



 EUROPEAN PROPERTY AWARDS REAL ESTATE	 EUROPEAN PROPERTY AWARDS REAL ESTATE	 EUROPEAN PROPERTY AWARDS REAL ESTATE
LAUFEN	LAUFEN	LAUFEN
★★★★★	★★★★★	AWARD WINNER
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

VENTURA DE LA VEGA

DEVELOPMENT



VENTURA ^{DE}/_{LA} VEGA
DEVELOPMENT

Two semi-detached newly constructed residences
located between Juan Sebastian Elcano Avenue and
Ventura de la Vega Street, 200 meters from the beach.

INDEX

About Malaga	<u>01</u>
About Pedregalejo	<u>06</u>
Ventura de la Vega 1 Project	<u>07</u>
Property A	<u>09</u>
Property B	<u>17</u>
Finishing specifications	<u>21</u>
Energy and sustainability	<u>26</u>

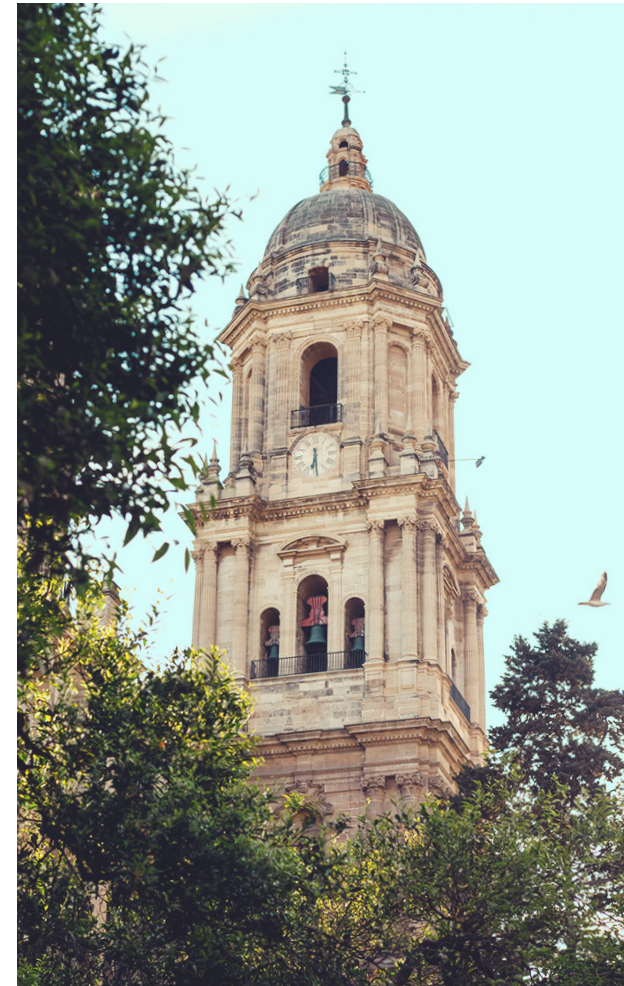
Malaga invites you to live

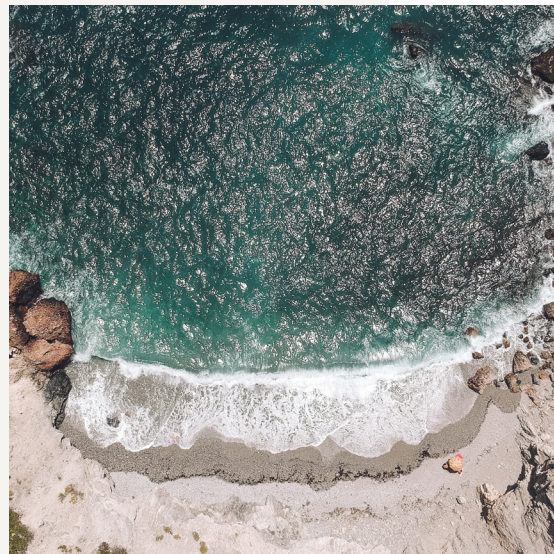
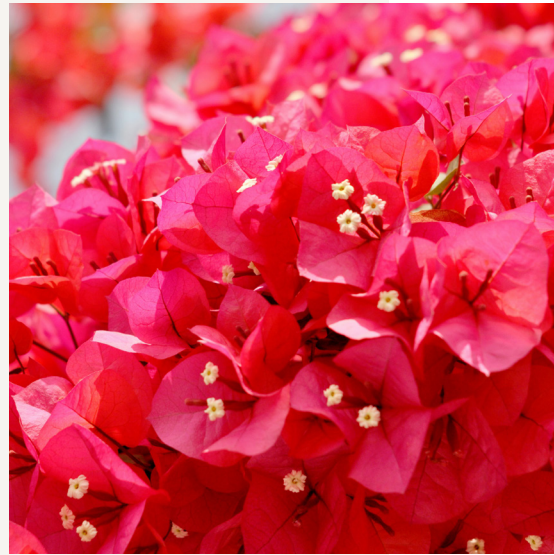
Located in the sunny region of Andalusia in southern Spain, Malaga is a city with a rich **history** and fascinating cultural heritage. From its origins as a thriving Phoenician port to its development as a vibrant economic and technological center, Malaga has shown remarkable resilience over the centuries.

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

perature 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.

Pedregalejo

LIVING JUST A STEP AWAY FROM THE SEA

Known for its history as a fishing district, Pedregalejo is currently one of the most exclusive residential areas in Malaga. Its proximity to the sea and its characteristic coves, along with its diverse range of restaurants and cafes, make it a unique opportunity to live in an area connected to the sea and full of life.



HEALTH

- 1. Ella Fitness Club
- 2. Rola Fitness House
- 3. Mina Pharmacy



RESTAURANTS

- 9. Pez Tomillo Restaurant
- 10. El Caleño Restaurant
- 11. El Balneario Restaurant



EDUCATIONAL CENTRES

- 4. Sagrado Corazon School
- 5. La Asuncion School
- 6. CEI Ohana



OUTDOORS

- 12. El Balneario
- 13. El Morlaco Park
- 14. Baños del Carmen Park



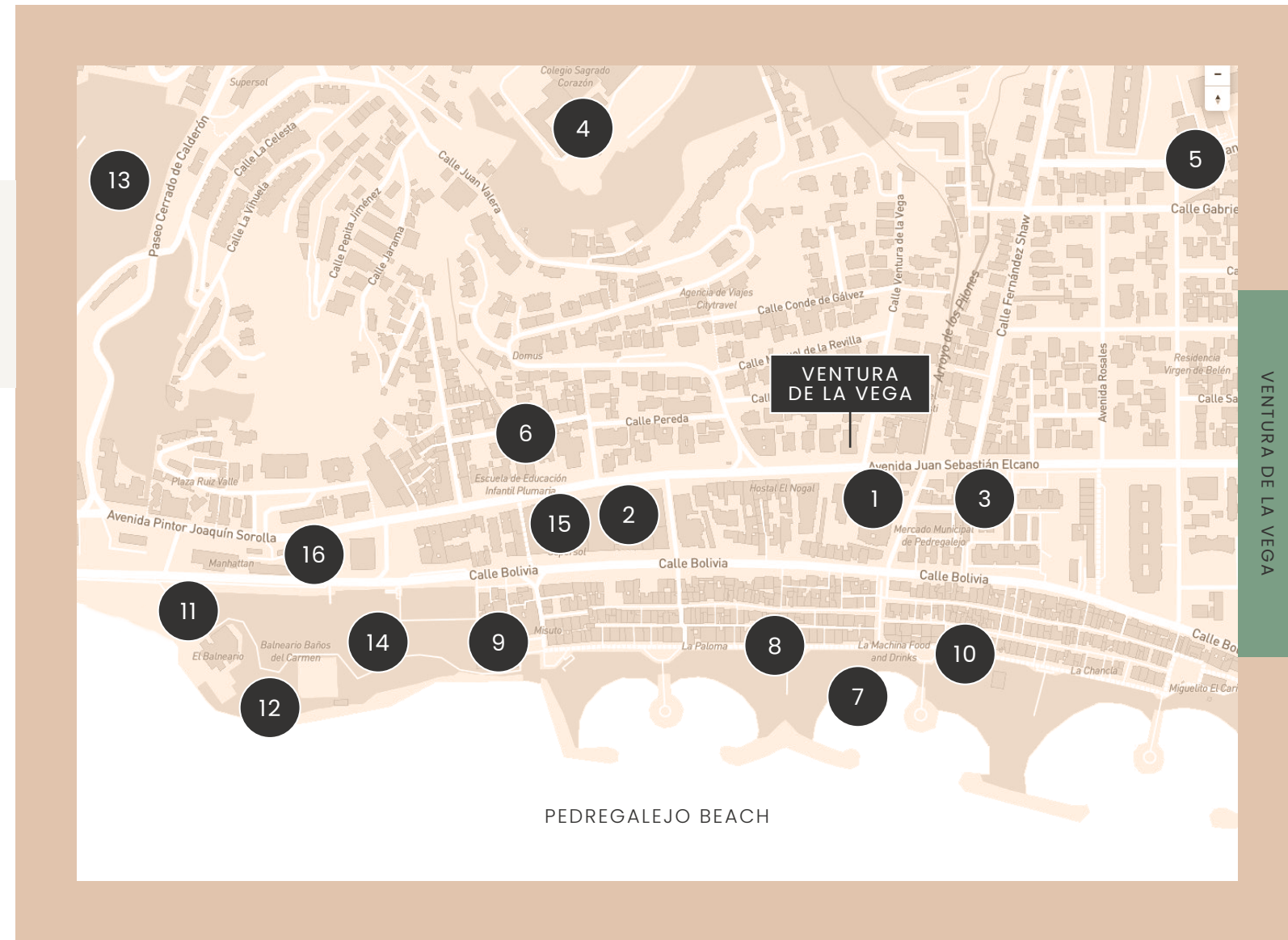
BEACH

- 7. Pedregalejo Beach
- 8. Seafront Promenade



SERVICES

- 15. Carrefour Market
- 16. Repsol Service Station



VENTURA DE LA VEGA

VENTURA DE LA VEGA



Ventura de la Vega, 1

TWO EXCLUSIVE RESIDENCES
LOCATED 200 METERS FROM THE BEACH

The Ventura de la Vega project consists of two semi-detached residences located between Juan Sebastian Elcano Avenue and Ventura de la Vega Street. They are a blend of comfort, outdoor space, privacy, and accessibility, making them an ideal place to live.

Well-connected and featuring a private garden and pool, they provide a pleasant and relaxing outdoor environment. Additionally, each residence comes with two parking spaces.

Situated just 200 meters from the beach, these semi-detached homes allow you to enjoy the sea at any time of the year.

Offering an exceptional lifestyle in a luxurious setting, these residences bring together comfort, privacy, and a connection to nature for a unique residential experience.

Property A

A UNIQUE FOUR-STORY RESIDENCE
WITH EVERYTHING YOU NEED



BASEMENT

This fantastic residence has over 65 sqm in the basement, providing extra space, suitable for storage or as a recreation area. Inside, you will find an additional bathroom and a laundry room, as well as access to stairs and an elevator connecting to the rest of the residence.

GROUND FLOOR

On the ground floor, you will find the pedestrian and vehicle access from Ventura de la Vega Street. The residence provides two parking spaces and a private garden of over 140 sqm with a pool. Inside, a large, high-quality kitchen opens up to the dining and living room with views to the outside through fantastic windows. Additionally, on this floor, there is an elegant and practical powder room, which, like the rest of the residence, features exclusive finishes from the Porcelanosa brand.



FIRST FLOOR

The fantastic first floor features three bedrooms with en-suite bathrooms. All of them have been designed with large windows that will fill the rooms with light and the pure sea air as they face south, towards the beach and the prestigious Juan Sebastián Elcano Avenue.



ROOFTOP / SOLARIUM

On the rooftop, you'll find a wonderful solarium of approximately 70 sqm. Here, you can sunbathe, relax, and enjoy the views of the area, as well as host gatherings with family and friends in its fantastic outdoor dining area.



Property B

SOLD

OVER 140 SQM OF OUTDOOR SPACES
TO ENJOY THE SUN AND SEA BREEZE



SOLD

BASEMENT

The residence has a basement area of over 70 sqm, a large space to enjoy extra storage or as a recreational area. It also features a bathroom, laundry room, and access to stairs and an elevator.

GROUND FLOOR

On the ground floor, there is a spacious living-dining room of approximately 40 sqm open to the kitchen, with large windows that allow you to enjoy the outdoor green spaces and the pool. It also includes two parking spaces and a toilet.

SOLD

FIRST FLOOR

Three spacious bedrooms with en-suite bathrooms grace this floor. They feature high-quality walk-in closets and large windows that allow natural light to fill the rooms.

ROOFTOP / SOLARIUM

On its rooftop, the residence provides an excellent space of approximately 70 sqm, where you can enjoy the outdoors and the sun in the privacy of your home. Ventura de la Vega invites you to experience a lifestyle connected with nature in this privileged residential area by the sea.



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

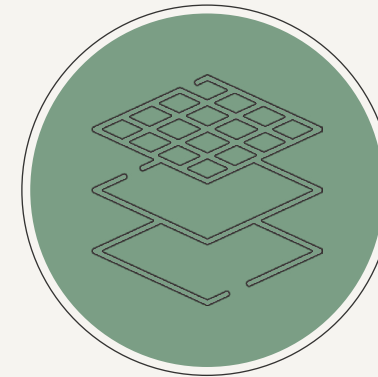
noken
PORCELANOSA BATHROOMS

GAMADECOR

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

INTERIOR FINISHES

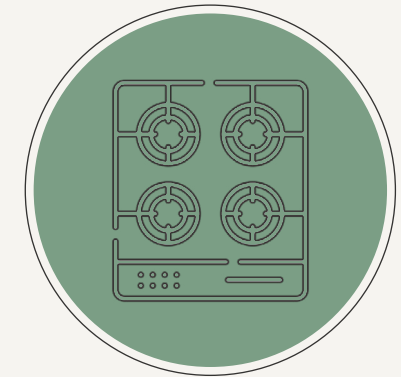
INTERIOR FLOORING OF THE RESIDENCE COVERED WITH 'TANZANIA' FLOOR TILES. **EXTERIOR FLOORS** IN PRIVATE AREAS COVERED WITH 'ADDA SILVER' FLOOR TILES.



GAMADECOR KITCHENS

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

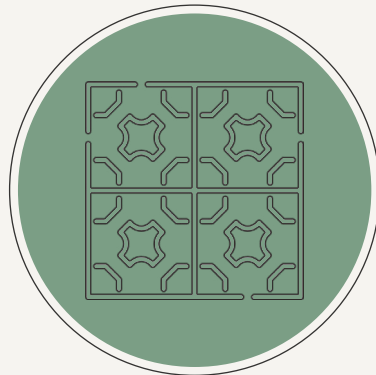
THE INITIAL DESIGN MAY BE EXCHANGEABLE FOR A 1.5% BONUS OF THE HOME AMOUNT, PROVIDED THAT THE CONSTRUCTION STATUS ALLOWS IT AND THE KITCHENS HAVE NOT BEEN ORDERED BY THE DEVELOPER.



MAIN BATHROOMS

BATHROOMS TILED TO THE CEILING WITH VARIOUS FINISHES.

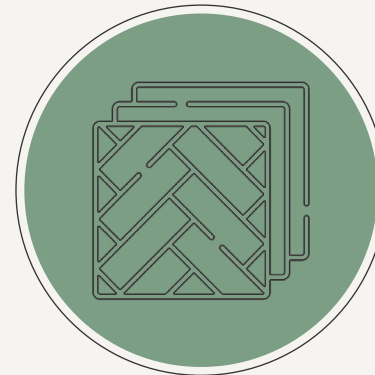
MAIN BATHROOM CLAD IN 'TREC-CIA NATURAL' FOR THE WASHBASIN AREA AND THE REMAINING SURFACES COVERED WITH 'ADDA SAND'.



SECONDARY BATHROOMS

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

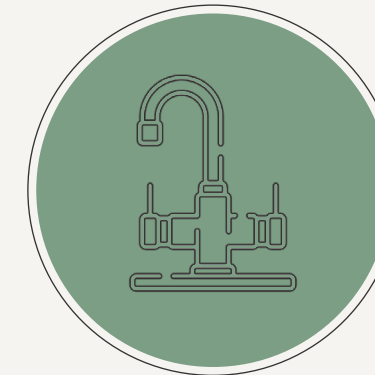
TOILETS CLAD WITH 'GASA BONE'.



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

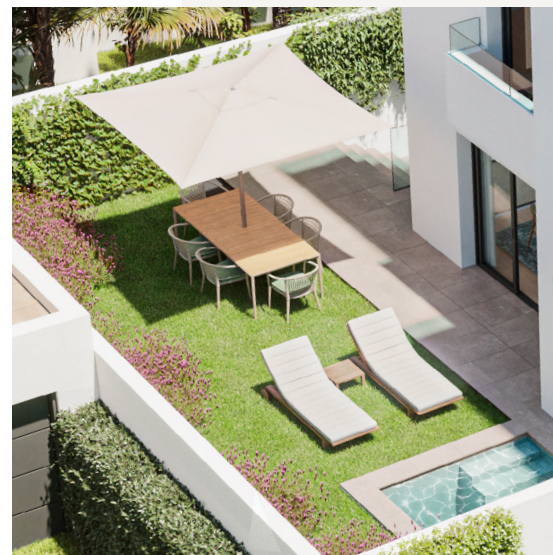
TOILET MODEL 'ACRO COMPACT'.

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.

VENTURA ^{DE}/_{LA} VEGA
DEVELOPMENT

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



LUCAS FOX
MÁLAGA

(+34) 952 643 015
malaga@lucasfox.es
www.lucasfox.com