

EL TOYO  
Beach & Golf Resort



*a pleasure for the senses*





# a dream place in southern Spain



The full potential of Almería is embodied in the **Toyo Beach & Golf Resort.**

The complex is located between the city of Almería and Cabo de Gata Natural Park – one of the most impressive sites in southern Spain. It aims to promote sustainable tourism and leisure and adapt to the demands of the new age. The unique nature of this land grants 3,000 hours of sunshine a year, a mild climate, and a blue sea with 30 miles of prime coastline.



## ANDALUSIA

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The city is located in the south of Spain, in Andalusia, and belongs to the region of **Almería-Cabo de Gata**. With its port and coastline, Almería encompasses a large bay of the Mediterranean Sea.



# Almería



The city of Almería was founded in 955 by the Arabs. Its historic sites include the Muslim Alcazaba (10th to 15th centuries) the largest of the citadels built by the Arabs in Spain, The Cathedral of Almería (16th century), The English Cable or historical mining railway (19th century), and the Museum of Almería.



The gastronomic offerings of Almería are of **an unmatched quality** with excellent service. In the bars, taverns, and restaurants you can taste the local delicacies from the land and sea, always in a pleasant and cozy atmosphere and often from one of many breezy terraces.

CONNECTION

Less than 4 hours away from the main capitals of Europe. **El Toyo Beach & Golf Resort** is one step away from the beaches of Cabo de Gata Natural Park and just 7 minutes away from the nearby international airport of Almería, one of the most important and with more traffic with dozens of connections with Europe and where most of the airlines operate.



# location



## ANDALUCÍA



Almería .....	16 Km
Granada.....	165 Km
Murcia.....	203 Km
Málaga.....	222 Km



### CABO DE GATA NATURAL PARK

**El Toyo Beach & Golf Resort** is located in the most eastern part of the Andalusia, next to the Mediterranean Sea. Its enviable climate and its more than 300 sunny days a year, turn **El Toyo Beach & Golf Resort** into an ideal place where you can visit and enjoy its beaches and its charm.



## LIFESTYLE

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**Cabo de Gata Natural Park** is one of the last paradises of the Mediterranean region and has been designated as a UNESCO Biosphere Reserve. It claims 60 km of the most prime coastline along the European Mediterranean coast. Scuba diving in these clean and transparent waters is a guaranteed unforgettable experience.



# Cabo de Gata / Níjar

natural park



The area is the epitome of **sustainable development**. The variety of available activities – such as diving, cycling, marine excursions, and equestrian trails – demonstrates the abundance provided by this exceptional natural area.

## A GREEN OASIS

Not in the province of Almería nor in the vast majority of the Mediterranean coast has another tourist resort been developed in the same league as **El Toyo-Cabo de Gata**.



unforgettable moments



# beach & golf resort

## ONE OF THE MOST CHARMING SPOTS OF THE MEDITERRANEAN

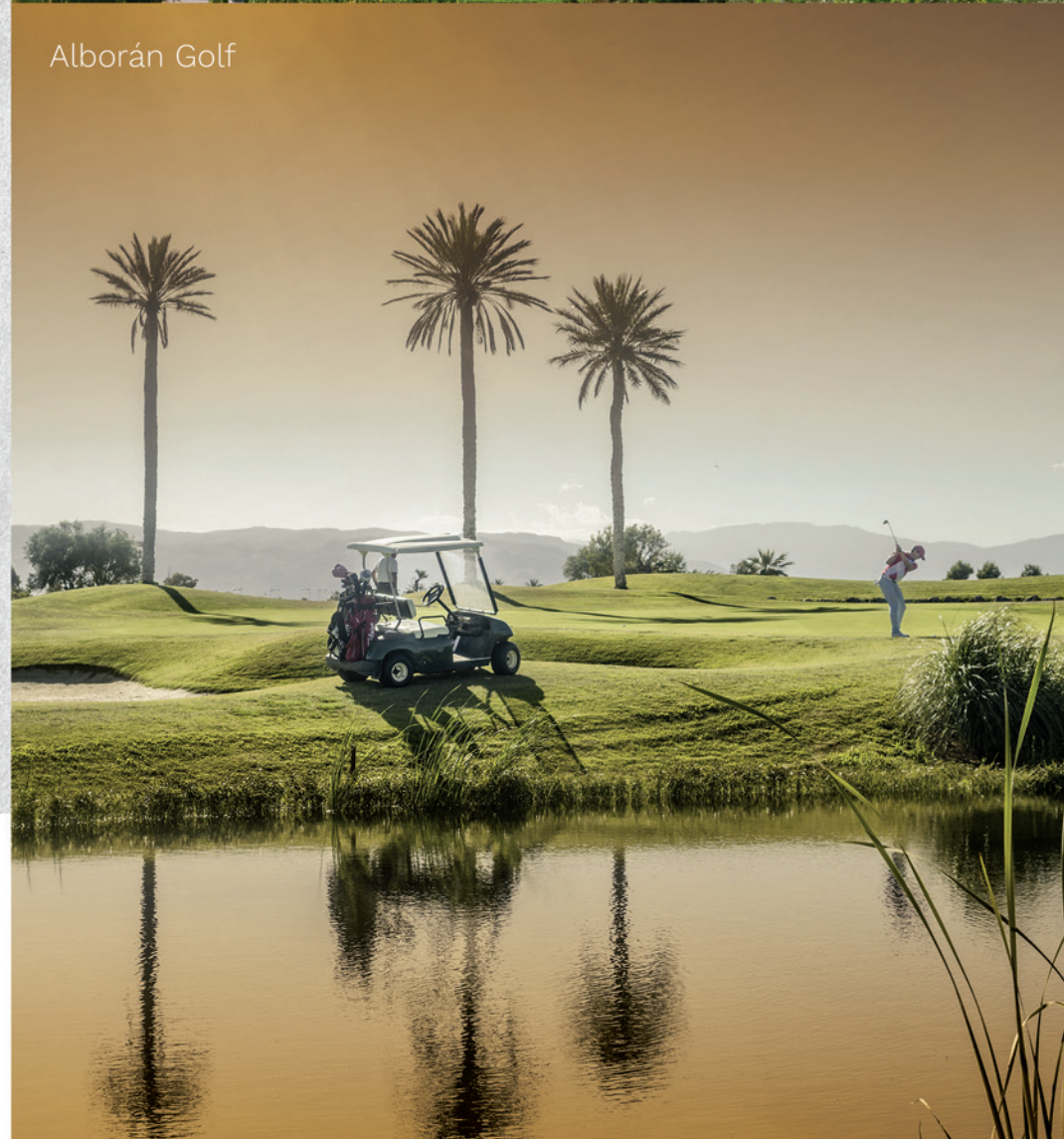
The resort is situated in the middle of the region that gets the most hours of sunshine per year, with **a unique European climate and environment to enjoy**. The Toyo Beach & Golf Resort is ideal for sun, beach, golf, and conferences.

It is becoming one of the most charming spots of the Mediterranean for relaxation, harmony, and holidays with family or friends, as well as **an extraordinary residential destination** made up of urbanizations that run between the coast and the golf course.

Just a step away from the maritime and terrestrial Cabo Gata Natural Park, **El Toyo is a green oasis in the middle of the Almería coast**. It is also home to the Hospital for High Resolution, a few kilometers from Almería capital and its airport.



Alborán Golf



# SPORTS & RECREATION

The tourist amenities of **El Toyo Beach & Golf Resort** are unique and incomparable within the Spanish Mediterranean coast.



# services all year round

luxury hotels



golf all year

## UNIQUE & INCOMPARABLE

It offers four four-star and one five-star hotels, an eighteen-hole golf course, a golf school, a major hospital, a conference and exhibition center, sports facilities for paddle, tennis, and track, countless residential complexes with the best amenities, an automated vacuum waste collection system, bilingual primary and secondary schools, a spectacular boardwalk with viewpoints that point toward the Mediterranean, kilometers of bike path, the largest green and botanical expanse that Almería **has designed for the enjoyment of families**, and kilometers of Mediterranean shore.

activities & sea sports



hospital



business



endless beaches

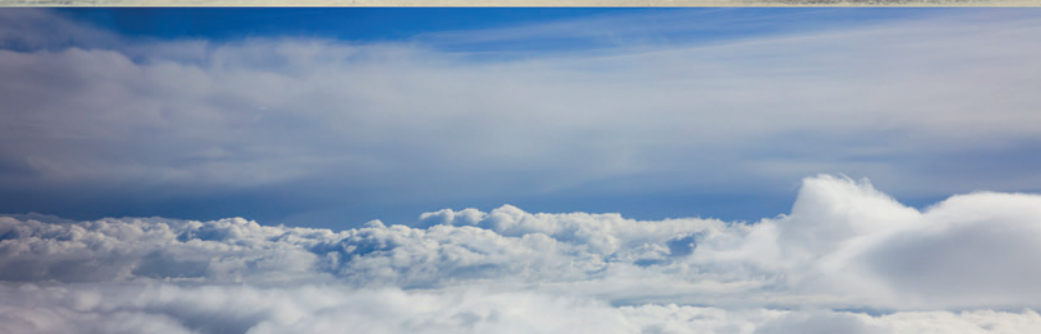


Moreover, there is a great beach-side recreation and leisure complex, known as Plaza del Mar, around a man-made saltwater lake. All of this is in the unbeatable location: a stone's throw from the desert, snow, Cabo de Gata Natural Park, the city and its cultural and leisure resources, and everything else that the province of Almería has to offer.



## ALMERÍA INTERNATIONAL AIRPORT

The airport is close to the main tourist areas of the province – the capital city and the Natural Park of Cabo de Gata. **The International Airport of Almería** is the third largest in Andalusia, with national and international flights, mainly to Madrid, Barcelona, Melilla, London, Brussels, Germany, and other British and European Union cities.



## HIGH RESOLUTION HOSPITAL “EL TOYO”

El Toyo Hospital adheres to a new model of public health, in which the highest technology and organizational innovation are offered to patients. The hospital has a single objective: to offer close, agile, and quality assistance.

**It is a modern hospital,** equipped with the most advanced equipment, and even its architectural design is thought and oriented for maximizing comfort for its users.



## GOLF COURSE

It was designed by the prestigious golf architect, Ramón Espinosa. It is a 6,278 meters long course consisting of as 18 holes par 72, and 66 bunkers strategically located along each and every hole, minimizing player oversight.

**It is a challenging course** that has a wide range of uses, with different training areas and a golf school.



There are two large lakes found in the first 9 holes of the course that, in addition to regulating the irrigation of the field, directly affects the game and the beauty of their surrounding environment.

The course is fit for the most experienced players as well as for amateurs. It also meets the strict requirements set by the American Golf Association (USGA) for respecting the environment.



## MODERN & ADVANCED

Comfort and spaciousness are central to the residential concept of Toyo-Cabo de Gata Resort, as **one of the most modern and advanced resorts** of the Mediterranean coast. It encompasses large green and recreation areas, prioritizing vegetation above all else.





# residential concept



The integration of living and sports areas along with the existing nature that is spacious and tranquil is the bottom line of the concept. This is accentuated in both the communal and private spaces of every community that makes up the resort. From within the home begins an automated and underground vacuum waste collection system. It is a modern, functional, and clean system that brings residents comfort and ease. It allows the resort and each community a neat and pleasant general appearance.

The buildings of the complex, varying in height, also **give priority to comfort and spaciousness**. They are always surrounded by green areas with sports facilities and swimming pools or around a golf course. The lack of overcrowding and excessive height blends the concept of a residential community with that of luxury villas.



## ACTIVE LEISURE

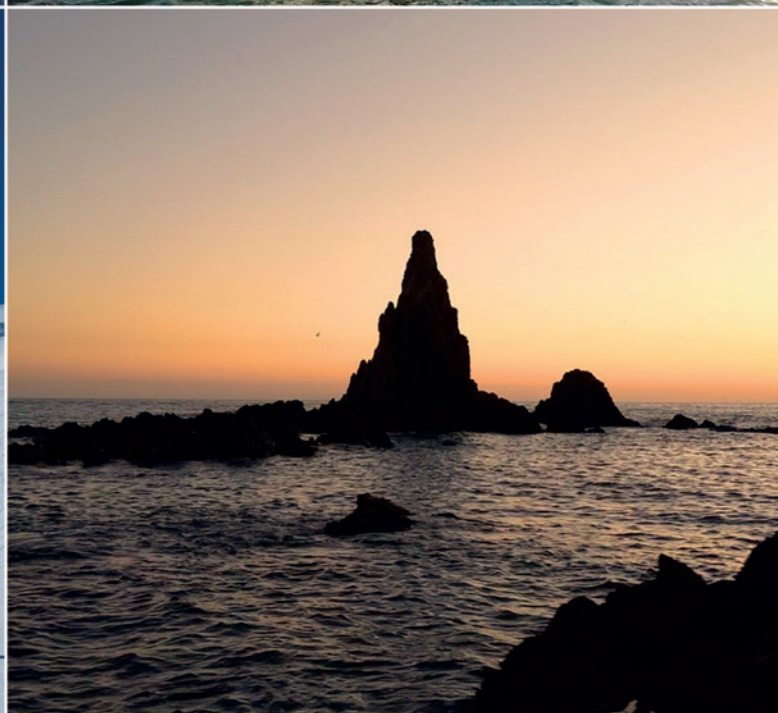
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Various active leisure and tourism companies are also settled within the resort. They are available to services such as off-road excursions, horseback riding, diving, canoeing, hiking, mountain biking, and more.

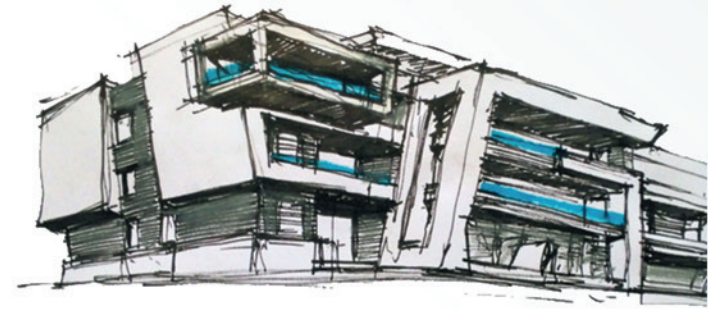




  
**EL TOYO**  
Beach & Golf Resort



## BUILD TO RENT



On the perimeter of the layout there is an outer road that rings around the houses in order to offer residents privacy, comfort, and proximity between parking and housing.

The southernmost building, that closes off the complex, would house the restaurant area, gym, community spaces, treatment clinic, etc.



# use senior resort



## A CONSOLIDATED AREA

The plot at **El Toyo Beach & Golf Resort** will be used mostly for gastronomy, as well as a supermarket and spaces for businesses and co-working. With convenient access points and a plaza that surrounds the complex, the commercial area is a great opportunity for investors looking for a consolidated area with a great future.



### a consolidated area

The site is just 15 minutes from the province capital, 8 minutes from the airport, and 5 minutes from the eminent BCC Financial Center and the PITA Technology Park, where thousands of people will travel daily and a plethora of services.

#### **Gastronomic Services**

The plot at El Toyo Beach & Golf Resort will be used mostly for gastronomy, as well as a supermarket and spaces for businesses and co-working.

#### **Accessibility**

With convenient access points and a plaza that surrounds the complex, the commercial area is a great opportunity for investors looking for a consolidated area with a great future.

#### **Use commercial**

Most of the plot is intended for commercial and recreational use. It is planned for gastronomy, co-working, easy access, and parking.





# commercial use



Our plot is located in an attractive residential and commercial enclave. The extensive green areas, bike lanes, natural surroundings, and low density of buildings make El Toyo Beach & Golf Resort a great investment with certain revaluation.



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