



CERRADO HILLS[®]

FEEL UNIQUE



An aerial, grayscale photograph of a residential development. In the foreground, a curved road borders a row of modern, multi-story houses. A large, dark, irregularly shaped lake or pond is the central feature, surrounded by lush greenery and palm trees. In the background, a dense urban area stretches towards the horizon under a clear sky.

LIVE EXCLUSIVELY,
FEEL UNIQUE.



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MUCH MORE THAN A HOME

The prospect of **luxurious life** is something that pops up in most people's dreams. However, only a few are able to **"live the dream"**.

In **Cerrado Hills**, the dream can become a reality for those lucky enough to purchase one of these magnificent new villas now available for purchase.

Imagine having views of the **spectacular hills** in the distance, while enjoying the convenience of being just minutes from the **sea** and the beach. Add to this idyllic concept the availability of world-class golf facilities right at your doorstep.

This is the dream reality that is the Cerrado Hills development in Cerrado del Águila in Andalusia. **This new and luxurious development is located on the Costa del Sol** in the municipality of Mijas in the province of Malaga. The project is fully managed by **experienced** and **reputable developers** who have over two decades of **experience** in the area.

The location of Cerrado Hills could hardly be more convenient, with only 20 minutes drive to and

from **Malaga International Airport**. These highly desirable, high-end villas will offer the thirteen buyers lucky enough to obtain one of these fine properties the opportunity to enjoy a luxurious lifestyle in a **fabulous climate** whilst remaining in Europe. The very high standards in terms of the build and finish **quality** of these fine properties will undoubtedly mean that they will be in **high demand**.

The **Cerrado del Águila Golf Resort** complex is right on the doorstep of this highly desirable development. It offers excellent **golf facilities** and a **clubhouse**, a **fitness centre**, and a first-class restaurant, all adding to the atmosphere of a **prime location** in a prime setting. Only a lucky few will be able to own one of the only thirteen luxury villas offered at the Cerrado del Águila complex.

Those lucky enough to purchase a property in this location will not just be buying a home, but **"a whole new way of living"** where they can do as much or as little as they like.





A UNIQUE LOCATION

Always a favourite of holidaymakers, the popular **Costa del Sol** is increasingly becoming the destination of choice for many people who are in the enviable position of living close to the beaches, unique **Andalusian culture** and friendly locals found in this sublime, much-visited area of Spain.

It is undoubtedly the lure of the **quality of lifestyle**, delicious food and **perfect weather** conditions that make this area so desirable

to holidaymakers and those lucky enough to be able to purchase a property.

The **Mijas area** offers a pleasant climate all year round, with pleasant temperatures in both the summer and winter months. From the beginning of May to the end of September the weather is mainly dry. The 'rainy season' is in the winter months of November and December. On average, the driest month is July and the wettest is





November. What perhaps sets this development apart from other upmarket offerings in the area is the **excellent combination** of **quality** materials and finishes, the proximity to the beaches and the **panoramic views** of the stunning hillside that provide a perfect backdrop to this magnificent setting.

The **unique** positioning and build quality of these villas mean that they are sure to be a highly prized and much sought-after development. The considerable appeal and convenience of having a high-quality golf course on-site is further enhanced by the established **fitness centre** and quality restaurants just a few hundred metres from the property.

Combining these factors sets this location apart from others and should be considered a **“highly desirable”** place to live.

It should be noted that this pleasing combination of facilities will not be available to everyone. Only a select few will successfully acquire one of the thirteen prestigious properties that make up this development in the **Cerrado del Águila Golf Resort**. What is the value of a dream home in a fabulous location with a perfect climate and a leisurely lifestyle?

The answer is, **“it’s priceless”**.





EVERYTHING YOU NEED

One of the many desirable aspects of these properties is the **unique location** of Cerrado Hills, which offers those fortunate enough to live within the resort easy and convenient access to a wide range of **quality facilities** and amenities located within a very small radius.

For example, the **local beach** is just nine minutes away, while Cala de Mijas and Fuengirola can be reached in just eleven minutes by car. It is worth remembering that Cala de Mijas beach has been described as '**the best beach on the Costa del Sol**', which is praise indeed.

For **family** outings, the Fuengirola Zoo is just ten minutes away and the fun and excitement of the water park is just nine minutes away. The water park has an excellent selection of slides and pools and is sure to be a big favourite with the kids.

The **Miramar shopping centre** is located just a seven-minute drive from Cerrado del Águila. Miramar offers a selection of over **140 stores**,

including many of the world's famous fashion brands, with outlets for electrical goods, mobile phones, and many other products. A cinema complex with **12 screens** and several 3D screens is available, while a Go-Kart racetrack is also on-site for budding Fernando Alonso or Carlos Sainz to get some practice.

The centre also houses an extensive **food court** where coffee, ice cream, burgers, fried chicken, and sub sandwiches are available from local branches of world-famous brands found in almost every country. There is also a branch of the famous **Carrefour supermarket**, which stocks quality products for those who want to treat themselves and take advantage of the **luxurious kitchen facilities** in their villa by preparing their own meals from time to time.

Both the world-famous city of **Marbella** and **Malaga** airport are only twenty-five minutes away.



DISTANCES TO LOCAL GOLF COURSES

Cerrado del Águila – on-site

Mijas – 3.1 km

Santana – 6.4 km

El Chaparral – 7.5 km

La Noria – 8.9 km

Calanova – 13.1 km

Miraflores – 13.7 km

La Siesta – 14.2 km


Cabopino – 16.2 km

Santa María – 18.4 km

Marbella – 23.1 km

Santa Clara – 26.4 km

Rio Real – 25.6 km



The **large number of courses** nearby provides a great opportunity for avid golfers who may want to indulge in **more than one round** and one course in a day. The conditions are such that they can **easily play** one course in the morning, enjoy lunch, and then move on to another course to play a second round in the **afternoon**.



TRAVEL TIME TO LOCAL DESTINATIONS

Carrefour - 7 min

Miramar Shopping Centre - 7 min

Water Park - 9 min

Beach - 9 min

Fuengirola Zoo - 10 min

Fuengirola - 11 min

Cala De Mijas - 11 min

Marbella - 25 min

Malaga airport - 25 min

Malaga City - 35 min



AN ENVIRONMENT THAT WILL WIN YOU OVER

The facilities at the **Cerrado del Águila resort** will entice you not only to want to live there, but to stay within the resort and enjoy the excellent amenities which include the golf course. However, golf is not the whole story, there are also extensive **fitness facilities** provided in the fully equipped gym which will be a boon to those who wish to keep fit for their rounds of golf or just take part in a little leisurely exercise.

For an enhanced feeling of **real luxury** it is hard to imagine something more 'cool' than an infinity pool. Each of the villas is provided with its own, climate controlled, **infinity pool** which will provide a great setting for swimming, light exercise or relaxation without having to leave the privacy of the home. 'Chilling by the pool', due to the perfect climate, may become a prominent part of the daily routine for some villa owners. A further attraction is the availability of fine-dining on-site.

The **La Sierra restaurant** can provide a full 'A la Carte' service or are happy to provide a light meal. Regardless of the type of meal chosen, the guest can be sure of receiving only the highest quality dishes. The La Sierra restaurant is easily accessed from each of the villas and can provide a center for meeting with friends in the evening or at the weekend. A wide range of **entertainment, by international artists,** is provided at the restaurant. Conveniently, all of the amenities are within 500 meters of the villas and this means they are just a five minute walk, or one minute drive, away.

La Sierra will bewitch you with its wide range of quality dishes which range from casual and easy-going BBQ's on the patio, to an extensive and sophisticated A La Carte menu. The restaurant is a **perfect location** for relaxing and chilling-out after a day of golf, shopping, exercising or what-ever pleasures have been enjoyed during the day.



THE VILLAS

This **exclusive development** with the best golf, lake and **sea views** in Fuengirola and Mijas consists of thirteen individual villas, each offering no less than four en-suite bedrooms. These **unique luxury villas** are considered larger and of a higher quality than others available on the Costa del Sol.

Three of the bedrooms are located on the upper floor of the villas, while another is adjacent to the living area. There is a large basement area with space for storage or expansion for other purposes such as additional bedrooms, a games area, gym, cinema, etc.





Geographically, the thirteen luxury villas are **arranged in an arc** that wraps around one of the greens of the golf course.

Thanks to this, this project has one of the **best panoramic views** on the entire Costa del Sol.







The luxurious **open plan living areas** are designed to facilitate daily living.

The **kitchen, dining area** and **living room** are connected on one level to provide easy access and open spaces with panoramic golf and ocean views.

Within the property, the **bathrooms** and **kitchens** are fitted only with high quality products from **leading, luxury European manufacturers** such as Porcelanosa, Daikin, SCHUCO, INNOVA, etc.





An important **"high-tech"** feature of the Cerrado Hills villas is the ability to control many aspects of the property via **VTouch Pro**.

With the **swipe** of your finger, you can control lights, blinds, set your **security system** or control your HVAC (ventilation, heating and AC) through our **app on your mobile device**. In case your device doesn't work properly, or you simply prefer not to use it, you can control these functions of your home by touching the VTouch Pro buttons directly.

Now you can also upgrade your interior design with VTouch Pro's sleek glass touch switches, which give you the advantage of operating through a **central controller**.















THE PROJECT - MASTER PLAN

This **exclusive project** will be available to a **very limited** group of only thirteen discerning owners who appreciate the quality of the setting, the beauty of the location and the excellence of the properties.

The project is the work of **Grupo Civiero**. They have a reputation for excellence that goes back several decades and includes many similar, high-quality projects in **Spain** and **Italy**. Among the **five-star projects** of Grupo Civiero are the development Puerto Cabopino, the

development Cerrado de Elviria, Los Monteros Palm Beach, Cumbres del Rodeo or Cerrado de Elviria Beach.

This development is ideally located for golfers on the Costa del Sol, known to many as the “**Costa del Golf**” due to the many high quality golf courses in the area. With a choice of around **eighty courses**, it can be considered the best destination for golfers in Europe. *With around eighty courses, it may be considered as the premier destination for*





As for the weather, it is the Costa del Sol (the sunny coast), and therefore **Cerrado del Águila** can count on about 320 sunny days a year. The sustainable golf course, located next to the complex, covers an area of **70 hectares**.

The **Cerrado Hills** villas will integrate with the golf course without causing any problems with the sustainability of the course. The combination of professional design, construction, development, and marketing of this project will further enhance the reputation of the **well-established** companies involved.



THE DEVELOPER

The developer behind the Cerrado Hills project is highly regarded and has a **wealth of experience** in providing top-quality real estate solutions around the Costa del Sol.

Established 20 years ago, **STRATA** has a company philosophy of providing service levels, programs and processes that their many clients value. With an **enviable record** of providing professional operations, STRATA has a history of offering superior real estate developments without compromise. Although a large and professional company, they strive to provide a **"boutique-style"** service that allows for personal and detailed attention when interacting with clients. STRATA clients can rely on the company to provide **experienced** and **professional staff**.

From a financial perspective, STRATA has demonstrated adept execution of fiduciary **responsibility** backed by solid financial planning services to provide unparalleled support and give their clients complete **peace of mind**.

As a **project management company**, STRATA is not focused on just one aspect of the property development market. Their **professionalism** and **expertise** can be applied to many areas that need to be considered when constructing a **quality project**. The company begins with an initial consultation to evaluate the potential of a proposed project.

Once a project is given the **"green light"**, cost analysis and land acquisition aspects are carefully considered before a financing review is undertaken.

Finally, **architectural** design and **construction** are considered. Once construction has begun, STRATA oversees the overall project management and handles the marketing and sale of the completed project.

The team at STRATA is made up of **experts** who are responsible for the many aspects of successful property construction.

The **senior management** of STRATA is supported by a comprehensive group of **professionals**, including a financial director, senior architects, a marketing manager, a property expert and a corporate lawyer, amongst others, who have helped the **company** become the respected organization it is within the high-end development market on the **Costa del Sol**.

The concept of providing a “**boutique service**” to clients is best demonstrated in the personal touch and care that the **professional staff** show in handling all elements of their business. They are large enough to manage but small enough to care.



THEY ARE LARGE ENOUGH
TO **MANAGE** BUT SMALL
ENOUGH TO **CARE**

The background of the image consists of several thick, wavy, light beige lines that flow horizontally across the frame. These lines are spaced out and create a sense of movement and rhythm. The overall color palette is soft and neutral, with the beige lines standing out against a plain white background.

IT IS TIME TO MAKE A
CHANGE IN **YOUR LIFE**...



IT IS TIME TO **FEEL UNIQUE.**



SIGNATURE BY

STRATA
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