





# Cortijo del Golf

“Much more than a Real Estate  
Promotion, a whole world of services”.

A Real Estate Development of 64 apartments of modern and exclusive design, located in the area of El Campanario, Estepona, but adjacent to Marbella, 1 km from the beach, surrounded by Golf Courses and with the most exclusive services you can imagine: Access to the spectacular Club House and Golf Course of El Campanario, Property Management and Resort Management Services.

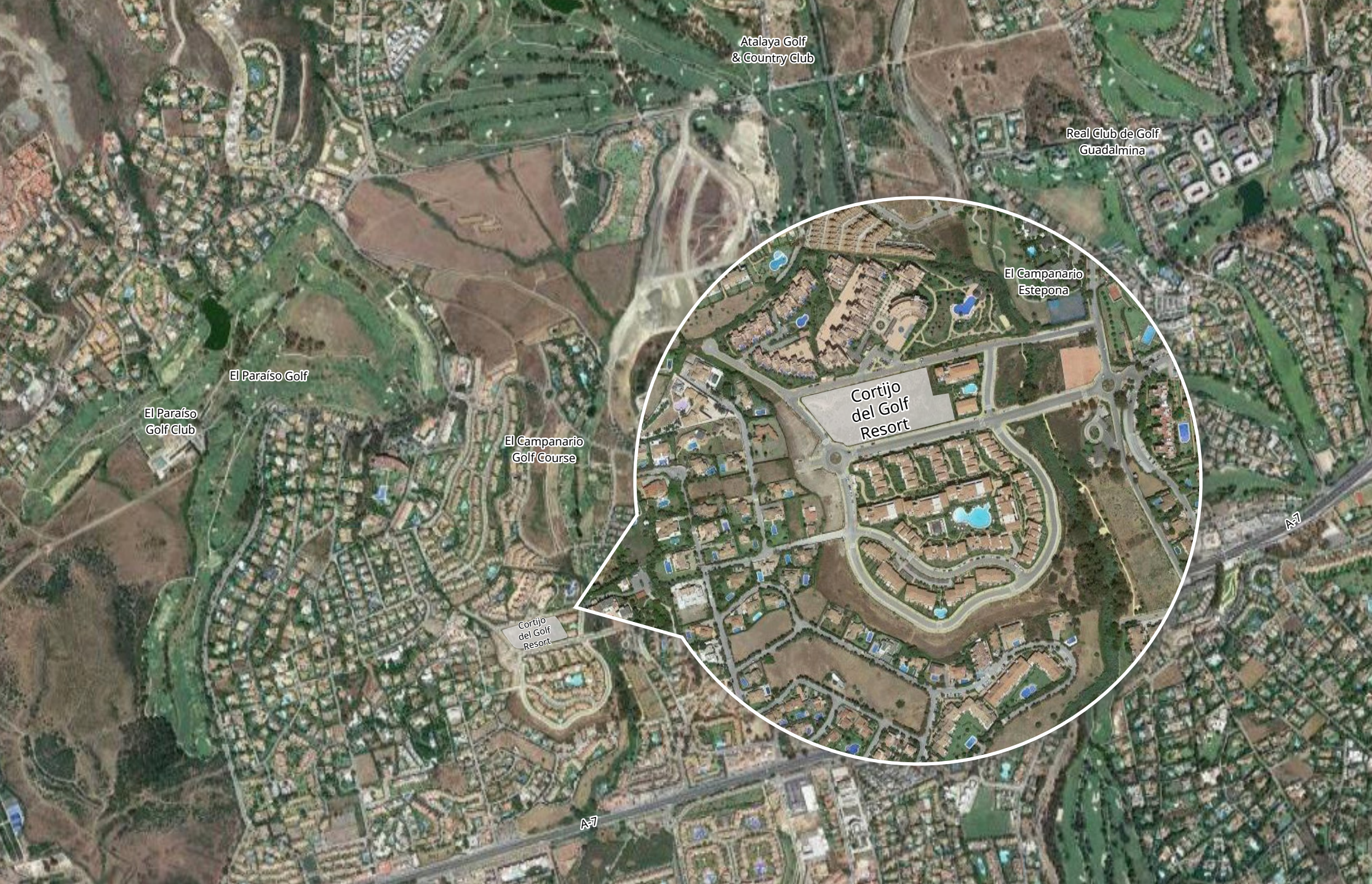
# Location

In one of the best areas of Marbella / Estepona only 7km from PUERTO BANÚS

**Cortijo del Golf** is located in the well-known and prestigious area of El Campanario, in the municipality of Estepona and adjacent to Marbella, a few minutes from Guadalmina, San Pedro de Alcántara, only 7 km from Puerto Banús, 17 km from Marbella, 14 km from Estepona or 74 km from Malaga capital.

A strategic location that, in terms of its immediate environment, makes it unique, surrounded by golf courses (El Campanario, Atalaya, Guadalmina, El Paraíso, La Quinta, etc.), 1 km from the nearest beaches, with the elegant and exclusive Laguna Beach Club or just a few minutes from 5 star hotels like the Kempinsky Hotel and the Villapadierna. And on foot you can enjoy the facilities of your Club El Campanario, with its spectacular Clubhouse, 9-hole Golf Course, tennis and paddle tennis courts or at the nearby Diana Shopping Center you will find everything you need, supermarket, pharmacy, hairdresser, bars, restaurants, etc.





Atalaya Golf  
& Country Club

Real Club de Golf  
Guadalmina

El Campanario  
Estepona

El Paraíso Golf

El Paraíso  
Golf Club

El Campanario  
Golf Course

Cortijo  
del Golf  
Resort

Cortijo  
del Golf  
Resort

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Location



## Location



Know the impressive tourist offer  
of this magnificent residential area





# The promotion

“Much more than a Real Estate Promotion, everything you would want it to be.”

## **What do you look for when you want to buy a vacation home?**

A special place to spend long periods, enjoy a well deserved vacation or retire? A place where you can also relax practicing your favorite sport, playing golf, tennis, or exercising in the gym, enjoying an indoor pool, enjoying a massage, or just enjoying a delicious lunch on a terrace in the sun and all of it walking from your house to your own Club House? And that is also a good real estate investment? And that the same company that sells your home takes care of renting it throughout the year, except when you decide to enjoy it and therefore generate a very attractive profitability? And what, besides, you do not have to worry about anything at all because the same company deals with the maintenance of your property?

CORTIJO DEL GOLF is all this and more...





The promotion



The promotion



## Contemporary design care

Exclusivity, quality and a modern and contemporary design architecture in a natural environment of spectacular beauty, with the mountains behind, a privileged location and a whole world of services are some of the main attributes of CORTIJO DEL GOLF.

Apartments open and bright, with kitchen integrated in the living room and fully equipped and furnished with SIEMENS appliances, air conditioning, alarm installed, smoke detector, etc.

Each apartment has a garage and storage space and each block has its own independent access to the garages.



The promotion





The promotion





CORTIJO DEL GOLF is located right next to CORTIJO DEL MAR on a plot of more than 10,000 m<sup>2</sup>.

It is a new Promotion composed of 8 equal blocks, organized 5 in the highest part and 3 in the lower part. The buildings are staggered and adapt to the existing topography.

In the central area there is a leisure area, with swimming pools, adults and children, and gardens, in a staggered way on small terraces, to adapt as much as possible to the natural terrain.

The development has 16 apartments of 3 bedrooms, 32 apartments with 2 bedrooms, 8 penthouses with 2 bedrooms and 8 duplex penthouses of 3 bedrooms, making a total of 64 units.

The units are always distributed in the same way in each block:

- 2 apts. 3 bedrooms (ground floor and first).
- 4 apts. 2 bedrooms (2 in ground floor and 2 in first).
- 1 penthouse with 2 bedrooms.
- 1 penthouse with 3 bedrooms.

Each apartment has a garage and storage room, except the duplex penthouse which is allocated 2 parking places.

All apartments have 2 bathrooms, with separate laundry. In the typology of 3 bedrooms this laundry also doubles as a guest toilet.

The 3-bedroom apartments have a constructed area of 113,92 m<sup>2</sup>, with terraces with a surface area of 36,28 m<sup>2</sup>, and gardens, which are located on the ground floor, ranging from 39,22 m<sup>2</sup> to 151,83 m<sup>2</sup>

The 2-bedroom apartments have an average built area of 99,63 m<sup>2</sup>, with terraces with a surface area of 37,29 m<sup>2</sup>, and gardens, which are located on the ground floor, ranging from 35,10 m<sup>2</sup> to 104,20 m<sup>2</sup>.

The 2 bedroom penthouse has a constructed area of 94,82 m<sup>2</sup>, with surface terraces of 96,14 m<sup>2</sup>.

The 3 bedroom penthouse has a constructed area of 142,93 m<sup>2</sup>, with terraces with a surface area of 146,13 m<sup>2</sup>.

The promotion



The promotion





The promotion



The promotion





The promotion



The promotion







# El Campanario Golf & Country Club

Your CLUB HOUSE a stroll from  
CORTIJO DEL GOLF







## Your CLUB HOUSE a stroll from CORTIJO DEL GOLF

One of the great attractions of Cortijo del Golf is to be able to walk from your apartment to your Club House, to El Campanario Golf & Country Club, undoubtedly one of the best on the Costa del Sol and enjoy as a partner-owner Of Cortijo del Golf of all the magnificent facilities.

Among the facilities the complex has an outdoor swimming pool, heated swimming pool over 20 meters long with Jacuzzi, steam bath and sun loungers, Spa, Gym, 2 tennis courts and 2 paddle tennis courts, restaurant and social club.

Within the complex of El Campanario Golf & Country House, is the International Children's Club. This club is run by a professional team of multilingual instructors, who are responsible for developing the skills of the little ones, through games and activities in a safe and fun environment. Designed by Manuel Piñero in 2003, the golf course is open to the public 365 days a year.

## Facilities and services:

- Discounts on green fee golf
- Parking lot
- 2 Pools, one indoor and one outdoor
- 2 tennis courts
- 2 paddle courts
- Multiple use courts
- Steamers and steam rooms for adults
- Dressing rooms and bathrooms for children and young people
- Kids Club
- Esthetic
- Nursing
- Pro-shop
- Group classes
- Spinning
- Functional classes
- Personal Trainer Service
- Nutrition and diet
- Spa
- Fitness center
- Pub
- Restaurant
- Administrative and service areas

## El Campanario



### **Conditions for our owners:**

The owners of CORTIJO DEL GOLF have included in the price of the apartment a FAMILY MEMBERSHIP of 1 YEAR in the Club El Campanario, for 2 adults and 3 children under 18 years with which they will be able to enjoy of all the magnificent facilities of the Club.

And for the other services, such as in the Restaurant, massages or treatments in the Spa, classes for adults and children in Fitness, etc. you can enjoy a special discount off the rates in force at that time.



## El Campanario





# Resort & Property Management

An after-sales service that takes care of everything



Resort & Property  
Management



## Resort & Property Management

With Cortijo del Golf we offer you the possibility of solving all the problems and concerns that may arise in the process of buying and selling a holiday home.

Through the FM CONSULTING Hotel Division, and with FM RESORT we will take care that your purchase in Cortijo del Golf is your best investment and with the objective that you can relax enjoying your vacations and, trusting us the Property Management, or care and maintenance of your property on one hand and the Resort Management, or the management of the rental of your apartment as a Tourist Resort and generating an attractive profitability. With a single contact, the same company that sells your apartment, FM CONSULTING, is the same that will be occupied through FM RESORT, Resort & Property Management.

And with the best guarantee of success and professionalism demonstrated in the promotion of CORTIJO DEL MAR, adjacent to CORTIJO DEL GOLF, and developed and managed also by FM CONSULTING, with ratings on BOOKING.com from 8.9 to 9.1 Fabulous and Excellent.



“It would be great if  
it could be managed  
without moving a  
finger or having to  
worry about it.”

## We rent your property while you relax and enjoy

What would you say if your apartment could be rented all year round, covering the fixed expenses of a home and even generating additional income?



As owner of Cortijo del Golf, you can enjoy, if you wish, the benefits of renting your property through FM RESORT, among other 4 key benefits to highlight:



1. COVER FIXED  
EXPENSES OF  
YOUR PROPERTY

2. GENERATE  
ADDITIONAL  
BENEFITS

3. KEEP YOUR  
PROPERTY  
IN PERFECT  
CONDITION



4. ENJOY YOUR APARTMENT  
FOR A MONTH A YEAR OR THE  
PERIOD OF USE DETERMINED,  
AS IF YOU WERE IN A  
HOTEL, WITH ALL SERVICES  
INCLUDED AND FREE.







Resort & Property  
Management



Without a doubt, an apartment  
in Cortijo del Golf will give you  
many hours of fun and relaxation.

**Covering expenses is easy!**

To include your property in our Rental Program, you need to make sure:

1. That your apartment is well equipped, furnished and decorated \*
2. That water, electricity and telecommunications are in perfect working order.

\* For this we will offer different Packages of Furnishing.

**Your responsibilities as an owner**

You transfer the use of your property to FM Resort in Cortijo del Golf, by signing a Contract, to be rented to third parties for short periods. As the landlord, you will continue to pay for all property expenses including: taxes, insurance, utility charges, and utility bills.

But... you must know that we establish a VARIABLE RENT based on occupancy and rental income (without taxes) are divided into 50% for you as the owner and 50% for FM Resort.

With an average occupancy of only 20%, you should be able to cover your annual maintenance costs! \*

- These figures are for guidance only. Scenario based on a 2 bedroom property in CORTIJO DEL MAR.





Maybe you had already  
considered renting  
your property...

SO, WHY is  
FM Resort at  
Cortijo del Golf  
the best option?

### A matter of TIME

Contact with intermediaries, suppliers and administration. Finding tenants, organizing cleaning, having maintenance under control... All these tasks require a valuable time and a long experience of more than 27 years of FM CONSULTING and its Hotel Division, FM RESORT in the hotel sector and of rents.

### A matter of SAVINGS

By managing a large number of apartments, more than 100 units in the neighboring promotion of CORTIJO DEL MAR, we have a greater capacity to negotiate with suppliers and intermediaries and, therefore, to ensure better prices. In addition, by coordinating the entire rental process, we avoid incurring a number of additional expenses.

### A matter of EXPERIENCE

Thanks to our knowledge of the market and the business we have the best resources and partners in the industry.

# Exclusive to Homeowners

## Enjoy the privileges of being part of Cortijo del Golf.

As the owner of Cortijo del Golf, FM Resort and through its Resort & Property Management service will work for you, making your life easier, both during your vacations and the rest of the year.

Without a doubt, an opportunity not to miss, with all the services included and generating benefits from the first day.

## Services included when you join the Rental Programme:

— During the period of your enjoyment of your apartment:

- Daily cleaning services of the Apartment.
- Change of Linnen and Towels twice a week.
- Reception / Concierge
- 24 hour security
- Wifi
- Swimming pools
- Hammock and towel services.
- And all the services you need to manage through Reception. (Technical Services, Cleaning, etc).

— During the rest of the year:

- Maintenance of your apartment.
- Cleaning your apartment.
- Processing of contracts with supply companies (Endesa, Hidralia, town hall, IBI, garbage, etc.).
- Rental Management.



