

NEW BUILD · COSTA DEL SOL

F
FIKA HOMES

EXCLUSIVE VILLA FOR SALE

Salamanca 26

BENALMÁDENA · LA CAPELLANÍA

SALAMANCA 26

*Contemporary design, Mediterranean
light and sea views in a privileged
residential enclave of Benalmádena.*

EXCLUSIVITY AND DESIGN

A one-of-a-kind home, designed for living without limits

FIKA HOMES presents Salamanca 26, a contemporary home set in the prestigious La Capellanía development in Benalmádena — a privileged setting offering privacy, serenity and spectacular panoramic sea views.

Conceived with a contemporary language and the finest materials, the villa redefines exclusivity on the Costa del Sol. With its **building permit granted** and construction about to begin, it sits just 500 metres from Carvajal Beach — awarded the Q for Tourism Quality and the Blue Flag.

SALAMANCA 26 — BENALMÁDEN A



LA CAPELLANÍA · BENALMÁDEN A



KEY FACTS

The villa at a glance

TYPE	Detached single-family villa
STATUS	Permit granted · Starting soon
PLOT	650 m ²
LAYOUT	4 levels
BEDROOMS	3 en-suite
BATHROOMS	3 + guest WC
POOL	Private, infinity-style
PORCH · TERRACE	32.90 m ² · 46.50 m ²
SOLARIUM	60 m ²
ENERGY	Aerothermal · Home automation

A wide-angle photograph of a modern luxury villa. In the foreground, a large, clear blue infinity pool stretches across the frame, its surface reflecting the sky. To the left, a white building with a curved wall and a glass railing is partially visible. The middle ground features a lush green lawn with several palm trees and other tropical plants. In the background, the ocean is visible under a bright blue sky with scattered white clouds. Two small sailboats are visible on the horizon.

*A home designed
to be enjoyed*

LUXURY UNDERSTOOD AS SERENITY

THE SETTING

Steps from the sea, in La Capellanía

One of the most sought-after residential areas in Benalmádena.

Benalmádena has established itself as one of the most exclusive destinations on the Costa del Sol. Salamanca 26 enjoys a strategic location that pairs the residential calm of La Capellanía with proximity to the area's finest amenities.

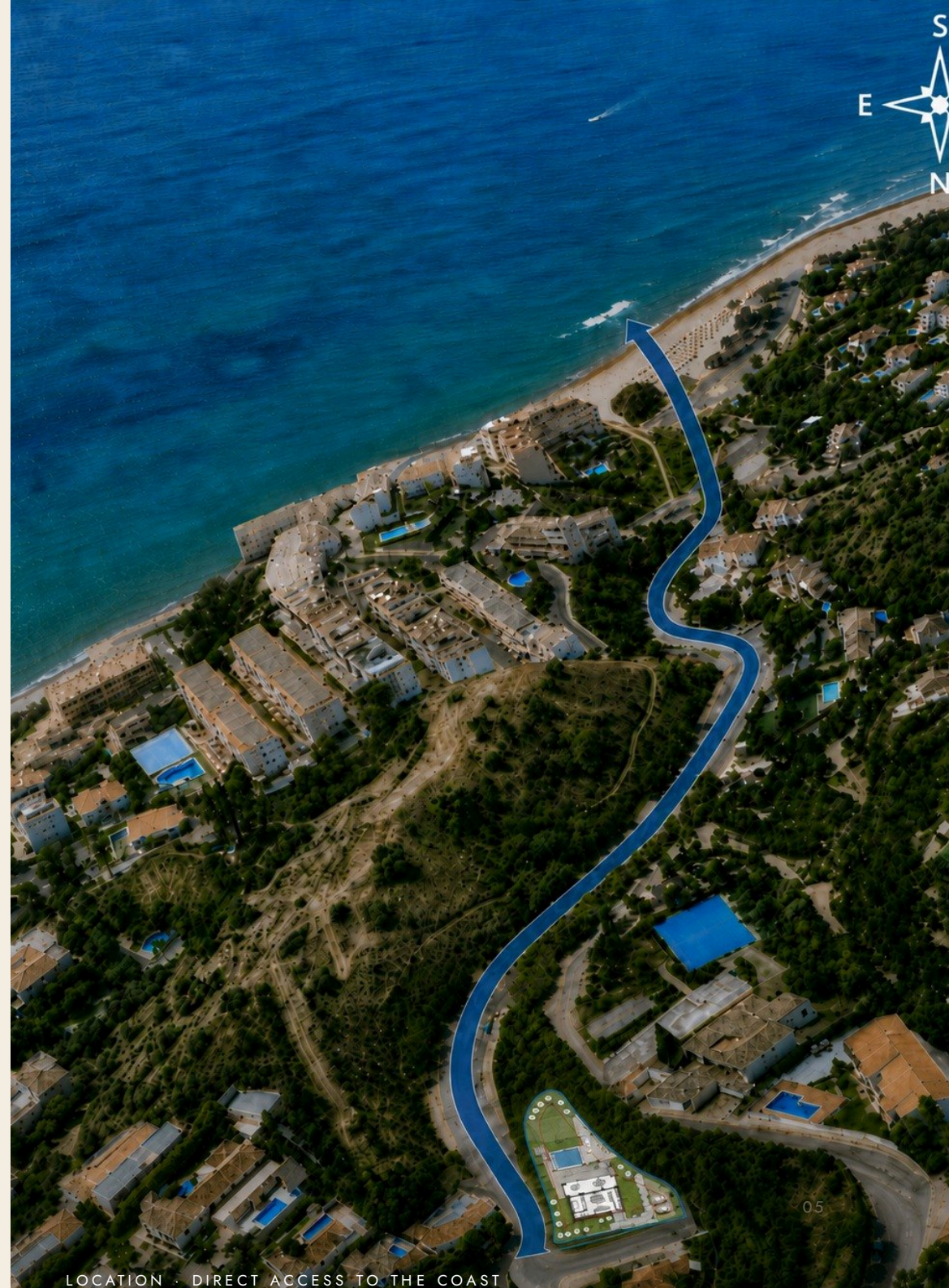
CARVAJAL BEACH	500 m
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MÁLAGA AIRPORT	18 min
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MÁLAGA CITY	27 min
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MARBELLA	30 min
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MINUTES FROM GOLF COURSES, MARINAS AND
INTERNATIONAL SCHOOLS
SALAMANCA 26 — BENALMÁDEN A



LOCATION · DIRECT ACCESS TO THE COAST

A vibrant, well-served community

AMENITIES AND CONNECTIONS

EDUCATION

Prestigious public, private and international schools, plus nursery and secondary education centres.

HEALTHCARE

Health centres and clinics offering general and specialist care, ensuring fast, efficient access.

LEISURE

Golden-sand beaches, renowned golf courses and a rich outdoor life all year round.

SHOPPING & DINING

Shopping centres, boutiques and a varied culinary scene just minutes away.

TRANSPORT

Strong public-transport links — buses and local trains — to Málaga, its airport and neighbouring towns.

CONNECTIVITY

Direct access to the A-7 motorway, swiftly connecting Málaga, Marbella and the rest of the Costa del Sol.





ARCHITECTURE

Design that
makes the difference



LAYOUT

Four levels open to the light

Set on a 650 m² plot with a south-east orientation, Salamanca 26 brings together light, space and comfort. Its four-level design offers a harmonious layout conceived for the utmost wellbeing.

I Ground floor LIVING · KITCHEN · SUITE · PORCH

II First floor TWO SUITES · PANORAMIC TERRACE

III Solarium 60 M² · SEA VIEWS

IV Lower floor GARAGE · CELLAR · WELLNESS

LEVEL 1 · GROUND FLOOR

The heart of the home

An open-plan space bringing together living room, dining area and kitchen in a modern, sophisticated setting, opening onto a covered 32.90 m² porch connected directly to the pool and garden.

It is completed by a spacious en-suite bedroom — ideal as a main bedroom on this level or as guest accommodation — and a guest WC.

SALAMANCA 26 — BENALMÁDENA



LIVING · DINING · OPEN KITCHEN



FLEXIBILITY

Your home, your way

Until construction begins, the ground-floor layout is fully customisable to suit your tastes and needs.

The en-suite bedroom can be turned into a study, or the kitchen relocated and separated from the living-dining area.

IT ISN'T SIMPLY ABOUT BUYING A HOUSE,
BUT ABOUT CREATING YOUR HOME.

LEVEL II · FIRST FLOOR

Rest with sea views

The sleeping quarters host two generous en-suite bedrooms, bright and with private bathrooms, both opening onto a 46.50 m² panoramic terrace.

Waking up to the Mediterranean is no longer an occasional privilege but part of everyday life.

SALAMANCA 26 — BENALMÁDENA



EN-SUITE BEDROOM · PANORAMIC TERRACE



LEVEL III · SOLARIUM

60 m² facing the horizon

A spectacular solarium with panoramic sea views, conceived as a privileged space for leisure and relaxation: a chill-out zone, outdoor dining area or open-air lounge.

Optionally, the rooftop structure can be removed for a cleaner architectural look, with the roof given over to photovoltaic panels to improve the home's energy efficiency.

LEVEL IV · LOWER FLOOR

A space full of possibilities

The lower level is the villa's most versatile: garage, laundry, cellar and storage, with direct access to the garden.

Customisable as a wellness area — gym or sauna — with the option to add a second jacuzzi-style pool.

SALAMANCA 26 — BENALMÁDENA



GARDEN · WATER FEATURE · DIRECT ACCESS



SPECIFICATIONS AND FITTINGS

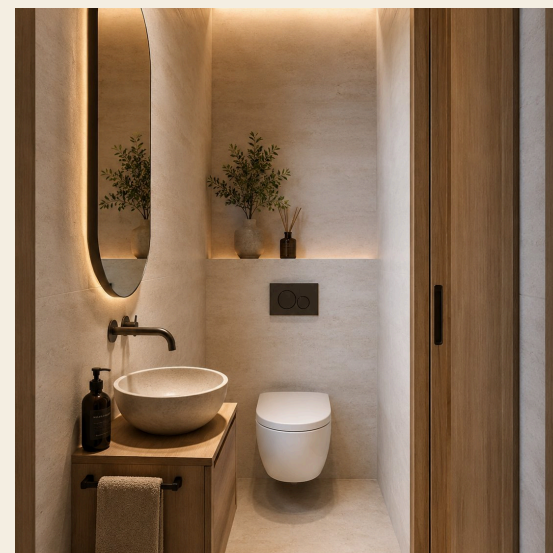
Built to the highest standards

- **Aerothermal**, low-consumption, for heating, cooling and hot water
- **Home automation** for lighting, climate, blinds, security and entertainment
- **High-performance exterior joinery** with thermal break
- **Designer kitchen**, fully equipped with Bosch or similar appliances
- **Premium-brand wall coverings and sanitaryware**
- **Thermal and acoustic insulation** in line with current regulations

WELLBEING

Designer bathrooms

Every detail has been carefully chosen — premium wall coverings, sanitaryware and taps — to create spaces where design and function meet in an unrivalled wellbeing experience.





TECHNOLOGY AND COMFORT

Efficiency you don't see, but feel

Aerothermal. Heating, cooling and hot water via a low-consumption air-to-water heat pump — one of the most comfortable and efficient systems available.

Home automation. Full control of lighting, climate, blinds, security and entertainment from any mobile device.

Plumbing. An installation built to last, with materials that minimise the risk of corrosion and blockages.

CUSTOMISATION PROGRAMME

Choose the finishes that will define your home

As a new-build home with construction about to begin, Salamanca 26 offers the chance to tailor it to your style. Within a curated selection of specifications, you can choose:

- Indoor and outdoor flooring
- Bathroom wall coverings and tiles
- Kitchen finishes — doors, worktops and details
- Overall colour tones and finishes





OPTIONAL UPGRADES

Going one step further

- Premium or large-format materials
- Expanded home-automation system
- Wellness area: gym, sauna, jacuzzi
- Bespoke decorative lighting

A GUIDED PROCESS WITH PROFESSIONAL ADVICE; TIMING SUBJECT TO CONSTRUCTION PROGRESS AND WRITTEN CONFIRMATION.

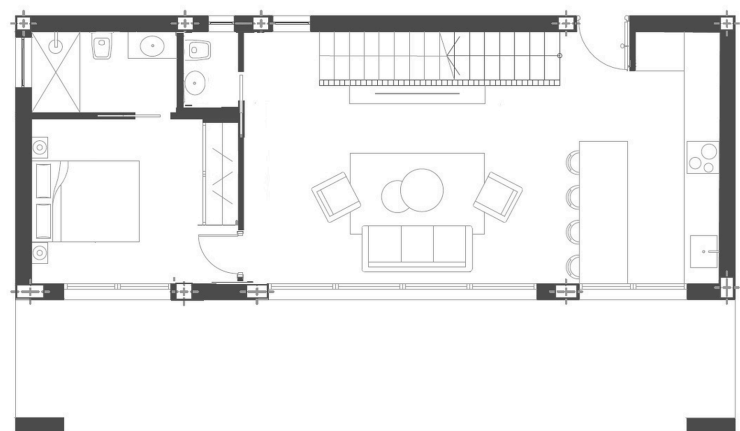


A SAFE AND EXCLUSIVE INVESTMENT

Permit granted.
Established location.
Customisable project.

Spaces for living

01 / 02



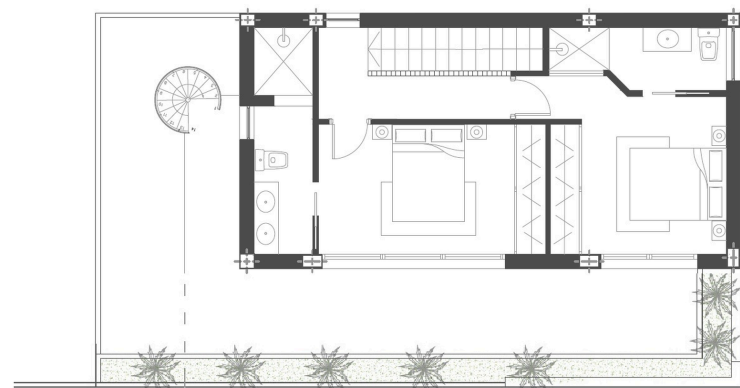
PLANTA BAJA
ESCALA 1/100



0 1 2 5m

Ground floor

LIVING · KITCHEN · SUITE



PLANTA PRIMERA
ESCALA 1/100



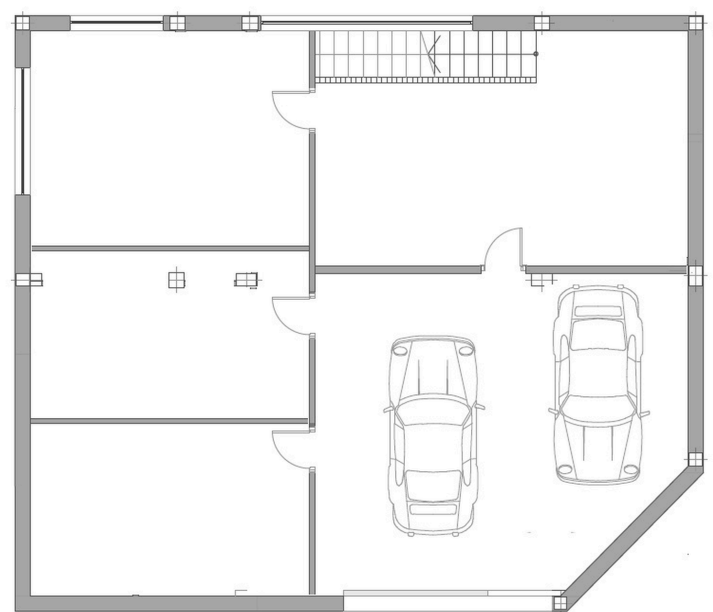
0 1 2 5m

First floor

TWO SUITES · TERRACE

Lower floor and solarium

02 / 02

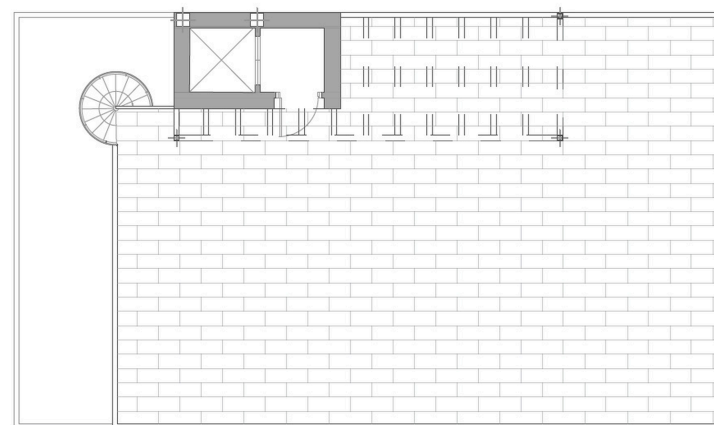


PLANTA SÓTANO
ESCALA 1/100

0 1 2 5m

Lower floor

GARAGE · CELLAR · WELLNESS



PLANTA CUBIERTAS
ESCALA 1/100

0 1 2 5m

Roof

SOLARIUM · 60 M²

INFORMATION AND VIEWINGS

Discover Salamanca 26 *in person*

Request the full information pack, floor plans and specifications, or arrange a visit to the plot. We'll be delighted to guide you every step of the way.

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IMPORTANT NOTICE

The information in this brochure is purely indicative and non-contractual. The images, infographics and renders shown are virtual recreations and/or inspirational images and may not exactly match the final result or the definitive dimensions, layout or finishes of the property.

The furniture, decorative elements and equipment depicted are not included unless expressly stated in the specifications. Qualities, materials and equipment are described in the corresponding Specifications document, supplied separately, which shall prevail over the graphic or descriptive information in this brochure.

Without prejudice to further detail in the purchase contract, the elements indicated here may be altered, substituted or modified where required for legal, administrative, technical, functional or design reasons, or due to supply difficulties, provided this is not to the detriment of the quality and features of the property nor results in a higher price for the buyer.

Documentation and information comply with Spanish Royal Decree 515/1989 of 12 April and any national or regional regulations that may supplement it.



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