

**Octavia** |  **Nuovit**  
Homes





What design can imagine,  
we make reality.

## **Bakpak**architects.



“Octavia will be the beacon of Málaga, a project that reads the environment and makes the most of what a Mediterranean city means”.

# Contents.



- ➔ 8-11 **Welcome**
- ➔ 12-17 **Environment**
- ➔ 18-19 **Location**
- ➔ 20-23 **Octavia**
- ➔ 24-25 **Architecture**
- ➔ 26-37 **The properties**
- ➔ 38-47 **Amenities**
- ➔ 48-53 **Energy efficiency**





Proposed interior design of reference

## **N** Nuovit Homes

At Nuovit Homes we always work with our eye on the future, we are committed to sustainable construction and energy saving.

We create projects for them to become the new home you have always wanted.

Let us invite you to a new lifestyle, a home where you will be able to focus on your dreams and senses. Welcome to Octavia.

|  
What design can imagine,  
we make reality.



Proposed interior design of reference

## Welcome to exclusivity.

OCTAVIA is in West Málaga, an area in the new and exclusive golden mile of the city.

A building in which you can enjoy natural environment surrounded by green spaces and recreation areas. Perfect for walking, doing sport or enjoying beachside restaurants.

The development is in an exceptionally well-connected area, on Calle Pacifico, next to the Antonio Banderas promenade, with the possibility of accessing any part of the city in just a few minutes.

“The city of Malaga has been able to regenerate, grow and modernize itself, becoming a cultural reference in southern Europe”.

**The New York Times**



## Vibrant Málaga.

With sea views and a strategic location, OCTAVIA is one of the most exclusive residential development in the city.

In a unique place, in a cosmopolitan city with its own personality, home to culture and museums, Málaga is the great star of southern Europe.

This city founded by the Phoenicians has an impressive historical legacy. During its Muslim period, the then-called “Málaga” built its Alcazaba fortress. Other tourist attractions are the Roman Theatre and its Cathedral, the construction of which began during the reign of the Catholic Monarchs.

It has become the cultural city of museums, with an enviable cultural agenda. Film, dance, music or theatre festivals are complemented by art exhibitions in its more than 40 museums spread throughout the capital. Its gastronomic offer is also outstanding, with more and more national and international haute cuisine restaurants.

In short, living in Málaga has become a privilege and a true, purely Mediterranean lifestyle.



40 museums:  
Picasso, Thyssen,  
Pompidou, CAC,  
etc.



30 theatres  
and concert  
halls



12 restaurants  
with Michelin stars  
in the province



More than  
25 monuments  
and churches



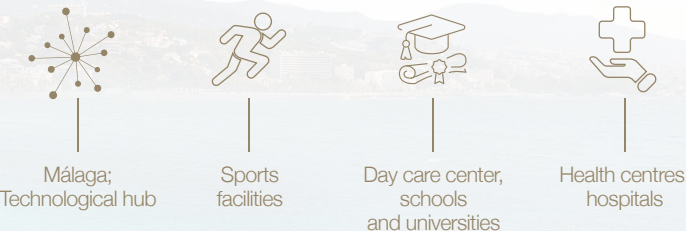
Festivals  
and events all  
year round

# An unbeatable environment.

OCTAVIA is in the heart of Málaga, in an exceptionally well-connected area. **It has close access to the AP-7 motorway, the María Zambrano AVE (high speed) train station and the international Pablo Ruíz Picasso airport, just 10 minutes by car.**

The area has all the necessary services for a full and comfortable life. Surrounded by parks and landscaped areas, it is just a few metres from sports facilities, such as the **Municipal Athletics Stadium, and the Inacua sports centre.** It is an expanding area with **day care center, schools and universities, as well as health centres, hospitals and shops.**

The city is increasingly positioning itself as a **technological hub** in Spain and Europe. It has a wide variety of technological businesses (Google, Amazon, Vodafone, etc.) and **start-ups**, as well as a series of programmes and events that promote innovation and entrepreneurship.



## Connected to the world.

Málaga has **direct flights to 130 cities worldwide**. There are direct regular flights to the main European cities (Paris, Munich, London, Lisbon, etc.) as well as to non-European ones (New York, Montreal, Doha and Abu Dhabi, among others).

**A total of 52 airlines will connect the Costa del Sol with the world through 254 routes, of which two hundred will be flights to European countries and 33 to other Spanish airports.**

It also has an excellent railway connection. **Numerous high speed (AVE) and medium-haul trains depart from the María Zambrano railway station**, in the city centre, every day, connecting Málaga to other Spanish cities such as Madrid, Barcelona, Seville, Valencia, Alicante and Granada.

Málaga is one of the most important ports in Spain with regard to cruise ships. It receives 280 cruises every year with a total of 650,000 passengers approximately.

The city also has an extensive cycle lane network that is constantly expanding. It currently has more than 180 kilometres of cycle lanes that cover a large part of the city.



130

Direct flights to cities worldwide



2,30h.

10 high speed (AVE) trains Málaga-Madrid every day



280

Cruises per year



180 Km.

180 kms of cycle lanes connecting the Costa del Sol

Historic Centre



AVE high speed railway station **María Zambrano**

**Soho**

Muelle Uno

Future leisure port **San Andrés**

Museum **Tabacalera**

Leisure port **RCM**

Beach **Huelin**

Puerto de **Málaga**

Technology park **10 min.**

Málaga airport **5 min.**

Puerto Marina **15 min.**

Marbella **35 min.**

Motorway **MA20-A7**

Urban park **del Oeste**

Beach **La Misericordia**

Hospital **Quirón**

Health centre **Puerta Blanca**

Cultural centre **La Térmica**

Promenade **Antonio Banderas**



Larios street **10 min.**

La Malagueta beach **15 min.**



Pedregalejo beach **20 min.**



Future Tennis School **Rafael Nadal**

University **Alfonso X, El Sabio**

Sports palace **Martin Carpena**

Athletics stadium

Sports centre **Inacua**



**Octavia** | **Nuovit**  
Homes

Beach **Sacaba**

Mediterranean sea





Proposed infographic of reference

## Architectural uniqueness.

Its unique and exclusive architecture and advanced residential concept on which it is based, make OCTAVIA one of the most relevant real estate projects of the next few years and with the greatest impact on the city. Its great functional and aesthetic attractiveness completely fits in with the surroundings and achieves a harmonious complex on the seafront. The distribution of the rooms and the light make it a very special place.

It stands out for the uniqueness of its architectural lines and the combination of the terraces that vibrate and turn, bringing energy to the building.



## Efficient and innovative.

The contemporary-style design focuses in outdoor areas, functionality and space optimization. All properties are connected with a large terrace with a view to the Mediterranean sea. This is where indoors and outdoors spaces merge, creating a Mediterranean vantage point over the Málaga Bay.

The roof of the building is the main meeting place where the pool and sundeck become the focal point, creating a single community.

The innovative design of Octavia is based on:

- Integration with the natural environment.
- Latest technology applied to habitability.
- Flexibility of spaces and amenities.
- Sustainable design.
- Attractive aesthetic.

A project that reads the environment and makes the most of what a Mediterranean city means, captures its light, its breeze and the calm of the sea.



Proposed infographic of reference



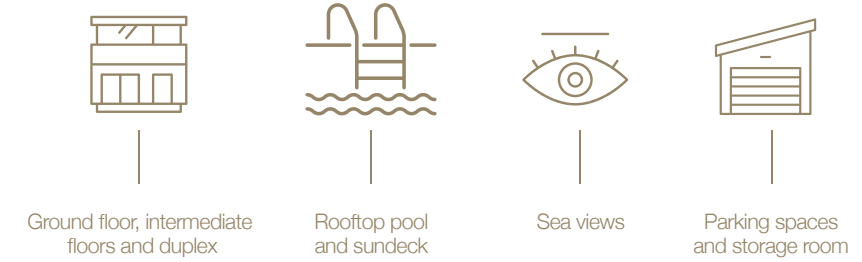
# An exceptional project.

This project comprises a **12-storey tower, housing 44 properties with 1, 2, 3 or 4 bedrooms** and two garage spaces (except the 1 bedroom properties that will have one) and a storage room. Large terraces and open areas to enjoy the Málaga sun and climate.

The **6 magnificent duplex on the 9th floor must be highlighted**, with a built surface area of 250m<sup>2</sup>, with 3 or 4 bedrooms, 2 bathrooms and a large terrace. They have a storeroom and 2 garage places.

The properties have been designed to respond to important matters such as comfort, exclusivity and brightness, taking care of every detail to give you large and flexible indoor and outdoor spaces to make your everyday life more comfortable.

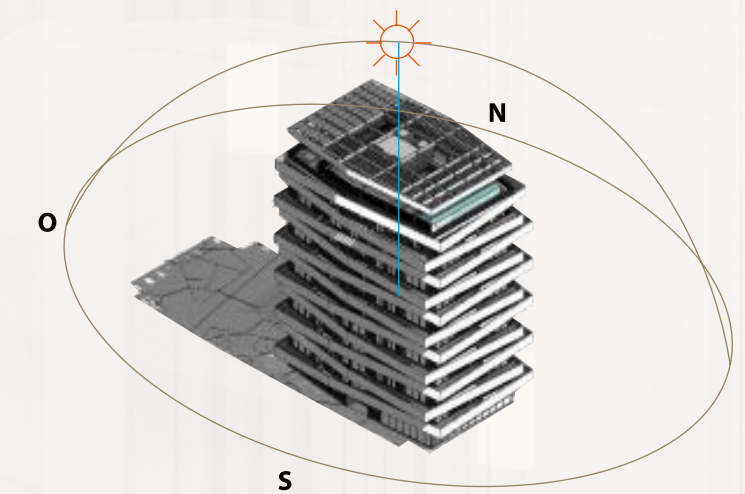
OCTAVIA will have the most complete and exclusive services and common areas, a universe of possibilities connected to the world through different amenities.

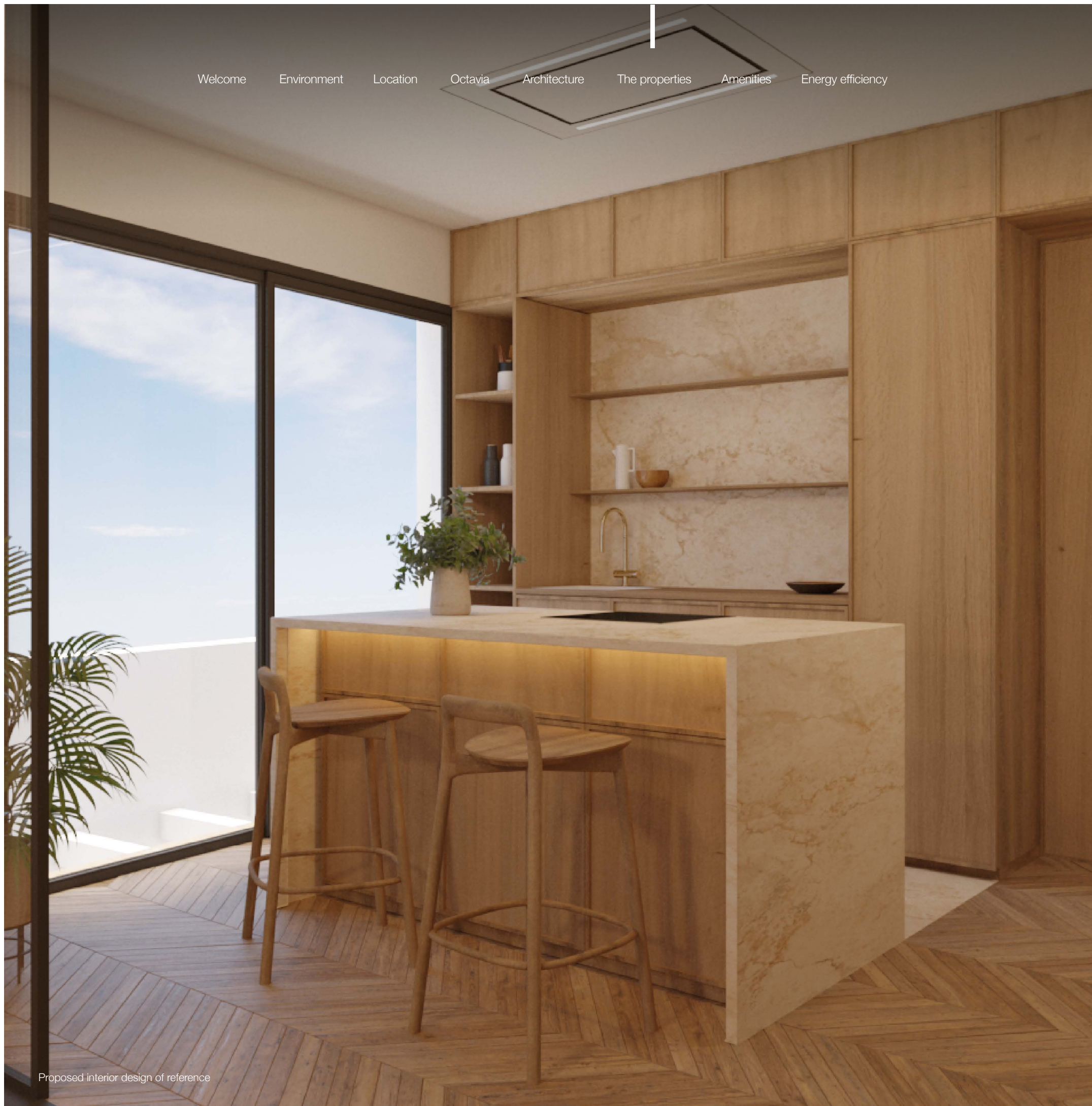


## Natural light, the star of the show.

The studied orientation allows maximum use of the natural light, while the large terraces offer spectacular views on the bay of Málaga, as well as being a fantastic sundeck. **The lights and the views are the focal points at OCTAVIA**, helping connect with the beauty of the surroundings.

Open spaces, large windows and a careful interior distribution make all the areas in the home bright spaces that provide extra comfort and well-being.





Proposed interior design of reference

## “Open Concept”.

Obtaining **a functional space, with large, open rooms, and warm,** timeless decor were the main objectives of creating OCTAVIA.

Achieving visual continuity is fundamental to create a greater sensation of space. Projecting an atmosphere of perfect intimacy.

### **The kitchen as the connection.**

Using an “Open Concept” a unique space is designed with the sitting room – dining room, gaining functionality, versatility and allowing the natural light to circulate among them.

Large, bright rooms to enjoy maximum comfort.



Proposed interior design of reference



## Top-quality materials.

At OCTAVIA you will be submerged in a world of sophistication in which the finest details have been taken care of. You will find unique spaces that offer you a perfect, intimate ambience for your family's enjoyment and well-being.

The elegance and simplicity of our natural finishes are combined to perfection **with the excellent quality of the materials**, thus achieving unique homes that stand out for their beauty and functionality. We also have brands of international relevance, such as Saloni, Roca, Cosentino, Vescom, Dekton and Grohe that transform each room into an authentic luxury.





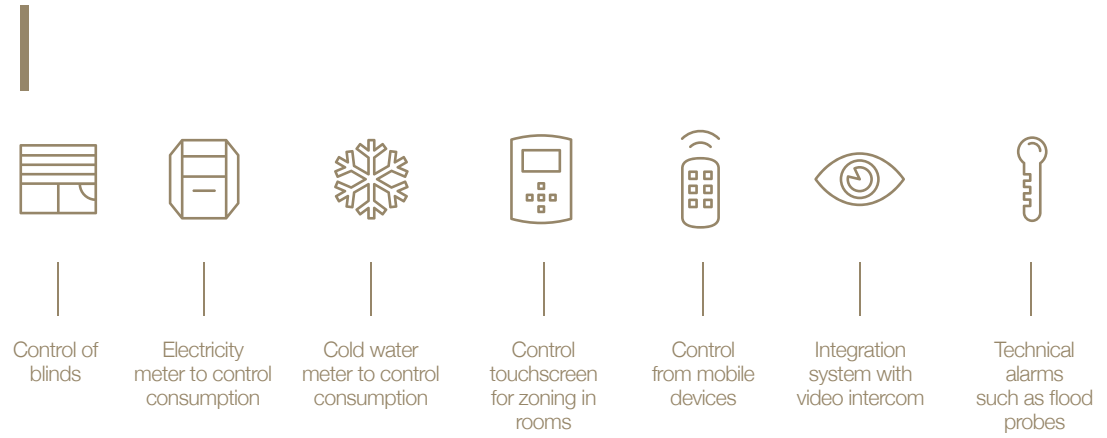
Welcome Environment Location Octavia Architecture The properties Amenities Energy efficiency

Proposed interior design of reference

# Smart Home.

Intelligent control system for your home installations, which reduce costs and improve the user's comfort and well-being.

It includes control of the heating and air conditioning, ventilation, energy consumption, water consumption, control of motorised blinds, integration system with video intercom, flood detection and alarm, lighting and ambience creation control using an integrated touchscreen or mobile devices.





## Choose a home that reflects your style and personality.

**At OCTAVIA we provide an interior design service so you can make the home of your dreams.**

The BAKPAK architecture firm has developed a unique and “ad hoc” proposal for each property, in great detail, with everything you need to make your perfect home a reality.

You will have the option to hire this service, if you decide to apply these improvements in carpentry, flooring, furniture, etc., according to your tastes and needs.

In short, we want to offer you the best experience when purchasing your new home, with a personalised service that allows you to have a unique home, which reflects your style and personality.

“Ad hoc” interior design project for each property.



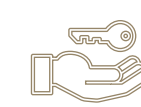
Made-to-measure carpentry



Top brand furniture and accessories



Excellence in the election of materials, light and colour



Turnkey project, ready to move in

# Healthy life “with views”.

## Fitness area.

Are you looking for a place where you can take care of your body and mind while enjoying a view to the sea? Our fitness area is much more than a gym, it represents a lifestyle that helps you stay fit and feel good about yourself.

You will have a wide variety of activities, from weight training area to boxing or cardio area”.



Cardio area



Funtional area



Weights and muscle-building area



Boxing area

# Work at home.

OCTAVIA adapts to every need, aiming to create a **large co-working space** that combines shared work areas, meeting rooms and private social recreation areas.

It has a variety of options and services such as access to high speed internet, conference rooms and rest areas.

An excellent option for those seeking a dynamic and **pleasant working environment with sea views.**



Individual work areas



Meeting room



Open workspace



Relax area



Storage area



Fully equipped

## A 40m high infinity pool.

At OCTAVIA, the **infinity pool is 40 m high**, the water extends to the horizon merging the sea with the sky.

Some **impressive views of the Mediterranean sea** and the city of Málaga, which create the perfect atmosphere for rest and relaxation.

A modern, elegant space that will improve your quality of life.



Salt chlorination rooftop pool



Sundeck



Panoramic views



Chill out area



## Enjoy special moments.



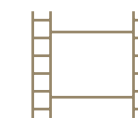
OCTAVIA will have a versatile multi-purpose space to configure according to the tastes and hobbies of the community, having endless possibilities to turn it into:



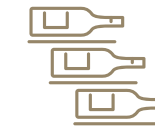
Leisure area



Relax area



Projection area



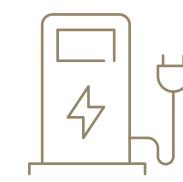
Wine cellar



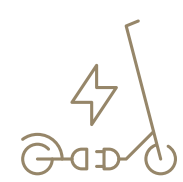
# Quick and easy charging in your own home.

Property owners have vehicle and electrical bike charging points pre-installed in the parking space, to charge their vehicles overnight or at times of low energy demand.

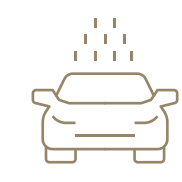
Living in OCTAVIA means committing to a model of sustainable mobility and respect for the environment. You won't find a better way better way to take care of your health and enhance your well-being.



Pre-installation of vehicle charging points



Charging points for e-bikes and scooters



Vehicle wash area



Bicycle and scooter repair workshop

# Energy efficiency. “A” Energy Rating.

At Nuovit Homes we have a responsible view of architecture, investing in construction models and designs that respect the environment and are integrated in the surrounding ecosystem.

We work to the highest standards on matters such as environmental protection and intelligent energy consumption.  
**OCTAVIA has an A energy rating.**

-  Innovative, light, high-resistance façade system with excellent thermal performance
-  Carpentry with thermal break and Climait windows
-  Heat exchanger for better home comfort
-  Highly energy efficient unit heater for ACS
-  Photovoltaic solar panels



**A** | Primary non-renewable Energy Consumption (11.92 kW/m2/year)

**A** | Carbon Dioxide Emissions (2.2 a(m2/year))

OCTAVIA reduces energy consumption  
**33,03%\***

OCTAVIA reduces CO2 emissions  
**51,32%\***

\* Calculations according to the energy efficiency table compared against the average value of the B energy rating







Proposed interior design of reference

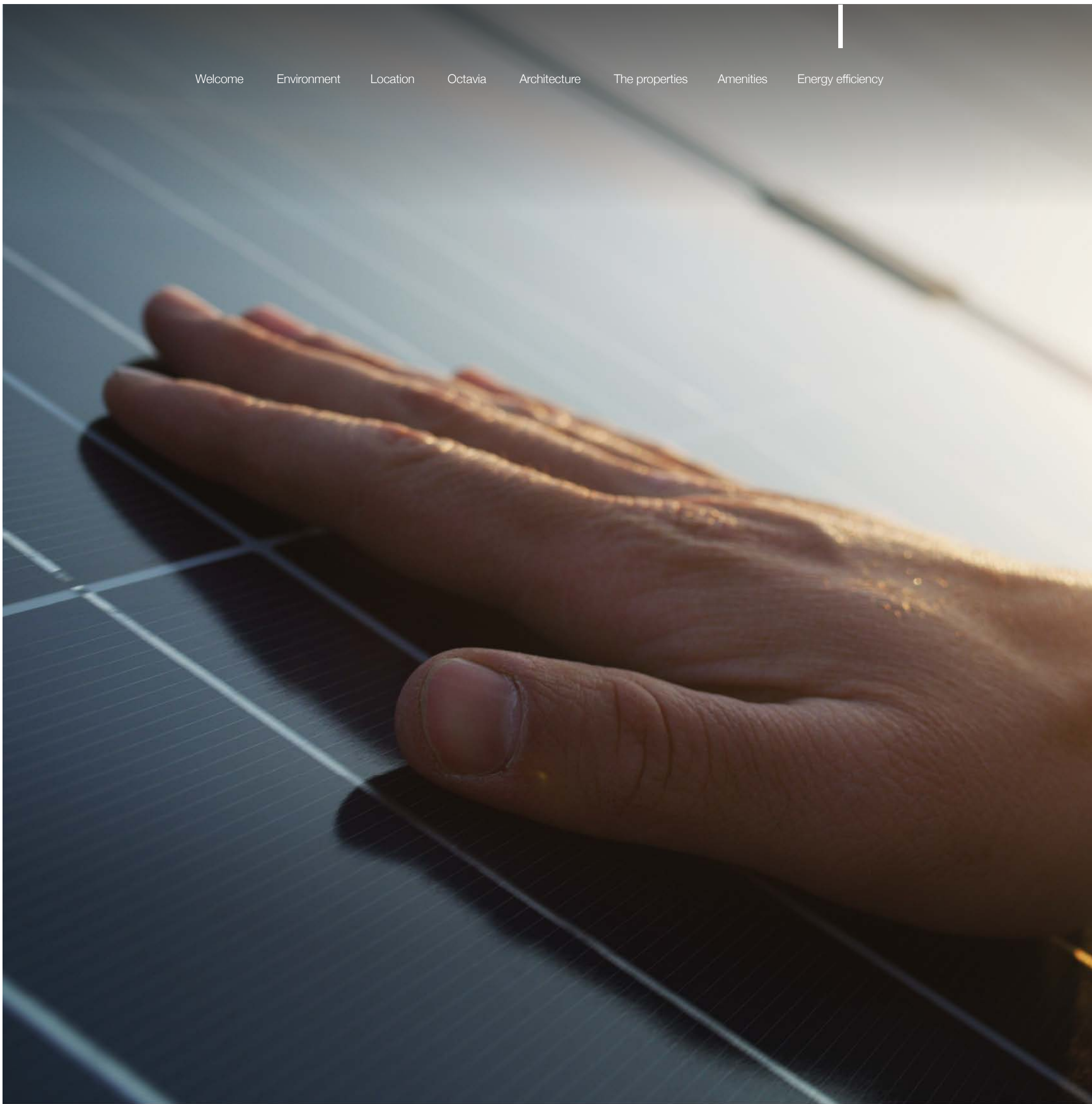
# Sustainability and environment. BREEAM certificate.

For Nuovit Homes, the fight against climate change is a priority and for this reason **we are committed to the implementation of measures that reduce the environmental impact caused by our activity** and which will be reflected in the BREEAM (Building Research Establishment Environmental Assessment Methodology) certificate, given to the Octavia project.

The BREEAM certificate, developed by the BRE Global organisation of the United Kingdom, is the most technically advanced building evaluation and certification method and a world leader in sustainability.



-   
 Low consumption lifts
-   
 LED lighting in the common areas
-   
 Electric charging points
-   
 Intelligent letterboxes

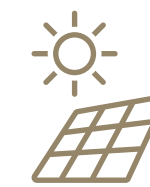


## The Sun. Endless energy.

We know sunlight is essential to create a more welcoming and comfortable homely ambience in climatic terms. The sun also increases the production of happy hormones such as endorphins and serotonin, which improves physical health and increases energy.

As well as these benefits, the amount of sunlight that reaches our house is closely related to its energy efficiency. Natural light allows us to reduce the consumption of energy in lighting and heating, maintaining a pleasant temperature.

**At OCTAVIA, an exhaustive analysis has been carried out on the orientation and intensity of the sunlight** at different times of the day and year. As a result, a structure has been created that makes the most of a renewable, sustainable and non-contaminating source of energy.



Solar panels



Significant reduction in consumption



Real commitment to the environment