

# Miraval

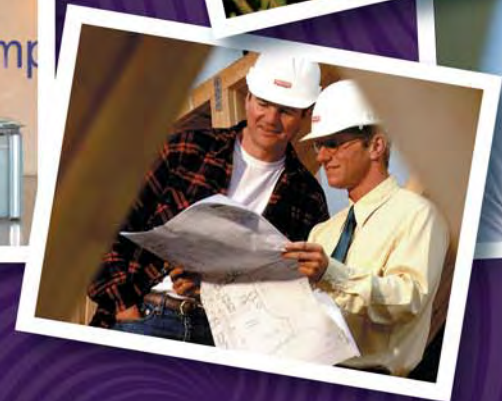
## La Cala Resort

Mijas / Málaga





Why choose us?





Buying a home does not only mean you will have a beautiful place to live. It also means you will have peace of mind. In Spain we can call on **50 years of experience building some of the country's** most respected residential developments. Our exceptional reputation is built on a unique combination of skills that allow us to build a wide variety of housing projects.

All this experience and expertise means you can relax and enjoy your bright, spacious new home, safe in the knowledge that every detail, including those you can not see, are of the **very highest standard. Our British Sales Department will be your constant point of contact,** with all communication in English.





**MIRAVAL**  
la cala resort, mijas

## Discover the area

La Cala Resort,  
Mijas

**Miraval** is a new complex situated in **La Cala Resort** in Mijas Valley: an exclusive golf and leisure complex, with three golf courses of 18 holes, hotel and spa 4 star and 24 hour security.

All this, located in a quiet and peaceful valley with stunning sea views and surrounded by nature.







## GPS

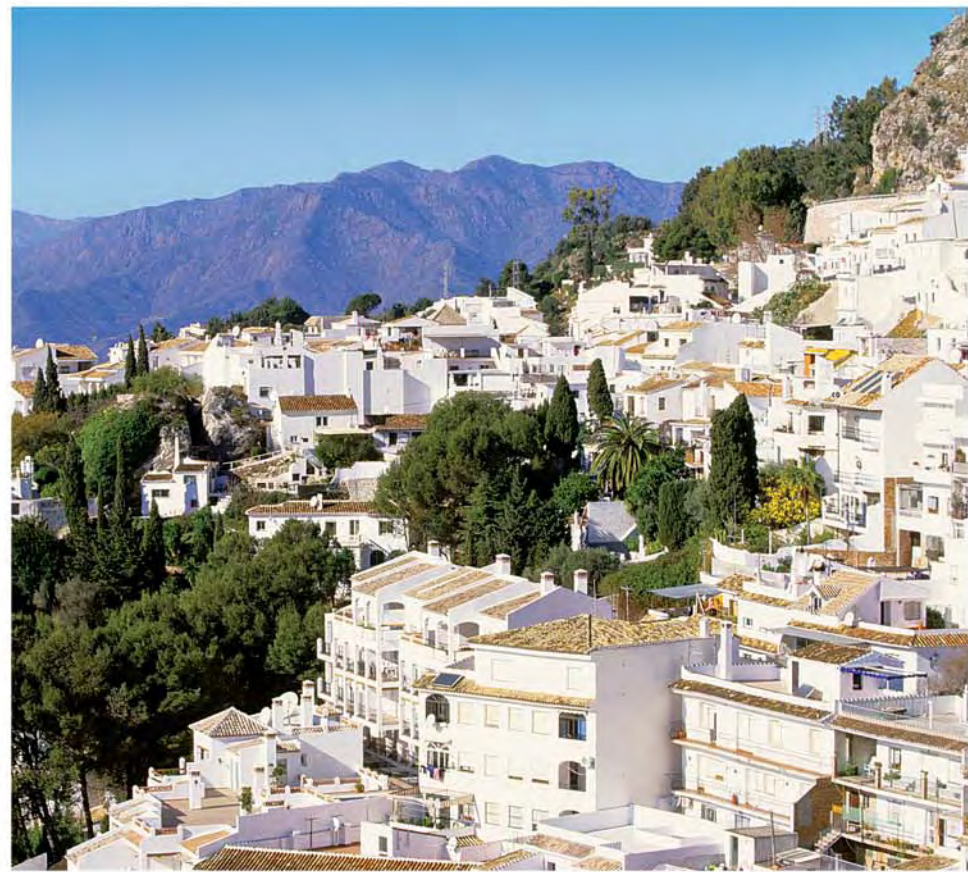
Latitud Latitude 36° 32' 32" N  
Longitud Length 4° 43' 12" O-W

# MIRAVÁL

la cala resort, mijas







## Location

La Cala de Mijas,  
sea and golf  
between Marbella  
and Fuengirola

**Miraval** is located in front of **La Cala Golf Academy**, surrounded by the executive 6-hole training course, only 900 m south of the Club House and 4\* Hotel and Spa. Only 10 minutes' drive south you will find the best beaches on the Costa del Sol, between Fuengirola and La Cala de Mijas. Just 20 minutes' to the west you will find Marbella and the lively port of Puerto Banus. Malaga airport is just 30 minutes to the east, along the A7 (N-340).









# Golf

La Cala Resort:  
3 excellent 18-hole  
golf courses

**La Cala Resort** is an exclusive complex, with three 18-hole golf courses (Campo America, Campo Asia and Campo Europa), designed by Cabell Robinson and opened in 1989. The variety of fairways, surrounded by mountains and countryside, offer challenges for golfers of all levels. The facilities include a Mediterranean style clubhouse with restaurant/cafe, tennis and squash courts, football pitch, 4 star hotel and exclusive spa. For more information about the resort, visit [www.lacala.com](http://www.lacala.com).









# Development

Large terraces overlooking the golf and the sea

**Miraval** combines modern architecture with traditional Mediterranean style. The development has 60 spacious 2 and 3 bedroom front line golf apartments with sea and valley views and a perfect orientation to the south, south-east and south-west. The properties offer an open-plan distribution, with wide and spacious terraces. The first phase consists of 27 apartments with a variety of expansive views. The development will have 2 communal pools, and underground parking with store room for every property.



# Homes

## A Luxury home concept

We have created a new concept of housing, based on a good use of space, creating a lounge opening onto the terrace and integrating the open plan kitchen within the design of the living room, to get maximum use out of space and light. Built under the new European standards of construction that provide maximum insulation between units, thermal insulation, automatic indoor air regeneration and the use of solar panels for hot water generation.



### APARTMENT 2 BEDS



#### APARTMENT 2 BEDS

Living Area	85,80 m <sup>2</sup>
Built Area	92,65 m <sup>2</sup>
Built Area Terrace	32,80 m <sup>2</sup>
Communal Area	15,24 m <sup>2</sup>
<b>Total Area</b>	<b>140,69 m<sup>2</sup></b>

### APARTMENT 3 BEDS



#### APARTMENT 3 BEDS

Living Area	97,96 m <sup>2</sup>
Built Area	105,30 m <sup>2</sup>
Built Area Terrace	30,70 m <sup>2</sup>
Communal Area	17,32 m <sup>2</sup>
<b>Total Area</b>	<b>153,32 m<sup>2</sup></b>





**PENTHOUSE 3 BEDS  
WITH SOLARIUM**

Living Area	98,51 m <sup>2</sup>
Built Area	106,10 m <sup>2</sup>
Built Area Terrace	98,05 m <sup>2</sup>
Communal Area	17,45 m <sup>2</sup>
<b>Total Area</b>	<b>221,60 m<sup>2</sup></b>



**DUPLEX 3 BEDS  
WITH SOLARIUM**

Living Area	109,73 m <sup>2</sup>
Built Area	125,05 m <sup>2</sup>
Built Area Terrace	77,35 m <sup>2</sup>
Communal Area	20,57 m <sup>2</sup>
<b>Total Area</b>	<b>222,97 m<sup>2</sup></b>

**PENTHOUSE 3 BEDS  
WITH SOLARIUM**

**DUPLEX 3 BEDS  
WITH SOLARIUM**



These layouts are intended for illustration purposes only.  
The contents do not constitute a contract, part of a contract or a warranty.









# Finishes

Luxury qualities  
in your home

**Miraval** is noted for its luxurious finishes. Cream marble floors, top of the range large sliding terrace doors, bathrooms with a large shower and luxury fittings, plus dark wood interior doors. Air conditioning installed. Kitchen furnishings and resin countertop according to the latest decorating trends.



# QUALITIES' SPECIFICATIONS

## **C.T.E.**

Properties adapted to the New Technical Code of Edification (According to European Standards of Edification)

## **STRUCTURE, WALLS and SURFACE**

- Reinforced concrete slabs and pillars.
- Partition walls: Double brick, rock wool and plaster render (insulation and sound proofing system between homes).
- Interior walls: Ceramic brick and plaster render.
- Plaster false ceilings in living room and main bedroom.
- The interior walls render is of even plaster and white paint.
- The exterior walls render is of cement mortar and white paint.

## **FLOOR TILES**

- Living room: First quality cream 60 x 60 cm marble tiles.
- Bedrooms: First quality cream 40 x 40 cm marble tiles.
- Bathrooms, Kitchen, terraces and utility room: Saloni large format porcelain tiles.

## **WALL TILES**

- Main bathroom: Combination of Saloni porcelain tiles.
- Second bathroom: Combination of Saloni porcelain tiles.
- Kitchen in 2 bedroom apartments: Saloni large format porcelain tiles on the wall of breakfast bar.

## **EXTERIOR CARPENTRY**

- Security entrance door.
- Large aluminium sliding lift door in living room with thermal bridge break, double glazing and anti-impact panes.
- Tilt and turn aluminium windows in other rooms with thermal bridge break and double glazing.
- Aluminium rolling shutters in bedroom windows.

## **INTERIOR CARPENTRY**

- Wengue lacquered wood interior doors with stainless steel chrome hinges.
- Mink lacquered wood wardrobes, with hanging rail, shelves and drawers.

## **KITCHEN and BATHROOMS**

- High quality bathroom fittings Jacob Delafon brand, WC bath 2 Ideal Standard (Large format shower in both bathrooms.).
- Modern design taps in bathrooms, and kitchen, TRES brand.
- Mirrors installed in both bathrooms.
- In the 3 bedroom type, the kitchen is integrated in the living area and furnished with low and hanging cupboards in mink colour, with an island cupboard with breakfast bar included. White compact resin worktops.
- In the 2 bedroom type, Independent kitchen through glass sliding door. Kitchen furnished with low and hanging cupboards and white compact resin worktop.
- Kitchen equipped with: Fridge, electric oven, Vitro ceramic hob, dishwasher, Extractor fan and stainless steel sink.

## **HEATING AND AIR CONDITIONING**

- Hot / Cold air conditioning units installed.

## **INSTALLATIONS**

- Mechanic permanent ventilation system in all rooms.
- Electrical sockets and switches BJC brand.
- Telephone and TV sockets in living – dining room, bedrooms and kitchen.
- Electric heater for hot water with energy saving solar thermal system.

## **OTHER EQUIPMENT**

- Gated community with pedestrian and car access.
- Pedestrian access controlled by video porter.
- Motorised garage door with remote control.
- Lift for 6 people in each building from the garage to the top apartments.
- Large communal pool with solarium area and communal gardens.
- **Private parking space and store room included in the price of the apartment.**

This document is a summary of the official Building Specifications and is for information only, included in the Contract Document at any client disposal in the sales office at the Los Arqueros Golf clubhouse, Benahavis.



# We make it easy

The best way to find out about our homes in Spain is to visit them. Whether you are looking for a holiday home or planning to settle, we can help you find your perfect place in the sun. Why not view your new home on one of our Lifestyle Visits\*. It is the perfect opportunity to get a feel for a life in Spain.

- Flights from your nearest UK airport • Collection service from the airport in Spain
- Accommodation near to your chosen development • Full presentation of homes and development • Time to get acquainted with the area • Return trip to the airport in Spain.

\* Subject to availability, terms and conditions.

**Our British sales team are available to answer any questions you may have.**





### **Other developments in Málaga, Andalucía:**

- Avalon – Benahavis
- Horizon Beach – Estepona
- Jade Beach – Marbella
- La Floresta Sur – Elviria – Marbella

