



THE WIND MILL SPAIN

A RESIDENTIAL PROJECT BY COSTA CÁLIDA PARADISE, SL



US, COSTA CÁLIDA PARADISE

Costa Cálida Paradise was formed by a team of professionals in the real estate, development, and construction sectors. We collaborate with some of the most reputable brands and experts in the industry, ensuring that our projects benefit from cutting-edge practices, innovative designs, and the highest quality standards.

Our dedication to excellence and innovation is reflected in every detail, ensuring homes that combine quality, sustainability, and exceptional value.





OUR VISION

We aspire to lead the way in sustainable property development in the Region of Murcia. Our vision is to create thriving and vibrant communities that are models of innovation, integration, and quality of life.



OUR MISSION

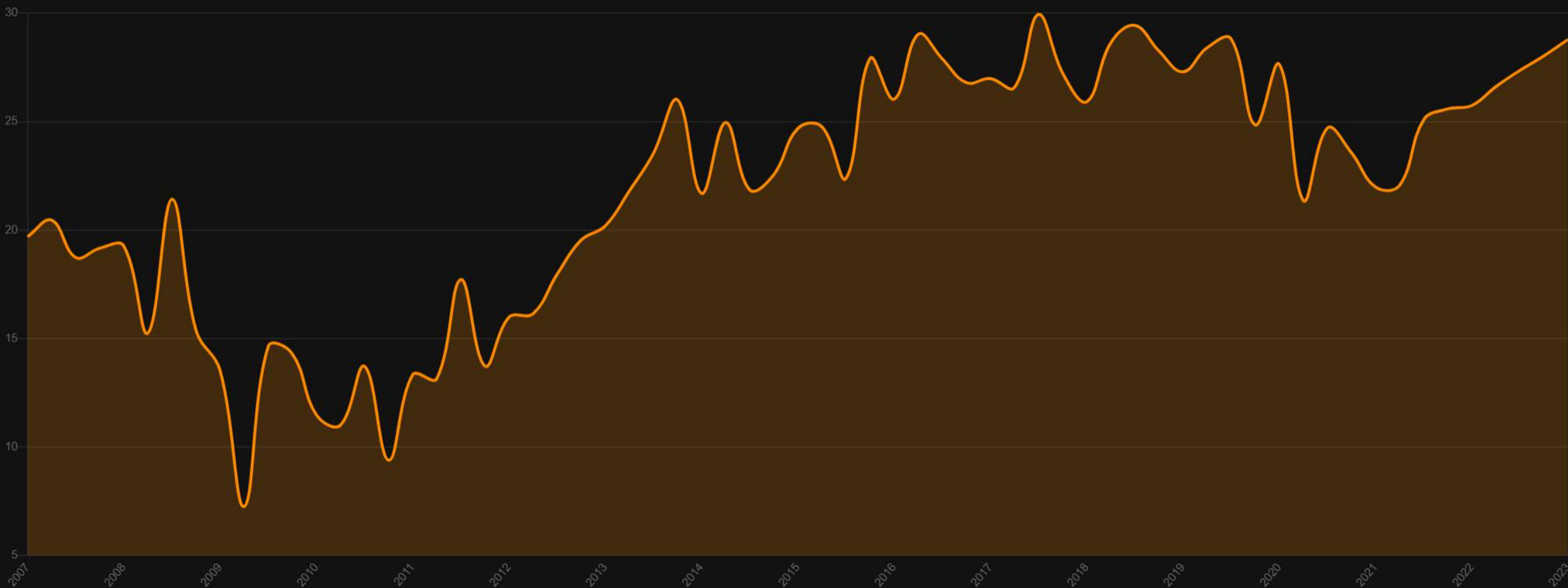
Costa Cálida is committed to providing high-quality homes that reflect our values of sustainability, efficiency, and comfort. We prioritize energy efficiency, the use of environmentally friendly materials, and harmonious integration with the rural environment.

An aerial photograph of the city of Murcia, Spain, taken from a high vantage point on a rocky hill. The city is densely packed with buildings, mostly in shades of white and light brown. The city extends to the coast, where a large harbor is filled with numerous sailboats and yachts. The water is a deep blue, reflecting the twilight sky. In the background, a range of mountains is visible under a sky with soft, wispy clouds. The overall atmosphere is serene and picturesque.

WHY MURCIA

THE DEMAND FOR HOUSES IN MURCIA BY FOREIGN BUYERS IS ON THE RISE

Q1 2023: 28.79% of all transactions / Annual change 📈 3.05% / Quarterly change 📈 0.76%



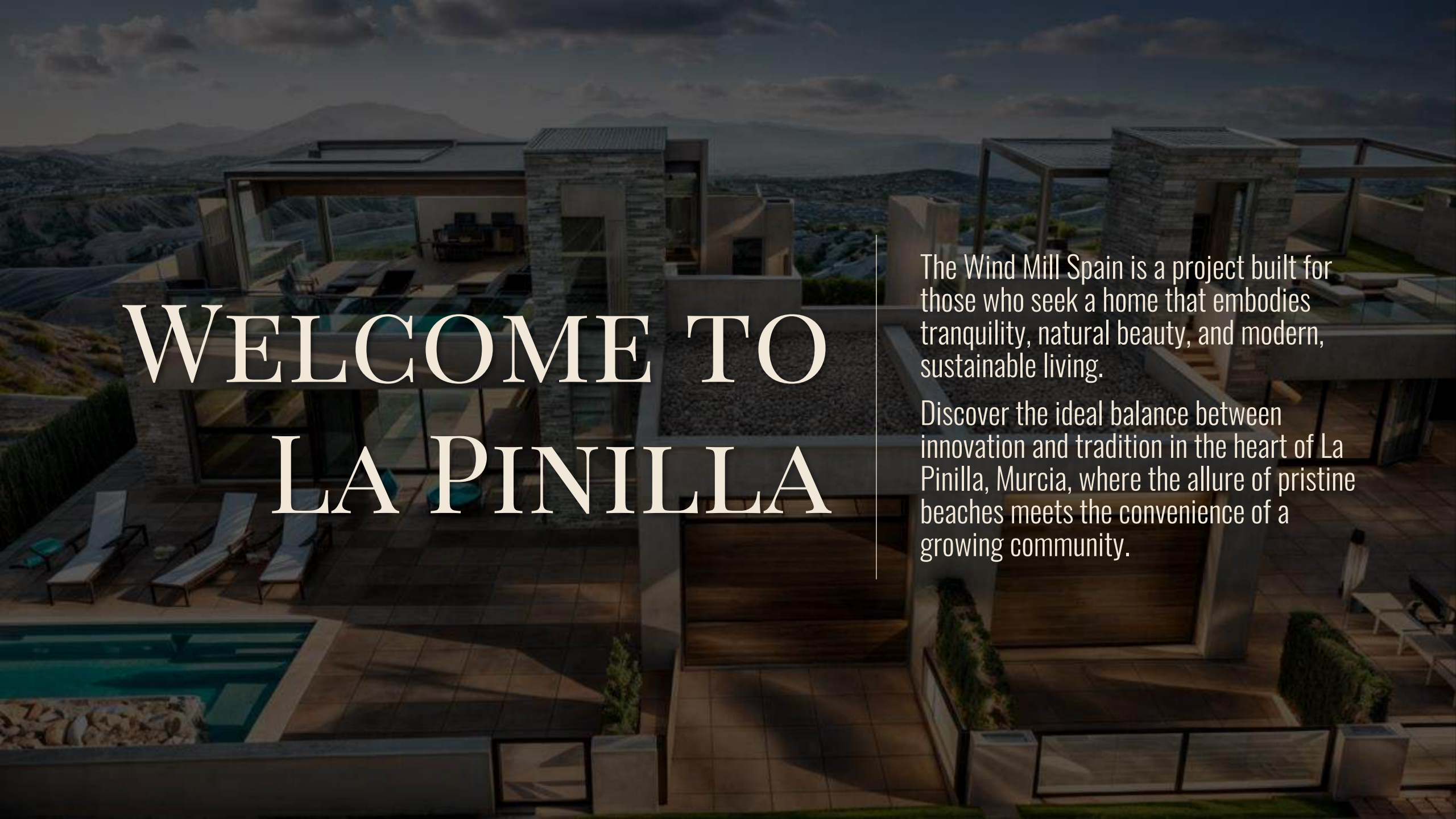
Source: Ministry of Development, 2023.

Provincias	Total	(%)	▼ Anual(pp)	extranjeros	provincial
Murcia	21.563	23,8%	4,75	5.141	5,9%
Cuenca	1.905	9,6%	3,50	183	0,2%
Valencia	36.679	14,3%	2,98	5.241	6,0%
Teruel	1.435	5,3%	2,87	76	0,1%
Barcelona	58.410	13,0%	2,75	7.599	8,7%
Huesca	3.107	8,7%	2,54	270	0,3%
Alicante	48.243	44,0%	2,20	21.203	24,3%
Girona	13.703	29,9%	1,65	4.092	4,7%
Ciudad Real	4.825	4,8%	1,60	234	0,3%
Asturias	12.076	5,1%	1,56	618	0,7%
Álava	3.082	3,3%	1,46	103	0,1%
Lugo	2.286	2,5%	1,42	56	0,1%
Tarragona	14.642	16,0%	1,33	2.349	2,7%
Madrid	70.235	6,3%	1,31	4.453	5,1%
España	583.042	15,0%	1,23	87.340	
Almería	13.896	19,9%	1,21	2.765	3,2%
Castellón	10.730	14,5%	1,20	1.558	1,8%
Ávila	2.216	3,6%	1,17	79	0,1%
Guadalajara	3.997	7,0%	1,12	280	0,3%
Granada	12.326	8,1%	1,05	1.001	1,1%
Burgos	4.478	3,8%	1,00	172	0,2%

MURCIA LEADS YOY GROWTH IN HOME SALES TO FOREIGNERS

The region's been experiencing continuous growth for the past four years. Multiple factors play a role in this development:

- **The weather.** Murcia boasts a Mediterranean climate with over 300 days of sunshine per year, making it ideal for those seeking a warm and pleasant environment.
- **Affordability.** Compared to other popular regions in Spain, property prices in Murcia are relatively affordable, offering great value for money.
- **Quality of Life.** The region offers a high quality of life with excellent healthcare facilities, educational institutions, and a wide range of recreational activities.
- **Investment Potential.** With increasing demand from international buyers, property in Murcia can be a sound investment, offering potential for appreciation and rental income.



WELCOME TO LA PINILLA

The Wind Mill Spain is a project built for those who seek a home that embodies tranquility, natural beauty, and modern, sustainable living.

Discover the ideal balance between innovation and tradition in the heart of La Pinilla, Murcia, where the allure of pristine beaches meets the convenience of a growing community.

LOCATION

LA PINILLA: A HIDDEN GEM IN THE REGION OF MURCIA

La Pinilla is a charming hamlet within the municipality of Fuente Álamo, located in the natural region of Campo de Cartagena in the Region of Murcia. According to the National Statistics Institute (INE) in 2023, it has a population of 429 inhabitants.

Situated southwest of Fuente Álamo de Murcia, La Pinilla, along with the neighboring locality of Las Palas, shares the historic route of the old Camino Real that once connected Cartagena and Lorca. Nestled at the foothills of the Sierra del Algarrobo, it is surrounded by scenic landscapes that are perfect for hiking, featuring Mediterranean scrubland and some examples of Aleppo pine.

The climate in La Pinilla is classified as arid Mediterranean, characterized by scarce rainfall throughout most of the year.



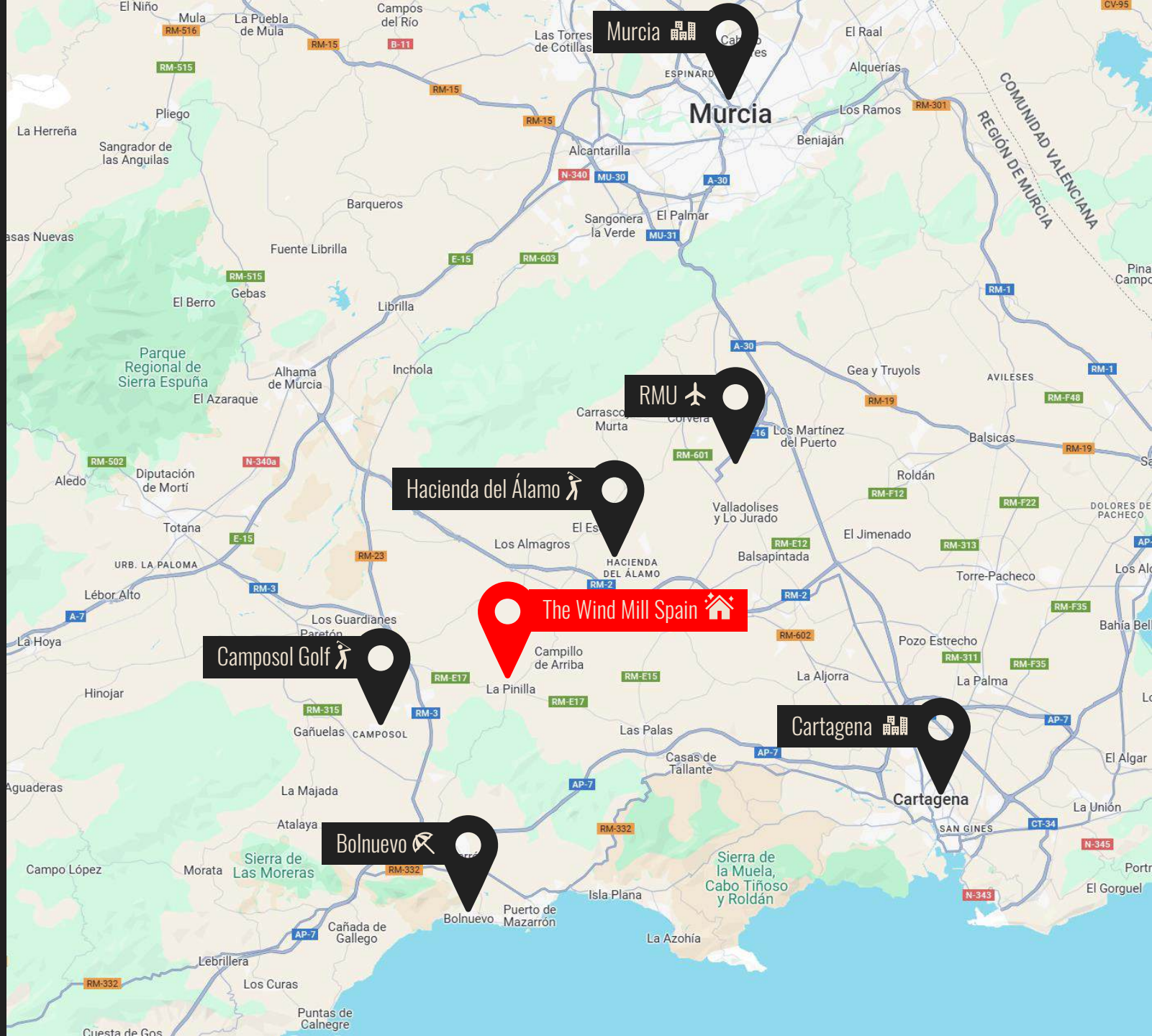
LOCATION

La Pinilla offers a unique blend of natural beauty and modern convenience.

Just 26 km away, the beautiful beaches of Bolnuevo await with their crystal-clear waters and golden sands, ideal for relaxation and recreation.

Strategically located between Murcia and Cartagena, The Wind Mill Spain provides convenient access to a diverse range of employment opportunities, educational institutions, and recreational activities.

Additionally, the Murcia Region International Airport (RMU) is only 25 km away, ensuring easy connectivity for both domestic and international travel.





Cartagena, MU

Just 25 minutes away



Mazarrón, MU

Just 26 km away



Hacienda del Álamo Golf Resort, Fuente Álamo, MU

Just a 15-minute drive



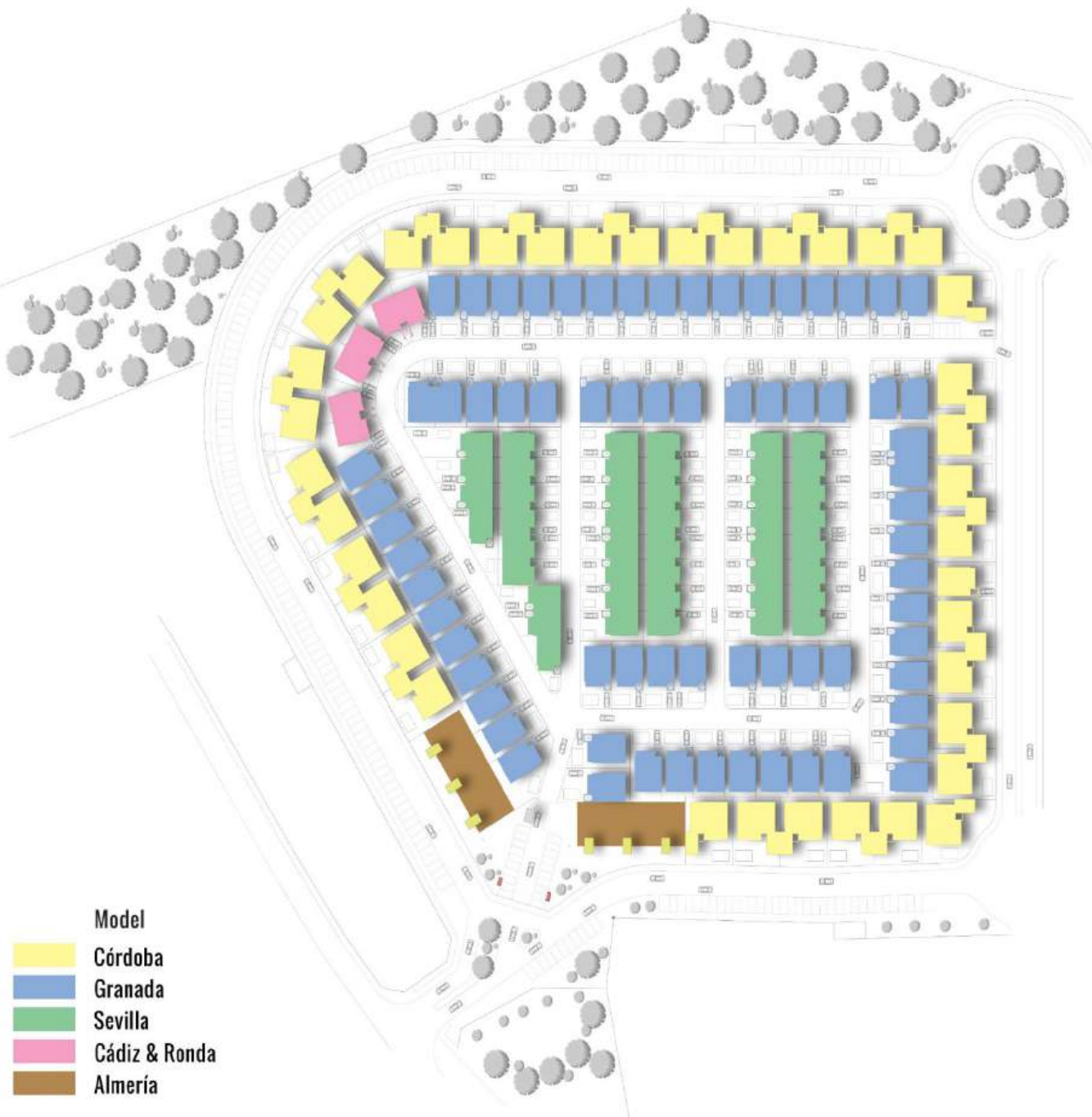
THE PROJECT

A modern outdoor patio area with a wooden pergola structure. In the center, there is a fire pit with a fire burning. Surrounding the fire pit are several lounge chairs and a low wall with cushions. To the right, there is a dining table with chairs. The background shows a clear sky and some distant structures.

PROJECT OVERVIEW

- The Wind Mill Spain is divided into two construction phases: the first phase will feature 177 homes, while the second phase will add 150.
- Costa Cálida Paradise prioritizes energy efficiency and the use of environmentally responsible materials, minimizing environmental impact while ensuring seamless integration with the surrounding rural landscape.
- Our homes are built with a commitment to quality and excellence, incorporating the latest construction techniques and utilizing local suppliers to ensure the highest standards of customer satisfaction and well-being.
- The land is owned by Costa Cálida Paradise, enabling us to offer highly competitive pricing.
- Designed as an eco-friendly oasis, the development promotes a green, healthy lifestyle for its residents, offering a balanced and sustainable living environment.
- We are focusing on the expanding community of **Belgian** and **Dutch** nationals, offering tailored properties that meet their needs and preferences in Spain.





FIRST PHASE MAP

Units	Model	%	Buildable m ²
37	Córdoba	20.9	5,309.50
71	Granada	40.11	6,674.00
45	Sevilla	25.42	3,150.00
12	Almería	6.78	867.60
6	Cádiz	3.39	420.00
6	Ronda	3.39	420.00
Commercial Unit 1			418.45
Commercial Unit 2			418.45
177		100%	17,678.00 m ²

- The second phase is currently in the planning stage.
- A community pool will be introduced in the second phase, offering access to all residents of The Wind Mill Spain.
- The project encompasses a total buildable area of 32,793.75 m².

PROJECT TIMELINE



A modern house with a large balcony and a pergola. The balcony has a glass railing and a white curtain. The pergola is made of dark wood. The house is built with light-colored concrete and has large windows. The text "OUR HOUSES" is written in a white serif font across the top of the image.

OUR HOUSES

A modern house with a large balcony and a pergola. The balcony has a glass railing and a white curtain. The pergola is made of dark wood. The house is built with light-colored concrete and has large windows. The text "OUR HOUSES" is written in a white serif font across the top of the image.

GRANADA

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SEVILLA

A modern house with a large balcony and a pergola. The balcony has a glass railing and a white curtain. The pergola is made of dark wood. The house is built with light-colored concrete and has large windows. The text "OUR HOUSES" is written in a white serif font across the top of the image.

CÓRDOBA

SEVILLA MODEL



x2 BEDROOMS



x2 BATHROOMS



150 M² PLOT



70 M² LIVING



186.300



SEVILLA

Modern semi-detached villa providing exceptional comfort at a competitive price.

“Cozy and sustainable. Our Sevilla model is a compact yet comfortable solution to the growing demand. Designed for couples or small families.”

Solarium of 44 m² with 15,5 m² reserved for solar panels.
Private parking spot and pool.



GRANADA MODEL

 x3 BEDROOMS

 x2 BATHROOMS

 200 M² PLOT

 94 M² LIVING

€ 249.780

GRANADA

Mid-sized detached villa. Harmony and functionality in every corner.

“Our Granada model is perfect for growing families, offering space and style. The spacious solarium above invites you to soak up the ever-present Murcian sun.”

Solarium of 62 m² with 17,6 m² reserved for solar panels.
Private parking spot and pool.



CÓRDOBA MODEL

 x 3 BEDROOMS

 x 3 BATHROOMS

 300 M² PLOT

 144 M² LIVING

€ 379.845



CÓRDOBA

Large detached villa. Luxury and freedom.

“The Córdoba model, our flagship product, offers the ultimate experience for family life with no compromise.”

Solarium of 99,5 m².

It features a private pool and covered garage with a 22,8 m² roof, perfect for solar panels.

Note: Floor plans and renders are currently being updated to include the fourth bathroom, located within the stairwell and accessible from the pool area.



OUR FLATS

CÁDIZ

ALMERÍA

RONDA

ALMERÍA

Charming flat with solarium.

 x2 BEDROOMS

 x2 BATHROOMS

 72 M² PLOT

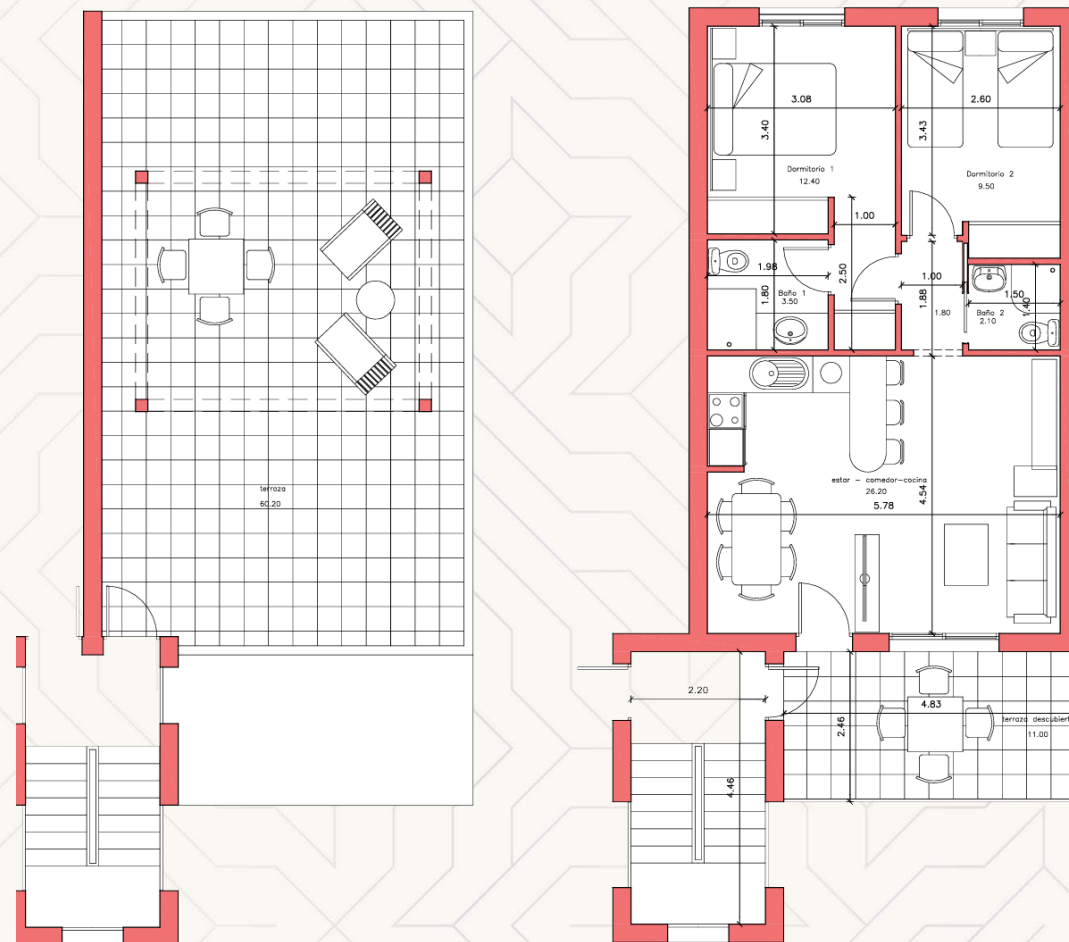
 72 M² LIVING

 164,627.10

This cozy flat, located above a shop, features a dedicated private entrance and a spacious solarium.

Solarium of 60,2 m² with a 11 m² terrace.

No integrated parking spot or pool.



CÁDIZ

Flat with private entrance and solarium.

 x2 BEDROOMS

 x2 BATHROOMS

 70 M² PLOT

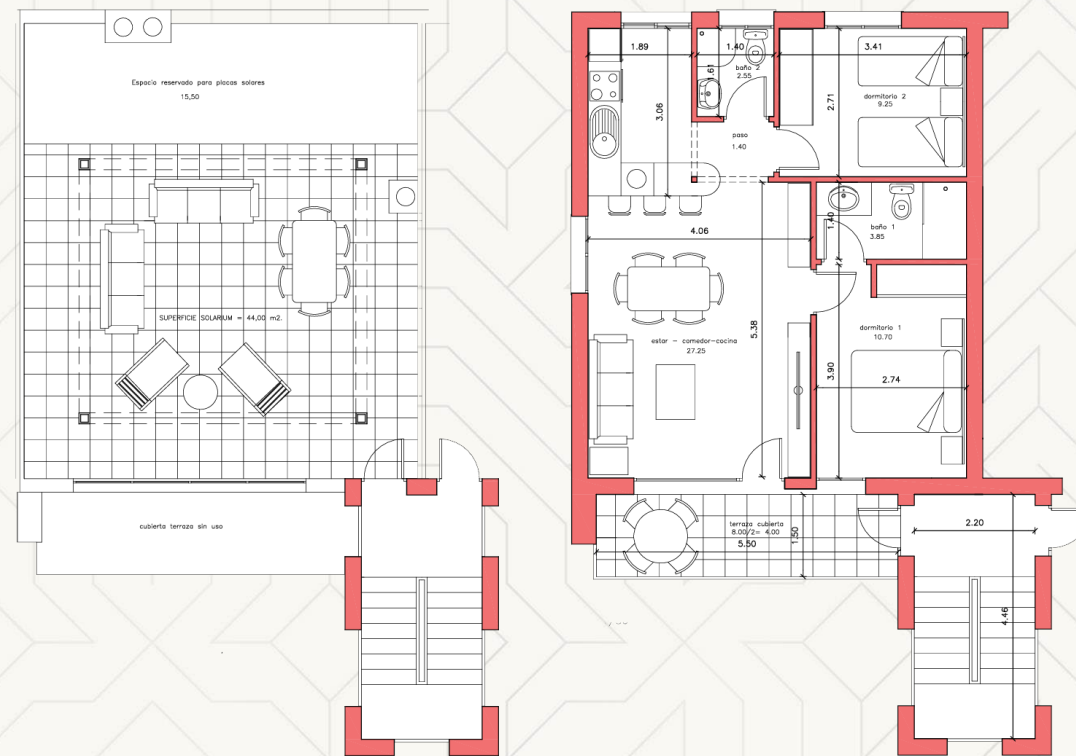
 70 M² LIVING

€ 159,390.00

This flat, located above a Ronda unit, features a dedicated entrance and a spacious solarium.

Solarium of 44 m².

No integrated parking spot or pool.



RONDA

Ground-level flat with private parking.

 x2 BEDROOMS

 x2 BATHROOMS

 FROM 115 M² PLOT

 70 M² LIVING

FROM €169,119.00

This ground-level flat offers a dedicated parking spot and a generous plot, providing ample outdoor space.

Situated beneath a Cádiz model unit.

No solarium or pool.



QUALITIES



EXTERIOR & FOUNDATION

- The structural framework is constructed using an advanced pre-industrialized method, which revolutionizes the process of casting and assembly. This technique ensures optimal strength, precision, and long-term durability. Reinforced concrete slabs are prefabricated in a controlled factory environment and transported to the site, where they are joined. This method enables the completion of the exterior shell of the house within 72 hours.
- The exterior walls are clad with high-performance drywall panels incorporating rock wool insulation. This system enhances both thermal efficiency and acoustic performance, delivering superior comfort while meeting stringent energy efficiency and soundproofing standards.





INTERIOR DISTRIBUTION

The layout is designed to maximize both functionality and comfort. The internal partitions are constructed using a double-layer system, comprising two 10 cm partitions. Partitions feature double drywall cladding with integrated rock wool insulation, providing outstanding soundproofing and thermal efficiency.



SOLARIUM

The walkable inverted roof is engineered to prioritize heat insulation, making it highly effective in mitigating the impact of high temperatures typical of the region. The roofing system comprises multiple layers: sloped concrete for effective drainage, a waterproofing membrane to ensure complete water resistance, extruded polystyrene thermal insulation for enhanced energy efficiency, and a durable anti-slip porcelain stoneware finish that combines functionality with aesthetics.

INTERIOR FINISHES

Walls and ceilings are finished with high-quality smooth plastic paint. The ceilings feature suspended systems constructed with laminated plasterboard (drywall), designed for aesthetic appeal.

In bathroom areas, access panels are integrated into the suspended ceilings to allow convenient access to mechanical and plumbing installations, ensuring both functionality and maintainability.



ENTRANCE & AND DOOR

Security and style.

The entrance door is crafted from high-quality lacquered aluminum, equipped with advanced anti-vandal security locks and robust fittings, allowing for maximum safety without compromising aesthetics.

The façade incorporates clear double-glazed safety glass, providing enhanced security, thermal efficiency, and a refined, open look.



INTERIOR DOORS & WARDROBES

Interior doors and wardrobes are finished in white or beige lacquer, offering a sleek, modern design. Wardrobes include overhead storage and are fully lined in white.

Window frames are equipped with motorized aluminum blinds for effortless operation.

Windows feature double-glazing with solar control and low-emissivity coatings, ensuring optimal energy efficiency, thermal comfort, and protection from UV rays.



FLOORING BY
PORCELANOSA

VELA NATURAL 59,6X59,6 CM

EXTERIOR & SOLARIUM
FLOORING BY
PORCELANOSA

VELA NATURAL ANTI-SLIP 100x100 CM

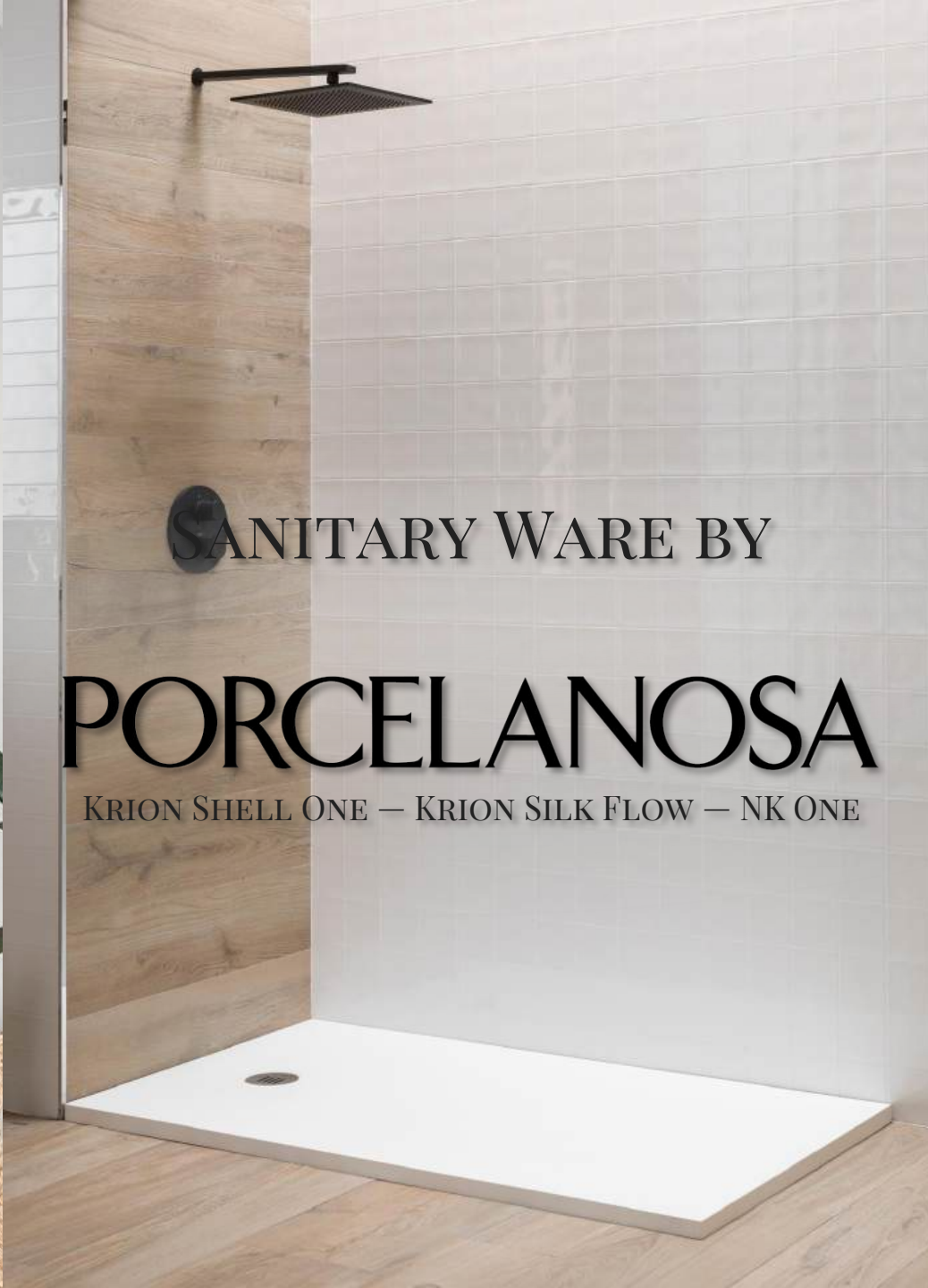


VELA NATURAL 33,3x100 CM

MARMI CHINA 33,3x100 CM

LIMIT VELA NATURAL 33,3x100 CM

WALL TILING BY
PORCELANOSA



SANITARY WARE BY

PORCELANOSA

KRION SHELL ONE — KRION SILK FLOW — NK ONE



KITCHEN STONEWARE BY
PORCELANOSA
APPLIANCES BY



Special promotion for first 30 homes: fridge, stove, oven, microwave oven, kitchen hood and dishwasher included.

COOLING, HEATING & CONNECTIVITY

Hot water and heating are provided by a heat pump system, delivering consistent comfort throughout the year. Our homes can be fully equipped with a high-performance heat pump unit to ensure they are ready to be enjoyed from day one.

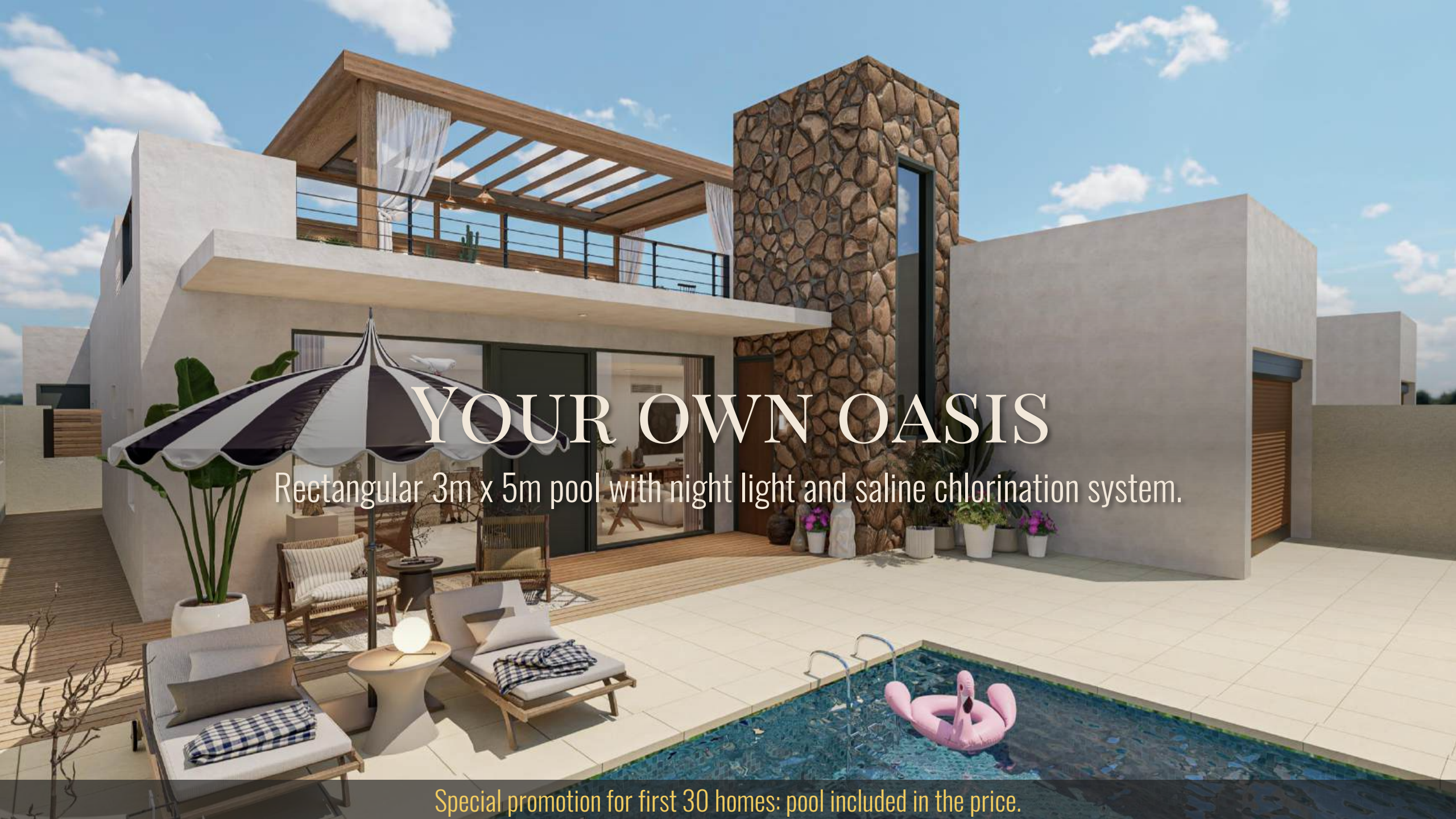
Heating regulation is compliant with the Low Voltage Electrotechnical Regulation, utilizing Simón smart home technology.

The property is fully outfitted with strategically placed telecommunications outlets in the living room, kitchen, bedrooms, and terrace, enabling connectivity across all key spaces.

For enhanced security and convenience, an automatic video intercom system is also included.



Special promotion for first 30 homes: AC unit/heat-pump unit included in the price.

A modern two-story house with a white facade and a prominent stone chimney. The house features a large glass door leading to a patio area. A rectangular swimming pool is situated in the foreground, with a pink flamingo inflatable ring floating in it. The patio is furnished with lounge chairs, a striped umbrella, and a small table. The sky is blue with scattered clouds.

YOUR OWN OASIS

Rectangular 3m x 5m pool with night light and saline chlorination system.

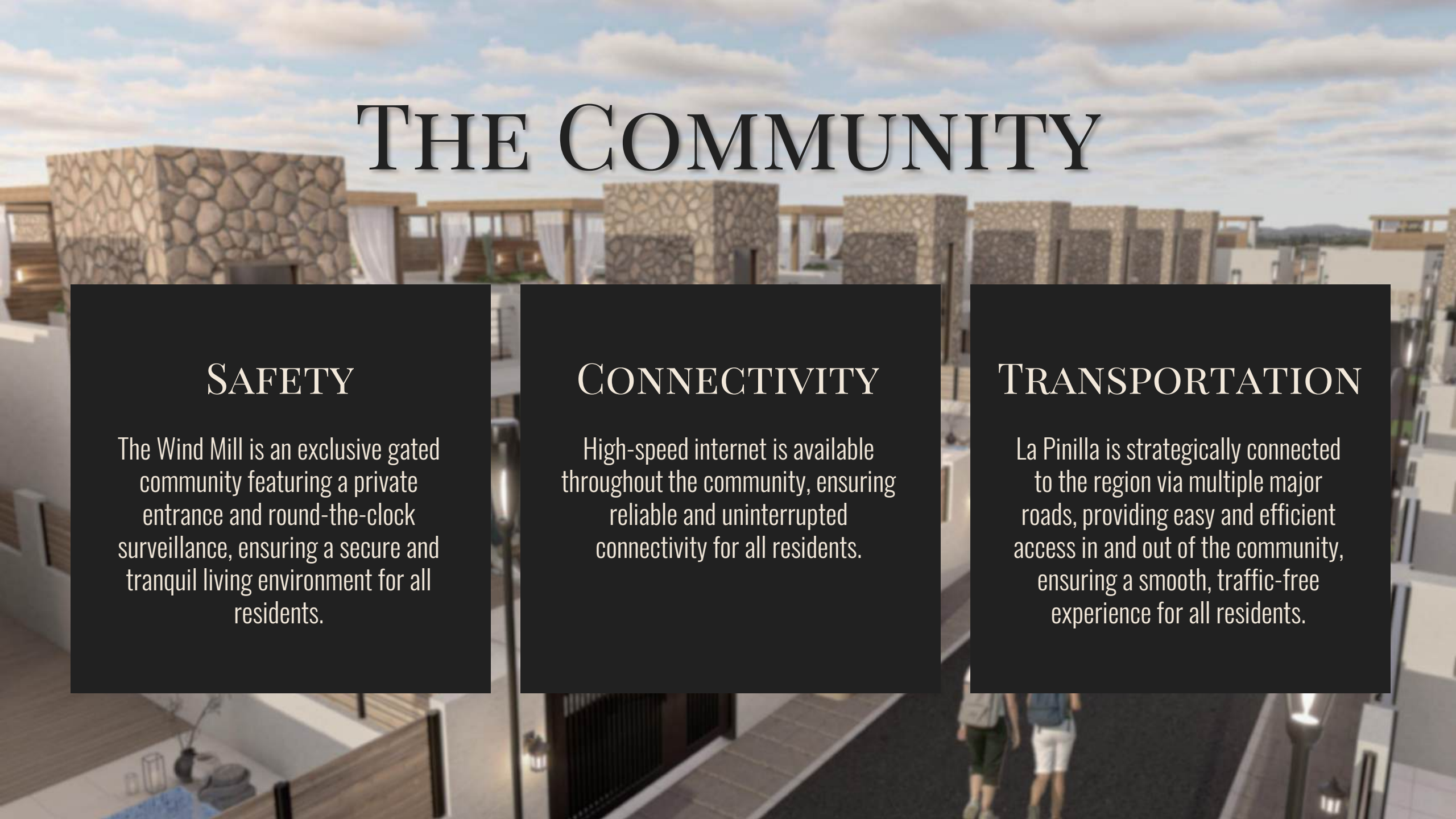
Special promotion for first 30 homes: pool included in the price.

MAKE IT YOURS



Build the perfect house. Customize surfaces and materials, picking from a wide variety of patterns and finishes.

THE COMMUNITY



SAFETY

The Wind Mill is an exclusive gated community featuring a private entrance and round-the-clock surveillance, ensuring a secure and tranquil living environment for all residents.

CONNECTIVITY

High-speed internet is available throughout the community, ensuring reliable and uninterrupted connectivity for all residents.

TRANSPORTATION

La Pinilla is strategically connected to the region via multiple major roads, providing easy and efficient access in and out of the community, ensuring a smooth, traffic-free experience for all residents.

An aerial photograph of a park featuring a central pond, surrounded by lush green trees and winding paths. The scene is captured from a high angle, showing the layout of the park and the surrounding greenery.

COMMON AREAS

GREEN ZONES

The project is surrounded by expansive green areas, offering residents ample space for leisure, recreation, outdoor activities, or simply unwinding in a tranquil environment.

PADDLE COURT

A paddle court is planned within the community, available for exclusive use by owners, providing an excellent opportunity for recreational activities and fitness.

PARKING SPOTS

The perimeter of The Wind Mill is lined with rows of parking spaces, offering a total of 482 spots for the convenience of residents and guests.

OUR PARTNERS

In just four years, Costa Cálida Paradise has established robust partnerships with leading suppliers and firms in the real estate, construction, and home appliances sector. We collaborate with prestigious brands such as Porcelanosa, renowned for their expertise in stoneware and sanitary ware, and Balay, known for their top-of-the-line appliances. Additionally, we work closely with Grupo Gimeno, a consultancy firm with over 60 years of experience.



G I M E N O

PORCELANOSA Grupo

ENVIRONMENTAL BENEFITS

Energy Efficiency: The heat pump system, double-glazed windows with solar control, and high-quality insulation reduce energy use and carbon emissions.

Sustainable Materials: Use of durable materials like extruded polystyrene insulation and rock wool, along with low-emissivity glass, enhances thermal performance and sustainability.

Green Spaces: Expansive green areas help improve air quality, reduce the urban heat island effect, and support local biodiversity.

Smart Technology: The Simón domotics system optimizes heating and energy consumption, reducing waste and promoting sustainable living.

Sustainable Transportation: Strategic road access minimizes traffic congestion, contributing to lower emissions and a cleaner environment.

Water Conservation: Energy-efficient systems and eco-friendly building materials support long-term sustainability and resource conservation.



SCHEDULE A VISIT

Our show house is finished and furnished, ready for clients. We'd love to show you around and explore how we can collaborate.

Contact us at:

sales@thewindmillspain.com

www.thewindmillspain.com

Daniel Di Marzo, sales (🇬🇧 🇪🇸) +34 641 85 26 57

THE BUYING PROCESS

- The insurance institution backing the project guarantees up to 60% of the total cost of the property.
- Real estate agencies take a commission.
- The reservation fee corresponds to 20% of the property's value.
- Payments are issued over different stages of the construction process. With the reservation in place, the next 40% will be divided into four installments of 10% of the property's value each, adding up to a total of 60%. The final 40% (and taxes) is due upon notary signing.
- We accept all traditional payment methods.



EXAMPLE OF PAYMENTS FOR A GRANADA HOME

Payment	Amount	Concept
Reservation (20%)	49.956,00 €	Formal reservation of the house and plot of land
1st payment (10%)	24.978,00 €	Completion of the structure
2nd payment (10%)	24.978,00 €	Completion of the enclosures
3rd payment (10%)	24.978,00 €	Installation of partitions
4th payment (10%)	24.978,00 €	General finishes
Final payment (40%)	99.912,00 €	Signature at the notary
Total	249.780,00 €	

*Prices do not include applicable taxes, which are paid together with the last payment.

THE WIND MILL SPAIN

Discover how The Wind Mill Spain is at the forefront of sustainable real estate development. We prioritize energy efficiency, environmental harmony, and community integration to create high-quality homes that blend with the natural surroundings.



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PORCELANOSA Grupo

