



A GREAT LIFE BEGINS WITH A GREAT PLACE



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 appetizing variety of cuisines, ranging from Michelin Star restaurants to traditional 'espetos' by the seashore.

Costa del Sol can boast 325 days of sunshine a year. This natural treasure is more than just enviable weather, it is a great source for your happiness and wellbeing.

The exclusive location of Costa del Sol comprises monuments, national and international museums such as the Picasso Málaga Museum and exhibition halls, which are interlaced with unique places where you can enjoy natural heritage and folklore of the area.



COSTA DEL GOLF

On Costa del Sol - Costa del Golf, fans of this sport can enjoy more than 70 golf courses distributed throughout the province, making this area a luxury one for sports enthusiasts and those looking for the best facilities in Europe.

Only a few minutes away are located prestigious courses as Mijas Golf, La Cala Golf Resort or the Málaga Golf Parador.



VILLA ADHARA

Located in 'Lomas de Mijas', a charming and peaceful residential area, Villa ADHARA 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 bedrooms, four bathrooms, one toilet and one infinity pool with sea views.



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.

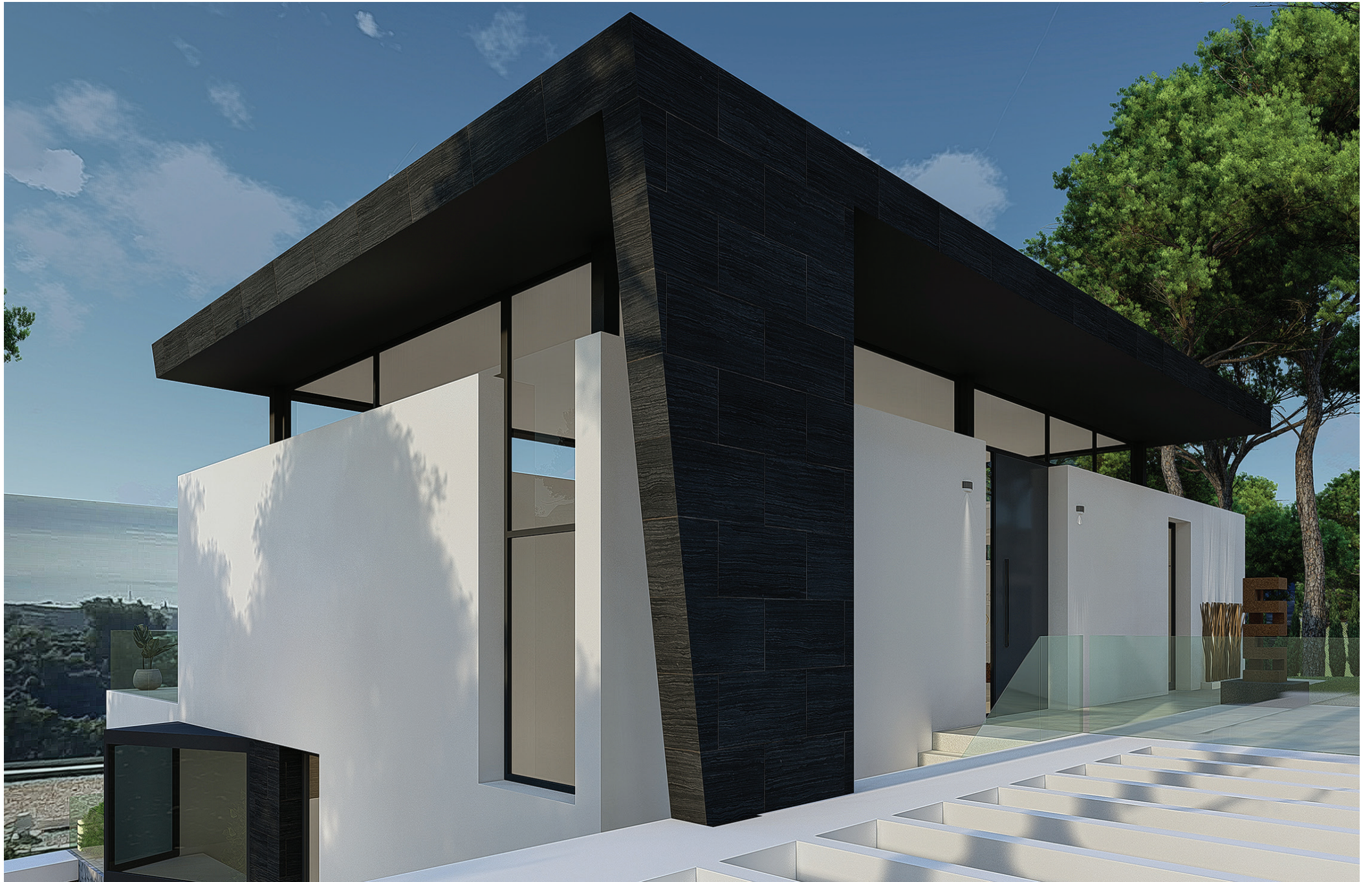


DATA SHEET:

Plot of 605 m² with 226,37 m² of constructed area.
Stunning sea views
4 bedrooms, 4 bathrooms and 1 toilet

Fully fitted kitchen with SIEMENS brand appliances.
Indoor parking for up to 2 vehicles
Sea views from the infinity pool









LOCATION

VILLA ADHARA
Urb. Lomas de Mijas.



QUALITY MEMORIES

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 or similar IV68 laminated European profile in utile wood
Varnish: Lasur Sikken 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 or similar
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 or similar
60 mm frame
67 mm pane.

STRUGAL LIFTING WINDOWS S125RP or similar
125 mm frame
54 mm pane.

Glazing: Climalit type double glazing.

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

QUALITY MEMORIES

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 facade.

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 (to choose natural or artificial grass)

With sustainability and organic nutrition in mind, the plot will have FRUIT TREES AND ORNAMENTAL PLANTS.

Entrance and parking area with stamped concrete.

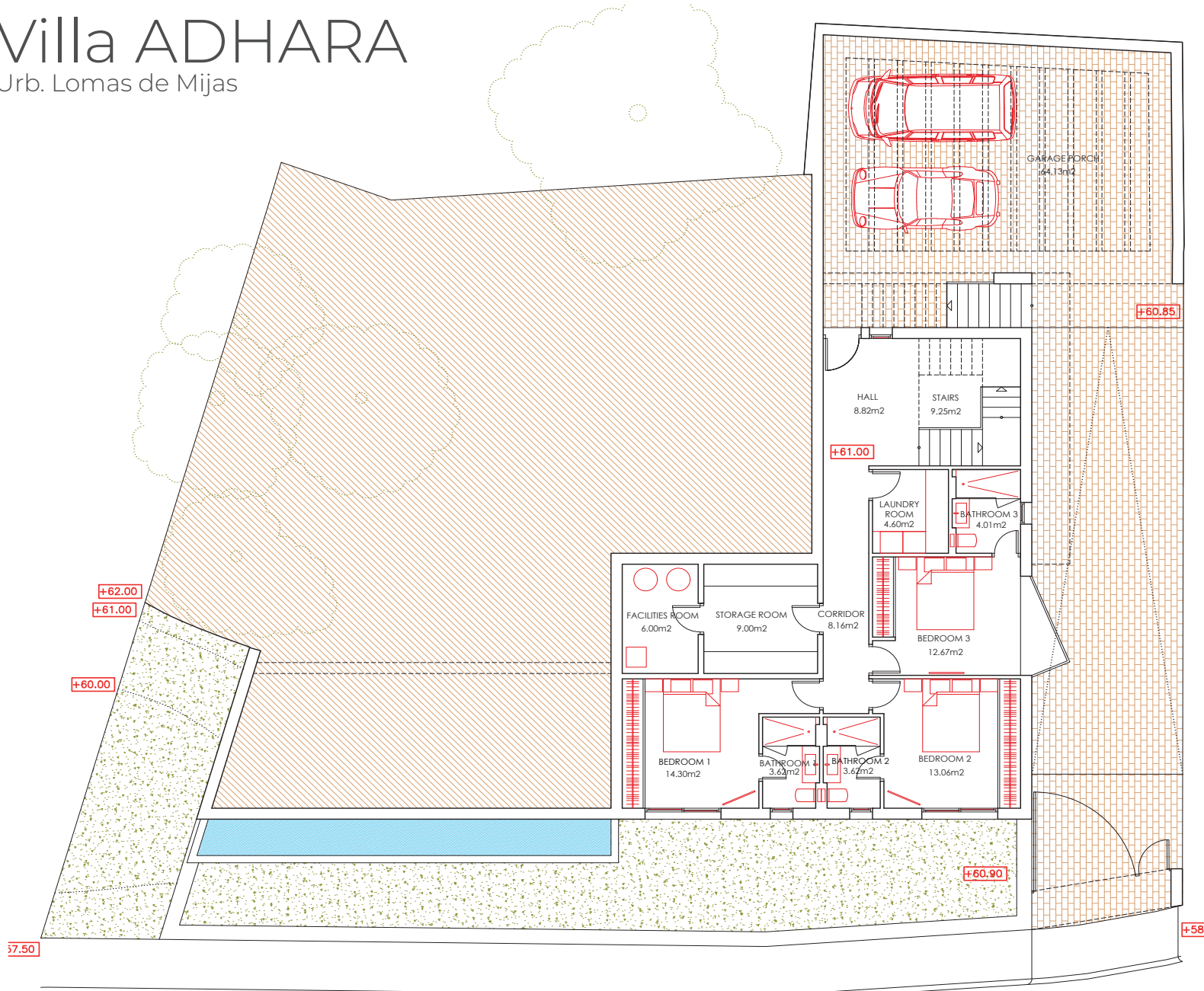
Installation of a recharging point for electric vehicles in the parking area

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.

Villa ADHARA

Urb. Lomas de Mijas

Costa del Sol. Costa del Golf



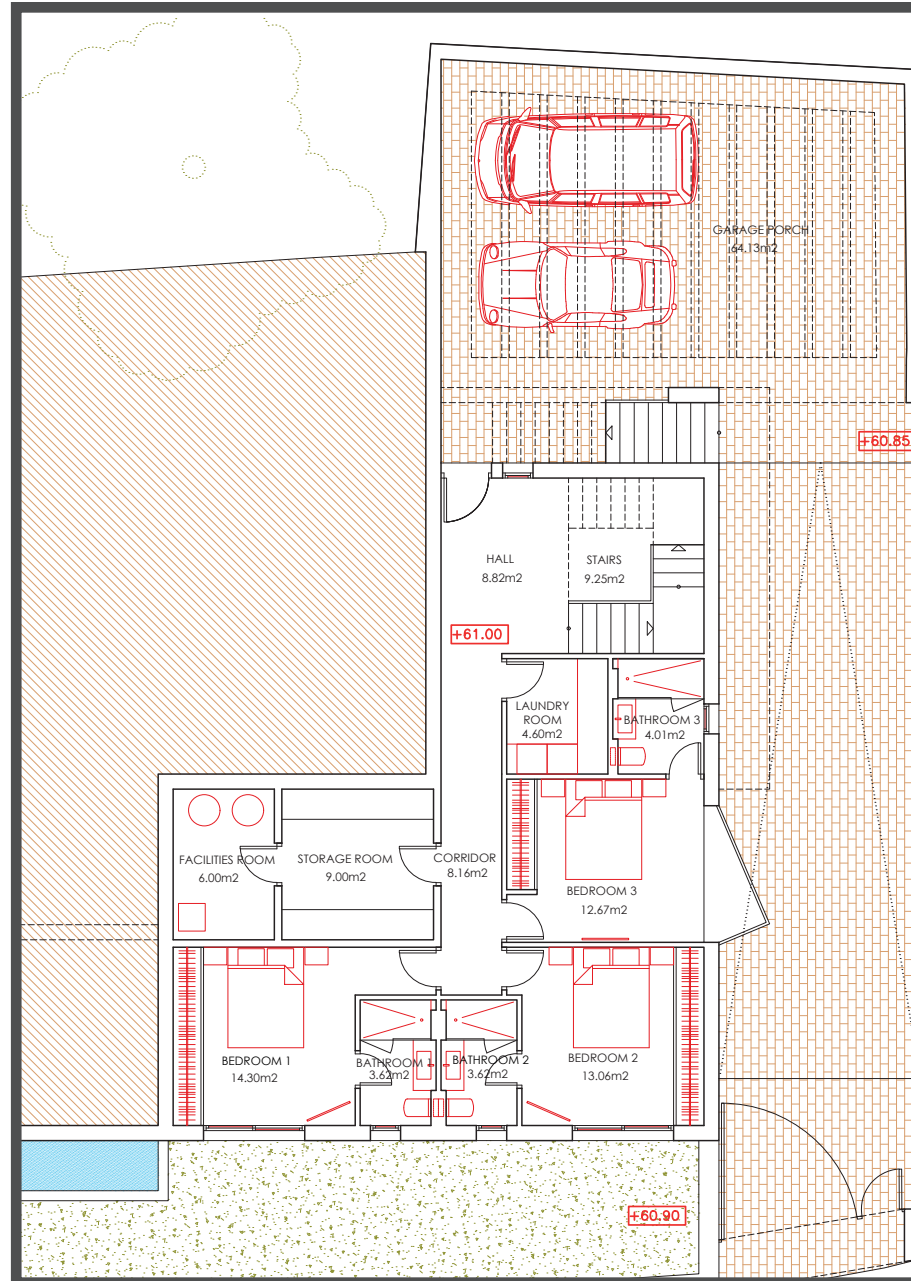
GROUND FLOOR

Constructed area: 118,37 m²
Covered terraces: 64,13 m²

Villa ADHARA

Urb. Lomas de Mijas

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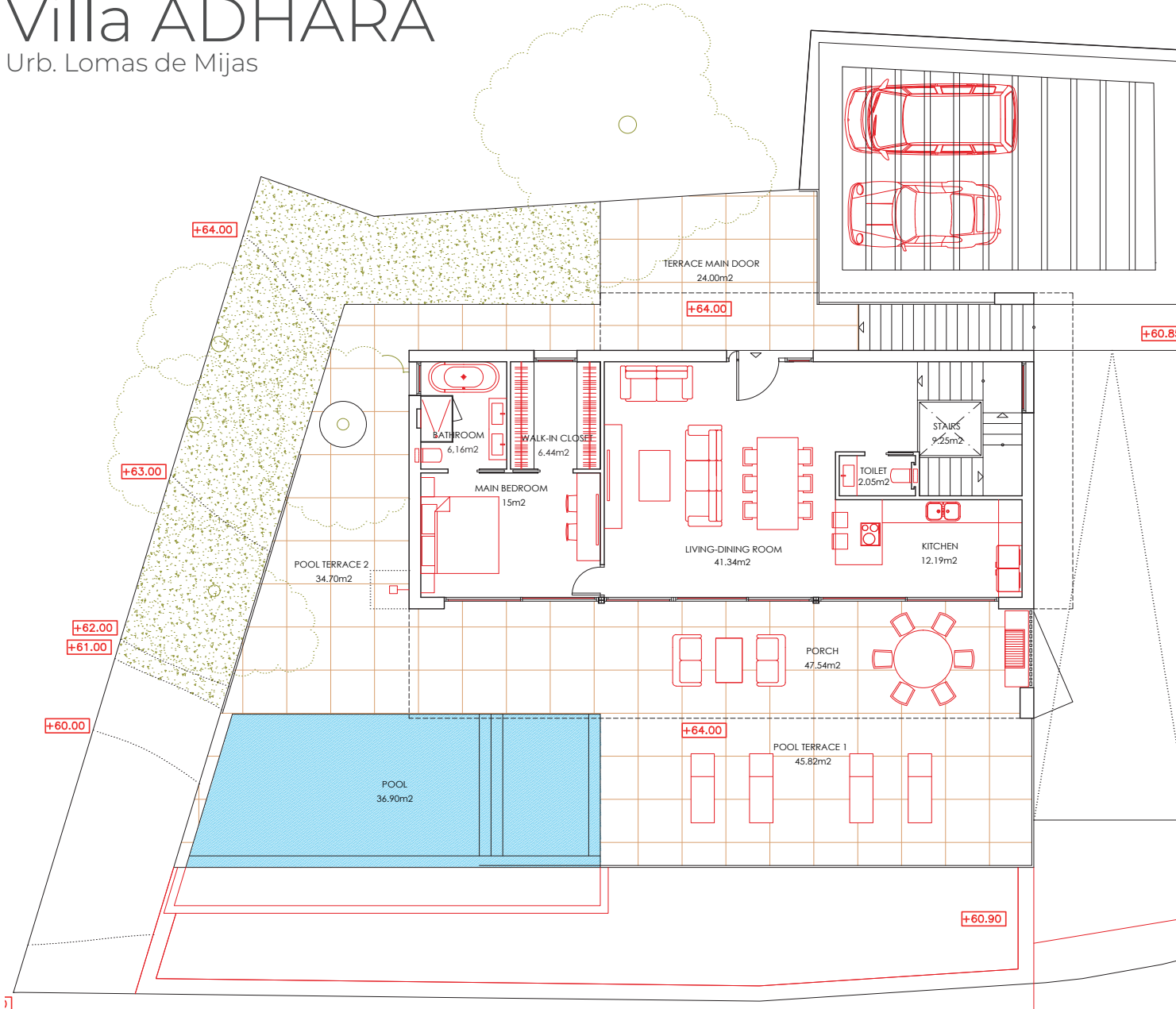
Constructed area: 118,37 m²
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(Enlarged)

Villa ADHARA

Urb. Lomas de Mijas

Costa del Sol. Costa del Golf



TOP FLOOR (Main floor)

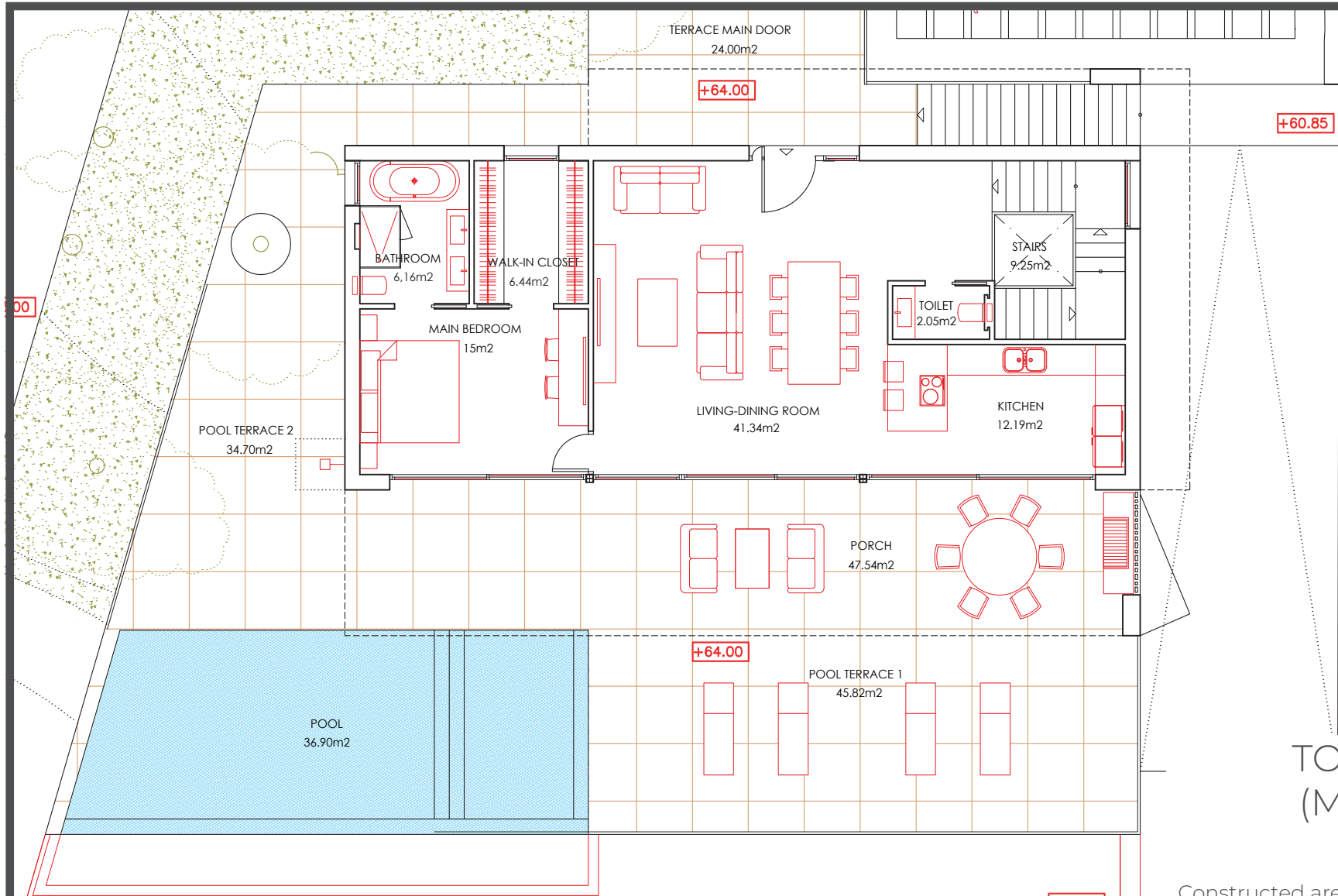
Constructed area:
Covered terraces:

108,00 m²
64,19 m²

Villa ADHARA

Urb. Lomas de Mijas

Costa del Sol. Costa del Golf



TOP FLOOR
(Main floor)

(Enlarged)

Constructed area: 108,00 m²
Covered terraces: 64,19 m²



VILLA ADHARA

Urb. Lomas de Mijas

Price: € 1,150,000

Price	Taxes	Total
€ 1,150,000	€ 106,960	€ 1,256,960

1. HOUSING RESERVE: € 10,000
2. PURCHASE OF THE PLOT: € 258,000
Taxes: I.T.P. 7 % € 18,760
3. SIGNATURE OF CONTRACT 20%:
Taxes: I.V.A. 10 %
4. BEGINING OF WORKS 10%:
Taxes: I.V.A. 10 %
5. DURING CONSTRUCTION: MONTHLY PAYMENTS ACCORDING TO PERCENTAGE OF COMPLETION.
[If you wish, you can make these payments by means of bank financing]
6. COMPLETION OF WORKS. On completion of the works, we will manage utility connections.
[Electricity, water, phone]

The prices shown here are subject to the actual I.T.P. and I.V.A. rate (currently 7% on plot – 10% on construction). This brochure is for marketing purposes, with information prior to the launch of the promotion. It is not part of any offer or contract between any of the parties. All information contained pre-launch is conceptual and will be defined in later stages, therefore, it is subject to change without prior notice. Please note that the images contained herein are based on technical plans and are computer generated artistic renders of these plans. Although the greatest care has been taken to ensure the accuracy of the information, these images may include optional details.

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

