



TRIPLE L
ESTATES & INVESTMENTS

THE TRIPLE L COLLECTION

CERRADO DEL ÁGUILA · COSTA DEL SOL

2 & 3 Bedroom Houses in Mijas

The privilege of choosing your own horizon.

63 SINGLE-STOREY HOMES · PRIVATE GARDEN & POOL · ROOFTOP SOLARIUM · 50 M FROM THE GOLF

Triple L Estates & Investments

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MIJAS · CERRADO DEL ÁGUILA · COSTA DEL SOL

“Between the mountains and the sea.”

In the prestigious setting of Cerrado del Águila, in Mijas, this development brings together 63 single-family homes set into the landscape. A strategic location for those who want the calm of the mountains, a golf course next door and an immediate connection with the vibrant Costa del Sol.



wake up under the sun



the sea, 5 minutes away



your swing, steps away



connected to everything





COSTA DEL SOL

Calm as the rule, not the exception.



DESIGN & ARCHITECTURE · 63 HOMES DESIGNED FOR LIGHT AND LIFE

“Where architecture, light and
landscape become home.”

| Large windows: maximum light | Indoor-outdoor continuity | Functional, efficient spaces | Integrated with the landscape



THE STREET · AT MIDDAY

“The same street, two lives.”



THE STREET · WHEN THE HOUSES LIGHT UP

By day, the shade of the pines across the façade. By night, the warm light coming from every window. These homes were designed to be lived in at every hour.



INTERIOR · EXTERIOR · CONTINUITY

“The outdoors is part of
the house from day one.”



Here, the line between inside and outside is one that fades. The wide glass doors open onto the garden. The terrace extends the living room. The lawn extends the terrace. And the horizon, at the back, extends everything. Life here does not begin at the front door. It begins with the first tree you see when you wake up.



PRIVATE GARDEN · YOUR OWN POOL

“A garden you don't share.”

Every home here has its own world at ground level. A garden that is yours. A pool that is yours. Privacy is not an extra here: it was part of the design from the start. The afternoon sun, still water, a space that is entirely your own.

GARDEN AND PRIVATE POOL · MODEL C1A



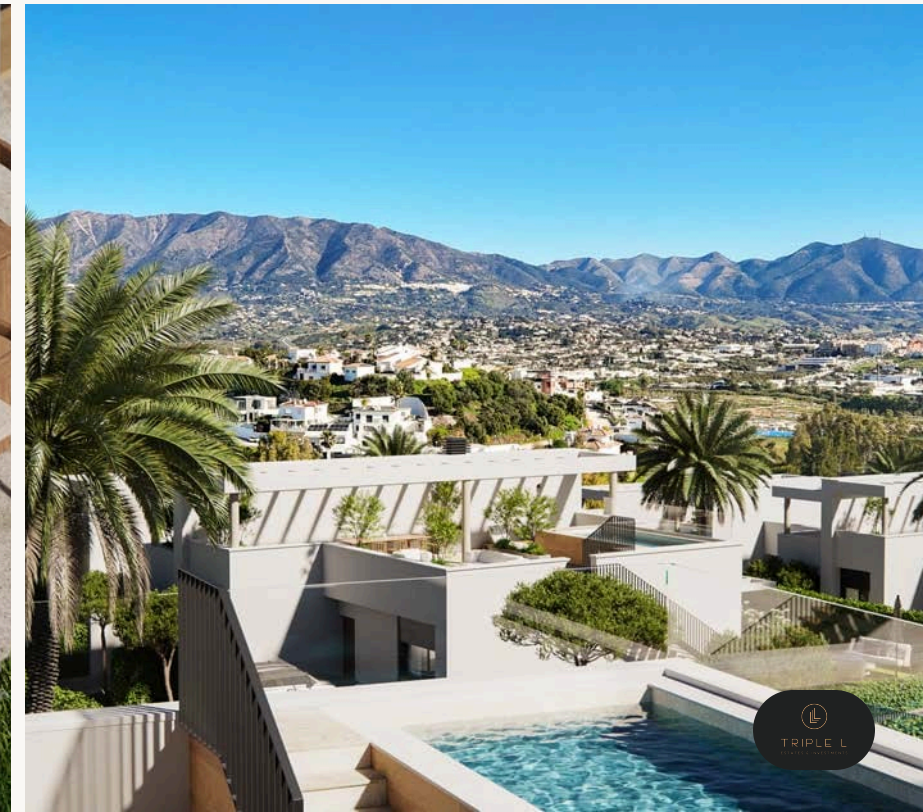


TERRACES · POOL · OUTDOOR LIFE

“Still water. Afternoon sun.”

Generous terraces extend the interior of the home so the outdoors can be enjoyed all year round. And at garden level, the private pool: the space that is completely yours.

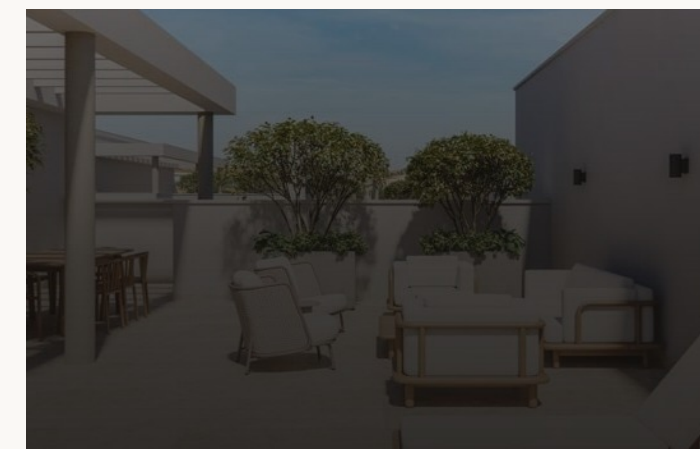
PRIVATE POOL AND GARDEN · MODEL C1B



PRIVATE SOLARIUM · ROOFTOP

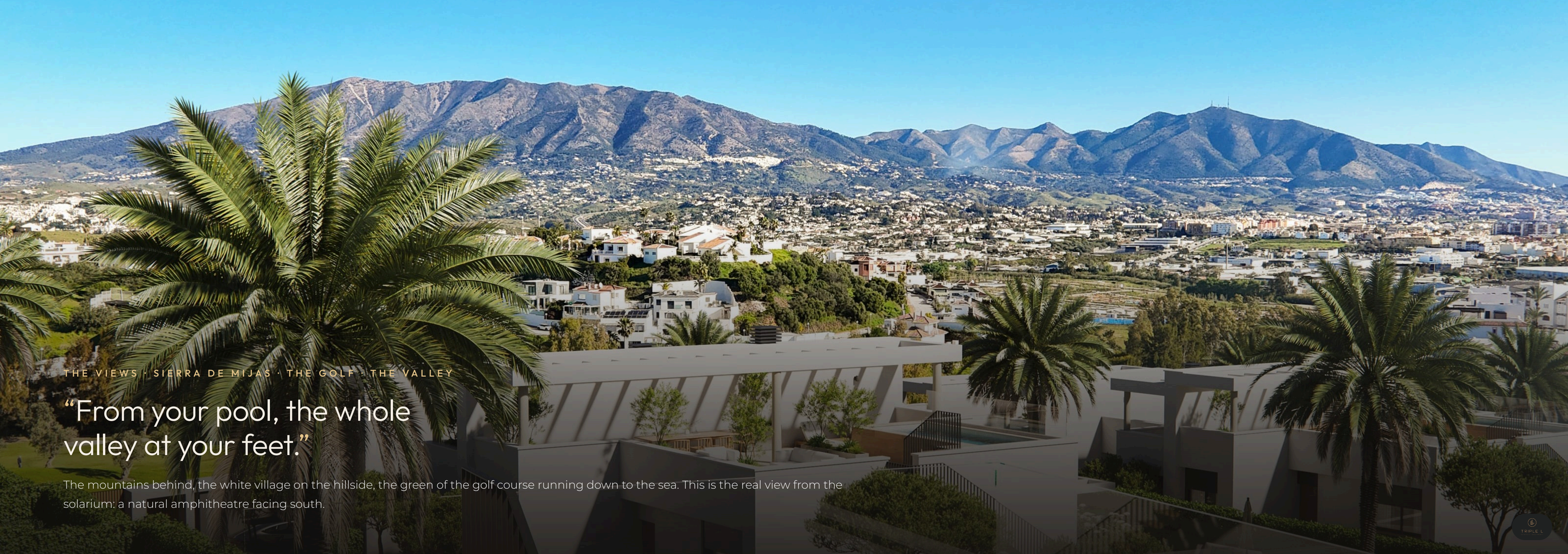
“The second level.
The only one without a roof.”

A private space on the roof, designed for the Mediterranean climate all year round. A place for an open-air lounge, with open views and total privacy. The freest room in the house, and the one nobody else shares.



INTIMATE SOLARIUM · MODEL A4E



A wide-angle, panoramic photograph taken from an elevated position, likely a rooftop solarium. In the immediate foreground, the silhouettes of several large palm trees are visible on the left and right. Below them, the modern, light-colored architecture of the building is partially seen, including a flat roof and some greenery. The middle ground is dominated by a vast, densely populated valley with numerous white buildings and green spaces. In the background, a range of rugged, brown mountains stretches across the horizon under a clear, bright blue sky. The overall scene conveys a sense of luxury and a connection to nature.

THE VIEWS · SIERRA DE MIJAS · THE GOLF · THE VALLEY

“From your pool, the whole valley at your feet.”

The mountains behind, the white village on the hillside, the green of the golf course running down to the sea. This is the real view from the solarium: a natural amphitheatre facing south.



MIJAS · COSTA DEL SOL · A WAY OF LIFE

“The Costa del Sol is not a destination.
It is the stage of your life.”

More than three hundred days of light a year. The sea five minutes away. Golf, food, nature and mountains without leaving the area. Calm as the rule, not the exception.



the sea, 5 minutes



gastronomy



30 min · airport



sierra de mijas



golf course



A STEP FROM YOUR GOLF ROUTINE · CERRADO DEL ÁGUILA

Golf, food, nature and mountains
without leaving the area.



THE TABLE, OUTDOORS

THE SHORE, FIVE MINUTES AWAY





THE HOMES · FUNCTIONAL, FLUID SPACE

“Every home is a complete world.”

Single-family homes designed for generous, bright, practical spaces, where contemporary architecture sits naturally in its surroundings. Each home was conceived for outdoor living, with a clear connection between the rooms inside and the spaces outside.

PRIVATE PLOT

Your own outdoor space to enjoy the sun all year round.

MAXIMISED LIGHT

Large windows that blur the line between the interior and the garden.

INTEGRATED DESIGN

Kitchen, dining and living room connected in one warm, contemporary space.

PRIVATE PARKING

Two spaces with direct, easy access to the house.

MODEL C1A

Designed for those who want a home where work, family and leisure live together naturally. Everything on the ground floor: bedrooms, study, two bathrooms, laundry and two parking spaces. And upstairs, the solarium with its private pool.

VIRTUAL TOUR · MODEL C1A
SCAN TO WALK THROUGH EVERY ROOM FROM WHEREVER YOU ARE



GROUND FLOOR · GARDEN, KITCHEN-LIVING ROOM, BEDROOMS AND STUDY, TWO BATHROOMS, LAUNDRY AND TWO PARKING SPACES



UPPER LEVEL · SOLARIUM WITH PRIVATE POOL



MODEL A4E

A serene home for those who value space, quiet and outdoor life. The private pool sits in the ground-floor garden, next to the bedrooms, study, two bathrooms, laundry and two parking spaces. Above it, the solarium open to the sky.

VIRTUAL TOUR · MODEL A4E
SCAN TO WALK THROUGH EVERY ROOM FROM WHEREVER YOU ARE



GROUND FLOOR · GARDEN WITH PRIVATE POOL, KITCHEN-LIVING ROOM, BEDROOMS AND STUDY, TWO BATHROOMS, LAUNDRY AND TWO PARKING SPACES



UPPER LEVEL · OPEN SOLARIUM



MODEL C1B

The most open version of the house: garden and home as one continuous space. Everything on the ground floor, with bedrooms, study, two bathrooms, laundry and two parking spaces, and the solarium with private pool crowning the house.

VIRTUAL TOUR · MODEL C1B
SCAN TO WALK THROUGH EVERY ROOM FROM WHEREVER YOU ARE



GROUND FLOOR · GARDEN, KITCHEN-LIVING ROOM, BEDROOMS AND STUDY, TWO BATHROOMS, LAUNDRY AND TWO PARKING SPACES



UPPER LEVEL · SOLARIUM WITH PRIVATE POOL



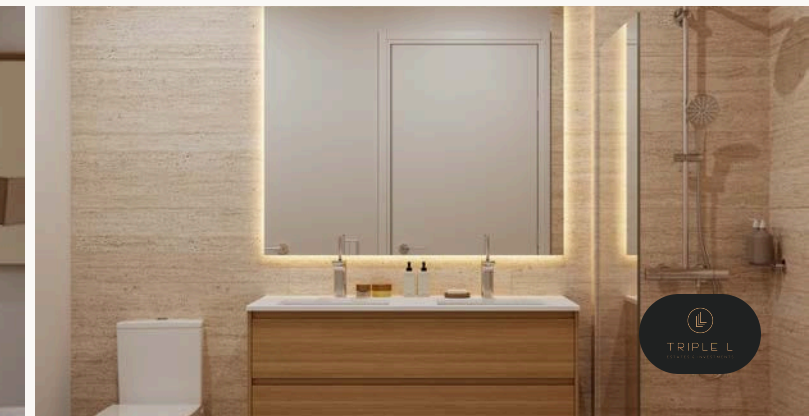


INTERIORS · KITCHENS · BATHROOMS

“Materials that time improves.”

Kitchens with a practical, contemporary approach, built into the home and made for daily use. Bathrooms chosen for function and looks alike, with current fittings. Every finish was selected to sit in harmony with the surroundings and the design of the house, and above all to last.

FINISHES CHOSEN TO HARMONISE WITH THE SETTING · MADE TO LAST



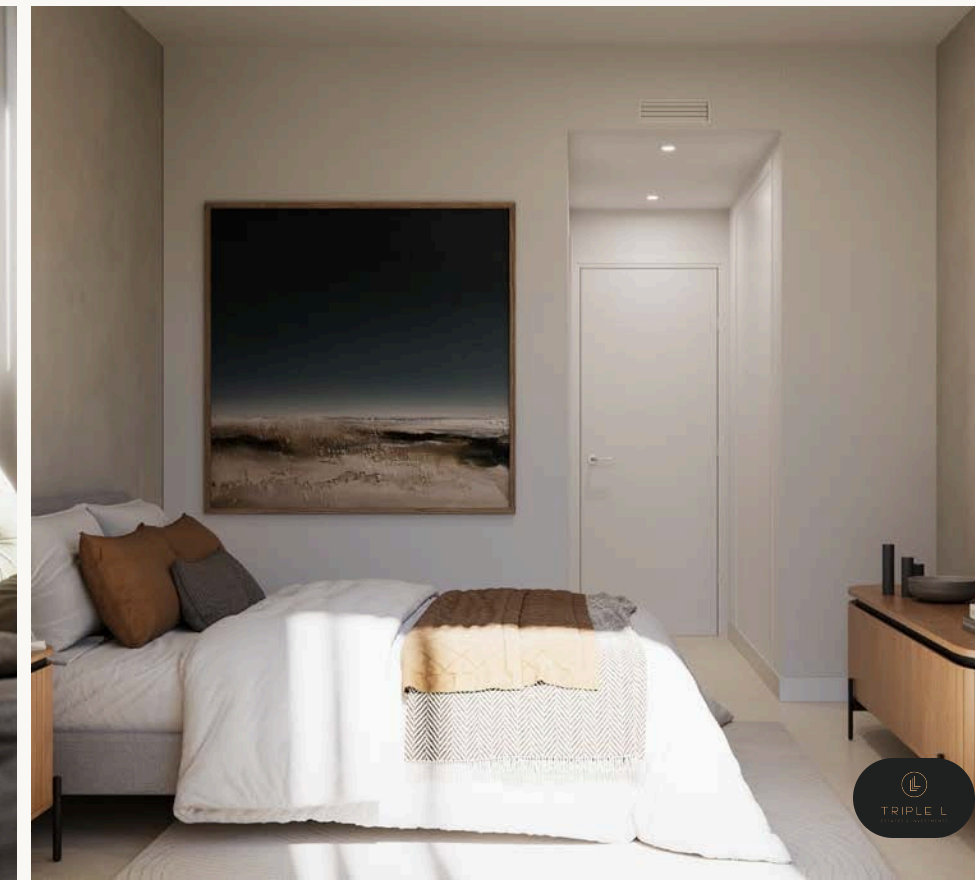
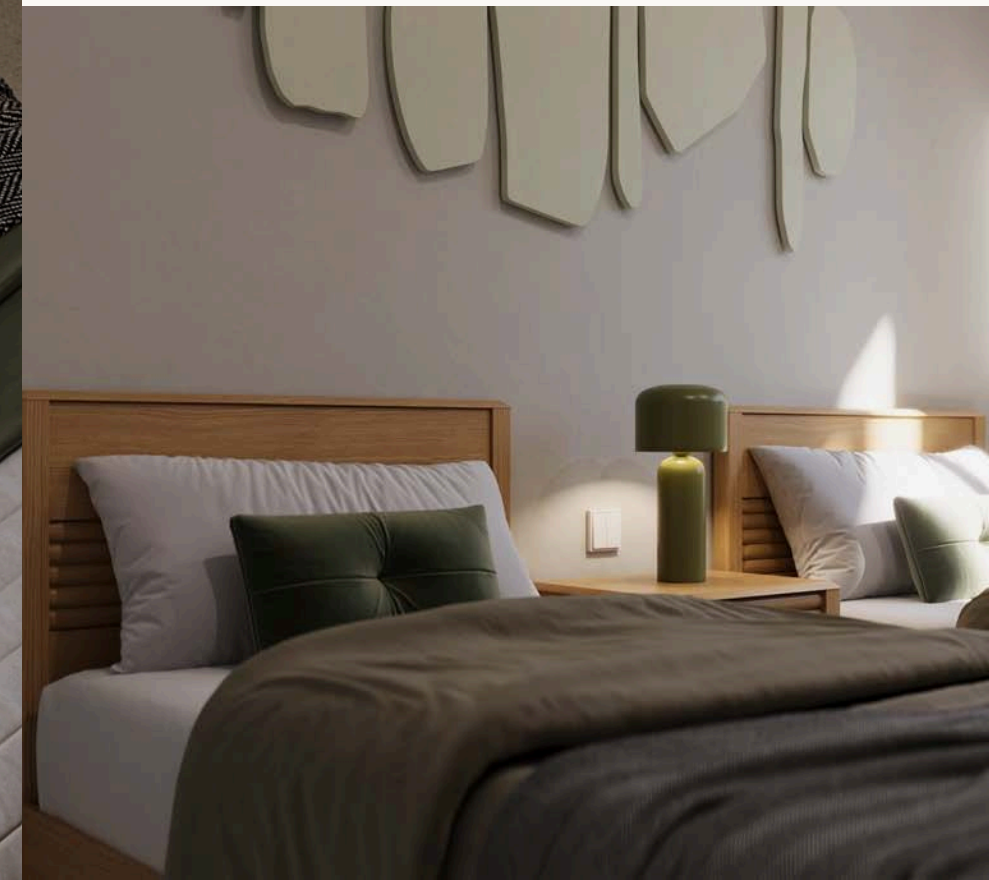


THE BEDROOMS · REST

“Light rests here too.”

Bedrooms conceived as places of rest, with an efficient layout and carefully placed natural light. Calm, generous, open to the landscape.

MASTER BEDROOM · MODEL C1A





THE DINING ROOM · DAILY LIFE

“The table, the heart of the home.”

Kitchen, dining and living room connected in one warm, contemporary design. Practical, efficient spaces where daily life flows without friction, and a study for the days when work stays at home.



DINING ROOM · MODEL C1A



STUDY · MODEL A4E



THE LOCATION · MIJAS · CERRADO DEL ÁGUILA

“A commanding position
over the Mediterranean.”

Completely connected: direct access to the A-7 towards Málaga airport, Marbella and La Cala de Mijas. Room to breathe: surrounded by wide green areas and footpaths, right beside the golf course.

Cerrado del Águila golf	50 m
La Cala de Mijas	5 min
Fuengirola	10 min
Marbella	15 min
Málaga airport	30 min



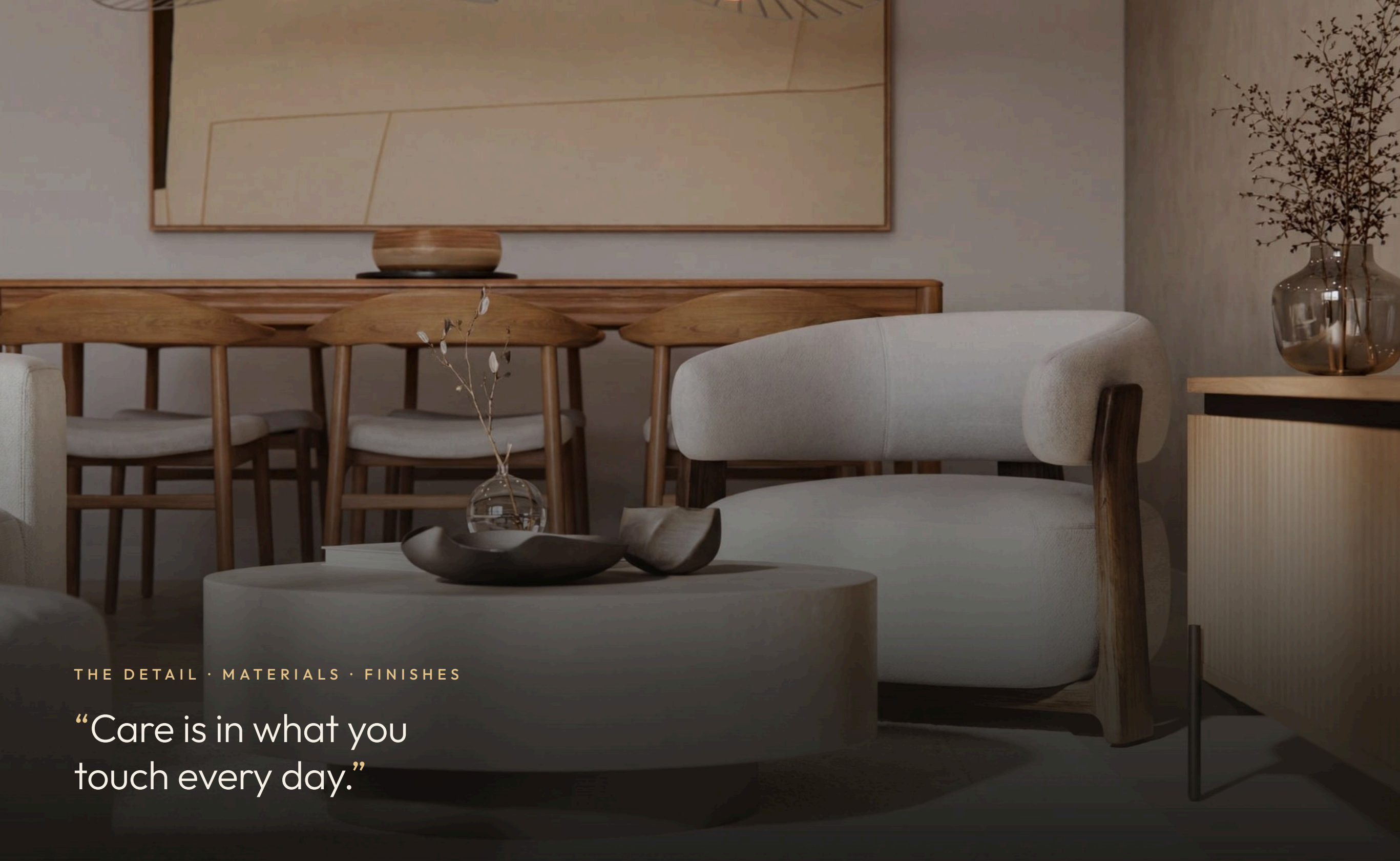
COMMUNITY · PRIVACY · SECURITY

“A refuge for calm and good company.”

Cared-for landscaped gardens with water mirrors and elegant footpaths, conceived for tranquillity, privacy and wellbeing. A landscaped setting made for family life in complete security, a step from your golf routine and from shared sunsets.

THE MEDITERRANEAN, FIVE MINUTES AWAY





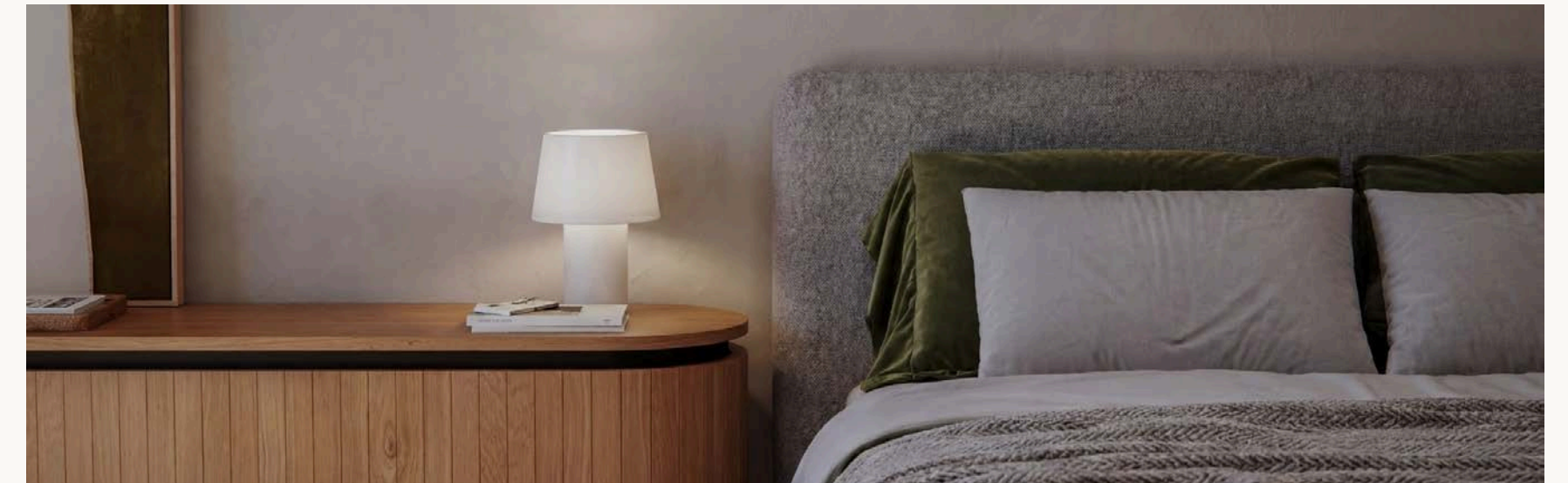
THE DETAIL · MATERIALS · FINISHES

“Care is in what you
touch every day.”

Every finish here was chosen with care: to sit in harmony with the surroundings and the design of the house, and above all to last. Nothing decorative for decoration's sake, just honest solutions that improve with use and with the Mediterranean light.



THE STUDY · NATURAL LIGHT AND WARM WOOD



THE BEDROOM · TEXTILES AND CALM TONES



THE DETAIL, CARED FOR IN EVERY ROOM

SPECIFICATION

“Built to last. Designed to be lived in.”

Every quality here was selected with care: to be in harmony with the setting and the design of each home, and above all to last. Energy efficiency, durability and architectural quality in every decision.

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|----|------------------------------|----|-------------------------------------|
| 01 | FOUNDATIONS AND STRUCTURE | 02 | ENVELOPE AND FAÇADES |
| 03 | EXTERNAL JOINERY AND GLAZING | 04 | INTERIOR FINISHES |
| 05 | KITCHEN AND BATHROOMS | 06 | INSTALLATIONS AND ENERGY EFFICIENCY |
| 07 | GARDEN AND EXTERIORS | 08 | OPTIONAL UPGRADES |

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These homes are for people who value light, space and a close connection with the landscape. They combine contemporary design, solid construction and a beautiful natural setting, and they are made to be enjoyed every day.



TRIPLE L
ESTATES & INVESTMENTS

YOUR ADVISORS FOR THESE HOMES

Triple L Estates & Investments is a boutique property advisory in Marbella, founded in 2001.

We work with private buyers and investors from Europe, North America and the Middle East. We visit every development we recommend, and we guide each client from the first viewing to the handover of the keys, in their own language.

Ask us anything about these homes.

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PUERTA DE BANÚS · MARBELLA · COSTA DEL SOL



TRIPLE L

ESTATES & INVESTMENTS

ABOUT TRIPLE L

We have helped buyers on the Costa del Sol since 2001.

Our advisors visit every development we recommend. We guide you from the first viewing to the handover of the keys, in your own language, and work alongside the independent lawyer of your choice.

2001

YEAR FOUNDED

600+

FAMILIES HELPED

9

LANGUAGES SPOKEN

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