

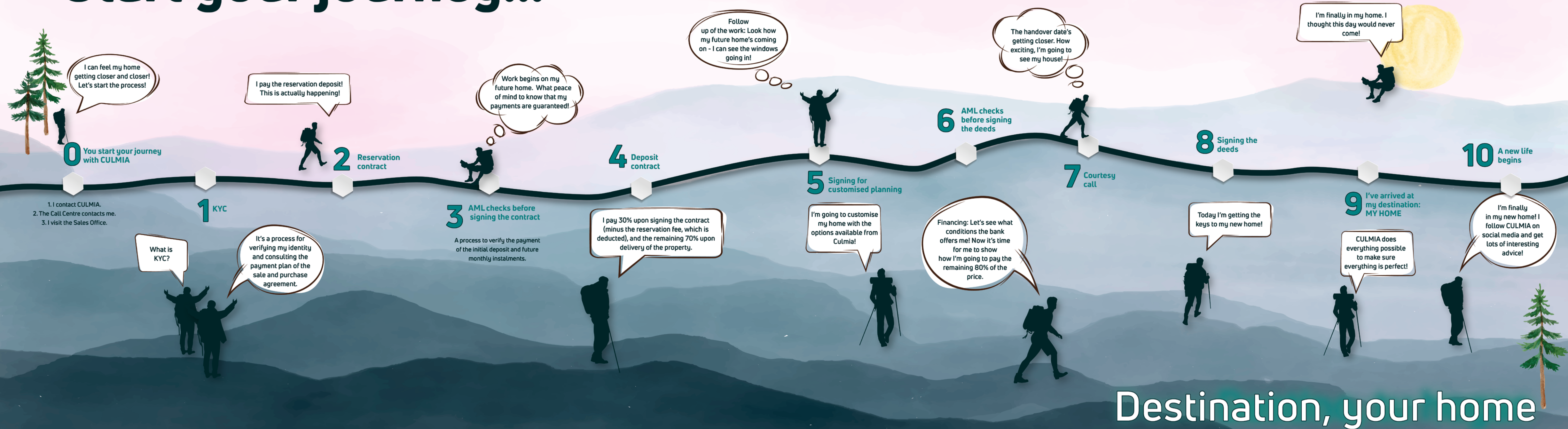
CULMIA  
Sunset Bay  
Estepona

Destination, your home



CULMIA

# Start your journey...



Destination, your home



A journey we are taking together  
where the destination is your home.

## CULMIA

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The perfect location



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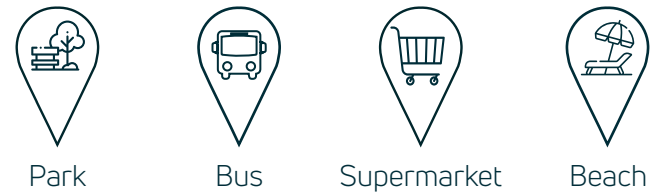
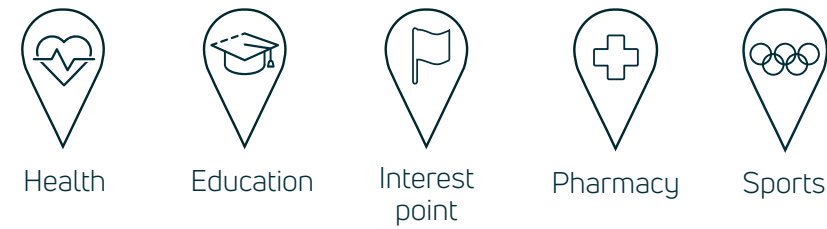
Culmia Sunset Bay Estepona is a privileged development, located in one of the best areas of the Costa del Sol. This magnificent residential complex is located in one of the growing areas of Estepona, just 300 metres from the beach and a 5-minute drive to the city centre.

From your new home you can walk or cycle the few metres that will take you to its beaches and the Málaga Coastal Path, enjoying the majestic beauty of the Mediterranean Sea, very close to idyllic enclaves such as the Estepona Marina, Puerto de la Duquesa, Sotogrande and the magnificent Puerto Banús.

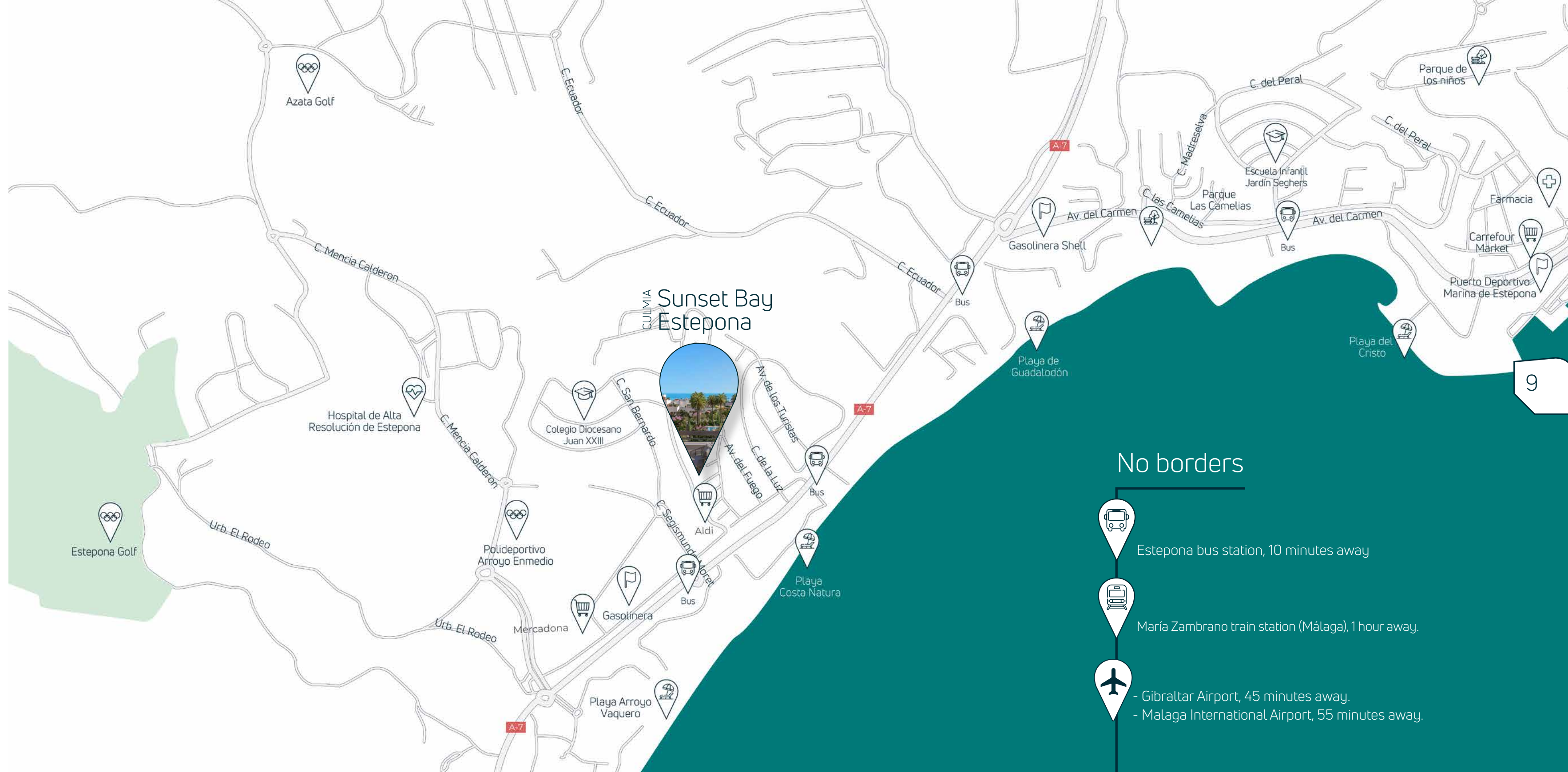
For golf lovers, Culmia Sunset Bay Estepona is surrounded by well-known golf courses such as Valle Romano Golf & Resort, Estepona Golf and the Finca Cortesín Golf Club.

In addition, you will be able to access all kinds of services nearby, such as the High Resolution Hospital of Estepona, a small Shopping Centre with supermarkets and a pharmacy, schools, sports areas and a Spa. All just a stone's throw away.




The journey to your new life begins at Culmia Sunset Bay Estepona.



CULMIA Sunset Bay Estepona



### No borders

-  Estepona bus station, 10 minutes away
-  María Zambrano train station (Málaga), 1 hour away.
-  - Gibraltar Airport, 45 minutes away.  
- Malaga International Airport, 55 minutes away.



# The Costa del Sol's Garden

Estepona

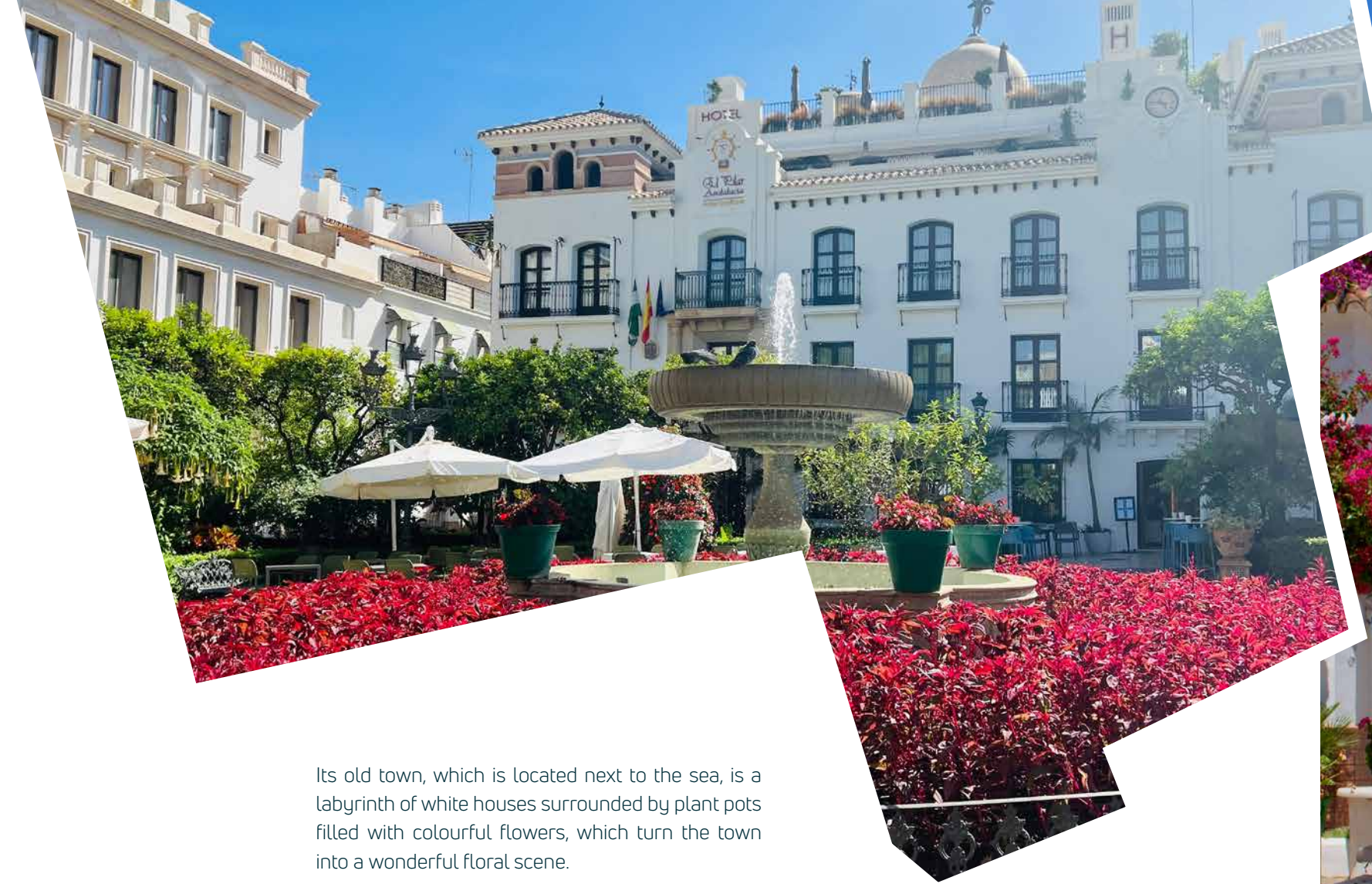
Estepona, located on the Costa del Sol in the province of Málaga is undoubtedly known for being a fashionable city and an idyllic enclave surrounded by the Mediterranean.

Thanks to these factors, the number of people who are deciding to move from highly populated areas, such as Marbella to Estepona is increasing; as they can find everything they need there to the full.



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Sunset Bay  
Estepona



Its old town, which is located next to the sea, is a labyrinth of white houses surrounded by plant pots filled with colourful flowers, which turn the town into a wonderful floral scene.



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Its multiple fine golden sand beaches and crystal-clear waters are the perfect place to walk, relax or have fun thanks to the variety of activities offered in the area such as kayaking, paddle surfing and boat excursions.



Thanks to its seafaring tradition, it has a rich variety of fish dishes with which you can enjoy the wealth of species of the area, the "espetos" (a traditional dish from Málaga, consisting of small fish cooked on a skewer), moorhens and "brótolas" (a type of phycid hake).

Its enviable climate means that outdoor activities, its terraces and beaches can be enjoyed all year round.

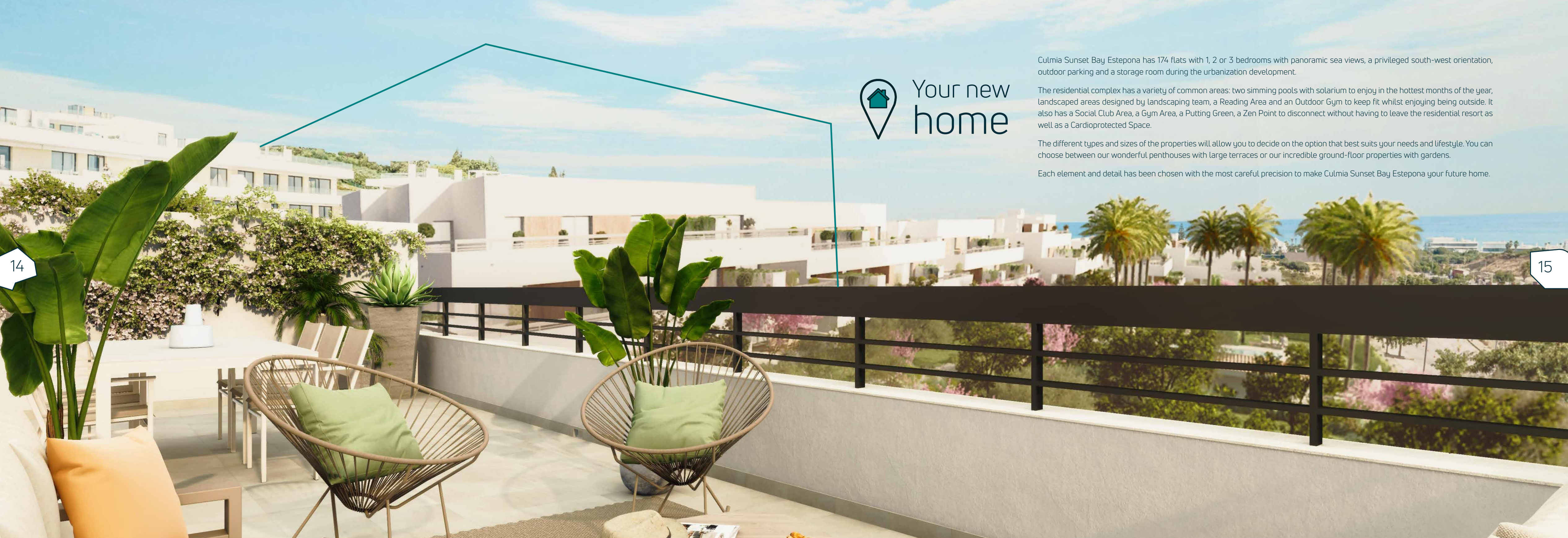
### Other connections

Culmia Sunset Bay Estepona has plenty of roads running to it which will allow you to move around the city and to other towns and communities with great ease.

You can reach the old town of Estepona in 20 minutes thanks to the bus routes near the development.

Other points of interest which are easy to reach thanks to the A-7 and the AP-7 include Marbella, which is 28 minutes away, Sotogrande 24 minutes away, Fuengirola 47 minutes away and Málaga 1 hour away.





## Your new home

Culmia Sunset Bay Estepona has 174 flats with 1, 2 or 3 bedrooms with panoramic sea views, a privileged south-west orientation, outdoor parking and a storage room during the urbanization development.

The residential complex has a variety of common areas: two swimming pools with solarium to enjoy in the hottest months of the year, landscaped areas designed by landscaping team, a Reading Area and an Outdoor Gym to keep fit whilst enjoying being outside. It also has a Social Club Area, a Gym Area, a Putting Green, a Zen Point to disconnect without having to leave the residential resort as well as a Cardioprotected Space.

The different types and sizes of the properties will allow you to decide on the option that best suits your needs and lifestyle. You can choose between our wonderful penthouses with large terraces or our incredible ground-floor properties with gardens.

Each element and detail has been chosen with the most careful precision to make Culmia Sunset Bay Estepona your future home.





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## Quality and comfort

The residential complex has an innovative and high-quality design, with spaces full of natural light thanks to its large windows and terraces. In addition, you can enjoy a comfortable environment thanks to the double glazing that improves thermal and acoustic insulation.

With its excellent layout and porcelain stoneware floors in all of the rooms and non-slip stoneware on the terraces, your home will be an oasis of style and comfort.





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You can enjoy your best dishes in the kitchen, equipped with modern design top and bottom cabinets, which include gola profile handles and a compact quartz worktop.

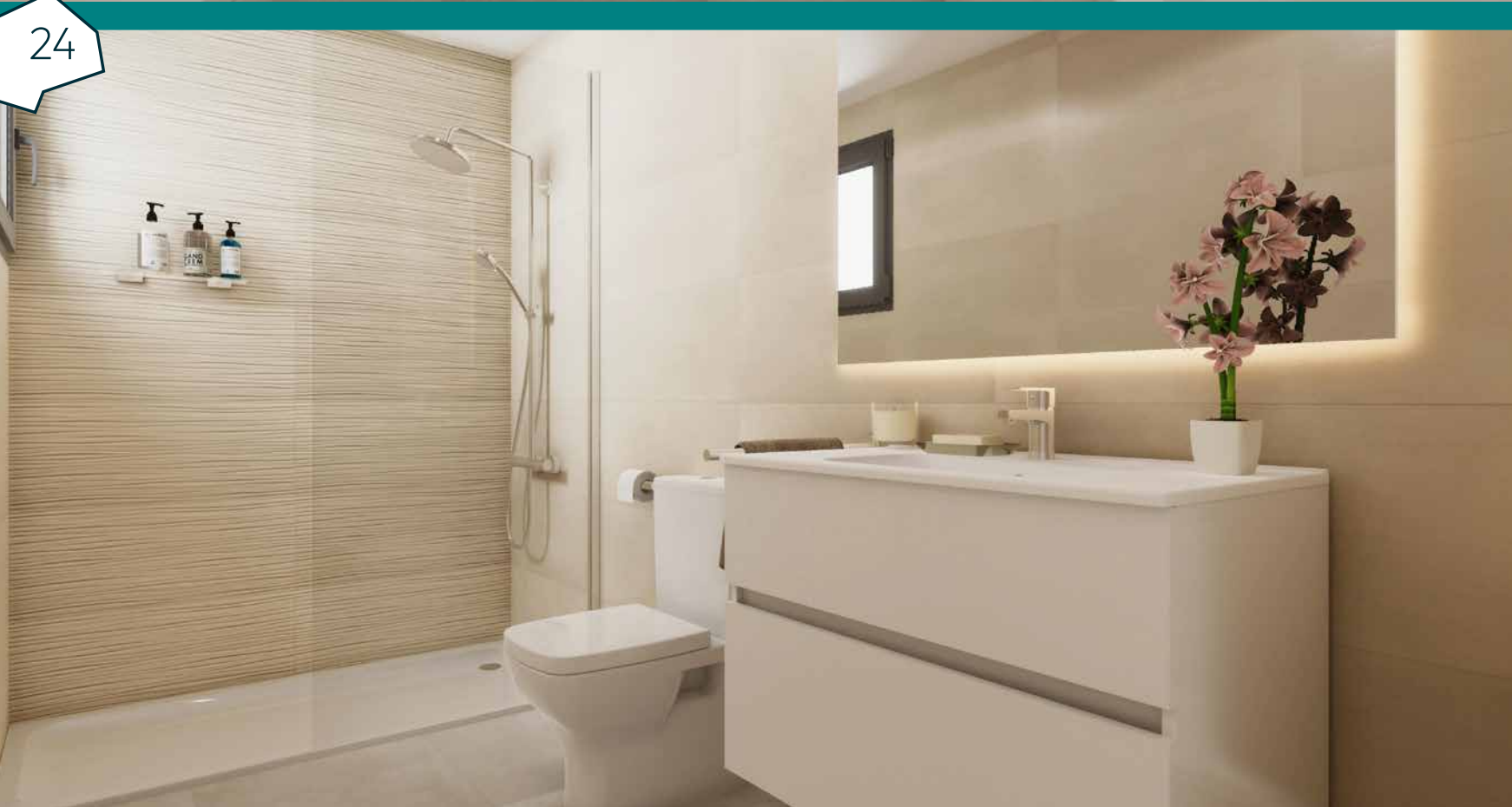
You will live in a unique space where you can enjoy being with your family and friends without having to leave home. You'll have all the comforts at your fingertips.

CULMIA  
Sunset Bay  
Estepona



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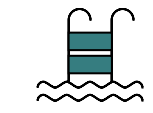




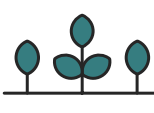




A space for everyone



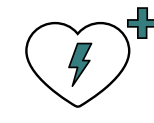
Swimming Pool



Landscaped Areas



Solarium



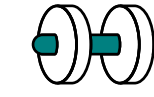
Cardioprotected Space



Reading Corner



Social Club Area



Gym Area



Putting Green



Zen Point



Outdoor Gym

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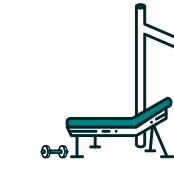
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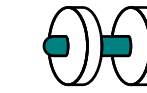
### Putting Green

This space is designed for golf lovers. A place where you can improve your golf skills, or simply enjoy a friendly game with friends and family.



### Outdoor Gym

A perfect place to do sports and take care of yourself while you enjoy the lovely weather.



### Gym Area

An area designed so that you can keep fit and take care of your health in a modern space.



### Reading Corner

A unique and special place where you can disconnect and immerse yourself in the literary world.



### Solarium

The perfect place to enjoy the sun and be comfortable and relax outdoors in the peace and quiet of the surrounding area.



### Swimming Pools

The residential resort has two large pools, the Laeila Pool and the Vanilla Pool, which become an oasis of relaxation and fun. The perfect place to enjoy a sunny afternoon with your family and friends.



### Social Club Area

A space designed to offer a place to relax and enjoy a wide range of activities in a pleasant atmosphere.



### Zen Point

The perfect place to enjoy the sun and be comfortable and relax outdoors in the peace and quiet of the surrounding area.





## Joaquín Caro

Joaquín Caro Arquitectura y Urbanismo is an architectural studio established in 1999. Its activity focusses on the building and urban planning sector. The studio has carried out projects of all different types and scales, with the goal of combining your personal preferences with architectural quality.



*Joaquín Caro*

### Architect

*“We are characterised by skilled, traditional and meticulous work, and after this initial stage, new technologies take over to obtain precision and detail”.*

With our Culmia Sunset Bay Estepona development, the studio has sought to reinterpret well-known success stories of traditional Mediterranean architecture, in which light, colour and shadow create a play of lines and nuances that make for very attractive designs.

One of the studio's main focal points was the views, as the site is in a privileged location overlooking two continents - Africa and the southernmost point of Europe - as well as the Strait of Gibraltar.

It was clear to the studio that the features within the development should move and slide to permanently show off these infinite views of the two continents. At the same time, the plot itself should make the most of the void as a restructuring element of the project, not just a residual space between buildings.

They wanted to create an architecture in keeping with the location, in which the elements are very small because they need to adapt to the irregular geometry of the plot.

Finally, they have also emphasised the importance of the terraces in the area the development is located. The terraces are lively, spacious and expertly oriented to allow sunlight to bathe the inside of the property in winter, and - thanks to their large overhangs, prevent the rooms from becoming excessively hot in the summer.

## RSR Landscape Gardener



ROCÍO SAINZ DE ROZAS

We believe in creating connections between what we create and the places where they're located, so that the result conveys order, harmony, balance... and represents a better quality of life for those enjoying our gardens.

*“Our responsibility as landscape gardeners is to be sensitive to these unique qualities, and to make sure our gardens are fully integrated into the landscape and the context in which they're located”.*

For this studio, the most important thing is to create small spaces or “havens” where the client can enjoy the garden and surrounding nature. “The garden, architecture and interiors should always go hand in hand; they have to coexist by reaching mutual harmony.”

The ultimate goal is to create a garden that works in the long-term: for life.

A vital factor when designing a garden is that the criteria must be sustainable: every drop counts. The choice of species is therefore very important. For this development, the plant life is unique in that it's drought tolerant: there are as few grassy areas as possible as these require a lot of water. For plants to succeed, they must be used to the environment. The studio aims to use native trees and small plant pots so that their transportation is as environmentally friendly as possible.

The garden they have designed for our development is Mediterranean in nature. The plants form a verdant structure that adapts to the surroundings by creating expanses of green, which is complemented by a range of perennials that will flower throughout the year, thus breathing life into the garden, and evolving with the seasons.





# Charming Gardens.



## Trees

-  1 *Cupressus sempervirens stricta*  
Cypress
-  2 *Olea europaea*  
Olive
-  3 *Ceratonia siliqua*  
Carob
-  4 *Washingtonia robusta*  
Palm tree
-  5 *Cercis siliquastrum*  
Judas tree
-  6 *Persea americana*  
Avocado
-  7 *Punica granatum*  
Pomegranate tree
-  8 *Citrus x sinensis*  
Orange tree
-  9 *Citrus x limon*  
Lemon tree







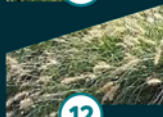

## Hedge

-  10 *Eugenia myrtifolia*  
Eugenia

## Mix 1: Parking

-  11 *Pittosporum tobira nana*  
Japanese Mock Orange
-  11 *Gaura lindheimeri*  
Gaura


## Mix 3: Gardens

-  12 *Thymus vulgaris*  
Thyme
-  12 *Pistacia lentiscus* in a ball shape  
Mastic tree
-  12 *Yellow Germander*  
Germander
-  12 *Pittosporum tobira nana* in a ball shape  
Pittosporum
-  12 *Rosemary prostrate*  
Rosemary
-  12 *Stachys byzantina*  
Lamb's Ear
-  12 *Mexican Feather Grass*  
Stipa
-  12 *Fountain Grass*  
"little bunny"
-  12 *Coast Rosemary*  
Australian Rosemary
-  12 *Gaura lindheimeri*  
Gaura
-  12 *European Fan Palm*  
Heart of palm

## Mix 2: Housing

-  13 *Thymus vulgaris*  
Thyme
-  13 *Yellow Germander*  
Germander
-  13 *Rosmarinus prostratus*  
Romero
-  13 *Stachys byzantina*  
Lamb's Ear
-  13 *Pittosporum tobira nana*
-  13 *Westringia fruticosa*  
Australian Rosemary
-  13 *Phyllirea angustifolia*
-  13 *Echium decaisnei*
-  13 *Mexican Feather Grass*  
Stipa
-  13 *Pennisetum alopecuroides*  
"little bunny"
-  13 *Gaura lindheimeri*  
Gaura
-  13 *Verbena bonariensis*

## Mix 4: Swimming Pools

-  14 *Thymus vulgaris*  
Thyme
-  14 *Silverbush*  
Bells
-  14 *Nepeta racemosa*  
'snowflake'
-  14 *Stachys byzantina*  
Lamb's Ear
-  14 *Pistacia lentiscus* in a ball shape
-  14 *Pittosporum tobira nana* in a ball shape
-  14 *Echium candicans*  
Pride of Madeira
-  14 *Chamaerops humilis*
-  14 *Mexican Feather Grass*  
Stipa
-  14 *Fountain Grass*  
"little bunny"
-  14 *Gaura lindheimeri*  
Gaura
-  14 *Red Valerian*  
Valerian





CULMIA

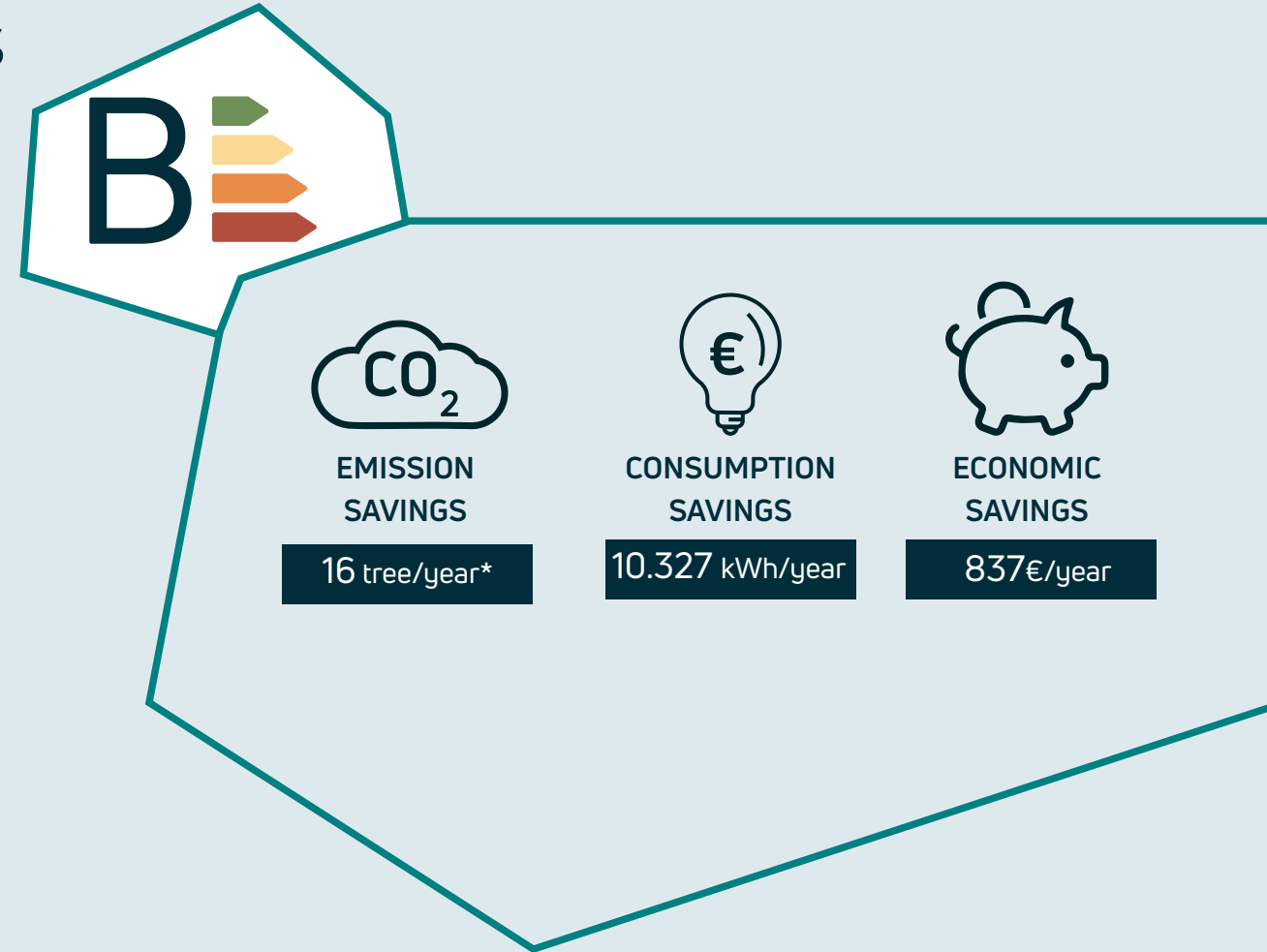


# Outstanding features

## Energy sustainability

The building has a B energy rating in energy consumption and CO<sub>2</sub> emissions, all thanks to the incorporation of equipment and a design of the building envelope using materials that reduce energy consumption. Because of all this, our homes have a B Energy Rating.

Quality, design and savings are guaranteed at Culmia Sunset Bay Estepona.



## Passive systems

1. The orientation of the building itself, guarantees an ideal amount sunlight entering both in the summer and the winter, which enables the provision of appropriate thermal comfort and hygiene.
2. The configuration of the shape of the buildings guarantees summer sun protection while allowing sunlight to enter in the winter seasons, through large openings and terraced projections.
3. The construction solutions applied to the building to obtain an appropriate energy efficiency, providing the maximum prevention of heat loss in the winter and impeding heat from entering the building in the summer.
4. The layout of most of the properties with façades with distinct orientations, allow the formation of overpressures that aid the natural creation of air currents inside the houses improving their ventilation.
5. The large, glazed windows ensure adequate lighting of the rooms.
6. Sun protection is reinforced by the use of blinds and overhanging projections.
7. The thermal break carpentry and double glazing with high performance glass with a hermetically sealed air chamber, offers outstanding thermal and acoustic comfort.
8. Special care has been taken in the design of the entire thermal envelope of the building, in order to improve its thermal efficiency.

## Active systems

1. For greater efficiency of the whole complex, the properties have an individualised athermal system for the production of both domestic hot water and climate control in both the cooling and heating modes. The units used will be of a very high efficiency (A++ or A+++). Each property will have a buffer tank to reduce the number of system starts and thus improve its efficiency and durability.
2. The distribution of the hot and cold conditioned air is done by means of a system of ducts in a suspended ceiling and grilles in the rooms, with an interior unit in the suspended ceiling of one of the bathrooms.
3. The climate control equipment will include the additional option of having Wi-Fi control of the system using the manufacturer's software.
4. The houses have an individualised single-flow ventilation and hygro adjustable system and expulsion through the roof, which guarantees the air inside the property is renewed 24/7.
5. The lighting of the common areas is through LED lighting to reduce the building's energy consumption.



ENERGY CALCULATOR

This calculation is a purely illustrative estimate carried out from the data provided by the user. Under no circumstances should it be understood as an exact valuation, given that it may vary depending on the products contracted with the chosen energy supplier. Culmia does not have that information and it is not linked to any energy suppliers. Therefore, under no circumstances do the results provided by this tool constitute a contractual offer or imply the authorisation of any operation, or the establishment of a commitment or be legally binding in any way. In addition, it is possible that the estimates provided may not have taken into account any additional expenses or tax payments.

This comparison is made based on a 90 m<sup>2</sup> property with an Energy class E rating-

\* The CO<sub>2</sub> emissions would be equivalent to what 16 average-sized trees would absorb in one year





### ODS PATH

CULMIA's Standards ensure sustainable design and construction of all its developments, with the aim of collaborating in the implementation of the Sustainable Development Goals (SDGs) and the 2030 Agenda, which set the way forward for a prosperous future.



More information



Informative video

### What actions do we develop?



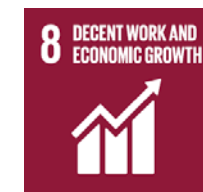
HEALTH AND WELLNESS



CLEAN WATER AND SANITATION



AFFORDABLE AND NON-POLLUTING ENERGY



DECENT WORK AND ECONOMIC GROWTH



INDUSTRY, INNOVATION AND INFRASTRUCTURE



REDUCTION OF INEQUALITIES



SUSTAINABLE CITIES AND COMMUNITIES



RESPONSIBLE PRODUCTION AND CONSUMPTION



LIFE OF TERRESTRIAL ECOSYSTEMS



ALLIANCES TO ACHIEVE THE OBJECTIVES





**JADE**  
 Certificate in Sustainability  
 Qualification: *Advanced*

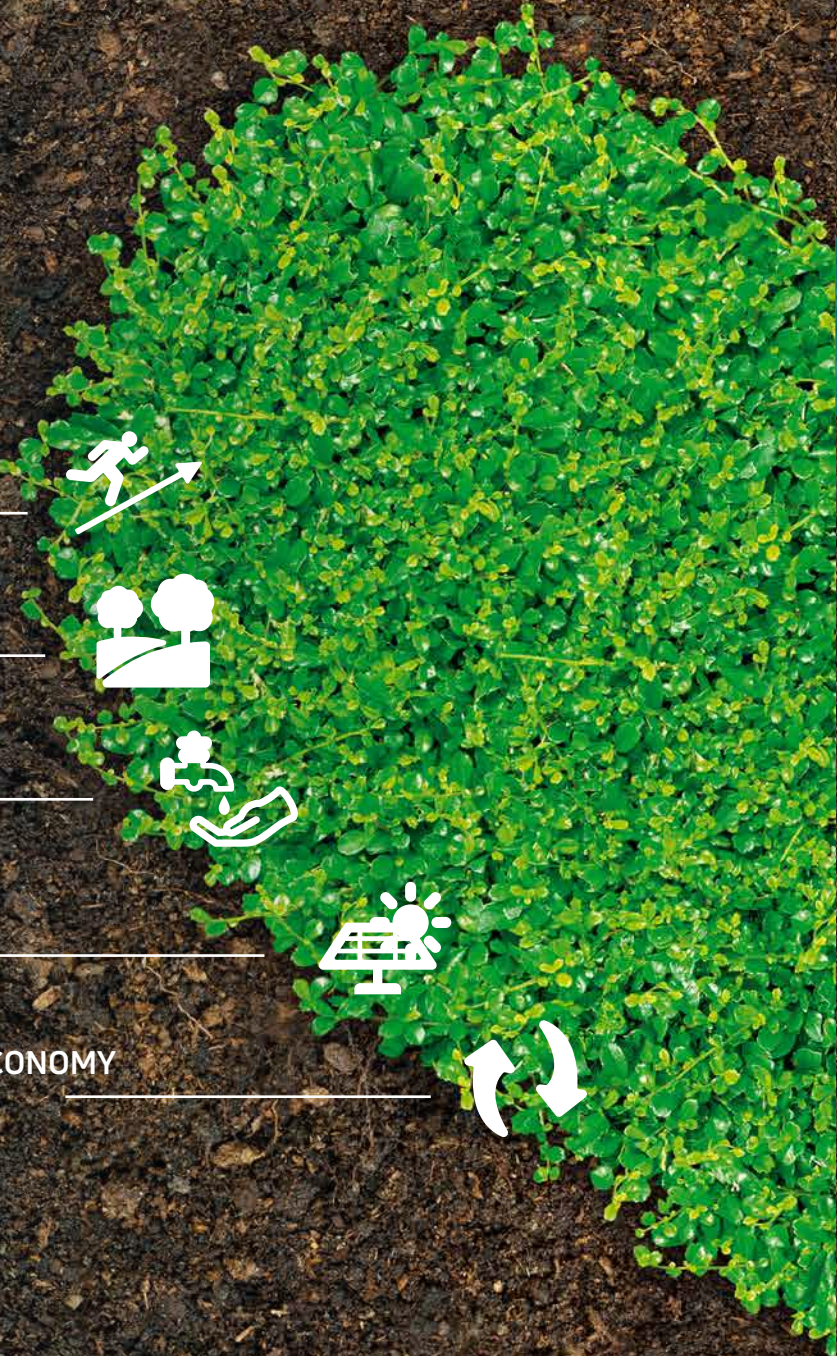
ACTIVE AND SUSTAINABLE MOBILITY

ECOLOGICAL PLOT

RATIONAL USE OF WATER

RATIONAL USE OF ENERGY

CIRCULAR ECONOMY



The construction sector is a significant contributor to the deterioration of the planet; therefore, it is vital to change our viewpoint to a new way of building which respects the conditions and resources offered by the land and which is developed in a manner consistent with the needs of each project.

Culmia's own certification, JADE, has arisen from this need. A highly demanding standard outlining the sustainability criteria applied to the residential sector. A standard which enables the definition of the criteria which will plan the design and build of a property in alignment with the current needs of our planet and people.

In the construction of the development, numerous criteria have been taken into account to minimise the impacts to the environment (JADE) and to benefit the health and well-being of users (CUARZO). An independent external consultant grants the qualification level in the Design Phase and then ratifies it at the end of the work in the Final Phase, thus ensuring the impartiality and strictness of the certification process.

**CUARZO**  
 Health Certificate  
 Qualification: *Advanced*

ACTIVE DESIGN

A HEALTHY BUILDING ENVELOPE

INDOOR AIR QUALITY

THERMAL COMFORT

ENVIRONMENTAL COMFORT



We spend more than 80% of our time indoors, and there are increasingly more studies which link the environmental conditions of buildings to their direct impact on people's health.

CUARZO emerges with the idea of improving this aspect. It is our own certification, unique and strict with regards to health criteria, a standard that enables the criteria by which a property will be designed and built to be aligned with the current needs of people for their well-being and health. CUARZO pays special attention to indoor air quality, the absence of noise, good natural lighting and the careful selection of materials used to benefit the health and well-being of people.





**ACTIVE AND SUSTAINABLE MOBILITY**

In order to commit to an active lifestyle and low environmental impact, the criteria in the promotion of alternative transport systems (walking, cycling and/or public transport), the use of low emission vehicles and reducing the need for travel (remote working options) are all taken into account when designing the project.

**Promoting alternative transportation with low environmental impact.**

- 98% of the properties allow the possibility of remote working, with a space for a desk, chair and cabinet/shelf, supplied with an electrical and data socket, as well as having good natural light and ventilation.



SUSTAINABLE  
ADAPTABLE



**ECOLOGICAL PLOT**

Measures are taken into account that support environmentally friendly actions and biodiversity from an ecological perspective, including criteria in the care of the native flora and fauna, and placing value on the creation of outdoor spaces that incorporate them, as well as in reducing the heat island effect and light pollution.

**Solutions for the care of the environment and living beings.**

- The properties have a private exterior space providing a connection to the outdoors.
- The development's plot contains large garden areas, encouraging outdoor activities and interaction among the residents.



**RATIONAL USE OF WATER**

The availability of water is a fundamental element for life, and due to increasingly hot and dry summers, it's viewed as a scarce resource, with the saving and logical use of water becoming essential. We have to focus on reducing the water consumption of buildings during their useful life, in both indoor and outdoor use.

**Measures aimed at the reduction and efficient use of water.**

- The plant species we have chosen are native or ones adapted to the local weather, thus minimising the water demand in the green areas.
- In addition, a moisture sensor has been connected to the irrigation system, automatically switching it off when the soil has sufficient moisture due to periods of rain.

The data in the following sheet is based on the JADE and CUARZO certification process and the level reached is in the Design Phase, referring to the Project Execution, and may undergo variations during the work that will be included in the Final Phase.





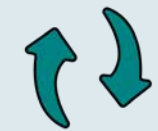
#### RATIONAL USE OF ENERGY

Energy is a basic asset, being essential in creating well-insulated properties for the corresponding climate zone, thus allowing to reduce energy demand optimising the efficiency of the facilities and preventing CO<sub>2</sub> emissions (the main cause of climate change) from being released into the atmosphere. Incorporating renewable energy also reduces CO<sub>2</sub> emissions. Lighting, lifts and household appliances must have maximum efficiency.



##### Buildings with lower energy consumption and use of renewable energies.

- This development has obtained an energy rating B in CO<sub>2</sub> emissions, which makes each property extremely efficient through a high efficiency athermal system for heating and cool air conditioning and domestic hot water (DHW) (currently in Spain more than 80% of buildings and properties have an inefficient energy level with grades E, F or G).
- The lifts in the buildings feature energy-efficient LED lighting and stand-by mode, which minimises their energy consumption when not in use.



#### CIRCULAR ECONOMY

The Circular Economy is understood as a new model unlike the current Linear Economy. In the Circular Economy, at the end of the useful life of materials or products, they enter into the production cycle once again as secondary raw materials. In other words, they are reused, repaired or recycled, thus being a more logical, efficient and sustainable process for future generations.



##### Commitment to recycling and the second life of materials.

- To facilitate recycling within the community, the installation of bins with planned selective separation of three fractions: packaging, paper and cardboard, and the rest.





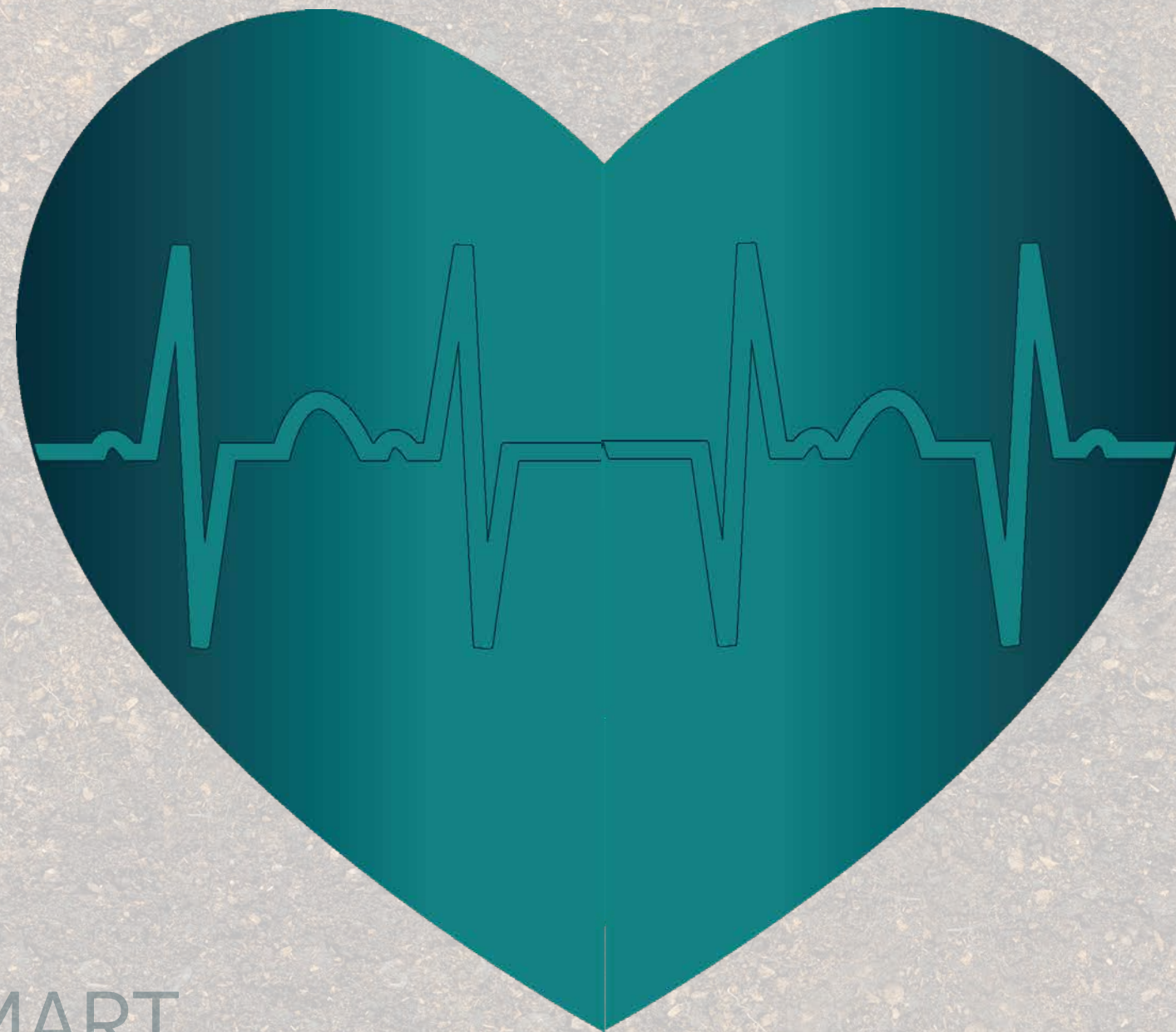


#### ACTIVE DESIGN

This category promotes the implementation of measures to promote an active life in the building, cohesion and social inclusion promoting living together, creating meeting spaces and designing the plants with biophilia criteria to contribute as a whole to the comfort, well-being and health of users.

#### Generation of common areas that promote coexistence in a green and healthy environment.

- There are no routes with uneven levels in the outdoor areas, thus providing adequate accessibility. The staircases of the communal areas include a railing at a height of 1.10 m.
- The elements of the communal areas, such as the mailboxes or the buttons in the lifts, are adapted so they are easy to use by people with functional diversity.
- It integrates the plant life with the community areas, which goes beyond being something purely ornamental, having an effect on comfort, well-being and health; as well as other more sensory aspects such as psychological effects that generate a sense of well-being.
- Development with communal pool and space for outdoor sports activities, which generates physical well-being and social cohesion.



SMART  
HEALTHY



#### A HEALTHY BUILDING ENVELOPE

A healthy building envelope is understood as one in which special care has been taken to protect the interior of the building from contaminants from the subsoil, in the capacity of the façades to regulate humidity, and in the implementation of carpentry and solar control that allow us to protect ourselves from excess radiation and at the same time capture solar energy, encouraging a feeling of comfort and well-being.

#### Construction solutions to provide maximum comfort and interior well-being.

- High-efficiency aluminium carpentry, with a thermal bridge break and a micro-ventilation system have been selected. Aluminium does not emit pollutants at high temperatures and is also a 100% recyclable material.
- All the windows of the living rooms, bedrooms and kitchens have blinds, allowing effective control of the sun's effect inside the property.



#### INDOOR AIR QUALITY

Both the constructive criteria as well as the choice of materials that make up the interior space have a significant influence on the quality of the indoor environment. Good ventilation is also crucial to ensure healthy indoor air characteristics, facilitating biological processes, increasing satisfaction and well-being.

#### Selection of materials and conditions for good ventilation to ensure indoor air quality.

- Ceramic materials with low radioactive emissions have been used and they do not contain plasticisers, thus offering a healthier indoor environment.

The data in the following sheet is based on the JADE and CUARZO certification process and the level reached is in the Design Phase, referring to the Project Execution, and may undergo variations during the work that will be included in the Final Phase.





## THERMAL COMFORT

To achieve a high level of thermal comfort, passive strategies have to be considered right from the design level. These include the orientation of the building, solar protection, cross ventilation, etc. Active strategies are also used, whereby the production and distribution equipment of the heating and air conditioning system that best fit the property are selected. Together, these strategies must guarantee the four factors that create good indoor air quality: temperature, humidity, air composition and electro-climate.



### Active and passive strategies that promote a comfortable indoor temperature and humidity environment.

- Natural cross ventilation has been achieved in more than 60% of the properties, which guarantees a good renewal of the interior air through airflows.
- The interior floors are ceramic; this enables the use of the thermal inertia of this material to attain greater comfort indoors.



## ENVIRONMENTAL COMFORT

The environmental comfort of a property is determined by the choice of natural or artificial lighting systems to mitigate noise sources as much as possible and to envisage a low exposure to electric and magnetic fields. Not altering the quality of the water that reaches the property, having the correct distribution materials, also contributes to environmental comfort.

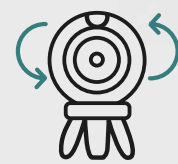


### Minimization of noise pollution and promotion of optimal natural and artificial lighting.

- LED lights have been selected with neutral-warm colour temperature (3,000°K), with a colour rendering index (CRI) above 80% and a very low flicker, achieving a good reproduction of colours and preventing eye strain.
- Noise can be a major factor in causing health problems such as disturbing rest and distracting attention. In this development, special consideration has been given to the reduction of impact noise, incorporating an anti-impact sheet as an elastic material that prevents the transmission of sound under the ceramic floor.
- Low resistance of the building's grounding point (<10Ω), correctly connected to all of the electrical shunts and metal masses of the building, ensuring a good diversion of electric fields to the ground.
- Wired internet access in the living room and master bedrooms to be able to reduce exposure to electromagnetic waves in the home.
- Water distribution is incorporated, both in communal areas and in the interior distribution, using cross-linked polyethylene, guaranteeing the best water conditions compared with other plastics such as PVC.







## Virtual Tour

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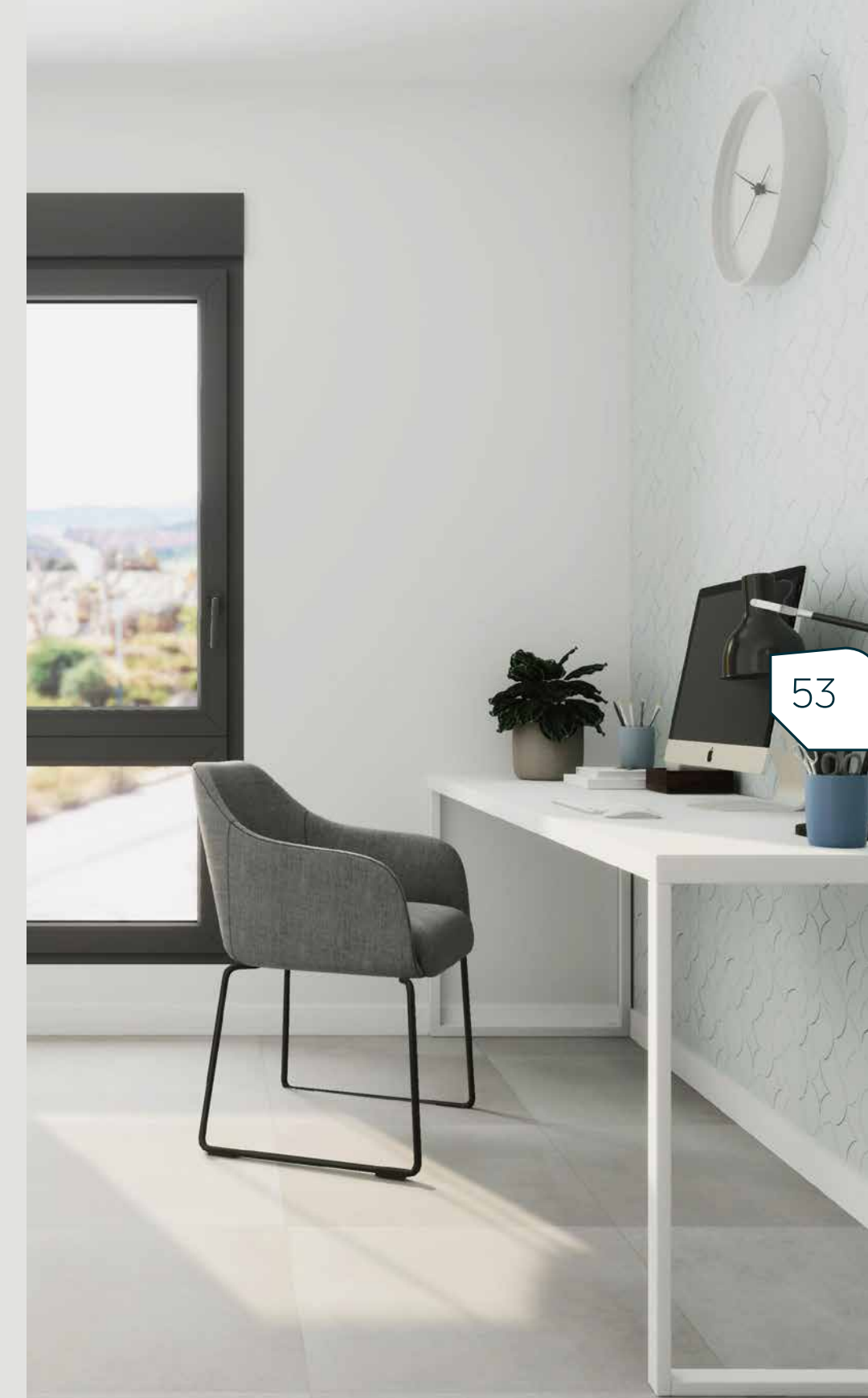
Enjoy the experience that Culmia offers you to discover your future home in a more immersive way.

Observe the interior of the house from any angle to appreciate its qualities in detail. Your destination home is getting closer with Culmia.

To take the virtual tour on our website, scan the following QR code.



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# CulmiaHome

We offer you the CulmiaHome app where you can manage the opening of community doors (garage and entrance), or control access to common areas through your mobile phone, among other functions.





# TIME IS MONEY

Utility management at the speed of light.



Qlip

CULMIA



That's why at Culmia, we want to make it easy for you with anything related to buying your home, so you can focus on what matters most - enjoying your new home.

Through Qlip, we offer you the service of setting up the utilities for your new property.

With Qlip, they contract and manage all the services and utilities 100% digitally, making it truly straightforward to move into your new home.

## Why choose this service?



### It's free

You don't have to pay anything to use the service.



### It's fast, swift

Response to any issue within 7 minutes. Plus, you'll be saving more than 3 hours per transaction with Qlip.



### Goodbye paperwork!

100% digital utility management.







## Destination Sustainable

We are making this journey together, which is why at Culmia we work to create spaces that respect the environment.



## Destination Innovation

This could be the second stop on our journey. We are a property developer that has emerged from change, and we aim to be different whilst ensuring that your home doesn't lose its essential features.



## Destination Experience

Here we pave the way to your destination; a journey to your new home where, should you decide to join us, we will take care of everything.



Please rate our services, we want to know your opinion!



Download our guides below.

You will find everything you need to know about buying your new home.



If your home were a song, what would it sound like?

Music accompanies us in every corner of our homes and during the most special moments of life.



Listen to us here!



# Who we are

We are a leading residential property project management platform in Spain with an innovative proposal for comprehensive management that applies to all the phases of a property's development.

Our strategic plan has three main business areas: build-to-sell (BTS), build-to-rent (BTR) and affordable housing. We develop residential solutions designed to respond to the evolution of our customers' needs.

Since 2013 we have built more than 6,000 homes across Spain. We have an investment plan in strategic sectors located in Spain's main cities.

Now, we are made up of a multi-disciplinary and experienced team in the property field composed of around 150 professionals distributed throughout 10 delegations in the whole country.



Learn more  
About us



# We have a story to tell

Banco Sabadell property development activity starts.

2013

The property developer's first residential development projects in Barcelona: Sancho de Ávila 15 (Sant Martí) and Mestre Nicolau (Sarrià-St Gervasi).

2016

Property development activity is separated from marketing at the end of 2018.

**CULMIA**  
2020

"Plan Vive" concession.

2023

2011

Consolidation of Banco Sabadell's property development structure.

2013

Start of the provision of delegated development services.

2018

SDIN Residencial no longer forms part of Banco Sabadell and is renamed CULMIA.

2021

Concession of Plan Vive II and two lots of the Affordable Rent Plan from the City Council of Madrid.





# CULMIA Sunset Bay Estepona

Destination  
your home.

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## CULMIA

This document has been prepared based on a basic project and, as a consequence, it may undergo modifications due to technical requirements and/or at the request of the competent public administrations. Similarly, all graphic information (images, furniture and its distribution, etc.) has a purely commercial purpose and, therefore, it is of an informative and indicative nature, lacking contractual and/or pre-contractual value. For the appropriate purposes, the Developer states that its action is in accordance with and that it will adapt to the provisions set forth in Law 38/1999, of 5 November, the Building Act. Thus, the amounts paid by the Buyer on account of the total price during construction, together with the corresponding legal interests, will be guaranteed by the Developer by bank guarantee issued by a duly authorised credit institution, and will be deposited into a special account opened by the Developer. The articles of association of the future community of owners will be delivered to the buyer prior to signing the sale deed.