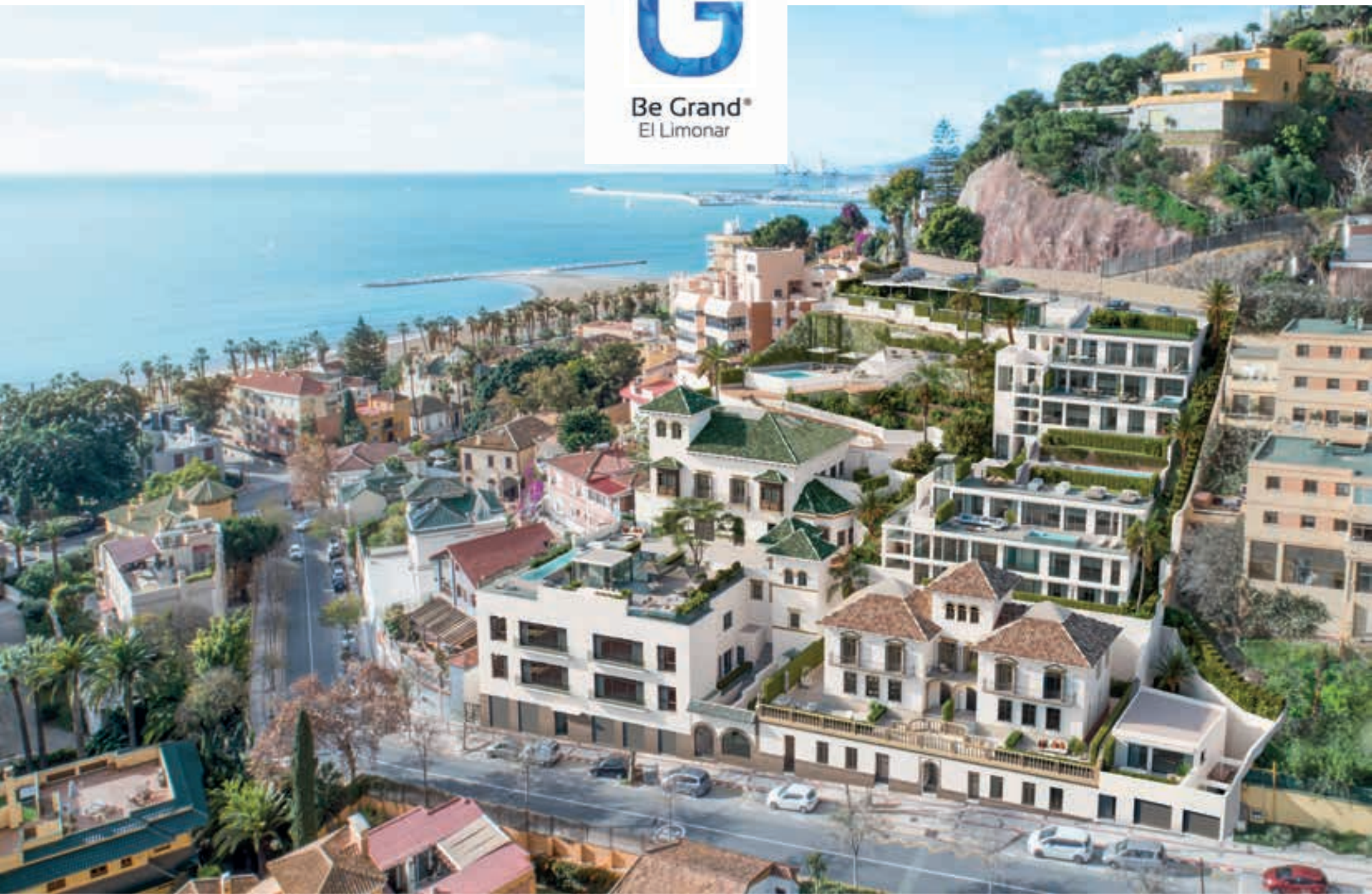




Be Grand®
El Limonar



ALL THE INFORMATION PROVIDED IN THIS DOSSIER IS FOR
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Be Grand®
El Limonar

IN PARTNERSHIP WITH

ADENDIA



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MALAGA, THE QUALITY OF LIFE YOU DESERVE

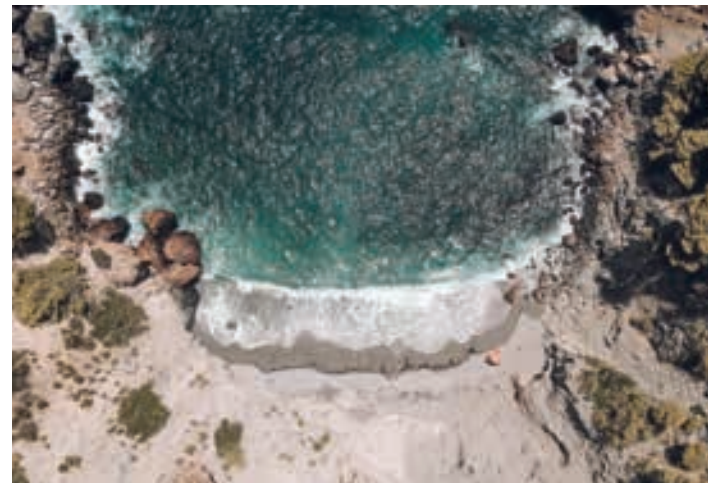
Malaga is a city full of history and traditions, which has reinvented and evolved over the centuries. From its origins as a Phoenician port to becoming **a cosmopolitan and touristic city**, it has been an example of adaptability and resilience.

In Malaga, you can find **everything you need**: culture, tradition, gastronomy, economy, coast, nature, innovation, connection, and hospitality. All to enjoy the quality of life you deserve.

Its excellent climatic conditions (**295 days of sunshine per year** and an average temperature of 20°C), its 175 km of coastline, and its strategic location in the Mediterranean make it a unique destination, both for residents and tourists.

But Malaga is not just sun and sea; it is also **the economic and technological capital of southern Spain**. The city is on the map for international investments and drives major cultural and technological projects, allowing for diversification and enrichment of the Malaga economy.





A CITY CONNECTED TO THE WORLD

By sea, land, and air, Malaga boasts excellent transportation links. A port with centuries of history that welcomes over 447,000 cruise passengers and handles 3.5 million tons of goods each year. It is home to the largest airport in southern Spain, serving 19.8 million passengers annually. Additionally, it hosts more than 2.5 million travelers on a high-speed train (AVE) connecting Malaga to Madrid in just 2.5 hours.

AND A LIFE INTERTWINED WITH THE SEA

The residential complex is located in a privileged position. A perfect enclave where history, good transportation, nature, beach, and relaxation come together. Just 15 minutes away from the city center!

HISTORIC CENTRE



HISTORICAL MONUMENTS



BEACH 200 METERS AWAY



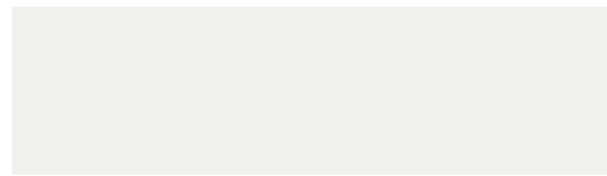
EL LIMONAR



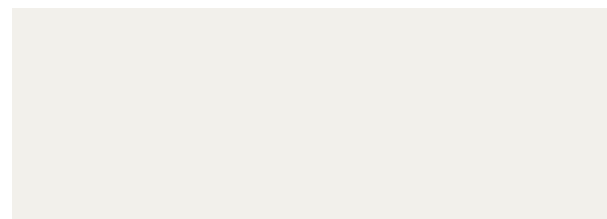
MUELLE UNO



BULLRING



CENTRE POMPIDOU



EL LIMONAR, THE JEWEL OF MALAGA

Be Grand El Limonar is **the perfect place** to enjoy everything the city has to offer. Located in a privileged location, just a few meters from the sea and next to the heart of Malaga, El Limonar offers all kinds of services and restaurants in a unique environment.

El Limonar is one of the most exclusive residential areas, characterized by architecture with stately historical traces surrounded by vegetation and a peaceful way of life.

Be Grand El Limonar is a true testimony to the splendor and greatness of the city, which has evolved and transformed over the centuries, and its residents will witness the legacy and beauty of Malaga every day.

LIVING SURROUNDED BY THE BEST

IN THE BEST AREA OF MALAGA

The neighborhood of El Limonar is known for its prestige and distinction. It hosts the city's best services, with top-notch schools and medical centers. Its location is ideal, just 10 minutes from the city center and 200 meters from the beach. Be Grand El Limonar is situated in an exclusive residential area full of history.



HOTELS

1. Gran Hotel Miramar 5* GL
2. Malaga Gibralfaro Parador



RESTAURANTS

8. El Refectorium Restaurant
9. Chiringuito Oasis Playa



EDUCATIONAL CENTRES

3. El Limonar School
4. Madre Asuncion School



POINTS OF INTEREST

10. Historic centre
11. Alcazaba
12. Malaga Cathedral



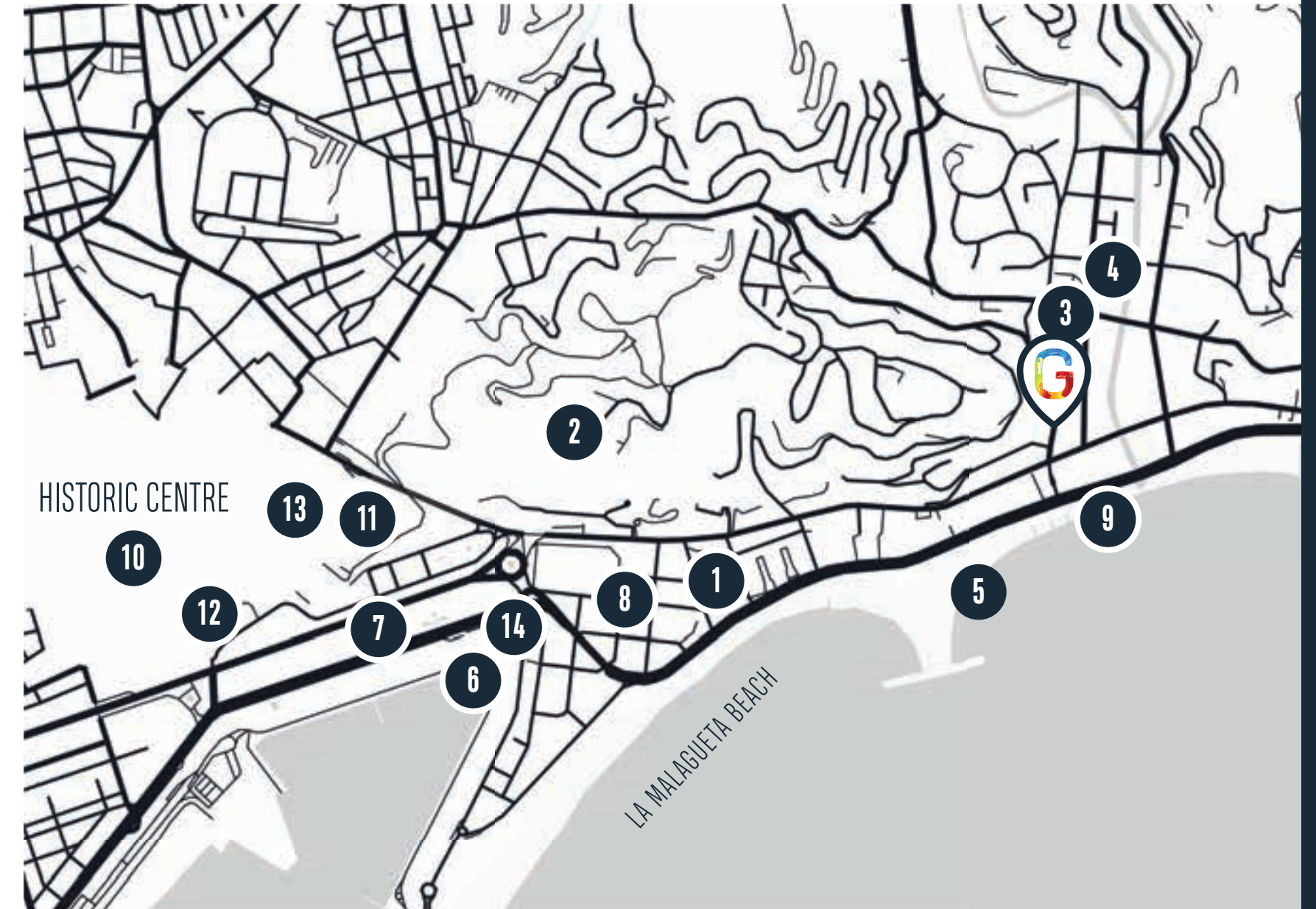
OUTDOORS

5. La Caleta Beach
6. Muelle Uno
7. The park of Malaga



MUSEUMS

13. Picasso Museum
14. Centre Pompidou Malaga



BE GRAND EL LIMONAR PROJECT

It is precisely this same ability of adaptation and resilience of Malaga over time that characterizes this **luxury housing project**, which combines new construction with the restoration of historic buildings. Be Grand El Limonar is a synthesis of past and present, paying homage to the city's rich history while embracing the future with an innovative vision.

The **restoration of historic buildings** is a daunting and complex task, requiring a deep understanding of the city's architecture and history. Therefore, we have worked with the best restoration experts to preserve and enhance the unique architectural elements of the historic buildings to be restored. The results are impressive, and the created homes maintain all the charm and authenticity of historic Malaga.

But the project is not limited solely to the restoration of historic buildings. **New construction homes** have also been designed, such as those encompassed under the title of Muelle Uno, designed with the highest standards of quality and comfort. The aim has been to create an integrated ensemble that offers the best of both worlds: the elegance and charm of the city's historic heritage alongside the functionality and modern lifestyle.



THE BUILDINGS

Be Grand El Limonar is located between Paseo de Salvador Rueda and Calle Ramal de Monte Sancha and comprises **five buildings** designed with the highest quality standards.

The complex features **luxury residences with magnificent facilities**. Two pools with panoramic views, a social area, rooftop, fully equipped gym, chillout zone, and nineteen parking spaces with electric charging provide everything needed for an unforgettable experience and unsurpassed quality of life, combining history, good transportation, amenities, beach, and relaxation.

ALCAZABA BUILDING / SR, 13

Internal and external rehabilitation of an existing building, comprising four residences.

CATEDRAL BUILDING / SR, 15

The oldest historic building in the complex, designed by architect Mr. Antonio Rubio Torres (1939). Rehabilitated and converted into three new residences.

TEATRO ROMANO BUILDING / SR, 17

Historic building, designed by architect Mr. Antonio Rubio Torres (1948). Rehabilitated and converted into five new residences.

MUELLE UNO BUILDING / RMS, 28

Newly constructed building comprising four residences.





ALCAZABA BUILDING

Be Grand El Limonar is a residential complex where contemporary blends with traditional. Therefore, we find **rehabilitated buildings**, such as the Alcazaba Building, alongside newly constructed or protected buildings as part of Málaga's historical heritage.

The Alcazaba Building is the result of exhaustive internal and external rehabilitation of an existing structure, including a comprehensive change to its façade. It comprises **four new residences** designed to the highest quality standards, each with **three bedrooms**.

Located at Salvador Rueda Street, 13, just 200 meters from the beach, it enjoys the magnificent communal areas of the Be Grand El Limonar project, as well as a chillout area and rooftop pool. This building includes five of the nineteen parking spaces for the entire complex on its ground floor.

FINISHING SPECIFICATIONS

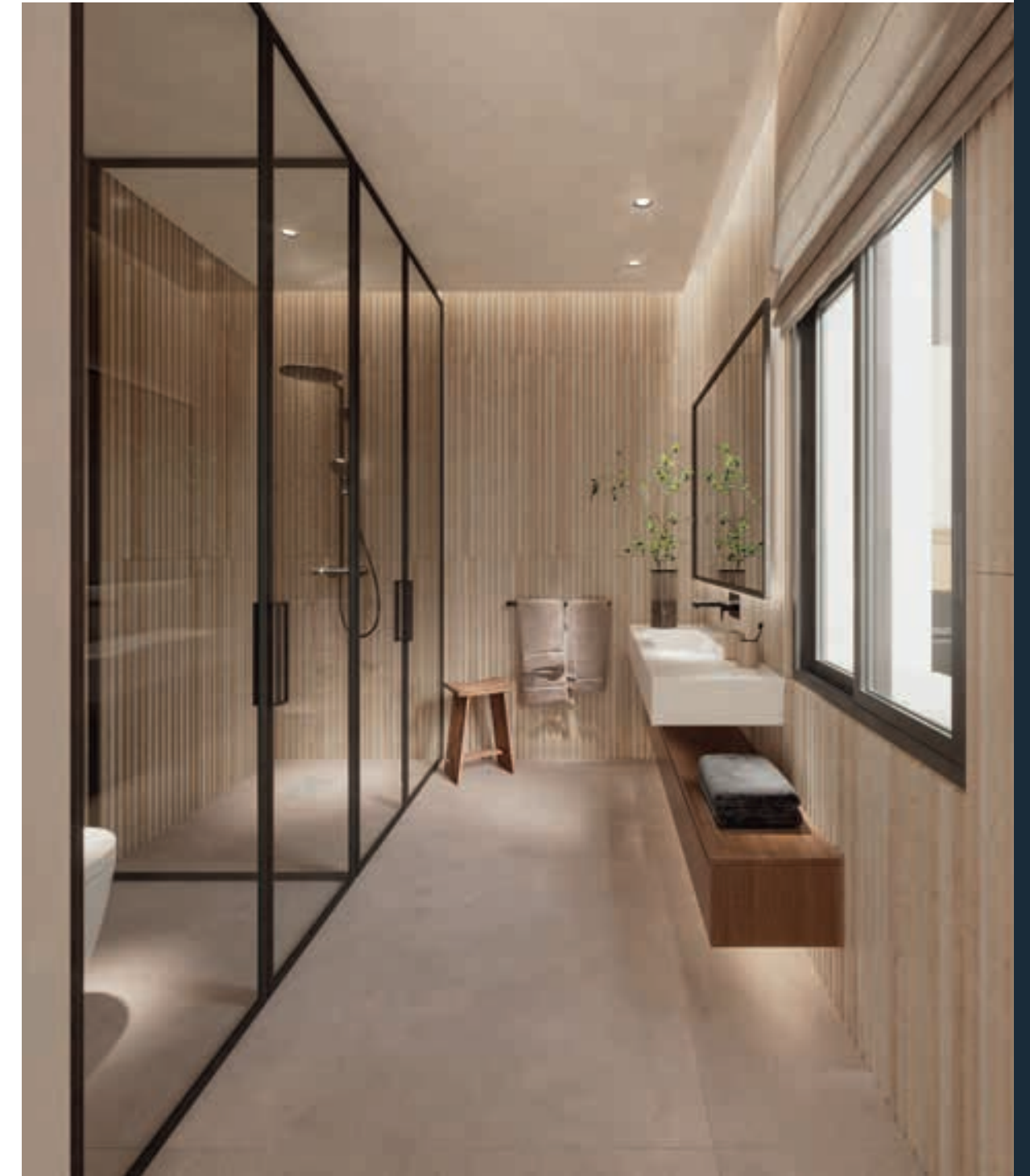


HOMES DESIGNED WITH SPACIOUS WINDOWS





**LUXURY
FINISHES,
DESIGNED
FOR YOU**



SPACIOUS AND WELCOMING SPACES





CATEDRAL BUILDING

This is the oldest building in the complex, designed in 1939 by architect Mr. Antonio Rubio Torres. A magnificent villa built on a hillside with numerous unique elements, both inside and throughout the plot, which will be carefully rehabilitated and enhanced for the enjoyment of its new residents.

It has been converted into **three new residences**, with those on the first and penthouse floors boasting the best views and orientation in the complex. History, quality, and unbeatable panoramic views characterize it. It is located at Salvador Rueda Street, 15, and enjoys privileged outdoor areas.

Inside, there are numerous historic details that are integrated into the new homes, including magnificent carved wooden doors, hydraulic flooring, elaborately crafted wrought ironwork, exterior carpentry, and unique wooden bay windows.



**TRADITION AND
INNOVATION
IN ONE SPACE**







TEATRO ROMANO BUILDING

This wonderful historic building is listed in the Catalog of Protected Buildings of the Urban Planning of Málaga (PGOU), with a degree of Architectural-I protection. It was completed in 1948 by architect Mr. Antonio Rubio Torres.

It features interesting elements on its façade, and the structure and internal organization of the building stand out for their uniqueness. The ground floor is organized through a system of porticos with semi-circular arches and open spaces. Meanwhile, the residences on the upper floors are distributed from the central volume containing the staircases providing access to the different levels. All these characteristics are highlighted in the intervention of this building.

Five residences with storage rooms are planned, of which three residences consist of one or two bedrooms on the ground floor, and on the upper floors, there are two single-family residences housing four bedrooms and a study. They enjoy a large private terrace with direct access from the street. Additionally, the project offers seven independent storage rooms.

LIVING THE CITY'S HISTORY FROM WITHIN







MUELLE UNO BUILDING

Muelle Uno is a **newly constructed building**, comprised of **four residences** ranging from two to three bedrooms and three to four bathrooms. These residences feature large terraces and private outdoor areas, connected by large windows to the interior spaces, offering expansive panoramic views from all areas. In addition to private pools and jacuzzis, the residences will have access to two pools with panoramic views and other communal areas such as the social area, chillout zone, rooftop, and gym.

It has pedestrian and vehicle access from Ramal de Monte Sancha Street, 28. It also has an additional pedestrian access from Paseo Salvador Rueda, 15, very convenient for access to the beach. The complex has a total of nineteen **parking spaces with electric charging**. And it enjoys spectacular outdoor areas, surrounded by green areas and privileged sea views.

FINISHING SPECIFICATIONS







**PRIVILEGED SEA VIEWS WITH
295 DAYS OF SUNSHINE PER YEAR**

SPACES DESIGNED WITH YOUR WELL-BEING IN MIND





EXCLUSIVE COMMUNAL AREAS

TWO POOLS WITH PANORAMIC VIEWS
SOCIAL AREA
ROOFTOP
FULLY EQUIPPED GYM
CHILLOUT ZONE
PARKING SPACES WITH ELECTRIC CHARGING





**STUNNING PANORAMIC VIEWS
FROM YOUR POOL**

MAGNIFICENT ROOFTOP, A UNIQUE PLACE



OUR HISTORY

BE GRAND®

Be Grand® is a Mexican company specializing in the creation of luxury apartments and offices.

After 19 years in the development and marketing of high-quality residential projects in AAA areas in Mexico, it has made the leap to Spain.

Thus, Be Grand® consolidates itself in the international real estate market of Latin America as one of the best brands offering spaces characterized by their modernity, efficiency, and quality.

Be Grand has the solid trust of various investors, both national and international, issuing Bond Certificates worth \$1,500 million in February 2018 and a CKD worth \$4,000 million in August.



Be Grand®

IN PARTNERSHIP WITH

ADENDIA



OUR PARTNERS

ADENDIA

Adendia is a company with over 40 years of experience, quality, and excellence in real estate management.

At Adendia, they have the experience, resources, and necessary team to provide comprehensive advice in the real estate sector. In addition to real estate promotion, Adendia specializes in the rehabilitation of historic buildings and comprehensive renovations, comprehensive consultancy, investments, project rescues, land management, and management of conservation and maintenance entities.

Since 1982, they have successfully completed projects throughout Spain totaling over 750,000 square meters built and a sales value of over 1.2 billion euros.

ADMARA CAPITAL

Admara Capital is a leading investment management company in Spain, headquartered in the cities of Madrid and Malaga. Founded in 2018, it has had a strong presence in the luxury residential market.

The firm aims to generate returns above the market average through the identification of interesting investment opportunities, designing and executing value creation strategies, and actively managing resources. It has a highly specialized team with professionals who have over 20 years of experience developing high-quality housing in Spain.

In the past year, alongside the Be Grand® team, Admara Capital has commenced the development of five new projects in prime locations.

GILMAR

Since 1983 it is at the forefront of the real estate sector in Spain. Today it operates rental markets, sale and purchase of new and second-hand homes, rural properties, capital markets, retail, international and bank-owned properties.

Its sales network comprises 36 sales teams located in Madrid, Málaga, Costa del Sol (Marbella, Estepona and Puerto Banús), Seville, the Cádiz coast and Las Palmas de Gran Canaria. GILMAR maintains business partnership with the best real estate companies in more than 35 countries.

The GILMAR holding group also includes other companies that reinforce their value proposition and are engaged in mortgage management (Hipogesban); construction, renovation, and interior design (Soluciones Constructivas); and appraisal and valuation of assets (Thirsa).

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