

LOCATION

a place to enjoy in Mijas town, between La Cala de Mijas and Fuengirola, and is only a 2-minute walk from the Playamarina beach.

This development provides numerous leisure and service opportunities, including several golf courses, such as the "Chaparral Golf Club", which is less than two kilometres away, shopping centres, supermarkets, restaurants, a health centre, and several pharmacies.

La Cala de Mijas is located in a unique environment and very well connected. It connects with the Costa del Sol A-7 Motorway and is very close to the entrances to the AP-7 toll motorway. In addition, it is located less than 25 minutes from Málaga International Airport and 40 minutes from the Maria Zambrano Renfe train station. Close at hand are important tourist enclaves such as Puerto Banús, the historic centre of Marbella and Fuengirola.



*Cala de Mijas

Green zone



Point of interest



Pharmacy



School



Health centre



Supermarket



Beach



Golf course



*Cala de Mijas
 1.6km(3min)

MIJAS - MÁLAGA

THE PLEASURE OF LIVING

Is located in the municipal district of Mijas, on the Western Costa del Sol, a town that combines to perfection sun-and-beach tourism and its residential character.

Its privileged geographical location, between the sea and the hills, endows it with countless attractions. The climate is very mild in winter and moderately hot in summer.

The sea of the coast of Mijas has great biodiversity, with a large number of Atlantic and Mediterranean species.

Gastronomy

Mijas' gastronomy is very rich and varied, offering a contrast between the traditional Andalusian image and an adaptation to new trends, without losing the essence of these lands.

Its coastal location provides all types of fresh fish and seafood that reach the ports every day, served with the sweet wines of the Denomination of Origin Málaga and Arab-style pastries.

In addition, you can enjoy restaurants of recognised prestige that create dishes made with top-quality local produce.

A place with a cultural tradition

The Mijas Cove boasts a historical heritage that is reflected in its four towers: the Torre de Calahonda, the Torre Batería de la Cala del Moral, the Torre de Calaburras (16th century) and the Torre Nueva de la Cala del Moral (19th century).

In its old town you will discover many places to visit, such as the remains of the Arab Wall or the Chapel of the Virgen de la Peña.

Other places of historical note are the Flour Mill, the Historical-Ethnological Museum or the Contemporary Art Centre.





P R O J E C T

Is a modern and functional gated residential complex and an ideal place to live. The development consists of 72 one, two and three-bedroom homes on the ground floor, first floor or attic. All of the properties have a south or south-west orientation, and many of them enjoy sea views. Additionally, the ground floor apartments feature a lovely garden, and the penthouses have spacious terraces. All homes have at least one parking space and storage room.

The common areas are areas designed for leisure and **sports in a peaceful setting. here you'll find** outstanding garden spaces with a community swimming pool, gym, and social-gourmet room, where you can make the most of your free time.

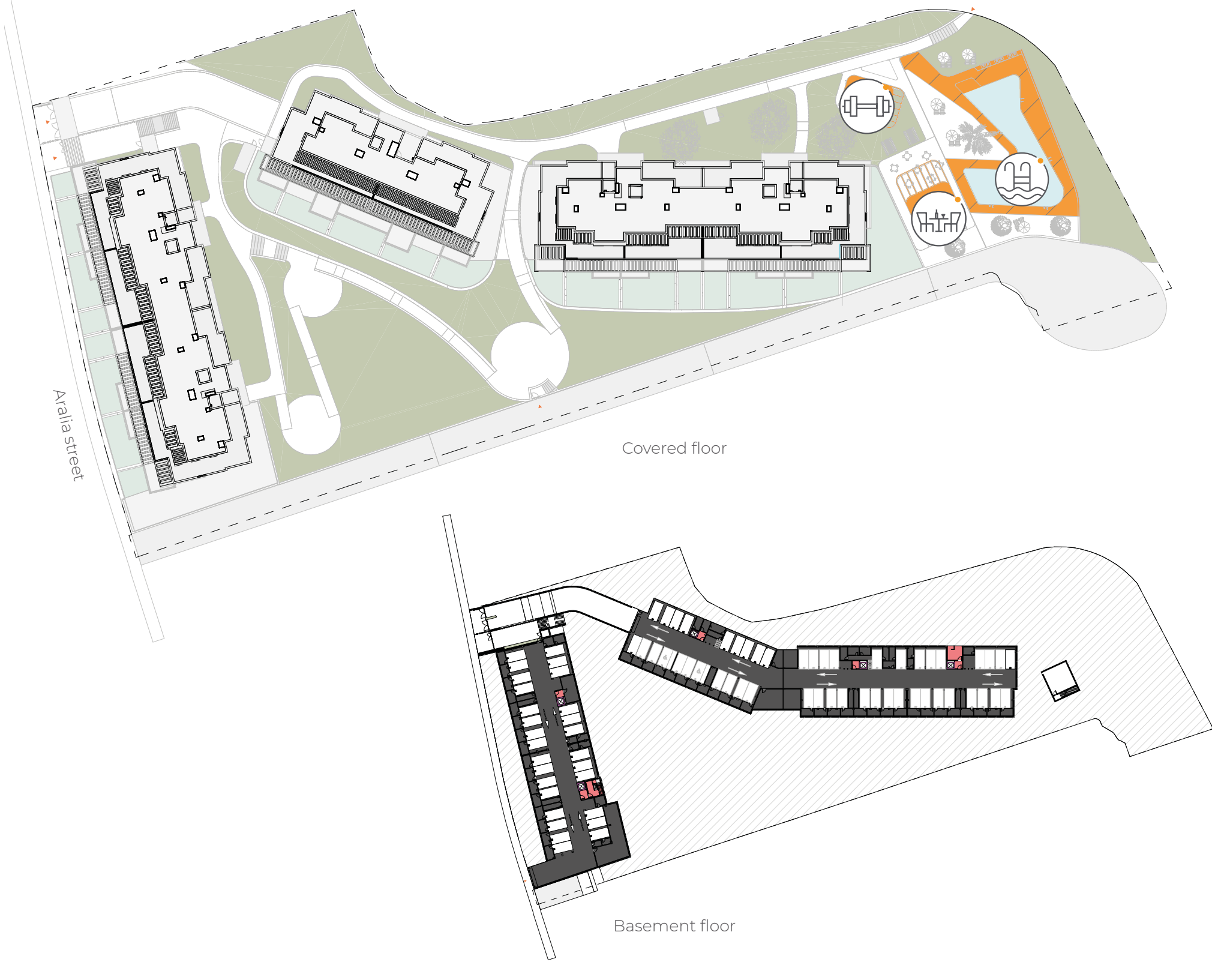
We have taken care of every detail to turn this development into your future home. We provide attractive homes with an urban, exclusive, and functional design that are equipped to the highest standards. In addition, a wide range of customisations will be available to suit each owner's taste.



Garage



Storage room



COMMON AREAS

The common areas are spaces designed to enjoy leisure and sports in a quiet environment.

At this project you can find excellent garden areas with a community pool, gym and gourmet-social room, where you can make the most of your free time.



All the graphic documentation included in this page is merely indicative. The designs of the common areas of the development do not show the final details, since they have been combined with those of other developments already developed.



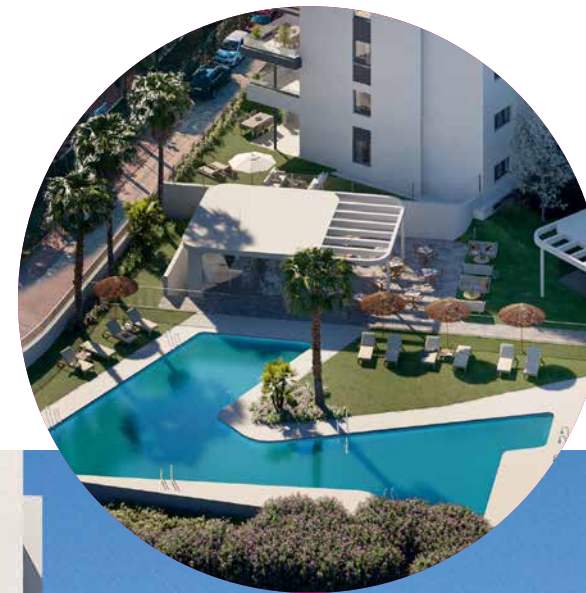
GOURMET SOCIAL ROOM

For shared moments you have the gourmet-social room. A fully equipped space with elegant, modern and, above all, comfortable decoration. Here you can experience unforgettable meetings with friends and family.



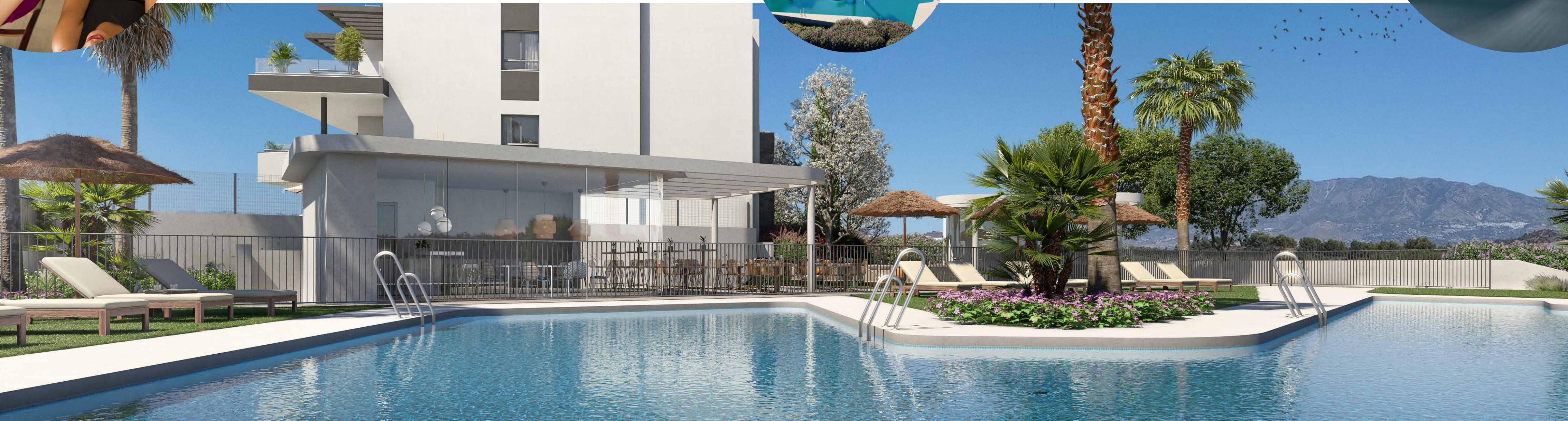
SWIMMING POOL

The swimming pool is designed to make the summer months more pleasant and, above all, more refreshing.



GYM

Keeping fit and leading a healthy life will now be easier than ever. Enjoy your training sessions without leaving your community.



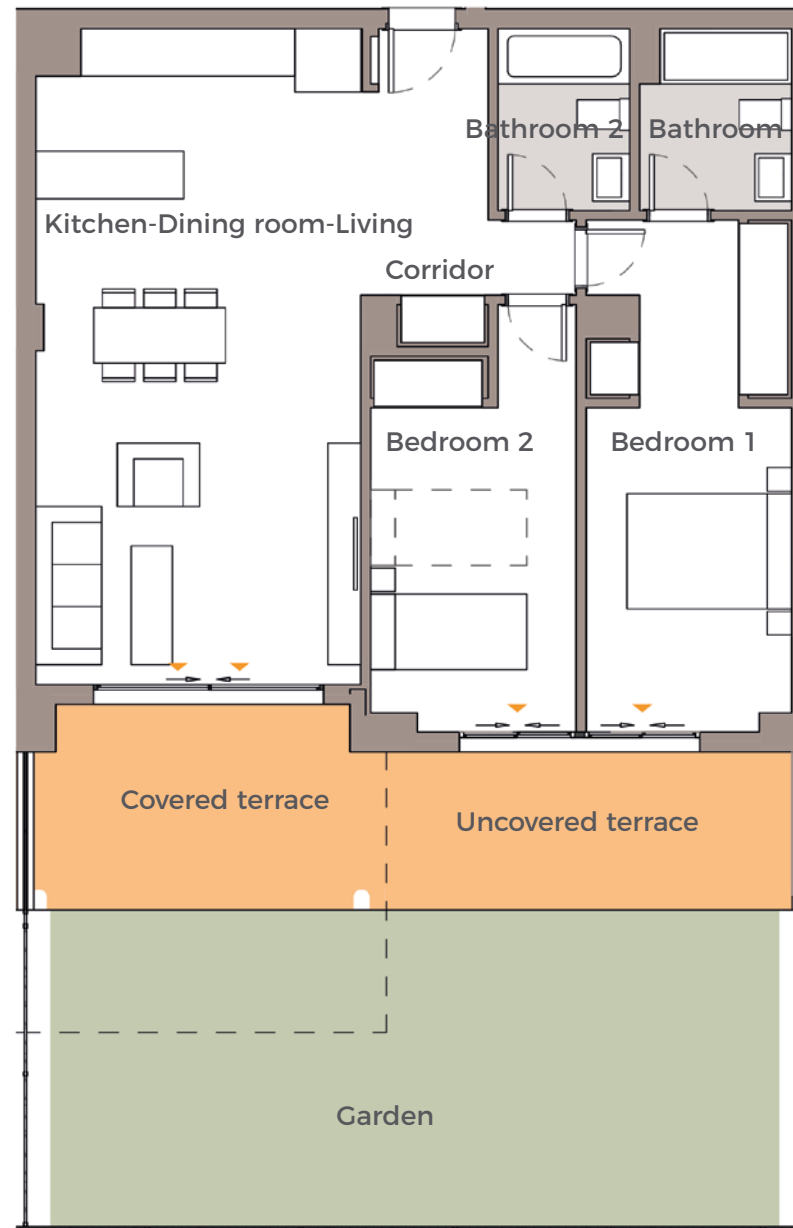
STANDARD PLAN 2 BEDROOMS

USEFUL FLOOR AREA OF HOUSE - 69,84 m²

TABLE OF FLOOR AREAS

Bedroom 1	15,50 m ²
Bedroom 2	12,20 m ²
Kitchen-Dining room-Living	32,20 m ²
Bathroom 1	4,00 m ²
Bathroom 2	3,60 m ²
Corridor	6,80 m ²
Covered terrace	10,50 m ²
Uncovered terrace	9,90 m ²
Garden	35,40 m ²

Useful area of the property	74,30 m ²
Useful area according to Andalusian Government Decree 218/2005	81,73 m ²
Useful area of the terrace/garden:	55,80 m ²
Total area of home c.c.	100,00 m ²
Total area of home c.c. according to Andalusian Government Decree 218/2005:	110,59 m ²



STANDARD PLAN 3 BEDROOMS

USEFUL FLOOR AREA OF HOUSE - 86,13 m²

TABLE OF FLOOR AREAS

Bedroom 1	13,30 m ²
Bedroom 2	9,80 m ²
Bedroom 3	10,40 m ²
Kitchen-Dining room-Living	29,00 m ²
Bathroom 1	3,30 m ²
Bathroom 2	4,30 m ²
Corridor	7,20 m ²
Uncovered terrace	97,30 m ²

Useful area of the property	77,30 m ²
Useful area according to Andalusian Government Decree 218/2005	85,03 m ²
Useful area of the terrace/garden:	97,20 m ²
Total area of home c.c.	109,00 m ²
Total area of home c.c. according to Andalusian Government Decree 218/2005:	120,28 m ²



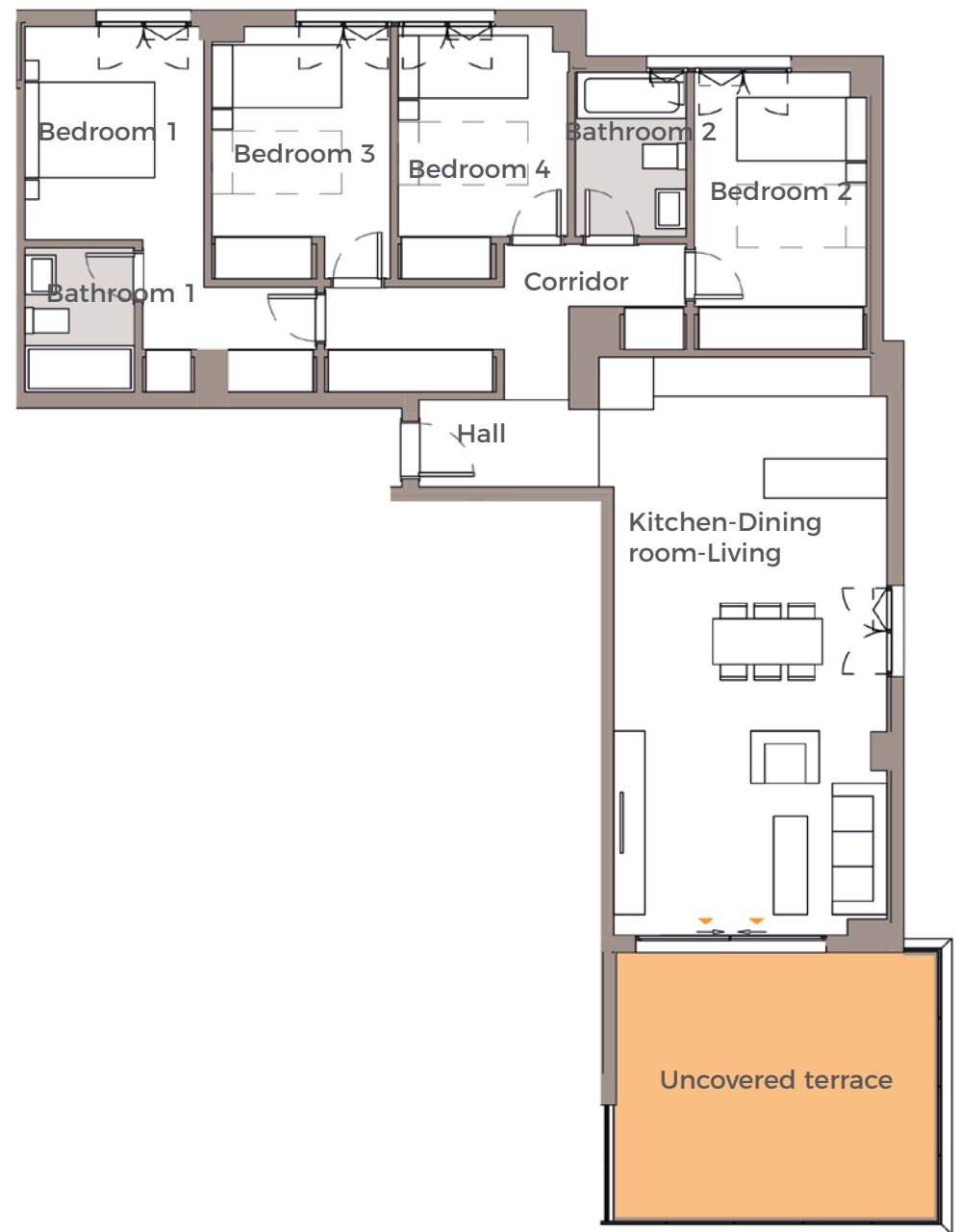
STANDARD PLAN 4 BEDROOMS

USEFUL FLOOR AREA OF HOUSE - 96,50m²

TABLE OF FLOOR AREAS

Bedroom 1	12,90 m ²
Bedroom 2	10,50 m ²
Bedroom 3	9,80 m ²
Bedroom 4	8,80 m ²
Kitchen-Dining room-Living	34,50 m ²
Bathroom 1	3,30 m ²
Bathroom 2	3,90 m ²
Corridor	8,60 m ²
Hall	3,80 m ²
Uncovered terrace	19,50 m ²

Useful area of the property	96,50 m ²
Useful area according to Andalusian Government Decree 218/2005	106,15 m ²
Useful area of the terrace/garden:	19,50 m ²
Total area of home c.c.	133,00 m ²
Total area of home c.c. according to Andalusian Government Decree 218/2005:	144,60 m ²





ENERGY RATING



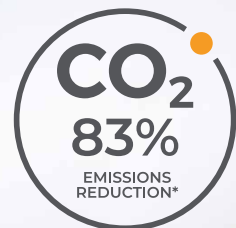
We create buildings of low energy consumption, highly insulated and weatherproofed.

We build homes with latest-generation technology, developed for comfortable everyday use.

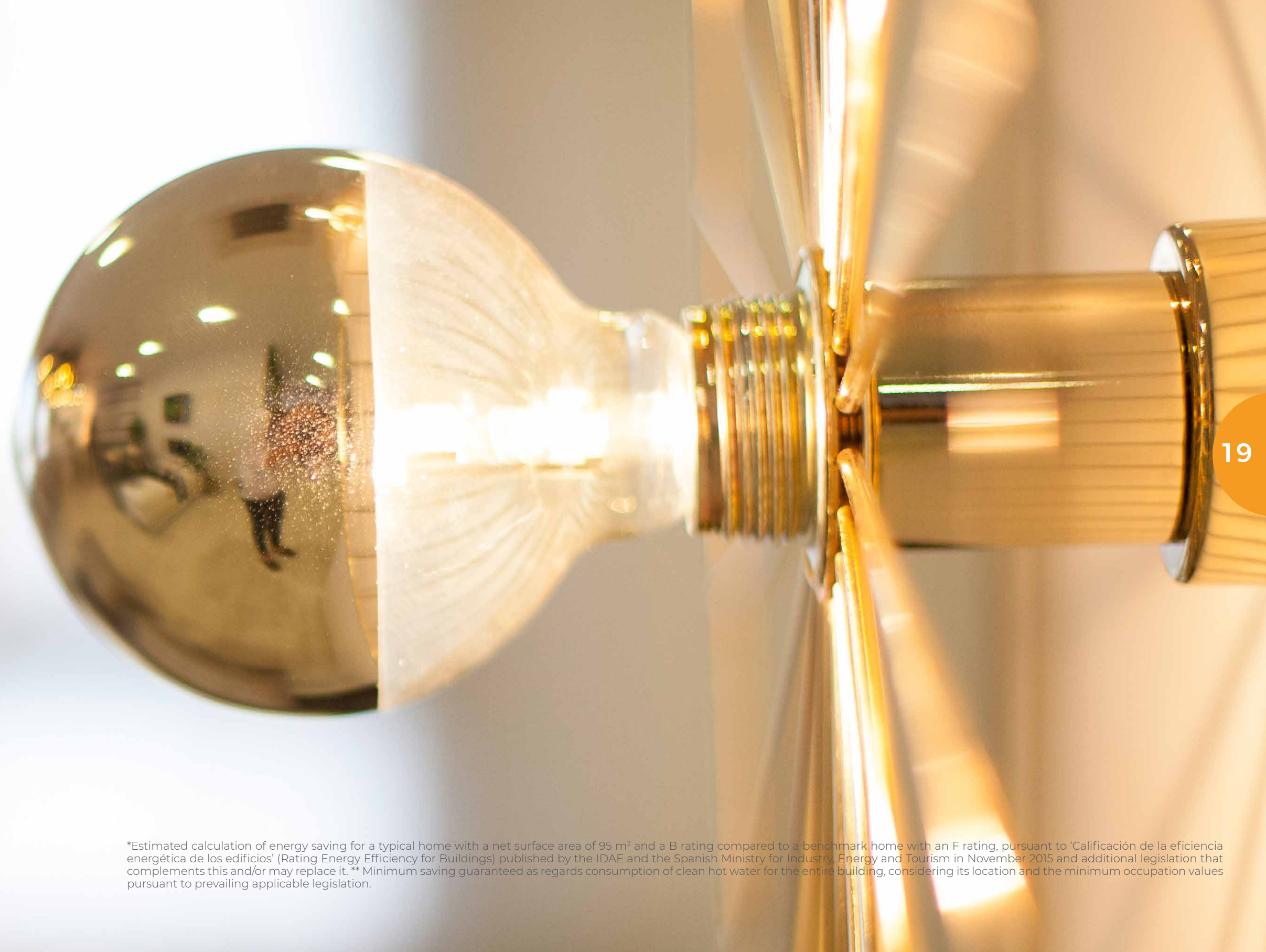
This classification signifies an estimated energy saving of 80% and therefore an important economic saving, taking as reference a home with energy efficiency classification "F".

The building has a "B" Energy Efficiency Classification, which means a reduction of CO₂ emissions and a significant reduction of the building's energy demand (heating, cooling and sanitary hot water).

The estimated saving, adding the annual energy cost of gas and electricity, could be up to €825.*



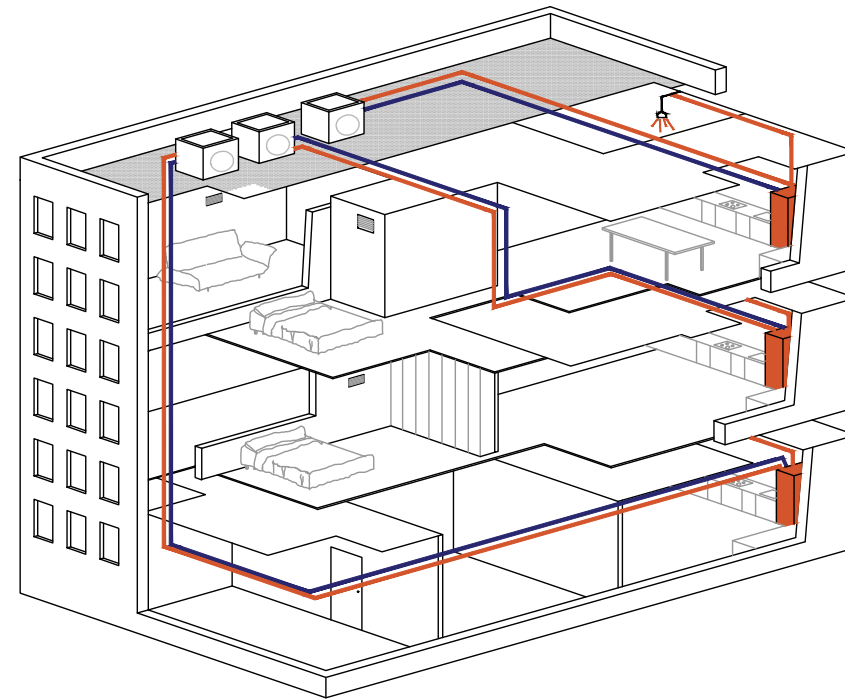
Discover more at: viacelere.com/innovacion | celereinnova.es



*Estimated calculation of energy saving for a typical home with a net surface area of 95 m² and a B rating compared to a benchmark home with an F rating, pursuant to 'Calificación de la eficiencia energética de los edificios' (Rating Energy Efficiency for Buildings) published by the IDAE and the Spanish Ministry for Industry, Energy and Tourism in November 2015 and additional legislation that complements this and/or may replace it. ** Minimum saving guaranteed as regards consumption of clean hot water for the entire building, considering its location and the minimum occupation values pursuant to prevailing applicable legislation.

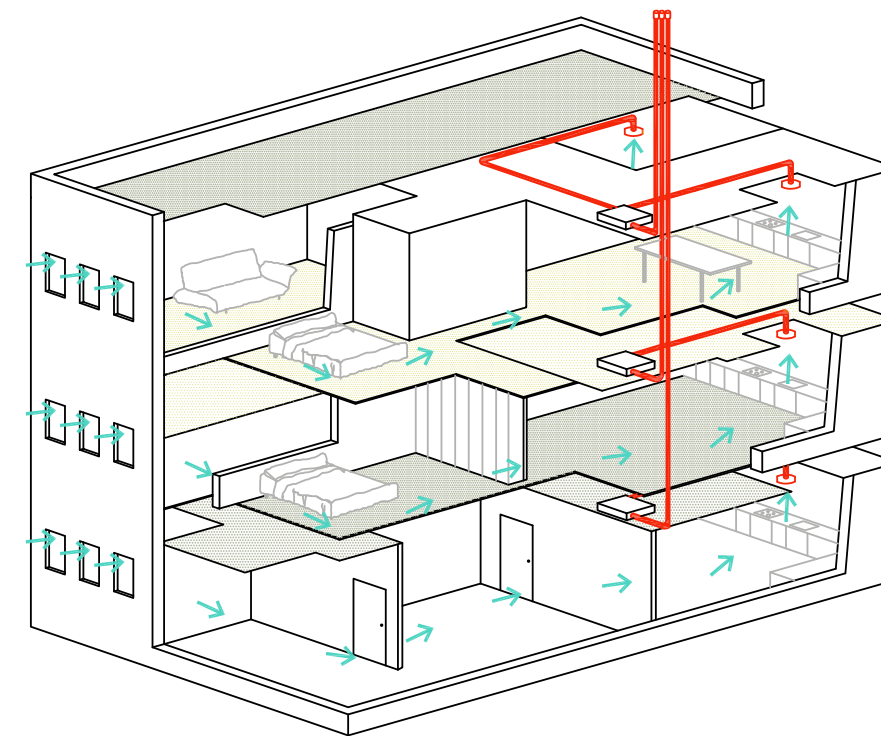
Production of clean hot water using an individual air source heat pump system

- Greater output than conventional boilers.
- Lower fuel consumption.
- Lower CO₂ emissions.
- Longer useful life of equipment.



Home ventilation using a humidity-sensitive system

- Home ventilation using a humidity-sensitive system.
- Continuous ventilation of the residence using guided extraction from bathrooms and kitchen and admission through bedrooms and lounges.
- Joinery with micro-ventilation position.
- Improves thermal insulation and reduces energy consumption in the home in relation to minimum legal levels.



Heat insulation

Increased head insulation, obtained by improving the thermal envelope by doubling the facade insulation as well as the carpentry and incorporating low emissivity glass.

