

2-4 BEDROOM APARTMENTS

Mijas Costa



Two minutes from the beach



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The information shown has been prepared from the building's basic project and may be modified for technical, legal or commercial reasons. The computer-generated images of the facades, communal elements, landscaping and other spaces are for guidance only. Floor areas are approximate, the furniture in the interior images is not included, and the homes will be equipped as set out in the building specification attached to the contractual documentation. The solution finally built will conform to the corresponding construction project. All the information referred to in Royal Decree 515/89 of 21 April and in the applicable national and regional regulations is available on request.

LOCATION

A place to enjoy, in the municipality of Mijas, between La Cala de Mijas and Fuengirola, and just a two-minute walk from Playa Marina beach.

The development offers plenty of leisure and services close by: several golf courses, among them Chaparral Golf Club, less than two kilometres away, as well as shopping centres, supermarkets, restaurants, a health centre and several pharmacies.

La Cala de Mijas sits in a unique and very well-connected setting. It links to the A-7 Costa del Sol motorway and is very close to the junctions of the AP-7 toll motorway.

It is also less than 25 minutes from Málaga International Airport and 40 minutes by car from María Zambrano railway station. Close by are major destinations such as Puerto Banús, the historic centre of Marbella and Fuengirola.



*La Cala de Mijas

Green area

Point of interest

Pharmacy

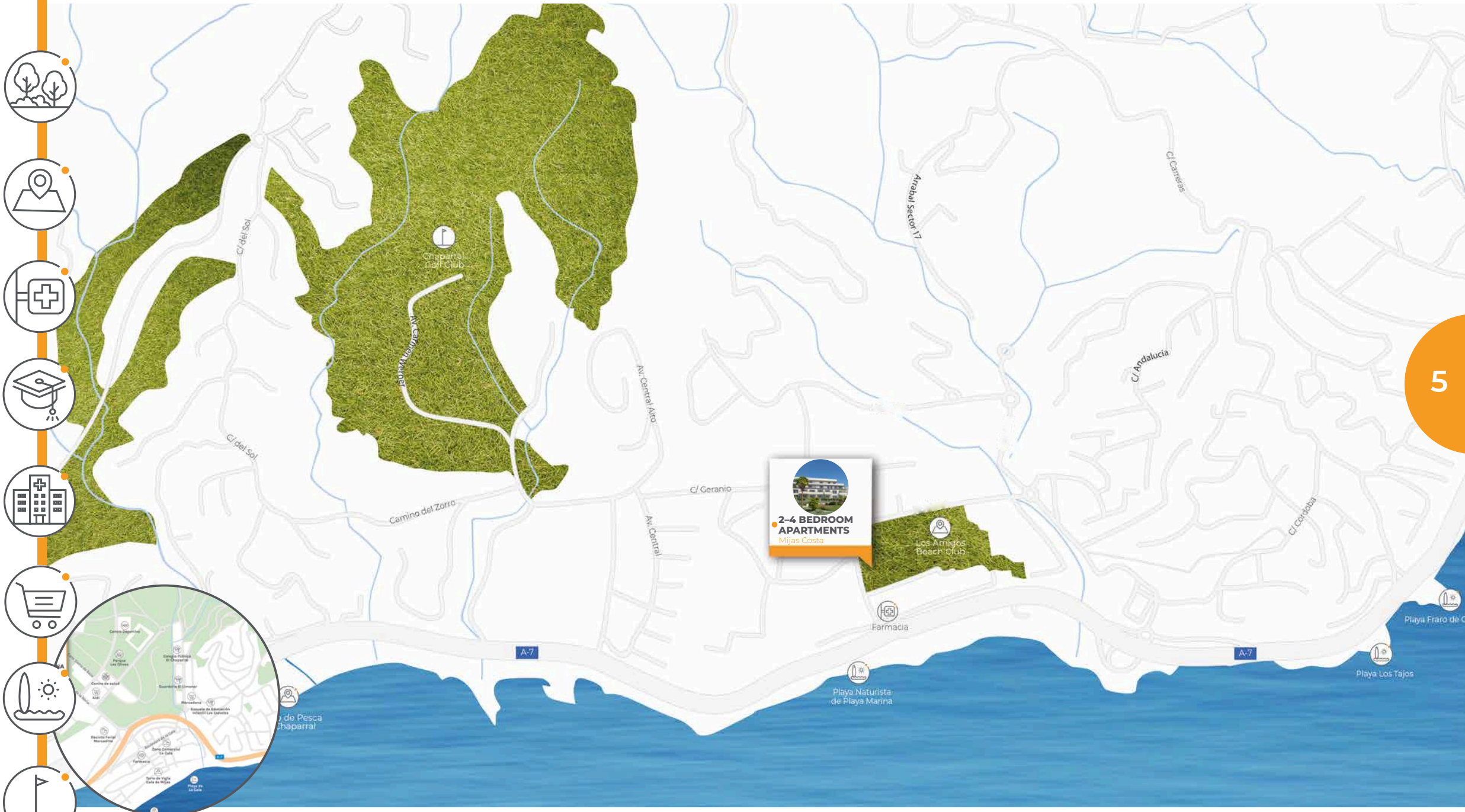
Education

Medical centre

Supermarket

Beach

Golf course



*La Cala de Mijas
1.6 km (3 min)

MIJAS · MÁLAGA

THE PLEASURE OF LIVING

The development is in the municipality of Mijas, in the heart of the western Costa del Sol, a town that perfectly combines sun-and-beach tourism with residential life.

Its privileged setting between the sea and the mountains gives it endless charm. The climate is very mild in winter and moderately warm in summer.

The seabed off the Mijas coast is rich in biodiversity, home to a great number of Atlantic and Mediterranean species.

Gastronomy

Rich and varied, it offers a contrast between tradition and the taste of today, without losing the essence of this land.

Its coastal setting means every kind of fresh fish and seafood, landed daily at the ports, served with the sweet wines of the Málaga Designation of Origin and Moorish-inspired pastries.

You can also enjoy renowned restaurants and their dishes, made with first-class local produce.

A place with cultural tradition

La Cala de Mijas preserves a historic heritage reflected in its four towers: the Calahonda Tower, the Battery Tower of La Cala del Moral, the 16th-century Calaburras Tower and the 19th-century New Tower of La Cala del Moral.

In the old town of Mijas there is much to visit, such as the remains of the Moorish wall or the Hermitage of the Virgen de la Peña.

Also of historic interest are the Contemporary Art Centre, the Flour Mill and the Historical-Ethnological Museum.





P R O J E C T

A gated residential complex, modern and functional, an ideal place to live.

The development comprises 72 homes with 2, 3 and 4 bedrooms, arranged over ground, first and second floors and penthouse level. Every home faces south or south-west, and a great many have sea views.

The ground-floor homes have a pleasant garden and the penthouses have large terraces. Every home comes with at least one parking space and a storage room.

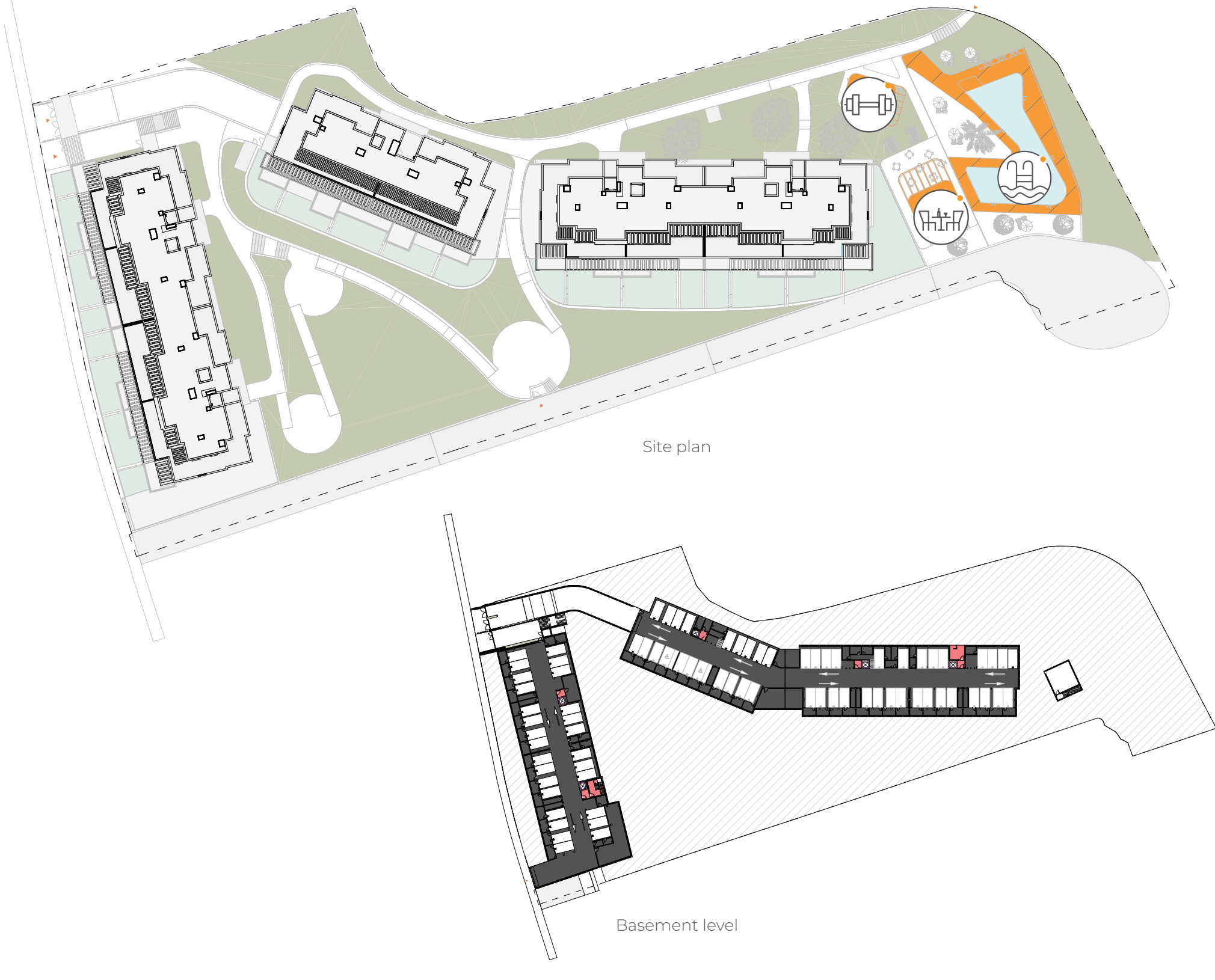
Every detail has been considered to make this your future home: attractive homes with an urban, exclusive and functional design, fitted with first-class specifications.



Garage



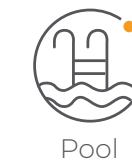
Storage room



COMMUNAL AREAS

The communal areas are spaces designed for enjoying leisure and sport in peaceful surroundings.

Here you will find excellent landscaped gardens with a communal swimming pool, a gym and a social-gourmet lounge, where you can make the most of your free time.





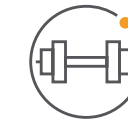
SOCIAL-GOURMET LOUNGE

For shared moments there is the social-gourmet lounge: a fully equipped space with elegant, modern and, above all, comfortable décor. Here you can enjoy unforgettable gatherings with family and friends.



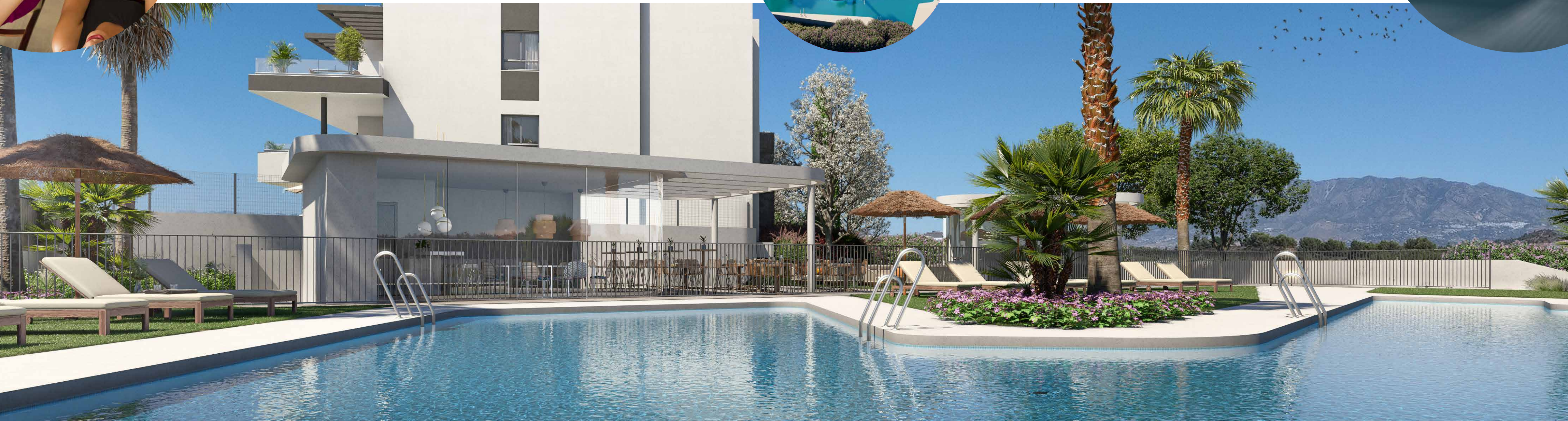
POOL

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



GYM

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



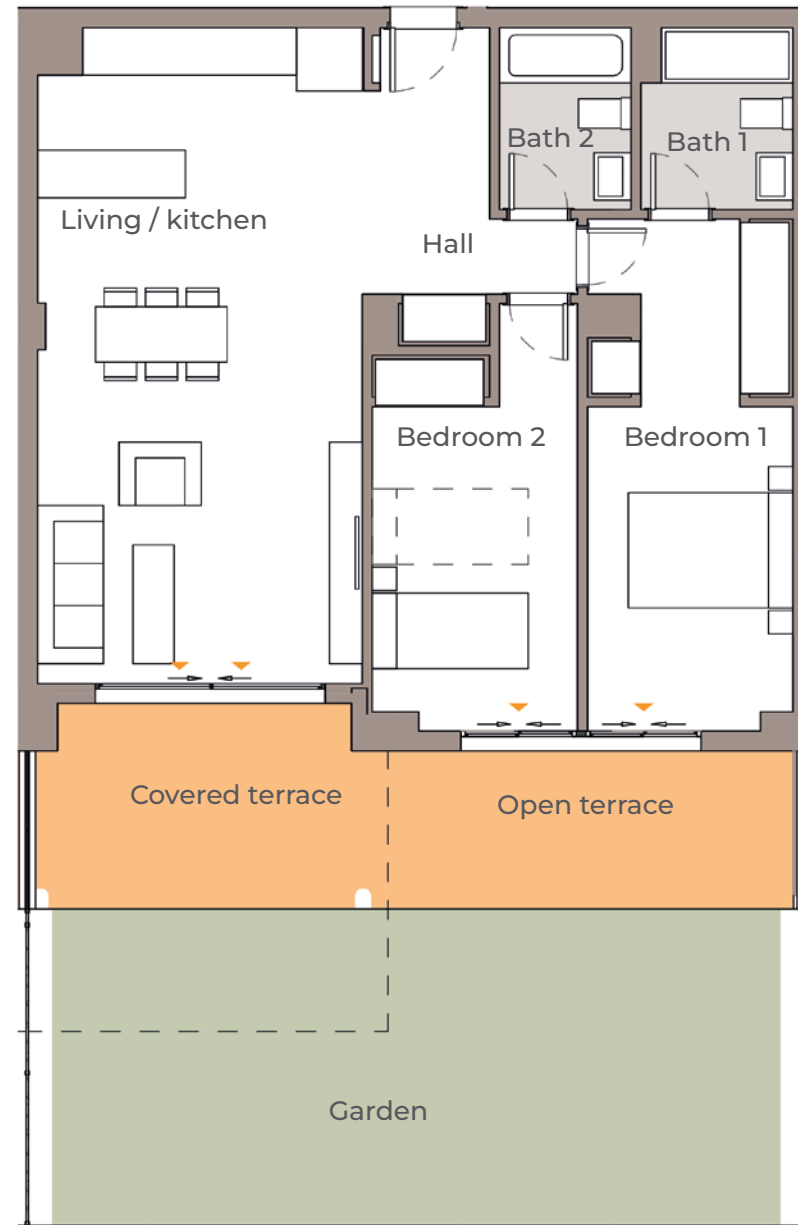
TYPICAL PLAN 2 BEDROOMS

USABLE FLOOR AREA - 74.30 m²

FLOOR AREAS

Bedroom 1	15.50 m ²
Bedroom 2	12.20 m ²
Living room / kitchen	32.20 m ²
Bathroom 1	4.00 m ²
Bathroom 2	3.60 m ²
Hall	6.80 m ²
Covered terrace	10.50 m ²
Open terrace	9.90 m ²
Garden	35.40 m ²

Usable floor area:	74.30 m ²
Usable floor area (Decree 218/2005):	81.73 m ²
Usable terrace / garden area:	55.80 m ²
Built area incl. common areas:	100.00 m ²
Built incl. common (Decree 218/2005):	110.59 m ²



TYPICAL PLAN 3 BEDROOMS

USABLE FLOOR AREA - 77.30 m²

FLOOR AREAS

Bedroom 1	13.30 m ²
Bedroom 2	9.80 m ²
Bedroom 3	10.40 m ²
Living room / kitchen	29.00 m ²
Bathroom 1	3.30 m ²
Bathroom 2	4.30 m ²
Hall	7.20 m ²
Open terrace	97.30 m ²

Usable floor area:	77.30 m ²
Usable floor area (Decree 218/2005):	85.03 m ²
Usable terrace / garden area:	97.20 m ²
Built area incl. common areas:	109.00 m ²
Built incl. common (Decree 218/2005):	120.28 m ²



TYPICAL PLAN 4 BEDROOMS

USABLE FLOOR AREA - 96.50 m²

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
Living room / kitchen	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
Open terrace	19.50 m ²

Usable floor area:	96.50 m ²
Usable floor area (Decree 218/2005):	106.15 m ²
Usable terrace / garden area:	19.50 m ²
Built area incl. common areas:	133.00 m ²
Built incl. common (Decree 218/2005):	144.60 m ²



● innovation

ENERGY RATING

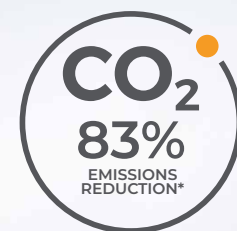
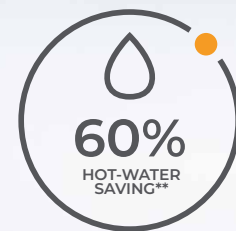
Spaces that adapt to your needs.

Low-consumption buildings, highly insulated and sealed against the outside air. Homes with latest-generation technology, developed for comfortable everyday use.

This rating translates into estimated energy savings of 80% and, consequently, significant financial savings, taking a home with an F energy rating as the reference.

The building has a B energy rating, which means lower CO₂ emissions and a significant reduction in the building's energy demand (heating, cooling and domestic hot water).

The estimated saving, adding together annual gas and electricity costs, could be up to €825*.



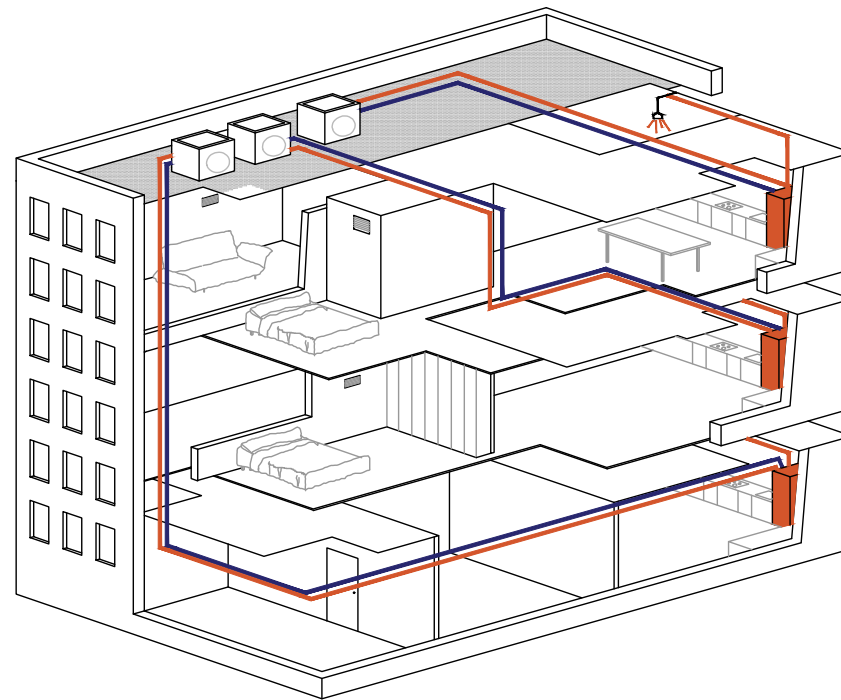
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*Estimated energy saving of a typical home of 95 m² usable area with a B rating compared with a reference home with an F rating, according to the "Energy efficiency rating of buildings" published by IDAE and the Ministry of Industry, Energy and Tourism in November 2015, and any other regulations that supplement or may replace it. **Minimum guaranteed saving in domestic hot water (DHW) consumption for the building as a whole, given its location and the minimum occupancy values under the applicable regulations in force.

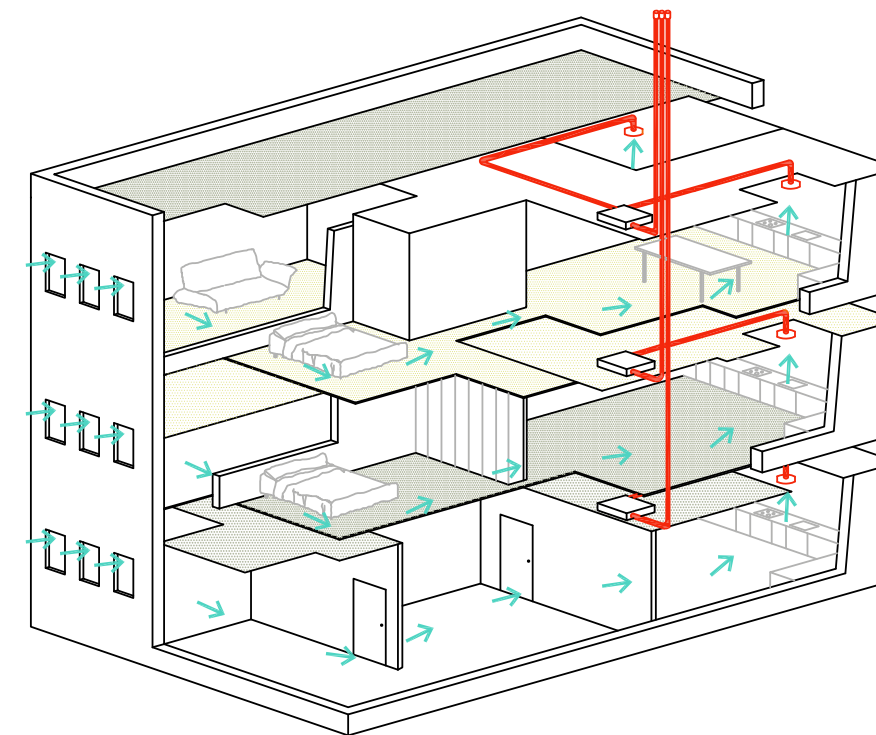
Domestic hot water by aerothermal system

- Higher performance than conventional boilers.
- Lower fuel consumption.
- Lower CO₂ emissions.
- Longer service life for the equipment.



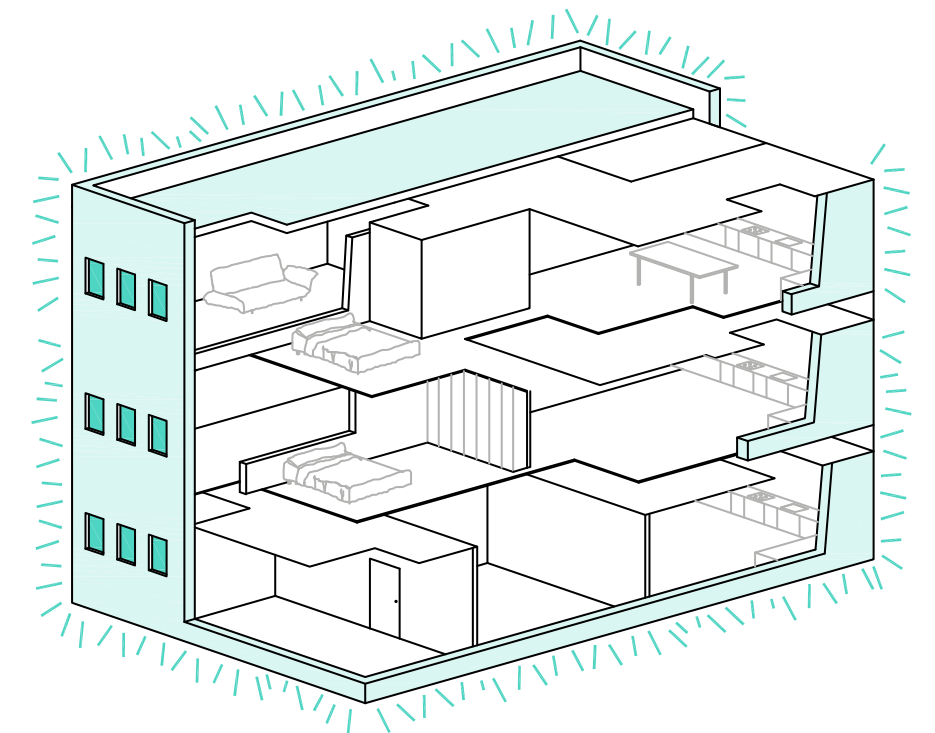
Home ventilation, humidity-sensitive system

- Controlled mechanical ventilation of the home.
- Continuous ventilation of the home through ducted extraction from bathrooms and kitchen, with air intake through bedrooms and living rooms.
- Window frames with a micro-ventilation position.
- Improves thermal insulation and cuts the home's energy use compared with the regulatory minimum.



Thermal insulation

Greater thermal insulation, achieved by improving the building envelope: twice the façade insulation, better window frames and low-emissivity glazing.





● lifestyle

LIVING IN MIJAS COSTA
is enjoying life your own way

Living here means living life your own way. Since 2001, Triple L Estates & Investments has guided international buyers on the Costa del Sol, from the first viewing to the keys in hand.

● 2-4 BEDROOM APARTMENTS

Mijas Costa



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