





A unique haven where snow weaves unforgettable experiences.





20 key ready apartments in the only new development in Sierra Nevada.



**Studios & apartments from 38,85 sqm
to 96,1 sqm built**





Sierra Nevada at your feet

Experience the perfect harmony of tranquility and excitement. Picture waking up every morning to the stunning sight of snow-covered mountains, while you savor a warm cup of tea before heading out for a day of skiing. Nestled in an established area where new developments are rare, this project presents a special chance to own a home that effortlessly blends traditional authenticity with modern comfort and the exclusivity you deserve. Welcome to an extraordinary living experience!





LOCATION



Driving distances

Granada	40'
Granada Airport	50'
Motril	1h
Almuñecar	1h 20'
Malaga Internacional Airport	2h



LOCATION



PRADOLLANO

Walking distances

Virgen de las Nieves Ski lift	5'
Parador Ski lift	8'
Restaurants	10'

Driving distances

Jara Ski lift	8'
Ski School	9'
Commercial area	9'



A paradise for snow lovers



Conveniently located in Pradollano, our exclusive residential complex is just a 5-minute walk from the Virgen de las Nieves ski lift, granting direct access to the exciting snow-covered slopes. Situated at the heart of Sierra Nevada, Pradollano serves as the urban and commercial center, ensuring residents have easy access to supermarkets, restaurants, pubs, and boutiques, placing all amenities at your fingertips. Welcome to a life of luxury and comfort in the heart of the winter action!



A combination of comfort and adventure

In our picturesque winter paradise, diversity is central to every home, ensuring that each resident finds their ideal apartment. Whether you prefer a cozy studio or a spacious three-bedroom apartment, our range caters to every preference. Every detail has been meticulously curated to offer an exceptional living experience. From kitchens equipped with state-of-the-art technology to expansive windows designed to capture breathtaking views, perfection awaits in every corner of your home.





**Porcelanosa materials to enjoy
maximum guarantee & comfort.**

**A time for a well
deserved break**



We understand the importance of having dedicated space for winter gear. That's why each residence comes with ski storage, parking space, and a storage room, all designed meticulously to keep your winter equipment in top condition. After a fulfilling day on the slopes, unwind in our complex's sauna or enjoy quality time with family and friends in our multipurpose area. We are committed to creating an environment where every detail enhances your winter living experience.

A wide-angle photograph of a ski resort. The foreground shows a grassy slope with patches of snow. A wooden fence runs across the middle ground. In the background, a large ski lift system with several gondolas is visible on a steep, snow-covered mountain. The sky is clear and blue. A semi-transparent white box with the text "Start dreaming..." is overlaid on the left side of the image. A white snowflake icon is in the bottom right corner.

Start dreaming...



Structure, façade anda and masonry

- Reinforced concrete structure in compliance with current regulations.
- Housing enclosure made of concrete blocks with an external SATE facade system, free of cement and with a quality seal. Tested in Sierra Nevada, with thermal-acoustic insulation and natural stone cladding on lower facade areas.
- Separation between dwellings with double insulated walls.
- Sloped roof covered with a multi-layer waterproofing and insulation system, proven effective in Sierra Nevada; finished with gravel-colored roof tiles.



Carpentry

- High-performance PVC exterior carpentry, tilt-and-turn windows, floor-to-ceiling windows, without blinds, double-glazed with argon, exterior laminated glass with PLANITHERM or a similar treatment.
- Armored door at the entrance to the dwelling, with a 3-point security lock.
- Interior doors made of high-quality white lacquered MDF, with a 7cm casing.





Heating and hot water

- Individual LPG gas heating and hot water system equipped with a condensing sealed gas boiler, controlled by a thermostat.
- Heating with high-quality injected aluminum radiators.



Electricity

- Installation prepared for a medium level of electrification. Electrical mechanisms from a national manufacturer with proven quality.
- Television outlets in the living room and bedroom.
- Switched light points in the master bedroom and hallways.
- Adaptation of outlets for electric vehicles charging in the garage.



Telecommunications

- Dwellings adapted to current telecommunications regulations.



Interior and exterior flooring

- Throughout the dwelling: LINKLOOR FERUDAL NATURAL water-resistant flooring from PORCELANOSA, according to the European standard EN 13329.



Coatings

- Wet rooms: rectified porcelain stoneware material from PORCELANOSA.
- False ceilings with plasterboard and white smooth paint.



All finishes or elements described may undergo modifications or be replaced by elements of equal or superior quality due to technical decisions, changes in manufacturer models, technical criteria of the supervisory authority, or changes in applicable regulations.



Kitchen

- Furnished with upper and lower cabinets. Equipped with appliances: Refrigerator, Sink, Extractor hood, Induction cooktop, Microwave, Washing machine, and Dishwasher (according to each typology).



Sanitary appliances

- High-quality vitrified porcelain sanitary ware with careful design, resin shower tray with a low profile in toilets and bathrooms from PORCELANOSA.





Common areas

- Urbanization equipped with a space for multiple uses.
- Exterior-appropriate pavements in common areas.
- Vestibule with natural natural stone cladding of the highest quality.
- LED lighting in common areas for improved energy efficiency.
- Elevators with a capacity for 6 people, automatic stainless-steel doors, adapted for people with disabilities, with a frequency converter, and selective operation, ensuring smooth, quiet, and energy-saving movement.
- Motorized entrance door to the general garage.
- Garage and storage floors finished with smooth concrete.
- Garage walls and spaces marked with paint according to current regulations.





