



CLUB DE CAMPO & GOLF DE RONDA



Our dream. Your reality



The following text has been written in order to present you with a global project of the "ideal" for life. Nevertheless, our objective is for you to discover our dream, the Club de Campo & Golf de Ronda, for yourself! This is merely our welcome... to your possible future reality.

Just carry out a simple exercise using your imagination: try to imagine a private complex, with 8 million square metres, only 12 kilometres from the city of Ronda and in a privileged location with regard to communications. Advantages and incentives to which we can add the incomparable backdrop of the location such as the area ensconced in the Natural Parks of Sierra de las Nieves, Grazalema and Alcornocales.

Our aim is to stand out for our originality, however, also for our respect for the environment and love of nature. As such, and because we believe that the real luxury is space, the hotel, the exclusive villas in the purest Andalusian style and the different mountain villages distributed on the estate, are complemented with an exceptional leisure and sports offer of the highest quality: two golf courses with the "World Class" standard, a horse riding club, a tennis club and... much more.

It is now time you found out for yourself. We would like you to see for yourself why the Club de Campo & Golf de Ronda offers a privileged style and quality of life, in a unique environment. It is being brought to life with the intention of converting itself into one of the most prestigious urban developments in Andalusia in the region of the Costa del Sol.



Ronda, a Place for Dreams and Discoveries



In the very heart of Andalusia, in an untouched natural location and close to the other Andalusian capitals, Arunda (the first known name for the city of Ronda) is situated in the most north-westerly strip of the province of Malaga, in a basin surrounded by a mountainous range. Flaunting the privilege of being one of the oldest cities in Spain (the Roman remnants of Acinipo are located 19 kilometres away), its more than 481 square kilometres are also known for belonging to the “dream city”.

Ronda is one of the most cherished enclaves in the Andalusian autonomous community by virtue of its artistic, architectural, cultural and historic diversity. A bastion of innumerable wars, it attracted travellers when tourism was still in the era of adventure and a pleasure of the elitist classes. According to finds in the old quarter, its origins date back to the Neolithic period. Its antiquity, along with its climatic, hydrological, vegetation and soil characteristics bestow upon it a “magical mystique” which has defined it throughout history. Nevertheless, it was as from the 18th century when the definitive criteria were established for the role that Ronda would play within the general context of Andalusia. As from that point, the romantic image of the city, and its mountainous range (Serranía) took shape. The worlds of banditry and bullfighting were to make a profound impression on the visitor, converting themselves into the muse of poets, writers and artists alike.

The experts assure that to savour Ronda “you should take all the time you need” since its attraction is rooted both on the diversity of the city and that of its Serranía, which still keeps its “good taste” for tradition.

The multicoloured mountains of the Serranía of Ronda are a divine wonder. Clean air, pure water, diversity and richness of species in the forests and a route made up of more than twenty white villages. To lose yourself in the Serranía is equivalent to discovering diversity in the true sense of the word. Some even dare to maintain that penetrating these territories is to get closer to a harmonious combination of human, geographical, historical-monumental, environmental, gastronomic and even legendary elements which personify this region which zealously protects its hallmark of identity.







In the heart of Andalusia

From Ronda you can quickly and comfortably reach the best beaches on the Costa del Sol, Sierra Nevada or even the main exponents of Andalusian Costumbrismo such as Cadiz, Seville or Cordoba. Only 30 kilometres to the south we come across the very heart of the Costa del Sol: Marbella. This internationally renowned tourist city is the centre of the most comprehensive and varied leisure offer in Europe. Puerto Banús can be added to this which, since its inauguration in 1970, has been considered as one of the best in the world.

With regard to the distance separating Ronda from the rest of the Andalusian capitals, Granada is the one which is furthest away, at less than two hours from the city of the famous Tajo ravine. Specifically, 182 kilometres away is the gateway to Sephardian history and winter sports. In reference to the Granadian city, Sierra Nevada is the most southerly ski resort in Europe. This, however, does not prevent it from enjoying long slopes which can be enjoyed even on the sunniest days.

And, if it is said that the city of Goyaesque bullfights par excellence is the centre of Andalusia, it may well be because it is only an hour and three quarters (170 kilometres) from Cordoba, an hour and twenty-five minutes (136 kilometres) from Seville and less than an hour and a half (120 kilometres) from Malaga.... Cities where art forms part of their lives and which are inescapable rendezvous for visiting, discovering, dreaming and... living.

Cities with a special charm which have converted themselves, by their own merits, into neurological nodes for Spanish tourism thanks to the treasures they possess. Gastronomy, culture, nature, traditions, services... In short: valued complements which convert Ronda into the perfect place to escape from the rest of the world, close to everything but far enough away from the stress of a large city.

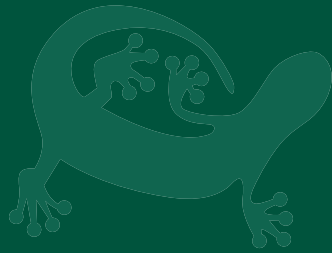


The true Luxury is the Space

Taking into account the opinions that space is the true luxury and the fact that nowadays an exclusive, high class development is no longer conceivable without including a concept of safety and respect for the environment, in the 8 million square metres of which the Club de Campo & Golf de Ronda is composed, all the services that you could possibly require will be incorporated with the greatest of care:

- * 442 villas in plots which range between 4,500 and 20,000 m², with an average of 7,000 m². 341 single family homes located in 4 mountain villages.
- * First class hotel and restaurant facilities. Luxury aparthotel.
- * A golf club
- * Two 18-hole golf courses with the American "World Class" standard.
- * A horse riding club with various private trekking routes through large open spaces.
- * A tennis club and a paddle tennis club.

And anything else you can imagine!



- 1 Mountain Village 1
- 2 Mountain Village 2
- 3 Horse Riding Club
- 4 Mountain Village 3
- 5 Mountain Village 4
- 6 Hotel / Aparthotel
- 7 Club House 2
- 8 Green Areas
- 9 Club House 1
- 10 Driving Range
- 11 Golf Course 1
- 12 Golf Course 2

The properties and other constructions are not represented in the corresponding scale in order to facilitate viewing (four times greater in scale).





Villas resembling Andalusian Country Houses



On plots with an average size of 7,000 m² (they range from 4,500 m² up to those which exceed 20,000m²) and with the possibility of personalising the properties (designed by the best teams of national and international architects and designers) up to 442 villas resembling Andalusian country houses will be harmoniously distributed on the estate. These professional teams, in conjunction with previously configured designs, will adapt to the client's tastes whilst respecting the landscape directives of the project.

Likewise, the residents of the Club de Campo & Golf de Ronda will have a department at their disposal which will provide an integral service of maximum use for the their requirements. The shapes, colours and designs of the properties will blend in in perfect harmony with the nature of the project.





The mountain Villages

Incorporated into the modern concept of safety and privacy, the four mountain villages of which the Club de Campo & Golf de Ronda is composed follow the morphology and street outline of a "typical" locality in the Serranía with the objective of taking advantage of all the light of the surroundings in the 341 properties (in the style of village houses and apartment).

They respect the purest Andalusian style, with Arab flair coming to the fore in the design of the interior patios. The mountain villages, like the Mediterranean ones, are trying to recreate the squares and corners of the most traditional Andalusia and to create unique buildings which adhere to the character of Andalusian Costumbrismo. These give shelter to the atmospheres of days gone by with stairways and towers, squares and other unique features.







For the King's Sport: Golf



The two golf courses, (18 holes, par 72 and 71) designed by the prestigious architect Pepe Canales, place the Club de Campo & Golf de Ronda project in the avant-garde of golf's new destination in the interior of Andalusia and the Malaga province at the same time.

Within the marked "park land" style, their designs have totally respected the surroundings, adapting themselves to the topographical outlines and the autochthonous vegetation which still exists. According to their architect, the marked mountain environment meant that these courses had to be "very close to the ground" since the landscape is sufficiently powerful to define its personality.



Furthermore, these are facilities which will be ideal for hosting any high level golfing event. Above all, however, this is an infrastructure which has also been conceived for the enjoyment of the average player who wishes to improve. The courses' technical aspects will be developed by applying the latest technologies with regard to both hydric resources and irrigation systems, drainage, water reuse, sowing, maintenance, machinery etc. Likewise, the low density of the project will exert an even greater influence to ensure that, in the relatively near future, the complex will be awarded a quality certificate.

With smooth contours and generous greens, both golf courses have enviable views to the Sierra as well as enjoying natural and autochthonous landscape gardening which will intensify the strong personality of the enclave.



Following equine Tradition



What would Andalusia be without its horses? Undoubtedly, it is not easy to separate one from the other in a region where the cradle of thoroughbred Spanish horse breeding is so near: the region of Jerez de la Frontera (Cadiz). Without having to go that far a field, the city of Ronda itself was outstanding in breathing life into the horing tradition thanks to a corporation founded by Philip II in 1572, known as *La Real Maestranza de Caballería de Ronda* (the Ronda Royal Riding Club of Noblemen) and for which a space was reserved in the city for practicing equestrian exercises.

With the respect that such equine tradition deserves, the facilities of the *Campo & Golf de Ronda* horse riding club have been devised for enjoying the pleasures of the horse riding sport and all aspects of horses. The complex, designed for nature lovers, has been conceived in order to be able to ride, seated astride your steed, through ample green areas of the development whilst enjoying a special day out in the open air in the natural spaces of the Ronda Serranía. The hiring of horses, trekking, horse riding classes and stables complete the offer.



More than 3 million metres of Green Areas



Any amount of care is insufficient with regard to preserving nature and finding a healthy equilibrium for a healthy ecology based on solidarity. If, traditionally, farmers and shepherds have been nature's guardians (amongst other reasons because they knew that only by taking care of it would they ensure their family's resources) the moment has come for us to assume that responsibility. Simply, because we have special reasons for treating it properly. And, because we think that the real luxury is the space and because we believe in the responsibility of incorporating the natural surroundings into an urban development. Of the almost 8 millions of metres of which the estate consists, more than 3 millions of them will be kept as green areas (public or private) without including the 1.300.000 metres reserved for golf courses, thus achieving very low density, unknown until now, of 10,000m² (1 hectare) per property.

With this space forming part of the development's monitored area, it could be used for practicing various sports such as walking, horse riding, mountain bike, golf or jogging... amongst many others.



How to get there



Location: The Club de Campo & Golf de Ronda is located in a private valley only 12 kilometres from the city via the A-367. How to get to Ronda: Either from the Costa del Sol (Marbella) or from Sevilla via the regional road C-339. From Ronda there are numerous roads which are linked to the villages in the region. Likewise, it has a railway station (Bobadilla – Algeciras line) and a bus service to the main capitals.



URBAN DEVELOPMENT INFORMATION

The revised text of the review / modification of the General Urban Management Plan of Ronda (Plan General de Ordenación Urbana de Ronda - P.G.O.U.) was approved by virtue of the agreement adopted by the Provincial Commission for Land and Urban Management of Málaga (Comisión Provincial de Ordenación del Territorio y Urbanismo de Málaga), during session 5/94, on 20th May, 1994 in compliance with the agreement of the Provincial Town Planning Commission (Comisión Provincial de Urbanismo) of 24th June, 1993. The aforementioned agreement was published in the Official Gazette of the Province of Málaga (Boletín Oficial de la Provincia de Málaga) number 152, of 11th August, 1994.

The P.A.U. (Urban Action Plan) and the P.P.O. (Partial Management Plan) ordinances were published on 27th January, 2006 in the B.O.P. (Official Gazette of the Province).

The Town Planning Project (P.U.) was approved by virtue of the Ronda Council Decree on 28th October, 2005.

