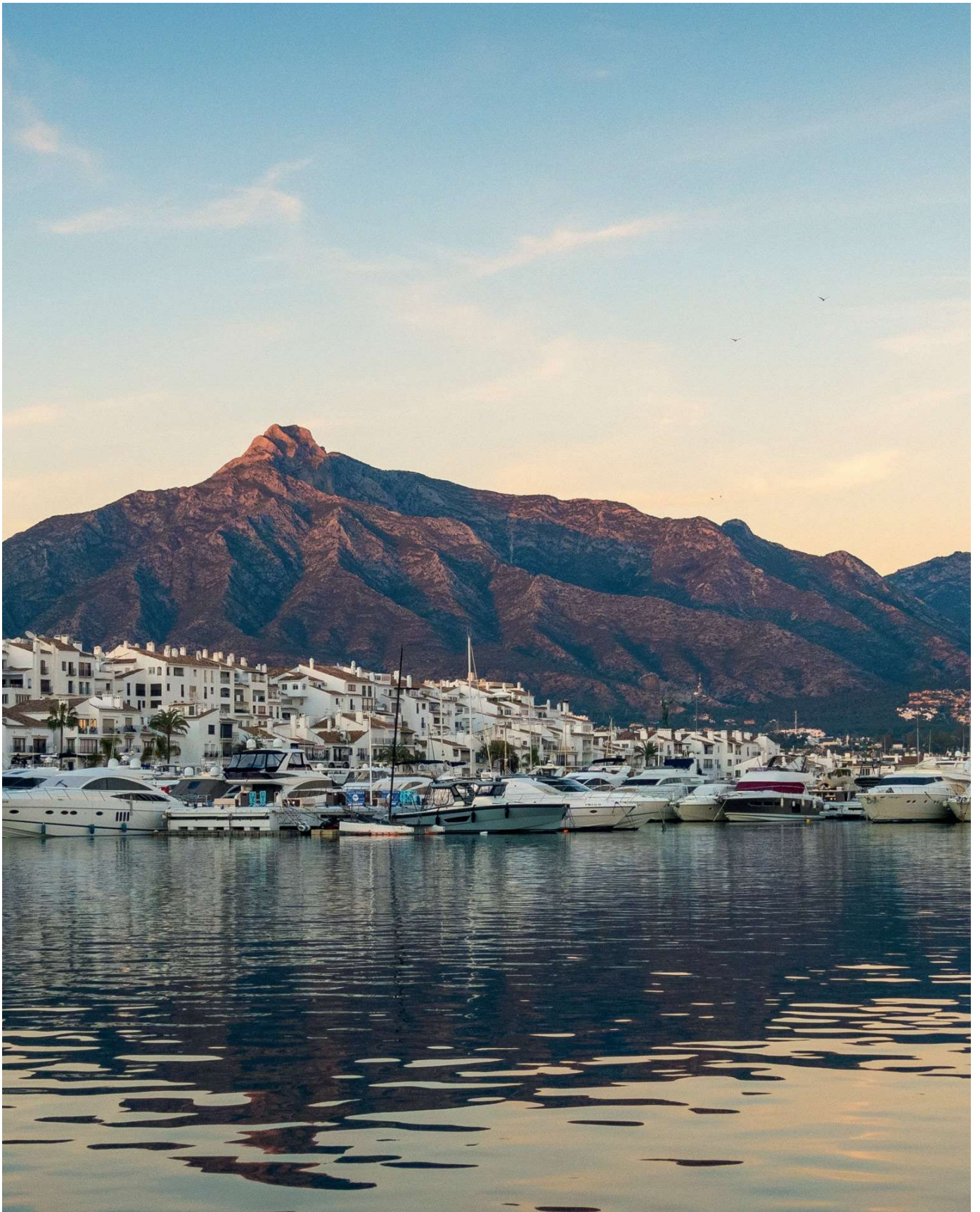




NOVAMARINA

THE NEW **CENTRE** OF FUENGIROLA





## ANDALUSIA. A LIFESTYLE SECOND TO NONE

A land full of contrasts, with impressive monuments and fascinating natural environments.

Experience the culture and lifestyle of Andalusia by visiting emblematic places declared UNESCO World Heritage Sites.

Beaches, fashion, gastronomy, sports, golf... Just a stone's throw away from your new home in **Nova Marina**.







## A LAND TO LIVE IN ALL YEAR ROUND

Tradition and charm await you in the white villages of Andalusia.

Enjoy over 100 skiable kilometres in the **Sierra Nevada** mountain resort and savour the gastronomy of our land.

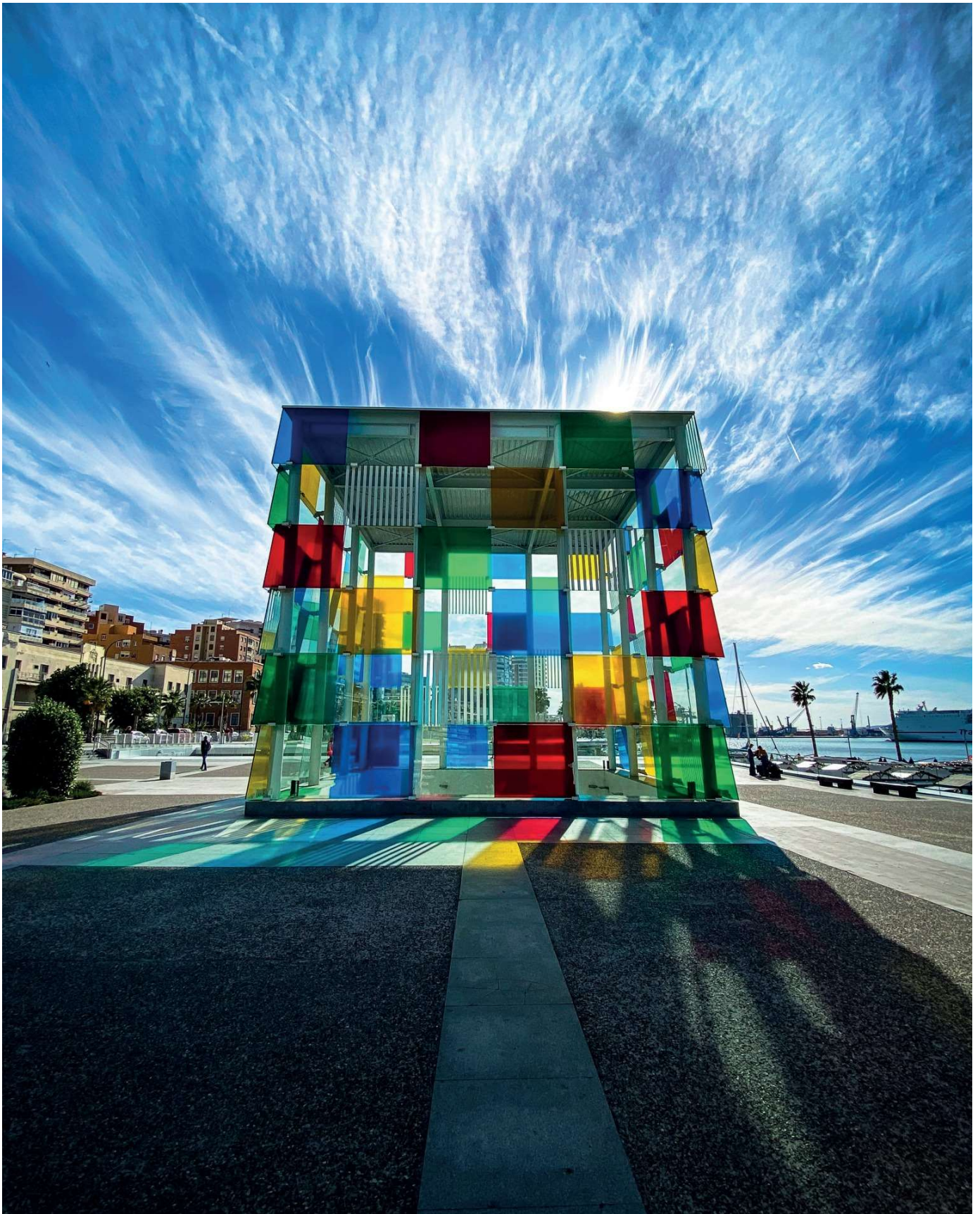
















## ART & CULTURE

**Málaga breathes art!** It's an authentic city of museums, with a total of 40, among which the Picasso Museum or the Pompidou Center stand out.

In addition, its continuous cultural offer of theatre, music, festivals and traditional festivals make it an active and cosmopolitan city.







## THE GOLF COAST

With over 325 sunny days per year, the **Costa del Sol** is the perfect place for leisure and luxury.

Golf means both, which is why fans of this sport can find more than 70 courses that make this region the number one golf destination in Europe.

The province of Málaga offers unparalleled infrastructure for practising golf, and its privileged climate means you can play throughout the year.







## NOVA MARINA - LOCATION

**Fuengirola** is connected to Málaga Airport and the country's high-speed rail network, by local trains.

And well connected via highways and motorways to local surrounding towns (Mijas, Marbella, Málaga...).







## FUENGIROLA MARINA

A complete remodelling is planned for the Marina making it one of the best in Andalusia. An open area integrated into the city with more berths and more shopping areas. Along with large pedestrian areas for people to enjoy the seafront, all year long.















## NOVA MARINA

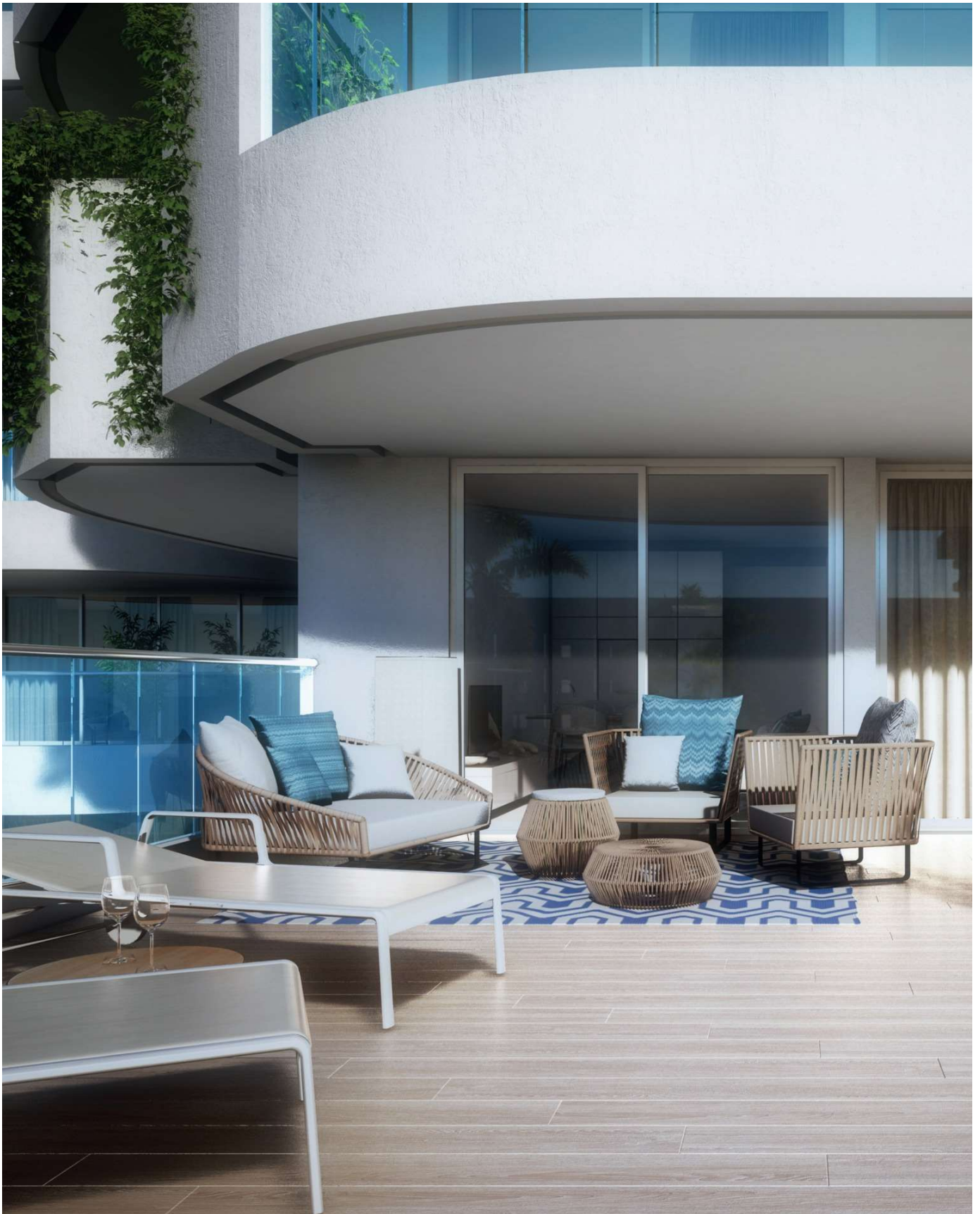
Living in **Nova Marina** means access to an active and modern city is at your fingertips.

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













## A RANGE OF PROPERTIES AND SPACES TO LIVE

**Nova Marina** will have a total of **127 homes with 1, 2 and 3 bedrooms**; distributed in large, bright spaces, with a focus on quality and functionality. And also spacious terraces where you can enjoy wonderful summer nights and sunny winter mornings.







## AMAZING DESIGN TO SEDUCE THE GAZE

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

The choice of materials has been meticulously chosen as is reflected  
in the elegant combination of textures, shapes and shades.









## EVERY SPACE EXUDES QUALITY

The dining room, living room and kitchen area form a single area that is seamlessly integrated into each of the homes to create the feeling of space and comfort that Nova Marina offers you right in the very heart of Fuengirola.















## EXCLUSIVITY FOR EVEN THE MOST DEMANDING

**Nova Marina** offers communal areas designed for enjoyment and relaxation: swimming pool for adults, gastro-garden, a complete gym and a spa with sauna. A unique place to live that caters for the needs of each moment; leisure, sport and rest.



OUTDOOR SWIMMING POOL FOR ADULTS





GASTRO-GARDEN





GYM





SPA & SAUNA

## BUILDING SPECIFICATIONS

### FOR EACH HOME

#### FOUNDATION AND STRUCTURE

- Foundations and retaining walls or reinforced concrete screens, according to geotechnical survey.
- Load-bearing structure based on pillars, waffle slabs and reinforced concrete slabs.

#### PARTITIONS

- Dividing walls between dwellings made of brick masonry lined on both sides with self-supporting, insulating partition wall and double laminated plasterboard.
- Separation between dwellings and communal areas: self-supporting brickwork lined on the inside and plastered on the outside.
- Interior partition walls: self-supporting, with insulation and double laminated plasterboard in dry areas and single WR board in wet areas.
- False ceilings of laminated board in corridors and bathrooms.

#### ROOFING AND TERRACES

- Walk-on terraces, with non-slip porcelain stoneware finish.
- Non walk-on terraces with gravel finish.
- Floating terraces in attics.
- Pitched roofs: Sikaplan 15 G-03 System similar in grey colour or similar with thermal insulation.

#### FLOORING

- General flooring of the house in PORCELANOSA Group porcelain stoneware.
- Kitchen, bathroom and terrace flooring in PORCELANOSA Group porcelain stoneware.

#### PLUMBING AND SANITARY WARE

- White vitrified porcelain appliances, with mixer taps.
- Vanity unit with washbasin and mirrors incorporated in bathrooms.
- Wall-hung toilet with concealed cistern in bathrooms.
- Shower screens in showers.
- Thermostatic shower column in main bathroom.

#### FAÇADES

- Two-leaf enclosure, main one in perforated brick walled on the inside with self-supporting partition wall, acoustic and thermal insulation, and double layer of laminated plaster.
- On the outside, SATE type cladding or similar with white finish.
- Glass railings.

#### CARPENTRY

- Exterior: white lacquered aluminium finish and low-emissivity insulating glass.
- Motorised blinds in bedrooms and throughout the ground floor.
- Interior: armoured front door with security fittings.
- Lacquered interior doors.
- Built-in wardrobes with lacquered doors and lined inside with drawer units and hanging bars.

#### INTERIOR CLADDING

- Vertical walls of dwellings covered with off-white paint.
- Bathroom tiling in stoneware. PORCELANOSA Group brand.

#### INSTALLATIONS AND EQUIPMENT

- Domestic hot water (DHW) generation by means of aerothermics.
- Air conditioning and heating system using aerothermal energy.
- Installation of fibre optics in building and dwellings according to Telecommunications spec.
- Television and data sockets in living room and all bedrooms.
- Video intercom installation.

#### KITCHENS

- Fully furnished kitchens, including domestic appliances.



## COMMUNAL ENTRANCE AREAS

### ENTRANCE HALLS

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

### GARAGES AND MOTORBIKE PARKING SPACES

- Automatic sectional door.
- Pre-installation of charging point for electric vehicles according to regulations.
- Trowelled concrete floor with surface treatment.
- Signposting of parking spaces and motorbike spaces.
- Ventilation and fire protection measures according to regulations.

### STAIRWELLS

- Metal balconies with handrails.
- Presence detection led lighting in communal areas.

### STORAGE ROOMS

- Painted vertical walls and stoneware flooring.

### LIFTS

- With accessible cabins and high quality interior cladding.
- Access to all floors and basements.

## INSTALLATIONS AND EQUIPMENT IN COMMUNAL SPACES

- LED luminaires in doorways and stairways, operated by presence detectors.
- Exterior lighting for pedestrian access and landscaped areas.

## BUILDING SPEC FOR COMMUNAL AND POOL AREAS

### POOL

- Overflow type swimming pool.
- Porcelain stoneware tiling of the pool and pool deck, non-slip on floors.
- Fitted with showers, lifebuoys and portable lift for the disabled.

### LANDSCAPED AREAS

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

### GYM, CHANGING ROOMS, SAUNA, SPA AND ESPACIO COWORKING

- Porcelain stoneware flooring.
- False ceiling and walls finished in white paint.
- Fitted with LED lighting.
- Equipped gymnasium.
- Sauna.
- Spa with heated swimming pool.
- Toilets, changing rooms and showers.



## BREEAM ENERGY QUALIFICATION

BREEAM is the world's leading science-based suite of validation and certification systems for sustainable built environment, for which Nova Marina has obtained a Good BREEAM certification Level.

Energy **efficiency and sustainability**, together with **technology**, are key to providing greater comfort and security in the day-to-day life of your home.

At **Inmobiliaria Espacio** we know that your peace of mind is of utmost importance and that's why our homes incorporate protection systems so that you and your loved ones can relax and enjoy your new life.



Indoor  
air filter



Contactless  
access to  
communal areas



Lift  
disinfection





## BACKED BY THE GUARANTEE OF PARTNERSHIP



Since 1972, we have positioned ourselves as a leading real estate and construction company in Spain, designing and developing residential urban developments. 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 or special projects.



Grupo Cosimet is one of the main industrial holding companies in the Basque Country, with over 65 years of business expertise. Its real estate division (CCI) has been developing promotions with the highest quality seal for 40 years, with more than 2,850 units developed and emblematic projects in the Basque Country, Madrid, Levante and Andalusia. A very prestigious company, with a high level of solvency and business transparency as its main maxim.



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