



A GREAT LIFE STARTS WITH A GREAT HOME



WE BELIEVE IN PERFECTION

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

For more than 25 years, this belief has inspired us to work harder. Today, we can proudly say that we specialise in turning our clients' dreams into a reality.

We are promoters and builders, with a team of designers and technicians who combine their forces to offer the highest grade of construction, creating the perfect paradise to enjoy the highest quality of life.

Our luxurious single-family villas summarise our clients' tastes and needs, supported by the latest technologies, in a smooth harmony with their impressive avant-garde designs.



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 an enviable climate condition but also a great source for your happiness and well-being.

In fact, the unique location of 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 museums such as the Picasso, the



Golf Coast

The Costa del Sol With more than 70 golf courses, it is a world reference in this sport.

With an average of 320 days of sunshine per year, it is a luxury for sports enthusiasts and those looking for the best facilities in Europe.

Only a few minutes away from Villa Saimaa are prestigious courses such as Mijas Golf, La Cala Golf Resort or the Malaga Golf Parador.



VILLA SAIMAA 1335

Located in 'Lomas de Mijas', a charming and peaceful residential area, Villa Saimaa is very close to downtown Mijas, a typical Andalusian village full of cultural heritage.

The architectural project distributes open and well-connected areas, including three spacious bedrooms, each with its respective bathroom, inspired by a modern and stylish design.



Outdoors, a sumptuous Infinity pool turns this villa into an object of desire for all those who love the sun, nature, the environment and the Mediterranean lifestyle



DATASHEET:

Plot of **1.335 m²**

Housing with **417.31 m²** of constructed area.

Infinity pool.

Relaxation area and barbecue.

Heated floors.

Sea views.

Basement for vehicle parking.



Price: €1,495,000

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

Urb. Lomas de Mijas, Calle Sorolla 2, Mijas Costa.



TECHNICAL SPECIFICATIONS

FOUNDATION AND STRUCTURE

Foundation with reinforced concrete slabs and external drainage around the perimeter. 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 Sikkens 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 cross-linked 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.

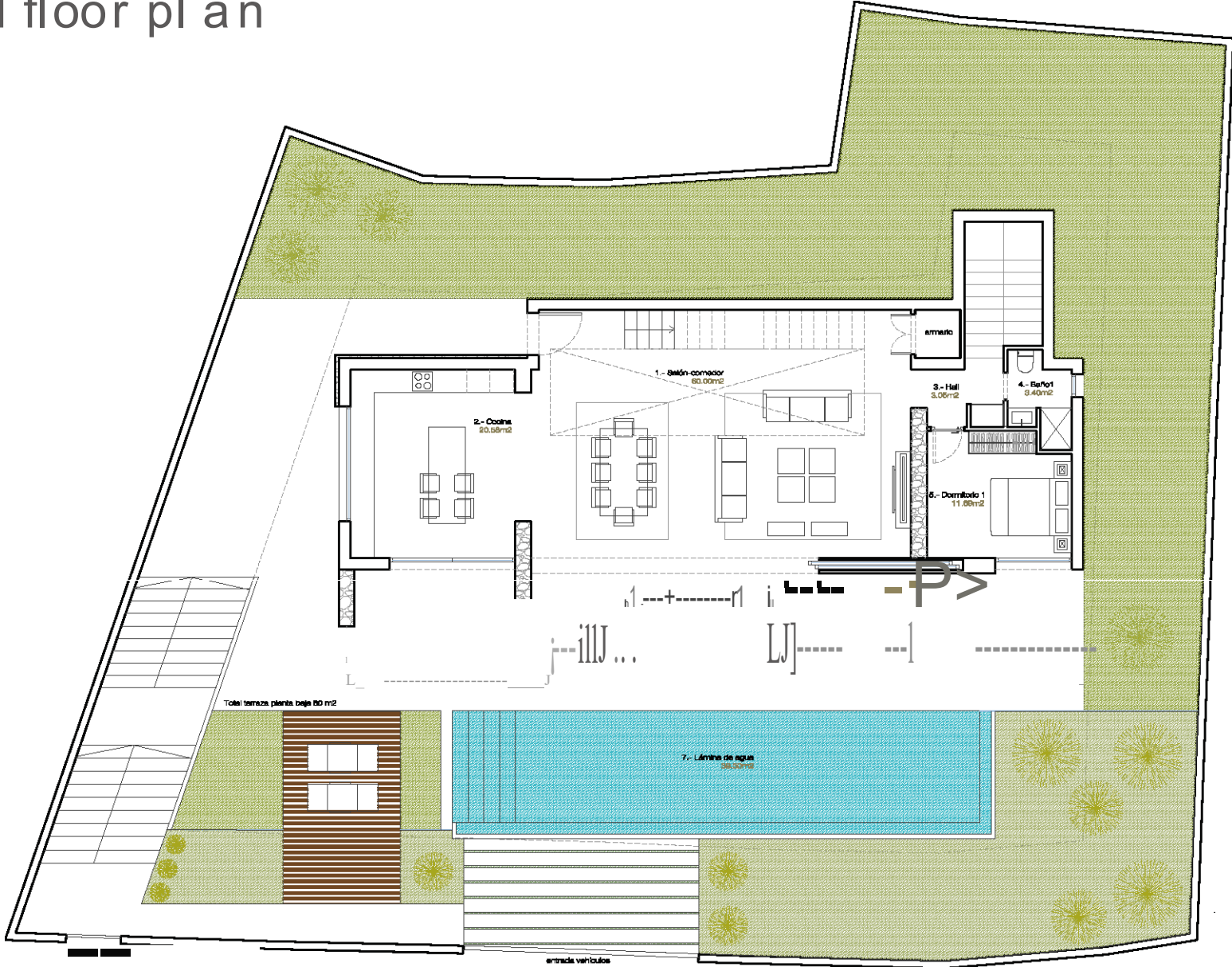
The plot will have FRUIT TREES, AN ORGANIC VEGETABLE GARDEN, AND AROMATIC AND ORNAMENTAL PLANTS FOR BOTH THE HOUSE AND KITCHEN.

Entrance and parking area with stamped concrete.

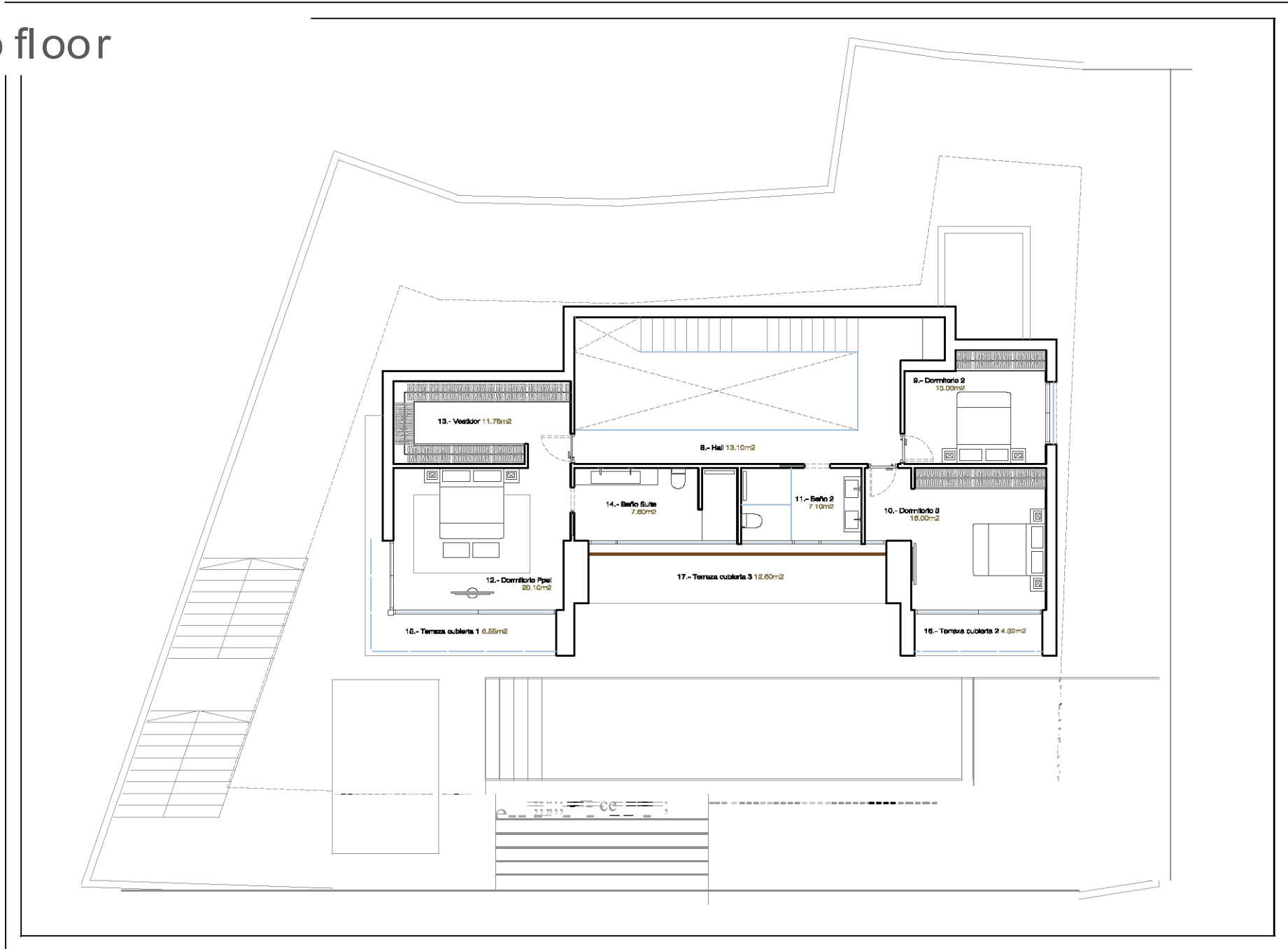
Installation of a recharging point for electric vehicles in the parking area

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.

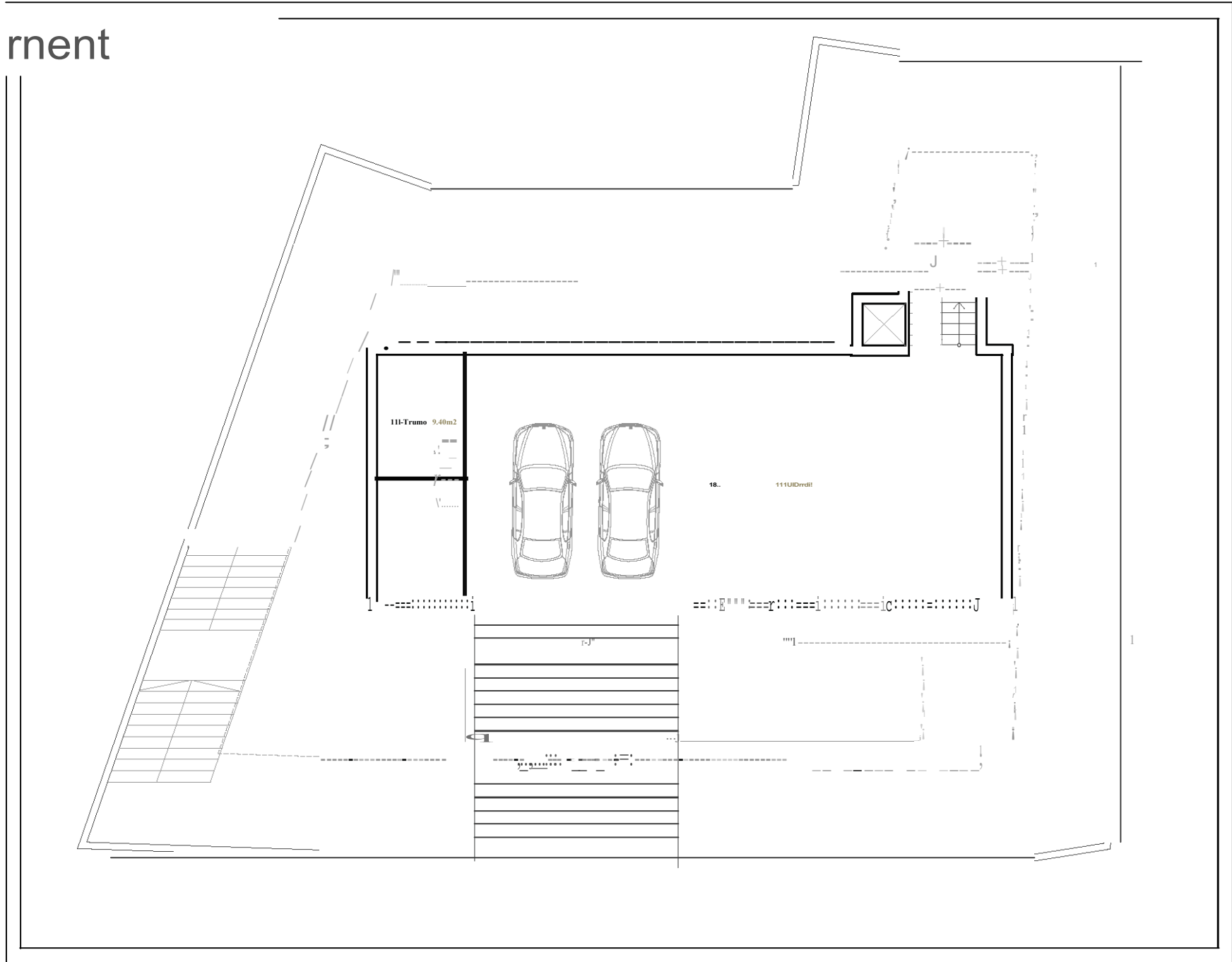
Ground floor plan



Top floor



Basement





VILLA SAIMAA 1335

Urb. Lomas de Mijas, calle Rubens, Mijas
Plots 9 and 10 of 600 and 735 m. 1335 m²

Price: 1.495.000 €

1. RESERVE HOUSING:	8.000 €
2. PURCHASE OF THE PLOTS:	457.000 €
Taxes : I.V.A. 21 %:	97.650 €
Taxes: A.J.D. 1,2 %:	5.580 €
3. SIGNING CONTRACT:	230.000 €
Taxes: I.V.A. 10 %	23.000 €
4. COMPLETION OF HOUSING FOUNDATION WORK:	230.000 €
Taxes: I.V.A. 10 %:	23.000 €
5. COMPLETION OF HOUSING STRUCTURE WORK:	230.000 €
Taxes: I.V.A. 10 %:	23.000 €
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:	80.000 €
Taxes: I.V.A. 10 %:	8.000 €
8. 100% COMPLETED WORK CERTIFICATE:	30.000 €
Taxes: I.V.A. 10 %:	3.000 €

The price shown here is subject to the current 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.

