



Perfect location

s located on the main street as the backbone artery of the capital of Malaga, in a consolidated environment in regeneration, with all the necessary services and infrastructure to ensure the best accessibility and make everything easier.

It is located less than 20 minutes walking distance from all kinds of services and facilities: **sports** (Carranque Sports City, currently called Javier Imbroda), leisure (C C Larios, C C Vialia Corte Inglés, Historical Center, Muelle Uno), **health** (Civil Hospital, Maternity Hospital) **and education** (Campus El Ejido).

A quiet and residential neighborhood with all the facilities for your daily life less than 5 minutes away; supermarkets, pharmacy, bank, educational centers (El Globo Azul Nursery School, La Purísima School, Gamarra School, Ramón Simonet School, Lope de Vega School, Pablo Ruiz Picasso School, San José School, etc), as well as a wide range of leisure and shopping options.

Everything you need near you

It is a residential district located less than 20 minutes walking distance from all kinds of services and sports facilities (Javier Imbroda Sports City), leisure and entertainment.

C.C. Larios, C. C. Vialia Corte Inglés, Centro Histórico, Muelle Uno), health (Hospital Civil, Hospital Materno Infantil) and education (Campus El Ejido).

Among the main services offered by the area we can highlight:



Health centers:

- Civil Hospital.
- Regional University Hospital of Malaga.



Education:

- College of Gamarra.
- Manuel Siurot School, High School.
- Jesús Marín Polytechnic.
- Pablo Ruiz Picasso School. • Colegio Concertado San José.
- El Ejido Campus.



Leisure:

- Alcazaba.
- Gibralfaro Castle.
- Picasso Museum.
- C.C.Vialia.
- C.C. Larios.
- El Corte Inglés.
- Historical Center.



Communications

also has an excellent connection to any point of the province and just a few minutes from the city center of Malaga.



Train:

María Zambrano train station.

5 minutes away, AVE high speed train lines and connection with the rest of the region.



Car:

Mediterranean Highway A7

It connects all the main cities of the Mediterranean coast from Algeciras to Barcelona.



Bus:

Bus stops - Urban Lines Lines 8, 15, 21, 23 and 38.

There is also a night bus **N2**, which stops at Alameda Principal.



Aircraft:

Malaga Airport - Costa del Sol

15 minutes from the Mediterranean highway A-7, national and international air connections.





Residential complex

consists of 35 homes distributed in PB + 7 in two buildings, with various types of 1 and 2 bedroom homes in a **unique building in the center of the city.**

With a modern and contemporary design, the building has **a south, east and west orientation**, where the main rooms of the homes are also open, thus achieving the highest number of hours of sunshine and maximum energy efficiency.

The residential complex **includes** excellent common equipped with areas swimming pool, solarium and lounge area.





Description of the property

All homes have been designed with modern, open layouts and with maximum use of space and sunlight.

Its unbeatable distributions, achieve an optimal balance in the dimensions of the rooms, minimizing the residual space of passage. That is why the homes have large corner windows, bedrooms with en-suite bathrooms, as well as spectacular living rooms connected to large terraces.

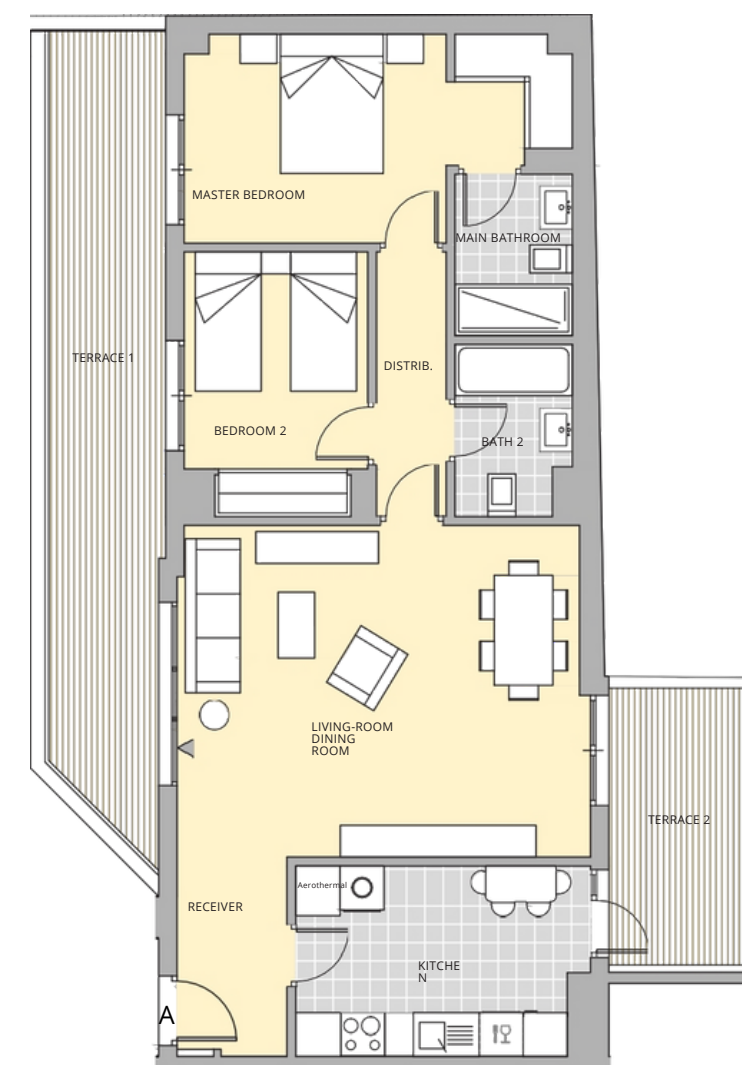
homes stand out for their unbeatable orientation that gives the house a great luminosity and comfort under the concept "**Open spaces**" with living-dining room-terrace connection.

In addition to the 35 one- and two-bedroom homes, there are 36 parking spaces, with one parking space per home, and 35 storage rooms.



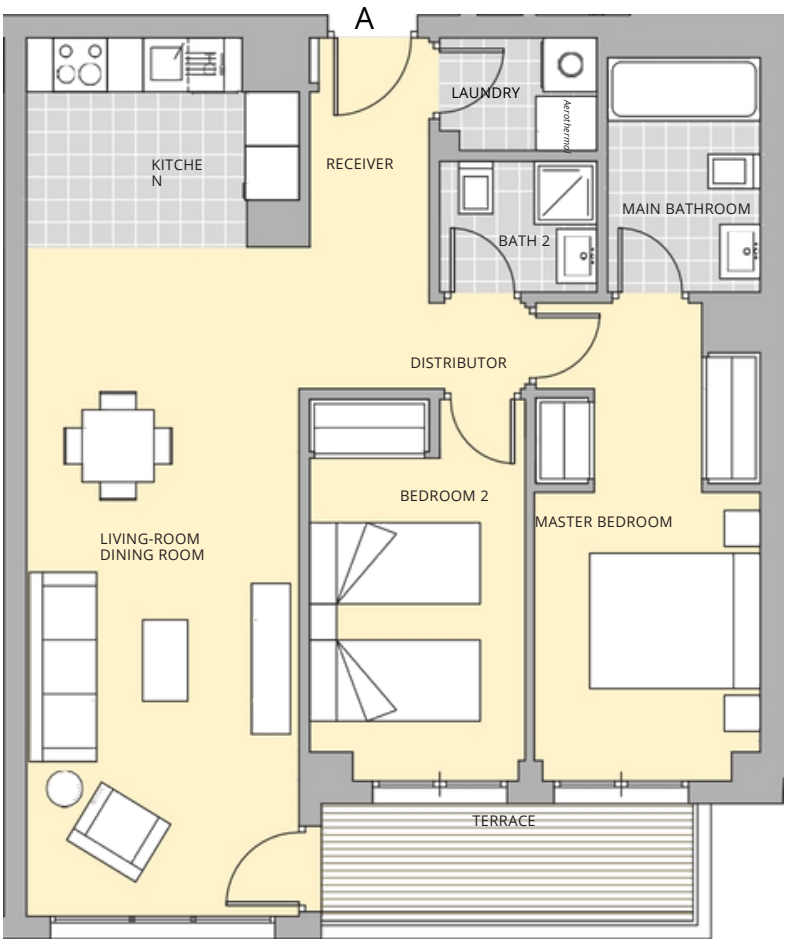
2 Bedrooms

GROUND FLOOR
PORTAL 1 / DOOR A



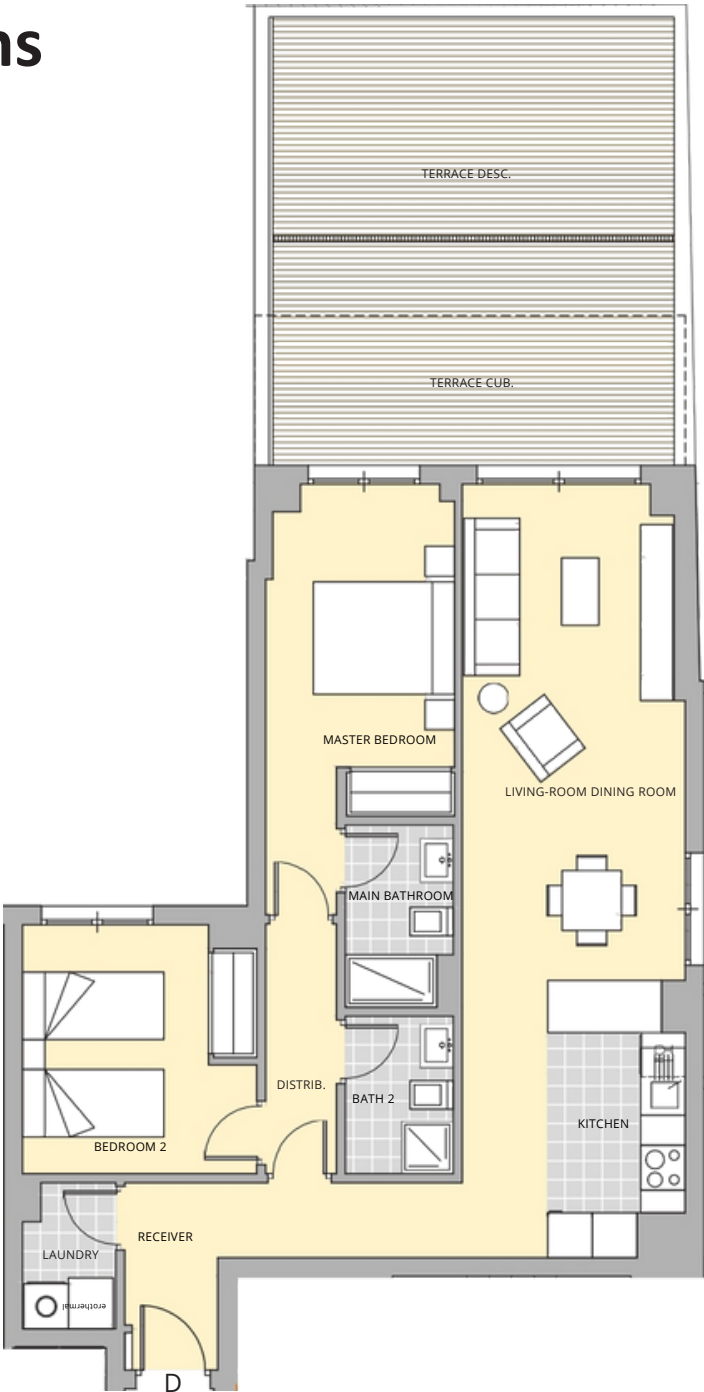
2 Bedrooms

FIRST FLOOR
PORTAL 1 / DOOR A



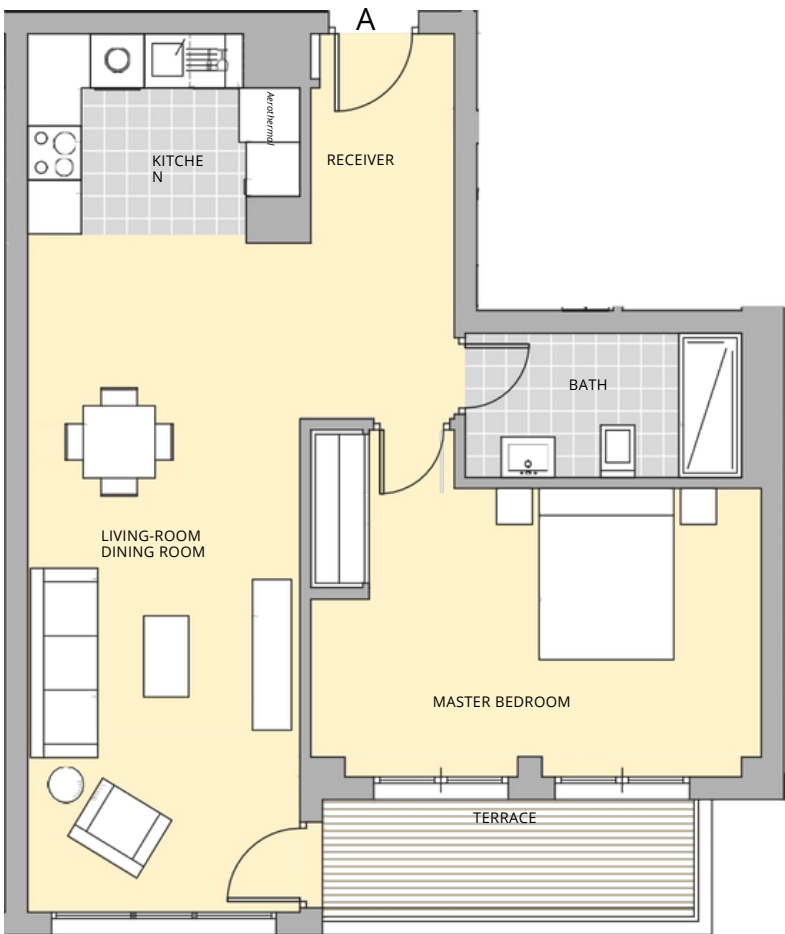
2 Bedrooms

FIRST FLOOR
PORTAL 1 / DOOR D



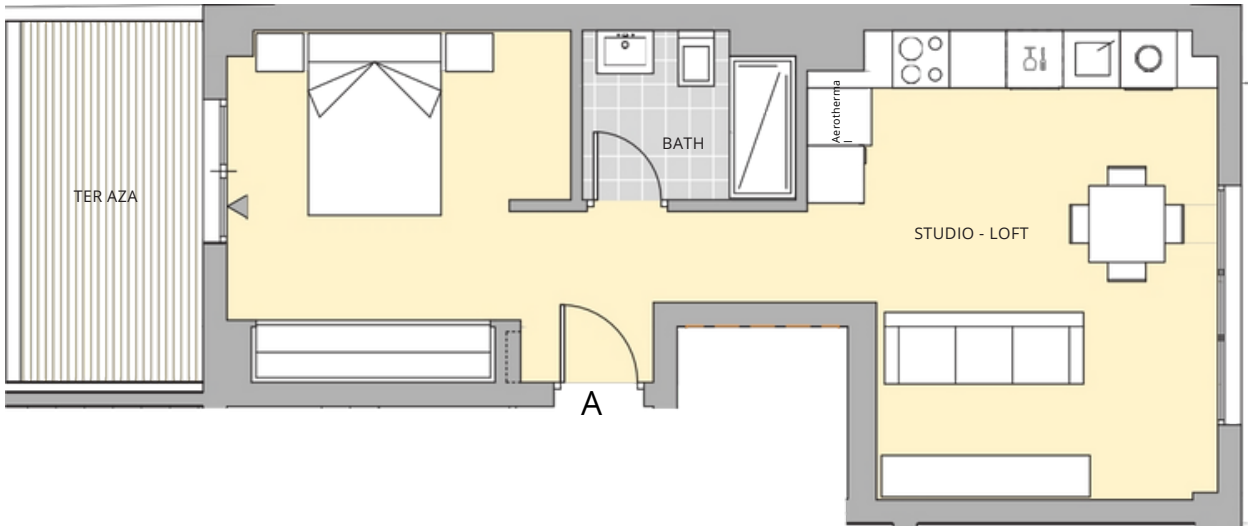
1 Bedroom

SEVENTH FLOOR
PORTAL 1 / DOOR A

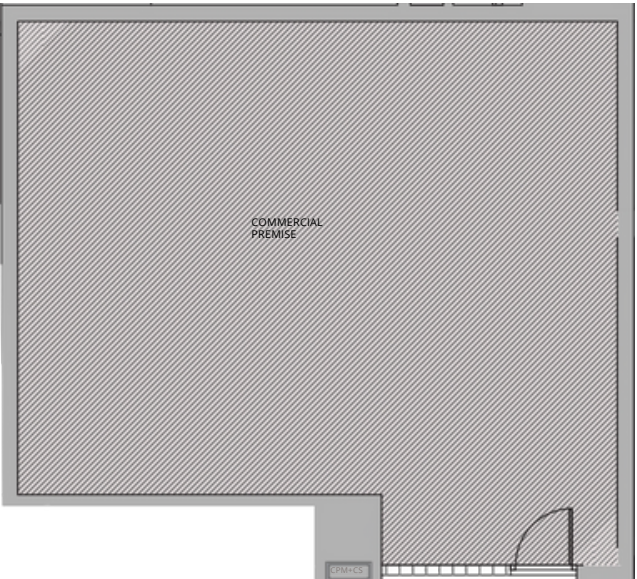


1 Bedroom

GROUND FLOOR
PORTAL 2 / DOOR A



Commercial
Premises





Home interiors

Living room and bedrooms



Painting



The house will be painted in smooth paint, color to be defined by the project management.



Flooring



Porcelain tile flooring will be installed in the kitchen. Terraces will be non-slip.
In the rest of the house the flooring will be wood laminate, and baseboard to match the interior carpentry.



Interior doors and closets



The access door to the house will be armored with a security lock.
Interior doors shall be smooth.
Built-in closets with hinged or sliding doors according to project needs.
All doors will have a white lacquered finish.

These options may be replaced by PROMOCIONES VENTANA DEL MEDITERRANEO by others of equivalent quality. See legal text pg. 25.



Bathrooms



Ceramics



All the bathrooms will be tiled.
porcelain tile and tiling.



Washbasin



The bathrooms will be equipped with a single basin with chrome-plated siphon.



Sink faucets



All sinks will be equipped with low-flow single lever faucets.



Shower faucets / Bathtub



The faucets in both showers and bathtubs will be single lever with shower holder and handle.



Shower / Bathtub



Rectangular white resin shower tray.
The bathtub will be acrylic with dimensions according to the dwelling.



Toilet/Bidé



The sanitary fixtures shall be white in color and the dual-flush toilets.

These options may be replaced by PROMOCIONES VENTANA DEL MEDITERRANEO by others of equivalent quality. See legal text pg. 25.



Customization

To make your new home your own, you can customize different aspects, including the following:

- Two possible combinations of ambience in main and secondary bathrooms.
- Two choices of housing laminate shades.
- Change of bathtub for shower tray.

At additional cost

Change of the general flooring of the house (laminate flooring) for porcelain stoneware.

Three different color combinations in the kitchen furniture, with its corresponding countertop.

The personalization options selected from among those offered by the developer must be communicated to the latter prior to the deadline established by the Project Management depending on the degree of progress of the work; once this date has passed without the selected options having been communicated, the dwelling will be delivered in accordance with the standard model.