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ADENDIA.COM

MIRAMAR 45

DEVELOPMENT



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Four newly constructed single-family residences located
between Paseo de Miramar and Goethe Street,
600 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.

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 15 minutes from the heart of the city and 600 metres from the beach.



HOTELS

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



EDUCATIONAL CENTRES

3. El Limonar School
4. Madre Asuncion School



OUTDOORS

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



RESTAURANTS

8. El Refectorium Restaurant
9. Chiringuito Oasis Playa



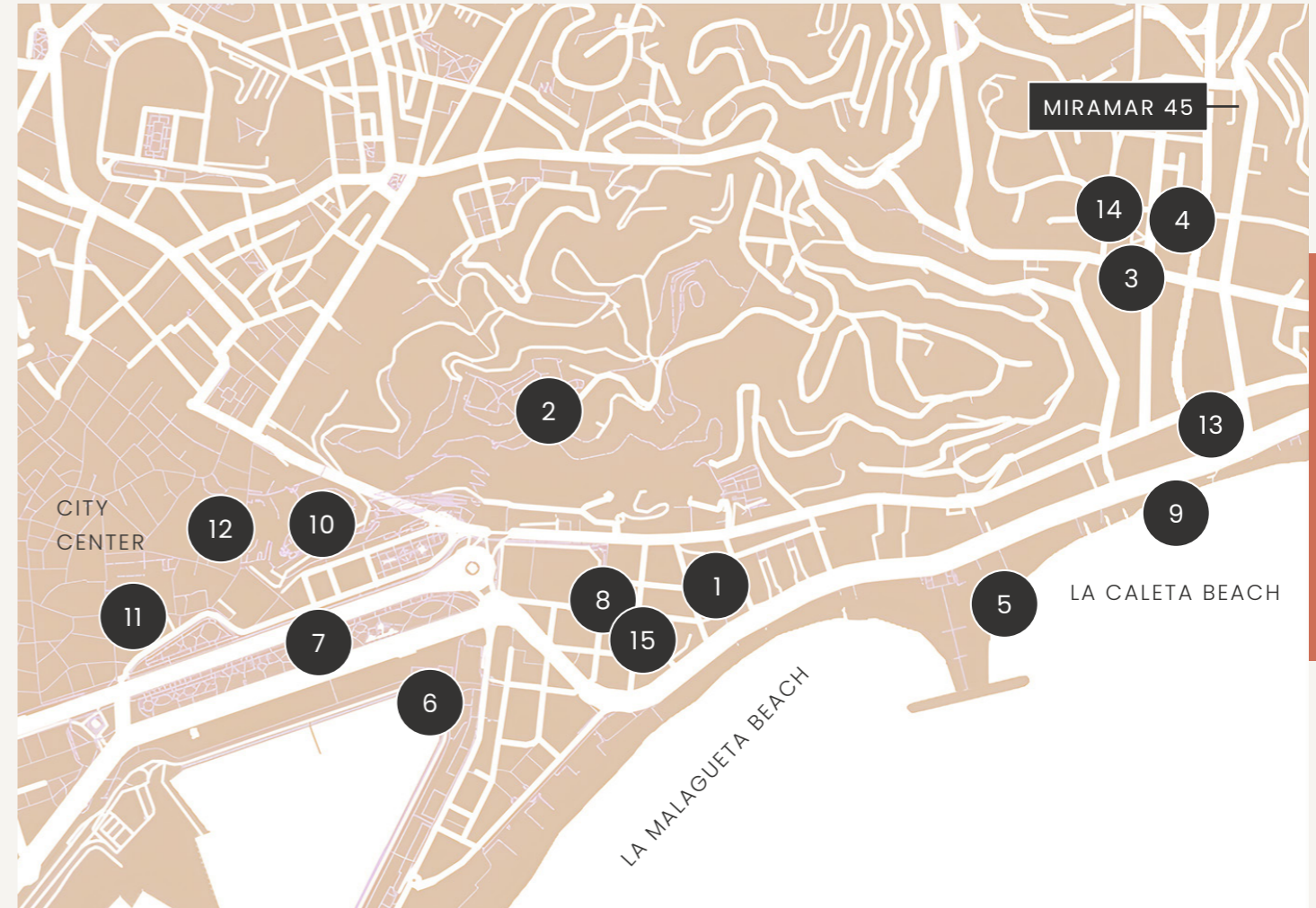
POINTS OF INTEREST

10. Alcazaba
11. Malaga Cathedral
12. Picasso Museum



MEDICAL CENTRES

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





Miramar, 45

EXPLORE THESE EXCEPTIONAL PROPERTIES
AND FIND YOUR PERFECT HOME

This development consists of four luxury single-family homes with distribution across basement, ground floor, and first floor.

Situated in El Limonar neighbourhood, known for being the best residential area in Malaga.

It is located just a few meters from the beach and has all the necessary commercial, educational, health, and municipal services.

Each home comes with ample parking and storage space on the basement level, as well as a garden and private pool.

Designed with spacious windows that allow for a generous influx of natural light, connecting the interior and exterior of the residence seamlessly.

Property 1

LUXURIOUS SINGLE-FAMILY HOME
WITH SPACIOUS GARDEN

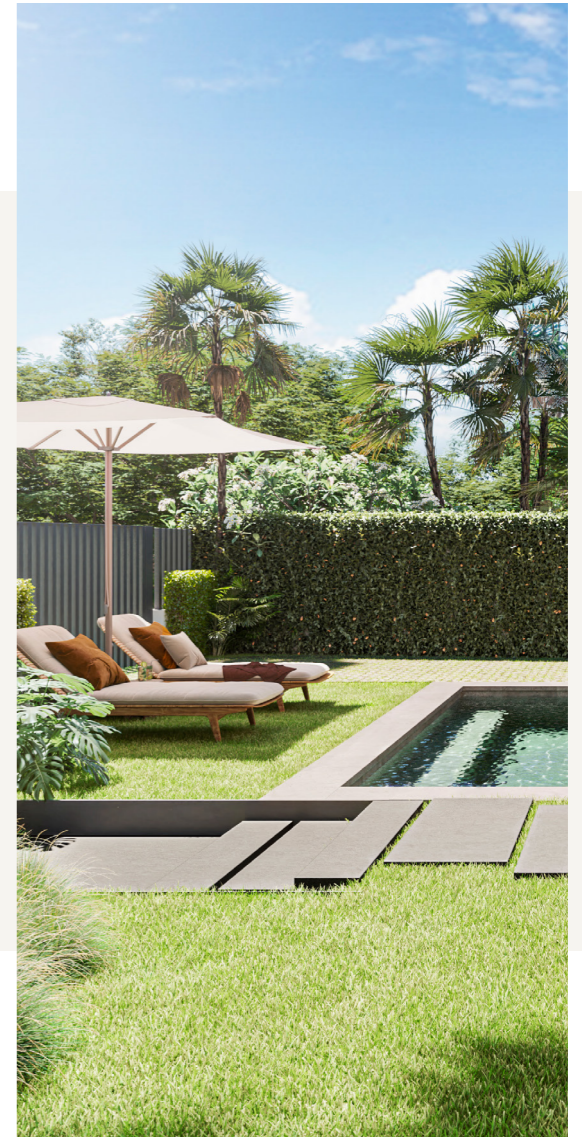


This wonderful residence is located in the southern part of the development and features the most extensive garden and pool.

Its nearly 100 sqm garden and pool are seamlessly connected to the interior of the house through large windows, allowing the landscape to blend with the living space.

Moreover, it is the only residence with vehicle access from Paseo de Miramar, providing an additional parking space and direct, stair-free access to the main floor of the home.

The extra open garage on the basement level is also a notable feature, offering a fabulous and highly practical space for the family.



BASEMENT

The distinguishing feature of Residence 1 is its superb basement level. Its indoor garage is the largest. Additionally, the residence comes with a storage room for enjoying additional storage.



GROUND FLOOR

On the ground floor, the residence features a spectacular space with a pedestrian entrance that crosses the garden, providing access to the large living-dining room and an impressive kitchen. The finishes are of high quality, from the Porcelanosa brand, and the appliances are Bosch. This floor also houses a bedroom with an en-suite bathroom and dressing room, as well as a guest toilet.



FIRST FLOOR

On this floor, the residence boasts two magnificent bedrooms that offer all the comforts: terraces with views of the garden, en-suite bathrooms with exclusive finishes from the Porcelanosa brand, walk-in closets, and beautiful lighting. Additionally, there is a large terrace of over 40 sqm accessible from the hallway and one of the two bedrooms.





LARGE GARDEN WITH SWIMMING POOL
TO BE ENJOYED FROM BOTH INSIDE
AND OUTSIDE THE RESIDENCE

BEDROOMS WITH PRIVATE TERRACE
AND VIEWS OF PASEO DE MIRAMAR





PROPERTY 1
-
DAY VIEW



PROPERTY 1
-
NIGHT VIEW

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

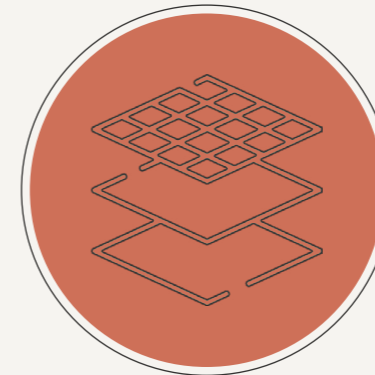
noken
PORCELANOSA BATHROOMS

GAMADECOR

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

INTERIOR FINISHES

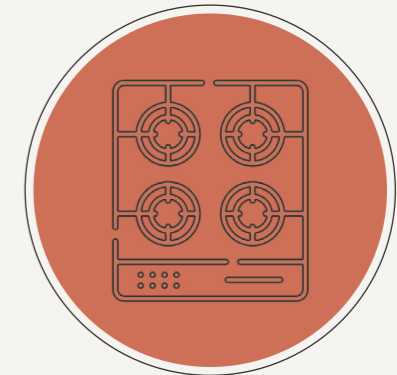
INTERIOR FLOORING OF THE RESIDENCE COVERED WITH 'TANZANIA' FLOOR TILES. **EXTERIOR FLOORS** IN PRIVATE AREAS COVERED WITH 'ADDA SILVER' FLOOR TILES.



GAMADECOR KITCHENS

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

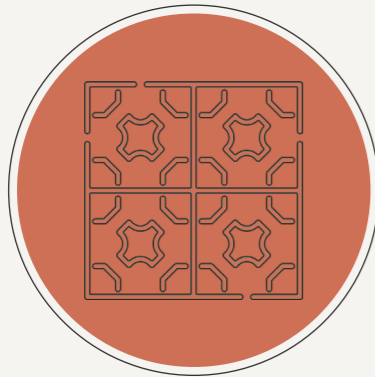
THE INITIAL DESIGN MAY BE EXCHANGEABLE FOR A 1.5% BONUS OF THE HOME AMOUNT, PROVIDED THAT THE CONSTRUCTION STATUS ALLOWS IT AND THE KITCHENS HAVE NOT BEEN ORDERED BY THE DEVELOPER.



MAIN BATHROOMS

BATHROOMS TILED TO THE CEILING WITH VARIOUS FINISHES.

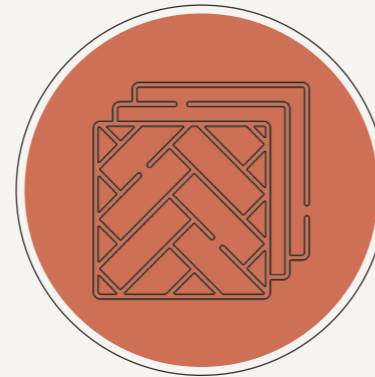
MAIN BATHROOM CLAD IN 'TREC-CIA NATURAL' FOR THE WASHBASIN AREA AND THE REMAINING SURFACES COVERED WITH 'ADDA SAND'.



SECONDARY BATHROOMS

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

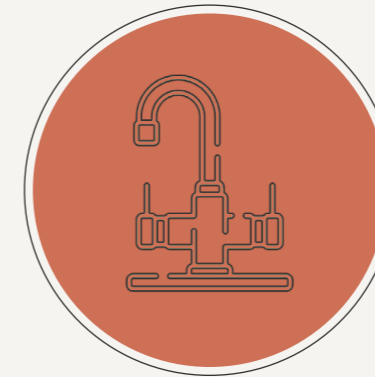
TOILETS CLAD WITH 'GASA BONE'.



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.



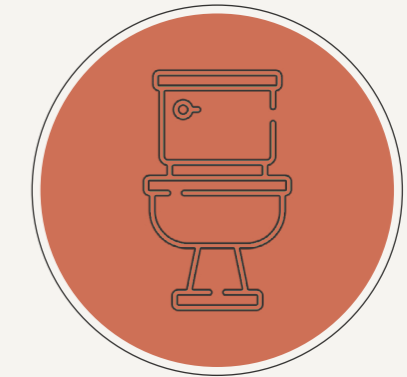
TOILETS AND SINKS

TOILET MODEL 'ACRO COMPACT'.

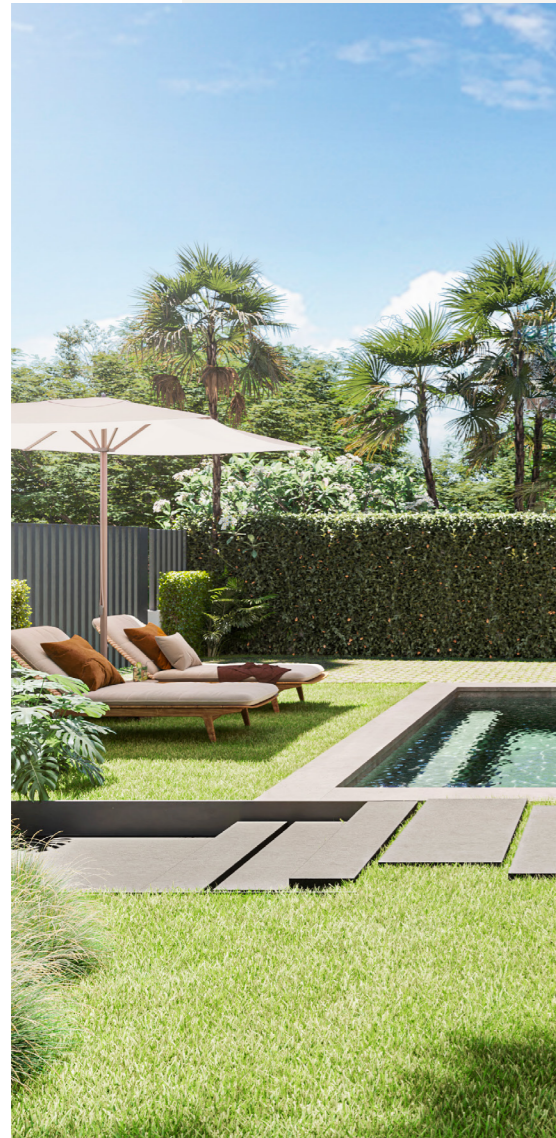
SINKS

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.

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