take advantage of the wonderful Mediterranean climate.

With ample room for a chill-out area, as well as dining space with table and chairs, the solarium can also features a mini- pool which comes as an extra if so desired, perfect for cooling down when the summer heat is at its highest. It's the ideal location for peaceful relaxation or alfresco dining on balmy evenings with friends and family under the stars.

COMMUNITY, FAMILY AND AMENITIES IN THE COMMUNAL AREAS

One of the main joys of living on **the Costa del Sol** is the fabulous climate. Even in the depths of winter, children can play outdoors in the sunshine. This is why **we have taken care to include a kid's play area in the gardens**, so the younger members of the family can play outside, **safe and secure** within the gated community's confines.

While each townhouse has the possibility to add its own **plunge pool**, the attractive communal pool and children's pool are available for everyone to enjoy. **With expansive garden space around the pool area**, there's plenty of room to lounge on a sunbed and soak up some of the southern Spanish sun either by the pool or under the dappled shade in the garden.









For those who want to burn off some of the amazing Mediterranean and gourmet food for which the area is famous, there is also an **exclusive equipped gymnasium just for residents.** The fitness area also benefits from a **sauna, jacuzzi and a quiet area for relaxation.**

Sunny Hill Residence has something for everyone.

Just **25 minutes** from Málaga International Airport, it represents a sound investment **opportunity that you will never regret**. These properties stand out from the crowd thanks to build quality, top-brand fixtures and fittings and a range of features normally only seen in exclusive private residences.

Enjoy your life in **quiet luxury, close to golf and the golden beaches and vibrant centres** of the **Costa del Sol,** all within moments from your doorstep. **under the dappled shade in the garden.**

PERFECTLY PLACED

SUNNY HILL RESIDENCES, GATEWAY TO MARBELLA AND BEYOND

Marbella needs no introduction. This colourful seaside resort has been dazzling visitors for decades, since the arrival of the glitterati in the 1950s to the then-sleepy fishing village on Spain's southernmost coast. In recent years, however, it has gained international renown as a centre of sophistication, exclusivity, and upmarket property propositions. Additionally, the bustling centre of La Cala de Mijas, Puerto Banús's upmarket offerings and the picture-postcard hillside town of Mijas are all within close proximity.



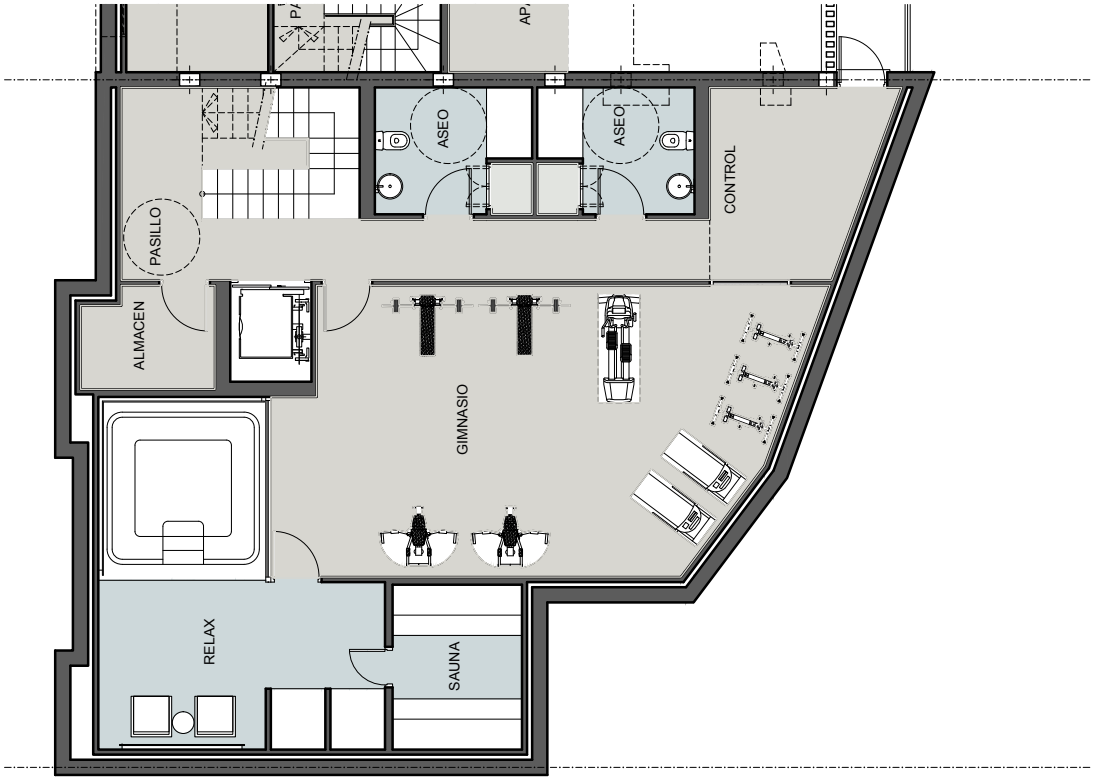


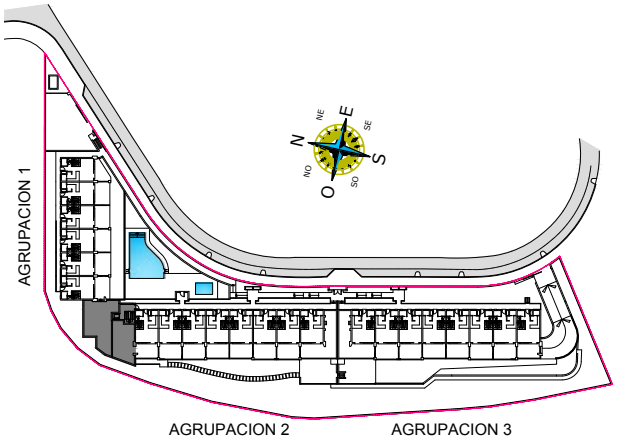
Sunny Hill Residence is a select collection of 22 luxury townhouses situated just 15 minutes by car from the centre of this dynamic, all-season town. A little further still and you arrive in the chic yachting marina Puerto Banús, the ideal location for couture shopping in the boutiques that line the quaysides or indulging in gourmet food and fabulous cocktails in the numerous bars and restaurants to be found here.

While the sophisticated atmosphere of the elegant seaside location of Marbella is within easy reach, Sunny Hill Residence promises a different pace, of laidback tranquillity set within the prestigious residential urbanisation of El Chaparral. As well as being close to the picturesque "parkland forest" golf club, it is also within walking distance to the beach and surrounded by nature, yet with essential amenities such as banks, shops and supermarkets close by. Discover a sanctuary offering the perfect antidote from the hustle and bustle of everyday life.

SUNNY HILLS
URBANIZATION
BY
ALBA

SPA





SUNNY HILLS
URBANIZATION
BY
ALBA

VILLA 1
3 Dormitorios-3 Baños
1 plaza de aparcamiento

SUPERFICIES APROXIMADAS

	SUP. DE PROYECTO	DECRETO 218/2005
SUPERFICIES ÚTILES		
Sup. Útil Interior SR	97.02 m²	
Sup. Útil Interior BR		
Sup. Útil Jardín	7.08 m²	
Sup. Terraza Cubierta	1.83 m²	
Sup. Terraza Pergolada	16.66 m²	
Sup. Terraza Descubierta	40.27 m²	
Sup. Aparcamiento Descubierto	21.98 m²	
SUP. UTIL TOTAL	184.84 m²	

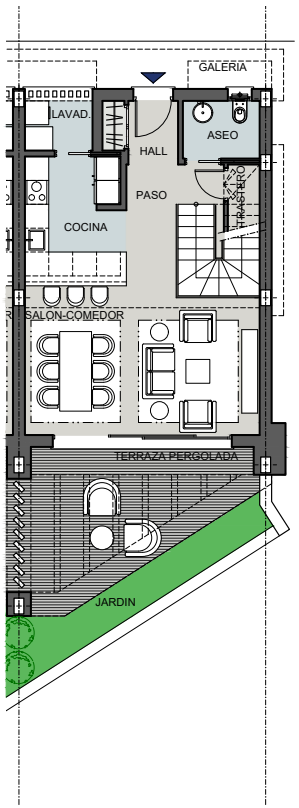
SUPERFICIES CONSTRUIDAS

Sup. Construida SR	119.74 m²
Sup. Construida BR	m²
Sup. Construida EXT	68.84 m²
SUP. CONSTRUIDA TOTAL	188.58 m²

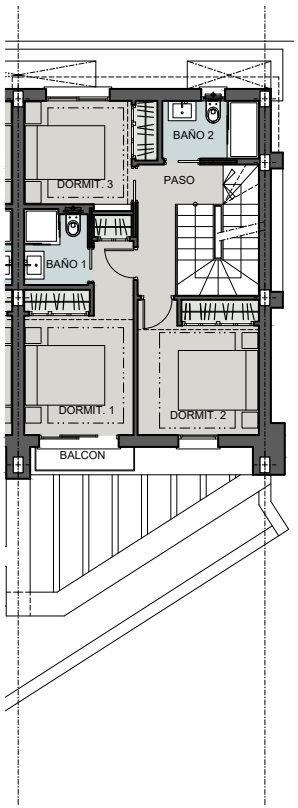
REAL DECRETO 218/2005

Sup. Útil (SR)	106.72 m²
Incremento Sup. Útil (SR+BR)	

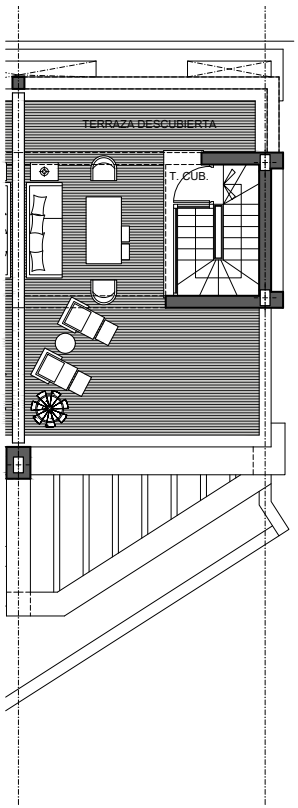
Versión: 31/08/2024



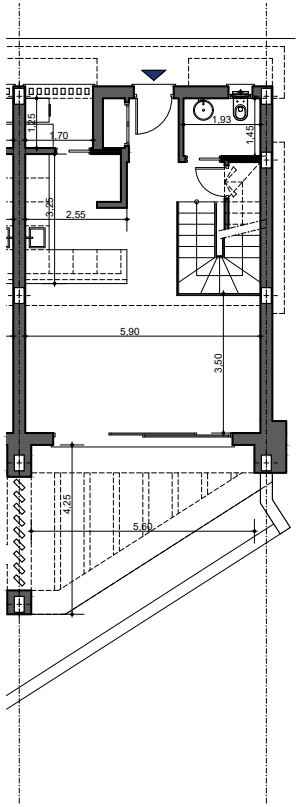
BAJA



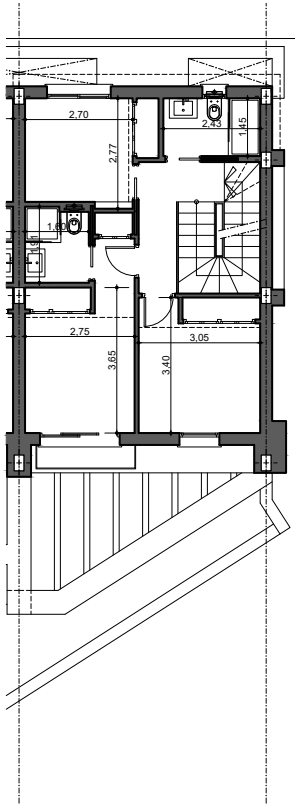
ALTA



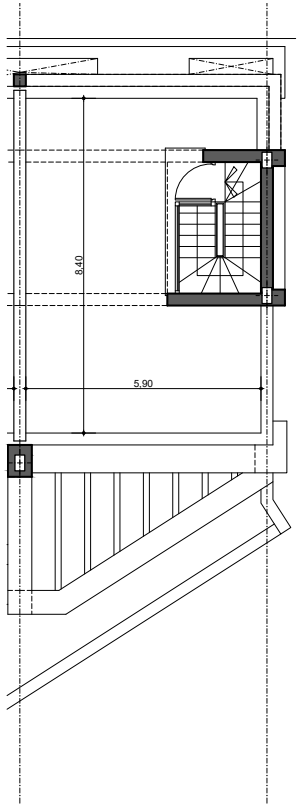
SOLARIUM



BAJA



ALTA



SOLARIUM

SUNNY HILLS
URBANIZATION
BY
ALBA

VILLA 2
3 Dormitorios-3 Baños
1 plaza de aparcamiento

SUPERFICIES APROXIMADAS

	SUP. DE PROYECTO	DECRETO 218/2005
SUPERFICIES ÚTILES		
Sup. Útil Interior SR	97.02 m²	
Sup. Útil Interior BR		
Sup. Útil Jardín	20.83 m²	
Sup. Terraza Cubierta	3.26 m²	
Sup. Terraza Pergolada	17.25 m²	
Sup. Terraza Descubierta	46.15 m²	
Sup. Aparcamiento Descubierto	14.14 m²	
SUP. ÚTIL TOTAL	198.65 m²	

SUPERFICIES CONSTRUIDAS

Sup. Construida SR	115.71 m²
Sup. Construida BR	m²
Sup. Construida EX	74.31 m²
SUP. CONSTRUIDA TOTAL	190.02 m²

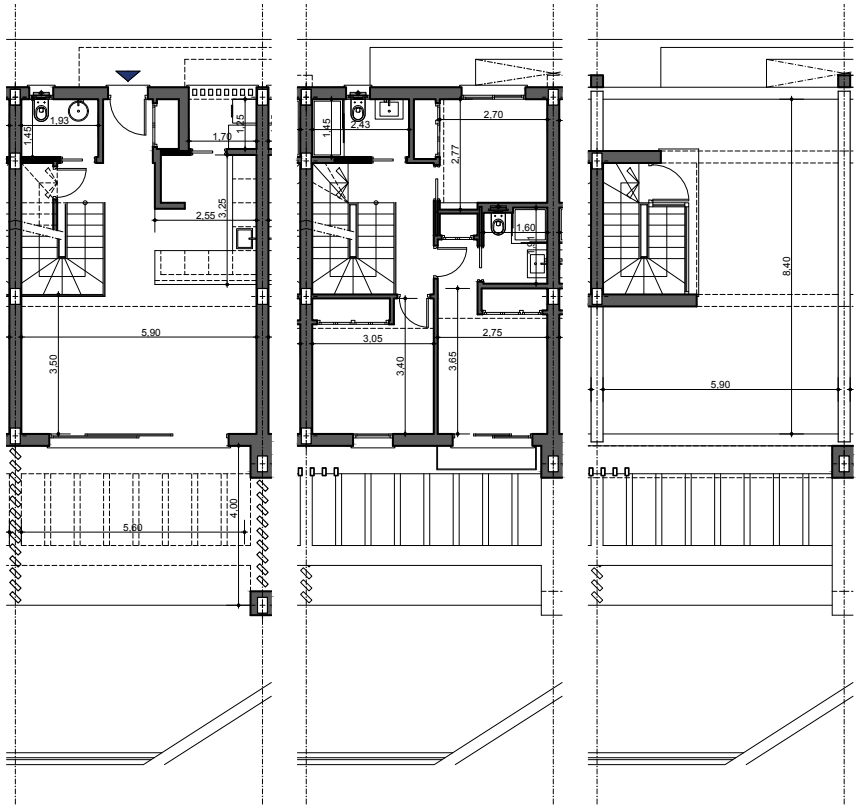
REAL DECRETO 218/2005

Sup. Útil (SR)	106.72 m²
Incremento Sup. Útil (SR+BR)	

Versión: 31/08/2024



BAJA ALTA SOLARIUM



BAJA ALTA SOLARIUM

SUNNY HILLS
URBANIZATION
BY
ALBA

VILLA 3
3 Dormitorios-3 Baños
1 plaza de aparcamiento

SUPERFICIES APROXIMADAS

	SUP. DE PROYECTO	DECRETO 218/2005
SUPERFICIES ÚTILES		
Sup. Útil Interior SR	97.02 m²	
Sup. Útil Interior BR		
Sup. Útil Jardín	22.87 m²	
Sup. Terraza Cubierta	3.26 m²	
Sup. Terraza Pergolada	24.32 m²	
Sup. Terraza Descubierta	46.15 m²	
Sup. Aparcamiento Descubierto	13.12 m²	
SUP. UTIL TOTAL	206.74 m²	

SUPERFICIES CONSTRUIDAS

Sup. Construida SR	115.71 m²
Sup. Construida BR	m²
Sup. Construida EXT	74.31 m²
SUP. CONSTRUIDA TOTAL	190.02 m²

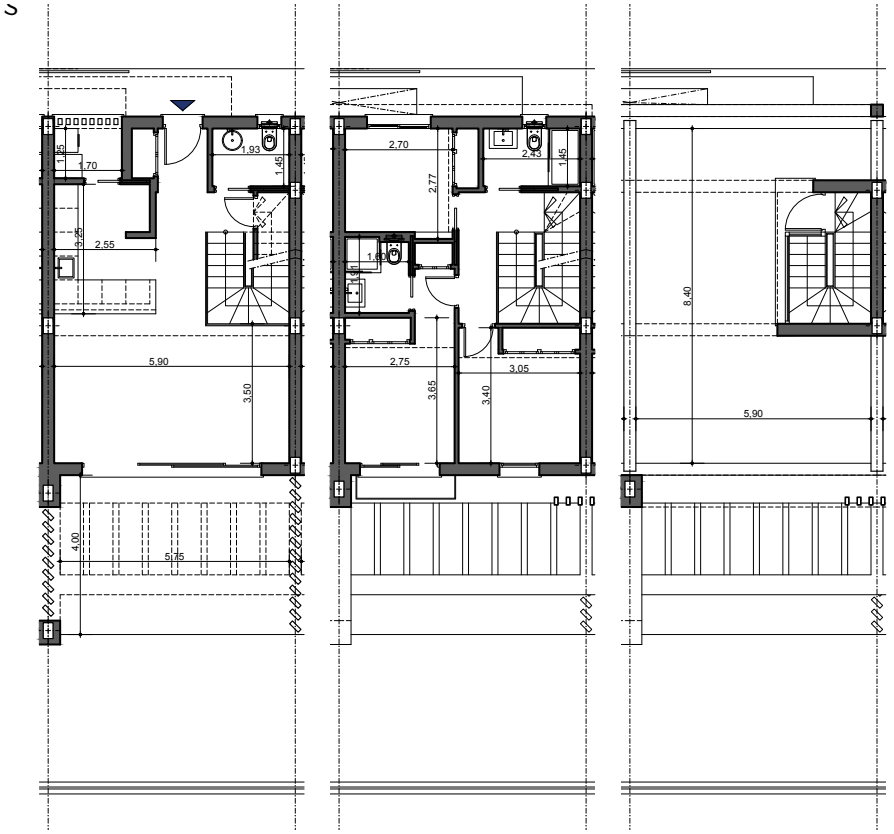
REAL DECRETO 218/2005

Sup. Útil (SR)	106.72 m²
Incremento Sup. Útil (SR+BR)	

Versión: 31/08/2024



BAJA ALTA SOLARIUM



SUNNY HILLS
URBANIZATION
BY
ALBA

VILLA 4
3 Dormitorios-3 Baños
1 plaza de aparcamiento

SUPERFICIES APROXIMADAS

	SUP. DE PROYECTO	DECRETO 218/2005

SUPERFICIES ÚTILES

Sup. Útil Interior SR	95.10 m²
Sup. Útil Interior BR	68.94 m²
Sup. Útil Jardín	21.39 m²
Sup. Terraza Cubierta	3.26 m²
Sup. Terraza Pergolada	24.32 m²
Sup. Terraza Descubierta	40.40 m²
Sup. Aparcamiento	13.12 m²
Descubierto SUP. UTIL TOTAL	266.53 m²

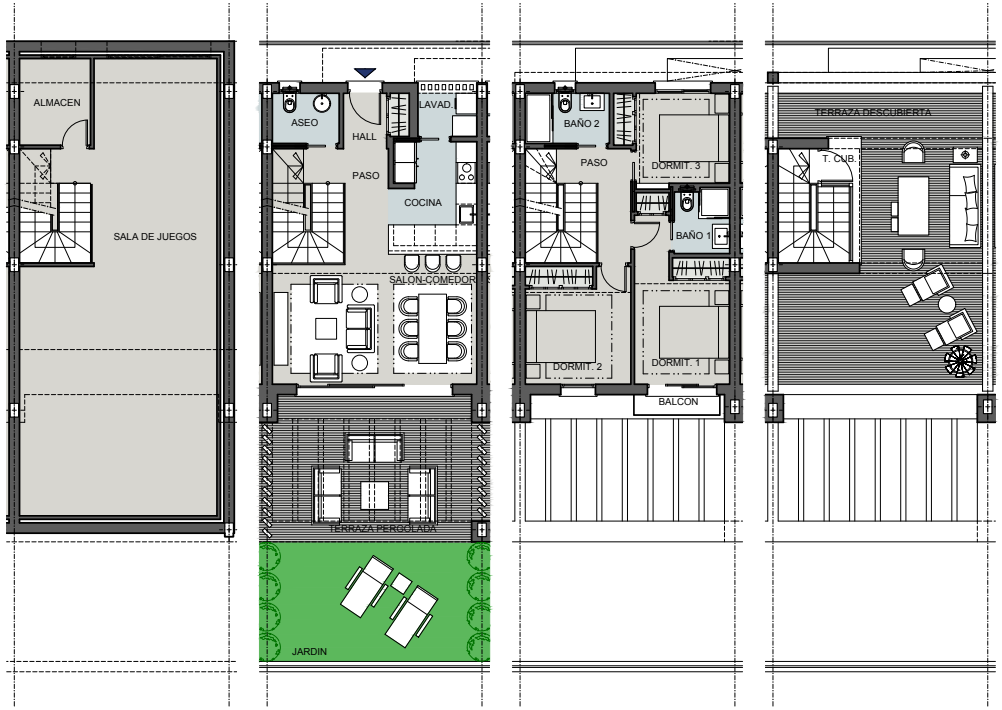
SUPERFICIES CONSTRUIDAS

Sup. Construida SR	115.95 m²
Sup. Construida BR	90.17 m²
Sup. Construida EXT	75.78 m²
SUP. CONSTRUIDA TOTAL	281.90 m²

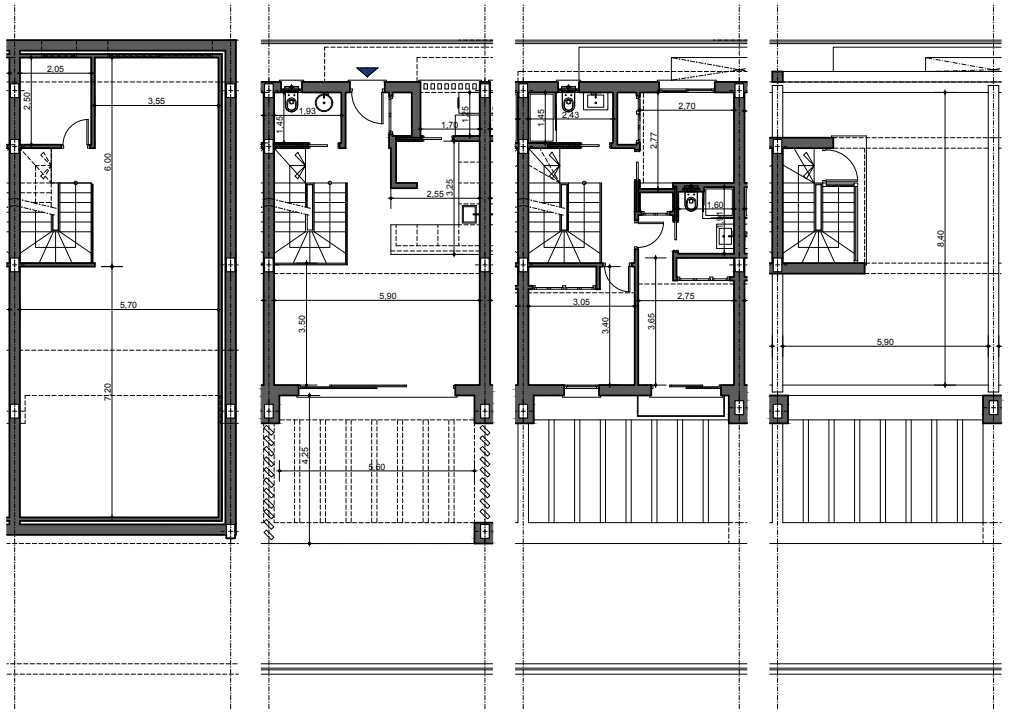
REAL DECRETO 218/2005

Sup. Útil (SR)	104.61 m²
Incremento Sup. Útil (SR+BR)	173.55 m²

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SOTANO BAJA ALTA SOLARIUM



SOTANO BAJA ALTA SOLARIUM

SUNNY HILLS
URBANIZATION
BY
ALBA

VILLA 5
3 Dormitorios-3 Baños
1 plaza de aparcamiento

SUPERFICIES APROXIMADAS

	SUP. DE PROYECTO	DECRETO 218/2005

SUPERFICIES ÚTILES

Sup. Útil Interior SR	95.10 m²
Sup. Útil Interior BR	71.58 m²
Sup. Útil Jardín	21.39 m²
Sup. Terraza Cubierta	3.26 m²
Sup. Terraza Pergolada	24.32 m²
Sup. Terraza Descubierta	40.40 m²
Sup. Aparcamiento Descubierto	13.12 m²
SUP. UTIL TOTAL	269.17 m²

SUPERFICIES CONSTRUIDAS

Sup. Construida SR	115.95 m²
Sup. Construida BR	88.04 m²
Sup. Construida EXT	75.78 m²
SUP. CONSTRUIDA TOTAL	279.77 m²

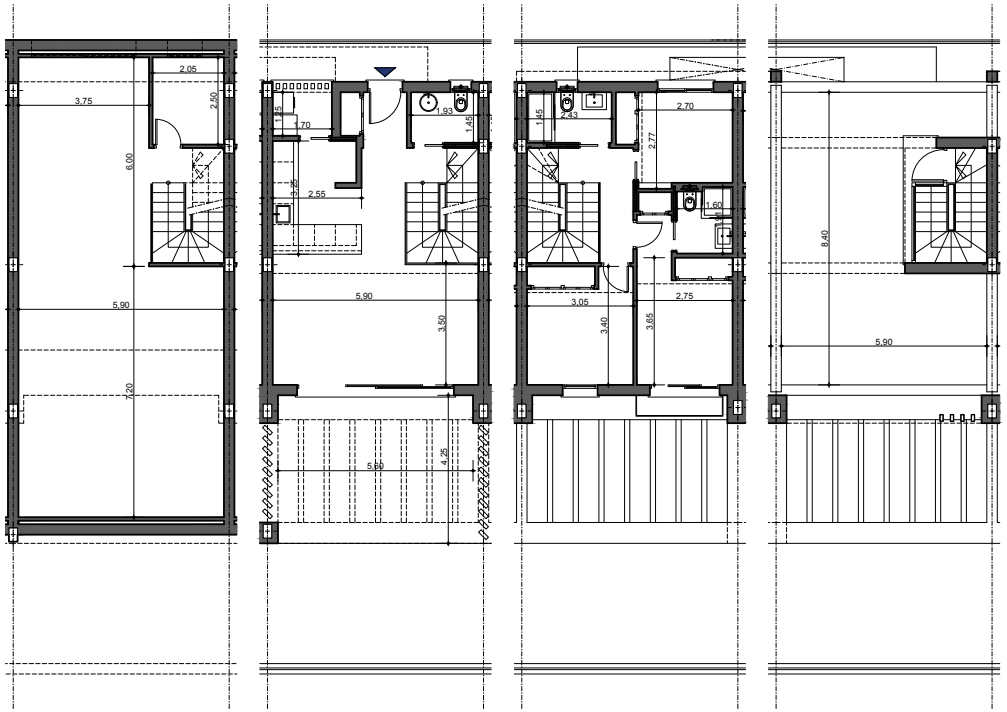
REAL DECRETO 218/2005

Sup. Útil (SR)	104.61 m²
Incremento Sup. Útil (SR+BR)	176.19 m²

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SOTANO BAJA ALTA SOLARIUM



SOTANO BAJA ALTA SOLARIUM

SUNNY HILLS
URBANIZATION
BY
ALBA

VILLA 6
3 Dormitorios-3 Baños
1 plaza de aparcamiento

SUPERFICIES APROXIMADAS

	SUP. DE PROYECTO	DECRETO 218/2005

SUPERFICIES ÚTILES

Sup. Útil Interior SR	95.10 m²
Sup. Útil Interior BR	66.32 m²
Sup. Útil Jardín	22.31 m²
Sup. Terraza Cubierta	3.26 m²
Sup. Terraza Pergolada	18.68 m²
Sup. Terraza Descubierta	126.03 m²
Sup. Aparcamiento Descubierto	21.15 m²
SUP. UTIL TOTAL	352.85 m²

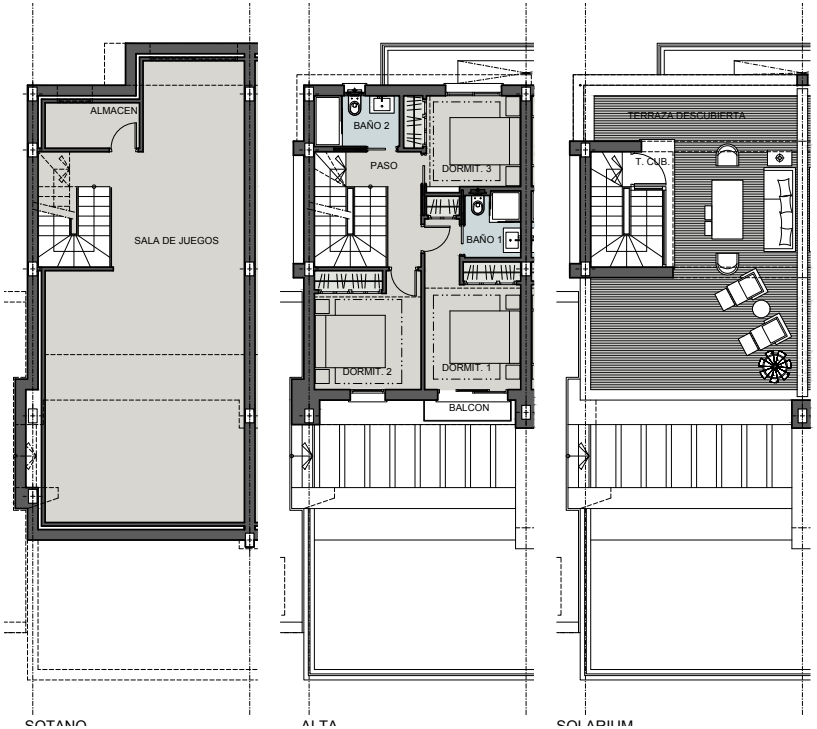
SUPERFICIES CONSTRUIDAS

Sup. Construida SR	120.24 m²
Sup. Construida BR	88.10 m²
Sup. Construida EXT	173.56 m²
SUP. CONSTRUIDA TOTAL	381.90 m²

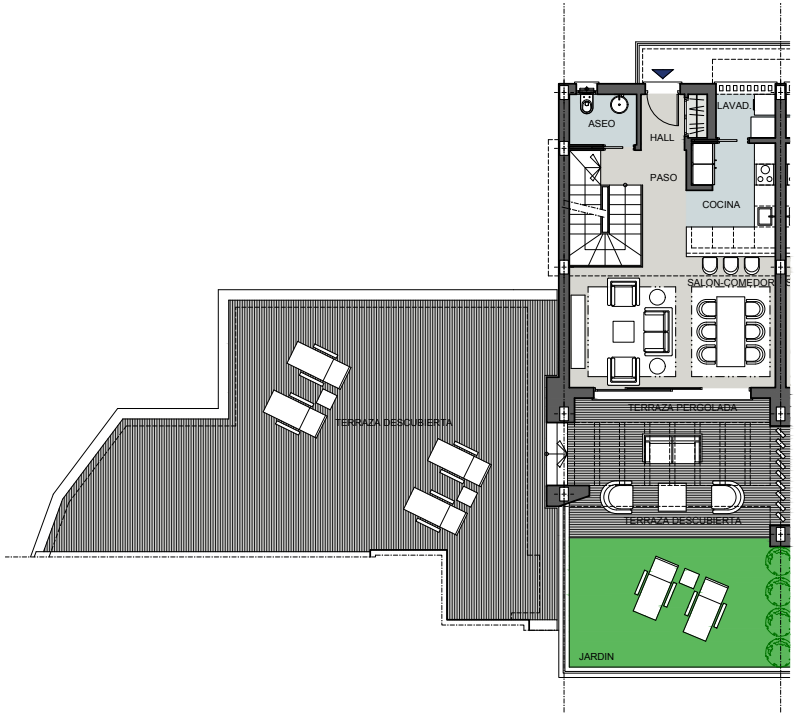
REAL DECRETO 218/2005

Sup. Útil (SR)	104.61 m²
Incremento Sup. Útil (SR+BR)	170.93 m²

Versión: 31/08/2024



SOTANO ALTA SOLARIUM



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SUNNY HILLS
URBANIZATION
BY
ALBA

VILLA 6
3 Dormitorios-3 Baños
1 plaza de aparcamiento

SUPERFICIES APROXIMADAS

	SUP. DE PROYECTO	DECRETO 218/2005

SUPERFICIES ÚTILES

Sup. Útil Interior SR	95.10 m²
Sup. Útil Interior BR	66.32 m²
Sup. Útil Jardín	22.31 m²
Sup. Terraza Cubierta	3.26 m²
Sup. Terraza Pergolada	18.68 m²
Sup. Terraza Descubierta	126.03 m²
Sup. Aparcamiento Descubierto	21.15 m²
SUP. UTIL TOTAL	352.85 m²

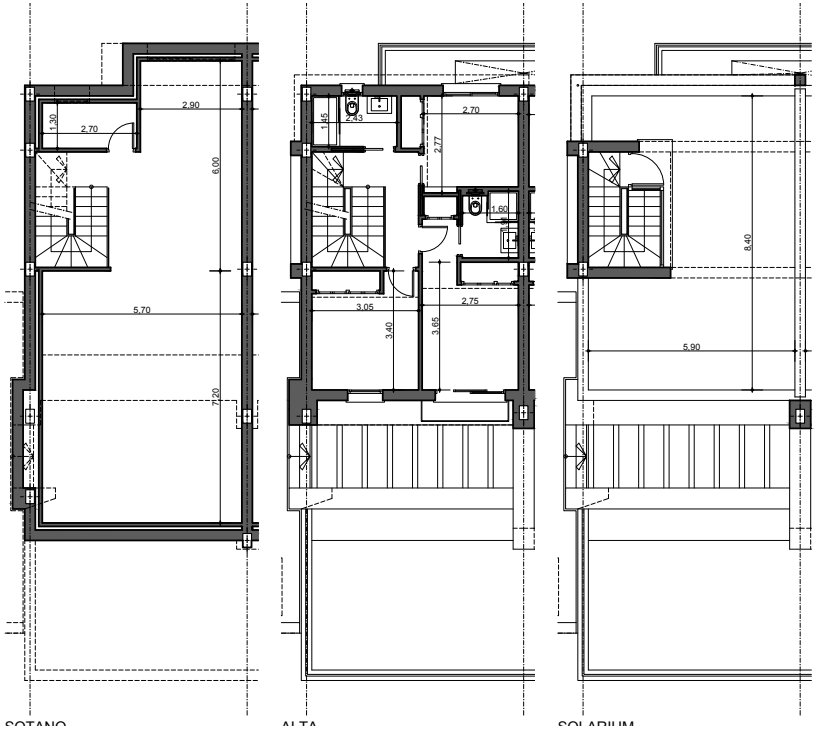
SUPERFICIES CONSTRUIDAS

Sup. Construida SR	120.24 m²
Sup. Construida BR	88.10 m²
Sup. Construida EXT	173.56 m²
SUP. CONSTRUIDA TOTAL	381.90 m²

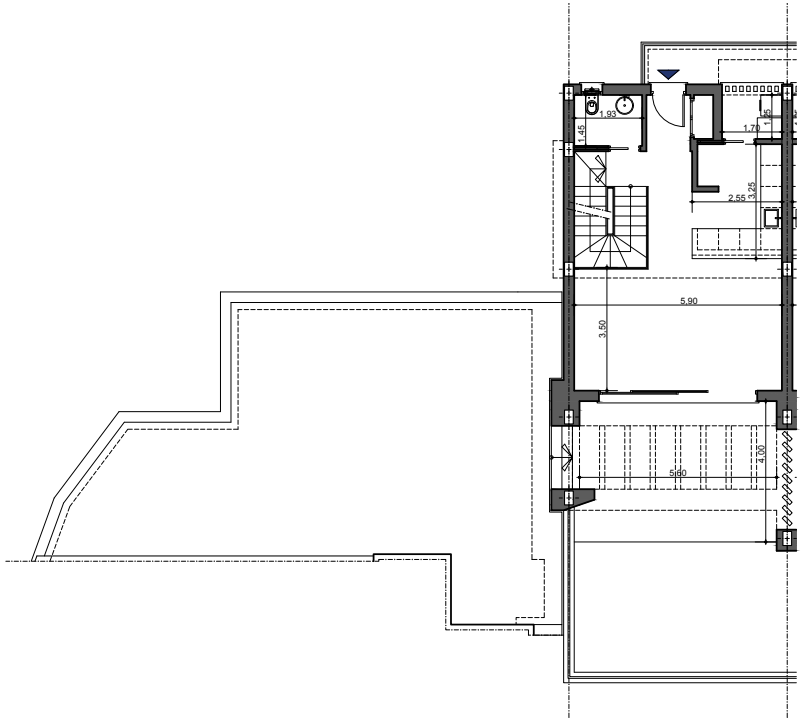
REAL DECRETO 218/2005

Sup. Útil (SR)	104.61 m²
Incremento Sup. Útil (SR+BR)	170.93 m²

Versión: 31/08/2024



SOTANO ALTA SOLARIUM



BAJA

SUNNY HILLS
URBANIZATION
BY
ALBA

VILLA 7
3 Dormitorios -3 Baños
1 aparcamiento en planta sótano

SUPERFICIES APROXIMADAS

	SUP. DE PROYECTO	DECRETO 218/2005

SUPERFICIES ÚTILES

Sup. Útil Interior SR	95.10 m²
Sup. Útil Interior BR	43.64 m²
Sup. Útil Jardín	m²
Sup. Terraza Cubierta	1.83 m²
Sup. Terraza Pergolada	18,66 m²
Sup. Terraza Descubierta	103.23 m²
Sup. Aparcamiento Descubierto	m²
SUP. UTIL TOTAL	218.82 m²

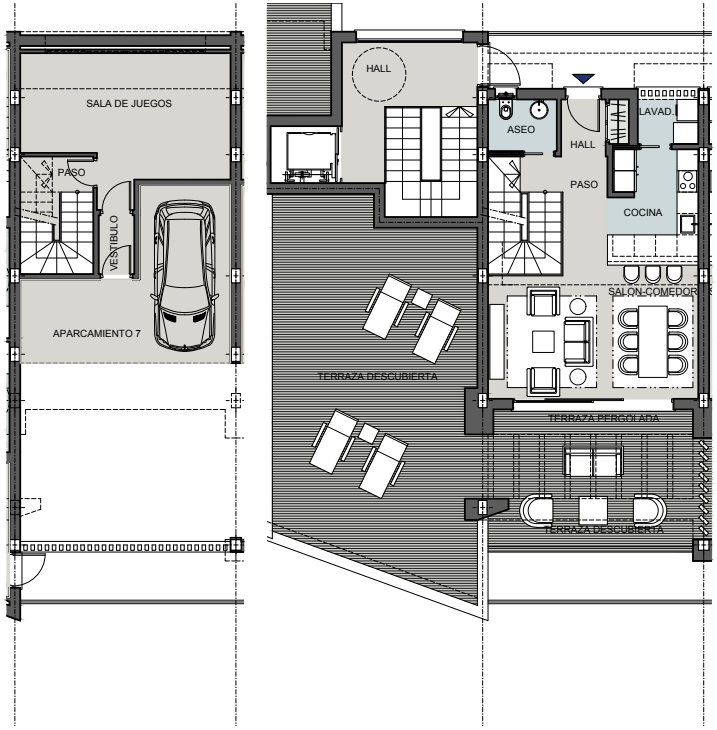
SUPERFICIES CONSTRUIDAS

Sup. Construida SR	119.66 m²
Sup. Construida BR	57.07 m²
Sup. Construida EXT	137.03 m²
SUP. CONSTRUIDA TOTAL	381.90 m²

REAL DECRETO 218/2005

Sup. Útil (SR)	95.10 m²
Incremento Sup. Útil (SR+BR)	138.74 m²

Versión: 31/08/2024





SUNNY HILLS
URBANIZATION
BY
ALBA

VILLA 7
3 Dormitorios -3 Baños
1 aparcamiento en planta sótano

SUPERFICIES APROXIMADAS

	SUP. DE PROYECTO	DECRETO 218/2005
SUPERFICIES ÚTILES		
Sup. Útil Interior SR	95.10 m²	
Sup. Útil Interior BR	43.64 m²	
Sup. Útil Jardín	m²	
Sup. Terraza Cubierta	1.83 m²	
Sup. Terraza Pergolada	18,66 m²	
Sup. Terraza Descubierta	103.23 m²	
Sup. Aparcamiento Descubierto	m²	
SUP. ÚTIL TOTAL	218.82 m²	

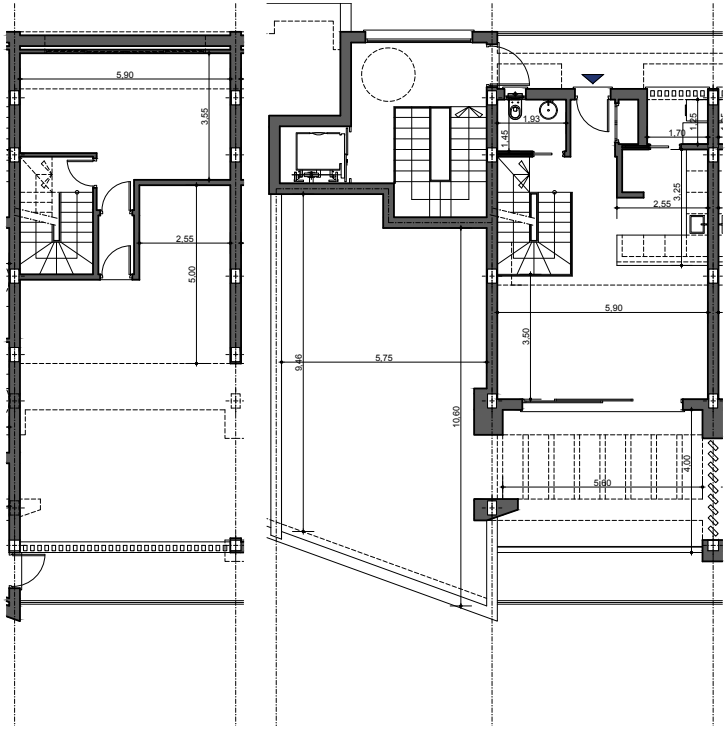
SUPERFICIES CONSTRUIDAS

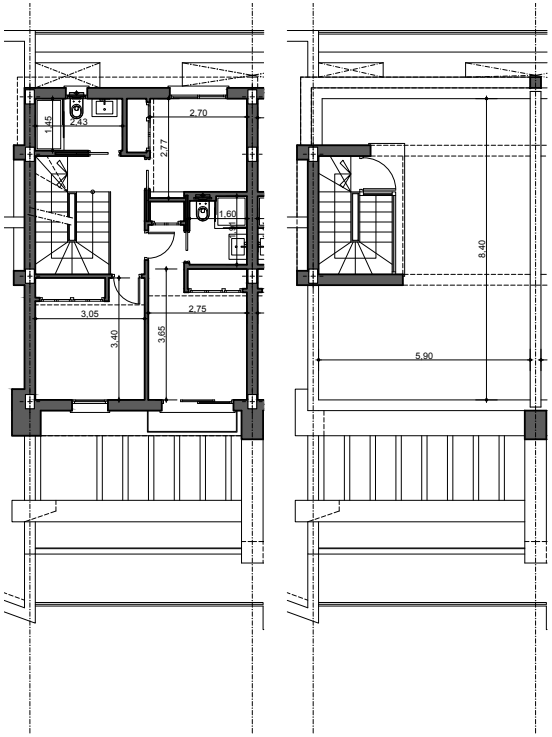
Sup. Construida SR	120.24 m²
Sup. Construida BR	88.10 m²
Sup. Construida EXT	173.56 m²
SUP. CONSTRUIDA TOTAL	381.90 m²

REAL DECRETO 218/2005

Sup. Útil (SR)	104.61 m²
Incremento Sup. Útil (SR+BR)	170.93 m²

Versión: 31/08/2024





SUNNY HILLS
URBANIZATION
BY
ALBA

VILLA 8
3 Dormitorios -3 Baños
1 aparcamiento en planta sótano

SUPERFICIES APROXIMADAS

	SUP. DE PROYECTO	DECRETO 218/2005

SUPERFICIES ÚTILES

Sup. Útil Interior SR	95.10 m²
Sup. Útil Interior BR	43.64 m²
Sup. Útil Jardín	m²
Sup. Terraza Cubierta	1.83 m²
Sup. Terraza Pergolada	24,32 m²
Sup. Terraza Descubierta	41.83 m²
Sup. Aparcamiento Descubierto	m²
SUP. UTIL TOTAL	163.08 m²

SUPERFICIES CONSTRUIDAS

Sup. Construida SR	115.95 m²
Sup. Construida BR	57.13 m²
Sup. Construida EXT	75.78 m²
SUP CONSTRUIDA TOTAL	248.86 m²

REAL DECRETO 218/2005

Sup. Útil (SR)	95.10 m²
Incremento Sup. Útil (SR+BR)	138.74 m²

Versión: 31/08/2024





SOTANO BAJA ALTA SOLARIUM

SUNNY HILLS
URBANIZATION
BY
ALBA

VILLA 9
3 Dormitorios -3 Baños
1 aparcamiento en planta sótano

SUPERFICIES APROXIMADAS

	SUP. DE PROYECTO	DECRETO 218/2005
SUPERFICIES ÚTILES		
Sup. Útil Interior SR	95.10 m²	
Sup. Útil Interior BR	43.64 m²	
Sup. Útil Jardín	m²	
Sup. Terraza Cubierta	1.83 m²	
Sup. Terraza Pergolada	24,32 m²	
Sup. Terraza Descubierta	41.83 m²	
Sup. Aparcamiento Descubierto	m²	
SUP UTIL TOTAL	163.08 m²	

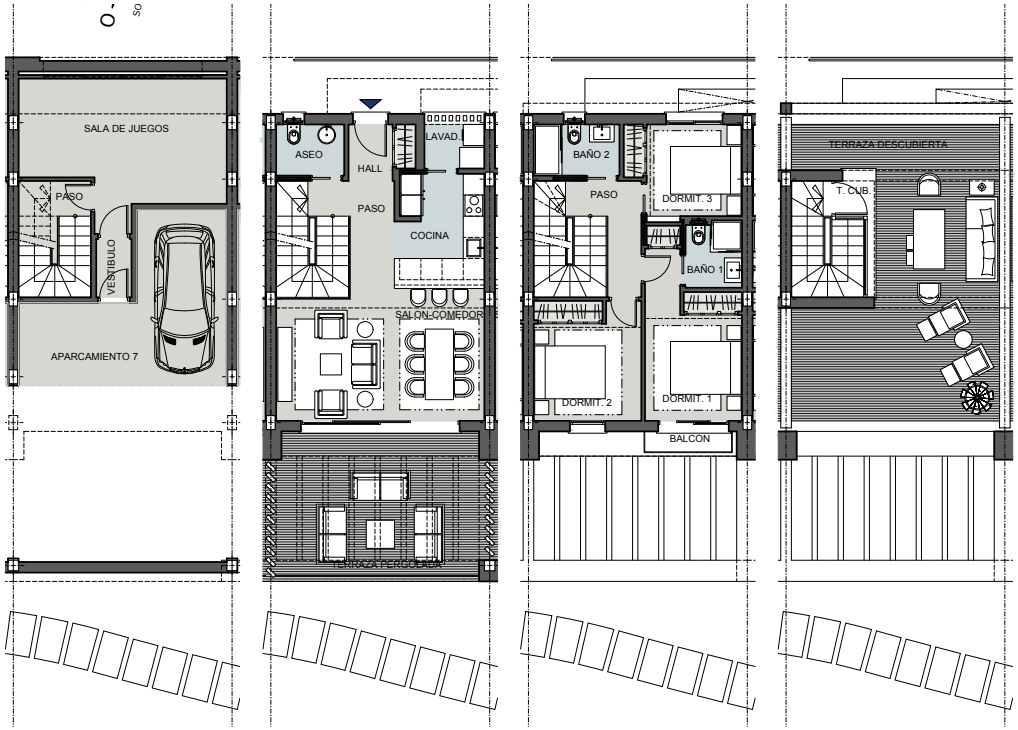
SUPERFICIES CONSTRUIDAS

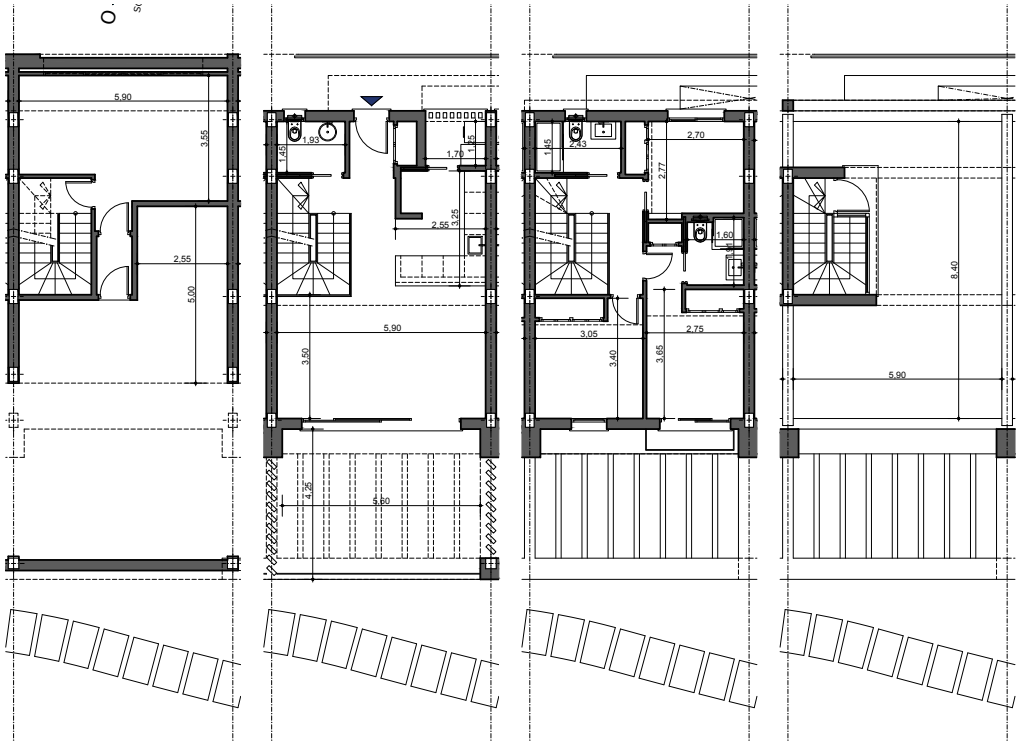
Sup. Construida SR	115.95 m²
Sup. Construida BR	57.13 m²
Sup. Construida EXT	75.78 m²
SUP. CONSTRUIDA TOTAL	248.86 m²

REAL DECRETO 218/2005

Sup. Útil (SR)	95.10 m²
Incremento Sup. Útil (SR+BR)	138.74 m²

Versión: 31/08/2024





SUNNY HILLS
URBANIZATION
BY
ALBA

VILLA 10
3 Dormitorios -3 Baños
1 aparcamiento en planta sótano

SUPERFICIES APROXIMADAS

	SUP. DE PROYECTO	DECRETO 218/2005
SUPERFICIES ÚTILES		
Sup. Útil Interior SR	95.10 m²	
Sup. Útil Interior BR	43.64 m²	
Sup. Útil Jardín	m²	
Sup. Terraza Cubierta	1.83 m²	
Sup. Terraza Pergolada	17,25 m²	
Sup. Terraza Descubierta	47.58 m²	
Sup. Aparcamiento Descubierto	m²	
SUP. UTIL TOTAL	161.76 m²	

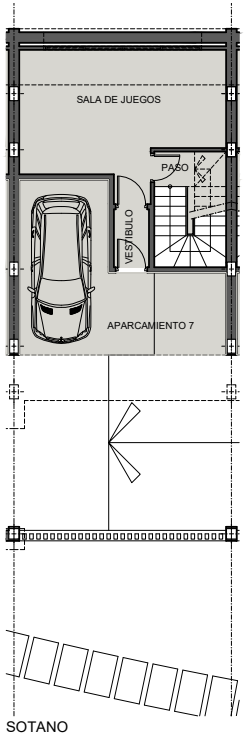
SUPERFICIES CONSTRUIDAS

Sup. Construida SR	115.71 m²
Sup. Construida BR	57.07 m²
Sup. Construida EXT	74.30 m²
SUP. CONSTRUIDA TOTAL	247.08 m²

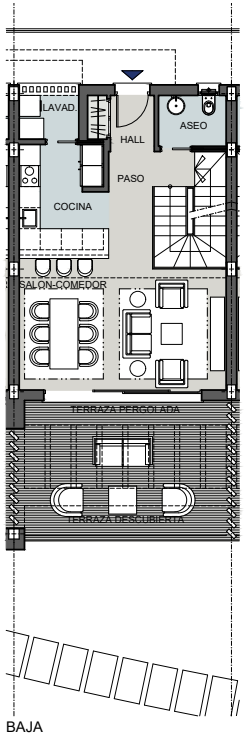
REAL DECRETO 218/2005

Sup. Útil (SR)	95.10 m²
Incremento Sup. Útil (SR+BR)	138.74 m²

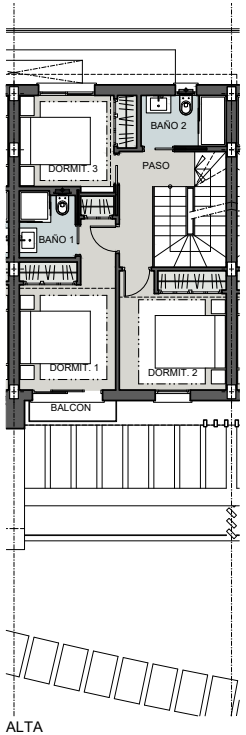
Versión: 31/08/2024



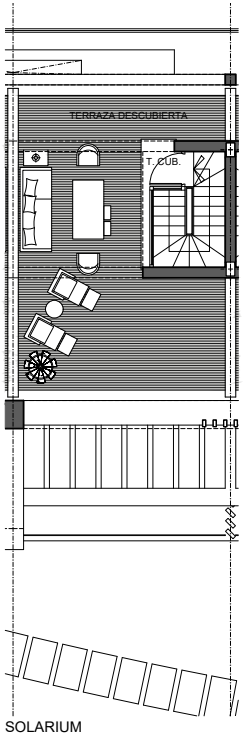
SOTANO



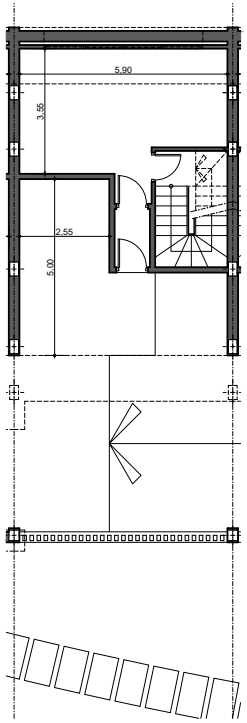
BAJA



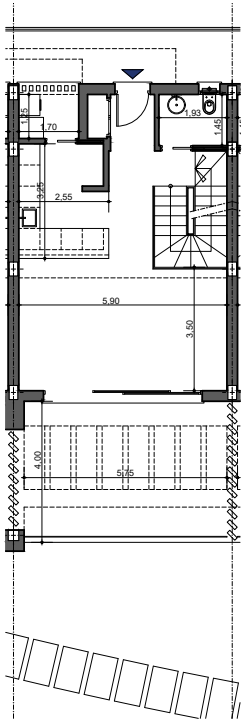
ALTA



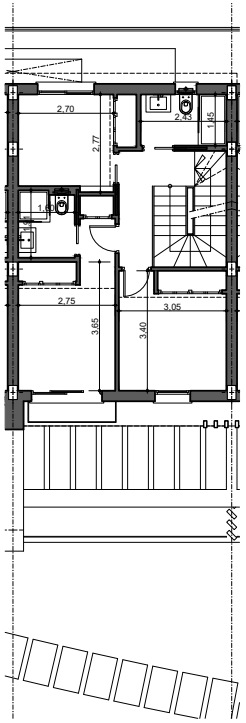
SOLARIUM



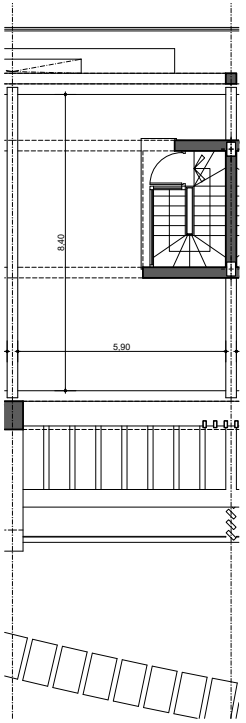
SOTANO



BAJA



ALTA



SOLARIUM

SUNNY HILLS
URBANIZATION
BY
ALBA

VILLA 11
3 Dormitorios -3 Baños
1 aparcamiento en planta sótano

SUPERFICIES APROXIMADAS

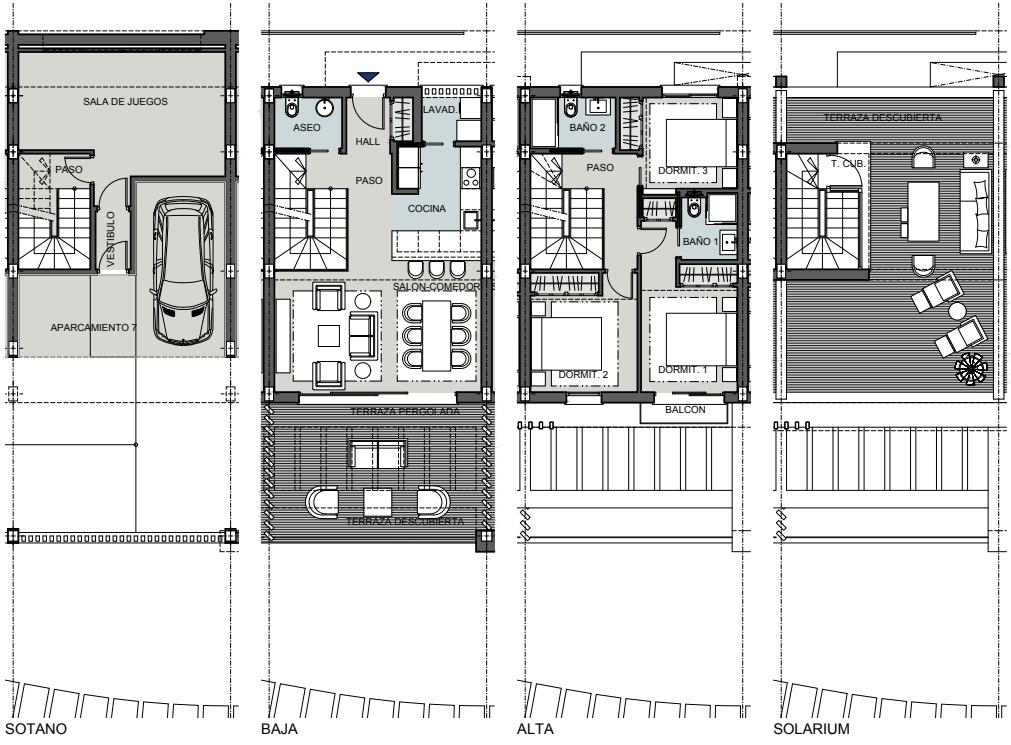
	SUP. DE PROYECTO	DECRETO 218/2005
SUPERFICIES ÚTILES		
Sup. Útil Interior SR	95.10 m²	
Sup. Útil Interior BR	43.64 m²	
Sup. Útil Jardín	m²	
Sup. Terraza Cubierta	1.83 m²	
Sup. Terraza Pergolada	17,25 m²	
Sup. Terraza Descubierta	47.58 m²	
Sup. Aparcamiento Descubierto	m²	
SUP. UTIL TOTAL	161.76 m²	
SUPERFICIES CONSTRUIDAS		

Sup. Construida SR	115.47 m²
Sup. Construida BR	57.13 m²
Sup. Construida EXT	75.78 m²
SUP. CONSTRUIDA TOTAL	248.38 m²

REAL DECRETO 218/2005

Sup. Útil (SR)	95.10 m²
Incremento Sup. Útil (SR+BR)	138.74 m²

Versión: 31/08/2024



SOTANO BAJA ALTA SOLARIUM



SOTANO BAJA ALTA SOLARIUM

SUNNY HILLS
URBANIZATION
BY
ALBA

VILLA 12
3 Dormitorios -3 Baños
1 aparcamiento en planta sótano

SUPERFICIES APROXIMADAS

	SUP. DE PROYECTO	DECRETO 218/2005

SUPERFICIES ÚTILES

Sup. Útil Interior SR	95.10 m²
Sup. Útil Interior BR	43.64 m²
Sup. Útil Jardín	m²
Sup. Terraza Cubierta	1.83 m²
Sup. Terraza Pergolada	24,32 m²
Sup. Terraza Descubierta	41.83 m²
Sup. Aparcamiento Descubierto	m²
SUP. UTIL TOTAL	163.08 m²

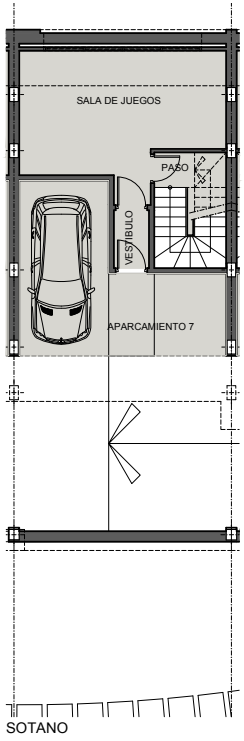
SUPERFICIES CONSTRUIDAS

Sup. Construida SR	115.47 m²
Sup. Construida BR	57.13 m²
Sup. Construida EXT	75.78 m²
SUP. CONSTRUIDA TOTAL	248.38 m²

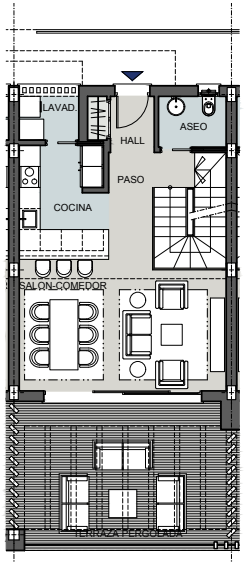
REAL DECRETO 218/2005

Sup. Útil (SR)	95.10 m²
Incremento Sup. Útil (SR+BR)	138.74 m²

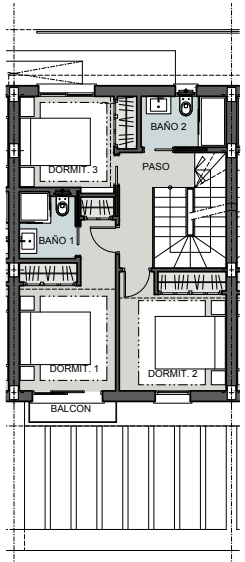
Versión: 31/08/2024



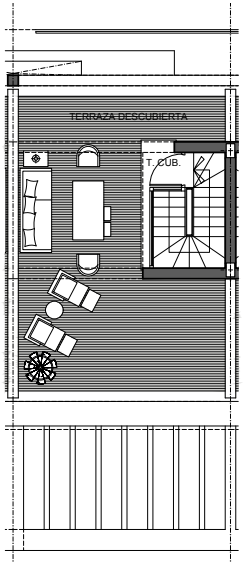
SOTANO



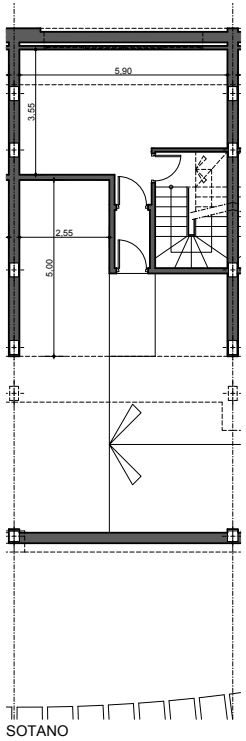
BAJA



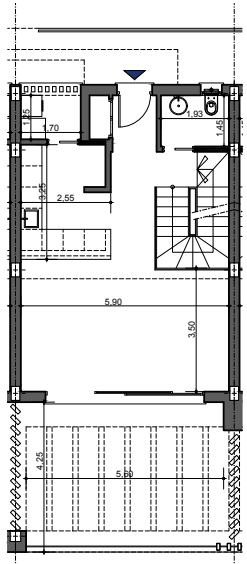
ALTA



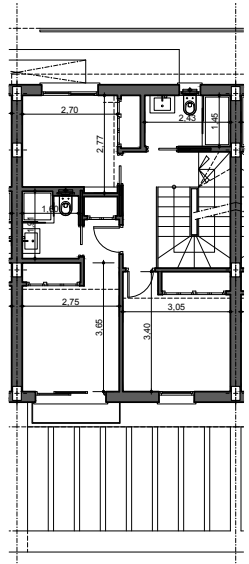
SOLARIUM



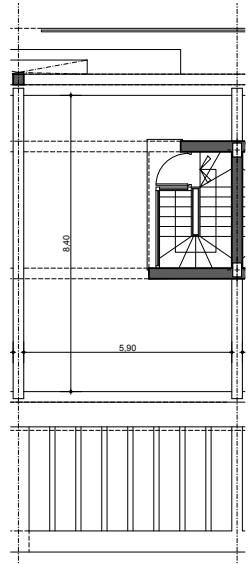
SOTANO



BAJA



ALTA



SOLARIUM

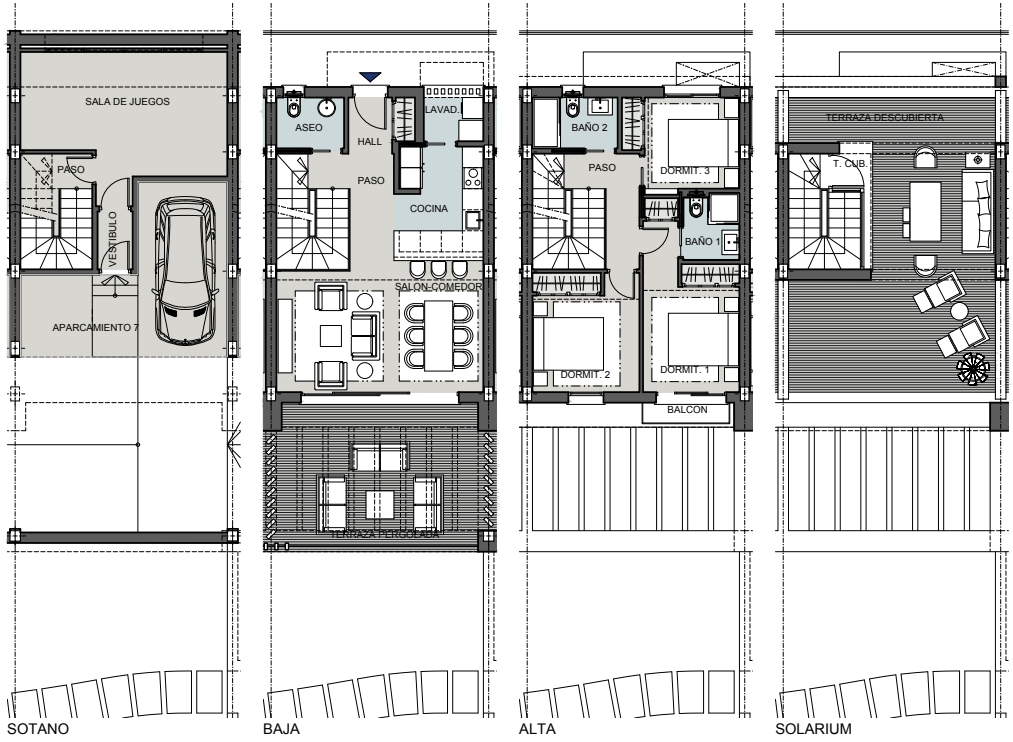
SUNNY HILLS
URBANIZATION
BY
ALBA

VILLA 13
3 Dormitorios -3 Baños
1 aparcamiento en planta sótano

SUPERFICIES APROXIMADAS

	SUP. DE PROYECTO	DECRETO 218/2005
SUPERFICIES ÚTILES		
Sup. Útil Interior SR	95.10 m²	
Sup. Útil Interior BR	43.64 m²	
Sup. Útil Jardín	m²	
Sup. Terraza Cubierta	1.83 m²	
Sup. Terraza Pergolada	24,32 m²	
Sup. Terraza Descubierta	41.83 m²	
Sup. Aparcamiento Descubierto	m²	
SUP. UTIL TOTAL	163.08 m²	
SUPERFICIES CONSTRUIDAS		
Sup. Construida SR	115.71 m²	
Sup. Construida BR	57.07 m²	
Sup. Construida EXT	75.78 m²	
SUP. CONSTRUIDA TOTAL	248.56 m²	
REAL DECRETO 218/2005		
Sup. Útil (SR)		95.10 m²
Incremento Sup. Útil (SR+BR)		138.74 m²

Versión: 31/08/2024



SOTANO BAJA ALTA SOLARIUM



SOTANO BAJA ALTA SOLARIUM

SUNNY HILLS
URBANIZATION
BY
ALBA

VILLA 14
3 Dormitorios -3 Baños
2 aparcamientos en planta sótano

SUPERFICIES APROXIMADAS

	SUP. DE PROYECTO	DECRETO 218/2005

SUPERFICIES ÚTILES

Sup. Útil Interior SR	95.10 m²
Sup. Útil Interior BR	73.36 m²
Sup. Útil Jardín	m²
Sup. Terraza Cubierta	1.83 m²
Sup. Terraza Pergolada	18,03 m²
Sup. Terraza Descubierta	87.71 m²
Sup. Aparcamiento Descubierto	m²
SUP. UTIL TOTAL	202.67 m²

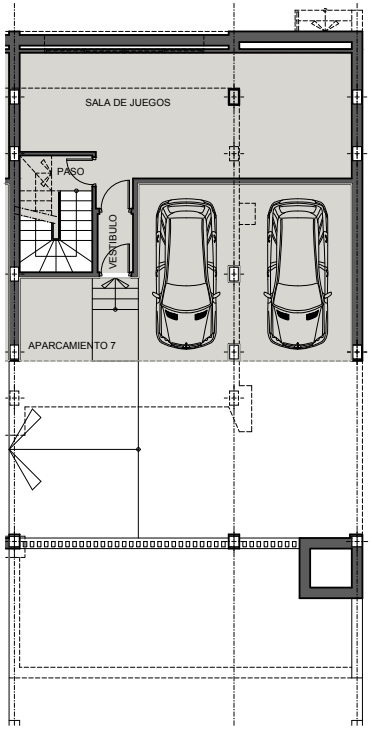
SUPERFICIES CONSTRUIDAS

Sup. Construida SR	119.21 m²
Sup. Construida BR	90.78 m²
Sup. Construida EXT	121.43 m²
SUP. CONSTRUIDA TOTAL	331.42 m²

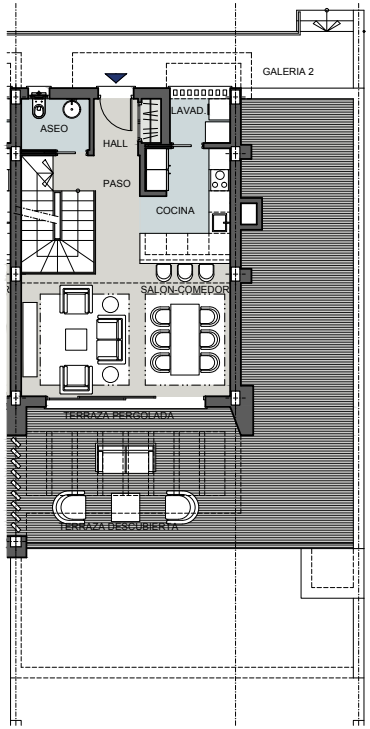
REAL DECRETO 218/2005

Sup. Útil (SR)	95.10 m²
Incremento Sup. Útil (SR+BR)	168.46 m²

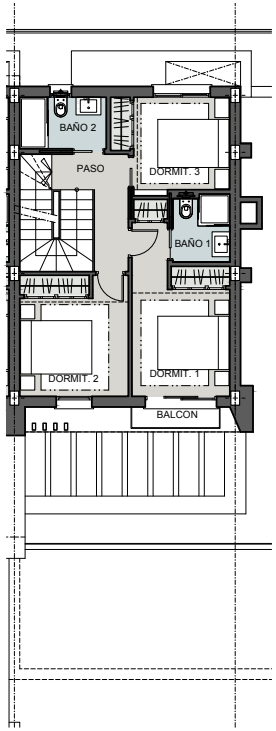
Versión: 31/08/2024



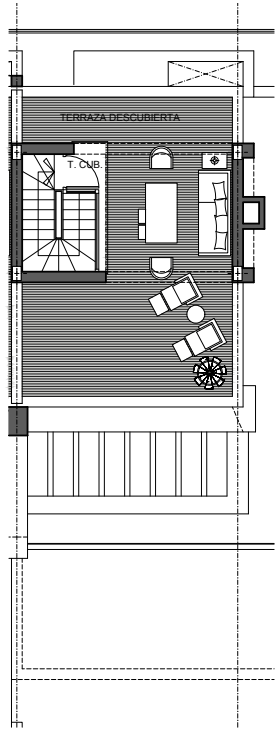
SOTANO



BAJA



ALTA



SOLARIUM

SUNNY HILLS
URBANIZATION
BY
ALBA

VILLA 14
3 Dormitorios -3 Baños
2 aparcamientos en planta sótano

SUPERFICIES APROXIMADAS

	SUP. DE PROYECTO	DECRETO 218/2005

SUPERFICIES ÚTILES

Sup. Útil Interior SR	95.10 m²
Sup. Útil Interior BR	73.36 m²
Sup. Útil Jardín	m²
Sup. Terraza Cubierta	1.83 m²
Sup. Terraza Pergolada	18,03 m²
Sup. Terraza Descubierta	87.71 m²
Sup. Aparcamiento Descubierto	m²
SUP. UTIL TOTAL	202.67 m²

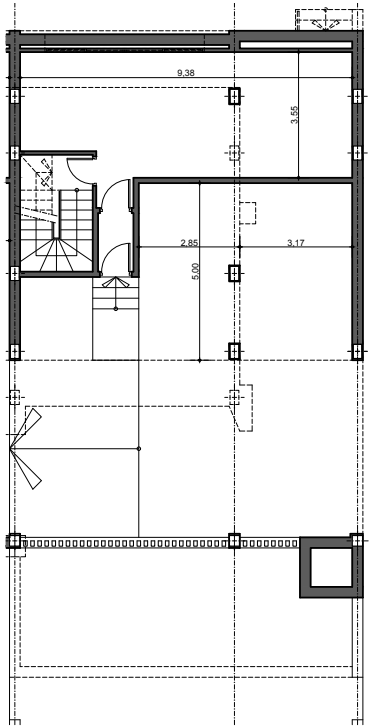
SUPERFICIES CONSTRUIDAS

Sup. Construida SR	119.21 m²
Sup. Construida BR	90.78 m²
Sup. Construida EXT	121.43 m²
SUP. CONSTRUIDA TOTAL	331.42 m²

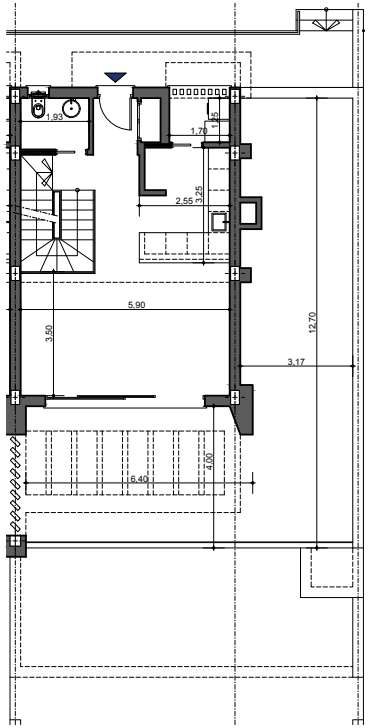
REAL DECRETO 218/2005

Sup. Útil (SR)	95.10 m²
Incremento Sup. Útil (SR+BR)	168.46 m²

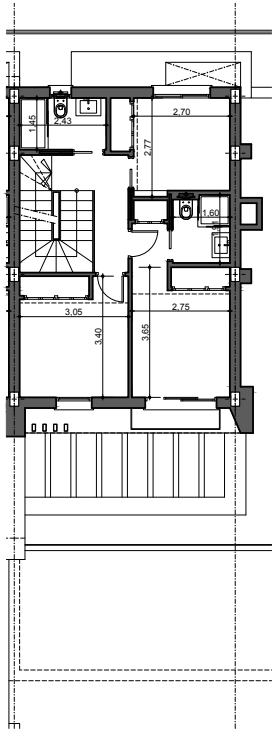
Versión: 31/08/2024



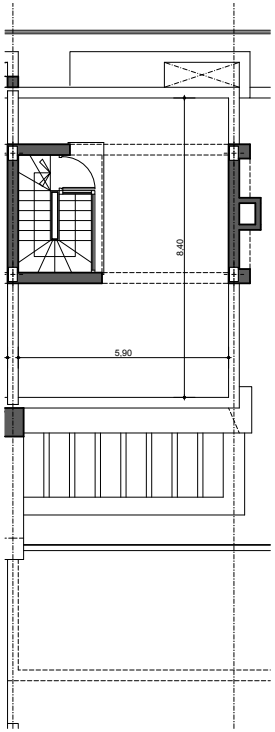
SOTANO



BAJA



ALTA



SOLARIUM

SUNNY HILLS
URBANIZATION
BY
ALBA

VILLA 15
3 Dormitorios -3 Baños
2 aparcamientos en planta sótano

SUPERFICIES APROXIMADAS

	SUP. DE PROYECTO	DECRETO 218/2005
SUPERFICIES ÚTILES		
Sup. Útil Interior SR	95.10 m²	
Sup. Útil Interior BR	73.36 m²	
Sup. Útil Jardín	m²	
Sup. Terraza Cubierta	1.83 m²	
Sup. Terraza Pergolada	18.03 m²	
Sup. Terraza Descubierta	87.75 m²	
Sup. Aparcamiento Descubierto	m²	
SUP. UTIL TOTAL	202.71 m²	

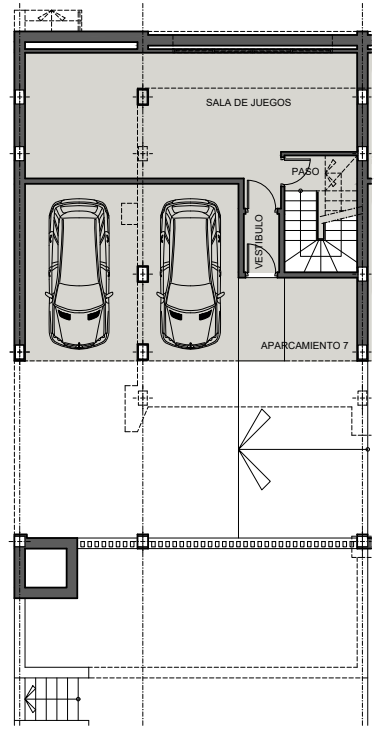
SUPERFICIES CONSTRUIDAS

Sup. Construida SR	119.21 m²
Sup. Construida BR	90.78 m²
Sup. Construida EXT	120.69 m²
SUP. CONSTRUIDA TOTAL	330.68 m²

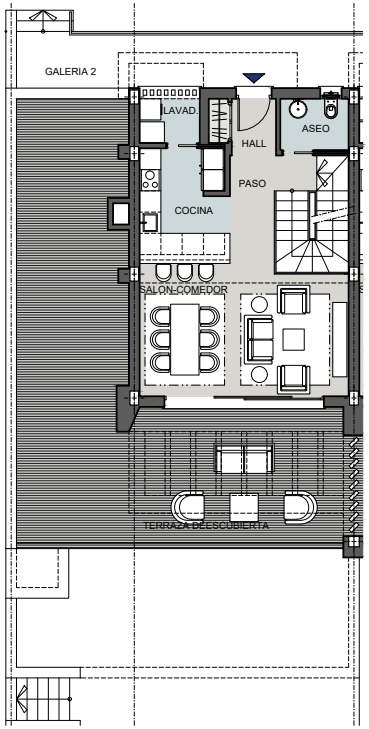
REAL DECRETO 218/2005

Sup. Útil (SR)	95.10 m²
Incremento Sup. Útil (SR+BR)	168.46 m²

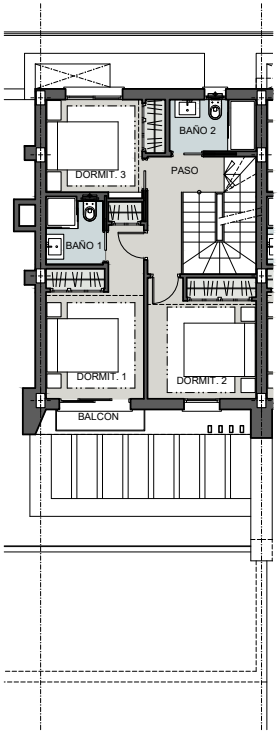
Versión: 31/08/2024



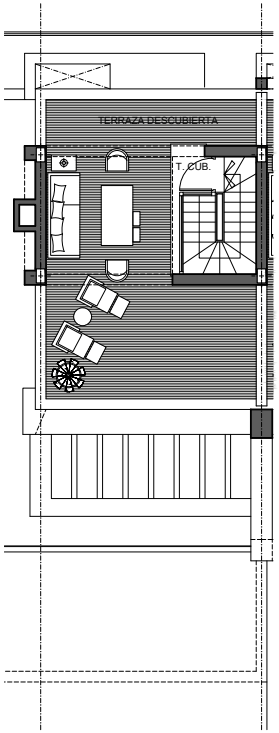
SOTANO



BAJA



ALTA



SOLARIUM

SUNNY HILLS
URBANIZATION
BY
ALBA

VILLA 15
3 Dormitorios -3 Baños
2 aparcamientos en planta sótano

SUPERFICIES APROXIMADAS

	SUP. DE PROYECTO	DECRETO 218/2005
SUPERFICIES ÚTILES		
Sup. Útil Interior SR	95.10 m²	
Sup. Útil Interior BR	73.36 m²	
Sup. Útil Jardín	m²	
Sup. Terraza Cubierta	1.83 m²	
Sup. Terraza Pergolada	18.03 m²	
Sup. Terraza Descubierta	87.75 m²	
Sup. Aparcamiento Descubierto	m²	
SUP. UTIL TOTAL	202.71 m²	

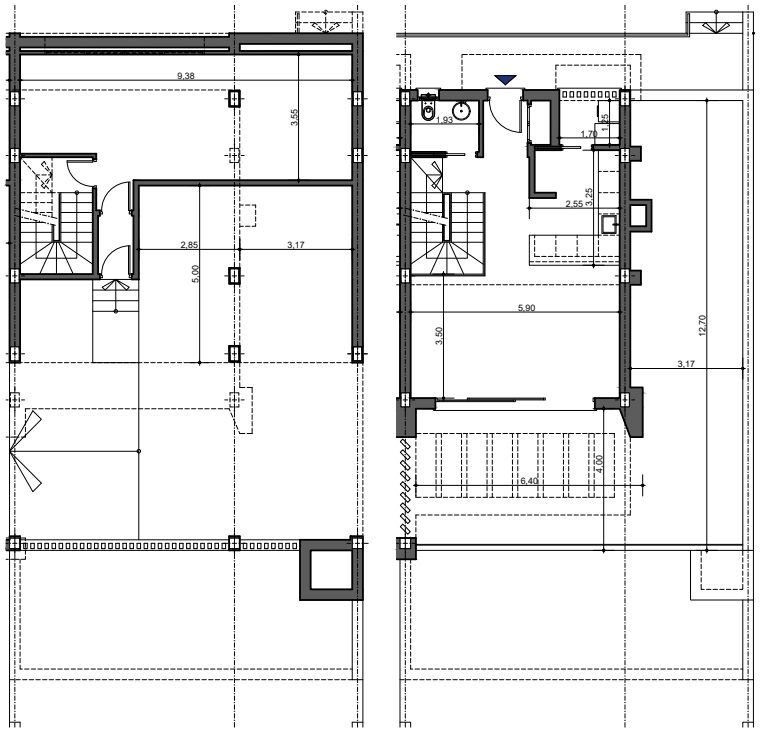
SUPERFICIES CONSTRUIDAS

Sup. Construida SR	119.21 m²
Sup. Construida BR	90.78 m²
Sup. Construida EXT	120.69 m²
SUP. CONSTRUIDA TOTAL	330.68 m²

REAL DECRETO 218/2005

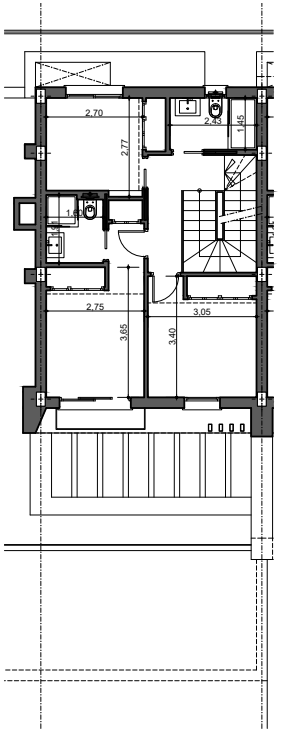
Sup. Útil (SR)	95.10 m²
Incremento Sup. Útil (SR+BR)	168.46 m²

Versión: 31/08/2024

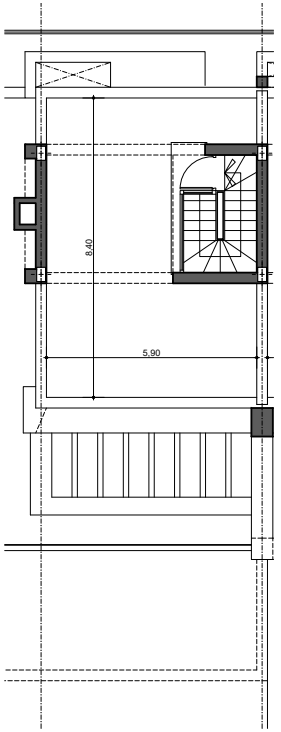


SOTANO

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SOLARIUM

SUNNY HILLS
URBANIZATION
BY
ALBA

VILLA 16
3 Dormitorios -3 Baños
1 aparcamiento en planta sótano

SUPERFICIES APROXIMADAS

	SUP. DE PROYECTO	DECRETO 218/2005

SUPERFICIES ÚTILES

Sup. Útil Interior SR	95.10 m²
Sup. Útil Interior BR	43.64 m²
Sup. Útil Jardín	m²
Sup. Terraza Cubierta	1.83 m²
Sup. Terraza Pergolada	24.32 m²
Sup. Terraza Descubierta	41.86 m²
Sup. Aparcamiento Descubierto	m²
SUP. UTIL TOTAL	168.46 m²

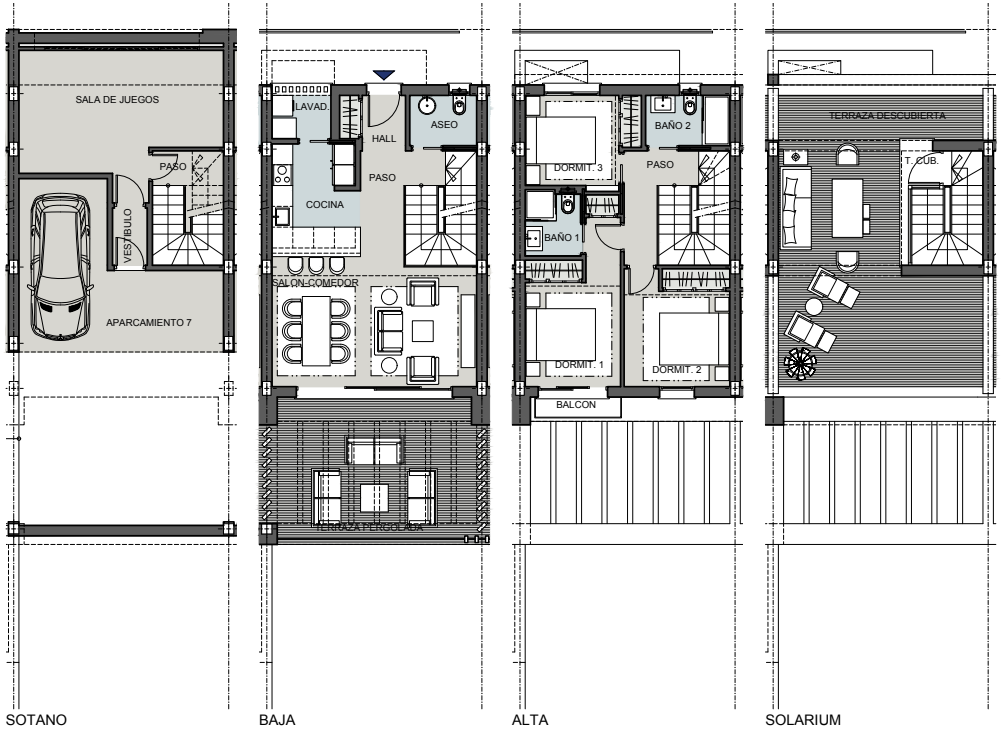
SUPERFICIES CONSTRUIDAS

Sup. Construida SR	115.71 m²
Sup. Construida BR	57.13 m²
Sup. Construida EXT	75.78 m²
SUP. CONSTRUIDA TOTAL	248.62 m²

REAL DECRETO 218/2005

Sup. Útil (SR)	95.10 m²
Incremento Sup. Útil (SR+BR)	138.74 m²

Versión: 31/08/2024



SOTANO BAJA ALTA SOLARIUM



SOTANO BAJA ALTA SOLARIUM

SUNNY HILLS
URBANIZATION
BY
ALBA

VILLA 17
3 Dormitorios -3 Baños
1 aparcamiento en planta sótano

SUPERFICIES APROXIMADAS

	SUP. DE PROYECTO	DECRETO 218/2005
SUPERFICIES ÚTILES		
Sup. Útil Interior SR	95.10 m²	
Sup. Útil Interior BR	43.64 m²	
Sup. Útil Jardín	m²	
Sup. Terraza Cubierta	1.83 m²	
Sup. Terraza Pergolada	24.32 m²	
Sup. Terraza Descubierta	41.83 m²	
Sup. Aparcamiento Descubierto	m²	
SUP. UTIL TOTAL	163.08 m²	

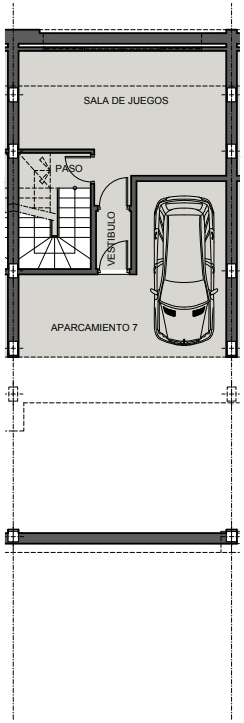
SUPERFICIES CONSTRUIDAS

Sup. Construida SR	115.95 m²
Sup. Construida BR	57.13 m²
Sup. Construida EXT	75.78 m²
SUP. CONSTRUIDA TOTAL	248.86 m²

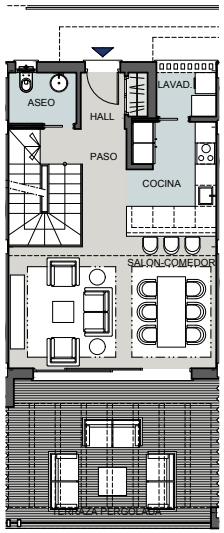
REAL DECRETO 218/2005

Sup. Útil (SR)	95.10 m²
Incremento Sup. Útil (SR+BR)	138.74 m²

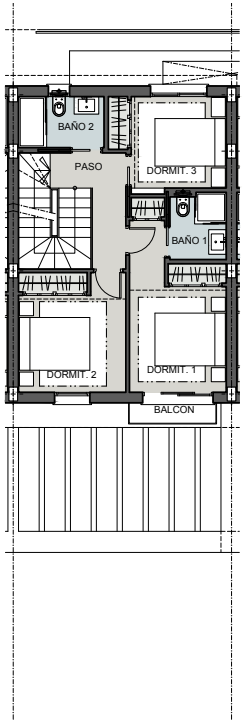
Versión: 31/08/2024



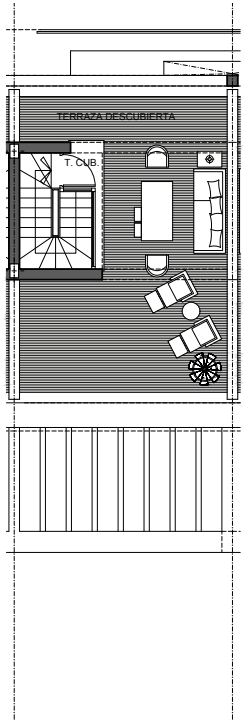
SOTANO



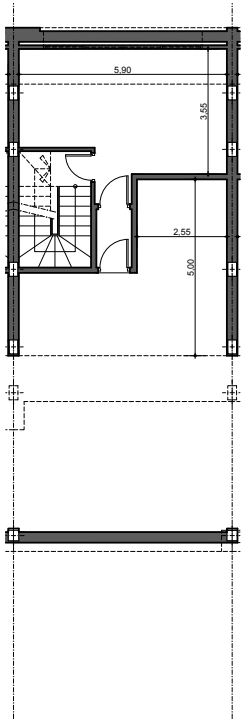
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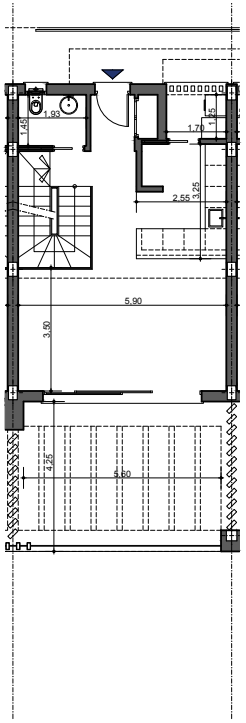
ALTA



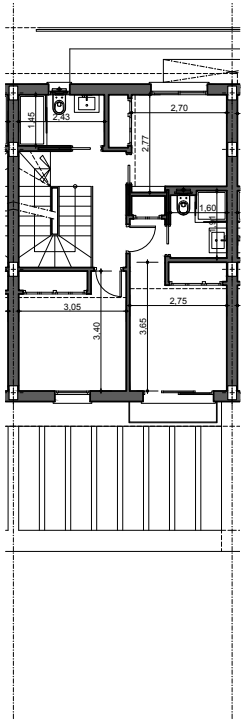
SOLARIUM



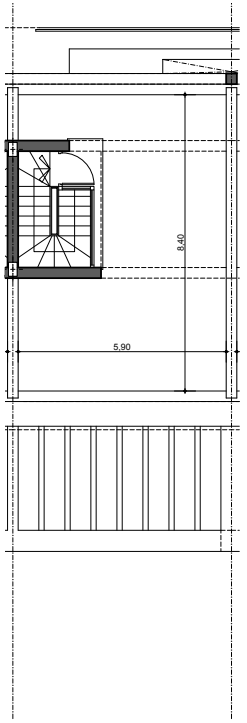
SOTANO



BAJA



ALTA



SOLARIUM

SUNNY HILLS
URBANIZATION
BY
ALBA

VILLA 18
3 Dormitorios -3 Baños
1 aparcamiento en planta sótano

SUPERFICIES APROXIMADAS

	SUP. DE PROYECTO	DECRETO 218/2005

SUPERFICIES ÚTILES

Sup. Útil Interior SR	95.10 m²
Sup. Útil Interior BR	43.64 m²
Sup. Útil Jardín	m²
Sup. Terraza Cubierta	1.83 m²
Sup. Terraza Pergolada	24.32 m²
Sup. Terraza Descubierta	40.51 m²
Sup. Aparcamiento Descubierto	m²
SUP. UTIL TOTAL	161.76 m²

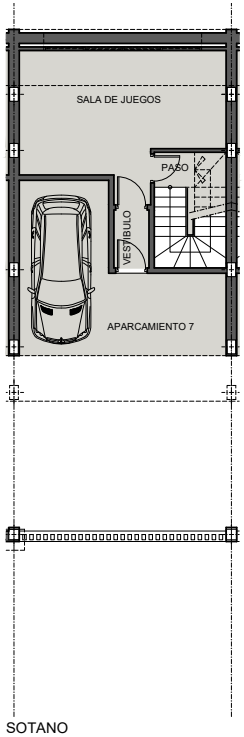
SUPERFICIES CONSTRUIDAS

Sup. Construida SR	115.47 m²
Sup. Construida BR	57.07 m²
Sup. Construida EXT	74.31 m²
SUP. CONSTRUIDA TOTAL	246.85 m²

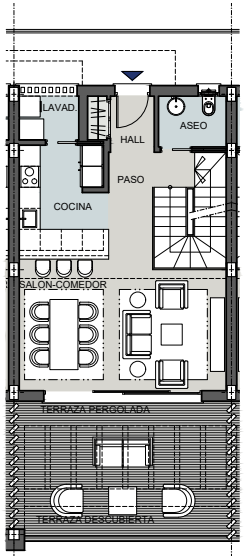
REAL DECRETO 218/2005

Sup. Útil (SR)	95.10 m²
Incremento Sup. Útil (SR+BR)	138.74 m²

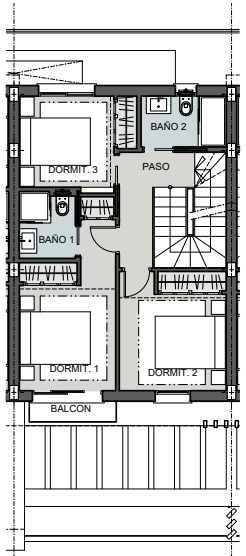
Versión: 31/08/2024



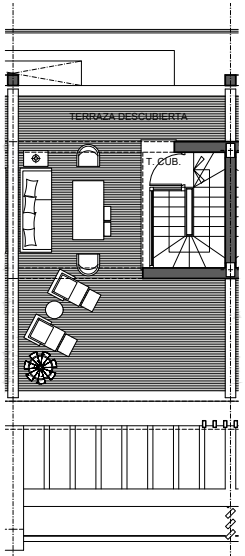
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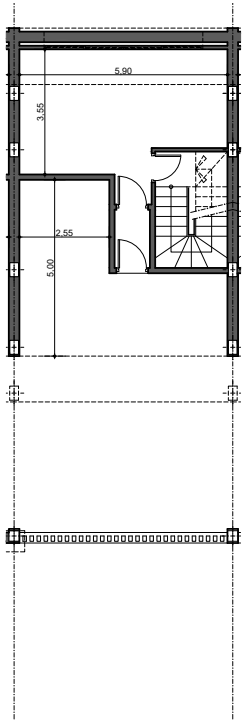
BAJA



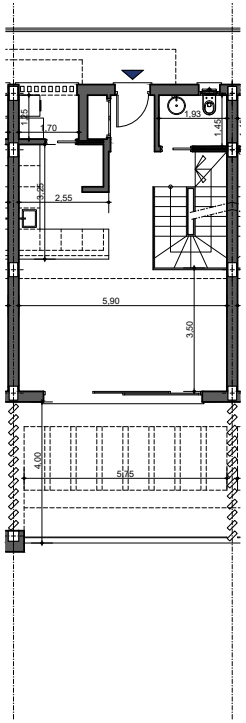
ALTA



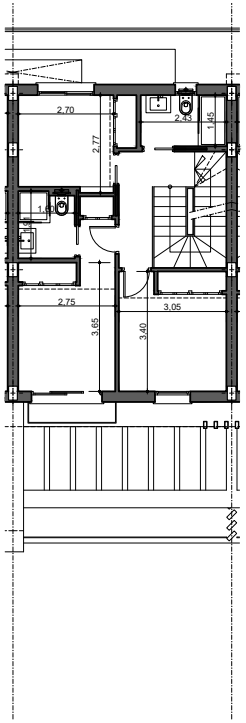
SOLARIUM



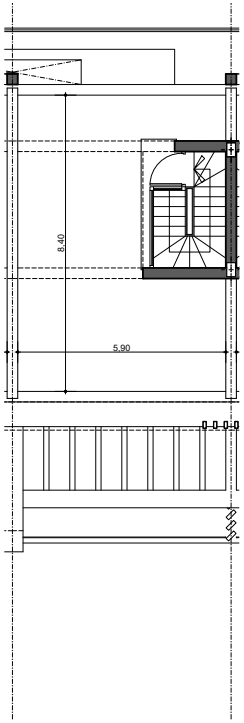
SOTANO



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SOLARIUM

SUNNY HILLS
URBANIZATION
BY
ALBA

VILLA 19
3 Dormitorios -3 Baños
1 aparcamiento en planta sótano

SUPERFICIES APROXIMADAS

	SUP. DE PROYECTO	DECRETO 218/2005

SUPERFICIES ÚTILES

Sup. Útil Interior SR	95.10 m²
Sup. Útil Interior BR	43.64 m²
Sup. Útil Jardín	m²
Sup. Terraza Cubierta	1.83 m²
Sup. Terraza Pergolada	24.32 m²
Sup. Terraza Descubierta	40.51 m²
Sup. Aparcamiento Descubierto	m²
SUP. UTIL TOTAL	161.76 m²

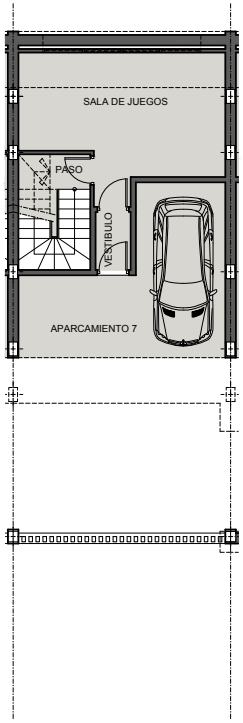
SUPERFICIES CONSTRUIDAS

Sup. Construida SR	115.71 m²
Sup. Construida BR	57.07 m²
Sup. Construida EXT	74.30 m²
SUP. CONSTRUIDA TOTAL	247.08 m²

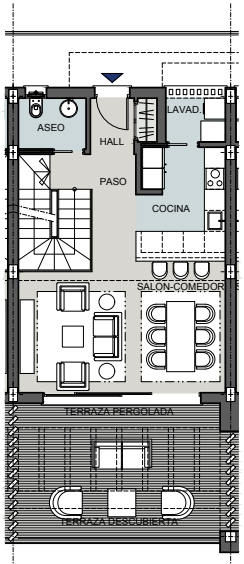
REAL DECRETO 218/2005

Sup. Útil (SR)	95.10 m²
Incremento Sup. Útil (SR+BR)	138.74 m²

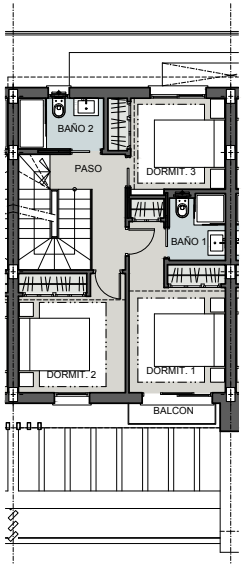
Versión: 31/08/2024



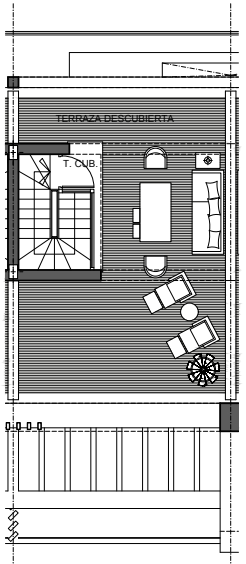
SOTANO



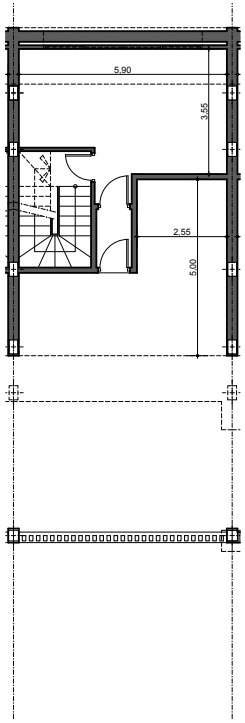
BAJA



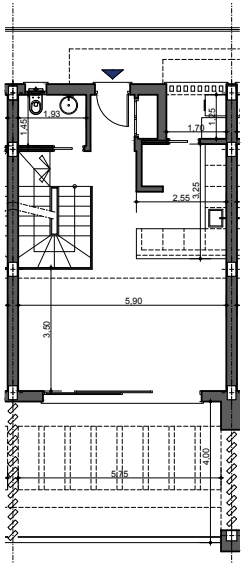
ALTA



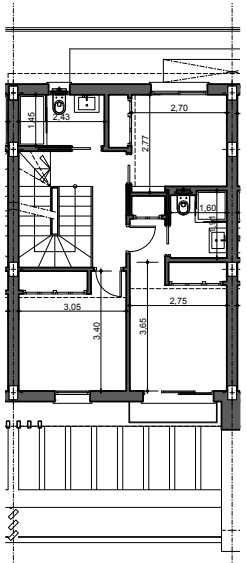
SOLARIUM



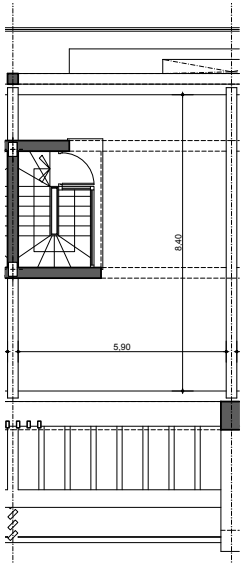
SOTANO



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SUNNY HILLS
URBANIZATION
BY
ALBA

VILLA 20
3 Dormitorios -3 Baños
1 aparcamiento en planta sótano

SUPERFICIES APROXIMADAS

	SUP. DE PROYECTO	DECRETO 218/2005

SUPERFICIES ÚTILES

Sup. Útil Interior SR	95.10 m²
Sup. Útil Interior BR	43.64 m²
Sup. Útil Jardín	m²
Sup. Terraza Cubierta	1.83 m²
Sup. Terraza Pergolada	24.32 m²
Sup. Terraza Descubierta	41.83 m²
Sup. Aparcamiento Descubierto	m²
SUP. UTIL TOTAL	163.08 m²

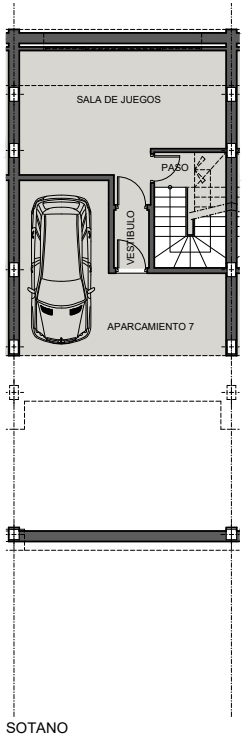
SUPERFICIES CONSTRUIDAS

Sup. Construida SR	115.95 m²
Sup. Construida BR	57.07 m²
Sup. Construida EXT	75.78 m²
SUP. CONSTRUIDA TOTAL	248.80 m²

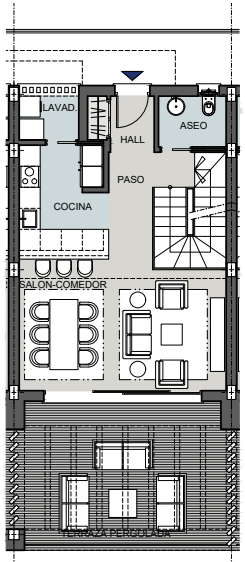
REAL DECRETO 218/2005

Sup. Útil (SR)	95.10 m²
Incremento Sup. Útil (SR+BR)	138.74 m²

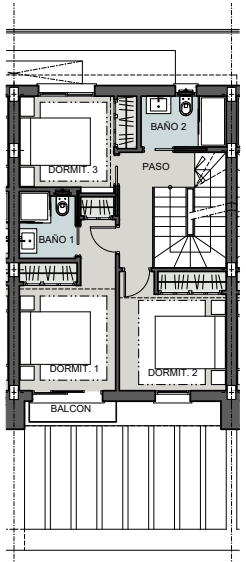
Versión: 31/08/2024



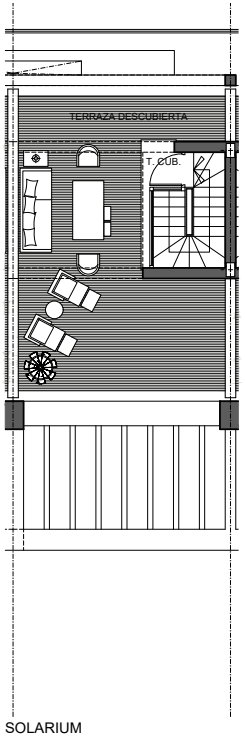
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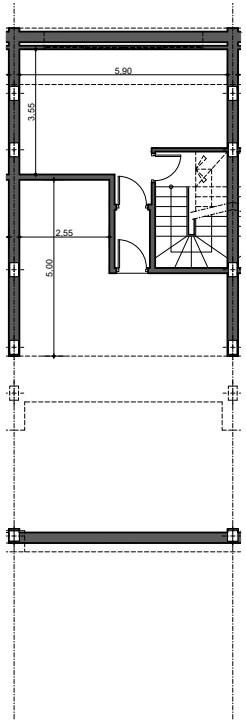
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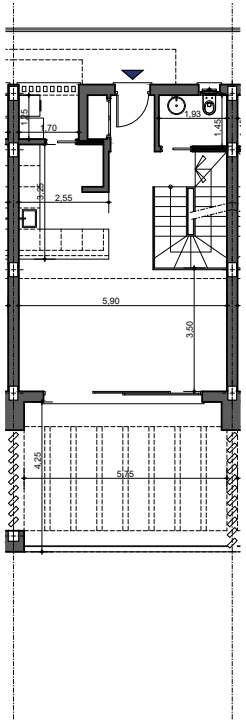
ALTA



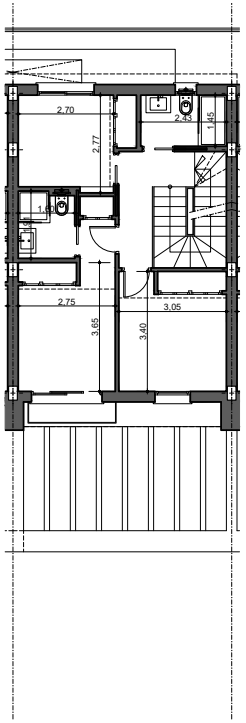
SOLARIUM



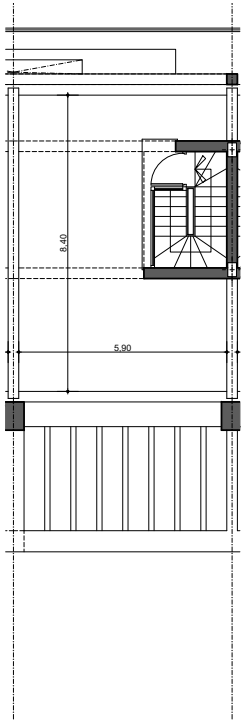
SOTANO



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SUNNY HILLS
URBANIZATION
BY
ALBA

VILLA 21
3 Dormitorios -3 Baños
1 aparcamiento en planta sótano

SUPERFICIES APROXIMADAS

	SUP. DE PROYECTO	DECRETO 218/2005

SUPERFICIES ÚTILES

Sup. Útil Interior SR	95.10 m²
Sup. Útil Interior BR	43.64 m²
Sup. Útil Jardín	m²
Sup. Terraza Cubierta	1.83 m²
Sup. Terraza Pergolada	24.32 m²
Sup. Terraza Descubierta	41.83 m²
Sup. Aparcamiento Descubierto	m²
SUP. UTIL TOTAL	163.08 m²

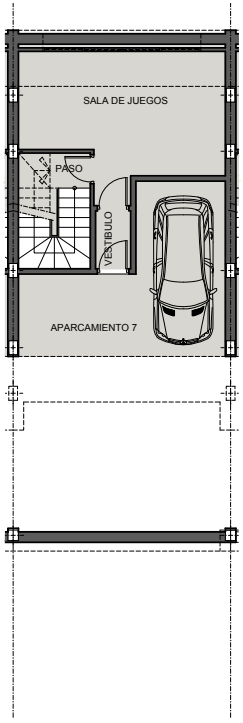
SUPERFICIES CONSTRUIDAS

Sup. Construida SR	115.95 m²
Sup. Construida BR	57.07 m²
Sup. Construida EXT	75.78 m²
SUP. CONSTRUIDA TOTAL	248.80 m²

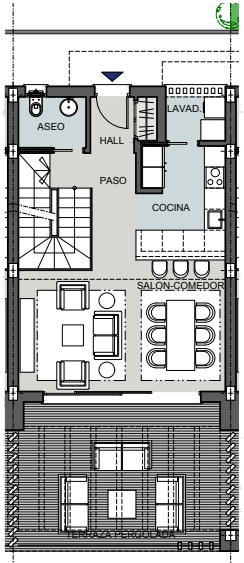
REAL DECRETO 218/2005

Sup. Útil (SR)	95.10 m²
Incremento Sup. Útil (SR+BR)	138.74 m²

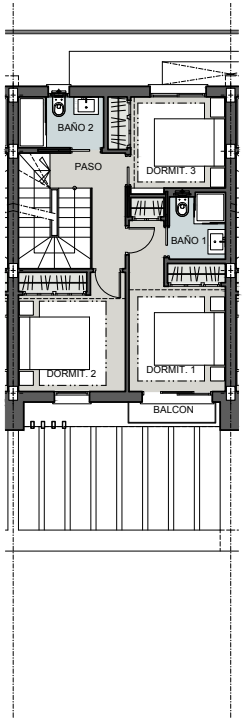
Versión: 31/08/2024



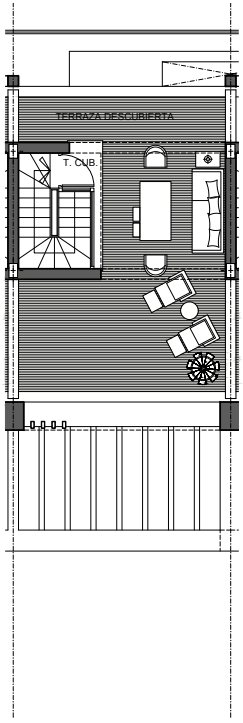
SOTANO



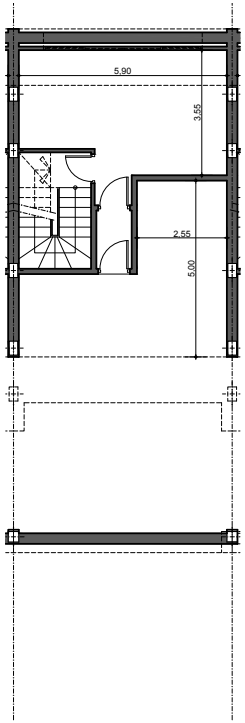
BAJA



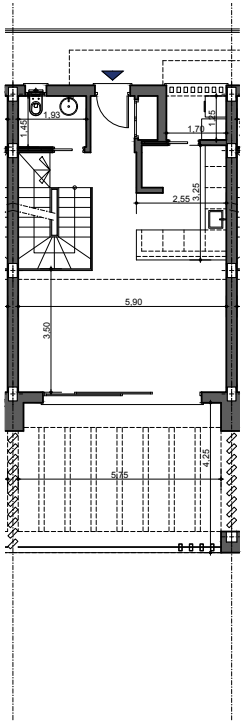
ALTA



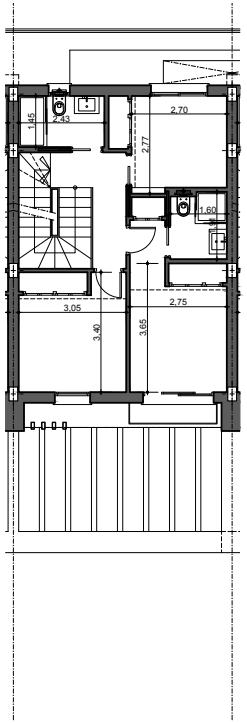
SOLARIUM



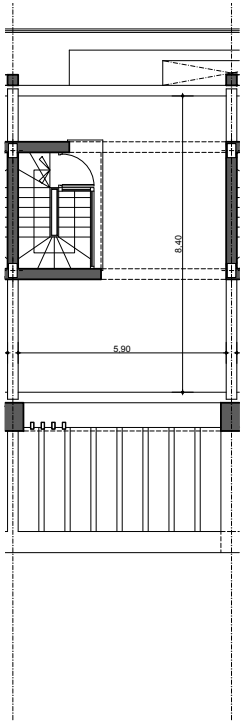
SOTANO



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SUNNY HILLS
URBANIZATION
BY
ALBA

VILLA 22
3 Dormitorios -3 Baños
1 aparcamiento en planta sótano

SUPERFICIES APROXIMADAS

	SUP. DE PROYECTO	DECRETO 218/2005

SUPERFICIES ÚTILES

Sup. Útil Interior SR	95.10 m²
Sup. Útil Interior BR	42.93 m²
Sup. Útil Jardín	m²
Sup. Terraza Cubierta	1.83 m²
Sup. Terraza Pergolada	17.60 m²
Sup. Terraza Descubierta	47.27 m²
Sup. Aparcamiento Descubierto	m²
SUP. UTIL TOTAL	161.80 m²

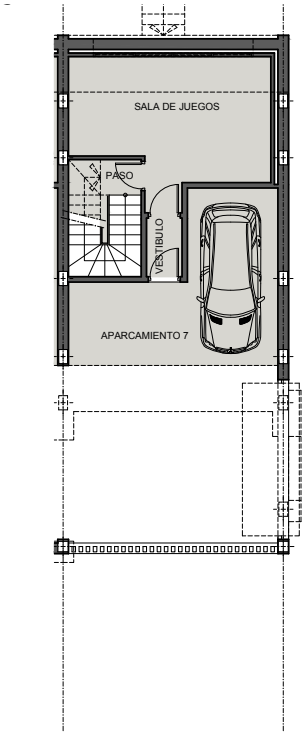
SUPERFICIES CONSTRUIDAS

Sup. Construida SR	120.24 m²
Sup. Construida BR	58.46 m²
Sup. Construida EXT	76.65 m²
SUP. CONSTRUIDA TOTAL	255.35 m²

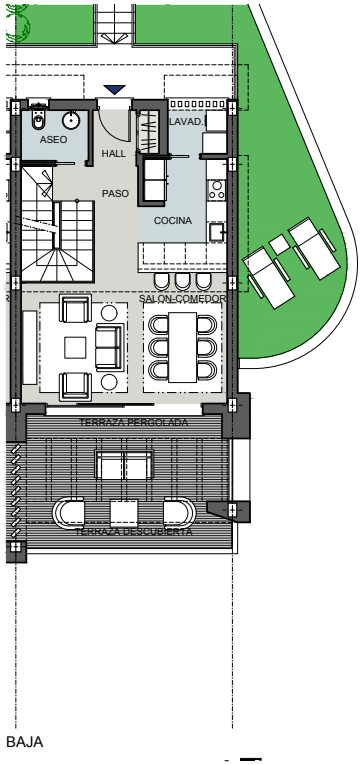
REAL DECRETO 218/2005

Sup. Útil (SR)	95.10 m²
Incremento Sup. Útil (SR+BR)	138.03 m²

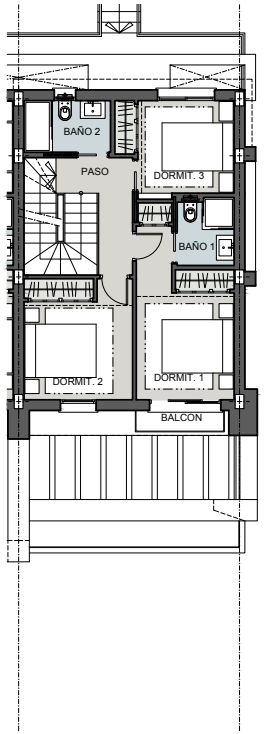
Versión: 31/08/2024



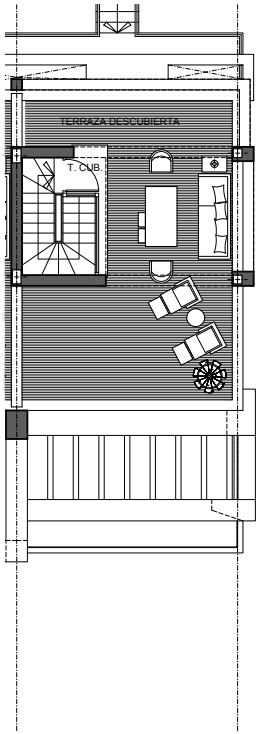
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	SUP. DE PROYECTO	DECRETO 218/2005

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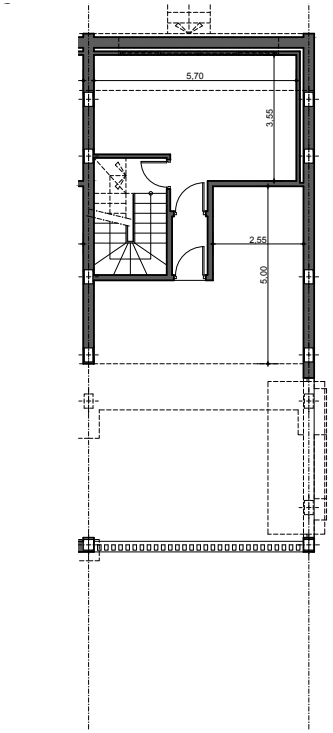
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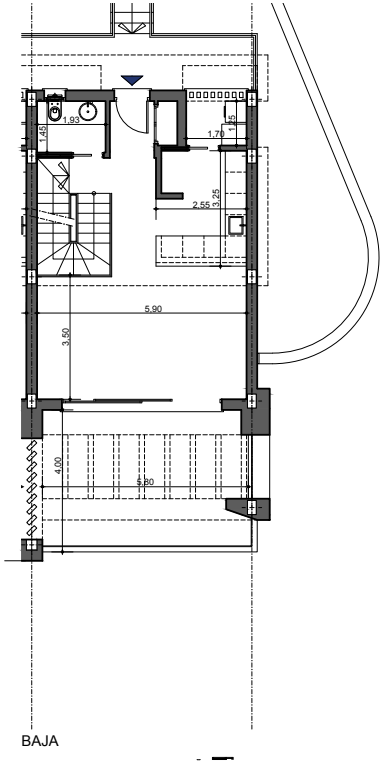
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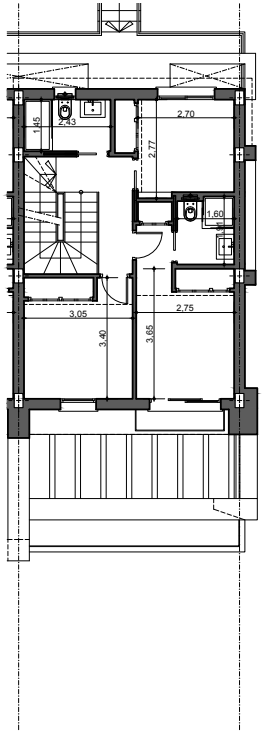
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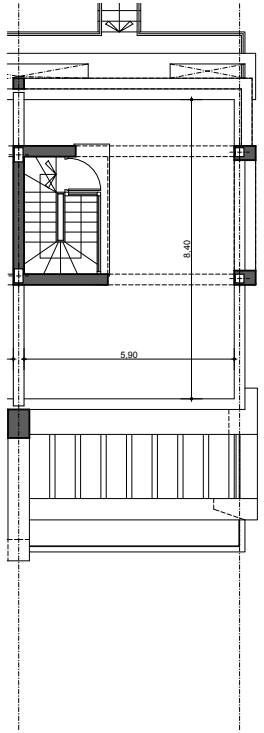
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