

# JARAMA 22

MÁLAGA - PEDREGALEJO

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# MÁLAGA

## Capital of the New Mediterranean

Málaga has established itself as one of the most attractive cities in the Mediterranean thanks to its climate, culture, and continuously evolving urban model. With a privileged coastal setting and an internationally recognised cultural scene, the city seamlessly combines tradition, innovation, and quality of life.

In recent years, Málaga East has become one of the city's most exclusive residential areas. Its peaceful character, proximity to the sea, and high-level services make it the preferred choice for families and residents seeking wellbeing and a comfortable lifestyle without giving up closeness to the city centre.

Living in Málaga means enjoying a unique rhythm of life, where the Mediterranean sets the pace and history, modernity, and wellbeing are part of everyday life.

# MÁLAGA EAST

## Exclusivity and Privacy

Málaga East is the most exclusive and highly sought-after residential area of the city—an enclave where tradition, prestige, and quality of life come together.

From this privileged location, the beaches of Pedregalejo unfold before you, alongside the unmistakable maritime essence of Baños del Carmen, a historic landmark full of charm and local life.

Jarama 22 is located just a five-minute walk from its traditional beach restaurants, terraces, and the seaside promenade—an environment that invites year-round enjoyment of the Mediterranean, whether strolling by the sea, savouring local cuisine, or watching the sunset over the bay.



BAÑOS DEL CARMEN



## MÁLAGA AIRPORT

20 km - 18 min

## MOTORWAY

1,5 km - 5 min

The development is set in a well-connected location within Málaga, one of the most culturally, economically, and technologically dynamic cities in southern Europe.

From here, residents enjoy easy access to beaches, shopping centres, leisure areas, and essential services, while preserving the tranquillity of a residential setting. Living here means embracing the Mediterranean climate, excellent transport links, and all the opportunities offered by a vibrant and growing capital—without compromising the calm and quality of life that define the Costa del Sol.



Estepona  
60 min

Marbella  
50 min

La Cala de Mijas  
40 min

Fuengirola  
35 min

Benalmádena  
30 min

Málaga  
10 min

J22

Rincón de la Victoria  
30 min

Torre del Mar  
20 min

Torrox  
30 min

Nerja  
40 min



# THE PROJECT

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Jarama 22 is a boutique development of just **8 exclusive homes** located in **Pedregalejo**, one of the most prestigious areas of Málaga East. A project designed for those who value privacy, energy efficiency, and contemporary design.

The complex blends harmoniously into its privileged surroundings, bordered by a green area to the front that guarantees **uninterrupted sea views**, and another to the north that enhances **privacy**. Its architecture stands out for its clean, minimalist lines, double-height spaces in duplex layouts, and expansive glazing that maximises natural light.

All homes feature private outdoor areas and **open views over the Bay of Málaga**, creating a living environment where comfort and style are elevated to a superior level.

# EXTERIORS

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The exterior design of Jarama 22 integrates elegantly into the residential surroundings of Pedregalejo, thanks to its clean and contemporary aesthetic.

The development features a **communal rooftop swimming pool**, a unique space from which to enjoy panoramic views over the city and the sea.

In addition, the homes offer either **private solariums or generous spaces connected to the basement level**, providing privacy and versatility to adapt each home to the owner's lifestyle.





## INTERIORS

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The interiors have been carefully designed to offer spaciousness and natural light, with special attention to comfort and the quality of materials.

The duplex homes stand out with their **double-height living areas**, where verticality and natural light take centre stage.

Homes with integrated basements allow for fully customisable spaces—ideal for leisure areas, home offices, gyms, playrooms, or additional storage—all directly connected to the main residence.





## SPECIFICATIONS

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Jarama 22 is committed to a modern and efficient construction standard, incorporating state-of-the-art materials and systems:

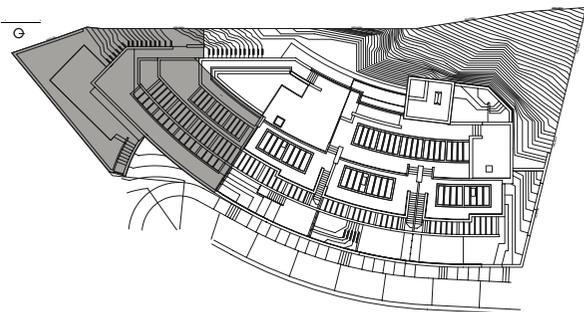
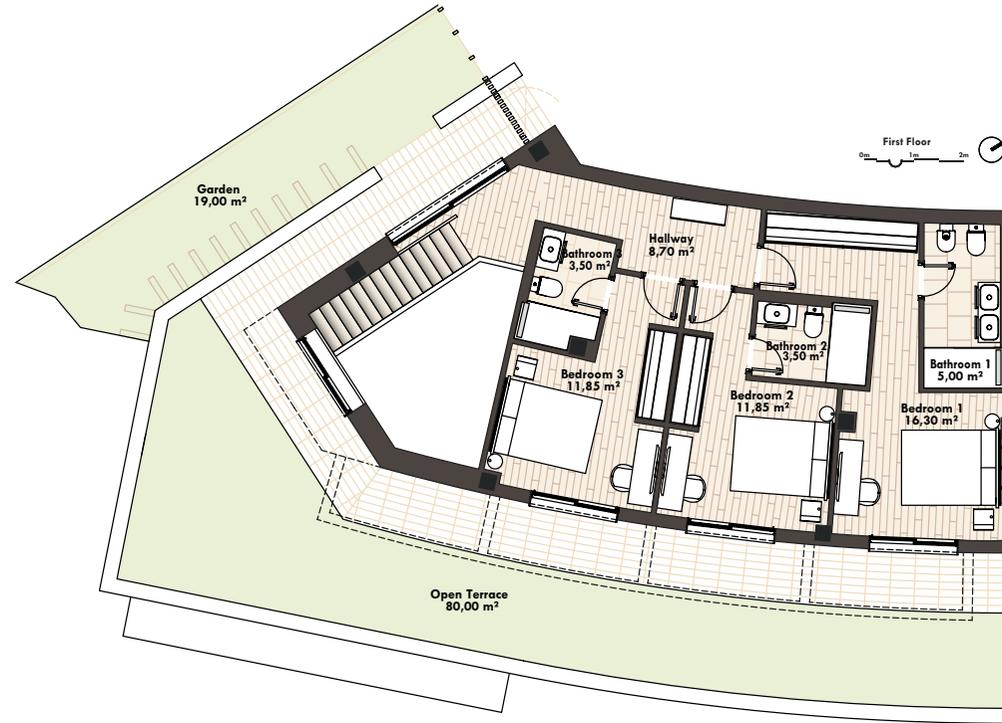
- High-efficiency aérothermal system
- Underfloor heating throughout the home
- Minimalist aluminium joinery with large-format windows
- High-performance thermal and acoustic insulation
- Premium-quality porcelain flooring
- Parking spaces with capacity for two vehicles per home



# Apartment 01

GROUND FLOOR A

Entrance Hall	3.00 m <sup>2</sup>
Living / Dining Room / Kitchen	44.40 m <sup>2</sup>
Pantry / Laundry Room	2.00 m <sup>2</sup>
Hallway	8.70 m <sup>2</sup>
Bedroom 1	16.30 m <sup>2</sup>
Bedroom 2	11.85 m <sup>2</sup>
Bedroom 3	11.85 m <sup>2</sup>
Bathroom 1	5.00 m <sup>2</sup>
Bathroom 2	3.50 m <sup>2</sup>
Bathroom 3	3.50 m <sup>2</sup>
Guest Toilet	2.00 m <sup>2</sup>
Terraces & Gardens	208.00 m <sup>2</sup>
Total Usable Interior Area	112.10 m <sup>2</sup>
Total Usable Area (Ground Floor)	123.31 m <sup>2</sup>
Total Built Area (BOJA)	188.96 m <sup>2</sup>
Storage Room	6.50 m <sup>2</sup>



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# Apartment 02

1º A

Entrance Hall	3.00 m <sup>2</sup>
Living / Dining Room / Kitchen	38.30 m <sup>2</sup>
Hallway	7.40 m <sup>2</sup>
Bedroom 1	20.40 m <sup>2</sup>
Bedroom 2	13.80 m <sup>2</sup>
Bedroom 3	13.80 m <sup>2</sup>
Bathroom 1	5.90 m <sup>2</sup>
Bathroom 2	3.65 m <sup>2</sup>
Bathroom 3	3.75 m <sup>2</sup>
Guest Toilet	1.90 m <sup>2</sup>

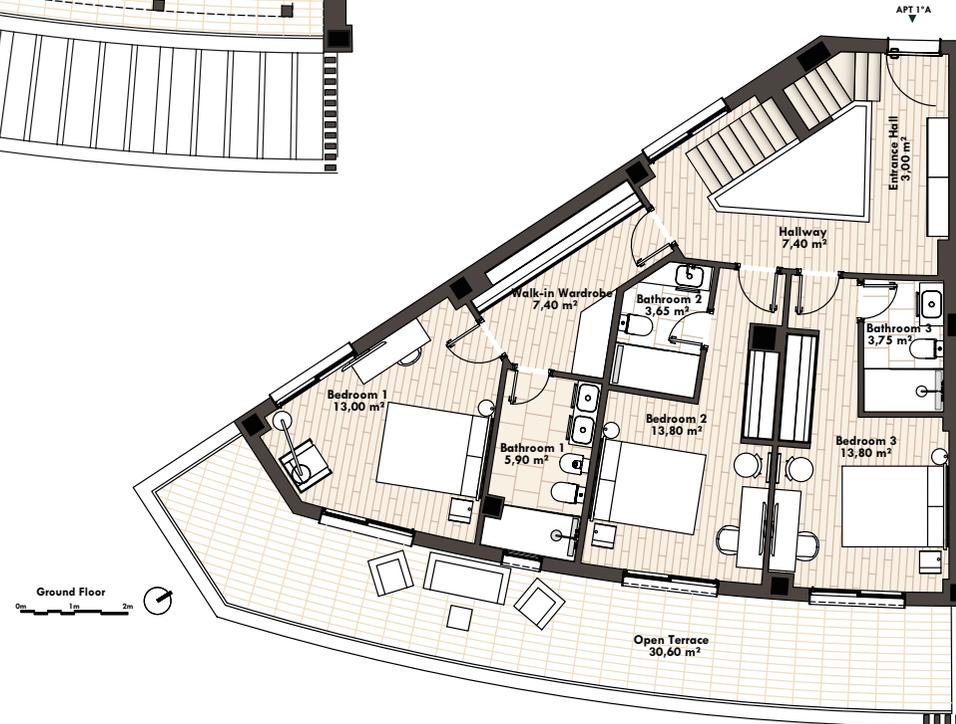
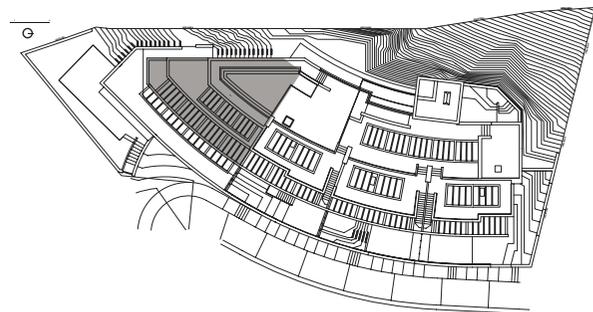
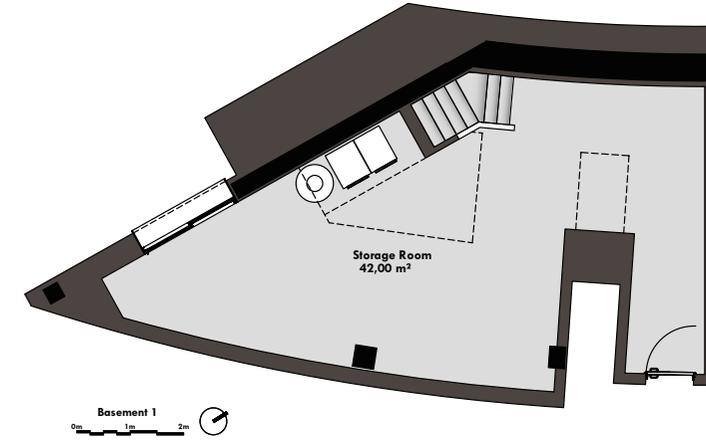
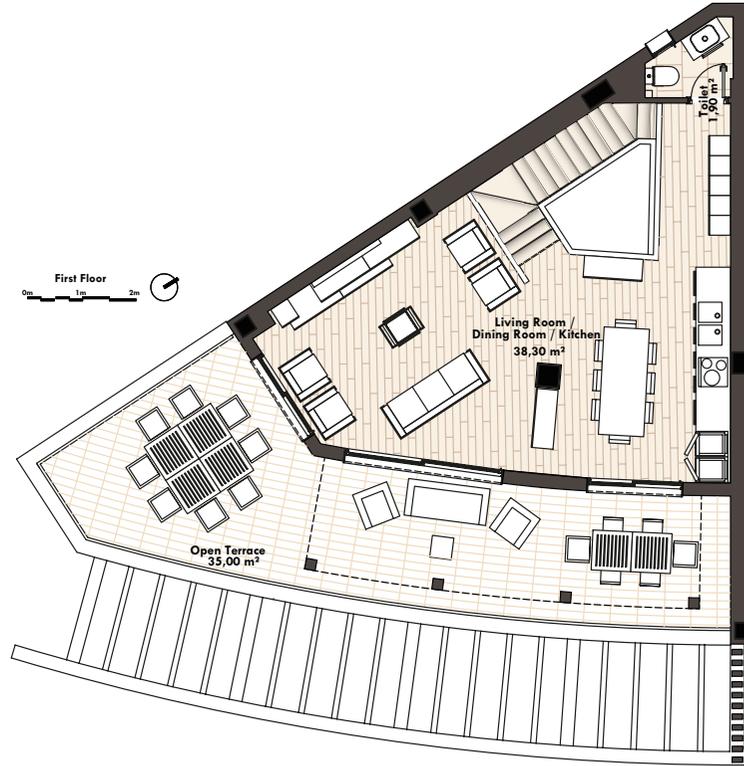
Terraces 65.60 m<sup>2</sup>

Total Usable Interior Area 111.90 m<sup>2</sup>

Total Usable Area (BOJA) 123.09 m<sup>2</sup>

Total Built Area (BOJA) 187.37 m<sup>2</sup>

Storage Rooms 59.50 m<sup>2</sup>

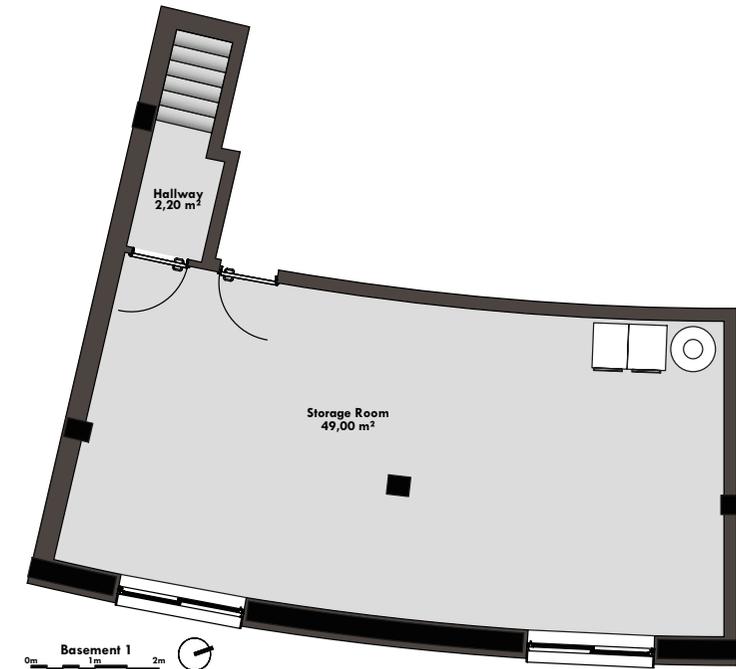
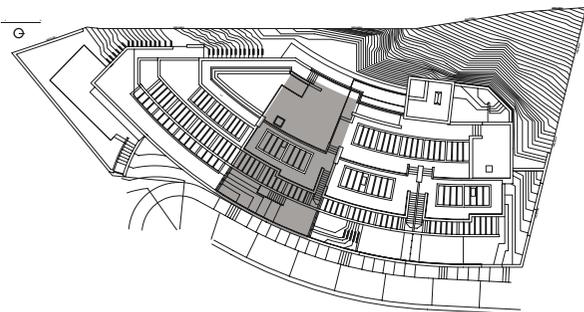
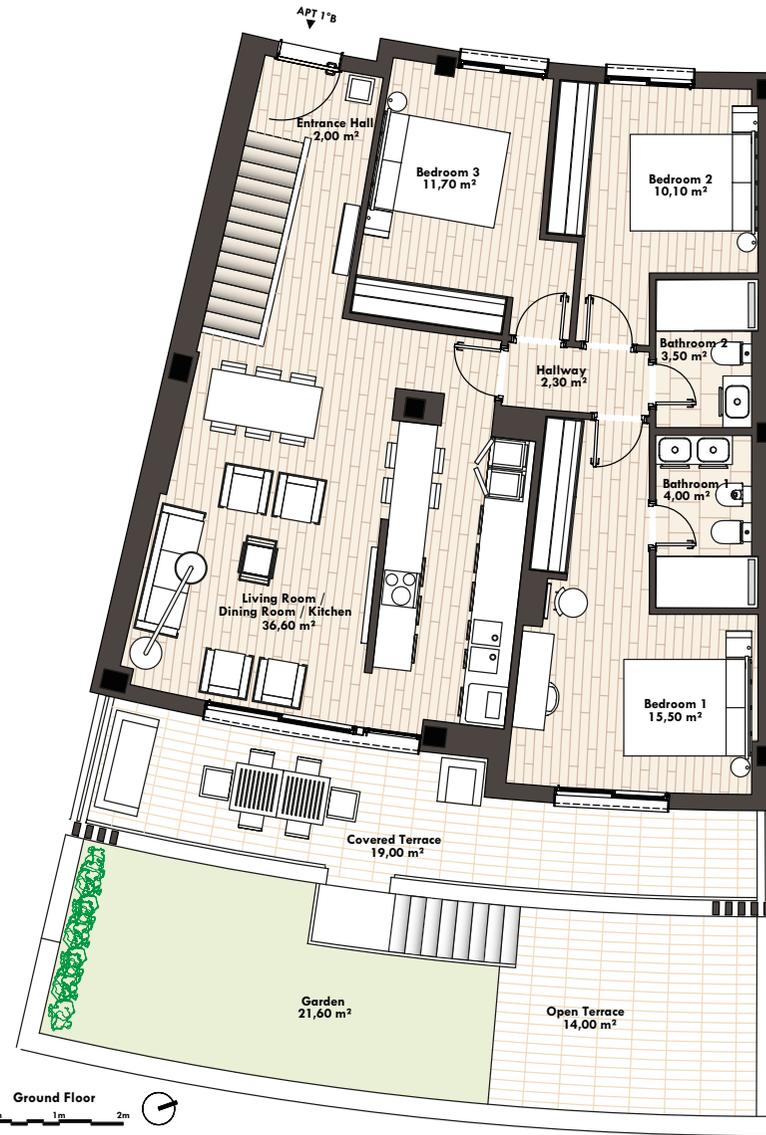


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# Apartment 03

1º B

Entrance Hall	2.00 m <sup>2</sup>
Living / Dining Room / Kitchen	36.60 m <sup>2</sup>
Hallway	2.30 m <sup>2</sup>
Bedroom 1	15.50 m <sup>2</sup>
Bedroom 2	10.10 m <sup>2</sup>
Bedroom 3	11.70 m <sup>2</sup>
Bathroom 1	4.00 m <sup>2</sup>
Bathroom 2	3.50 m <sup>2</sup>
Terraces & Gardens	54.60 m <sup>2</sup>
Total Usable Interior Area	85.70 m <sup>2</sup>
Total Usable Area (BOJA)	94.27 m <sup>2</sup>
Total Built Area (BOJA)	140.79 m <sup>2</sup>
Storage Rooms	68.20 m <sup>2</sup>

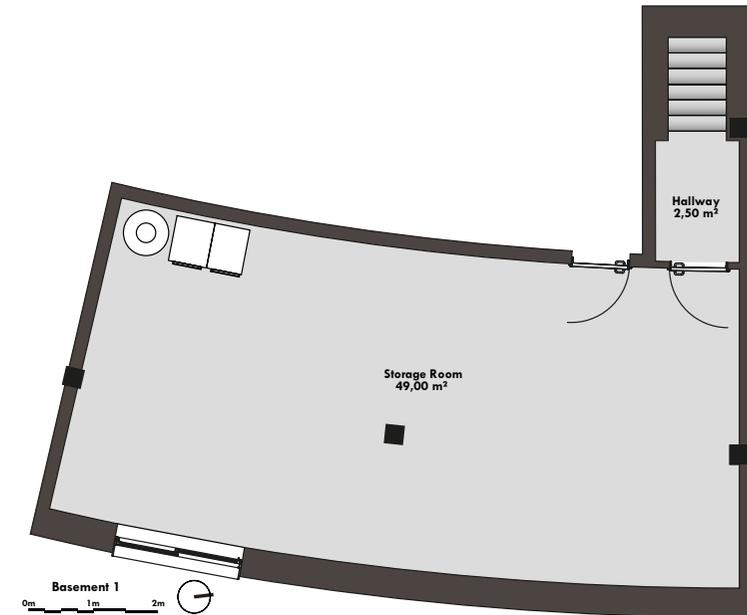
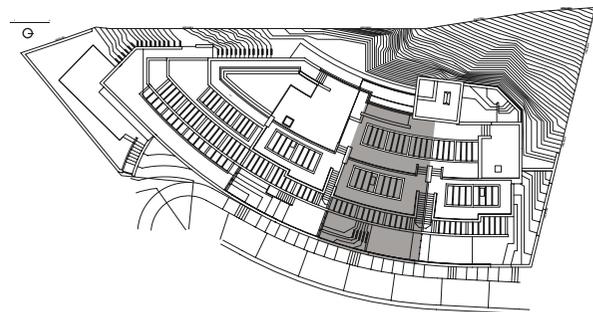
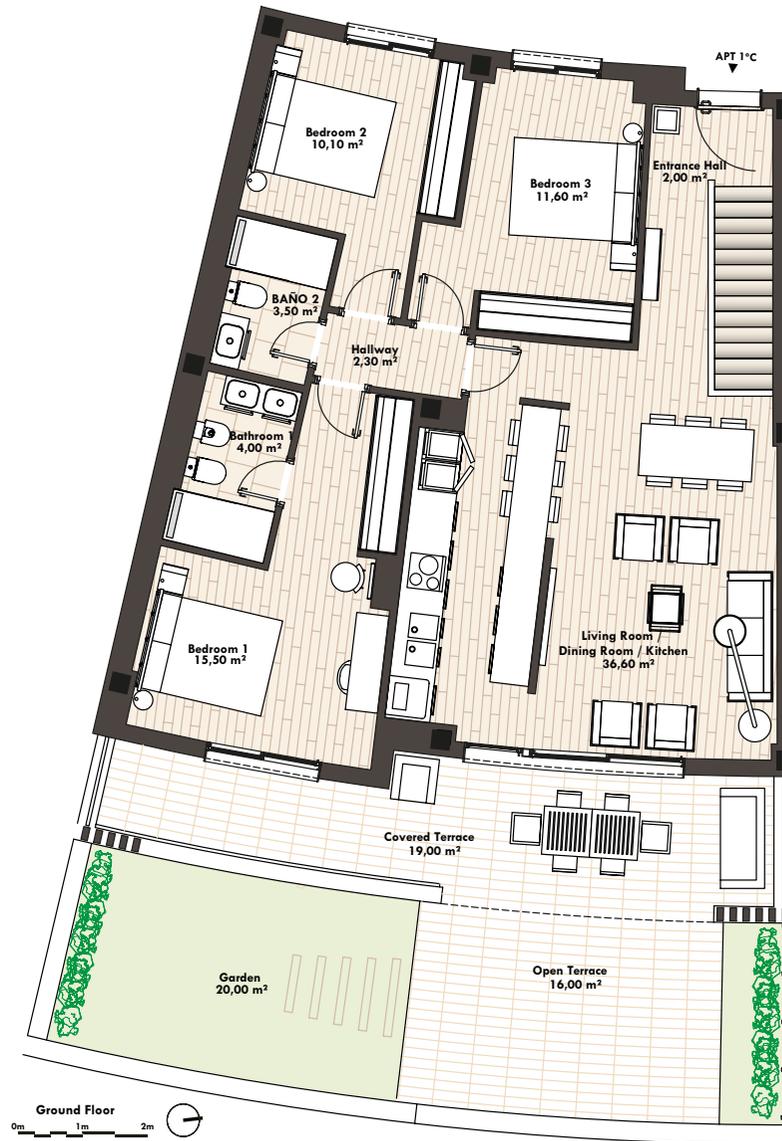


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# Apartment 04

1º C

Entrance Hall	2.00 m <sup>2</sup>
Living / Dining Room / Kitchen	36.60 m <sup>2</sup>
Hallway	2.30 m <sup>2</sup>
Bedroom 1	15.50 m <sup>2</sup>
Bedroom 2	10.10 m <sup>2</sup>
Bedroom 3	11.60 m <sup>2</sup>
Bathroom 1	4.00 m <sup>2</sup>
Bathroom 2	3.50 m <sup>2</sup>
Terraces & Gardens	55.00 m <sup>2</sup>
Total Usable Interior Area	85.60 m <sup>2</sup>
Total Usable Area (BOJA)	94.16 m <sup>2</sup>
Total Built Area (BOJA)	140.79 m <sup>2</sup>
Storage Rooms	68.20 m <sup>2</sup>



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# Apartment 05

1° D

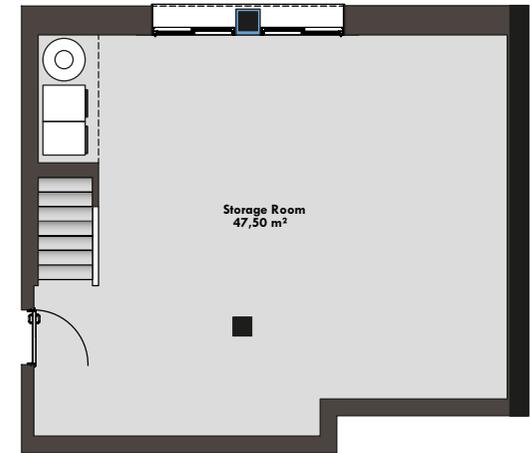
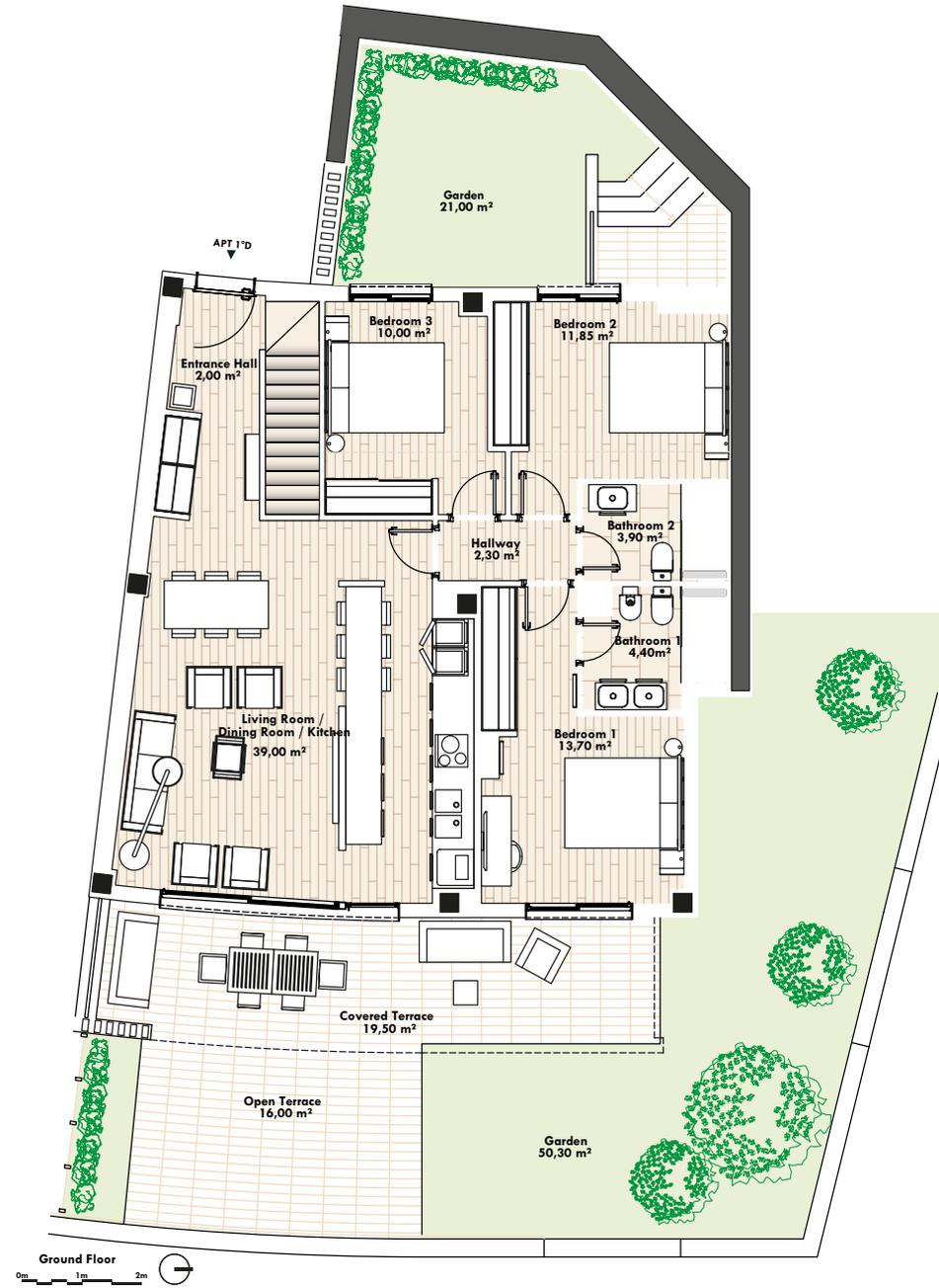
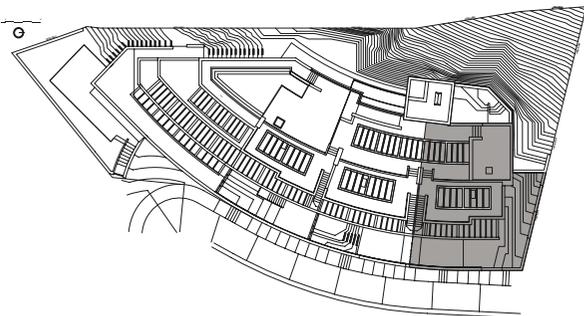
Entrance Hall	2.00 m <sup>2</sup>
Living / Dining Room / Kitchen	39.00 m <sup>2</sup>
Hallway	2.30 m <sup>2</sup>
Bedroom 1	13.70 m <sup>2</sup>
Bedroom 2	11.85 m <sup>2</sup>
Bedroom 3	10.00 m <sup>2</sup>
Bathroom 1	4.40 m <sup>2</sup>
Bathroom 2	3.90 m <sup>2</sup>

Terraces & Gardens 106.80 m<sup>2</sup>

Total Usable Interior Area 87.15 m<sup>2</sup>  
 Total Usable Area (BOJA) 95.87 m<sup>2</sup>

Total Built Area (BOJA) 145.13 m<sup>2</sup>

Storage Rooms 62.90 m<sup>2</sup>

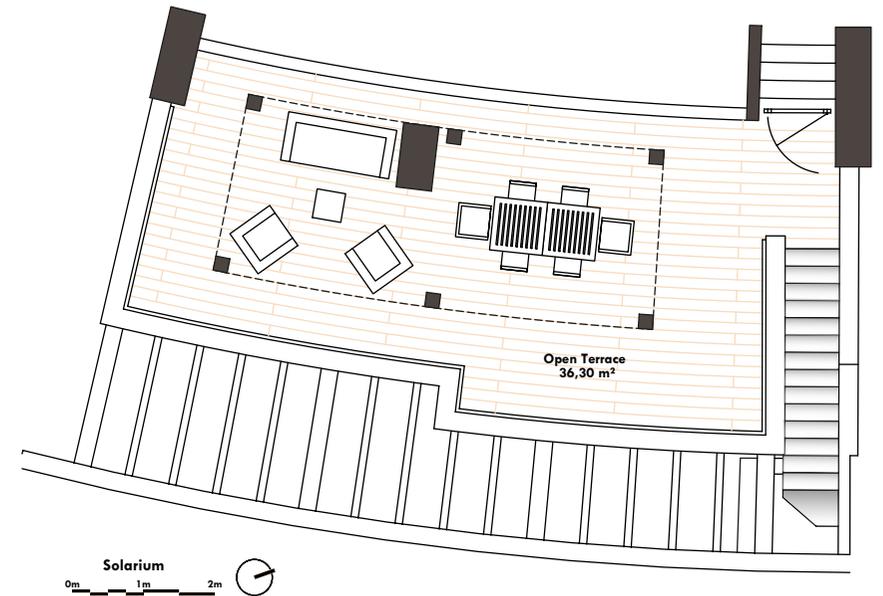
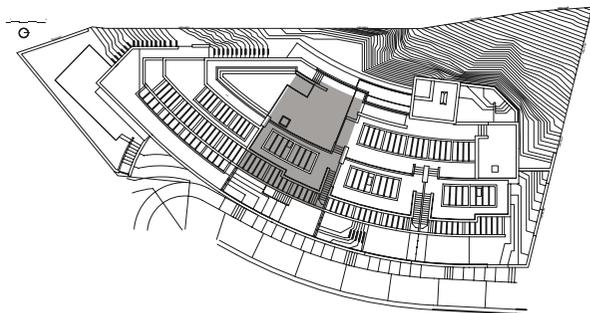
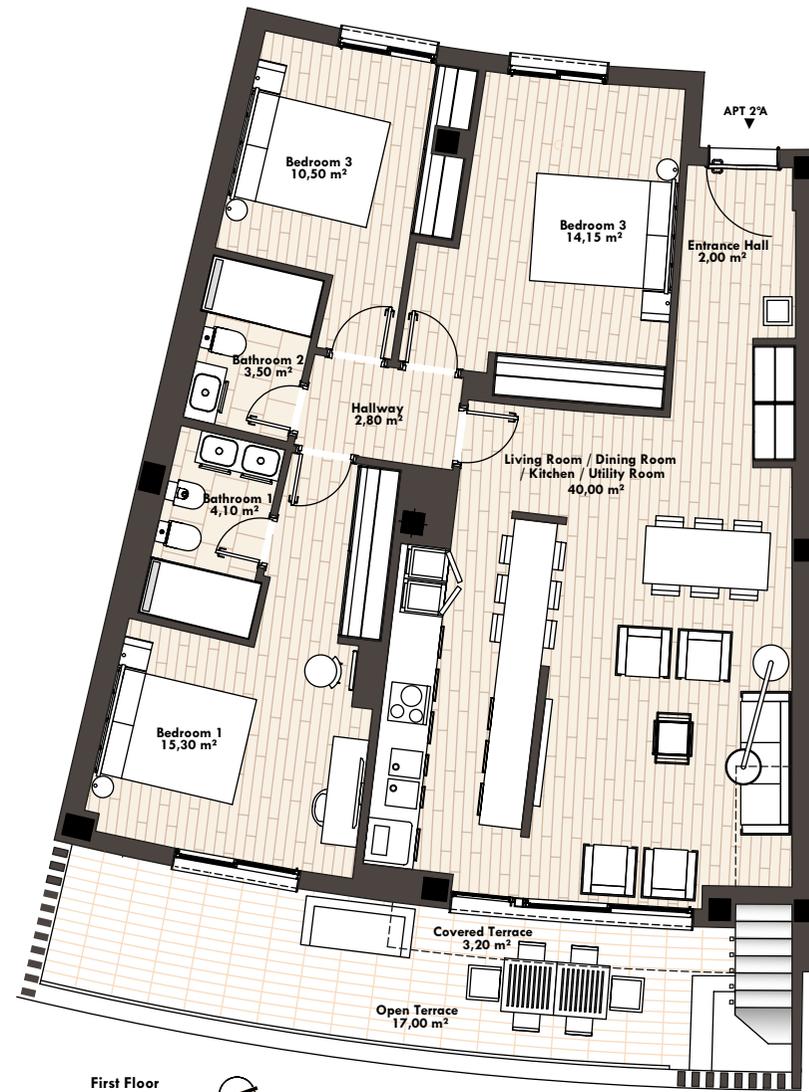


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# Apartment 06

2° A

Entrance Hall	2.00 m <sup>2</sup>
Living / Dining Room / Kitchen	40.00 m <sup>2</sup>
Hallway	2.80 m <sup>2</sup>
Bedroom 1	15.30 m <sup>2</sup>
Bedroom 2	10.50 m <sup>2</sup>
Bedroom 3	14.15 m <sup>2</sup>
Bathroom 1	4.10 m <sup>2</sup>
Bathroom 2	3.50 m <sup>2</sup>
Terraces	56.50 m <sup>2</sup>
Total Usable Interior Area	92.35 m <sup>2</sup>
Total Usable Area (BOJA)	101.59 m <sup>2</sup>
Total Built Area (BOJA)	147.20 m <sup>2</sup>
Storage Rooms	30.50 m <sup>2</sup>

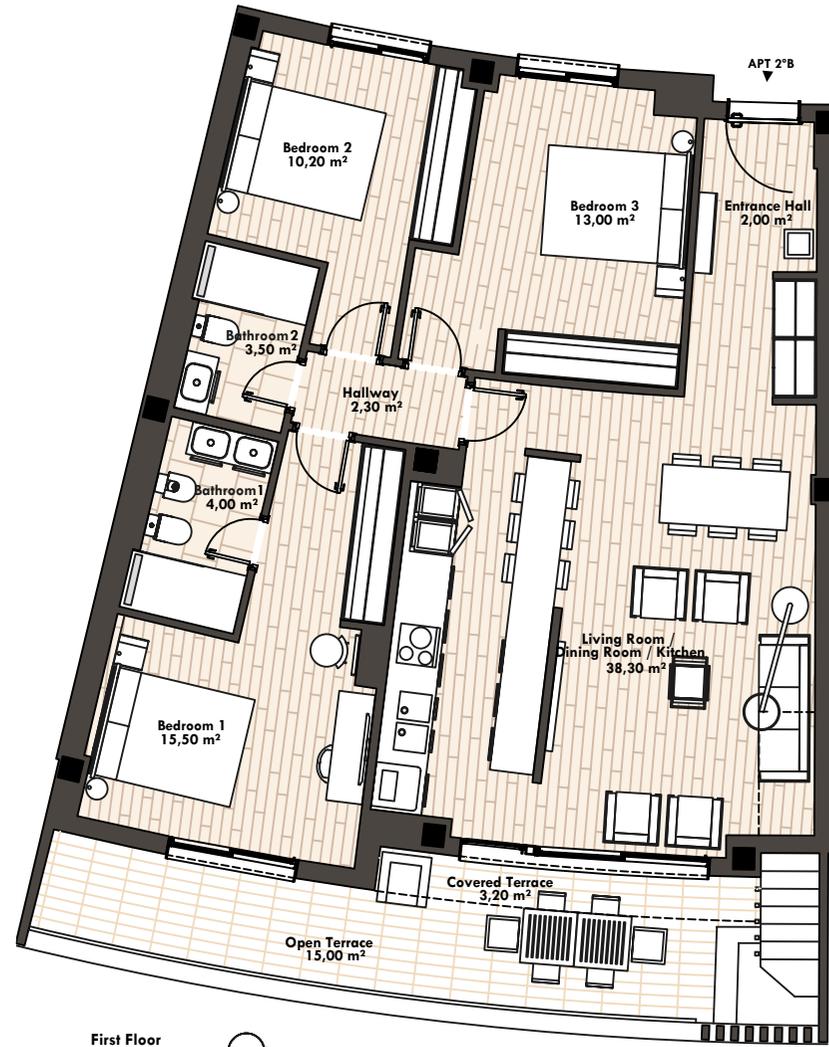


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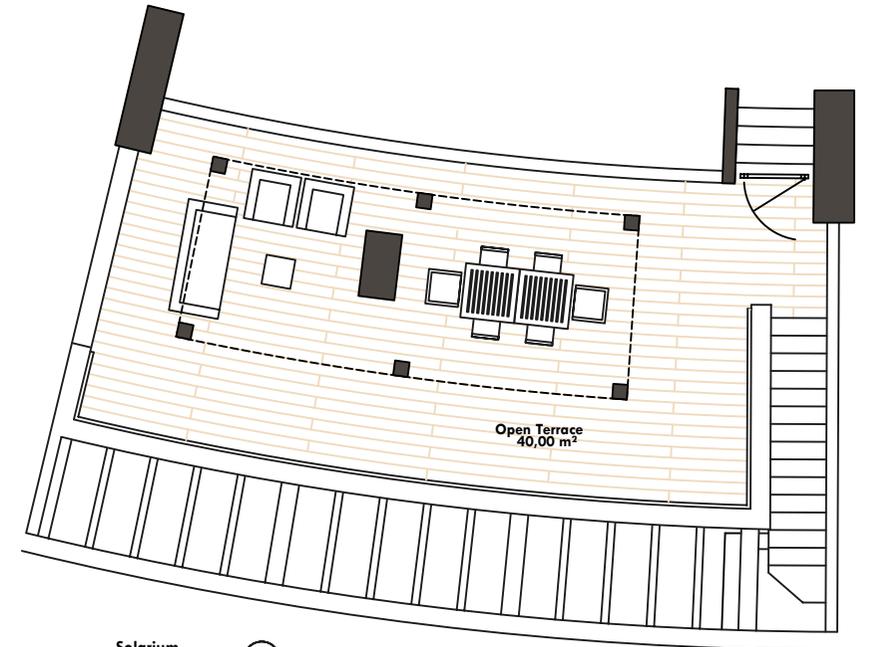
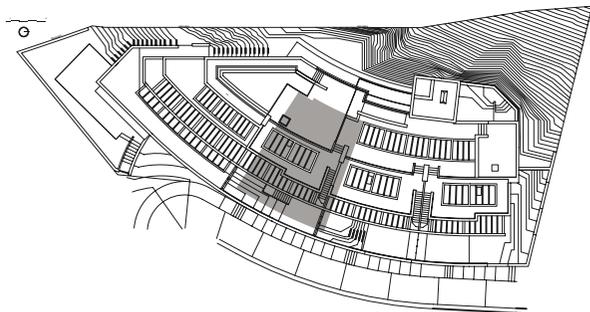
# Apartment 07

2° B

Entrance Hall	2.00 m <sup>2</sup>
Living / Dining Room / Kitchen	38.30 m <sup>2</sup>
Hallway	2.30 m <sup>2</sup>
Bedroom 1	15.50 m <sup>2</sup>
Bedroom 2	10.20 m <sup>2</sup>
Bedroom 3	13.00 m <sup>2</sup>
Bathroom 1	4.00 m <sup>2</sup>
Bathroom 2	3.50 m <sup>2</sup>
Terraces	58.20 m <sup>2</sup>
Total Usable Interior Area	88.80 m <sup>2</sup>
Total Usable Area (BOJA)	97.68 m <sup>2</sup>
Total Built Area (BOJA)	140.79 m <sup>2</sup>
Storage Rooms	30.50 m <sup>2</sup>



First Floor  
0m 1m 2m



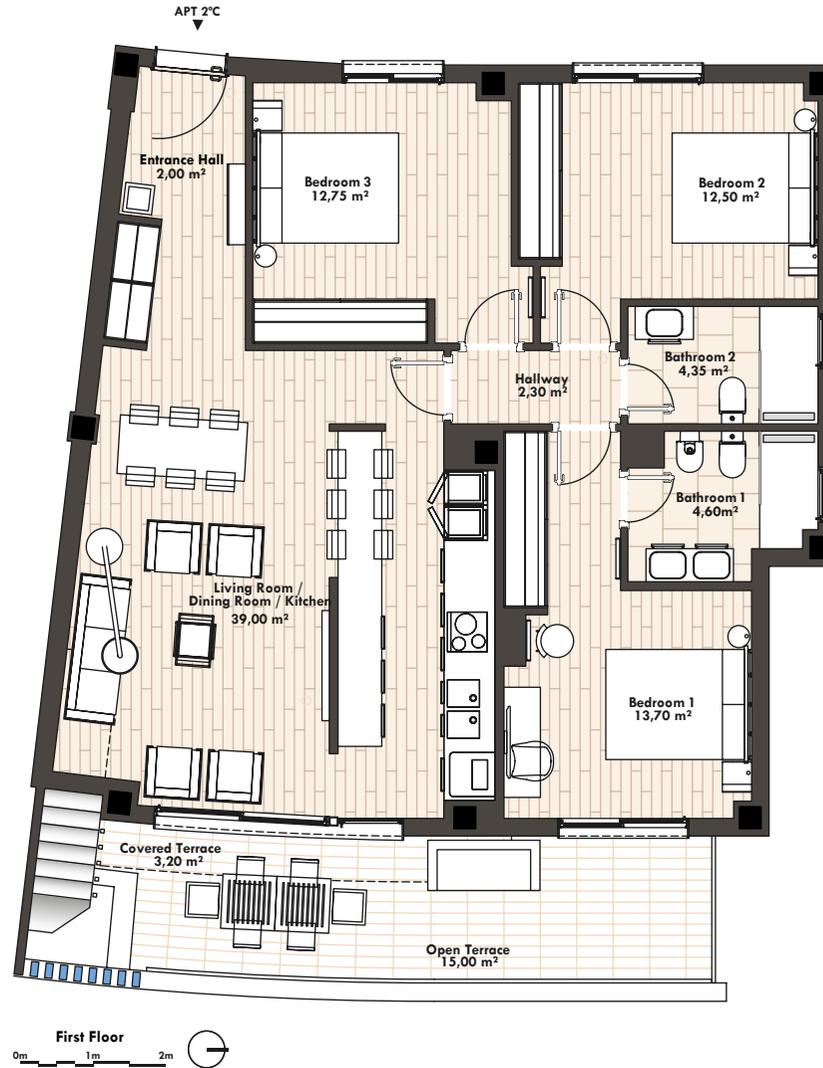
Solarium  
0m 1m 2m

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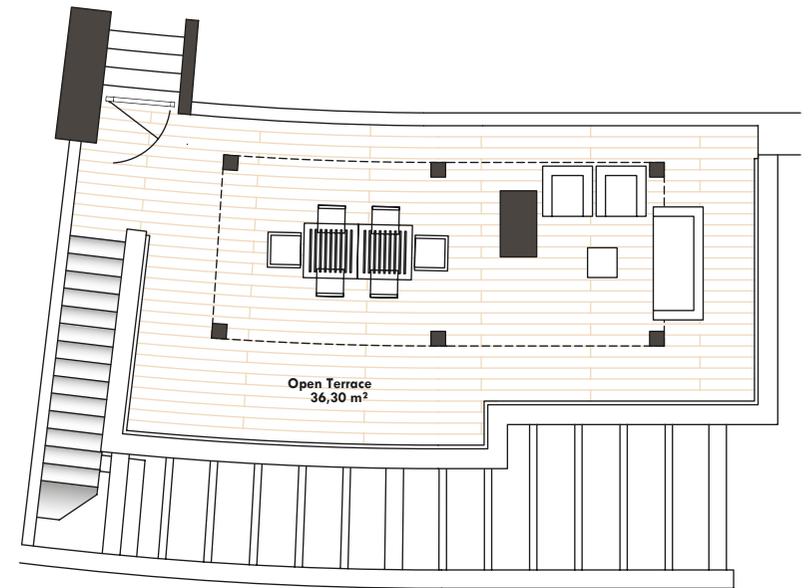
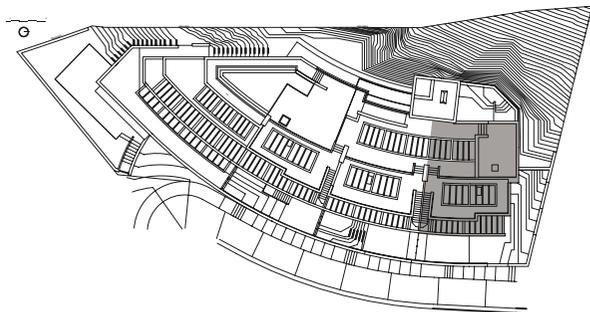
# Apartment 08

2° C

Entrance Hall	2.00 m <sup>2</sup>
Living / Dining Room / Kitchen	39.00 m <sup>2</sup>
Hallway	2.30 m <sup>2</sup>
Bedroom 1	13.70 m <sup>2</sup>
Bedroom 2	12.50 m <sup>2</sup>
Bedroom 3	12.75 m <sup>2</sup>
Bathroom 1	4.60 m <sup>2</sup>
Bathroom 2	4.35 m <sup>2</sup>
<b>Terraces</b>	<b>54.50 m<sup>2</sup></b>
<b>Total Usable Interior Area</b>	<b>91.20 m<sup>2</sup></b>
<b>Total Usable Area (BOJA)</b>	<b>100.32 m<sup>2</sup></b>
<b>Total Built Area (BOJA)</b>	<b>145.13 m<sup>2</sup></b>
<b>Storage Rooms</b>	<b>32.50 m<sup>2</sup></b>



First Floor  
0m 1m 2m



Solarium  
0m 1m 2m

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22

# JARAMA 22

MÁLAGA - PEDREGALEJO