



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 PREIKESTOLEN

This imposing villa is located in 'Mijas Golf', a very quiet residential area with two magnificent 18-hole courses designed by Robert Trent Jones.

Without a doubt, the perfect destination for every avid golfer, with extraordinary views, amazingly close to the golf course, and only 29 minutes by car from the Malaga Airport.



Its architectural design pays tribute to the amazing climate in **Costa del Sol**, with an Infinity pool and a fruit orchard of trees and aromatic herbs. Villa Preikestolen does justice to its name being an exclusive balcony over the best landscapes you would ever imagine.



DATA SHEET:

- Plot of 840 m²; housing with 353.56 m² of constructed area.
- Infinity pool.
- Relaxation area and a barbecue.
- Domotics.
- Heated floors.

- Mediterranean orchard with fruit trees, large varieties of flowers and aromatic herbs.
- Organic garden.
- 24 hour private security.



Price: 1.150.000 €

The housing price does not include taxes and tariffs of all taxes imposed on operation and that by law the correspond to the purchaser.
The costs are as follows: I.V.A., A.J.D., notary and property registration.

LOCATION

VILLA PREIKESTOLEN

Urb. Mijas Golf, avda. Italia 21, Mijas Costa.



TECHNICAL SPECIFICATIONS

FOUNDATION AND STRUCTURE

Foundation according to the geotechnical report and two-directional slabs.

ROOFS

Walkable flat roof with thermal insulation provided by 50 kg/m³ rigid polyurethane foam. Waterproofing with a single layer adhered solution, with a PVC sheet, laid and fully adhered to the support by heat, on the roof surface, with slopes of between 3 and 35%.

WALLS

External wall comprising perforated brickwork for cladding, coated by waterproof mortar, a thermal insulation chamber with sprayed polyurethane and an inside wall consisting of a double sheet of plasterboard.

Plot walls will be constructed from concrete blocks, rendered on both faces, and finished with metalwork according to the design.

PARTITION WALLS

Internal partition walls made from a 9 cm double hollow brick partition.

COATINGS

Outside: Two layers of rendering and plastering on vertical walls, consisting of: 1st fixing layer of 15 mm thick waterproof mortar with 1:3 dosing, reinforced by a plastic mesh at critical points, and a 2nd plastered and top coat, 4 to 6 mm thick, with 1:6 dosing to avoid shrinkage cracks, including evening, formation of corners, edges and scaffolding.

Inside: Smooth matte plastic paint, on walls and ceilings. Outside: Smooth matte paint.

Ceilings: False ceiling made from 13 mm plasterboard sheets, curtain rails and recesses for indirect lighting.

INSIDE CARPENTRY

Outside Door: ENTRANCE DOOR IN SMOOTH SYSTEM IROKO IV68 laminated European profile in utile wood
Varnish: Lasur Sikken's WF955 PowerFeed choice of colours
Sealing system: Double on leaf A1008 fittings colour: STAINLESS WITHOUT FINISH

Inside doors: OAK PLANKED INSIDE DOORS
Laminated oak wood
Varnish: Ica Agua
Sealing system: Soundproof seal
Fitting colour: Stainless
Stainless steel handle
90x15 Solid Oak Flashing

Oak planked DM cupboard fronts.

Windows: STRUGAL OPENING WINDOWS S60RP
60 mm frame
67 mm pane.

STRUGAL LIFTING WINDOWS S125RP
125 mm frame
54 mm pane.

Glazing: Climalit type double glazing.

Laminated glass outside railings on terraces.
Laminated glass banisters on inside stairs.

Laminated glass shower enclosures.

TECHNICAL SPECIFICATIONS

ELECTRICITY

General LED lighting
Top quality Niessen Zenit switches.

FLOORS

Top quality stoneware inside and anti-slip stoneware outside.
Top quality porcelain tiles in the kitchen.
Top quality porcelain tiling in bathrooms and toilets.

Mosaic mesh pool tiling, misty white colour.

Top quality stoneware cladding on certain areas of the façade.

SANITARY EQUIPMENT

All sanitary equipment will be made from top quality white vitrified porcelain, by the company Roca or similar.
Top quality chrome plated mixer taps.
Main bathroom: Conventional shower.
Secondary bathrooms: Conventional shower

Sanitary water network as per regulations, with an independent stop cock for each wet area.

Hot and cold water installation laid out as per regulations with crosslinked polyethylene pipe (PER).

INSTALLATIONS AND AIR CONDITIONING

Conduit based air conditioning installation.

Solar panel installation for hot water.

OUTSIDE AREAS AND POOL

Pool tiled with mosaic mesh. Misty white colour. With landscaped area.

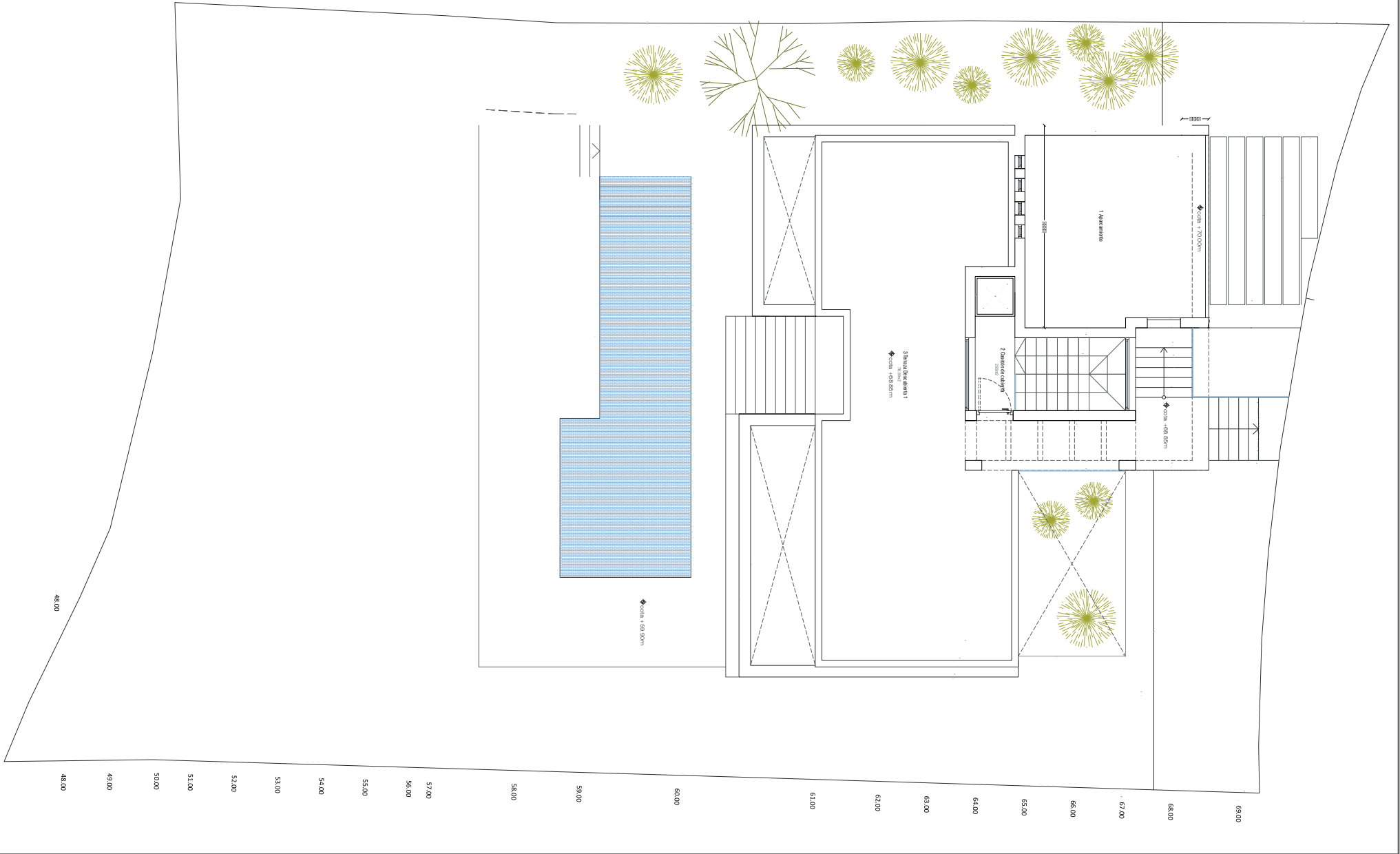
With sustainability and organic nutrition in mind, the plot will have FRUIT TREES, AN ORGANIC VEGETABLE GARDEN, AND AROMATIC AND ORNAMENTAL PLANTS FOR BOTH THE HOUSE AND KITCHEN.

Entrance and parking area with stamped concrete.

Installation of a recharging point for electric vehicles in the parking area

Note: These specifications are subject to change and this is not a contractual document. Information, computer graphics and graphic documentation that appear in this brochure are indicative, finishes may include extras not included and are subject to changes arising from final project and its construction. All the furniture is merely decorative. The other information referred to in R.D. 218/2005 of the Government of Andalusia, is available in our offices for consultation.

Cover plant



Top floor



Ground floor





VILLA PREIKESTOLEN

Urb. Mijas Golf, Avenida Italia 21
Mijas Costa, Málaga.

Price: 1.150.000 €

1. RESERVE HOUSING:	8.000 €
2. PURCHASE OF THE PLOT:	268.000 €
Taxes: I.V.A. 21 %:	57.960 €
Taxes: A.J.D. 1,2 %:	3.312 €
3. SIGNING CONTRACT:	156.500 €
Taxes: I.V.A. 10 %:	15.650 €
4. COMPLETION OF HOUSING FOUNDATION WORK:	156.500 €
Taxes: I.V.A. 10 %:	15.650 €
5. COMPLETION OF HOUSING STRUCTURE WORK:	156.500 €
Taxes: I.V.A. 10 %:	15.650 €
6. COMPLETION OF ENCLOSURE HOUSING AND INTERIOR WALLS:	230.000 €
Taxes: I.V.A. 10 %:	23.000 €
7. ARCHITECT CERTIFICATION THAT 80% OF WORK/CONSTRUCTION IS COMPLETED:	140.000 €
Taxes: I.V.A. 10 %:	14.000 €
8. 100% COMPLETED WORK CERTIFICATE:	34.500 €
Taxes: I.V.A. 10 %:	3.450 €

The price shown here are subject to the actual VAT rate (currently 21% on plot (and A.J.D. 1,2 %), 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.

