



NOVA**MARINA**

EL NUEVO **CENTRO** DE FUENGIROLA



ANDALUSIA. AN UNPARALLELED LIFESTYLE

A land full of contrasts, impressive monuments and captivating natural beauty.

Experience the culture and lifestyle of Andalusia and its many iconic UNESCO world heritage sites.

Beaches, fashion, gastronomy, sports, golf... All just a step away from your new home in **Nova Marina**.



A PLACE TO LIVE ALL YEAR ROUND

Tradition and charm await you in Andalusia's famous white villages.

Enjoy more than 100 skiable kilometres in the **Sierra Nevada** resort, and savour our region's famous gastronomy.





ART AND CULTURE

Malaga breathes art! With a total of 40 museums and galleries including the Picasso Museum and the Pompidou Centre, Malaga is a true City of Culture.

Its year-round cultural offering of theatre, music, festivals and traditional fiestas make it an active and cosmopolitan city.



GOLF COAST

With more than 325 days of sunshine, the **Costa del Sol** is the perfect place for leisure and luxury.

Golf is a combination of both, which is why golfers can find more than 70 courses that make the area Europe's number one golfing destination.

The province of Malaga offers magnificent golfing infrastructure, and a privileged climate that allows the game all throughout the year.



NOVA MARINA LOCATION

Fuengirola is conveniently connected to **Malaga Airport** and the **High-Speed Train** station by a local train line.

It is also a short journey by motorway to nearby cities including Mijas, Marbella, and Malaga.





FUENGIROLA MARINA

The marina is about to undergo a complete remodelling that will place it as a benchmark in Andalusia: an open area well connected to the city with more berths and more shopping, as well as large pedestrian walkways that will allow you to enjoy the sea throughout the year.





NOVA MARINA

Living in **Nova Marina**, you will have everything that an active and modern city can offer on your doorstep.

Luxury leisure and restaurants, as well as supermarkets, health centres, schools, shopping centres and extensive beaches just 3 minutes from your home.







UNLIMITED HOMES AND LIVING SPACES

Nova Marina will have **127 1, 2 and 3 bedroom homes** distributed in large bright spaces, where quality and functionality are paramount, and spacious terraces where you can enjoy wonderful summer nights and sunny winter mornings.





SPECTACULAR DESIGN THAT INSTANTLY SEDUCES

Design and architecture tailored to the needs of those who live in such a unique project.

All materials have been carefully selected; this can be seen in the elegant combination of textures, shapes and tones.





QUALITY IS REFLECTED IN ALL ENVIRONMENTS

The dining room, living room and kitchen areas in Nova Marina form a single area that is perfectly integrated into each of the homes, creating a feeling of spaciousness the heart of Fuengirola.







EXCLUSIVE SERVICES FOR THE MOST DEMANDING

Likewise, **Nova Marina** has common areas for enjoyment and relaxation: a swimming pool for adults, a gastro garden, a complete gym and a spa with sauna. A unique residence perfectly geared towards leisure, sport and relaxation.



OUTDOOR SWIMMING POOL FOR ADULTS



GASTRO-GARDEN



GYM



SPA & SAUNA

QUALITY SPECIFICATIONS

INSIDE THE HOUSES

FOUNDATION AND STRUCTURE

- Foundations and retaining walls made of Geotechnical Study-approved reinforced concrete screens.
- Supporting structure of columns, waffle slabs and reinforced concrete slabs.

ROOFS AND TERRACES

- Passable terraces with non-slip porcelain stoneware finish, Non-passable terraces with a gravel finish.
- Floating terraces in the attics.
- Sloped roofs: Sikaplan 15 G-03 or similar system in grey or similar colour with thermal insulation.

FAÇADES

- Enclosure with two sheets of perforated brick backed in the interior with a self-supporting partition, acoustic and thermal insulation, and a double layer of laminated plaster.
- Exterior façade with SATE or similar type cladding with a white finish.
- Glass railings.

PARTITION WALLS

- Partition walls between houses of factory-clad brickwork on both sides, with self-supporting, insulating partitions and double-laminated plasterboard.
- Separation between dwellings and common areas: self-supporting brick wall cladding on the inside and covered with plaster on the outside.
- Self-supporting interior partitions, with insulation and double laminated plasterboard in dry areas and single WR panel in wet areas. False laminated plate ceilings in hallways and bathrooms.

FLOORING

- General flooring including kitchens, bathrooms and terrace of porcelain stoneware (from the PORCELANOSA brand)

CARPENTRY

- Exterior in lacquered aluminium and low-emission double glazing.
- Motorized blinds in bedrooms, and throughout all apartments located on the ground-floor.
- Interior security entrance door.
- Lacquered interior doors.
- Built-in wardrobes with lacquered doors, internally lined with drawers and hanging bars.

INTERIOR FINISHINGS

- Interior walls finished in off-white.
- Stoneware tiling in bathrooms (from the PORCELANOSA brand).

KITCHENS

- Fully equipped kitchens including appliances.

FACILITIES AND EQUIPMENT

- Hot water, air-con and central heating provided by aerothermal energy.
- Video intercom.

IN THE COMMON AREAS

LOBBY

- Natural stone or porcelain stoneware flooring.
- Walls with stone and wood cladding.

STAIRCASE

- Metal bannisters with handrails.
- LED lighting in common areas activated by motion detectors.

LIFTS

- Fully accessible cabins and high-quality interior linings.
- Access to all floors and basements.

GARAGES AND MOTORCYCLE PARKING

- Automatic sectional door.
- Pre-installed charging points for electric vehicles (regulation-compliant).
- Smoothed concrete surfaces.
- Marked car and motorcycle parking bays.
- Ventilation and fireproofing (regulation-compliant).

STORAGE ROOMS

- Painted walls and stoneware floors.

COMMON SPACES, FACILITIES AND LIGHTING

- Provision of LED lighting in doorways and stairways activated by motion detectors
- Exterior lighting for pedestrian access and garden areas.

COMMUNITY AREAS AND POOL SPACES

SWIMMING POOL

- Overflowing pool.
- Non-slip porcelain stoneware flooring inside the pool.
- Showers, life-saving floats and portable lift for wheelchair users.

GYM, CHANGING ROOMS, SAUNA, SPA AND COWORKING SPACE

- Porcelain stoneware flooring.
- False ceiling and walls finished with white paint.
- LED lighting.
- Fully equipped gym.
- Sauna.
- Spa with heated water pool.
- Toilets, changing rooms and showers.

LANDSCAPED AREAS

- Plantations of Mediterranean species with low water consumption, adapted to the local climate.
- Gastro-Garden.



YOUR PEACE OF MIND IS THE MOST IMPORTANT THING

Along with **technology**, **energy efficiency** and **sustainability** will be the major players, proving greater comfort and security to your daily life at home.

At **Inmobiliario Espacio** we know that your peace of mind is the most important thing, which is why our homes include protection systems so you and your loved ones only have to worry about enjoying your new life.

BREEAM ENERGY RATING



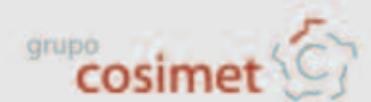
Interior
air filter



Contactless
access to
communal areas



Lift
disinfection



WITH THE GUARANTEE OF A GREAT ALLIANCE

Since our beginnings in 1972, we've positioned ourselves as a leading company in the real estate and construction sector in Spain, designing and developing residential developments and unique projects, as well as processing urban plans. Espacio is made up of a large team of highly experienced professionals, distributed in different geographical locations and our focus is on the development and comprehensive management of residential, commercial and unique projects.

The Promogesa Group was established in 1988, as the head of companies linked to the real estate sector. It's currently one of the most well-established groups in housing development on the Costa del Sol. For more than 30 years, Promogesa has dedicated all its efforts to offering a quality product, which has been recognised with various real estate excellence awards. They have a reservation of ownership of land for the construction of more than 1,000 homes which is an endorsement of their collateral, consolidation and solidity in the real estate development sector.

Cosimet Group is one of the main industrial holdings of the Basque Country, with more than 65 years of corporate history. Its real estate division (GCI) has been building the highest quality seal developments for 40 years, more than 2,850 units and emblematic projects built in the Basque Country, Madrid, Levant and Andalusia. It enjoys a recognised standing, high level of solvency and honesty in business dealing as its essential maxim.



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