



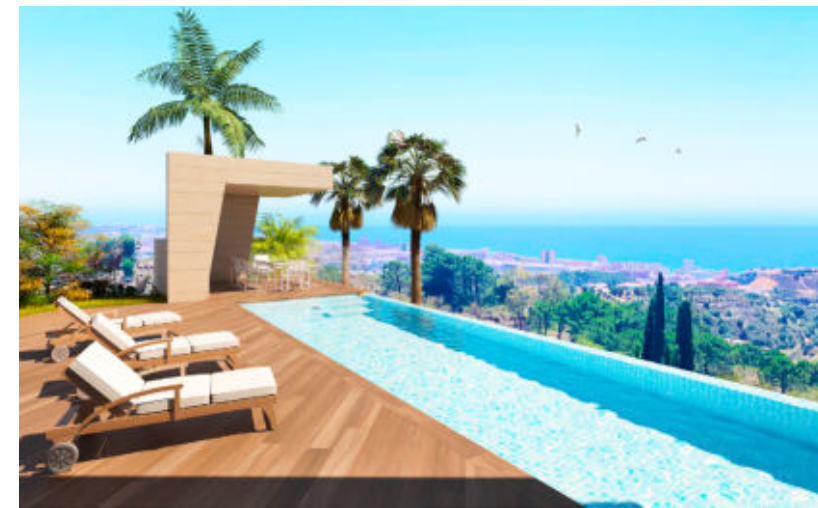
The villas are located in the Lomas de Mijas area, at just 2 Km from Mijas Pueblo, one of the jewels of the Costa del Sol. Here you can find all type of services, enjoy the benefits of an excellent all year peaceful climate, as well as the superb beaches of the coastal towns just 7 kilometres down the mountain side.

This white-washed village has somehow managed to retain much of its traditional Andalucian style and way of life, with the locals displaying their unabashed passion for all things festive and their unmistakable relaxed 'mañana' outlook on anything that can be put off for another day. The craft shops have some wonderful handmade pottery and often offer affordable paintings and prints by acclaimed local artists.

Mijas Pueblo offers you different attractions, like The Virgen de la Peña Hermitage, the Muralla gardens with incredible panoramic views and many museums, like Contemporary Arts Center or the Miniature Museum.









4 bright open-plan luxury villas with panoramic sea views from all rooms and unique custom style property.

The villas can be designed with several configuration options to create your ideal home with 5 rooms or even more.

Built with the highest quality in every detail, highly modern, and contemporary design. With pre-installation of an elevator

Located in a private and quiet area, just a couple of minutes from Mijas Pueblo and 7 Km from the sea.

### Villas Design

**MAIN FLOOR:** Upon entering we find the spacious living room and dining room with bright open spaces that lead to a large covered terrace and the first pool. We also find the open kitchen with the option open or closed kitchen.

On this floor there is a room with en suite bathroom, dressing wardrobe and a toilet.

**GROUND FLOOR:** Large multipurpose living room, on the sides 4 rooms, 2 with en suite bathroom and 2 with shared bathrooms.

On this floor we find the second pool and the large outdoor terrace with chillout area and barbecue.

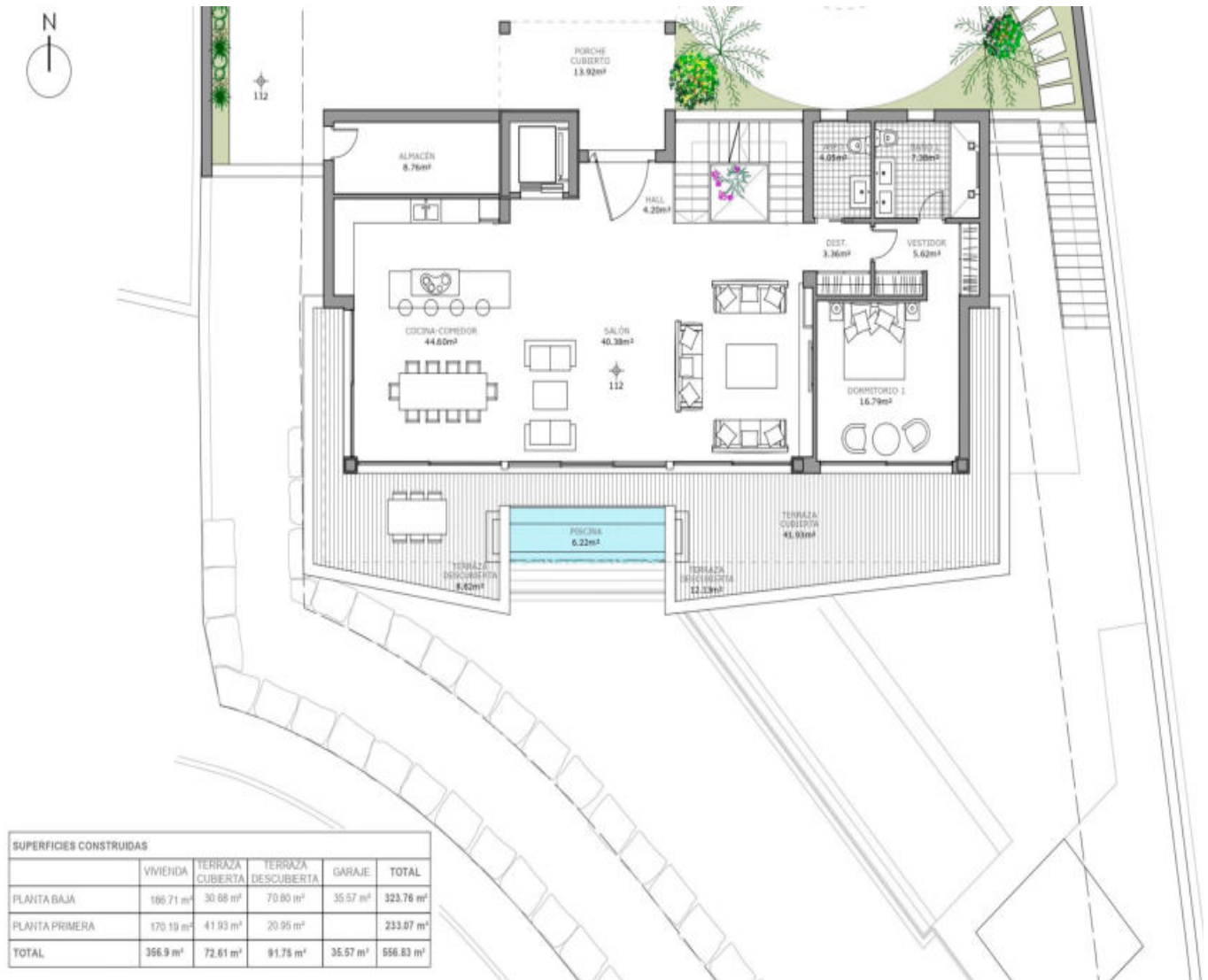


## HIGH QUALITY SPECIFICATIONS

- ECO building with very low energy consumption.
- Modern and contemporary design, spacious, bright and open.
- Large quality cream marble floors of large format that extend to the terrace area or first-class ceramic tiles
- Grey / silver aluminium, double thermal glazing and acoustic insulating glass from floor to ceiling
- Luxury equipped kitchens with 3 different designs to choose from, Silestone work surfaces and Bosch appliances with panels
- Smart Domotic / Home smart phone controlled system. Fully installed alarm with smoke detectors, water and videophone input system.
- Fully installed climate system for heating and cooling with the latest aerothermal technology, underfloor heating throughout the villa and solar panels.
- Ample private parking for 2 vehicles and ample storage.
- Electric entrance gates to the property with remote opening for car access.
- Private garden with private pool.
- BBQ / Kitchen area at garden level
- Automatic irrigation system.

## OPTIONAL EXTRAS

- Elevator
- Jacuzzi or sauna
- Electric safety shutters
- Heated pool with automatic closing system.
- Kitchen upgrade package that includes: dishwasher integrated coffee maker, ice maker and wine cellar.
- Wine cabinet
- Sound systems and TV systems
- Furniture packages and interior decorators.
- Home cinema
- Etc.



## PAYMENT TERMS

- Deposit of 15,000 euros with a lawyer, who will take the property off the market. The money will remain in your lawyer's client's account until the due diligence is approved.
- Your lawyer will contact the provider to confirm all the details and, on your behalf, will perform due diligence.
- Within 30 days after the payment of the reservation and once the construction license is in place, contract sign with 30% + VAT.
- At the end and once certified the structure, 20% of the sales price plus VAT. This will be covered by a legal bank guarantee.
- The remaining 50% of the purchase price, all costs and the remaining amount of VAT will be paid when you sign the deed of ownership of your property and the delivery of the keys.
- The excellent value for money and the flexibility of payment adapted to the needs of each client make our villas an opportunity that you cannot miss.

## SECURE PURCHASE

- The complete legal purchase process is handled by qualified lawyers in Spain.
- They will complete all due diligence on all the construction process.
- All funds paid by customers will be covered by a bank guarantee.
- A bank guarantee means that all funds are guaranteed by a bank if something goes wrong and customers will recover their money.
- This is a risk-free purchase!

