

35 apartments for sale - Top quality - Central location - Rooftop pool



CALLE HÉROE DE SOSTOA 90, MÁLAGA CITY

If good taste matters!

## MÁLAGA CENTRUM, 35 APARTMENTS FOR SALE

As an established real estate developer, Cogitari Homes has a reputation for delivering high quality sustainable property developments in Southern Spain. This also applies to our selection of apartments for sale in Málaga.

Málaga is the capital city of the Costa del Sol with a bustling city centre, several beaches, an upcoming technology sector and a spectacular new marina. As a result, high quality apartments for sale in Málaga is limited. Our aim is to offer premium apartments for sale in central locations in Málaga C.







## LOCATION

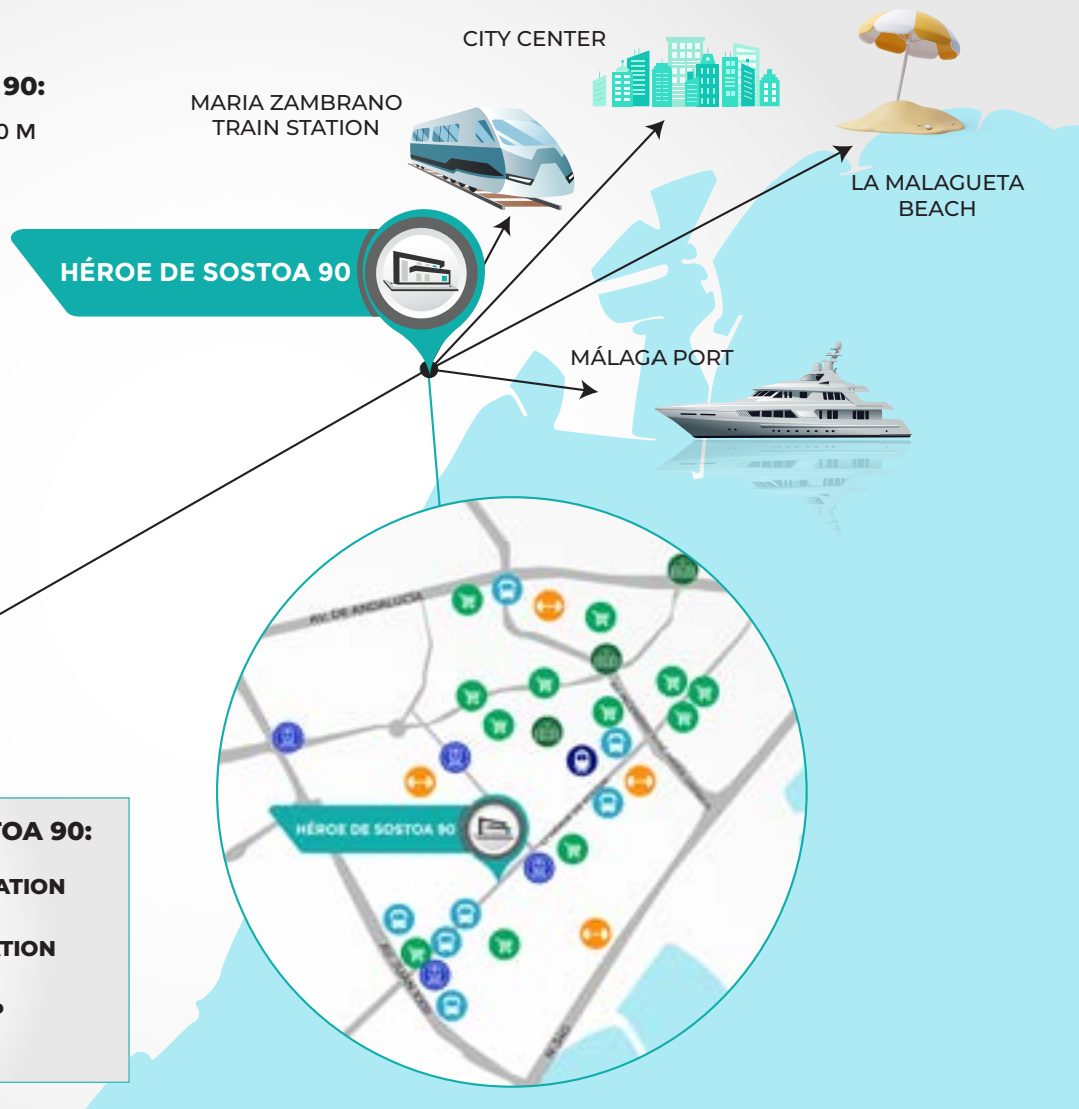
### DISTANCE FROM HÉROE DE SOSTOA 90:

- TO MARÍA ZAMBRANO TRAIN STATION: 700 M
- TO HUELIN BEACH: 500 M
- TO LA MALAGUETA BEACH: 3,6 KM
- TO CITY CENTER: 1.9KM
- TO MÁLAGA PORT: 2,5 KM



### FACILITIES NEAR TO HÉROE DE SOSTOA 90:

- |  |  |
|--|--|
|  <b>SUPERMARKET</b>     |  <b>TRAIN STATION</b> |
|  <b>SHOPPING CENTER</b> |  <b>TUBE STATION</b>  |
|  <b>GYM</b>             |  <b>BUS STOP</b>      |













## SPECIFICATIONS

35 modern apartments with 2 bedrooms & 2 bathrooms, open kitchen – living room layout and balcony.

Kitchens and bathrooms will be fitted with high-end furniture, in collaboration with the Italian top brand Modulnova. Other features includes central A/C, laundry in the apartment, storage and parking possibilities.

The building includes 54 automatic parking spaces, storages, lift and social areas on the rooftop for the owners. The rooftop garden and rooftop swimming pool are exclusively for the residents.

These Málaga apartments are located close to transport links including trains, the metro and buses, ideal for anyone who works in the city center. There is also easy access to a wide range of amenities including shopping, the famous Calle Larios, restaurants, bars, medical facilities, schools and much more.





Apartment	Rooms	Baths	Terraces	Util area (m2)	Built area (m2)
0A	1	1	NO	41.52	64.82
0B	2	2	NO	51.53	78.64
0C	2	2	NO	54.97	83.6
0D	2	2	NO	54.53	83.33
0E	1	1	NO	38.74	61.17
A1	2	2	BALCONY	65.70	103.38
B1	2	2	YES	60.62	95.41
C1	2	2	YES	58.75	92.05
D1	2	2	YES	58.27	91.65
E1	2	2	YES	56.33	88.83
F1	2	2	NO	72.98	113.94
G1	2	2	YES	58.87	95.29
H1	2	2	YES	64.35	104.32
A2	2	2	BALCONY	65.83	103.43
B2	2	2	YES	60.64	95.40
C2	2	2	YES	58.74	92.04
D2	2	2	YES	58.29	91.66
E2	2	2	YES	56.32	88.83
F2	2	2	NO	73.04	113.96
G2	2	2	YES	59.09	95.37
H2	2	2	YES	64.53	104.36
A3	2	2	BALCONY	65.83	103.43
B3	2	2	YES	60.64	95.4
C3	2	2	YES	58.74	92.04
D3	2	2	YES	58.29	91.66
E3	2	2	YES	56.32	88.83
F3	2	2	NO	73.04	113.96
G3	2	2	YES	59.06	95.37
H3	2	2	YES	64.53	104.36
G4	2	2	YES	58.87	95.35
H4	2	2	YES	64.37	104.24
G5	2	2	YES	59.03	95.41
H5	2	2	YES	64.30	104.30
G6	2	2	YES	59.03	95.41
H6	2	2	YES	64.30	104.30

## THE BUILDING

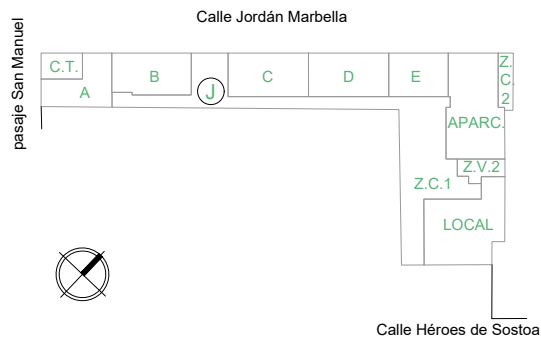
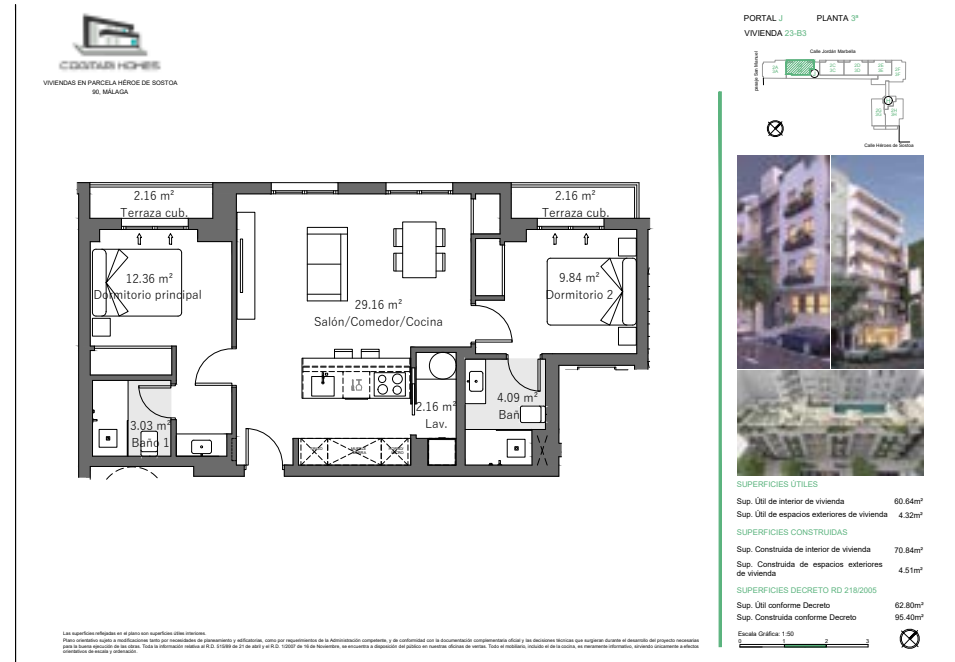
### MÁLAGA CENTRUM, THE BUILDING

MÁLAGA CENTRUM comprises two building units. The first unit, facing Héroe de Sostoa Street, features a commercial ground floor and 6 residential floors. Its rooftop partially serves as a communal terrace for residents only. The second unit, facing Jordán Marbella Street, consists of ground floor apartments and 3 additional residential floors. On its rooftop, residents enjoy exclusive access to a swimming pool and solarium. Automated car park access is available via Jordán Marbella Street. All apartments are outward-facing, equipped with balconies and/or large windows.

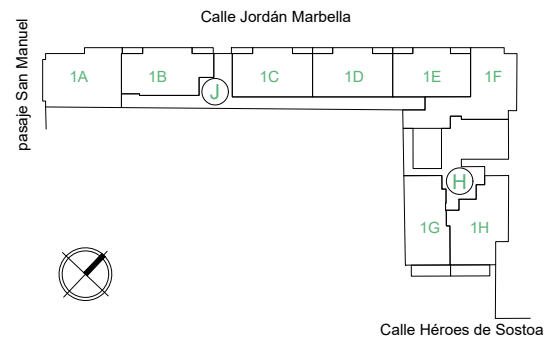




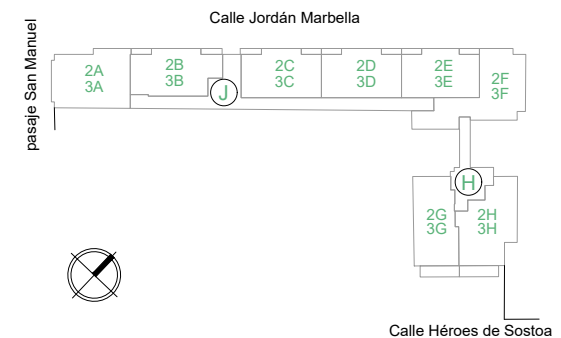
## TYPOLOGY OF DWELLINGS



GROUND FLOOR



FIRST FLOOR



2° AND 3° FLOOR



**Lars Christensen**  
Founder

Lars is a Danish entrepreneur with more than 30 years' experience within the Danish and Spanish construction industry.

He has a strong background in Danish construction and have worked with clients who live in colder climates and spend a great deal of time in their homes, and therefore demand much higher standards of quality and functionality. This extensive experience and knowledge have been applied to the development and management of our Spanish properties.



**Alan Ridings**  
Head of Construction

Alan Ridings has professional experience in construction of over 40 years in a variety of projects & positions including the renovation & new build of residential villas and apartments, commercial, leisure, offices, sports facilities, hotels and tower construction.

He has extensive experience of the Spanish construction market having worked for the project and construction specialists Bovis Lend Lease based in Madrid for over 20 years.



**Ana Pérez del Pulgar**  
Head of Sales

More than 25 years of professional experience in the luxury sector for national and international companies. She has been a specialist in sales and customer services across various sectors, including retail, hospitality, construction and real estate.

Born in Malaga, specialist in new construction sales, She is characterised by her involvement and accompaniment of the client throughout the purchase process until Housing delivery and personalised after-sales service. Attention to detail and anticipating needs, making excellence her personal trademark. Ana has a degree in Business and Hotel Management from EST Costa del Sol – UNED and a Master in Real Estate from REBS.























COGITARI HOMES

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