



 <b>EUROPEAN PROPERTY AWARDS</b> REAL ESTATE	 <b>EUROPEAN PROPERTY AWARDS</b> REAL ESTATE	 <b>EUROPEAN PROPERTY AWARDS</b> REAL ESTATE
<b>LAUFEN</b>	<b>LAUFEN</b>	<b>LAUFEN</b>
★★★★★	★★★★★	<b>AWARD WINNER</b>
BEST REAL ESTATE AGENCY OVER 20 OFFICES SPAIN Lucas Fox	BEST REAL ESTATE AGENCY SINGLE OFFICE ANDORRA Andorra Lucas Fox Andorra	REAL ESTATE AGENCY MARKETING SPAIN Lucas Fox
2023-2024	2023-2024	2023-2024

ADENDIA.COM

# APAMARES

DEVELOPMENT



APAMARES  
DEVELOPMENT

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Two newly built semi-detached houses located  
between Apamares and Salvador Rueda streets,  
400 metres from the beach.

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# Malaga invites you to live

Located in the sunny region of Andalusia in southern Spain, Malaga is a city with a rich **history** and fascinating cultural heritage. From its origins as a thriving Phoenician port to its development as a vibrant economic and technological center, Malaga has shown remarkable resilience over the centuries.

This Mediterranean gem not only attracts visitors with its exceptional climate, characterized by **295 days of sunshine a year** and an average tempe-

rature of 20°C but also with its cultural charms. Its world-famous **museums**, such as the Picasso Museum and the Centre Pompidou, reflect its vibrant artistic spirit, but its true essence lies in its warm and welcoming atmosphere, which is reflected in the delicious **gastronomy** and hospitality of its people.

The blend of traditional Andalusian flavors and contemporary influences makes Malaga's culinary experience a true delight for the senses.





# A city in constant evolution

Málaga has positioned itself as a city in constant expansion for international investment and technological innovation. It provides a thriving business environment thanks to its excellent transportation links. With the largest airport in southern Spain and a high-speed train connecting it to Madrid in 2.5 hours, the city has fostered an environ-

ment conducive to business development, fostering creativity and entrepreneurship. The city has garnered international attention due to its vitality and modern infrastructure, making it an appealing destination for companies seeking growth opportunities.

# El Limonar

LIVING SURROUNDED BY THE BEST

El Limonar stands out for its prestige and exclusivity. Renowned for having the best services (schools, medical centres, etc.), this residential area also boasts a strategic location, as it is just 10 minutes from the heart of the city and 450 metres from the beach.



## HOTELS

1. Gran Hotel Miramar 5\* GL
2. Malaga Gibralfaro Parador



## RESTAURANTS

8. El Refectorium Restaurant
9. Chiringuito Oasis Playa



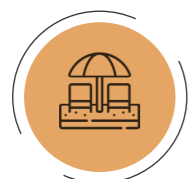
## EDUCATIONAL CENTRES

3. El Limonar School
4. Madre Asuncion School



## POINTS OF INTEREST

10. Alcazaba
11. Malaga Cathedral
12. Picasso Museum



## OUTDOORS

5. La Caleta Beach
6. Muelle Uno
7. The park of Malaga



## MEDICAL CENTRES

13. Vithas Hospital
14. Limonar Health Centre
15. Quironsalud Health Centre





# Apamares, 1-3

EXPLORE THESE EXCEPTIONAL PROPERTIES  
AND FIND YOUR PERFECT HOME

The Apamares project consists of two newly built semi-detached houses located between Apamares and Salvador Rueda streets, distributed over three floors.

In Apamares, you will find a spacious basement with three parking spaces, the main floor with a kitchen, and a delightful living-dining room that opens onto gardens. The upper floor features three bedrooms.

The prime location of these properties, combined with their carefully designed features, is the key to their attractiveness.

They present an excellent investment opportunity in this exclusive area. These newly constructed homes are situated in the most sought-after neighborhood of Malaga, a city experiencing solid and consistent growth.



# C/ Apamares, 1

INNOVATION, STYLE, AND QUALITY  
IN A SINGLE HOME



OVER...  
365 SQM OF PLOT  
170 SQM OF USEFUL SURFACE  
270 SQM OF EXTERIOR SURFACE

This exclusive residence located in El Limonar consists of three levels connected by a private elevator.

Firstly, there is the basement level that features three parking spaces, a storage room and a utility or laundry area.

The ground floor offers a fantastic Porcelanosa kitchen and a spacious living-dining room with views of the gardens and the swimming pool.

Finally, the first floor comprises a bedroom with an en-suite bathroom, two bedrooms, and a complete bathroom with high-quality finishes.



## BASEMENT

One of the pedestrian entrances to the residence is located on Salvador Rueda street, providing direct access to the basement level. The entrance hall leads to the parking area and a storage or multi-purpose space. It has a built area of around 100 sqm and a usable area of 75 sqm.

## GROUND FLOOR

On the ground floor, Apamares 1 presents you with a spectacular space where marvelous windows seamlessly blend the interior and exterior, filling the living-dining room with light and life. The kitchen has access to the terrace, where you can enjoy different relaxation areas, as well as the fantastic views of the pool.

## FIRST FLOOR

On this level, you will find the three spacious bedrooms that the residence offers, along with a full bathroom featuring high-quality finishes. These three bright spaces make up a welcoming upper floor from which you can enjoy the wonderful views provided by Monte Sancha.





LARGE 270 SQM GARDEN WITH POOL  
AND WONDERFUL VIEWS

# C/ Apamares, 3

AN EXCLUSIVE RESIDENCE  
IN THE BEST AREA OF THE CITY



OVER...  
365 SQM OF PLOT  
170 SQM OF USEFUL SURFACE  
230 SQM OF EXTERIOR SURFACE

This wonderful residence is built on three levels connected by an elevator.

Firstly, there is the basement level featuring three spacious parking spaces and multipurpose areas.

Secondly, the ground floor offers an exclusive kitchen and a large living-dining room, a unique and luminous space seamlessly integrated with the outdoor areas through fantastic windows that allow you to enjoy the views, the 230 sqm terrace, and the green areas from the interior.

Finally, on the upper floor, there is a bedroom with an en-suite bathroom, two additional bedrooms, and a full bathroom, all finished with high-quality Porcelanosa materials.



## BASEMENT

One of the pedestrian entrances to the residence is located on Salvador Rueda street and provides access to the basement level, where you can find three parking spaces and ample storage space. It has a built area of approximately 100 sqm and a usable area of 75 sqm.

## GROUND FLOOR

On the ground floor, you will find a spectacular space where marvelous windows seamlessly integrate the interior and exterior, filling the living-dining room with light. The kitchen is illuminated by an interior patio and has access to the terrace, where you can set up an outdoor dining area and enjoy relaxation spaces along with fantastic views.

## FIRST FLOOR

On the first floor, three spacious bedrooms are situated, each featuring characteristics that make them spectacular: privileged views, access to the pool, or an en-suite bathroom. These three bright spaces, along with a magnificent full bathroom, make up a welcoming upper floor.





SPECTACULAR VIEWS OF THE POOL  
FROM THE BEDROOM

# Finishing Specifications

HOMES DESIGNED WITH EXCLUSIVE FINISHES

At Adendia, we take pride in offering luxury homes with finishes of the highest quality. That's why we collaborate with prestigious brands such as Porcelanosa, Gamadecor, and Noken, from the **Porcelanosa Group**, to ensure excellence in every detail. **Porcelanosa** brings innovation in coverings, **Gamadecor** stands out with its exclusive kitchen furniture, and **Noken** enhances the bathroom experience with cutting-edge accessories.

We believe that attention to detail defines true distinction. Our partnership with these leading brands not only ensures quality but also attests to our commitment to creating exclusive homes with a superior level of elegance in every corner.

PORCELANOSA

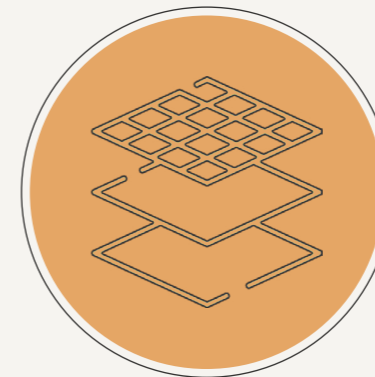
noken  
PORCELANOSA BATHROOMS

GAMADECOR

\* THE SPECIFICATIONS PRESENTED IN THIS DOCUMENTATION MAY BE MODIFIED AND/OR REPLACED BASED ON TECHNICAL REQUIREMENTS.

## INTERIOR FINISHES

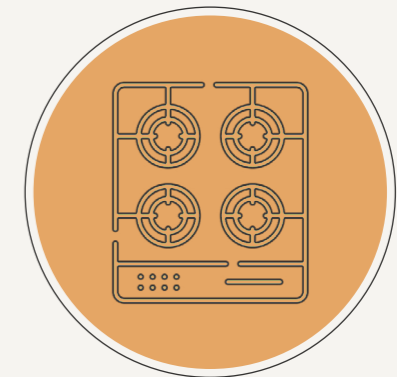
**INTERIOR FLOORING** OF THE RESIDENCE COVERED WITH 'TANZANIA' FLOOR TILES. **EXTERIOR FLOORS** IN PRIVATE AREAS COVERED WITH 'ADDA SILVER' FLOOR TILES.



## GAMADECOR KITCHENS

KITCHENS BY **GAMADECOR** WITH **BOSCH** APPLIANCES.

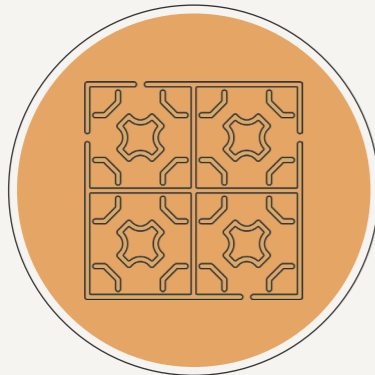
THE INITIAL DESIGN MAY BE EXCHANGEABLE FOR A 1.5% BONUS OF THE HOME AMOUNT, PROVIDED THAT THE CONSTRUCTION STATUS ALLOWS IT AND THE KITCHENS HAVE NOT BEEN ORDERED BY THE DEVELOPER.



### MAIN BATHROOMS

BATHROOMS TILED TO THE CEILING WITH VARIOUS FINISHES.

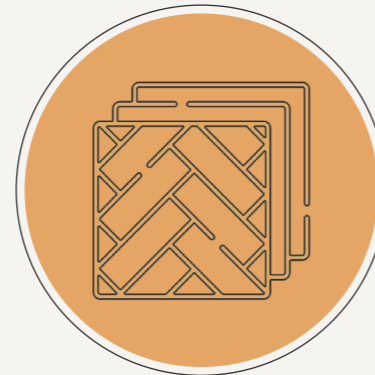
**MAIN BATHROOM** CLAD IN 'TREC-CIA NATURAL' FOR THE WASHBASIN AREA AND THE REMAINING SURFACES COVERED WITH 'ADDA SAND'.



### SECONDARY BATHROOMS

**SECONDARY BATHROOMS** CLAD WITH 'SPIGA DURANGO' ON THE LONGITUDINAL WALL OF THE SHOWER, AND THE REMAINING SURFACES COVERED WITH 'DURANGO BONE'.

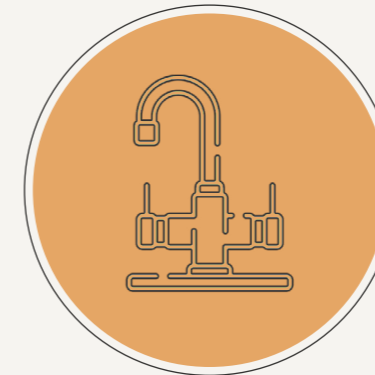
**TOILETS** CLAD WITH 'GASA BONE'.



### FAUCETS AND SHOWER

LAVATORY **FAUCETS** IN THE 'ROUND' MODEL, AVAILABLE IN BRUSHED TITANIUM, WITH A HIGH OR LOW SPOUT DEPENDING ON THE SINK, AND RECESSED THERMOSTATIC SHOWER FAUCET.

'ZEN' MODEL **SHOWER TRAYS** AND SCREENS WITH BLACK FRAMING.



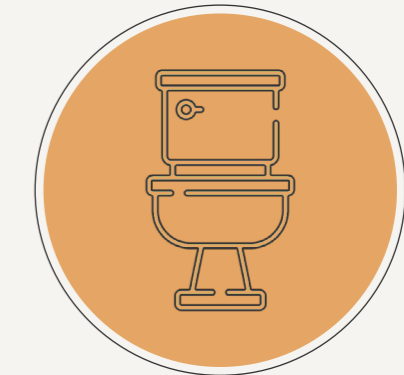
### TOILETS AND SINKS

**TOILET MODEL 'ACRO COMPACT'.**

#### SINKS

BATHROOMS · 'UNIQUE B' COUNTER-TOP BASIN.

TOILET · 'SLENDER' COUNTERTOP BASIN.







# A sustainable life

HOMES DESIGNED WITH HIGH ENERGY EFFICIENCY RATING

Photovoltaic panels and renewable energies are essential to address the environmental and energy challenges facing the planet.

Their implementation in our housing developments not only helps reduce greenhouse gas emissions and build a sustainable and environmentally friendly future but also provides homeowners with the opportunity to save costs in the long term.

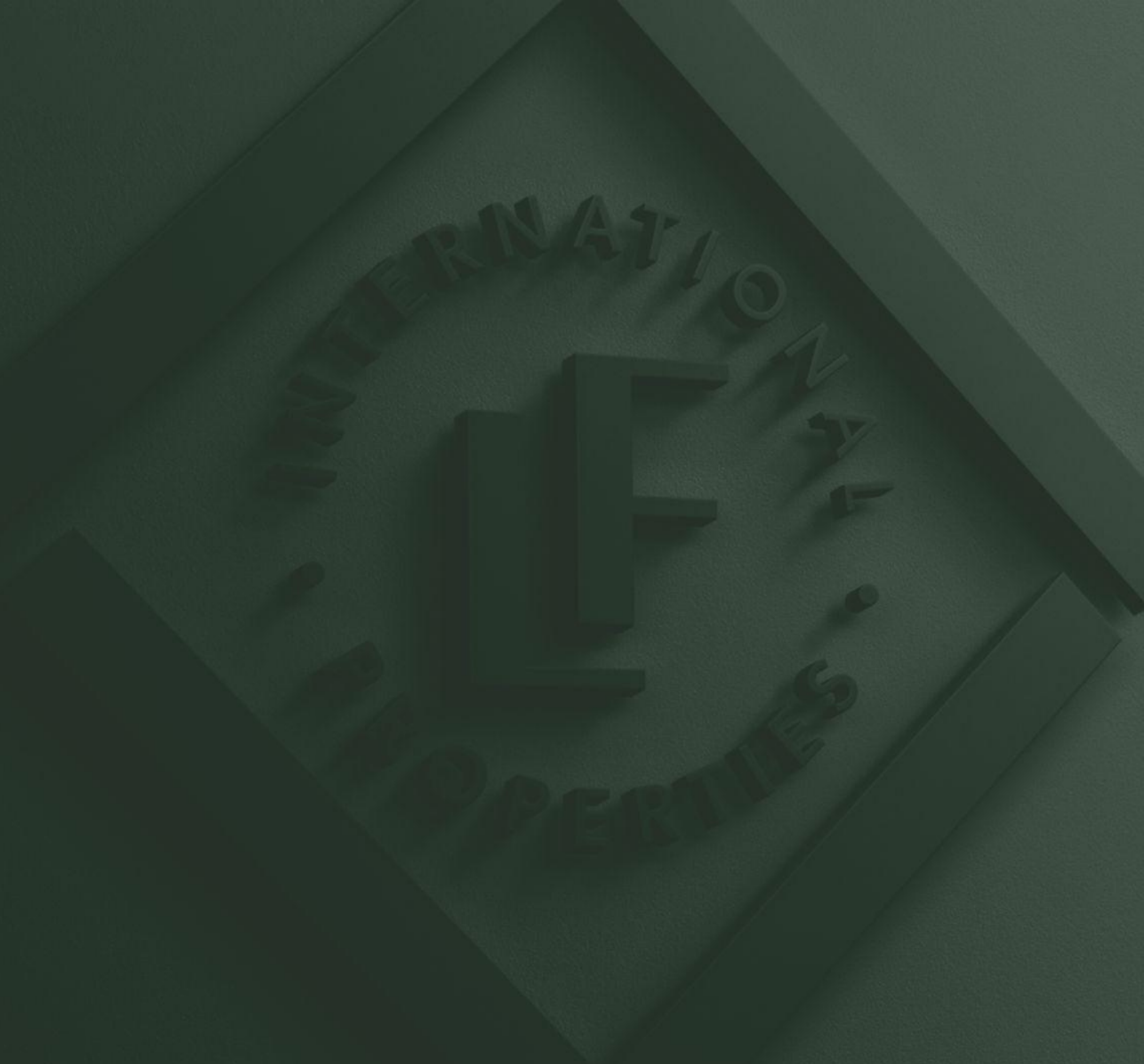
At Adendia, we believe that transitioning to a cleaner and renewable energy system is a crucial step in preserving our planet for future generations.

APAMARES  
DEVELOPMENT

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ALL THE INFORMATION PROVIDED IN THIS DOSSIER IS FOR  
INFORMATIONAL PURPOSES ONLY AND, UNDER NO CIRCUM-  
STANCES, CONSTITUTES A CONTRACTUAL AGREEMENT.

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