

Célere  
● **DELMAR II**  
Mijas



Homes that innovate your life



# C O N T E N T S

Location	4-7
Proyect	8-9
Common areas	10-11
Floor plan models	12-23
Innovation	24-27
We are different	28-31
Customization App	32-33
Our Commitment - Sustainability	34-35
We Value Your Feedback	36-37
About Us	38-39

The information presented has been prepared on the basis of the building's preliminary design and may be subject to change as a result of technical, legal or commercial requirements. The architectural renderings of facades, communal areas, landscaping and other shared spaces are for illustrative purposes only. All stated floor areas are approximate, any furniture shown in interior visualisations is not included, and the fixtures and finishes of the homes will be those specified in the corresponding specification sheet forming part of the contractual documentation. The final construction will conform to the approved execution project. All information referenced in Royal Decree 515/1989 of 21 April, together with the applicable national and regional regulations, is available for consultation at our offices.

# LOCATION

**Célere Delmar II** is a place designed for enjoyment, set in Mijas Costa between La Cala de Mijas and Fuengirola. This thriving and ever-developing area offers an exceptional range of leisure options and essential services, including sports facilities, broad avenues, schools and healthcare centres, ensuring everything you need is close at hand. **Célere Delmar II** boasts a strategic location, allowing you to reach numerous points of interest with ease: less than two kilometres from the renowned Chaparral Golf Club, just a two-minute walk from Playa Marina, and perfectly connected to both the A-7 Coastal Motorway and the AP-7 toll road. The development enjoys an outstanding setting, only 20 minutes from Málaga city centre and Málaga Airport.



Cala de Mijas

Green Area



Point of Interest



Pharmacy



Education



Medical Centre



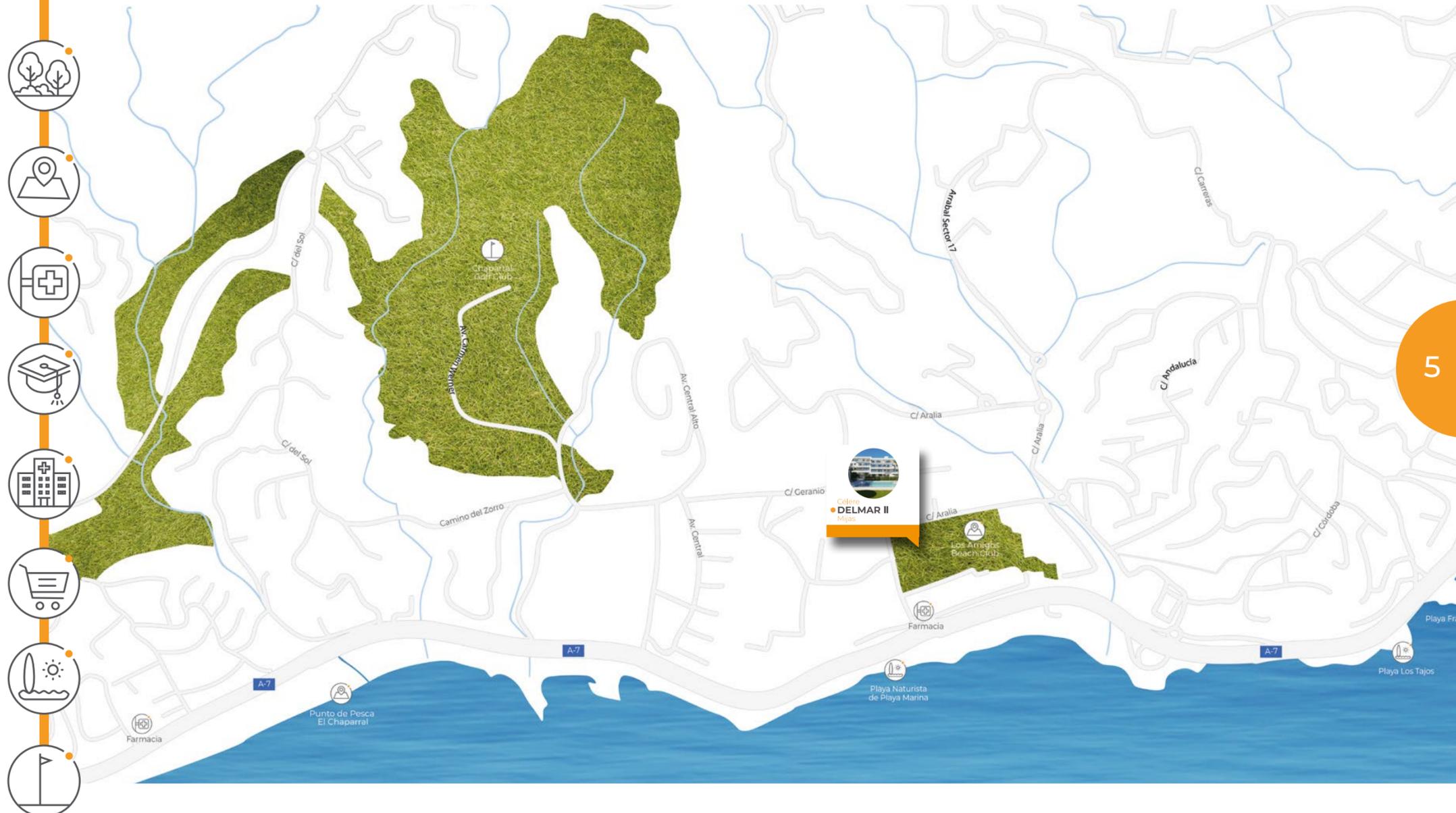
Supermarket



Beach



Golf Course



# M I J A S - M Á L A G A

## THE PLEASURE OF LIVING

**Célere Delmar II**, set in the heart of the Western Costa del Sol, strikes the perfect balance between beachside living and residential comfort. Its privileged location, nestled between the sea and the mountains, endows it with an endless array of charms. The area enjoys an ideal climate, with warm temperatures throughout the year. The seabed along the Mijas coastline features exceptional biodiversity, home to numerous Atlantic and Mediterranean species.



### Gastronomy

The Mediterranean diet is celebrated for its richness and variety, offering a beautiful balance between age-old culinary traditions and contemporary influences, without ever losing the essence of the region.

Its coastal setting allows you to enjoy an exceptional selection of fresh fish and seafood, brought daily to the local ports, perfectly paired with Málaga's renowned sweet wines and traditional Moorish-inspired pastries.

You will also find acclaimed restaurants serving outstanding dishes prepared with the finest local ingredients.

### A place rich in cultural heritage

La Cala de Mijas preserves a remarkable historical legacy, reflected in its emblematic 16th-century watchtowers: Torre de Calahonda and Torre de Calaburras.

In Mijas' old town, you will discover countless cultural treasures, such as the remains of the Arab Wall or the Hermitage of the Virgen de la Peña. Other notable historical sites include the old Flour Mill, the Historical-Ethnological Museum, and the Centre for Contemporary Art.





# P R O Y E C T

**Célere Delmar II** is a residential development conceived to enhance your comfort and that of your family, offering a lifestyle where every day feels better than the last. This boutique scheme comprises 24 two- and three-bedroom homes arranged across a single building with two entrances, distributed over the ground, first and second floors, as well as penthouses. Ground-floor homes include private gardens, while penthouses boast generous terraces. All residences come with a storage room and a parking space. Your home will be the ideal setting for effortless living, thanks to the perfect blend of communal spaces, a residents' swimming pool, a chill-out area and landscaped gardens. We have taken care of every last detail. Cutting-edge design and exceptional quality give this development an unmistakable character of its own. Célere Delmar II offers homes designed to shape your future.



Parking Space



Storage room



## COMMON AREAS

The communal areas have been conceived with you in mind, offering exceptional advantages that make everyday life more enjoyable, peaceful and effortless. Immerse yourself in a world of leisure within our spectacular shared spaces, meticulously designed for you to enjoy precious moments with family and friends. Bring a sense of freshness to your days by unwinding in the outdoor pools or strolling through the gardens of Célere Delmar II, where the sun gently warms your skin and the water invites pure relaxation and delight. For those who appreciate tranquillity, an exclusive chill-out area provides a refined corner of comfort and style, the ideal place to share laughter, conversations and moments of calm.



### SWIMMING POOL

The swimming pool has been designed so that both adults and children can enjoy a welcoming communal space alongside friends and family. It ensures that the summer months become even more pleasant — and above all, wonderfully refreshing.



### CHILL-OUT AREA

Our dedicated chill-out area is one of the defining features that sets us apart. A thoughtfully designed space, perfect for informal gatherings with family and friends, and created to help you disconnect and unwind.



# TWO-BEDROOM FLOOR PLAN

INTERNAL USEABLE AREA - 55,70m<sup>2</sup>

## FLOOR PLAN

Hallway	3,50 m <sup>2</sup>
Living Room - Kitchen	20,60 m <sup>2</sup>
Lobby	3,60 m <sup>2</sup>
Bedroom 1	11,50 m <sup>2</sup>
Bedroom 2	9,00 m <sup>2</sup>
Bathroom 1	3,80 m <sup>2</sup>
Bathroom 2	3,70 m <sup>2</sup>

Terrace 23,50 m<sup>2</sup>

Useable internal area:	55,70 m <sup>2</sup>
Useable internal area pursuant to Decree 218/2005:	61,27 m <sup>2</sup>
Useable external area:	23,50 m <sup>2</sup>

Gross built area (dwelling):	65,00 m <sup>2</sup>
Gross built area incl. communal elements:	76,00 m <sup>2</sup>
Gross built area pursuant to Decree 218/2005:	84,19 m <sup>2</sup>
Gross built external area:	26,30 m <sup>2</sup>







# TWO-BEDROOM FLOOR PLAN

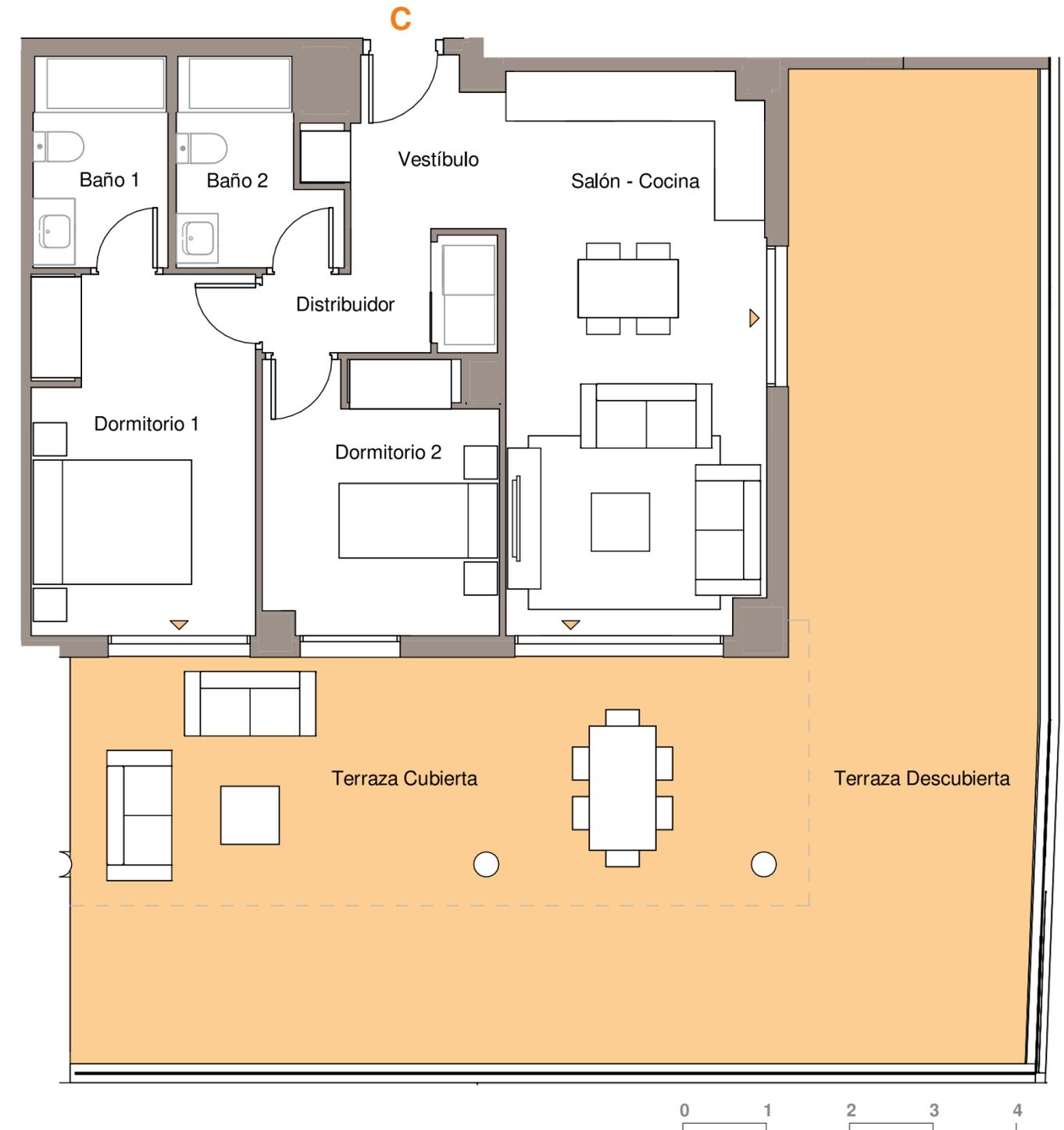
INTERNAL USEABLE AREA - 57,30m<sup>2</sup>

## FLOOR PLAN

Hallway	3,90 m <sup>2</sup>
Living Room - Kitchen	20,90 m <sup>2</sup>
Lobby	3,50 m <sup>2</sup>
Bedroom 1	11,70 m <sup>2</sup>
Bedroom 2	9,10 m <sup>2</sup>
Bathroom 1	4,10 m <sup>2</sup>
Bathroom 2	4,10 m <sup>2</sup>
Terrace	77,00 m <sup>2</sup>

Useable internal area:	57,30 m <sup>2</sup>
Useable internal area pursuant to Decree 218/2005:	63,03 m <sup>2</sup>
Useable external area:	77,00 m <sup>2</sup>

Gross built area (dwelling):	67,00 m <sup>2</sup>
Gross built area incl. communal elements:	78,00 m <sup>2</sup>
Gross built area pursuant to Decree 218/2005:	86,67 m <sup>2</sup>
Gross built external area:	84,60 m <sup>2</sup>





# THREE - BEDROOM PENTHOUSE FLOOR PLAN

INTERNAL USEABLE AREA - 70,80m<sup>2</sup>

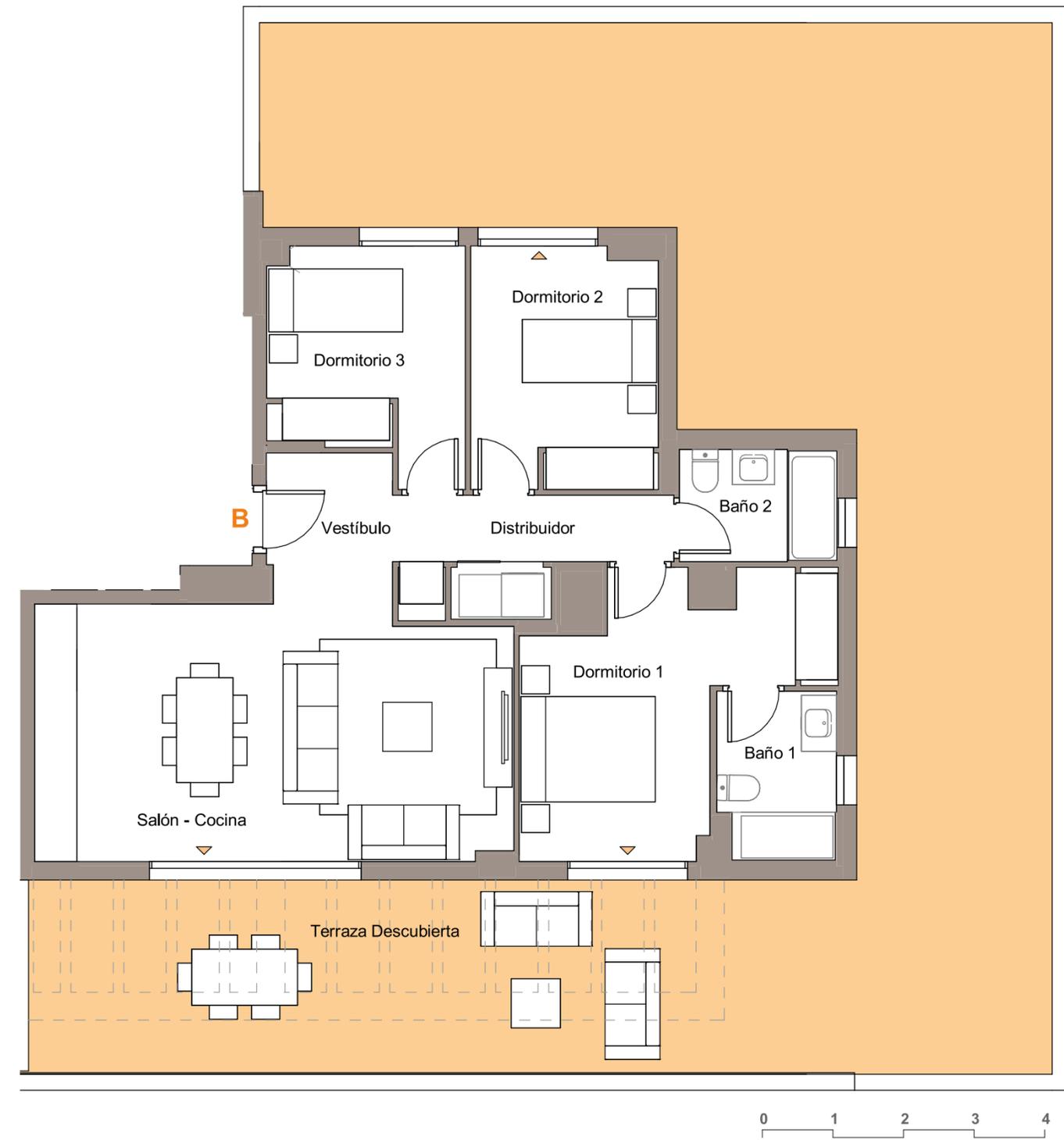
## FLOOR PLAN

Hallway	3,70 m <sup>2</sup>
Living Room - Kitchen	24,20 m <sup>2</sup>
Lobby	5,50 m <sup>2</sup>
Bedroom 1	12,60 m <sup>2</sup>
Bedroom 2	9,00 m <sup>2</sup>
Bedroom 3	8,40 m <sup>2</sup>
Bathroom 1	3,90 m <sup>2</sup>
Bathroom 2	3,50 m <sup>2</sup>

Terrace	106,00 m <sup>2</sup>
---------	-----------------------

Useable internal area:	70,80 m <sup>2</sup>
Useable internal area pursuant to Decree 218/2005:	77,88 m <sup>2</sup>
Useable external area:	106,00 m <sup>2</sup>

Gross built area (dwelling):	85,00 m <sup>2</sup>
Gross built area incl. communal elements:	100,00 m <sup>2</sup>
Gross built area pursuant to Decree 218/2005:	110,36 m <sup>2</sup>
Gross built external area:	116,40 m <sup>2</sup>







# THREE-BEDROOM FLOOR PLAN

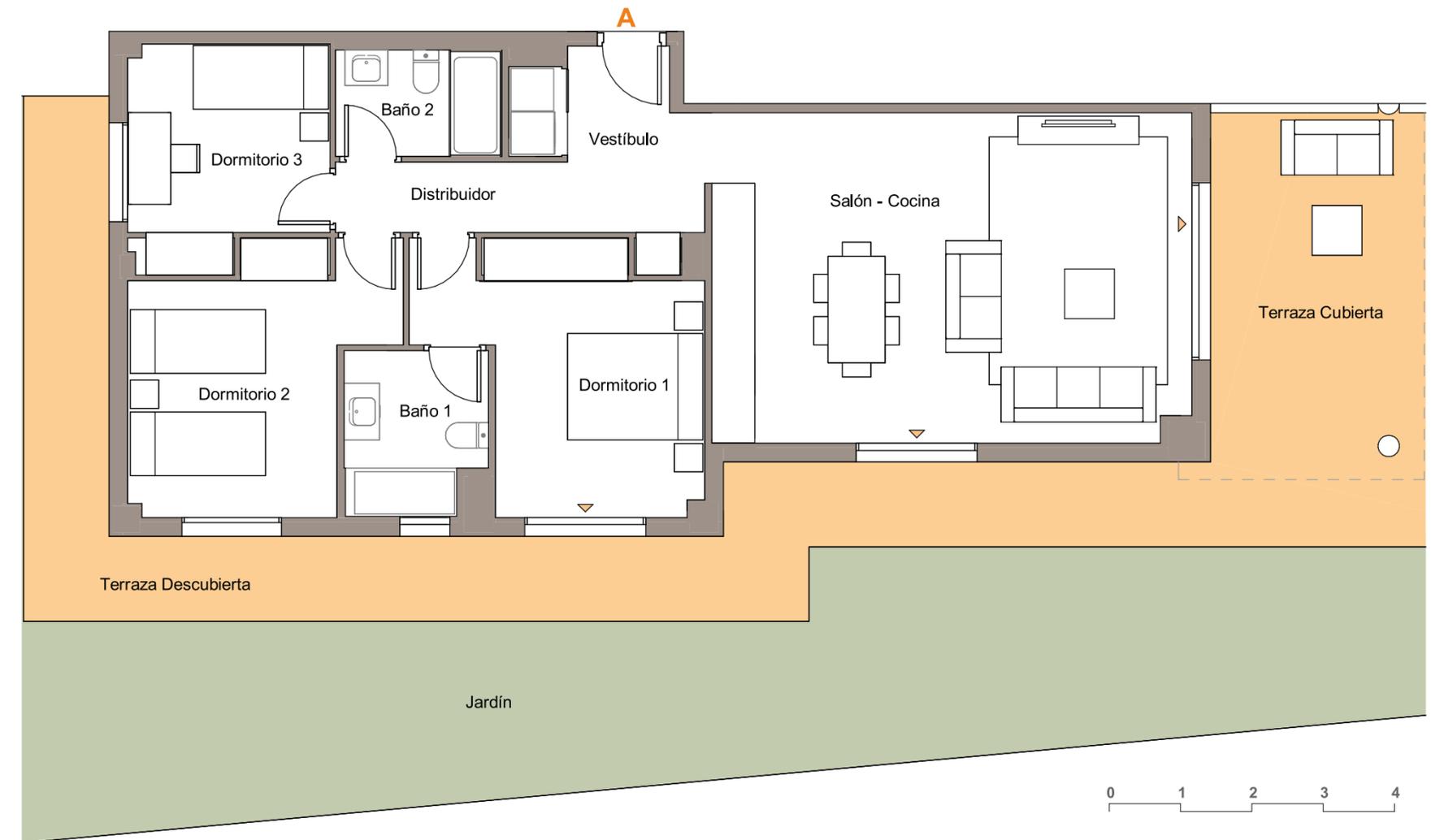
INTERNAL USEABLE AREA - 81,20m<sup>2</sup>

## FLOOR PLAN

Hallway	6,00 m <sup>2</sup>
Living Room - Kitchen	31,20 m <sup>2</sup>
Lobby	3,20 m <sup>2</sup>
Bedroom 1	12,70 m <sup>2</sup>
Bedroom 2	12,00 m <sup>2</sup>
Bedroom 3	8,30 m <sup>2</sup>
Bathroom 1	4,40 m <sup>2</sup>
Bathroom 2	3,40 m <sup>2</sup>
Terrace	60,10 m <sup>2</sup>
Garden	153,60 m <sup>2</sup>

Useable internal area:	81,20 m <sup>2</sup>
Useable internal area pursuant to Decree 218/2005:	89,32 m <sup>2</sup>
Useable external area:	213,70 m <sup>2</sup>

Gross built area (dwelling):	95,00 m <sup>2</sup>
Gross built area incl. communal elements:	111,00 m <sup>2</sup>
Gross built area pursuant to Decree 218/2005:	122,47 m <sup>2</sup>
Gross built external area:	221,30 m <sup>2</sup>



# INNOVATION

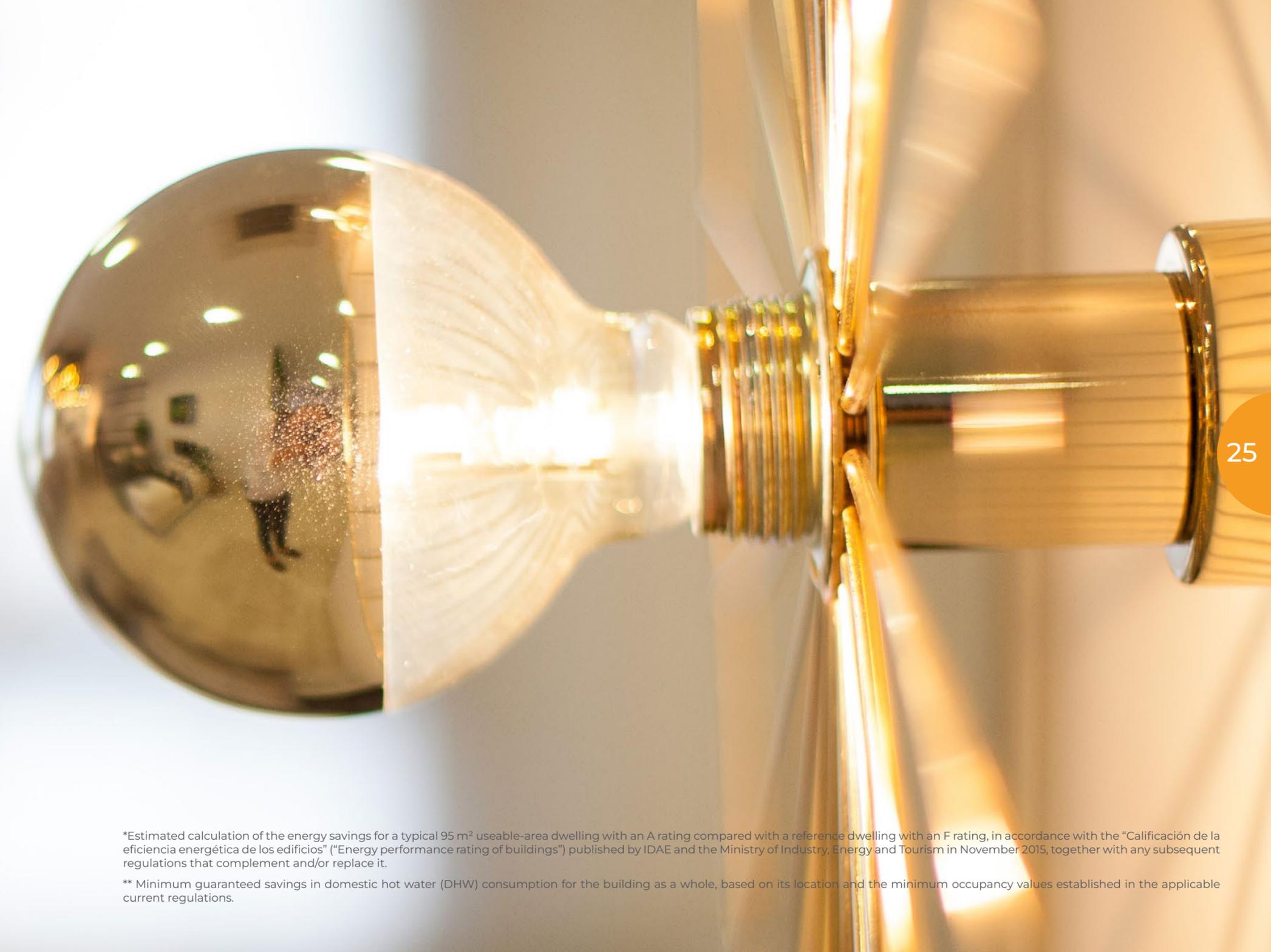


Over our more than eleven years of activity, we have helped shape thousands of innovative stories — stories we continue to create and that will keep inspiring the lives of many families.

Our firm commitment to sustainability enables us to build in a faster and more responsible way, generating less waste, reducing pollution levels and achieving greater energy efficiency.

The building has been awarded an A energy rating, which results in lower CO<sub>2</sub> emissions and a significant reduction in the building's overall energy demand, supported by its connection to the district heating network and the photovoltaic panels installed on the rooftop.

This rating translates into substantial energy savings and, consequently, meaningful economic savings for residents.

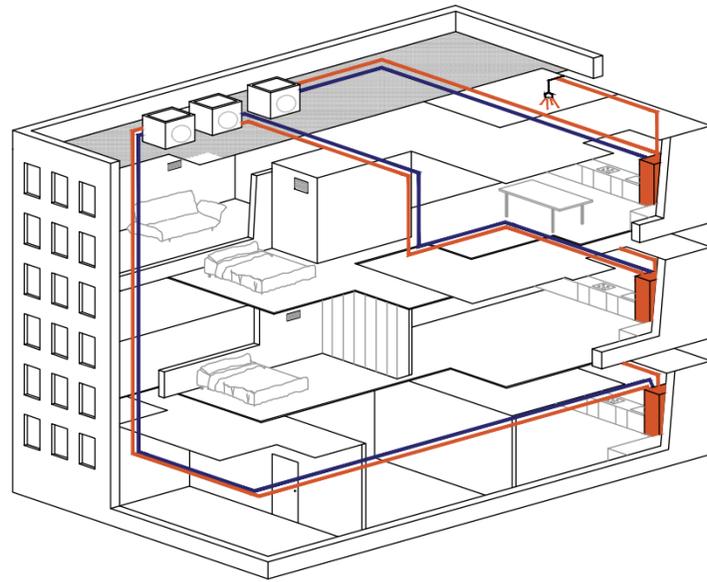


\*Estimated calculation of the energy savings for a typical 95 m<sup>2</sup> useable-area dwelling with an A rating compared with a reference dwelling with an F rating, in accordance with the "Calificación de la eficiencia energética de los edificios" ("Energy performance rating of buildings") published by IDAE and the Ministry of Industry, Energy and Tourism in November 2015, together with any subsequent regulations that complement and/or replace it.

\*\* Minimum guaranteed savings in domestic hot water (DHW) consumption for the building as a whole, based on its location and the minimum occupancy values established in the applicable current regulations.

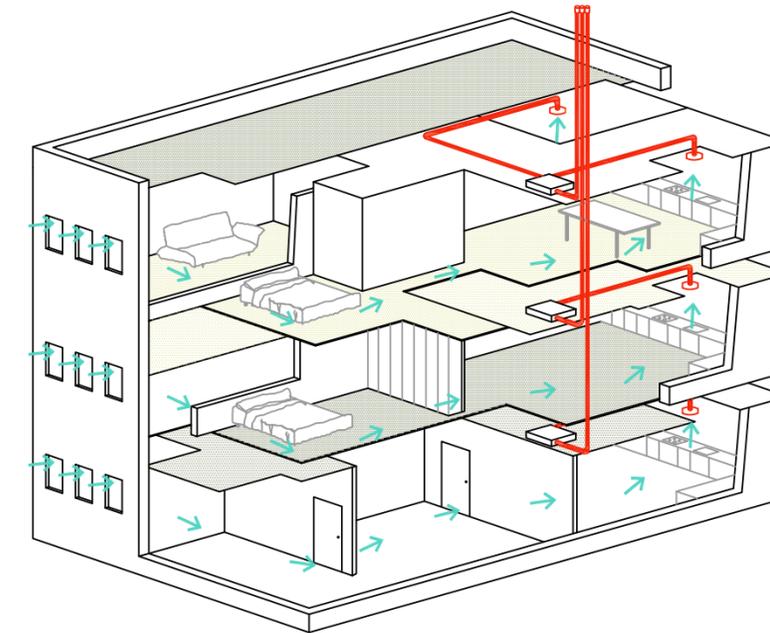
# INNOVATION

## TECHNICAL DIAGRAMS



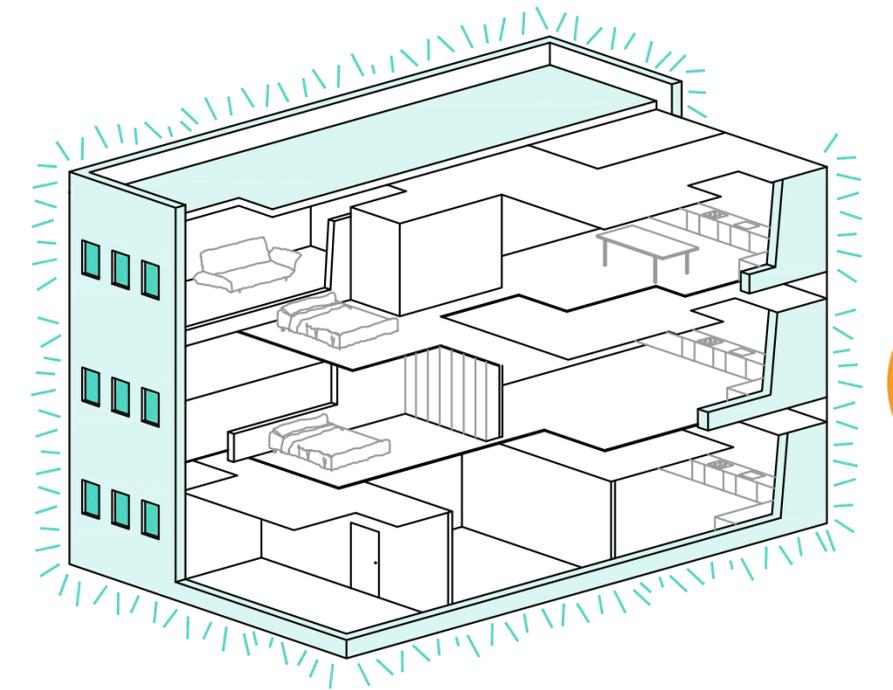
**Domestic Hot Water (DHW) production via individual aerothermal system**

- Higher performance than conventional boilers.
- Lower fuel consumption.
- Reduced CO<sub>2</sub> emissions.
- Longer equipment lifespan.



**Home ventilation**

- Controlled mechanical ventilation throughout the dwelling.
- Continuous ventilation of the home through extraction from bathrooms and the kitchen and conducted to bedrooms and living room.
- Carpentry with micro-ventilation setting.



**Thermal insulation**

Enhanced thermal insulation achieved through an improved building envelope, optimising façade insulation and upgrading the performance of both the carpentry and glazing.



# LIVING AT CÉLERE DELMAR II

is enjoying life with a style of your own

Living in a Vía Célere home means embracing a lifestyle that is distinctly yours. We stand apart in the way we conceive our homes and in the range of services we offer our clients.

# WE ARE DIFFERENT

Living in a Vía Célere home means embracing a lifestyle that is distinctly yours. We stand apart in the way we conceive our homes and in the range of services we offer our clients.

## Interior Design

We understand how important it is for our clients to feel that both their home and the communal areas of their development are truly special spaces where unforgettable memories can be created. Vía Célere partners with top interior designers to create spaces that embody the latest trends while radiating warmth and individuality.

At Vía Célere, we offer the opportunity to connect you with the interior designer of your development, ensuring your home reflects a truly unique vision.

## Consultative Sales

The changing economic landscape encourages us to rethink the traditional sales model from a new perspective.

In the information age, where we have a wide range of options available in one click, without leaving home, we need to stand out from the rest and return to the personalised sales model, where the salesperson is more of a consultant than a seller.

We must prioritise truly LISTENING to the customer, understanding their circumstances, identifying their real needs, and providing a home that genuinely meets their expectations.

## Virtual Tour

Enjoy a new way of exploring your future 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.



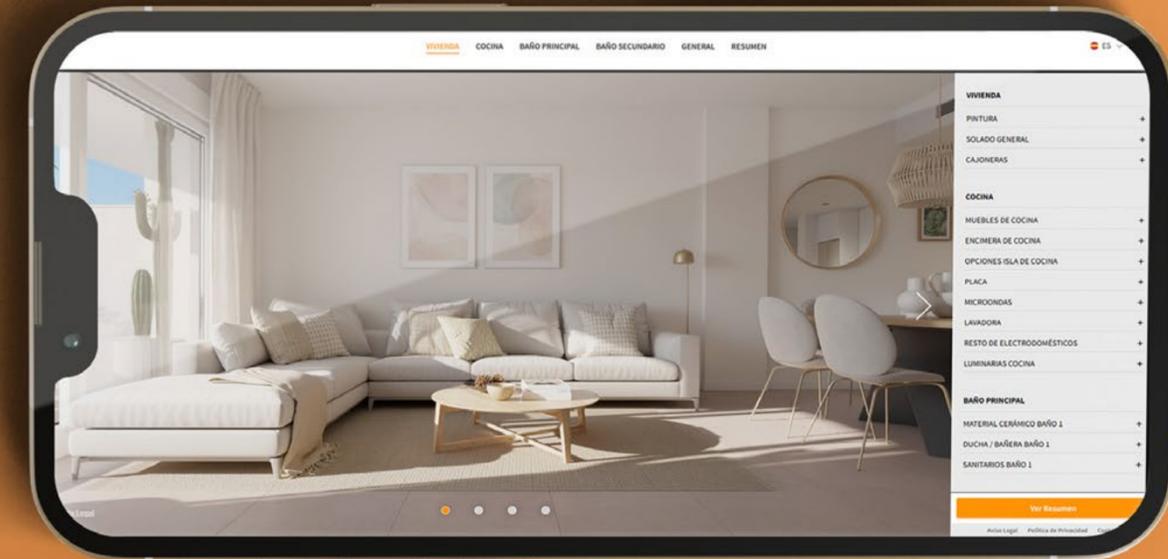
# CUSTOMIZE

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 hold the conviction that corporate social responsibility must be central to the real estate sector, serving as the guiding principle for our commitment to society, integrity, and sustainability.

We view social responsibility as a cohesive strategy that empowers us to foster positive change and generate value for all stakeholders and the broader community. Through innovation, we are committed to promoting more sustainable construction, engaging with key social issues related to building, and setting a high standard for ethics and governance.

We are dedicated to advancing sustainable construction through innovation, addressing critical social issues in the building sector, and upholding the highest standards of ethics and governance.



# SUSTAINABILITY

We incorporate continuous improvements into our operations and into the homes we build, enabling us to become increasingly efficient and environmentally sustainable.

Our firm commitment to sustainability enables us to build in a faster and more responsible way, generating less waste, reducing pollution levels and achieving greater energy efficiency.



# YOUR OPINION MATTERS TO US

We want to know what you think. You are everything to us, and from the moment we first say “hello” in our sales offices, over the phone, or on social media, we are with you through one of life’s most special moments—finding the house where you will build your home.

Your presence is what truly brings our homes to life, and we’re always here to assist you.



## ★ We Appreciate your stars

Rate us on Google  
It will only take a minute!



Scan this code for direct access.

Célere  
● DELMAR II  
Mijas



Would  
recommend us



Satisfaction  
rating



In Customer  
Service

## ♥ give us a like

Visit our social media channels and share your feedback. It is extremely important for us to know what you think about Vía Célere, so that we can improve as much as possible and offer you the best service.

Access directly or via the QR code on this page.



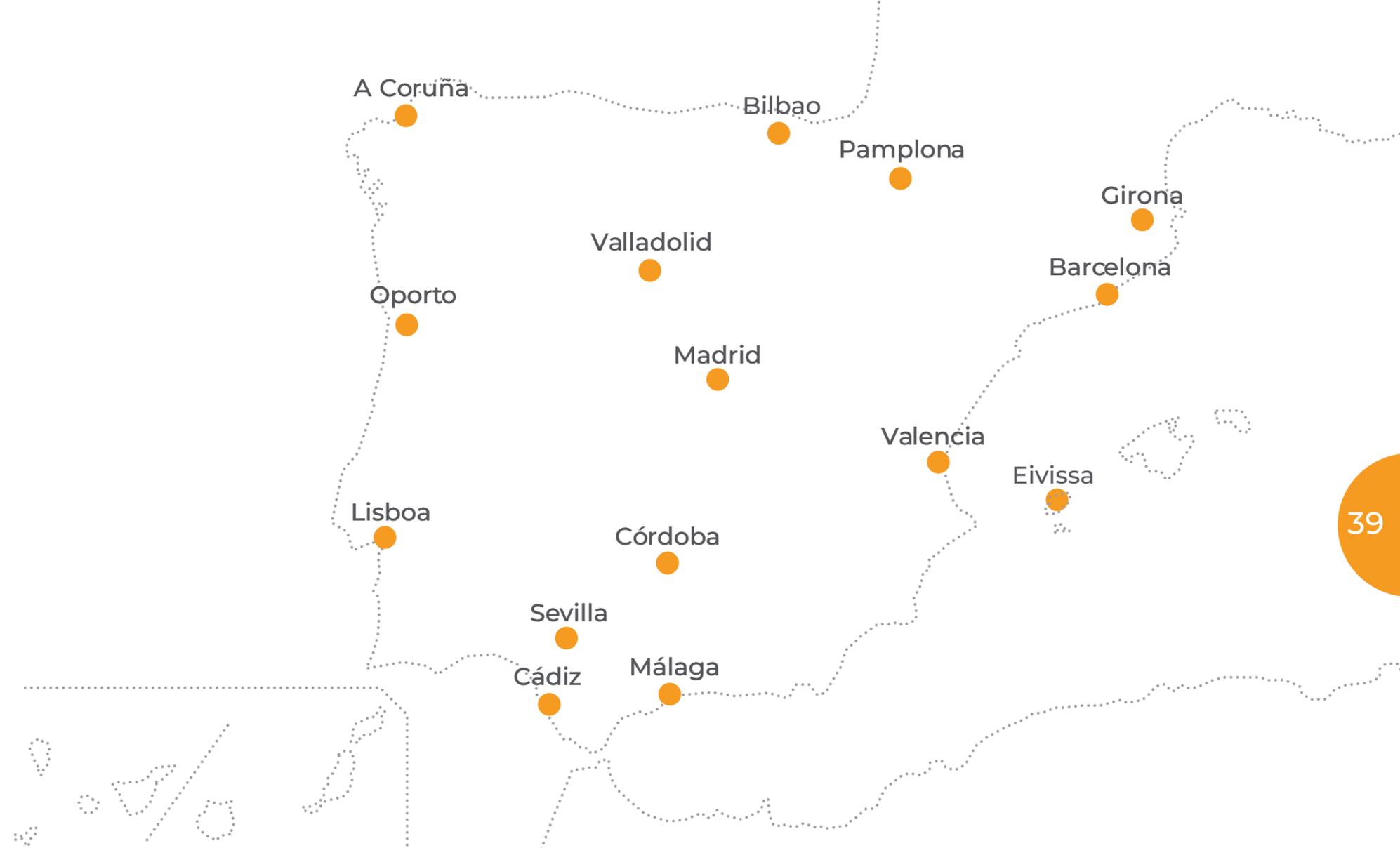
# ABOUT US

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

Thanks to its innovative business model and team of professionals, Vía Célere has become one of the leading companies in today's evolving real estate landscape.

Since its founding in 2007, Vía Célere has delivered more than 10,000 homes, demonstrating a strong track record in launching, developing, and delivering high-quality residential projects across Spain.

The company is committed to innovation and sustainability as the fundamental mainstays of its projects, while demonstrating its continual commitment to customer and shareholder satisfaction as well as the professional growth of its employees.



Célere  
● **DELMAR II**  
Mijas



Calle Castaño, s/n.  
29649 Mijas, Málaga  
**900 10 20 80** [viacelere.com](http://viacelere.com)

