



EUROPEAN  
PROPERTY  
AWARDS  
REAL ESTATE

LAUFEN



BEST REAL ESTATE AGENCY  
OVER 20 OFFICES  
SPAIN

Lucas Fox

2023-2024



EUROPEAN  
PROPERTY  
AWARDS  
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LAUFEN



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2023-2024



EUROPEAN  
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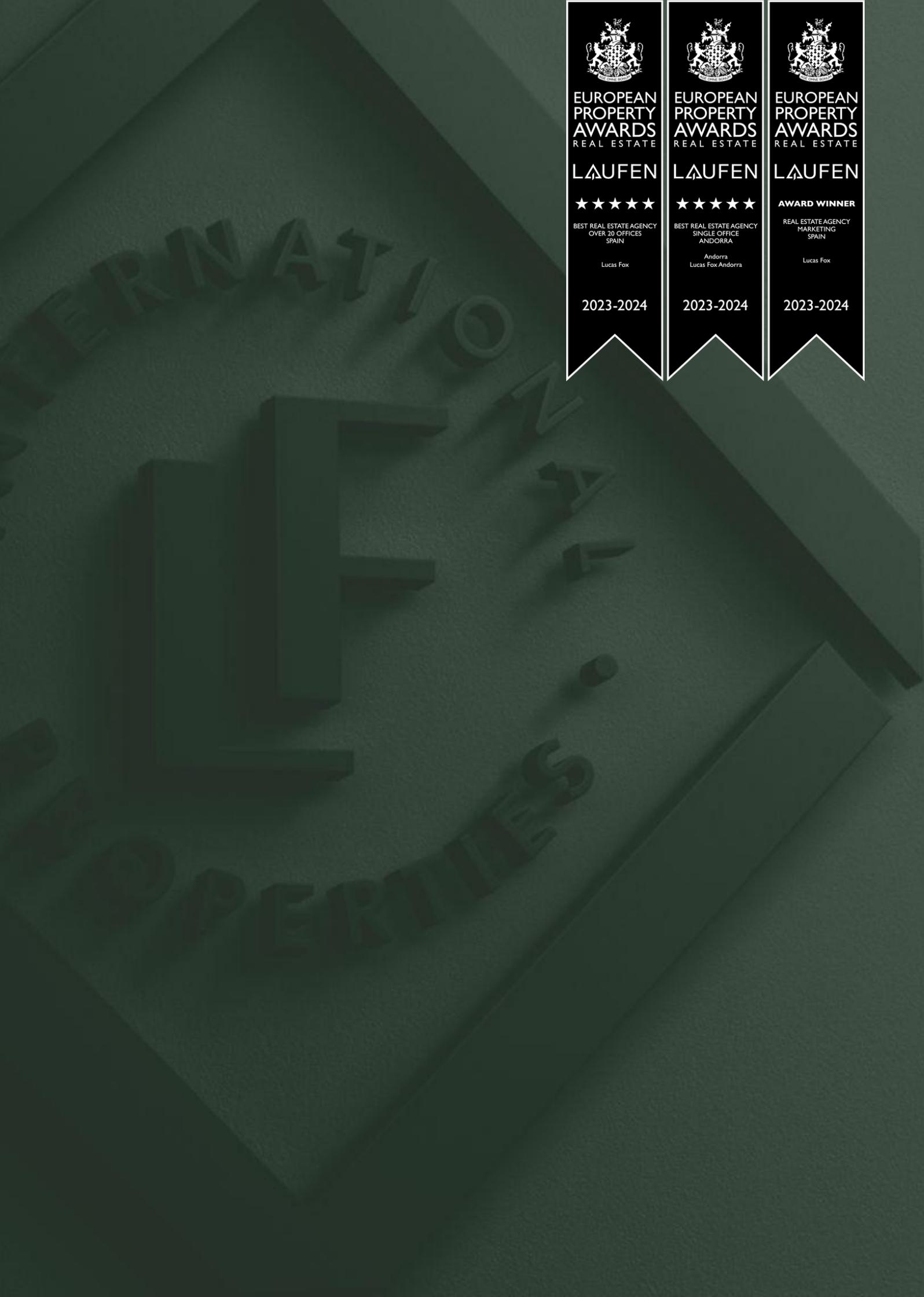
LAUFEN

AWARD WINNER

REAL ESTATE AGENCY  
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SPAIN

Lucas Fox

2023-2024





SUNRISE GOLF

— RESIDENCES —

QUALITY  
SPECIFICATIONS





**Sunrise Golf Residences** is an exclusive residential complex consisting of **48 homes**, set in a unique natural environment in La Cala de Mijas, right on the front line of the La Cala Golf course.

With unmatched views of the sea, the golf course, and the mountains, Sunrise Golf Residences is an ideal place to live and experience the Mediterranean lifestyle, thanks to its landscaped gardens and shared community activity areas.

Additionally, the complex is located in a gated area, with mechanical access gates and a concierge booth.





## FINISHES

### FAÇADE

The exterior finish consists of a cement render coated with exterior-grade paint. The enclosing walls are built with brick masonry, an air cavity with internal insulation, and a dry lining system made of plasterboard.

### ROOFING

The roofs are designed to ensure waterproofing against leaks and moisture, making them completely sealed.

Walkable roofs will feature non-slip flooring in designated areas, while the remaining areas will be for utility purposes and covered with gravel.

### CEILINGS

Plasterboard false ceilings are installed in the home's interior as required for each space. The false ceilings in bathrooms and kitchens are accessible through registers.

### PAINTING

Smooth, white plastic paint on walls and ceilings.





## INTERIOR PARTITIONS

Separation between homes is constructed with brickwork, steel plate, plasterboard, or tiling according to the project specifications and layout.

Interior partitions within the home are built with ceramic brickwork and/or plasterboard on galvanized structures, as per the project's requirements.

## FLOORING

Large-format porcelain tiles throughout all rooms.

Non-slip finish for outdoor areas.

Two options are available to choose from.

## ALUMINUM EXTERIOR CARPENTRY

- High-efficiency exterior aluminium joinery with thermal break.
- Double-glazed windows with an air chamber for greater energy efficiency, ensuring home comfort.
- Opening systems include sliding or hinged windows as specified in the project.
- The living room-dining room exterior joinery leading to the terrace will have concealed profiles for a seamless extension of the living space.
- Shutters in bedrooms and pre-installation for blinds in the living room.





## DOORS

### ENTRANCE DOOR

Security door with panoramic peephole, lacquered on both sides.

### INTERIOR DOORS

Smooth, white lacquered MDF doors with metal hardware.

Bathroom doors include locks.

### WARDROBES

Floor-to-ceiling wardrobe fronts match the interior doors.

Sliding or hinged white lacquered MDF doors with recessed handles.

Includes hanging rail and luggage shelf.

### UPGRADE AVAILABLE

Built-in wardrobes with interior lining and drawers available upon request.





## INSTALLATIONS



### LIGHTS

Each interior space of the homes will include a light point.  
Recessed lighting fixtures in hallways and bathrooms.



### HOME AUTOMATION

Pre-installation for home automation system in all homes.



### HEATING AND AIR CONDITIONING

Climate control system using aerothermal technology integrated into the domestic hot water system and underfloor heating.



### WATER SUPPLY

Individual domestic hot water production that complies with regulations and energy efficiency standards.





## BATHROOMS

### WALL TILES

- Floor-to-ceiling tiling in the shower and sink area.
- Tiled skirting board combined with smooth plastic paint on other walls.

### TAPS

Chrome single-lever faucets.

### MAIN BATHROOM FIXTURES

- Wall-mounted toilet.
- Double sink vanity unit, white lacquered.
- Rectangular backlit mirror.
- Non-slip resin shower tray with fixed screen.

### SECONDARY BATHROOM FIXTURES

- Floor-mounted toilet.
- Single sink vanity with lower shelf.
- Rectangular mirror.
- Non-slip resin shower tray with fixed screen.



## KITCHENS

High-quality, spacious kitchens designed with functionality in mind.  
Porcelain countertop that matches the kitchen furniture.

CUSTOMIZATION: three colour combinations are available for selection.

### APPLIANCES

- Stainless Steel Sink.
- Refrigerator.
- Range hood.
- Induction hob.
- Microwave-oven combo.
- Dishwasher.
- Washing machine.
- Pre-installation for a dryer.



## PRIVATE POOLS

UPGRADE AVAILABLE: Option to install a private pool in selected penthouses and ground-floor homes.





## EXTERIORS



### PARKING

- Access to private garages via remote control.
- Pre-installation for electric vehicle charging points.
- Elevator access from the basement floor.



### SWIMMING POOL & ZONA DE WELLNESS

- Sunbed area and infinity pool for the community.
- Wellness area with jacuzzi, Turkish bath, sauna, and hydrotherapy in the SPA.
- Female and male changing rooms with showers and toilets.



### GYM

- Fully equipped gym with various machines for strength and functional exercises.
- Music and TV system.



### GASTROBAR

- Private gastro bar with lounge area, kitchen, and projector screen option.





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— RESIDENCES —





# SUNRISE GOLF

— RESIDENCES —

June 2025

This information is based on the current Project and may be subject to modifications for technical or legal reasons at the request of the competent authority or the project management team. The Developer reserves the right to implement such modifications, as well as any other changes required for commercial reasons.

The images included in this brochure correspond to project renderings and may feature upgrades not included in the basic sale price of the property, such as a swimming pool or other elements, subject to availability. Selection of upgrades must be confirmed by a specific deadline. Similarly, the furniture, accessories, equipment, decorative elements, and other items featured in this brochure —such as upgrades and finishes— correspond to the show flat and may differ from the final product due to technical or commercial reasons. The decorative and furniture items shown may be purchased separately from the property price.



**LUCAS FOX**  
**MÁLAGA**

(+34) 952 643 015  
malaga@lucasfox.es  
www.lucasfox.com