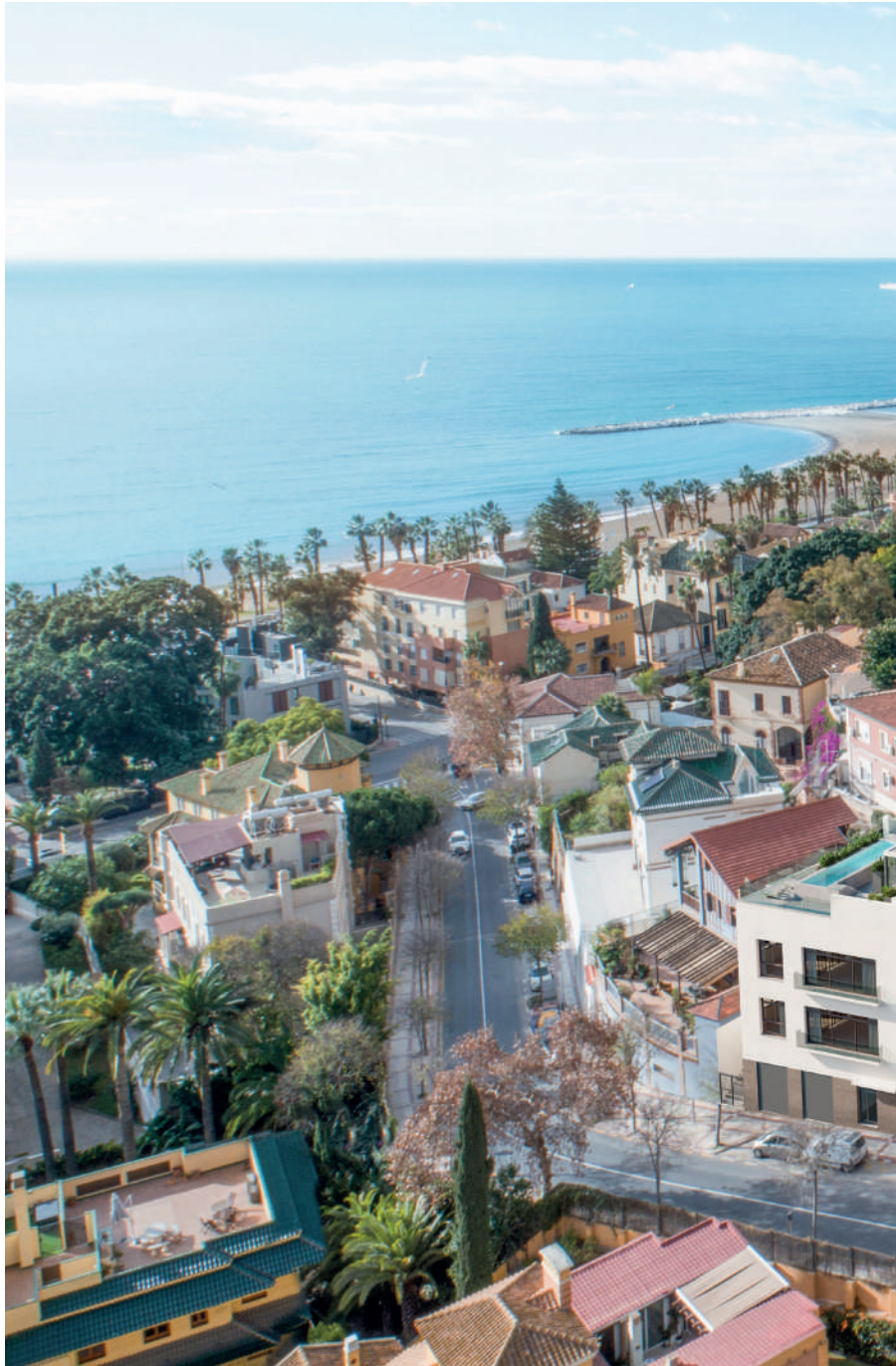




 <b>EUROPEAN PROPERTY AWARDS</b> REAL ESTATE	 <b>EUROPEAN PROPERTY AWARDS</b> REAL ESTATE	 <b>EUROPEAN PROPERTY AWARDS</b> REAL ESTATE
<b>LAUFEN</b>	<b>LAUFEN</b>	<b>LAUFEN</b>
★★★★★ BEST REAL ESTATE AGENCY OVER 20 OFFICES SPAIN Lucas Fox	★★★★★ BEST REAL ESTATE AGENCY SINGLE OFFICE ANDORRA Andorra Lucas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



Be Grand®  
El Limonar



## MALAGA, THE QUALITY OF LIFE YOU DESERVE

Malaga is a city full of history and traditions, which has reinvented and evolved over the centuries. From its origins as a Phoenician port to becoming **a cosmopolitan and touristic city**, it has been an example of adaptability and resilience.

In Malaga, you can find **everything you need**: culture, tradition, gastronomy, economy, coast, nature, innovation, connection, and hospitality. All to enjoy the quality of life you deserve.

Its excellent climatic conditions (**295 days of sunshine per year** and an average temperature of 20°C), its 175 km of coastline, and its strategic location in the Mediterranean make it a unique destination, both for residents and tourists.

But Malaga is not just sun and sea; it is also **the economic and technological capital of southern Spain**. The city is on the map for international investments and drives major cultural and technological projects, allowing for diversification and enrichment of the Malaga economy.





## A CITY CONNECTED TO THE WORLD

By sea, land, and air, Malaga boasts excellent transportation links. A port with centuries of history that welcomes over 447,000 cruise passengers and handles 3.5 million tons of goods each year. It is home to the largest airport in southern Spain, serving 19.8 million passengers annually. Additionally, it hosts more than 2.5 million travelers on a high-speed train (AVE) connecting Malaga to Madrid in just 2.5 hours.

## AND A LIFE INTERTWINED WITH THE SEA

The residential complex is located in a privileged position. A perfect enclave where history, good transportation, nature, beach, and relaxation come together. Just 15 minutes away from the city center!

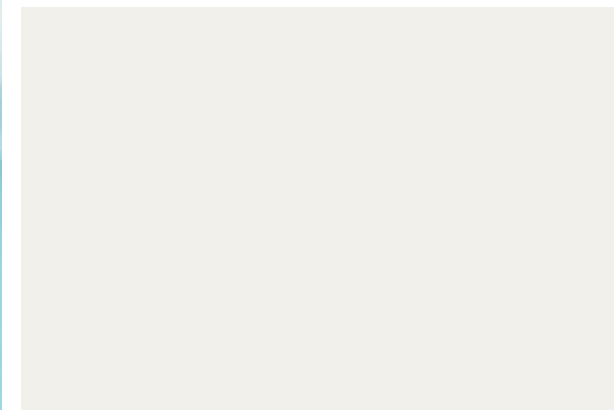
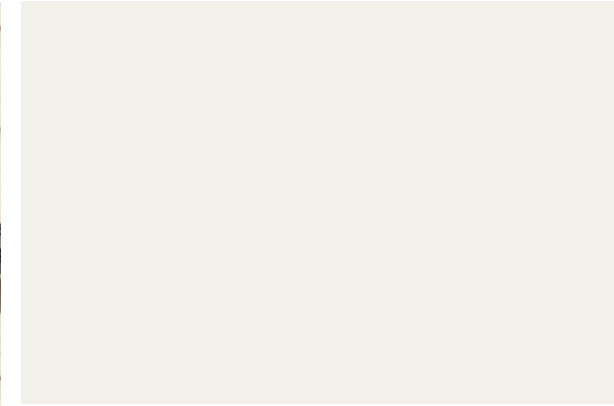
HISTORIC CENTRE



HISTORICAL MONUMENTS



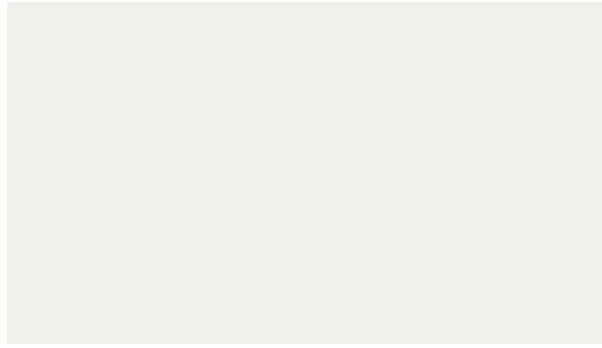
BEACH 200 METERS AWAY



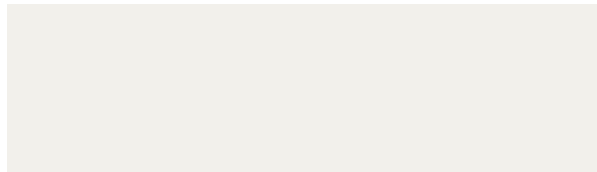
EL LIMONAR



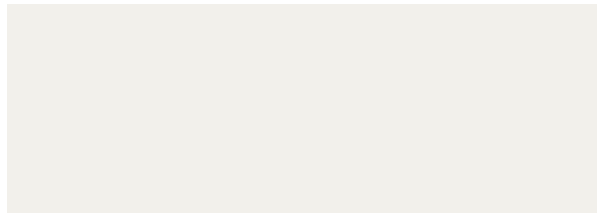
MUELLE UNO



BULLRING



CENTRE POMPIDOU



## EL LIMONAR, THE JEWEL OF MALAGA

Be Grand El Limonar is **the perfect place** to enjoy everything the city has to offer. Located in a privileged location, just a few meters from the sea and next to the heart of Malaga, El Limonar offers all kinds of services and restaurants in a unique environment.

El Limonar is one of the most exclusive residential areas, characterized by architecture with stately historical traces surrounded by vegetation and a peaceful way of life.

Be Grand El Limonar is a true testimony to the splendor and greatness of the city, which has evolved and transformed over the centuries, and its residents will witness the legacy and beauty of Malaga every day.

# LIVING SURROUNDED BY THE BEST

IN THE BEST AREA OF MALAGA

The neighborhood of El Limonar is known for its prestige and distinction. It hosts the city's best services, with top-notch schools and medical centers. Its location is ideal, just 10 minutes from the city center and 200 meters from the beach. Be Grand El Limonar is situated in an exclusive residential area full of history.



## 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



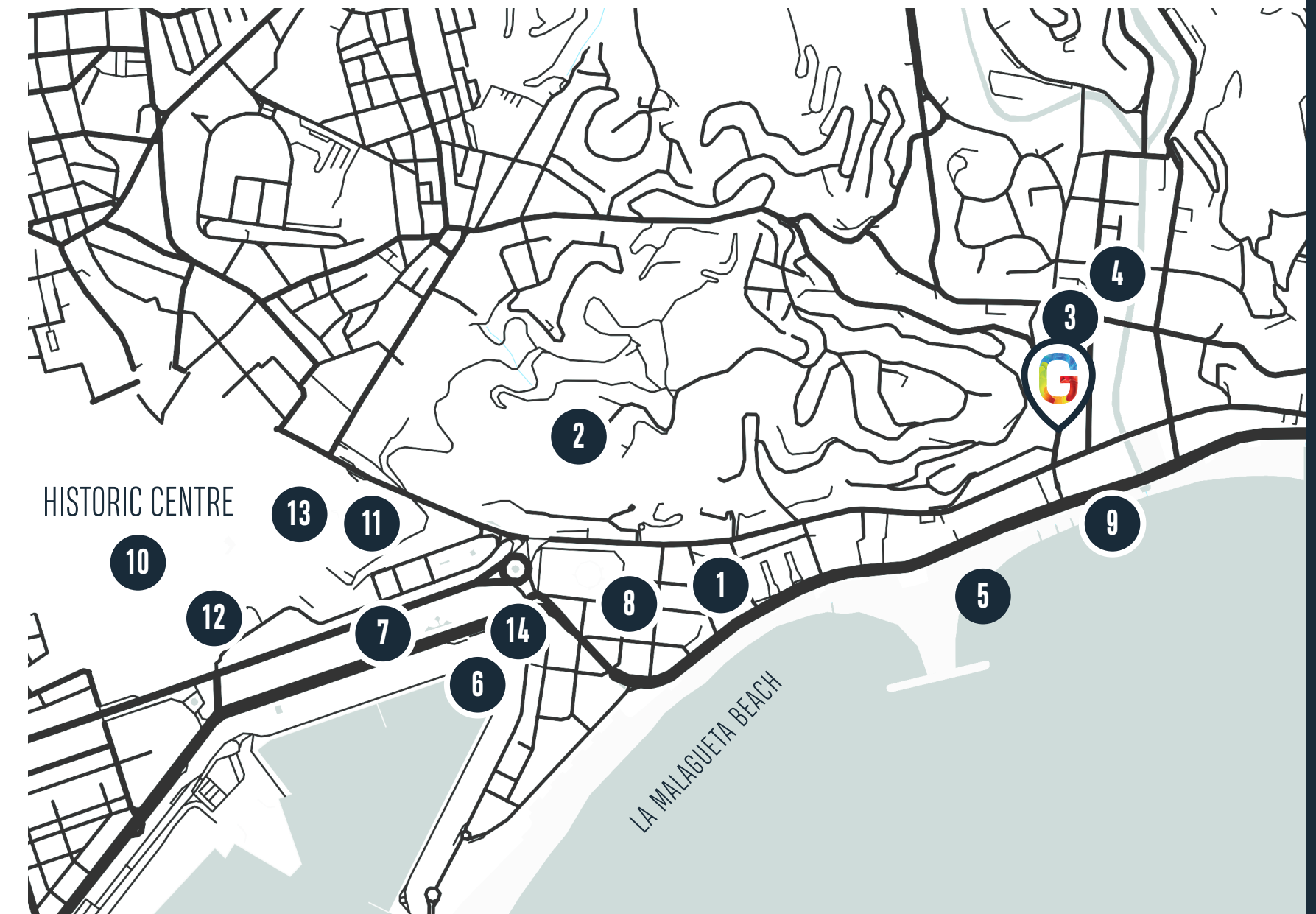
## POINTS OF INTEREST

10. Historic centre
11. Alcazaba
12. Malaga Cathedral



## MUSEUMS

13. Picasso Museum
14. Centre Pompidou Malaga



## BE GRAND EL LIMONAR PROJECT

It is precisely this same ability of adaptation and resilience of Malaga over time that characterizes this **luxury housing project**, which combines new construction with the restoration of historic buildings. Be Grand El Limonar is a synthesis of past and present, paying homage to the city's rich history while embracing the future with an innovative vision.

The **restoration of historic buildings** is a daunting and complex task, requiring a deep understanding of the city's architecture and history. Therefore, we have worked with the best restoration experts to preserve and enhance the unique architectural elements of the historic buildings to be restored. The results are impressive, and the created homes maintain all the charm and authenticity of historic Malaga.

But the project is not limited solely to the restoration of historic buildings. **New construction homes** have also been designed, such as those encompassed under the title of Muelle Uno, designed with the highest standards of quality and comfort. The aim has been to create an integrated ensemble that offers the best of both worlds: the elegance and charm of the city's historic heritage alongside the functionality and modern lifestyle.



## THE BUILDINGS

Be Grand El Limonar is located between Paseo de Salvador Rueda and Calle Ramal de Monte Sancha and comprises **five buildings** designed with the highest quality standards.

The complex features **luxury residences with magnificent facilities**. Two pools with panoramic views, a social area, rooftop, fully equipped gym, chillout zone, and nineteen parking spaces with electric charging provide everything needed for an unforgettable experience and unsurpassed quality of life, combining history, good transportation, amenities, beach, and relaxation.

### ALCAZABA BUILDING / SR, 13

Internal and external rehabilitation of an existing building, comprising four residences.

### CATEDRAL BUILDING / SR, 15

The oldest historic building in the complex, designed by architect Mr. Antonio Rubio Torres (1939). Rehabilitated and converted into three new residences.

### TEATRO ROMANO BUILDING / SR, 17

Historic building, designed by architect Mr. Antonio Rubio Torres (1948). Rehabilitated and converted into five new residences.

### MUELLE UNO BUILDING / RMS, 28

Newly constructed building comprising four residences.





## TEATRO ROMANO BUILDING

This wonderful historic building is listed in the Catalog of Protected Buildings of the Urban Planning of Málaga (PGOU), with a degree of Architectural-I protection. It was completed in 1948 by architect Mr. Antonio Rubio Torres.

It features interesting elements on its façade, and the structure and internal organization of the building stand out for their uniqueness. The ground floor is organized through a system of porticos with semi-circular arches and open spaces. Meanwhile, the residences on the upper floors are distributed from the central volume containing the staircases providing access to the different levels. All these characteristics are highlighted in the intervention of this building.

**Five residences** with storage rooms are planned, of which three residences consist of one or two bedrooms on the ground floor, and on the upper floors, there are two single-family residences housing four bedrooms and a study. They enjoy a large private terrace with direct access from the street. Additionally, the project offers seven independent storage rooms.

## LIVING THE CITY'S HISTORY FROM WITHIN





## OUR HISTORY

### BE GRAND®

Be Grand® is a Mexican company specializing in the creation of luxury apartments and offices.

After 19 years in the development and marketing of high-quality residential projects in AAA areas in Mexico, it has made the leap to Spain.

Thus, Be Grand® consolidates itself in the international real estate market of Latin America as one of the best brands offering spaces characterized by their modernity, efficiency, and quality.

Be Grand has the solid trust of various investors, both national and international, issuing Bond Certificates worth \$1,500 million in February 2018 and a CKD worth \$4,000 million in August.



Be Grand®

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