

AUSTRIA9

17 studios, 1- and 2-bedroom apartments, and commercial space
Calle Don Juan de Austria 9, Málaga



ABOUT US

Developer:

Sales:

**TRINIDAD
LIVING S.L**



We are a group of companies with more than 30 years of experience in the development and construction of homes.

Our team is highly qualified for project management and development, with a clear commitment to excellence and customer service. Our mission is to ensure maximum satisfaction for our clients. We dedicate our full attention and effort to create your dream home.

We offer transparency and a direct and permanent communication channel throughout the entire construction process. We'll answer your questions and guarantee excellent after-sales service.

Enjoy the experience of watching your home grow—we'll be with you every step of the way.





AN EXCEPTIONAL LOCATION.

CLOSE TO EVERYTHING

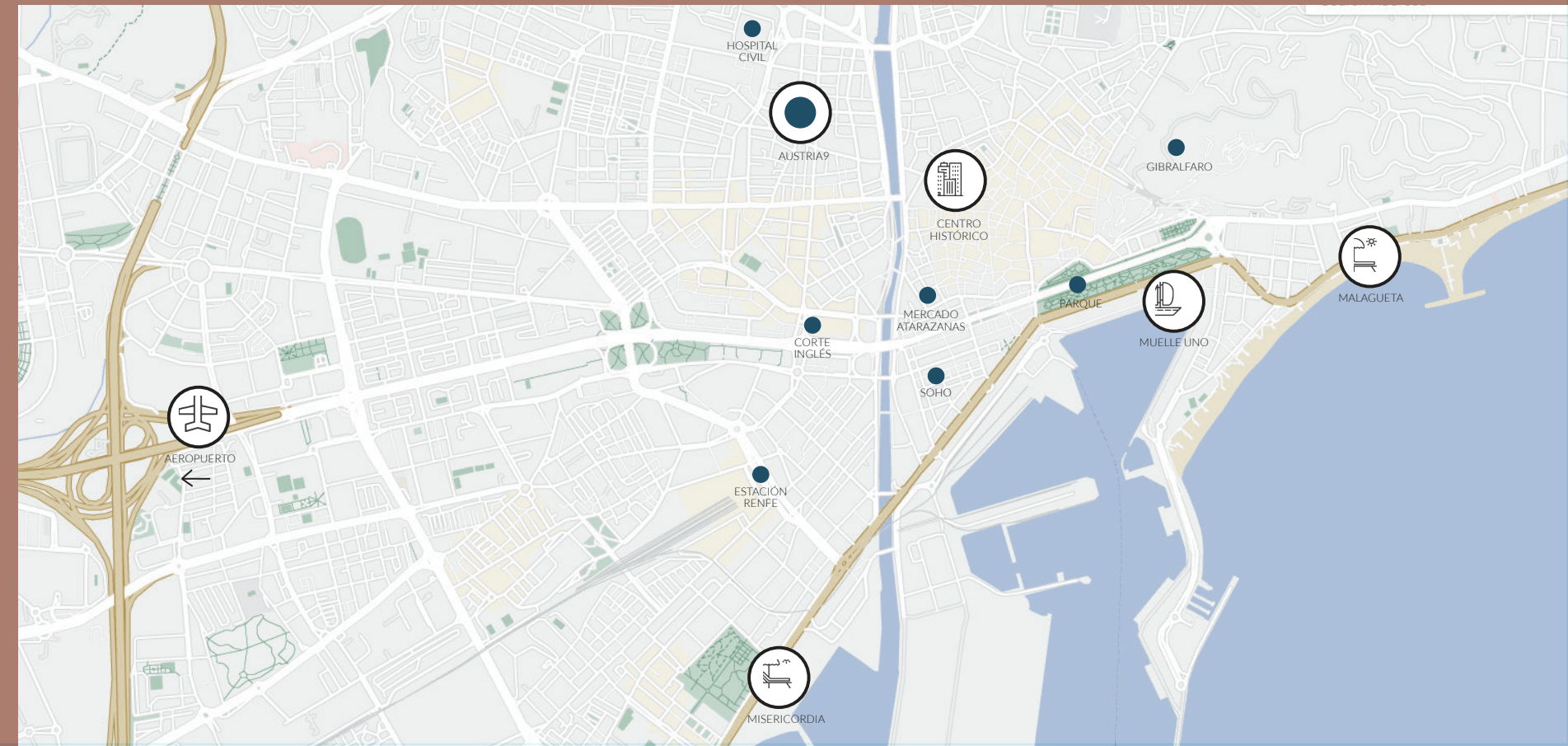
Discover the life of your dreams in the heart of Málaga! We present an exclusive development of 17 studios and 1- and 2-bedroom apartments, located just steps away from the vibrant city center.

The building is located on Don Juan de Austria Street, with east and west orientations, in a peaceful, tree-lined setting.

Just a few minutes' walk from the city center (12 minutes to Plaza de la Constitución, 8 minutes to Calle Carretería), it allows you to enjoy everything Málaga's downtown has to offer on a daily basis.

Additionally, the immediate surroundings offer all the shops, services, healthcare facilities, and infrastructure needed for everyday comfort, in a revitalized area that undoubtedly makes it an excellent investment for the future.

Don't miss this opportunity!



ELEGANCE AND DESIGN

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FUNCTIONAL AND COMFORTABLE SPACES

Living rooms with large windows that flood the entire space with light, with access to terraces—your own private urban oasis.

Open-concept kitchens with clean, modern design lines, allowing you to enjoy the views and spend time with your family at all times.

The perfect balance between Mediterranean tradition and contemporary urban living.



- PVC or aluminum window and door frames with thermal break. Double glazing (Climalit type) with solar control for excellent thermal and acoustic insulation.
- Large openings for better connection between the living room and terrace.
- External Thermal Insulation System (SATE) for maximum comfort and efficiency, preventing thermal bridging.
- High-quality porcelain tile flooring throughout the home. Selection options will be offered.
- Suspended ceilings throughout the home to house installations and lighting.
- Designer kitchens, fully furnished and equipped with appliances.
- Domestic hot water production via communal aerothermal system, supported by photovoltaic energy for greater energy savings. Individual climate control.
- Reinforced entrance door and white lacquered interior doors.
- Top-brand bathroom fixtures (Roca or similar) with single-lever taps, flat shower tray, vanity unit with drawers, and mirror.
- Built-in wardrobes with white lacquered doors and textile-style interior finish.
- Communal laundry room and drying terrace on the ground floor.
- High-quality electrical fittings and video intercom.
- Energy-efficient LED lighting in common areas for greater energy savings.

See the full specifications document attached for complete details.

CALIDADES EXCEPCIONALES

A carefully considered design, honoring its privileged location, forms the foundation of a project aimed at meeting all the quality and equipment demands your home requires.

The residences are built with the finest materials and construction systems available on the market and are equipped with the most modern installations to make your life more comfortable and convenient.

The project blends practical, functional design with cutting-edge architecture, aiming for both a striking exterior and a warm, luxurious, and welcoming interior.

The thoughtfully designed terraces extend your living space and let the Málaga sun flood into your home. See the specifications document attached for full details.



-PREMIUM FINISHES



-MODERN DESIGN



-THE BEST TECHNICAL EQUIPMENT



-EXCEPTIONAL SALES SUPPORT



“Magnificent spaces
designed to be lived in”



CONSTRUCTIVE LOGIC

The project was conceived with the aim of creating comfortable homes, where the main living areas face the pleasant Don Juan de Austria Street, offering views of the tree-lined avenue.

The bedrooms are oriented toward the inner courtyard, providing a quieter and more peaceful atmosphere.

The upper floors offer impressive views of the Cathedral, Mount Gibralfaro, and the Church of San Pablo.

Circulation areas have been optimized and centralized to maximize the usable living space.

The design focuses on creating spacious, functional, and comfortable interiors, with access to inviting private terraces.

On the façade, the terrace areas feature a ventilated façade system with a high-value terracotta finish, resulting in a striking volumetric composition and top-quality appearance. This white/terracotta color scheme becomes the building's hallmark, highlighting its warm and Mediterranean character.

The goal has been to create a building that adds value to its surroundings, with elegant and timeless architecture.

With over 30 years of experience building homes and a long list of satisfied clients, we are proud of our reputation. Attention to detail and personalized service are our trademarks.

You won't regret it!



TYPE FLOOR (PRIMERA)



INTIMATE WARM SPACES

Bedrooms with natural light and en-suite bathrooms featuring top-quality fixtures.

Interior doors and wardrobe carpentry finished in white lacquer.
Premium finishes, equipment, installations, and materials.

Spaces filled with light, offering a Mediterranean lifestyle through a unique blend of design and sustainability.

SPACE FOR EVERYTHING

Although the building does not have a basement, parking spaces are available for sale in a building located very close to the property.

Feel free to contact us with no obligation.

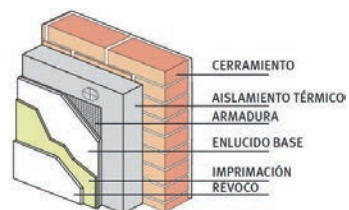


- + SAVINGS
- + WELL-BEING
- + ADDED VALUE
- ENERGY
- NOISE
- CO2



EFFICIENT SAVINGS

WE USE TECHNOLOGY TO MAKE YOUR HOUSE BETTER



We are committed to the future through sustainable construction, both during the building process and throughout the lifetime of the home. All our residences offer high energy efficiency, so while you're helping to protect the environment, you also enjoy the benefits that come with it.

Because your new home is energy efficient, you'll notice lower utility bills at the end of the month and improved overall comfort.

We use high-performance window systems with double glazing that offer both acoustic and solar control, helping maintain a consistent indoor temperature—reducing the need for excessive climate control.

At the same time, along with thermal comfort, you'll experience significantly reduced noise, allowing you to rest peacefully without any disturbance.

Additionally, we use an External Thermal Insulation System (SATE) for the building's façade. This exterior insulation wraps the façade, minimizing thermal bridges and energy loss. These efficiency improvements help reduce CO₂ emissions, so every day—effortlessly and without even realizing it—you'll be contributing to the care of our planet.



Information and prices:

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