



TM Real Estate Group

The background of the advertisement is a photograph of a tropical coastline. In the foreground, there is a large, semi-transparent graphic of a modern building's facade, composed of horizontal and diagonal lines, which is partially obscured by the text. The background shows a clear blue sky, a lush green mountain with a rocky peak, and a body of water with varying shades of turquoise and blue. Several yellow buoys are visible in the water, and a few small boats can be seen near the shore.

Choose
your home,
Choose
your lifestyle.

What is TM Real Estate Group?

TM Real Estate Group is a real estate development company originally from Orihuela town in the province of Alicante, Spain. Our headquarters are now located in the coastal town of Torrevieja. The company was founded in 1969 by Jose Luis Serna and remains a family-owned business. Today, we have become one of the leading property developers in the country.

We are renowned for our residential and holiday home developments, operating along the Mediterranean coast from the Valencian coast, through Costa Blanca, Almeria, and down to Costa del Sol. Additionally, we have a presence in the Balearic Islands and Mexico.

TM Real Estate Group is currently active in several countries across Europe with over 1,500 employees worldwide. In addition to real estate development, we are also engaged in hotel management and agricultural exploitation.

Our success is built on six pillars: commitment, solvency, innovation, leadership, and a clear focus on results and customer experience.

Specializing in the construction and sale of apartments, villas, and townhouses in coastal areas, we cater to both local and international clientele. We emphasize the creation of integrated residential communities with amenities such as pool areas, sports facilities, and landscaped gardens.

As a company, we take pride in our commitment to quality construction, innovative design, and customer satisfaction. We have earned a reputation for delivering homes that blend modern comforts with Mediterranean charm, often integrating sustainable and energy-efficient features.

To date, we have delivered over 20,000 homes and have another 3,000 homes projected for the coming years.

Despite various economic cycles in Spain's real estate market, TM Real Estate Group has continued to thrive by adapting our offerings to meet changing consumer preferences and market demands.

With a long history in the industry and a strong track record of successful developments, we remain a prominent player in Spain's real estate sector.





2010 - 2011
2012 - 2013
Best developer
in Europe



2014
Best WK
developer



2016 Special award
for best career in
real estate



2019
Generalitat Valenciana
Award Alicante
Family Business Association



2022
Governance Award
awarded by
Levante-EMV and
Banco Sabadell



2014 - 2015 Sea Senses
2016 - 2017 Sunset Drive
2016 - 2017 - 2018 Mar de Pulpí
2021 - 2022 Sunset Waves
2022 - 2023 Flamenca Village & Sunset Cliffs
2023 - 2024 Sunset Sailors & Lagoons Village



CUSTOMER SERVICE

+50

YEARS OF BUILDING



AFTER SALES SERVICE



100% DELIVERY ON TIME



PERSONALISATION



HAPPY HOMES



TM CLUB

When purchasing a property from TM in Spain

1. Documentation that the buyers need to sign in order to manage the purchase

Whether you are an individual or a legal entity not officially residing in Spain, you must fulfil specific requirements and complete certain formalities to proceed with the purchasing process. These include possessing a valid passport or identity card and a Spanish tax identification number called NIE. Additionally, you are required to open a bank account in Spain to facilitate payment of invoices for utilities such as water and electricity, as well as for cadastral income and other associated costs, which are typically settled through direct debit.

2. Purchase and sale costs, mortgage costs, and documentation for managing the mortgage and notary fees.

When a property from TM is sold, usually two private documents are signed:

The reservation contract (called arras in Spanish) where you pay a reservation fee, and the private purchase contract (Contrato de compraventa). These are the four steps you need to follow:

1. Downpayment with the reservation fee and sign the reservation contract.

Before the private purchase contract is signed, a document called "Arras" is signed, here it is specified what you should pay as a deposit as a reservation fee and what property you are reserving.

2. Private purchase contract.

Upon signing the purchase contract, formal consent from both parties is established. The buyer pays the amounts of the purchase price in a timely manner and in the correct form, while the seller commits to constructing and delivering the property according to the agreed-upon conditions and on the agreed-upon dates.

3. Payment scheme and delivery dates in the sales agreement.

All conditions stated in the must be complied with.





4. Signing the title deeds and delivery.

To sign the title deeds, the property must be paid for in advance. The signing of the deed must be attended by: the buyers (or a representative with power of attorney) , a representative from the seller, an interpreter if needed, and the representatives from the bank if there is a mortgage involved.

Once the signature is completed, the buyer can proceed to the building where a customer service representative from TM will accompany the buyer to the property and hand over the keys.

Valencia is one of the best cities in the world to live in, both for local residents and visitors alike. The wonderful Mediterranean climate all year long as well as its rich culture and history make this province an ideal place to live. It also has excellent transport links and economic stability.

The Costa de Valencia is famous for its long beaches and calm waters, perfect for Mediterranean bathing at any time of year. El Puig beach is extensive and is made up of a series of coves separated by breakwaters. Also, the city of Valencia, known as the 'city of light', has many interesting historical and cultural monuments and sites unique to the Region of Valencia.

TM Real Estate Group has different property types available including apartments, penthouse apartments and terraced properties with 1, 2 or 3 bedrooms on El Puig beach.

The communal areas in the development offer a variety of amenities including swimming pools, hot tubs, children's play area, gym, coworking room and landscaped gardens.

The perfect place to live!



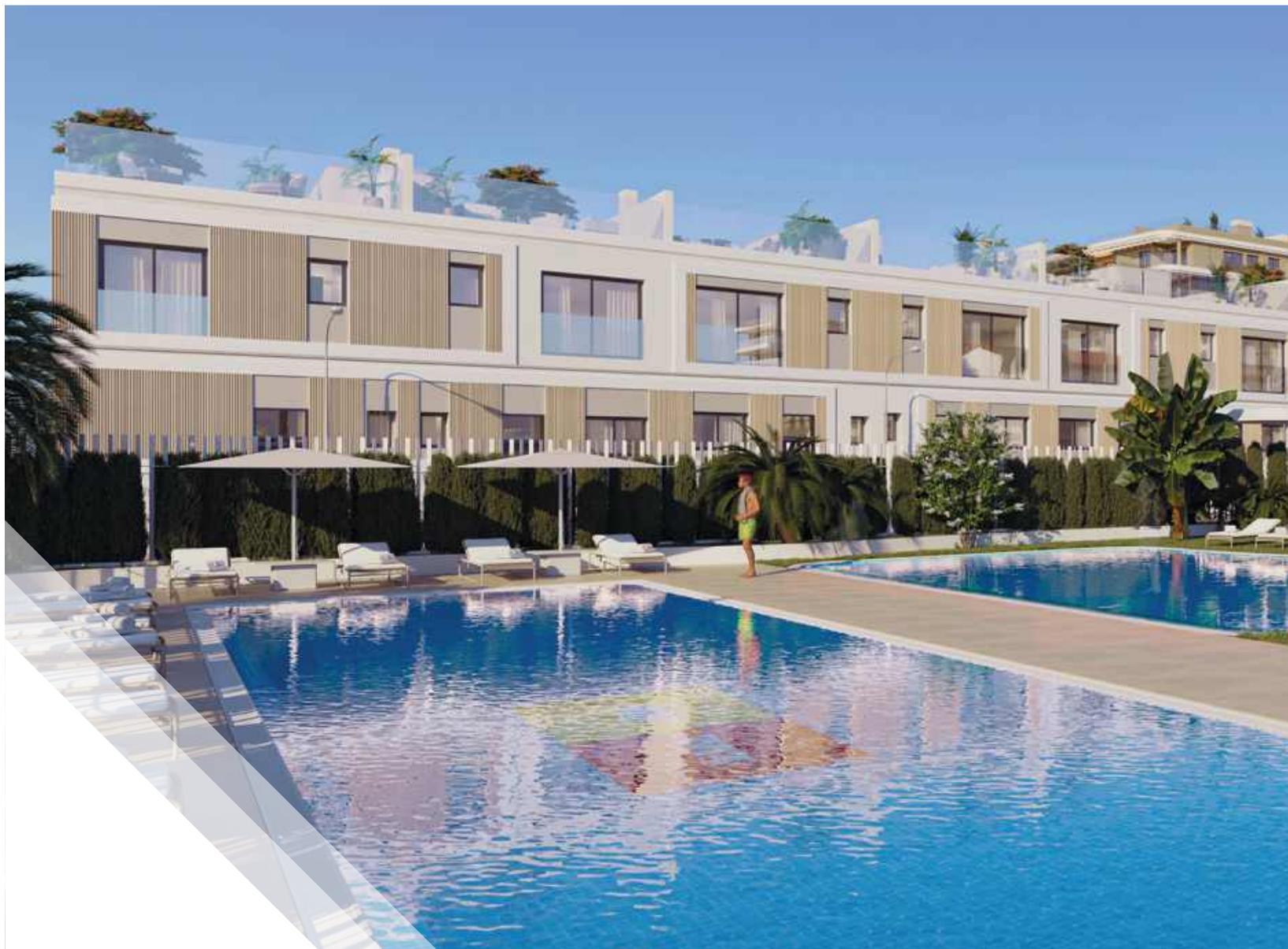
VALENCIA



SANTA MARÍA

Sea

by TM



Santa María Sea by TM is the first residential development by TM Grupo Inmobiliario in Valencia, located in front of the beach El Puig, with excellent views of the Mediterranean Sea. The property types are diverse: apartments with 1, 2, and 3 bedrooms, penthouses with 2 and 3 bedrooms, and semi-detached houses with 3 bedrooms. All of them feature spacious terraces and include parking and storage.



PLAYA DEL PUIG - EL PUIG DE SANTA MARÍA - VALENCIA



The common areas of Santa María Sea by TM will be situated throughout the different phases, next to the house known locally as "La Casota," which will be restored to accommodate some of the community services. The common areas will include a sports centre with indoor and outdoor facilities, swimming pools, a sun tanning area, a children's play area, a café, a social club, a gym, and coworking spaces.

Delivery: **August 2026**



Northern Costa Blanca stands out due to its landscapes with impressive cliffs over the sea and countless beaches. Benidorm is one of the most impressive cities, with an average annual temperature of 19 degrees throughout the year and standing out thanks to its beaches with crystal-clear waters. Poniente Beach is the true jewel of the Mediterranean, stretching more than 3 kilometres.

The leisure offer is diverse: amusement parks, gastronomy and the emblematic Benidorm skyline, its got everything you need to enjoy the Spanish lifestyle. If you're a sports fan, you will find a wide variety of golf courses and watersports at your fingertips.

TM Real Estate Group has a variety of house types including villas, apartments and penthouses with 1, 2, 3 and 4 bedrooms in Benidorm and Busot. The communal areas in the developments are very spacious with shared swimming pools, jacuzzis and green areas.

The perfect place to live!

COSTA BLANCA NORTE



AZURE ICONS

by TM



CALPE - ALICANTE



Azure Icons by TM boasts a superb location, situated on the prime beachfront of La Fossa in Calpe, where you will feel the Mediterranean Sea as an integral part of your new home. The development consists of two towers with 1, 2, and 3 bedroom apartments and duplex penthouses with 3 bedrooms and solariums. All residences in Block 1 offer stunning sea views, while those in Block 2 overlook the Calpe Salt Lakes.

The common areas include a heated infinity adults' pool with sea views, a heated children's pool, heated jacuzzis, a swimming beach pool with shower facilities, sun loungers, and parasols. Additionally, there is a panoramic gym with sea views, a sauna, a children's play area, and an outdoor exercise zone.

Delivery: **March 2027**

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Los Altos de Alicante

BUSOT - ALICANTE



Los Altos de Alicante is located in a natural setting in the foothills of the Sierra del Cabeço d'Or mountains in the lovely little village of Busot. The perfect place to live and enjoy the mountains and the coast.

This new phase will include 2- and 3-bedroom detached villas, semi-detached villas, and terraced villas with 2 bathrooms. The residential estate will also benefit from a communal pool, jacuzzi, and garden areas. A fantastic investment!

Delivery: **Key ready**





BENIDORM - ALICANTE



Sunset Sailors by TM is on the sea front to Poniente Beach just 50 meters away. The development will consist of a total of 286 homes with apartments of 1, 2, 3, and 4 bedrooms with impressive sea views, and with spacious terraces that will allow you to have the unique feeling of sailing from your home.

The communal areas of Sunset Sailors by TM are the perfect culmination for this special residential complex. Swimming pools, one of them heated, Jacuzzis, chill-out areas, a coworking space, a panoramic gym, a large sports area with a paddle tennis court, tennis court, and multi-sports court, or even a cinema room, are some of the amenities that you can enjoy if you decide to make Sunset Sailors by TM your new home.

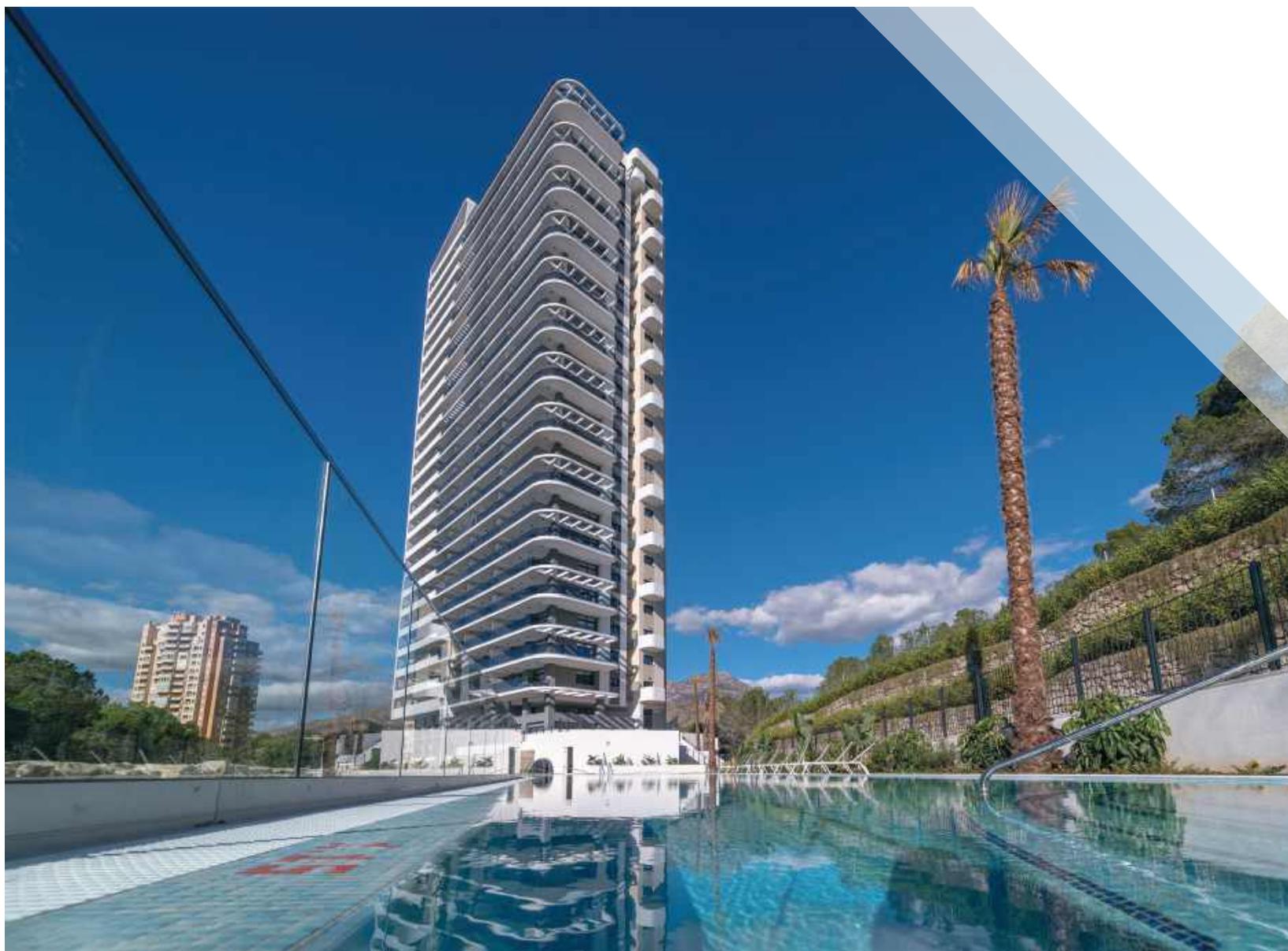
Delivery: **August 2026**



Eagle

TOWER by TM

BENIDORM - ALICANTE



At Eagle Tower by TM, you can enjoy the sea, golf, and Benidorm lifestyle all in one. Located in a privileged area next to "Las Rejas Golf," just 1 km from Poniente Beach, with excellent communication via both the N-332 and AP7 highways.

Eagle Tower by TM will feature a unique tower with a variety of housing options to choose from, including 1, 2, 3, and 4-bedroom apartments, each with a parking space and spacious glass balconies offering greater brightness and views from your home.

In addition, the development includes magnificent communal areas spanning 5,400 square meters, with adult and children's pools, 2 Jacuzzis, a playground, equipped gym, paddle tennis court, multi-sport court, green areas, and several bicycle parking zones.

Delivery: **Key ready**



Southern Costa Blanca is blessed with fine sandy beaches and palm trees, as well as the famous salt lakes of Santa Pola and Torrevieja. Two of the most famous beaches with Blue Flag awards are Playa Flamenca and Playa de La Zenia.

The average annual temperature of this area is around 20 degrees throughout the year, with more than 275 days of sunshine per year.

In Zenia Boulevard shopping centre, you'll find a wide variety of brands and boutiques at excellent prices along with a range of leisure activities and services. Moreover, the surrounding area is full of restaurants offering national and international cuisine. Golfers have several 18-hole courses to choose from, including Golf Villamarfín, Real Club de Golf de Campoamor and Golf Las Ramblas de Campoamor.

TM Real Estate Group offers 1, 2 and 3-bedroom apartments in Torrevieja, Orihuela Costa and Torre de la Horadada. The communal areas of the developments include swimming pools for adults and children, jacuzzis, gyms and some even have chill-out areas.

Don't miss out!

COSTA BLANCA SUR



SPAIN

MALLORCA

- o Cala Ratjada
- o Capdepera
- o Colonia de Sant Jordi

- o Valencia
- o Calpe
- o Benidorm
- o Busot
- o Torrevieja
- o Orihuela Costa

COSTA
BLANCA

- o San Juan de los Terreros

COSTA
DE ALMERÍA

- o Fuengirola
 - o Marbella
 - o Estepona
- COSTA
DEL SOL



Lagoons village by TM



A unique residential experience nestled between salt lakes: Lagunas de La Mata Natural Park and Laguna Rosa in Torrevieja.

Lagoons Village by TM is located in a magnificent natural setting, between the salt lakes of La Mata Natural Park and Laguna Rosa in Torrevieja. The first phase, Laguna Rosa, will feature 240 homes of different types, including apartments, bungalows, 1-, 2-, and 3-bedroom semi-detached and detached villas with 1, 2 and 3 bathrooms.



TORREVIEJA - ALICANTE



All homes will benefit from natural light and spacious rooms. The villas also have large gardens with the option of a private pool. All homes will have external and/or basement parking and a storage room, depending on the type of home.

Delivery: **Key ready**



FLAMENCA

VILLAGE^{by}TM



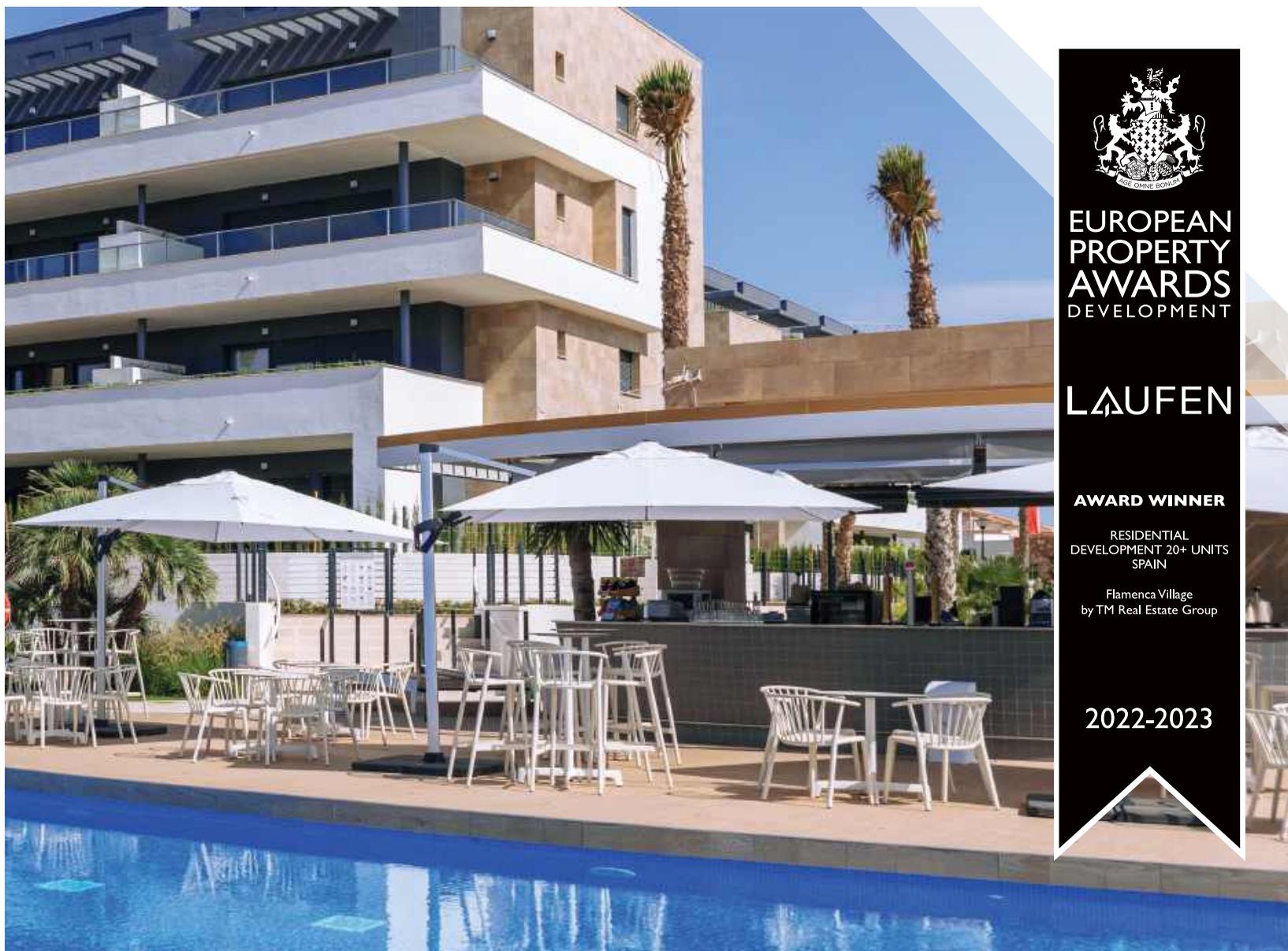
Flamenco Village is a unique residential area in Orihuela Costa and in an excellent location: next to Playa Flamenco and a few minutes walking from the Zenia Boulevard Shopping Centre. Apartments with 2 and 3 bedrooms available.

The more than 17,000 meters of common areas will allow you to enjoy incredible amenities that include: 2 outdoor heated pools, Jacuzzis, adult pools, children's pools, an aquatic area for children, and a chill-out lounge area. In addition, in Flamenco Village by TM you also have a glass-enclosed gym with panoramic views over the lake with an exercise room and a Finnish sauna.

Delivery: **Key ready**



ORIHUELA COSTA - ALICANTE



EUROPEAN
PROPERTY
AWARDS
DEVELOPMENT

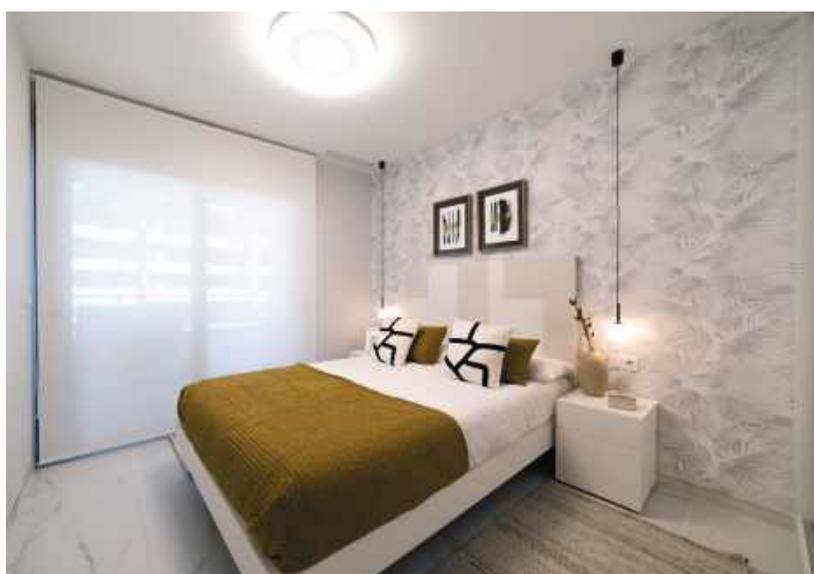
LAUFEN

AWARD WINNER

RESIDENTIAL
DEVELOPMENT 20+ UNITS
SPAIN

Flamenca Village
by TM Real Estate Group

2022-2023



OCEAN DREAM^{BY TM}

TORREVIEJA - ALICANTE



Breathe fresh air, smell the sea, contemplate the horizon, feel it in your home...

Ocean Dream by TM is located in the privileged area of Rocío del Mar-Punta Prima: next to the Lo Ferris Protected Natural Area, just 300 meters from Cala Piteras beach and just 5 minutes from Torrevieja.

The development will have a total of 36 apartments with 2 and 3 bedrooms with 2 bathrooms and with extraordinary sea views from most of them. The common areas will be located on the roof terrace, an ideal place to enjoy the best sunrise or sunset thanks to its 360° views from the Infinity pool with 3 water beds, jacuzzi and chill out area.

Delivery: **Key ready**



TORRE DE LA HORADADA - ALICANTE



Wellness begins at your new home. The residential complex has a great offer of amenities thought for your health and wellness.

Riomar Healthy Living is the ideal place to enjoy your new home with a perfect location, services and facilities to guarantee you the well-being you deserve. The complex is very close to the Mil Palmeras beach, between Campoamor and Torre de la Horadada, in a natural and quiet environment.

Riomar Healthy Living will dispose a total of 46 assistance apartments, and spectacular common areas with: swimming pool, fully equipped gym, community room, exercise room, beauty room and physiotherapy room.

Delivery: **Key ready**



Andalusia is renowned for its festivals, its varied cuisine, the warmth of its people, its cities full of monuments and, of course, its thousand kilometres of coastline. The coast of Almería, in particular, stands out thanks to its 325 days of sunshine per year and average temperature of 18.4°C. Small fishing villages merge with natural parks with pristine pebble or dune beaches, dotted with historic tourist enclaves.

Mar de Pulpí is located on the seafront in San Juan de los Terreros (Pulpí, Costa de Almería) and a few metres from La Entrevista and Los Nardos beaches. The destination boasts around 70,000 square metres of coastal park composed of various themed gardens and links the beach with the development.

Mar de Pulpí is an extraordinary development of apartments, each with a garden or terrace, composed of bungalows with 1, 2 or 3 bedrooms. It stands due to its elegant Andalusian façades, providing the ideal setting to enjoy the area's pleasant climate, as well as the communal pools, jacuzzis, and green spaces, all set against the backdrop of the desert landscape.

COSTA DE ALMERÍA





MAR DE PULPI
PUEBLO MEDITERRÁNEO



SAN JUAN DE LOS TERREROS - PULPI



EUROPEAN
PROPERTY
AWARDS
DEVELOPMENT

in association with

The Telegraph

HIGHLY
COMMENDED

MIXED-USE
DEVELOPMENT SPAIN

Mar de Pulpi Pueblo
Mediterraneo
by TM Grupo Inmobiliario



Mar de Pulpi, nestled in San Juan de los Terreros, Almería, offers coastal living at its finest. Mar de Pulpi boasts modern apartments, townhouses, and villas set amidst beautifully landscaped gardens. The complex features a variety of amenities such as swimming pools, sports facilities, communal areas, and green spaces, providing residents with a comfortable and leisurely lifestyle.

Mar de Pulpi is known for its proximity to the beach, stunning sea views, and the tranquil ambiance of its surroundings. The perfect blend of comfort, leisure, and natural beauty, making it the perfect choice for both vacation and permanent living.

Delivery: **Key ready**

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LAS VILLAS II DE
MAR DE PULPÍ
PUEBLO MEDITERRÁNEO

SAN JUAN DE LOS TERREROS - PULPÍ



With our own commercial centre where you find several restaurants, shops, supermarket, our own sport centre, and other services, you have everything you need right on your doorstep.

Popular amongst hikers, cyclist and other that loves outdoor sports. The area is also known for having the most sunshine in Europe with well over 325 sunny days per year.

Here we can offer apartments, bungalows and villas, both key ready and under development

Delivery: **Key ready**



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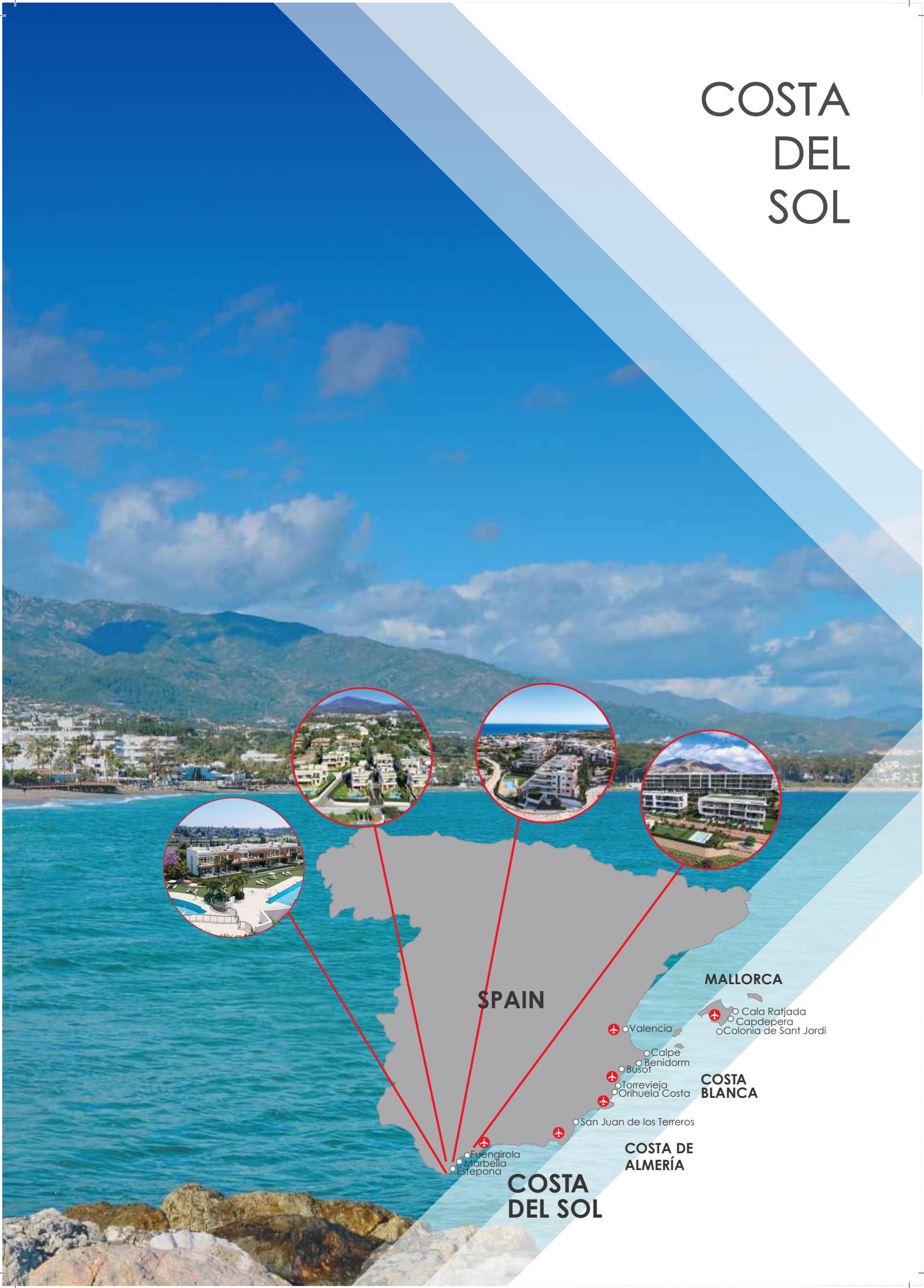
The Costa del Sol is a paradisiacal place where one sunny day blends into the next thanks to its idyllic climate. Its beaches with calm and crystal-clear waters, as well as its landscapes, make for a unique union of mountains and sea. The province of Malaga is a favourite among golf lovers who flock to its many courses to practice their swing.

Cities like Estepona, Puerto Banús, Marbella and Fuengirola offer countless leisure activities and restaurants where you can savour Malaga's cuisine. The Costa del Sol also has 13 marinas catering to the needs of sailing aficionados. It's a dream holiday destination where you can relax at length in your own paradise.

TM Real Estate Group has apartments and penthouse apartments with 2, 3 or 4 bedrooms available in Estepona and Fuengirola, and villas with 3 or 4 bedrooms in Estepona and Puerto Banús. The communal areas of the development include adult and children's pools, hot tubs, gym and green areas. An astute investment!



COSTA DEL SOL



SPAIN

MALLORCA

- Cala Ratjada
- Capdepera
- Colonia de Sant Jordi

COSTA BLANCA

- ✈ Valencia
- Calpe
- Benidorm
- Busot
- ✈ Torrevieja
- Orihuela Costa

COSTA DE ALMERÍA

- San Juan de los Terreros

COSTA DEL SOL

- ✈ Fuengirola
- Marbella
- Estepona

Marine Hills by TM



Marine Hills by TM is less than 10 minutes from Estepona, in the heart of the Golden Triangle of Costa del Sol, surrounded by several golf courses and a wide range of leisure activities and services in Puerto Banús. This residential development offers various types of homes: apartments and penthouses with 2, 3, and 4 bedrooms, all with magnificent sea views.



FUENGIROLA - MÁLAGA



The wonderful common areas include a heated pool, sun tanning area, kiddie pool, a kids' play area with water jets, heated jacuzzis, landscaped green area with pathways leading to the pools, a fully equipped gym, a paddle tennis court, an adapted restroom and changing room, a spa, a coworking room, a multipurpose room, a community storage area, and a security booth.

Delivery: **June 2026**



SEVEN ♦ DIAMONDS

by TM



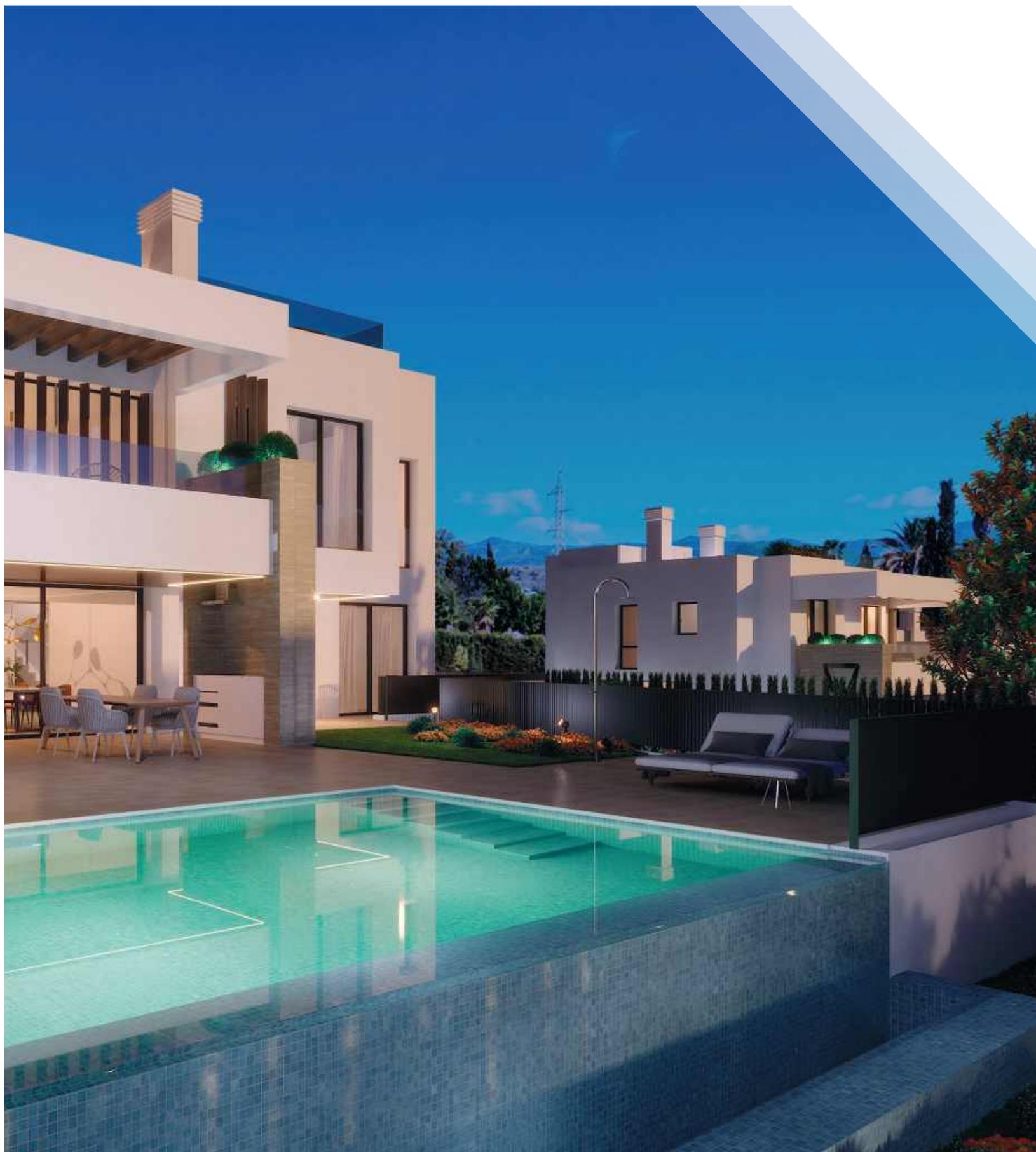
Seven Diamonds by TM is located in a privileged setting in the Atalaya area of Estepona, just 10 minutes from Puerto Banús. This residential development features 7 independent villas: two with 4 bedrooms and 5 bathrooms, and five with 3 bedrooms and 3 bathrooms. Each villa comes with spacious gardens, a private infinity pool, and a solarium with pre-installation for a jacuzzi.

The location of Seven Diamonds by TM is ideal for golf enthusiasts, with Atalaya Golf & Country Club, one of the most prestigious golf clubs on the Costa del Sol, just a minute away.

Delivery: **September 2026**



FUENGIROLA - MÁLAGA



ATALAYA

EMOTION^{byTM}



ZONE ATALAYA - ESTEPONA



Atalaya Emotion is situated in Atalaya, surrounded by golf courses and with all amenities within easy reach.

The properties comprise either 2 bedrooms and 2 bathrooms or 3 bedrooms and 2 bathrooms, complete with parking and storage in the basement.

The impressive communal areas feature a swimming pool for adults, a children's pool, jacuzzis, a fitness room, a yoga space, a petanque court, and a playground.

A dream location for a life brimming with emotion!

Delivery: **Key ready**



HBR^{BY TM}

HIGUERÓN BAY RESIDENCES

ZONE HIGUERÓN - FUENGIROLA



Higuérón Bay Residences by TM is situated in the privileged area of El Higuérón, in Fuengirola. An excellent location: only 350 metres from the El Carvajal beach; very close to a wide range of services and leisure activities, and only 20 minutes from Malaga Airport.

The complex has a total of 60 homes with amazing views, apartments with 2 or 3 bedroom all with two parking spaces and storage room included in the price.

The complex's incredible communal area will amaze you, more than 8,000 square metres that include: heated swimming pool for adults, children's pool, heated Jacuzzi, fully equipped gym, co-working room, community Wi-Fi, landscaped areas. Solar panels will contribute to sustainability and reduce the community's electricity consumption.

Delivery: **September 2025**



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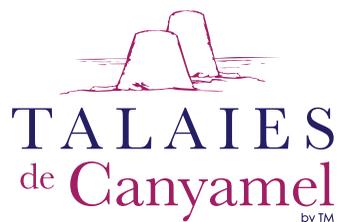
Mallorca, with more than 500 kilometres of coastline, is renowned worldwide for its beaches and coves with crystal-clear waters and dreamy landscapes of cliffs and pine forests. Beaches and coves like Cala Ratjada, Cala Lliteras, Cala Gat, Cala Aguilà, Na Ferradura Beach, Son Moll Beach and Ses Cavesses Beach are just some locations where you can enjoy the spectacular waters of the Mediterranean Sea.

Punta de n'Amer nature reserve has several hiking trails. Moreover, a few minutes away by car you'll find the Cuevas del Drach and Cuevas de Artà caves. Porto Cristo is one of the most charming fishing villages on the island. Capdepera and Artà are towns with rich histories that attract a lot of tourists.

TM Real Estate Group has apartments, duplex and penthouse apartments with 2 or 3 bedrooms in Sant Llorenç des Cardassar and Colonia de Sant Jordi and villas with 3 bedrooms in Capdepera. The communal areas of the development include adult and children's pools, hot tubs and green areas. Live in paradise!

MALLORCA





TALAIES
de **Canyamel**
by TM
CAPDEPERA - MALLORCA



Talaies de Canyamel by TM – is an exclusive residential complex located just 150 meters from the beach in Canyamel (Capdepera), surrounded by stunning protected landscapes.

This development features 14 modern Mediterranean-style homes with 2 or 3 bedrooms and up to 3 bathrooms, including ground-floor apartments with private gardens, penthouses with their own solariums, and duplex residences. Each home is thoughtfully designed to offer generous spaces, abundant natural light, expansive windows, and a seamless flow between indoor and outdoor living.

Residents enjoy outstanding communal amenities: a refreshing swimming pool, sun deck, beautifully landscaped gardens, private parking, and a shared bicycle area – everything you need to embrace the Mediterranean lifestyle with comfort and elegance.

Delivery: **April 2027**

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Luz de Cala Ratjada by TM is a luxury residential project on the easternmost tip of the Island of Mallorca in Can Ratjada, set in a unique location surrounded by beautiful turquoise-water coves just 600 metres from the port of Cala Ratjada.

The estate features different types of houses to meet your needs: Three bedroom, three bathroom semi-detached villas; three bedroom, four bathroom semi-detached villas with a basement; and two bedroom, two bathroom bungalows.

Luz de Cala Ratjada by TM will also boast fantastic communal areas including a pool, Jacuzzis, and rest areas. All homes include their own parking space and a charging point for electric vehicles as standard.

Delivery: **Key ready**



ALLURE

of **SANT JORDI** by TM

COLONIA DE SANT JORDI - MALLORCA



Allure of Sant Jordi by TM is a residential property just 100 metres from the sea in Colonia de Sant Jordi and 300 metres from the wonderful beaches Els Estanys and Es Trenc.

The development, divided into two phases, has 28 homes of different types: apartments, penthouses and duplex with large outdoor spaces to enjoy the Mediterranean climate. All the homes are very bright to take advantage of the hours of sunshine and have a parking space and storage room.

Delivery: **November 2026**



**Cala
Lliteres**
Residences By TM

CALA LLITERES, CAPDEPERA - MALLORCA



Cala Lliteres Residences by TM is just 250 metres from Cala Lliteres in Cala Ratjada, Capdepera municipality. The estate is nestled in an unparalleled and serene natural surroundings, opposite Parc de Sa Gravera.

It offers properties with southeast orientation of various typologies: 2 and 3 bedroom apartments with 2 bathrooms and duplex 3 bedroom, 3 bathroom residences, each including a parking space and storage room. The common areas comprise a magnificent swimming pool with a swimmable beach for adults and children, a jacuzzi, lush green spaces, and parking areas for bicycles and vehicles.

Delivery: **October 2026**





The information contained in this document is merely informative and has no contractual value, and may be modified by the developer, while the construction work is being carried out or once it has finished, due to technical or legal requirements, without implying any lessening of the final qualities. Any specific detailed information about this project, can be consulted on the website www.tmgrupoinmobiliario.com and requested from TM Real Estate Group by email comercial@tmgrupoinmobiliario.com. TM Real Estate Group undertakes to comply with current regulations on consumer issues and consumer protection. The period of validity of this document, as well as its conditions, are linked in all cases to the sale of all the properties that are part of it.



TM Real Estate Group

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