

- LUCCEL CALA DE MIJAS -
RESIDENTIAL COMPLEX 16 SINGLE-FAMILY HOMES



- MALAGA -

This city has experienced great growth in recent years, becoming a benchmark at national and international level.

Its socio-cultural offer, its activity economic environment, and climate, become an ideal place to live.

Thanks to its international airport, one of the most important in the country, there are connections to any part of the world.



- MIJAS -

This is one of the most important municipalities on the Costa del Sol. Its privileged location allows you to enjoy kilometres of beaches, nature, golf courses and an endless number of gastronomic, commercial and cultural offerings.

This municipality has undergone great development in recent years, with all kinds of services such as hospitals, schools and supermarkets.

Its privileged location allows it to be connected to all points of the Costa del Sol in a matter of minutes.





- GOLF -



- BEACH -



- CULTURE -



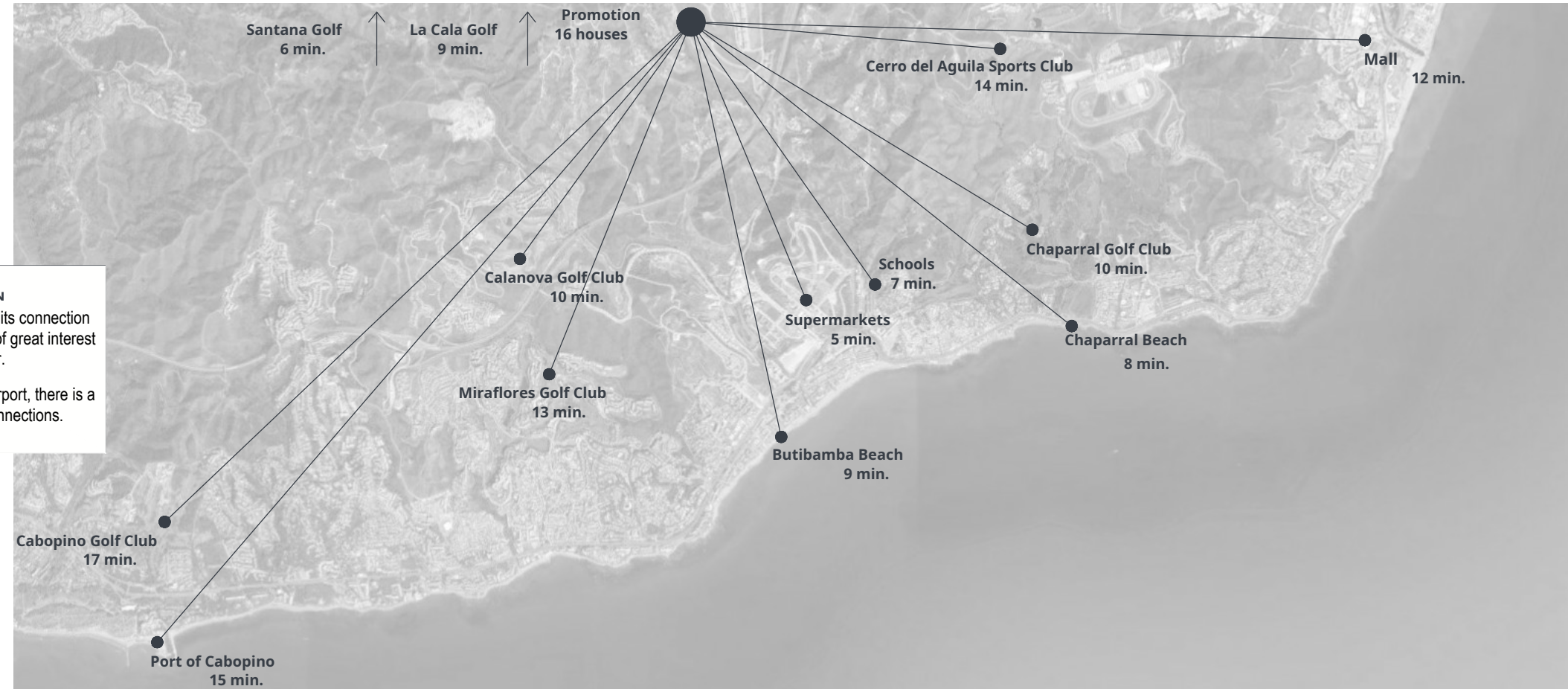
- CONNECTIONS -



- SERVICES -



- INLAND TOURISM -



EVERYTHING YOU NEED, IN A PRIVILEGED ENVIRONMENT.

In this exclusive development, its unique location will allow you to enjoy tranquility at all times of the year while being close to the beach, golf and areas with a wide range of cultural and leisure activities for the whole family.

This is a residential complex of semi-detached and terraced homes, adapted to any family and any lifestyle.

Privacy is considered a primary element, which is why each home is provided with two private outdoor parking spaces, a private pool and garden, and a large terrace on the top floor from which you can enjoy sea views.

The design has focused on creating large open spaces that look out onto the Mediterranean light and the private outdoor area. The interiors are fitted with the best finishes and qualities.

The high level of energy efficiency allows for great comfort in the home and significant energy savings throughout the year.



+ PRIVATE POOL

+ GARDEN

+ ENERGY SAVINGS

+ TERRACE WITH VIEWS

+ AMPLITUDE AND BRIGHTNESS

+ QUALITY



THE RESIDENTIAL COMPLEX.

This development is built around a private road that provides pedestrian and vehicle access to each of the homes. This internal circulation facilitates entry and exit maneuvers, does not interfere with outside traffic, reduces traffic noise levels and gives privacy to the complex.

Regarding the distribution of the development, we have 4 semi-detached houses in the northeast area of the plot, 5 semi-detached houses in the southwest area of the plot, and 7 semi-detached houses in the southeast area of the plot.

All the houses are staggered along the slope of the land, while seeking to provide privacy, make the most of the hours of sunlight and achieve the best views.





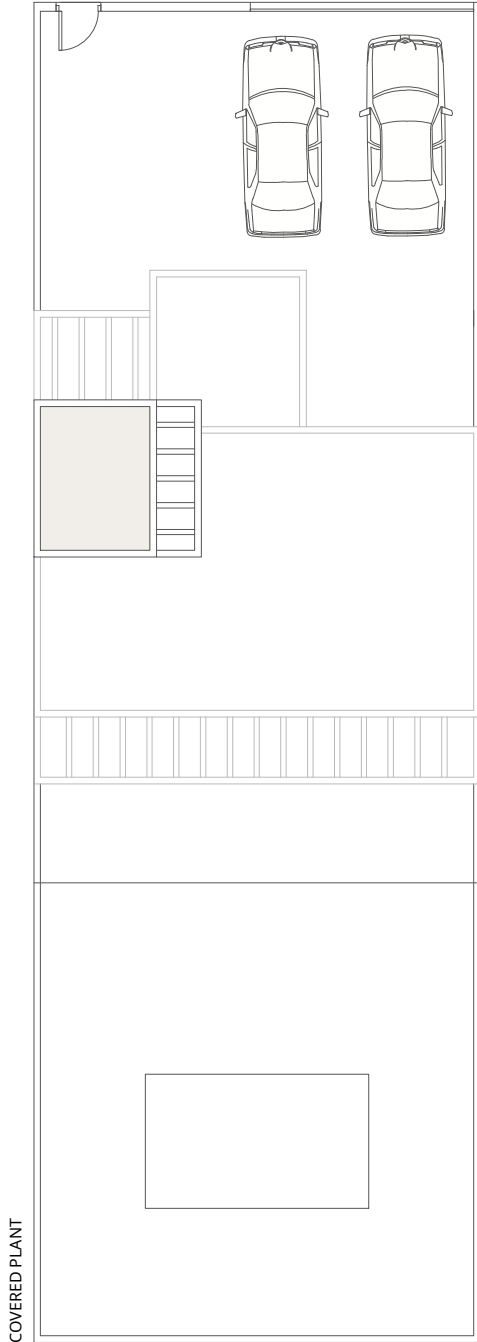
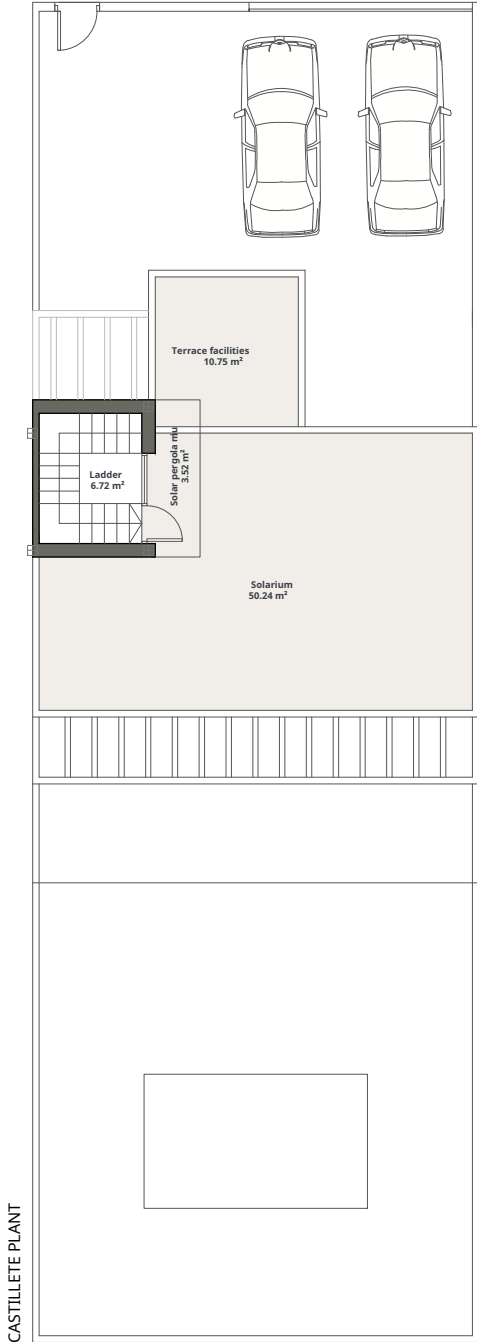
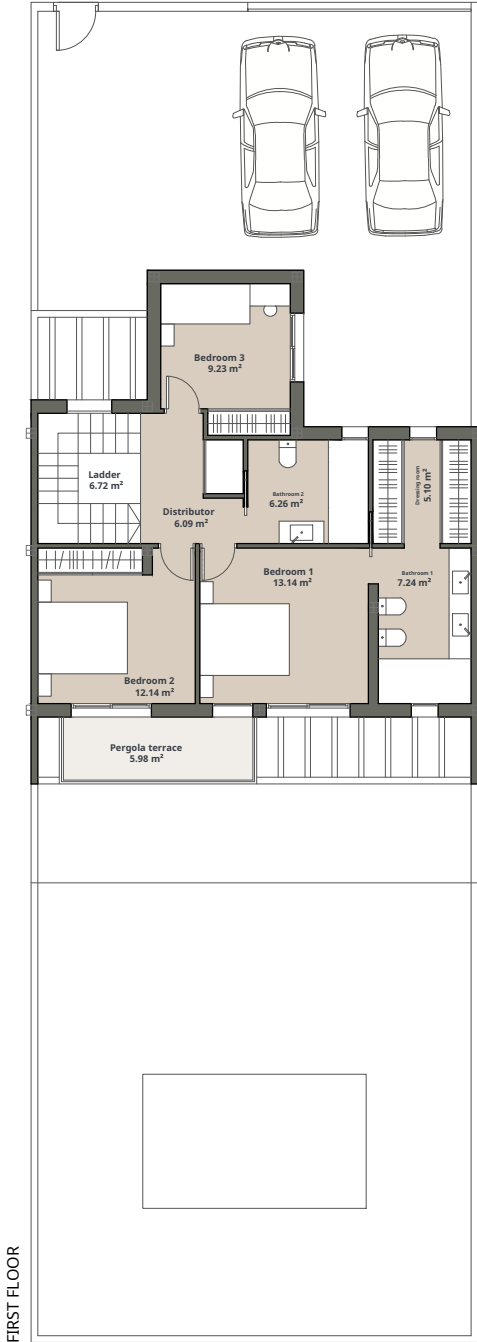
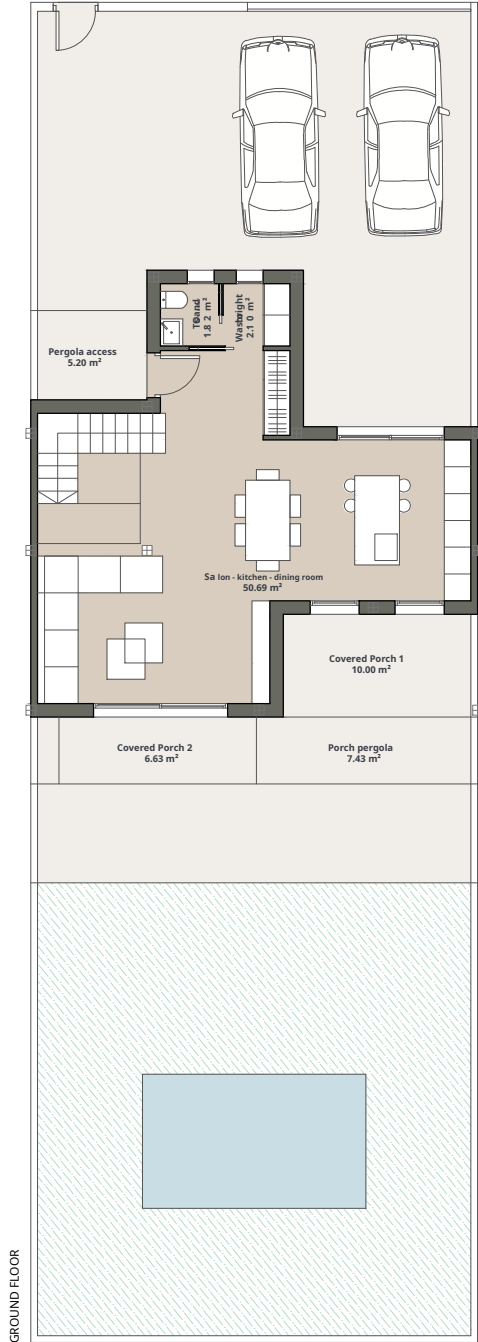




TYPE A HOUSING.
DETACHED SINGLE-FAMILY HOME.

Plot area	From 243.37 m²	Outer surface	From 119.69 m²	Pool surface	15 m²
SUP. USEFUL		BUILT SURFACE			
CLOSED SPACES					
Ground floor					
Living room-kitchen-dining room	50.69	68.81	OPEN SPACES		
Cleanliness	1.82		Ground floor		
Laundry	2.10		13.32	Pergola Access	5.20
		Covered Porch 1		10,00	
		Covered Porch 2		6.63	
		Porch pergola		7.43	
First Floor					
Ladder	6.72	78.81		Pergola terrace	5.98
Distributor	6.09			Castillete Plant	
Bedroom 1	13,14			Solarium pergola	3.52
Dressing room	5.10			Solarium	50.24
Bathroom 1	7.24		Terrace facilities	10.75	
Bedroom 2	12,14				
Bedroom 3	9.23				
Bathroom 2	6.26				
Castillete Plant					
Ladder	6.72	9.68			

SUP. USEFUL		BUILT SURFACE	
OPEN SPACES			
Ground floor			
Pergola Access	5.20	13.32	
Covered Porch 1	10,00		
Covered Porch 2	6.63		
Porch pergola	7.43		
First Floor			
Pergola terrace	5.98	0	
Castillete Plant			
Solarium pergola	3.52	0	
Solarium	50.24		
Terrace facilities	10.75		
TOTAL	SUP. USEFUL	BUILT SURFACE	
	227,00	170.62	







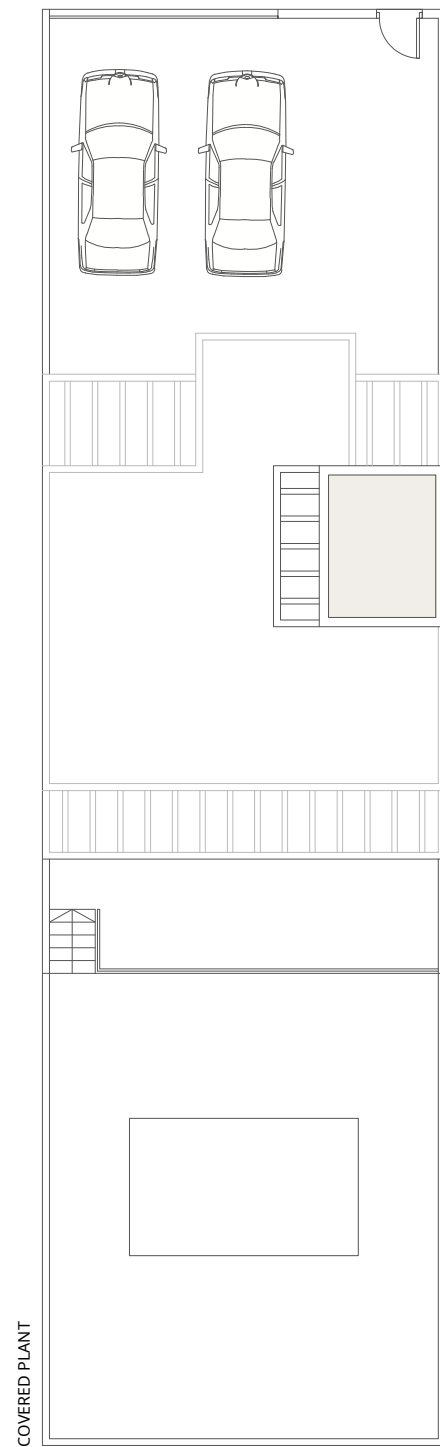
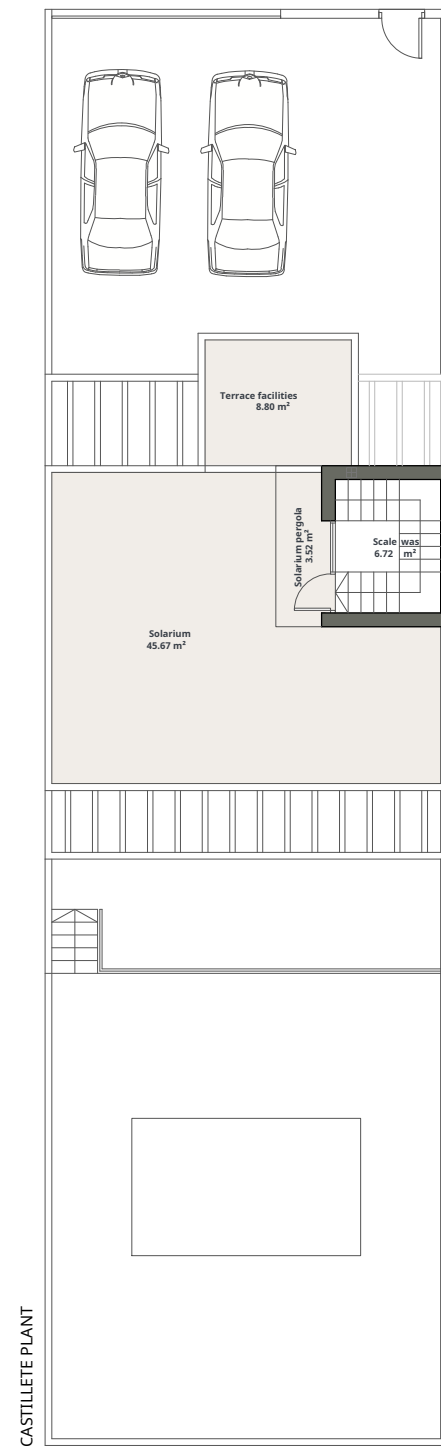
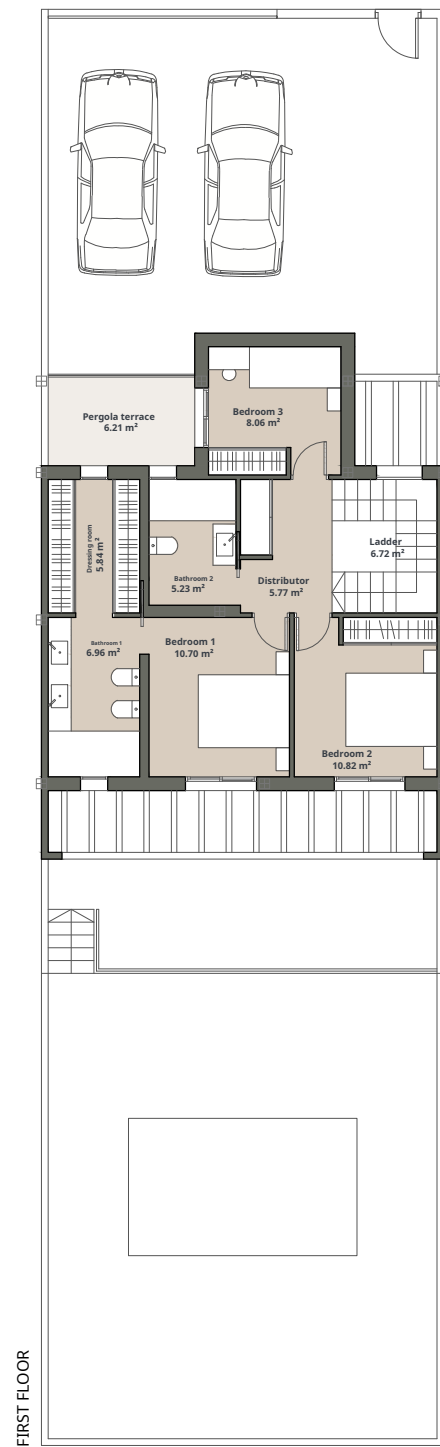
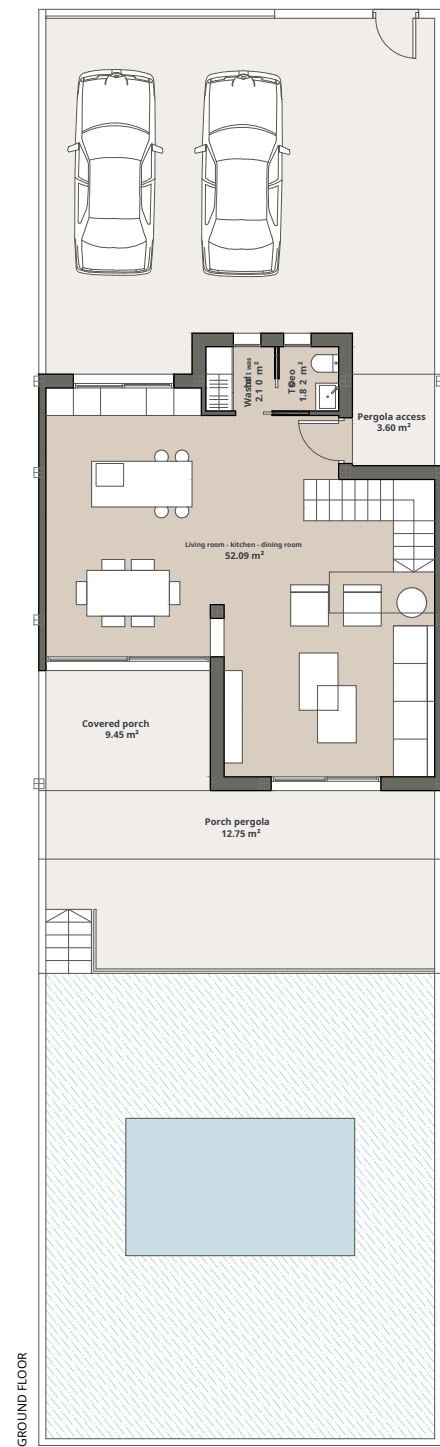
TYPE B HOUSING.
DETACHED SINGLE-FAMILY HOME.

Plot area	From 276.36 m ²	Outer surface	From 156.15 m ²	Pool surface	15 m ²
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	SUP. USEFUL	BUILT SURFACE
CLOSED SPACES		
Ground floor		
Living room-kitchen-dining room	52.09	69.49
Cleanliness	1.82	
Laundry	2.10	
First Floor		
Ladder	6.72	72.63
Distributor	5.77	
Bedroom 1	10.70	
Dressing room	5.84	
Bathroom 1	6.96	
Bedroom 2	10.82	
Bedroom 3	8.06	
Bathroom 2	5.23	
Castillete Plant		
Ladder	6.72	9.68

	SUP. USEFUL	BUILT SURFACE
OPEN SPACES		
Ground floor		
Pergola Access	3.60	9.84
Covered porch	9.45	
Porch pergola	12.75	
First Floor		
Pergola terrace	6.21	0
Castillete Plant		
Solarium pergola	3.52	0
Solarium	45.67	
Terrace facilities	8.80	

TOTAL	SUP. USEFUL	BUILT SURFACE
	212.83	161.64







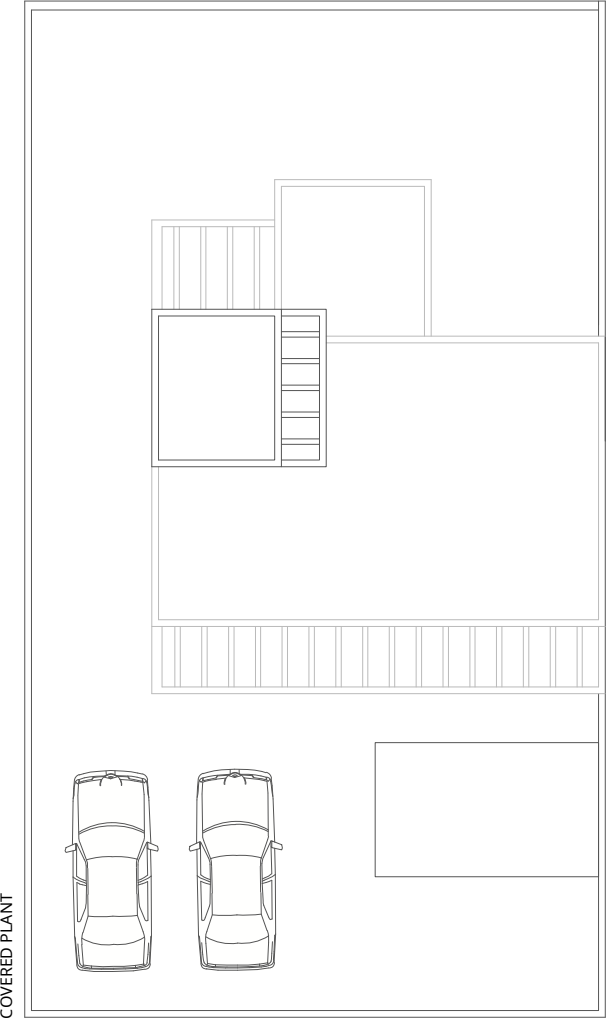
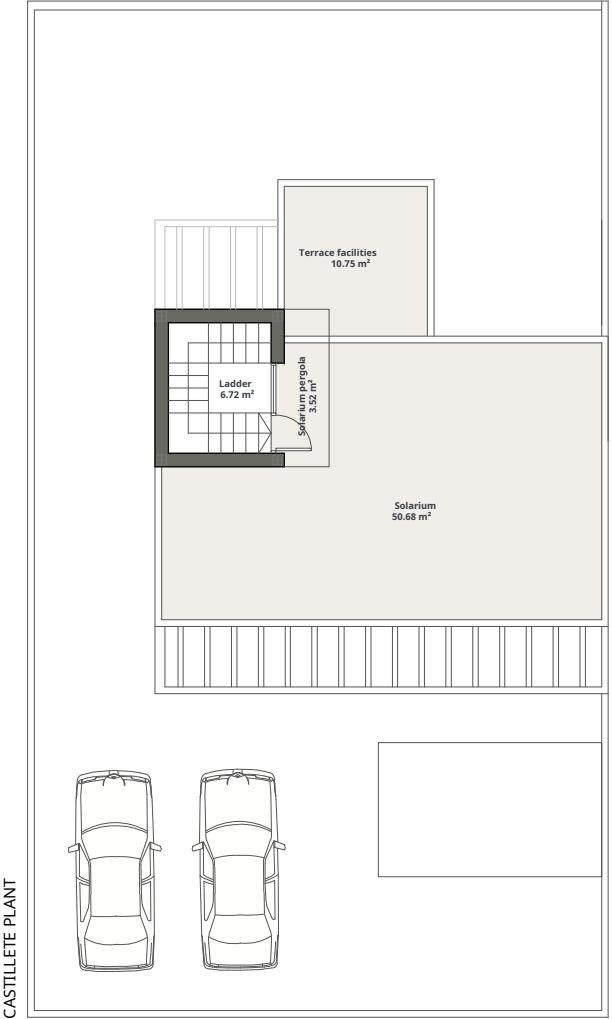
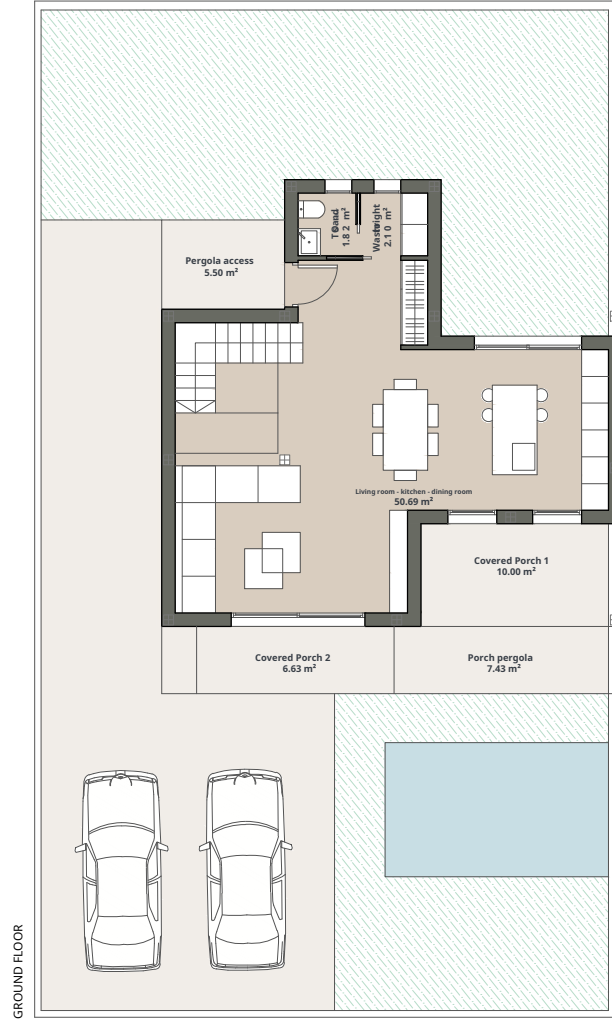
TYPE C HOUSING.
SINGLE-FAMILY SEMI-DETACHED HOUSE.

Plot area	From 243.37 m²	Outer surface	From 119.69 m²	Pool surface	15 m²
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	SUP. USEFUL	BUILT SURFACE
CLOSED SPACES		
Ground floor		
Living room-kitchen-dining room	50.69	69.87
Cleanliness	1.82	
Laundry	2.10	
First Floor		
Ladder	6.72	79.88
Distributor	6.09	
Bedroom 1	13,14	
Dressing room	5.10	
Bathroom 1	7.24	
Bedroom 2	12,14	
Bedroom 3	9.23	
Bathroom 2	6.26	
Castillete Plant		
Ladder	6.72	10,21

	SUP. USEFUL	BUILT SURFACE
OPEN SPACES		
Ground floor		
Pergola Access	5.50	13.32
Covered Porch 1	10,00	
Covered Porch 2	6.63	
Porch pergola	7.43	
First Floor		
Pergola terrace	5.98	0
Castillete Plant		
Solarium pergola	3.52	0
Solarium	50.68	
Terrace facilities	10.75	

TOTAL	SUP. USEFUL	BUILT SURFACE
	227.74	173.28







INTERIOR IMAGES







MASTER BEDROOM TYPE.



MAIN BATH TYPE.



QUALITY REPORT.

+ THERMAL INSULATION

+ QUALITY COATINGS

+ ACOUSTIC INSULATION

+ DUCT AIR CONDITIONING

+ HIGH-END SANITARY WARE

+ AEROTHERMAL SYSTEM

+ EFFICIENT DHW PRODUCTION

+ AUTOMATED DOORS

+ SALINE POOL PURIFICATION

+ HIGH-END CARPENTRY

- DESCRIPTION OF HOUSING FEATURES -

- Foundation by isolated footings and mixed structure of steel and concrete.

- Continuous thermal insulation on the façade.

- Double sound-resistant partition with acoustic insulation as a division between homes.

- Sanitary appliances in bathrooms of the brand Porcelanosa.

- Efficient aerothermal system for producing hot water and air conditioning through ducts. Includes storage tank.

- High electrification of the home with Premium Niessen Zenit mechanisms or similar.

- Video intercom and access doors to the development and the home with remote opening.

- Pre-installation of domestic elevator.

- Two private parking spaces.

- Ventilation according to the Technical Building Code.

- Interior flooring using stoneware tiles large format porcelain (60x60) in light grey of the highest quality (Living Ceramics or similar).

- Exterior flooring the same as the interior but with anti-slip treatment.

- Tiling in bathrooms and kitchen with top quality porcelain stoneware (Living Ceramics or similar).

- Smooth plastic paint on walls and ceilings.

- Interior carpentry made of lacquered wood top quality white (Uniarte or similar).

- Security door at the entrance to the house.

- High-end exterior aluminium carpentry with synthetic enamel (Cortizo or similar). Glass with air chamber, solar control and low emissivity.

- Saline purification of the pool.

