A GREAT LIFE BEGINS WITH A GREAT PLACE

YOUR PLACE IN THE WORLD

Imagine your dream world.
A world full of sun.
A world full of happiness

THE ENVIRONMENT

All you have ever dreamt of comes together in Costa del Sol. Beautiful landscapes, a number of gorgeous beaches, surrounded by the best golf courses and the most appetizing variety of cuisines, ranging from Michelin Star restaurants to traditional 'espetos' by the seashore.

Costa del Sol can boast 325 days of sunshine a year. This natural treasure is more than just enviable weather, it is a great source for your happiness and wellbeing.

The exclusive location of Costa del Sol comprises monuments, national and international museums such as the Picasso Málaga Museum and exhibition halls, wich are interlaced with unique places where you can enjoy natural heritage and folklore of the area.

COSTA DEL GOLF

On Costa del Sol - Costa del Golf, fans of this sport can enjoy more than 70 golf courses distributed throughout the province, making this area a luxury one for sports enthusiasts and those looking for the best facilities in Europe.

Only a few minutes away are located prestigious courses as Mijas Golf, La Cala Golf Resort or the Málaga Golf Parador.

VILLA SIRIO

Welcome to this exceptional contemporary villa, where the sea and nature come together to offer you an unparalleled living experience. Nestled in a privileged setting among lush pine forests and with breathtaking views of the Mediterranean, this residence is strategically located near the charming village of Mijas and the vibrant city of Fuengirola.

With five spacious bedrooms and four elegant bathrooms, every area of this villa has been designed to create a perfect harmony between comfort and sophistication. From the comfort of the main living room, glass doors open onto a terrace where the pool becomes the ideal gathering place to enjoy sunsets and create unforgettable memories.

Discover, delight, and unwind by the pool, surrounded by a landscape that inspires peace and serenity.

This is your opportunity to live in an environment that combines nature, luxury, and the Mediterranean lifestyle. Join a select group of individuals who have found their paradise on the Costa del Sol.

Outdoors, a sumptuous infinity pool turns this villa into an object of desire for all those who love the sun, nature, the environment and the Mediterranean lifestyle.

DATA SHEET:

Constructed area:	586.43 m2
Usable surface:	494.89 m2
Covered terraces area:	68.56 m2
Uncovered terraces area:	340.32 m2
Plot of 605 m2 with buildable area:	834 m2

Breathtaking sea views
5 bedrooms, 4 bathrooms , 4 toilets
Fully fitted kitchen with MIELE appliances.

Closed parking for 4 vehicles
Infinity pool with sea views
South orientation

LOCATION

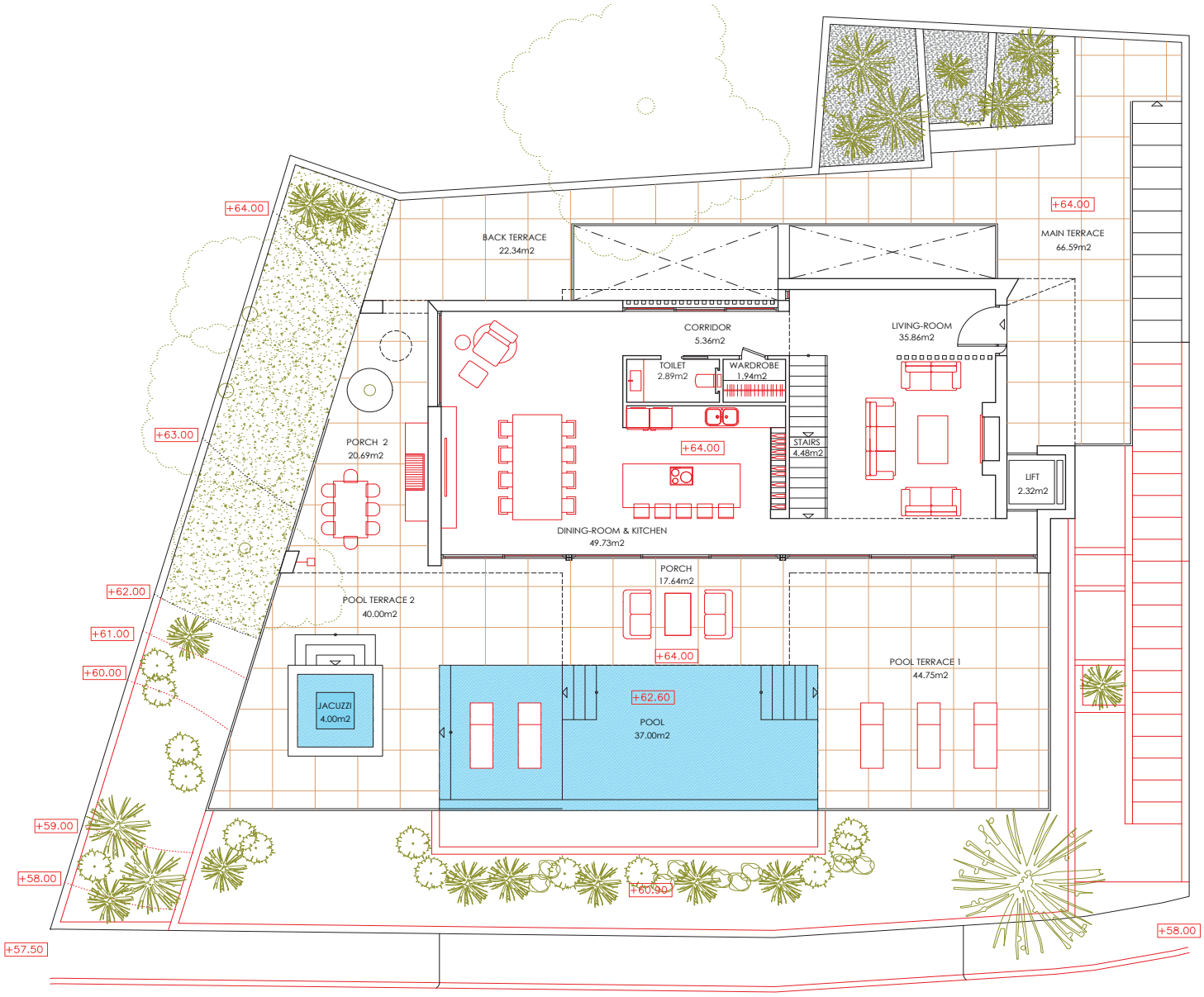
Villa SIRIO

Urb. Lomas de Mijas.

Villa SIRIO

Urb. Lomas de Mijas

Costa del Sol. Costa del Golf



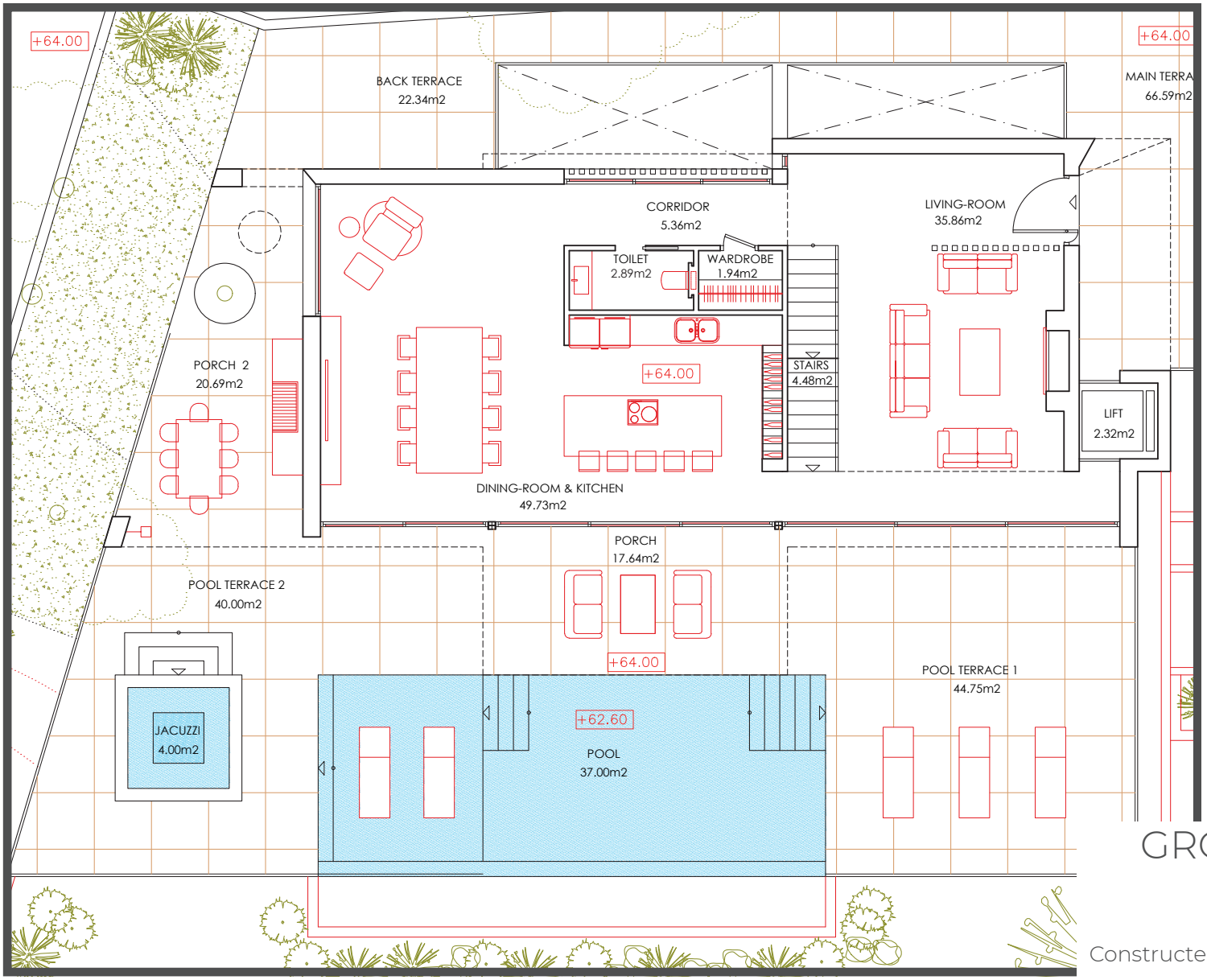
GROUND FLOOR

Constructed area: 121.30 m2

Villa SIRIO

Urb. Lomas de Mijas

Costa del Sol. Costa del Golf



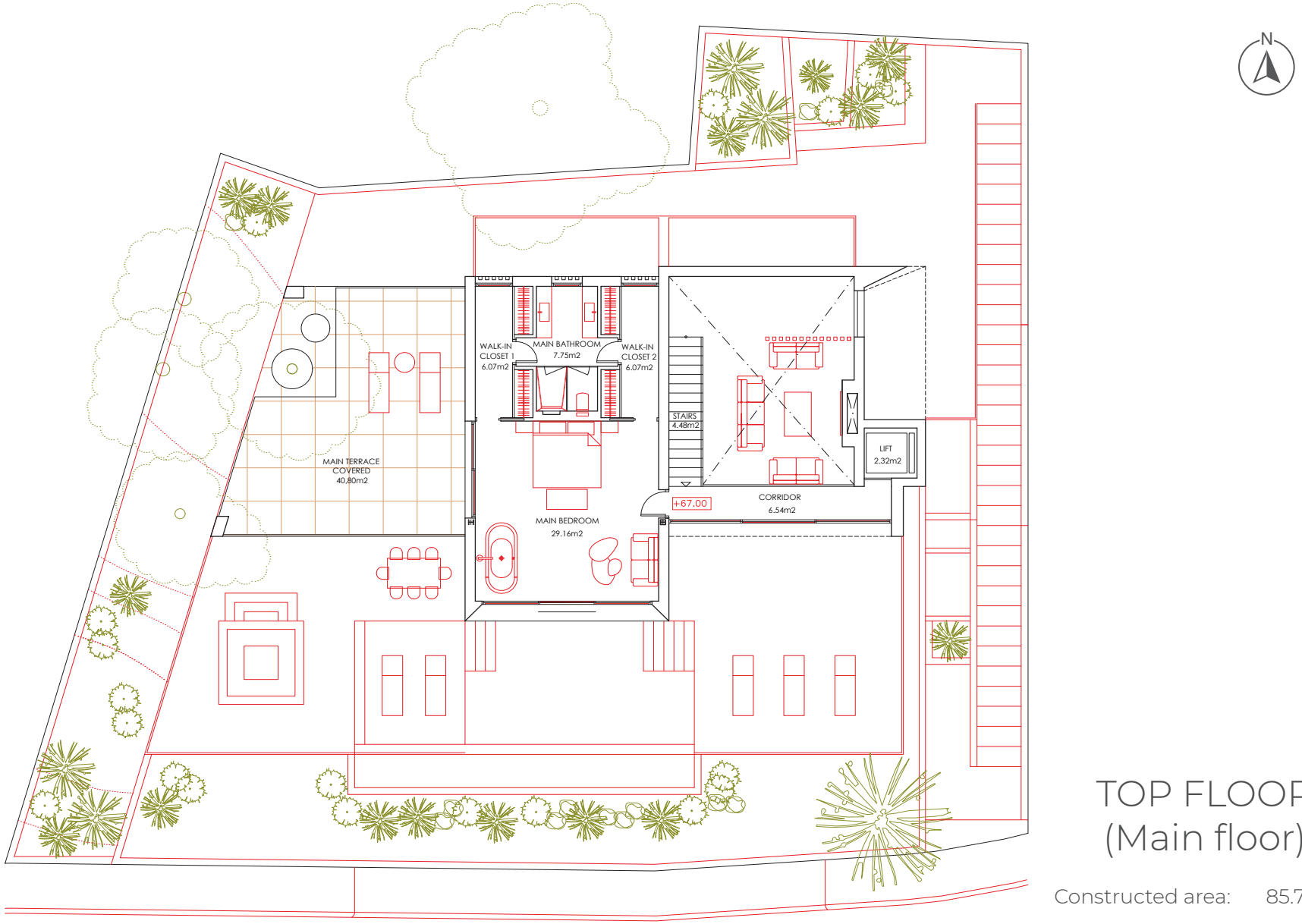
GROUND FLOOR (Enlarged)

Constructed area: 118.37 m2

Villa SIRIO

Urb. Lomas de Mijas

Costa del Sol. Costa del Golf

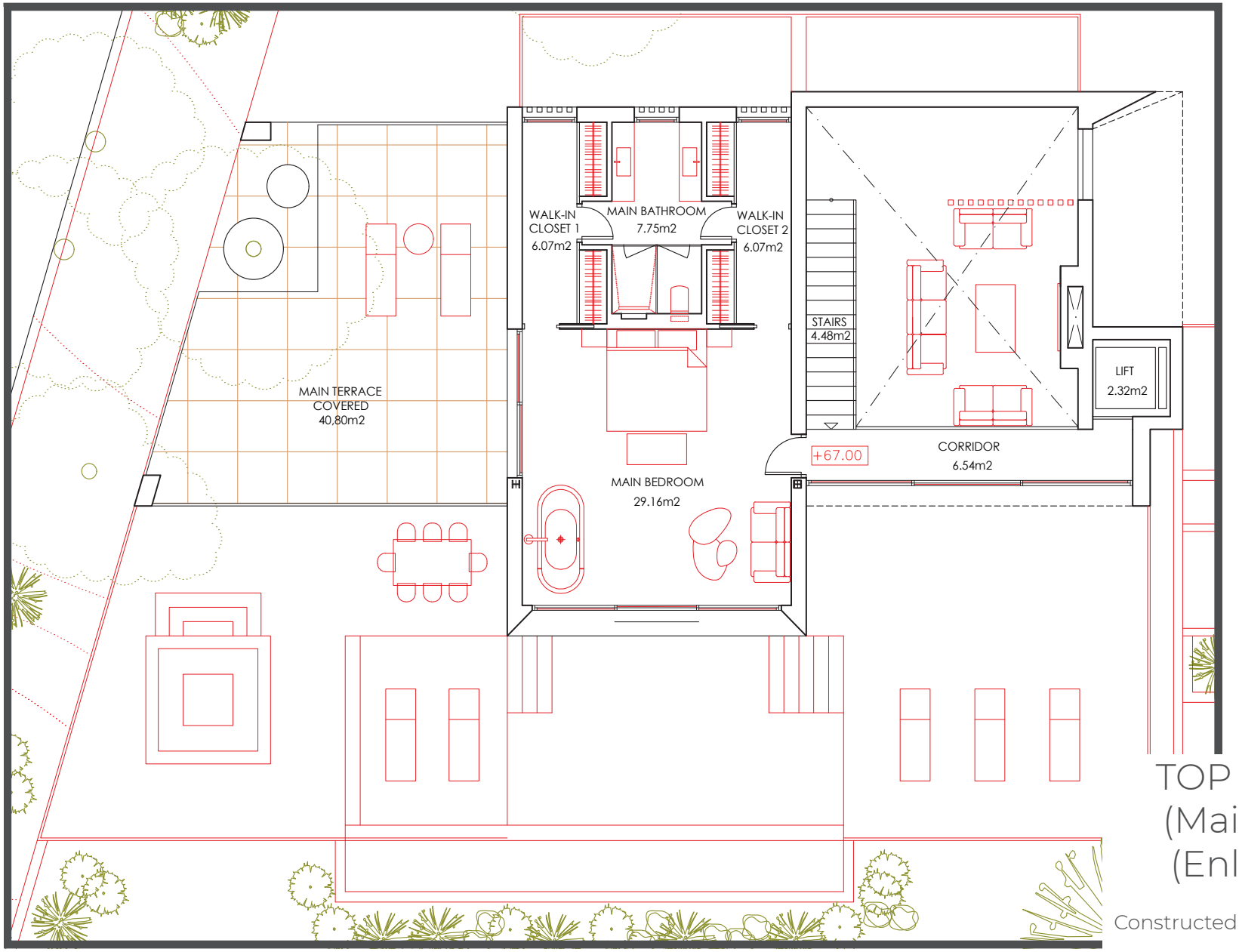


TOP FLOOR
(Main floor)

Constructed area: 85.76 m2

Villa SIRIO Urb. Lomas de Mijas

Costa del Sol. Costa del Golf

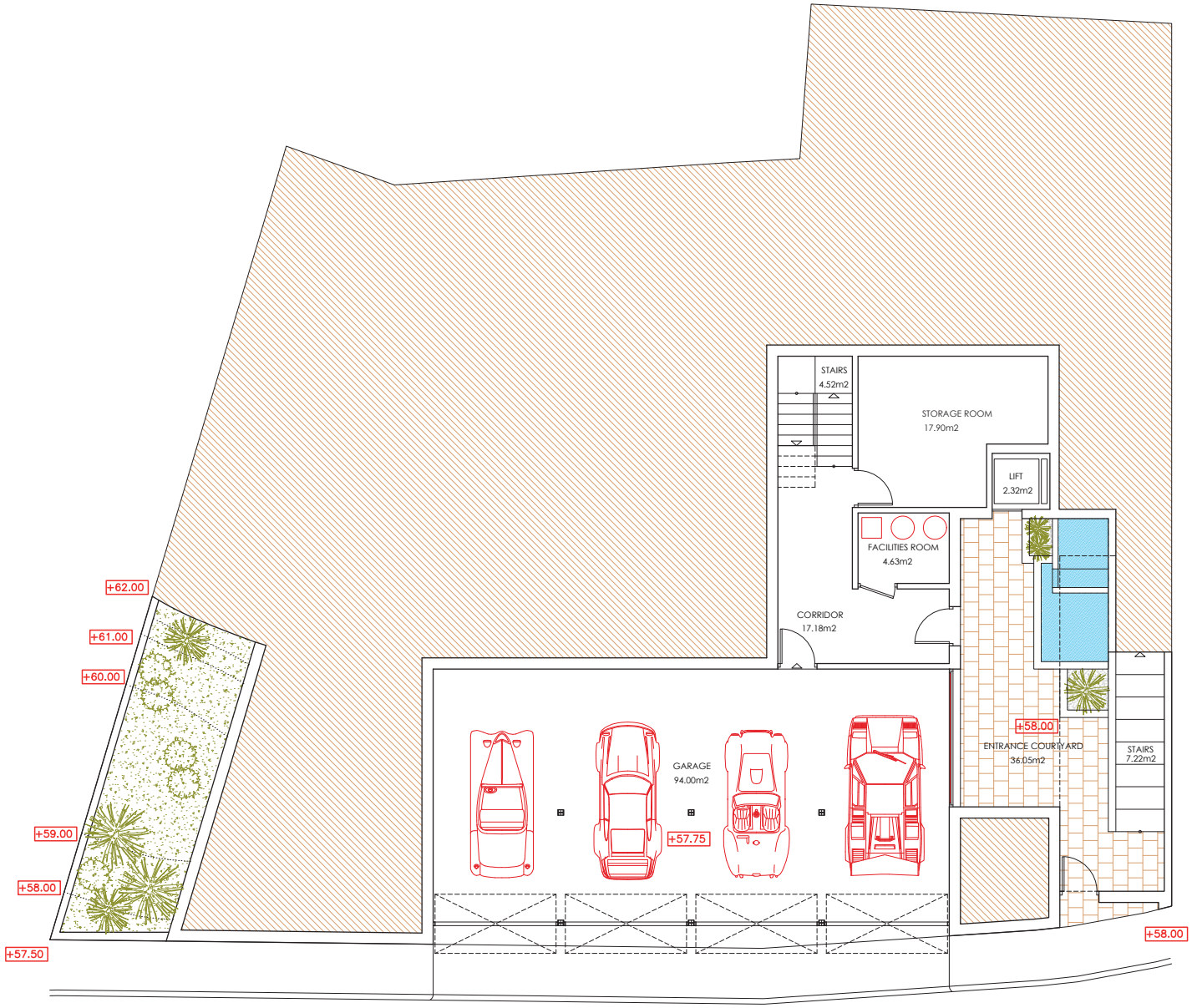


TOP FLOOR (Main floor) (Enlarged)

Constructed area: 85.76 m2

Villa SIRIO Urb. Lomas de Mijas

Costa del Sol. Costa del Golf

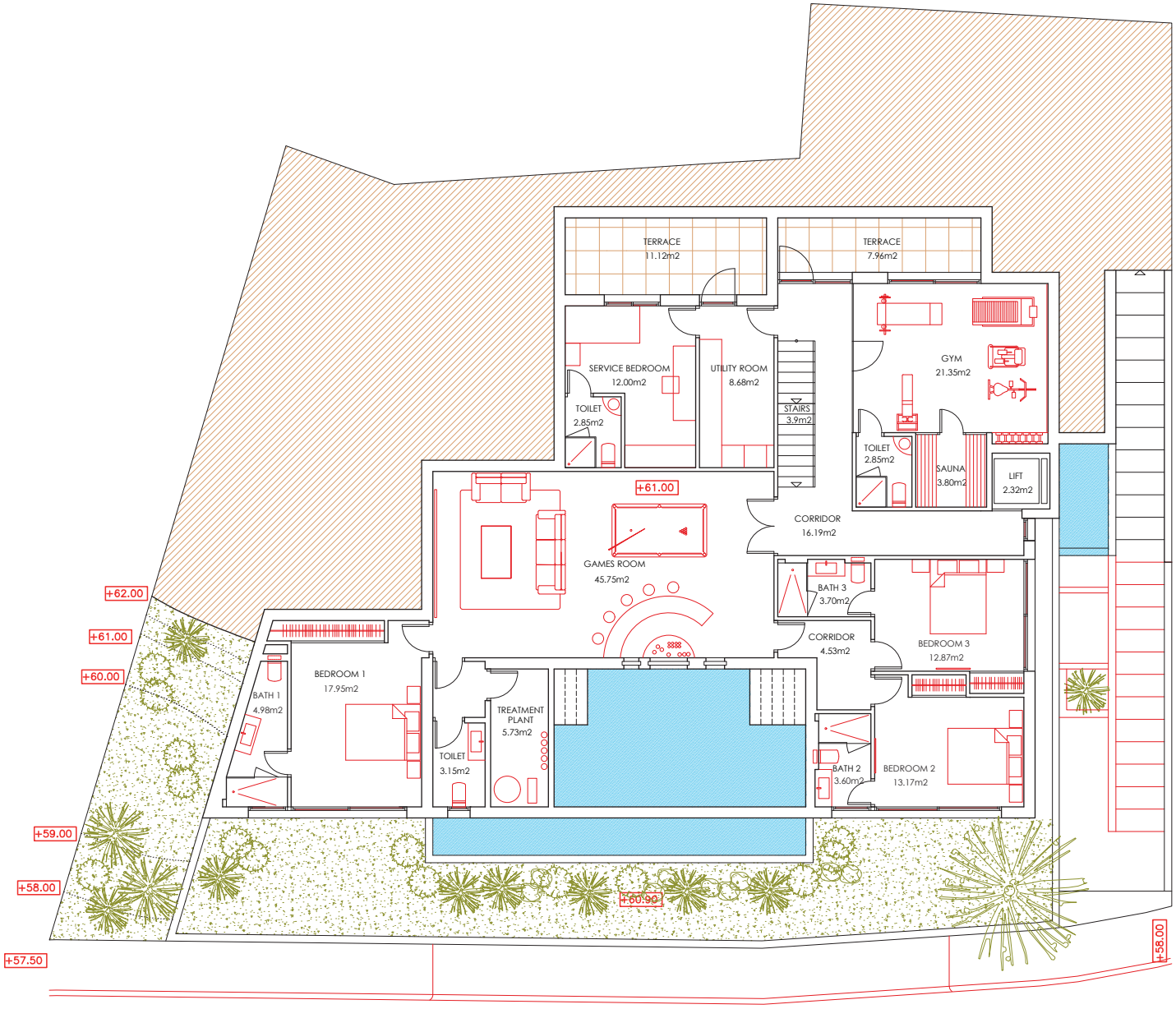


BASEMENT 1

Constructed area: 167.31 m2

Villa SIRIO Urb. Lomas de Mijas

Costa del Sol. Costa del Golf



BASEMENT 2

Constructed area: 212.06 m2

VILLA SIRIO

Urb. Lomas de Mijas, Costa del Sol

Price: € 2,990,000

Price	Taxes	Total
€ 2,990,000	€ 331,696	€ 3,321,696

1. HOUSING RESERVE:	€ 20,000
2. PURCHASE OF THE PLOT: Taxes: I.V.A. 21 %, A.J.D. 1,2 %:	€ 258,000
3. SIGNING OF THE CONTRACT :	€ 755,320
Until the start of the works, approximately 12 months will elapse from.	
4. BEGINNING OF WORKS: “BANK FINANCING OPTION”:	€ 755,320
5. DURING CONSTRUCTION: MONTHLY PAYMENTS ACCORDING TO PERCENTAGE OF COMPLETION.	

* Amounts to be increased by the corresponding taxes as indicated at the bottom of the page

The prices shown here are subject to the current IVA rate and AJD (currently 21%, 1,2% on the plot - 10% on the project). This brochure is for marketing purposes, with information prior to the launch of the promotion. It is not part of any offer or contract between any of the parties. All information contained pre-launch is conceptual and will be defined in later stages, therefore it is subject to change without prior notice. Please note that the images contained herein are based on technical plans and are computer generated artistic renders of these plans. Although the greatest care has been taken to ensure accuracy of the information, these images may include optional details.

TECHNICAL SPECIFICATIONS

FOUNDATION AND STRUCTURE

The foundation will be laid in accordance with current regulations and following the recommendations of the geotechnical study, with external drainage around the perimeter.

The structure will also be built with reinforced concrete waffle slabs and reinforced concrete pillars according to technical specifications.

ROOF

Thermally insulated and waterproofed roof and walkable terraces with anti-slip stoneware finishes.

FAÇADES

Brick masonry enclosure with two leaves supported on the slab, with perforated brick, thermal insulation and interior brick partition wall.

Finished with smooth white plastic paint.
Exterior cladding of facades and exteriors, rendered with cement mortar on brickwork and painted.

PARTITIONING

Interior partitions with 9 cm double hollow brick partition wall.

FLOORING AND CLADDING

Keraben

General interior, 90x90 or 120x60 porcelain stoneware tiles of

Keraben brand or similar in all rooms.
White skirting board overlay.

Terrace flooring made of 90x90 or 120x60 non-slip stoneware tiles similar to those in the interior of the house.
White skirting board overlay.

Bathroom cladding on vertical surfaces with porcelain stoneware on shower walls and in front of the bathtub.

- Porcelain stoneware is characterised by its high resistance to abrasion, making it a very durable material, resistant to knocks and scratches.
- Attractive design, pleasant, elegant and warm material.
- Resistant to sudden changes in temperature, humidity and chemicals.
- Its porosity is practically nil, so its absorption of liquids is also nil.
- It is a hygienic material, easy to clean and maintain. Prevents the retention of bacteria and allergy-causing organic substances.
- It is stain resistant, making it a great substitute for some natural materials such as marble that stain easily.
- Versatility in its variety of colours, finishes, formats and thicknesses, which adapt to all spaces.
- Its colours remain unaltered despite sudden changes in temperature or exposure to the sun.

EXTERIOR CARPENTRY

Exterior carpentry in lacquered aluminium with thermal bridge break of Strugal, Cortizo or similar brand. Recessed frame to match interior and exterior flooring level.

All windows will have security lock and handle on each sash. The criteria for selecting the exterior carpentry have taken into account aesthetic, functional and energy efficiency aspects.

GLASS

STRUGAL | CORTIZO

Double glazing of laminated glass with intermediate air gap, according to technical specifications.

INTERIOR CARPENTRY

Reinforced main door with security lock, handle and peephole, lacquered. Treated for weathering.

Interior doors inside the house, plain and white lacquered. Handles made of high quality stainless steel with bathroom latch.
Built-in wardrobes with lacquered fronts and interior lining.

PAINT

Revetón

The interior and exterior paints are based on acrylic resins for long-lasting protection and decoration, with a balance between coverage, resistance, waterproofing and breathability, in white.

ELECTRICITY

The electrical installation of the house will comply with the Low Voltage Electrotechnical Regulations. The house shall be provided with top quality mechanisms with white casing to ensure the proper use of the electrical and lighting.

Telephone and TV points in all bedrooms, living room and kitchen.

Installation of digital video intercom.

In outdoor areas, watertight, outdoor-rated sockets and lighting points shall be installed. The protection and measurement box will be hidden in the entrance cabinet.

Electric vehicle charging point planned in garage.

BATHROOMS AND TOILETS

The distribution of sanitary ware and taps in bathrooms has been carried out by the team of interior designers, adapting them specifically to the spaces and the peculiar design of this house.

Sanitary ware and taps

MAIN BATHROOM/S:

Worktop with integrated double-basin washbasin and cabinet according to design.

Toilet in white porcelain, wall-mounted, Geberit Icon, cushioned lid, concealed cistern.

Acrylic bathtub, Florida model.

Shower tray resin Stone.

Single-lever basin faucet Hansgrohe brand, Vivenis model.

Wall-mounted single-lever shower faucet Hansgrohe brand, Vivenis model, with shower head.

SECONDARY BATHROOMS:

Worktop with integrated washbasin and cabinet according to design.

Toilet in white porcelain, wall-mounted, Geberit Icon, cushioned lid, concealed cistern.

Acrylic bathtub, Florida model.

Shower tray resin Stone.

Single-lever basin faucet Hansgrohe brand, Vernis Shape model.

Wall-mounted single-lever shower faucet Hansgrohe brand, with hand shower.

PLUMBING

Hot water will be produced by aerothermal energy with a storage tank and solar panel/s support to achieve greater energy efficiency.

The plumbing installation will be suitably insulated to reduce energy losses in accordance with the regulation.

Separate shut-off valve for each wet area (bathrooms, toilets, laundry and kitchen).

AIR CONDITIONING

Air-air production system for cold/heat using a multi-split heat pump (hot-cold) from the Daikin brand or similar. Acoustic absorbing ductwork.

Independent thermostat for each room, Airzone system.

Underfloor heating by water using Uponor Klett system with zone control.

HOME VENTILATION

Mechanical ventilation system with electronic regulation of the ventilation flow with energy-saving motors. Automatic balancing of supply and extract air flow.

TELEPHONE, DATA AND TELEVISION

Telecommunications installation according to the Common Telecommunications Infrastructure Regulations, adapted to fibre optic and coaxial cable, to provide the house with all the digital options.

Installation of WIFI access.

KITCHEN

MIELE APPLIANCES

Miele is known for making high-quality, long-lasting appliances. Their products often stand out for their exceptional performance and robust engineering. Additionally, the German brand prides itself on precision and attention to detail in the manufacturing of its products.

In the case of kitchen appliances, Miele products typically offer advanced technology, intuitive functions and elegant design. They are also known to be energy efficient, which can translate into long-term savings on the utility bills. Durability is one of its most notable features. Many homeowners appreciate the reliability of Miele appliances, which can reduce the need for frequent repairs or premature replacements.

Choosing Miele for kitchen appliances means betting on quality, durability and superior performance.

KITCHEN FURNITURE:

LEICHT

High-quality German LEICHT kitchen or similar. Cosy, in harmony with your lifestyle and the architectural design of the house. With sophisticated materials and features, consistent in quality and functionality.

LEICHT stands for functionality, elegance and harmony. It was recently awarded the GERMAN DESIGN AWARD.

*You will be able to choose from the combinations on display.

BASEMENT AND GARAGE

When the client opts for a house with basement, this floor will be diaphanous 'without rooms', with the exception of the space destined to garage (in case it is so determined), the interior access staircase, the toilet and the installations room, which will all be finished. The basement will have the necessary installations for electricity, water and natural ventilation.

The basement garage will be fitted with a sectional door with remote control for opening.

Installation of a charging point for electric vehicles in the parking area.

POOL

Pool finished with interior ceramic tile cladding of gresite, colour white mist (or according to infographic). Built staircases with the same finish.

Lighting with LED spotlights.

OTHER EQUIPMENT

FERMAX DIGITAL ABB video intercom or similar.
Connection point for wireless alarm (pre-installation). We will facilitate the contracting of an alarm system with cameras and motion and smoke sensors with a first class company.

HOME AUTOMATION

Pre-installation of home automation control for the following actions:

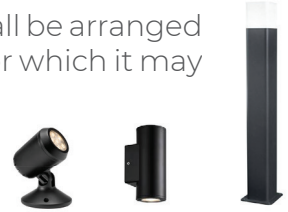
- On/Off control A/C gateway with Airzone.
- Lighting control.
- Sound control.
- Smoke detector, with general switchboard cut-off control.

FENCING

Main façade with concrete block masonry, rendered with mortar and painted white with height according to the design and regulations of the Town Hall. From this height, metal fence.

On boundaries with other plots, the enclosure shall be arranged according to whether there are existing fences, for which it may be necessary to prepare them appropriately.

On the borders of green areas, Bekaert type metal fencing or similar will be installed.



OUTDOORS, PLOT

FRUIT TREES AND GARDENING

We plan to place different fruit trees on the plot, located in the most suitable areas with automated drip irrigation:

* Avocado (that can reach a height of 20 metres) will bear fruit from October to July.
* Mangoes (30 metres high) fruiting from September to November.
* Mandarin tree (height of 4 metres) fruiting from October to June.
* Orange tree (5 metres high) fruiting from October to June.
* Lemon moon (height 6 to 7 metres) with fruits all year round.
* Almond tree (5 metres high) fruiting from August to October.
* Pomegranates (height of 3 metres) fruiting from September to November.

We will plant some more trees that will make your garden a very special and pleasant place.

LAWN AREA

Next to the swimming pool there will be a garden area with a lawn with automatic watering system with diffusers, as well as pre-installation of garden lighting so that the client can customise it to his taste in the future.

INTERIOR DESIGN

We offer our clients the option of contracting an interior design studio, specialised in residential projects.

OPTIONAL (no additional costs)

- Flooring: you can visit our exhibition of floor and wall tiles to choose the sizes and colours of all the floor tiles to your liking, for which our technical team will advise you.
- Cladding. Likewise, wall claddings in washbasins and showers will be chosen by the client.
- Wardrobes and walk-in closets. All wardrobes and walk-in closets will be chosen by the clients, both the interior finishes and enclosures.
- Wood carpentry. Finishes for interior doors and handles.

EXTRAS (additional costs)

- Swimming pool heating with cover to maintain water temperature.
- Photovoltaic panels for converting the sun's energy into electrical energy.
- Sauna, steam bath and other equipment for body and mind care.

Note: These specifications are subject to change and this is not a contractual document. Information, computer graphics and graphic documentation that appear in this brochure are indicative, finishes may include extras not included and are subject to changes arising from final project and its construction. All the furniture is merely decorative. The other information referred to in R.D. 218/2005 of the Government of Andalusia, is available in our offices for consultation.

Photovoltaic panels

Outdoor gym

YOUR NEW LIFE STARTS NOW.
WELCOME TO THE COSTA DEL SOL.