



LUCAS FOX

Exceptional Properties.
Exclusive locations.



EUROPEAN
PROPERTY
AWARDS
REAL ESTATE

In association with
The Telegraph

★★★★★

BEST REAL ESTATE
AGENCY SPAIN

Spain For
International Properties

2016-2017



EUROPEAN
PROPERTY
AWARDS
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The Telegraph

★★★★★

BEST REAL ESTATE
AGENCY ITALY

Spain For
International Properties

2017-2018



EUROPEAN
PROPERTY
AWARDS
REAL ESTATE

In association with
SALICE

★★★★★

BEST REAL ESTATE
AGENCY SPAIN

Spain For
International Properties

2018-2019

AQ URBAN SKY



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INTERNATIONAL PROPERTIES

AQ Acentor
URBAN



Your home in the sky over Malaga







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INTERNATIONAL PROPERTIES

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URBAN



WE BUILD QUALITY AND A COMMITMENT TO OUR CUSTOMERS

We are AQ Acentor, Aquila Capital España's property developer.

The Aquila Group is an independent German investment fund manager, specialised in the investment and management of real assets, which has been operating in the Spanish market since 2014.

We currently have more than 6,000 new properties under development and are carrying out projects in Valencia, Madrid, Barcelona and Malaga.

At AQ Acentor, our goal is to build high quality properties, taking the utmost care with the design and functionality. With our Platinum, Quality and Urban brands, we offer our customers the home that best reflects what they are looking for.

We are committed to excellence and that is why we have built our own hallmarks based on quality, seriousness, reliability and professionalism.

AQ URBAN SKY AND THE GUADALMEDINA PLAN





The symbolic **AQ Urban Sky** project will be the cornerstone of the new urban focus of the Guadalmedina Plan.

This ambitious project aims to turn the area around the Guadalmedina River into a connecting hub for facilities, services and districts. It will transform it into a green-ecological corridor that will create new natural settings and exclusive areas in the centre of Malaga, forming part of a new city model.



The regeneration of the river as an urban area will result in the creation of a new area covering **20,000 m² of public green space, to be used and enjoyed by the residents**, as well as a number of squares, riverside parks, and it will be included in the main network of cycle lanes from highly populated districts, which will create new links across all parts of the city.



* Non-contractual and merely illustrative images subject to change due to the technical, legal or commercial needs of the project managers or municipal requirements.

URBANISATION AND COMMUNAL AREAS





A home for true urbanites

AQ Urban Sky is comprised of two buildings of the same height, with **excellent lighting, positioning and views**. You can enjoy the city in all its aspects.

It also has pedestrian and garden areas. A garage and storage room are also included in all our properties. At this stage, we are sure you are thinking about changing your life.

















MAIN FEATURES



1 to 4 bedrooms



Laundry room



Regenerated
surroundings



Play area



Gym



Co-working room



Audiovisual room



Indoor swimming pool

INSIDE THE PROPERTY













AQ URBAN SKY



FOUNDATION AND STRUCTURE

Reinforced concrete foundation and structure in accordance with a geotechnical study and current legislation.



ROOF

Roof with thermal insulation and dual waterproofing layer, gravel or ceramic surface finish, depending on its location.



FAÇADE

Main façade constructed with prefabricated concrete panels, thermal insulation and plasterboard cladding.
Secondary façade constructed using a traditional system with exterior half-ceramic brick wall which has been coated externally, thermal insulation and plasterboard cladding.



EXTERIOR JOINERY

Kömmerling PVC tilt-and-turn and tilt-and-slide windows with double glazing. Motorised blinds in all rooms.



INTERIOR JOINERY

Reinforced white lacquered front door.
White lacquered internal doors.
Modular built-in wardrobes with white lacquered doors and interior finished in melamine. They have a clothes rail and luggage shelf.
Dressing rooms with white lacquered access door.



INTERIOR PARTITIONING AND CEILINGS

Partitioning using a self-supporting system of plasterboard panels with interior sound insulation.



FLOORING

Tarkett 4-sided bevelled AC4 laminate flooring with a choice of finishes. False ceilings in all rooms. Plastic paint on walls and ceilings. Porches and terraces paved in non-slip ceramic tiles.



KITCHENS

Saloni porcelain stoneware floors. Smooth plastic paint on ceilings and walls. Fully fitted kitchens with premium quality units, Silestone worktop and fronts between wall and base units, stainless steel sink and mixer tap with pull-out sprayer and built-in appliances. Appliances: extractor hood, induction hob, oven, microwave, dishwasher, washing machine and fridge.



BATHROOMS

Porcelain stoneware floors. Porcelain stoneware wall tiles. False ceilings with plastic smooth paint.
Roca enamelled porcelain sanitary ware. Porcelain shower trays with screens and acrylic bathtubs. Vanity unit and mirrors in bathrooms.



ELECTRICITY AND TELECOMMUNICATIONS

Complete system compliant with the Spanish Low Voltage Electrotechnical Regulations and other current regulations.

BUILDING SPECIFICATIONS

AQ Acentor
LOVE YOUR HOME



HEATING AND AIR CONDITIONING

Indoor plumbing system with insulated cross-linked polypropylene pipes. DHW and hot-cold air-conditioning system with individual arothermal heating.



COMMUNAL AREAS

Electric lifts with garage access to all floors. Dimensions according to accessibility standards. Telescopic automatic doors. Garages with polished concrete paving, ventilation systems, CO2 extraction, fire detection and protection. Swimming pool with solarium, gym, co-working room, cinema, laundry, games room and multipurpose room.



CUSTOMISATION

Owners can customise their properties by choosing from among the following finishes:

- 2 ambiances in bathrooms and kitchens.
- 3 wooden flooring options.
- 3 options in fronts and doors for kitchen units and worktop.



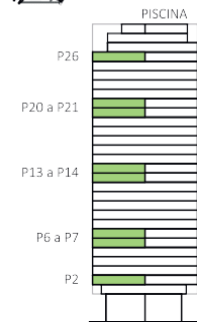
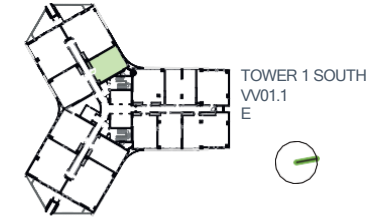


PROPERTY FLOOR PLANS



*Salón-Cocina-Ly-D: Superficie integrada de salón + cocina + lavadero + distribuidor

PLOT RL-A of the P.E.R.I. SUNC-R-R.5 "Martiricos"
Two towers of residential properties and a hotel.
Paseo de Martiricos nº 30, Málaga.

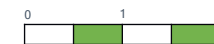


SURFACE AREAS

Useful interior BOJA	30.84 m ²
Useful interior	30.84 m ²
Useful exterior (terrace)	-
Built (+ communal areas)**	42.58 m ²

* Useful area (Official Gazette of Andalusia (BOJA):
(...) This will include half of the floor surface area of
the outdoor spaces for private use at the property (...) up to a maximum of 10% of the enclosed useful area.
** The built surface area + communal areas includes the built surface area of the property, the built surface area of the covered terrace and the proportional part of communal areas.

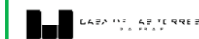
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MANAGER

AQ Acentor

SALES



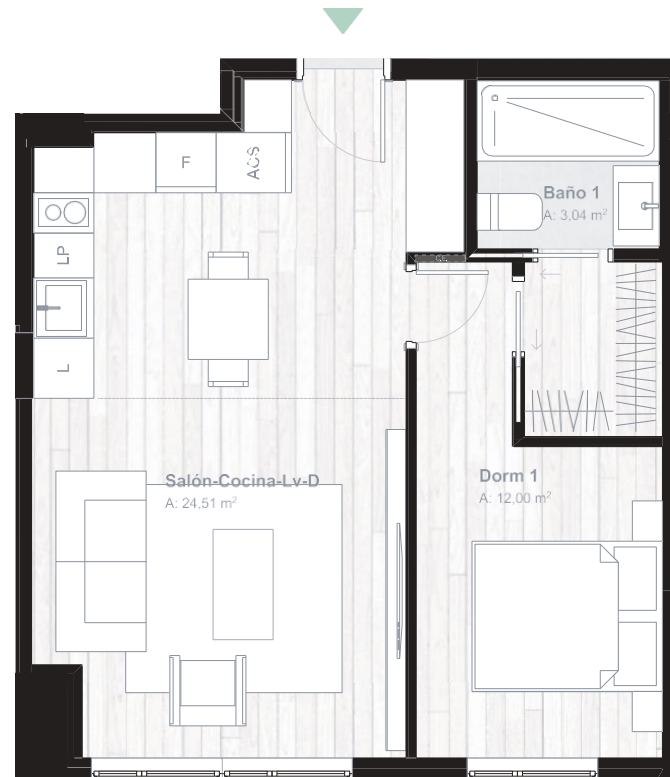
DEVELOPER

LETONIA INVESTMENTS, S.L.
Paseo de la Castellana nº95
Madrid, Madrid.

ARCHITECT

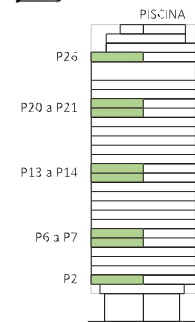
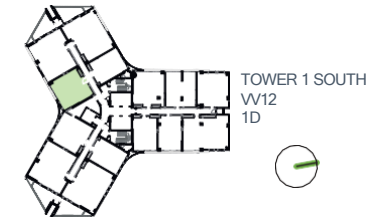


The surface areas shown in the floor plan are interior useful areas.
Illustrative floor plan subject to changes due to both planning and building needs, and due to requirements from the competent authority, in accordance with the official supplementary documentation and the technical decisions that arise during the running of the project, necessary for the proper execution of the works. All information relating to Royal Decree 515/89, of 21 April, and Royal Decree 1/2007, of 16 November, is available to the public at our sales offices. All furniture, including that in the kitchen, is merely informative and for guidance and scale purposes only.



*Salón-Cocina-Lv-D: Superficie integrada de salón + cocina + lavadero + distribuidor

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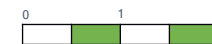


SURFACE AREAS

Useful interior BOJA	39.55 m ²
Useful interior	39.55 m ²
Useful exterior (terrace)	-
Built (+ communal areas)**	55.13 m ²

* Useful area (Official Gazette of Andalusia (BOJA)): (...) This will include half of the floor surface area of the outdoor spaces for private use at the property (...) up to a maximum of 10% of the enclosed useful area.
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Graphic scale: 1:50 scale



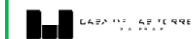
MANAGER

AQ Acentor

DEVELOPER

LETONIA INVESTMENTS, S.L.
Paseo de la Castellana nº95
Madrid, Madrid.

SALES



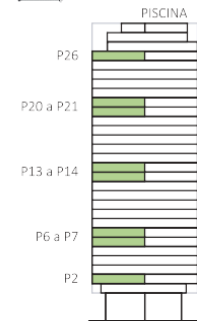
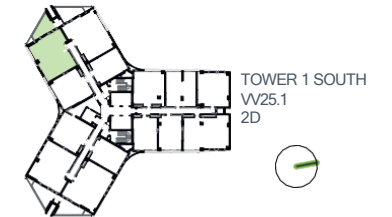
ARCHITECT





*Salón-Cocina-Lv: Superficie integrada de salón + cocina + lavadero

PLOT RL-A of the P.E.R.I. SUNC-R-R.5 "Martiricos"
Two towers of residential properties and a hotel.
Paseo de Martiricos nº 30, Málaga.



SURFACE AREAS

Useful interior BOJA	58.86 m ²
Useful interior	53.51 m ²
Useful exterior (terrace)	12.47 m ²
Built (+ communal areas)**	93.20 m ²

* Useful area (Official Gazette of Andalusia (BOJA)): (...) This will include half of the floor surface area of the outdoor spaces for private use at the property (...) up to a maximum of 10% of the enclosed useful area.
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Graphic scale: 1:50 scale



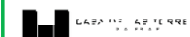
MANAGER



DEVELOPER

LETONIA INVESTMENTS, S.L.
Paseo de la Castellana nº95
Madrid, Madrid.

SALES



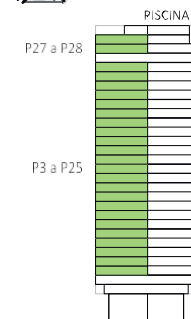
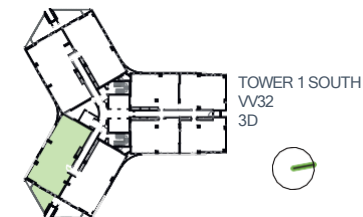
ARCHITECT



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 Two towers of residential properties and a hotel.
 Paseo de Martiricos nº 30, Málaga.



SURFACE AREAS

Useful interior BOJA	100,68 m ²
Useful interior	94,44 m ²
Useful exterior (terrace)	12,47 m ²
Built (+ communal areas)**	149,85 m ²

* Useful area (Official Gazette of Andalusia (BOJA)): (...) This will include half of the floor surface area of the outdoor spaces for private use at the property (...) up to a maximum of 10% of the enclosed useful area.
 ** The built surface area + communal areas includes the built surface area of the property, the built surface area of the covered terrace and the proportional part of communal areas.

Graphic scale: 1:75 scale



MANAGER

AQ Acentor

SALES



DEVELOPER

LETONIA INVESTMENTS, S.L.
 Paseo de la Castellana nº95
 Madrid, Madrid.

ARCHITECT



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INTERNATIONAL PROPERTIES

CONNECT WITH YOUR HOME

Discover the advantages of our new app to easily manage everything related to your building and your new property. You can create your own profile and access all services:



Property and communal services

Manage the video intercom, alarms and smart locks through the application. You can also request the services of external suppliers (dry cleaning, laundry, cleaning services or home maintenance) through the embedded forms or chat, and pay for them through the mobile application itself.

Stay up-to-date and participate in everything going on in your community: accounting (income, expenses, budgets, availability of funds, etc.) and all general common procedures, incidents, notifications for residents, remote voting, access to community documentation, etc.

Entrances and Communal Areas

Control exits and entrances and arrange temporary access to specific rooms or invitations for your family and friends. You can also find out in real time how many people are in the swimming pool or reserve leisure options and sign up for activities with just one click.

External services

You can link it to other external applications such as transport (EMT; Uber; Cabify), food delivery (Just-eat; Glovo; Deliveroo), couriers (Nacex; Seur; MRW), shopping (Bring) and supermarkets (Mercadona; Carrefour; Hipercor).

Emergencies and Community Safety

You will have access to the telephone numbers for ambulance, police and other emergency services.



Control access to the property



Manage your community



Reserve spaces



Place orders for home delivery



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INTERNATIONAL PROPERTIES

AQ ACENTOR & YOU

At AQ Acentor, we know how important it is to find the home that suits you. That is why we want to be there for you throughout the whole process, from the moment you find your home to the day you finally move in. We are also committed to efficient building and to offering you every comfort so that you feel supported by us for whatever you need.





AQ ACENTOR: TOWARDS MORE RESPONSIBLE HOUSING

With Eco2plus, we offset our customers' CO2 emissions generated by their properties for the first two years, by investing in clean energy.

The CO2 emissions generated by all of the properties in our developments sold between now and 2025 will be offset through certified projects that generate clean energy.

At AQ Acentor, we have signed a global agreement with Klimainvest, a company with more than 40 certified renewable energy projects around the world and that operates under the strict VCS (Verified Carbon Standard) and Gold Standards.

Committed to a new way of living.

Aware of what climate change means to the planet and following a trend that is increasingly common in Germany, at AQ Acentor we want to do our bit for sustainability and also involve all of our customers in this issue, by offsetting the CO2 emissions generated by their homes for the first two years after they move in.

What does this initiative entail?

A home for three people in Spain produces on average around two tonnes of CO2 a year, generated by the use of gas and electricity in their property. To offset this footprint, AQ Acentor has signed a global agreement with the German company Klimainvest, which operates under the strict VCS (Verified Carbon Standard) and Gold Standards.



WANT TO PAY FOR YOUR PROPERTY FLEXIBLY?

At AQ Acentor we adapt to you right from the outset.

One of AQ Acentor's principles is to be accessible to its customers at all times. So now we have devised the PAY COMFORT plan, a flexible payment plan to make putting down the deposit on your property easier and helping you take the crucial step in the process.

HOW THE PAY COMFORT PLAN WORKS:

1. You reserve your property from €1,000
2. You pay 5% on signing the contract
3. You pay 10% in instalments during the work
4. You pay 5% one month before the handover of keys

At AQ Acentor we are constantly moving forward and looking to the future to deliver the best solutions and provide our customers with every facility.

THINKING OF WHAT'S BEST FOR YOU

** Plan not included in Platinum developments*



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INTERNATIONAL PROPERTIES

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AQ URBAN SKY

Paseo de Martiricos 30,
29009 Malaga

“This document contains commercial information, is merely informative, and is subject to change due to administrative, technical or legal requirements derived from obtaining the necessary licences and permits, as well as due to construction or design needs, without that entailing a reduction in the overall quality level. The furniture shown, including the bathroom furniture, and exterior landscaping are not included with the property.”



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