

# MIAMI TOWERS

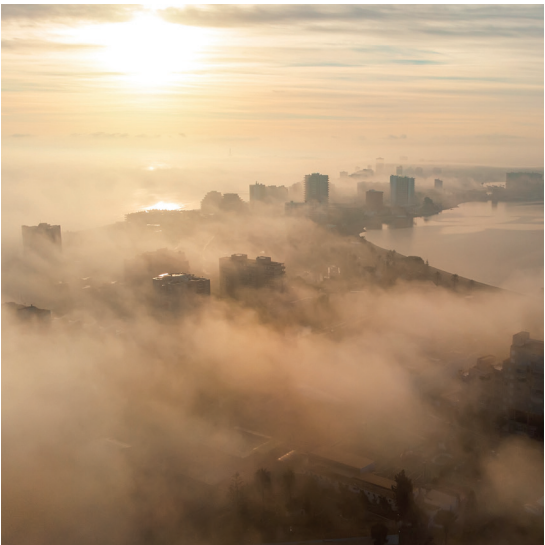


LUXURY  
TURISTIC  
RESORT  
LA MANGA

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# A NEW CONCEPT OF EXCLUSIVE TOURIST HOUSING

La Manga del Mar Menor in the Murcia region is an exceptionally beautiful spot near the majestic Cabo de Palos where the Miami Towers Spain, three exclusive design towers with luxury apartments, give new meaning to the concept of exclusive tourist housing.

Its exceptional beachfront location allows you to enjoy the natural beauty of the Mediterranean on one side and a warm, shallow, open-water lagoon on the other.

A strip of volcanic land surrounded by natural channels connecting two seas. Immense virgin sandy beaches with endless views from sunrise to sunset.

Miami Towers is one of the world's first tourist resorts that allows you to immerse yourself in the waters of two seas and enjoy the sunrise and sunset from the terrace.





# LA MANGA DEL MAR MENOR





# A PARADISE BETWEEN TWO SEAS

La Manga del Mar Menor is one of the most unique areas in the Region of Murcia. An iconic tourist spot in the Spanish Mediterranean. Its curious shape has made it a reference point. For decades, it has been a mecca for lovers of white sands and crystal-clear waters. Despite the large number of visitors it receives each year, this paradise still offers hidden corners, surprises, and secluded spots. Only here can you swim between two seas and see the sun rise and set over the waters.

It is a strip stretching approximately 24 km between Cabo de Palos and Punta del Mojón, naturally enclosing the saltwater lagoon known as the Mar Menor.

This area enjoys one of the healthiest climates in Europe, with a Mediterranean subtropical climate with pleasant summers of between 28 and 32°C and mild winters, earning it the nickname Costa Cálida.

It is one of the most special and surprising places on the Mediterranean coast.





ACTIVE TOURISM.  
SURROUNDINGS OF  
EXTRAORDINARY  
ATTRACTION



Undoubtedly a must-see. It is one of the symbols of the area with its iconic lighthouse considered a Cultural Interest Site.

Around it, a series of beaches, coves, and islets make this area very attractive for enjoying the sea and sun.

The well-preserved seabeds of the cape make it an excellent place for diving in the Cabo de Palos Marine Reserve.

La Manga del Mar Menor enjoys an exceptional location. Natural areas of great wealth can be visited nearby, as well as places of high tourist interest such as Cartagena or Murcia.

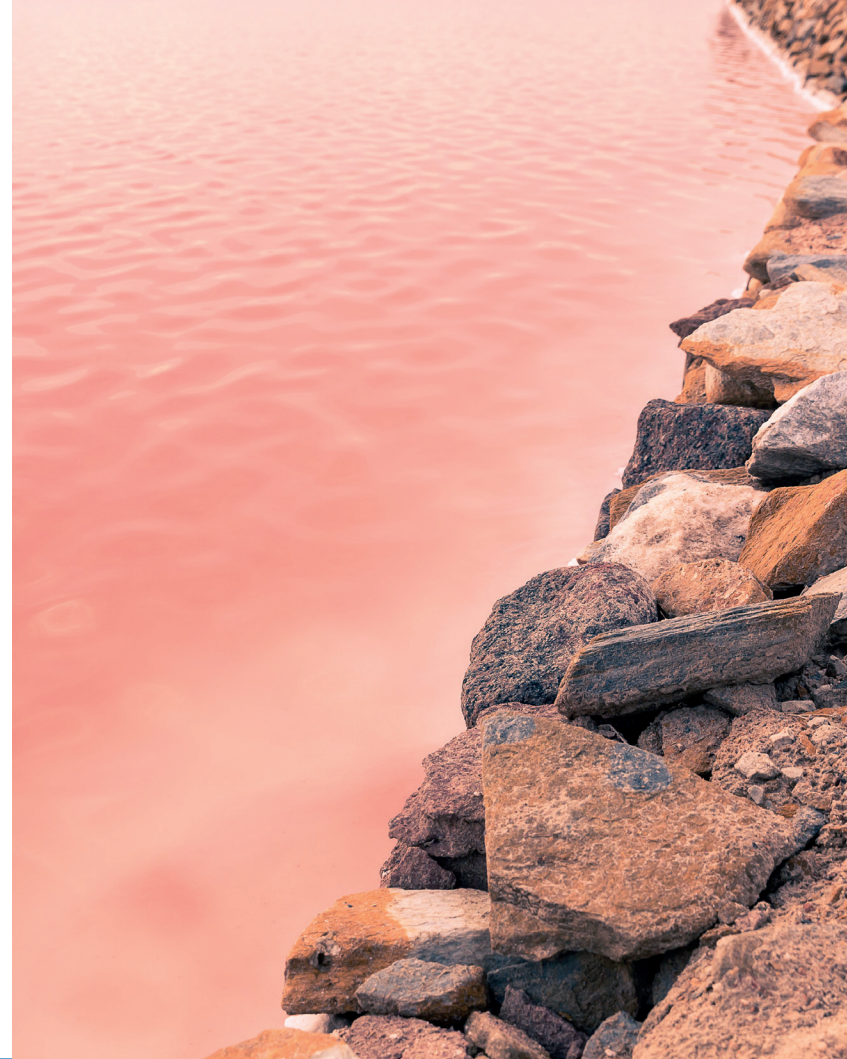
CABO  
DE  
PALOS







## CALBLANQUE NATURAL PARK



Other places to visit during our stay.

If we want to complete the cultural offer, we can also visit the surprising city of Cartagena or the charming historic center of Murcia.

Another standout natural area in the region. Located on the south side of Cabo de Palos. It is a very privileged virgin area combining fossil dunes, cliffs, coves, and small sandy areas.

The diversity and preservation of this space make it home to many species of animals as well as botanical species such as pine and shrubs.

Hiking enthusiasts can also enjoy various routes, with the ascent to Monte de las Cenizas being one of the most popular.



## THE MONTE BLANCO VIEWPOINT OR THE SALINAS AND SANDY AREAS OF SAN PEDRO DEL PINATAR







# CARTAGENA

Cartagena is clearly one of the great unknowns of Spanish geography. It is a port city and a naval base. It was founded by the Carthaginians around 220 BC and reached its peak during the Roman period. With more than 3,000 years of history, Cartagena has been the scene of some of the most incredible passages in history. Today, this Punic, Roman, military, and modernist city offers so much to see and do that it is no wonder it is one of the most seductive destinations in the Mediterranean.

Among its many Roman ruins are the 1st-century BC Roman Theater, the House of Fortune, or the interpretation center of the Punic Wall.

The Naval Museum or the National Museum of Underwater Archaeology, as well as the elegant streets of the city center filled with modernist-style buildings, form the perfect counterpoint to the visit.







# MURCIA



Murcia is the capital of the Region. It is a bright and festive Mediterranean Baroque city, both modern and ancient. Its artistic, historical, and cultural heritage, the good weather, the warmth of its people, and an internationally renowned cuisine make it a must-visit.

Its Cathedral, the Real Casino de Murcia, the Romea Theater, the Santa Clara Convent, the busy Plaza de las Flores, or the Fuensanta Monastery are its main monuments of interest.



# A NAUTICAL PARADISE



The valuable cultural heritage represented by the Mediterranean diet offers tourists rich and varied recipes for the most demanding palates.

Local cuisine stands out for its fish and seafood, from sea bream to mullet, including prawns and salted fish. The star dish of La Manga del Mar Menor is the Caldero, a soupy rice dish with fish, ñoras, and garlic, prepared in the heavy iron pot that gives the recipe its name.

For the sweet-toothed, the cierva cake and tocino de cielo are among the traditional pastry delicacies very present in the area.



The exceptional location of the resort, warm, calm, and shallow, allows you to enjoy the benefits of water sports in favorable conditions almost all year round.

Local active tourism companies offer options such as dinghy sailing, catamaran sailing, windsurfing, kitesurfing, and canoeing.

Diving or snorkeling is another major attraction due to the fantastic marine ecosystem surrounding the towers.

The proximity of the Mar Menor yacht club, with 1,721 berths and considered the largest marina in the Mediterranean, offers many services to complete the offer..



# EXCELLENT LOCAL CUISINE



# MIAMI TOWERS





# THE COMPLEX

LUXURY  
TURISTIC  
RESORT  
LA MANGA

Miami Towers Spain is an unique project that combines exclusive design, unbeatable location, and a superior luxury concept. Towers where the exclusivity of the apartments has been maximized in every detail thanks to a decisive commitment to architecture, interior design, and design.



The project has entrusted the team of Gea Architects and the interior designers Manuel García Associates to ensure that the entire complex breathes design, beauty, and distinction on all sides.

Each home has been conceived as a premium residence with paradise-like sea views from all rooms, from bedrooms to terraces, living rooms, and kitchens. They have also been equipped with exclusive materials and furniture design brands of national manufacture so that residents can feel luxury in every corner of every room. Their comfortable facilities and elegant private terraces allow you to enjoy an intense sense of well-being 24 hours a day.



The three ten-story buildings will house a total of 117 apartments with three bedrooms and two bathrooms each, with an underground garage and storage room. The ground-floor apartments and penthouses also have private pools.

With approximately 120 square meters built in each apartment and 25 square meters of terrace, Miami Towers has created an exclusive residential proposal to be completed in 2025, combining design, luxury, and an exceptional landscape.







# SERVICES

The complex stands out for its multitude of high-end services for residences such as reception, Beach Club, and three pool areas - infinity, children, and heated. Everything that the most demanding travelers may need to truly enjoy a premium vacation.

For families, a childcare service ensures that everyone, adults, and children, has the best experience during their holidays.

Its spacious common areas equipped with a sunbed area and abundant tropical landscaping also have direct access to the beach, ensuring perfect vacations.

In addition, the complex has a gym, spa, underground parking, and maintenance service, making vacation rentals a safe option for both the owner and the tenant.

GYM INFINITY POOL AND ANOTHER COVERED SPA AND CHILD CARE SERVICE COMPLETE THE COMFORT OF THESE EXCLUSIVE APARTMENTS.

LUXURY  
TURISTIC  
RESORT  
LA MANGA





# THE MANAGEMENT COMPANY: A SAFE INVESTMENT

Miami Towers Spain is born with a clear vocation as a tourist complex. An undeniable option to enjoy during holiday periods but also favoring high profitability if the regulated options of professional tourist rental are chosen.

A way to make the most of every square meter and take full advantage of all the virtues of this project.



To do this, we will have the presence of a company specialized in the management of vacation rentals, which guarantees a safe rental process, both for owners – be they individuals or companies – and tenants. With one main objective, to make it easier for owners to obtain the maximum performance from their homes without worrying about anything.

The professionalization of this service provides innumerable benefits as well as avoids unnecessary risks and difficulties. The aim is not only to save time for the owner but to guarantee a professional and accurate process comprehensively.

The company will handle reservation management, control check-in and check-out on agreed dates through a reception area with extended hours, delivery and collection of keys, maintenance and incident management, repair of breakdowns and damages, as well as replacement of damaged furniture or equipment on the spot, professional cleaning and laundry, change of sheets, replenishment of amenities, and ambiance.

In this way, the manager guarantees hotel-like cleaning and equipment conditions. It also ensures that the number of guests does not exceed the agreed number and that the use of the facilities is appropriate.

A professional service avoids unexpected cancellations, non-compliance with rental terms, and the insecurity that can arise from such processes if carried out independently.

Furthermore, the homes and all the facilities reflect their vocation as a tourist complex. Therefore, all the apartments have a lockable storage area that allows owners to keep their belongings in a private area not accessible to tenants.

On the other hand, the resort provides tenants with all the comforts to ensure a perfect stay, complying with all regulations and licenses to avoid issues with the community of owners since the entire complex has a tourist license.



# INTERIOR DESIGN

Led by the award-winning interior design studio MGA – Manuel García Asociados – sophisticated interior spaces are defined by warm minimalism; where whites, textures, and the subtle presence of curves create honest, comfortable, and serene environments.

The aim is to convey the feeling of fresh air, the calm of an unprecedented Mediterranean oasis. Achieving a perfect balance between modernity and kindness. A wide palette of broken whites, raw, hazelnut, or toasted tones sprinkled with the slight presence of wood merge in a setting of clear and bright finishes.

The black tones present in all the exterior carpentry and in small but meticulous furniture pieces mark the contemporary character of the residential. Brass completes the refined selection of materials, providing the sophistication and exclusivity that the complex demands.

The controlled presence of the curve emphasizes the perception of pleasant spaces. The sinuosity, calmness, friendliness, and softness of the forms reconnect the person with nature. Enjoying the harmony of feeling at home.

Thus, organic and rounded furniture pieces inspired by the imperfect forms of nature provide a cozy touch without losing modernity and elegance. The apartments are equipped with creations by renowned designers such as Francesc Rifé, Ramón Esteve, Joan Gaspar, Carlos Tíscar, or Inma Bermúdez. A commitment to national design and the quality of well-made products.







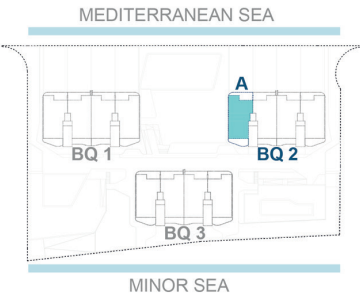
# FLOOR PLANS

All the apartments have two complete double bedrooms, a multipurpose room incorporating a sofa bed for two people, two complete bathrooms – one of them integrated into the main suite – and a large day area integrating the entrance hall, kitchen, and living-dining room.

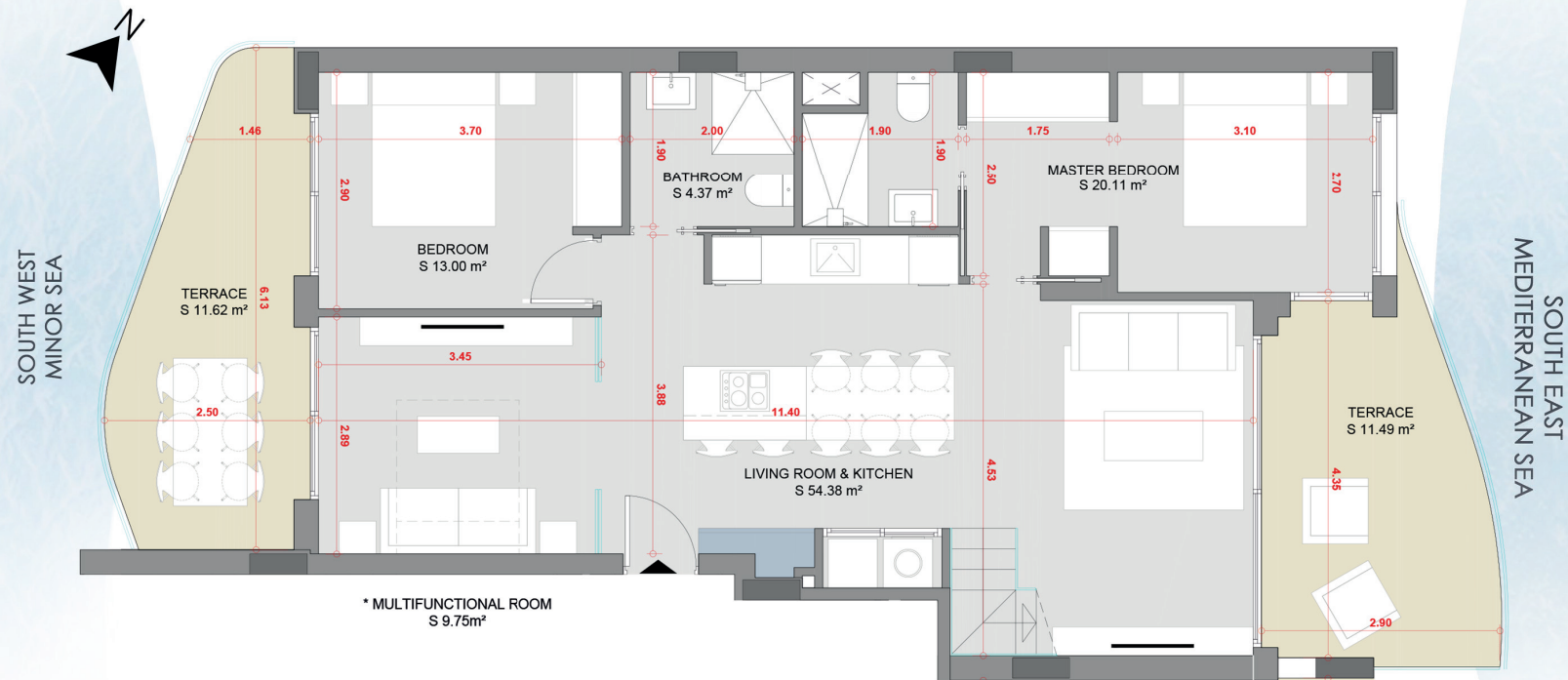
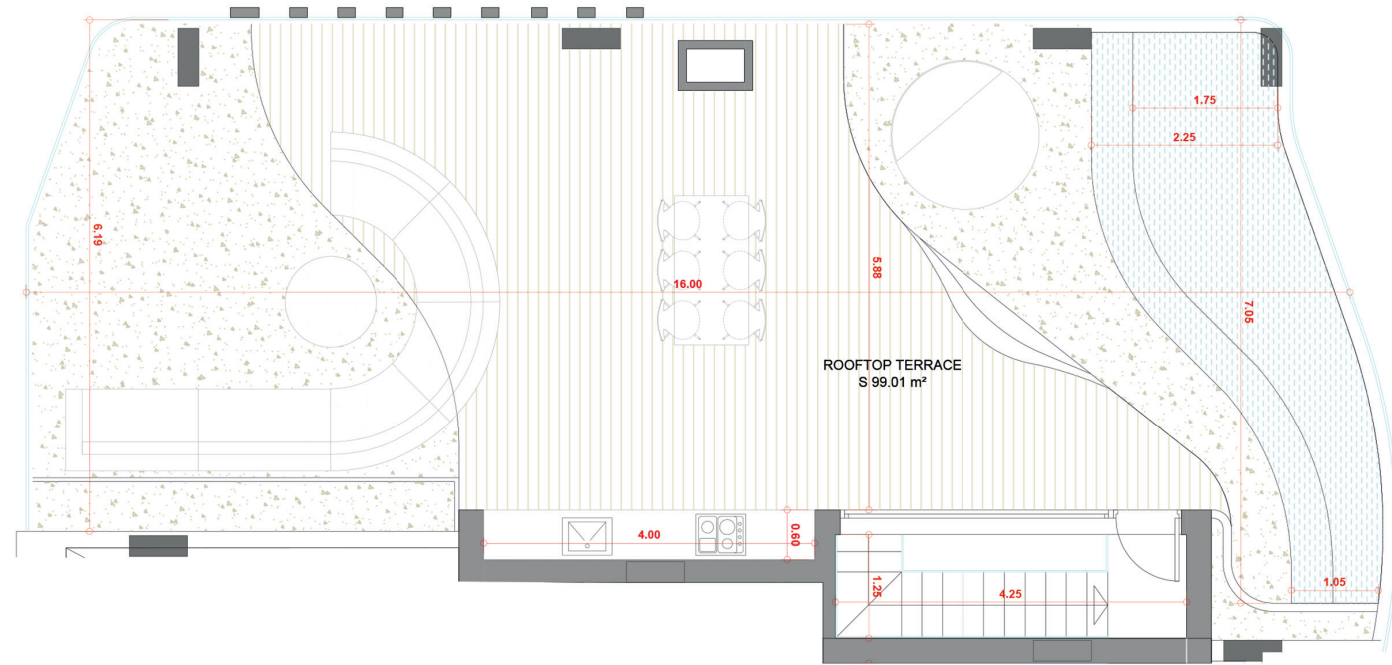
Designed for comfortable use by up to 6 people, it integrates all types of equipment for a comfortable stay.



TOTAL	
TOTAL BUILT AREA	123.84 m²
HOUSE. BUILT AREA	84.56 m²
TERRACE	24.32 m²
PARKING AREA	10.49 m²
STG. ROOM AREA	4.47 m²

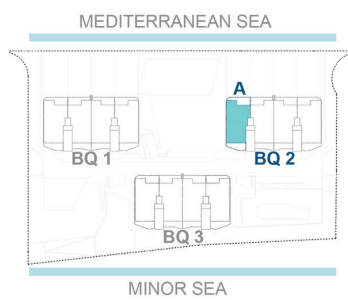






TOTAL

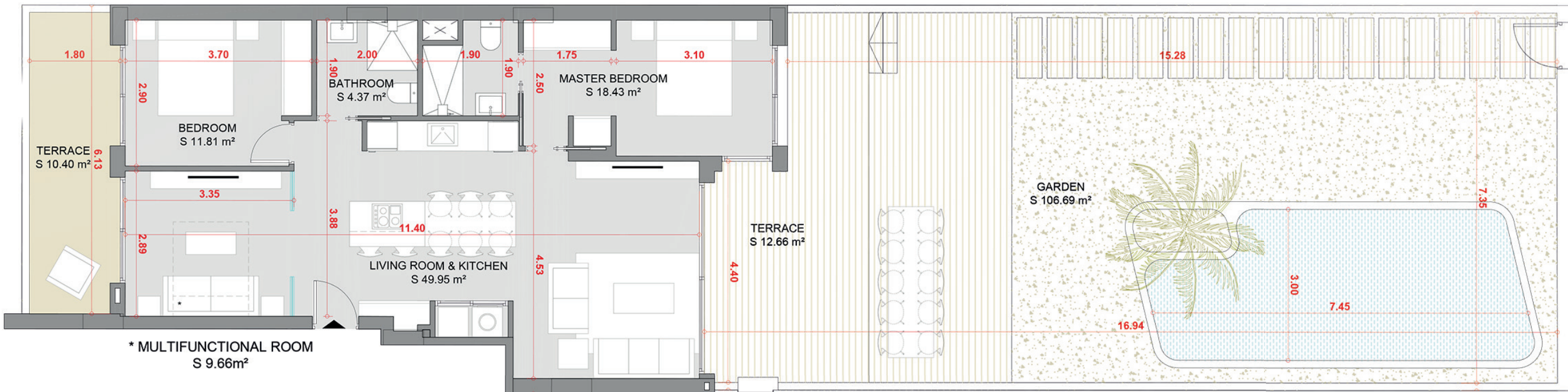
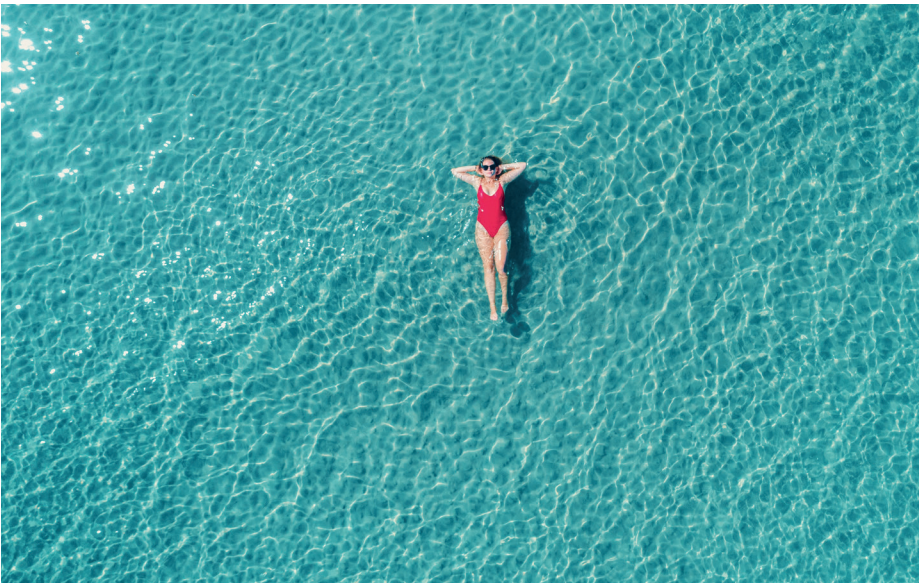
TOTAL BUILT AREA	229.34 m <sup>2</sup>
HOUSE. BUILT AREA	92.26 m <sup>2</sup>
TERRACE	23.11 m <sup>2</sup>
SOLARIUM	99.01 m <sup>2</sup>
PARKING AREA	10.49 m <sup>2</sup>
STG. ROOM AREA	4.47 m <sup>2</sup>



VIVIENDA/HOUSE  
BLOCK 2/FLOOR 9  
& SOLARIUM

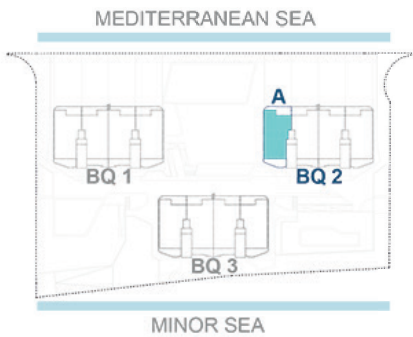
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TOTAL

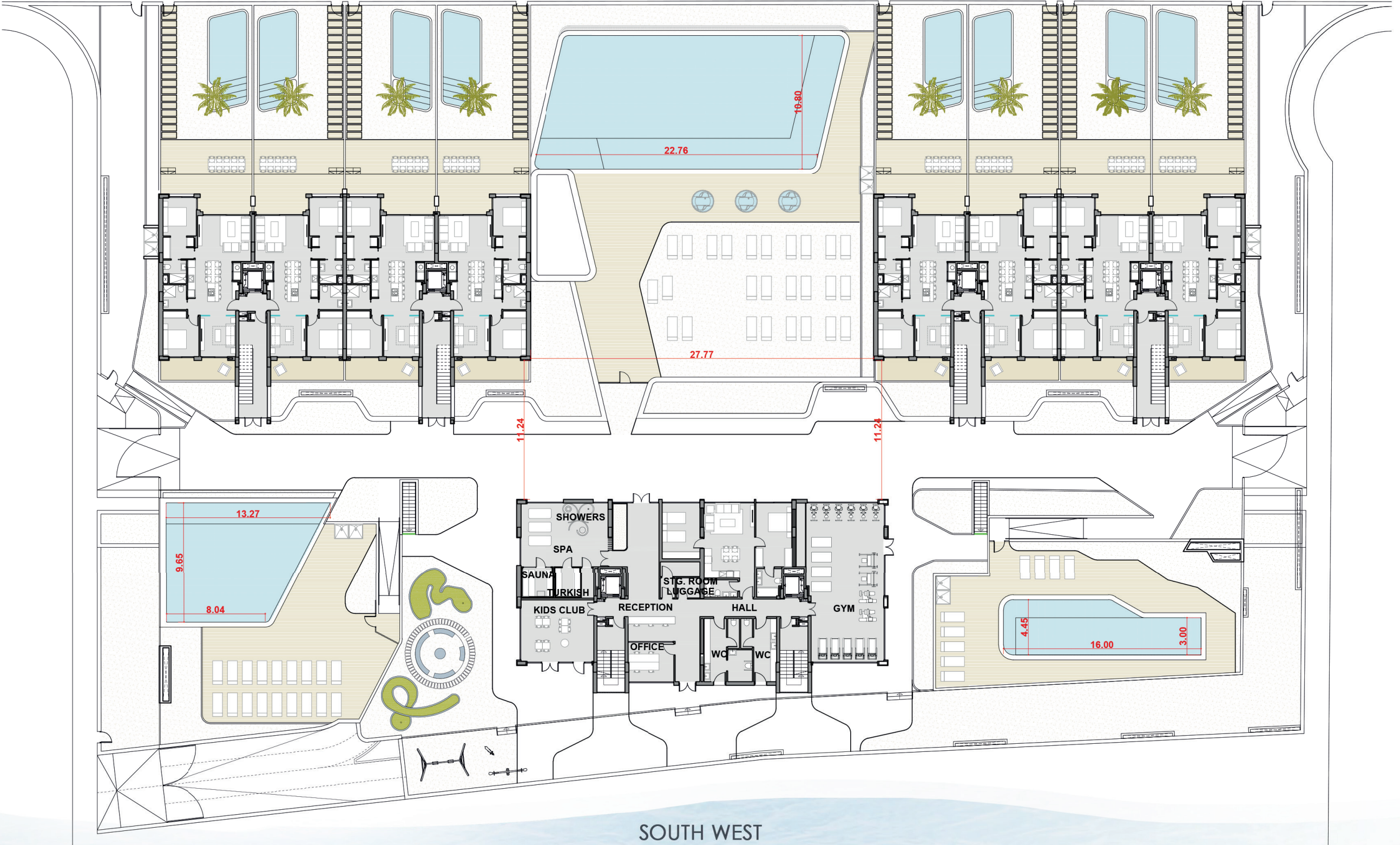
TOTAL BUILT AREA	229.27 m <sup>2</sup>
HOUSE. BUILT AREA	84.56 m <sup>2</sup>
TERRACE	23.06 m <sup>2</sup>
GARDEN	106.69 m <sup>2</sup>
PARKING AREA	10.49 m <sup>2</sup>
STG. ROOM AREA	4.47 m <sup>2</sup>





# MASTER PLAN

SOUTH EAST  
MEDITERRANEAN SEA



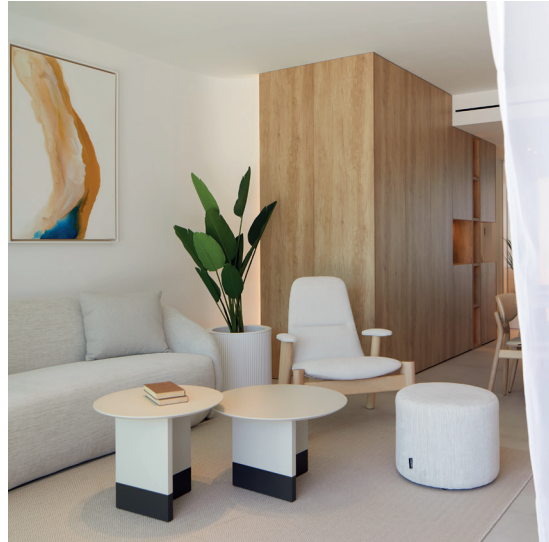
SOUTH WEST  
MINOR SEA





# QUALITY SPECIFICATIONS





## DAY AREA EQUIPMENT

It includes two solid ash wood stools dyed black on the kitchen island, 6 dining chairs – designed by Carlos Tíscar – made of solid wood upholstered in synthetic leather, a comfortable armchair made of solid ash wood upholstered in stain-resistant fabric – ensuring its good maintenance. The sofa is an interesting 230 cm long piece suitable for 3–4 people and upholstered in stain-resistant fabric. Its “Bold” trend design and the softness of its forms provide full ergonomics and well-being.

The living room is completed with a pair of coffee tables designed by renowned designer Francesc Rifé, finished in lacquer and with a thermolacquered base in black microtextured; a pouf of 50 cm in diameter upholstered in the same finish as the sofa; and a pleasant rug that resembles a traditional sisal rug but is made from recycled plastic bottles. This gives it great benefits as it is suitable for indoor and outdoor use, made of water-resistant threads, and meets all light fastness tests for UV rays and abrasiveness, ensuring optimal performance throughout the year.

The storage in this area is solved with a suspended sideboard made of white lacquered wood with two doors incorporating an interior shelf and a drop-down door module with a central divider. Above it, a 75-inch television is incorporated into the space.

Decorative lighting includes a pendant light in the kitchen designed by Joan Gaspar in 2023 and the iconic portable lamp Follow Me designed by Inma Bermúdez.

The curtains in the apartments are made of wave curtain fabric with a perfect wave system. This rail system is characterized by keeping the waves perfectly symmetrical both when the curtain is extended and when gathered. The aesthetic effect is spectacular, elegant, and modern at the same time.

Exquisite decoration enriches the design. Four canvases by renowned local artist María Silvente crown the main walls.

Two 28x40 cm photographs capturing scenes of the unique location of the residential complex; and a 21x30 cm digital eco-print framed in white aluminum. Two planters designed by the award-winning architect Ramón Esteve are also incorporated.

The decoration of the area is completed with vases, candle holders, and small sculptures made of ceramics and glass meticulously selected at the largest decoration and gift item fair held biannually in Paris at the Maison & Objet fair.



# MULTIPURPOSE ROOM EQUIPMENT

A functional three-seater sofa bed upholstered in stain-resistant fabric allows the room to be used as a double bedroom, thus enabling the apartment to accommodate up to 6 people.

The sofa incorporates a hidden drawer under the structure, ideal for storing bedding and cushions. A second rug identical to the one in the living room makes this room a comfortable place to enjoy the incredible sunsets over the Mar Menor lagoon.

The space also features two white lacquered coffee tables, an auxiliary solid wood table dyed black, and an elegant floor lamp with a travertine marble base and bronze-finished metal body.

The TV unit consists of a suspended base with a Nebraska Oak finish that integrates the 55-inch TV and white lacquered storage modules. These volumes include shelves and a hanger to store clothes and personal items.



# THE TERRACES

The terraces are equipped with top-quality outdoor furniture that guarantees durability in extreme exposure to UV rays and sea salt. Unique, exclusive, and timeless pieces made with sustainable, recycled, and recyclable materials in a firm commitment to the future and innovation.

The apartments have an outdoor table and chairs, armchairs, and auxiliary furniture. They also have two planters designed by Ramón Esteve.

The penthouses and ground-floor terraces complete their equipment with sun loungers, sofas, and outdoor armchairs with higher performance incorporating high-resistance technical textiles and high comfort.







# BEDROOMS

The bedrooms are equipped with a special height double bed base that allows storing the occupants’ luggage inside. It is upholstered in removable stain-resistant fabric, and its design integrates perfectly with the custom headboard made of plasterboard incorporating indirect LED lighting and covered in Vescom vinyl wallpaper. It is a durable, fully washable, aseptic coating resistant to bumps and scratches, disinfectable, and resistant to bacteria and fungi.

The 150x190 cm mattresses are removable and washable. Their Multispring® pocket spring core ensures maximum comfort as it operates individually, providing a high degree of independence of sleeping areas. Adaptability and comfort come with its visco padding and the top layer of foam.

This top cover can be completely removed with a practical zipper and access the PUR foam layer. This brings significant maintenance advantages as it can be replaced without needing to replace the entire mattress or even take the top cover to the dry cleaner in case of persistent stains.

The 50x42 cm bedside tables incorporate a storage drawer and an elegant brass-colored metal tray that, along with the reading lights, create a sophisticated atmosphere. A 21x30 cm abstract design digital eco-print and a subtle decorative piece are part of the ensemble. A charming and functional 48x48 cm pouf is also included to complete the bedroom’s offer.

In the suite, the dressing room integrates an exquisite 160x50 cm backlit vertical mirror crowned in brass. Additionally, unique decorative pieces and a 30x21 cm photograph framed in white decorate the spectacular custom carpentry shelf that features this space.

Cotton and polyester bed linen and towels personalized with the complex’s logo complete the apartment’s equipment.



# FOUNDATION AND STRUCTURE

## QUALITIES



The foundation is executed with a foundation slab on a combination of piles and buried walls drilled and excavated continuously and concreted by pumping.

These CPI-8 type piles support the foundation slab area corresponding to the common areas, with these piles starting the pillars of these common areas.

The walls support the area of the 3 blocks, with these walls starting the pillars of the blocks.

On these piles and walls rests the foundation slab, which also serves as the base and pavement of the basement. A foundation slab from which pillars and perimeter concrete walls start, efficiently insulated and waterproofed with external asphalt emulsion and hydro-expansive joints at concrete element connections.

As a vertical load-bearing structure for the entire construction, reinforced concrete rectangular pillars are used, with dimensions and types according to the calculation.

The horizontal structure is resolved with ribbed reinforced concrete slabs with dimensions and types according to the calculation.



# FACADE AND ROOFS

The main facade of the buildings is made up of an outer layer of 1/2 foot of triple hollow ceramic brick, received with cement mortar, and coated with cement mortar, plastered, and painted with breathable exterior paint.

The interior is thermally insulated by placing mineral wool, finally coated with a self-supporting partition with double laminated gypsum board type 13N, improving the final board with 13W in wet areas such as bathrooms.

The interior partitions of the apartment are made with self-supporting plasterboard partitions with double laminated gypsum board type 13N, improving the final board with 13W in wet areas such as bathrooms and kitchen.

This partition is internally improved with thermal and acoustic insulation of mineral wool.

The building's roof is resolved with an inverted walkable flat roof, insulated and waterproofed with a ceramic coating finish



# EXTERIOR CARPENTRY

The exterior aluminum carpentry is first-class Technal brand, GY 55 model for sliding leaf enclosures, and FY 55 for practicable ones with an improved finish in matte black anodized according to the QUALANOD quality mark.

This carpentry stands out for its simplicity of form and reduced masses, with reinforced minimalist profiles and discreet presence of the operating elements, as well as hidden drainage with invisible water evacuation.

This type of carpentry responds to the market evolution in terms of thermal, acoustic, and air permeability performance. Regarding the glass housed in this aluminum carpentry, it is made with laminated safety glass 4+4 mm on both sides with an intermediate 10 mm chamber. The following improvements are presented as enhancement elements of this facade closure glass:

· The interior leaf type 4+4 mm is installed as “Guardian Sun,” ensuring high light transmission, excellent thermal insulation, and effective solar radiation protection.

· The exterior leaf is placed with a butyral with acoustic properties, thus improving the acoustic value of the interior space when the carpentry is closed.

· In the intermediate 10 mm chamber, air is replaced by Argon gas, further improving the thermal performance and energy efficiency of the windows.

On terraces, the protection will be with 6+6 mm laminated colorless safety glass railings with a total height of 110 meters embedded on a metal “U” fixed to the reinforced concrete slab, according to design.

# PARCEL ENCLOSURE

The general enclosure of the parcel in common areas and private fences will be done with exposed reinforced concrete walls up to an average height of 1 meter and the rest with rectangular concrete pieces fixed to the initial wall up to 2 meters, according to design.

Entrance doors to the parcel for pedestrian access will be metallic, according to design, with video intercom and electric lock for automated control from the apartments and intelligent opening for owners according to later specifications.

Garage entrance door by access ramp will be sectional motorized with intelligent opening for owners according to specifications that will be discussed later.



# BATHROOMS, FAUCETS, AND SANITARY WARE



The apartments are fully equipped with sanitary ware and faucets as follows:

- White resin shower trays in both bathrooms, with dimensions according to the bathroom and project, embedded in the floor, and with decorative drain grilles.
- Concealed shower faucet by Imex, Monza Brushed Rose Gold model.
- Wall-hung toilet by Geberit with concealed cistern.
- Sanitary faucet next to the toilet by Imex, Munich Brushed Rose Gold model.
- Concealed basin faucet by Imex, Monza Brushed Rose Gold model.
- Porcelain basin according to design, on a decorative cabinet with a hanging illuminated mirror, magnifying mirror, small bathroom accessories in brushed rose gold color, and hairdryer.

# INTERIOR CARPENTRY

The storage throughout the apartment is resolved with custom carpentry made of stratified wood panels finished in Nebraska Oak and white lacquered panels RAL 9010. This integrates the storage areas of the kitchen, entrance, and bedrooms.

All carpentry includes LED lighting incorporated in shelves and niches and integrates indirect light, providing interesting light comfort to the spaces. Internally, the storage areas have shelves, drawers, and hanging bars, as well as shoe racks in the bedrooms.

The living room and multipurpose room storage modules are made of lacquered MDF board and stratified Nebraska Oak board.

The pieces are manufactured by a national quality furniture manufacturer for office and home, complying with all production management processes according to the international quality management standard ISO 9001:2019 and the environmental management standard ISO 14001:2019.

The interior doors are all custom-made from floor to ceiling, made of MDF lacquered in white RAL 9010. Access to the bathrooms and the main suite is through sliding doors type casonetto, while the main entrance and the second bedroom have hinged doors.

The closure of the multipurpose room is resolved with elegant frosted glass sliding doors and white profiles, allowing this area to be connected to the day area while also maintaining its independence.





# INTERIOR AND EXTERIOR FINISHES

The final facade finish, as specified in the facade chapter, will be a cement mortar wash with a final breathable exterior paint finish.

The interior flooring and its two terraces will be with 995x995 mm matte white rectified porcelain tile type slipstop lecco, received with high-performance flexible adhesive mortar on cement mortar screed and grouted with special mortar of joints of similar color to the tile.

The interior cladding of the two bathrooms is done with 900x335 mm matte white rectified porcelain tile type lecco Mosaic lines, received with high-performance flexible adhesive mortar on existing plasterboard partition, and grouted with special mortar of joints of similar color to the tile.

The exterior flooring will be with 995x995 mm matte white rectified porcelain tile type slipstop lecco, received with high-performance flexible adhesive mortar on cement mortar screed and grouted with special mortar of joints of similar color to the tile.

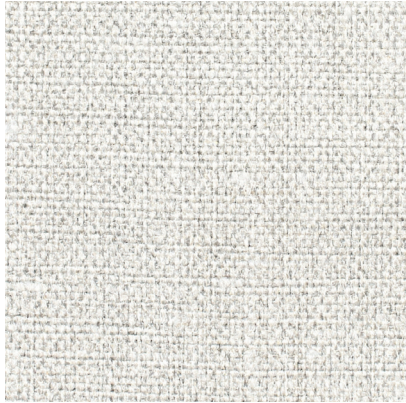
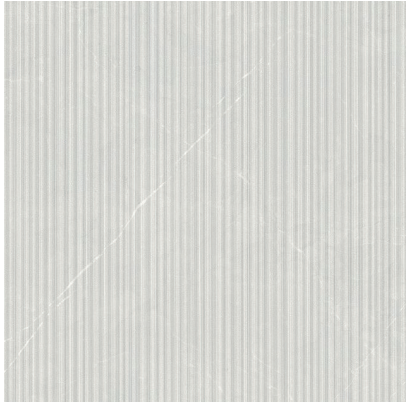
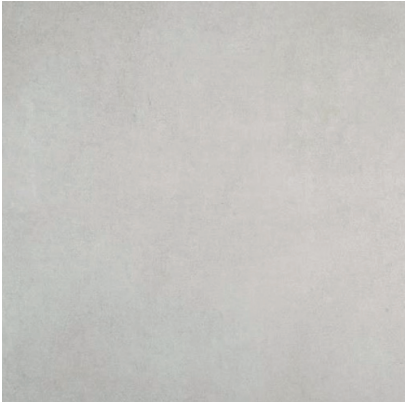
The ceilings of the apartment will be through fixed plasterboard ceiling assembly with 13N board, installed at 2 different heights according to design.

A decorative ceiling will be installed on terrace 01 with access from the living room according to design.

The ceilings of the 2 bathrooms will be removable for necessary accessibility to the air conditioning machine and heat recovery unit.

An interior lacquered aluminum skirting board RAL 9010 will be installed.

The final interior cladding of the apartment on the plasterboard partition will be with special interior paint RAL 9010, previously improving the planarity of vertical and horizontal elements with a layer of putty and complete sanding.



# KITCHEN EQUIPMENT

The kitchen consists of a storage area integrated into the wall, made of custom stratified board furniture with white lacquered doors with finger-pull opening, and an island with furniture of the same characteristics.

The countertops are made of Silestone. The sink area is fully tiled in this material, giving the space high functionality. Similarly, the island is also clad in the same 12 mm Silestone with a mitered installation.

A second custom storage area made of stratified board with Nebraska Oak finish incorporates closed storage for utensils and an open area for small appliances. All high-efficiency energy appliances are integrated into the kitchen furniture, dignifying its appearance.

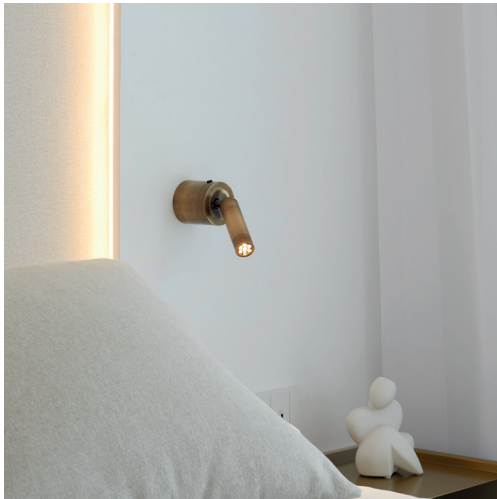
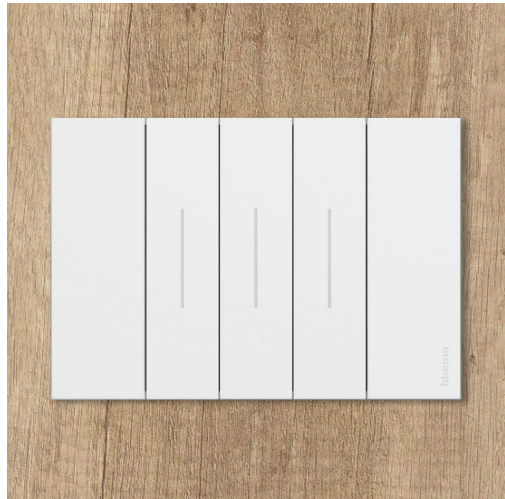
The equipment consists of a panelled combo fridge, oven-microwave finished in white glass, black induction hob with incorporated extractor hood, panelled dishwasher and wine cooler, and a Nespresso coffee machine or similar.

The island area incorporates a stool area and extends into a dining table for 6 diners, custom-made with stratified board finished in Nebraska Oak.





# ELECTRICITY AND TELECOMMUNICATIONS



The electrical and telecommunications installations of the apartment and parcel are fully finished according to project distributions, complying with REBT requirements.

Points and mechanisms of the famous Italian brand B-TICINO model according to the pilot apartment.

Includes complete lighting according to design and installation of a digital video intercom for opening access for guests to the parcel through the pedestrian door.

Complete lighting will be installed according to project and design.

# AIR CONDITIONING

For the control of zones in each apartment, an Airzone system is installed with an independent thermostat in each of the four zones to be air-conditioned, allowing independent on/off control of each zone and temperature control through motorized vents placed in each duct going to each zone. All installed and centralized in bathroom 2 to avoid possible noise from air passing through the vent.

Underfloor heating will also be installed in the two bathrooms as additional heating in these wet rooms. A complete air conditioning system will be installed for all zones, centralized in a single air conditioning machine located in the ceiling of bathroom 02.

Samsung air conditioning machine with a cooling capacity of 71 kW and a heating capacity of 80 kW.

Distribution of conditioned air through insulated fiberglass ducts hidden above the false ceiling, directing the air to the four zones of the apartment to be air-conditioned: living room-kitchen, multipurpose room, bedroom 01, and bedroom 02.

For the final air delivery in each zone, hidden high-design and decoration diffusers without blades will be installed, going as unnoticed as possible in the partitions and integrating into them, only showing a 20 mm line of calculated length in each space.



# VENTILATION

An air renewal system will be installed using a Brofer heat recovery unit.

This ventilation system works by extracting stale air from the interior of the apartment through 3 extraction points located in the wet areas (kitchen, bathroom 01, and bathroom 02) and supplying clean air from the outside to the previously installed hidden diffusers for delivering conditioned air.

This supply and extraction is produced by the Brofer heat recovery unit, filtering and cleaning the air supplied from the outside and exchanging heat between the extracted conditioned air volume and the unconditioned supplied air volume, improving the overall energy efficiency of the apartment's complete system.

Indoor Air Quality control system model: Quick Guide – AirQ Sensor.

# ENERGY SAVING

To avoid energy waste due to forgetfulness when leaving the apartment empty, and ensuring the air conditioning or lighting is not left on, a system will be installed to detect these cases and act to turn off these systems autonomously.

Window opening sensors will be installed on the facade carpentry of the 4 spaces, so if the carpentry is opened, it will send a signal to the Air Zone system to close the motorized damper of that zone and not supply conditioned air to that space.

A system of volumetric sensors will be installed so that if the apartment is completely empty of tenants in all its spaces, the system will completely turn off the air conditioning machine as well as all the lights in the apartment.



## SMART LOCKS

A smart lock system will be implemented by the specialized company SALTO in both private and community accesses, using locks with magnetic readers and through a mobile app.

The main features and improvements offered by this system to the owner include:

- Manage access rights. Have full control of all access functions and features from the SALTO Homelok web application from anywhere.

- Simplified key management. Share and provide access to visitors or new members of your apartment unit with a decentralized access control function from your phone and customize access for each user.

- Easy, secure, and keyless mechanical access. Grant access to authorized smart and mobile credentials for residents, visitors, and staff.

- Reliable and secure capabilities, incorporating SVN technology and Apple Wallet.



## COMMON AREAS

The exterior common areas on the ground floor are extensively distributed throughout the entire complex and include:

- Infinity pool with 246 m<sup>2</sup> of water surface.
- Children's pool with 103 m<sup>2</sup> of water surface.
- Heated swimming pool with 62 m<sup>2</sup> of water surface to extend the swimming season.
- Sunbed area equipped for the three pools.
- Minigolf.
- Bicycle parking area.
- Outdoor showers next to the beach entrances/exits.
- Pool bar next to the main infinity pool.
- Three circular jacuzzis next to the main infinity pool.
- Supports for kayaking and paddle surfing equipment – management through the management company.

In the ground floor of Block 3, there will also be common recreational areas including:

- Main reception for guests or lodging tenants.
- Housing for the concierge/maintenance staff.
- Health and wellness area with various elements such as Scottish shower, sensory shower, blue shower area, sauna, and Turkish bath.
- Kids club.
- Gym.
- Common area restrooms.

In the basement, there will be exclusive use of storage rooms and parking for the apartments, potable water tank, and technical and installation rooms.







## PRIVATE POOLS

In Blocks 1 and 2, the ground-floor apartments will have a private pool with 20 m<sup>2</sup> of water surface located in the garden with private and direct access to the boardwalk.

For all three blocks, the penthouse apartments will have a low-height pool according to design, layout, and type of penthouse. See individual floor plans for details.





# IMPORTANT INFORMATION

LUXURY  
TURISTIC  
RESORT  
LA MANGA

## HOW TO GET THERE

Miami Towers boasts excellent land infrastructures that allow reaching the Murcia and Alicante airports in 50 and 90 minutes, respectively. Trains from Cartagena travel to Madrid and Barcelona, and to cities across Europe.





# SERVICES



La Manga del Mar Menor is a highly urbanized area despite preserving virgin areas of high ecological value, offering all necessary services for a safe, peaceful stay with all the comfort and amenities to enjoy a dream vacation.

Nearby the complex, visitors will find restaurants, beach bars, ice cream shops, supermarkets, and pharmacies. Less than a 5-minute drive away is the Tomás Maestre Marina, where numerous services for leisure and water sports are available. At the entrance to La Manga, next to Cabo de Palos, there are also gas stations, large supermarkets, and health centers.

Thirty minutes by car from the development, we find La Manga Club Resort, one of the most exclusive golf centers in Spain. It has three championship 18-hole courses, a golf academy, and a practice center.





# WHO IS BEHIND THIS PROJECT

The real estate developer Villas de Diseño and the construction company AIS Obras y Estructuras lead the development of this exciting project. They have applied all their experience with more than 1000 homes built in the Murcia region over the past decade.

For the technical development of the project, Gea Arquitectos, a team of over 30 professionals in the sector with more than 45 years of experience in architectural and urban planning projects, has been involved, becoming a reference for some of the most important developments on the Costa Blanca and Costa Cálida.

The interior design is signed by MGA – Manuel García Asociados – a studio with nearly two decades of experience in developing corporate and premium residential interior design projects. Their commitment to excellence, harmony, elegance, and timelessness has earned them notable recognitions such as the German Design Awards 2020 or the recently awarded Luxury Lifestyle Awards 2023.







# MIAMI TOWERS

