



Discover Málaga From  
A Privileged Point Of View

**SM23**

SANTA MARÍA | MÁLAGA



ILITURHOMES



## Passion for Málaga

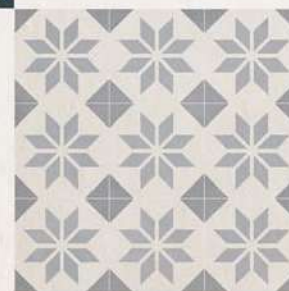


Nestled in the heart of Malaga's historic centre, **Santa María 23** homes offer a distinctive blend of luxury and tradition, reserved only for a select few.

Each residence is meticulously refurbished, seamlessly incorporating modern comforts whilst preserving the architectural appeal of the past. High ceilings, sunlit courtyards and carefully preserved original features create very special spaces designed for those who value quality, elegance and a refined lifestyle.

Located in one of the Malaga's landmark areas, these homes offer an exclusive opportunity to live in the midst of history, whilst having immediate access to an incomparable selection of dining, culture and entertainment options. The unique design of the residences also ensures privacy and comfort, making them the ideal retreat from which to enjoy life on the Mediterranean.

If you appreciate exclusivity, authenticity and beauty in every detail, these homes are more than an investment: they offer a unique lifestyle **in the heart of Malaga**. Live among history. Live in luxury. Live in the heart of the city.



MÁLAGA





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LOCATION AND SURROUNDING AREAS

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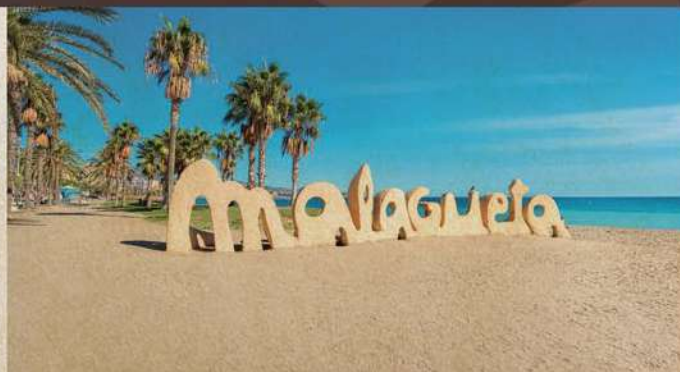
CITY

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## An exclusive address

Living in **Malaga's centre near the cathedral**, offers an unrivalled experience and a blend of history, culture, and modernity. This exclusive place means you can enjoy a unique lifestyle, in which every street tells a story, and every corner radiates charm. Being so close to the cathedral - a jewel of the Spanish Renaissance - offers you surroundings of architectural beauty and heritage beyond compare.

Easy access is another great advantage: the centre is very walkable and has excellent public transport connections that make getting around easy. Other key places and parts of the city can be reached in just a few minutes. And if you prefer to use a bicycle or walk, the seaside promenade is on the doorstep - great for exercising or relaxing by the sea.





# CENTRE



Malaga's **historic centre** is a hive of cultural activities and options. From renowned museums to small galleries and open-air exhibitions, living here means you are surrounded by a wide range of inviting cultural options. Then there is the wide variety of nearby restaurants, bars and cafes - perfect for enjoying both local and international cuisines.



## Malaga just the way you want it


Malaga is much more than a city; it is a destination that captivates the senses and awakens the soul. Being on the sunny Costa del Sol, this Andalusian city combines a rich history with a vibrant modernity, making it a great place to live and visit.

Malaga offers an unrivalled lifestyle. It is a city where everyday life means living with history, enjoying art and embracing nature.



With over 300 days of sunshine a year and an average temperature that rarely drops below 17° C, Malaga is a paradise if you are looking for good weather. City beaches, such as La Malagueta and Pedregalejo, offer opportunities for relaxing, water sports or simply contemplating the relaxing calm of the Mediterranean.



A panoramic nighttime view of Málaga, Spain, featuring the illuminated Cathedral of Santa María as the central focus. The city's lights and the warm glow of the cathedral contrast with the deep purple and red hues of the twilight sky. In the foreground, the stone walls of the Alcazaba are visible, partially obscured by trees.

Right in the heart of the city. A luxury that is reserved for only a very few people.

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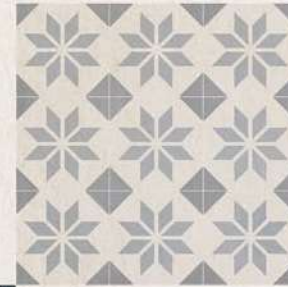
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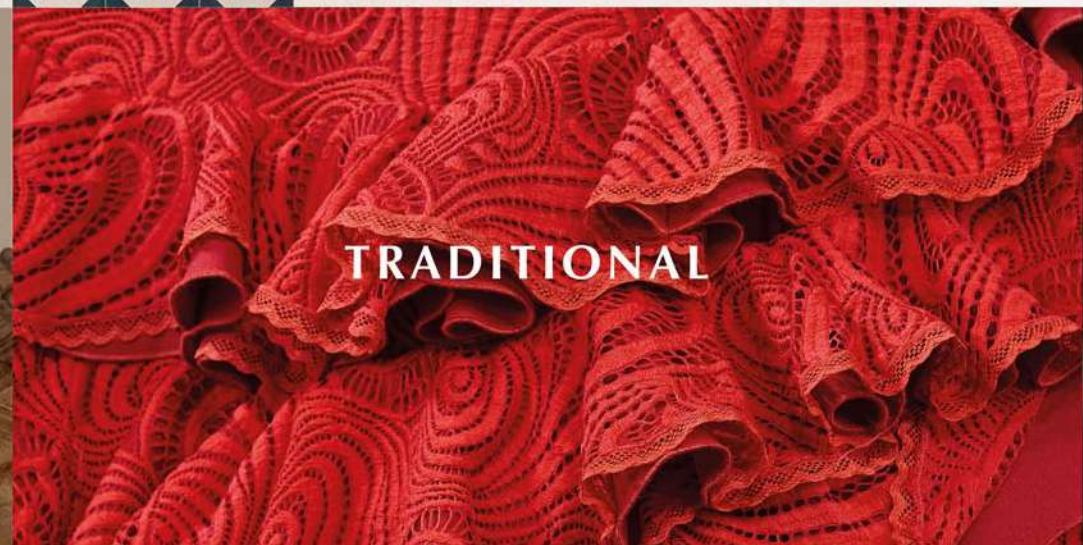


## Open Malaga

Malaga's historic centre is a journey back in time. From the majestic Alcazaba, with its Arab roots, to the Roman Theatre that evokes the grandeur of antiquity, every corner tells a story. **Santa María 23** is next to the cathedral (known locally as La Manquita), which dominates the cityscape, whilst world-renowned museums such as the Picasso Museum and the Pompidou Centre make Malaga an international leader in culture.



**HISTORICAL**



**TRADITIONAL**

If you are looking to live somewhere that combines the authenticity of tradition with the comfort of modernity, Malaga is the perfect place. Come and discover a city whose sunshine, people and magic will make you feel at home from the moment you arrive.



**VIBRANT**



The city combines the calm of a quiet life with the energy of a modern metropolis. As you stroll along Muelle Uno, or enjoy the nightlife in Soho or walk along the seafront, you will connect with Malaga's Mediterranean spirit. Malaga also has an international airport, high-speed train station and an efficient transport network, making it a strategic point for exploring its immediate surroundings and other Andalusian gems such as Granada, Seville and Cordoba.

museo **PICASSO** Málaga

**CULTURAL**



**DELIGHTFUL**



**MYSTERIOUS**



**ACCESSIBLE**



As with all of Andalusia, Malaga is a delight for food lovers. Beach bars offer skewered sardines roasted over a fire, while restaurants fuse tradition and modernity in every dish. You should try ajoblanco - anchovies and sweet Malaga wine - which go down well any evening.









MORE ABOUT THE APARTMENTS





## History combined with modern-day comforts

Improving and refurbishing **Santa María 23** is a meticulous and fascinating endeavour that requires a careful balance between **respecting heritage and delivering contemporary convenience**. Each phase of this process brings technical challenges and aesthetic decisions.

This is not only a matter of preserving the original structure, but also reinterpreting it to meet the project's demands for comfort. The first step is a thorough analysis of the building, both in terms of its **architectural history** and its current structural state.

This study reveals fundamental details about the original materials, construction systems and decorative elements that define the unique character of the building. The floors, walls and ceilings require **meticulous work that respects the spirit of the original design**. The refurbishment work also requires a deep understanding of heritage.

Features such as the facades, with their balconies and ornamental details, are maintained to preserve the historical aesthetic. However, **the interior is carefully renovated** to incorporate modern facilities including efficient heating/cooling systems and sound insulation.





The internal distribution has been completely rethought, with the **original structure being adapted to create spacious and bright living areas.**

Each apartment is designed based on a contemporary approach, and including high-quality materials and design, which contrast elegantly with the restored historical details. Home automation technology gives you the option of managing lighting, air conditioning and security functions with a single touch - a modern-day convenience that is incorporated without altering the building's stately character.

Our aim is for the refurbishment work to blend **with the surroundings of Malaga's** centre, enhancing the space and making the urban landscape more beautiful. This adds value to the building, while also improving the experience of living in a historic enclave.

Your new home at **Santa María 23** is not simply a modern space within an old building: it is a synthesis of eras... a residence that invites you to experience history combined with modern-day comfort.





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## A space that is one of a kind

**Santa María 23** is more than a home; it is a place where you can live life to the fullest. Think of your own private terrace high up in a carefully restored architectural gem, in which every detail whispers exclusivity.

In front of you, the imposing Malaga Cathedral stands as a guardian of time, bathed in the warm light of the Mediterranean. The day begins from your terrace with a symphony of light and calm. The first coffee of the day tastes better when the horizon is painted in the golden tones of dawn, and the bells of "La Manquita" seem to mark the rhythm of a life designed for enjoyment. This is not just any space; it is a balcony over the heart of a city that beats with history and modernity.

All of the apartments are lovingly restored and offer total, yet discreet, luxury. From the handcrafted finishes to the most advanced technologies, every aspect has been designed for comfort and exclusivity. The flats offer a retreat in which tradition merges with contemporary design; a unique space for enjoying unforgettable moments.





## The living room elevates the senses: design, light and charm

Adapting the spaces **enables the design of two levels** connected by an elegant, fluid staircase. Its light but strong structure guides the eye towards the dormer window that crowns the upper area. The sun's rays gently filter through, filling the environment with a golden glow that transforms every corner into a welcoming retreat.

At the rear, it opens onto the dining room - an inviting space for sharing moments with loved ones, framed by large windows that extend out to the terrace. Light takes centre stage and floods in, highlighting the textures of the finishes and details that make these apartments so special.









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## Every day in true luxury

The option of having a workspace or office at home is a real luxury and combines functionality, comfort and style. It offer you a unique level of comfort, with a design that can be adapted to your own requirements, including ergonomic furniture, the right lighting and decor that inspires creativity. The height of the ceilings provides a feeling of spaciousness and elegance, while the quality of the materials and soundproofing ensure a quiet environment that is conducive to concentration.

A space like this is both functional and representative; it serves as a reflection of personal and professional success - ideal for virtual or in-person meetings. Having it integrated into the home also adds a touch of exclusivity and makes this space within Santa María 23 ideal for working and relaxing. Ultimately, these kinds of details not only improve productivity and work-life balance, but also add significant value to the apartments, turning them into homes in which luxury and functionality meet in perfect harmony.



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## Unlimited comfort and rest

The bedrooms are of course designed for rest and relaxation. They are private sanctuaries, where comfort and elegance combine to offer an experience that is in a class of its own. With high ceilings that provide a sense of space and freshness, and warm, sophisticated, high-quality finishes, they invite you to disconnect from the outside world and immerse yourself in calm and peacefulness.



These rooms meet not only the practical needs relating to sleep and rest, but also evoke a feeling of intimacy and sophistication and become places in which time seems to stand still and your body and mind can find their perfect balance. Each element is carefully selected to deliver not only aesthetic beauty, but also a sensory experience that turns the act of going to sleep and resting into a true pleasure.









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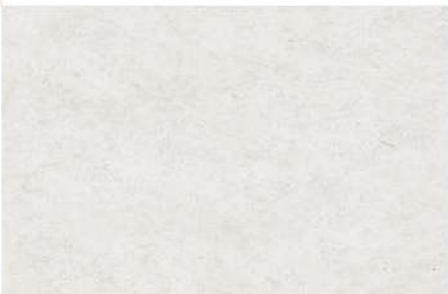
## Quality above all

In the bathrooms, you are surrounded and enveloped by quality. Colour, textures and the combination of elements create a private retreat in which beauty and well-being blend together perfectly, offering a moment of relaxation in the midst of the daily routine.

CRETA CREAM  
30,6 x 31,8 x 1,1-1,5 cm



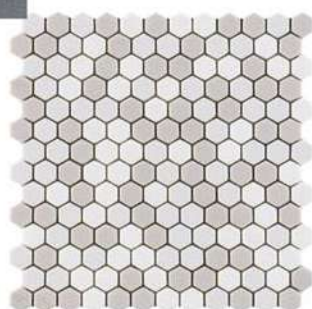
TURA TEXTURE  
160x320 cm



SKINS FEEL TWEED  
40660x1000 cm



GLAZE HEXAGON BEIGES MATT  
30x29,6X 0,6 cm



ARIA WHITE NATURE  
160 x 320 cm



TERRA BONE  
120 x 120 cm



SKINS ART DAWN LAVENDER  
128x416cm



Elements in brushed  
titanium finish



Elements in brushed  
bronze finish













# STANDARD FLOORPLANS







**First Floor | BUILT SURFACE AREA 162.34 m<sup>2</sup>**

Kitchen-Dining Room	35,55 m <sup>2</sup>
Living Room	37,10 m <sup>2</sup>
Gallery	03,05 m <sup>2</sup>
Bathroom	02,70 m <sup>2</sup>
Bathroom	06,10 m <sup>2</sup>
Bathroom-Dressing room	10,00 m <sup>2</sup>
Bedroom 1	14,90 m <sup>2</sup>
Bedroom 2	15,70 m <sup>2</sup>
Courtyard 1	10,80 m <sup>2</sup>
Courtyard 2	05,80 m <sup>2</sup>





Courtyard 2

Bedroom 2

Bathroom-Dressing room

Bedroom 1

Bathroom

Gallery

Bathroom

Courtyard 1

Kitchen-Dining Room

Living Room







**Second Floor** | BUILT SURFACE AREA 162.34 m<sup>2</sup>

Kitchen-Dining Room	35,55 m <sup>2</sup>
Living Room	21,50 m <sup>2</sup>
Gallery	03,05 m <sup>2</sup>
Bathroom	02,70 m <sup>2</sup>
Bathroom	06,10 m <sup>2</sup>
Bathroom-Dressing room	10,00 m <sup>2</sup>
Bedroom 1	14,90 m <sup>2</sup>
Bedroom 2	15,70 m <sup>2</sup>
Office-Bedroom	17,15 m <sup>2</sup>









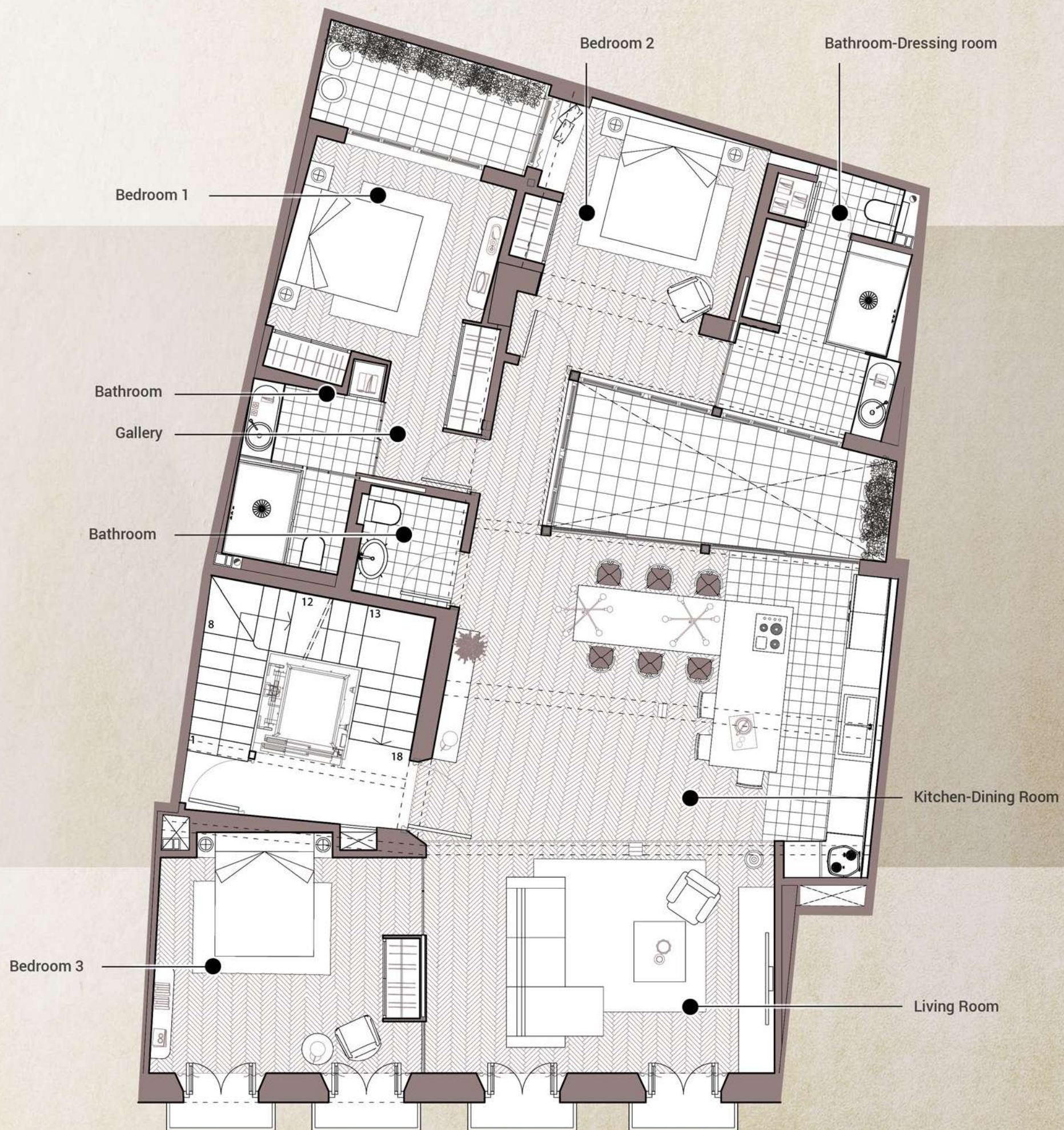


## Third Floor | BUILT SURFACE AREA 162.34 m<sup>2</sup>

Kitchen-Dining Room	35,55 m <sup>2</sup>
Living Room	21,90 m <sup>2</sup>
Gallery	03,05 m <sup>2</sup>
Bathroom	02,70 m <sup>2</sup>
Bathroom	06,10 m <sup>2</sup>
Bathroom-Dressing room	10,00 m <sup>2</sup>
Bedroom 1	14,90 m <sup>2</sup>
Bedroom 2	15,70 m <sup>2</sup>
Bedroom 3	16,90 m <sup>2</sup>









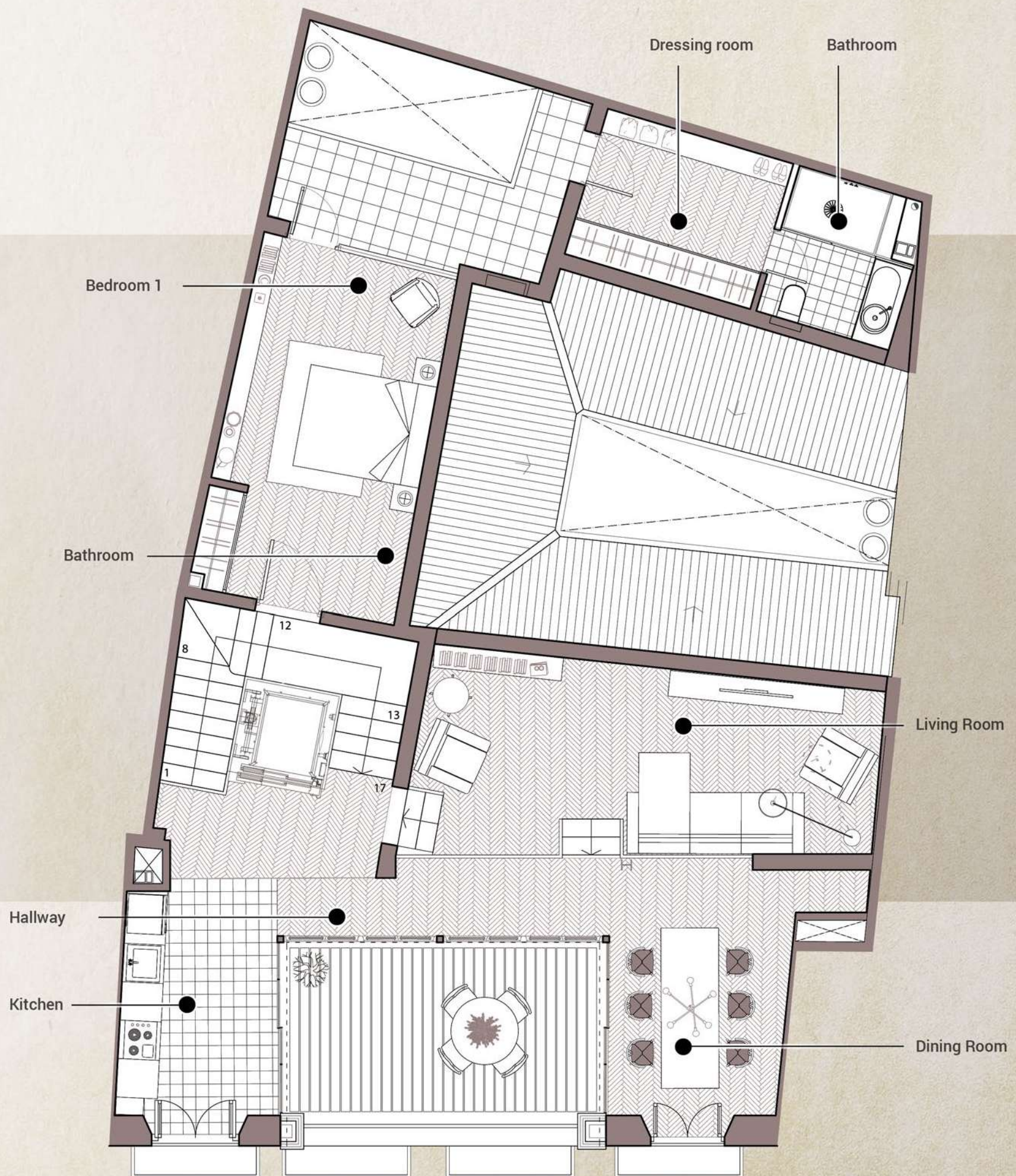


**Fourth Floor | BUILT SURFACE AREA 162.34 m<sup>2</sup>**

Kitchen	09,40 m <sup>2</sup>
Living Room	10,00 m <sup>2</sup>
Dining Room	12,15 m <sup>2</sup>
Terrace	13,70 m <sup>2</sup>
Hallway	10,80 m <sup>2</sup>
Bedroom 1	08,10 m <sup>2</sup>
Dressing room	04,50 m <sup>2</sup>
Bathroom 1	05,00 m <sup>2</sup>









## Duplex Option

THIRD AND FOURTH FLOOR 324,68 m<sup>2</sup>

Kitchen-Dining Room	35,55 m <sup>2</sup>
Living Room	21,90 m <sup>2</sup>
Gallery	03,05 m <sup>2</sup>
Bathroom	02,70 m <sup>2</sup>
Bathroom	06,10 m <sup>2</sup>
Bathroom-Dressing room	10,00 m <sup>2</sup>
Hallway 1	03,95 m <sup>2</sup>
Bedroom 1	14,90 m <sup>2</sup>
Bedroom 2	15,70 m <sup>2</sup>

Hallway 1

Bedroom 3

Bedroom 1

Bathroom

Gallery

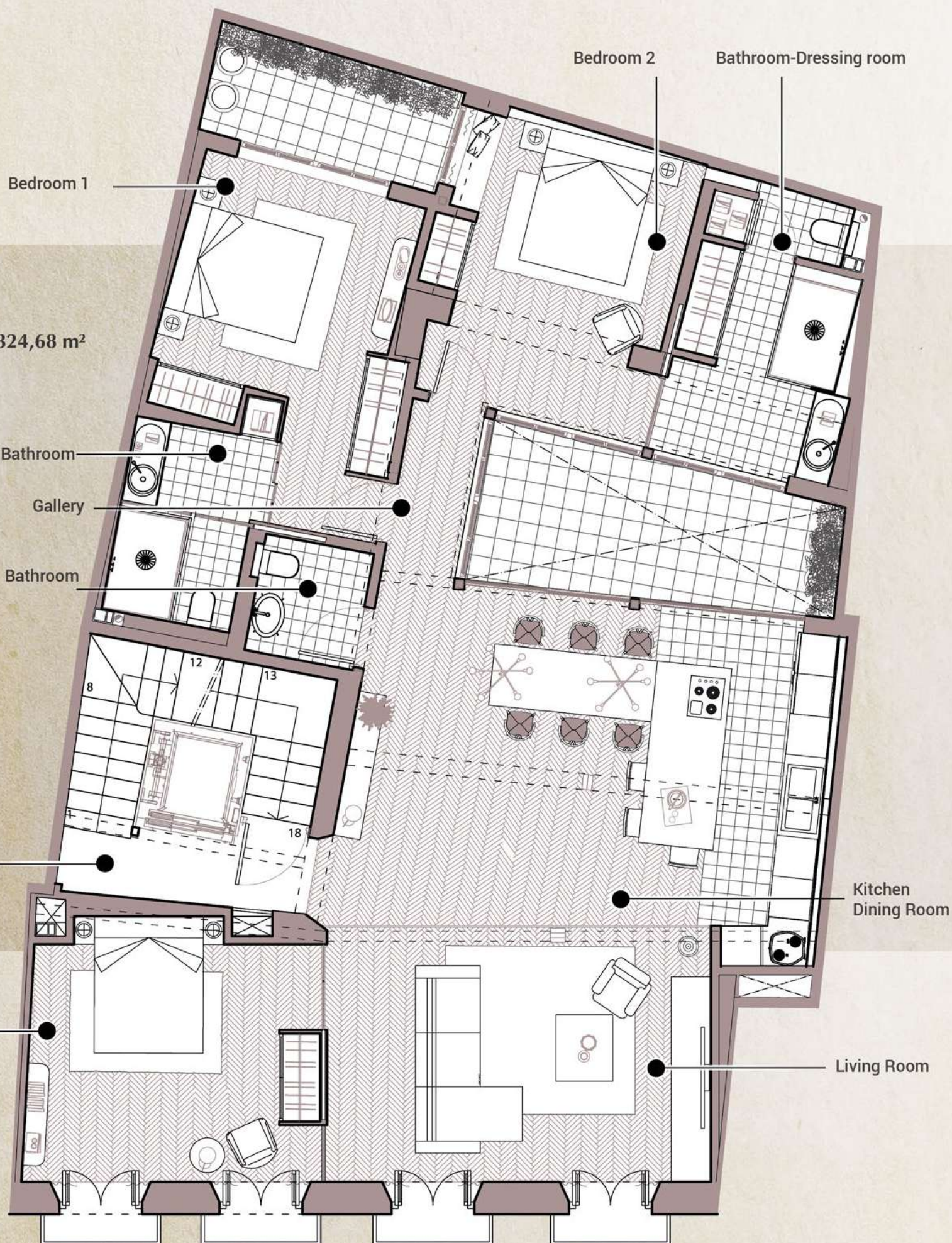
Bathroom

Bedroom 2

Bathroom-Dressing room

Kitchen  
Dining Room

Living Room





Terrace	13,70 m <sup>2</sup>
Living Room	10,00 m <sup>2</sup>
Hallway 2	05,00 m <sup>2</sup>
Bedroom 4	13,70 m <sup>2</sup>
Dressing room	10,80 m <sup>2</sup>
Bathroom 1	08,10 m <sup>2</sup>





**Brought to you by a development company  
that is passionate about Malaga**



**ILITUR HOMES SL** is a Malaga-based property developer focused on Malaga residents. We are committed to developing a vibrant and cosmopolitan city that aspires to establish itself as one of the world's great cultural epicentres.

The company is headed by Salvador Perez-Labarta de Pablo and Manuel Casado Cano, partners with a solid track record of more than 53 years in advertising, finance and property development. Their experience covers development projects of different types and scale in international destinations including New York and Lisbon, as well as in prominent Spanish locations such as Palma de Mallorca, Torremolinos, Benalmádena and Fuengirola.

Over the past ten years, the company has focused its work on the historic heart of Malaga, strategically acquiring plots of land and buildings for development and refurbishment.

**ILITUR HOMES SL** brings innovation, experience and commitment to the future of Malaga, and is a leader in the city's real estate scene.







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Further information and the Abbreviated Housing Information Document (DIA) in accordance with Appendix II of Decree 218/2005, of 11 October, can be obtained at the sales office at Alameda Principal 16, Malaga.

Indicative plans are subject to change due to planning and building needs as well as the requirements of the competent authorities and in accordance with official complementary documentation and any technical decisions that arise as the project unfolds and are deemed necessary for the proper execution of the works. Full information regarding Royal Decree 1/2007 of 16 November is available upon request at our offices. All fittings and furniture (including in the kitchen) is for information purposes only and is provided solely as a guide for scale.