

Homes that innovate your life



C O N T E N T S

Location	4-5
Mijas-Málaga	6-7
Project	8-13
Common areas	14-19
Commercial plans	20-21
Innovation	22-27
We are different	28-29
Customise	30-31
Our commitment	32
Sustainability	33
Your opinion matter to us	34-35
Who we are	36-37

LOCATION

Célere Sunrise, is a place to enjoy, located in the town of Mijas. Specifically, in Mijas Costa, a constantly growing and developing area that offers countless leisure and service opportunities, such as sports areas, wide avenues, schools, and healthcare centers, ensuring that everything is within easy reach.

Célere Sunrise boasts a strategic location within the Costa del Sol, allowing you to quickly reach all points of interest in the area: you can reach the Cabo Pino beaches or Marina Beach in less than 5 minutes, and the Fuengirola area in less than 10. Additionally, the airport and Malaga city are just 30 minutes away from the development.



Cala de Mijas

Célere
● **SUNRISE**
Mijas

Green areas

Point of interest

Pharmacy

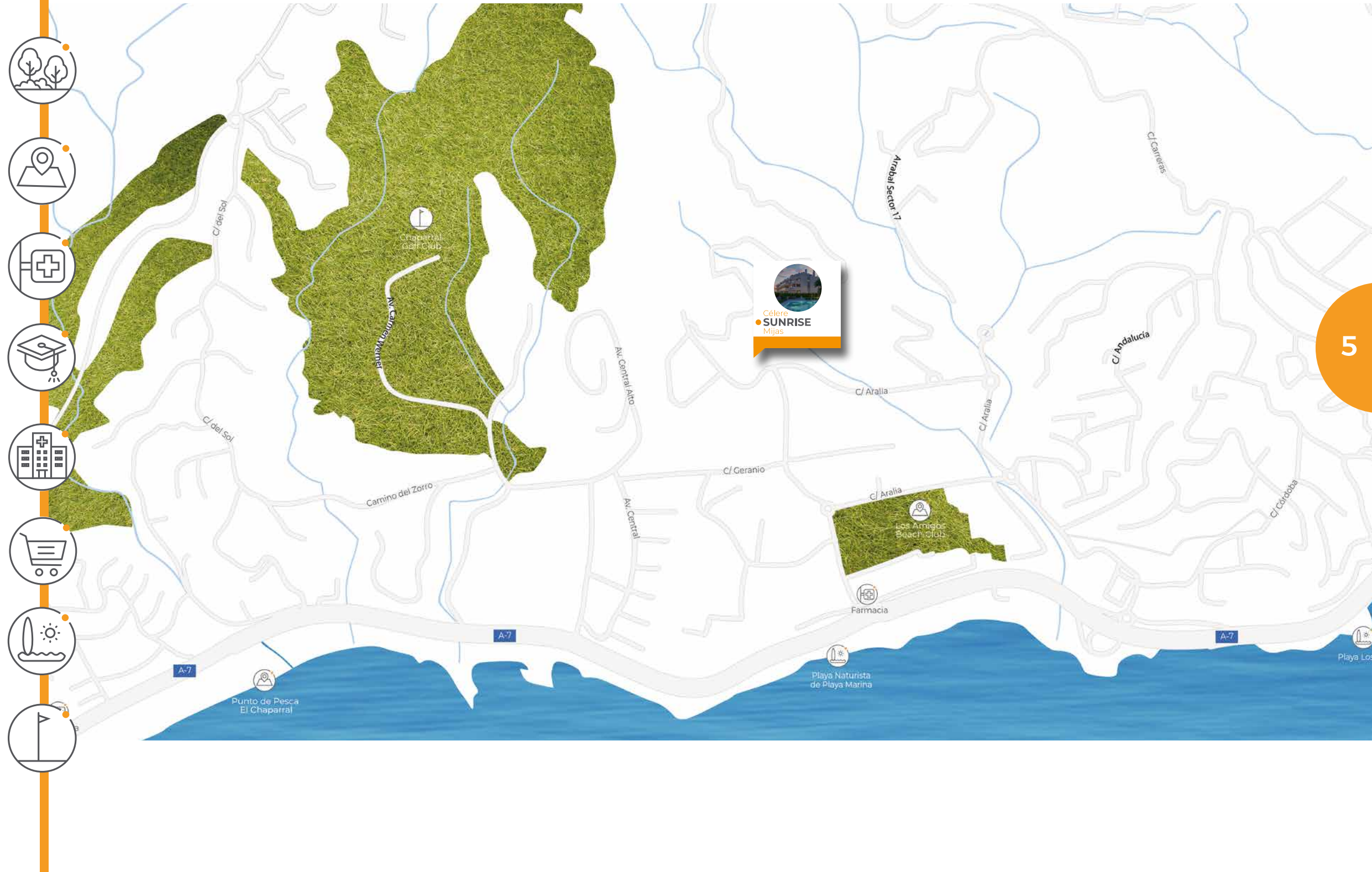
Education

Health centre

Supermarket

Beach

Golf course



MIJAS - MÁLAGA

THE PLEASURE OF LIVING

Célere Sunrise, 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 Sunrise is a residential development designed for your comfort and that of your loved ones, where every day can be better than the last.

We introduce a project composed of 46 homes and flats and penthouses with 2 and 3 bedrooms. The architectural design of the homes in this new development has been meticulously crafted to reveal the immersed terraces in an exceptional setting surrounded by lush nature.

Your home will be the ideal place to live a life without worries, with the perfect combination of communal areas, peace and quiet and urban development. We have taken care of every last detail. Quality and vanguard design give this development a unique spirit like no other.

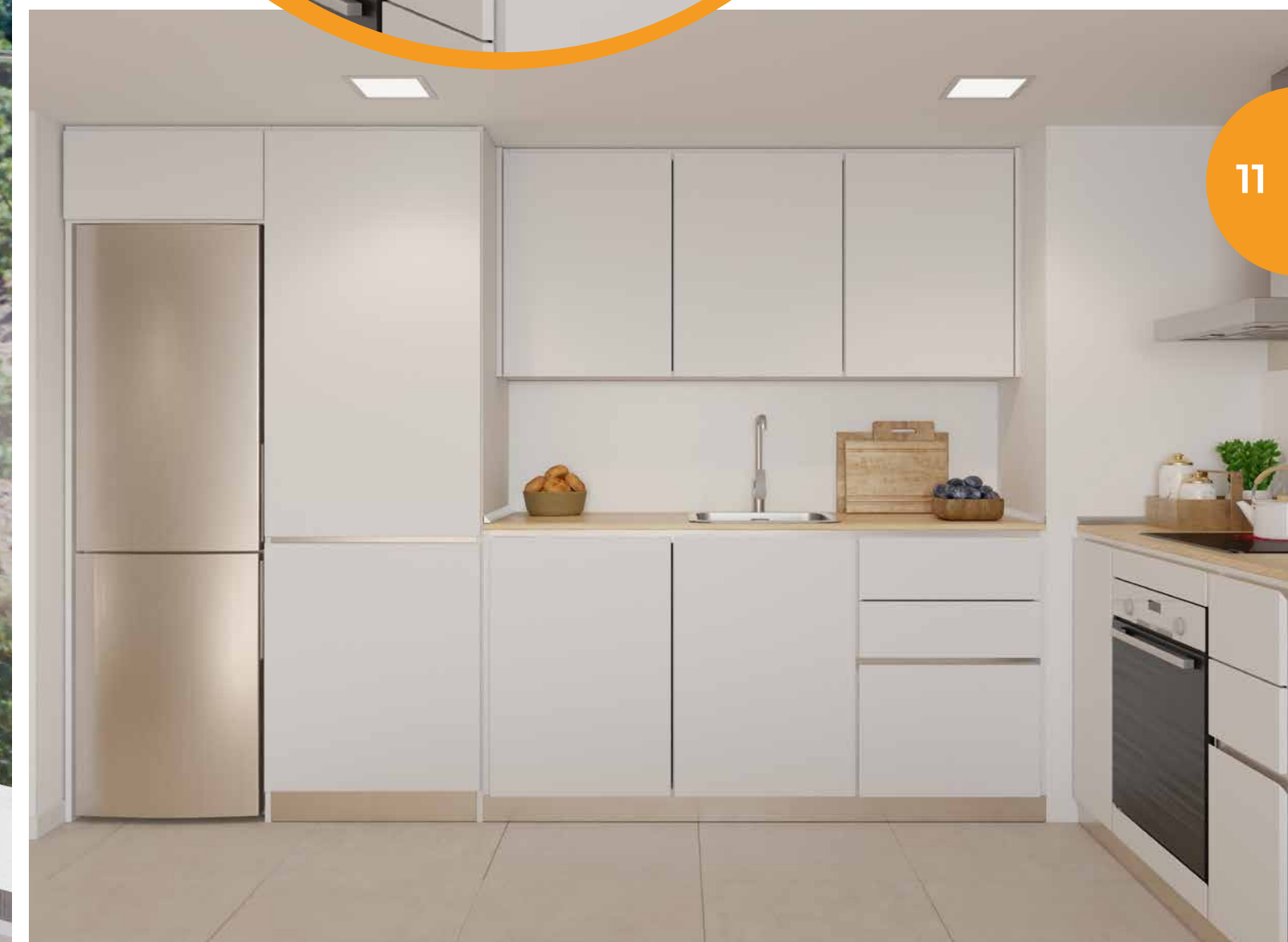
Célere Sunrise are homes that build your future.

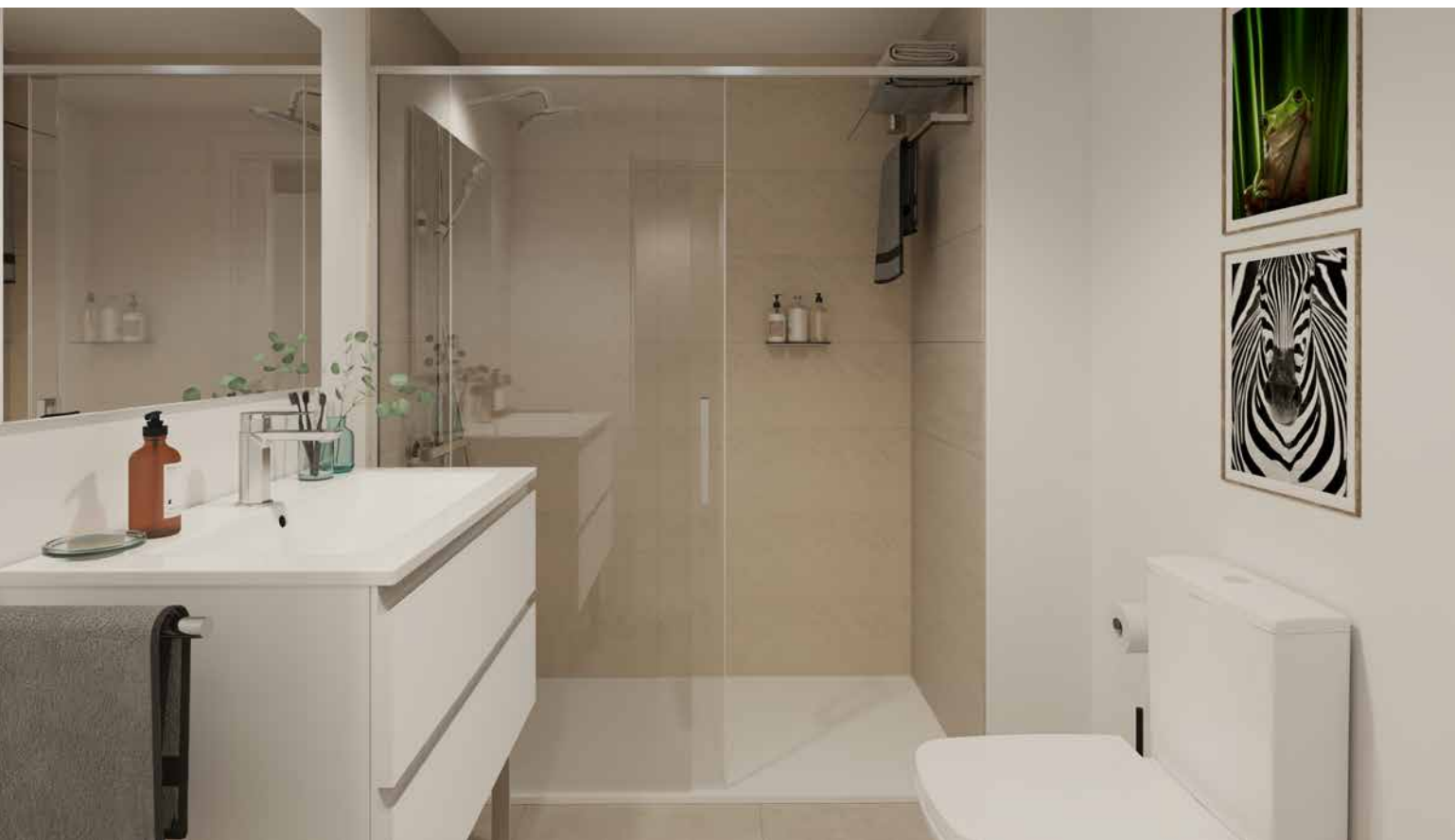


Garage



Storage room







COMMON AREAS

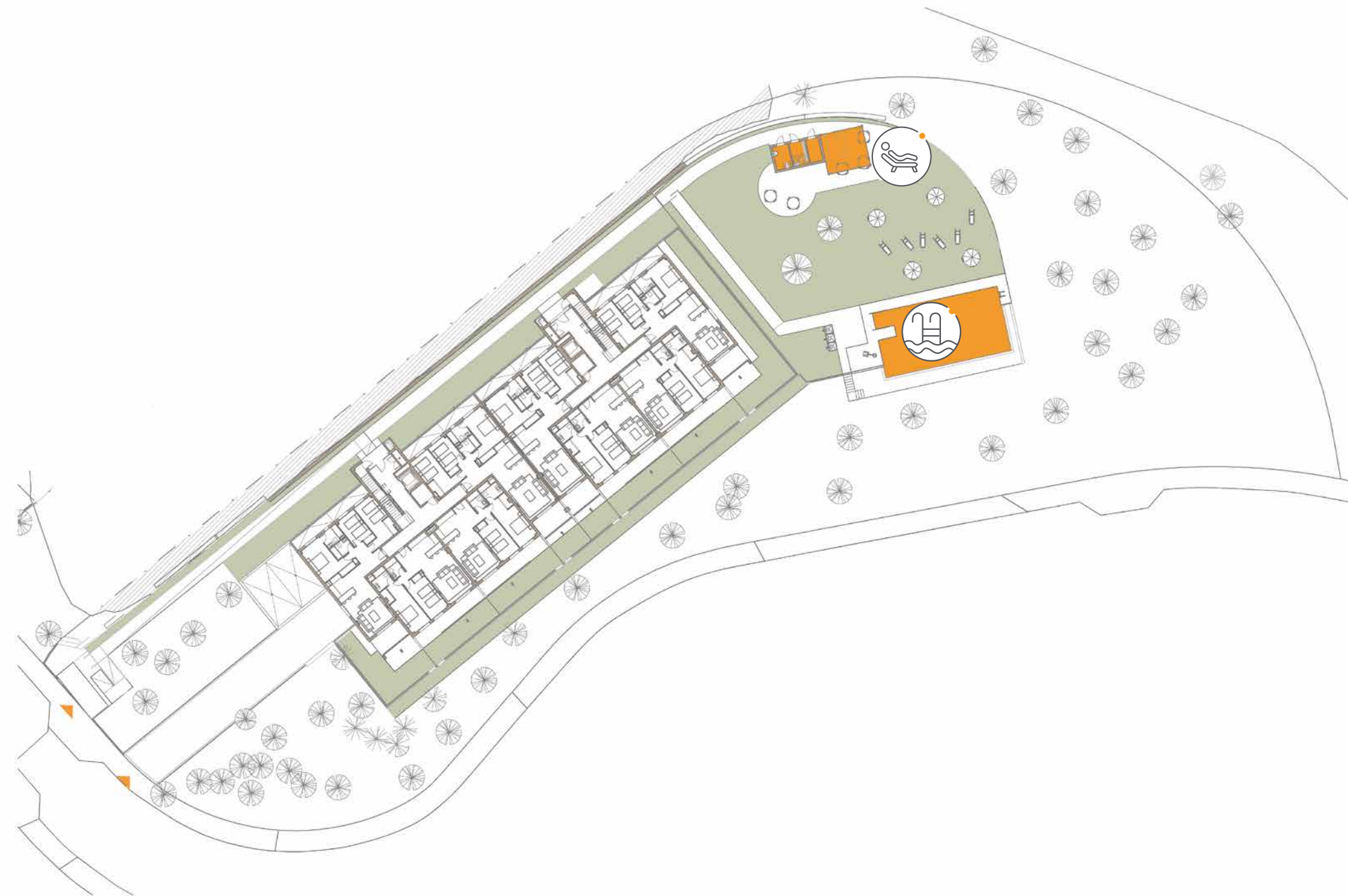
The common areas are spaces designed for you, offering great advantages that will make your life more pleasant and peaceful.

Discover a world of entertainment and encounters in our spectacular communal areas, meticulously designed to enjoy leisure time with family and friends. Add freshness to your days by immersing yourself in the outdoor pools of Célere Sunrise, where the sun caresses your skin and the refreshing water invites you to have fun and relax. For lovers of peace and quiet, an exclusive chill out area offers a corner of comfort and style, ideal for sharing moments of laughter and conversation.

PHASE 1



PHASE 2



Swimming Pool



Chill out zone



SWIMMING POOL

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



CHILL OUT ZONE

The implementation of our chill-out zone is a detail that sets us apart. These are spaces designed for family and/or informal gatherings with friends, intended for unwinding and disconnecting.



STANDARD PLAN 2 BEDROOM

USEFUL FLOOR AREA OF HOUSE - 67,00m²

TABLE OF FLOOR AREAS

Kitchen-Dining-Living room	33,30 m²
Main bedroom	13,70 m²
Bedroom 2	11,20 m²
Bathroom 1	3,90 m²
Bathroom 2	3,50 m²
Hall	1,60 m²
Terrace	9,30 m²
Garden	41,50 m²

Useful area of the property:	67,00 m²
Useful area of the property s/DJA. 218/2005:	73,70 m²
Useful area of the terrace:	50,80 m²
Total area of home c.c.:	89,00 m²
Total area of home:	76,00 m²
Total area of home c.c. s/D J.A. 218/2005:	98,70 m²



STANDARD PLAN 3 BEDROOM

USEFUL FLOOR AREA OF HOUSE - 87,00 m²

TABLE OF FLOOR AREAS

Kitchen-Dining-Living room	34,60 m²
Main bedroom	20,40 m²
Bedroom 2	11,30 m²
Bedroom 3	11,40 m²
Bathroom 1	3,90 m²
Bathroom 2	3,60 m²
Hall	1,80 m²
Terrace	15,00 m²

Useful area of the property:	87,00 m²
Useful area of the property s/DJA. 218/2005:	94,50 m²
Useful area of the terrace:	15,00 m²
Total area of home c.c.:	113,00 m²
Total area of home:	97,00 m²
Total area of home c.c. s/D J.A. 218/2005:	122,74 m²





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 93% 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 €995.*

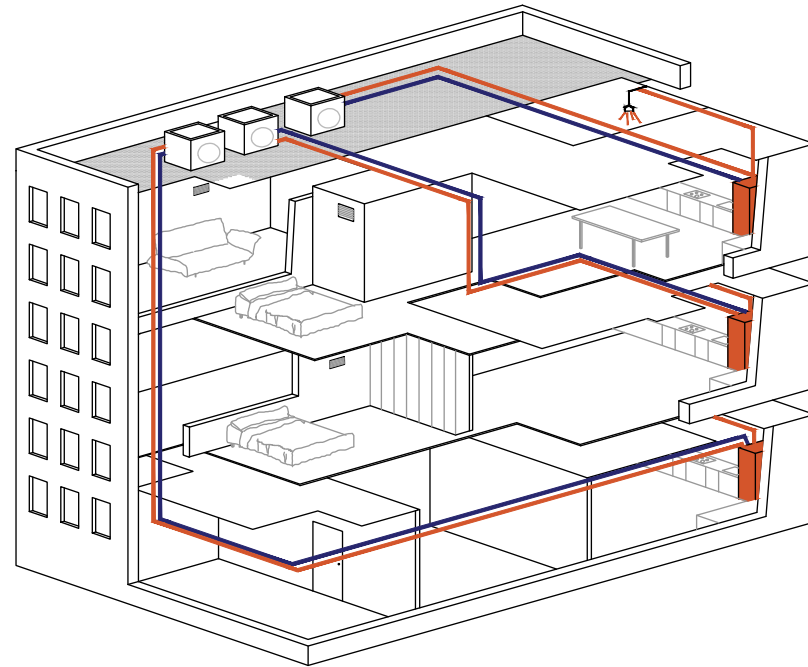


*Estimated calculation of energy saving for a typical home with a net surface area of 95 m² and a B rating compared to a benchmark home with an F rating, pursuant to 'Calificación de la eficiencia energética de los edificios' (Rating Energy Efficiency for Buildings) published by the IDAE and the Spanish 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

ACS production through a individual aerothermal

- Greater output than conventional boilers.
- Lower fuel consumption.
- Lower CO₂ emissions.
- Longer useful life of equipment.

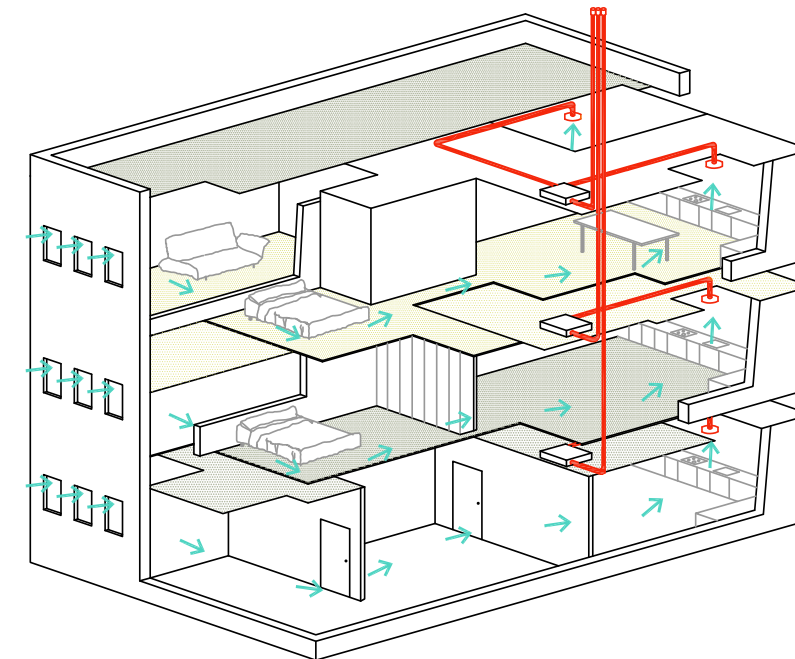


Solar Photovoltaic System

Equipped with community-shared photovoltaic energy, helping to improve the building's energy rating by reducing its electricity consumption.

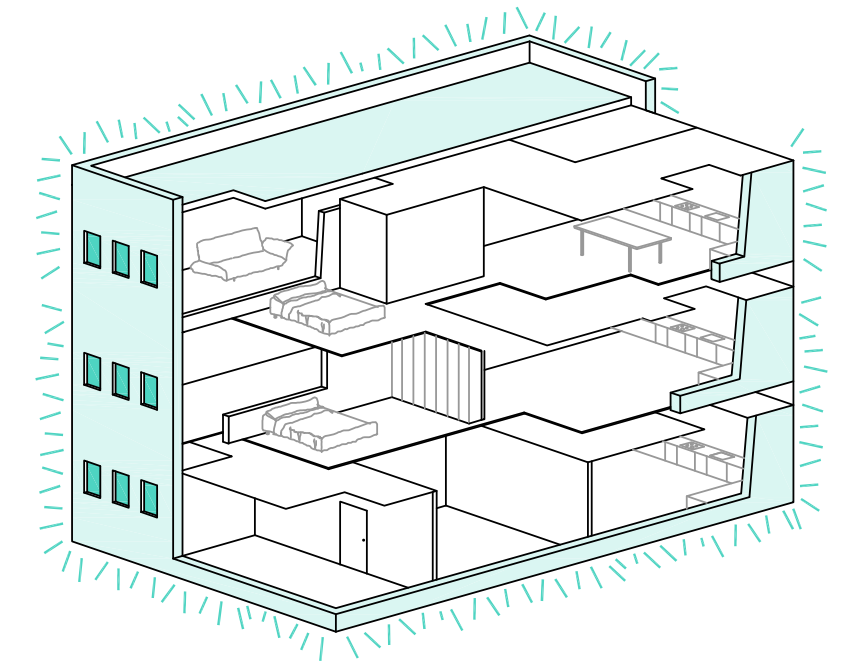
Home ventilation using a self-regulating system

- Home ventilation using a self-regulating 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

Features an optimized thermal envelope through improved façade insulation, upgraded carpentry, and the use of low-emissivity glass, helping to enhance the building's energy efficiency



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.

Virtual visit

Enjoy a different way of viewing your new home. You can view the outside of the building, its common areas and surroundings from any angle.

You can also visit the inside of our homes in a very interactive way. And to help you choose the best finishes, we have integrated a customisation tool that will help you to visualise which finish and material you prefer for your future home.



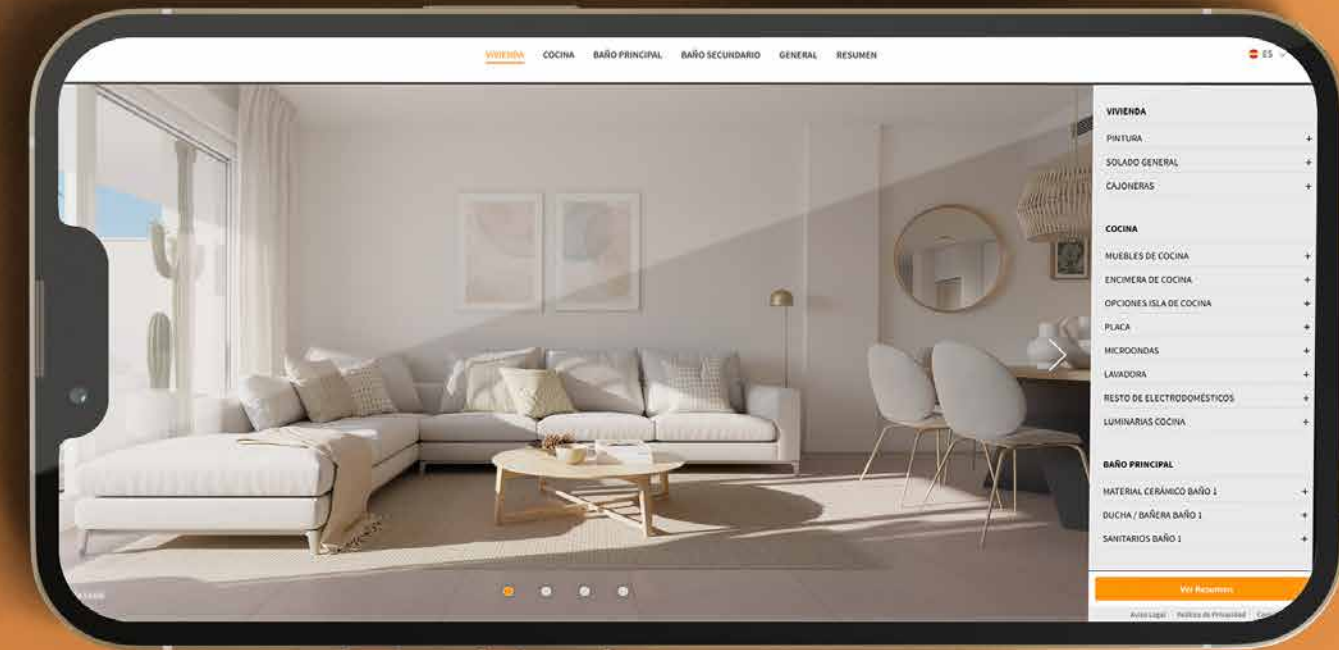
CUSTOMISE

At Vía Célere, we know that every person is unique, and that's why we offer you a different way to visualise your future home. We offer you our Customisation Programme, a plan with multiple options that allows you to choose based on your tastes, needs and lifestyle.

You will be able to design an environment tailored to your needs, with which you will feel fully identified from the first day. You will have a wide variety of materials, colours and textures to personalise elements such as walls, floors, cabinets and kitchen, creating a home that truly speaks of you.

Because our customers are the most important, and no two are the same, at Vía Célere we give you the possibility to make your home even more yours.

The availability of options may be subject to construction timelines.



OUR COMMITMENT

At Vía Célere we believe that social responsibility has to play a leading role in the real estate sector and be the instrument that channels the sector's commitment 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 in the 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.

SUSTAINABILITY

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.



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.

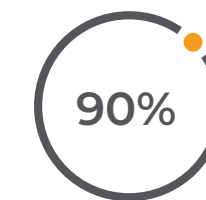
★ we need your stars

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



Célere
● **SUNRISE**
Mijas



Would
recommend us



For level
of satisfaction



For service
received



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.



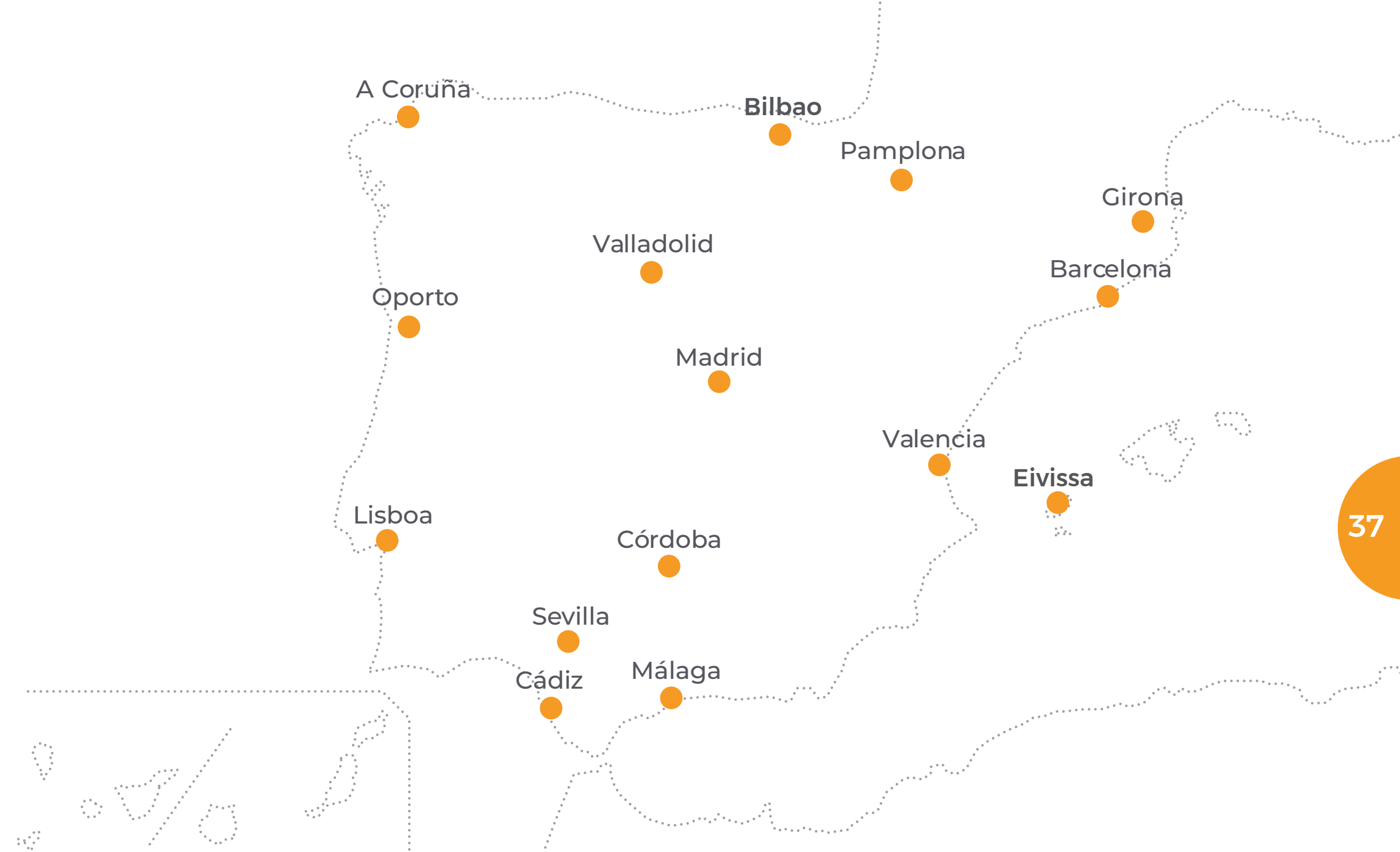
WHO WE ARE

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.



Célere
● **SUNRISE**
Mijas



C/ Aralia S/N, El Chaparral
29649 · Mijas, Málaga
900 10 20 80 viacelere.com



 **vía
célere**