

SA
SANTA
AMALIA

CENTURY 21.
Infinity


GRUPO
MANCERO

SANTA AMALIA

LOCATION

Strategically located in **the heart of Fuengirola, Málaga**, this property occupies a prime commercial and tourist location within the city, a key municipality on the Costa del Sol.

Geographically, the property is situated in a high-density urban area, just meters from the **Paseo Marítimo Rey de España** promenade and the beach, granting it **privileged coastal access**. The main advantage of this location lies in its **excellent transport links**: it is within easy reach of Fuengirola Train Station, the terminus of the C-1 commuter rail line (which connects to Málaga-Costa del Sol Airport and the city center), and the main intercity bus station.

The surrounding area is **vibrant and multifunctional**, with a predominantly commercial, hospitality, and high-turnover residential sector. It is characterized by high pedestrian traffic and immediate proximity to a **wide range of services**, shops, nightlife and restaurants, consolidating itself as a nerve center in the urban centre of Fuengirola.



SANTA AMALIA

A SEAFRONT RETREAT
TO ENJOY TRUE
MEDITERRANEAN LUXURY

Each home is a space designed for unhurried living, where design, light, and comfort combine to offer a unique experience in the heart of **Fuengirola**.

Enjoying a swim in your private pool, reading in the sun on the solarium, or sharing a meal in the garden will be everyday moments that **define a new concept of well-being**.

"Living in Santa Amalia is rediscovering the Mediterranean"



Video Promocionar | Santa Amalia



MEDITERRANEAN LIFE BEGINS HERE.

Santa Amalia rises in one of the most desirable areas of **Fuengirola**, where the sea, the city, and serenity coexist in perfect harmony. Its location allows you to enjoy a beachside lifestyle, with all amenities, international schools, and shopping within easy reach.

Thanks to its excellent connection to the **A-7** motorway and the **rail network**, **Malaga Airport** and the main destinations of the **Costa del Sol** are just minutes away.

"Santa Amalia redefines contemporary luxury in Fuengirola"





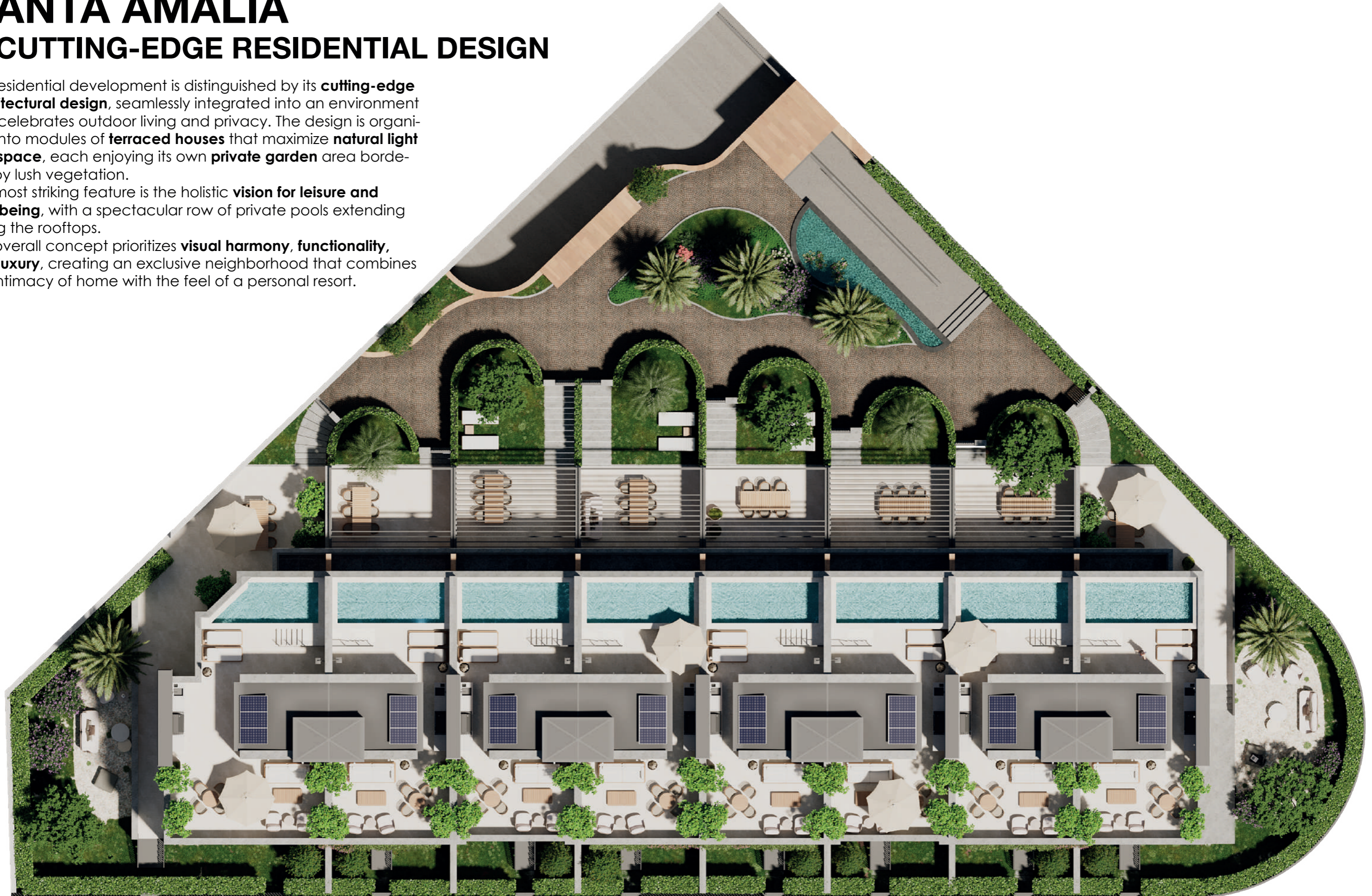
SANTA AMALIA

A CUTTING-EDGE RESIDENTIAL DESIGN

This residential development is distinguished by its **cutting-edge architectural design**, seamlessly integrated into an environment that celebrates outdoor living and privacy. The design is organized into modules of **terraced houses** that maximize **natural light and space**, each enjoying its own **private garden** area bordered by lush vegetation.

The most striking feature is the holistic **vision for leisure and well-being**, with a spectacular row of private pools extending along the rooftops.

The overall concept prioritizes **visual harmony, functionality, and luxury**, creating an exclusive neighborhood that combines the intimacy of home with the feel of a personal resort.



OASIS OF WELL-BEING

The common areas have been designed as a true oasis of peace and well-being. You can enjoy landscaped gardens boasting exquisite tropical design, guaranteeing lush and everlasting beauty. These green spaces are meticulously maintained thanks to a state-of-the-art automatic irrigation system. The central element that invites tranquility is an elegant

ornamental fountain, whose gentle sound becomes the perfect backdrop for your rest and relaxation.



Recorido Virtual



HOME, OUR CENTRAL FOCUS

Each residence features a **private elevator**, direct **access garage**, **solarium**, and **private garden with swimming pool**, creating a haven of well-being where natural light and privacy take center stage. Large windows and carefully considered orientation allow residents to enjoy the Mediterranean climate year-round.

SOCIAL HEART

The **ground floor** forms the social and functional heart of the home, designed with an open floor plan that encourages interaction. This level harmoniously integrates **the living and dining rooms** with a modern and efficient **kitchen**.

Indoor living extends naturally to the outdoors via the **private terrace**, and is further enhanced by the **laundry room**, **powder room**, and vertical circulation elements such as the **staircase and elevator**, ensuring complete comfort on this central level.



Recorido Virtual





LIVING ROOM

This exclusive ground-floor apartment in Las Pardelas offers a **unique living** experience: an elegant, bright space seamlessly connected to the outdoors.

Designed for those seeking **privacy** without sacrificing **style**, it features a private garden with a swimming pool, surrounded by lush vegetation and offering inviting spaces for relaxation, socializing, and enjoying Tenerife's exceptional year-round climate. Inside, contemporary design and premium materials create a serene and sophisticated atmosphere.

The open-plan kitchen and living room flow seamlessly into the garden through large windows, creating a perfect connection between indoors and outdoors.





"A space where luxury meets comfort: your new refuge with high-end finishes and a private terrace that invites serenity."



TROPICAL TERRACES

Discover the tranquility of a true **private oasis** adjacent to your apartment, an outdoor space designed **for enjoyment and well-being**, where lush tropical vegetation creates an atmosphere of **serenity and freshness**. This garden harmoniously blends lawns and natural gravel pathways.

The fine wood furnishings are adorned with textiles in cream and white tones, **inviting family gatherings and conversation**. Privacy is guaranteed thanks to the living walls that provide complete seclusion, while the layout maximizes **abundant natural light**, ensuring a radiant and exclusive sanctuary for outdoor living.

This private garden is more than just an outdoor space; **it is a luxurious extension of your apartment**, a sanctuary designed **for relaxation and creating unforgettable memories**.





WELL-BEING AND NATURAL TRANSITION

The design of the space extends to offer a complete outdoor experience. On the lower level, **the lounge area invites immediate relaxation**, with comfortable **designer rattan furniture in neutral tones** (white/cream) that blends harmoniously with a **lawn and gravel** floor surrounded by lush vegetation.

An elegant staircase with a dark, minimalist railing facilitates a seamless transition to the upper level, where the glass wall connects directly to the apartment's interior. This tiered design maximizes the enjoyment of the views and creates multiple spaces for **well-being and al fresco living**.



THE CORNER OF CALM

This private outdoor sanctuary offers a design that balances **modern elegance** with **natural comfort**. The al fresco dining area, with its lightweight, contemporary furniture and wicker seating, is strategically positioned facing a **wall of lush tropical vegetation**, which not only enhances the space but also ensures **complete privacy**.

The surfaces in neutral and cream tones reinforce the sense of **visual calm**, creating an intimate and sophisticated retreat, perfectly illuminated for enjoyment throughout the day.

THE NIGHT ZONE

REST AND PRIVACY

The **second floor** has been designed as the home's private sanctuary, concentrating the sleeping area with a focus on comfort and functionality. This level houses **three elegant bedrooms**, led by the **master suite**. This suite offers a luxurious experience with a **private balcony** for personal enjoyment and a spacious walk-in closet. It is complemented by **two comfortable secondary bedrooms**, and the vertical circulation areas, including the staircase and elevator, as well as a full bathroom for the secondary bedrooms.



BEDROOMS

SANCTUARIES OF SERENITY

The bedrooms in this home have been conceived as true **sanctuaries of serenity**, designed to promote **deep rest and relaxation**.

Prioritizing the **connection with nature and light**, each room becomes a personal refuge away from the daily hustle and bustle.

NATURAL AND WARM MATERIALS

The materials are the undisputed **stars**, providing **unparalleled warmth and texture** that invite touch.

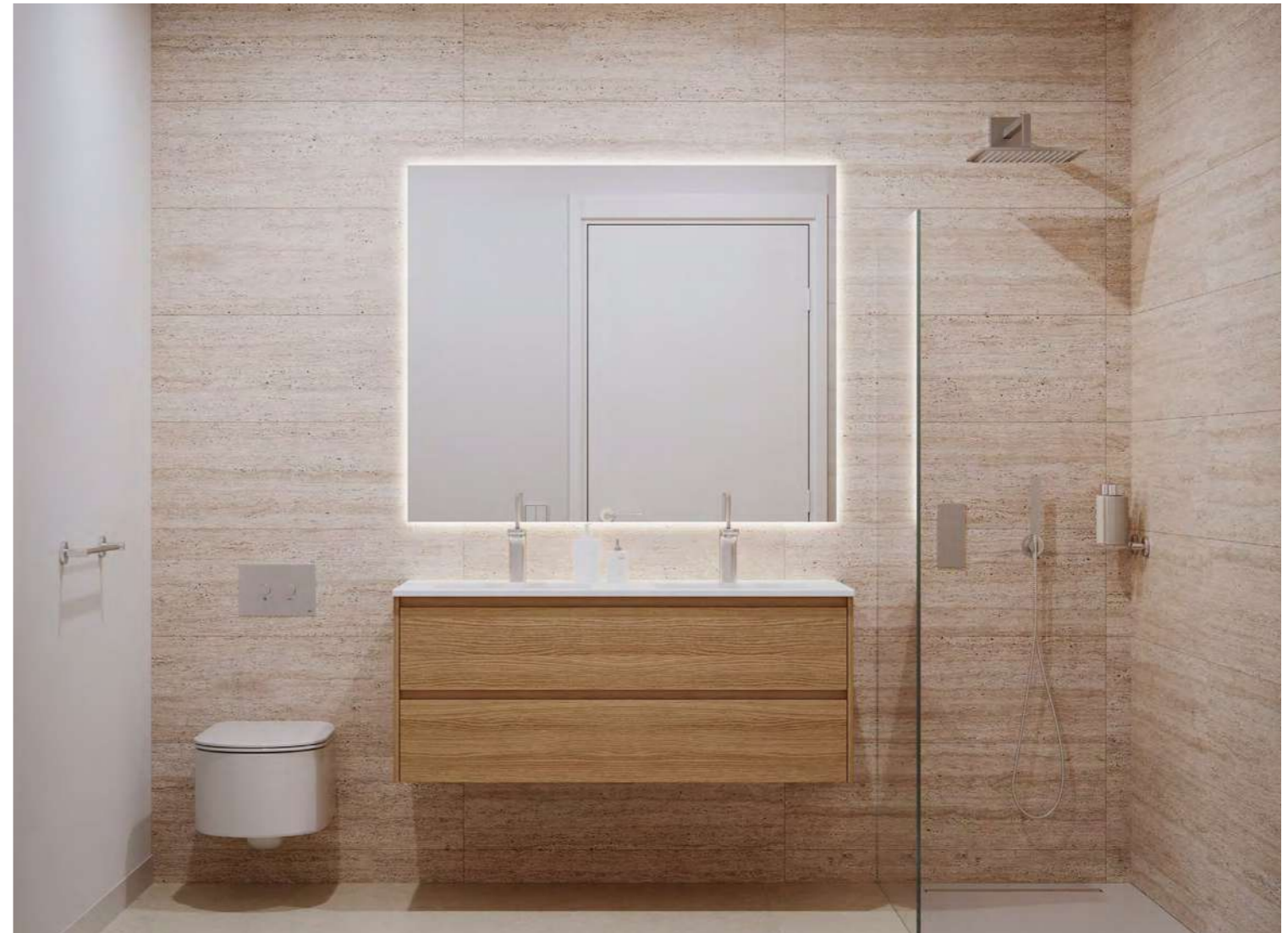
The design focuses on tactile and visual harmony. The floors feature elegant, large-format cream-colored ceramic tiles, offering a luminous, fresh, and easy-to-maintain base that reflects natural light to enhance the feeling of spaciousness.

LIGHT AND CONNECTION WITH THE OUTSIDE

A central element of the design is the optimization of **natural light**. To achieve this, the bedrooms **feature large**, floor-to-ceiling windows that not only flood the space with light but also offer panoramic views of the surroundings, visually integrating the interior and exterior. Abundant natural light is key to regulating sleep-wake cycles, enhancing a sense of overall well-being.

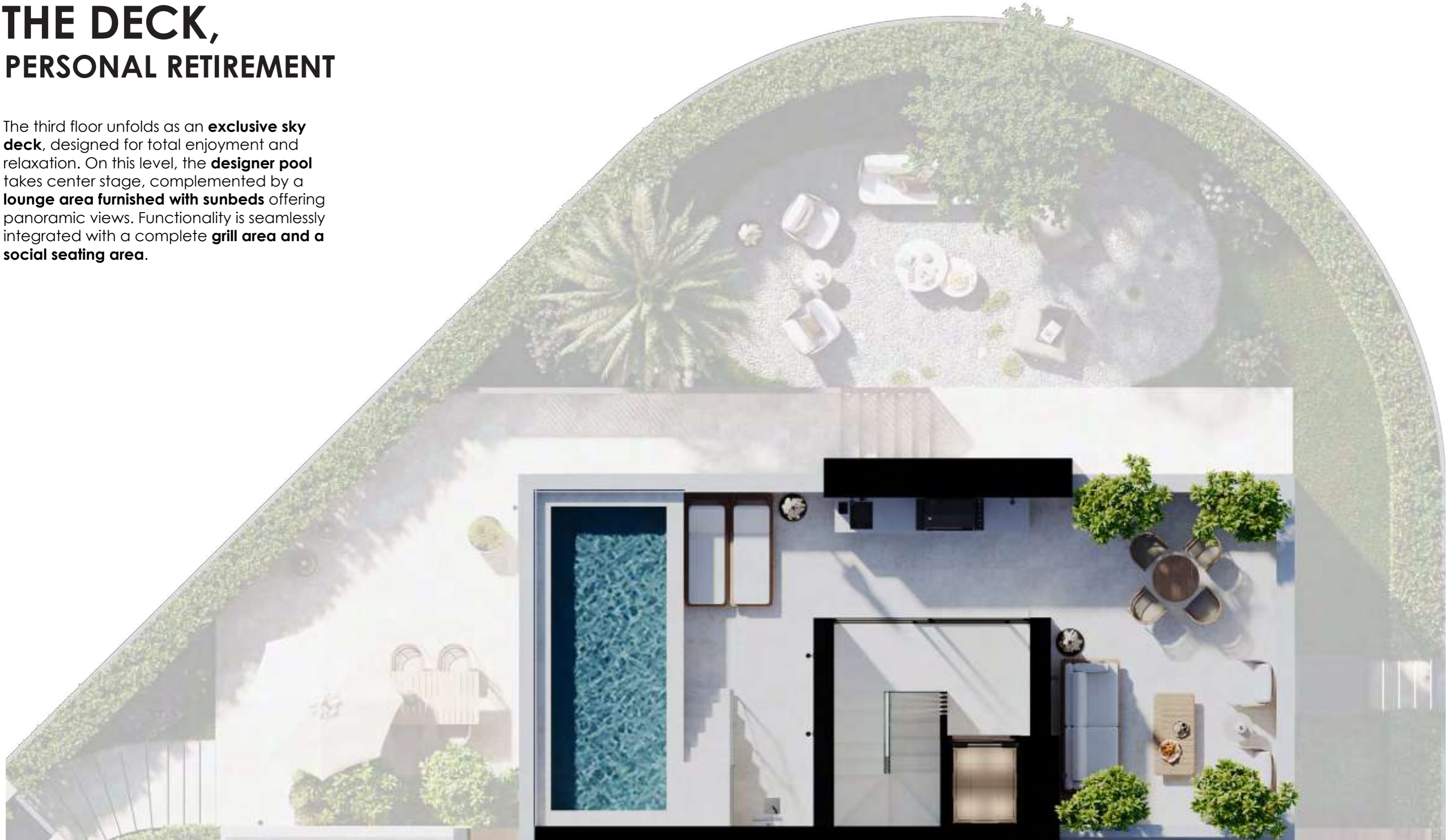
***"Their personal refuge.** A sanctuary of calm where body and mind can disconnect, breathe, and find the peace needed to dream."*





THE DECK, PERSONAL RETIREMENT

The third floor unfolds as an **exclusive sky deck**, designed for total enjoyment and relaxation. On this level, the **designer pool** takes center stage, complemented by a **lounge area furnished with sunbeds** offering panoramic views. Functionality is seamlessly integrated with a complete **grill area and a social seating area**.



CONNECTION AND FULLNESS ON THE DECK

This space is not just a terrace, but an **elevated sanctuary**, designed to awaken the senses and foster a sense of wholeness.

At its heart, the pool unfolds like a **blanket of peace, inviting meditation** in motion and a refreshing rebirth with **panoramic views** that extend the soul toward the horizon.

The design prioritizes **harmony and the flow of energy**. Adjacent to the pool area, a lounge unfolds, sheltered by an architectural setting clad in warm wood. The functional and sophisticated **outdoor grill** facilitates the **celebration of life** and community gatherings.

Every material, from the light surfaces bathed in sunlight to the wooden walls, has been chosen to create an atmosphere of **profound peace and exclusivity**. This sky deck is a personal retreat where abundant natural light nourishes the spirit, making each sunset a private **ceremony of gratitude and well-being**.





BASEMENT, FUNCTIONALITY AND ENTERTAINMENT

This lower level has been designed as a high-value, **multifunctional space**, efficiently combining parking and service needs with areas dedicated to well-being and leisure. Its design allows for maximum comfort and accessibility, seamlessly integrating with the rest of the home.

The level houses a spacious **private garage** with ample room **for two vehicles**, ensuring security and protection. From the garage, you access a central **distribution hall** that serves as a central hub, connecting directly to the vertical circulation: a **stairwell and a private elevator**, which ensure easy and convenient access to the upper levels, ideal for transporting shopping bags or luggage. Finally, the level is completed by a practical **guest bathroom**, strategically located to serve all areas, especially the **gym and the games room**.



LEISURE AND WELLNESS AREAS

Beyond its service function, this floor is designed for enjoyment and leisure:

Exclusive Gym: A dedicated room has been set aside to create a well-lit **home gym**. This space offers the privacy and tranquility necessary for daily workouts and physical maintenance.

Game Room: A versatile room configured as a spacious Game Room. It's the perfect space to install video game consoles and a home theater, becoming the social and entertainment hub of the house.

The basement elevates the standard of the home by offering not only a **secure parking** solution but also a suite of private **amenities** that maximize the property's potential.



QUALITY SPECIFICATIONS

1. FOUNDATIONS AND STRUCTURE

The foundations will be carried out using isolated footings or a continuous reinforced concrete slab, depending on the terrain characteristics and the building's structural loads, in accordance with the geotechnical study and project specifications.

The load-bearing structure will be made of reinforced concrete, complying with the Structural Code and all current technical regulations, ensuring the building's stability, strength, and durability.

2. FAÇADE AND EXTERNAL ENCLOSURES

The exterior enclosure will consist of an External Thermal Insulation System (ETICS) with a final acrylic mortar finish. Complementary areas may include composite panels or ceramic materials, selected for both aesthetic and functional value.

The inner side of the façade will include a self-supporting lining made of metal framing, thermal insulation, and double 12.5 mm plasterboard, improving thermal and acoustic comfort.

Exterior carpentry:

High-end aluminum carpentry (CORTIZO or similar) with thermal break (RPT).

Double glazing with specifications depending on the opening type:

Terraces: laminated safety glass 6+6 mm, air chamber, and 3+3 mm low-emissivity glass with solar control.

Windows: laminated safety glass 6+6 mm, air chamber, and 6 mm monolithic low-emissivity glass with solar control.

Motorized blinds integrated into the carpentry, installed in the main bedroom.

Roof

Flat inverted roof, composed of a double-layer waterproofing system, continuous thermal insulation, and a top finish in porcelain paving (walkable areas) or ceramic (non-walkable areas).

3. INTERIOR PARTITIONS AND FINISHES

Interior partitions with 48 mm metal framing and double 12.5 mm plasterboard on each side, with internal insulation.

In wet areas: 70 mm profiles and 15 mm moisture-resistant boards.

Separation between dwellings: reinforced brick cavity wall, plastered, with a 48 mm lining on both sides including insulation and double 12.5 mm plasterboard.

Suspended ceilings in plasterboard or aluminum slats in service areas.

Walls and ceilings finished with smooth, high-quality plastic paint.

4. FLOORING AND FINISHES

Inside the dwelling

Continuous flooring throughout the home using high-quality rectified porcelain tiles, with great durability and a uniform aesthetic.

In kitchens, bathrooms, and laundry rooms: vertical porcelain cladding combined with moisture-resistant paint in non-tiled areas.

Exterior

Flooring in terraces and private outdoor areas using non-slip porcelain stoneware, resistant to weather and traffic.

In communal areas: finishes in paving stones and artificial stone slabs, combining functionality, aesthetics, and accessibility.

5. HVAC, DHW AND ENERGY EFFICIENCY

Aerothermal system for:

Domestic Hot Water (DHW)

Air Conditioning via heat pump with Airzone system

Underfloor heating with Acuazone system

Photovoltaic solar panels as support for aerothermal energy, improving efficiency and reducing electricity consumption.

6. PLUMBING AND SANITARYWARE

Plumbing network in multilayer pipes (PEX/Al/PEX), resistant to pressure, corrosion, and heat loss.

Wall-hung toilets with concealed cisterns, clean design and easy maintenance. Extra-flat resin shower trays with anti-slip texture.

Built-in thermostatic shower columns with water-saving system.

Double washbasins on vanity units with lower storage in main bathrooms.

Single-basin wall-hung washbasins in guest toilet and basement bathroom.

Fully equipped kitchen with high- and low-capacity cabinetry. Porcelain countertop and front with high resistance to heat, scratches, and stains.

Interior cabinetry in high-density board, thermo-sealed edges with PUR glue, Blum or equivalent fittings, including tap, sink, soap dispenser, and pull-out system.

8. INTERIOR CARPENTRY

Reinforced entrance door with multi-point high-security lock.

Interior doors lacquered in matte white, with high-quality hardware.

Modular built-in wardrobes, internally finished, with top shelf, luggage compartment, drawers, and hanging rail.

• FINISH CUSTOMIZATION

Possibility to customize finishes (3 options). In kitchens with island, an integrated table will be included.

Appliances by SIEMENS or similar: fridge, integrated dishwasher and washing machine, induction hob, extractor hood, and oven-microwave column.

Built-in LED lighting in ceilings and under upper cabinets.

9. INSTALLATIONS AND HOME AUTOMATION

Private elevator.

Electrical installation compliant with REBT, high electrification level, Schneider or similar mechanisms.

Integrated home automation system controllable via smartphone, tablet, and voice:

Interior and exterior lighting (2 interior points and 1 exterior)

Motorized blinds control (main bedroom)

Climate control

Real-time energy monitoring

Electric vehicle charging point

Compatible with standards such as KNX and MATTER.

10. TELECOMMUNICATIONS AND CONNECTIVITY

Installation in accordance with ICT regulations, prepared for DTT, satellite, and broadband. Fiber optic pre-installation up to the interior of the dwelling.

RJ45, TV, and telephone outlets in the living room, bedrooms, and kitchen.

Internal wired network with category 6 or higher, suitable for simultaneous high-speed internet connections.

Prepared for future expansions and integration with new home automation devices.

Motorized digital video intercom, compatible with remote control and home automation systems.

11. LIGHTING

Built-in LED lighting in hall, kitchen, bathrooms, and corridors.

Outdoor lighting using designer wall fixtures with appropriate IP protection.

12. EXTERIORS AND POOL

Independent access to the interior of the dwelling, complemented by an additional entrance from common areas, offering maximum functionality and exclusivity.

Private pool with salt chlorination system and non-slip porcelain finish, ensuring high durability and refined aesthetics.

Garden with Mediterranean landscaping design, native species, and automated irrigation system.

Pergolas on terraces, regulating sunlight and increasing usable surface area.

13. BASEMENT

Access via automated door with remote control.

Electric vehicle charging point, Schneider or similar (up to 7.4 kW).

Polished concrete flooring, durable and easy to maintain.

Forced ventilation system and Fire Protection Installation (PCI) in accordance with regulations.

14. COMMON AREAS

Access gate to the residential complex according to architectural design, with magnetic key. Landscaped garden areas with tropical design, featuring a state-of-the-art automatic irrigation system and an ornamental fountain as a central wellness element.

15. OPTIONALS

Personalized study of needs and layout, with selection of finishes and equipment depending on the project phase and availability.

Note: The developer reserves the right to make any modifications deemed necessary during the drafting of technical projects and construction works, as well as to the quality specifications, infographics, and other commercial or promotional documentation provided, due to technical, legal, commercial, or availability requirements, without in any case reducing the planned quality standards.



