



A GREAT LIFE BEGINS WITH A GREAT PLACE



Located in '**La Cala Golf**', a residential area in Mijas Costa, Villa Birka is surrounded by three splendid 18-hole golf courses, with a fantastic view to unspoiled Mediterranean nature.

## VILLA BIRKA

Its contemporary design includes three bedrooms, two bathrooms and one toilet.

It is even a coveted jewel for nature lovers, with a fruit tree orchard to grow flowers and aromatic herbs.



# 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 appetising variety of cuisines, ranging from Michelin Star restaurants to traditional 'espetos' by the seashore.

**Costa del Sol** can even brag about something you cannot imagine: 325 days of sunshine per year. This natural treasure is more than just enviable weather, is a great source for your happiness and wellbeing.

In fact, the unique location of the **Costa del Sol** means waking up to a richer life, moved by the magic of flamenco and a wide range of cultural experiences to enjoy, spotlighting the Picasso museum.



## La Cala Golf

Three superb championship courses, each presenting its own unique challenges, slot seamlessly into a natural undulating backdrop of stunningly beautiful trees and flowers, rich with birds and wildlife.

We're passionate about our golfing pedigree and it shows. Designed by the renowned Cabell Robinson, each 18-hole course has been created to ensure a testing, yet truly exhilarating experience.





## DATA SHEET:

Plot: 1,896.00 m<sup>2</sup>  
 Total constructed area: 464.53 m<sup>2</sup>  
 House constructed area, covered terrace and garage: 284.84 m<sup>2</sup>  
 Useful area: 178.06 m<sup>2</sup>

Frontline Golf  
 Swimming pool:  
 Relaxation area and barbecue  
 Security 24 hours  
 Sea views

46.00 m<sup>2</sup>

3 bedrooms  
 2 bathrooms and 1 toilet  
 Furnished kitchen  
 Parking for two vehicles  
 Unique location







# LOCATION

## VILLA BIRKA

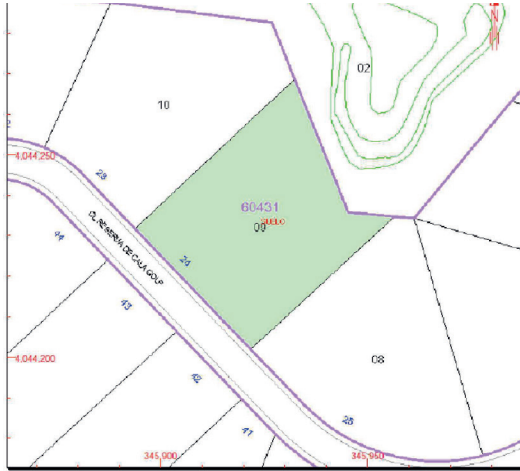
Urb. La Cala Golf, calle Reserva de La Cala Golf, parcela C-14.8 (24), Mijas.



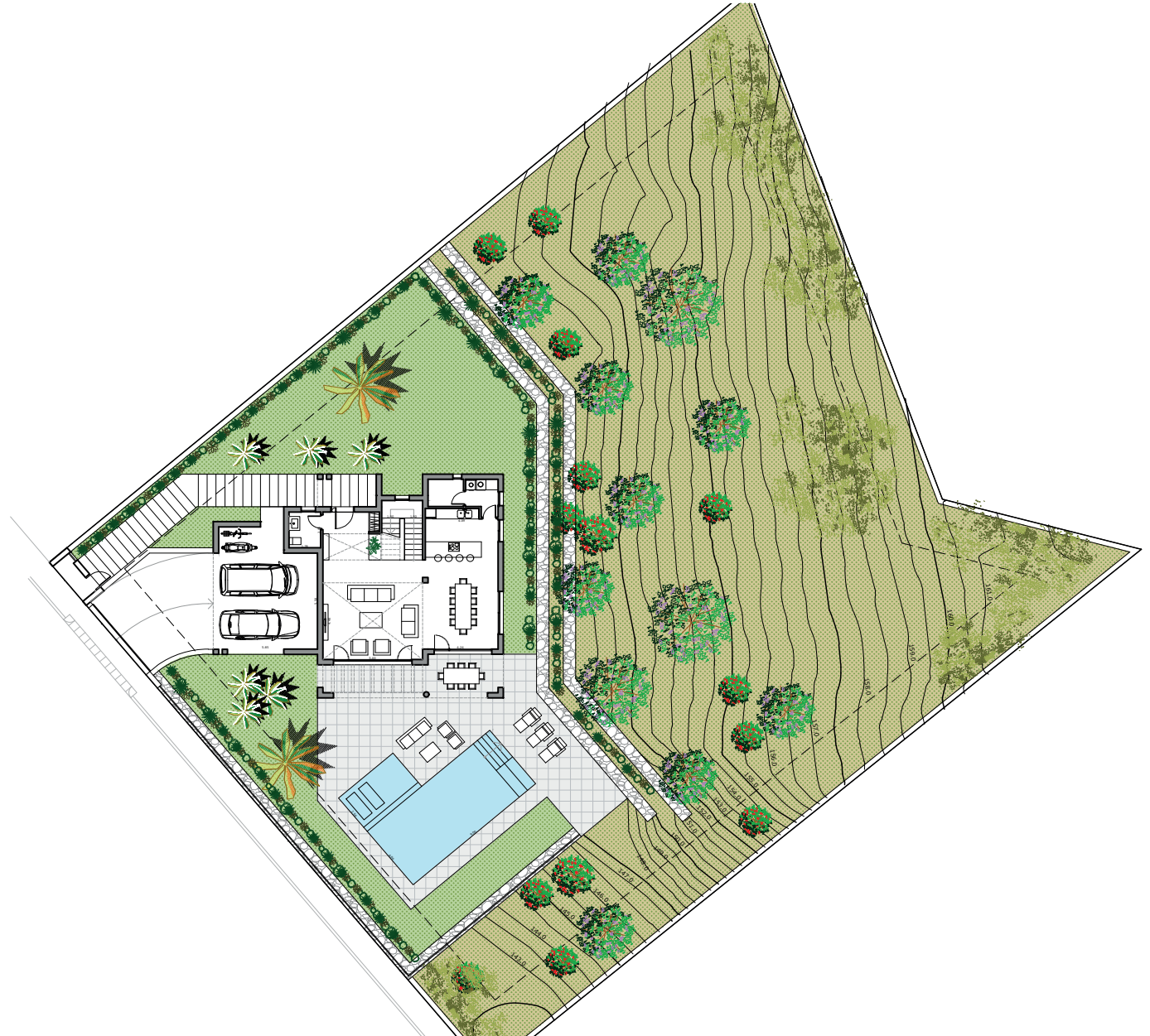
Parcela: 1.896 m<sup>2</sup>

# VILLA BIRKA

Emplazamiento



GOOGLE EARTH

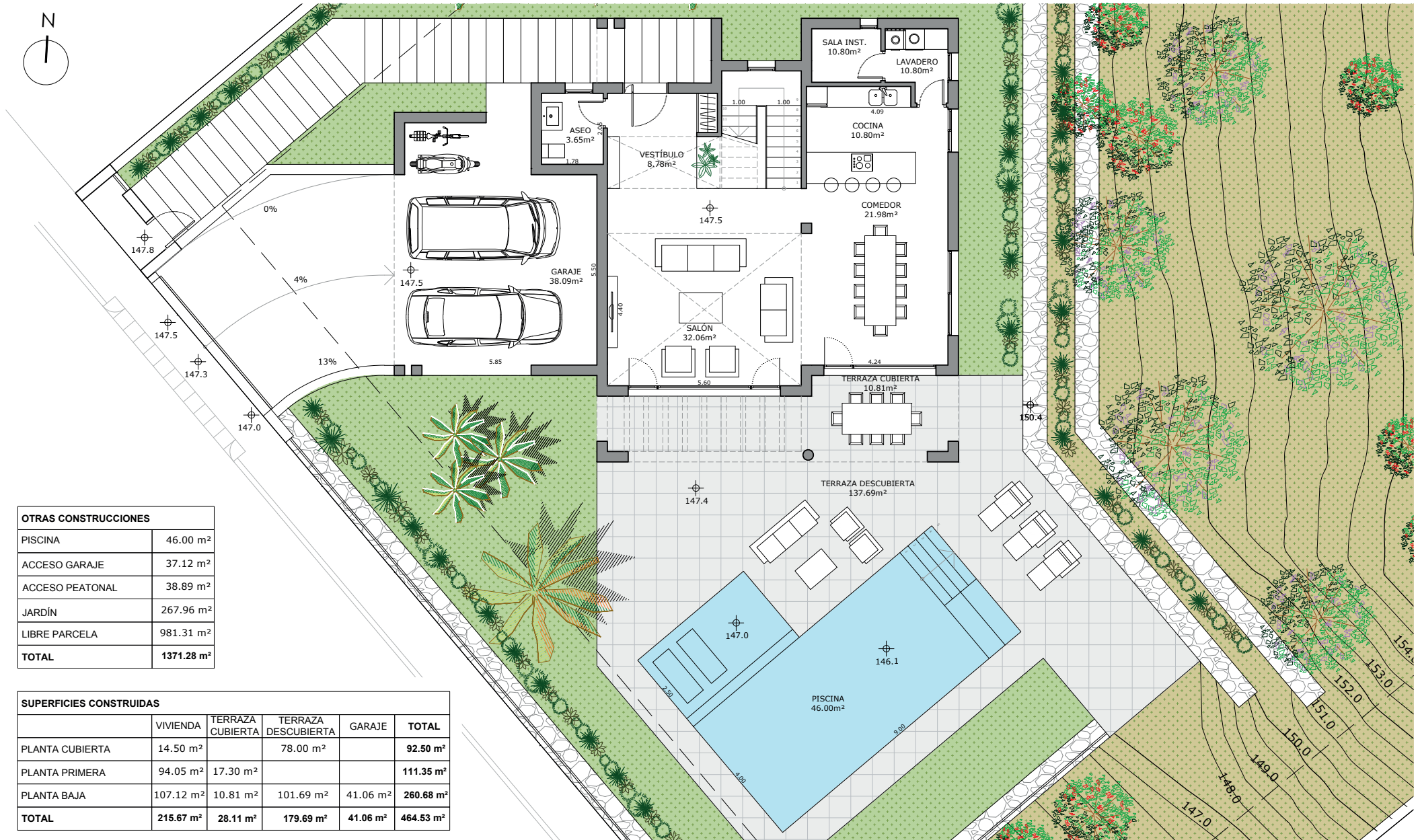
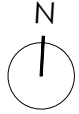


INFORMACIÓN URBANÍSTICA		
	PGOU	PROYECTO
ORDENANZA	AIS-3	AIS-3
SUPERFICIE DE PARCELA	>500 m <sup>2</sup>	1896 m <sup>2</sup>
EDIFICABILIDAD	0.21 m <sup>2</sup> /m <sup>2</sup> s	239.92 m <sup>2</sup> t <398.16 m <sup>2</sup> t
OCUPACIÓN	35 %	168.22 m <sup>2</sup> < 663.6m <sup>2</sup>
SEPARACIÓN LINDEROS	publico >3.0 m privado >3.0 m	>3.0 m >3.0 m

Parcela: 1.896 m<sup>2</sup>

# VILLA BIRKA

Planta BAJA



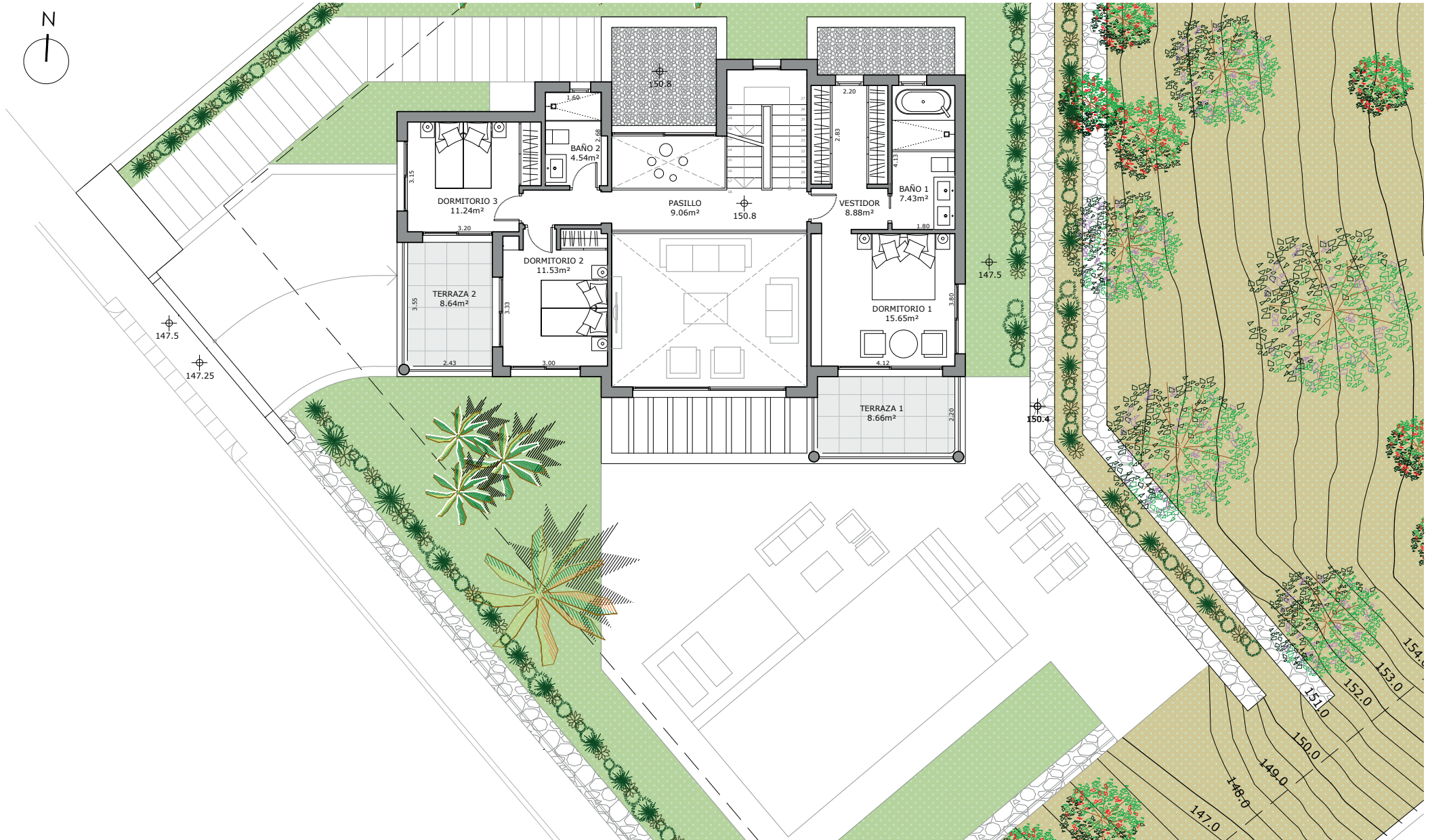
OTRAS CONSTRUCCIONES	
PISCINA	46.00 m <sup>2</sup>
ACCESO GARAJE	37.12 m <sup>2</sup>
ACCESO PEATONAL	38.89 m <sup>2</sup>
JARDÍN	267.96 m <sup>2</sup>
LIBRE PARCELA	981.31 m <sup>2</sup>
<b>TOTAL</b>	<b>1371.28 m<sup>2</sup></b>

SUPERFICIES CONSTRUIDAS					
	VIVIENDA	TERRAZA CUBIERTA	TERRAZA DESCUBIERTA	GARAJE	TOTAL
PLANTA CUBIERTA	14.50 m <sup>2</sup>		78.00 m <sup>2</sup>		<b>92.50 m<sup>2</sup></b>
PLANTA PRIMERA	94.05 m <sup>2</sup>	17.30 m <sup>2</sup>			<b>111.35 m<sup>2</sup></b>
PLANTA BAJA	107.12 m <sup>2</sup>	10.81 m <sup>2</sup>	101.69 m <sup>2</sup>	41.06 m <sup>2</sup>	<b>260.68 m<sup>2</sup></b>
<b>TOTAL</b>	<b>215.67 m<sup>2</sup></b>	<b>28.11 m<sup>2</sup></b>	<b>179.69 m<sup>2</sup></b>	<b>41.06 m<sup>2</sup></b>	<b>464.53 m<sup>2</sup></b>

Parcela: 1.896 m<sup>2</sup>

# VILLA BIRKA

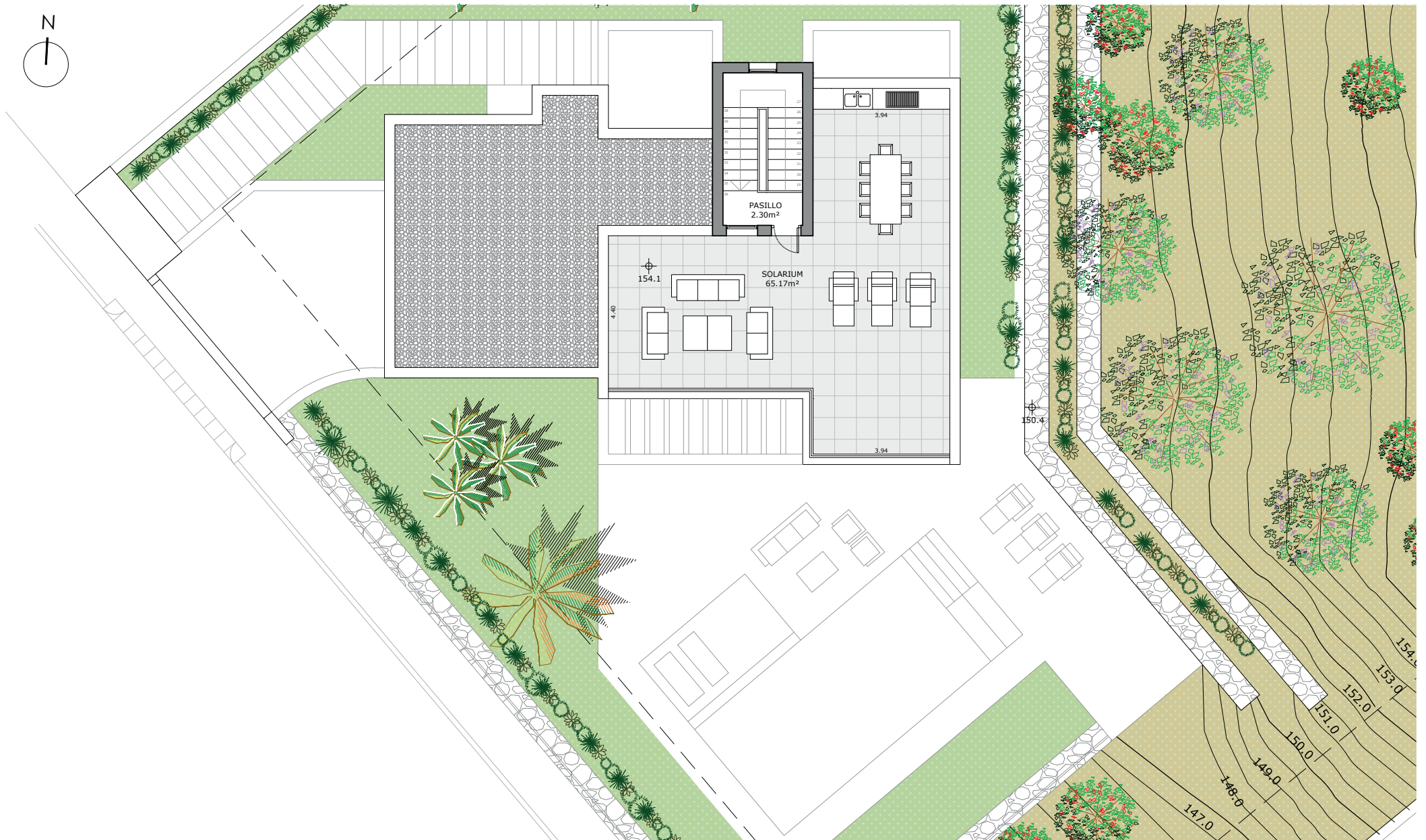
Planta PRIMERA



Parcela: 1.896 m<sup>2</sup>

# VILLA BIRKA

Planta CUBIERTA (solarium)





# VILLA BIRKA

Urb. La Cala Golf,  
calle Reserva de La Cala Golf, C-14.8, Mijas, Málaga

Price: € 970,000

<b>1. RESERVE HOUSING:</b>	€ 8,000
<b>2. PURCHASE OF THE PLOT:</b>	€ 250,000
Taxes: I.V.A. 21 %:	€ 54,180
Taxes: A.J.D. 1,2 %:	€ 3,096
<b>3. SIGNING CONTRACT:</b>	€ 150,000
Taxes: I.V.A. 10 %	€ 15,000
<b>4. COMPLETION OF HOUSING FOUNDATION WORK:</b>	€ 150,000
Taxes: I.V.A. 10 %:	€ 15,000
<b>5. COMPLETION OF HOUSING STRUCTURE WORK:</b>	€ 150,000
Taxes: I.V.A. 10 %:	€ 15,000
<b>6. COMPLETION OF ENCLOSURE HOUSING AND INTERIOR WALLS:</b>	€ 133,000
Taxes: I.V.A. 10 %:	€ 13,300
<b>7. ARCHITECT CERTIFICATION THAT 80% OF WORK/CONSTRUCTION IS COMPLETED:</b>	€ 100,000
Taxes: I.V.A. 10 %:	€ 10,000
<b>8. OBTAINING CERTIFICATE OF FINAL ARCHITECT OF WORK:</b>	€ 29,000
Taxes: I.V.A. 10 %:	€ 2,900

The price shown here is subject to the current IVA, AJD rate (currently 21% and 1.2% on plot - 10% on construction). This brochure is at this stage a pre-launch information and provided for marketing purposes only. It does not form part of any offer or contract between any of the parties in any way. All the information contained in this brochure is facilitated at this stage as a concept and will be defined at a future stage and is therefore subject to change without prior notice. Note that images contained herein are based on technical plans and are computer generated artistic renders of these plans. Whilst the greatest care has been taken to ensure accuracy of the information, the images might include optional details.

# QUALITY SPECIFICATIONS

## TURNKEY QUALITIES

- Large windows to enjoy natural light and views, as well saving on artificial lighting.

- Housing with great thermal insulation hot/cold.

- The finishes of the house include flooring and tiling of 1st quality, with complete bathrooms and kitchens.

## FOUNDATION AND STRUCTURE

The foundation will be carried out in accordance with current regulations and following the recommendations of the Geotechnical Study. It will be insulated and waterproofed, complying with the specifications set forth in the Technical Building Code and current regulations.

Likewise, the structure will be made using reinforced concrete in accordance with the Structural Safety Code.

## ENCLOSURES

Exterior composed of a perforated brick citara to be covered with waterproof mortar, thermal insulation, an air chamber and an interior sheet made of plasterboard, finished with smooth white plastic paint.

The plot enclosures will be executed with concrete block factory plastered on both sides, and finished off with locksmith according to design.

## FINISHES

Smooth white plastic paint on vertical surfaces and ceilings.

The suspended ceilings of plaster plates.

## FLOORING

1st quality porcelain stoneware floors in size 60x60cm brand KERABEN or similar in all rooms, terraces and porches. With non-slip treatment

outdoors.

Selection of floor models to choose from in our exhibition.

## TILING

Top quality porcelain tiles in size 30x90cm brand KERABEN or similar in bathrooms and kitchen.

The innovative KERABEN models are Velvet. Millennium or Future, among others, with different colors to choose from.

Decorative meshes and listellos not included.

## EXTERNAL WOODWORK

Aluminum exterior carpentry with thermal break of the STRUGAL, CORTIZO or similar brand. Double glazing of laminated glass with an intermediate air chamber, according to the Architect's specifications.

Manual roller blinds in bedrooms and lacquered in the same color as the carpentry.

## INTERIOR CARPENTRY

Armored main door with security lock and peephole and lacquered in white.

Doors inside the house smooth and lacquered in white. Stainless steel handles with condemnation in bathrooms and master bedroom.

Built-in wardrobes with lacquered fronts and lined with malamine inside.

## ELECTRICITY

The electrical installation of the house will comply with the Low Voltage Electrotechnical Regulation. The dwelling will be equipped with 1st quality mechanisms that guarantee the proper use of the electricity and

lighting installation.

In outdoor areas, electrical outlets and watertight light points suitable for outdoor use will be installed. The protection and measurement box will be hidden in the entrance closet.

## **PLUMBING**

The production of sanitary hot water will be carried out by means of aerothermal energy, complying with the Technical Building Code.

The plumbing installation will be suitably isolated to reduce energy losses.

Cut keys will be placed at the entrance of the house, in each bathroom and kitchen.

Installation of solar panel(s) for the production of hot water to further reduce energy costs.

## **SANITARY**

First quality white porcelain toilets, sinks, shower trays or bathtubs according to the Architect's design.

Shower enclosures not included.

## **FAUCETS**

1st quality mixer with hydromixer in sinks and bidets.

1st quality bathroom/shower faucets and hand shower kit.

Sanitary appliances of low consumption.

## **AIR CONDITIONING**

Installation using a ducted air conditioning system, with a cold-heat pump.

Low acoustic emission machine Air quality control, ventilation.

## **TELEPHONE, DATA AND TELEVISION**

Data telephone installation and digital television with sockets in the living room, bedrooms and kitchen, high resolution internet access.

## **KITCHEN ROOM**

Kitchen assembly with contemporary design of 1st quality. With the possibility of choosing between two manufacturers with recognized guarantees.

SIEMENS brand appliances or similar. Includes refrigerator, oven, ceramic hob with hood and extractor, washing machine and dishwasher.

Furniture: Tables, chairs, islands and other decoration accessories shown in the images are not included.

## **SWIMMING POOL**

Pool tiled with 1st quality mesh tile, mist white color or according to infographics. Construction stairs covered with the same finish.

Will be considered as extra upon request: borders and interior designs/ drawings, steel stairs, security enclosure.

## **GARAGE/ PARKING**

Automatic vehicle access door with remote control for opening.

In the parking lot and outside area, printed concrete pavement.

Installation of charging point for electric vehicles.

## **SECURITY SYSTEMS**

FERMAX DIGITAL ABB video door entry system or similar. Connection point for wireless alarm (pre-installation).

You can choose other qualities studying the costs.

Note: These specifications are subject to change and are not a contractual document.





# WE BELIEVE IN PERFECTION

Perfection exists.  
It is something you can feel.  
It is something we can build.

Over the past **25 years**, this belief has driven our work. To this day, we are proud to say that we specialize in making our client's dreams come true.

As **developers and builders**, we have our own team of designers and technicians who combine their experience to obtain an optimal result in each architectural project.

Our impressive villas summarize the tastes and needs of our clients. In harmony with avant-garde design elements, all backed by the latest **technologies** and the highest **energy efficiency** with sustainability in mind.

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

