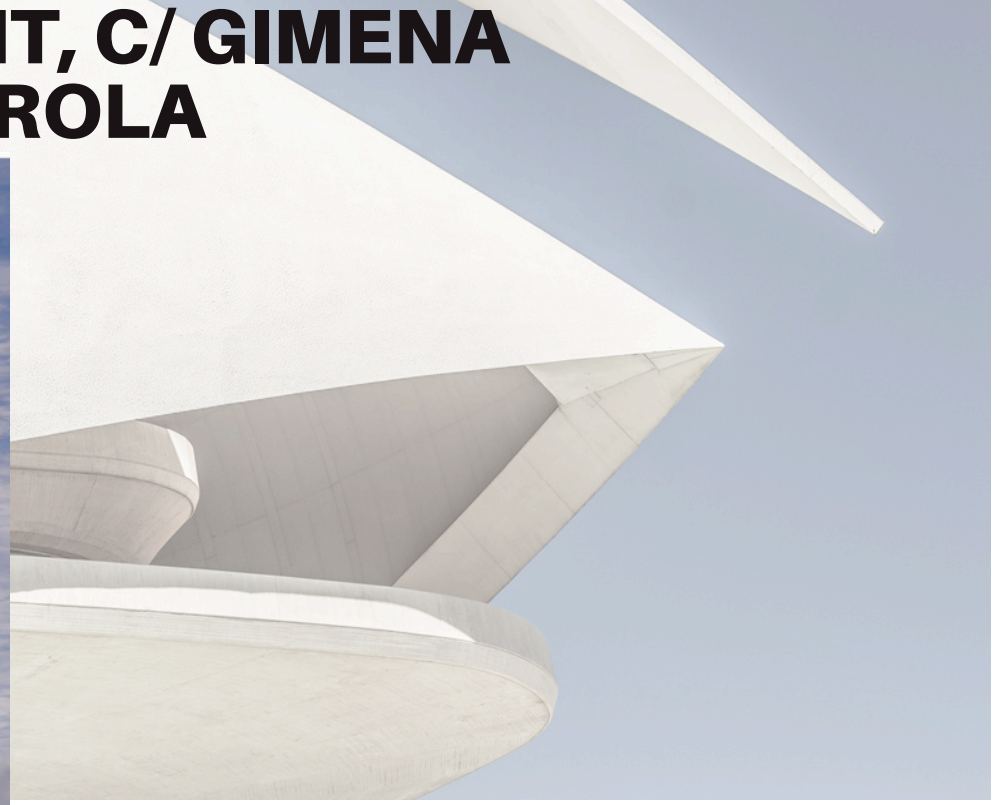
NEW DEVELOPMENT, C/ GIMENA 45, FUENGIROLA





2 & 3-Bedroom Homes with Terraces



LOCATION



DISTANCES

- Beach 2 min.
- Town Hall 3 min.
- Bus Stop 2 min.
- RENFE Station 10 min.

- Málaga City Center 30 min.
- A-7/AP-7 Highways 5 min.
- Airport 20 min.
- Marbella 30 min.

PRIME LOCATION IN THE HEART OF FUENGIROLA

DISCOVER THIS EXCLUSIVE DEVELOPMENT ON CALLE GIMENA 45, A QUIET PEDESTRIAN STREET IN THE HEART OF FUENGIROLA, JUST 150 METERS FROM THE SEAFRONT PROMENADE. A PRIVILEGED SETTING THAT COMBINES THE BEST OF MEDITERRANEAN LIVING WITH ALL AMENITIES AT YOUR FINGERTIPS.

LOCATED IN ONE OF THE CITY'S MOST SOUGHT-AFTER AREAS, THE BUILDING IS SURROUNDED BY LOCAL SHOPS, RESTAURANTS, LEISURE VENUES, SUPERMARKETS, PHARMACIES, SCHOOLS, AND ALL ESSENTIAL SERVICES. IT ALSO OFFERS EXCELLENT PUBLIC TRANSPORT LINKS AND QUICK ACCESS TO THE HIGHWAY.

THANKS TO ITS ORIENTATION AND LOCATION, YOU'LL ENJOY EXCEPTIONAL WEATHER YEAR-ROUND AND AN UNMATCHED QUALITY OF LIFE IN ONE OF THE SUNNIEST AND MOST WELCOMING TOWNS ON THE COSTA DEL SOL.

A PERFECT OPPORTUNITY FOR BOTH LIVING AND INVESTING IN A HIGH-POTENTIAL PROPERTY.

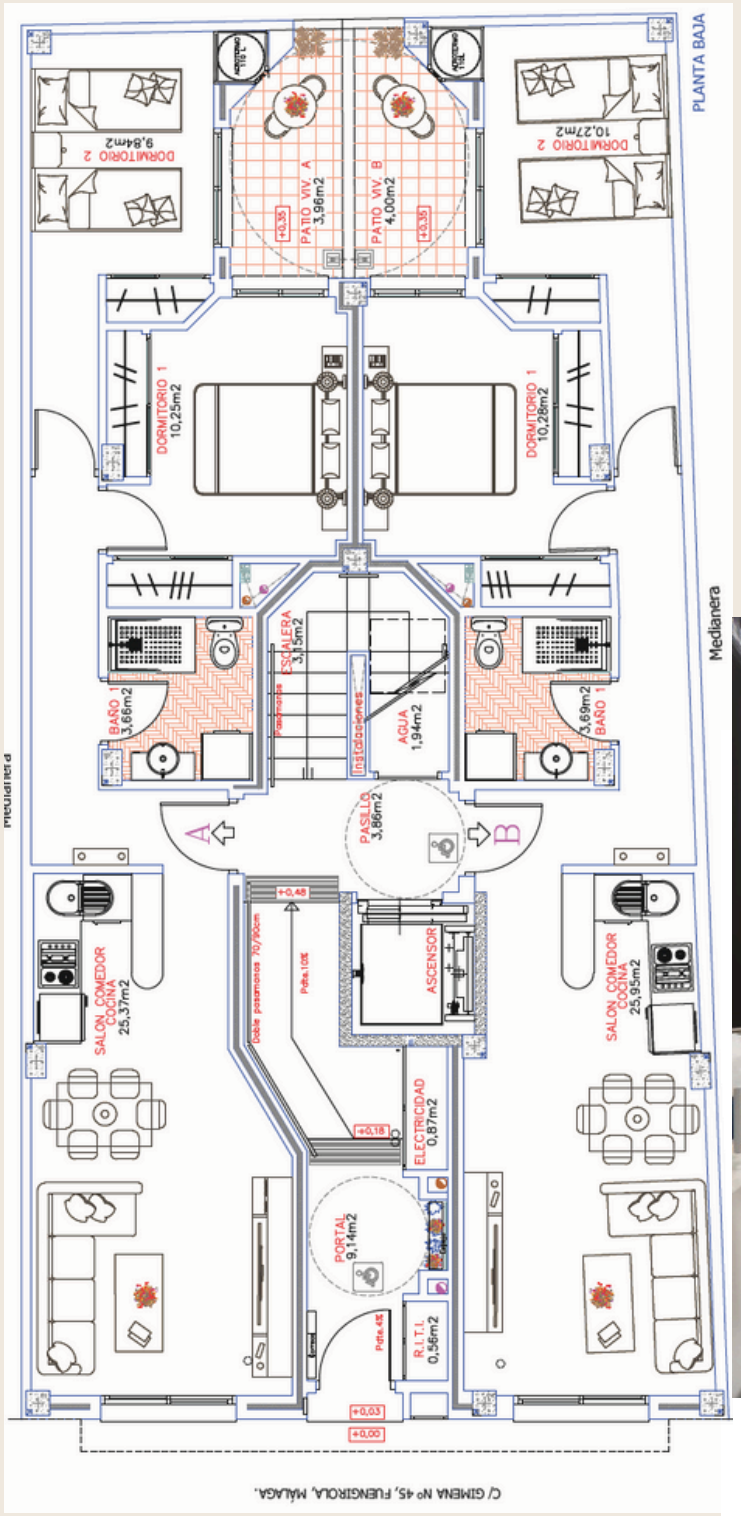
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GROUND FLOOR

A: 2 beds, 1 bath, 57.64m² – €285,000

B: 2 beds, 1 bath, 59.13m² – 290.000€



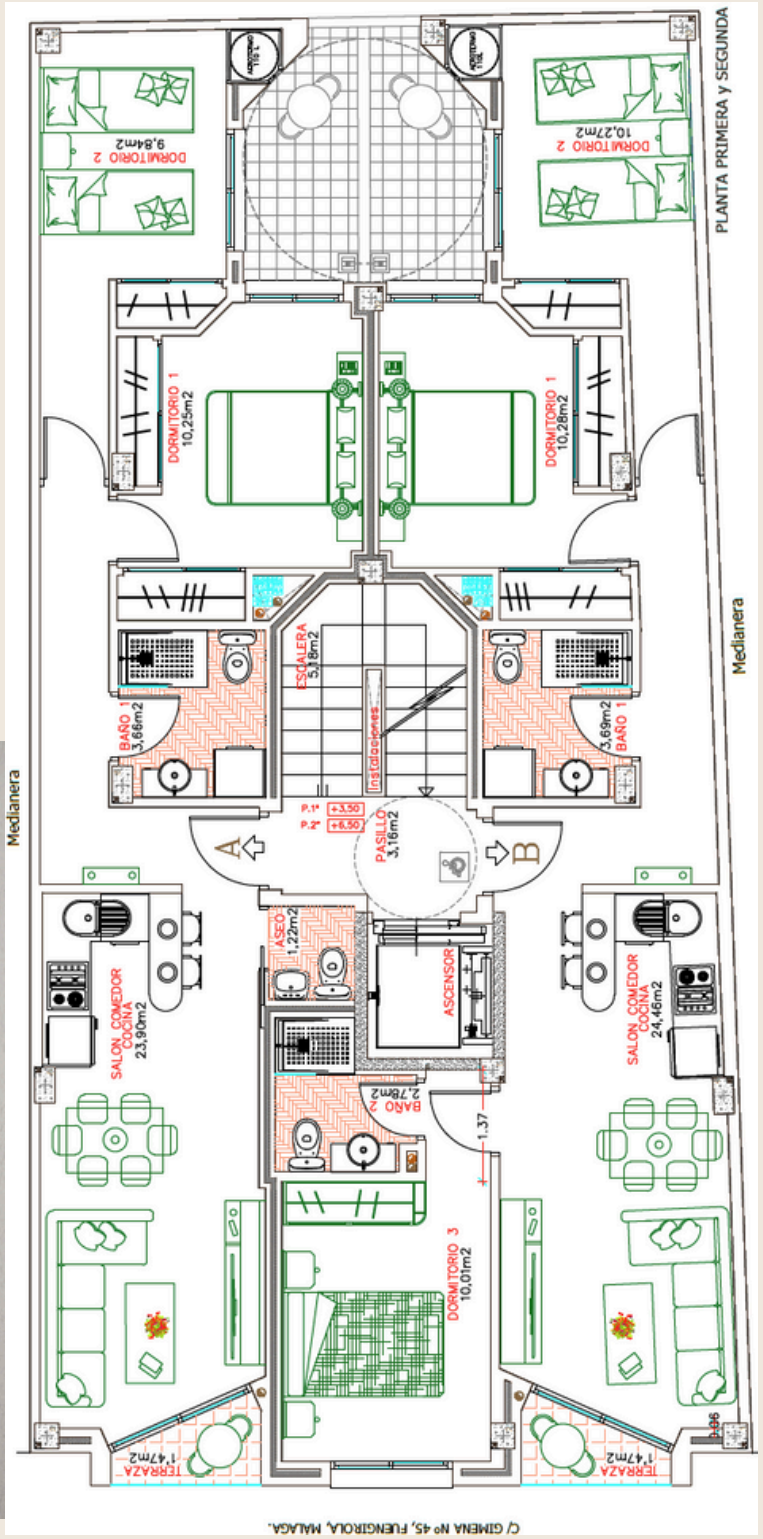


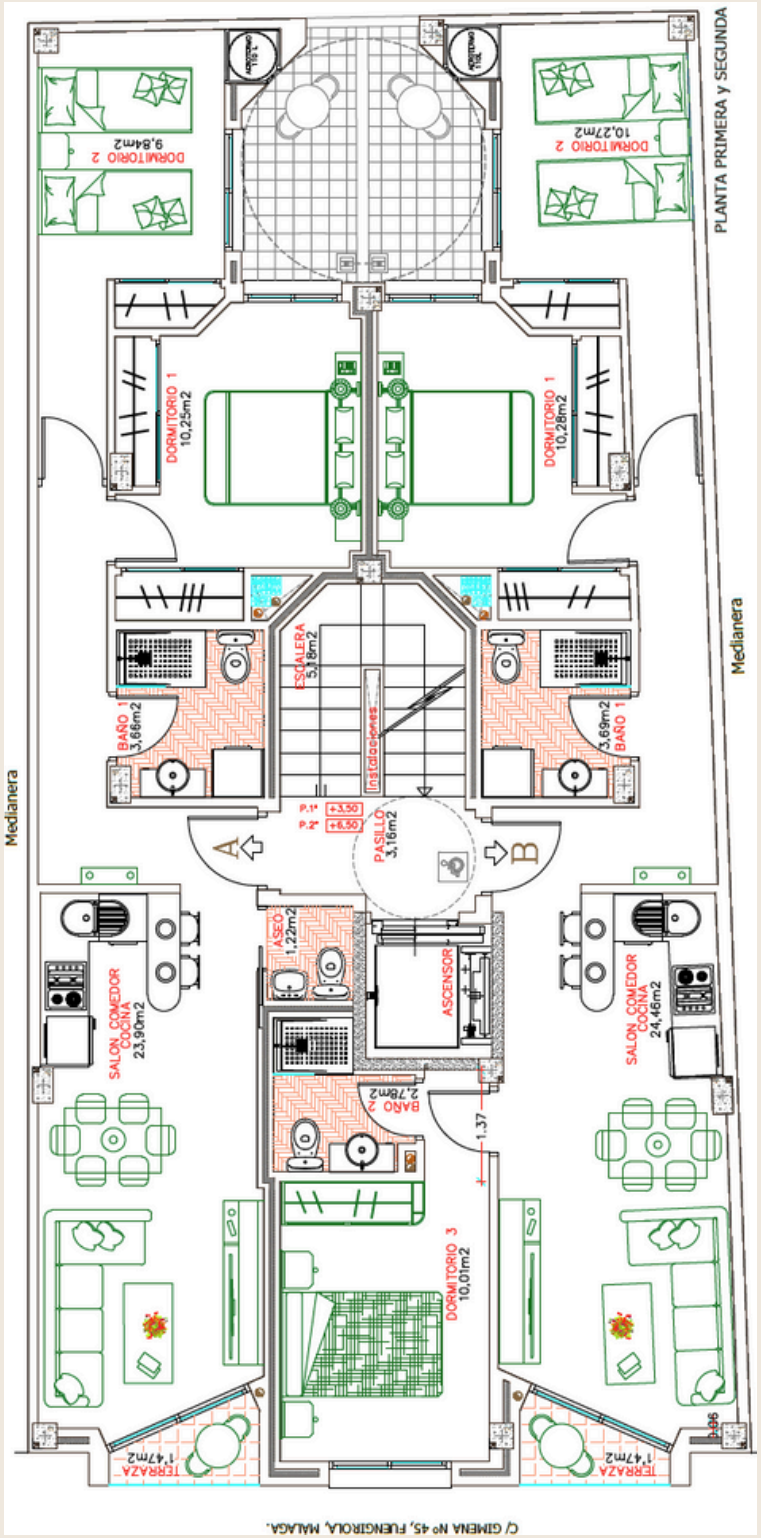
FIRST FLOOR

A: 2 beds, 2 baths, 58.97m² – 345.000€

B: 3 beds, 2 baths, 73.92m² – 410.000€









SECOND FLOOR

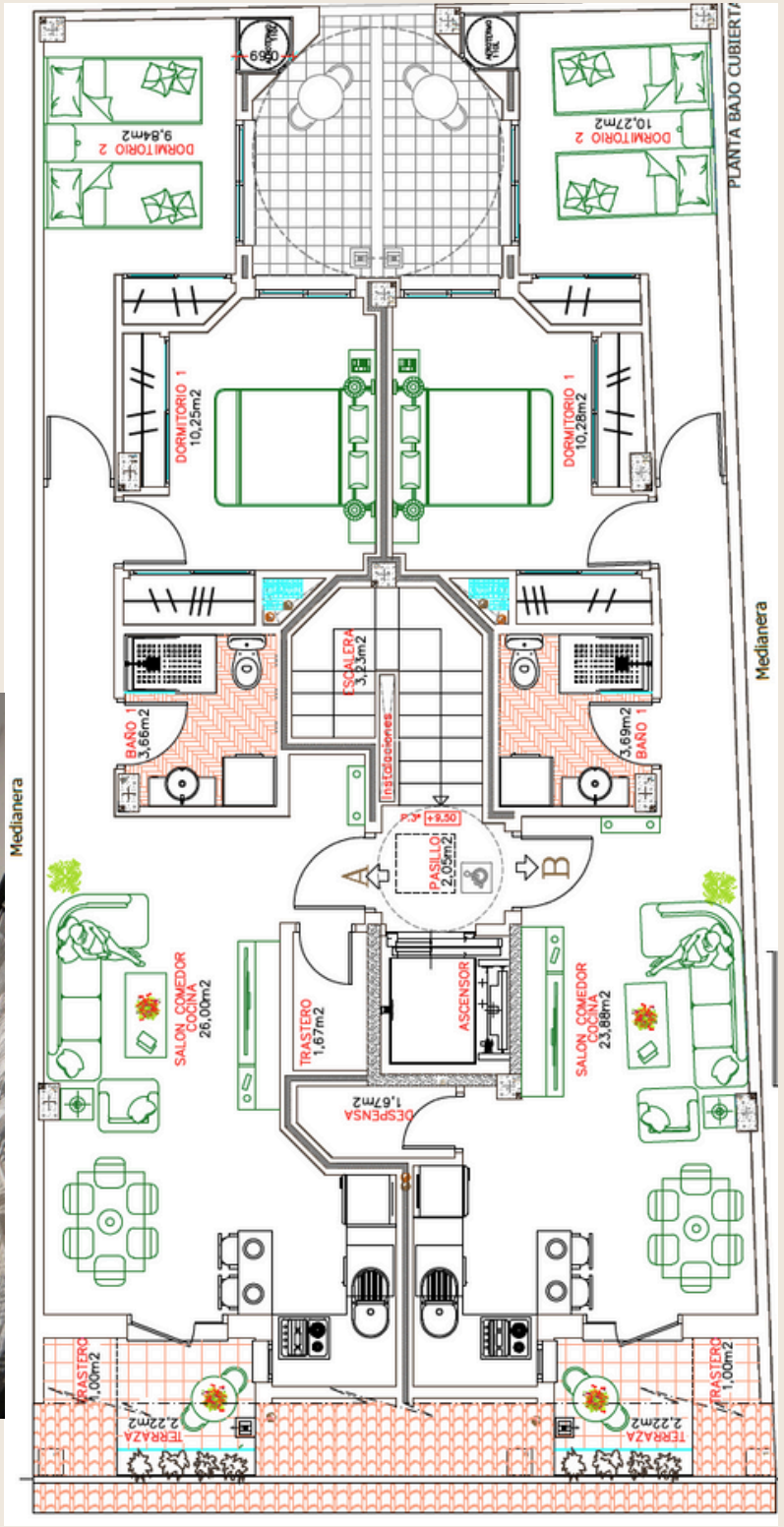
A: 2 beds, 2 baths, 58.97m² – 368.000€

B: 3 beds, 2 baths, 73.92m² – 420.000€

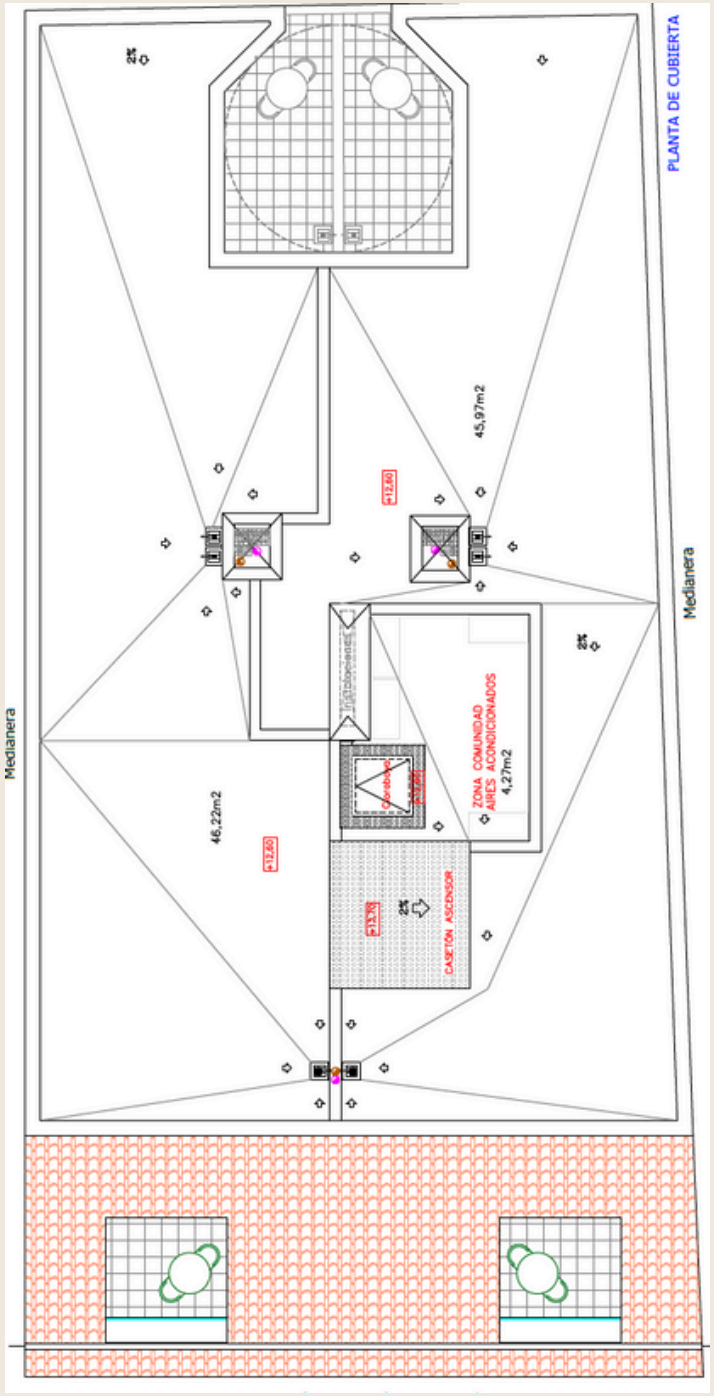
PENTHOUSES

A: 2 beds, 1 bath, 61.55m² +
46.22m² solarium – 435.000€
B: 2 beds, 1 bath, 61m² +
45.97m² solarium – 435.000€





Solarium Penthouse Floor















SPECIFICATIONS

STRUCTURE

Foundations, pillars, and slabs designed per engineering plans, complying with regulations and externally audited for concrete/steel quality.

TELECOMMUNICATIONS

Pre-installation of telecommunications systems, conduits, distribution cabinets, and connection boxes in compliance with current regulations.

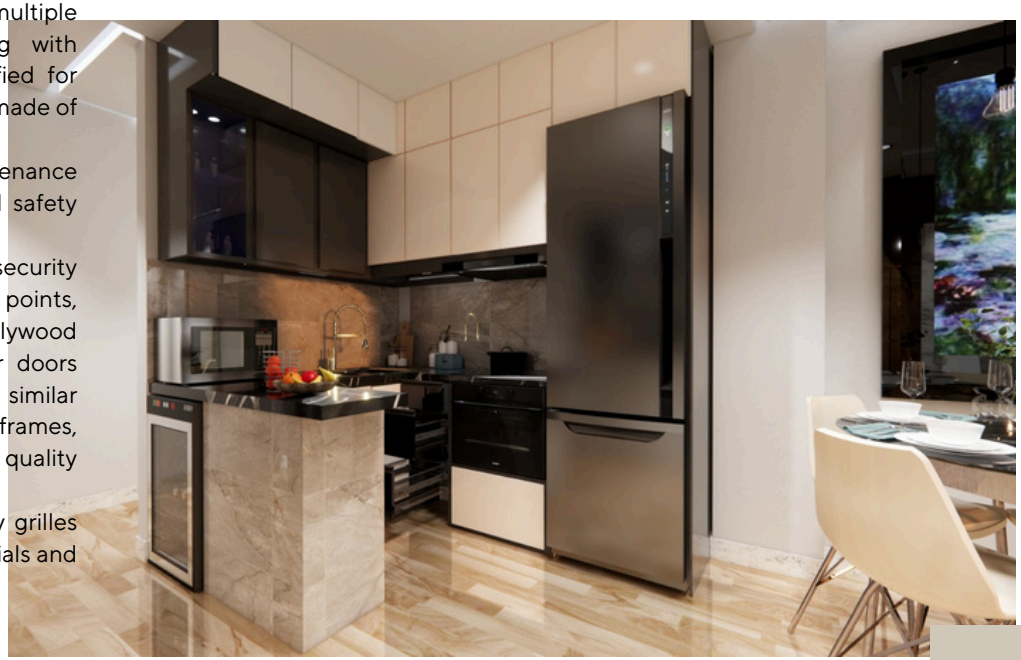
EXTERIOR CARPENTRY

High-quality aluminum windows and exterior enclosures with crank-handle locking mechanisms and multiple anchorage points. Double glazing with Climalit-type glass or similar, certified for quality. Roller shutters in bedrooms made of aluminum slats filled with insulation.
Balcony railings made of low-maintenance aluminum carpentry with laminated safety glass.
Main entrance doors fitted with security locks and multiple anchoring points, manufactured from standardized plywood according to specifications. Interior doors (sliding, swing, or wardrobe) of similar quality, installed on wooden pre-frames, with controlled supply and quality assurance.
Window and entrance door security grilles made of cast iron with decorative finials and elements.
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MASONRY

Façade and exterior wall cladding with double ventilated cavity wall system: half-brick thick masonry, interior plaster rendering, thermal and acoustic insulation, and double hollow brick partitions.
Party walls between dwellings to meet acoustic regulations; other interior partitions constructed from double hollow bricks.





ELECTRICITY

Installation prepared for medium electrification grade. High-end electrical fittings. TV and telephone outlets in living room, kitchen, and bedrooms. Switched light points in all bedrooms and hallways. Terraces include light point and power outlet.

ROOFS

Walkable flat roof areas (solarium) with lightweight slope formation, thermal insulation, waterproofing, protective layer, and non-slip ceramic tile finish. Sloped roof sections include thermal insulation, waterproofing, and ceramic tile finish over slab.

SPECIFICATIONS

PLUMBING AND SANITARY WARE

Single-lever chrome faucets and high-quality white vitrified porcelain sanitary ware by Roca or similar, with water-saving dual flush systems.
Water outlet on terraces.
Electric water heater in each apartment for domestic hot water supply.

COMMON AREAS

Elevator with automatic doors, high-end finish, and guaranteed smooth, silent operation. Main entrance door to the building designed for maximum brightness and equipped with intercom system.
Telecommunications and electrical cabinets according to current regulations. Pressure group and water reserve tank.
Fire extinguishers on each floor and emergency signage.



FINISHES

Exterior facades and outer areas finished with decorative trowelled mortar and stone-effect exterior paint. Interiors finished with high-resistance sprayed gypsum plaster and interior plastic paint.
Terraces and common outdoor areas with special non-slip ceramic flooring.
Bathrooms and kitchens tiled with premium-quality ceramic tiles on walls and floors.
Living room, hallway, distributors, and bedrooms finished with high-quality porcelain tile flooring, subject to strict quality control.
Granite or marble staircases.



AIR CONDITIONING

Equipped with hot and cold air conditioning system.

KITCHENS

Kitchens fully furnished and equipped.

THE PROJECT MANAGEMENT TEAM RESERVES THE RIGHT TO MODIFY MATERIALS, SPECIFICATIONS, OR DESIGN TO ENSURE COMPLIANCE WITH APPLICABLE BUILDING REGULATIONS.

PRICES

🔹 Ground Floor:
A: 2 bedrooms, 1 bathroom €285,000
B: 2 bedrooms, 1 bathroom €290,000

🔹 First Floor:
A: 2 bedrooms, 2 bathrooms – €345,000
B: 3 bedrooms, 2 bathrooms – €410,000

🔹 Second Floor:
A: 2 bedrooms, 2 bathrooms – €368,000
B: 3 bedrooms, 2 bathrooms – €420,000

🔹 Penthouses:
A: 2 bedrooms, 1 bathroom + solarium – €435,000
B: 2 bedrooms, 1 bathroom + solarium – €435,000

