

Célere
VITTA
MARINA
Mijas



Homes that innovate your life



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The information shown has been prepared from the basic project of the building and may be modified due to technical, legal or commercial requirements. The infographics of the facades, common areas, gardens and other spaces are indicative. The areas are approximate, the furniture in the infographics of the interiors is not included and the equipment in the homes will be indicated in the corresponding quality report attached to the contract documentation. The solution that is finally implemented will conform to what is stated in the corresponding implementation project. All the information referred to in RD 515/89 of 21 April and in the applicable state and regional regulations is available at our offices.

LOCATION

Célere Vitta Marina is a place to enjoy in Mijas town, between La Cala de Mijas and Fuengirola, and is only a 2-minute walk from the Playamarina beach.

This development provides numerous leisure and service opportunities, including several golf courses, such as the “Chaparral Golf Club”, which is less than two kilometres away, shopping centres, supermarkets, restaurants, a health centre, and several pharmacies.

La Cala de Mijas is located in a unique environment and very well connected. It connects with the Costa del Sol A-7 motorway and is very close to the entrances to the AP-7 toll motorway. In addition, it is located less than 25 minutes from Málaga International Airport and 40 minutes from the Maria Zambrano Renfe train station.

Close at hand are important tourist enclaves such as Puerto Banús, the historic centre of Marbella and Fuengirola.



*Cala de Mijas

Green zone

Point of interest

Pharmacy

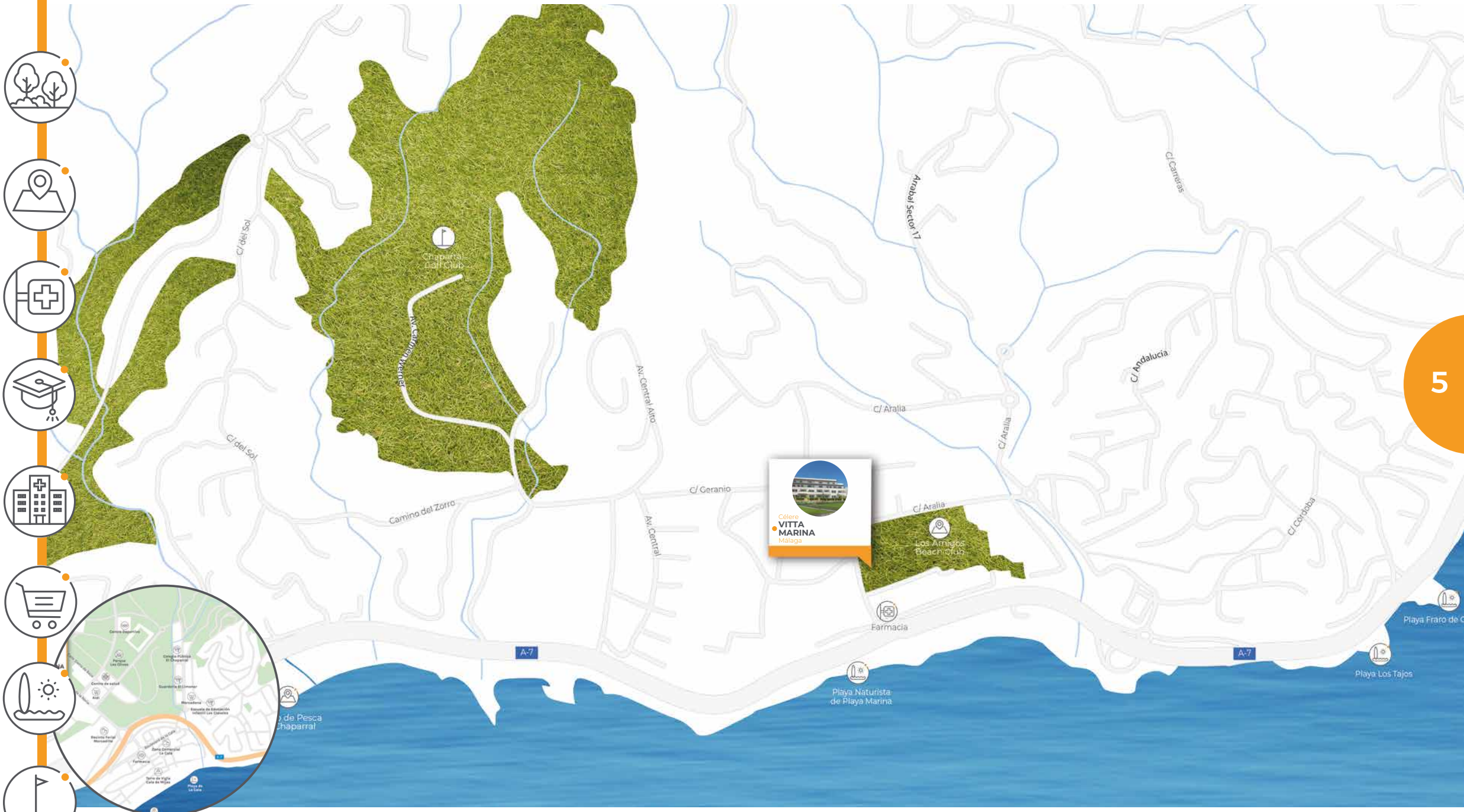
School

Health centre

Supermarket

Playa Beach

Golf course



*Cala de Mijas
1,6km(3mi n)

M I J A S - M Á L A G A

THE PLEASURE OF LIVING

Célere Vitta Nature is located in the municipal district of Mijas, on the Western Costa del Sol, a town that combines to perfection sun-and-beach tourism and its residential character.

Its privileged geographical location, between the sea and the hills, endows it with countless attractions. The climate is very mild in winter and moderately hot in summer.

The sea of the coast of Mijas has great biodiversity, with a large number of Atlantic and Mediterranean species.

Gastronomy

Mijas' gastronomy is very rich and varied, offering a contrast between the traditional Andalusian image and an adaptation to new trends, without losing the essence of these lands.

Its coastal location provides all types of fresh fish and seafood that reach the ports every day, served with the sweet wines of the Denomination of Origin Málaga and Arab-style pastries.

In addition, you can enjoy restaurants of recognised prestige that create dishes made with top-quality local produce.

A place with a cultural tradition

The Mijas Cove boasts a historical heritage that is reflected in its four towers: the Torre de Calahonda, the Torre Batería de la Cala del Moral, the Torre de Calaburras (16th century) and the Torre Nueva de la Cala del Moral (19th century).

In its old town you will discover many places to visit, such as the remains of the Arab Wall or the Chapel of the Virgen de la Peña.

Other places of historical note are the Flour Mill, the Historical-Ethnological Museum or the Contemporary Art Centre.





P R O J E C T

Célere Vitta Marina is a modern and functional gated residential complex and an ideal place to live. The development consists of 72 one, two and three-bedroom homes on the ground floor, first floor or attic. All of the properties have a south or south-west orientation, and many of them enjoy sea views. Additionally, the ground floor apartments feature a lovely garden, and the penthouses have spacious terraces. All homes have at least one parking space and storage room.

The common areas are areas designed for leisure and sports in a peaceful setting. At Célere Vitta Marina, you'll find outstanding garden spaces with a community swimming pool, gym, and social-gourmet room, where you can make the most of your free time.

We have taken care of every detail to turn this development into your future home. We provide attractive homes with an urban, exclusive, and functional design that are equipped to the highest standards. In addition, a wide range of customisations will be available to suit each owner's taste.



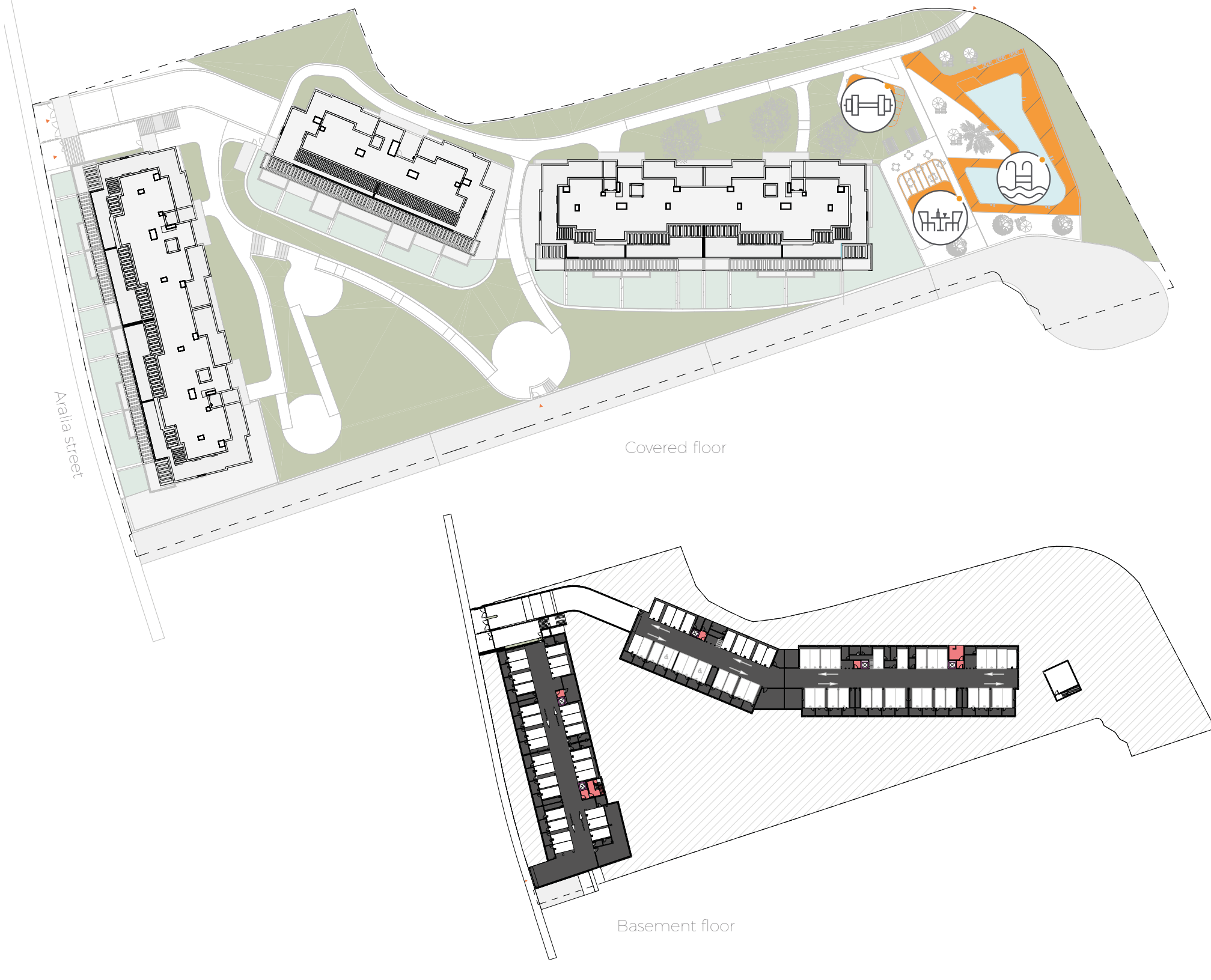
Garage



Storage room







All the graphic documentation included in this page is merely indicative. The designs of the common areas of the development do not show the final details, since they have been combined with those of other developments already developed.

C O M M O N A R E A S

The common areas are spaces designed to enjoy leisure and sports in a quiet environment.

At Célere Vitta Marina you can find excellent garden areas with a community pool, gym and gourmet-social room, where you can make the most of your free time.



Swimming
pool



Gym



Gourmet
social room





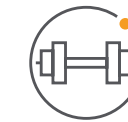
GOURMET SOCIAL ROOM

For shared moments you have the gourmet social room. A fully equipped space with elegant, modern and, above all, comfortable decoration. Here you can experience unforgettable meetings with friends and family.



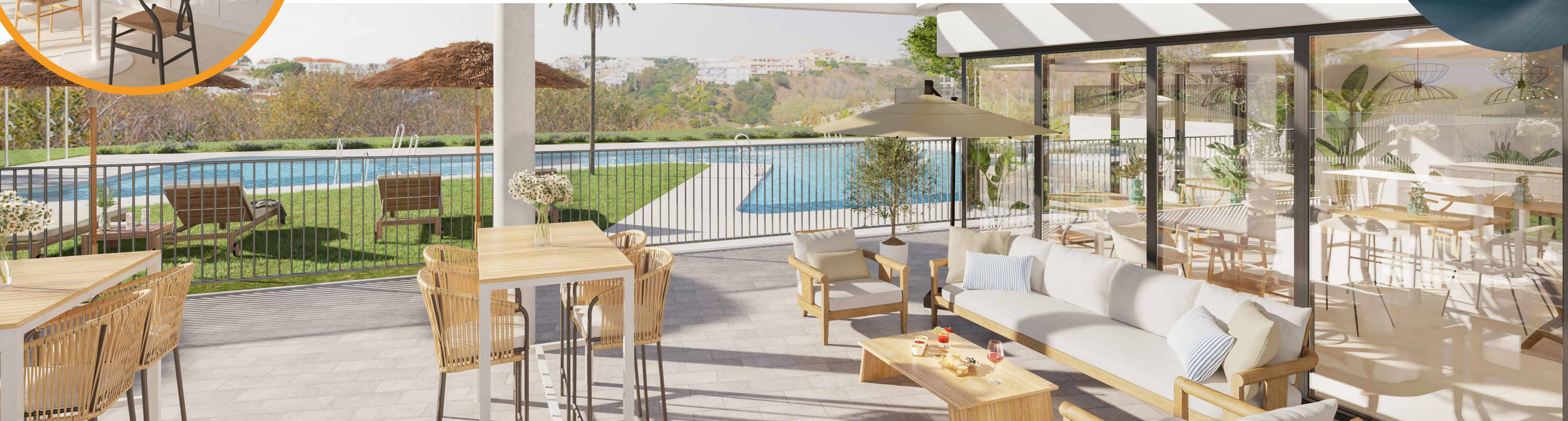
SWIMMING POOL

The swimming pool is designed to make the summer months more pleasant and, above all, more refreshing.



GYM

Keeping fit and leading a healthy life will now be easier than ever. Enjoy your training sessions without leaving your community.





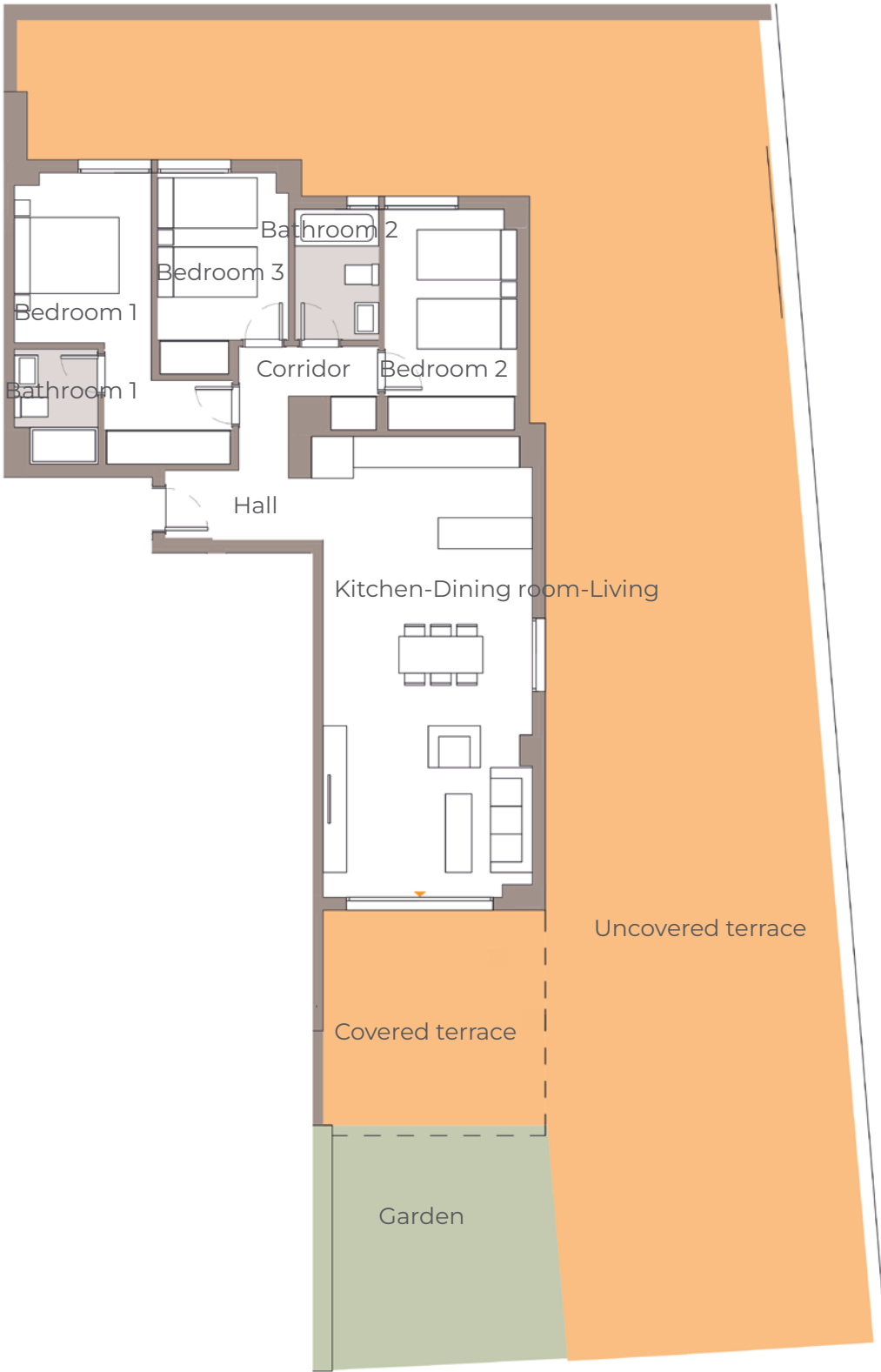
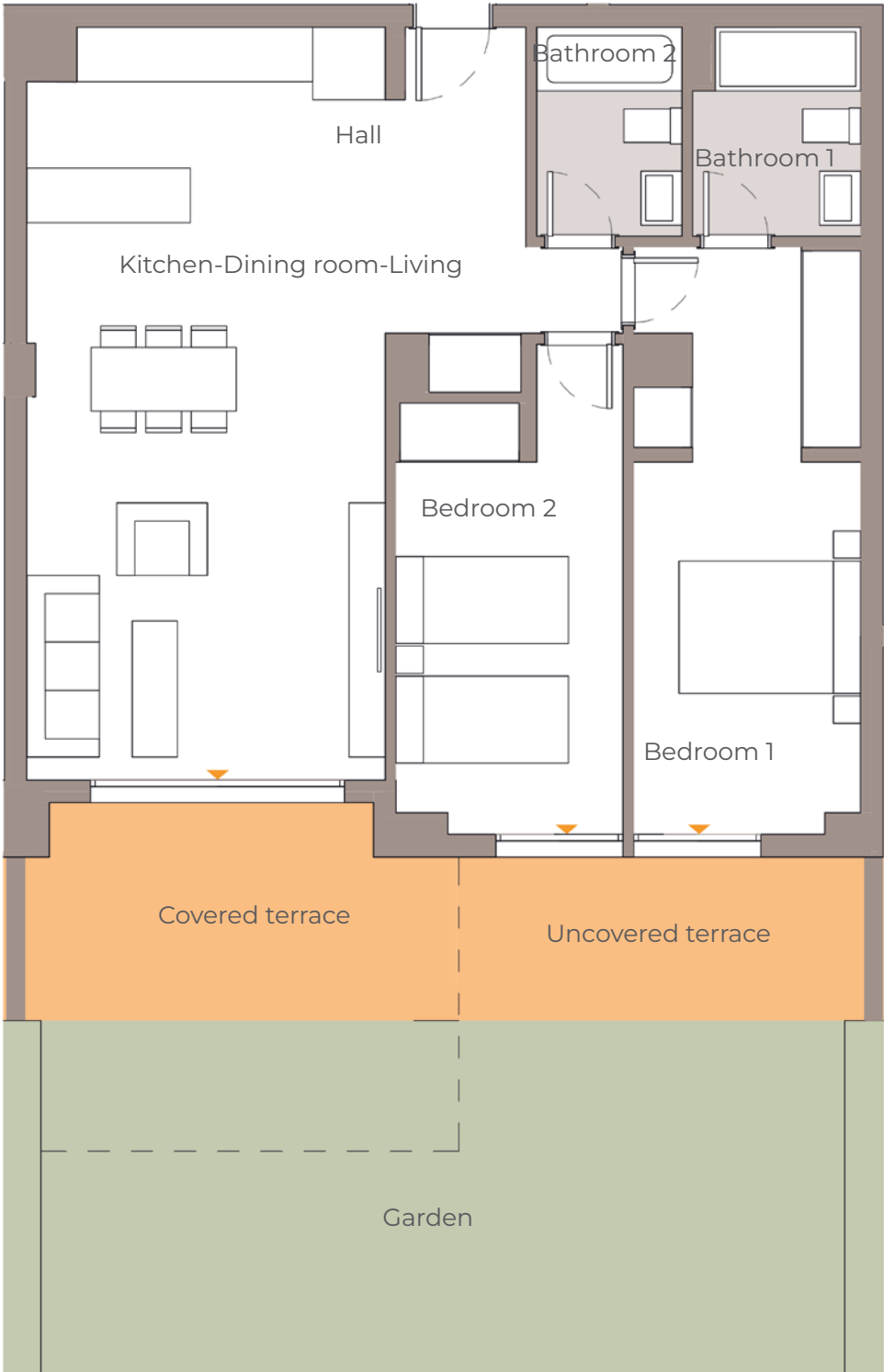
STANDARD PLAN
2 BEDROOMS

USEFUL FLOOR AREA OF HOUSE - 74,10m²

TABLE OF FLOOR AREAS

Hall	6,70 m ²
Kitchen-Dining room-Living	32,10 m ²
Bedroom 1	15,50 m ²
Bedroom 2	12,20 m ²
Bathroom 1	4,00 m ²
Bathroom 2	3,60 m ²
Covered terrace	10,60 m ²
Uncovered terrace	8,10 m ²
Garden	43,20 m ²

Useful area of the property:	74,10 m ²
Useful area according to Andalusian Government Decree 218/2005:	81,51 m ²
Useful area of the terrace/garden:	61,90 m ²
Total area of home c.c.:	100,00 m ²
Built surface area of the home:	85,00 m ²
Total area of home c.c. according to Andalusian Government Decree 218/2005:	110,58 m ²



STANDARD PLAN
3 BEDROOMS

USEFUL FLOOR AREA OF HOUSE - 82,50m²

TABLE OF FLOOR AREAS

Hall	3,70 m ²
Kitchen-Dining room-Living	34,90 m ²
Corridor	4,40 m ²
Bedroom 1	12,90 m ²
Bedroom 2	10,50 m ²
Bedroom 3	8,80 m ²
Bathroom 1	3,30 m ²
Bathroom 2	3,90 m ²
Covered terrace	17,40 m ²
Uncovered terrace	162,50 m ²
Garden	19,60 m ²

Useful area of the property:	82,50 m ²
Useful area according to Andalusian Government Decree 218/2005:	90,75 m ²
Useful area of the terrace/garden:	199,60 m ²
Total area of home c.c.:	114,00 m ²
Built surface area of the home:	97,00 m ²
Total area of home c.c. according to Andalusian Government Decree 218/2005:	126,31 m ²

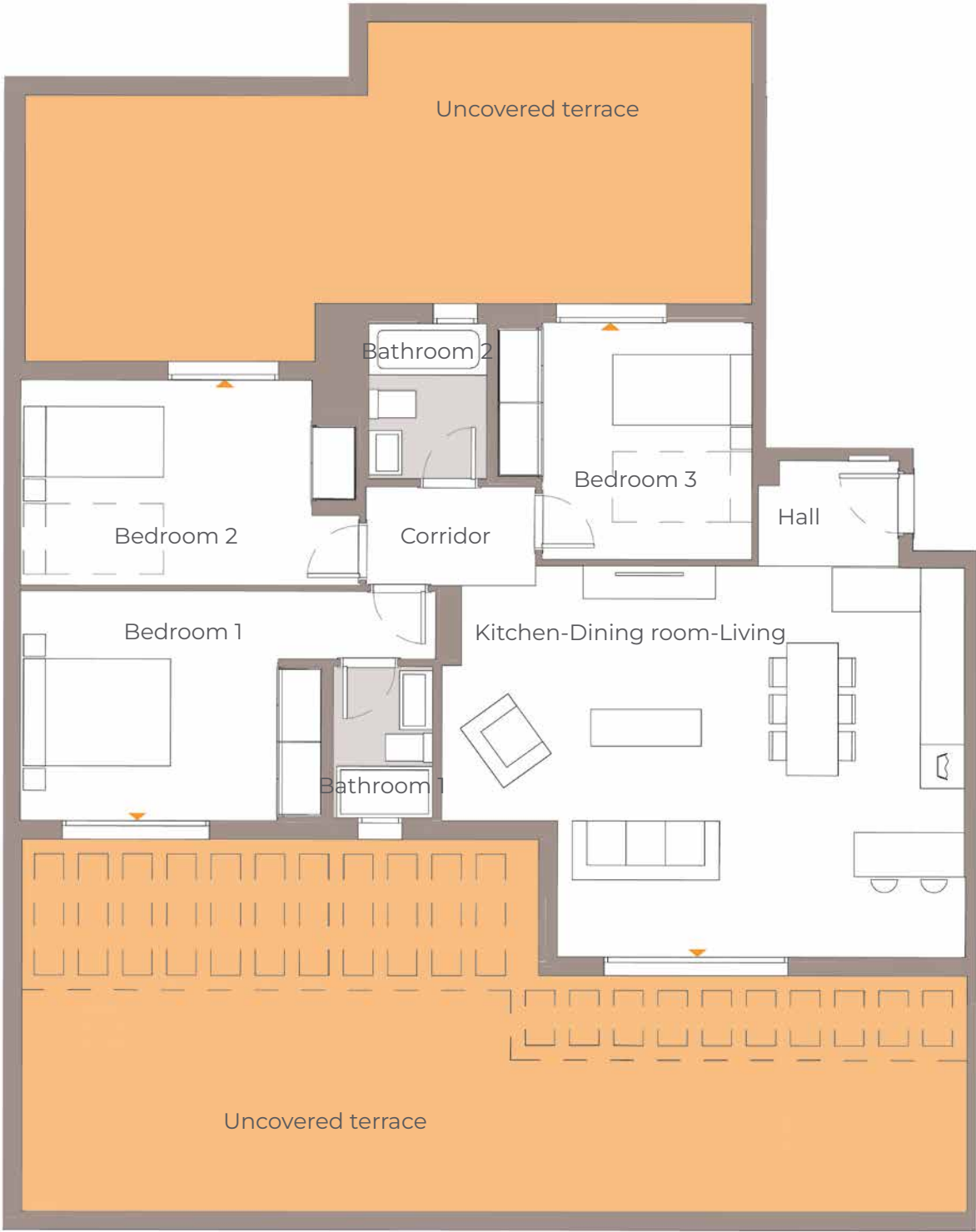
STANDARD PLAN
3 BEDROOMS

USEFUL FLOOR AREA OF HOUSE - 83,20m²

TABLE OF FLOOR AREAS

Kitchen-Dining room-Living	34,20 m ²
Hall	2,60 m ²
Corridor	3,00 m ²
Bedroom 1	14,20 m ²
Bedroom 2	12,70 m ²
Bedroom 3	10,50 m ²
Bathroom 1	2,70 m ²
Bathroom 2	3,30 m ²
Uncovered terrace	90,30 m ²

Useful area of the property:	83,20 m ²
Useful area according to Andalusian Government Decree 218/2005:	91,52 m ²
Useful area of the terrace/garden:	90,30 m ²
Total area of home c.c.:	113,00 m ²
Built surface area of the home:	96,00m ²
Total area of home c.c. according to Andalusian Government Decree 218/2005:	124,84m ²



STANDARD PLAN
3 BEDROOMS

USEFUL FLOOR AREA OF HOUSE - 89,50m²

TABLE OF FLOOR AREAS

Hall	5,00 m ²
Kitchen-Dining room-Living	34,30 m ²
Bedroom 1	15,90 m ²
Bedroom 2	13,50 m ²
Bedroom 3	10,30 m ²
Bathroom 1	3,00 m ²
Bathroom 2	3,30 m ²
Corridor	4,20 m ²
Uncovered terrace	11,30 m ²

Useful area of the property:	89,50 m ²
Useful area according to Andalusian Government Decree 218/2005:	95,20 m ²
Useful area of the terrace/garden:	11,40 m ²
Total area of home c.c.:	125,00 m ²
Built surface area of the home:	107,00m ²
Total area of home c.c. according to Andalusian Government Decree 218/2005:	132,32 m ²

I N N O V A T I O N

E N E R G Y R A T I N G



Vía Célere creates spaces that adapt to your needs. We create buildings of low energy consumption, highly insulated and weatherproofed.

We build homes with latest-generation technology, developed for comfortable everyday use.

This classification signifies an estimated energy saving of 80% and therefore an important economic saving, taking as reference a home with energy efficiency classification “F”.

The building has a “B” Energy Efficiency Classification, which means a reduction of CO₂ emissions and a significant reduction of the building's energy demand (heating, cooling and sanitary hot water).

The estimated saving, adding the annual energy cost of gas and electricity, could be up to €825.*

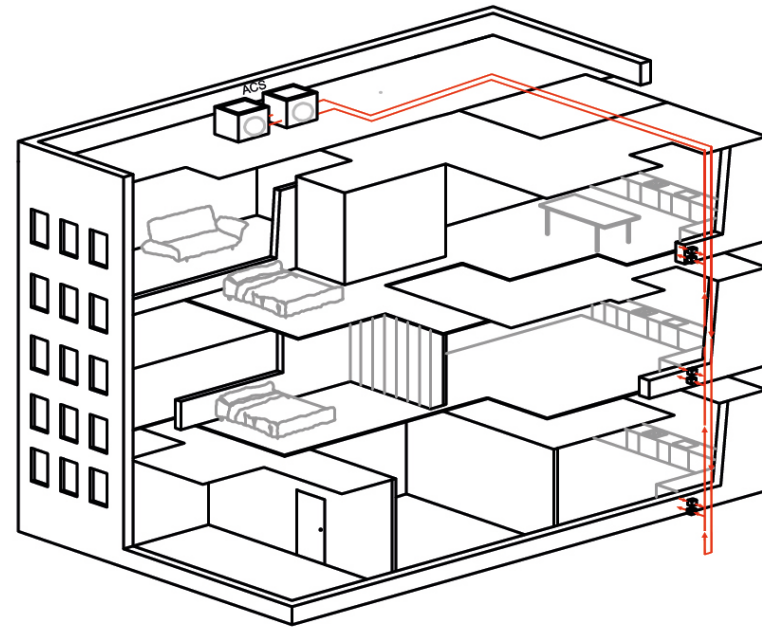


*Estimated calculation of energy saving for a typical home with a net surface area of 95 m² and a B rating compared to a benchmark home with an F rating, pursuant to 'Calificación de la eficiencia energética de los edificios' (Rating Energy Efficiency for Buildings) published by the IDAE and the Spanish Ministry for Industry, Energy and Tourism in November 2015 and additional legislation that complements this and/or may replace it. ** Minimum saving guaranteed as regards consumption of clean hot water for the entire building, considering its location and the minimum occupation values pursuant to prevailing applicable legislation.

I N N O V A T I O N

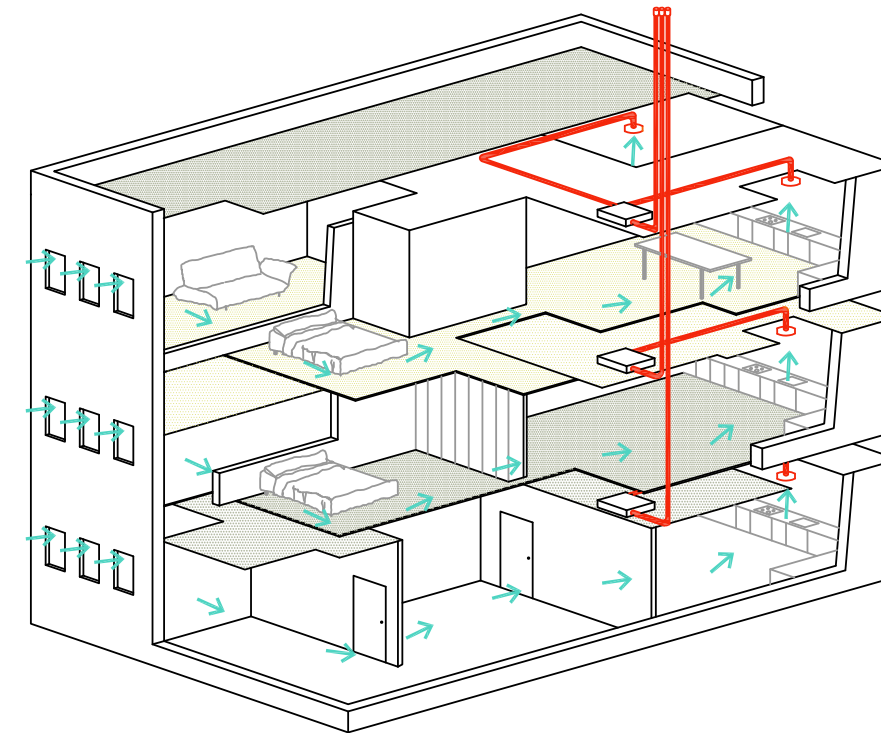
DHW Production using an aerothermal system

- Higher efficiency compared to conventional systems (gas boiler or electric water heater).
- Lower fuel consumption.
- Reduced CO₂ emissions.
- Production takes place outside the home, freeing up space and enhancing safety.
- Individual DHW meters and controls for each household.



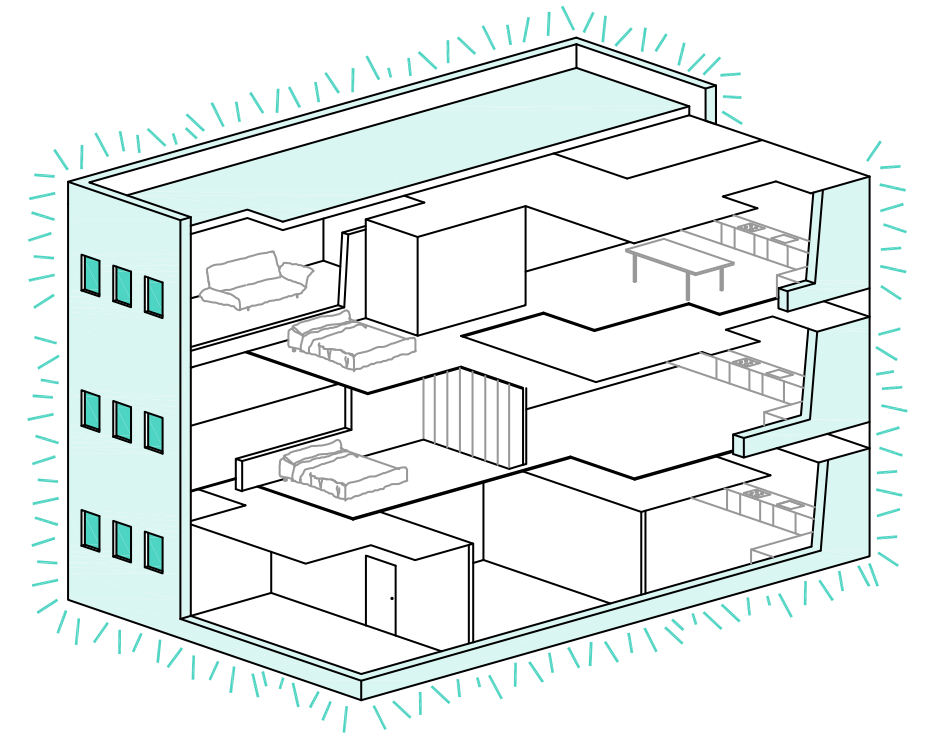
Home ventilation using a humidity-sensitive system

- Home ventilation using a humidity-sensitive system.
- Continuous ventilation of the residence using guided extraction from bathrooms and kitchen and admission through bedrooms and lounges.
- Joinery with micro-ventilation position.
- Improves thermal insulation and reduces energy consumption in the home in relation to minimum legal levels.



Heat insulation

Increased head insulation, obtained by improving the thermal envelope by doubling the facade insulation as well as the carpentry and incorporating low emissivity glass.



VIVIR EN CÉLERE VITTA MARINA

means enjoying your own lifestyle

Living in a Vía Céler home means living your own lifestyle. What differentiates us is the manner of conceiving our homes and all the services we place at our customers' disposal.

WE ARE DIFFERENT

Interior design

We know how important it is for our clients to feel their home and the common areas of their development as a special space where they can build unforgettable memories.

Therefore, at Vía Célere we work with the best interior designers to design and decorate these spaces, providing all their vision and experience based on the latest trends.

At Vía Célere we can put you in contact with the interior designer of your development if you wish, so that they can make your home a unique space.

Consultant Sale

The change of economic scenario forces us to make a reflection on a different perspective of the sales model.

In the information age, in which with a single click we have a vast range of options without leaving home, it is essential to differentiate yourself and return to the model of personalised sale, in which the commercial agent plays a role of advisor and not of seller.

The most important factor is to LISTEN to the customer, to know their circumstances and detect the true requirements they express, in order to offer a product that meets their expectations.

Célere Wish

Look for new ways of making our clients' lives more comfortable and simple in one of our fundamental From this philosophy arises Célere Wish: Sharing desires.

A new function that, together with Amazon, will enable you to make the reservation of common areas.



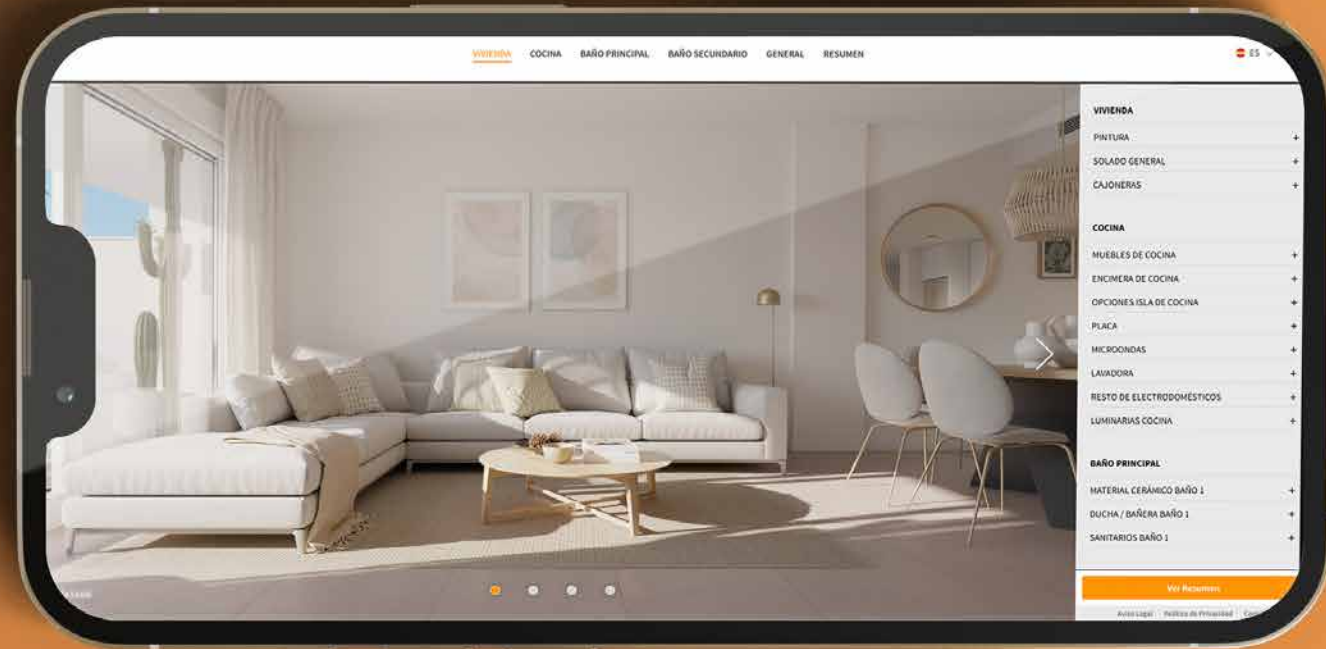
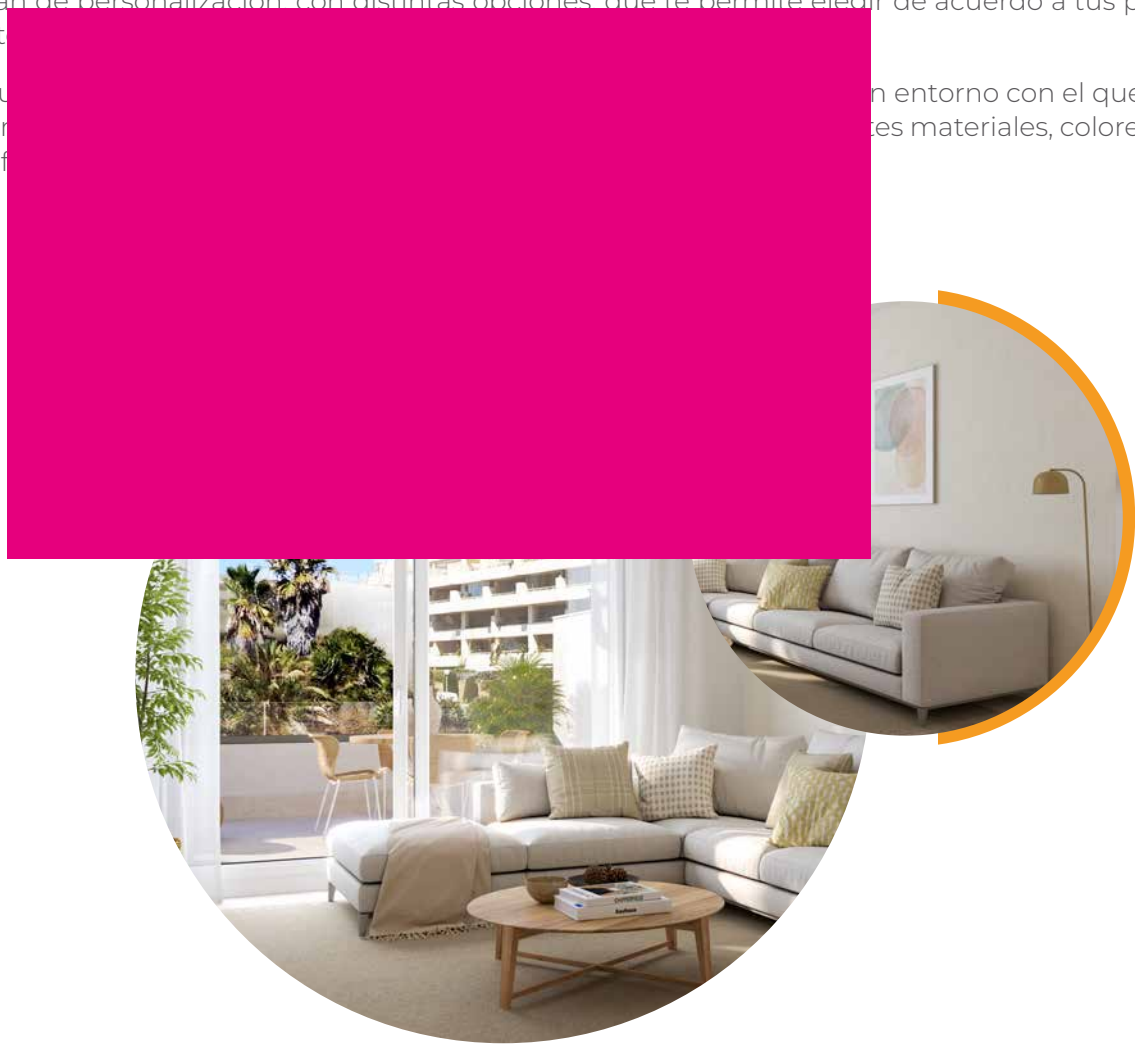
*Toda la documentación gráfica incluida en esta página es meramente ilustrativa. Los diseños de las zonas comunes de la promoción no muestran los detalles de los acabados que se han combinado con los de otras promociones de esta urbanización.



PERSONALIZA

Vía Célere te ofrece una forma de visualizar tu futuro hogar de una manera diferente. Te presentamos un plan de personalización con distintas opciones que te permite elegir de acuerdo a tus preferencias y gustos.

Todo un mundo de posibilidades en un entorno con el que te sentirás plenamente identificado. Elige los materiales, colores y texturas que ofrezcas a tu hogar.





S U S T A I N A B I L I T Y

At Vía Célere we believe that social responsibility has to play a leading role in the real estate sector and bethe instrument that channels the sector's compromiso to transparency, excellence and sustainability.

We understand social responsibility as a strategy that is integrated into our company, that enables us to become a motor of change and to generate value for all our groups of interest and for society in general.

We base this strategy on our commitment innovation to promote a more sustainable philosophy of construction, embracing those social priorities related with building and serving as a model of ethics and good governance within the sector.

Our activities are oriented to progressing inthe achievement of the Goals of Sustainable Development, so that we can collaborate with other organisations, promoting projects and initiatives that respond to current social issues and the expectations of future generations.

O U R C O M M I T M E N T

The property sector is key to the development of cities. Célere Cities is our vision for the future of cities, contributing jointly with our stakeholders to the creation of urban environments that are eco-friendlier and more respectful of the social environment.



Together with UAM, we have created the Observatory for Environmental Sustainability of Residential Buildings, the first study of which has comprised the water footprint of residential building in Spain.

At Vía Célere, we undertake to refund a percentage of our blue water footprint each year to support social projects related with the improvement of water management.



Together with Ashoka, we promote “Future Cities”, a project to support young social entrepreneurs in the sustainability challenges that cities face these days.

Through a mentoring process with our employees, we make all our knowledge and experience available to these young people and their projects.



YOUR OPINION MATTERS TO US

We want to know what you think about... yes that's right... us. You have just read that sentence and your brain took less than half a second to think about what we mean to you.

For us, you are everything, we worry about you from the moment we meet with a first "hello" in our sales offices, over the phone or even on our social networks, and we accompany you in one of the most special moments of your life, such as finding the house where you will make your home.

We are always available to help you because we know you are what brings life to our houses.

★ we need your stars

It is said that the stars shine so that one day everyone can find theirs, we have found you. Will you help us get ours? We want to continue shining and we will only achieve it if you rate us.

Leave us your stars
on Google My Business



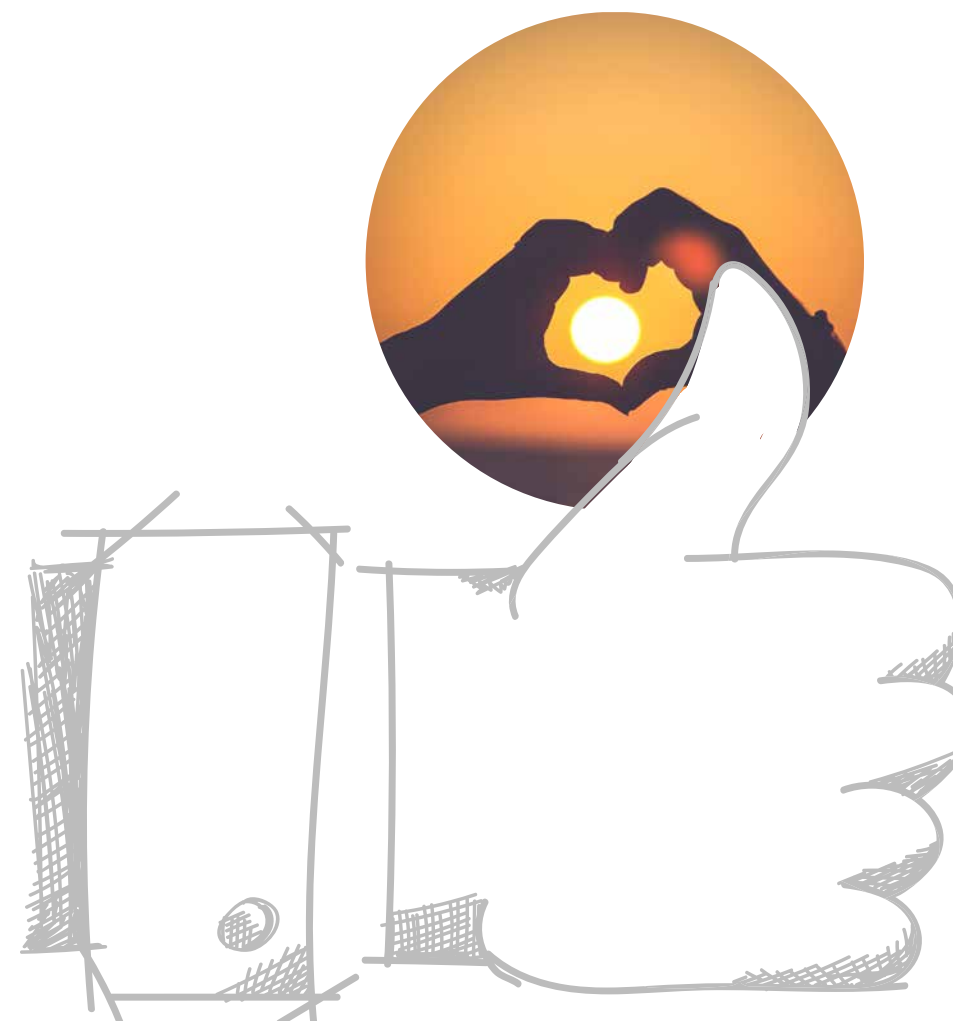
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♥ click
like

Enter our social networks and rate us, it is very important for us to know what you think about Via Célere to be able to improve whatever we can and to provide you with the best service possible.

Enter directly or through the QR code on this page.



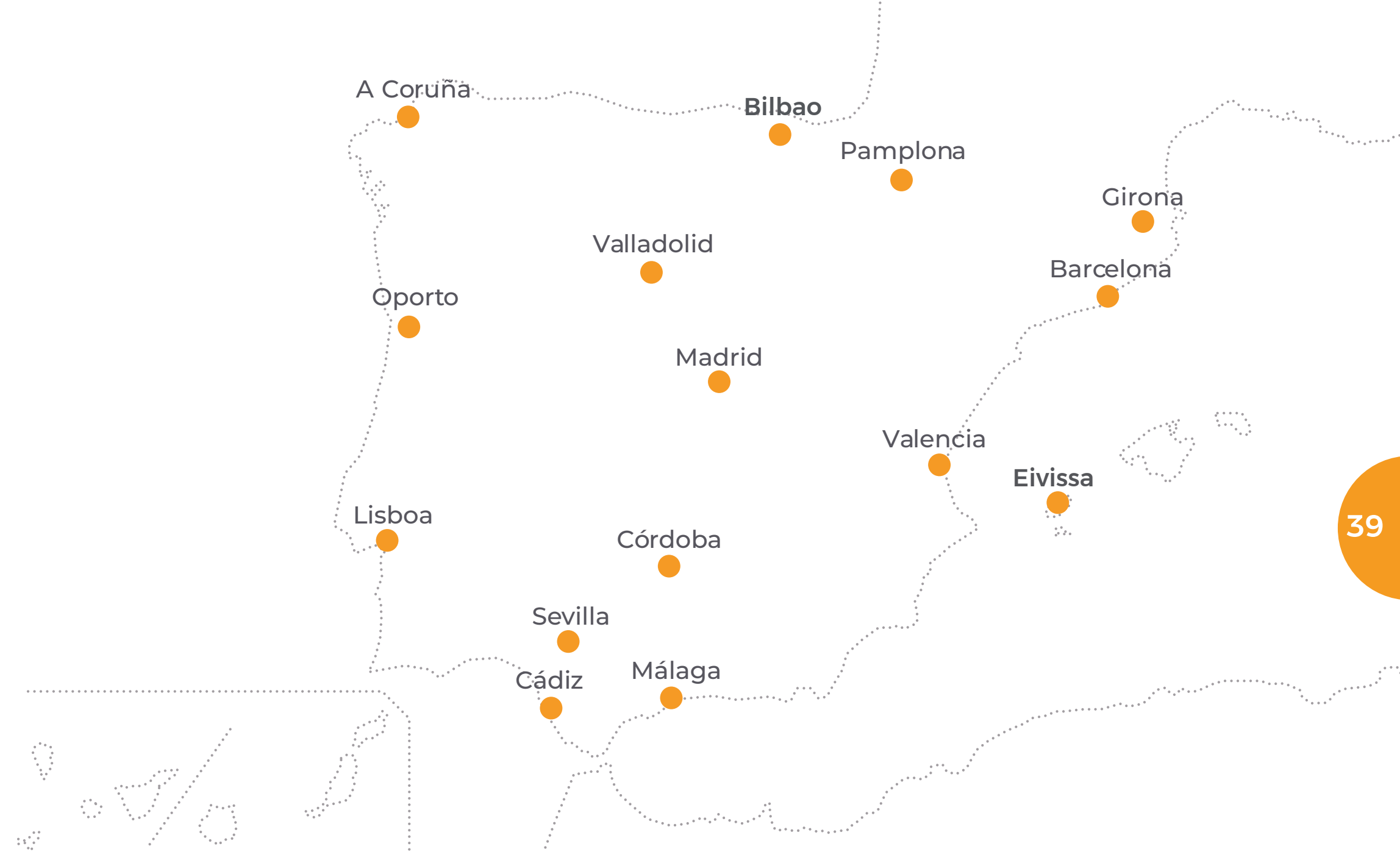
WHO WE ARE

Vía Célere is a real estate company specialising in the development, investment and management of residential properties.

Thanks to its innovative business model and team of professionals, Vía Célere is now one of the leading companies in the new real estate cycle and environment.

Since its foundation in 2007, Vía Célere has already delivered over 8,000 properties, demonstrating sound experience in the start-up, development and delivery of high quality residential developments throughout Spain.

The company is committed to innovation and sustainability as fundamental pillars of its projects, while at the same time demonstrating its ongoing commitment to customer satisfaction, shareholders and the professional development of its employees.



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