



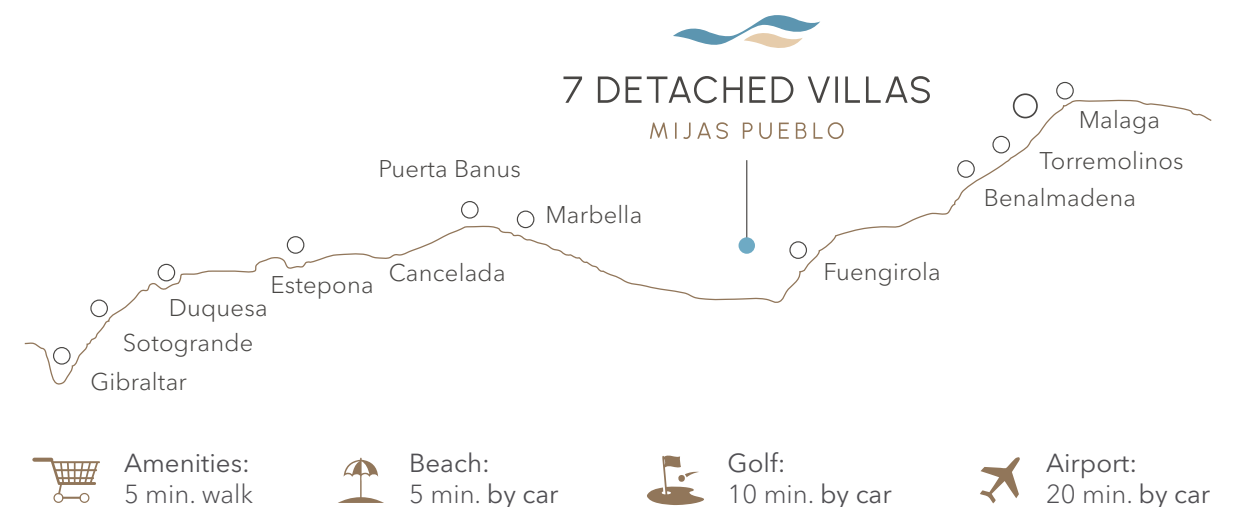
# 7 DETACHED VILLAS

MIJAS PUEBLO



## MAGNIFICENT COMBINATION OF THE NATURE, AN ANTIQUITY AND AMENITIES

Located between Fuengirola and Marbella, Mijas is known due to its unique micro-climate, the best beaches, fabulous golf courses and ancient places. It offers the traveler the contrast between the traditional image of these lands and the adaptation to our time, all without losing the essence.



## THE AREA

**Mijas** retains the leisurely pace and charm of yesteryear, sheltered by the mountains and extending the view to the countryside and the sea. It has a wide and well maintained coastline where the blend of beach, nature and sun offers a very pleasant and special experience.

The climate of Mijas along with the landscape allows for innumerable sports activities; paragliding, hang gliding, skin-diving, hiking routes through the Mijas mountain range and mountain sports in general, also you can find numerous golf courses and an aquatic park, AquaMijas.

Besides, both the Malaga-Costa del Sol Airport and high-speed train station are reachable within less than 20 minutes by car.





## ABOUT

**Villas in Mijas** is a unique development of exclusive four-bedroom villas boasting spectacular sea views, contemporary architectural style and the latest in-home technology.

These stunning properties offer you a combination of the sea, sun and mountains with exceptional surroundings. The complex includes 7 villas which will be built to high standards and will provide you with absolute privacy.

**The villas** is an ideal place to live the Mediterranean lifestyle. Here you will find numerous well-kept golden sand beaches with crystal clear water. Also, golf lovers will be able to enjoy the game every day on the wonderful golf courses of the region.

Thanks to its excellent location, you will easily find all services: sports centers, supermarkets, international schools, health centers, beach bars, and restaurants, as well as commercial and leisure spaces.

## 7 DETACHED VILLAS

### FEATURES

Every detail has been considered to ensure owning a property at **Villas in Mijas** is the best possible experience for wellbeing. If you are searching for the ideal place for living in Costa del Sol, this development is a perfect choice for you.

**MODERN CONTEMPORARY DESIGN | PRIVATE TERRACE AND GARDEN**  
**PRIVATE POOL | PRIVATE PARKING**



The connection between outside and inside space is seamless with spacious covered and uncovered terraces – the perfect place to relax and enjoy the views overlooking the Mediterranean Sea.

These luxury properties offer well-distributed interior spaces where the living area, dining area, and fully fitted kitchen with breakfast area blend into a living space that maximizes views from oversized doors and windows.

## INSIDE FEATURES

There are exquisite fixtures and fittings throughout including hot and cold air conditioning, as well as over-sized doors and windows to maximize views allowing natural light to flow in.

- Oversized doors and windows
- Fully equipped kitchen with Siemens or similar appliances
- Luxury porcelain flooring tiles
- Fitted wardrobes in all bedrooms
- Master en-suite bathroom
- Hot and cold air conditioning
- Underfloor heating throughout all house

Bedrooms with en-suite bathrooms have beautiful views and fitted wardrobes. The master suite is elegantly designed and provides the perfect place to relax at the end of a busy day with large doors that lead out to stunning views from a private terrace.



# Kitchen



# Bedroom



# Bathroom



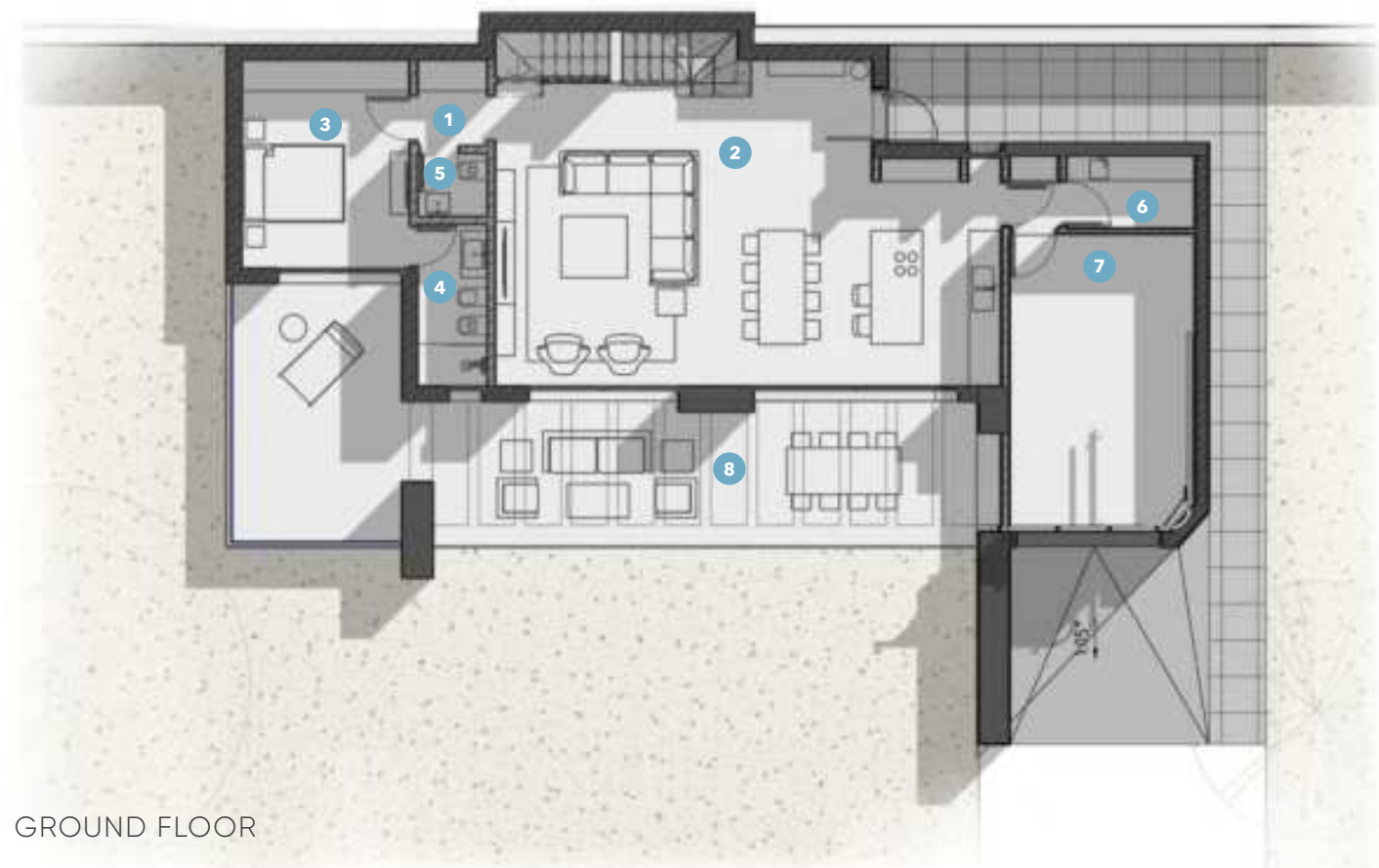
7 DETACHED VILLAS



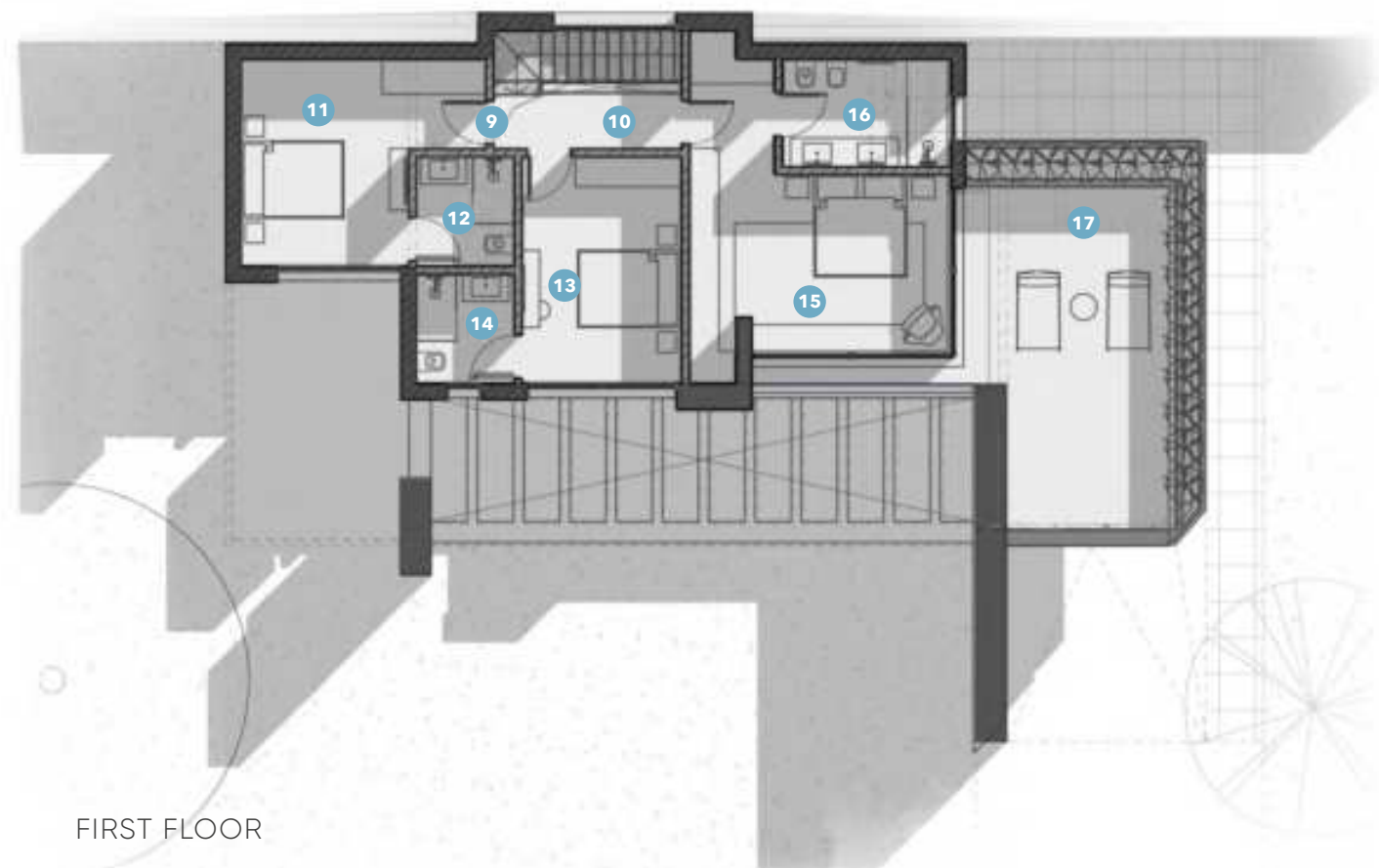
# Villa/01



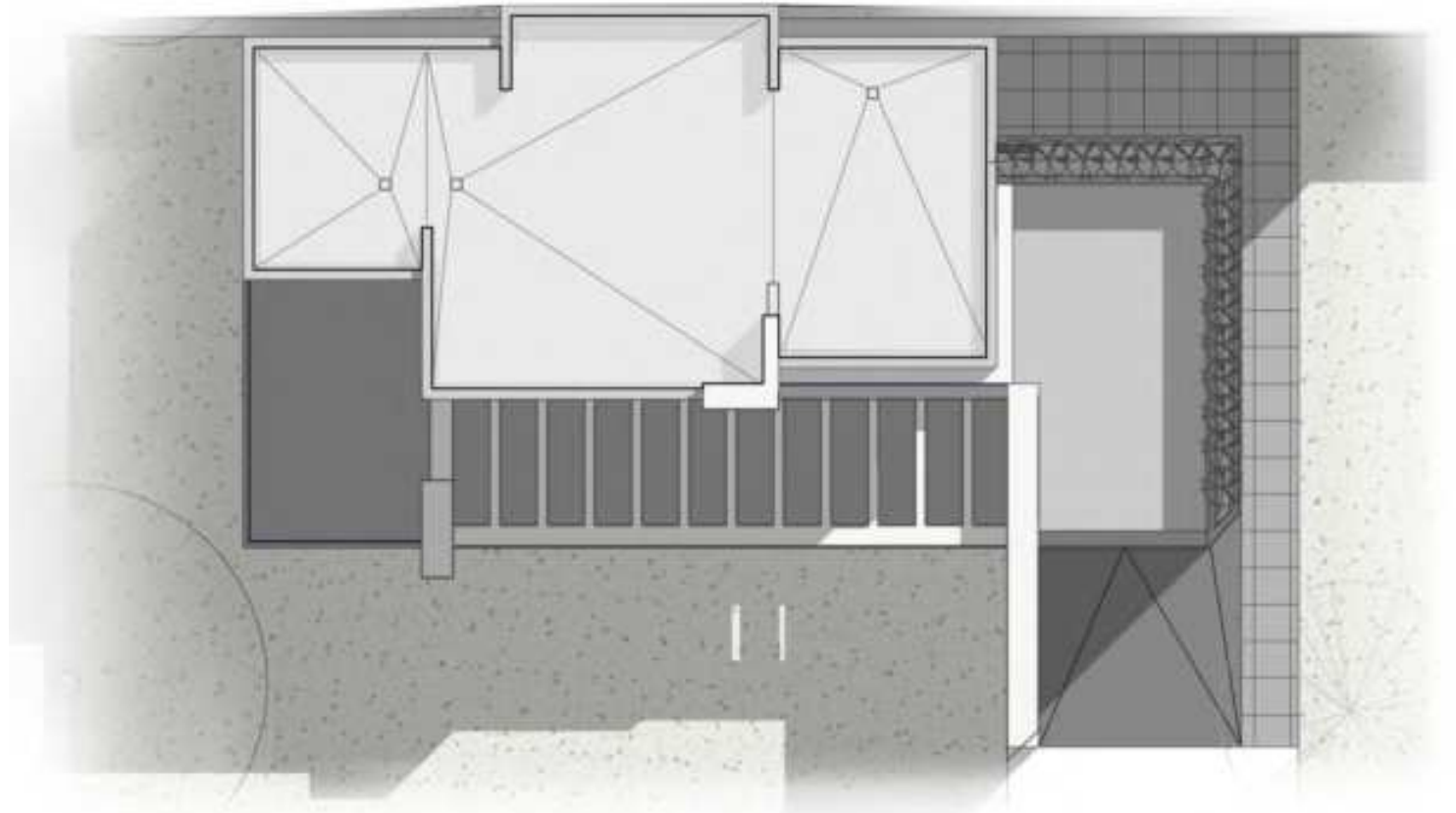




GROUND FLOOR



FIRST FLOOR



SOLARIUM



## Villa/01

### Ground floor

|   |                            |                      |
|---|----------------------------|----------------------|
| 1 | HALL                       | 2,25 m <sup>2</sup>  |
| 2 | LIVING/DINING ROOM/KITCHEN | 54,95 m <sup>2</sup> |
| 3 | BEDROOM 1                  | 13,05 m <sup>2</sup> |
| 4 | BATHROOM 1                 | 4,25 m <sup>2</sup>  |
| 5 | WC                         | 1,65 m <sup>2</sup>  |
| 6 | LAUNDRY                    | 3,65 m <sup>2</sup>  |
| 7 | GARAJE                     | 20,55 m <sup>2</sup> |
| 8 | TERRACE                    | 29,65 m <sup>2</sup> |

TOTAL BUILT 219,00 m<sup>2</sup>

### First floor

|    |               |                      |
|----|---------------|----------------------|
| 9  | HALL          | 6,85 m <sup>2</sup>  |
| 10 | CORRIDOR      | 3,85 m <sup>2</sup>  |
| 11 | BEDROOM 2     | 13,05 m <sup>2</sup> |
| 12 | BATHROOM 2    | 4,05 m <sup>2</sup>  |
| 13 | BEDROOM 3     | 13,65 m <sup>2</sup> |
| 14 | BATHROOM 3    | 4,05 m <sup>2</sup>  |
| 15 | MASTER BEDR.  | 18,00 m <sup>2</sup> |
| 16 | MASTER BATHR. | 6,85 m <sup>2</sup>  |
| 17 | TERRACE       | 24,50 m <sup>2</sup> |

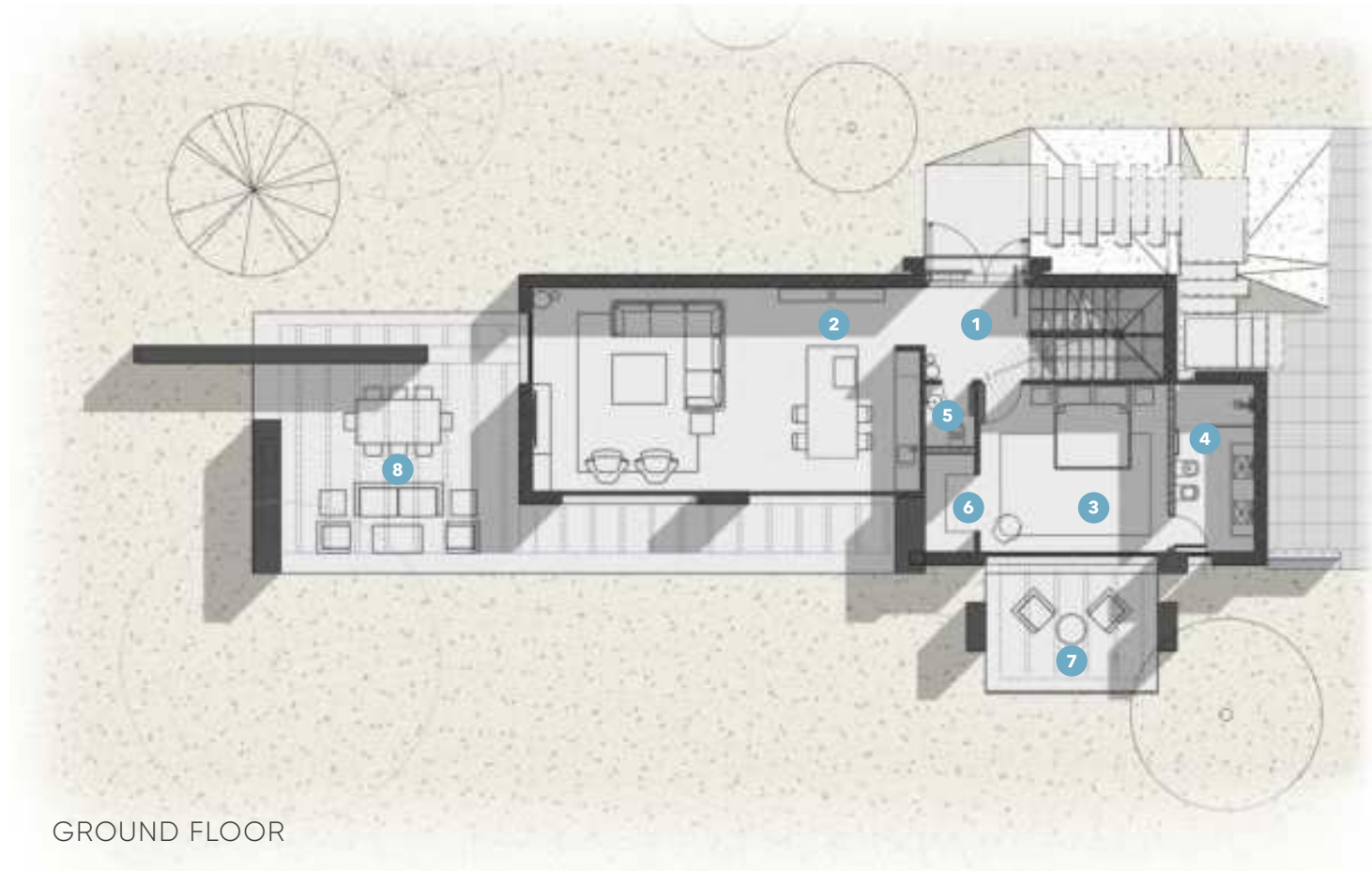
INTERIOR 197,30 m<sup>2</sup>

### Solarium

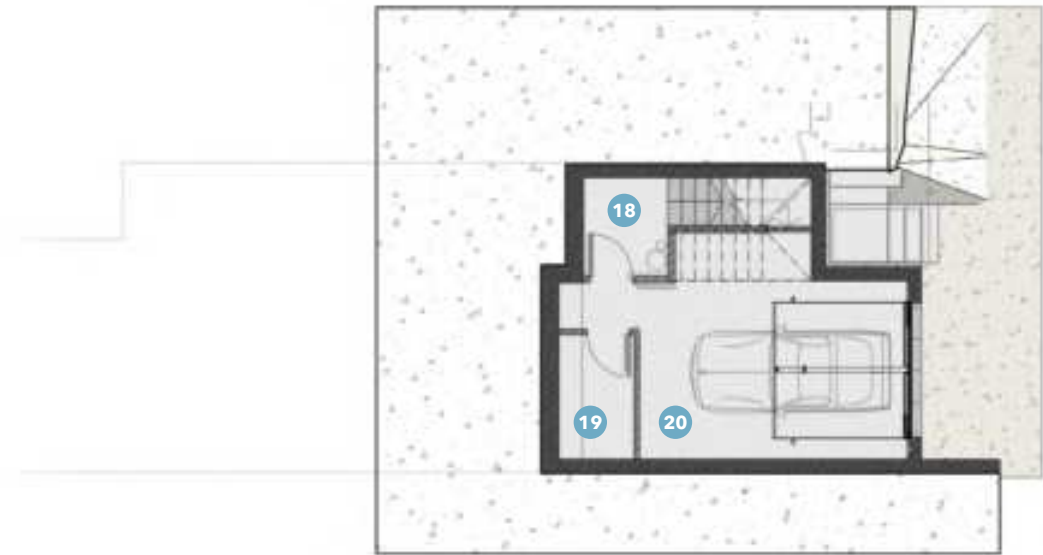
# Villa/02



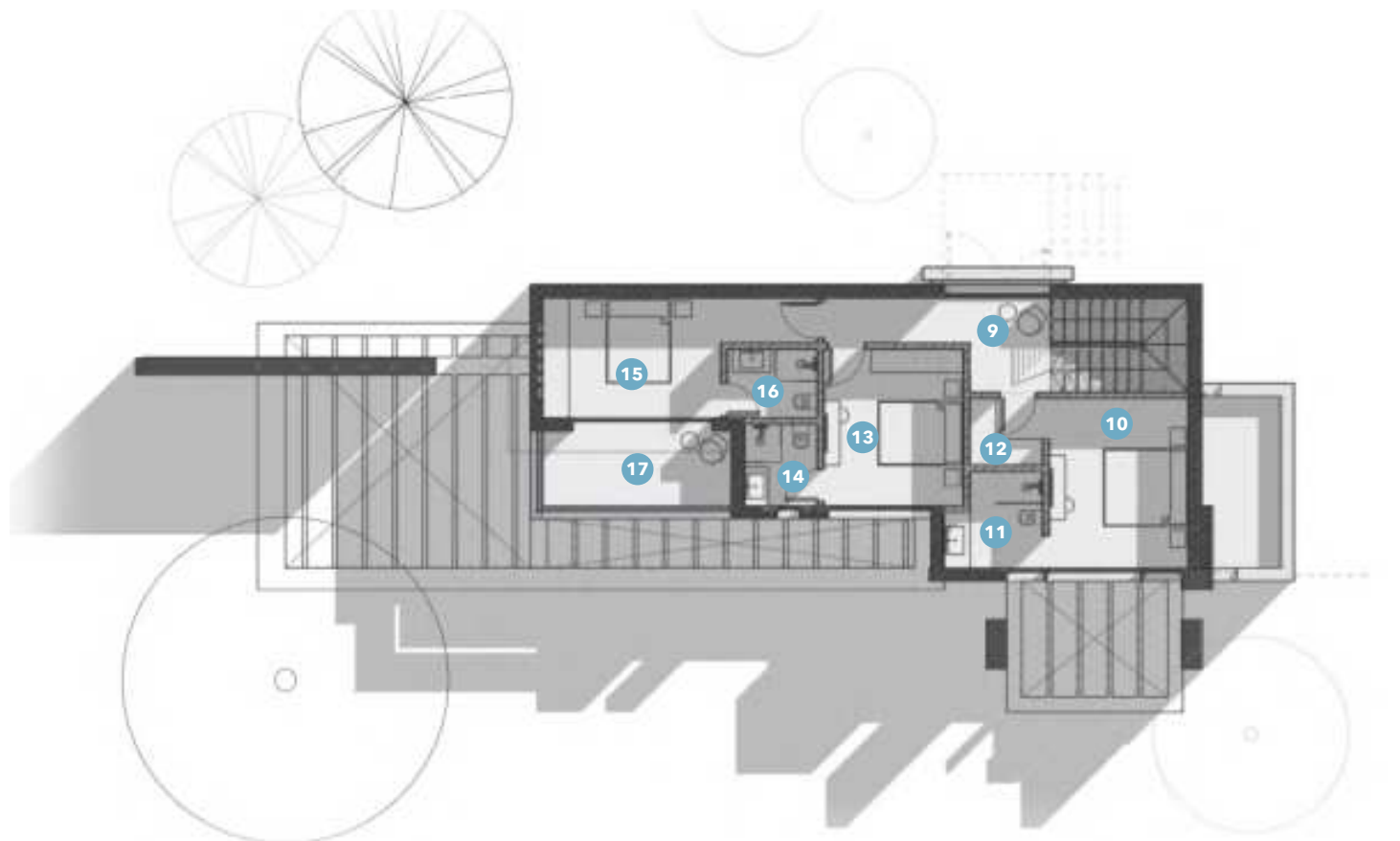




GROUND FLOOR



BASEMENT



FIRST FLOOR



# Villa/02

## Ground floor

|   |                 |          |
|---|-----------------|----------|
| 1 | HALL            | 6,65 m²  |
| 2 | LOUNGE/KITCHEN  | 44,85 m² |
| 3 | MASTER BEDROOM  | 18,00 m² |
| 4 | MASTER BATHROOM | 7,60 m²  |
| 5 | WC              | 1,85 m²  |
| 6 | DRESSING ROOM   | 2,85 m²  |
| 7 | TERRACE         | 21,35 m² |
| 8 | TERRACE 2       | 28,50 m² |

TOTAL BUILT 243,30 m²

## First floor

|    |                 |          |
|----|-----------------|----------|
| 9  | HALL / CORRIDOR | 10,65 m² |
| 10 | BEDROOM 1       | 12,85 m² |
| 11 | BATHROOM 1      | 3,90 m²  |
| 12 | DRESSING ROOM   | 2,65 m²  |
| 13 | BEDROOM 2       | 11,85 m² |
| 14 | BATHROOM 2      | 3,25 m²  |
| 15 | BEDROOM 3       | 11,65 m² |
| 16 | BATHROOM 3      | 3,35 m²  |
| 17 | TERRACE 3       | 10,65 m² |

INTERIOR 190,60 m²

## Basement

|    |         |          |
|----|---------|----------|
| 18 | HALL    | 4,30 m²  |
| 19 | LAUNDRY | 4,90 m²  |
| 20 | GARAGE  | 24,00 m² |

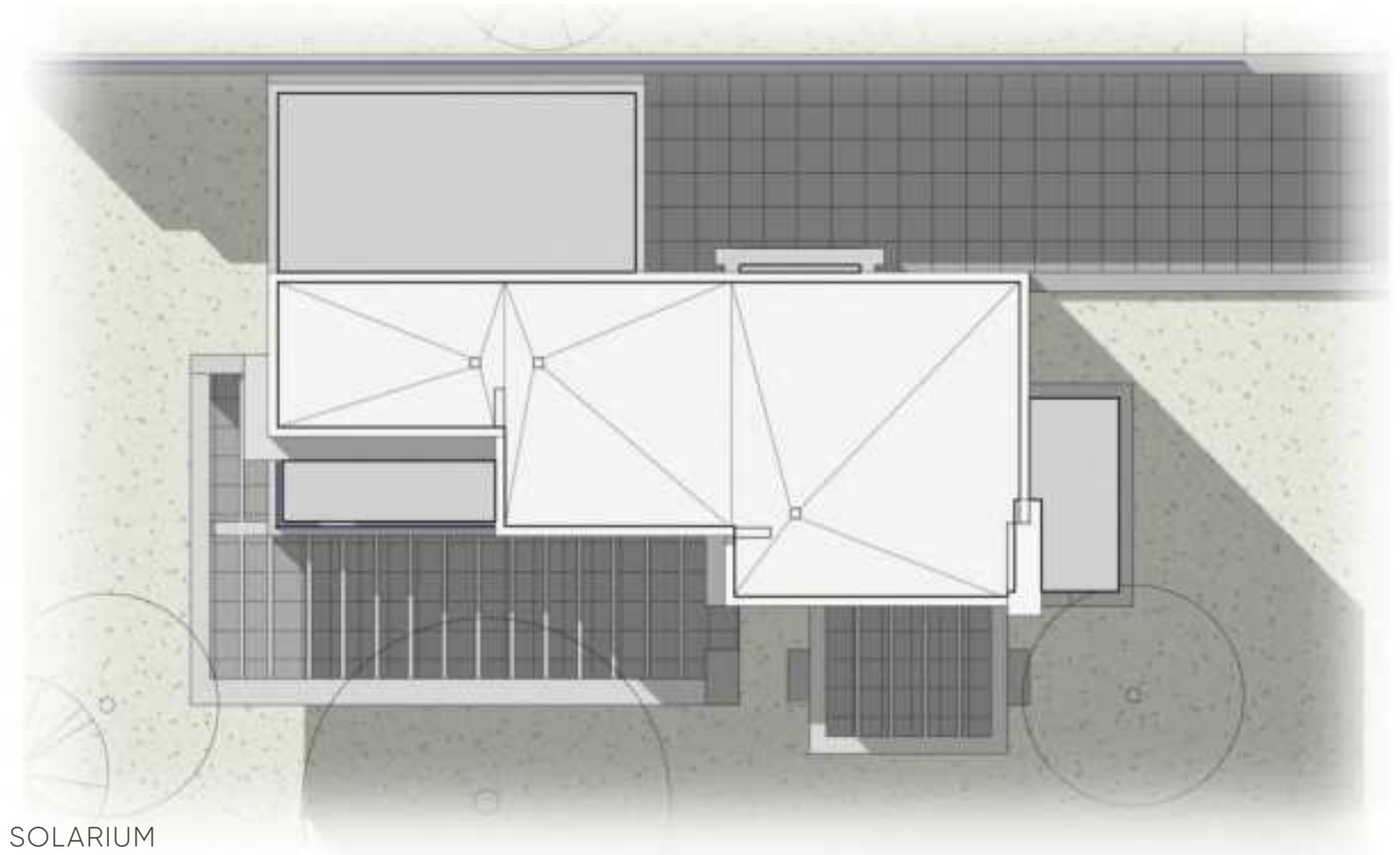
# Villa/03







GROUND FLOOR



SOLARIUM



FIRST FLOOR



## Villa/03

### Ground floor

|    |                 |                      |
|----|-----------------|----------------------|
| 1  | HALL            | 6,65 m <sup>2</sup>  |
| 2  | LOUNGE/KITCHEN  | 44,65 m <sup>2</sup> |
| 3  | MASTER BEDROOM  | 18,00 m <sup>2</sup> |
| 4  | MASTER BATHROOM | 7,60 m <sup>2</sup>  |
| 5  | WC              | 1,75 m <sup>2</sup>  |
| 6  | DRESSING ROOM   | 2,85 m <sup>2</sup>  |
| 7  | LAUNDRY         | 5,75 m <sup>2</sup>  |
| 8  | TERRACE         | 12,45 m <sup>2</sup> |
| 9  | TERRACE 2       | 36,95 m <sup>2</sup> |
| 10 | GARAGE          | 19,85 m <sup>2</sup> |

### First floor

|    |                 |                      |
|----|-----------------|----------------------|
| 11 | HALL / CORRIDOR | 10,80 m <sup>2</sup> |
| 12 | BEDROOM 1       | 12,85 m <sup>2</sup> |
| 13 | BATHROOM 1      | 4,75 m <sup>2</sup>  |
| 14 | DRESSING ROOM   | 2,65 m <sup>2</sup>  |
| 15 | BEDROOM 2       | 12,05 m <sup>2</sup> |
| 16 | BATHROOM 2      | 3,25 m <sup>2</sup>  |
| 17 | BEDROOM 3       | 11,65 m <sup>2</sup> |
| 18 | BATHROOM 3      | 3,25 m <sup>2</sup>  |
| 19 | TERRACE 3       | 10,65 m <sup>2</sup> |

### Solarium

|             |                       |
|-------------|-----------------------|
| TOTAL BUILT | 221,65 m <sup>2</sup> |
| INTERIOR    | 198,40 m <sup>2</sup> |

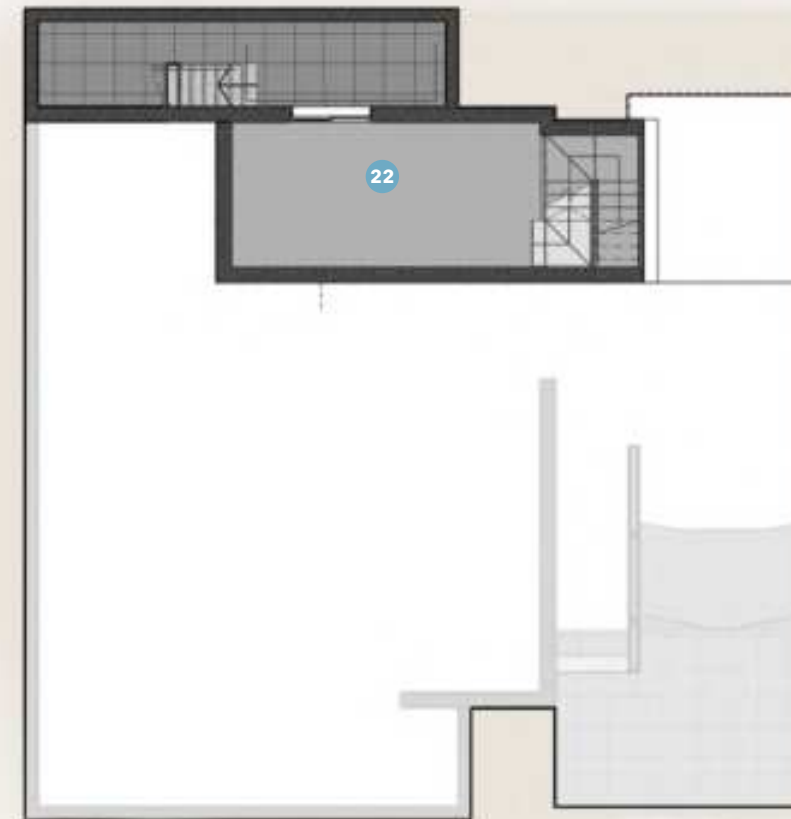
# Villa/04







GROUND FLOOR



BASEMENT



FIRST FLOOR



## Villa/04

### Ground floor

|   |                            |                      |
|---|----------------------------|----------------------|
| 1 | HALL                       | 2,05 m <sup>2</sup>  |
| 2 | LIVING/DINING ROOM/KITCHEN | 40,55 m <sup>2</sup> |
| 3 | MASTER BEDR.               | 14,25 m <sup>2</sup> |
| 4 | MASTER BATHR.              | 3,35 m <sup>2</sup>  |
| 5 | WC                         | 2,55 m <sup>2</sup>  |
| 6 | DRAWING ROOM               | 5,75 m <sup>2</sup>  |
| 7 | LAUNDRY                    | 4,00 m <sup>2</sup>  |
| 8 | GARAJE                     | 19,35 m <sup>2</sup> |
| 9 | TERRACE                    | 33,15 m <sup>2</sup> |

### First floor

|    |                 |                      |
|----|-----------------|----------------------|
| 10 | HALL            | 7,15 m <sup>2</sup>  |
| 11 | BEDROOM 1       | 16,85 m <sup>2</sup> |
| 12 | BATHROOM 1      | 5,85 m <sup>2</sup>  |
| 13 | DRESSING ROOM 1 | 3,85 m <sup>2</sup>  |
| 14 | TERRACE 1       | 40,85 m <sup>2</sup> |
| 15 | BEDROOM 2       | 13,20 m <sup>2</sup> |
| 16 | BATHROOM 2      | 3,60 m <sup>2</sup>  |
| 17 | TERRACE 2       | 7,90 m <sup>2</sup>  |
| 18 | BEDROOM 3       | 13,25 m <sup>2</sup> |
| 19 | BATHROOM 3      | 3,50 m <sup>2</sup>  |
| 20 | DRESSING ROOM 3 | 2,75 m <sup>2</sup>  |
| 21 | TERRACE         | 54,95 m <sup>2</sup> |

### Basement

|    |      |                      |
|----|------|----------------------|
| 22 | HALL | 24,50 m <sup>2</sup> |
|----|------|----------------------|

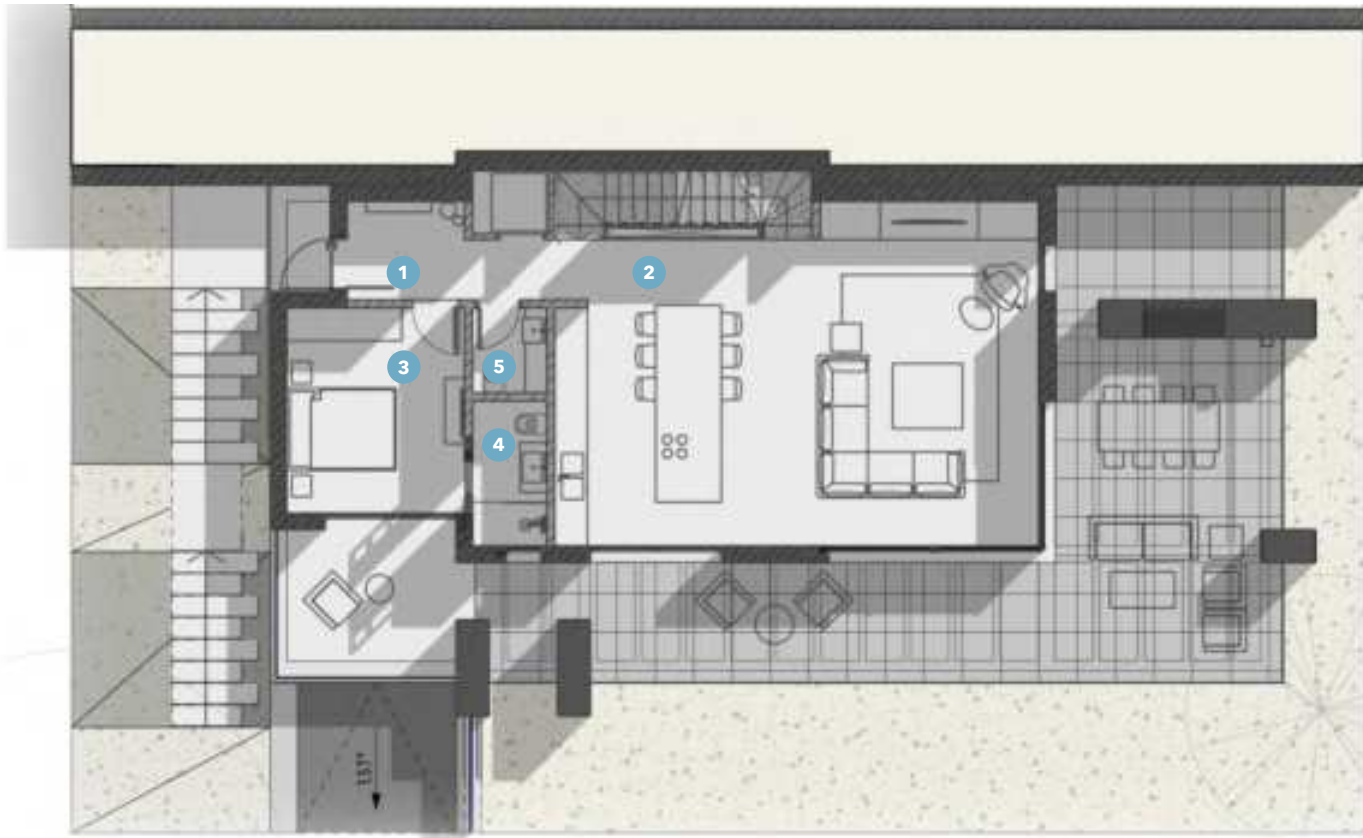
**TOTAL BUILT** 267,65 m<sup>2</sup>

**INTERIOR** 237,35 m<sup>2</sup>

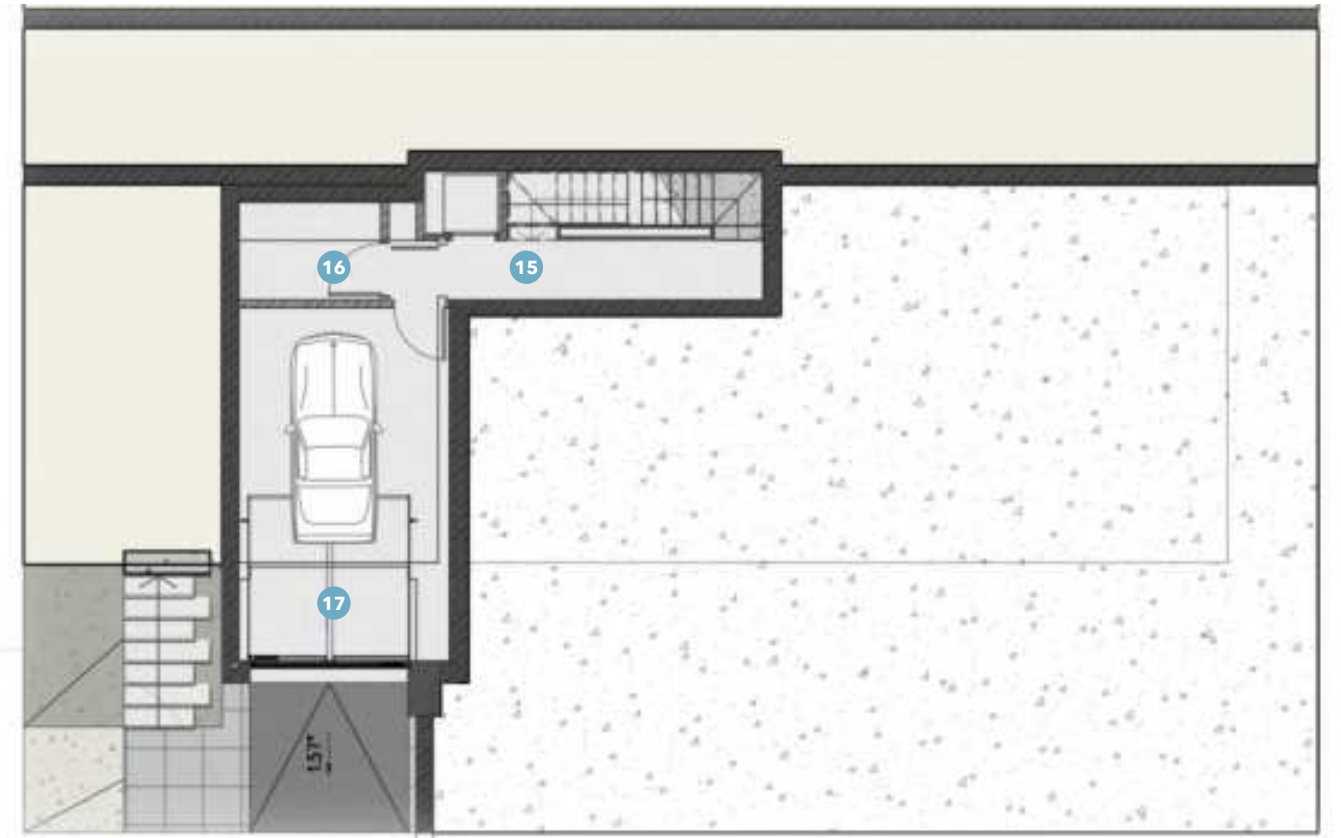
# Villa/05



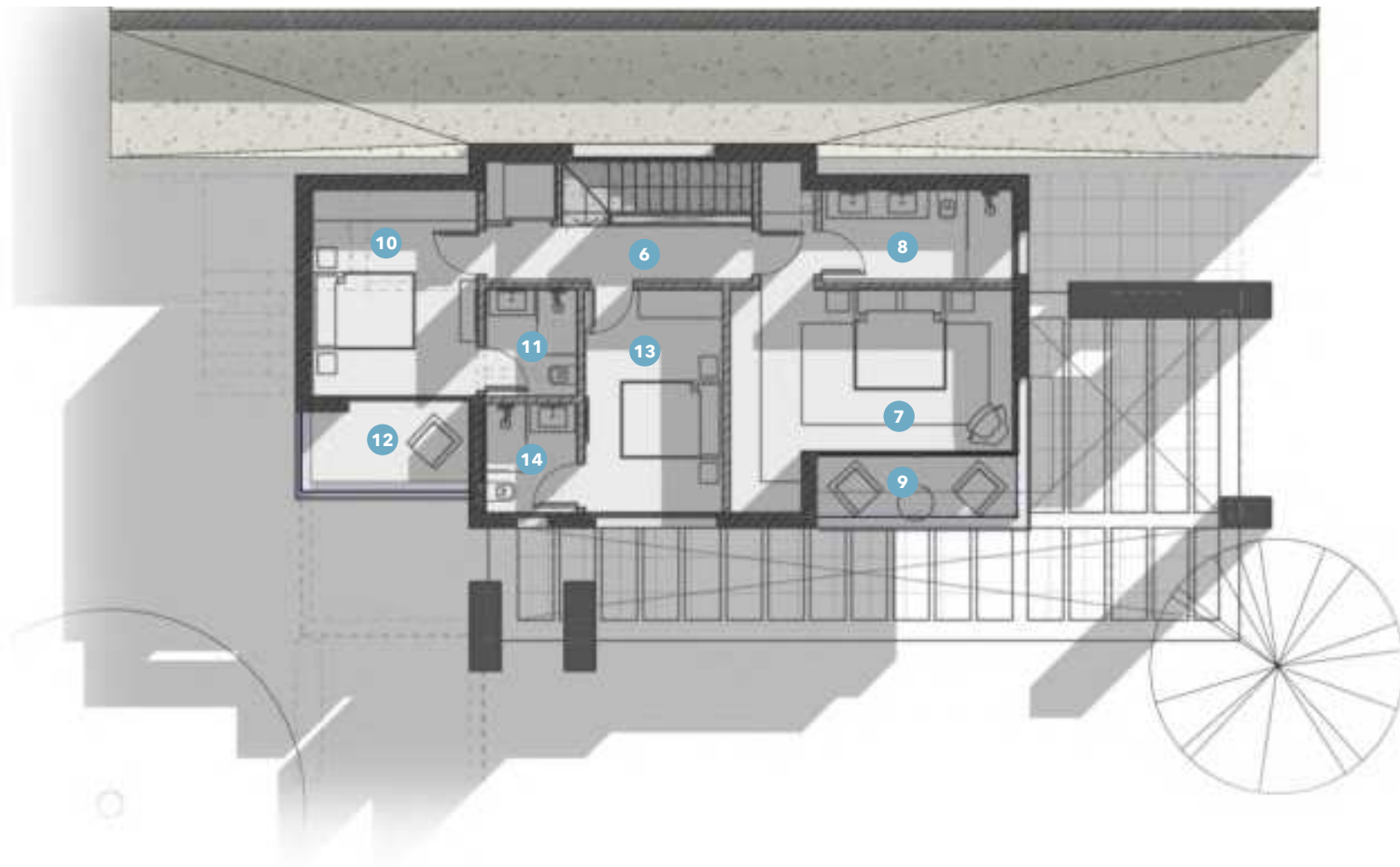




GROUND FLOOR



BASEMENT



FIRST FLOOR



## Villa/05

### Ground floor

|   |                |                      |
|---|----------------|----------------------|
| 1 | HALL           | 6,25 m <sup>2</sup>  |
| 2 | LOUNGE/KITCHEN | 52,35 m <sup>2</sup> |
| 3 | BEDROOM 1      | 12,20 m <sup>2</sup> |
| 4 | BATHROOM 1     | 3,60 m <sup>2</sup>  |
| 5 | WC             | 2,10 m <sup>2</sup>  |

### First floor

|    |                 |                      |
|----|-----------------|----------------------|
| 6  | HALL / CORRIDOR | 7,85 m <sup>2</sup>  |
| 7  | MASTER BEDROOM  | 19,45 m <sup>2</sup> |
| 8  | MASTER BATHROOM | 6,60 m <sup>2</sup>  |
| 9  | TERRACE         | 5,90 m <sup>2</sup>  |
| 10 | BEDROOM 2       | 13,05 m <sup>2</sup> |
| 11 | BATHROOM 2      | 3,85 m <sup>2</sup>  |
| 12 | TERRACE 2       | 5,60 m <sup>2</sup>  |
| 13 | BEDROOM 3       | 11,85 m <sup>2</sup> |
| 14 | BATHROOM 3      | 3,85 m <sup>2</sup>  |

### Basement

|    |        |                      |
|----|--------|----------------------|
| 15 | HALL   | 8,05 m <sup>2</sup>  |
| 16 | PORCH  | 6,00 m <sup>2</sup>  |
| 17 | GARAGE | 23,80 m <sup>2</sup> |

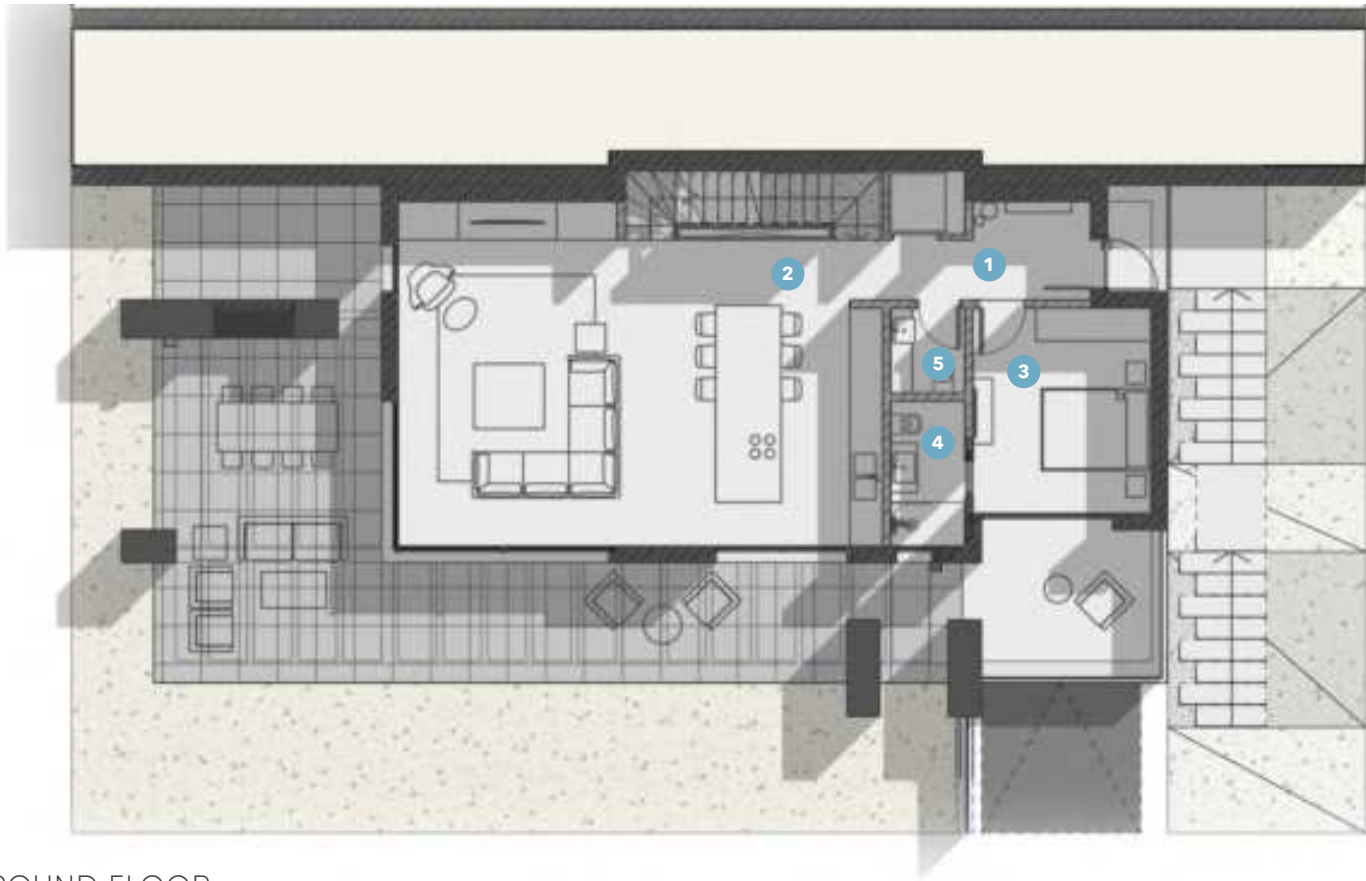
TOTAL BUILT 246,75 m<sup>2</sup>

INTERIOR 191,55 m<sup>2</sup>

# Villa/06



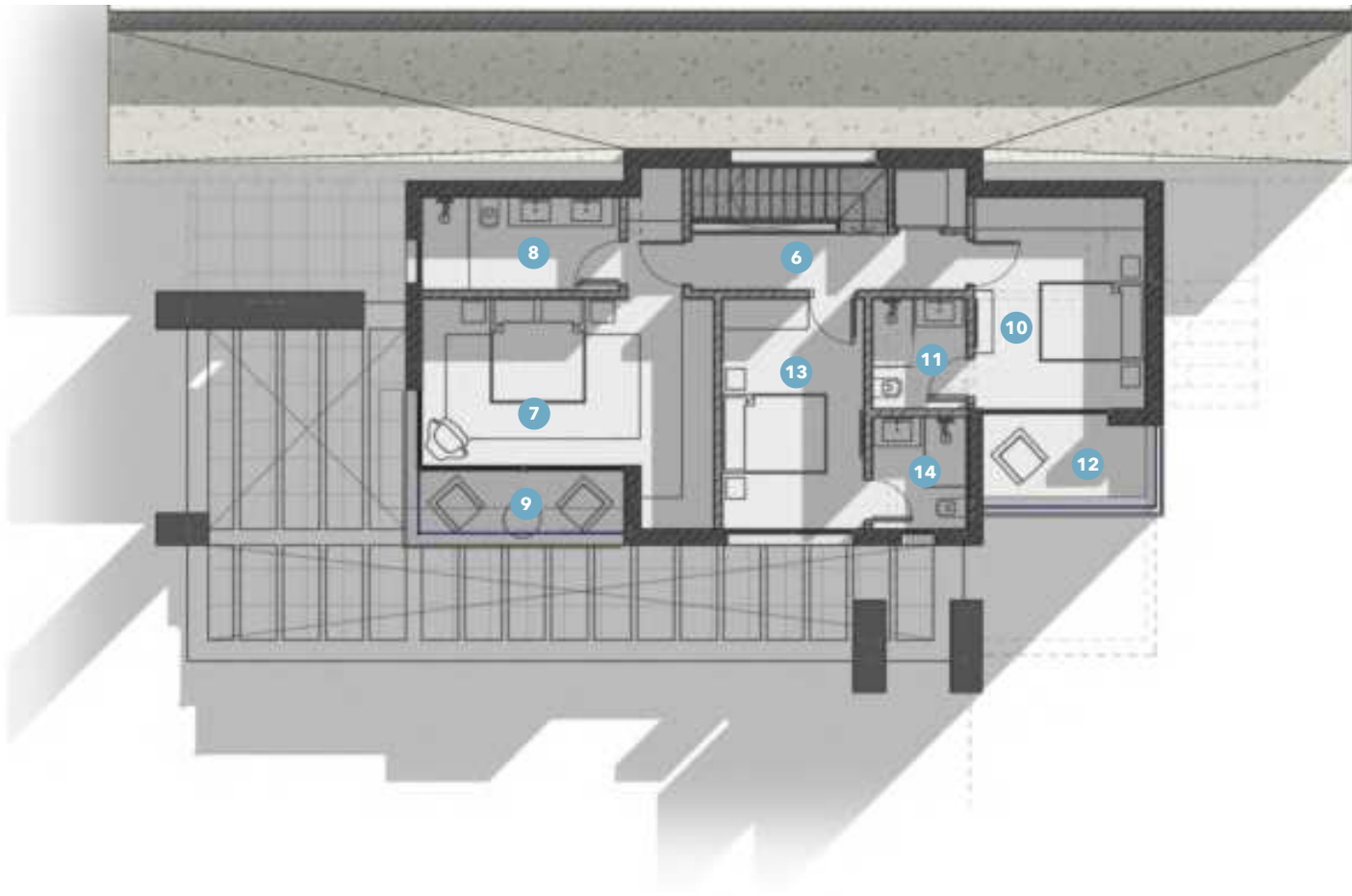




GROUND FLOOR



BASEMENT



FIRST FLOOR



# Villa/06

## Ground floor

|   |                |                      |
|---|----------------|----------------------|
| 1 | HALL           | 6,25 m <sup>2</sup>  |
| 2 | LOUNGE/KITCHEN | 52,35 m <sup>2</sup> |
| 3 | BEDROOM 1      | 12,20 m <sup>2</sup> |
| 4 | BATHROOM 1     | 3,60 m <sup>2</sup>  |
| 5 | WC             | 2,10 m <sup>2</sup>  |

## First floor

|    |                 |                      |
|----|-----------------|----------------------|
| 6  | HALL / CORRIDOR | 7,85 m <sup>2</sup>  |
| 7  | MASTER BEDROOM  | 19,45 m <sup>2</sup> |
| 8  | MASTER BATHROOM | 6,60 m <sup>2</sup>  |
| 9  | TERRACE         | 5,90 m <sup>2</sup>  |
| 10 | BEDROOM 2       | 13,05 m <sup>2</sup> |
| 11 | BATHROOM 2      | 3,85 m <sup>2</sup>  |
| 12 | TERRACE 2       | 5,60 m <sup>2</sup>  |
| 13 | BEDROOM 3       | 11,85 m <sup>2</sup> |
| 14 | BATHROOM 3      | 3,85 m <sup>2</sup>  |

## Basement

|    |         |                      |
|----|---------|----------------------|
| 15 | LAUNDRY | 4,65 m <sup>2</sup>  |
| 17 | GARAGE  | 24,80 m <sup>2</sup> |

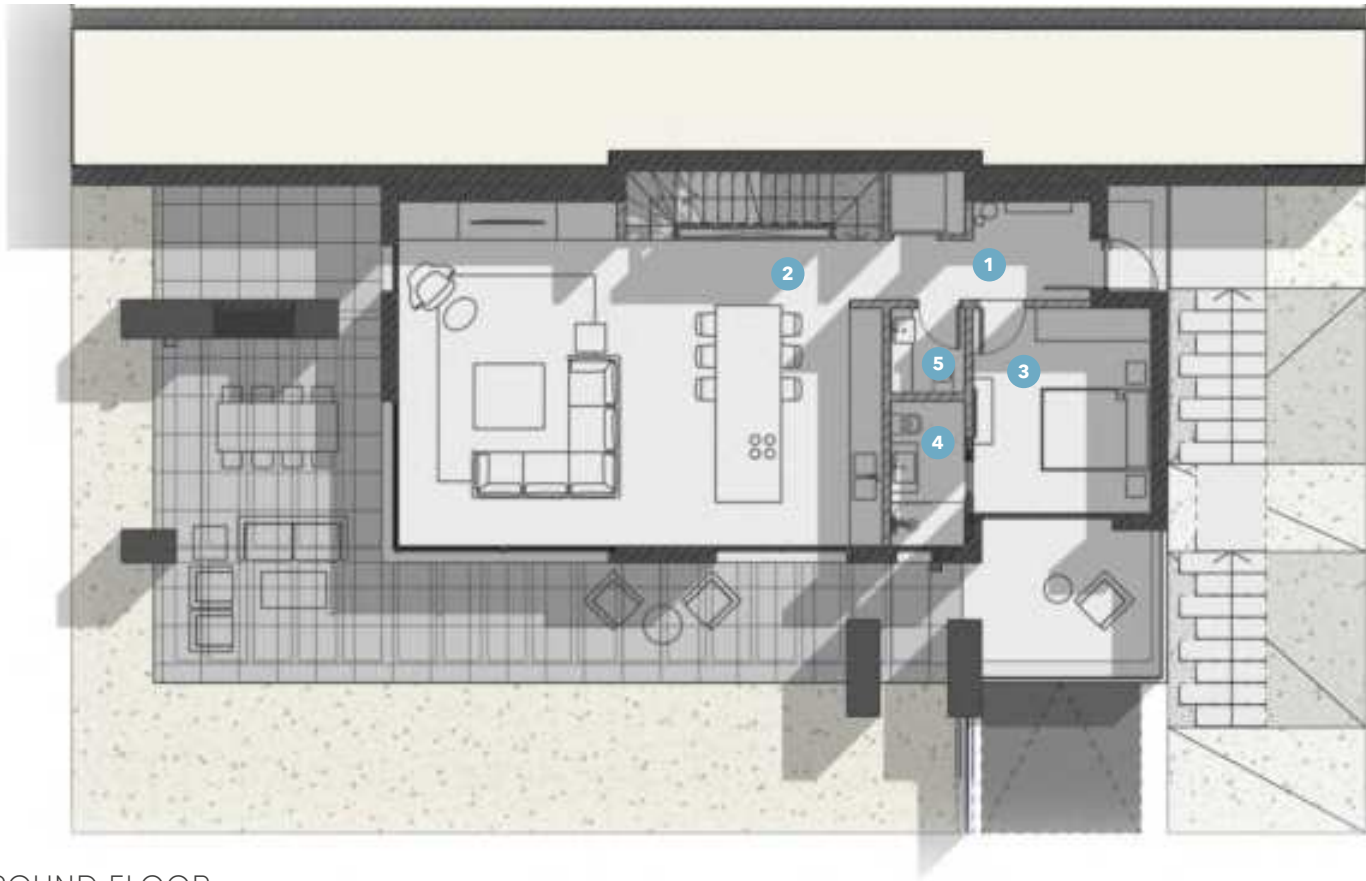
TOTAL BUILT 246,75 m<sup>2</sup>

INTERIOR 191,55 m<sup>2</sup>

# Villa/07



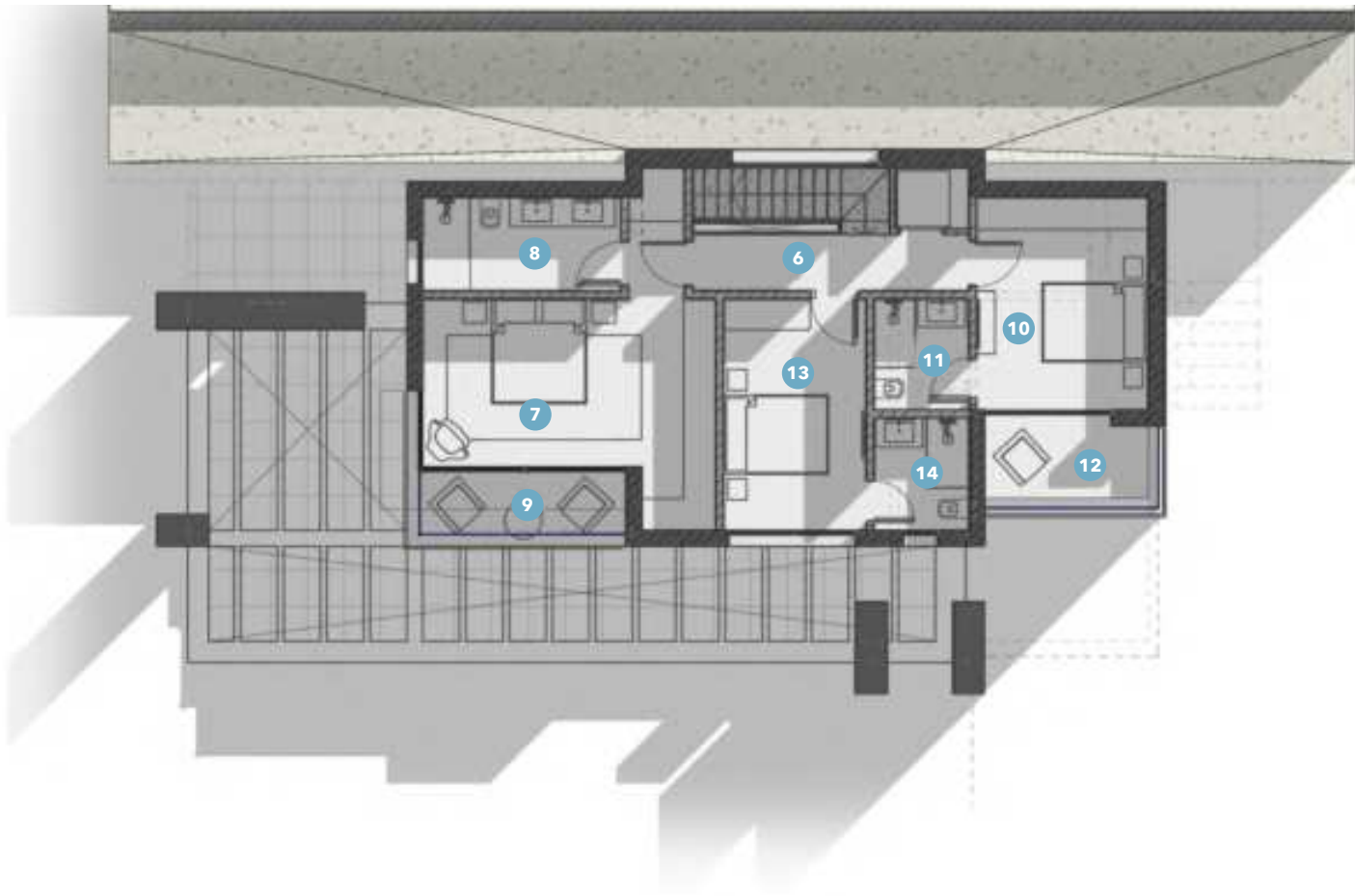




GROUND FLOOR



BASEMENT



FIRST FLOOR



# Villa/07

## Ground floor

|   |                |                      |
|---|----------------|----------------------|
| 1 | HALL           | 6,25 m <sup>2</sup>  |
| 2 | LOUNGE/KITCHEN | 52,35 m <sup>2</sup> |
| 3 | BEDROOM 1      | 12,20 m <sup>2</sup> |
| 4 | BATHROOM 1     | 3,60 m <sup>2</sup>  |
| 5 | WC             | 2,10 m <sup>2</sup>  |

## First floor

|    |                 |                      |
|----|-----------------|----------------------|
| 6  | HALL / CORRIDOR | 7,85 m <sup>2</sup>  |
| 7  | MASTER BEDROOM  | 19,45 m <sup>2</sup> |
| 8  | MASTER BATHROOM | 6,60 m <sup>2</sup>  |
| 9  | TERRACE         | 5,90 m <sup>2</sup>  |
| 10 | BEDROOM 2       | 13,05 m <sup>2</sup> |
| 11 | BATHROOM 2      | 3,85 m <sup>2</sup>  |
| 12 | TERRACE 2       | 5,60 m <sup>2</sup>  |
| 13 | BEDROOM 3       | 11,85 m <sup>2</sup> |
| 14 | BATHROOM 3      | 3,85 m <sup>2</sup>  |

## Basement

|    |         |                      |
|----|---------|----------------------|
| 15 | LAUNDRY | 4,65 m <sup>2</sup>  |
| 17 | GARAGE  | 24,80 m <sup>2</sup> |

TOTAL BUILT 246,75 m<sup>2</sup>

INTERIOR 191,55 m<sup>2</sup>

7 DETACHED VILLAS



PRICE LIST

| VILLAS N° | BEDS | BATHS | PLOT M²   | BUILT M²  | INTERIOR M² | PRICE       |
|-----------|------|-------|-----------|-----------|-------------|-------------|
| VILLA/01  | 4    | 4     | 580,15 m² | 219,00 m² | 197,30 m²   | 1.900.000 € |
| VILLA/02  | 4    | 4     | 538,85 m² | 243,30 m² | 190,60 m²   | 1.975.000 € |
| VILLA/03  | 4    | 4     | 898,75 m² | 221,65 m² | 198,40 m²   | 1.975.000 € |
| VILLA/04  | 4    | 4     | 945,70 m² | 267,65 m² | 237,35 m²   | 2.075.000 € |
| VILLA/05  | 4    | 4     | 660,80 m² | 246,75 m² | 191,55 m²   | 2.150.000 € |
| VILLA/06  | 4    | 4     | 815,40 m² | 246,75 m² | 191,55 m²   | 2.100.000 € |
| VILLA/07  | 4    | 4     | 784,05 m² | 246,75 m² | 191,55 m²   | 1.900.000 € |



## PAYMENT CONDITIONS | FORMA DE PAGO

|                                                                |                                                        |
|----------------------------------------------------------------|--------------------------------------------------------|
| RESERVATION   <i>Reserva</i>                                   | <b>20.000€ + I.V.A.</b>                                |
| PRIVATE PURCHASE CONTRACT   <i>Contrato Privado</i>            | <b>20% + I.V.A.</b><br>(minus prepaid earlier 20.000€) |
| UPON FINISHING STRUCTURE   <i>A finalización de estructura</i> | <b>30% + I.V.A.</b>                                    |
| TITLE DEED AND DELIVERY   <i>Escritura y entrega de llaves</i> | <b>50% + I.V.A.</b>                                    |

SPECIFICATION | ESPECIFICACIÓN

EXTERIOR FINISHINGS  
ACABADOS EXTERIORES

**WINDOWS AND DOORS:**  
Gray aluminum windows and glass doors.  
Exterior glass railings

**POOL**  
Pool approximately 3.3 m x 8.6 m.

**GARDEN**  
Private garden

**GARAGE**  
Private garage & parking

**VENTANAS Y PUERTAS:**  
*Aberturas exteriores de aluminio color gris.*  
*Barandillas de vidrios en exterior*

**PISCINA**  
*Piscina aproximadamente 3.3 m x 8.6 m.*

**JARDÍN**  
*Jardín privado*

**GARAJE**  
*Garaje y parking privados*

INTERIOR FINISHINGS  
ACABADOS INTERIORES

**GENERAL FLOORING**  
Porcelain floor in large format (neutral color)

**HEATING**  
Underfloor heating throughout the house and independent air conditioning for each space.  
Domestic hot water: aerothermal.

**BEDROOMS**  

- En-suite bathrooms
- Built-in wardrobes

The master suite is elegantly designed and offers the perfect place to relax at the end of a busy day on the private terrace

**BATHROOMS**  

- Roca wall-hung toilets
- Shower tray in every bathroom

**DOORS**  
Interior doors of 2.40 m height

**KITCHEN**  
SIEMENS or similar appliances included:  

- Dishwasher
- Oven
- Induction plate
- Fridge
- Extractor hood
- Sink
- Microwave

**ELEVATOR**  
Elevator in villas 1, 5, 6,7

**SECURITY**  
Video intercom

**PISOS GENERALES**  
*Suelo porcelánico de color neutro en gran formato*

**CALEFACCIÓN**  
*Suelo radiante en toda la casa y climatización independiente por cada espacio.*  
*Agua caliente sanitaria: aerotermia.*

**DORMITORIOS**  

- Baños en suite
- Armarios empotrados

*La suite principal está elegantemente diseñada y ofrece el lugar perfecto para relajarse al final de un día ajetreado en la terraza privada*

**BAÑOS:**  

- Sanitarios suspendidos Roca
- Plato de ducha en todos sus baños

**PUERTAS**  
*Puertas interiores de 2.40 m.*

**COCINA**  
*Electrodomésticos SIEMENS o similar incluidos:*

- Lavavajillas
- Horno
- Placa inducción
- Frigorífico
- Campana extractora
- Fregadero
- Microondas

**ASCENSOR**  
*Ascensor en villas 1, 5, 6,7*

**SEGURIDAD**  
*Videoportero*

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*A new life in Costa del Sol...*