MARQUÉS DE CÁDIZ
MALAGA
QUALITY OF LIFE

Enjoy more than 320 sunny days a year and an average temperature of 18°C. Feel the fine sand of its wonderful beaches washed by the Mediterranean Sea, go for a stroll through the old town or visit the great Alcazaba and the Cathedral.

The taste of the South: Malaga offers an immense amount of restaurants so you can taste rich cuisine from Malaga. Michelin Stars awarded restaurants, such as José Carlos García; Beach bars and famous tapas restaurants. For those looking to immerse in Spanish culture, Malaga has over 50 museums and cultural spaces: The Picasso Museum is a must to get to know the famous painter; walk around the Pompidou Center to be delighted by its’ unique artworks belonging to the 20th and 21st centuries.
46 Homes: Studios and apartments with 1 and 2 bedrooms, with 1 or 2 bathrooms, living room and kitchen. Homes full of natural light with modern and durable design.

The apartment is delivered in optimal conditions, equipped with air conditioning and with fully equipped kitchen: units, refrigerator, hob, oven, extractor hood integrated into a high cabinet, washer/dryer machine and sink. White finishes.

Surface area ranging between 34m² to 85m², with parking spaces and storage rooms available for purchase.

The 3 floors are connected by an elevator.
Located in C / Marqués de Cádiz, in the center of Malaga, allows you to have all the services at hand. Marqués de Cádiz offers you the comfort of living in the center of a big city.

WALKING DISTANCE

- Public school: 1 min
- Bus stop: 3 min
- Los Salesianos school: 4 min
- Police: 5 min
- Superior Conservatory of Music: 7 min
- Stadium: 8 min
- University: 8 min
- Official school of languages: 9 min
- Shopping mall La Rosaleda: 15 min
- Old town: 15 min
- Hospital: 15 min
- Muelle 1: 25 min
- María Zambrano Train station: 30 min
FIND YOUR OPPORTUNITY

- 4th city with the largest number of real estate transactions in Spain, with an average of 88 sales per day (INE)

- Large communications network: Airport with more than 1,000,000 passengers per month, AVE and Port Maritime.

- Exponential economic growth, solidity in the business landscape.

- More than 320 days of sunshine per year and an average temperature of 19 °

- Numerous cultural and leisure activities: Museum Picasso, Pompidou Center, Muelle 1, more than 70 golf courses, sailing, fishing, festivals, shopping malls

- Great gastronomic variety: Estrella restaurants Michelin (José Carlos García), beach bars and the famous tapas restaurants.

Call Us: 622 677 719
info@otero.com.es
www.residencialmarquesdecadiz.com
FLOOR PLAN  |  ESTUDIO

BUILDED SURFACE: 37.12 m²

<table>
<thead>
<tr>
<th>TYPE</th>
<th>Hall + Kitchen</th>
<th>Bedroom</th>
<th>Bath</th>
</tr>
</thead>
<tbody>
<tr>
<td>SURFACE</td>
<td>6.81 m²</td>
<td>25.45 m²</td>
<td>4.38 m²</td>
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</tbody>
</table>
FLOOR PLAN | 1 BEDROOM

BUILDED SURFACE: 53,48 m²

<table>
<thead>
<tr>
<th>TYPE</th>
<th>Hall</th>
<th>Salon + kitchen</th>
<th>Bedrooms</th>
<th>Bath</th>
</tr>
</thead>
<tbody>
<tr>
<td>SURFACE</td>
<td>7,97 m²</td>
<td>22,64 m²</td>
<td>11,38 m²</td>
<td>4,46 m²</td>
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FLOOR PLAN  |  2 BEDROOMS

BUILDED SURFACE: 66,06 m²

<table>
<thead>
<tr>
<th>TYPE</th>
<th>Hall</th>
<th>Kitchen</th>
<th>Laundry</th>
<th>Salon + dining room</th>
<th>Bedroom</th>
<th>Bath</th>
<th>Master bedroom</th>
<th>bath</th>
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</thead>
<tbody>
<tr>
<td>SURFACE</td>
<td>2,68 m²</td>
<td>6,56 m²</td>
<td>2,28 m²</td>
<td>18,04 m²</td>
<td>8,39 m²</td>
<td>3 m²</td>
<td>10,68 m²</td>
<td>2,95 m²</td>
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PAYMENT TERMS

1. Deposit Contract
   Payment of 20%

2. Signing title deed First occupancy licence
   Payment of 80%

Price from: 114,800€ VAT not included
MARQUÉS DE CÁDIZ

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