



Enriching futures

Paving your path for a
brighter ever-changing world



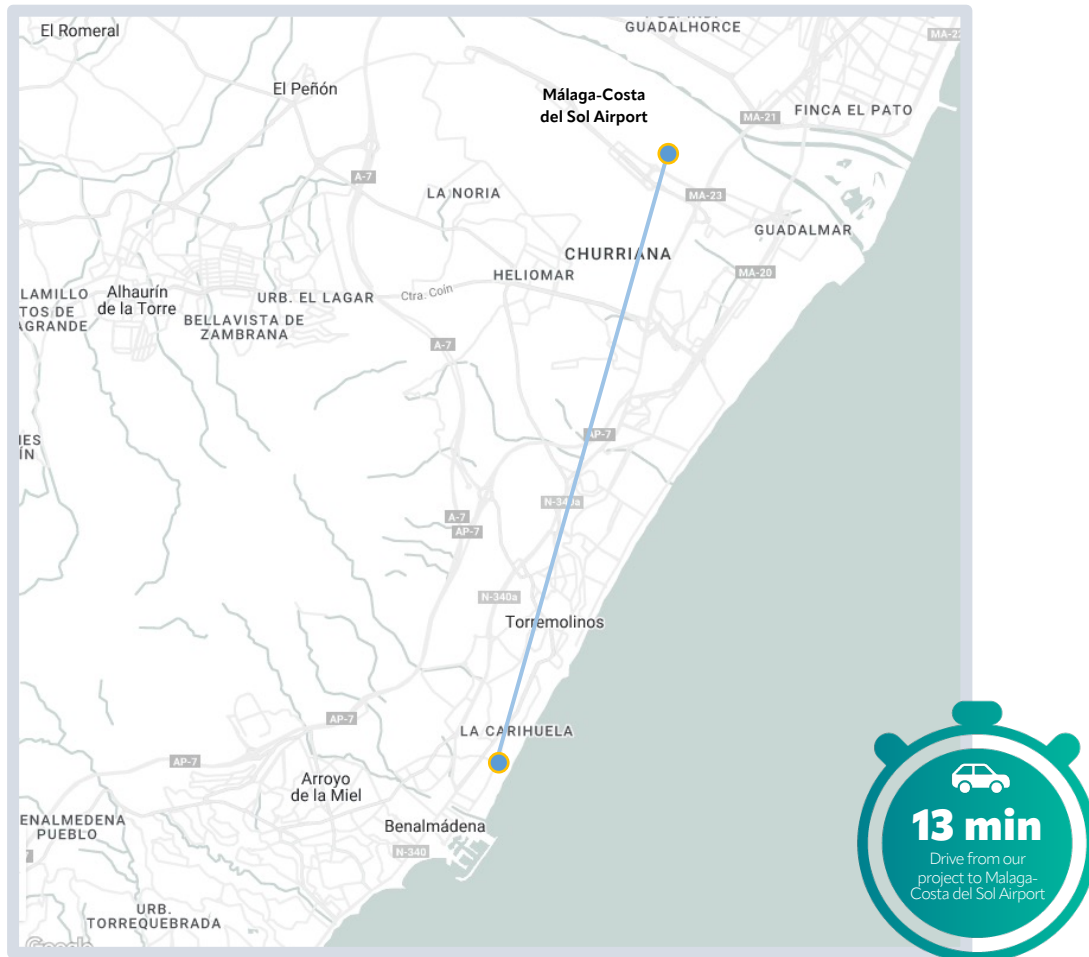


Our Project

There is a new project in **Benalmadena, Malaga**, consisting of 11 two-bedroom apartments with spacious terraces. The apartments feature top-notch quality, home automation, fully equipped kitchen appliances, and air conditioning. Additionally, the modern communal areas include a swimming pool surrounded by palm trees, a well-equipped gym, covered parking, and storage.

These newly built apartments are situated in a unique location with all the necessary amenities for the owners' comfort. They are connected to the AP-7 and A-7 highways, offering extensive public transportation options, and are within a 7-minute walk to the beach. The property is only 450 meters from the iconic Pez Palabra Hotel and the Carhuela promenade.

Location



Torremolinos the first seaside resort next to Malaga (700,000 inhabitants) is very popular also for Malaga workers (senior executive).

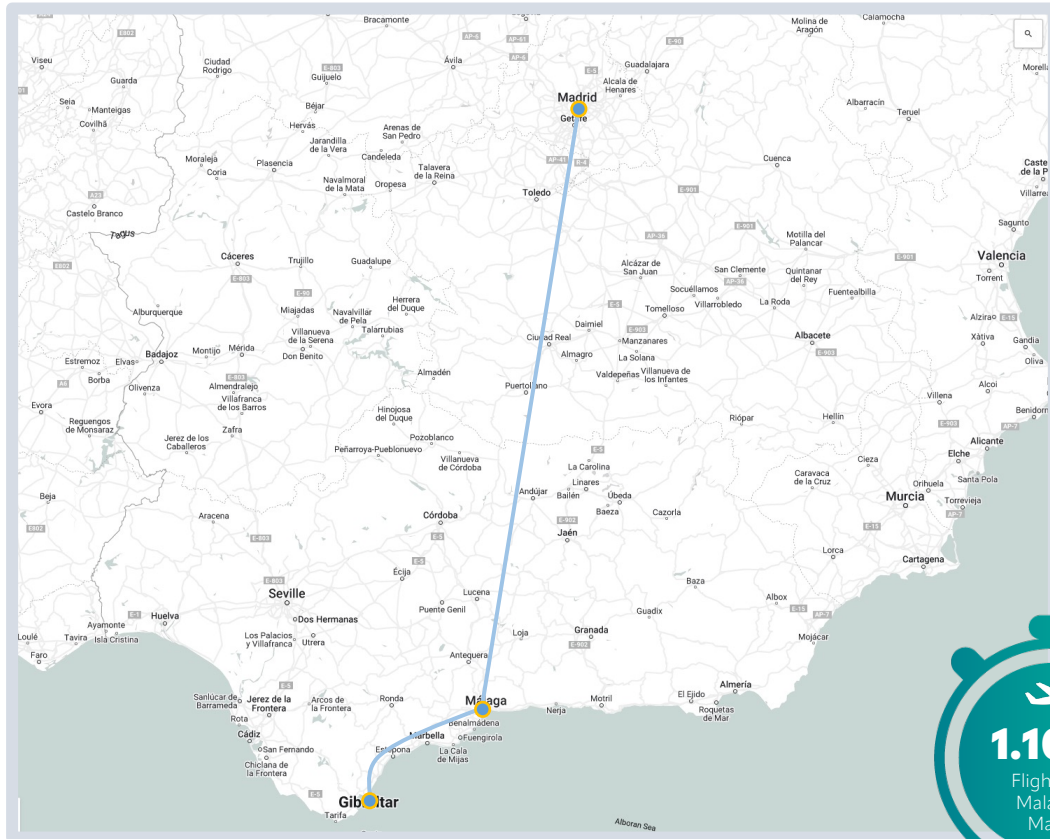
Located in the *most requested area of Torremolinos* with a 50/50 split compared to the people who live and tourists.

Less than 250m from the most famous hotel the "*pez espada*", *ch*, 200m from shops, 400m walk to Playa Bajondillo, the most famous beach. Less than 10 min walk to beach clubs / restaurants / nightclubs, 5 min drive to the recognized port of Benalmadena

10 min by transport to malaga airport which has an airport, 15 min by transport from universities



Location



All apartments *have sea view*

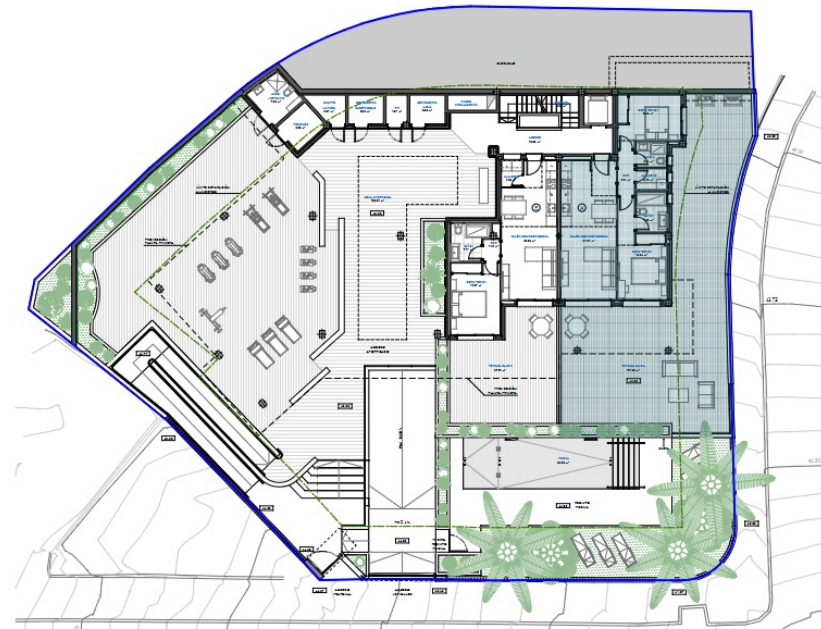
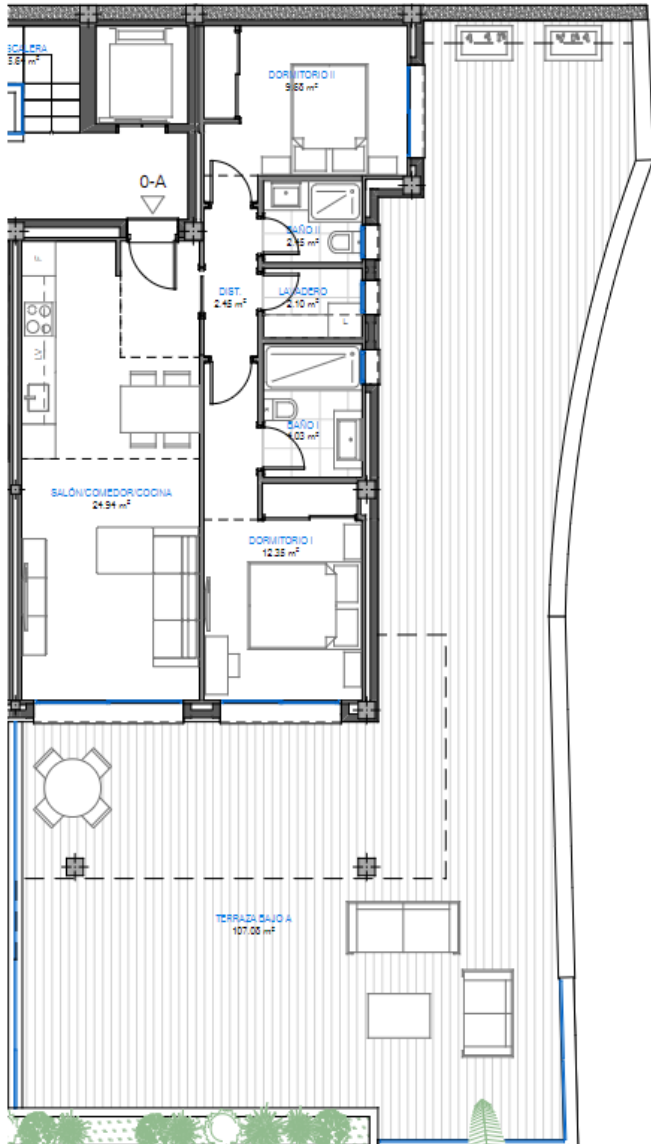
5 public or private schools for 3 to 18 years old within 1KM radius

28 parking spaces (very very rare to have parking in Torremolinos) we have more than 2 per unit.



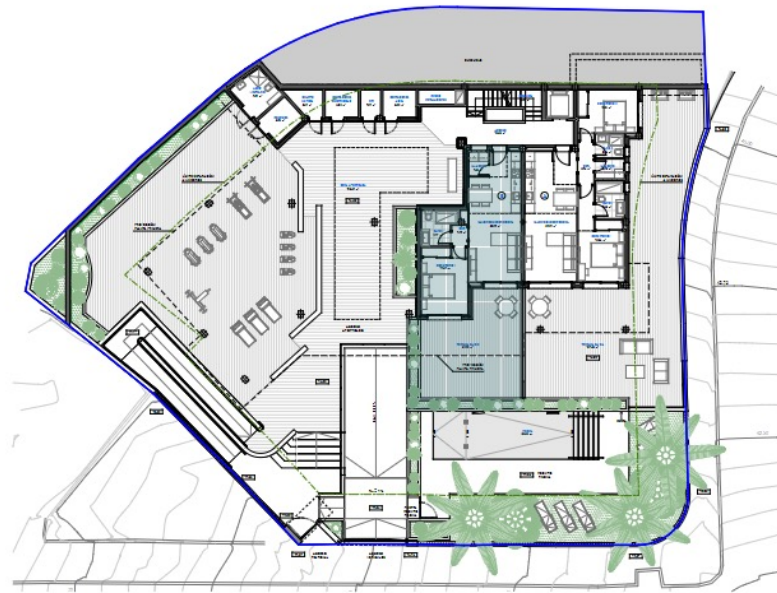
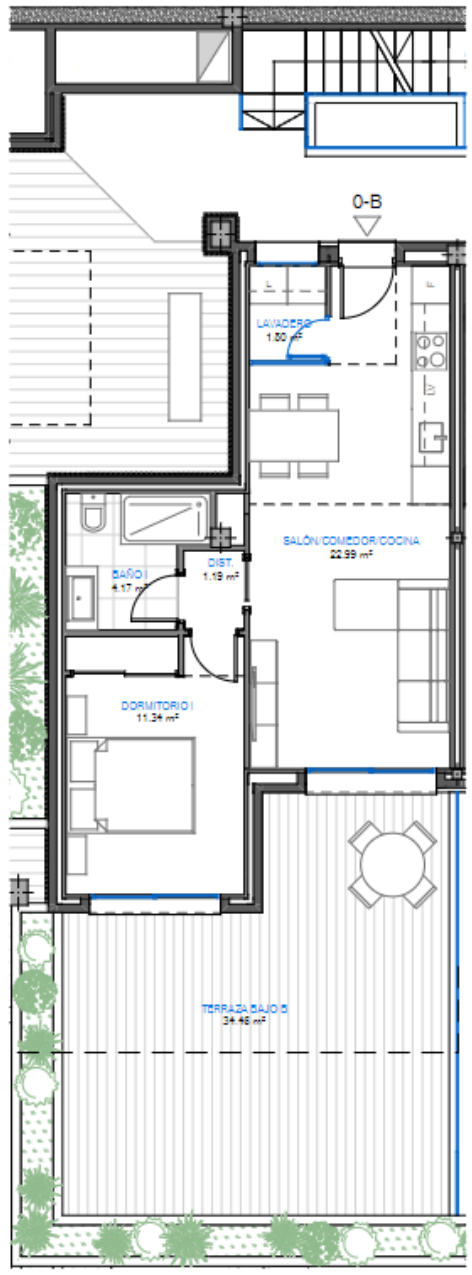
Apartment Blueprint





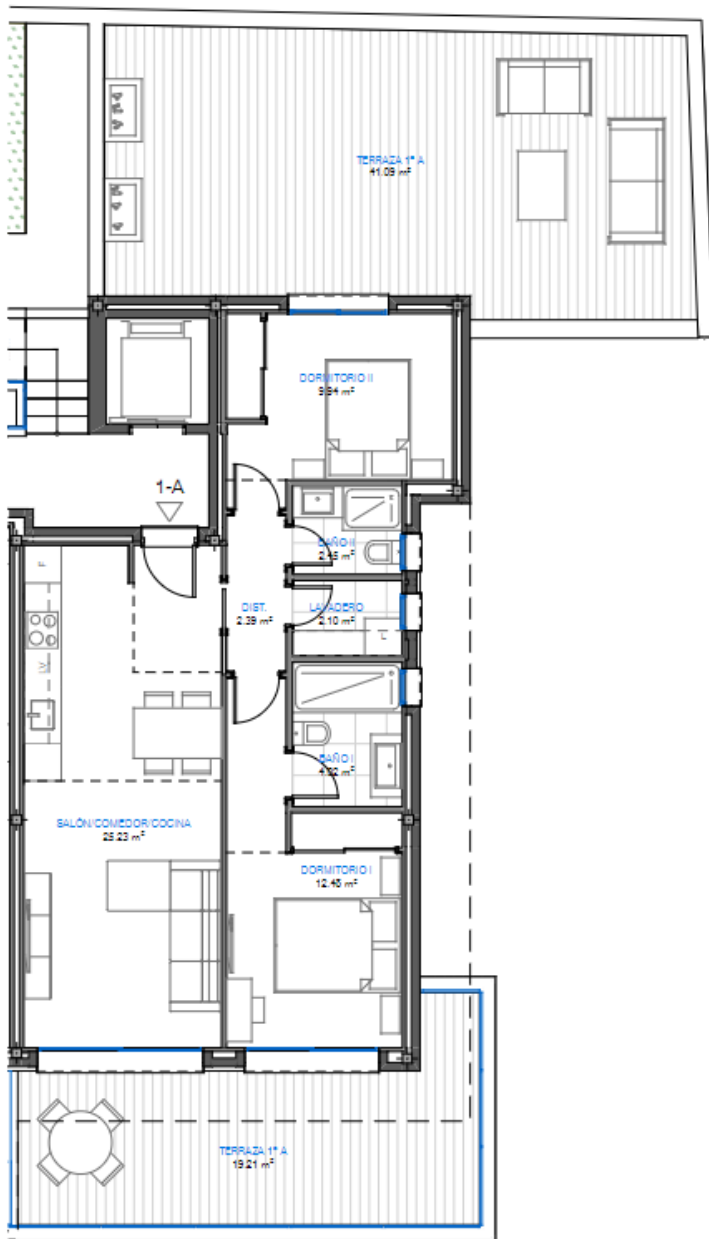
Apartment	0A
Inner Area	68.11
Outer Area	107.08
Public area	33.41
Total built area	208.60
Price	€565,000





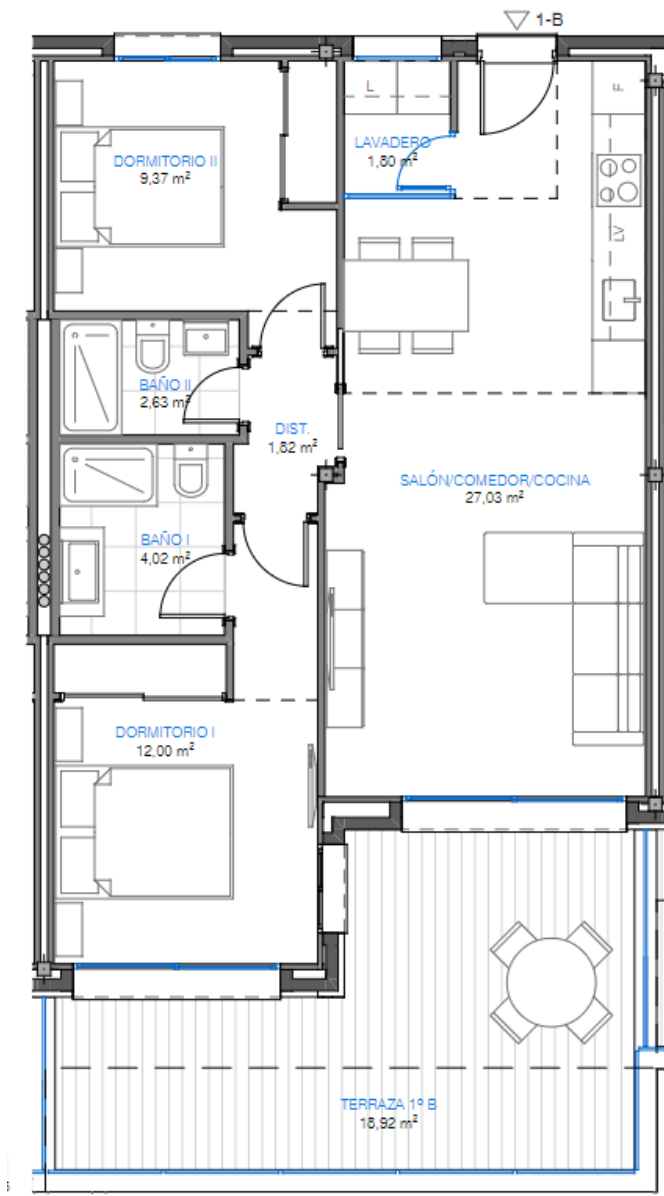
Apartment	0B
Inner Area	47.58
Outer Area	34.4
Public area	24.83
Total built area	106.87
Price	€340,000 (Sold)





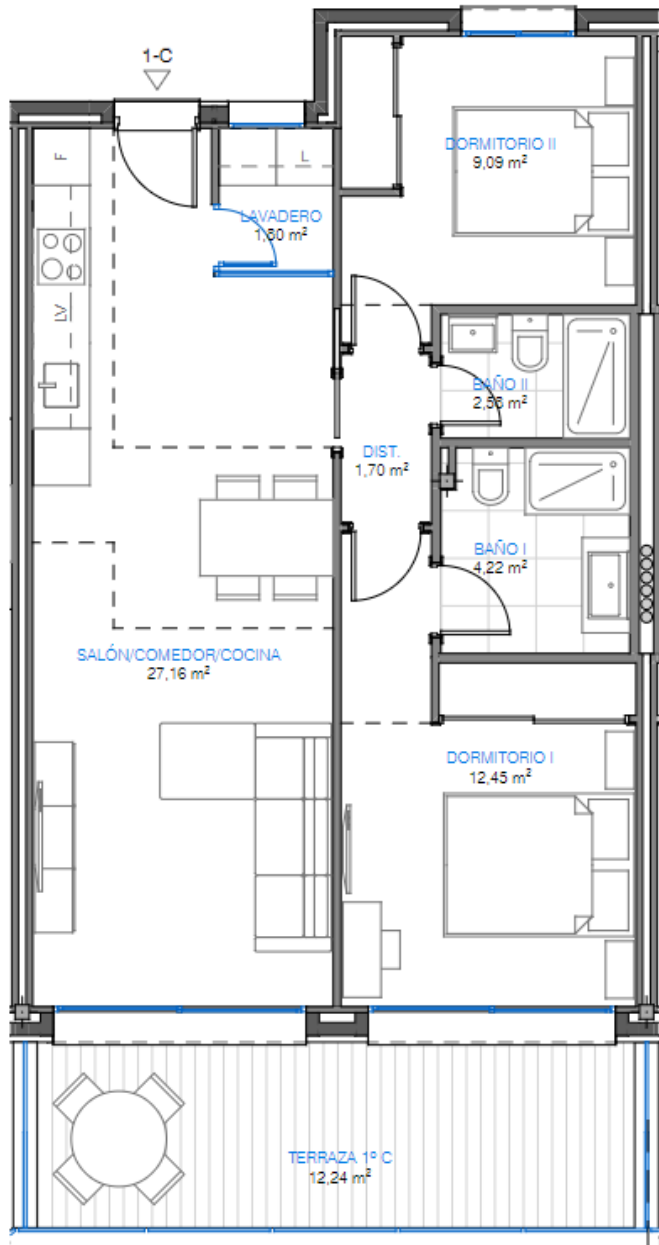
Apartment	1A
Inner Area	69.62
Outer Area	60.30
Public area	35.32
Total built area	155.24
Price	€500,000





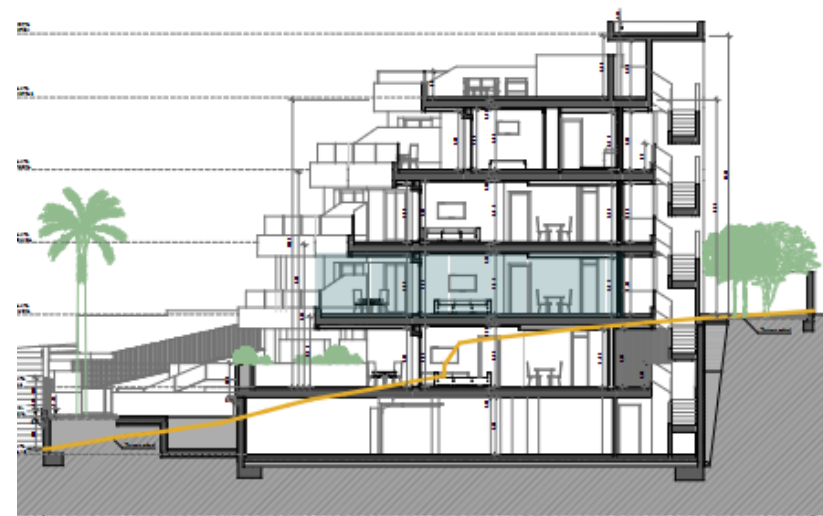
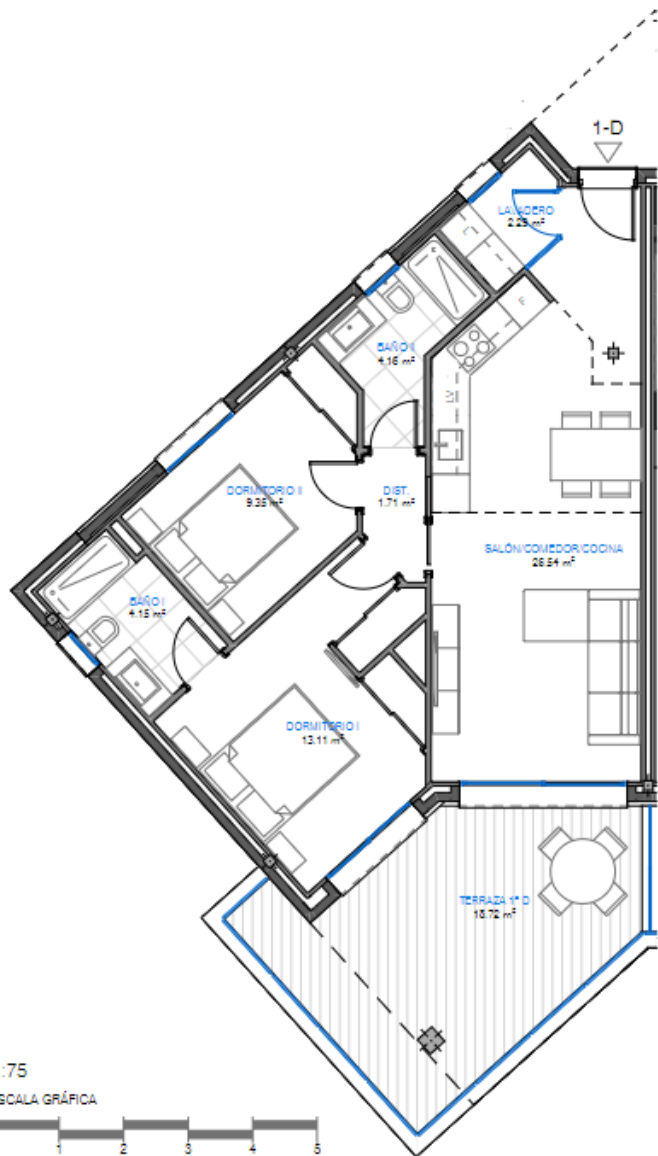
Apartment	1B
Inner Area	66.18
Outer Area	18.92
Public area	27.84
Total built area	112.94
Price	€500,000





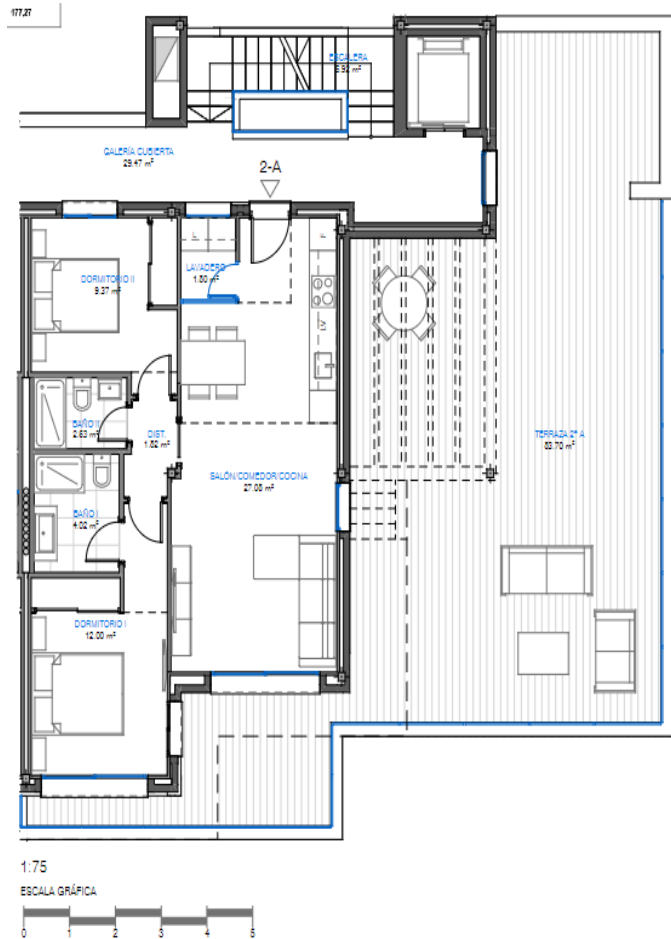
Apartment	1C
Inner Area	65.84
Outer Area	12.24
Public area	29.64
Total built area	107.72
Price	€500,000





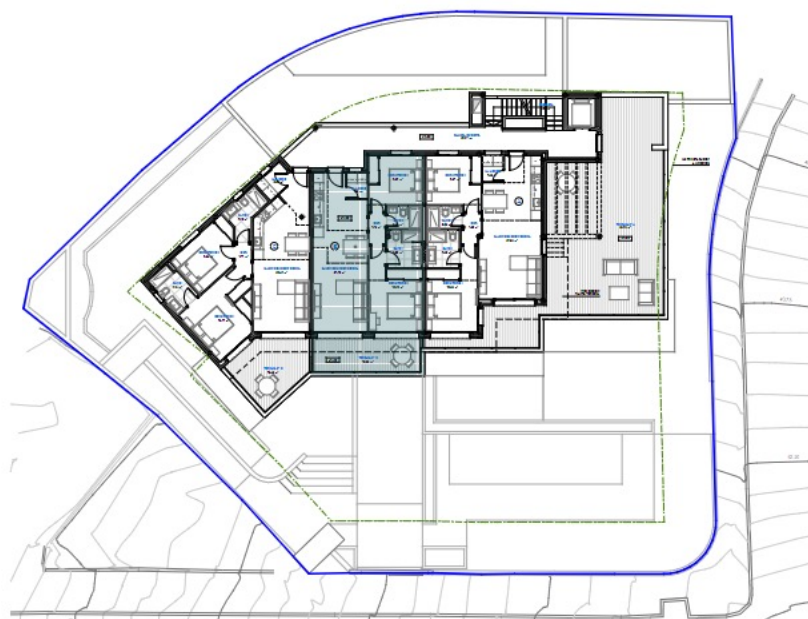
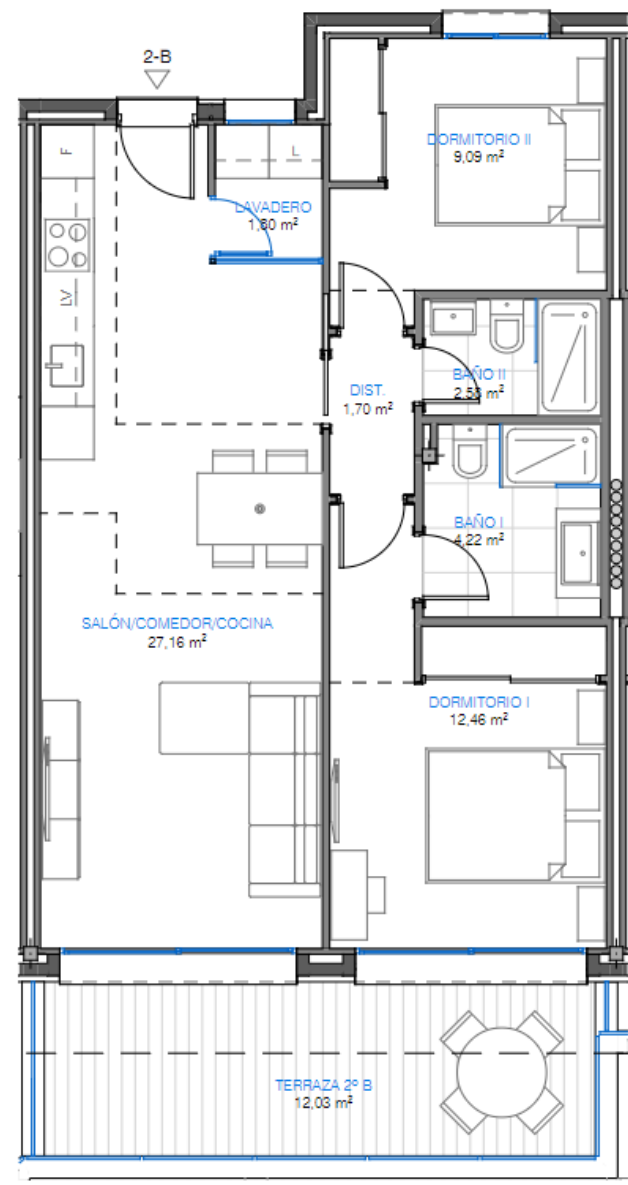
Apartment	1D
Inner Area	71.19
Outer Area	18.72
Public area	31.97
Total built area	121.88
Price	€500,000



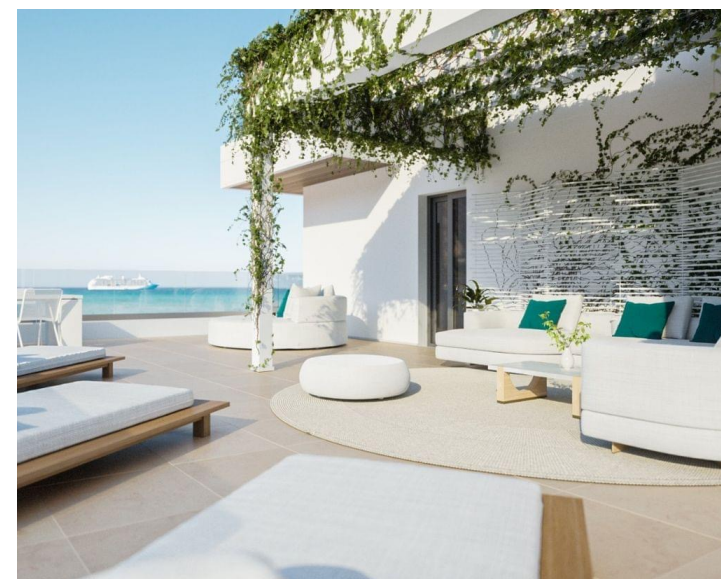


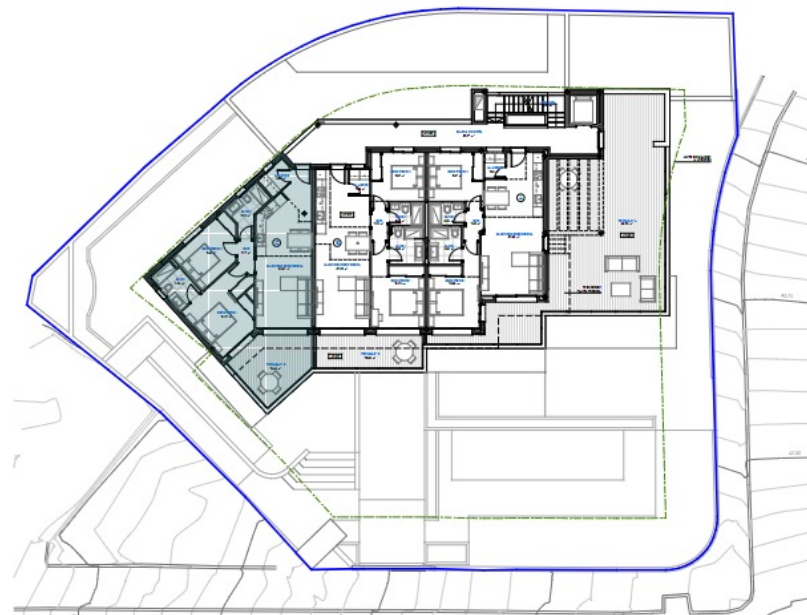
Apartment	2A
Inner Area	68.61
Outer Area	83.70
Public area	24.96
Total built area	177.27
Price	€625,000 (Sold)





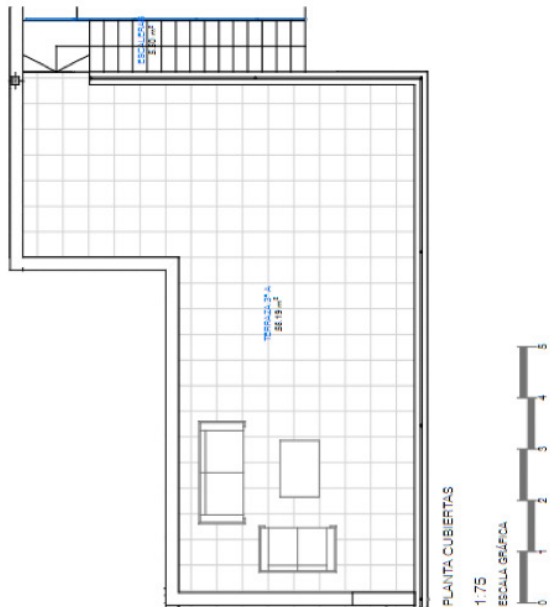
Apartment	2B
Inner Area	67.03
Outer Area	12.03
Public area	24.38
Total built area	103.44
Price	€534,500



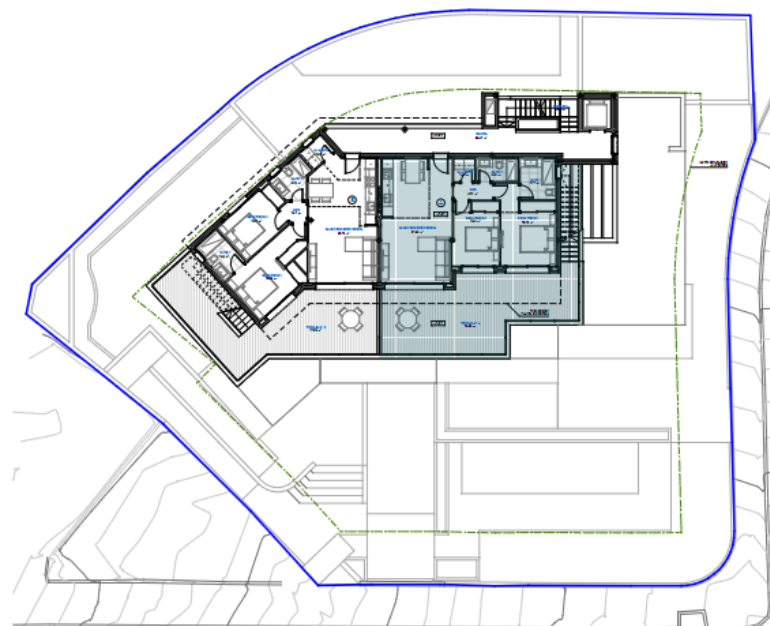


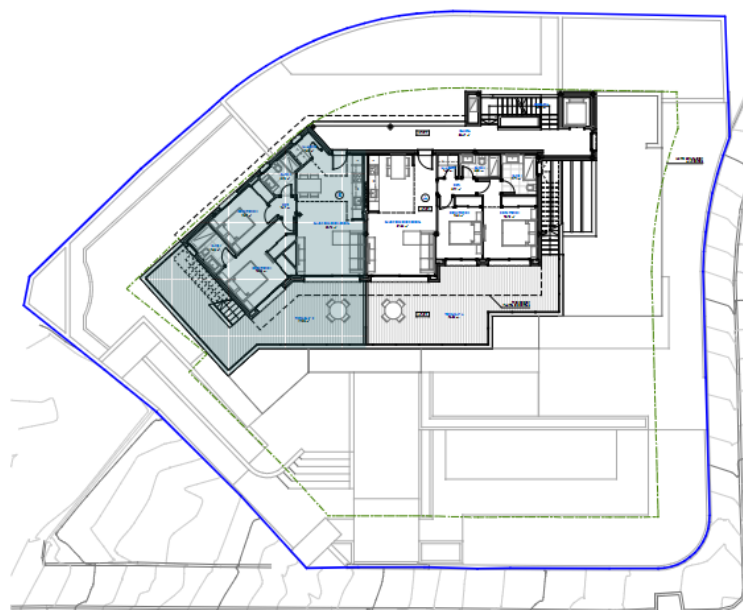
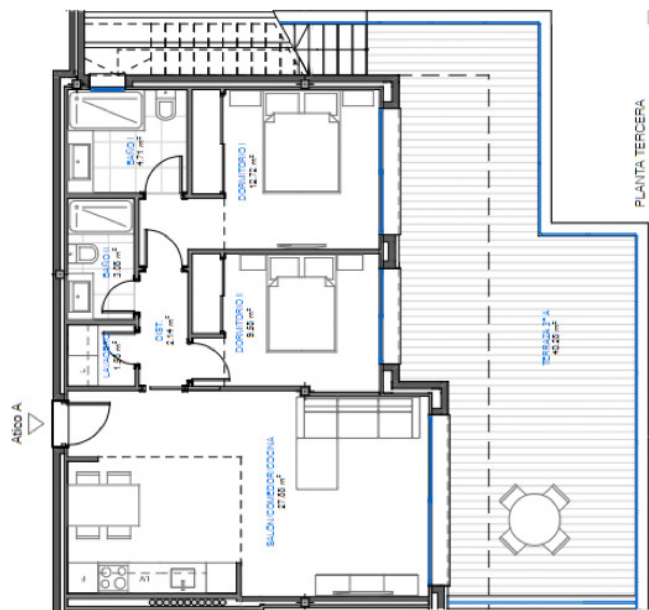
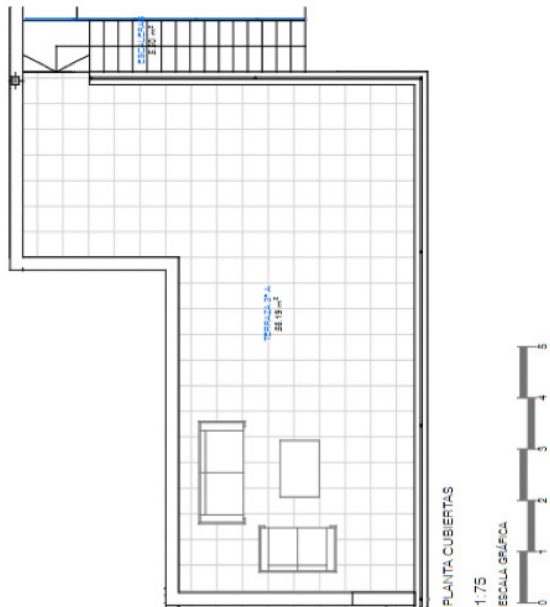
Apartment	2C
Inner Area	72.31
Outer Area	13.58
Public area	26.30
Total built area	112.19
Price	€534,500





Apartment	3A
Inner Area	70.69
Outer Area	101.97
Public area	29.81
Total built area	202.47
Price	€845,00 (Sold)





Apartment	3B
Inner Area	71.58
Outer Area	105.47
Public area	26.04
Total built area	105.47
Price	€845,000 (Sold)



Apartment size and price breakdown

FLOOR	UNIT	TOTAL SIZE	BEDROOM	PRICE
Ground	0A	208.60	2 dormitorios	€565,000
Ground	0B	106.87	1 dormitorios	€340,000 (Sold)
First	1A	155.24	2 dormitorios	€500,000
First	1B	112.94	2 dormitorios	€500,000
First	1C	107.72	2 dormitorios	€500,000
First	1D	121.88	2 dormitorios	€500,000
Second	2A	177.27	2 dormitorios	€625,000 (Sold)
Second	2B	103.44	2 dormitorios	€534,500
Second	2C	112.19	2 dormitorios	€534,500
Third	3A	202.47	2 dormitorios	€845,000 (Sold)
Third	3B	105.47	2 dormitorios	€845,000 (Sold)

* All unit prices include a guaranteed rental return of 4% for first three years or 8% up front return 3 months after the purchase.

Thank you for your time.

