

NEW DEVELOPMENT IN SAN PEDRO



COMPLETION NOVEMBER 2025

LUXURY LIVING IN THE HEART OF SAN PEDRO DE ALCÁNTARA

Discover an exclusive new-build development in the vibrant center of San Pedro de Alcántara, Málaga.

This boutique complex features 35 elegant 2 and 3 bedrooms homes, including apartments, penthouses, and duplexes, all designed with modern sophistication and premium finishes.

- Terraces from 10 m² to 144 m²
- Built size from 97 m² to 130 m²





LOCATION SAN PEDRO

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All the furniture shown in this plan, including the kitchen, has been included for purely indicative and decorative purposes.



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KEY FEATURES

- PRIME LOCATION

Located in the heart of San Pedro, near top amenities and attractions

- LUXURY DESIGN

Spacious layouts with high-end Siemens appliances, Swiss plumbing, and superior soundproofing

- EFFICIENT COMFORT

Aeroterminia underfloor heating throughout

- EXCLUSIVE OPTIONS

Solarium terraces, private pools (select units)

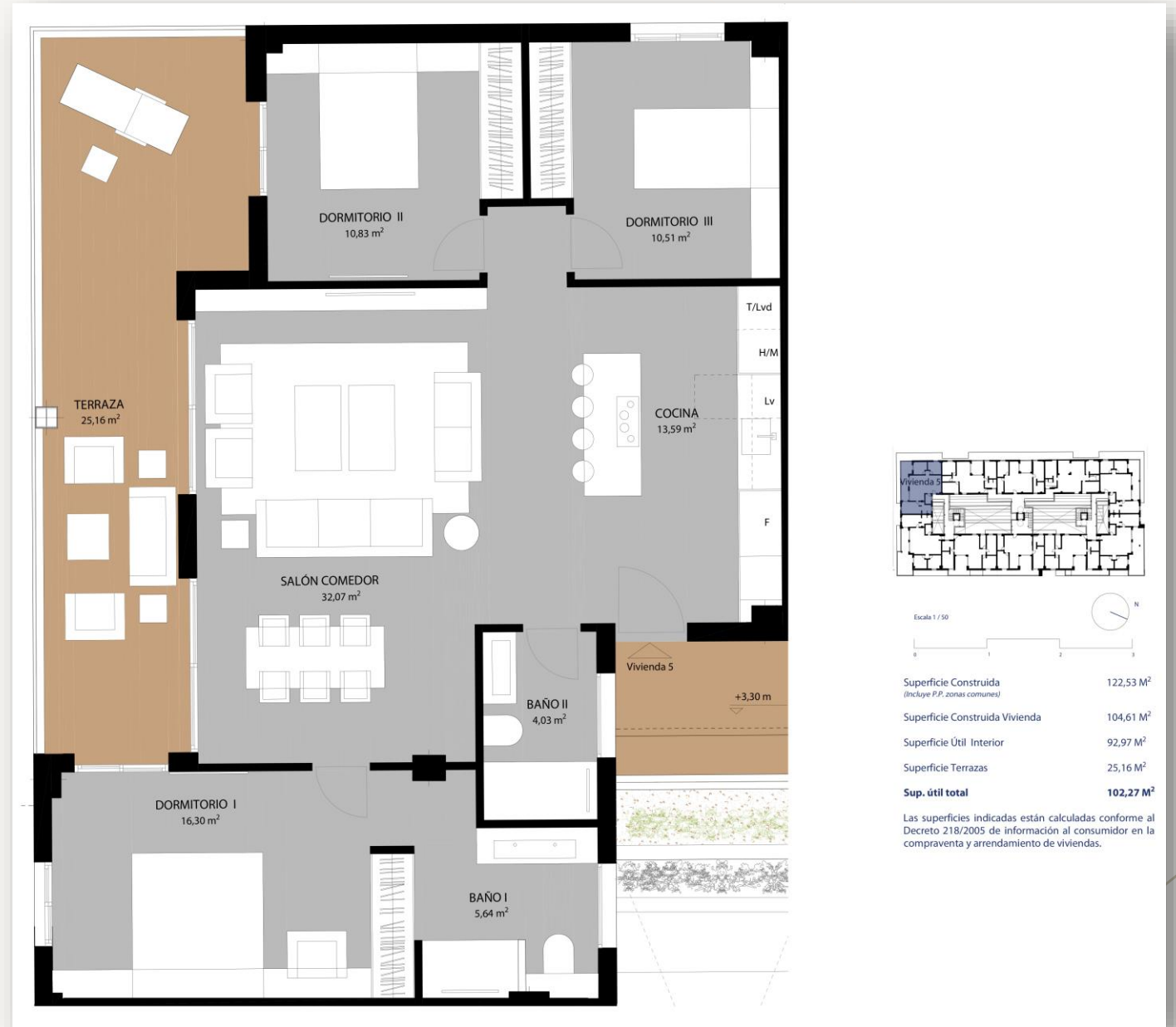
- SECURITY FEATURES

External electric anti-burglary shutters

APARTMENTS TYPES:

TYPE A

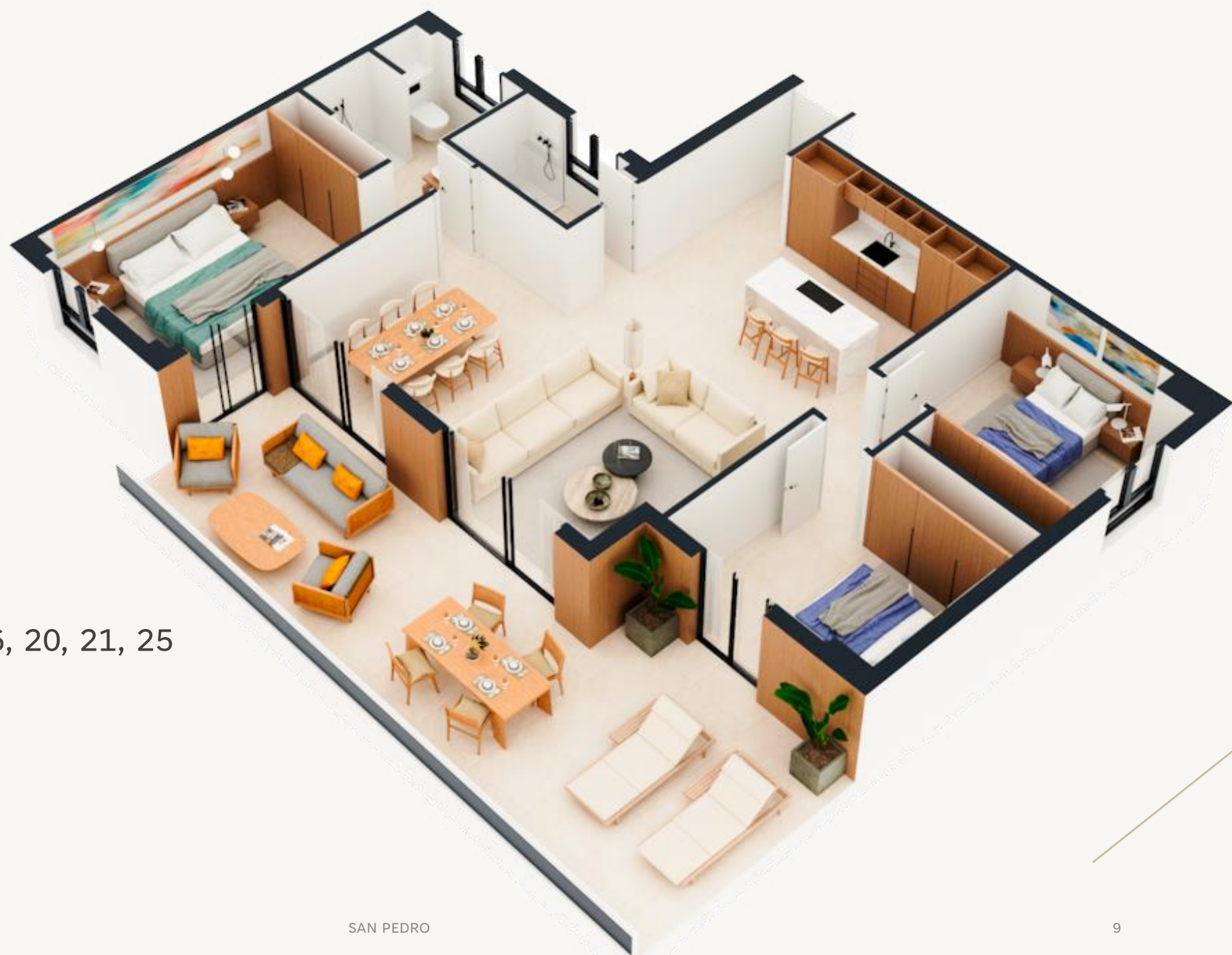
It is a 3-bedroom **corner** house (on the first, second and third floors), it consists of an entrance, an American-style kitchen, a living-dining room, a separate bathroom, a bedroom with an en-suite closet, 2 bedrooms with closets.



TYPE A

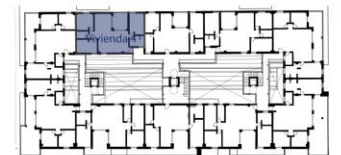
APARTMENTS:

1, 5, 6, 10, 11, 15, 16, 20, 21, 25



TYPE B

It is a 3-bedroom home that is developed on the first, second and third floors. It consists of entrance hall, American-style kitchen, living room, one bedroom with en-suite wardrobe, 2 bedrooms with closets and separate bathroom.



Escala 1 / 50



Superficie Construida (Incluye P.P. zonas comunes)	131,77 M ²
Superficie Construida Vivienda	112,50 M ²
Superficie Útil Interior	92,27 M ²
Superficie Terrazas	10,84 M ²
Sup. útil total	97,69 M²

Las superficies indicadas están calculadas conforme al Decreto 218/2005 de información al consumidor en la compraventa y arrendamiento de viviendas.

TYPE B

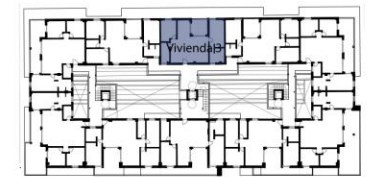
APARTMENTS:

2, 4, 7, 9, 12, 14, 17,
19, 22, 24



TYPE C

It is a 2-bedroom home (on the first, second and third floors). It consists of an entrance, an American-style kitchen, a living-dining room, a bedroom with an en-suite wardrobe, a bedroom with a wardrobe and independent bathroom.



Superficie Construida <i>(Incluye P.P. zonas comunes)</i>	114,05 M ²
Superficie Construida Vivienda	97,37 M ²
Superficie Útil Interior	81,92 M ²
Superficie Terrazas	9,52 M ²
Sup. útil total	86,68 M²

Las superficies indicadas están calculadas conforme al Decreto 218/2005 de información al consumidor en la compraventa y arrendamiento de viviendas.

TYPE C

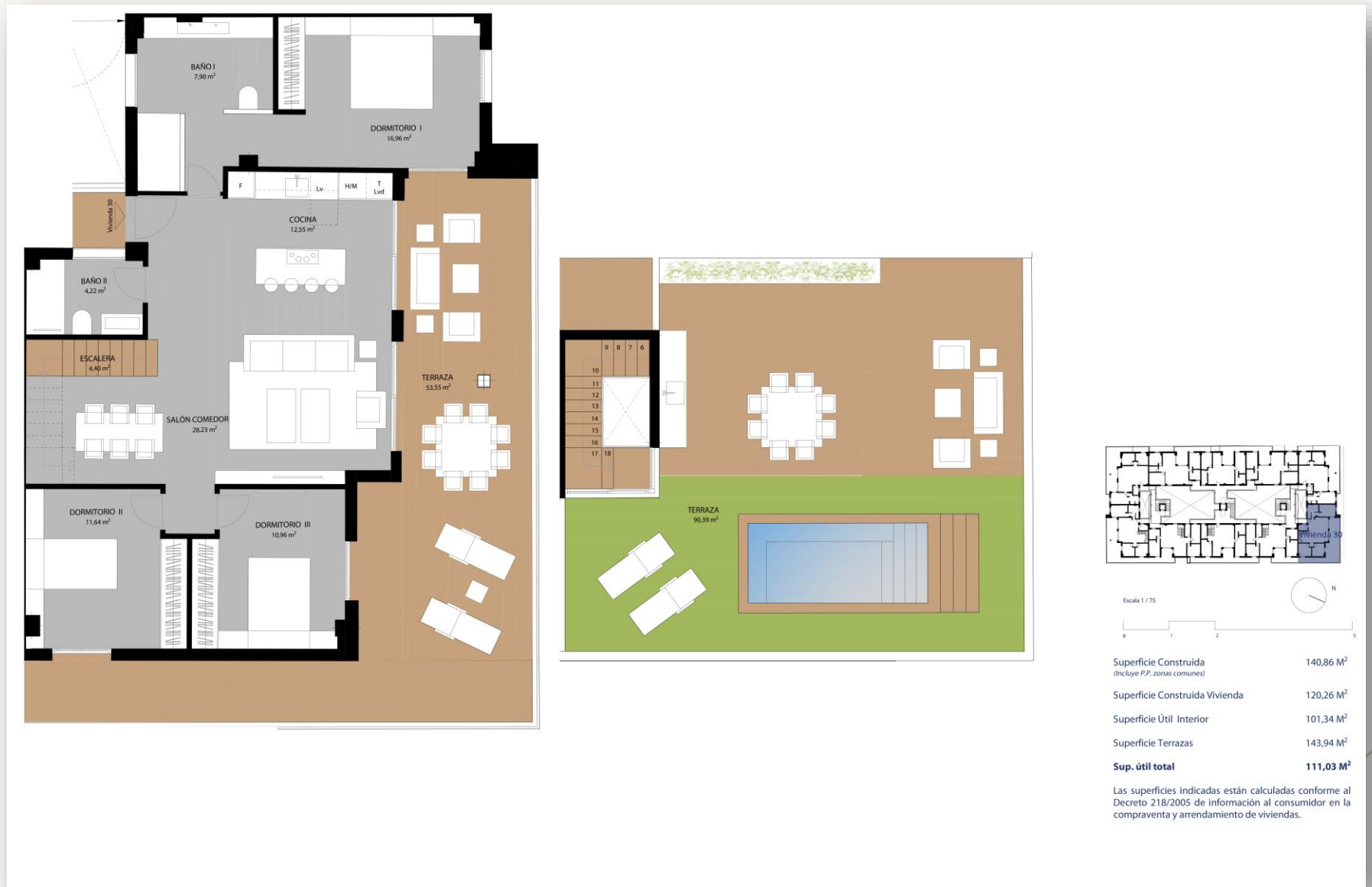
APARTMENTS:

3, 8, 13, 18, 23



TYPE D

It is a 3-bedroom corner house that is developed in the third, the same as type A, but from the inside, you access through an internal staircase to your private solarium.



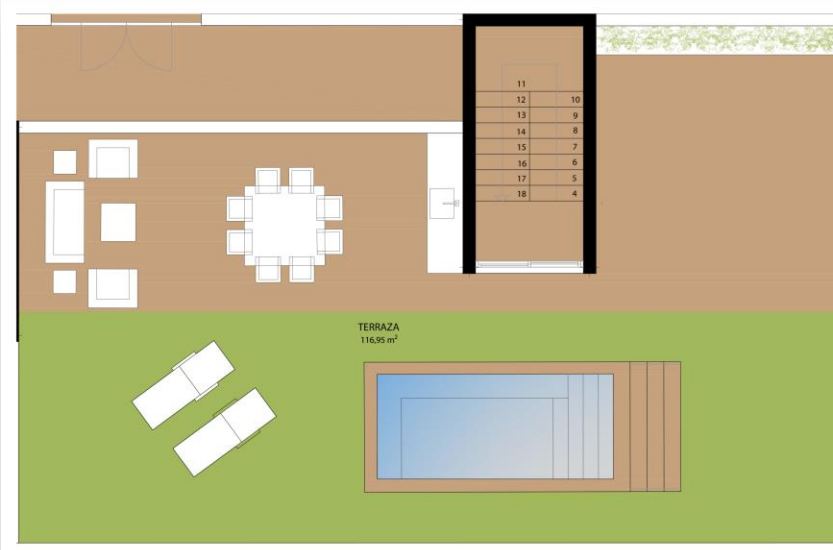
TYPE D

APARTMENTS:
26, 30

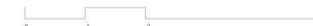


TYPE E

It is a 3-bedroom home that is located on the third and fourth floors, the same as type B but from the inside you can access your private solarium through an internal staircase.



Escala 1/75



Superficie Construida (Incluye P.P. zonas comunes)	150,43 M ²
Superficie Construida Vivienda	128,43 M ²
Superficie Útil Interior	109,06 M ²
Superficie Terrazas	143,17 M ²
Sup. útil total	119,26 M²

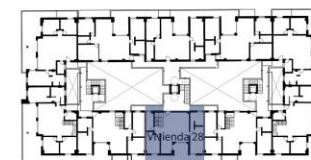
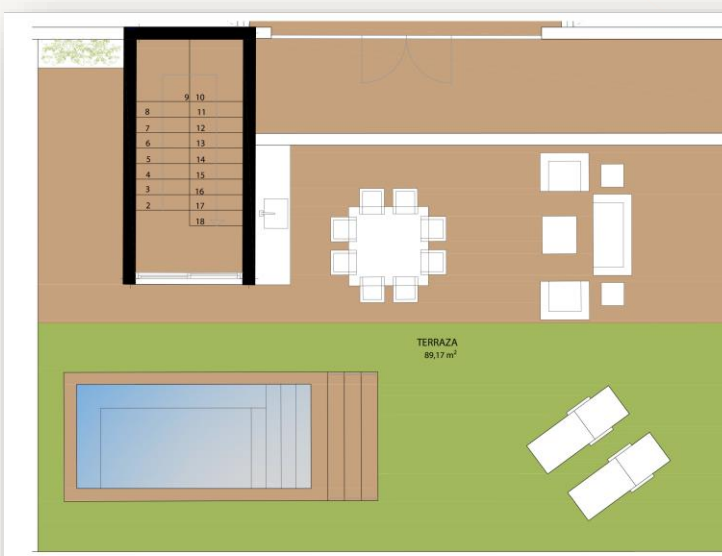
Las superficies indicadas están calculadas conforme al Decreto 218/2005 de información al consumidor en la compraventa y arrendamiento de viviendas.

TYPE E
APARTMENTS:
27, 29, 32, 34



TYPE F

It is a 2-bedroom home that is located on the third and fourth floors, the same as type C, but from the inside you can access your private solarium through an internal staircase.



Escala 1/75



Superficie Construida <i>(Incluye P.P. zonas comunes)</i>	134,37 M ²
Superficie Construida Vivienda	115,06 M ²
Superficie Útil Interior	96,99 M ²
Superficie Terrazas	121,97 M ²
Sup. útil total	105,99 M²

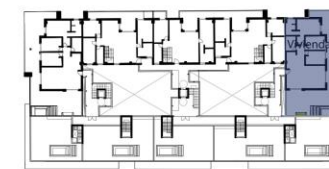
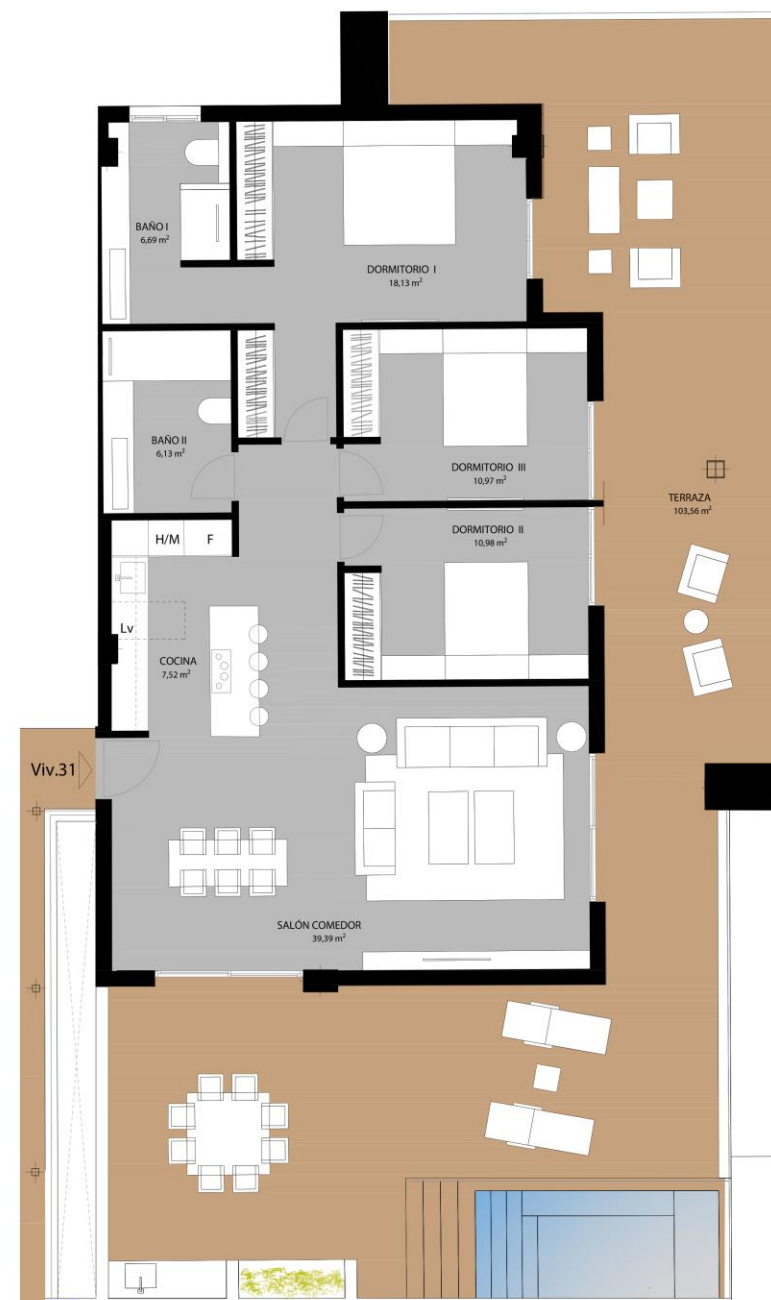
Las superficies indicadas están calculadas conforme al Decreto 218/2005 de información al consumidor en la compraventa y arrendamiento de viviendas.

TYPE F
APARTMENTS:
28, 33



TYPE G

It is a 3-room corner house that is developed on the fourth floor, it consists of an entrance, an American-style kitchen, a living-dining room, a separate bathroom, a bedroom with an en-suite wardrobe, 2 bedrooms with wardrobes, from the inside you can Access through an internal staircase to your private solarium.



Escala 1 / 75



Superficie Construida (Incluye P.P. zonas comunes)	134,56 M ²
Superficie Construida Vivienda	114,88 M ²
Superficie Útil Interior	99,81 M ²
Superficie Terrazas	103,56 M ²
Sup. útil total	109,79 M²

Las superficies indicadas están calculadas conforme al Decreto 218/2005 de información al consumidor en la compraventa y arrendamiento de viviendas.

TYPE G
APARTMENTS:
31, 35



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QUALITIES

FACADE

- Improved insulating facade
- Air chamber double glazing systems for improved thermal and acoustic comfort
- Parapets in safety glass

GARAGES AND STOREROOMS

- Continuous polished concrete paving
- LED luminaires in storerooms
- Plastic paint on vertical surfaces
- Pre-installation for electric vehicle charging socket

OUTDOOR AREAS

- Presence detectors for access and floor lighting
- 3 Lifts with the latest technology and security, with access to the solarium
- The outdoor areas will combine different types of flooring to give all spaces a warm and elegant feel
- Interior design and lighting of the development with design elements
- Landscaping with low water use plant species
- Optional · Swimming pools with underwater lighting and salt water purification system

AIR CONDITIONING

- Installation of air conditioning with ducted air distribution
- Zonal room control system
- Aerothermal underfloor heating system throughout that emits heat by radiation

KITCHEN

- German-manufactured kitchens equipped with appliances SIEMENS:
- Oven, microwave
- Induction cooktop and built-in extractor
- Integrated dishwasher and fridge-freezer
- Integrated washer-dryer



QUALITIES

PARTITIONING

- CTE-compliant partitions between apartments with masonry and self-supporting double-laminated plasterboard cladding with thermal and acoustic insulation on metal profiles
- CTE-compliant internal partitions in each apartment, with a self-supporting system of double-laminated plasterboard on each side and thermal and acoustic insulation on metal profiles

INTERIOR CARPENTRY

- Security door at the entrance to the apartment
- Plain, solid and white lacquered doors with designer handles, bathroom doors and doorstops
- Wardrobes in bedrooms

INSULATIONS

- Energy rating: Insulation design in accordance with CTE DB HE "Limitation of Energy Demand"

EXTERIOR CARPENTRY

- External frame in aluminium with thermal break and black lacquered finish
- Exterior joinery with sliding doors on exits to terraces
- In bedrooms, slat blinds in the same colour as the exterior joinery

FLOOR COVERINGS AND TILES

- Rectified porcelain stoneware 60x60 cm flooring for residential and commercial interiors
- Non-slip rectified porcelain stoneware outdoor flooring
- Vertical ceramic tiling in kitchens and bathrooms

STRUGAL
Aluminium

TAU
cerámica

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CUSTOM FINISHES

Each home features the highest quality materials, neutral tones and textures that allow owners to personalise the space to create the perfect ambience. Every detail has been carefully studied to ensure that living in our complex is a unique experience. In addition, the customisation options allow you to adapt it to your lifestyle at any time.









FEATURES

- Air conditioning
- Double glazing
- Spacious living areas
- Fully fitted kitchen
- Underfloor heating throughout
- Private terrace
- Optional private pool
- Custom finishes available
- Pre-installations for electric vehicle charging stations
- Parking space
- Storage room
- Commercial premises
- Close to shops, pharmacies, supermarkets, restaurants
- **Completion in November 2025**

PRICELIST WITH CHRISTMAS DISCOUNT VALID TILL 01.02.2025

APT. Nº type	Nº DORM	Nº PLANTA	Nº ESC	m2 UTILES total	m2 CONSTR. vivienda	m2 TOTAL CONSTR. incl. zonas comun	m2 TERRAZA	m2 VIVIENDA + TERRAZA	PRECIO TOTAL (apartamento + garaje + trastero)		TRASTERO Nº	m2	PRECIO TRASTERO	GARAJE Nº	m2	PRECIO GARAJE	PRECIO VIVIENDA
1-A	3	1	3	101.72	103.95	121.76	25.16	129.11	498,000.00 €	RESERVA	28	8.43	8,000.00 €	2	12.00	20,000.00 €	470,000.00 €
2-B	3	1	2	97.98	112.94	132.29	11.61	124.55	485,000.00 €		19	8.43	8,000.00 €	17	12.10	20,000.00 €	457,000.00 €
3-C	2	1	2	86.68	97.37	114.05	9.52	106.89	406,000.00 €		20	8.41	8,000.00 €	18	12.10	18,000.00 €	380,000.00 €
4-B	3	1	2	97.69	112.50	131.77	10.84	123.34	463,000.00 €		21	8.39	8,000.00 €	42	12.00	18,000.00 €	437,000.00 €
5-A	3	1	1	102.27	104.61	122.53	25.16	129.77	484,000.00 €		35	9.36	9,000.00 €	31	12.00	18,000.00 €	457,000.00 €
6-A	3	1	1	105.69	110.72	129.69	37.04	147.76	558,000.00 €		16	8.43	10,000.00 €	26	12.00	23,000.00 €	525,000.00 €
7B	3	1	1	107.87	120.66	141.33	30.60	151.26	558,000.00 €	RESERVA	17	8.37	10,000.00 €	28	12.00	23,000.00 €	525,000.00 €
8-C	2	1	2	94.39	105.26	123.29	28.14	133.40	513,000.00 €		22	8.43	10,000.00 €	20	12.00	23,000.00 €	480,000.00 €
9-B	3	1	3	107.73	118.92	139.29	28.43	147.35	553,000.00 €		29	8.90	10,000.00 €	6	12.00	23,000.00 €	520,000.00 €
10-A	3	1	3	107.31	113.26	132.66	43.34	156.60	563,000.00 €		30	8.43	10,000.00 €	8	12.00	23,000.00 €	530,000.00 €
11-A	3	2	3	105.07	109.83	128.65	52.94	162.77	588,000.00 €	RESERVA	31	8.37	10,000.00 €	12	12.00	23,000.00 €	555,000.00 €
12-B	3	2	3	108.41	121.60	142.43	21.43	143.03	596,500.00 €		32	8.43	10,000.00 €	16	13.10	23,500.00 €	563,000.00 €
13-C	2	2	2	94.39	105.63	123.73	30.02	135.65	536,000.00 €		23	8.43	10,000.00 €	39	12.27	23,000.00 €	503,000.00 €
14-B	3	2	2	108.47	121.73	142.59	21.59	143.32	605,500.00 €		5	6.20	7,500.00 €	21	12.00	23,000.00 €	575,000.00 €
15-A	3	2	1	105.90	110.91	129.91	52.97	163.88	621,000.00 €	RESERVA	18	8.43	10,000.00 €	33	12.00	23,000.00 €	588,000.00 €
16-A	3	2	1	105.69	111.04	130.06	53.98	165.02	618,500.00 €		12	4.75	5,500.00 €	25	12.00	23,000.00 €	590,000.00 €
17-B	3	2	1	107.87	120.66	141.33	28.30	148.96	620,500.00 €		11	7.10	8,500.00 €	24	12.00	23,000.00 €	589,000.00 €
18C	2	2	2	94.39	105.26	123.29	37.46	142.72	539,000.00 €	RESERVA	24	8.38	10,000.00 €	9	12.00	23,000.00 €	506,000.00 €

PRICELIST WITH CHRISTMAS DISCOUNT VALID TILL 01.02.2025

APT. Nº type	Nº DORM	Nº PLANTA	Nº ESC	m2 UTILES total	m2 CONSTR. vivienda	m2 TOTAL CONSTR. incl. zonas comun	m2 TERRAZA	m2 VIVIENDA + TERRAZA	PRECIO TOTAL (apartamento + garaje + trastero) €		TRASTERO Nº	m2	PRECIO TRASTERO €	GARAJE Nº	m2	PRECIO GARAJE €	PRECIO VIVIENDA €
19-B	3	2	3	107.72	118.92	139.29	28.38	147.30	610,000.00 €		33	8.38	10,000.00 €	5	12.00	23,000.00 €	577,000.00 €
20-A	3	2	3	107.31	113.26	132.66	54.09	167.35	613,500.00 €		27	8.36	10,000.00 €	14	13.10	23,500.00 €	580,000.00 €
21-A	3	3	3	105.07	109.83	128.65	54.31	164.14	627,000.00 €		1	4.89	6,000.00 €	3	12.00	23,000.00 €	598,000.00 €
22-B	3	3	2	108.41	121.60	142.43	22.36	143.96	638,000.00 €	RESERVA	25	8.43	10,000.00 €	19	12.05	23,000.00 €	605,000.00 €
23-C	2	3	2	94.39	105.63	123.73	30.02	135.65	553,000.00 €		26	8.43	10,000.00 €	41	12.00	23,000.00 €	520,000.00 €
24-B	3	3	2	108.47	121.73	142.59	22.50	144.23	638,500.00 €		8	6.15	7,500.00 €	38	12.00	23,000.00 €	608,000.00 €
25-A	3	3	1	105.73	110.87	129.87	54.54	165.41	647,000.00 €		10	5.10	6,000.00 €	23	12.00	23,000.00 €	618,000.00 €
26-D	3	3/4	1	108.89	118.45	138.74	144.07	262.52	851,500.00 €		13	6.23	7,500.00 €	29	17.68	30,000.00 €	814,000.00 €
27-E	3	3/4	1	119.26	128.43	150.43	143.17	271.60	856,500.00 €		15	6.93	8,500.00 €	30	17.50	30,000.00 €	818,000.00 €
28-F	2	3/4	2	105.99	115.06	134.37	121.97	237.03	760,000.00 €	RESERVA	9	5.78	7,000.00 €	37	12.00	23,000.00 €	730,000.00 €
29-E	3	3/4	3	118.88	128.42	150.42	126.40	254.82	810,500.00 €		2	6.44	7,500.00 €	7	19.57	33,000.00 €	770,000.00 €
30-D	3	3/4	3	111.03	120.26	140.86	143.94	264.20	814,500.00 €	RESERVA	3	9.71	11,500.00 €	11	12.00	23,000.00 €	780,000.00 €
31-G	3	4	3	109.79	114.88	134.56	103.56	218.44	770,500.00 €		34	8.88	11,000.00 €	15	13.10	23,500.00 €	736,000.00 €
32-E	3	4	2	119.82	129.94	152.20	124.00	253.94	837,000.00 €	RESERVA	4	11.93	14,000.00 €	43	20.12	33,000.00 €	790,000.00 €
33-F	2	4	2	105.99	115.06	134.77	96.15	211.21	745,000.00 €		6	5.79	7,000.00 €	22	12.00	23,000.00 €	715,000.00 €
34-E	3	4	2	119.63	129.87	152.12	123.77	253.64	832,000.00 €		7	7.41	9,000.00 €	40	12.00	23,000.00 €	800,000.00 €
35-G	3	4	1	111.27	116.85	136.87	103.23	220.08	---	SOLD	14	5.10	---	36	12.00	---	---

Note: Prices for the installation of pools in penthouses are available upon request and depend on the size and materials selected. A standard pool measuring 3x3 meters is available at a cost of €15.000 - €16.000



Sale price does not include costs or taxes. Additional costs for the buyer: inscription and notary fees, 10% VAT on new properties and subject to some requisites to be met. This info is subject to errors, omissions, modifications, prior sale or withdrawal from the market. Information sheet available, Decree 218/2005 Oct. 11th.