



 <b>EUROPEAN PROPERTY AWARDS</b> REAL ESTATE	 <b>EUROPEAN PROPERTY AWARDS</b> REAL ESTATE	 <b>EUROPEAN PROPERTY AWARDS</b> REAL ESTATE
<b>LAUFEN</b>	<b>LAUFEN</b>	<b>LAUFEN</b>
★★★★★	★★★★★	<b>AWARD WINNER</b>
BEST REAL ESTATE AGENCY OVER 20 OFFICES SPAIN Lucas Fox	BEST REAL ESTATE AGENCY SINGLE OFFICE ANDORRA Andorra Lucas Fox Andorra	REAL ESTATE AGENCY MARKETING SPAIN Lucas Fox
2023-2024	2023-2024	2023-2024



A GREAT LIFE STARTS 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 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 wellbeing.

The exclusive location of the 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 the natural heritage and folklore of the area.



## Golf Coast

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.

Three superb championship courses, each presenting its own unique challenges, slot seamlessly into a natural undulating backdrop of stunningly beautiful trees and flowers, rich with birds and wildlife.

We are passionate about our golfing pedigree and it shows. Designed by the renowned Cabell Robinson, each 18-hole course has been created to ensure a testing, yet truly exhilarating experience.



# VILLA EUROPA 4

Located in 'La Cala Golf', a residential area in Mijas Costa, Villa EUROPA 4 is surrounded by three splendid 18-hole golf courses, with a fantastic view to unspoiled Mediterranean nature.

The architectural project distributes open and well-connected areas, including four spacious bedrooms and three bathrooms, areas 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.



## DATA SHEET:

Plot of 1345 m<sup>2</sup>  
Housing with 253.19 m<sup>2</sup> of constructed area.  
Infinity pool.

Underfloor heating.  
Golf views.  
Parking for 2 vehicles.



Price: From € 1,320,000 to € 1,684,000

The price of the property does not include taxes levied on operation and which by law correspond to the purchaser.  
The costs are as follows: I.V.A. 21 %, A.J.D. 1,2 % on the plot, 10 % on the project, notary and property registration.



# LOCATION

VILLA EUROPA 4  
La Cala Golf, Mijas.



# 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/m<sup>3</sup> 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 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 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.

# 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.

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

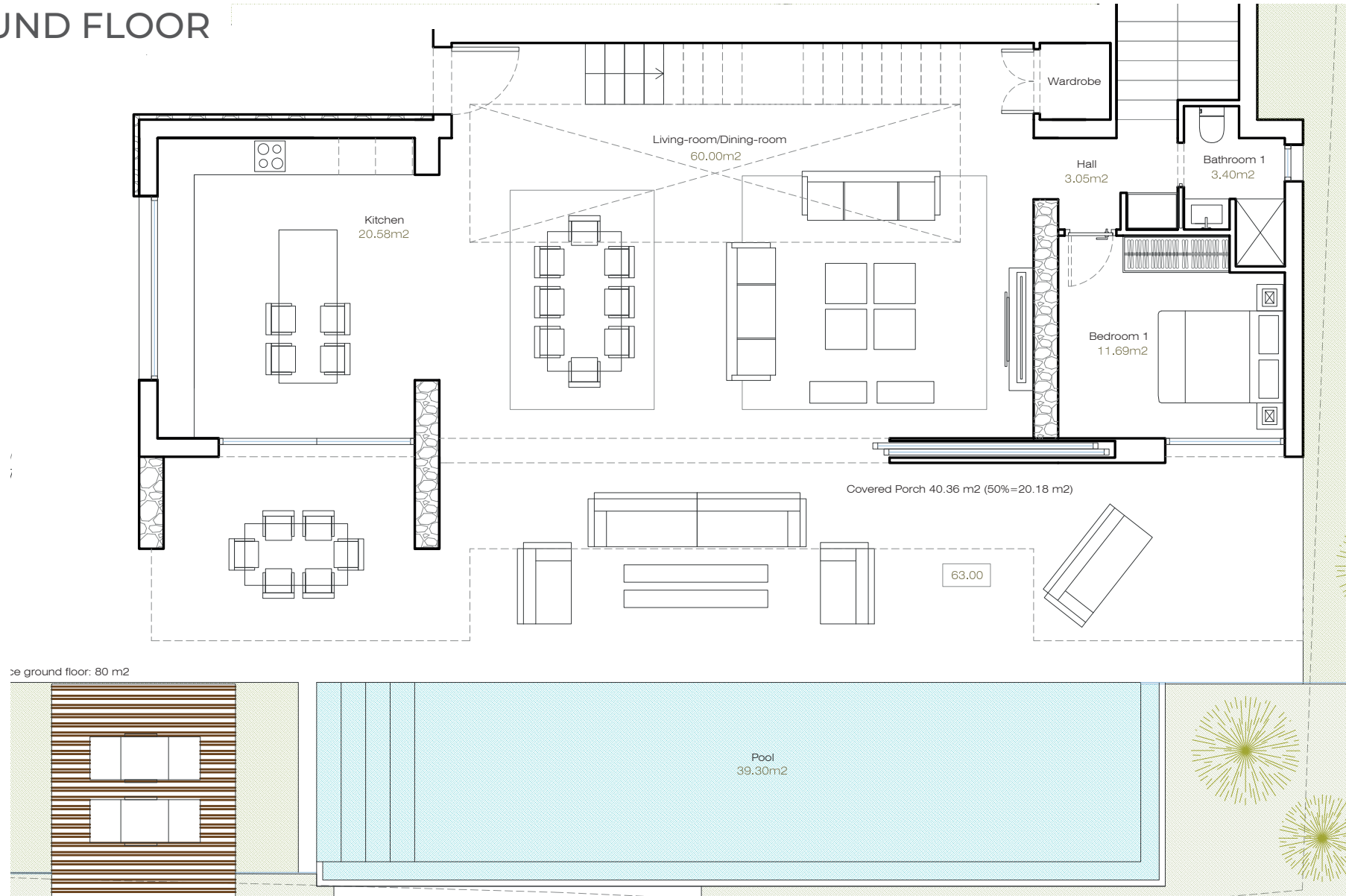
Note: These specifications are subject to change and this is not a contractual document. Information, computer graphics and graphic documentation that appear in this brochure are indicative, finishes may include extras not included and are subject to changes arising from final project and its construction. 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.

# Villa EUROPA 4

La Cala Golf, Mijas

COSTA DEL SOL, COSTA DEL GOLF

## GROUND FLOOR

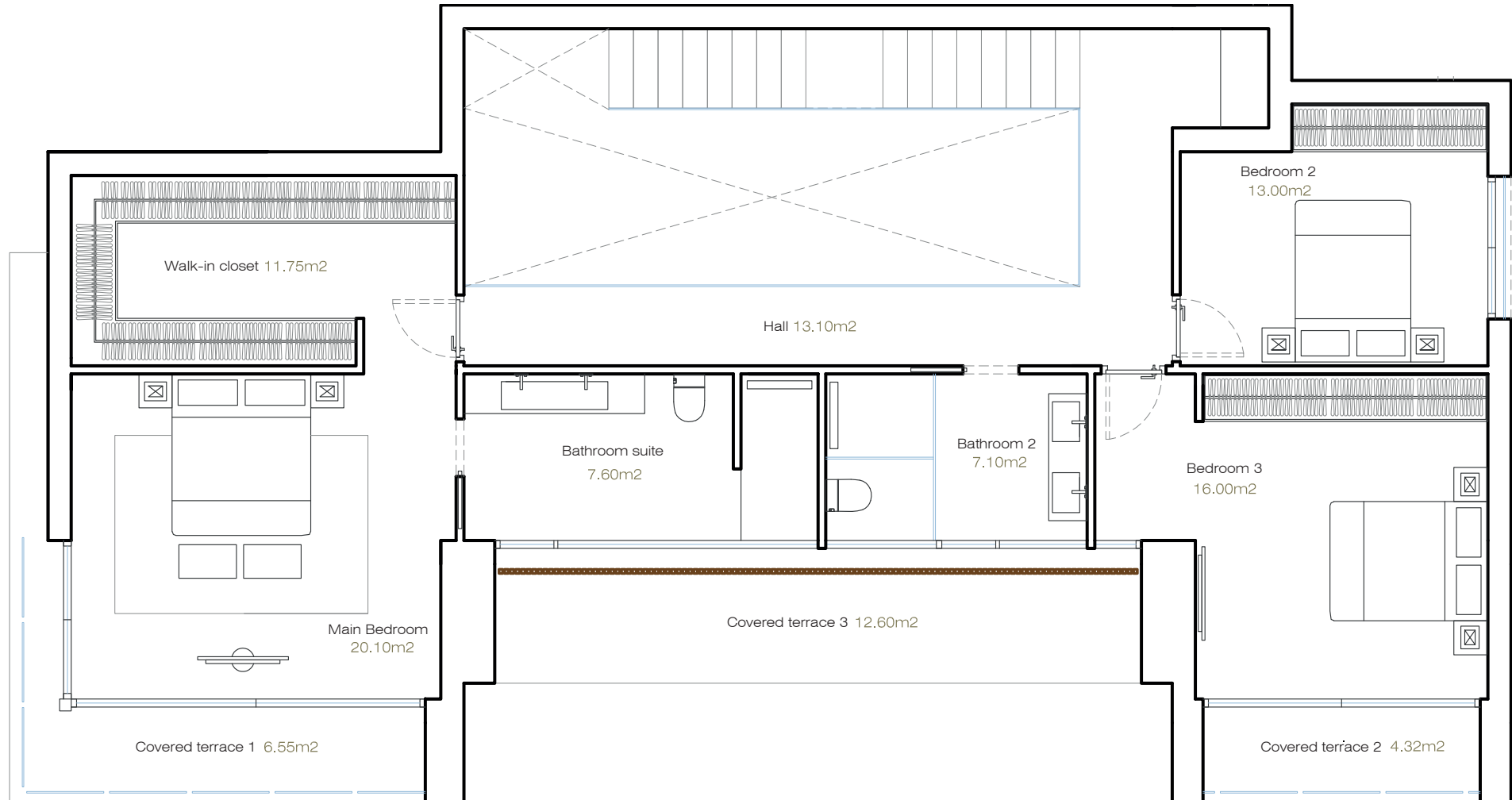


# Villa EUROPA 4

La Cala Golf, Mijas

COSTA DEL SOL, COSTA DEL GOLF

## TOP FLOOR





# Villa EUROPA 4

La Cala Golf, Mijas  
Plot 4. Plot area: 1,345 m<sup>2</sup>

Price: € 1,320,000

Price	Taxes	Total
€ 1,320,000	€ 162,866	€ 1,482,866

- |                             |           |
|-----------------------------|-----------|
| 1. HOUSING RESERVE:         | € 12,000  |
| 2. PURCHASE OF THE PLOT:    | € 241,000 |
| 3. SIGNING OF THE CONTRACT: | € 266,750 |

Until the start of the works, approximately 12 months will elapse from.

- |   |           |
|---|-----------|
| 4. AT THE BEGINNING OF EARTHWORKS:                                    | € 170,720 |
| 5. COMPLETION OF HOUSE FOUNDATION WORKS:                              | € 170,720 |
| 6. COMPLETION OF HOUSE STRUCTURE WORKS:                               | € 170,720 |
| 7. COMPLETION OF THE ENCLOSURE OF THE EXTERIOR AND INTERIOR WALLS:    | € 170,720 |
| 8. ARCHITECT'S CERTIFICATE THAT 80% OF THE CONSTRUCTION IS COMPLETED: | € 85,360  |
| 9. ARCHITECT'S CERTIFICATE FOR COMPLETION OF WORKS:                   | € 32,010  |

\* Amounts to be increased by the corresponding taxes as indicated at the bottom of the page.

The prices shown here are subject to the actual VAT rate (currently 21 %) and A.J.D. 1,2 % on the plot, 10 % on the project. 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 parts. 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 accuracy of the information, these images may include optional details.

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





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