

Célere

● **CALA SERENA
VILLAGE**

Mijas Costa



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 façades, 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.

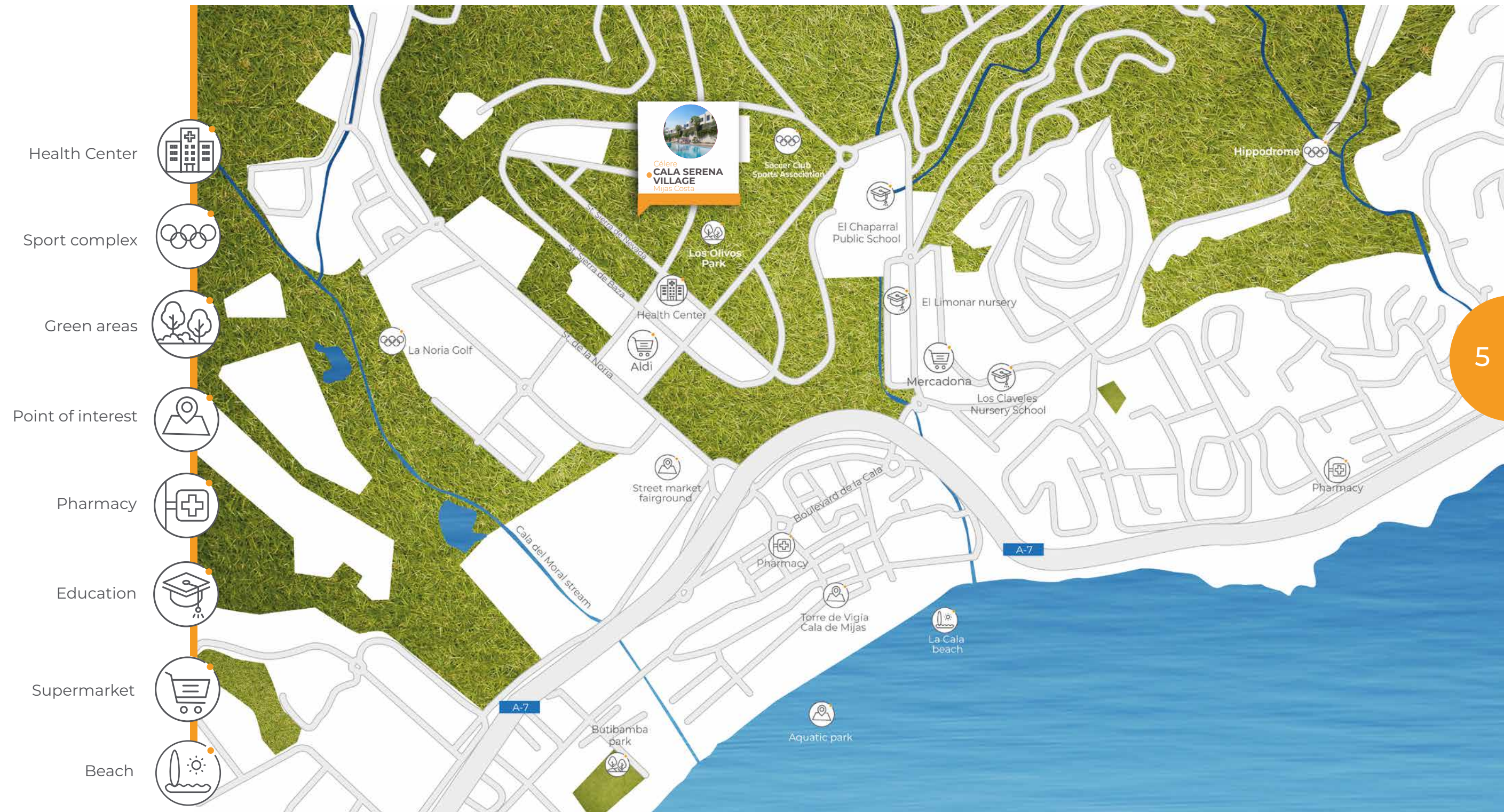
LOCATION

Cala Serena Village is the ideal place to enjoy to the full, the peaceful living the location offers. The development is located in the town of La Cala de Mijas, on the shores of the Mediterranean Sea less than a kilometre walk from the beach, at the entrance to the "Valle del Golf".

It offers many opportunities for leisure and services, such as several golf courses, shopping centres and supermarkets.

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 20 minutes from Málaga International Airport and 30 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.





P R O J E C T

Cala Serena Village is a unique, modern and functional residential complex creating an ideal place to live with privileged south and east west orientation.

The development consists of 90 town houses and semi-detached homes with 3 and 4 bedrooms in gated urbanization, all of which have large terraces, in addition to sea views in a large number of them.

We have taken care of every detail to turn this development into your future home. To make this happen our attractive homes offer balanced distributions and open rooms that have been equipped with first class specifications.

In addition, a wide range of customizations will be available to adapt them to the each owners particular tastes with the possibility of incorporating a lift.



Garage



Storage room



FACILITIES

Common areas provide one of greatest advantages to make your life much easier and more pleasant.

Cala Serena Village offers an excellent communal area with landscaped spaces, swimming pool, gym, sauna and gourmet social room.



Swimming pool



Gym



Spa



Room social-gourmet

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.



ROOM SOCIAL-GOURMET

For shared moments you have at your disposal the social-gourmet room. A fully equipped space with an elegant, modern and, above all, comfortable decoration. Here you can experience unforgettable social and family gatherings.



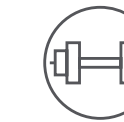
SWIMMING POOL

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



SPA

There's no better way of relaxing than by taking some time to enjoy the spa located in the complex.



GYM

Staying fit and living a healthy lifestyle is now easier than ever. Enjoy your workout without leaving your community.

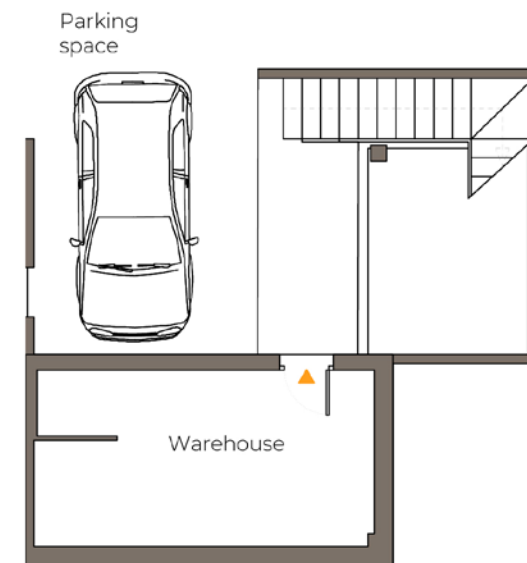


STANDARD PLAN 3 BEDROOMS

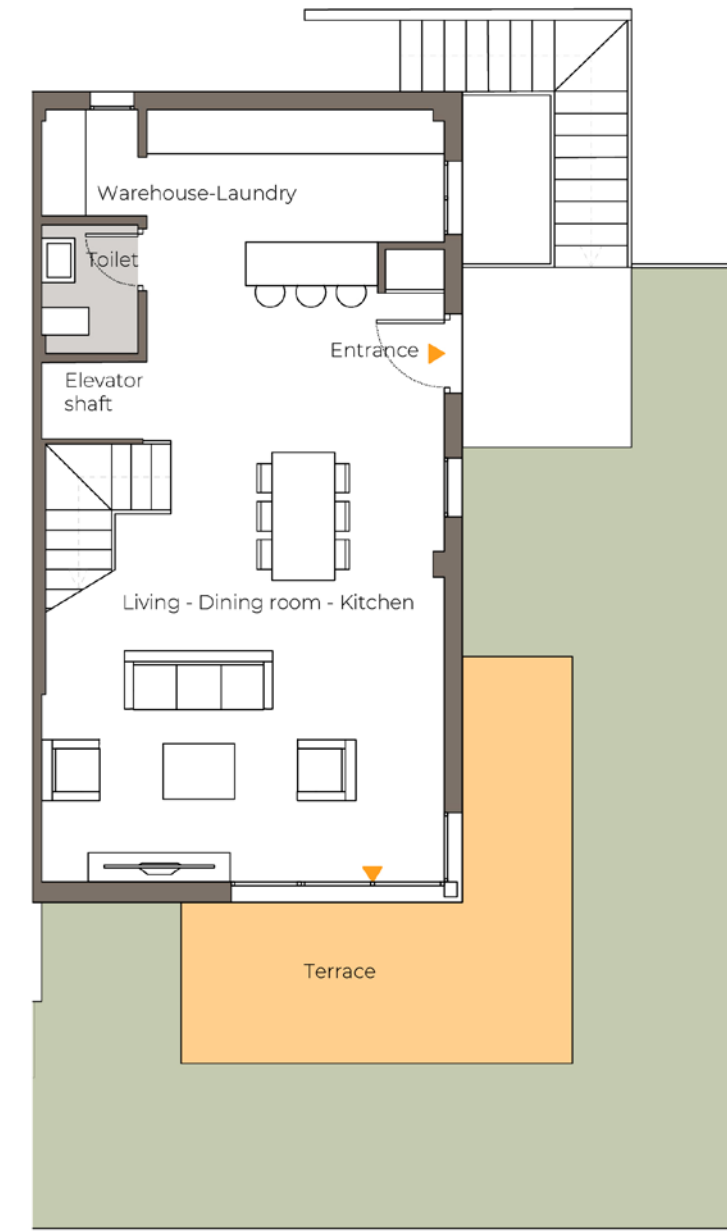
USEFUL FLOOR AREA OF HOUSE - 127,90 m²

TABLE OF FLOOR AREAS

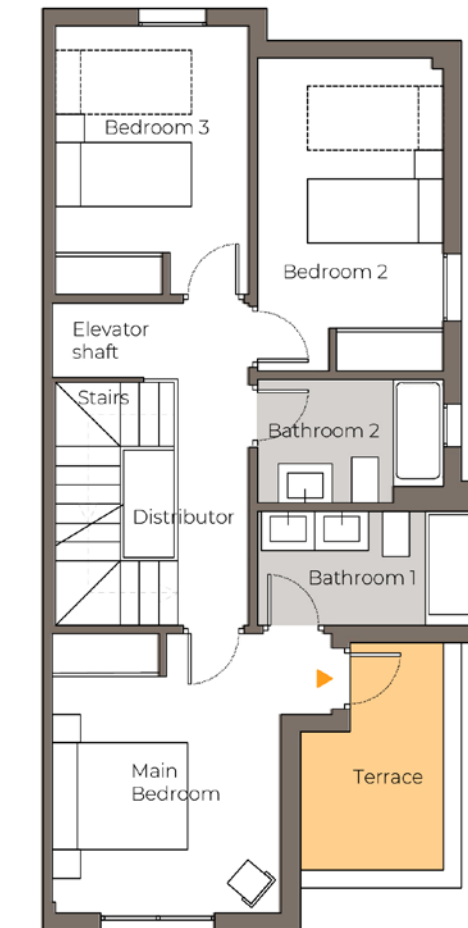
BASEMENT FLOOR	
Warehouse	14,50 m ²
GROUND FLOOR	
Entrance	2,20 m ²
Hall	1,80 m ²
Living - Dining room - Kitchen	46,00 m ²
Toilet	2,20 m ²
Elevator shaft	1,30 m ²
FIRST FLOOR	
Stairs	4,50 m ²
Hall	5,00 m ²
Main Bedroom	13,30 m ²
Bedroom 2	11,30 m ²
Bedroom 3	10,10 m ²
Bathroom 1	4,80 m ²
Bathroom 2	4,20 m ²
Elevator shaft	1,30 m ²
COVERED PLANT	
Stairs	5,40 m ²
Useful area of the property	127,90 m ²
Useful area according to Andalusian Government Decree 218/2005	140,69 m ²
Useful external area	106,30 m ²
Total area of home c.c.:	164,00 m ²
Total area of home c.c. according to Andalusian Government Degree 218/2005:	181,28 m ²



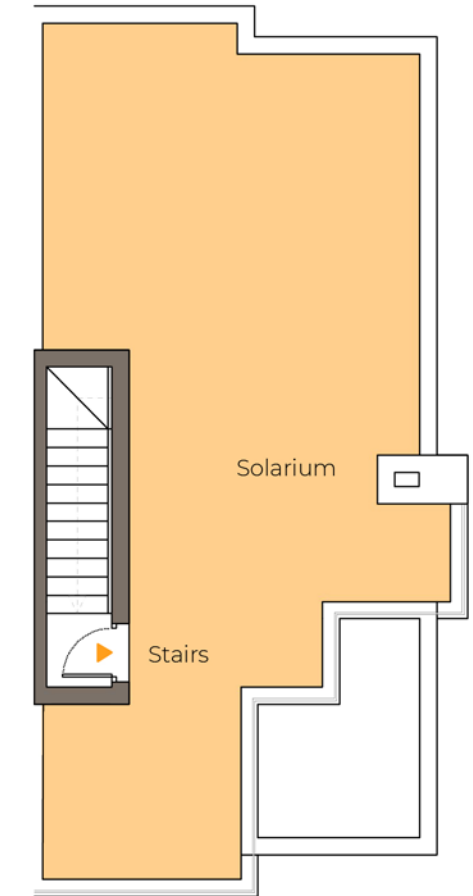
BASEMENT FLOOR



GROUND FLOOR



FIRST FLOOR



TOP FLOOR

STANDARD PLAN 3 BEDROOMS

USEFUL FLOOR AREA OF HOUSE - 149,80 m²

TABLE OF FLOOR AREAS

BASEMENT FLOOR

Warehouse-Facilities	22,70 m ²
Parking space	16,70 m ²

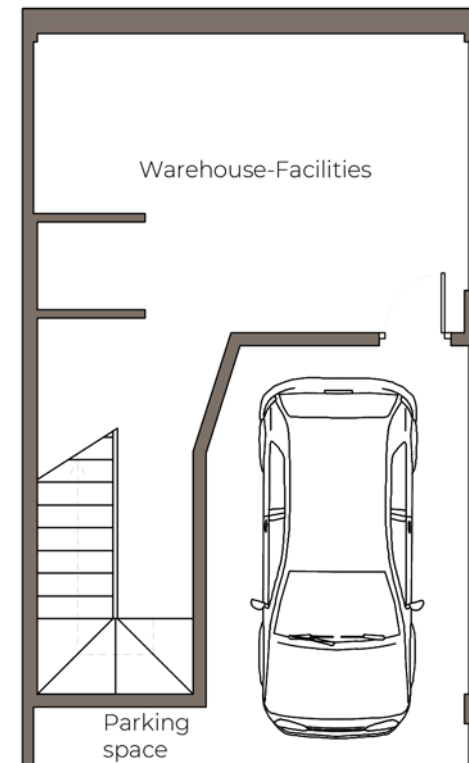
GROUND FLOOR

Entrance	1,60 m ²
Stairs	5,30 m ²
Living - Dining room - Kitchen	44,40 m ²
Toilet	2,60 m ²
Elevator shaft	1,30 m ²

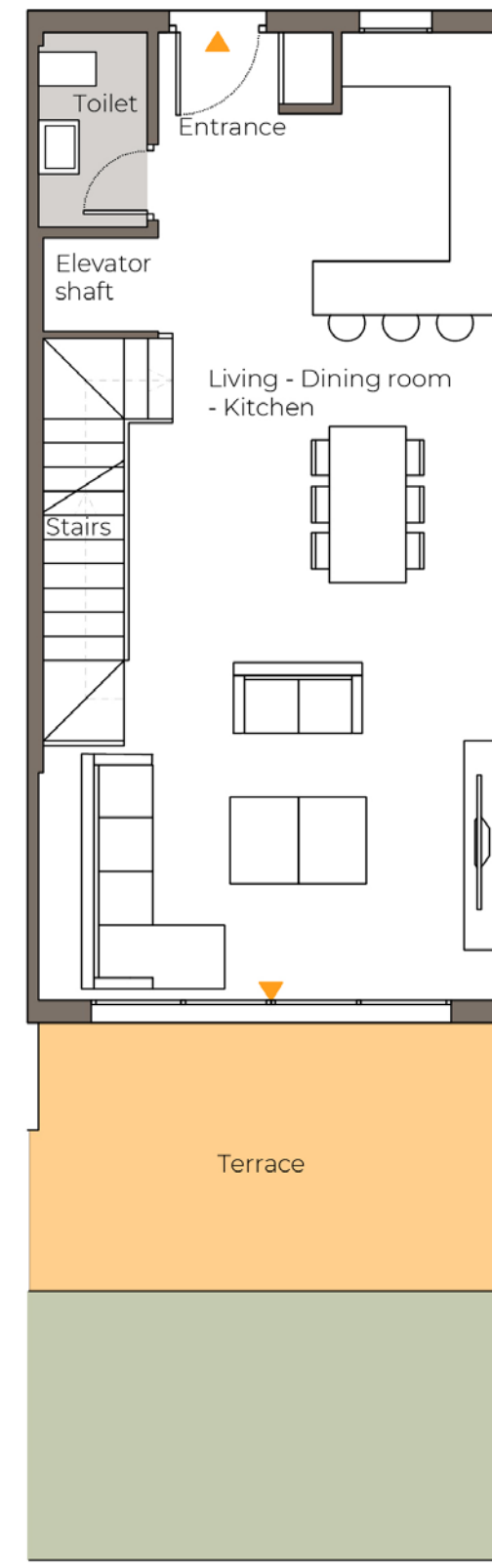
FIRST FLOOR

Stairs	4,60 m ²
Hall	3,40 m ²
Main Bedroom	16,70 m ²
Bedroom 2	11,80 m ²
Bedroom 3	8,60 m ²
Bathroom 1	5,00 m ²
Bathroom 2	3,80 m ²
Elevator shaft	1,30 m ²

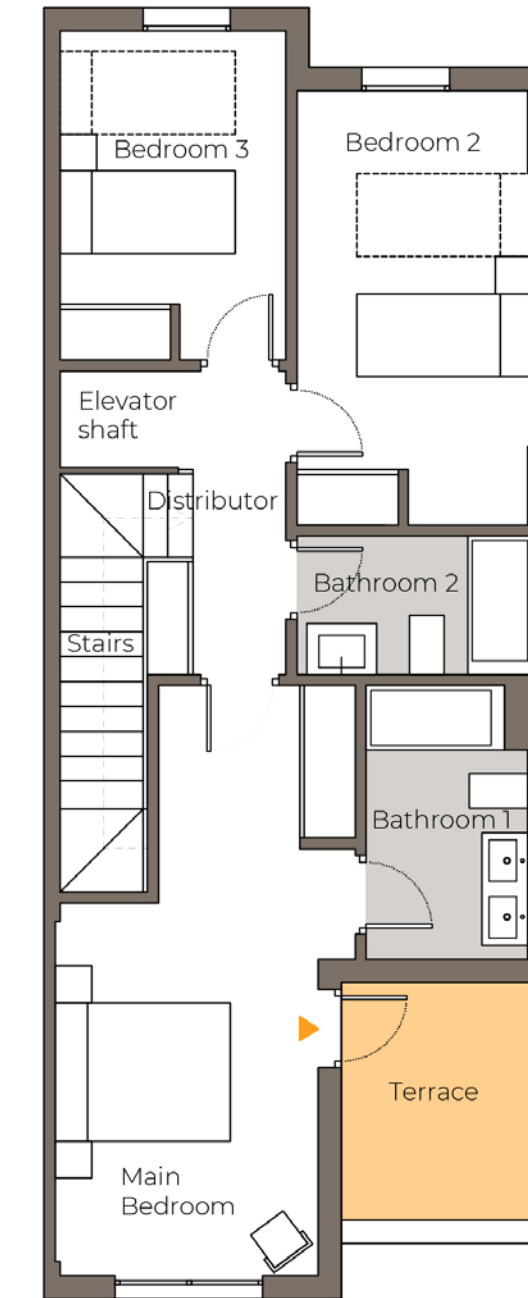
Useful area of the property	149,80 m ²
Useful area according to Andalusian Government Decree 218/2005	160,40 m ²
Useful external area	21,10 m ²
Total area of home c.c.:	220,00 m ²
Total area of home c.c. according to Andalusian Government Degree 218/2005:	243,05 m ²



BASEMENT FLOOR



GROUND FLOOR



FIRST FLOOR

STANDARD PLAN 4 BEDROOMS

USEFUL FLOOR AREA OF HOUSE - 117,70 m²

TABLE OF FLOOR AREAS

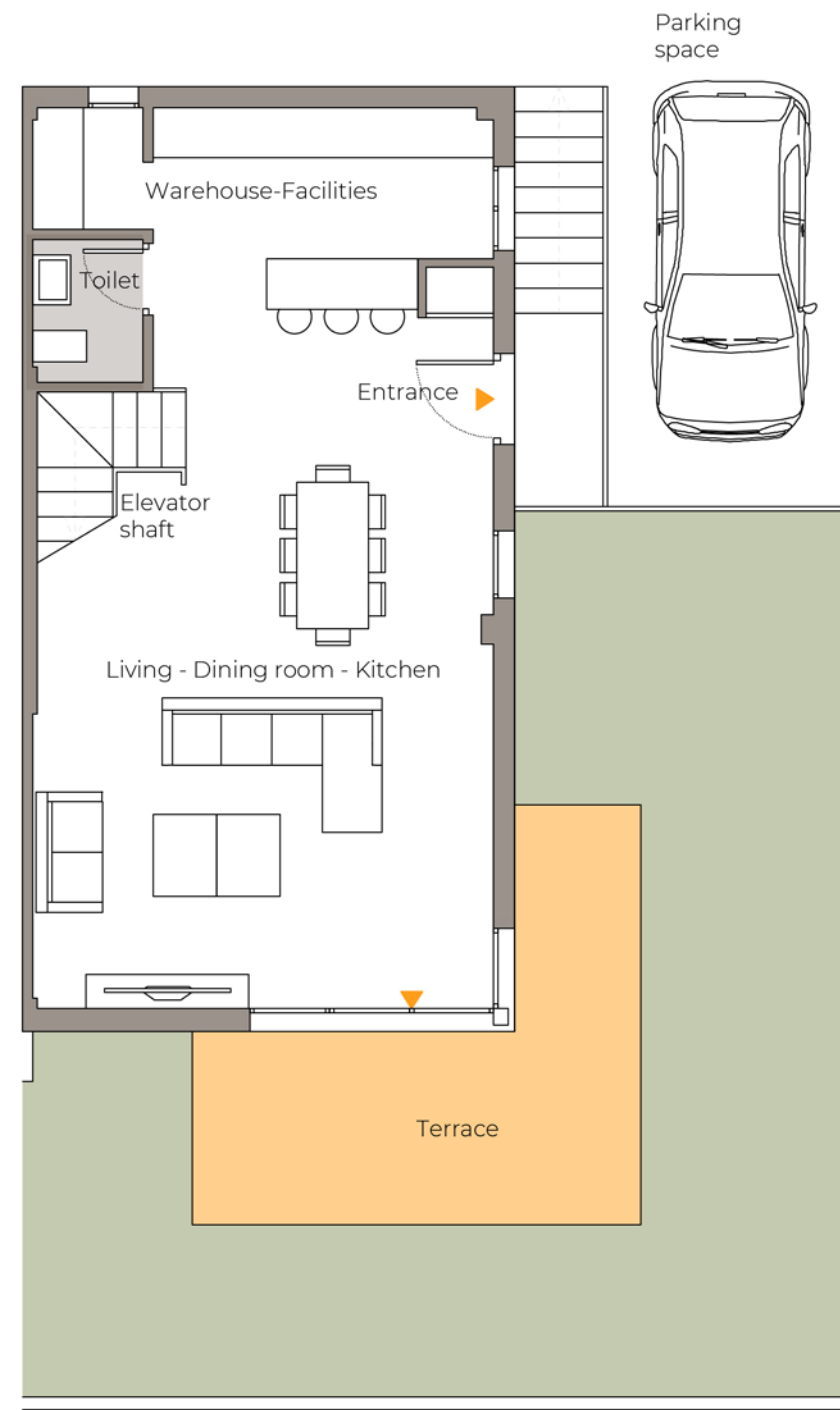
GROUND FLOOR

Entrance	2,20 m ²
Warehouse-laundry	1,80 m ²
Living - Dining room - Kitchen	47,80 m ²
Toilet	2,20 m ²
Elevator shaft	0,90 m ²

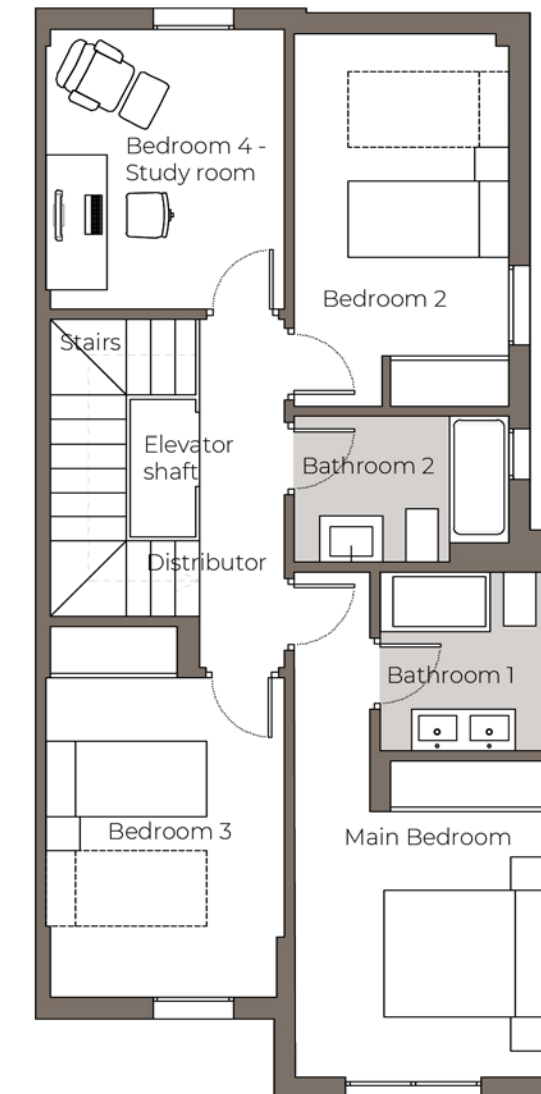
FIRST FLOOR

Stairs	4,70 m ²
Hall	4,10 m ²
Main Bedroom	12,90 m ²
Bedroom 2	11,10 m ²
Bedroom 3	11,50 m ²
Bedroom 4 - Study room	9,30 m ²
Bathroom 1	4,10 m ²
Bathroom 2	4,20 m ²
Elevator shaft	0,90 m ²

Useful area of the property	117,70 m ²
Useful area according to Andalusian Government Decree 218/2005	128,45 m ²
Useful external area	21,50 m ²
Total area of home c.c.:	147,00 m ²
Total area of home c.c. according to Andalusian Government Degree 218/2005:	162,56 m ²



GROUND FLOOR



FIRST FLOOR

STANDARD PLAN 4 BEDROOMS

USEFUL FLOOR AREA OF HOUSE - 121,10 m²

TABLE OF FLOOR AREAS

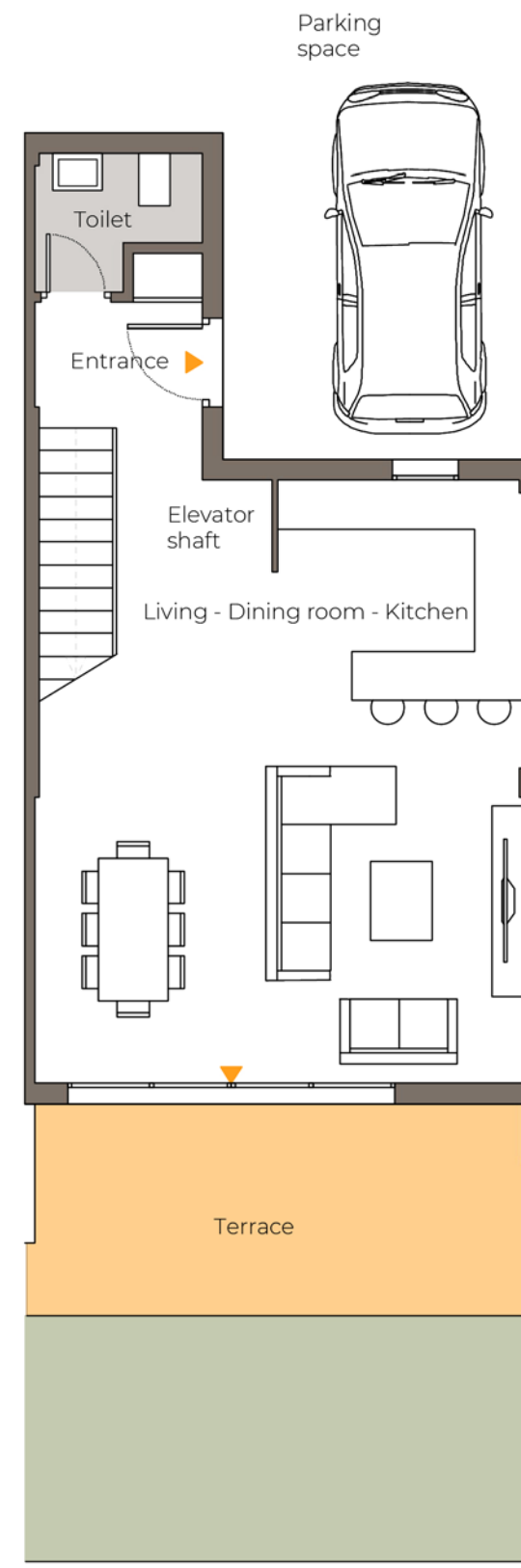
GROUND FLOOR

Entrance	3,10 m ²
Hall	2,40 m ²
Living - Dining room - Kitchen	39,40 m ²
Toilet	2,90 m ²
Elevator shaft	0,90 m ²

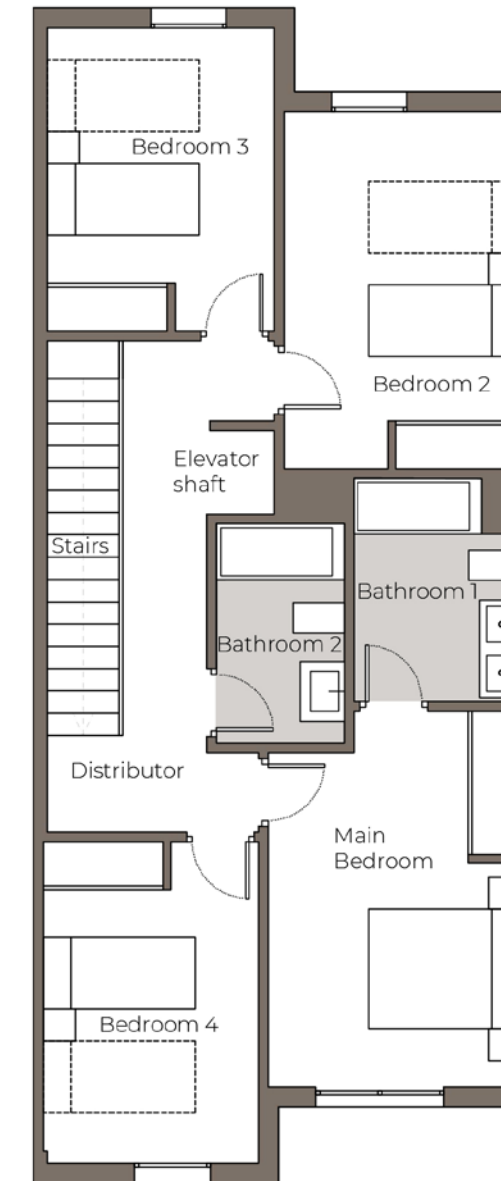
FIRST FLOOR

Stairs	4,00 m ²
Hall	9,10 m ²
Main Bedroom	14,20 m ²
Bedroom 2	13,10 m ²
Bedroom 3	10,70 m ²
Bedroom 4	10,70 m ²
Bathroom 1	5,30 m ²
Bathroom 2	4,40 m ²
Elevator shaft	0,90 m ²

Useful area of the property	121,10 m ²
Useful area according to Andalusian Government Decree 218/2005	131,95 m ²
Useful external area	21,70 m ²
Total area of home c.c.:	150,00 m ²
Total area of home c.c. according to Andalusian Government Degree 218/2005:	165,52 m ²



GROUND FLOOR



FIRST FLOOR



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.

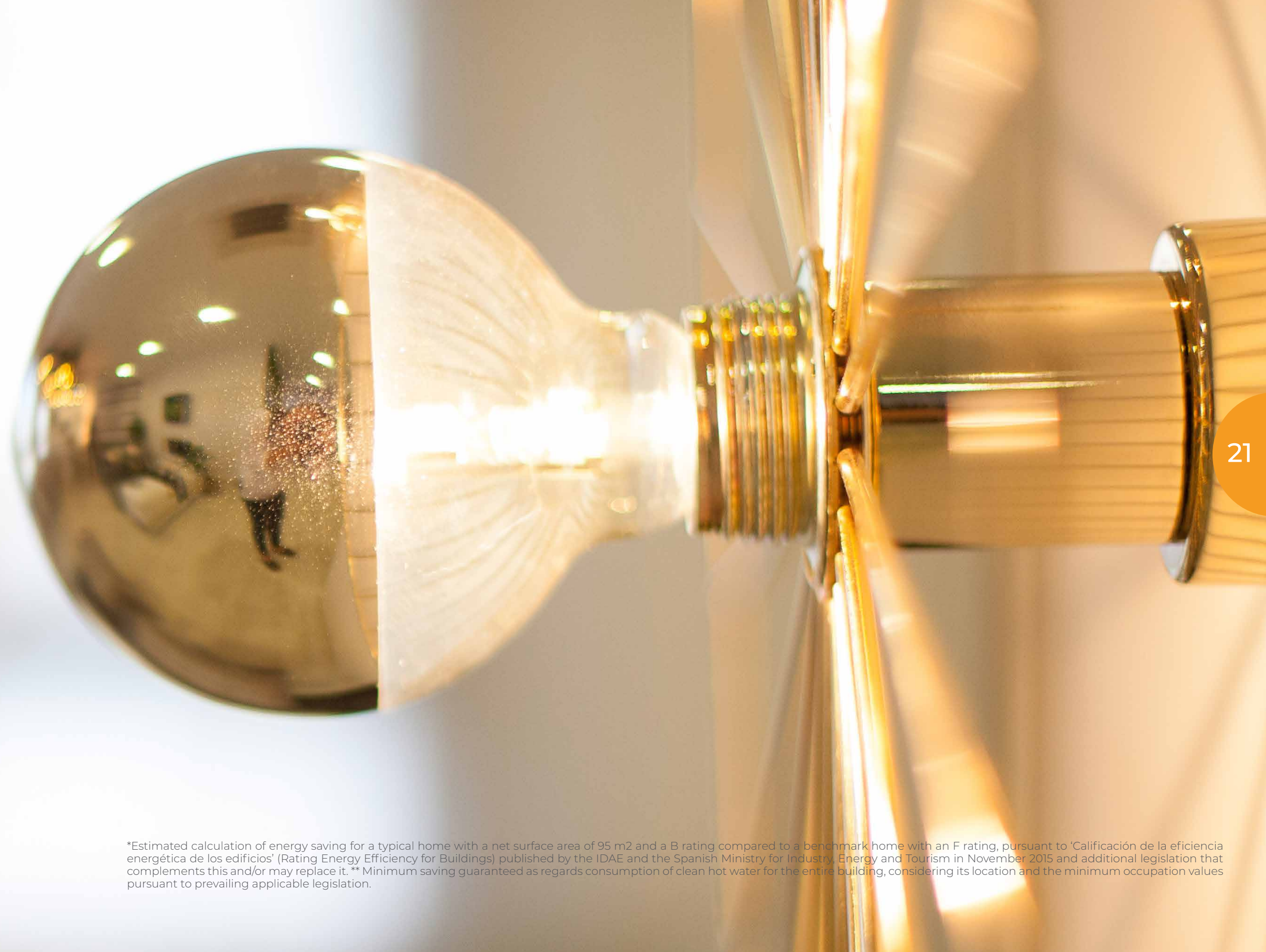
This classification signifies an estimated energy saving of 80% and therefore an important economic saving, taking as reference a home with energy efficiency classification "F".

The building has a "B" Energy Efficiency Classification, which means a reduction of 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.*



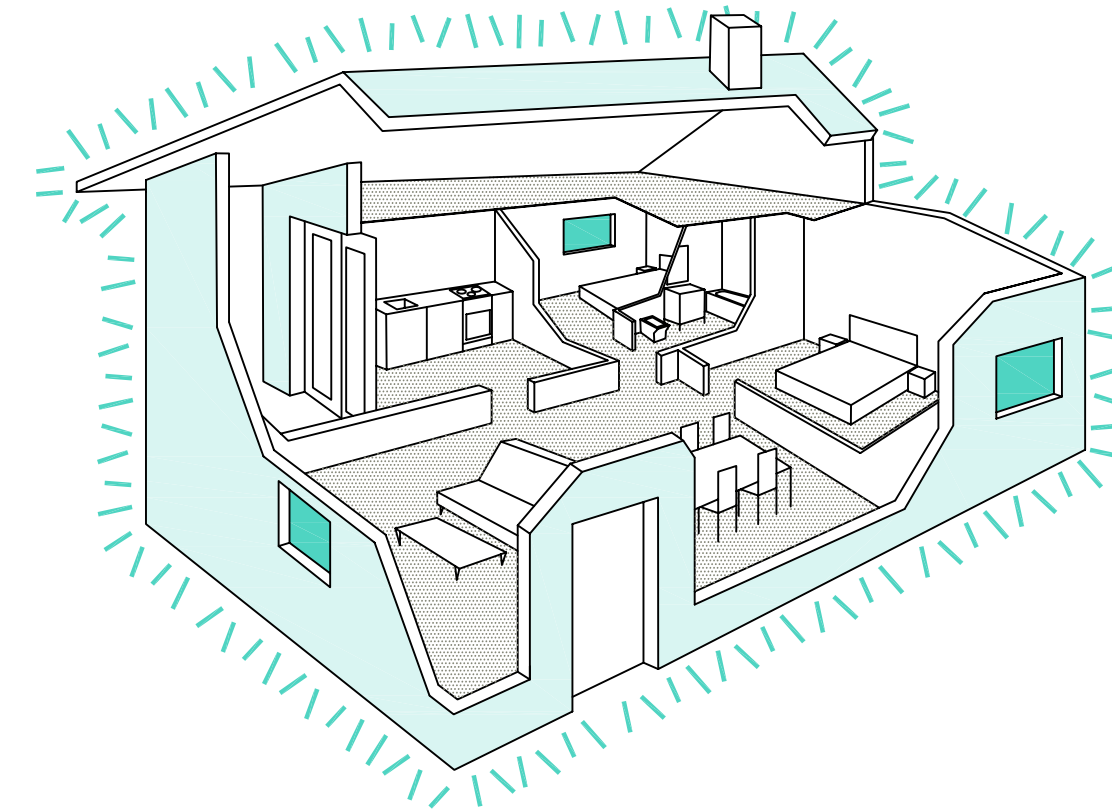
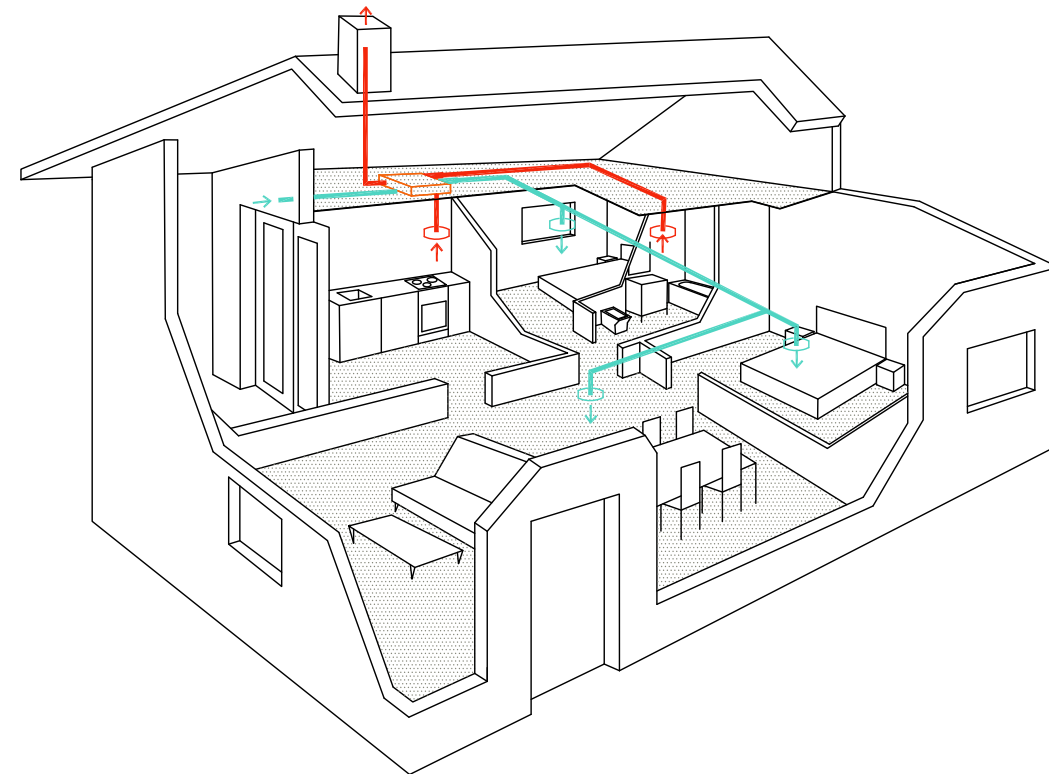
Discover more at: viacelere.com/innovacion | celereinnova.es



*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.

Double-flow ventilation of homes with heat recovery

- Controlled mechanical ventilation of the house.
- Continuous ventilation of the home by means of conducted extraction from bathrooms and kitchen and conducted impulsion from bedrooms and living room.
- Recovery of heat from the extracted air.
- Introduction of pre-heated and filtered exterior air in winter and free-cooling in summer.
- Improvement of acoustic insulation in the home, as it is not necessary to keep windows open for correct ventilation.
- Prevents the accumulation of odours and toxic gases and the appearance of mould and condensation inside the home.
- Prevents irritating draughts inside the home.



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.

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.

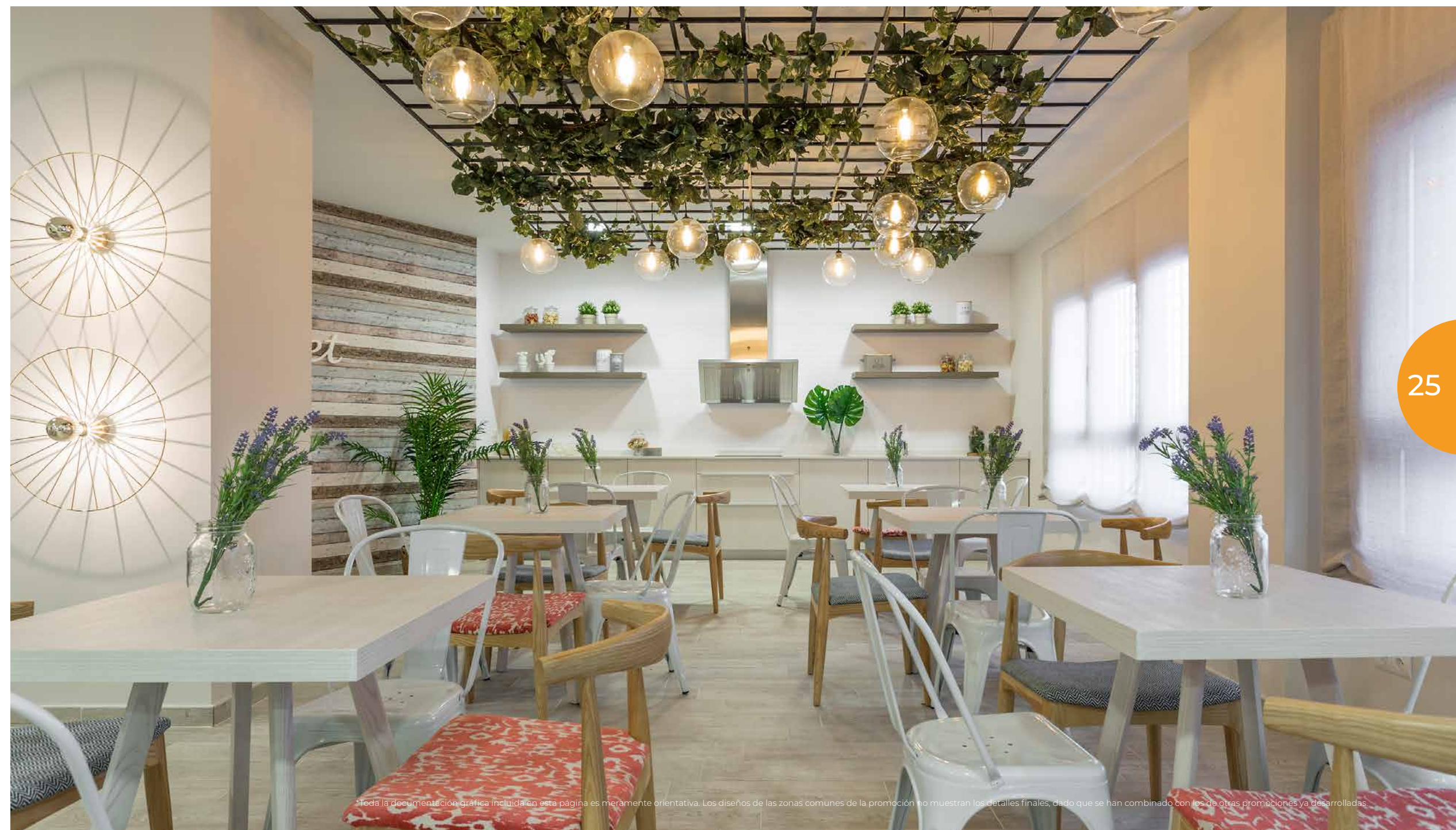
At Vía Célere we want to continue to offer you music that will accompany you and enliven all the moments of your life here. This is where your story begins, and we want to provide its soundtrack. Are you ready? Follow us in Spotify!

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 he or she 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

One of our main objectives is to find new ways to make our clients' lives more comfortable and simple in one of our fundamental objectives. From this philosophy arises Célere Wish: Sharing Wishes.

This will be possible thanks to the incorporation of a Kith Smart Home, which consists of an Amazon Echo Dot speaker.



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.

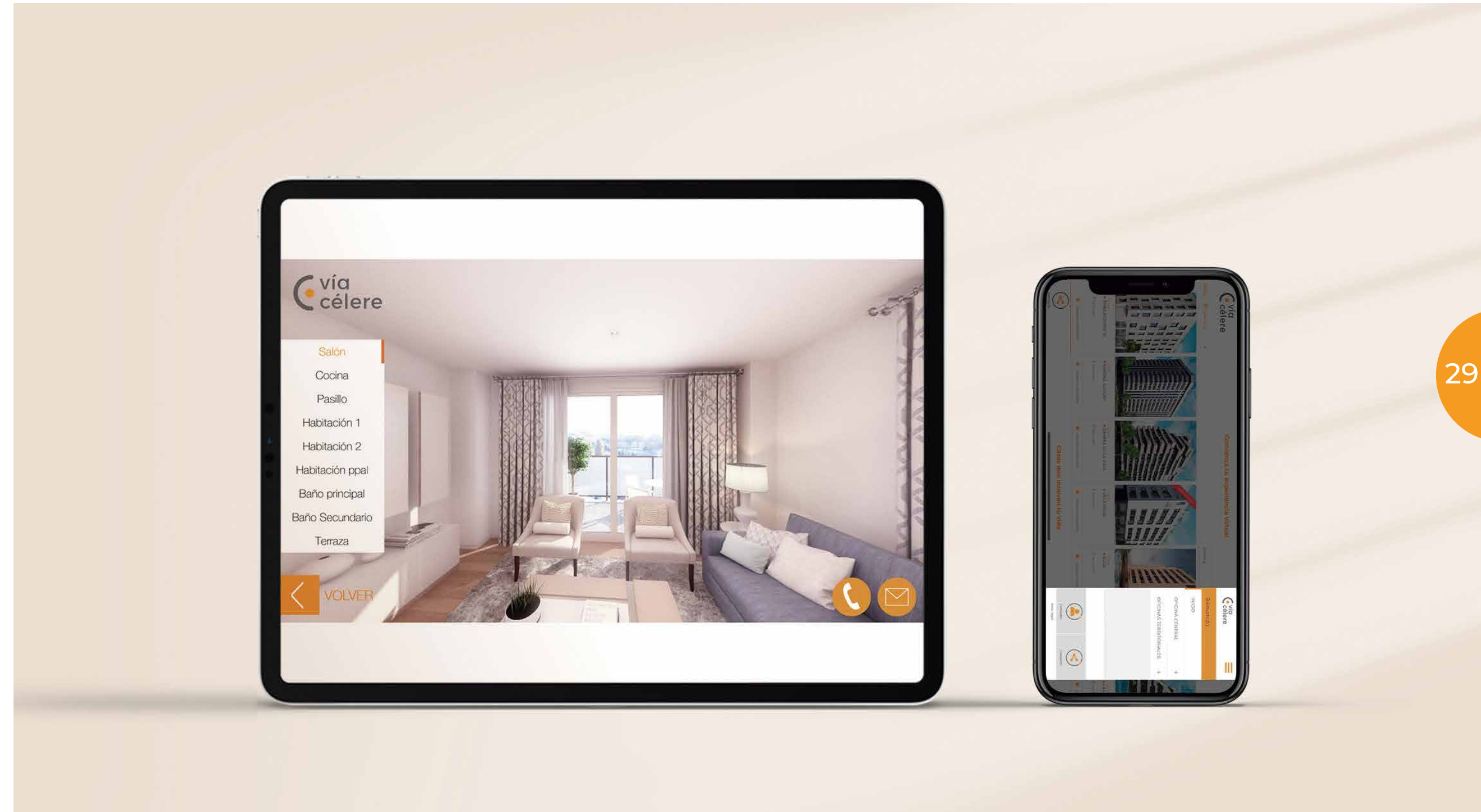
Live the Vía Célere experience.

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 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 to 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 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.



Célere
CALA SERENA VILLAGE
Mijas Costa



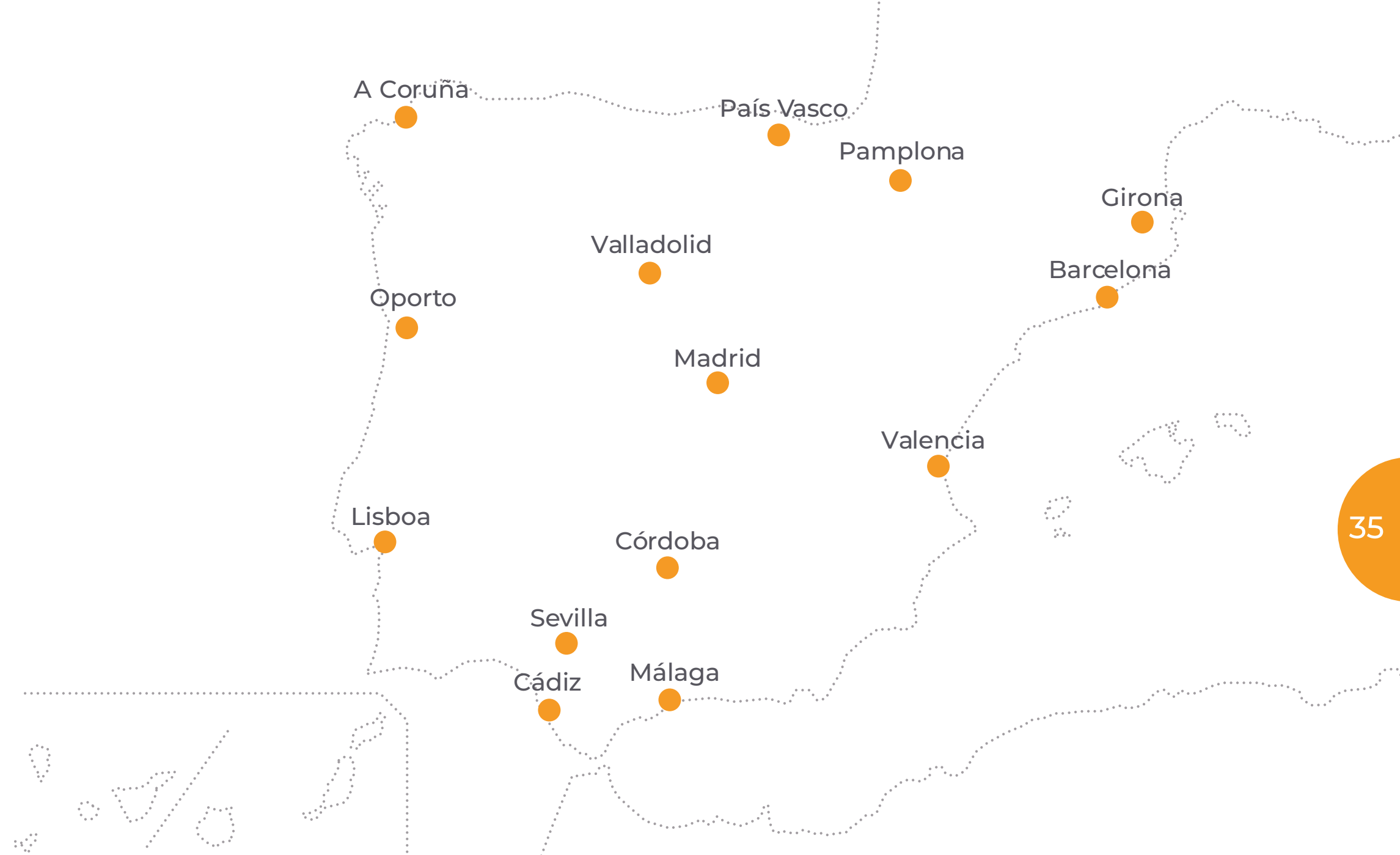
WHO WE ARE

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
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