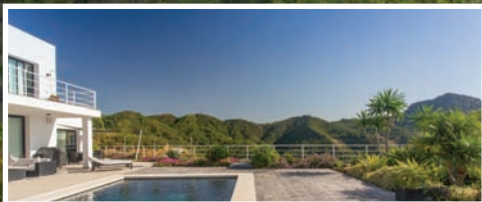
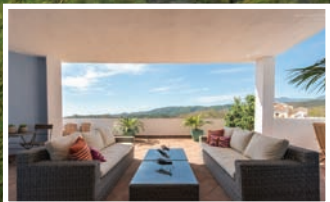




*Exclusive Living in a
Private Mountain Oasis*



Welcome to Our World



EXCLUSIVE LIVING IN A PRIVATE MOUNTAIN OASIS

Nestling in a sheltered valley high in the hills of the municipality of Benahavís, famed for its rural beauty, charm and gastronomic delights, lies the spectacular Monte Mayor estate. A paradise awaiting discovery.

Commanding unparalleled views of the Mediterranean, Gibraltar and the African coastline, this exclusive residential estate enjoys a magnificent natural setting, surrounded by a dramatic mountain range, lush vegetation and bubbling brooks. But you are far from isolated. The coast is only a 15 minute drive away, with its lovely beaches and the glamorous resorts of Puerto Banús and Marbella where you can find an abundance of leisure opportunities, exclusive beach clubs, boutique shops, fine dining and exciting nightlife. It is also only a 45 minute drive from both Málaga and Gibraltar international airports, making it easily accessible from Europe and beyond.

Monte Mayor offers an unprecedented variety of living opportunities including the picturesque Andalusian village of La Heredia de Monte Mayor, comprising of 53 unique townhouses, as well as some superb villa plots for those looking to build their own villa and fantastic development plots for the savvy investor looking for the perfect investment opportunity. The estate also includes 60 built villas.

Offering an exclusive rural address with privacy, 24/7 private security, tranquility and the most natural surroundings, Monte Mayor is a cut above the rest.



AT ONE WITH NATURE

At One with Nature



The Monte Mayor estate spans over 330 hectares of land, of which 54% remains a green belt zone and therefore unspoilt. The average plot size is approximately 3000m² with a building volume of 12%. This low density make-up means that the estate maintains its natural beauty and owners can enjoy the space and privacy they deserve. What's more this beautiful habitat has become home to many species of wildlife including the majestic king eagle and partridge that live undisturbed in this natural reserve.

The estate's elevated position high in the Andalusian hills, means that it enjoys some of the best views of the Mediterranean Sea, African coastline and Gibraltar, as well as the stunning mountain range and surrounding Andalusian countryside.

Situated on the Golden Triangle (Marbella – Estepona – Benahavís), a sought-after area on the Costa del Sol, Monte Mayor is one of the few places that offers exclusive rural living yet is only a short drive to a wealth of wonderful things to discover.



LA HEREDIA DE MONTE MAYOR



La Heredia de Monte Mayor is a private village set within the estate, boasting winding cobbled streets, lovely squares, charming fountains, beautiful landscaping and 53 unique, semi rustic townhouses that offer spectacular views to the sea and mountains that vary from home to home. The urbanisation includes a community pool and many houses also enjoy a private pool.

The design of the townhouses has been inspired by the rich heritage and tradition of Andalucía, each boasting colourful Sevillian tiles, antique wooden doors and decorative wrought iron grills for windows and French doors.

In addition quality and comfort is guaranteed with each property comprising of fully fitted kitchens, under floor heating and cold air conditioning, double glazing, power showers, jet baths, Terracotta and Marble flooring, working fireplaces, parking and storage room.

What sets this development apart is that no two homes are exactly the same. Subtle differences in styling, floor plans and colour schemes give each a uniquely individual character and reinforces the resale value. The only thing they have in common is an exclusive air of style and spaciousness that is perfectly integrated into the beautiful surroundings.

Security is also guaranteed, as Monte Mayor has a CCTV system, a roaming security patrol every evening, as well as a guard on the entrance gate 24 hours a day.



VILLA PLOTS... AN EXCEPTIONAL LIVING EXPERIENCE AWAITS

*Villa Plots...
An Exceptional Living
Experience Awaits*



Within the Monte Mayor estate there are more than 50 villa plots available, mainly situated on the South East and North areas, enjoying absolute peace and tranquility. The plots offer a variety of stunning vistas including mountain, sea and river valley views, as well as different topography and orientation.

Once you have chosen your plot, you can build your villa to your exact requirements and have the luxury of decorating and furnishing it to your very own style and taste, making it truly your own home.

The Monte Mayor projects team are also at your service to assist or manage the build or simply to recommend reputable firms who already have plenty of experience building on the terrain at Monte Mayor.

If you are looking for the perfect spot to build your dream home, then Monte Mayor could be just what you're looking for, ticking all the right boxes:

- Exclusive address in the municipality of Benahavís
- Only a 15 minute drive from the coast and glamorous resorts of Marbella and Puerto Banús
- Spectacular sea, mountain and river valley views
- Gated and 24/7 private security
- Tranquility and privacy assured
- Beautiful natural surroundings
- Experienced project management team at your disposal

DEVELOPMENT PLOTS... FOR THE SAVVY INVESTOR

There are a number of plots available to investors looking to develop and earn healthy returns, each boasting superb views including sea views looking across to the African coastline, views across the valley and mountain range.

The total land for development available is in excess of 435.000m² with a total building volume of more than 56.000m² out of which almost 14.000m² is for 52 villas, 30.000m² for 230 apartments and 12.300m² for 83 townhouses. The building volume has flexibility to be exchanged between the different land areas upon town hall approval.

The current approved assignation of units and volumes per plot is as follows:

PHASE 8:

Located on the Eastern side of Monte Mayor, comprising a total of 128.000M² of land. These plots allow for the build of 37 villas that could be South or West oriented, overlooking the main valley.

PHASE 9:

Situated on the Western part of the estate, spread on several ridges, boasting fantastic Southern views across the Guadalmanza river to the Mediterranean sea and across to Africa. The total land size equates to 159.000M² and allows for the build of 230 apartments.

PHASE 10:

This plot is located on a lush island in the middle of the valley, comprising of some 118.000M² of land. There is only one entrance and exit road, allowing for greater privacy and security. The plot includes an existing building initially planned as a Club House with 2.400M² built, over 700M² of outdoor areas/terraces and an additional building volume for 14 villas. Suffice to say this plot is the perfect place to build an entirely new community within the grounds of Monte Mayor.

EXTENSION OF VILLAGE:

South and West of the Village of La Heredia de Monte Mayor looking towards the sea and mountains there is 35.770M² of development plots for 85 town houses. The plot is situated on an elevated and sloping position allowing for a design, maximising the views of most properties towards the ideal orientation of South and West.



LUXURY, LOCATION & LIFESTYLE

Luxury, Location & Lifestyle

Monte Mayor, although nestled high in the valley of Benahavís, offers the both of best worlds... a quiet, exclusive rural location but close proximity to some of the best resorts and amenities on the Costa del Sol.

The glamorous resorts of Marbella and Puerto Banús, frequented by the international jet-set are renowned for their exclusive beach clubs, beautiful marinas adorned with super yachts and luxury sports cars, designer boutiques and plethora of cafes, restaurants, bars and nightclubs. For a more Spanish experience, the more traditional towns of Estepona, San Pedro and Benahavís are full of character and charm with their white washed buildings, pretty squares and traditional shops, cafés, restaurants and tapas bars.

Monte Mayor is also within easy access of the coast's multitude of amenities and leisure opportunities, including golf clubs, equestrian centres, racket clubs, beach clubs, theme parks, amusement parks, spas, shopping, fine dining and glamorous nightlife.

Discover it for Yourself





Monte Mayor Sales Office:
Urb. Monte Mayor
29679 Benahavís, Málaga, Spain

T: (+34) 952 937 100
E: info@montemayorspain.com
www.montemayorspain.com