



# **ALTOS DE PUNTA DE LA MONA**

## **PUNTA DE LA MONA HEIGHTS**

RESIDENTIAL DEVELOPMENT OPPORTUNITY – COSTA TROPICAL

Developer brochure



<b>Section</b>	<b>Page</b>
1. Presentation	5
2. Introduction	7
3. Location and surroundings	9
4. Urban planning framework	11
5. Urbanization project	13
6. Typologies and buildable product	15
7. Market context and opportunities	17
8. Investment opportunity	19



## **1- PRESENTATION**

### **A NEW RESIDENTIAL AREA OVERLOOKING THE MEDITERRANEAN**

#### **Altos de Punta de la Mona (Punta de la Mona Heights)**

Almuñécar – Costa Tropical, Granada

Located on one of the most sought-after hillsides of Almuñécar, Altos de Punta de la Mona combines an exceptional setting, panoramic sea views and direct access to the heart of the Costa Tropical. The project represents a new opportunity for high-quality residential development in one of southern Spain's most prestigious coastal enclaves.



ALTOS DE PUNTA  
DE LA MONA

LA HERRADURA

COTOBRO

ALMUÑÉCAR

YACHTING  
HARBOUR

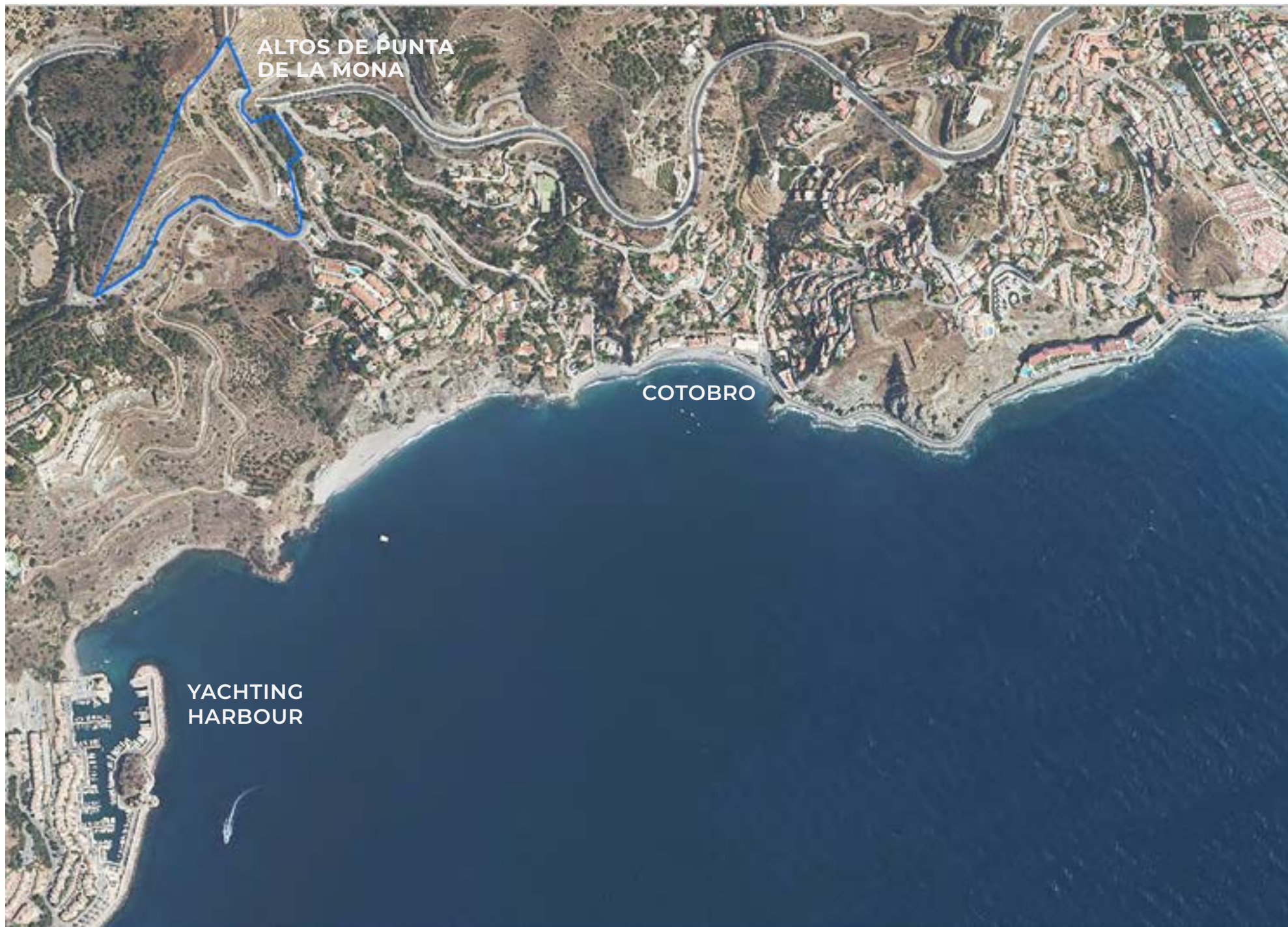
PUNTA DE  
LA MONA

## **2- INTRODUCTION**

Altos de Punta de la Mona is a residential development located in the municipality of Almuñécar (Granada), within the exclusive Punta de la Mona area. The sector is currently undergoing urban transformation, with the Urbanization Project approved and under execution.

The majority landowner (holding almost 80% ownership) is offering developers and investors the opportunity to acquire its participation upon completion of the current phase of the project, thereby allowing direct access to majority control of the development.

The purpose of this brochure is to provide a concise overview of the site's urban planning framework, development status, and investment potential, supporting informed decisions for potential developers.



ALTOS DE PUNTA  
DE LA MONA

COTOBRO

YACHTING  
HARBOUR

### 3- LOCATION AND SURROUNDINGS

Altos de Punta de la Mona is strategically located between the urban centers of Almuñécar (to the west) and La Herradura (to the east), acting as a natural link between two of the most prestigious residential areas on the Costa Tropical. The Costa Tropical is well known from its climate, temperatures are all year long between 16 and 32 degrees average. The summer is not so hot as in other parts of southern Spain and the winters are very friendly.

The development occupies an elevated position that provides uninterrupted sea views from all plots. The site benefits from three main orientations — east, south and west — allowing views over both Almuñécar and La Herradura, as well as optimal sunlight exposure throughout the day. The stepped topography ensures that each plot enjoys privacy and panoramic views without visual interference from adjoining properties.

Access to the area is provided directly from the former N-340 coastal road, with a direct connection to the current national road that links Almuñécar with Málaga and the rest of the Andalusian coast. Nearby residential areas include Cotobro and Punta de la Mona, positioning the sector as a bridge between two established premium neighborhoods.

Málaga airport is within an hour drive's away, as is the airport of Granada. Both are major, vibrant cities in southern Spain. The Sierra Nevada, where skiing is possible from November to April, is also reachable in about an hour's drive. During this time of the year, there are days that you can enjoy the unique experience of skiing in the morning and going to the beach in the afternoon. This makes the Costa Tropical a truly special place.

ALTOS DE PUNTA  
DE LA MONA



## 4- URBAN PLANNING FRAMEWORK

The Urbanization Project for the Partial Plan Sector 9 was approved definitively by the Almuñécar City Council through a mayoral decree dated October 14, 2004, following public exhibition with no objections. The works are currently under execution, providing full urban services and infrastructure to the sector.

The Partial Plan establishes two residential zoning types (A and B), complemented by public and semi-public land for green areas, local facilities, and a small tertiary area.

<b>TOTAL AREA:</b>	63,128.98 m <sup>2</sup>
Private residential land:	45,561.12 m <sup>2</sup>
Public and tertiary land / facilities:	17,567.86 m <sup>2</sup>
Total buildable area*:	12,757.00 m <sup>2</sup>

*\* Excluding 5% secondary constructions*

Parcels held by the current developer (1, 4, and 5) represent approximately 80% of total residential land, amounting to 37,179.12 m<sup>2</sup> with a total buildable area of 10,410 m<sup>2</sup> (excluding secondary constructions).



Parcel	Surface (m <sup>2</sup> )	Primary buildable (m <sup>2</sup> )	% Share
1	10,256.87	2,872.00	25.01%
2	4,195.00	1,175.00	10.23%
3	4,187.00	1,172.00	10.21%
4	2,642.92	740.00	6.45%
5	24,279.33	6,798.00	48.10%
Total	45,561.12	12,757.00	100.00%

Access to Cotobro >>

40 plots for dwellings

<< Access to Punta de la Mona

## 5- URBANIZATION PROJECT

The Urbanization Project for the P9 Sector has been approved and is currently under execution, establishing a complete network of urban infrastructures designed to meet modern residential and environmental standards.

The urbanization works include:

- Separate sewerage network for wastewater and rainwater.
- Water supply network with a pumping station and reservoir.
- Low-voltage power network with two transformer stations.
- Telecommunications infrastructure prepared for fiber-optic connectivity.
- Public lighting system with energy-efficient installations.
- Fully urbanized roads with pavements, signage and service ducts.
- Landscaped public areas and plots for community facilities.

Phase 1, which includes the core infrastructure works, is nearing completion and comprises:

- Groundworks for roads and retaining walls.
- Construction of retaining urbanization walls and foundations.
- Sewage and drainage infrastructure within the plots.
- Sewage connection to, and construction of the pump station in Cotobro.
- Execution of the main engineering works required for the urbanization.

Upon completion of Phase 1, the majority owner is offering its participation for sale, providing an opportunity for developers and investors to step into a significantly de-risked stage of the project. Alternatively, the seller is also open to discussions regarding the sale of its participation upon completion of the full urbanization project, as outlined above.



## 6- TYPOLOGIES AND BUILDABLE PRODUCT

Altos de Punta de la Mona is conceived for medium-high segment residential housing, offering a privileged setting, panoramic sea views and optimal sunlight orientation.

The current configuration includes the development of 40 residential plots of approximately 1,100 m<sup>2</sup>, intended for detached single-family homes of around 330 m<sup>2</sup>, each with private gardens, swimming pools and garages. This configuration responds to strong demand for modern coastal homes combining comfort, views and privacy.

The planning framework also allows for flexibility, with a maximum development capacity of up to 98 dwellings, enabling alternative typologies, such as grouped or semi-detached housing, provided that the total number of dwellings does not exceed 98 units. This flexibility allows developers to adapt the product to different investment strategies while maintaining a high residential standard.

All development proposals are guided by sustainability, energy efficiency and landscape integration criteria.

ALTOS DE PUNTA  
DE LA MONA



## 7- MARKET CONTEXT AND OPPORTUNITIES

The residential market in Almuñécar and La Herradura — and more specifically in Cotobro and Punta de la Mona — is characterized by strong demand and sustained price growth, with values increasing by over 30% in the last four years (source: **RealAdvisor**).

According to current asking prices published on **Idealista**, resale properties in the area reach average prices of approximately €3,600/m<sup>2</sup> built, rising to around €4,000/m<sup>2</sup> built for detached properties. New-build villas typically range between €5,000 and €8,500/m<sup>2</sup> built, while exceptional high-end resale villas can occasionally exceed asking prices of €10,000/m<sup>2</sup> built.

These figures underline the strong development potential of the area, which benefits from its proximity to first-class amenities such as the yachting harbor Marina del Este (227 moorings for boats up to 30 m), nearby golf courses in Motril and Vélez-Málaga, and easy access to Málaga and Granada airport, as well as the port of Motril. Together, these position Punta de la Mona and its surroundings as one of the most exclusive and sought-after residential locations on the Costa Tropical.

Altos de Punta de la Mona is therefore positioned to deliver high-value, medium-high segment coastal homes with sea views, privacy, outdoor living and sustainability. Given the strong demand for detached villas — and the current shortage of supply — in the €750,000 to €1,250,000 price range, the project represents a highly attractive opportunity for a luxury real estate developer.



ALTOS DE PUNTA  
DE LA MONA

## 8- INVESTMENT OPPORTUNITY

Altos de Punta de la Mona represents a unique investment opportunity within one of the most prestigious coastal markets in southern Spain.

The sector combines a mature and approved urban plan, strategic location, and almost complete infrastructure, offering immediate development potential with minimal planning risk. The current ownership structure — with around 80% of the residential land owned by a single developer — provides significant advantages in terms of coordination, phasing and flexibility in negotiations with potential development partners.

The project's characteristics — sea views, privacy, optimal orientation, and modern infrastructure — make it ideally suited to the mid- to high-end residential segment, for which there is an increasingly strong demand and capital appreciation in Almuñécar and La Herradura.

With its combination of location, planning readiness, and product quality, Altos de Punta de la Mona stands out as one of the most attractive opportunities for residential development on the Costa Tropical.

DEVELOPMENT BY

**BREEM**  
**INVERSIONES**  
COSTA TROPICAL SL

MARKETED BY



**CUMBRE VILLAS**  
*Amazing Villas, Stunning Views*