



A GREAT LIFE STARTS WITH A GREAT PLACE



WE BELIEVE IN PERFECTION

Perfection exists.
It is something you can feel.
It is something we can build.

Over the past 25 years, this belief has driven our work. To this day, we are proud to say that we specialize in making our client's dreams come true.

As developers and builders, we have our own team of designers and technicians who combine their experience to obtain an optimal result in each architectural project.

Our impressive villas summarize the tastes and needs of our clients. In harmony with avant-garde design elements, all backed by the latest technologies and the highest energy efficiency with sustainability in mind.



YOUR PLACE IN THE WORLD

Imagine your dream world.
A world full of sun.
A world full of happiness



The environment

All you have ever dreamt of comes together in **Costa del Sol**. Beautiful landscapes, a number of gorgeous beaches, surrounded by the best golf courses and the most appetising variety of cuisines, ranging from Michelin Star restaurants to traditional 'espetos' by the seashore.

Costa del Sol can even brag about something you cannot imagine: 325 days of sunshine per year. This natural treasure is more than just enviable weather, is a great source for your happiness and wellbeing.

In fact, the unique location of the **Costa del Sol** means waking up to a richer life, moved by the magic of flamenco and a wide range of cultural experiences to enjoy, spotlighting the Picasso museum.



Mijas Golf Club

During the last decades, **Mijas Golf** has become one of the most popular golf complexes in Europe, known by the outstanding condition of their courses and the friendly atmosphere and excellent service provided to the clients.

The courses, Los Lagos and Los Olivos, are situated in the valley of **Mijas**, on the west of Fuengirola, only at a few minutes from the Málaga International Airport and from Marbella, and only at 3,5 km from the sea.



VILLA CÓRDOBA 1855

Located in 'Mijas Golf', a charming and peaceful residential area, **VILLA CÓRDOBA 1855** is very close to downtown Mijas, a typical Andalusian village full of cultural heritage.

The architectural project distributes open and well-connected areas, including four spacious bedrooms, three bathrooms and a toilet, inspired by a modern and stylish design.

A sumptuous pool outdoors makes this villa an object of desire for all those who love the **sun, nature, the environment**, and the **Mediterranean lifestyle**.





DATA SHEET:

Plot (N° 6 : 925 m2, n° 7: 930 m2) 1.855,00 m2
Constructed area: 233,76 m2
Useful area: 193,62 m2
Total living area, outdoor terrace
and pergola covered porch: 430,46 m2

Golf views
Infinity swimming pool
Relaxation area and barbecue
Security 24 hours
Unique location

4 bedrooms
3 bathrooms and 1 toilet
2 parking lot
Heated floor



LOCATION

VILLA CÓRDOBA 1855

Urb. Mijas Golf, calle Venecia, 6, parcelas 6 y 7, Plot: 1.855 m², **Mijas Costa.**



QUALITY MEMORIES

TURNKEY QUALITIES

- Large windows to enjoy natural light and views, as well saving on artificial lighting.
- Housing with great thermal insulation hot/cold.
- The finishes of the house include flooring and tiling of 1st quality, with complete bathrooms and kitchens.

FOUNDATION AND STRUCTURE

The foundation will be carried out in accordance with current regulations and following the recommendations of the Geotechnical Study. It will be insulated and waterproofed, complying with the specifications set forth in the Technical Building Code and current regulations.

Likewise, the structure will be made using reinforced concrete in accordance with the Structural Safety Code.

ENCLOSURES

Exterior composed of a perforated brick citara to be covered with waterproof mortar, thermal insulation, an air chamber and an interior sheet made of plasterboard, finished with smooth white plastic paint.

The plot enclosures will be executed with concrete block factory plastered on both sides, and finished off with locksmith according to design.

FINISHES

Smooth white plastic paint on vertical surfaces and ceilings.

The suspended ceilings of plaster plates.

FLOORING

1st quality porcelain stoneware floors in size 60x60cm brand KERABEN or similar in all rooms, terraces and porches. With non-slip treatment outdoors.

Selection of floor models to choose from in our exhibition.

TILING

Top quality porcelain tiles in size 30x90cm brand KERABEN or similar in bathrooms and kitchen.

The innovative KERABEN models are Velvet, Millennium or Future, among others, with different colors to choose from.

Decorative meshes and listellos not included.

EXTERNAL WOODWORK

Aluminum exterior carpentry with thermal break of the STRUGAL, CORTIZO or similar brand. Double glazing of laminated glass with an intermediate air chamber, according to the Architect's specifications.

Manual roller blinds in bedrooms and lacquered in the same color as the carpentry.

INTERIOR CARPENTRY

Armored main door with security lock and peephole and lacquered in white.

Doors inside the house smooth and lacquered in white. Stainless steel handles with condemnation in bathrooms and master bedroom.

Built-in wardrobes with lacquered fronts and lined with malamine inside.

ELECTRICITY

The electrical installation of the house will comply with the Low Voltage Electrotechnical Regulation. The dwelling will be equipped with 1st quality mechanisms that guarantee the proper use of the electricity and lighting installation.

In outdoor areas, electrical outlets and watertight light points suitable for outdoor use will be installed. The protection and measurement box will be hidden in the entrance closet.

PLUMBING

The production of sanitary hot water will be carried out by means of aerothermal energy, complying with the Technical Building Code.

The plumbing installation will be suitably isolated to reduce energy losses.

Cut keys will be placed at the entrance of the house, in each bathroom and kitchen.

Installation of solar panel(s) for the production of hot water to further reduce energy costs.

SANITARY

First quality white porcelain toilets, sinks, shower trays or bathtubs according to the Architect's design.

Shower enclosures not included.

FAUCETS

1st quality mixer with hydromixer in sinks and bidets.

1st quality bathroom/shower faucets and hand shower kit.

Sanitary appliances of low consumption.

AIR CONDITIONING

Installation using a ducted air conditioning system, with a cold-heat pump.

Low acoustic emission machine Air quality control, ventilation.

TELEPHONE, DATA AND TELEVISION

Data telephone installation and digital television with sockets in the living room, bedrooms and kitchen, high resolution internet access.

KITCHEN ROOM

Kitchen assembly with contemporary design of 1st quality. With the possibility of choosing between two manufacturers with recognized guarantees.

SIEMENS brand appliances or similar. Includes refrigerator, oven, ceramic hob with hood and extractor, washing machine and dishwasher.

Furniture: Tables, chairs, islands and other decoration accessories shown in the images are not included.

SWIMMING POOL

Pool tiled with 1st quality mesh tile, mist white color or according to infographics. Construction stairs covered with the same finish.

Will be considered as extra upon request: borders and interior designs/drawings, steel stairs, security enclosure.

GARAGE/ PARKING

Automatic vehicle access door with remote control for opening.

In the parking lot and outside area, printed concrete pavement.

Installation of charging point for electric vehicles.

SECURITY SYSTEMS

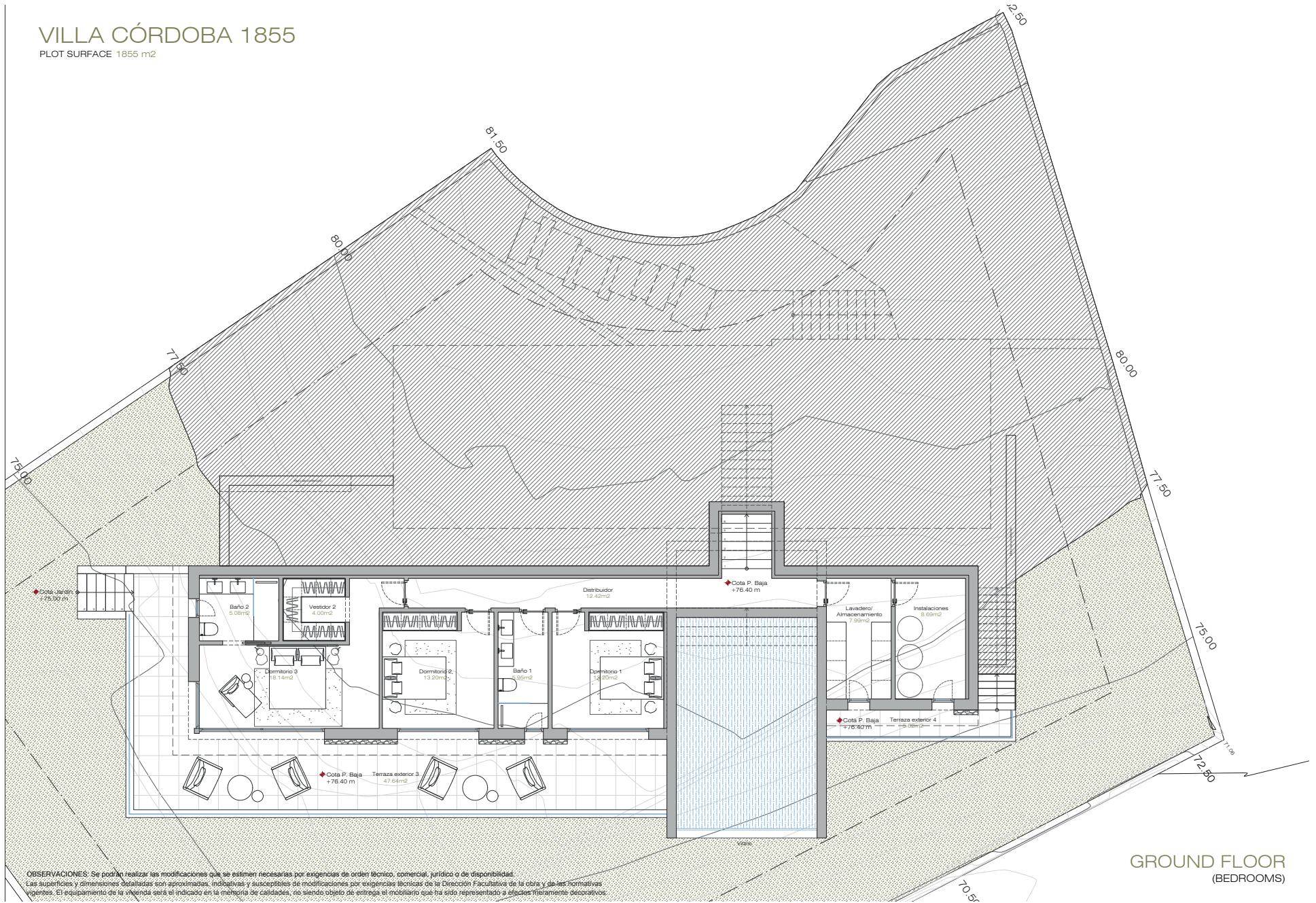
FERMAX DIGITAL ABB video door entry system or similar. Connection point for wireless alarm (pre-installation).

You can choose other qualities studying the costs.

Note: These specifications are subject to change and are not a contractual document.

VILLA CORDOBA 1855

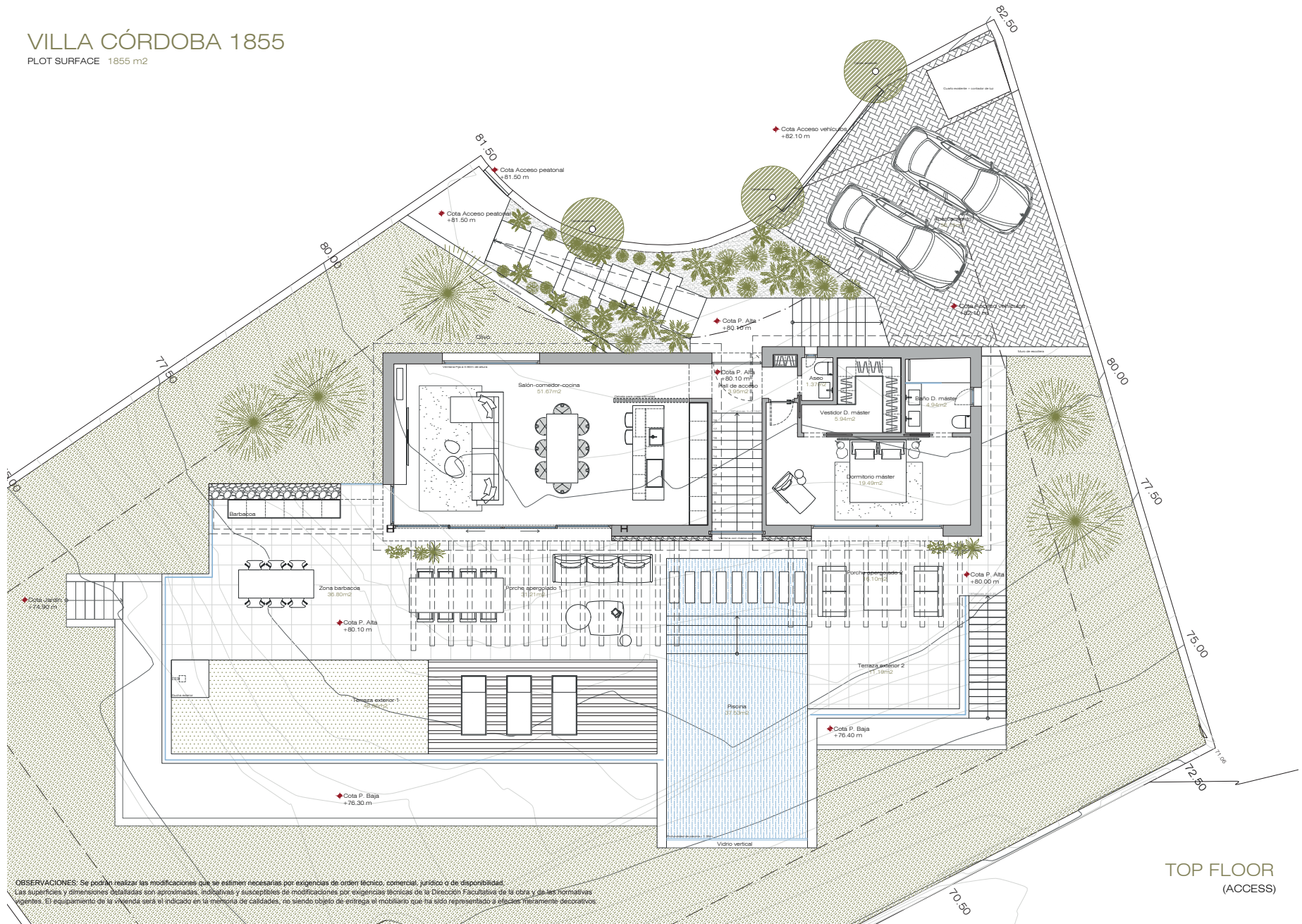
PLOT SURFACE 1855 m²



GROUND FLOOR
(BEDROOMS)

VILLA CORDOBA 1855

PLOT SURFACE 1855 m2



OBSERVACIONES: Se podrán realizar las modificaciones que se estimen necesarias por exigencias de orden técnico, comercial, jurídico o de disponibilidad.
 Las superficies y dimensiones detalladas son aproximadas, indicativas y susceptibles de modificaciones por exigencias técnicas de la Dirección Facultativa de la obra y de las Normativas vigentes. El equipamiento de la vivienda será el indicado en la memoria de calidades, no siendo objeto de entrega el mobiliario que ha sido representado a efectos meramente decorativos.

TOP FLOOR
(ACCESS)



VILLA CÓRDOBA 1855

Urb. Mijas Golf, calle Venecia, parcelas 6 y 7
Plot: 1.855 m2. Mijas Costa, Málaga

Price: 1.695.000 €

1. RESERVE HOUSING:	10.000 €
2. PURCHASE OF THE PLOT:	438.000 €
Taxes: I.T.P. 7 %:	31.360 €
3. SIGNING CONTRACT:	289.800 €
Taxes: I.V.A. 10 %:	28.980 €
4. COMPLETION OF HOUSING FOUNDATION WORK:	289.800 €
Taxes: I.V.A. 10 %:	28.980 €
5. COMPLETION OF HOUSING STRUCTURE WORK:	289.800 €
Taxes: I.V.A. 10 %:	28.980 €
6. COMPLETION OF ENCLOSURE HOUSING AND INTERIOR WALLS:	258.400 €
Taxes: I.V.A. 10 %:	25.840 €
7. ARCHITECT CERTIFICATION THAT 80% OF WORK/CONSTRUCTION IS COMPLETED:	80.880 €
Taxes: I.V.A. 10 %:	8.088 €
8. 100% COMPLETED WORK CERTIFICATE:	38.320 €
Taxes: I.V.A. 10 %:	3.832 €

The price shown here are subject to the actual ITP rate (currently 7% on plot - 10% on construction). This brochure is at this stage a pre-launch information and provided for marketing purposes only. It does not form part of any offer or contract between any of the parties in any way. All the information contained in this brochure is facilitated at this stage as a concept and will be defined at a future stage and is therefore subject to change without prior notice. Note that images contained herein are based on technical plans and are computer generated artistic renders of these plans. Whilst the greatest care has been taken to ensure accuracy of the information, the images might include optional details.

YOUR NEW LIFE STARTS NOW.
WELCOME TO THE **COSTA DEL SOL.**

