



# C O N T E N T S

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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.

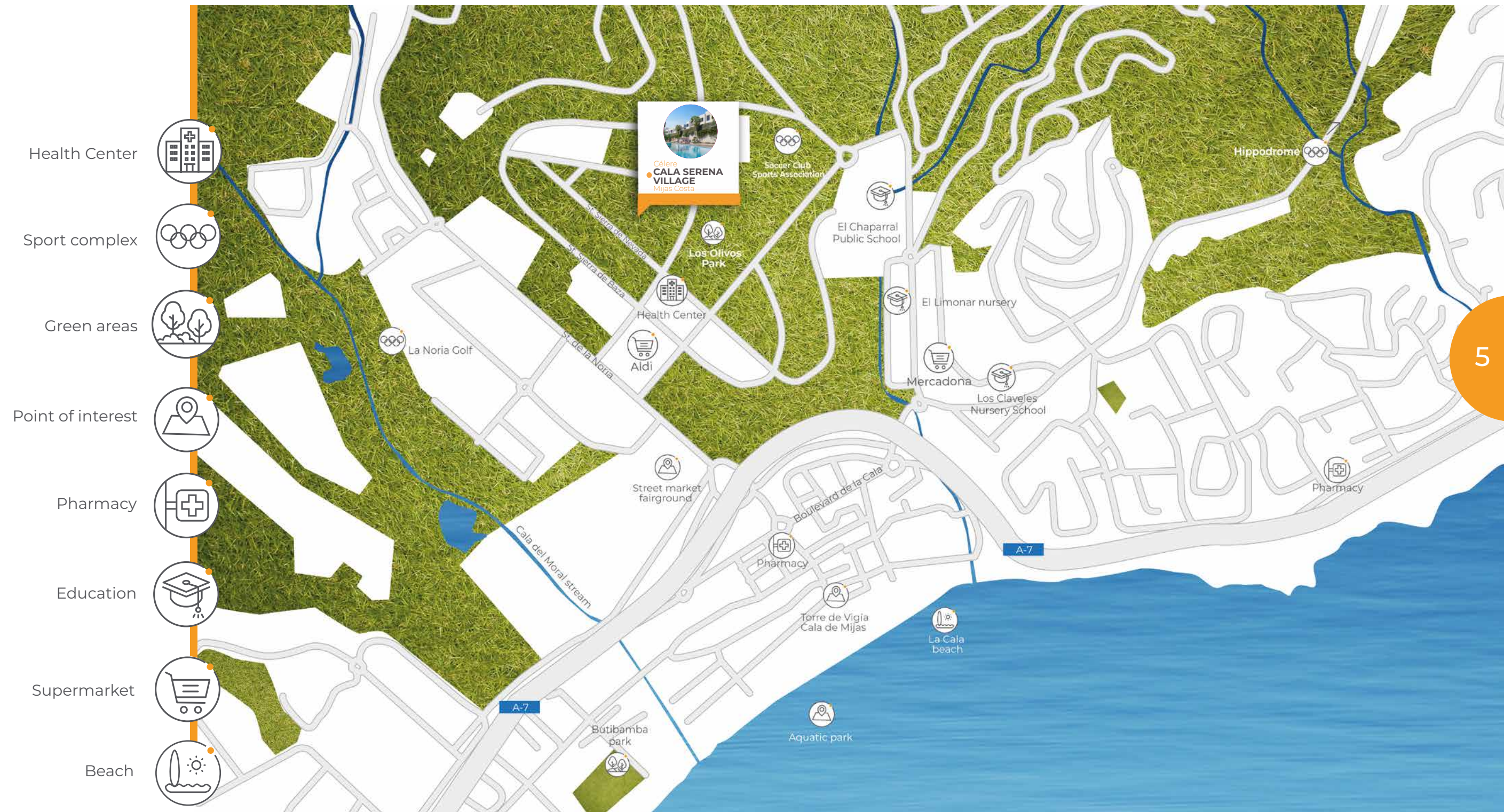
# LOCATION

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.



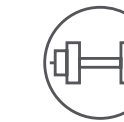
### SWIMMING POOL

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.

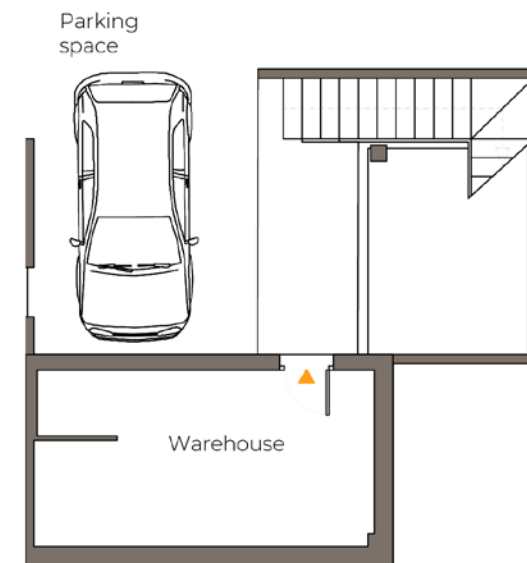


# STANDARD PLAN 3 BEDROOMS

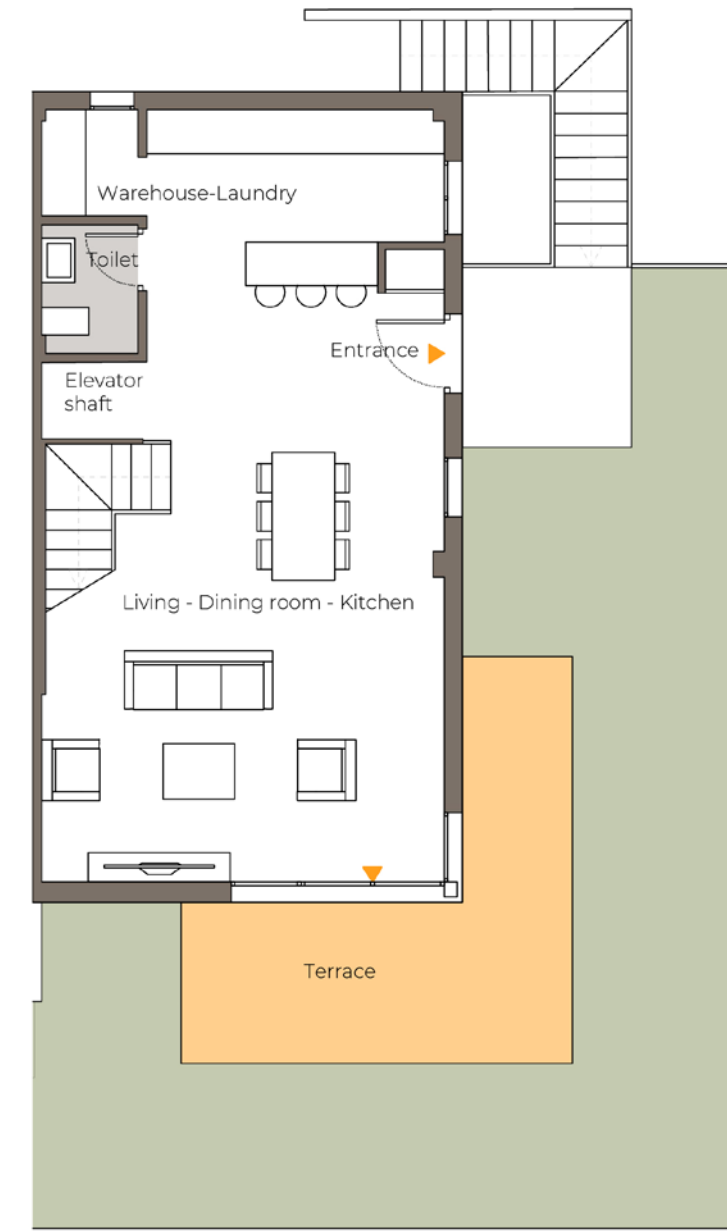
USEFUL FLOOR AREA OF HOUSE - 127,90 m<sup>2</sup>

## TABLE OF FLOOR AREAS

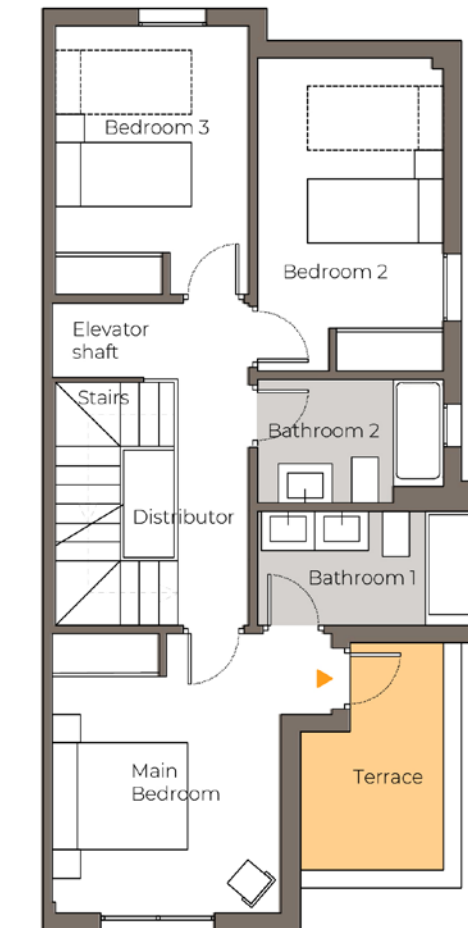
BASEMENT FLOOR	
Warehouse	14,50 m <sup>2</sup>
GROUND FLOOR	
Entrance	2,20 m <sup>2</sup>
Hall	1,80 m <sup>2</sup>
Living - Dining room - Kitchen	46,00 m <sup>2</sup>
Toilet	2,20 m <sup>2</sup>
Elevator shaft	1,30 m <sup>2</sup>
FIRST FLOOR	
Stairs	4,50 m <sup>2</sup>
Hall	5,00 m <sup>2</sup>
Main Bedroom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



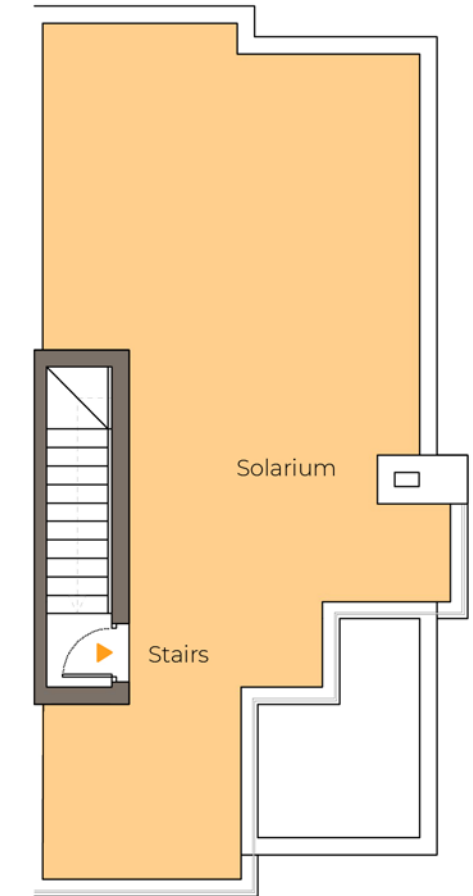
BASEMENT FLOOR



GROUND FLOOR



FIRST FLOOR



TOP FLOOR

# STANDARD PLAN 3 BEDROOMS

USEFUL FLOOR AREA OF HOUSE - 149,80 m<sup>2</sup>

## TABLE OF FLOOR AREAS

### BASEMENT FLOOR

Warehouse-Laundry	22,70 m <sup>2</sup>
Parking space	16,70 m <sup>2</sup>

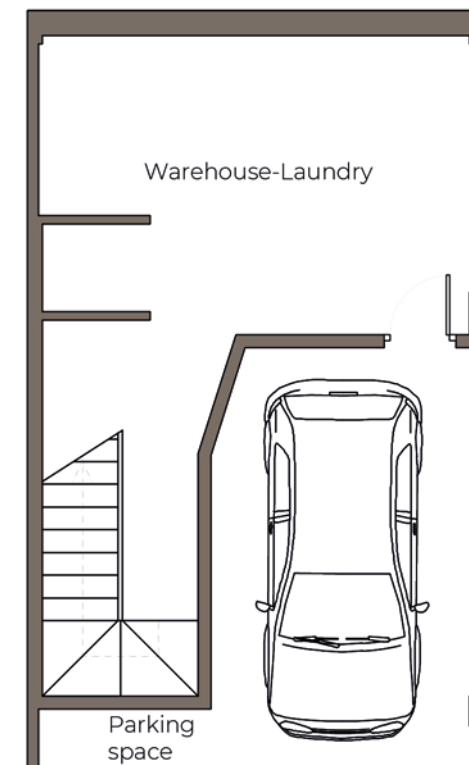
### GROUND FLOOR

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

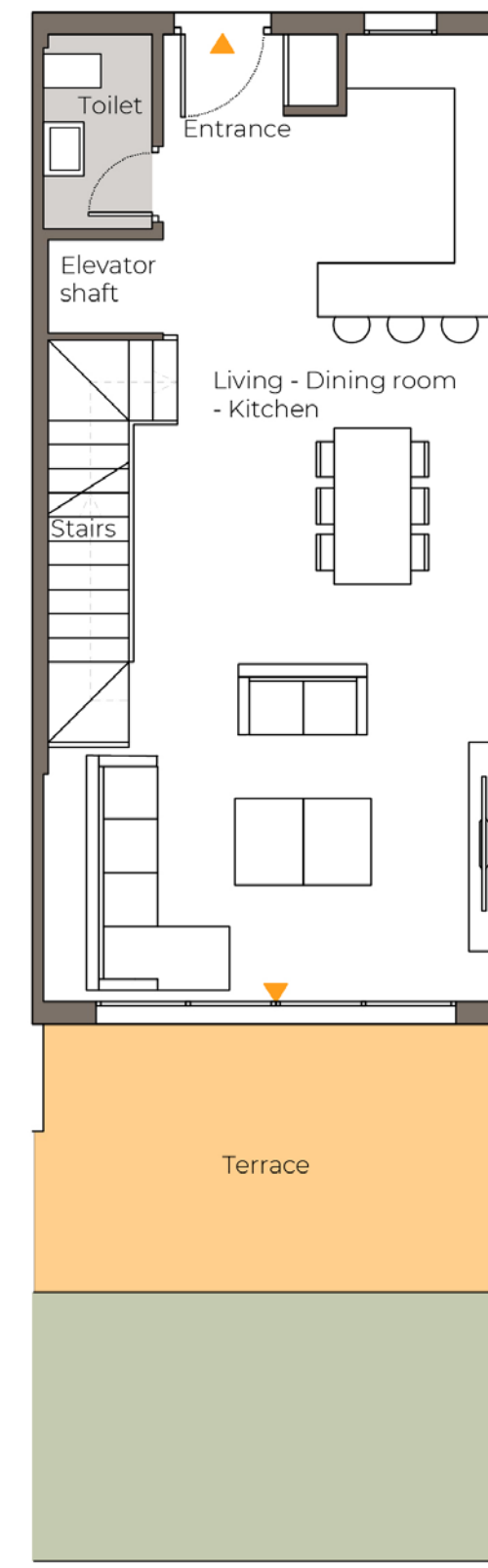
### FIRST FLOOR

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

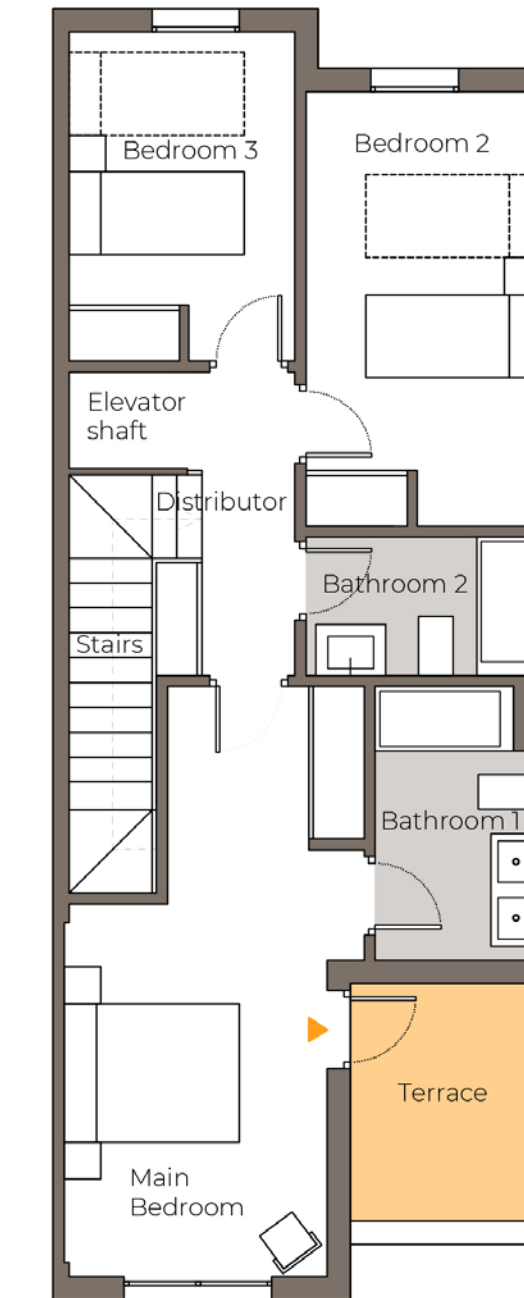
Useful area of the property	149,80 m <sup>2</sup>
Useful area according to Andalusian Government Decree 218/2005	160,40 m <sup>2</sup>
Useful external area	21,10 m <sup>2</sup>
Total area of home c.c.:	220,00 m <sup>2</sup>
Total area of home c.c. according to Andalusian Government Degree 218/2005:	243,05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



BASEMENT FLOOR



GROUND FLOOR



FIRST FLOOR

# STANDARD PLAN 4 BEDROOMS

USEFUL FLOOR AREA OF HOUSE - 117,70 m<sup>2</sup>

## TABLE OF FLOOR AREAS

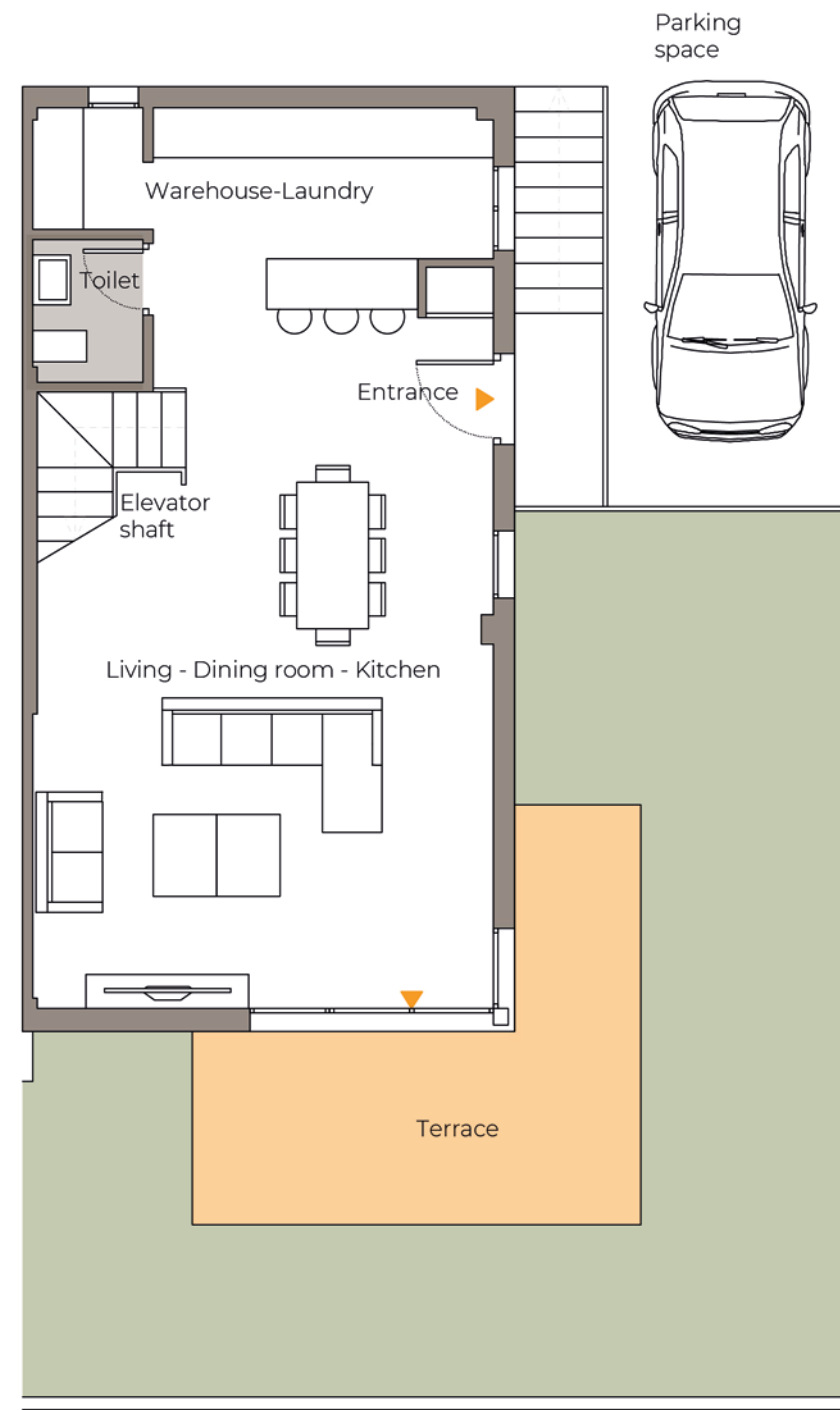
### GROUND FLOOR

Entrance	2,20 m <sup>2</sup>
Warehouse-Laundry	1,80 m <sup>2</sup>
Living - Dining room - Kitchen	47,80 m <sup>2</sup>
Toilet	2,20 m <sup>2</sup>
Elevator shaft	0,90 m <sup>2</sup>

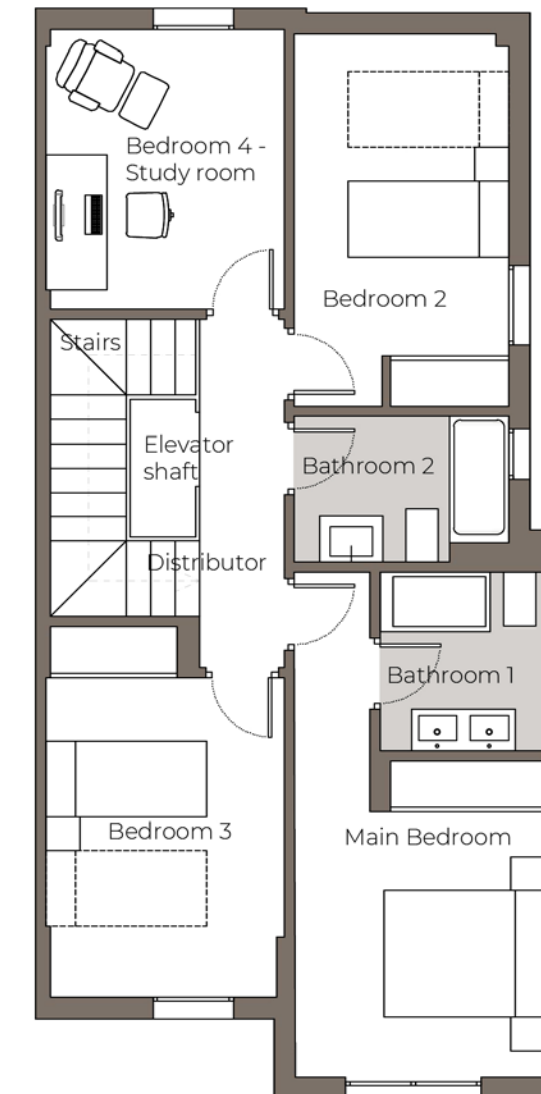
### FIRST FLOOR

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

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



GROUND FLOOR



FIRST FLOOR



# STANDARD PLAN 4 BEDROOMS

USEFUL FLOOR AREA OF HOUSE - 121,10 m<sup>2</sup>

## TABLE OF FLOOR AREAS

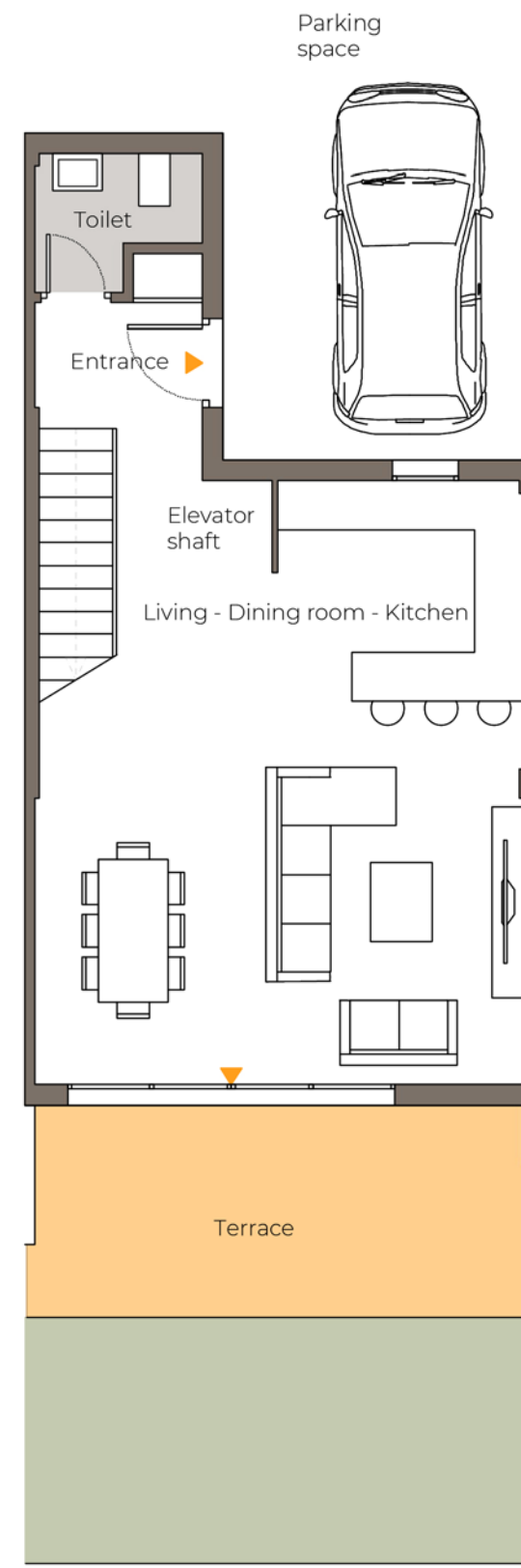
### GROUND FLOOR

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

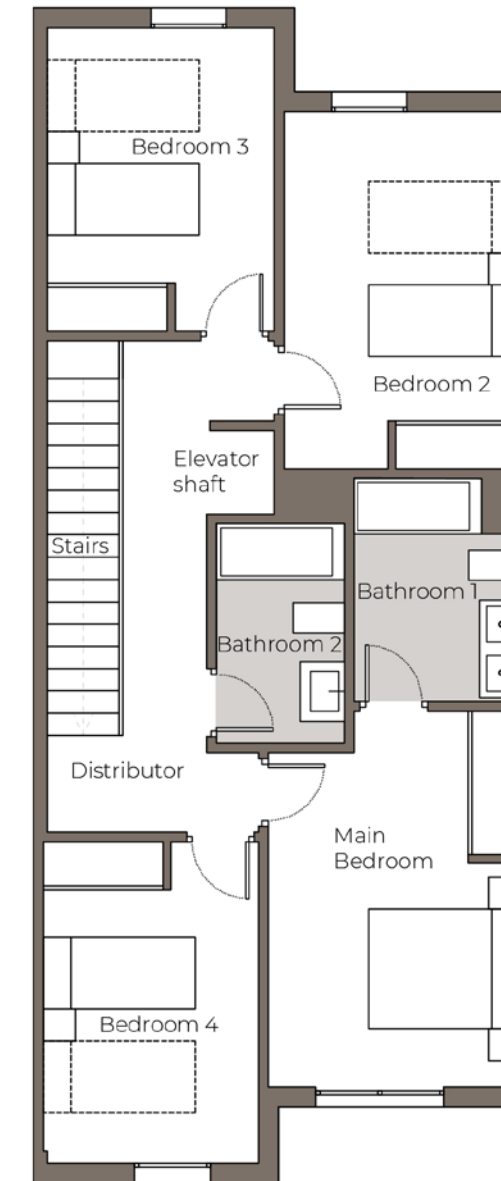
### FIRST FLOOR

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

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



GROUND FLOOR



FIRST FLOOR



# ENERGY RATING



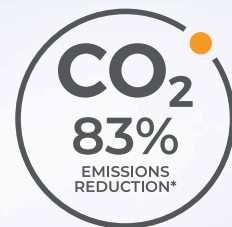
Vía Célere creates spaces that adapt to your needs. We create buildings of low energy consumption, highly insulated and weatherproofed.

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

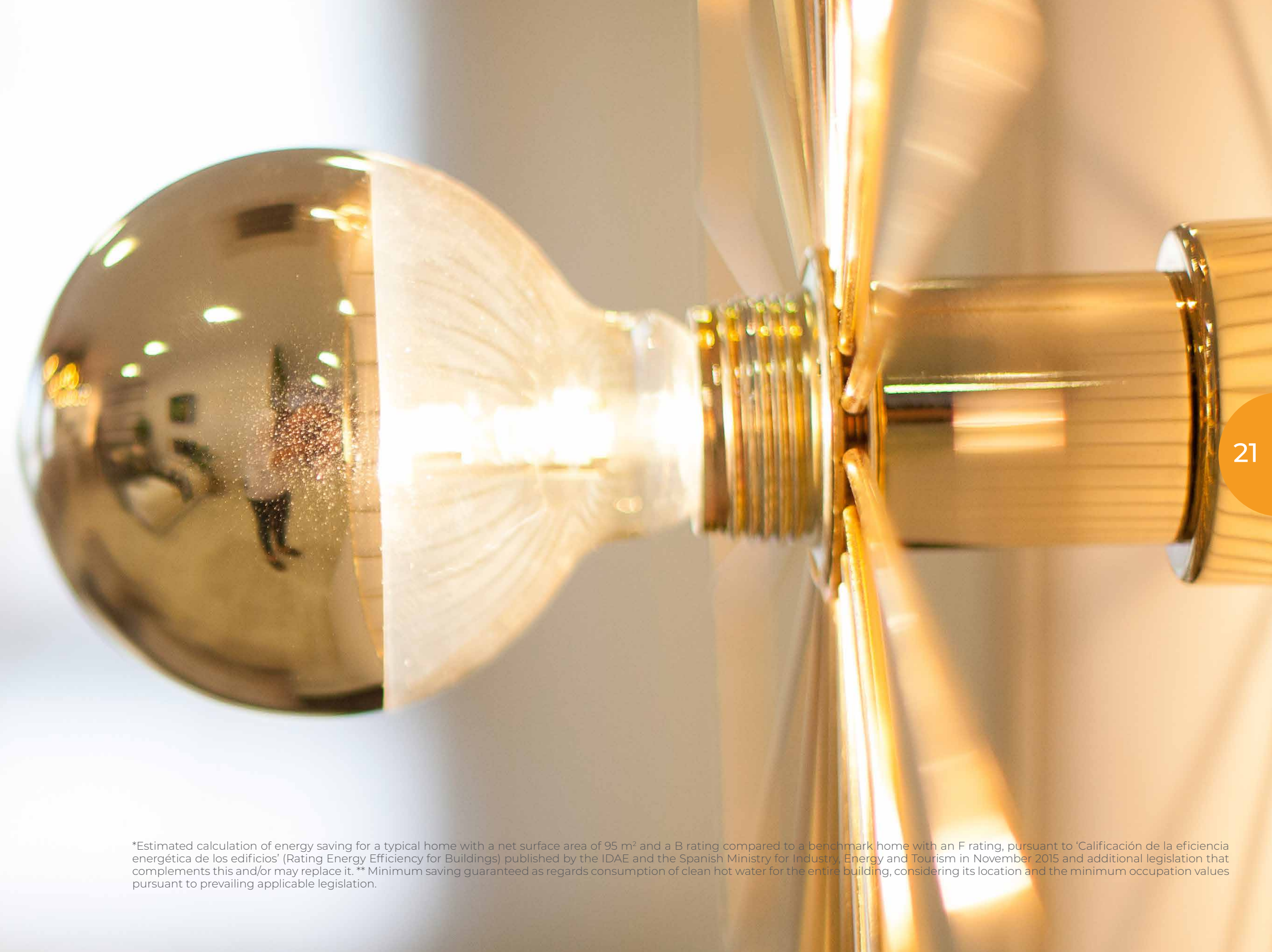
This classification signifies an estimated energy saving of 80% and therefore an important economic saving, taking as reference a home with energy efficiency classification "F".

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



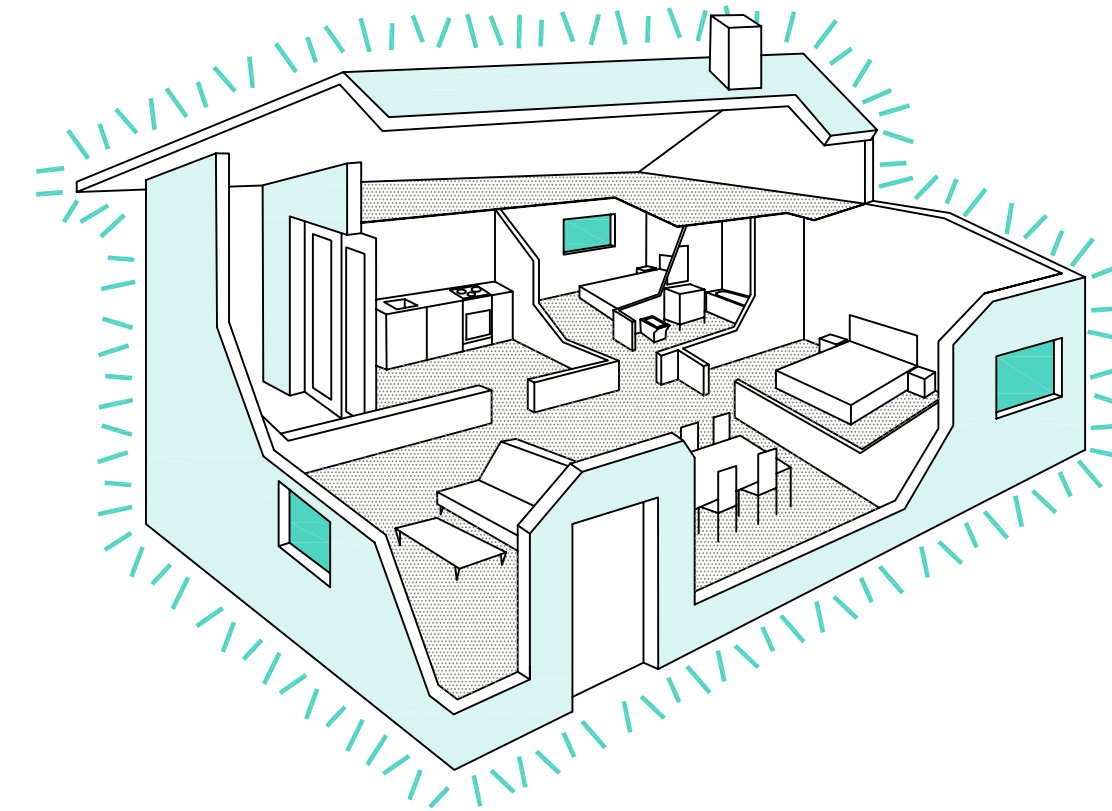
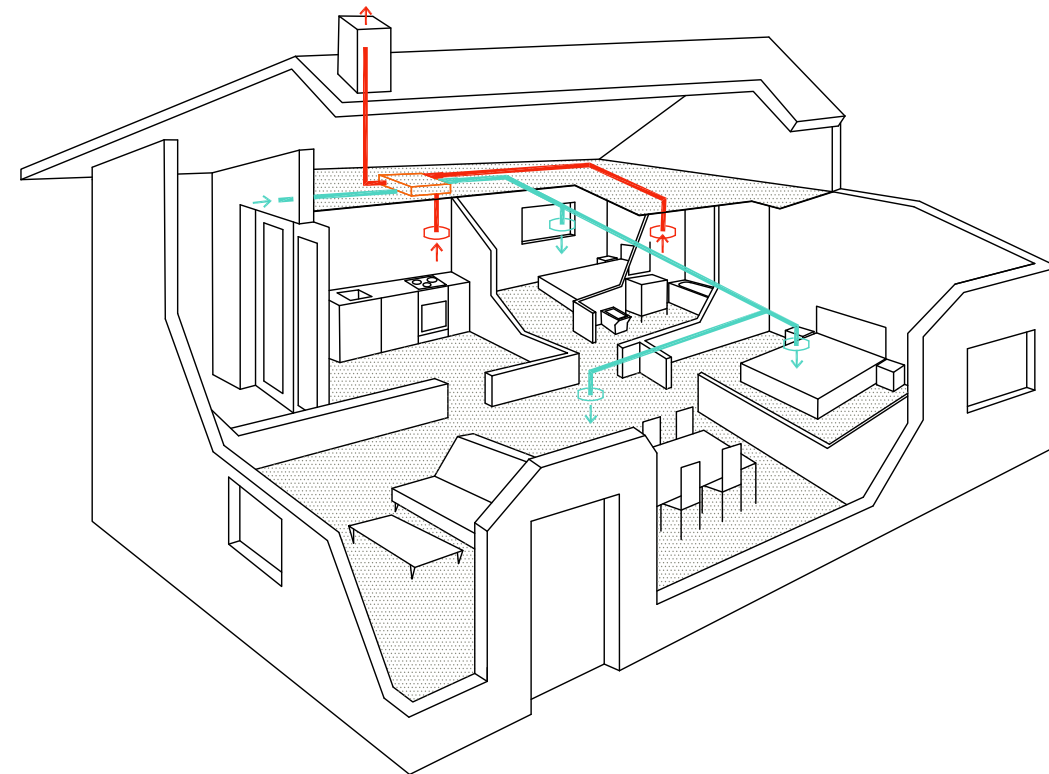
Discover more at: [viacelere.com/innovacion](http://viacelere.com/innovacion) | [celereinnova.es](http://celereinnova.es)



\*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.

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