



# RIVERVIEW

RESIDENCES





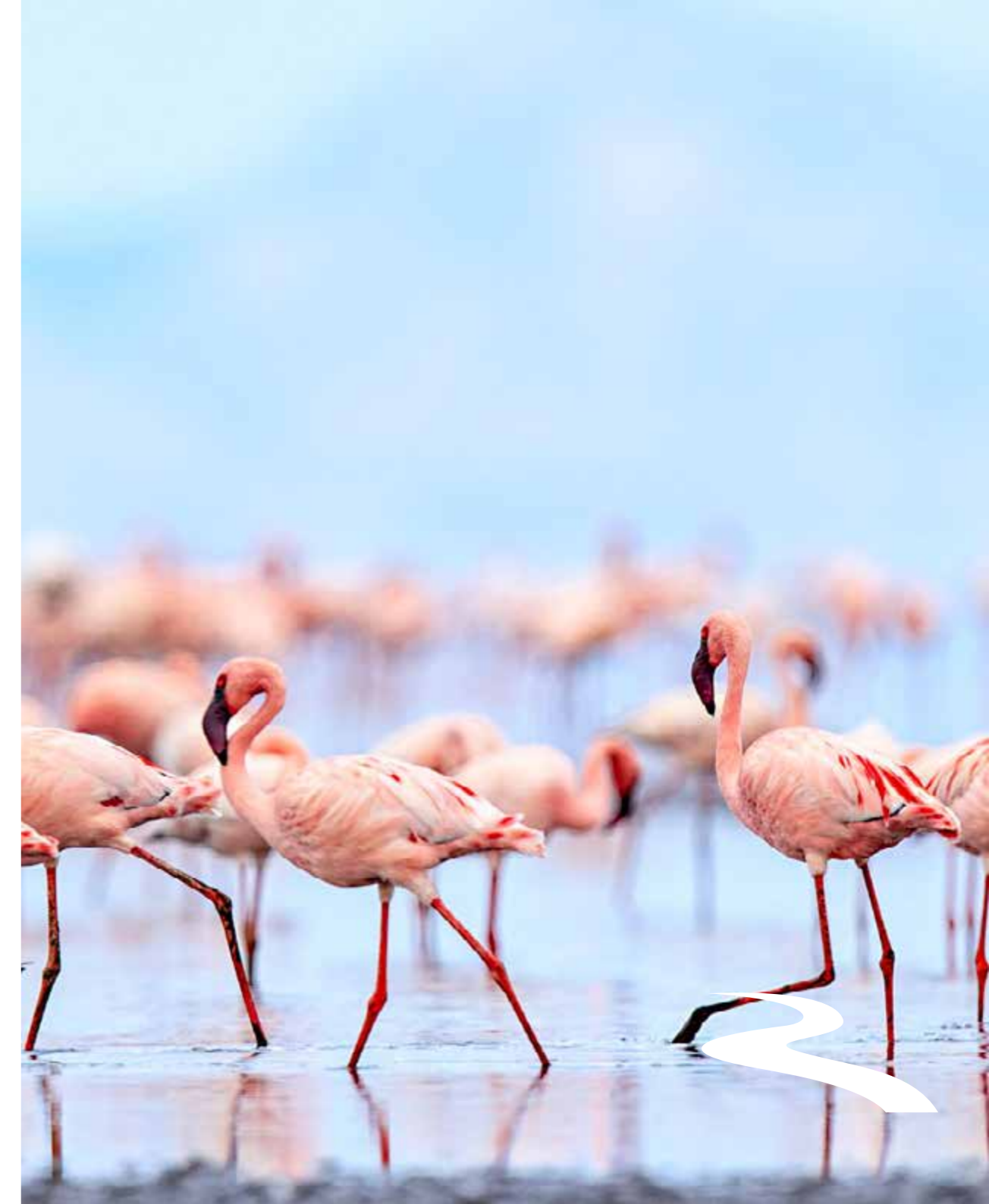
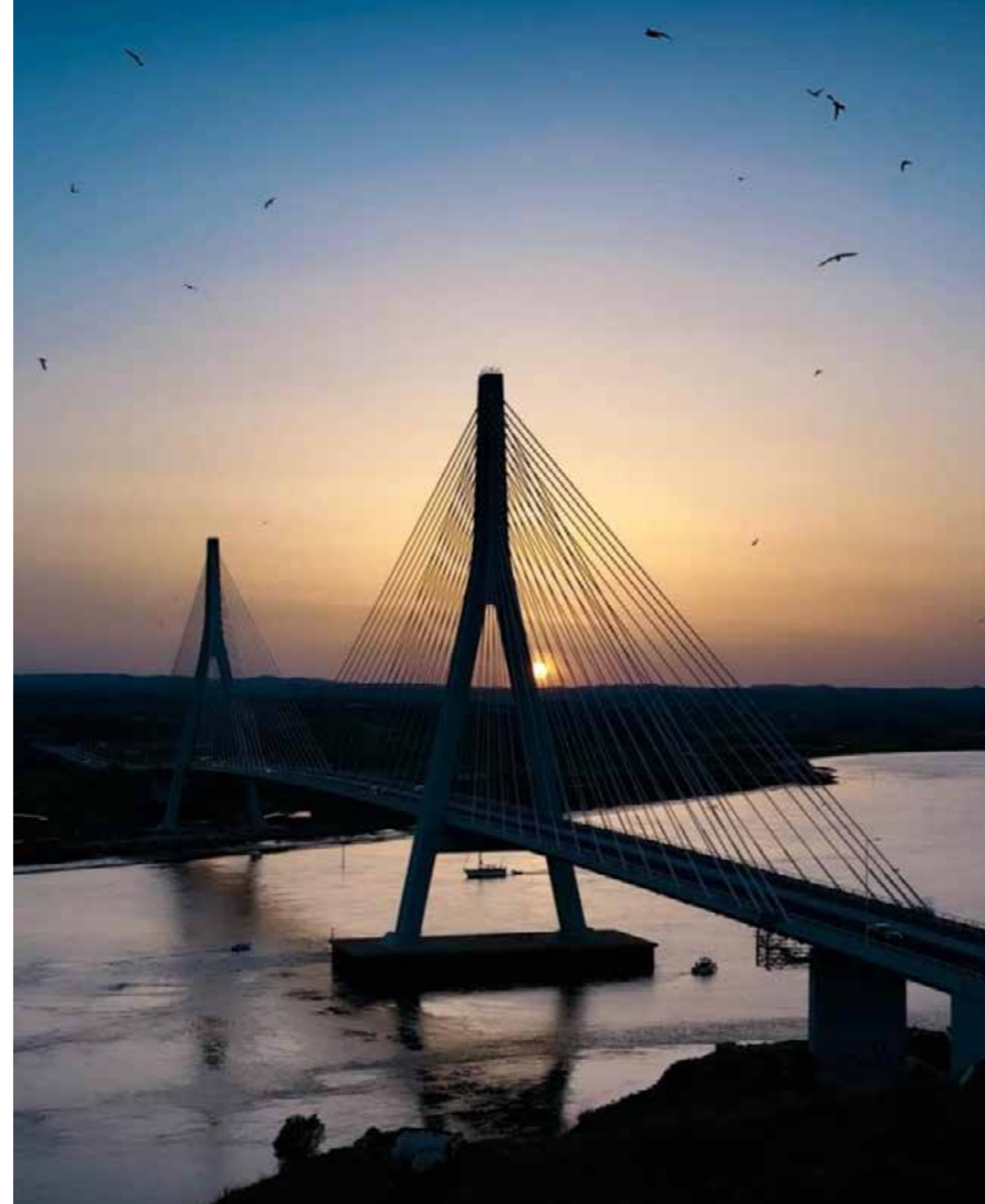
For the perfect blend of nature,  
charm and modern  
refinement...



## A beautiful location, steeped in centuries of Rich Arabic and Christian history

Situated on the border with Portugal, RIVERVIEW Residences finds itself on top of the only hill - the most privileged spot in Ayamonte town.

This location offers stunning river views, peace and tranquility in a natural setting yet walking distance to the city centre, shops, restaurants, sports facilities and professional services of the Costa de la Luz.





322 days of sunshine per year.

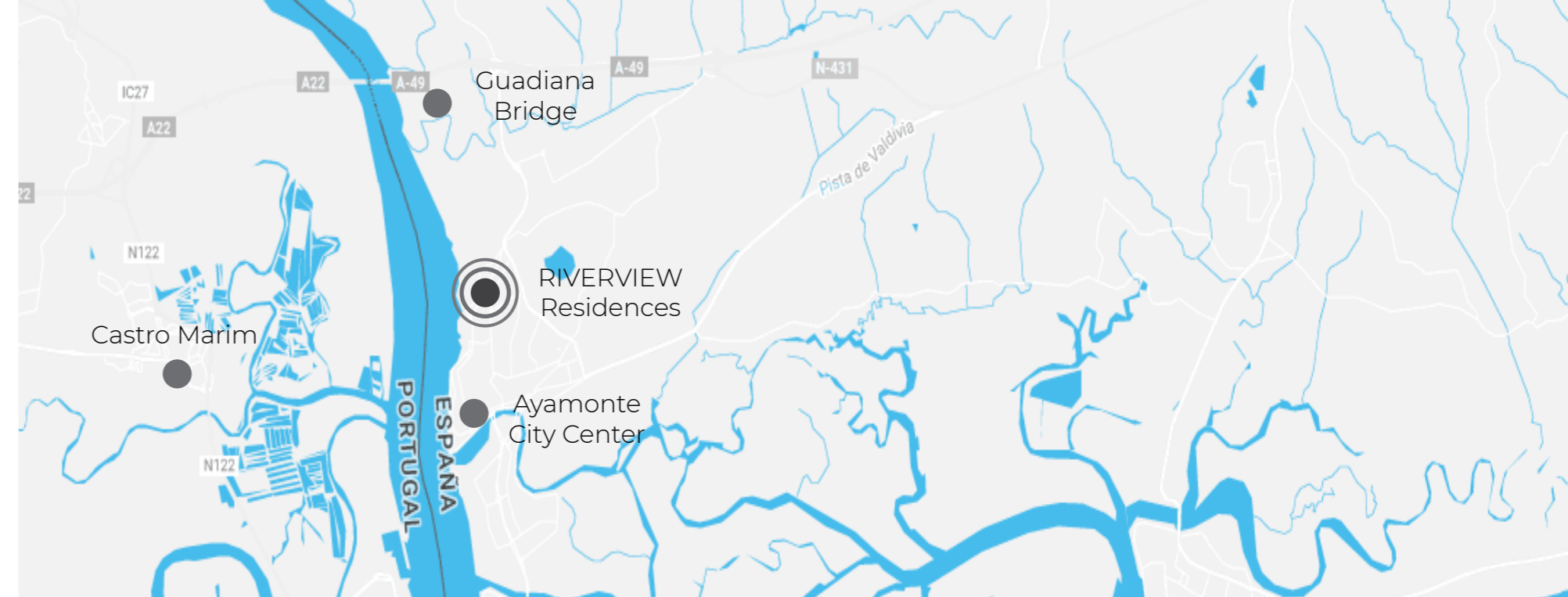
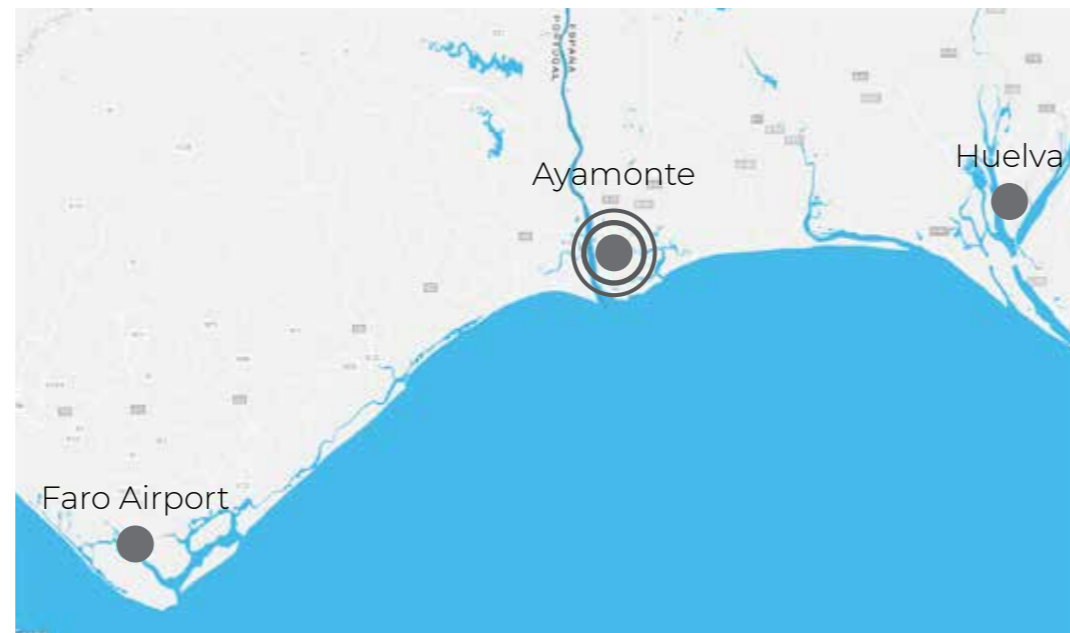
Annual average temperature 18.5°C  
(Maximum average 25.4°C in August, average minimum of 11.9°C in January)



## Location

Its location on Spain's south western tip, only separated from the Portuguese Algarve by the river Guadiana, guarantees that RIVERVIEW is surrounded by number of wonderful places for visits, sports and outings. It is linked to the rest of Spain and Portugal by motorway and is only 50km from Faro international airport

● Ayamonte Centre	Walk	15 min
● Isla Canela Golf	Drive	10 min
● Isla Canela Beach	Drive	15 min
● Isla Cristina Beach	Drive	30 min
● Vila Real del San Antonio	Ferry	10 min
● Highway Connection	Drive	3 min
● El Faro Airport	Drive	45 min
● Huelva	Drive	1 hour
● Seville	Drive	1.5 hour



## Surrounded by natural wealth and culture

You can enjoy this unique spectacle on horseback, by bicycle, on foot or in small boats.

The current settlements can be traced back to prehistoric times, but the Romans and Moors expanded the area and their footprint is left in the evidence of older buildings in all the local towns and harbors.

Up to 200 different species of fish can be found in these Atlantic waters and alongside the estuary of Guadiana River.



## The wonders of the Atlantic Coastline

The beaches are among the best in Europe, covered in white fine sand, safe for children and very romantic.

There is plenty to enjoy in this amazing landscape for amateur nature lovers, and experts will be thrilled by the variety, intensity and quality of the wildlife.

Exploring the protected paths around La Doñana national park gives you the chance to see some of the most endangered species on the planet, like the Spanish imperial eagle and the Iberian lynx.





28 new units\* surrounded by pathways connecting gardens and viewpoints of the river and farmlands crowned with the ancient medieval castles.

Private, secure area that is paved in Portuguese marble cobbles and decorated with planters.







Riverview Residences is a residential complex designed to guarantee comfort. The existing community from earlier phases highlights the mixed and varied owners

The current phase of 28 homes\* of 2- and 3-bedroom have a variety of types - duplex apartments, penthouses and townhouses, with each unit has secure underground parking.





With every detail taken care of, quality and state of the art design to give a new home its unparalleled spirit.

Spaces are designed to be open and practical. These affordable homes are set apart from the normal touristic real estate and will have a sound future in investment.





All properties are entered from street level into a modern, open plan lounge and kitchen. This design reveals panoramic views towards the Guadiana River, Portugal and the Atlantic Ocean\*.

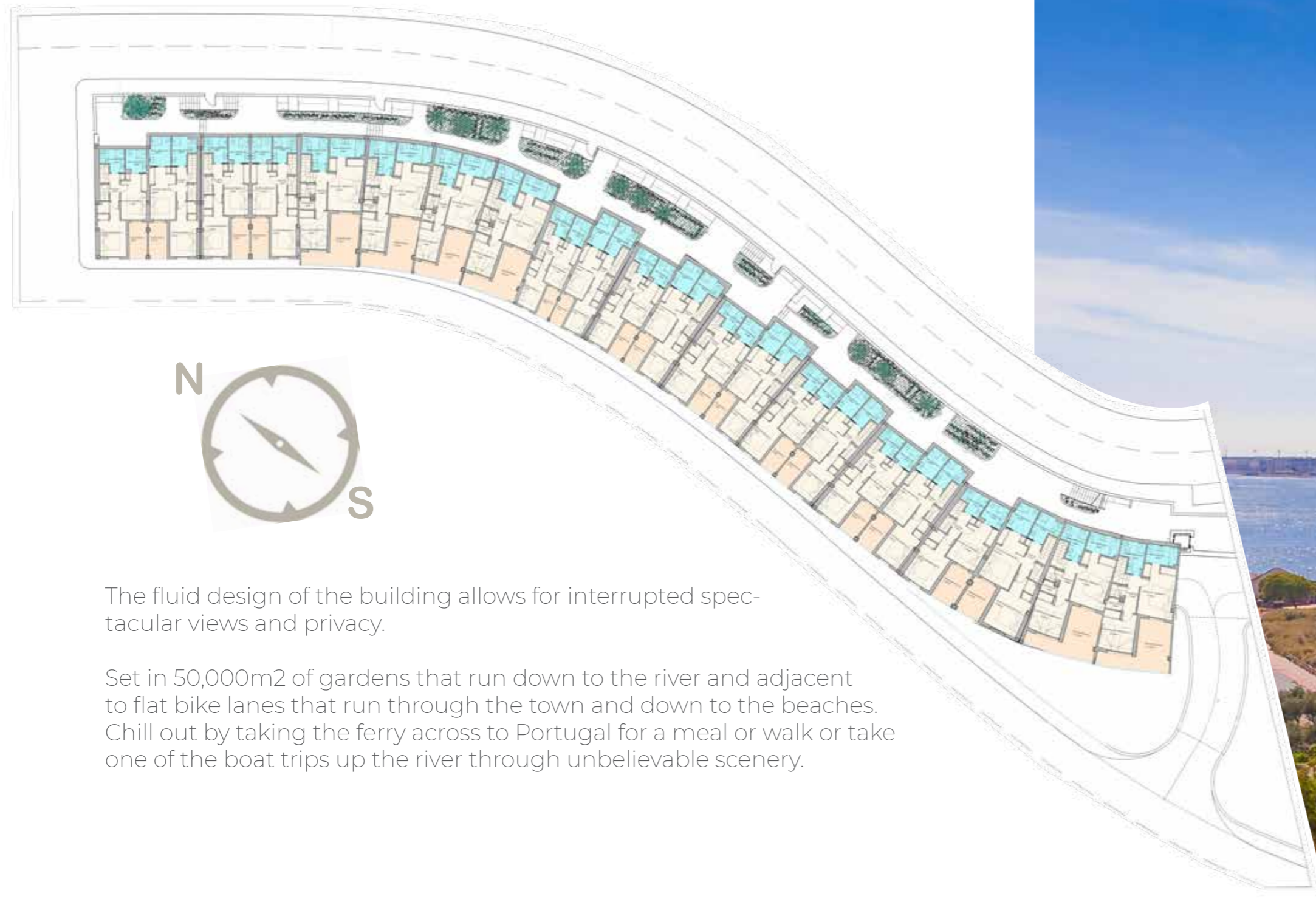


Modern interior design characterized by a warm color palette, clean lines, minimalism, natural materials.\*





The layout is made to maximizing the view and the open plan design takes full advantage of natural light\*



The fluid design of the building allows for interrupted spectacular views and privacy.

Set in 50,000m<sup>2</sup> of gardens that run down to the river and adjacent to flat bike lanes that run through the town and down to the beaches. Chill out by taking the ferry across to Portugal for a meal or walk or take one of the boat trips up the river through unbelievable scenery.



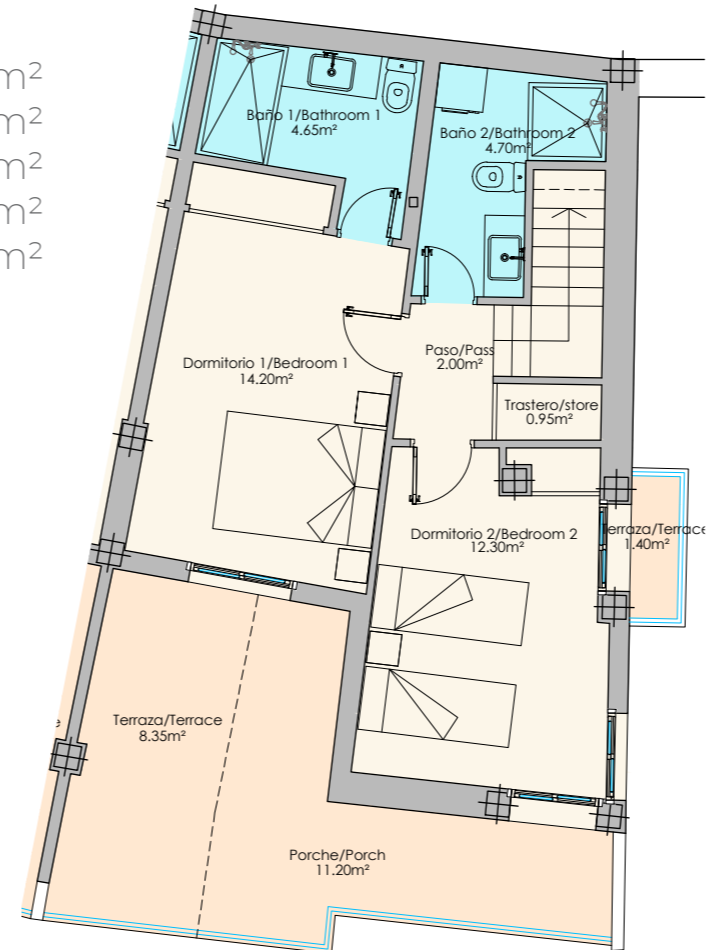


### Duplex Apartment Example Unit Floor Plans\*

152 m<sup>2</sup> total build area  
14 m<sup>2</sup> garage area

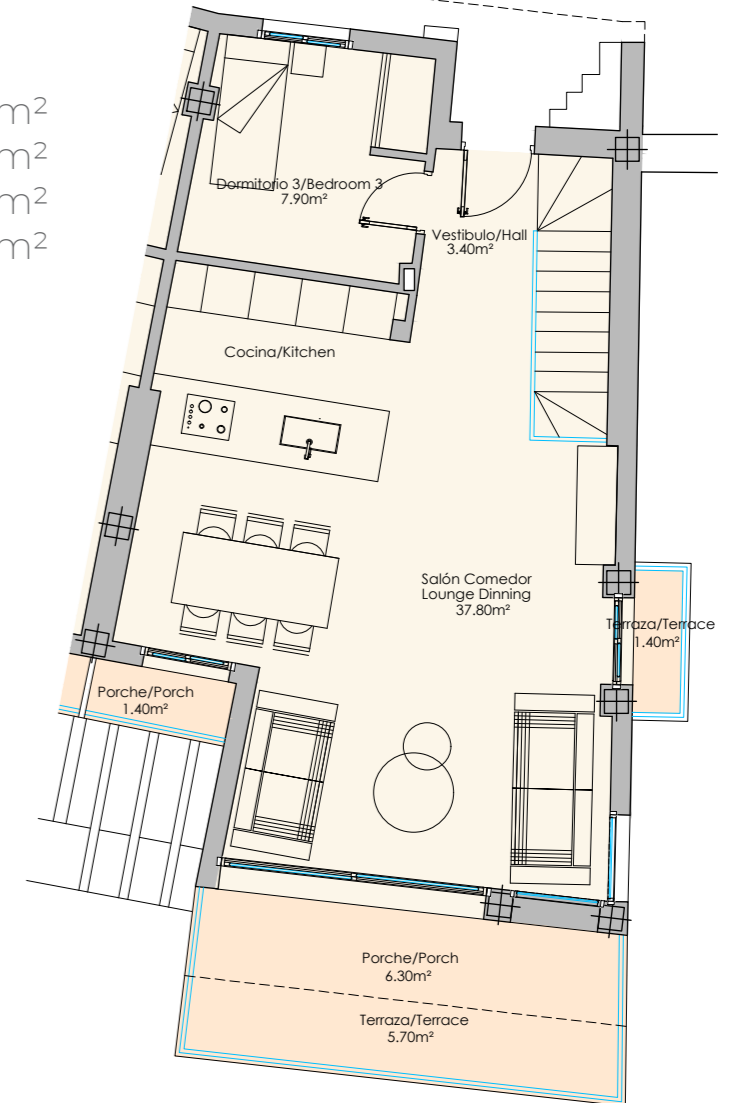
#### Lower Level

Bedrooms	26.5 m <sup>2</sup>
Bathrooms	9.5 m <sup>2</sup>
Others	3 m <sup>2</sup>
Porches	11 m <sup>2</sup>
Terraces	10 m <sup>2</sup>



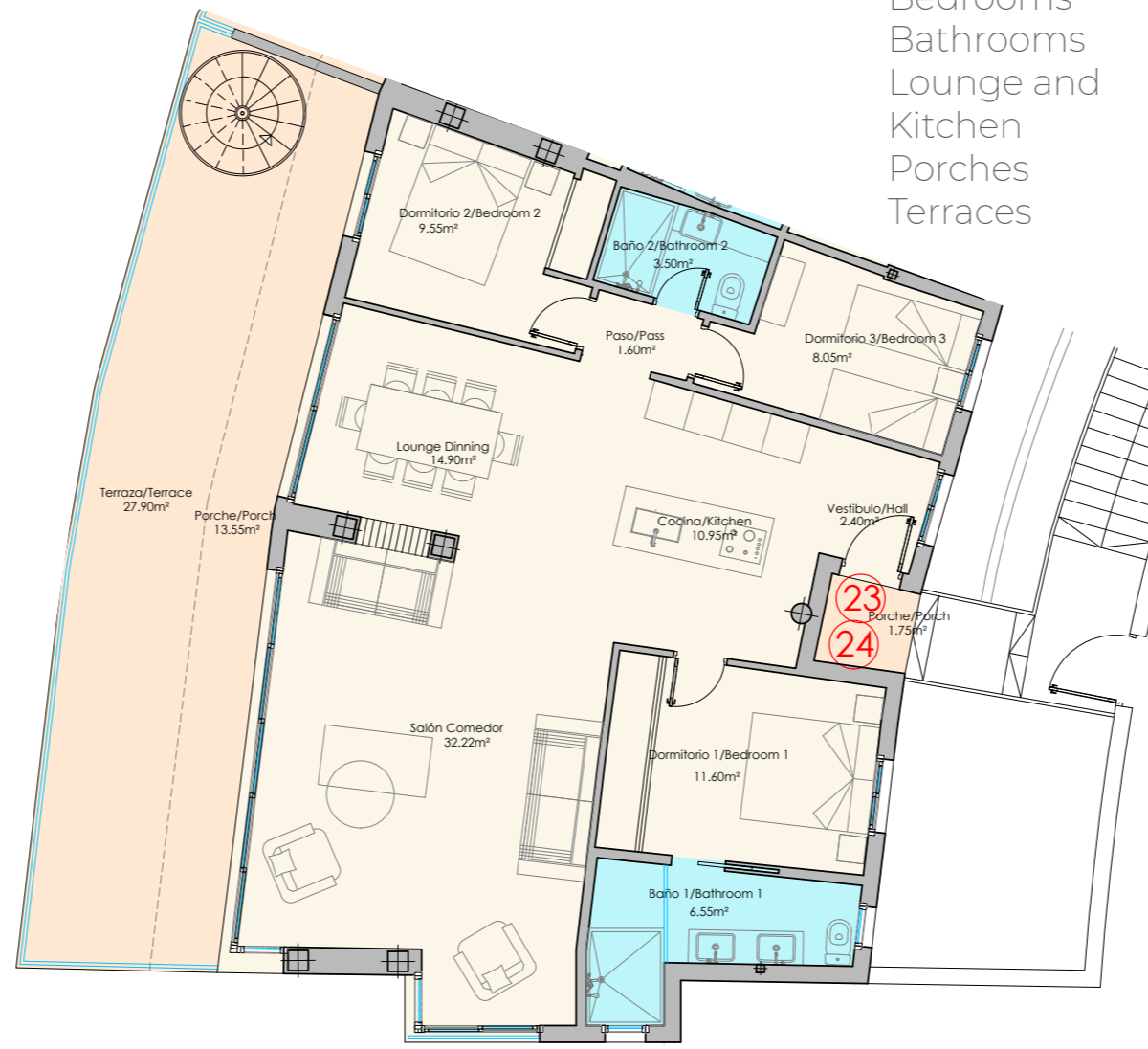
#### Upper Level

Lounge and Kitchen	41 m <sup>2</sup>
Bedrooms	8 m <sup>2</sup>
Porches	8 m <sup>2</sup>
Terraces	7 m <sup>2</sup>



Penthouse Example Unit Floor Plans\*

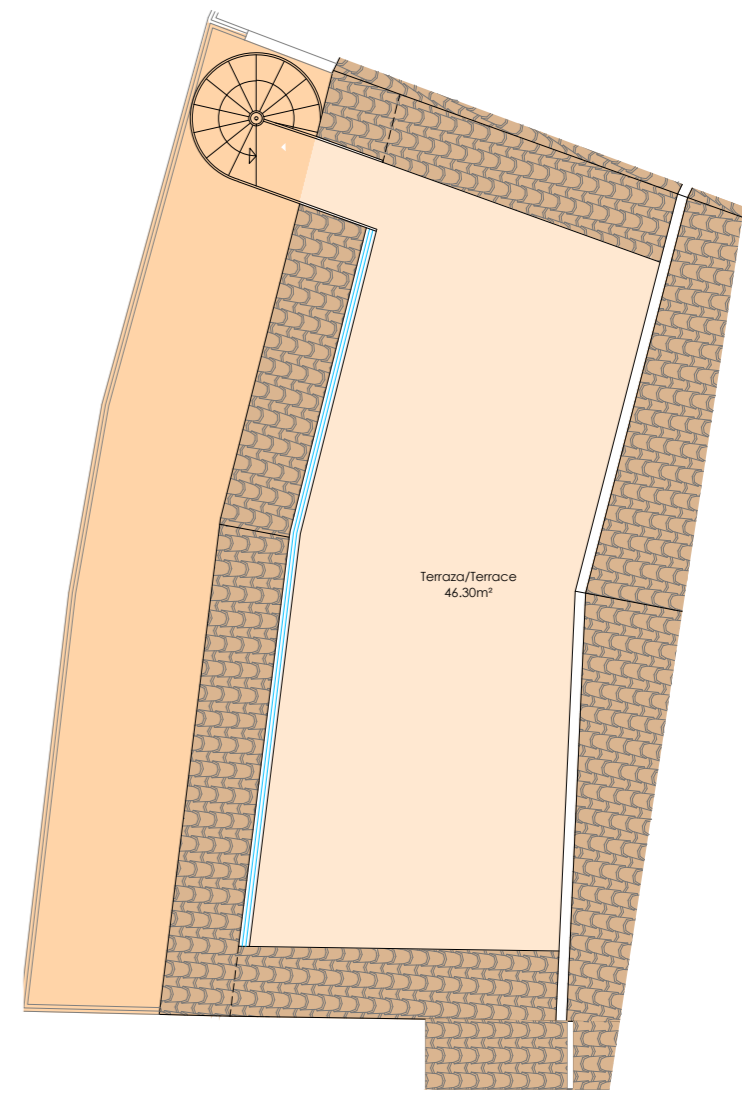
243 m<sup>2</sup> total area  
37 m<sup>2</sup> garage area



Main Level

Bedrooms	29	m <sup>2</sup>
Bathrooms	10	m <sup>2</sup>
Lounge and Kitchen	58	m <sup>2</sup>
Porches	15	m <sup>2</sup>
Terraces	28	m <sup>2</sup>

Roof Top  
Terrace 46 m<sup>2</sup>





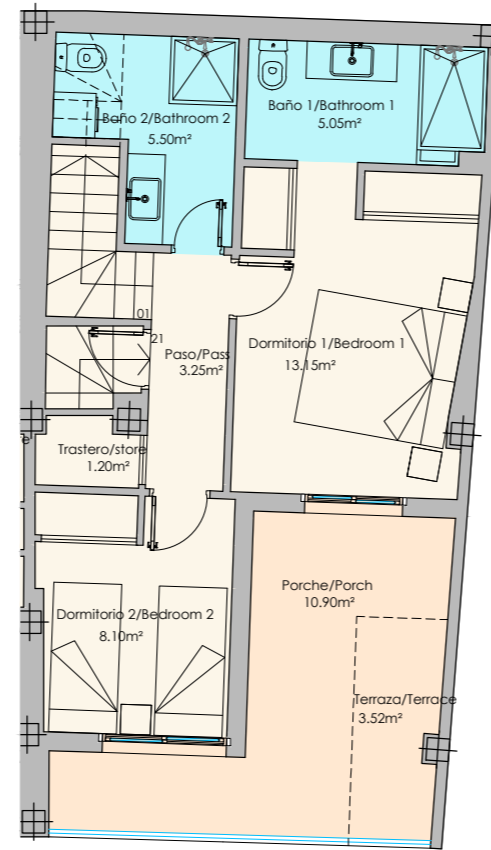


### Townhouse Example Unit Floor Plans\*

161 m<sup>2</sup> total area  
32.5 m<sup>2</sup> garage area

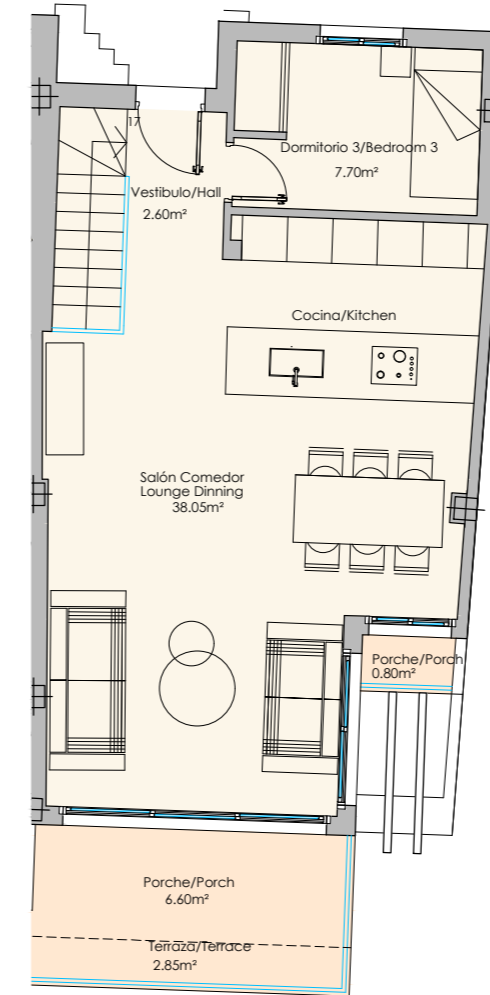
### Lower Level

Bedrooms	21.5 m <sup>2</sup>
Bathrooms	10.5 m <sup>2</sup>
Others	4.5 m <sup>2</sup>
Porches	11 m <sup>2</sup>
Terraces	3.5 m <sup>2</sup>



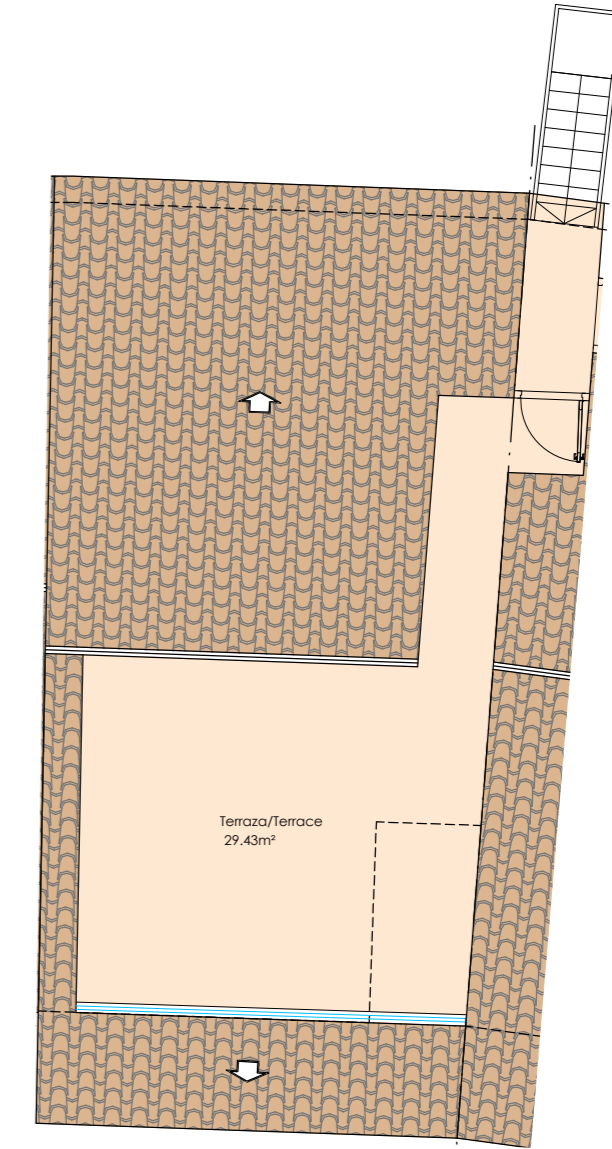
### Upper Level

Lounge and Kitchen	41 m <sup>2</sup>
Bedrooms	8 m <sup>2</sup>
Porches	7 m <sup>2</sup>
Terraces	3 m <sup>2</sup>



### Roof Top

Terrace	30 m <sup>2</sup>
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Townhouses

Penthouses



Duplex Apartments

Unit Stack\*



\*Disclaimer: In regard to property plans, artist's impressions, and quality specifications. All property fact sheets, m2 profiles, renders and visuals can be amended by the developer due to changes made by architects or technicians for structural reasons or technical problems resolved during the construction, and/or availability of materials.