



Santa Rosalía

lake and life resort

Welcome to a place
for you, infinite blue.
Discover a life
without limits.


PREMIUM
Spain PROPERTIES
AUTHORISED AGENT

WELCOME JOYFULNESS

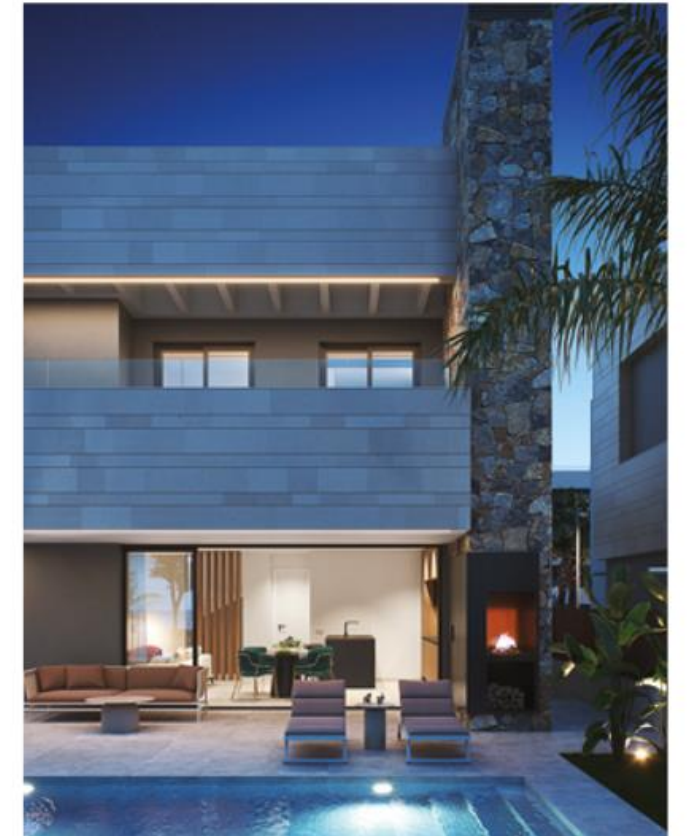
Leave the world behind, get lost in the turquoise horizon or a family walk, feel the breeze and caress of a smile; you're almost where you deserve to be.

Santa Rosalía Lake and Life Resort redefines the concept of resort in this part of the Mediterranean, a word that broadens the horizon and is loaded with possibilities. We have designed and created a huge green central space for all our residents to enjoy, because José Díaz wants to help you to live life as through you were in an infinite garden.

The homes are set around this spectacular park, exclusively for owners, laid out around a spectacular

lake with crystal clear waters. A 124,000-square-metre landscaped area with a host of 11 sports and leisure areas to delight and entertain the whole family.

Stroll, eat, sunbathe, or just relax outdoors; Santa Rosalía Lake and Life Resort is an intimate, cosy place where you can leave the hustle and bustle of the world behind. With excellent amenities for full time residents and holidaymakers alike, it's a whole new world, a stone's throw from everything you might need.



RESORT



A unique place to call home
Mediterranean, a safe haven where
you can live freely. At its essence is a
design and layout that fuses modern
architecture, nature, and luxury.

The conceptual architecture of the homes and high quality standards give the complex a harmonious look. Inside-outside architectural flow is a design priority, providing a permanent link with the natural beauty of landscaped areas.

There are around 4,000 trees in Santa Rosalía Lake and Life Resort, mainly indigenous Mediterranean species, irrigated by a high-tech water collection system that makes this a sustainable place to live.

The 700,000-square-metre site is protected by perimeter fencing. Around-the-clock access control and security services keep everything safe. Because security equals peace of mind, whether you're at home or away.

Architecture and design merge to achieve the Mediterranean essence.

The focal point of the complex is La Reserva, a splendid garden with different areas where you can enjoy nature, sport, and leisure, where the beautiful lake is always a welcome presence.

You'll find lovely gardens and play areas all over the resort, with outdoor attractions on your doorstep.

More than five kilometres of paths and tracks for running and cycling, which crisscross the site. Perimeter paths link with those of La Reserva, so you can choose a different route every day. And to keep your furry friends happy, there's a special area where pets can run and play freely.

What's more, there is an independent 35,000-square-metre shopping area off site with direct access from the road and from the complex itself.



Relax and don't worry.

With around-the-clock security for perfect peace of mind, whether you're at home or away.

RESORT

MASTER PLAN



LA RESERVA



The heart of Santa Rosalía, a 124,000-square-metre space for enjoying the outdoor life. Green areas five times larger than recommended by the World Health Organization.



An area designed to blend seamlessly with the natural surroundings.

A massive garden divided into different areas with attractions where residents can relax and enjoy spending time with family and friends.

All paths lead to La Reserva, the heart of the resort, full of life and the community spirit. Life in the resort revolves around The Lake.



A place to read, lie back in the sunshine or just relax.





LAKE



The jewel of La Reserva, the ideal place to relax in the sun, cool off in turquoise waters, get some exercise, spend the day with the family, drink a beer with friends or taste some Mediterranean cuisine.

The Lake, with more than 16,000 square metres of sparkling water, is Europe's largest man-made lake.

LAKE

CRYSTAL LAGOONS

With Crystal Lagoons technology, this gorgeous lake is a beautiful shade of turquoise.

The Lake uses Crystal Lagoons technology, the world leading pool filtration systems for large lakes and lagoons for bathing.

This revolutionary technology is the most efficient in the world and ensures that the lake uses just half the water usually used for a park of the same surface and 30 times less than needed for an 18-hole golf course.

It has a closed circuit system that purifies and reuses water, so it does not require renewal of the water resource beyond evaporation.

The filtration technology allows up to 100 times less chemicals than those used in conventional swimming pools. It consumes only 2% of the energy needed by conventional swimming pool filtration systems.



Imagine being surrounded by crystal clear waters?





CRYSTAL LAGOONS PREMIOS

INNOVATOR OF THE YEAR
Gold Stevie® Awards 2016
Rome, Italy

**ENTREPRENEUR OF THE
YEAR AWARD**
Ernst & Young - 2009
Monte Carlo, Monaco

REAL INNOVATION
London Business School - 2016
Londres, England

BEST NEW BUSINESS
International Business Leadership
Awards - 2015 *Miami, FL, USA*

INNOVATION AWARD
Awarded by Miami Governor
Rick Scott.

KEYS TO MIAMI
Awarded by Beacon Council,
represented by Mario Sacasa.

BEST BUSINESS AWARD
Awarded by the Governor of Florida,
Rick Scott - 2015 *Miami, FL, USA*

**SUSTAINABLE COOLING
TECHNOLOGY**
Green Apple Award - 2016 & 2017
London

Beach Volleyball

Beach volleyball is one of the world's trendiest sports. Play with friends, keep fit and enjoy the good weather. Our beaches have the perfect space for tournaments.



Beaches

Our south, east, and west-facing beaches are wonderful for soaking up some Mediterranean sunshine, with powdery white sand between your toes, refreshed by the cool water of a lake that belongs in paradise.

Areas are set aside for peaceful swimming, separate from the water sports area.



Islands

There are two islands crowned by palm trees. Imagine being surrounded by crystal-clear water?



Jetty

Nestled between the beach club and the west-facing beach is the pier. A place to pick up a kayak or paddle surf on the lake, or just gaze out over the water at beautiful sunsets.



Recreation areas

There are recreation areas where you can do whatever takes your fancy all around the lake. How about some yoga by the sparkling blue water, or a romantic or family picnic at dusk.





The Beach Club is the perfect venue to meet up for leisure activities or dining on the Resort.

The Santa Rosalía Beach Club has spectacular views of the lake, and gives straight onto the beach, with its chill-out terrace and play and relaxation areas for children and adults.

It's the perfect place for a beer, lunch, dinner, or a glass of wine with friends.

This is where some of the activities like beach volleyball, kayaking, Adventure Golf and petanque tournaments are organised.

There is a gym to keep fit and a coworking space with everything you need without setting foot outside paradise.



LIFE



Celebrate every moment, make the most of every second, laugh and relax... you deserve it!

The Mediterranean lifestyle means feeling carefree, enjoying long family meals, sharing experiences with friends, and living life to the full.



Forget routines, you
have a world to explore.

Leave the outside world behind, feel safe all the time, radiate well-being, and joy. Make every day a unique one, live the life you deserve. Coming home will always feel like starting a holiday.

Santa Rosalía and La Reserva belong together, and the people here are a community. There are long trails for walking and cycling and opportunities for fun with outdoor activities like AdventureGolf, DiscGolf, Yoga. Or just chill out with a book.

There are numerous activities of different kinds to delight all ages, always focused on well-being and enhancing the quality of life of the inhabitants of the complex.



When night falls, the fun continues, with Mediterranean cuisine, cocktails or evening strolls breathing the scent of aromatic trees.

ADVENTURE GOLF



Try for a hole in one every time.

A magnificent adventure golf course covering 8,000 square metres, half of which consists of natural space, is full of surprises that will delight and entertain the whole family.

Challenge your children, siblings, or friends, organise tournaments with neighbours, practice until you are the best on every hole, while the Mediterranean sun warms your skin. Breathe in the clean air and live every day like a holiday.



DiscGolf

Golf with a Frisbee-like disc, suitable for all ages, endless fun for families and friends, get in some practice and impress your friends and family.

One of Spain's few disc golf courses is set in a wooded area, with "holes" of different lengths and levels of difficulty, where you can test your skill with the disc.



Children's area

This resort is paradise for kids!

There's an exclusive play area where they can let their imaginations go with 1001 adventures every day.



Petanque, ping pong and chess

Another way to get some exercise and keep your body fit and your mind sharp. Make this a social get-together with friends or organise a tournament.



Yoga area, picnics

Stroll over to this green meadow to do some yoga or Pilates, lie down to read, or just close your eyes and dream.

Your favourite place to relax and switch off.



Multi-sport tracks

Sport is an essential part of a healthy lifestyle, which is why Santa Rosalía has multi-sport tracks where you can exercise at any age. And we firmly believe that group sports encourage values like fellowship, solidarity, friendship, and communication, among others.



Cross Training, Street Workout.

There's nothing like functional training outdoors, feeling free.

There's a Cross Training and Street Workout area for these forms of exercise that symbolise freedom of movement.



SUSTAINABILITY



Crystal Lagoons

The Lake uses the most efficient technology known to date. The American company Crystal Lagoons is the world leader in the development of artificial crystal-clear lakes.

We all want cleaner air: Let's plant a forest

Trees are a natural filter for air pollution, sequestering CO² and transforming it into oxygen. Their branches and foliage create shade and retain moisture, keeping the atmosphere cooler.

Planting trees purifies the air, protects the soil, and creates a more pleasant environment.

There's no better way to start living in Santa Rosalía, than reducing our carbon footprint and breathing cleaner air. We will plant a tree for each of our customers. As a resident of the resort:

- You will receive a certificate with all the information about your tree, including its exact location.
- We'll let you know when we are planting it, in case you'd like to be part of the occasion.
- We will tell you about other measures to take care of nature.



Sustainability

Santa Rosalía is planted with native Mediterranean vegetation selected for its beauty and low water consumption.

Careful landscaping blends planted areas with areas of artificial grass, natural and volcanic stone, gravel, sand, etc. for sustainable maintenance.



THE WATER CYCLE IN LA RESERVA

The Lake stores desalinated water for recreational use. In addition, it is responsible for filling the northern lake to up to 70% of its capacity.

The remaining 30% is filled with brackish water from the regional irrigation channel that is rescued with a high amount of nutrients.

The mixture of both waters is used to cover the water needs of La Reserva by means of a drip irrigation system, which guarantees the precise and efficient use of water.

Many of the nutrients recovered are consumed by the trees and other plant species on the resort, removed from the water cycle.

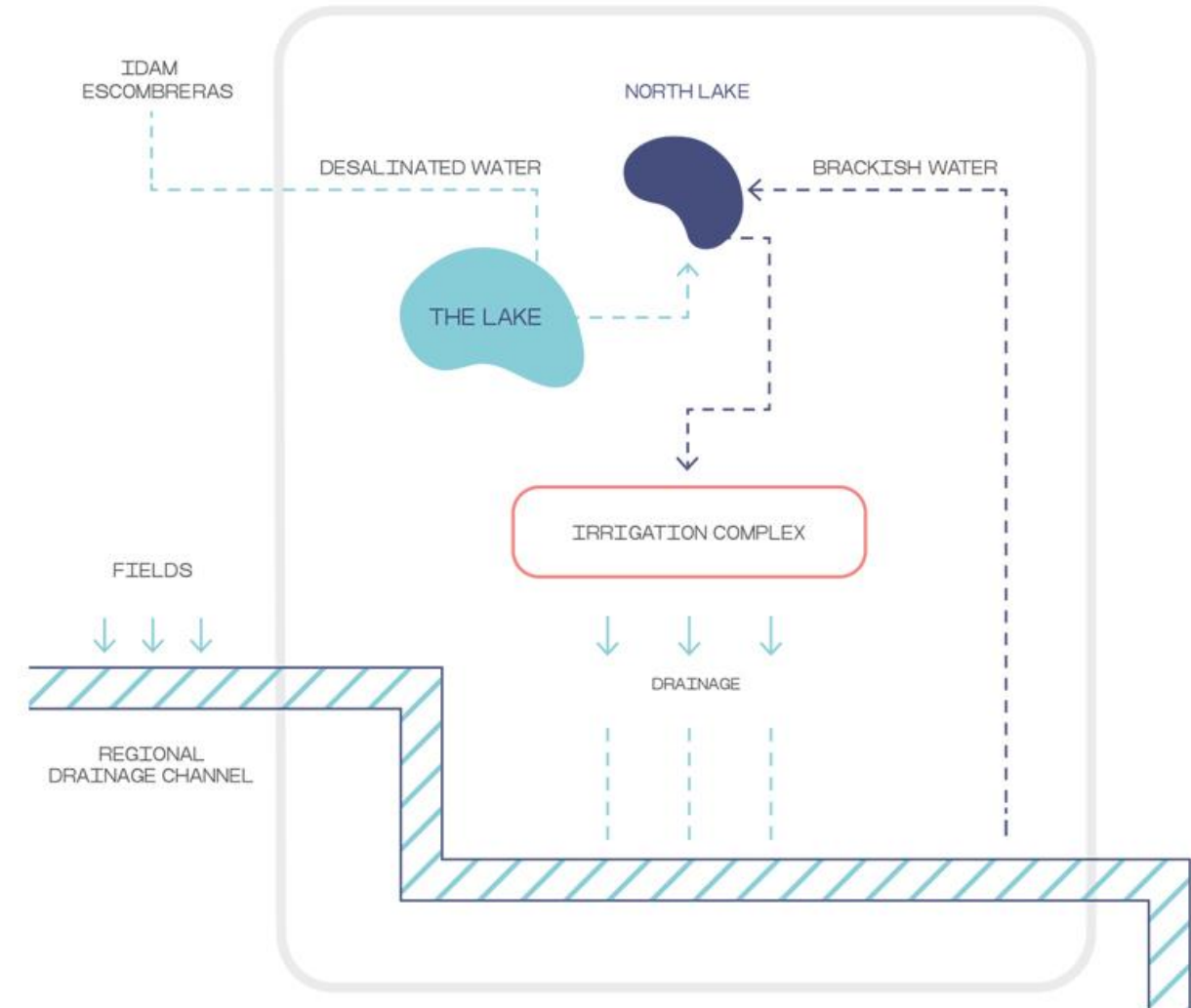
Both lakes function as urban sustainable drainage systems (USDS) by collecting rainwater for reuse. The Lake also partly offsets water evaporation.

ISO 14001

Integrated Environmental Management System, evidence the commitment made by José Díaz García S.A. to protect the environment by managing the environmental risks associated with its operations.

This standard identifies requirements for effective risk management, including environmental prevention and protection, legal compliance, and socio-economic needs.

URBANIZATION



ENERGY EFFICIENCY

LED lighting is installed throughout the resort, controlled with solar timers and low energy consumption.

Homes are installed with the latest energy efficiency features specified in the technical building code with state-of-the-art architectural design, insulation, and aerothermal water heaters among other innovations.

As well as fitting water consumption reducing mechanisms in taps, José Díaz García S.A., installs LED lighting and has a portfolio of suppliers that work in compliance with ISO 14001.

Energy efficiency does more than save money. It is a vital measure to help to save our planet.

Plastic is not a member of our team!



RECYCLING

Santa Rosalía has a waste separating system for collecting paper and cardboard, packaging and plastic, glass, and other types of waste.

Little things mean a lot when it comes to changing the world. In our sales office we use cardboard cups and are careful to keep paper consumption down and to recycle. This policy is particularly important at the Beach Club.



PROPERTIES



We have created each home with individual requirements in mind, selecting the best designs, technology and materials and taking time to consider the results as a whole, paying attention to every detail, to create havens for people who deserve to live well.

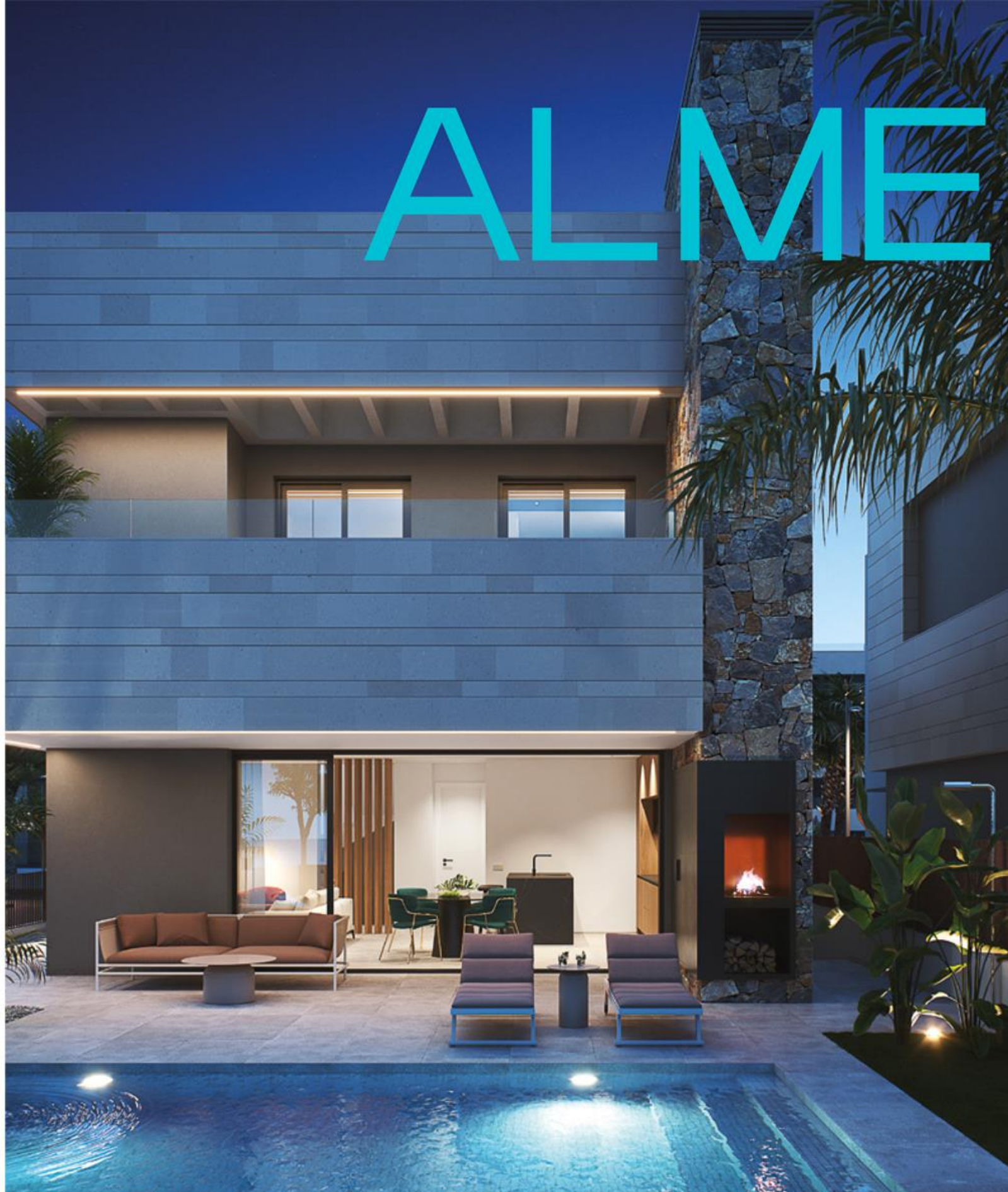
The images and computer graphics in this brochure are for guidance only, and are not contractually binding. They may be changed in the interests of the project, or for technical or business purposes. The furniture, installations, finishes, and decoration are for illustrative purposes only and are not included except when included in the technical specifications.

ALMENDRO 7

The almond is an essentially Mediterranean nut. Delicious and healthy. It starts as a dense droplet that becomes a crunchy burst of flavours when ripe. Simply irresistible. Unique.

CHARACTERISTICS

3	Bedrooms
3	Bathrooms
177 m ²	Built area includes semi-basement with natural light.
238 - 253m ²	Plot





Our exquisite villas are designed to bring nature into your life. The indoor-outdoor flow is an essential aspect of our architectural philosophy, with continuity from the inside out.

In one of the best areas of Santa Rosalía, alongside to the lake and with charming views. This premium villa is a metre above ground level for extra privacy.

The plot has space for up to three vehicles and pre-installation for an EV charging point.

The front porch has a large, covered space and a year-round sun trap with a swimming pool and a barbecue set in a wall made of local stone, that runs along entire façade to a sun terrace, a feature that gives this contemporary home a welcoming, Mediterranean vibe.





In keeping with this elegant, minimalist living area, window doors invite cooling breezes and sunlight in over an almost five-metre balcony set entirely inside the wall. The imposing kitchen is both practical and attractive.



The rest area features a bedroom with direct access to a guest bathroom on the ground floor, and the entire first floor of the home. The main suite comprises 20 metres of bedroom, dressing room and bathroom, with two terraces for efficient through ventilation and a feature headboard.

A second suite is also luxurious, with a dressing room, built-in bathroom, and access to the 18-square-metre terrace with a natural stone wall.



Enjoy sunny days and starry nights on a 43-square-metre area with views over La Reserva and sparkling lake. Preinstalled for kitchen and jacuzzi. An additional space 48-square-metre

open plan area extends over the more discreet part of the property.

A semibasement with natural light to be laid out and designed to the customer's specifications.



LAVANDA 24



Lavender has an intoxicating aroma and an evocative flavour, transporting us back to happy times.

CHARACTERISTICS

2 - 3	Bedrooms
2	Bathrooms
173 - 192 m ²	Built area including basement.
140 - 255 m ²	Plot



Our Lavanda villas have been designed for a life in contact with nature. Set on ideal plots, between the two main, most beautiful avenues and just a few steps from the lake.



Open to the surroundings with a 5.5-metre balcony, that give freedom of movement and let the sunlight flow in. Architecture that connects with the garden area, with privacy from an illuminated natural stone wall that separates the inside from the outside.

These features give the living area of the home its character.

And when night falls, the first bedroom is on the opposite side of the ground floor, and gives onto a lovely, welcoming terrace.





On the first floor, there are two designs to choose from. One has a modern suite with an open bathroom and is connected to a stylish Mediterranean terrace with over 12 square metres, while the other has two rooms, one of which gives onto the same sunny terrace and a bathroom.

light to flow in. The possibilities of this space are as brilliant as your imagination. And while we're talking about dreams, what will you do with the sun terrace?
Each home also has space for a vehicle prewired for an EV charging point.

The large, open-plan 80-square-metre basement receives light during the day from a clever skylight that serves as a garden bench and allows a curtain of



MADRESELVA 62



Whenever you smell the sweet scent of honeysuckle, memories flood your mind and a smile appears on your face.

This community is in one of the most beautiful areas of the resort, alongside a pretty garden with children's playgrounds to the south of Santa Rosalía and only 200 metres from The Lake.

Its exclusive central, landscaped common area boasts a fabulous designer swimming pool with a beach large enough to ensure comfort and

enjoyment. Plants have been carefully selected to give shape and colour to the design.

All homes have underground parking and storage rooms.

BUNGALOWS

Accommodation designed for outdoor living, a practical, appetising way to live the good life, the Mediterranean way.

CHARACTERISTICS

2	Bedrooms
2	Bathrooms
72 - 76 m ²	Built area
44 - 103 m ²	Terraces, gardens, and solarium. Includes underground parking and storage room.



Properties are accessed through a private entrance that runs between the green zone and the properties, the residence's garden and a 16-square-metre covered terrace. A spacious five metre balcony leads to a large living area, with a beautifully designed kitchen.

The main suite has a bathroom and dressing room. Both rooms give onto a second terrace.

Access to the first floor bungalow is from the opposite side, through the central garden. The lower floors are totally private.



Upon entering, it impacts the huge threeleaf balcony followed by a glass wall, from where you can see the large 16-square-metre terrace and access to the large 60-square-metre solarium, wired for kitchen and jacuzzi ready.

The exquisite main suite has a bathroom and dressing room.



APARTMENTS

A community designed for enjoyment, views, and privacy.

CHARACTERISTICS

2 - 3	Bedrooms
2	Bathrooms
80 - 102 m ²	Built area
18 - 113 m ²	Terraces, gardens, and solarium. Include underground parking and storage room.





Corner Madreselva apartments have three rooms and two bathrooms, while the central ones have two bedrooms and two bathrooms. All the main suites give onto a large terrace shared with the living, and has a large balcony with window doors.

Corner penthouses have beautiful, bright glazed central courtyards around which the homes are arranged, facing eastwards.

The four penthouses have sun terraces, with views of La Reserva and the sea. They are wired for a kitchen and jacuzzi.

Without a doubt, this is the perfect place to build a home and community.

SURROUNDINGS



Santa Rosalía stands in a strategic spot on the Costa Cálida, just 4 kilometres from the sea and very close to the Costa Blanca.

A place for enjoying its two seas, Mediterranean cuisine, and leisure opportunities.

Surrounded by orchards, Santa Rosalía is located between the municipalities of Torre Pacheco and Los Alcázares. It is part of the Mar Menor region (Murcia), an area with a fascinating history.

It is part of the famous Costa Cálida, with 250 km of coastline spread between two seas, the Mediterranean

Sea, and the Mar Menor. You will find glorious beaches and coves with warm sand and crystal clear waters all over this amazing part of the world.

A bright place with a great climate. With an average temperature of 18°, the sun shines more than 300 days of the year.



LOCATION MAP

CARTAGENA ————— 15 MIN
 MURCIA ————— 32 MIN
 ALICANTE ————— 65 MIN

MURCIA AIRPORT ————— 25 MIN
 ALICANTE AIRPORT ————— 55 MIN





Murcia and its Cathedral.

This cosmopolitan city is the capital of the autonomous region. It has two universities, 450,000 inhabitants and an immense cultural heritage. On the banks of the Segura River, you'll find fascinating events and shows, shopping in its trendy boutiques and regional gastronomy served in its cosy inns.

Its imposing Cathedral, which overlooks the city, is an agglomeration of the Gothic, Renaissance and Baroque styles. The façade is like a large stone theatre with harmonious volumes, a perfect marriage of architecture and sculpture.



Cartagena and its Roman Theatre.

An ancient city by the Mediterranean Sea with a significant port and naval base, marked by a legacy of the past in the form of monuments, museums, and cultural riches. It has been the scene of some of the most incredible historical moments. Set in a spectacular natural enclave, surrounded by mountains topped with ancient castles and batteries.

Its Roman Theatre was built in the time of Emperor Augustus, between 5 and 1 BC in the ancient city of Carthago Nova. With space for 7,000 spectators, it was a place for culture, leisure, and life. It was in use until the 3rd century.



Water sports.

Sports such as kitesurf, paddle surf, windsurfing, canoeing, sailing, among others, harness the forces of water and wind in perfect balance. The Mar Menor is the ideal place to experience the elements.

Lovers of these sports will find an ideal place, unique in the world, to practice them all year round. There is a huge range of clubs, sports schools, and harbours.



Golf Courses.

There are 20 high-level golf courses around Santa Rosalía, the furthest only 25 kilometres away. Some have been designed by the legendary JACK NICKLAUS and DAVE THOMAS. These stimulating fields demand a combination of knowledge, strength and, above all, passion for this sport.

GNK Golf – Authentic Nicklaus is a unique course in Europe, made up of four courses, offering the player several options on how to play each hole, creating very different and demanding challenges.



Paradise on the beaches of Calblanque.

The Calblanque Regional Park is full of an enormously diverse range of environments.

It is full of natural treasures like arid mountain ranges, long golden and ochre sand beaches, secluded coves and the beautiful formation of fossilised dunes,

white salt marshes and mountain massifs that contrast with the blue of the sea.

Its stunning unspoiled beaches and hidden coves among the cliffs offer one of the most spectacular and wild settings for bathers in the Mediterranean.



Las Salinas de San Pedro del Pinatar.

The Salinas and Arenales Regional Park of San Pedro del Pinatar is a magnificent wetland and a nesting and resting spot for many species of birds, most notably the flamingo. It covers 856 hectares, including six kilometres of Mediterranean coastline.

Bathing in the natural beaches of the Regional Park or in the therapeutic mud baths is a healthy experience in a wonderful, quiet environment.



Reserva Marina de Cabo de palos.

Cabo de Palos and Islas Hormigas form a protected marine reserve on the Costa Cálida. They have been declared assets of interest in the European Community because of their extraordinary biodiversity and pristine ecosystems, and the best European diving destination.

The sunken ships (wrecks) beneath their waters help to create artificial reefs and are a unique experience. It is a favourite spot for divers from all over Europe.



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Santa Rosalía
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Lake & Recreational Areas



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