



L I F E   B Y   T H E   S E A







## **BUILD AND LIVE BY THE SEA**

It is life-giving to live by the sea and to feel its strength and all that it brings. Finding delight in the breeze and colors the sea provides. Just knowing that inside the sea you can find vibrant life and that is a gift from God. For this reason, ROSERO CONSTRUYE is pleased to build MAWA building with our values for passion, quality and design and to share it with special people that are willing to enjoy it.

We're certainly putting up our best into it  
to live life together by the sea.

**Jorge Oliver Rosero**  
President of Rosero Construye









An aerial night photograph of Manta, Ecuador, showing a dense urban area with numerous lights reflecting on the water. The city is illuminated with a mix of warm yellow and orange lights and cooler blue and white lights. A prominent road or bridge structure is visible in the foreground, leading towards the city. The overall scene is vibrant and captures the energy of the city at night.

## WHY MANTA?

Manta offers an appealing lifestyle with beautiful beaches, an international airport, and an active shipping port that promotes job opportunities. There is also rich cultural heritage reflected in its gastronomy, festivals and local traditions. All these combine to make Manta a cozy and dynamic place to live.



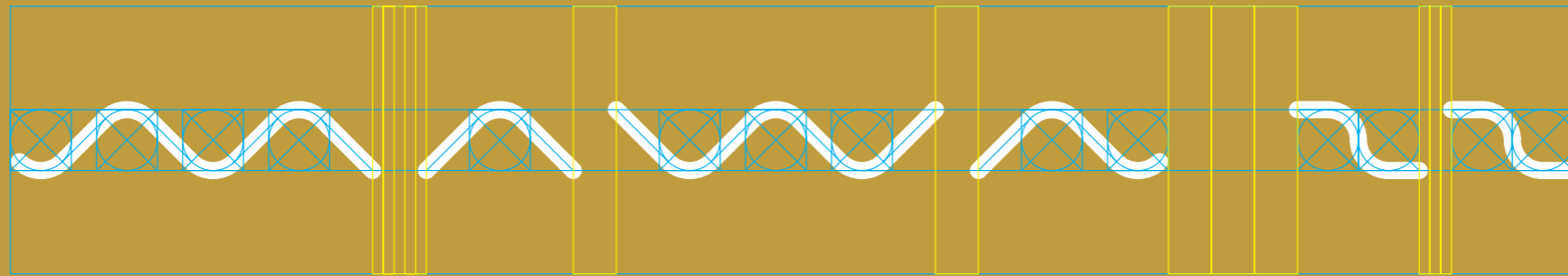








## WHY MAWA?



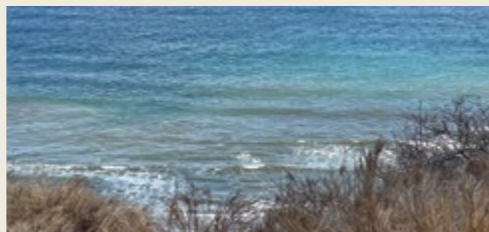
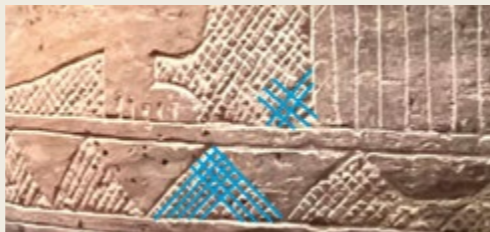
## MOVEMENT, AIR, WATER, WIND.

Phonetic undulatory movement, visual movement.  
The very movement of the sea waves.  
Reference to the sustainable energy structure of the building.

PHONETICS OF THE  
**MANTA + WATER + DIALECT**











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The real estate choice is a significant decision, and the experience of a construction company plays a crucial role in this process. A construction firm with extensive experience not only ensures the construction's quality but also efficiency in delivery and the ability to address potential challenges. ROSERO CONSTRUYE's successful track record instills confidence in clients, ensuring a secure investment and a positive housing experience.







## EXPERIENCE

**+275000**  
m2 of construction

**+2500**  
Housing Units

**+150**  
Collaborators

**+30**  
Years of experience

- CIELO • 2024
- HARMONY • 2024
- VIDA • 2022
- JESÚS OBRERO • 2022
- ESSENCE • 2020
- DALÍ • 2018
- ELIZÉ • 2016
- ARIA • 2015
- GOYA • 2014
- ZOÉ • 2013
- SAMSARA • 2012
- SMERALD • 2011
- PIACEVOLE • 2010
- KANDINSKY • 2009
- PABLO PICASSO • 2008
- LIBERTADOR • 2007
- MIRÓ • 2006
- MATISSE • 2005
- RENOIR • 2004
- GAUDÍ • 2003
- REMBRANDT • 2002
- VAN GOGH • 2001
- DAVINCI • 2000
- BELLA ITALIA • 1999
- TORRE ROMA • 1998
- DECAMERON • 1997
- FLORENCIA • 1996
- CHAMONIX • 1995





Be part of Rosero Construye's projects. Our efficient management, construction quality, and strong relationships are the keys to success. With long-term strategic planning, we comply with regulations and deliver exceptional projects. Trust Rosero Construye to build your real estate dreams with excellence.









Experience the essence of luxury through our exceptional interior design. Every meticulously selected detail creates an ambiance that transcends aesthetics, offering a unique sensory experience. Quality interior design not only beautifies but also transforms spaces into havens of comfort and elegance. Discover how luxury intertwines with design, elevating every corner to a masterpiece of indulgence and style.



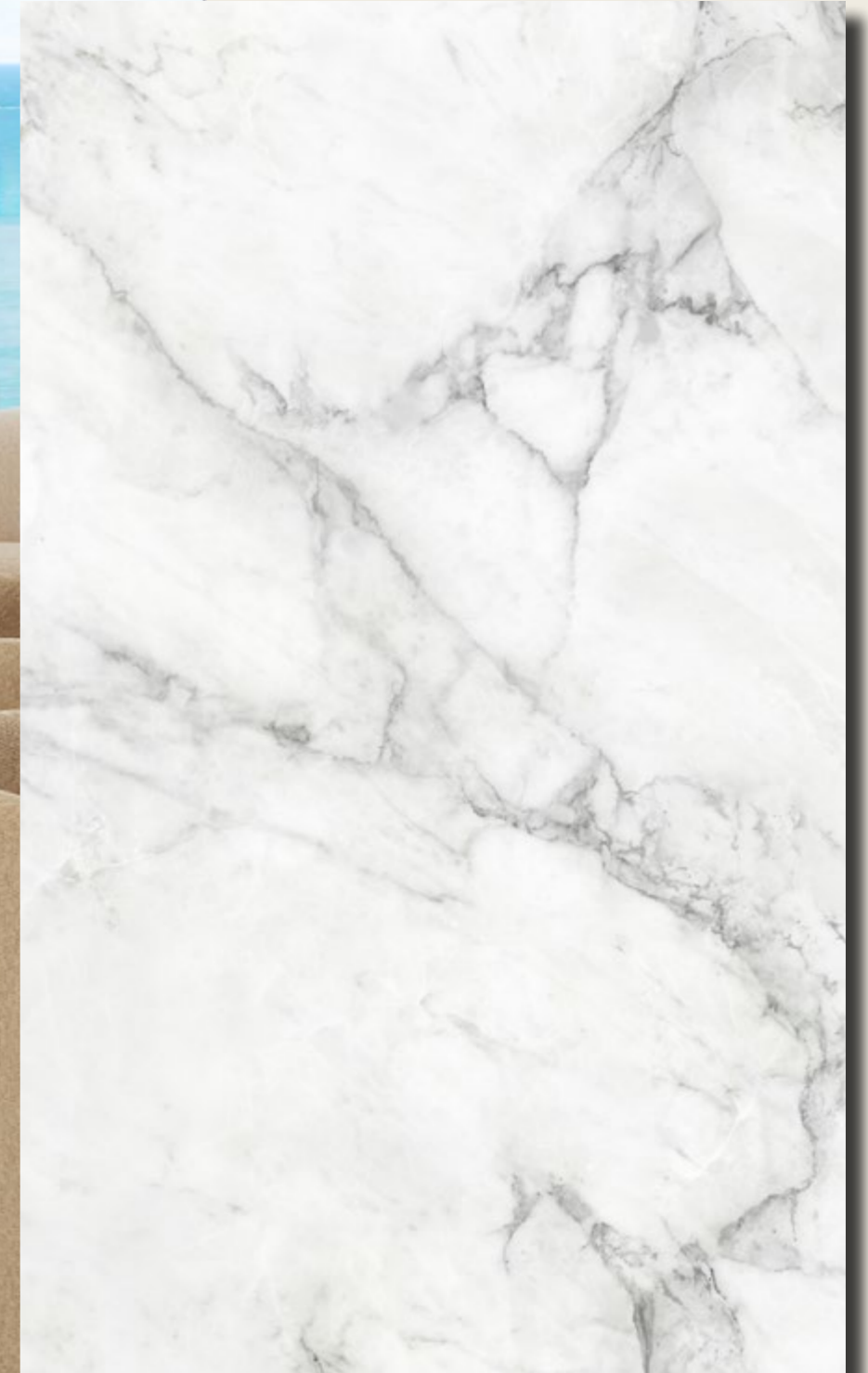






## QUALITY MATERIALS

Quality materials are the essence of durability and excellence in construction. Each element tells a story of resilience and elegance. By investing in superior materials, you're not just constructing a building, you're creating a legacy. The conscious choice of materials not only ensures the strength of the present but also transcends into the quality of life and sustainability for the future.

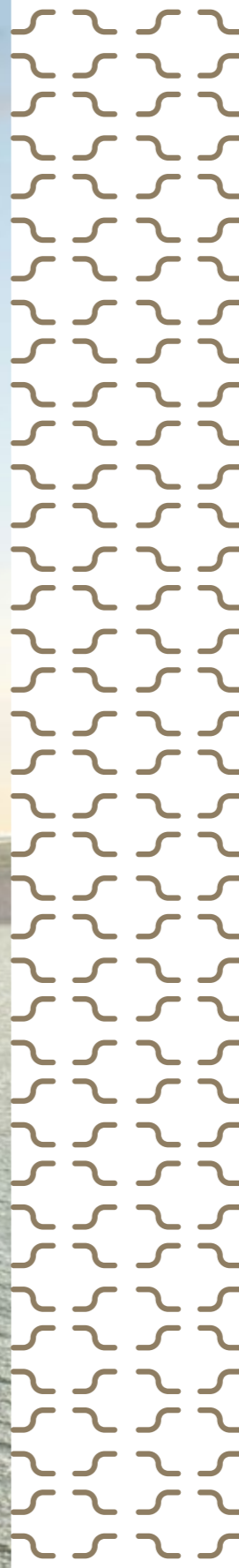




ARCHITECTURE







## ARCHITECTURAL VISION

MAWA 22 draws inspiration from harmony with the marine nature. Its flowing lines and organic shapes mimic the sea waves, creating a visual synergy with the surroundings. Strategic openings allow natural light to bathe every corner, while thoughtful layout maximizes natural ventilation. With a wind-permeable facade, the building becomes a harmonious dance with the elements, merging functionality and aesthetics to offer a serene and sustainable space.





## BUILDING DESIGNED BY WOMEN

The design of MAWA 22 was brought to life by a team exclusively composed of female architects. Their innovative and collaborative approach resulted in a groundbreaking design that redefines industry standards, showcasing the power and creativity of women in contemporary architecture.



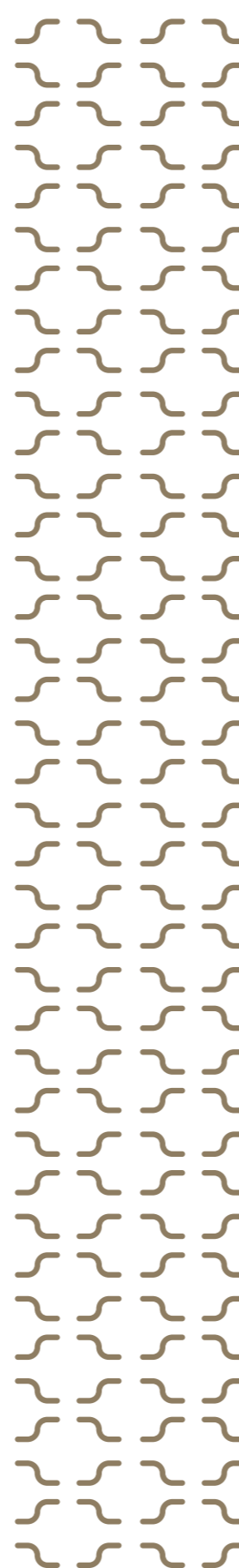




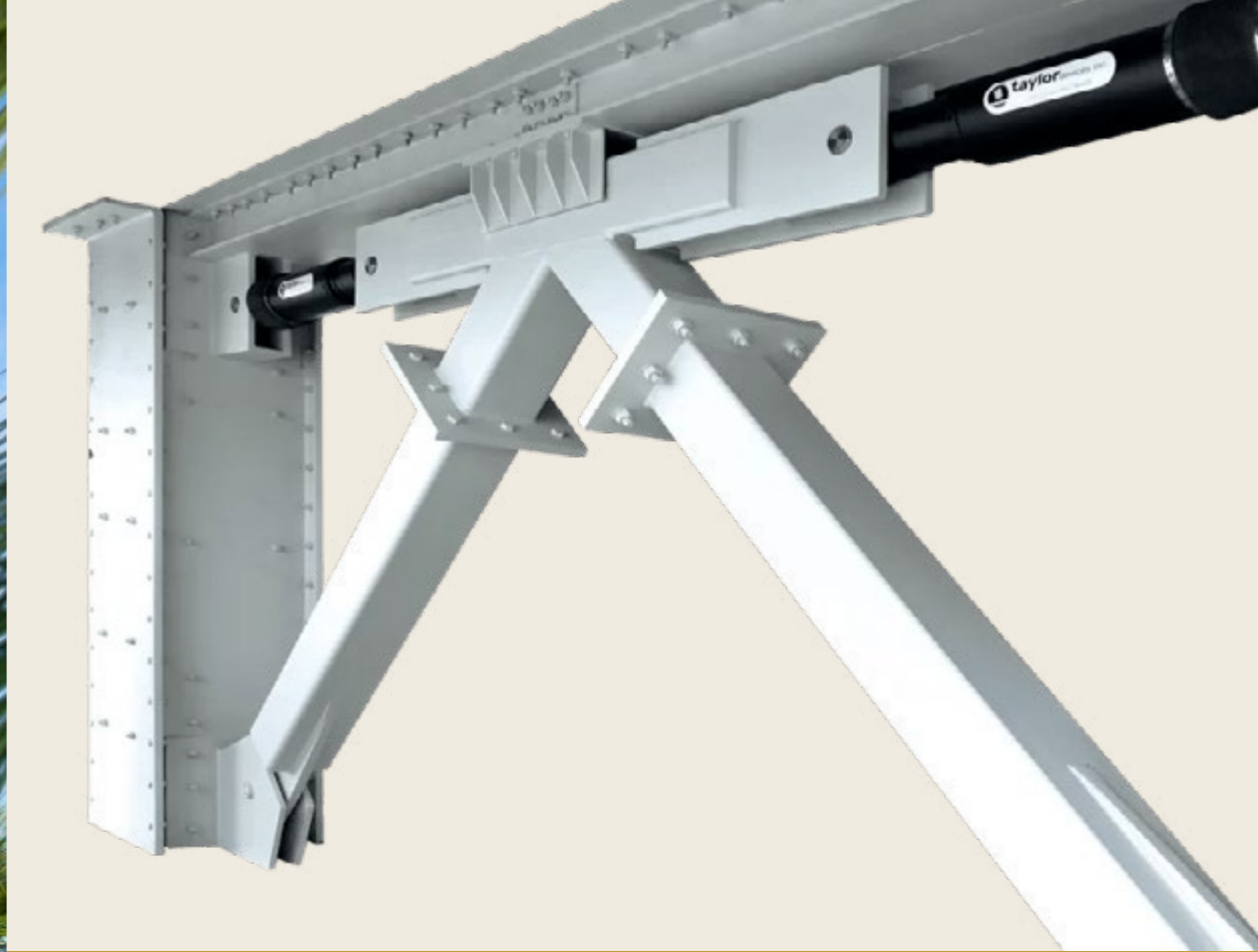
## BIOCLIMATIC DESIGN

Designing MAWA 22 with a bioclimatic approach wasn't just a smart choice, it was essential for a sustainable future. By strategically integrating elements like natural ventilation, thermal insulation, and efficient materials, a comfortable indoor environment is achieved without excessive reliance on climate control systems. The key lies in harnessing solar energy and

regulating temperature naturally. Additionally, incorporating technologies like LED lighting and efficient energy systems reduces the environmental footprint. This approach not only optimizes air conditioning usage but also promotes overall efficiency, ensuring an architecturally sustainable and responsible space.







## ENGINEERING AND INNOVATION

Structural safety in a high seismic risk area is our priority, which is why MAWA22 features SLB seismic dampers. Designed with the innovative Shear Link Bozzo technology, these dampers enhance local ductility, drastically reducing seismic forces. Unlike conventional approaches, SLB offers a dual energy dissipation mode, providing greater safety and structural capacity.

Your investment with cutting-edge seismic design technology ensures peace of mind and resilience in high-intensity seismic situations.



## CENTRALIZED AIR CONDITIONING

At MAWA 22, the air conditioning system operates centrally using VRF technology. The Variable Refrigerant Flow (VRF) air conditioning system offers significant benefits compared to traditional split systems. VRF provides precise temperature control in different zones, maximizing energy efficiency and reducing operational costs.

Moreover, its modular design facilitates installation and allows for easier maintenance, reducing long-term expenses. In buildings, VRF stands out as the optimal choice by providing efficient climate control management, achieving an ideal balance between comfort, energy savings, and cost-effective maintenance.





# INTERIORS





## **PREMIUM MATERIALS**

At MAWA 22, excellence is reflected in every detail of the interior finishes, where fine interior design, the use of high-quality materials, and cutting-edge color palettes combine to create a unique and sophisticated ambiance. Each space is distinguished by exclusive customization features, offering clients the opportunity to tailor their environment to their individual preferences. At MAWA 22, meticulous attention to aesthetics and the possibility of customization merge to offer unparalleled interior experiences.









## INTERIOR GLASS

Floor-to-ceiling window fixtures with laminated glass offer an exceptional blend of elegance and security.

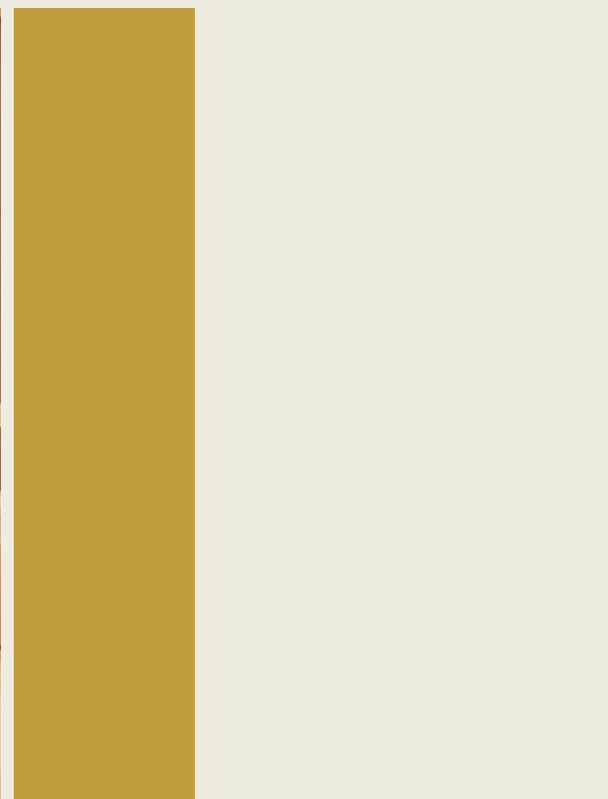
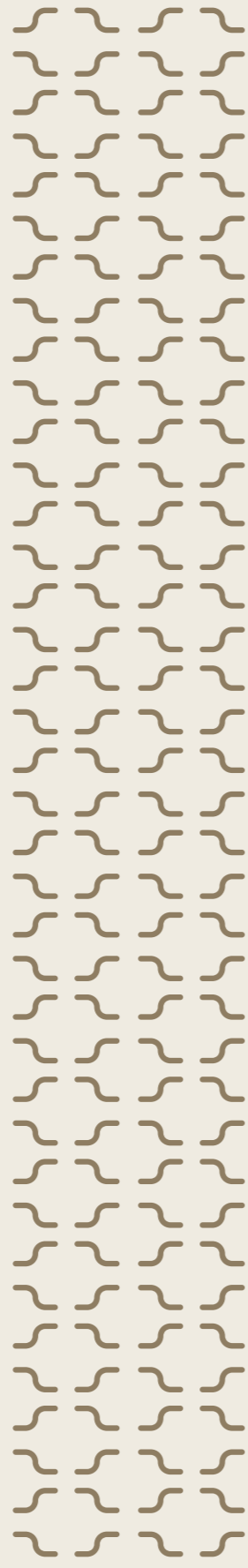
Providing ample natural light, they efficiently insulate against external noise, and, due to their laminated design, they enhance impact resistance and reinforce home safety.





## KITCHEN FURNITURE

The exceptional kitchen and closet furniture at MAWA 22 stand out for their extraordinary fusion of functionality and design. Every detail is carefully considered, offering practical solutions without compromising aesthetics. Complete and elegantly designed, these furnishings elevate any project, providing a unique and satisfying experience.





# AMENITIES

COMMON AREAS





# LOBBYMAWA

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# ICE BAR

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# POOL DECK

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# KIDS ROOM





# SPA MAWA

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# SPA MAWA





# SPORT MAWA

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**WELLNESS CLUB**



# PARTYROOM





# ROOFTOP





# COWORKING ROOM





# MEETING ROOM







**BBQ** ROOFTOP



# EXTERIOR AREAS

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# SOCIAL FLOOR PLANS

Basement, Ground Floor, and Terrace





# BASEMENT 3

Spa Deck, Saunas, Steam Rooms, Whirlpools, Relax Room

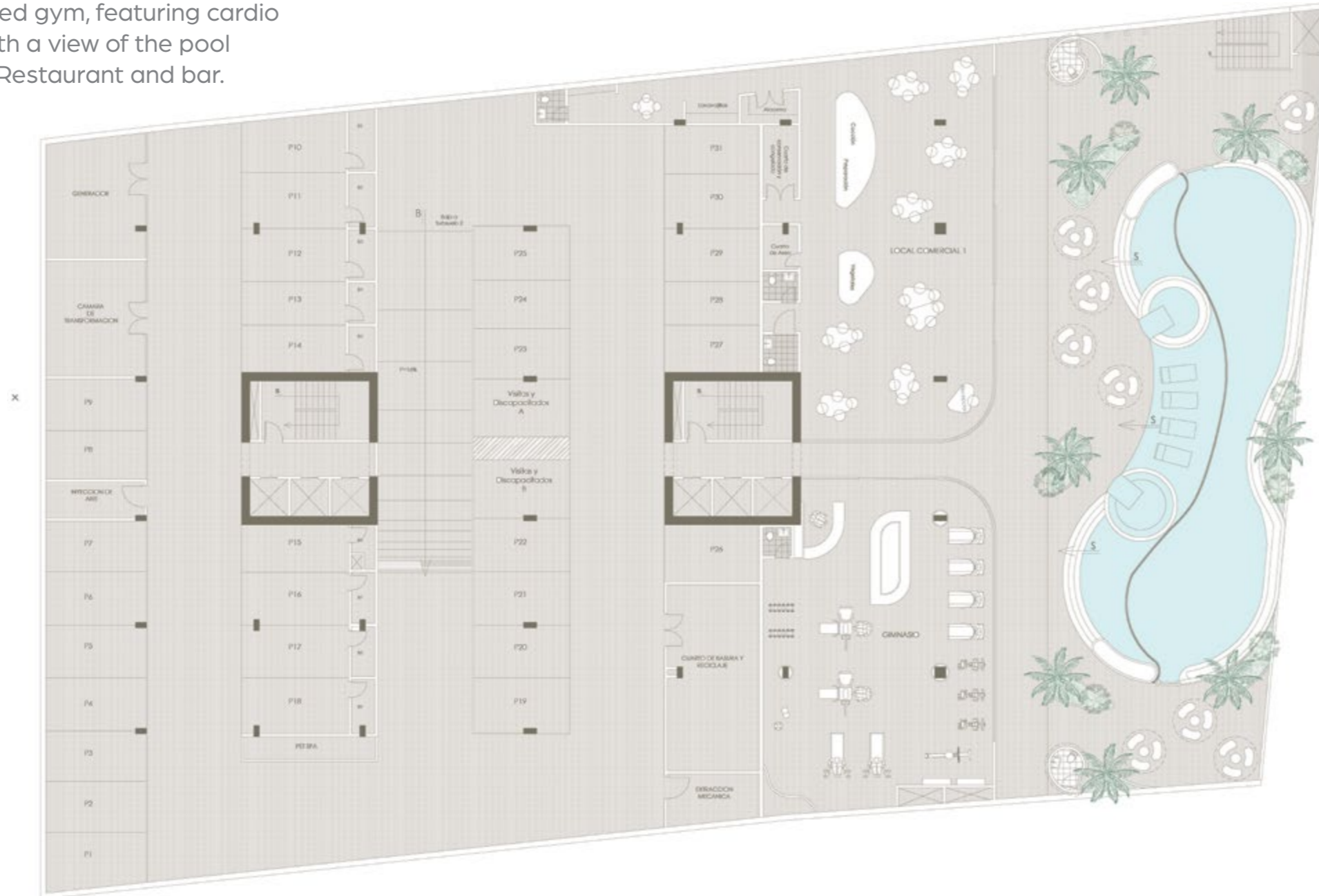




# BASEMENT 1



Pool Deck: Infinity Pools, Cabanas Wellness Club:  
State-of-the-art fully equipped gym, featuring cardio  
area, spinning, yoga room with a view of the pool  
resort area. Beach elevator, Restaurant and bar.





# GROUND FLOOR



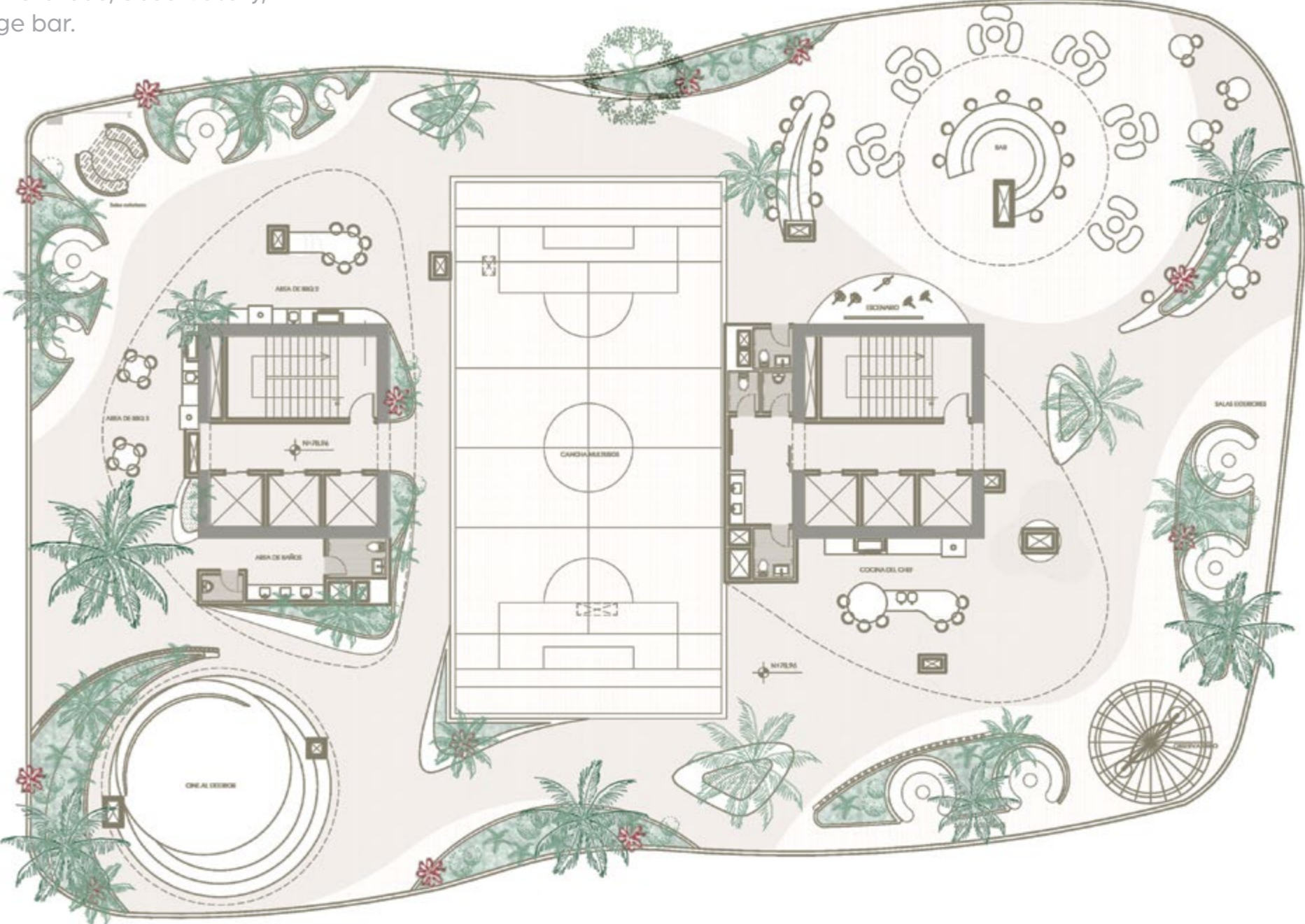
Double-height Lobby, storage room or post boxes, spacious 400m2 party hall seaside.  
Coworking: Business center with conference facilities and private workspace areas.  
Seaside Lounge Bar: Bar, billiards, kitchen, and multimedia facilities. Internal and external Kids Room.





# ROOFTOP

Terrace: Multipurpose court, outdoor cinema, golf simulator, owner's kitchen, 2 BBQ areas, observatory, outdoor lounges, terrace lounge bar.





# MAWA PLUS

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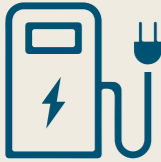
24-hour Valet Parking Services



Vehicle Reservation Service



In-Room Dining Service



Electric Vehicle Charging Station



Yacht Reservation



Apartment Cleaning Service



AIRBNB Management Service



Golf Reservation at MonteCristi Golf Club  
Personal Trainer



Hairstyling and Dog Walking Service



 | MAWA PLUS

 Yacht Reservation







Golf Reservation at MonteCristi  
Golf Club  
Personal Trainer







## LIFESTYLE MAWA

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Enjoy life by the sea: water sports, rich gastronomy, connection with nature, and vibrant nightlife to live unique moments.









# NIGHT LIFE

Bars, restaurants, coffee shops, etc.,  
in the tourist heart of Manta











LOCATION





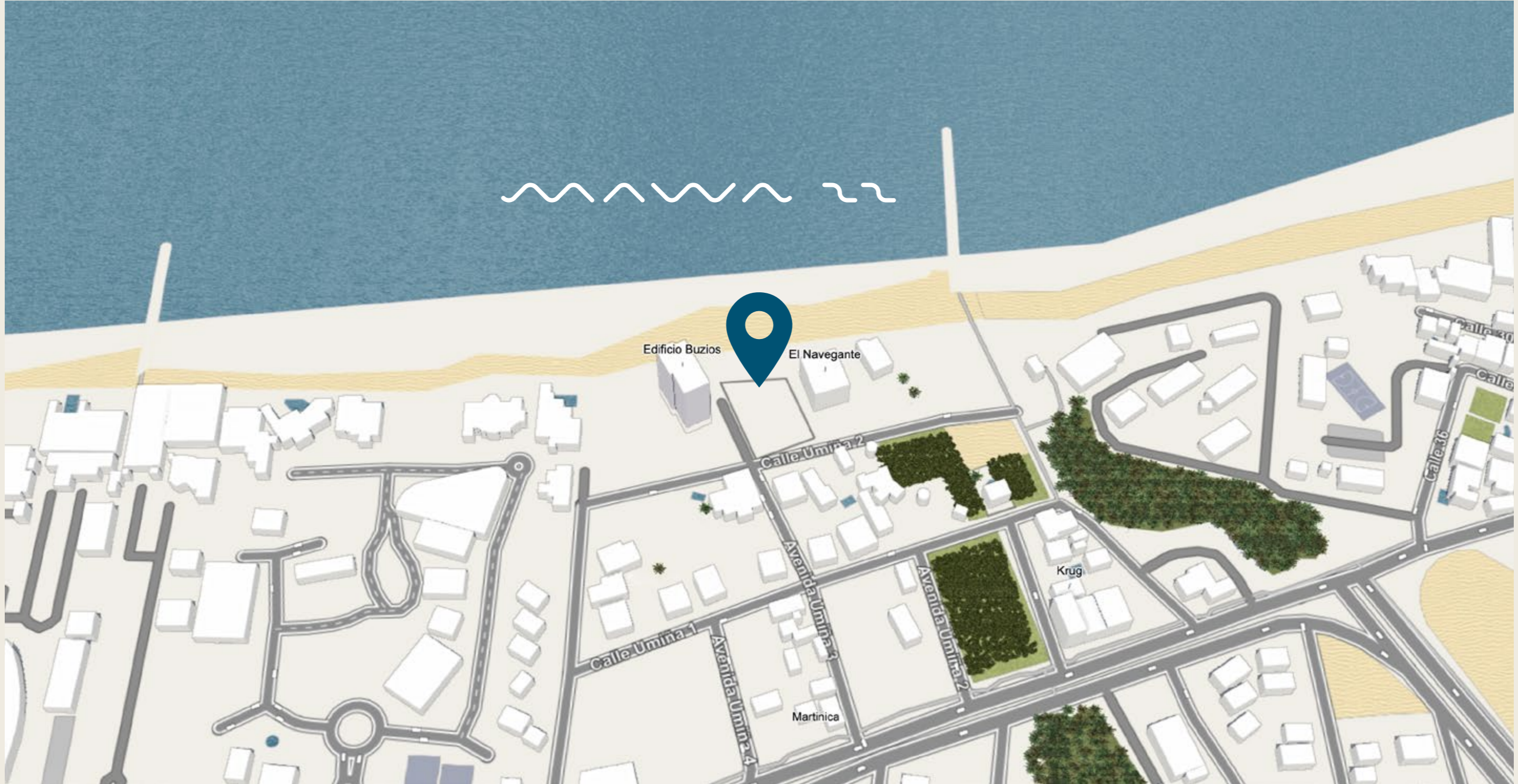
# MAWA BEACH

Strategic location, within the tourist heart of Manta,  
with direct access to the sea.

Av. Umiña 3 y Calle 2  
Vía Barbasquillo











## MANTA, **10 MINUTE CITY**

Short distances within a polycentric city designed for pedestrians, facilitating smooth mobility and a great lifestyle.



# ARCHITECTURAL

FLOOR PLANS













# MAWA APARTMENTS

Studios, suites, and 2-bedroom  
apartments

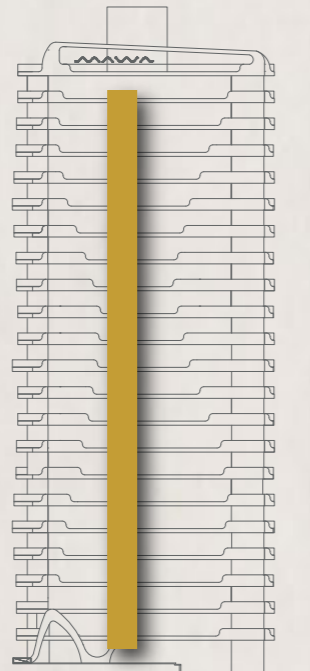
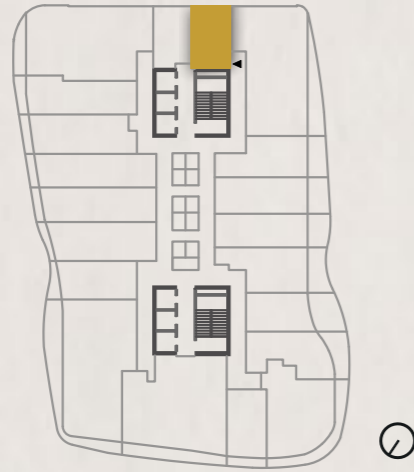




# APARTMENT TYPE 01

# 01

Floor 3-22



Usable area: 25.43

Total area: 25.43

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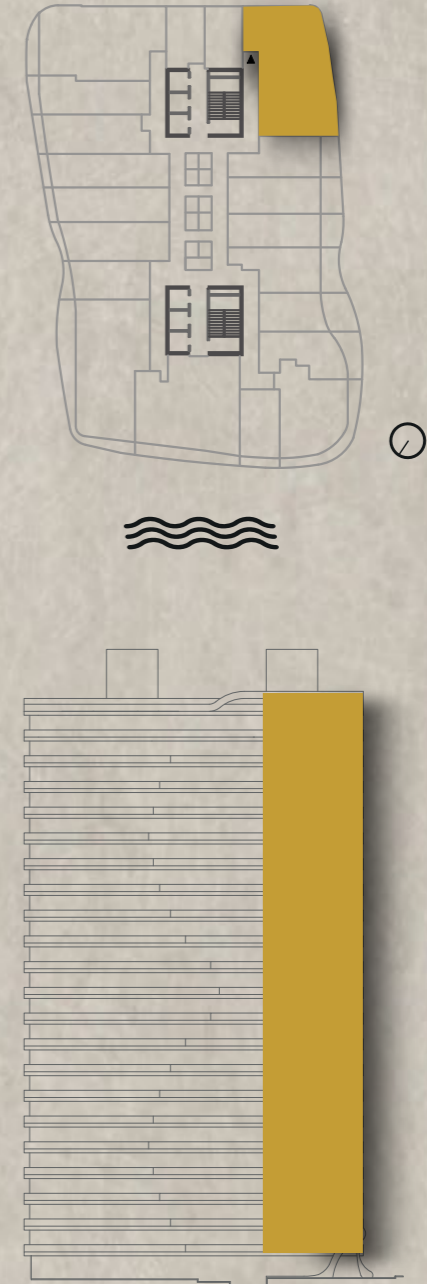
Terrace area: 14.29  
 Usable area: 91.92  
 Total area: 106.21

\*Terrace area can vary by floor

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02

Floor 3-22



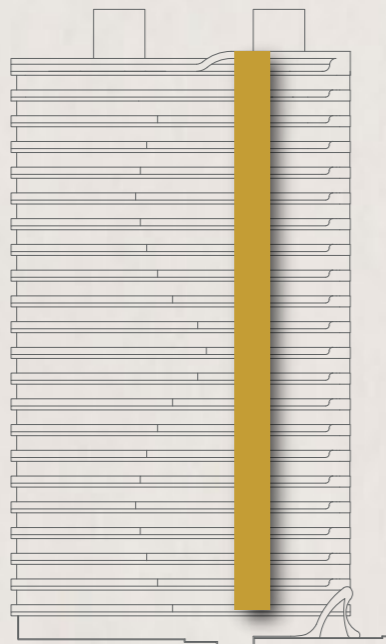
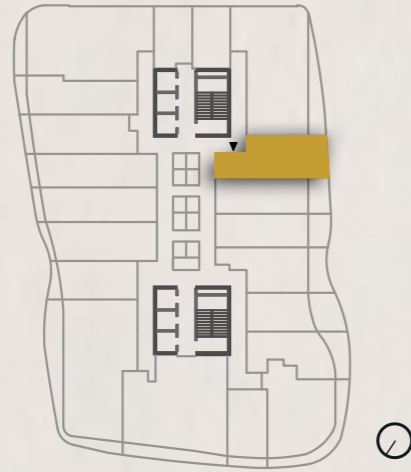
APARTMENT TYPE 02



# APARTMENT TYPE 03

## 03

Floor 3-22



Terrace area: 8.39  
Usable area: 34.76  
Total area: 43.15

\*Terrace area can vary by floor

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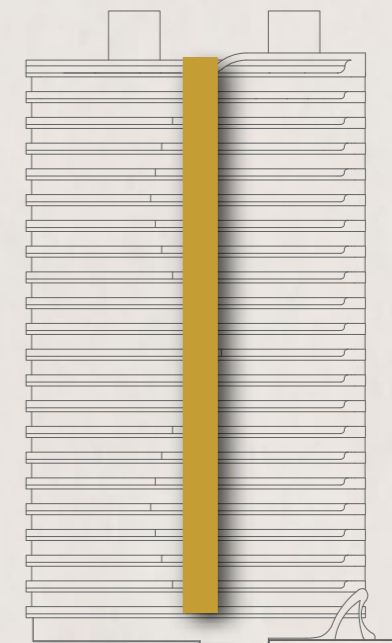
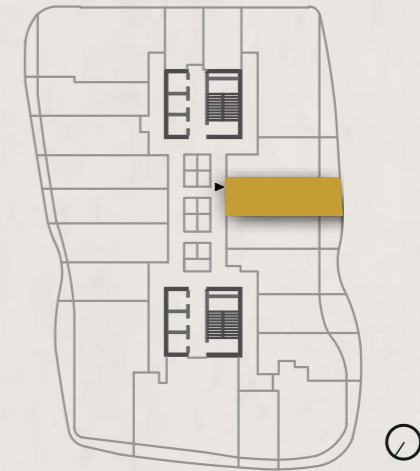
Terrace area: 8.31  
 Usable area: 35.76  
 Total area: 44.07

\*Terrace area can vary by floor

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# 04

Floor 3-22



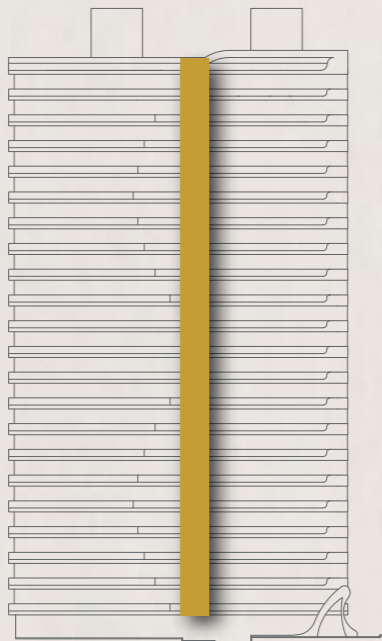
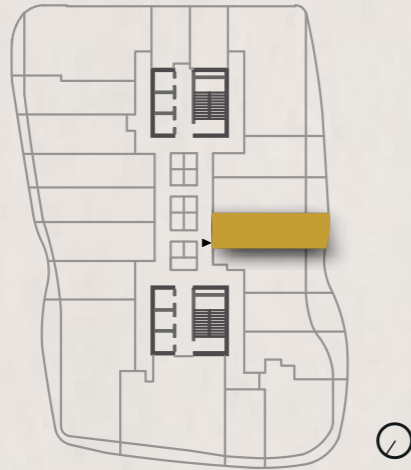
# APARTMENT TYPE 04



# APARTMENT TYPE 05

## 05

Floor 3-22



Terrace area: 7.79  
Usable area: 32.90  
Total area: 40.69

\*Terrace area can vary by floor

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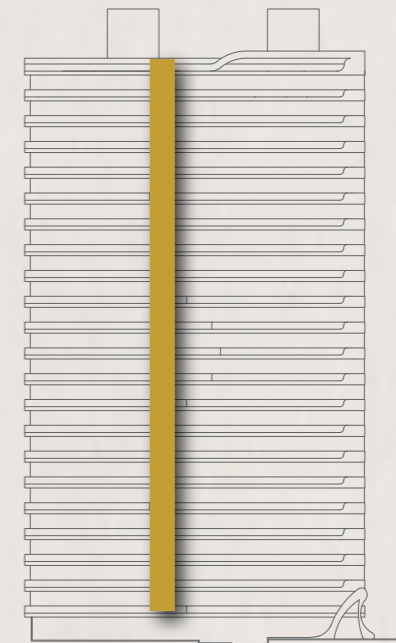
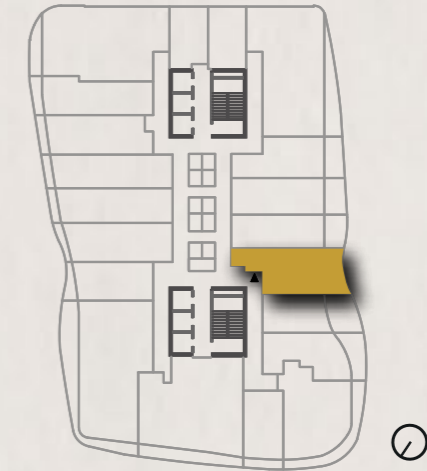
Terrace area: 9.78  
 Usable area: 36.17  
 Total area: 45.95

\*Terrace area can vary by floor

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06

Floor 3-22



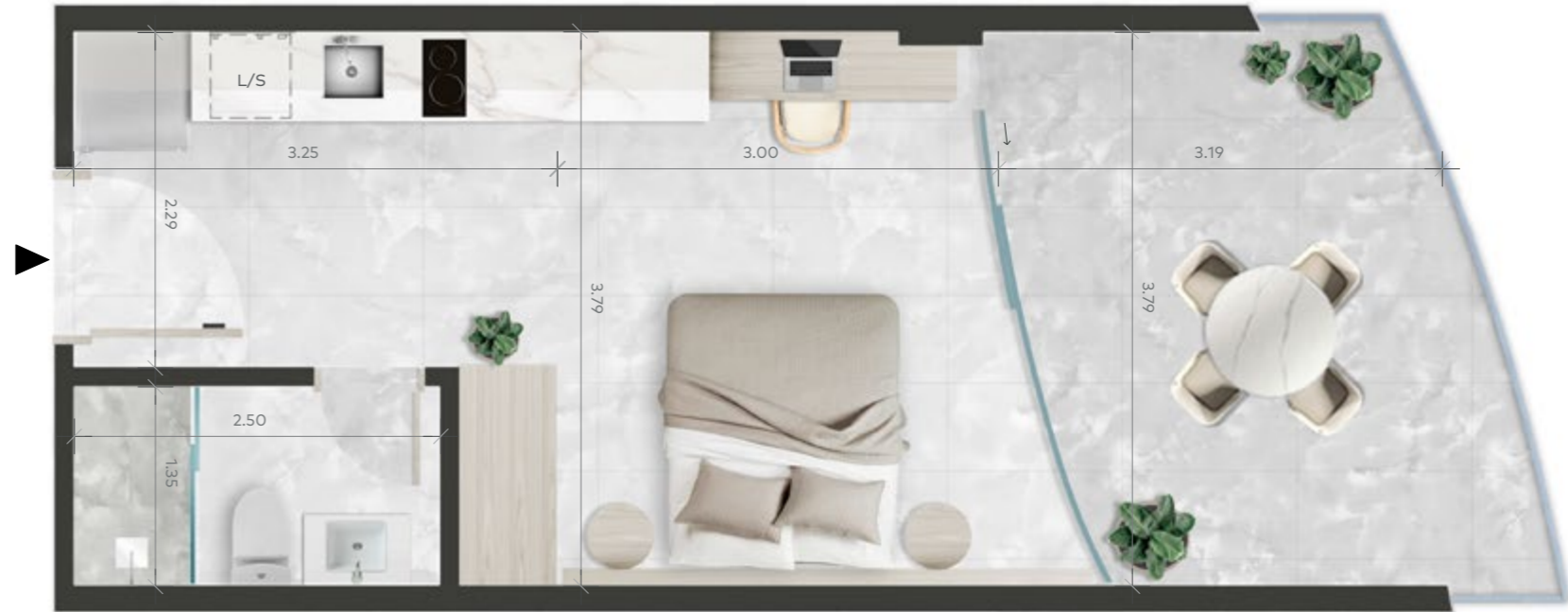
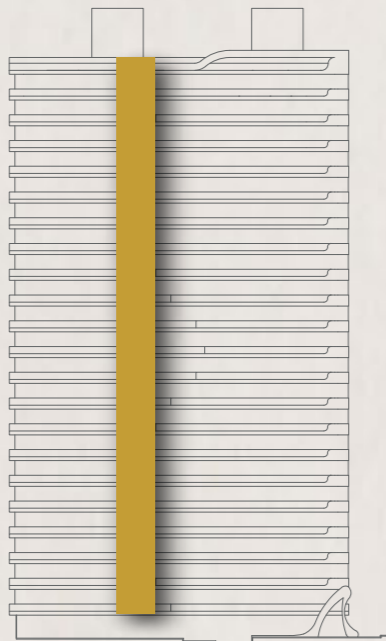
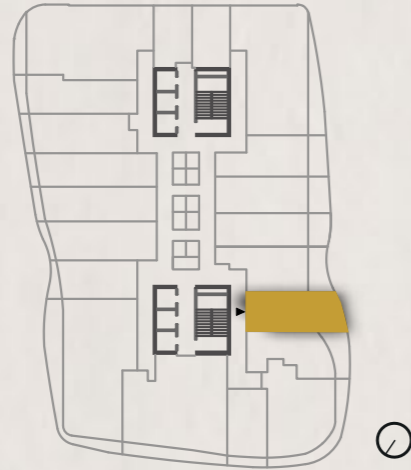
APARTMENT TYPE 06



# APARTMENT TYPE 07

# 07

Floor 3-22



Terrace area: 12.58  
Usable area: 26.51  
Total area: 39.09

\*Terrace area can vary by floor

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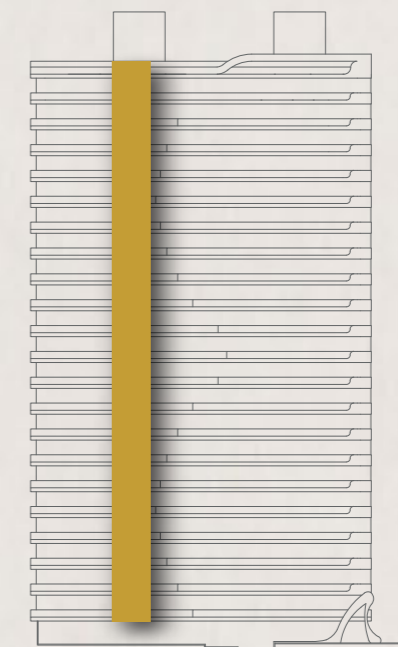
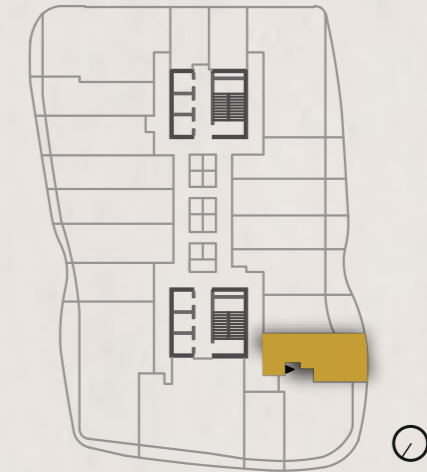
Terrace area: 9.98  
 Usable area: 35.09  
 Total area: 45.07

\*Terrace area can vary by floor

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08

Floor 3-22



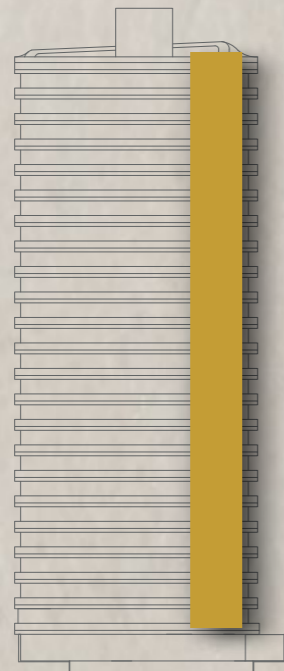
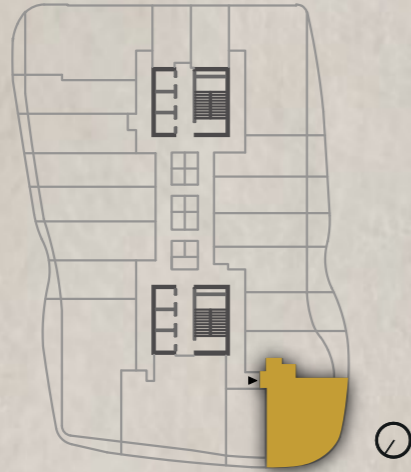
APARTMENT TYPE 08



# APARTMENT TYPE 09

## 09

Floor 3-22



Terrace area: 15.69  
Usable area: 57.81  
Total area: 73.50

\*Terrace area can vary by floor

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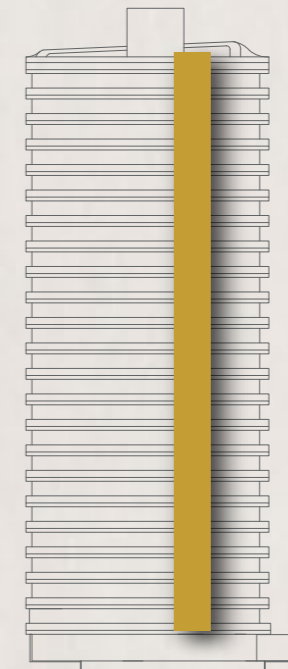
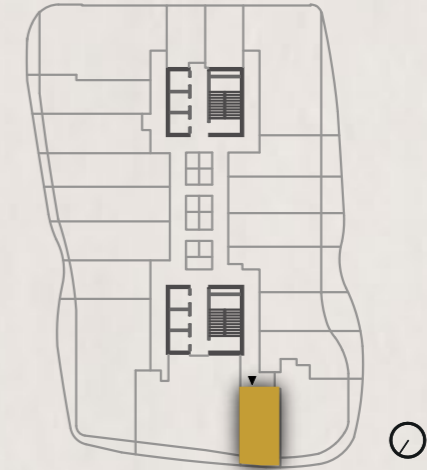
Terrace area: 4.11  
 Usable area: 28.67  
 Total area: 32.78

\*Terrace area can vary by floor

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# 10

Floor 3-22



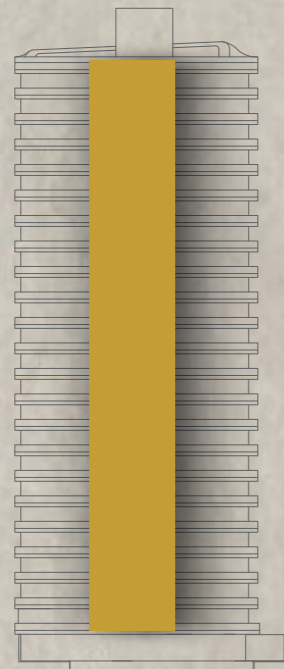
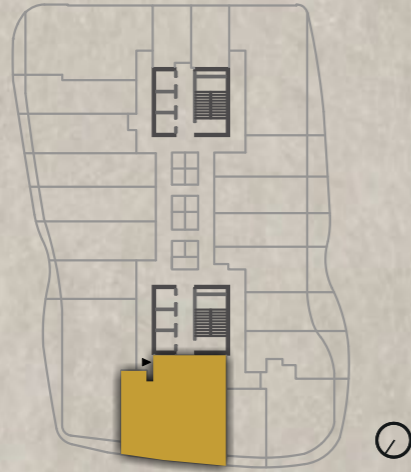
# APARTMENT TYPE 10



# APARTMENT TYPE 11

# 11

Floor 3-22



Terrace area: 13.42  
Usable area: 96.89  
Total area: 110.31

\*Terrace area can vary by floor

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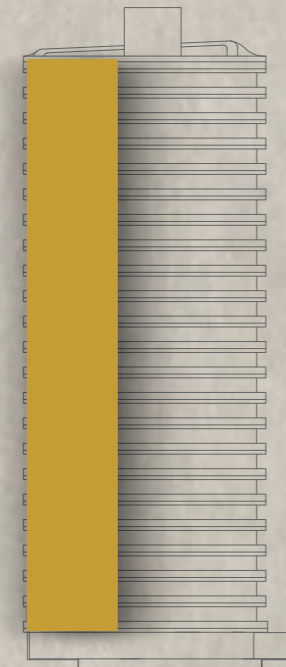
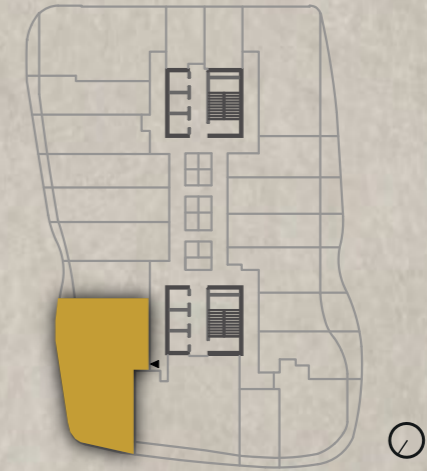
Terrace area: 27.14  
 Usable area: 98.15  
 Total area: 125.29

\*Terrace area can vary by floor

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12

Floor 3-22



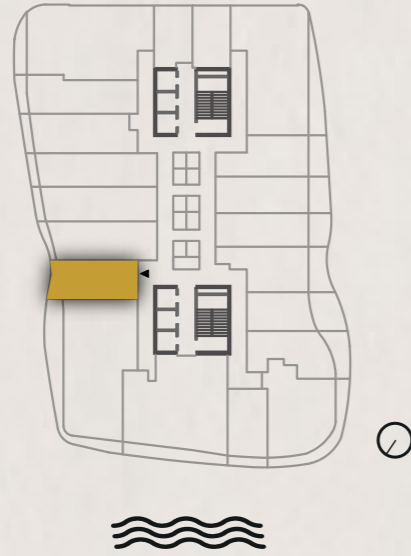
APARTMENT TYPE 12



# APARTMENT TYPE 13

# 13

Floor 3-22



Terrace area: 4.05  
Usable area: 31.55  
Total area: 35.60

\*Terrace area can vary by floor

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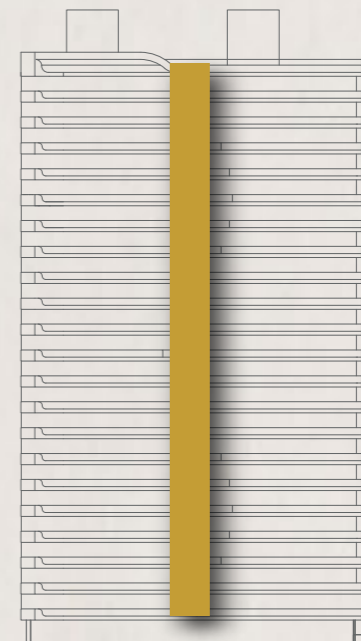
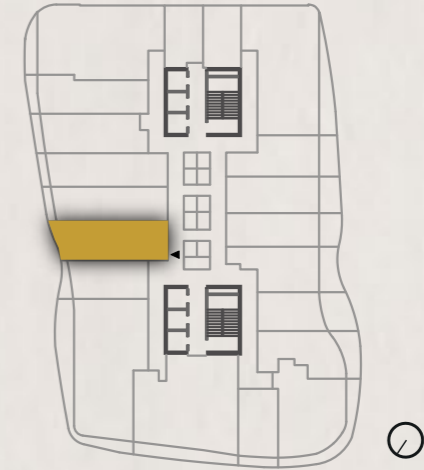
Terrace area: 3.14  
 Usable area: 43.28  
 Total area: 46.42

\*Terrace area can vary by floor

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14

Floor 3-22



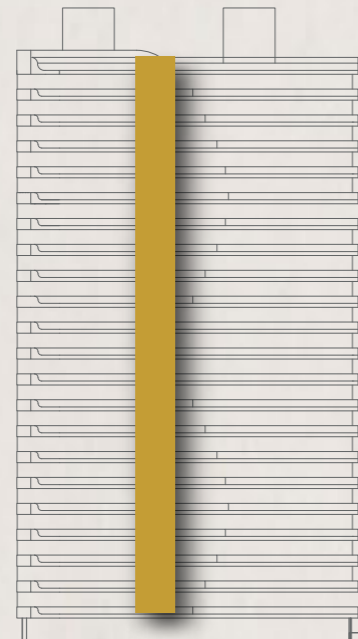
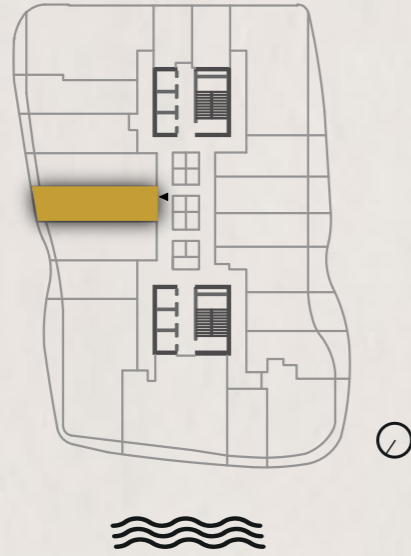
APARTMENT TYPE 14



# APARTMENT TYPE 15

# 15

Floor 3-22



Terrace area: 3.21  
Usable area: 41.64  
Total area: 44.85

\*Terrace area can vary by floor

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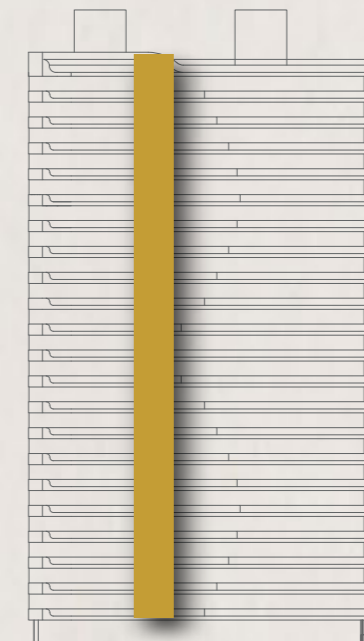
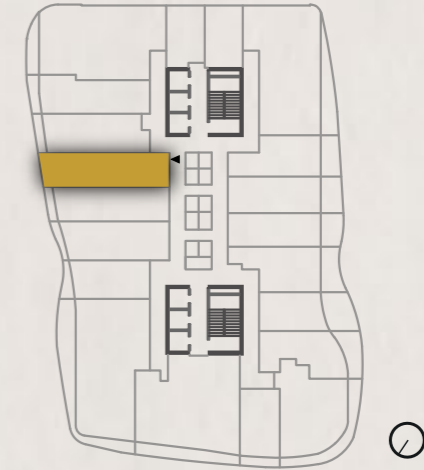
Terrace area: 3.15  
 Usable area: 42.38  
 Total area: 45.53

\*Terrace area can vary by floor

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 For more detailed information about this project, please contact our sales representatives directly.

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Floor 3-22



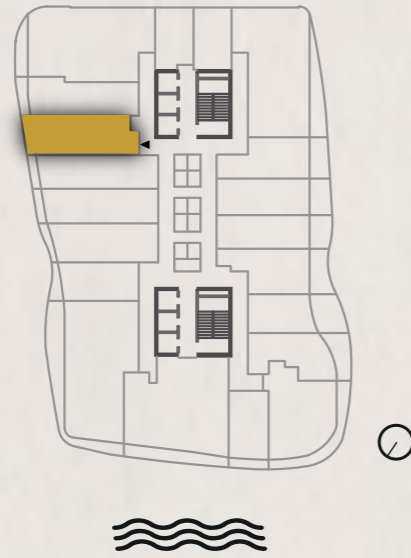
APARTMENT TYPE 16



# APARTMENT TYPE 17

# 17

Floor 3-22



Terrace area: 3.91  
Usable area: 42.48  
Total area: 46.38

\*Terrace area can vary by floor

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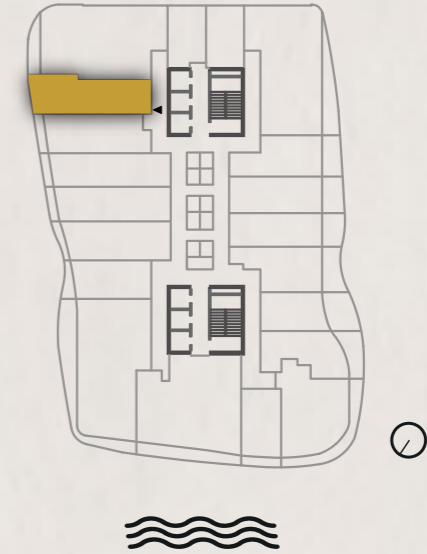
Terrace area: 4.46  
 Usable area: 41.06  
 Total area: 45.52

\*Terrace area can vary by floor

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Floor 3-22



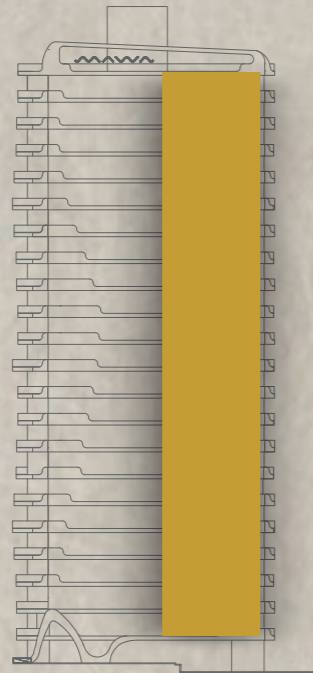
APARTMENT TYPE 16



# APARTMENT TYPE 19

# 19

Floor 3-22



Terrace area: 6.98  
Usable area: 92.75  
Total area: 99.73

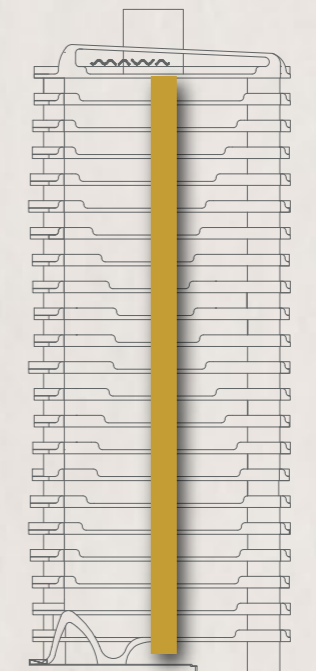
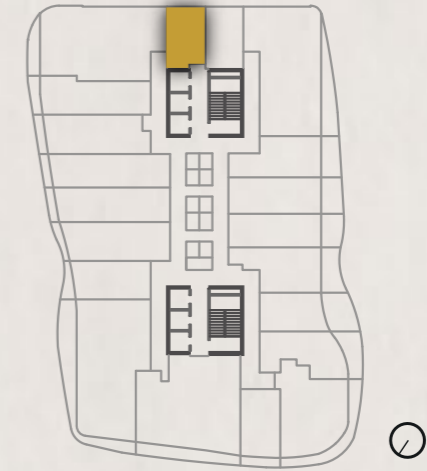
\*Terrace area can vary by floor

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# 20

Floor 3-22



▲  
Usable area: 24.71  
Total area: 24.71

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# APARTMENT TYPE 20





# ROSERO

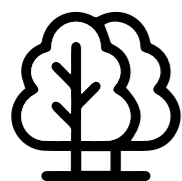
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