

Célere  
**VITTA  
MARINA**  
Mijas



Homes that innovate your life



# C O N T E N I D O

Location	4-5
Mijas-Málaga	6-7
Proyect	8-9
Common areas	10-13
Floor plan models	14-17
Célere innova	18-21
Célere lifestyle	22-29
Célere compromiso	30
Célere cities	31
Your opinion matter to us	32-33
Who we are	34-35

La información mostrada ha sido elaborada a partir del proyecto básico del edificio y puede sufrir modificaciones por cuestiones técnicas, jurídicas o comerciales. Las fotografías de fachadas, elementos comunes, jardinería y restantes espacios son orientativas. Las superficies son aproximadas y el mobiliario de las fotografías interiores no está incluido y el equipamiento de las viviendas será el indicado en la correspondiente memoria de calidades adjunta a la documentación constructiva. La edición que finalmente se ejecute se ajustará a lo recogido en el correspondiente proyecto de ejecución. Toda la información referida en el RD 515/69 de 21 de abril y en la normativa de aplicación estatal y autonómica se encuentra a su disposición en nuestras oficinas.

# 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 María 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



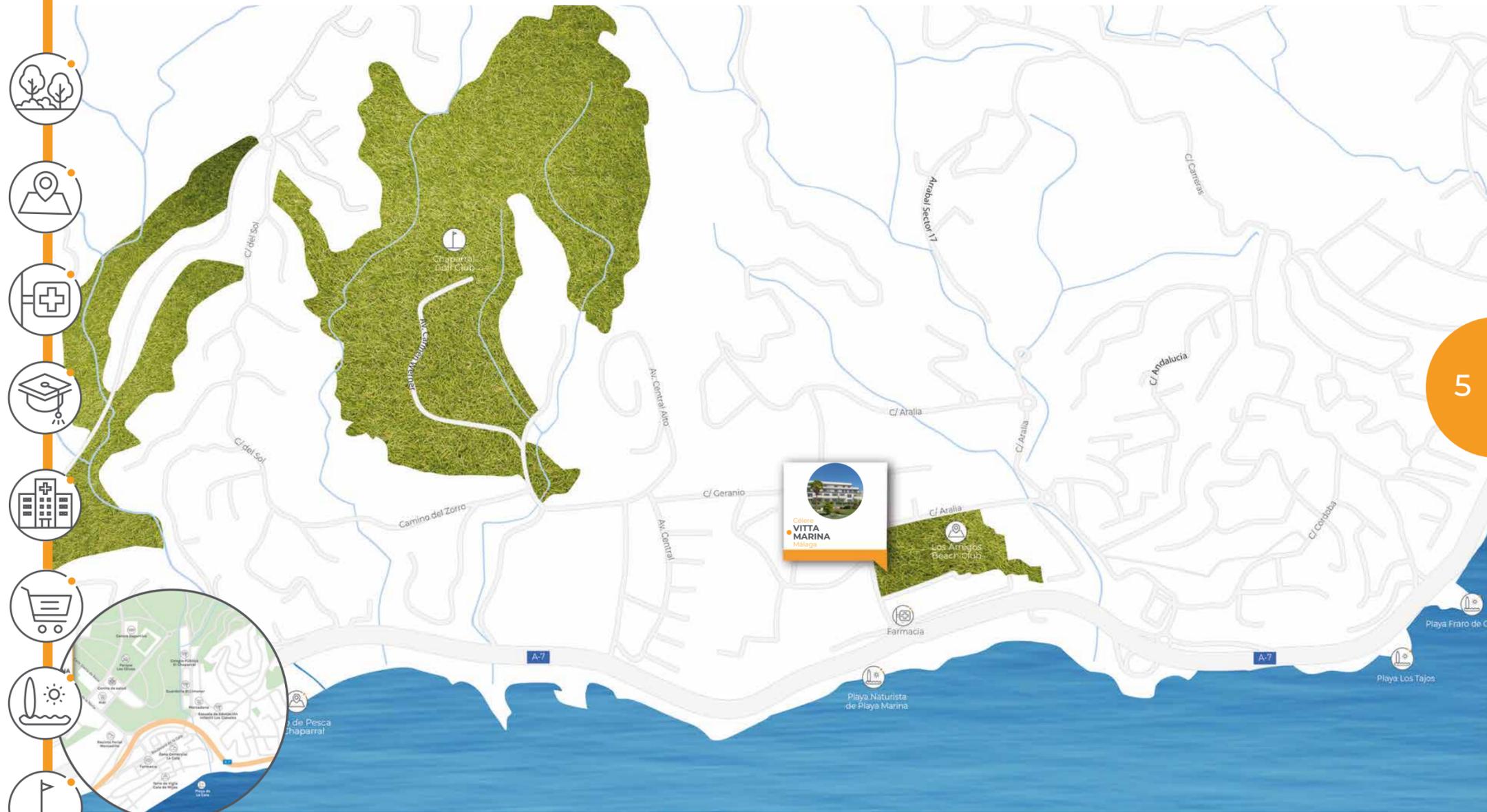
Supermarket



Playa Beach



Golf course



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

# MIJAS - MÁLAGA

## 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.

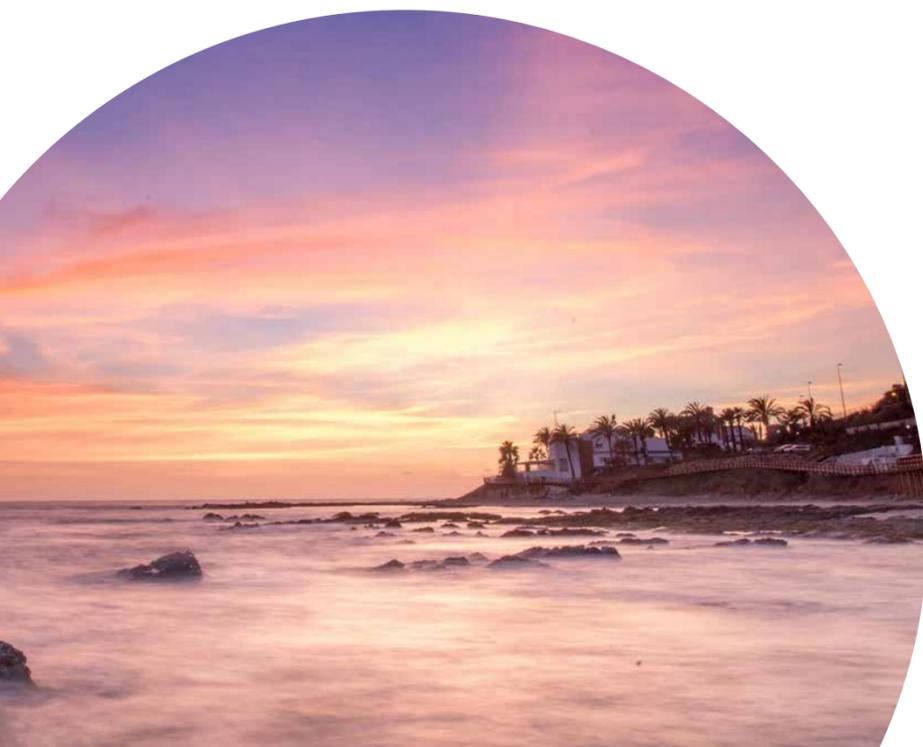
In addition, you can enjoy restaurants of recognised prestige that create dishes made with top-quality local produce.

### 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.

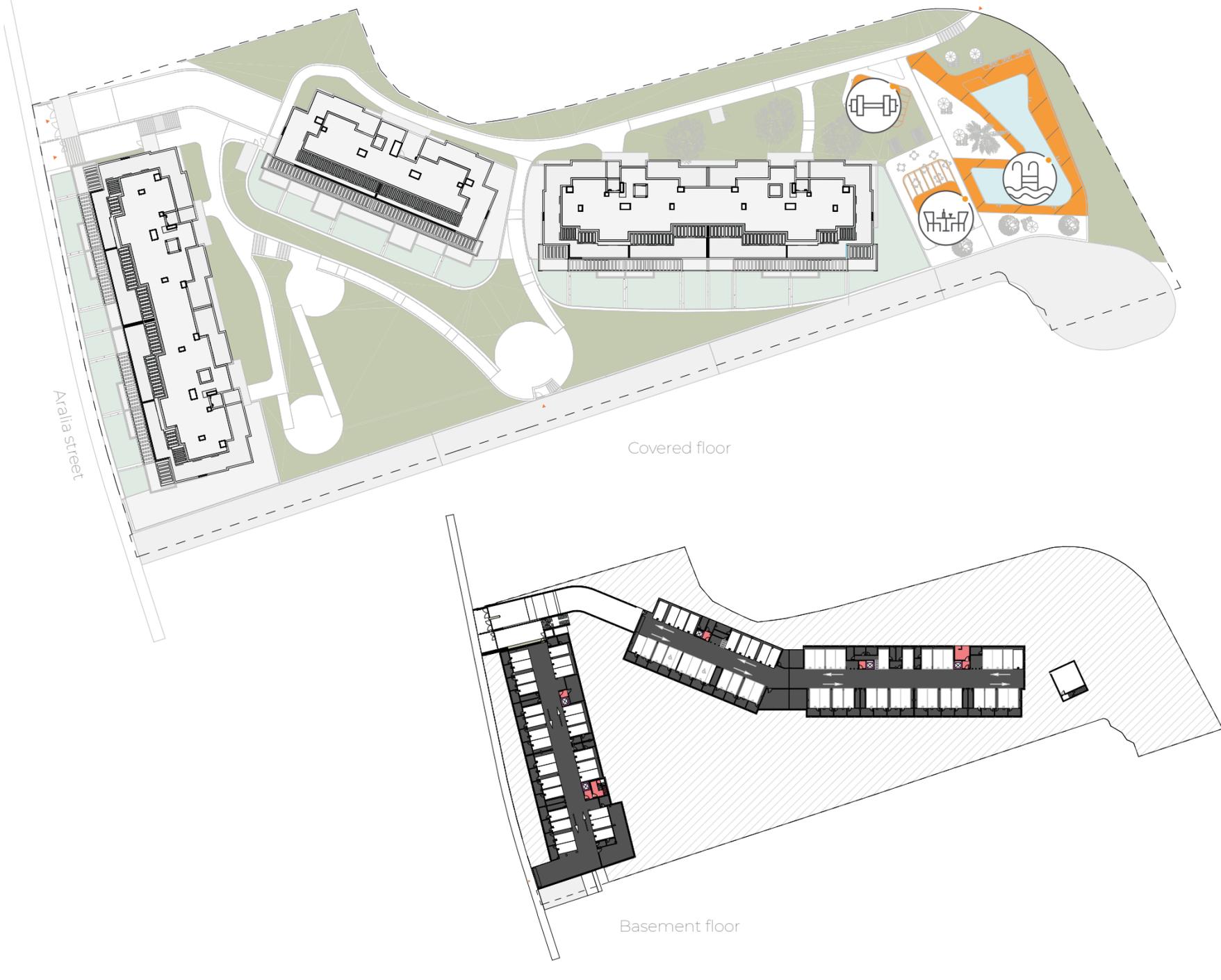
We have taken care of every detail to turn this development into your future home. We provide attractive homes with an urban, exclusive, and functional design that are equipped to the highest standards. In addition, a wide range of customisations will be available to suit each owner's taste.



Garage



Storage room



# 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.



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.



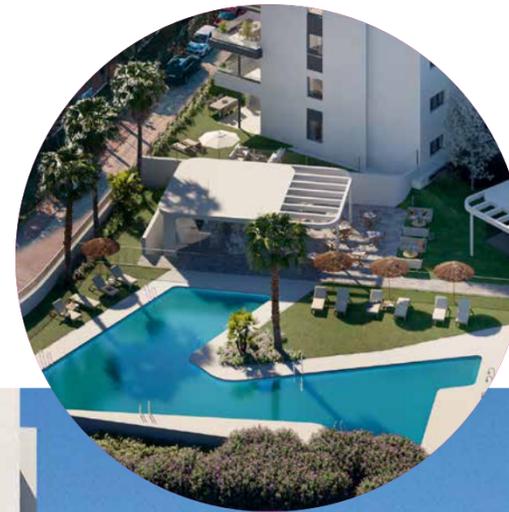
### GOURMET SOCIAL ROOM

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.



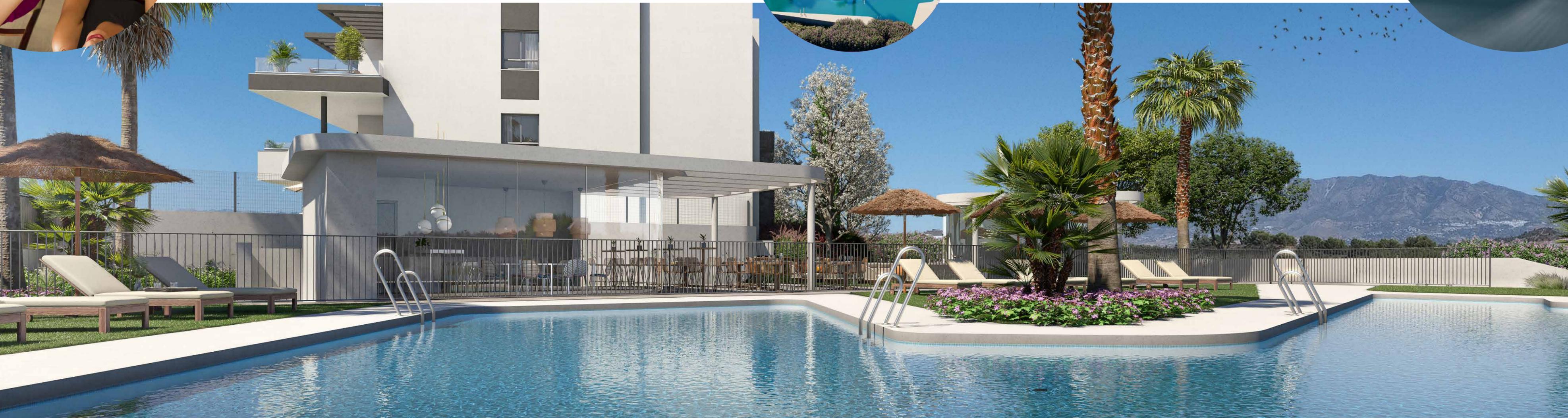
### SWIMMING POOL

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.



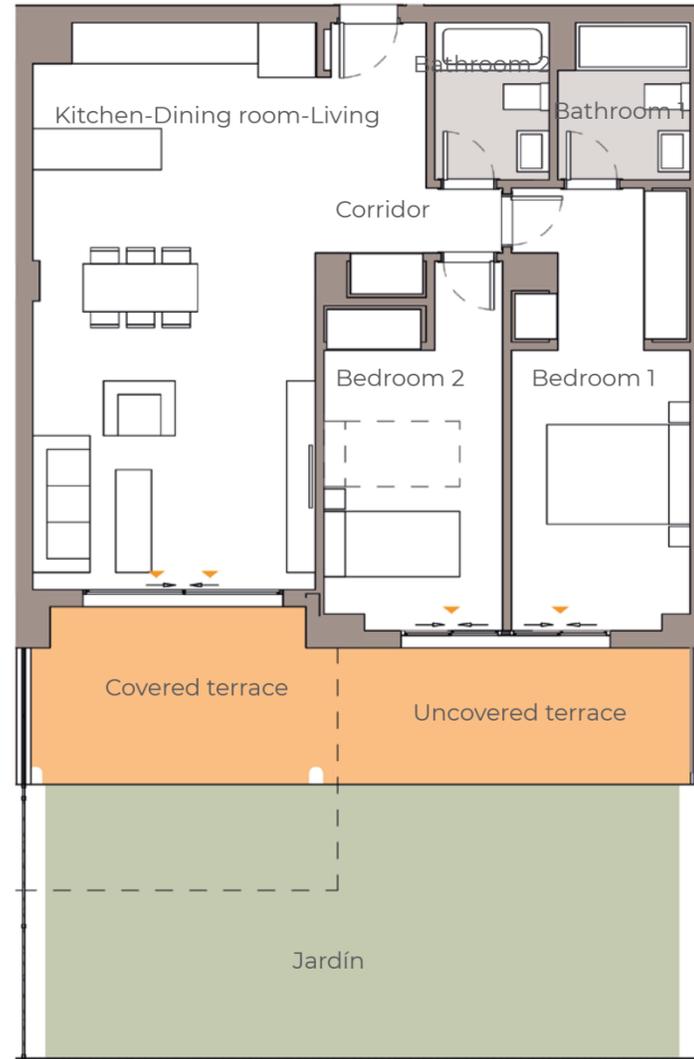
# STANDARD PLAN 2 BEDROOMS

USEFUL FLOOR AREA OF HOUSE - 74,30m<sup>2</sup>

## TABLE OF FLOOR AREAS

Bedroom 1	15,50 m <sup>2</sup>
Bedroom 2	12,20 m <sup>2</sup>
Kitchen-Dining room-Living	32,20 m <sup>2</sup>
Bathroom 1	4,00 m <sup>2</sup>
Bathroom 2	3,60 m <sup>2</sup>
Corridor	6,80 m <sup>2</sup>
Covered terrace	10,50 m <sup>2</sup>
Uncovered terrace	9,90 m <sup>2</sup>
Garden	35,40 m <sup>2</sup>

Useful area of the property:	74,30 m <sup>2</sup>
Useful area according to Andalusian Government Decree 218/2005:	81,73 m <sup>2</sup>
Useful area of the terrace/garden:	55,80 m <sup>2</sup>
Total area of home c.c.	100,00 m <sup>2</sup>
Total area of home c.c. according to Andalusian Government Decree 218/2005:	110,59 m <sup>2</sup>



# STANDARD PLAN 3 BEDROOMS

USEFUL FLOOR AREA OF HOUSE - 77,30m<sup>2</sup>

## TABLE OF FLOOR AREAS

Bedroom 1	13,30 m <sup>2</sup>
Bedroom 2	9,80 m <sup>2</sup>
Bedroom 3	10,40 m <sup>2</sup>
Kitchen-Dining room-Living	29,00 m <sup>2</sup>
Bathroom 1	3,30 m <sup>2</sup>
Bathroom 2	4,30 m <sup>2</sup>
Corridor	7,20 m <sup>2</sup>
Uncovered terrace	97,30 m <sup>2</sup>

Useful area of the property:	77,30 m <sup>2</sup>
Useful area according to Andalusian Government Decree 218/2005:	85,03 m <sup>2</sup>
Useful area of the terrace/garden:	97,20 m <sup>2</sup>
Total area of home c.c.:	109,00 m <sup>2</sup>
Total area of home c.c. according to Andalusian Government Decree 218/2005:	120,28 m <sup>2</sup>



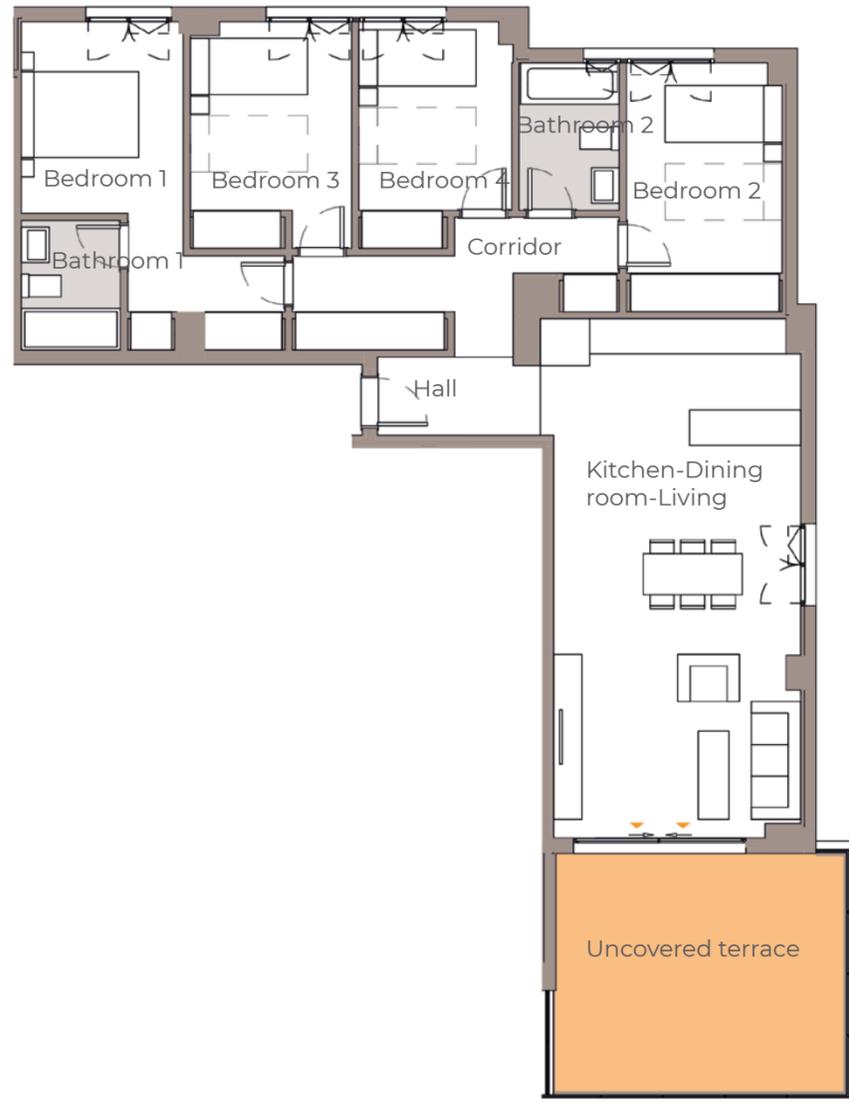
# STANDARD PLAN 4 BEDROOMS

USEFUL FLOOR AREA OF HOUSE - 96,50m<sup>2</sup>

## TABLE OF FLOOR AREAS

Bedroom 1	12,90 m <sup>2</sup>
Bedroom 2	10,50 m <sup>2</sup>
Bedroom 3	9,80 m <sup>2</sup>
Bedroom 4	8,80 m <sup>2</sup>
Kitchen-Dining room-Living	34,50 m <sup>2</sup>
Bathroom 1	3,30 m <sup>2</sup>
Bathroom 2	3,90 m <sup>2</sup>
Hall	8,60 m <sup>2</sup>
Corridor	3,80 m <sup>2</sup>
Uncovered terrace	19,50 m <sup>2</sup>

Useful area of the property:	96,50 m <sup>2</sup>
Useful area according to Andalusian Government Decree 218/2005:	106,15 m <sup>2</sup>
Useful area of the terrace/garden:	19,50 m <sup>2</sup>
Total area of home c.c.:	133,00 m <sup>2</sup>
Total area of home c.c. according to Andalusian Government Decree 218/2005:	144,60 m <sup>2</sup>





# ENERGY RATING



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 CO<sub>2</sub> 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.\*



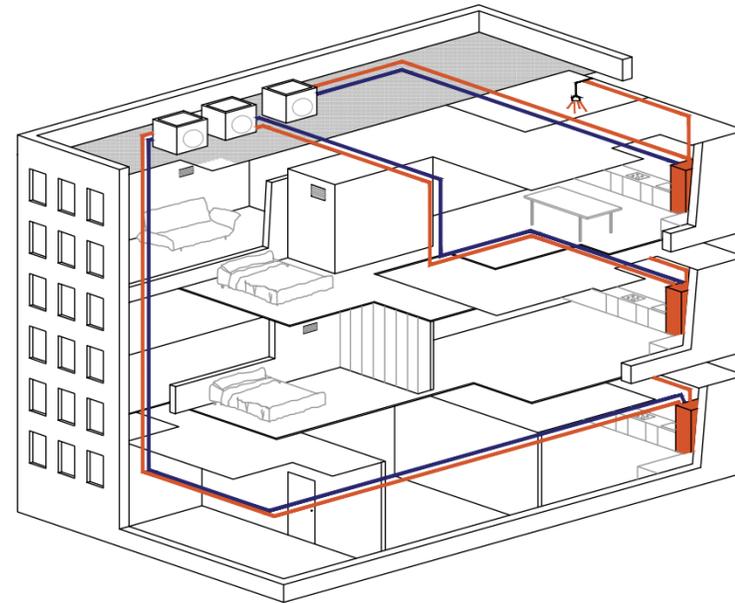
Discover more at: [viacelere.com/innovacion](http://viacelere.com/innovacion) | [celereinnova.es](http://celereinnova.es)



\*Estimated calculation of energy saving for a typical home with a net surface area of 95 m<sup>2</sup> 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.

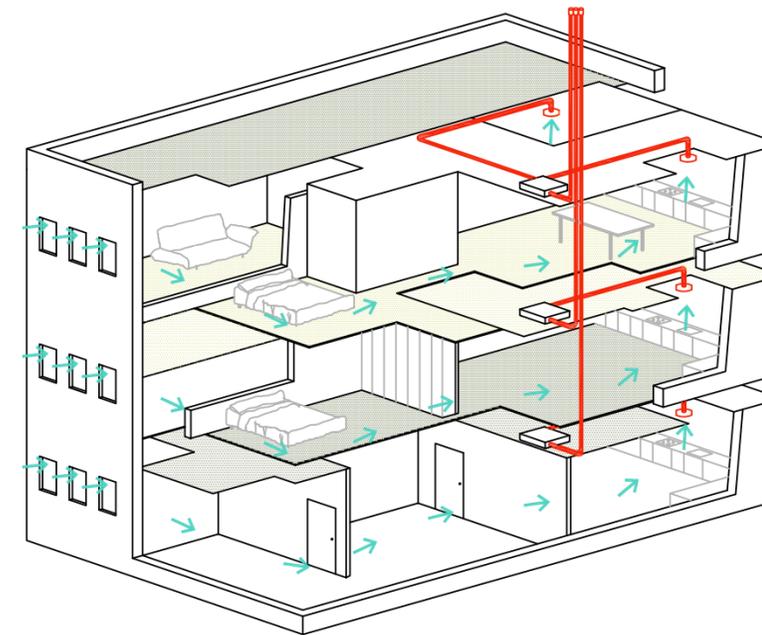
**Production of clean hot water using an individual air source heat pump system**

- Greater output than conventional boilers.
- Lower fuel consumption.
- Lower CO<sub>2</sub> emissions.
- Longer useful life of equipment.



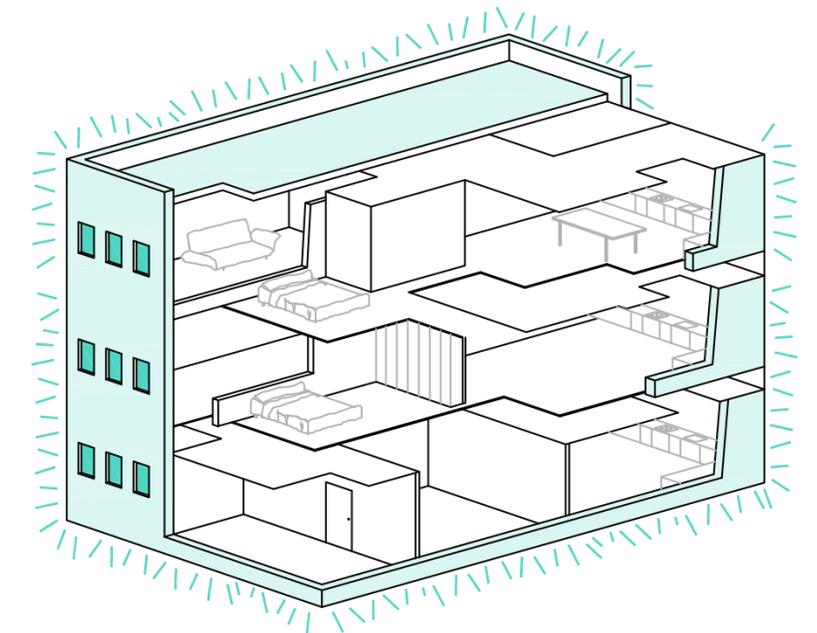
**Home ventilation using a humidity-sensitive system**

- 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 Célere 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.





**Spotify**

Getting close to our customers and knowing their requirements forms part of our mission.

At Vía Célere we want to continue to offer you music that will accompany you and enliven all the moments of your life here. This is where your story begins, and we want to provide its soundtrack. Are you ready? Follow us in Spotify!



**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.



# célere lifestyle

## 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.



# célere app

Vía Célere offers you a different way of viewing your future home. Enjoy contemplating the outside of the building, its common areas and surroundings from any angle; you can also have an interactive visit inside our properties to see its specifications in detail.

With our configurator CUSTOMIZE you can see how the available finishes and materials look, choosing different options and getting to know their performance so that the Vía Célere personalisation team can adapt the property to the purchasers' tastes.

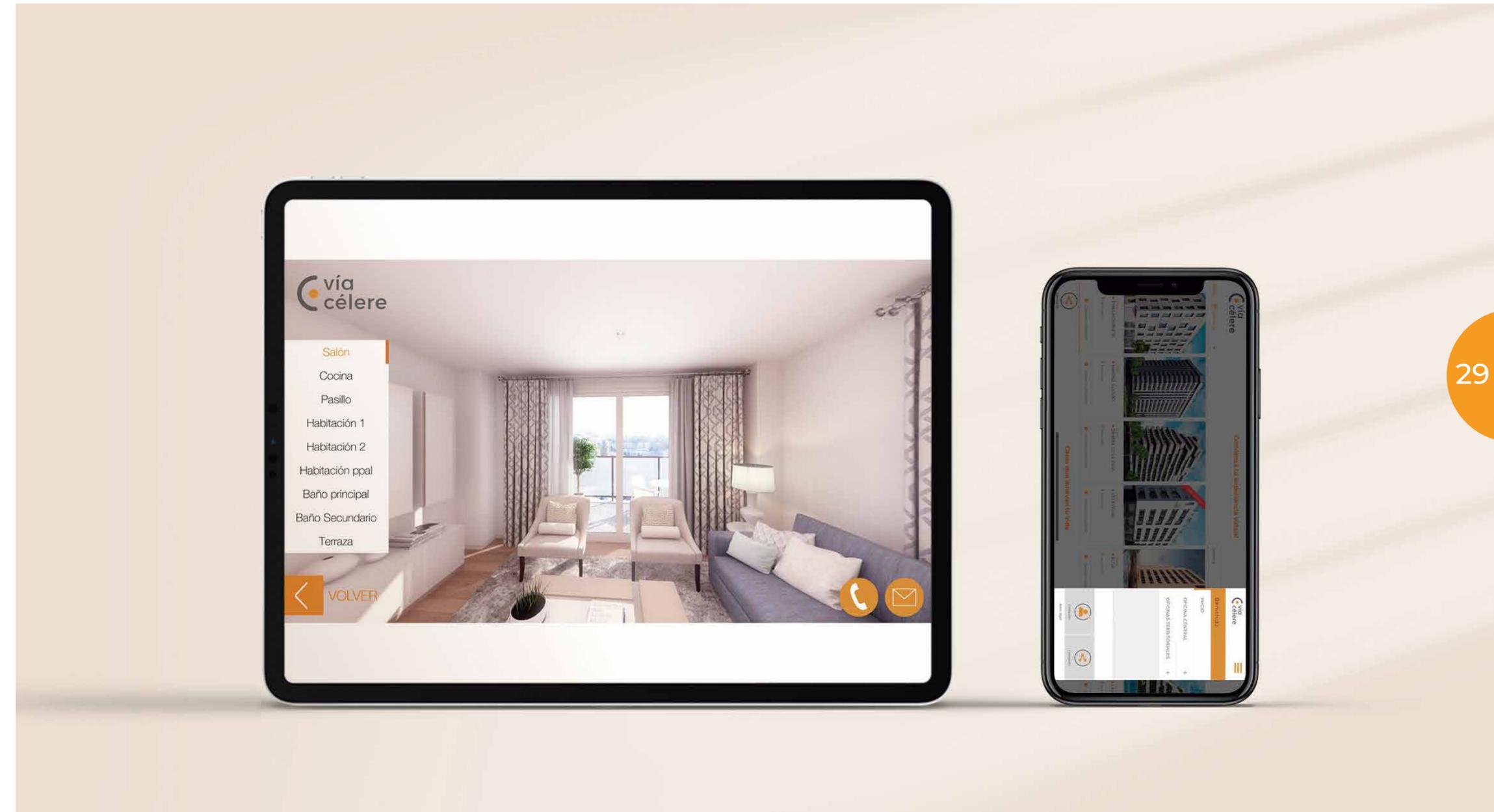
Live the Vía Célere experience.

There are two ways to download the app in stores:

- 1- Search in the store for the keyword "Vía Célere".
- 2- Scan the following QR code:



Also enjoy the experience in the information for each development on the Vía Célere website.





## célere compromiso

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 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 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.

## célere cities

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



♥ click like

Enter our social networks and rate us, it is very important for us to know what you think about Vía 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.



Célere  
VITTA  
MARINA  
Málaga



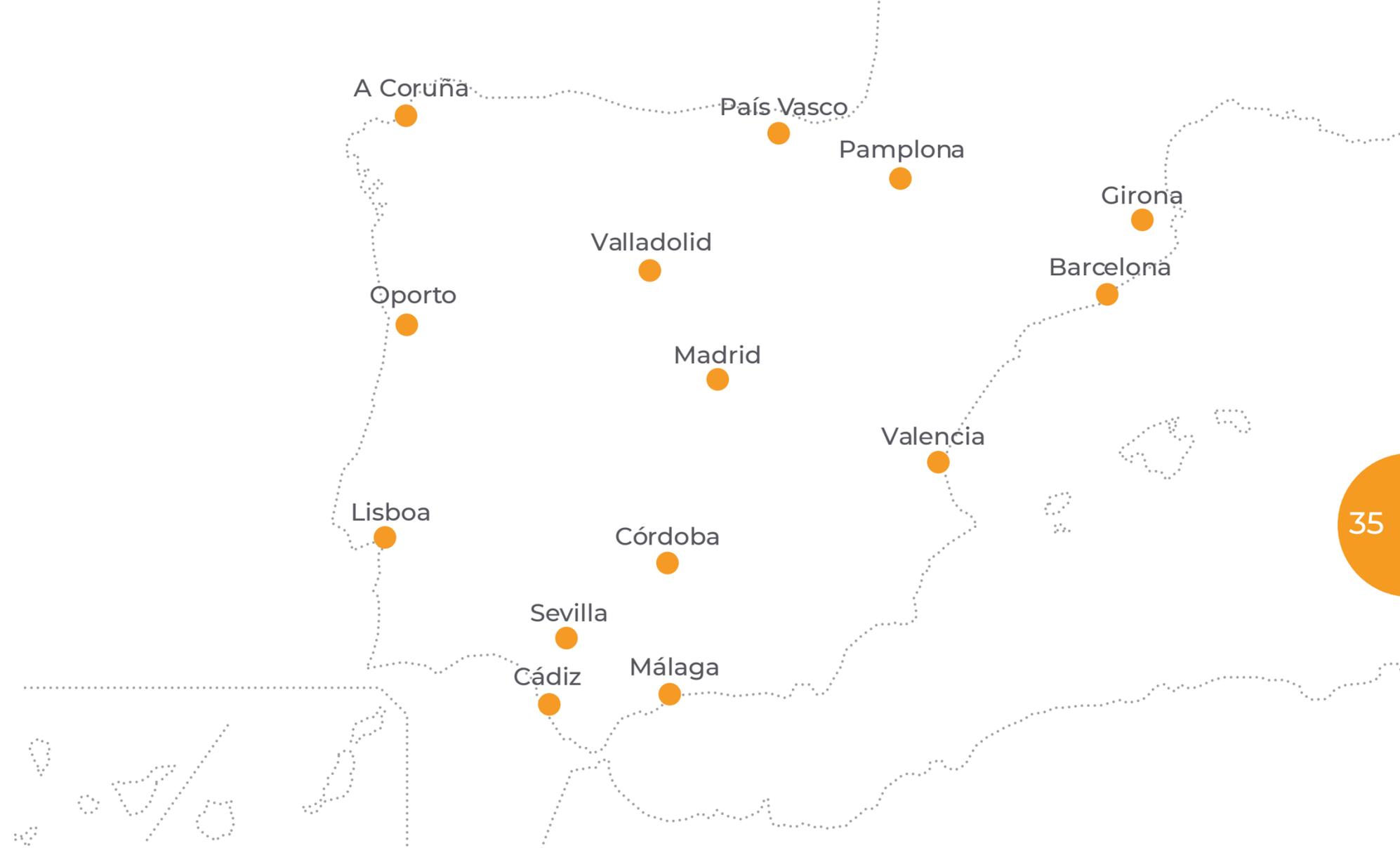
# WHO WE ARE

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

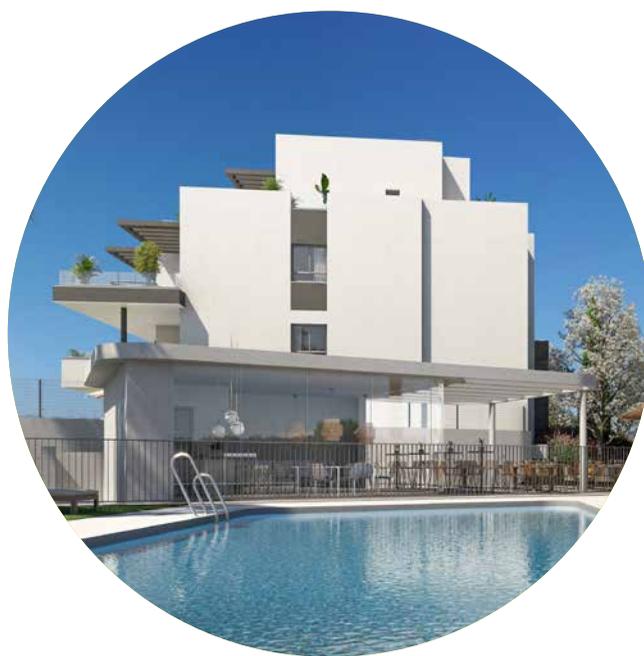
Thanks to its innovative business model and team of professionals, Vía Célere is now one of the leading companies in the new real estate cycle and environment.

Since its foundation in 2007, Vía Célere has already delivered over 6,000 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 the fundamental pillars of its projects, whilst showing its permanent commitment to the satisfaction of its clients, shareholders and with the professional development of its more than 340 employees.



Célere  
● VITTA  
MARINA  
Mijas



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

