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LAUFEN	LAUFEN	LAUFEN
★★★★★ BEST REAL ESTATE AGENCY OVER 20 OFFICES SPAIN Lucas Fox	★★★★★ BEST REAL ESTATE AGENCY SINGLE OFFICE ANDORRA Andorra Lucas Fox Andorra	AWARD WINNER REAL ESTATE AGENCY MARKETING SPAIN Lucas Fox
2023-2024	2023-2024	2023-2024

# M. SANCHIA 28

DEVELOPMENT



MONTE SANCHA 28  
DEVELOPMENT

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Two exclusive homes located on Monte de Sancha Street,  
200 meters 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.

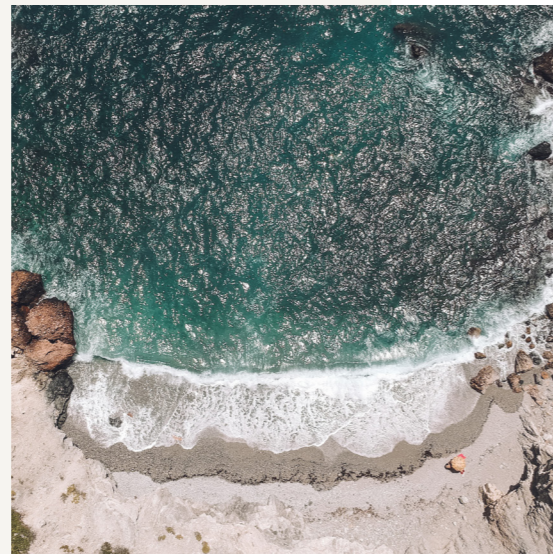
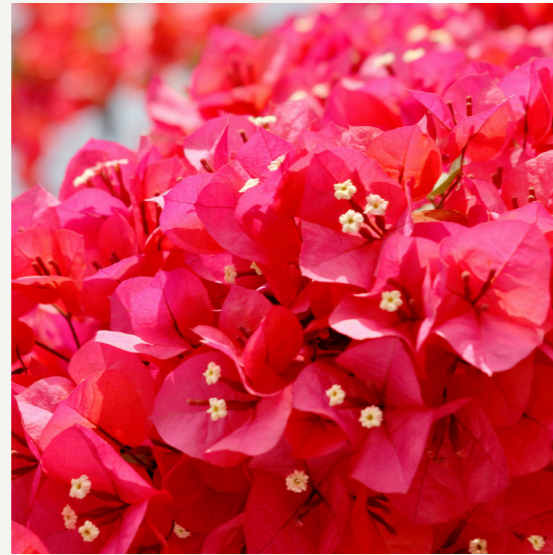
This Mediterranean gem not only attracts visitors with its exceptional climate, characterized by **295 days of sunshine a year** and an average tempe-

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

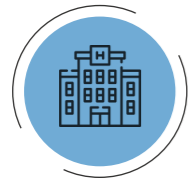
Málaga has positioned itself as a city in constant expansion for international investment and technological innovation. It provides a thriving business environment thanks to its excellent transportation links. With the largest airport in southern Spain and a high-speed train connecting it to Madrid in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

# Monte Sancha / El Limonar

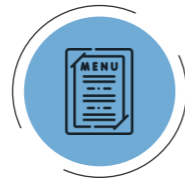
LIVING SURROUNDED BY THE BEST

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 200 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







# Monte Sancha, 28

EXCLUSIVE HOMES LOCATED NEXT TO THE BEACH  
AND THE HISTORICAL CENTRE

TWO PROPERTIES AVAILABLE

This project consists of three exclusive properties that blend privacy, quality, and views of the Mediterranean Sea.

The interiors are designed to the highest quality standards, using top-tier materials to ensure an elegant and enduring style. Additionally, integrated home automation allows for easy control of household functions, providing you with comfort and security.

The development combines modern elements with traditional features to create a unique and captivating atmosphere. Living in Monte Sancha, you will be immersed in the history of Málaga and able to enjoy all the conveniences of a modern city.

Not only will you have a dream home, but you will also be well-connected and able to enjoy everything the city has to offer.



# Duplex Property

A PRIVATE OASIS WITH 180-DEGREE VIEWS  
OF THE MEDITERRANEAN SEA



## GROUND FLOOR

On this floor, the residence features two bedrooms, one of which has access to a cozy patio that brings light and warmth to the space. Additionally, it includes a closet in the hallway and a full bathroom crafted with high-end finishes.



## FIRST FLOOR

On the first floor, the pedestrian entrance from Ramal de Monte Sancha street is located. The residence features an open and modern space with a welcoming living-dining area and a kitchen designed with high-quality finishes, as well as a small guest toilet.







## ROOFTOP

The spectacular 40 sqm sun terrace of this residence is the crown jewel, a unique space from which you'll have a 180-degree view of the Mediterranean Sea. A perfect spot to relax, host outdoor dinners, and contemplate the landscape.



# Ground Floor Property

A PRIVATE OASIS WITH VIEWS  
OF THE MEDITERRANEAN SEA



This ground-floor designed residence is the opportunity to acquire an exceptional space in the prestigious Monte Sancha neighborhood, just steps away from the center of Malaga and the beach.

With an approximate area of 150 sqm, the residence features a spacious living-dining room and an open kitchen with exclusive high-quality finishes. From the interior, you can enjoy magnificent views of the terrace, which is over 60 sqm, through large windows that connect this space with the outdoors.

It also offers two wonderful bedrooms, an office, and three bathrooms, in addition to a practical laundry room.











SPACIOUS TERRACE OF OVER 60 SQM  
TO ENJOY THE SUN AND  
GOOD WEATHER EVERY DAY

# 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

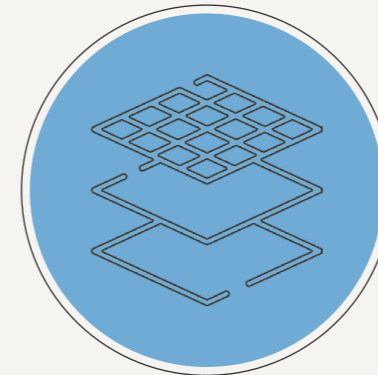
noken  
PORCELANOSA BATHROOMS

GAMADECOR

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

## INTERIOR FINISHES

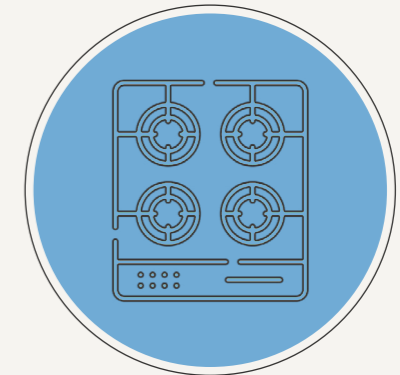
**INTERIOR FLOORING** OF THE RESIDENCE COVERED WITH 'TANZANIA' FLOOR TILES. **EXTERIOR FLOORS** IN PRIVATE AREAS COVERED WITH 'ADDA SILVER' FLOOR TILES.



## GAMADECOR KITCHENS

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

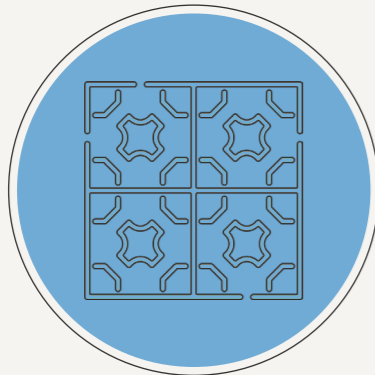
THE INITIAL DESIGN MAY BE EXCHANGEABLE FOR A 1.5% BONUS OF THE HOME AMOUNT, PROVIDED THAT THE CONSTRUCTION STATUS ALLOWS IT AND THE KITCHENS HAVE NOT BEEN ORDERED BY THE DEVELOPER.



### MAIN BATHROOMS

BATHROOMS TILED TO THE CEILING WITH VARIOUS FINISHES.

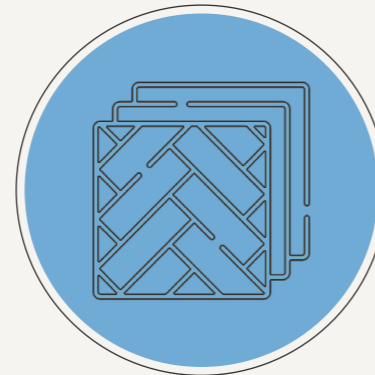
**MAIN BATHROOM** CLAD IN 'TREC-CIA NATURAL' FOR THE WASHBASIN AREA AND THE REMAINING SURFACES COVERED WITH 'ADDA SAND'.



### SECONDARY BATHROOMS

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

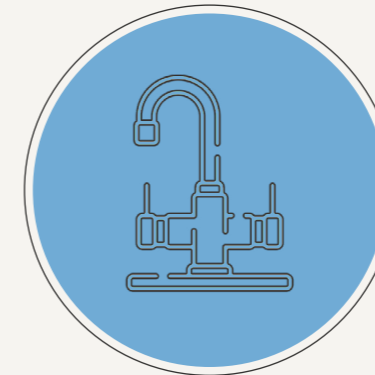
**TOILETS** CLAD WITH 'GASA BONE'.



### 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.



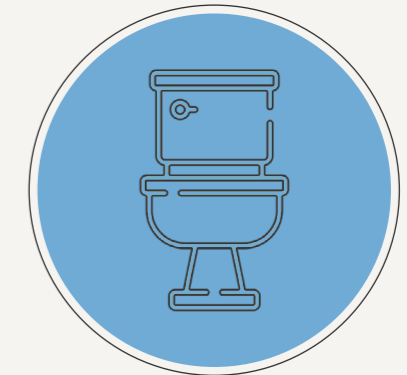
### TOILETS AND SINKS

**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.

MONTE SANCHA 28  
DEVELOPMENT

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ALL THE INFORMATION PROVIDED IN THIS DOSSIER IS FOR  
INFORMATIONAL PURPOSES ONLY AND, UNDER NO CIRCUM-  
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