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NACARÉ

ESTEPONA ✕ MÁLAGA

BUYERS GUIDE

TECHNICAL SPECIFICATIONS

EXTERNAL AREAS

Development

The development has been conceived as a natural extension of the architecture, with a selection of landscaping, lighting and material solutions that reinforce the contemporary identity of the project.

- Landscaping: contemporary-style gardens, with automatic irrigation systems including sprinklers for lawn areas and drip irrigation for the remaining landscaped zones.
- Lighting: comprehensive lighting project using LED technology, including lighting in covered entrance areas, perimeter cove lighting with indirect light in common access areas, a central light point along corridors, and integrated lighting in communal staircases.
- Paving: prefabricated elements with specific formats and designs, in line with the interior design finishes and overall aesthetic.

External Façade

The façade combines architectural expression and technical performance to enhance both the visual identity of the project and the thermal and acoustic comfort of the homes.

- Thermal and acoustic insulation: external cladding using an ETICS system (External Thermal Insulation Composite System), finished with render.
- Decorative cladding: porcelain cladding from Inalco MDI (or similar) on building façades.

FINISHES

Flooring

A continuous and fluid spatial experience has been sought. All flooring throughout the property consists of large-format porcelain tiles from leading brands.

- Dwelling: general interior flooring in large-format porcelain tiles by Inalco or similar.
- Bathrooms and WCs: same porcelain flooring, C2 finish, with concealed anti-slip shower trays finished in the same material as the rest of the dwelling.
- Terraces: large-format anti-slip porcelain floating flooring by Inalco or similar, C3 finish, in ground-floor and penthouse terraces.
- Solarium: combination of anti-slip floating flooring of the same model as the interior, with encapsulated decking in communal pool platforms and private jacuzzi areas, also with C3 finish.



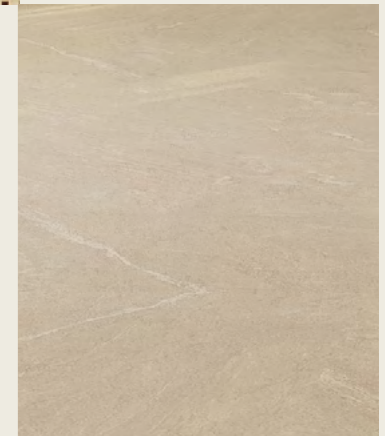
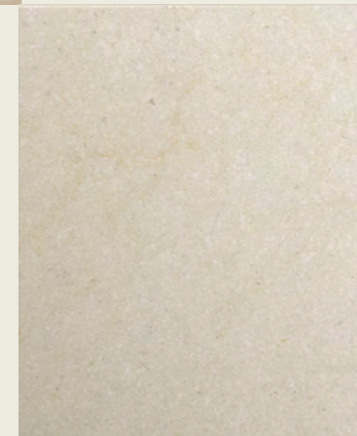
↑ SKIRTING BOARD

↓ TERRACES



↑ STAIRCASES

↓ INTERIOR FLOORING





Paintwork and Tiling

The selection of vertical finishes follows a criterion of balance and consistency with the overall interior design project. Ceramic finishes are integrated into the whole with an elegant and continuous presence, adding depth and material richness to bathroom spaces.

- Exterior: smooth acrylic elastomeric paint in cream colour.
- Interior: smooth plastic paint on walls and ceilings.
- Main and secondary bathrooms: full-height large-format porcelain tiling by Inalco (or similar), combined with wallpaper.
- Guest WCs: painted vertical surfaces.

Ceilings

Ceilings have been designed as an integral part of the interior project, incorporating technical solutions and decorative elements that provide continuity and order.

- Dwelling: suspended ceilings using plasterboard on concealed metal structures.
- Interior design: perimeter cove ceiling with curtain recess. Feature ceiling with tray and indirect lighting in the living room and master bedroom.
- Bathrooms and WCs: smooth moisture-resistant suspended ceilings.



CARPENTRY

Interior carpentry

Interior carpentry has been designed to provide visual continuity, comfort and a sense of order throughout the home. The combination of full-height doors, clean finishes and fully integrated wardrobes enhances the architectural character of the spaces and complements the interior design with a refined and understated aesthetic.

- Entrance feature: security entrance door, 2.50 m in height, with fingerprint access and finish in line with the interior design project.
- Internal doors: textured lacquered interior doors extending to full ceiling height.
- Sliding doors: single or double sliding doors, depending on the property design.
- Master suite: glass sliding doors, with two or three panels depending on the selected design, concealed frame and full height, allowing the main bathroom to open onto the bedroom and creating a more flexible relationship between both spaces.
- Wardrobes: fully lined floor-to-ceiling wardrobes, featuring smoked glass doors, frame and panels with matte black aluminium profiles, LED lighting with opening sensor, and fully fitted interiors including drawers, shelves and hanging rails.

Exterior carpentry

Minimalist exterior carpentry has been selected from the brand Cortizo or similar (Corvision Plus model for sliding systems and Cor 60 for hinged systems), flush with the flooring to enhance visual continuity between interior and exterior spaces and to maximise natural light.

- Features: double glazing, thermal break, safety glass and low-emissivity coating towards the exterior.
- Balustrades: laminated safety glass, fixed to the structure, with bevelled edges and minimal thickness to ensure uninterrupted views of the horizon.
- Solar protection: motorised blinds in rear bedrooms, as well as pre-installation for electric curtains, ensuring optimal comfort and rest.

BATHROOMS

Bathrooms have been designed as everyday spaces resolved in a sophisticated way, where the quality of materials and the integration of each element enhance the overall sense of comfort. Finishes, lighting and the selection of fittings support the project with a clean and timeless aesthetic.

- Sanitary ware: wall-hung toilets and bidets with soft-closing seats and concealed cistern systems. In main bathrooms, Sensowash toilets or similar will be installed. Toilets include dual-flush plates.
- Comfort and functionality: concealed shower trays, freestanding bathtubs, fixed glass shower screens with hinged glass doors, stainless steel hinges and profiles matching the tap finishes.
- Designer taps: Gessi or similar, including wall-mounted single-lever mixers for washbasins, freestanding bath taps, and overhead showers with thermostatic control.

KITCHENS AND LAUNDRY ROOMS

The kitchen is conceived as a design-led, everyday space where functionality is combined with refined materials and high-performance equipment. The laundry room and outdoor kitchen extend this same concept, offering solutions designed to simplify daily living while maintaining the overall aesthetic coherence.

- Furniture: premium-quality furniture.
- Appliances: equipment by the prestigious Gaggenau brand, including a microwave oven, oven, free-position flex induction hob with integrated extraction system, dishwasher, refrigerator and freezer with soft-close and fixed-door system, and an extra-wide stainless steel sink.
- Outdoor kitchen: furniture with a choice of colours in porcelain or furniture finishes; porcelain worktop with base units and matt white resin doors; inset stainless steel sink; stainless steel tap; and pre-installed water and electricity connections.
- Utility room: space fitted with matt white full-height cabinetry with integrated washer and dryer, base unit with countertop for sink, and tap.

EXTERIOR AREAS

Outdoor spaces extend the home, offering a setting designed to enjoy the climate, natural light and outdoor living. The solarium and water areas are integrated into the overall design with materials consistent with the architecture and a clean aesthetic.

- Solarium: outdoor space conceived as a natural extension of the home.
- Swimming pools and jacuzzis: tiled finishes that give the water its characteristic Balinese turquoise tone, with a saltwater chlorination system for a healthier bathing experience.

BASEMENTS AND GARAGES

Garage and access areas follow the same principles of order, clarity and technical precision as the rest of the project, incorporating solutions designed to enhance ease of use.

- Basement garages with presence detectors and parking space signage with linear LED lighting.
- Floor signage and dual garage access, with an external entrance from the development and a sectional door within the private garage.

LIFTS

The lift, designed for 8 people, is seamlessly integrated, with the same flooring as the dwelling, automatic doors, a safety opening system with weight sensor, stop control and direct access to the residences.



SYSTEMS AND TECHNOLOGY

Electrical

The electrical installation has been designed to meet the needs of a contemporary home, combining capacity, safety and technological integration.

- Electrical installation: provision for a high-capacity electrical installation for the residences, with independent circuits for lighting, power sockets, appliances, air conditioning, outdoor areas and other uses.
- Safety: installation protected against power surges, overcurrents and short circuits, with wiring housed in flame-retardant conduits and a concealed electrical panel.
- Lighting: interior installation with premium-quality fittings and lighting managed through a home automation system.
- Switches and EV charging: Schneider mechanisms, Dlife series or similar, and an electric vehicle charging point in the garage.
- Photovoltaic system: photovoltaic panels on the roof to supply power to the common areas.

Climate Control

Climate and ventilation systems have been designed to ensure thermal comfort, air quality and seamless integration within the interior architecture.

- Air-based system: air conditioning via heat pump with ducted indoor units. Includes a thermal zoning system with motorised dampers and a control unit operated via KNX system thermostats.
- Heating: underfloor heating system (Uponor or similar), controlled via KNX thermostats.
- Ventilation: air renewal system with double-flow heat recovery, integrated with climate control. The system is complemented by single-flow air extraction in basements and individual kitchen extraction per dwelling.

Home automation system

The property incorporates a home automation system designed to simplify daily use and improve control of the various installations, enhancing comfort, safety and efficiency.

- Integrated control: KNX home automation system controlling lighting, curtains and climate (including underfloor heating and air conditioning), with control panels in each room.
- Safety: flood detection alarms in wet areas and kitchen, with automatic shut-off of the water supply in case of leakage. The system also includes a central alarm with intrusion detectors and centralised fire alarms.
- Remote control: both the video entry system and the home automation system allow remote control, even when you are away from the property.

Plumbing and DHW

The plumbing installation has been designed with efficiency, comfort and durability in mind, incorporating solutions aimed at improving both technical performance and day-to-day usability.

- Plumbing and domestic hot water: hot and cold water installation carried out in accordance with current regulations, with sound-insulated pipework. Cold water supply is individualised from the municipal network and includes an electronic water softener.
- DHW: domestic hot water is produced through an individual aerothermal heat pump system with indoor hydrokit and a DHW recirculation loop.

Building security

Security throughout the development is ensured through a comprehensive control and surveillance system that reinforces the protection of access points and common areas.

- Perimeter security system with surveillance cameras and thermal sensors, together with CCTV in common areas, garages and lifts. Access is reinforced through dual garage entry points and direct pedestrian access to the dwellings, as well as a fully enclosed perimeter surrounding the building.



A PROJECT BY

Nacaré is a development by Black Horse Partners.

Black Horse Partners is a private investment platform specialising in real estate assets, with operations in Spain and Andorra. The company invests in, develops and manages residential projects throughout the entire lifecycle, from analysis and planning to construction, marketing and final asset management, with a focus on high-end, sustainable products with strong quality and social impact criteria.

Black Horse Partners' investment strategies combine optimal capital structures with a long-term vision and transparency for investors, and are supported by a group of private investors and family offices.

The team driving the company is made up of professionals with technical and strategic expertise — architects, engineers, economists and legal specialists — ensuring comprehensive and rigorous management of real estate projects.

At Nacaré Residences, this approach is reflected in a project conceived with particular attention to design, construction quality and its relationship with the surrounding environment.



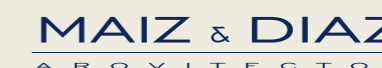
PROJECT TEAM

The project brings together a specialised team in marketing, architecture, interior design and landscaping:

MASTER BROKER



ARCHITECTURE



INTERIOR DESIGN



LANDSCAPING



BRAND & RESIDENTIAL EXPERIENCE



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