



BON AIR

TERRAZAS DE CORTESIN

STATE OF THE ART GOLF & SUN RESIDENCES

51 residences located in Finca Cortesín, considered one of the world's best resorts for an exclusive golf experience.

Stunning architecture and careful orientation with impressive views are combined to allow you to live a dream that lasts for a lifetime.





FINCA CORTESIN

One of Spain's top golf courses, acclaimed by the prestigious magazine Golf Digest, the Mediterranean landscape is integrated with the golf course to create a harmonious design that wows golfers. Designed by Cabell B. Robinson and the venue for major international tournaments, the resort's golf course is globally renowned.



Finca Cortesin offers much more than golf: the resort includes an international award-winning hotel with a spa, a sports complex, restaurants, a shopping mall and a Beach Club just minutes away. BON AIR is in the 250 ha resort's residential area.



VERY CLOSE TO OTHER FAMOUS GOLF COURSES

The Costa del Sol and its surrounding area has the highest concentration of renowned golf courses in the world. Finca Cortesin's golf course is classified as one of the best in Europe in the most reputable media. It also hosted the Volvo Masters for 3 consecutive years and Finca Cortesin is also considered the best golf resort in Europe, the venue of the Solheim Cup in 2023.



VALDERRAMA ROYAL TENNIS CLUB. 10 minutes away. Venue of highly prestigious international tournaments such as the Ryder Cup, the Volvo Masters and the Andalucía Masters.

LA RESERVA GOLF CLUB. The Reserva Club is 5 minutes away, in Sotogrande: a magnificent setting with a fast-growing global reputation, hosting the Aramco Team Series every year.

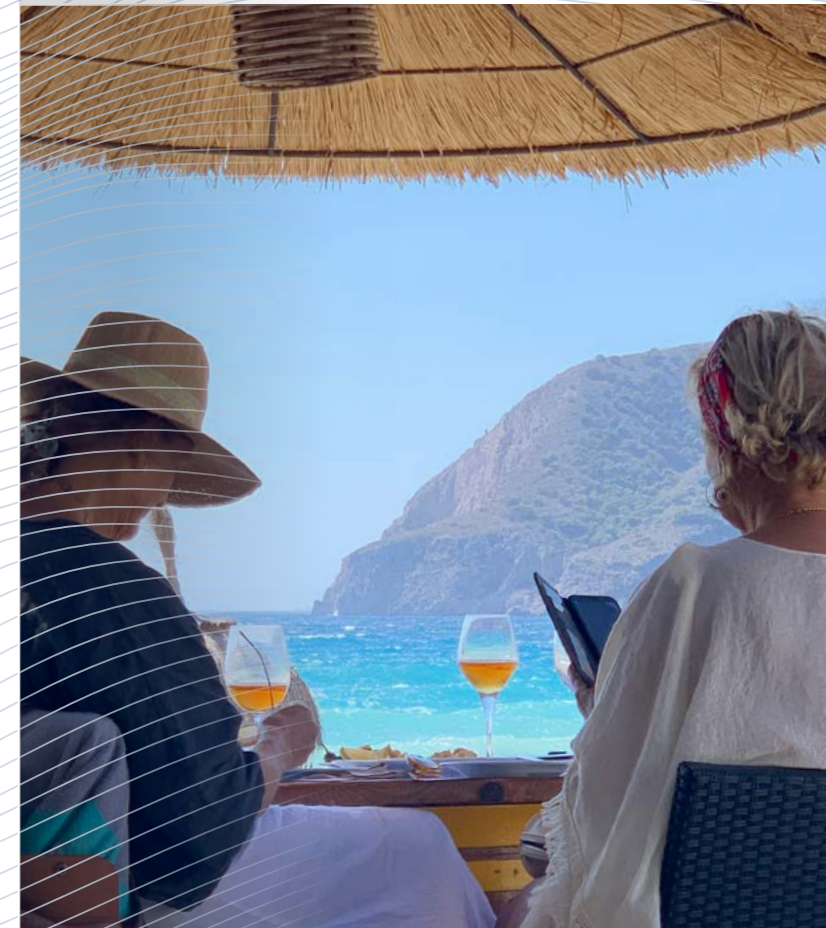


SOTOGRANDE ROYAL GOLF CLUB. 8 minutes away. A golf course next to the sea that has borne witness to Sotogrande's history, which has unfolded around the course; world-famous figures have stood on its grass, surrounded by palm trees on a flat landscape with rolling hills.



SETTING

BON AIR is also the perfect place to set out on day trips, using it as a base for exploring some of the most beautiful parts of our region: Casares and Ronda, typical mountain towns that exude tradition, culture and gastronomy. Cosmopolitan Malaga and Morocco are nearby, to immerse yourself in colourful and engaging cultures.



Abundance of leisure and services: Puerto Banús and Marbella are the Costa del Sol at its most glamorous, regenerated Estepona still has the traditional charm of a coastal town with its marina, and the marinas in La Duquesa and Sotogrande, with their restaurants and maritime culture, polo, horses, golf, etc. There are also beaches that extend from Estepona to Sotogrande, mile after mile of sand dotted with beach bars, countless places to discover...





AT THE HEART OF THE COSTA DEL SOL

In Casares Costa, on the Costa del Sol, in Malaga, Spain. Just 30 minutes from the world-famous Puerto Banús, 35 minutes from Marbella and around 10 minutes from the globally-renowned marina of Sotogrande, the town of Casares and the charming Estepona. And a stone's throw away from the finest beaches in Tarifa, in Cadiz province.



BONAIR is extremely well-connected; the road links up directly with the CN340 at km 145. It is also connected by motorway to Malaga International Airport and the AVE high-speed train station, about 1 hour away, and it is 25 minutes from Gibraltar Airport.

SURROUNDINGS & VIEWS

HOSPITAL

ESTEPONA GOLF

VALLE ROMANO GOLF

MARBELLA

PUERTO BANÚS

MARINA ESTEPONA

ESTEPONA BEACHES



GOLF

Finca Cortesin
Estepona Golf
Real Club de Golf Sotogrande
Real Club de Golf Valderrama
San Roque Club
Alcaidesa



HEALTH CENTRES

Sabinillas Health Center
Estepona Health Center
Estepona Hospital
Quirón Palmones Hospital
Human Line Sotogrande Clinic



COMMERCIAL CENTRES

Carrefour Estepona
Marina Sotogrande
Hipercor Sotogrande
C. C. Panyagua
C. C. Marisol
Área Palmones



LEISURE AND SPORTS

Polo Santa María
Hípica Sotogrande
Water sports
Los Alcornocales Natural Park
Casares & Estepona Beaches



HARBOURS

Puerto Banús
Estepona Marina
Duquesa Marina
Sotogrande Marina
Alcaidesa Marina



AIRPORTS

Málaga
Gibraltar
Jerez de la Frontera

BON AIR

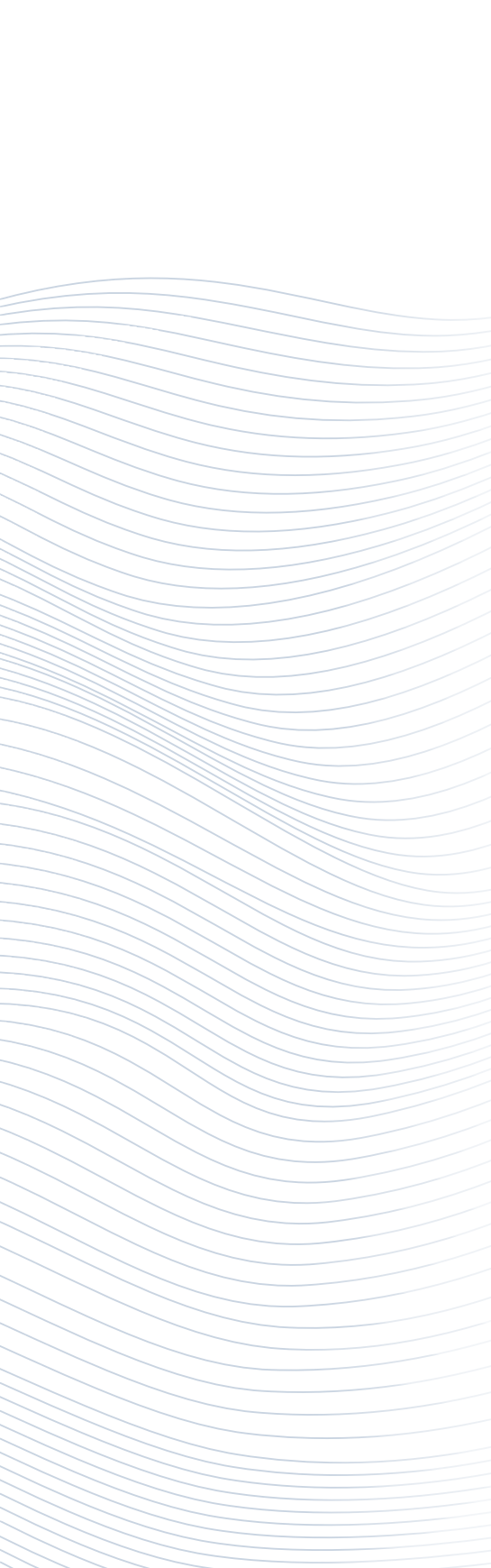




BON AIR stands on a hill with stunning views of the sea, Sierra Bermeja and Estepona Bay and it houses a total of 51 apartments and penthouses with 2 and 3 bedrooms, spread over 6 modern-style blocks, with nine properties in blocks 1 to 5 and six units in block 6.

Pioneers in Andalusia, our construction systems are highly environmentally friendly and our homes use cutting-edge technologies to set the benchmark for energy savings.

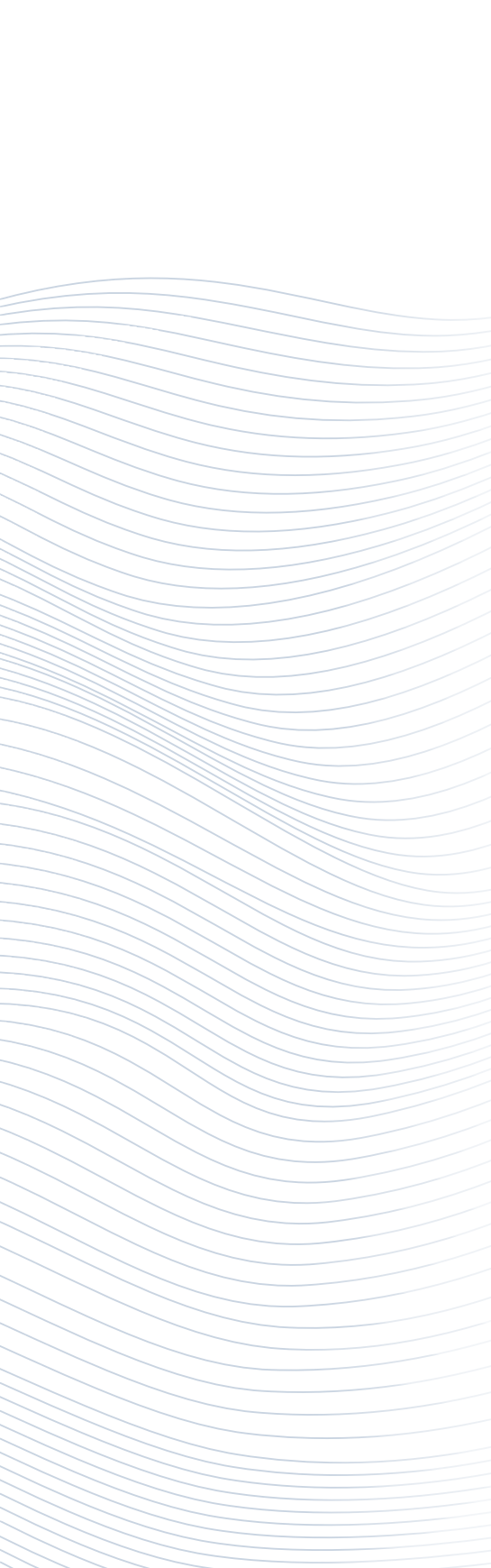






BON AIR is in the perfect location for people who love the sun and golf. A place where the architecture offers wide open spaces, providing Andalusian sunshine throughout the day, cool rooms in the summer, with large terraces to enjoy the sun, the scenery and daily outdoor living. Amazing views of the sea and mountains and the Finca Cortesín golf course.

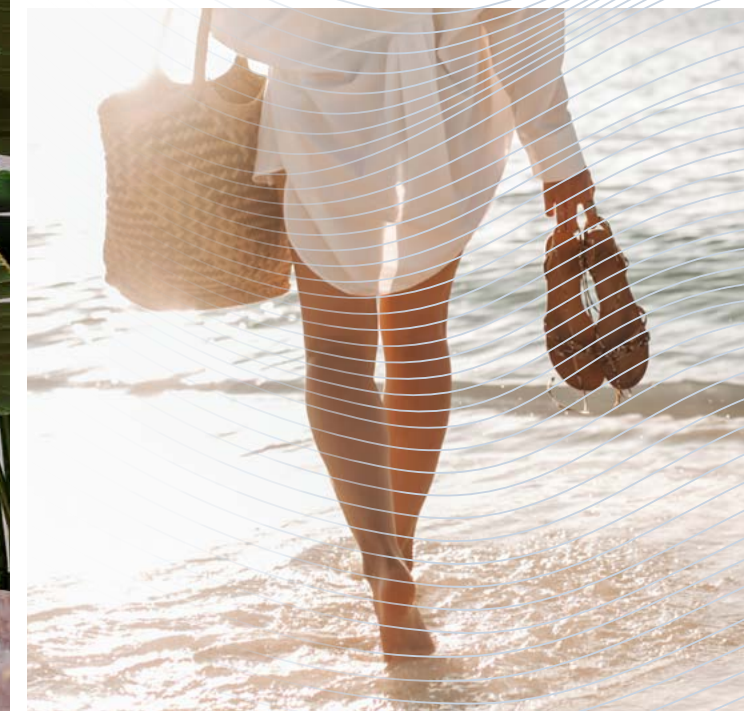






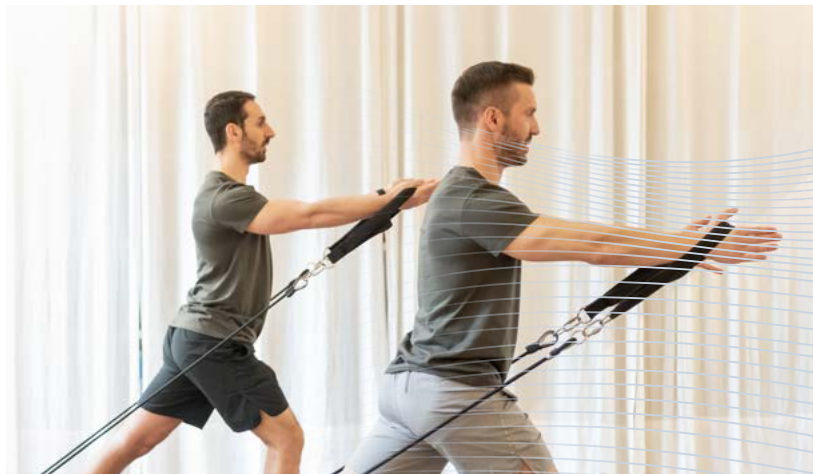


Apartments with 2 and 3 bedrooms and 3-bedroom penthouses with floor areas up to 151.19 m², individual gardens up to 210.25 m² and terraces up to 168.36 m².





All apartments and penthouses have an open house design, living room - kitchen - terrace; just like the bedrooms, they offer stunning views of Estepona Bay and Sierra Bermeja, designed to make the most of the light, space and our mild weather.



Fantastic swimming pool for adults and another for children. All swimming pools use salt chlorination.

All apartments include a garage space and storage area.

- Fully equipped gym.
- SPA.
- Changing room area with shower cubicle.
- Toilets.
- Storehouse.
- Co-working / Co-living space.



CO-WORKING / CO-LIVING SPACE



FULLY EQUIPPED GYM



SPA

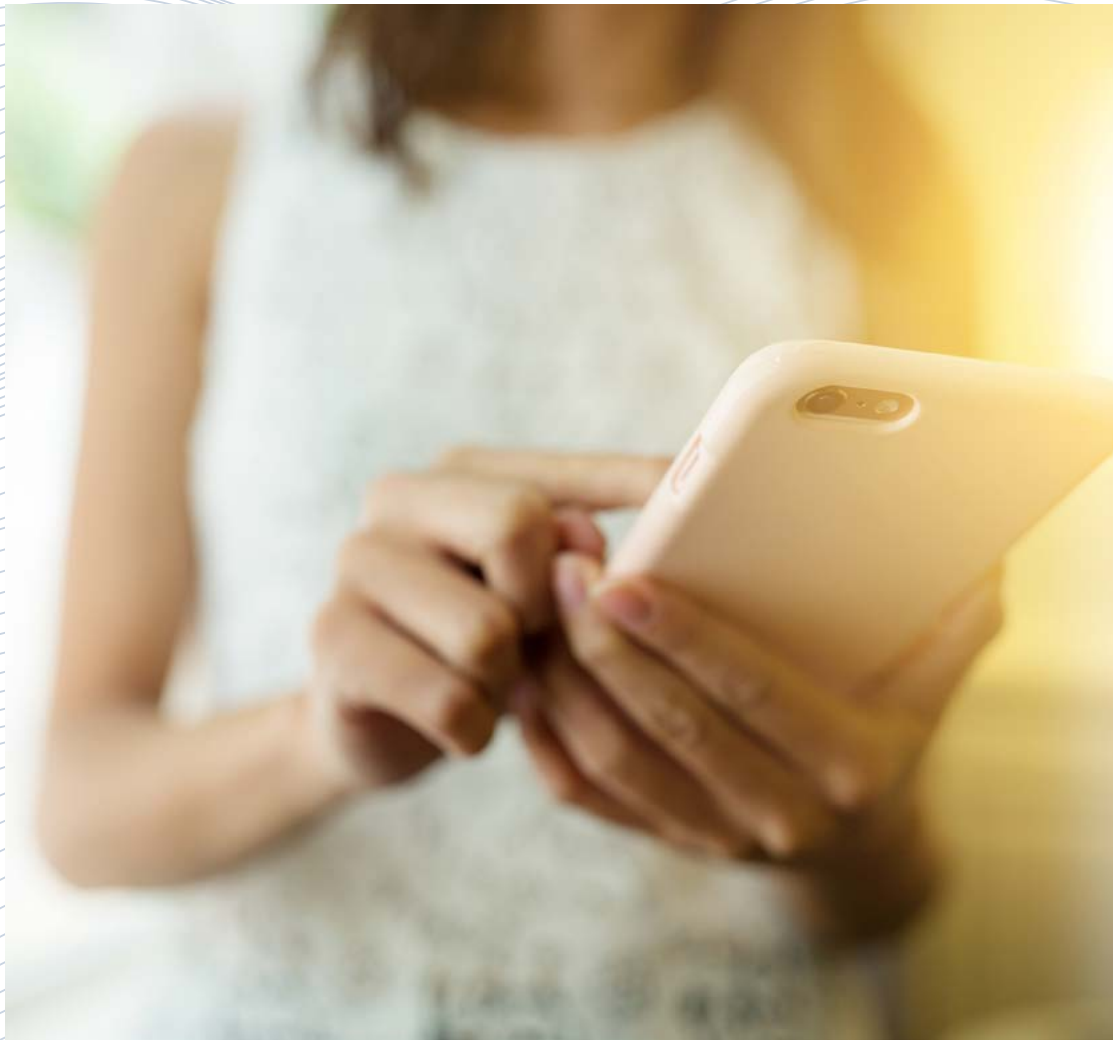
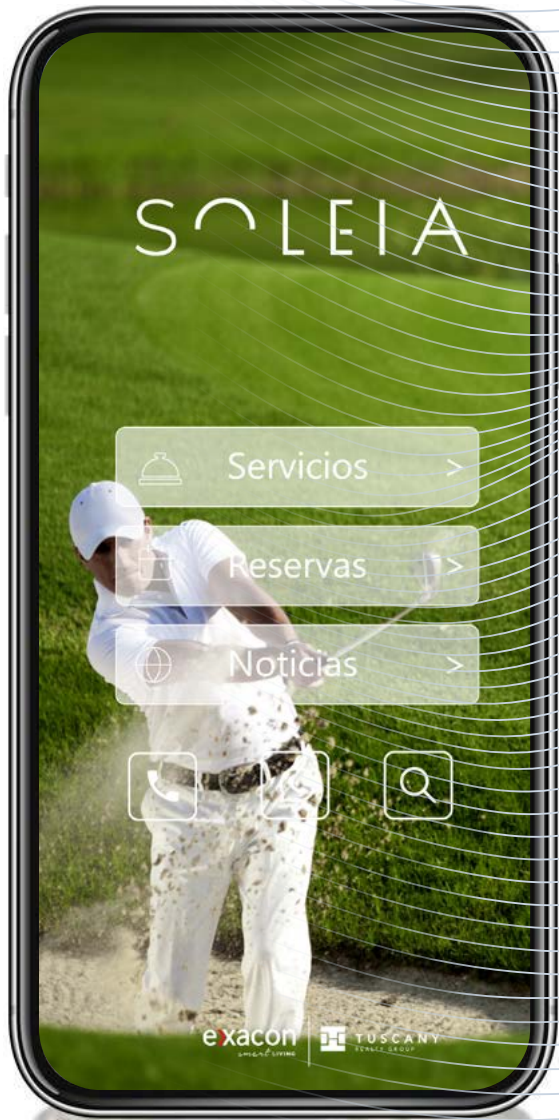


BONAIRAPP FOR INTEGRAL SERVICES

BonairAPP for integral services is a powerful management and control tool that is unique on the market. It offers a wide range of services for your enjoyment and comfort from the moment you reserve your property.

- **During the purchase process**, you will be able to easily access all the relevant documentation of your home such as plans, manuals, etc....
- **Later** will allow you to:
 - Make reservations in restaurants, golf courses, car rentals, etc...
 - Reserve the shared spaces of the Soleia amenities.
 - Enjoy the services of the virtual concierge service*.

*Service included for 9 months from date of delivery.



In addition, **BonairApp** offers a comprehensive experience to make your life as a homeowner easier and to provide you with comfort and peace of mind in all aspects of your home and community, allowing you, thanks to its integration with other companies, to carry out tasks such as**:

- Organise your short and long term rentals in a simple way.
- Connect through it with your Community Administrator.
- Manage access authorisations to your property through the custody of keys and much more...

* They require prior agreement and contracting of services with external companies or a physical concierge on the part of the community of owners.



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The information and graphic materials in this document are for information purposes only, they have no contractual value and may be subject to changes due to technical or legal requirements or at the initiative of the Project Management. The gardening, decor and furniture are solely for decorative purposes and are not binding. The rest of the information related to Andalusian Government Royal Decree 218/2005 is available and can be viewed at our offices.