

Naos 21.



3-bedroom townhouses
in Torre del Mar, Malaga.

3-bedroom townhouses with the best views in Torre del Mar, with garden areas, swimming-pool and children playground



Welcome to Naos 21, a new housing development in Torre del Mar.

21 contemporary townhouses. This development stands out thanks to its location, i.e. a quiet area that is well communicated with all the town services and close to Torre del Mar's town centre. Its location provides it with sea and mountain views.



Warm and bright interiors,
where you can enjoy amazing
views in the peace and quiet
of your family home.

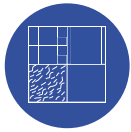


Provided with elegant floor and wall finishing materials. All in harmony with the modern and contemporary development design. The property interiors have been designed with laminated flooring in bedrooms and living-room and stoneware in kitchen, bathrooms and terraces in order to provide warmth and a contemporary design.

A development created to provide quality of life to its proprietors.

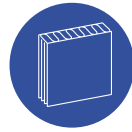


List of materials and finishes



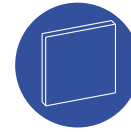
Roofing

The technical roofing has been fitted with solar panels and the external units of the air-conditioning system and are finished with gravel.



Facades

The external facades of the properties will be layered with continuous mortar coating, cavity wall insulation and projected polyurethane foam. The interior of the walls will consist of insulated drywalls.



Walls

The materials have been selected to provide the property with the highest levels of comfort in terms of temperature and sound, in compliance with the most strict specific standards. Partition walls will be made of insulated drywalls. Walls between properties will be made of sound-absorbing cladded brickwork on both sides, with drywalls and insulation.



Foundations and structure

Both foundations and structure will consist of reinforced concrete, in compliance with the existing standards.



Exterior metalwork

The exterior metalwork will be made of aluminium finishes with thermal break in a lacquered finished, with double glazing insulation and sound-proofing. Aluminium blinds for thermal insulation of the interiors and insulated blind boxes in bedrooms.



Access doors

Access to the property will be provided through a security door with security lock. They will be provided with lacquered panels in the interior in consonance with the other interior metalwork. The remaining doors will be plain and lacquered with locks in bathrooms.



Wardrobes

Modular wardrobes in master bedroom with hinged or sliding doors, in lacquered finish in consonance with the other doors. Wardrobes are provided with interior lining, with a top shelf and a hanging bar.



Bathroom units

The basins and WCs will be made of white vitrified porcelain, with controlled-discharge flush WCs. Bath tubs will be in a white enamelled steel sheet and the shower bases will be made of resin material.

Internal finishes



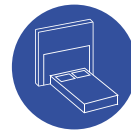
Kitchen and bathrooms

The exterior metalwork will be made of aluminium finishes with thermal break in a lacquered finished, with double glazing insulation and sound-proofing. Aluminium blinds for thermal insulation of the interiors and insulated blind boxes in bedrooms.



Living-room

Access to the property will be provided through a security door with security lock. They will be provided with lacquered panels in the interior in consonance with the other interior metalwork. The remaining doors will be plain and lacquered with locks in bathrooms.



Bedrooms

Modular wardrobes in master bedroom with hinged or sliding doors, in lacquered finish in consonance with the other doors. Wardrobes are provided with interior lining, with a top shelf and a hanging bar.



Terraces

Terraces will be laid in stoneware specific for exteriors.



Electrical System

The electrical system has been installed to provide high electrical power and following the Low Tension Electro-Technical Standards. Living-rooms and bedrooms are provided with TV, telephone and telecommunications connections.



Plumbing system

Water supply interior ducts are made in reticulated polyurethane. Hot water is provided by a natural gas water heater supported with solar power.



Air-conditioning and heating

An air-conditioning system is fully installed with heating pump (for cooling and heating) and fiberglass ducts. The interior units are mounted in the suspended ceiling of the bathrooms and the exterior units are mounted on the technical roof. The properties are provided with interior air renovation systems through humidity control extractor fans in bathrooms and kitchens.



Security

Electronic video intercommunication system with call receiver and colour imaging.



Telecommunications

The development is provided with collective TV antenna according to the current standards. All rooms will be provided with TV and telephone connections.



Parking

The building is provided with independent parking with a remote-control activated vehicle access automated door. The flooring in the parking area will be concrete smoothed in quartz powder. The building plan includes an electric vehicle charging station following standards.



Kitchen furnishing

Kitchens are fully equipped with top and bottom units, 3-burner induction cooker, electric embedded oven and an extractor cooker hood. Kitchen worktops and frontal panels are made of quartz with resin bond on top and bottom units.



Community areas

The community area will be provided with gardens, playgrounds and a community salt-chlorination swimming-pool.

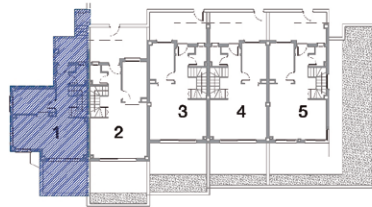
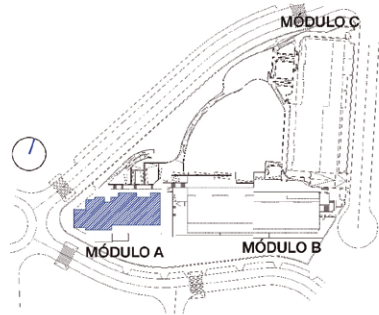
This information is not contractually binding and is subject to modification in the final technical project. The brands and models being proposed are subject to availability in the market at the time of exchanging the contract. In the event that the proposed units could not be obtained, the units will be replaced by others of the same proven quality



Property Floor Plan

Module A Property 1

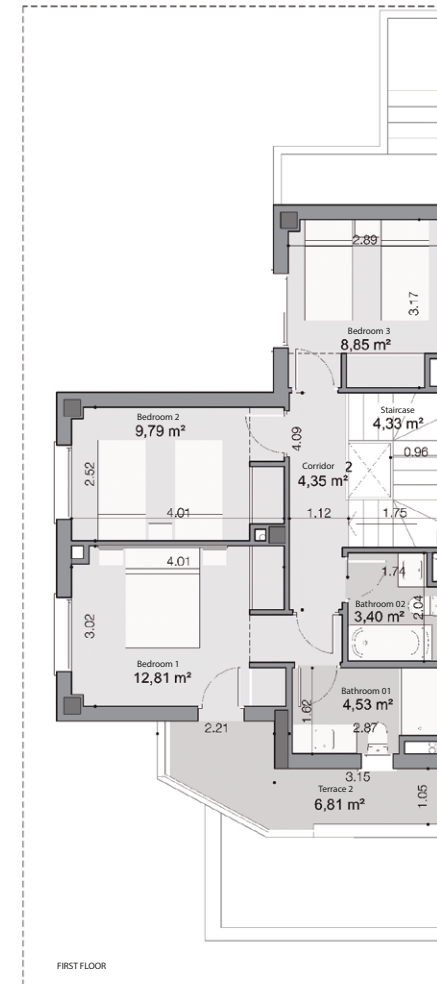
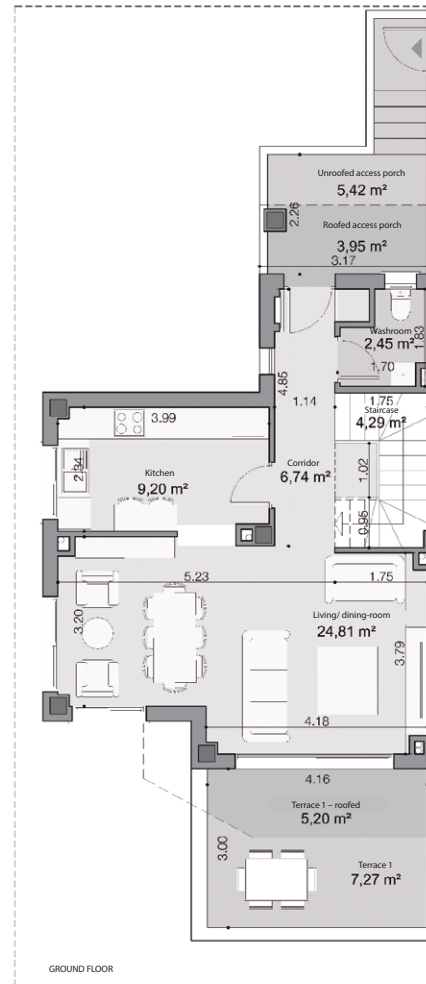
(3 bedrooms)



INTERIOR BUILT AREA	117.96 m ²
BUILT AREA IN ROOFED TERRACE	9.95 m ²
BUILT AREA IN UNROOFED TERRACE	24.48 m ²
BUILT AREA IN GARDEN	0.00 m ²
Total built area + Part of Community Areas	152.39 m²
INTERIOR USABLE AREA	96.40 m ²
USABLE AREA IN ROOFED TERRACE	9.15 m ²
USABLE AREA IN UNROOFED TERRACE	19.50 m ²
USABLE AREA IN GARDEN	0.00 m ²
Total usable area	125.05 m²

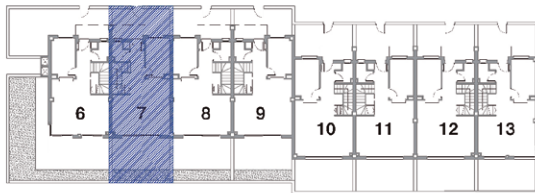
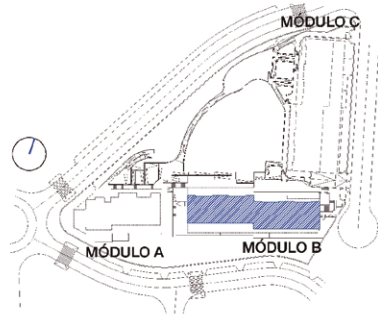
The areas described have been calculated according to Consumer Information Decree 218/2005 on the sale and rental of properties in Andalusia.

BUILT AREA	129.75 m ²
USABLE AREA	106.04 m ²



Property Floor Plan

Module B Property 7 (3 bedrooms)



INTERIOR BUILT AREA	112,57 m ²
BUILT AREA IN ROOFED TERRACE	11,69 m ²
BUILT AREA IN UNROOFED TERRACE	29,91 m ²
BUILT AREA IN GARDEN	7,18 m ²

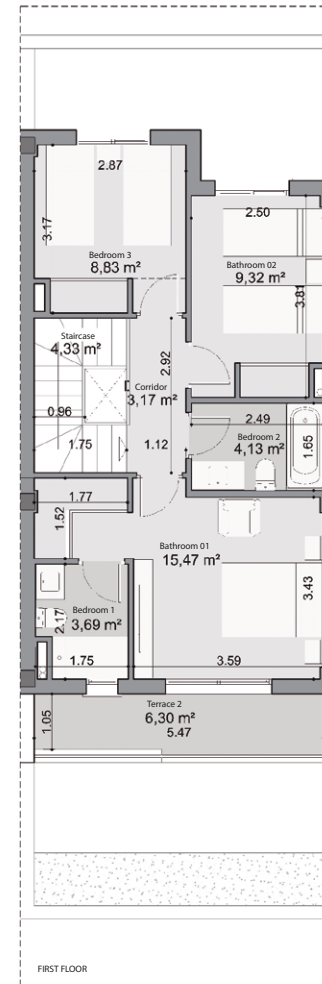
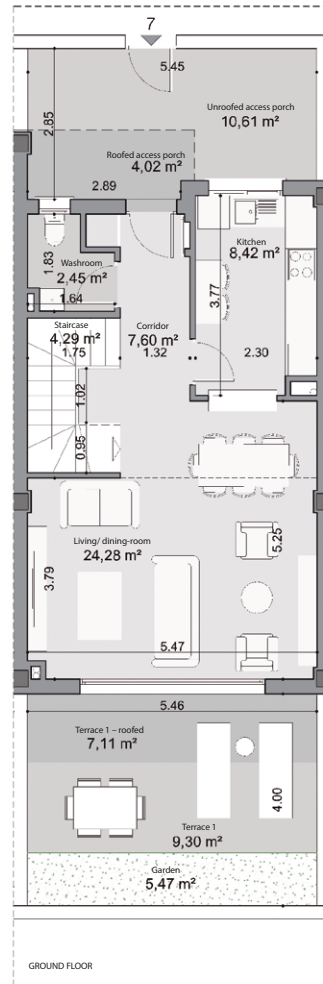
Total built area + Part of Community Areas 161,35 m²

INTERIOR USABLE AREA	95,98 m ²
USABLE AREA IN ROOFED TERRACE	11,13 m ²
USABLE AREA IN UNROOFED TERRACE	26,21 m ²
USABLE AREA IN GARDEN	5,47 m ²

Total usable area 138,79 m²

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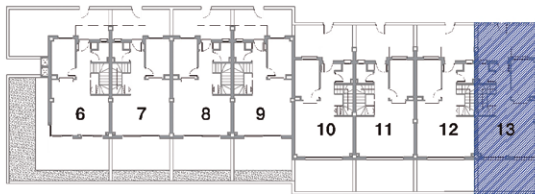
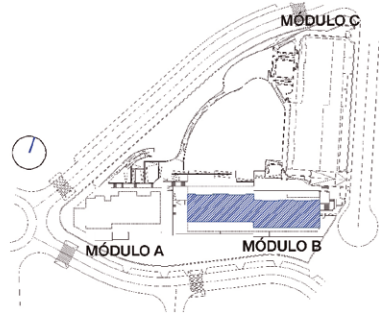
BUILT AREA	123,83 m ²
USABLE AREA	105,58 m ²



Property Floor Plan

Module B Property 13

(3 bedrooms)



INTERIOR BUILT AREA	115,08m ²
BUILT AREA IN ROOFED TERRACE	11,86m ²
BUILT AREA IN UNROOFED TERRACE	34,98m ²
BUILT AREA IN GARDEN	0,00m ²

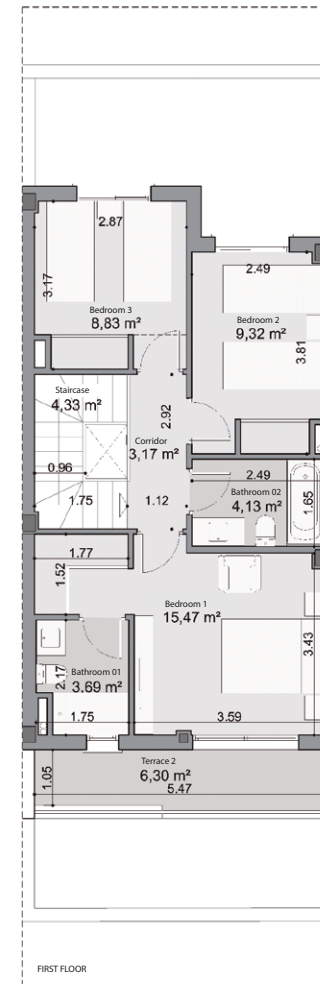
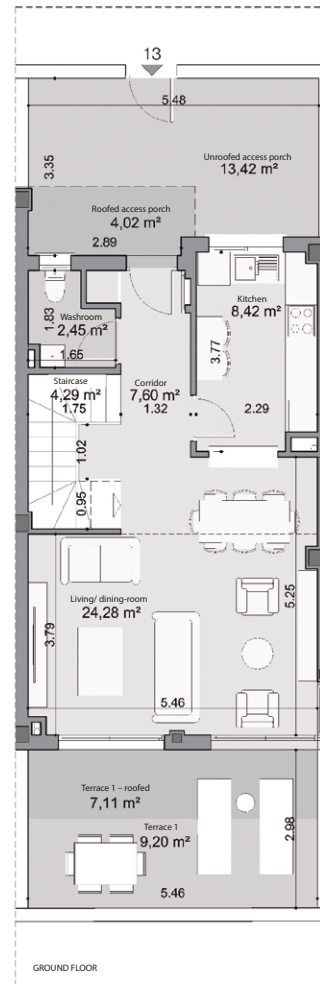
Total built area + Part of Community Areas 161,92 m²

INTERIOR USABLE AREA	95,98m ²
USABLE AREA IN ROOFED TERRACE	11,13m ²
USABLE AREA IN UNROOFED TERRACE	28,92m ²
USABLE AREA IN GARDEN	0,00m ²

Total usable area 136,03 m²

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BUILT AREA	126,59 m ²
USABLE AREA	105,58 m ²



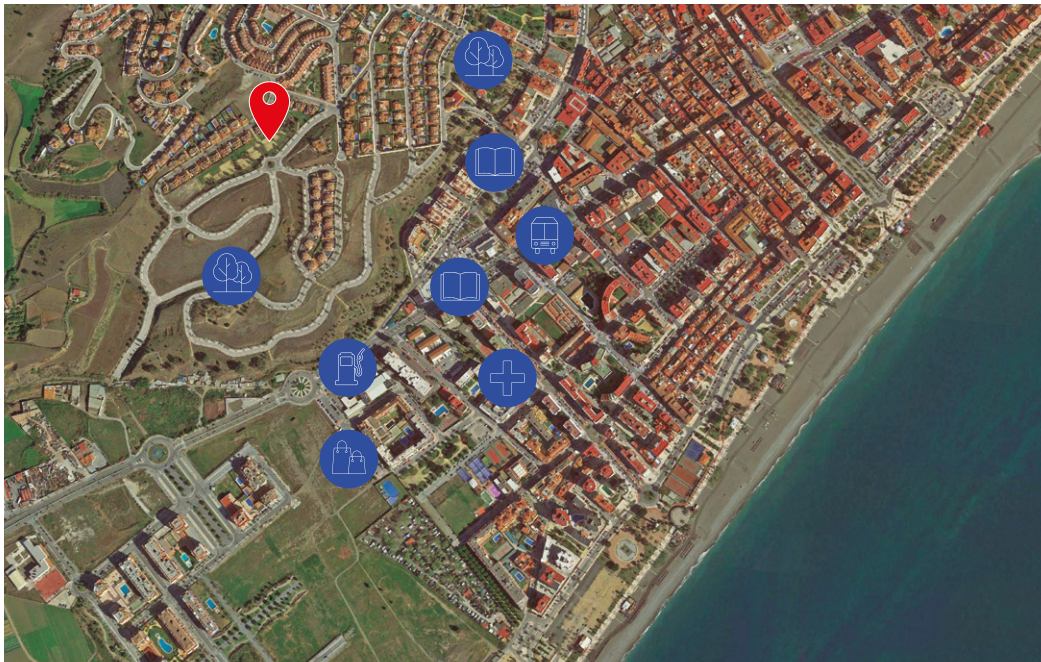


Location.

Torre del Mar,

Naos 21 is only ten minutes from the Torre del Mar promenade and close to the town centre.

The development is situated in a popular residential area of the town that is consolidated, well communicated and provided with green areas. The location and orientation of the plot allow for the creation of a large community area provided with gardens, playground and a swimming-pool, which add comfort and enjoyment to this residential complex.



Meissa28

Via Cortijo Cerro del Mar
Torre del Mar, Vélez-Málaga



Bus



Park



School / Nursery Center



fuel station



Supermarket



Pharmacy



Legal note: The illustrations shown in this leaflet are for guideline purposes only and are not contractually binding.