

Célere
**CALA
SERENA SUN**
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

Célere Cala Serena Sun is a place to enjoy, located in the town of Mijas. Strategically positioned, the development boasts an excellent connection to the Costa del Sol A-7 highway and proximity to the AP-7. This privileged location ensures quick and convenient travel to key destinations in the region.

Enjoy the proximity to important tourist attractions and services. Within less than 20 minutes, you'll find the Malaga International Airport and Puerto Banús,

and just a 30-minute drive away is the María Zambrano Renfe station.

Renowned golf courses, shopping and entertainment centers, supermarkets, restaurants, shops, and a Health Center will comprise the variety of services enriching your lifestyle in the vicinity of the development. Moreover, the charm of Marbella's historic center is just 15 minutes away. And most importantly, within less than 2 km, you can immerse yourself in the warm waters of the beach.



Cala de Mijas

Green areas



Point of interest



Pharmacy



Education



Health centre



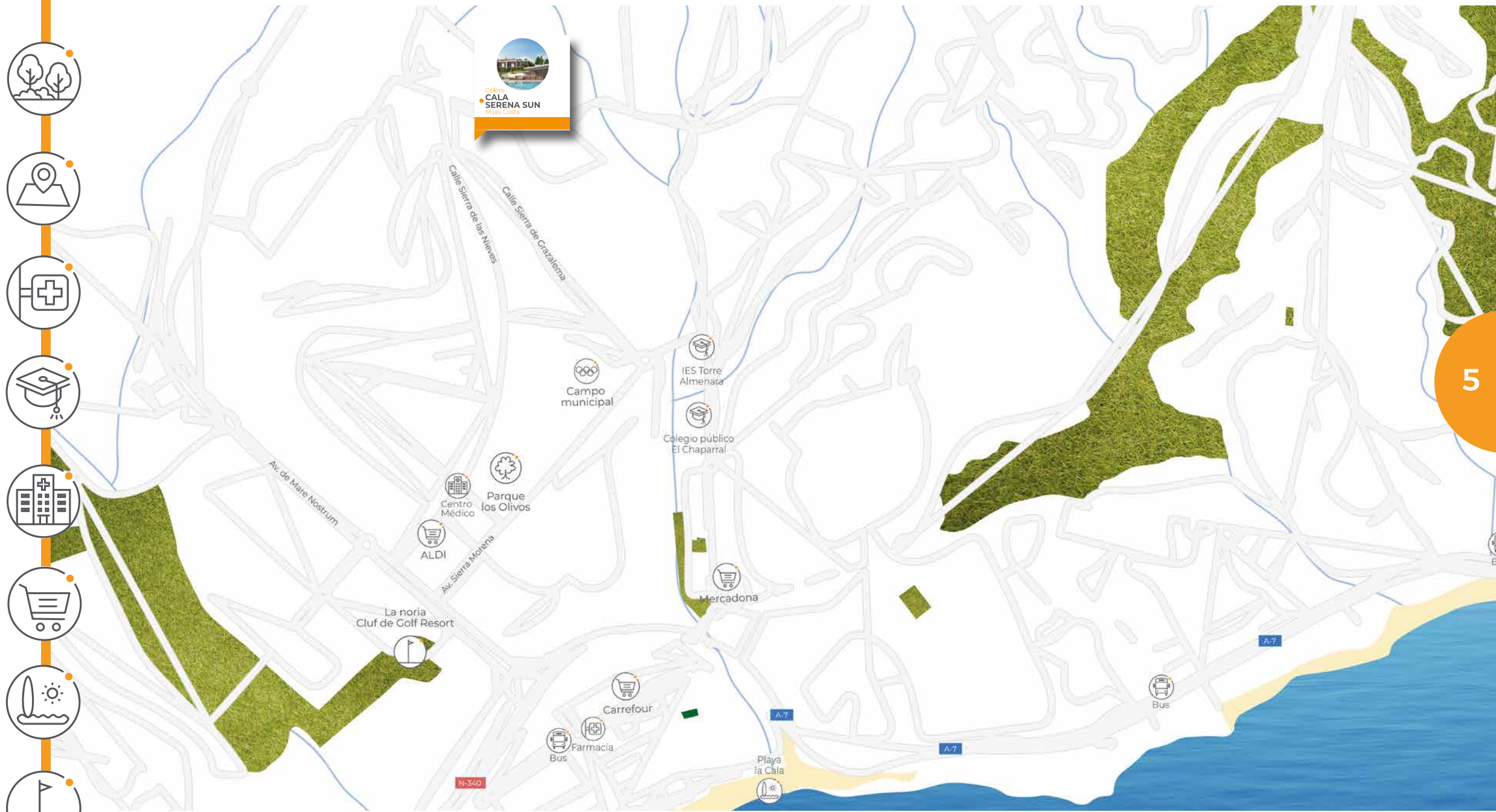
Supermarket



Beach



Golf course



MIJAS - MÁLAGA

THE PLEASURE OF LIVING

Célere Cala Serena Sun, 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 Cala Serena Sun is a gated residential complex designed for your comfort and wellness. It is made up of 68 3- and 4-bedroom terraced houses split. All properties are south-facing, have a garage, terrace, garden, and many of them have excellent sea views.

The singularity of the site and detailed research have resulted in the design of truly captivating homes. Discover balanced layouts that emphasize comfort, wide-open spaces that encourage light, and spacious terraces and gardens that immerse you in nature.

All properties are south-facing to benefit from maximum sunlight and a significant number offer spectacular sea views, providing a stunning backdrop to your daily life.

Célere Cala Serena Sun are homes that build your future.



Garage



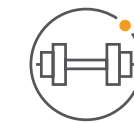
Storage room



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. Bring freshness to your days by dipping into the communal pool at Célere Cala Serena Sun, where the sun gently bathes your skin and the refreshing water invites you to have fun and relax. You can also enjoy the gardened areas, the gourmet room and the gym.



Gym



Swimming
Pool

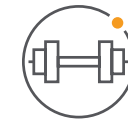


Social-Gourmet
Room



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.



SOCIAL-GOURMET 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.



STANDARD PLAN 3 BEDROOM

USEFUL FLOOR AREA OF HOUSE - 110,30m²

TABLE OF FLOOR AREAS

LOW LEVEL	54,60 m ²
Hall	3,30 m ²
Kitchen-Dining-Living room	49,10 m ²
Toilet	2,20 m ²
FIRST FLOOR	51,50 m ²
Main bedroom	15,60 m ²
Bedroom 2	11,70 m ²
Bedroom 3	10,00 m ²
Corridor	5,60 m ²
Bathroom 1	4,70 m ²
Bathroom 2	3,90 m ²
Stairs	4,20 m ²
Outside	16,90 m ²
Parking	12,50 m ²

Useful area of the property:	110,30 m ²
Useful area of the property s/DJA. 218/2005:	118,75 m ²
Useful area of the terrace:	16,90 m ²
Total area of home:	134,00 m ²
Total area of home c.c.:	137,00 m ²
Total area of home c.c. s/D J.A. 218/2005:	150,91 m ²

LOW LEVEL



FIRST FLOOR



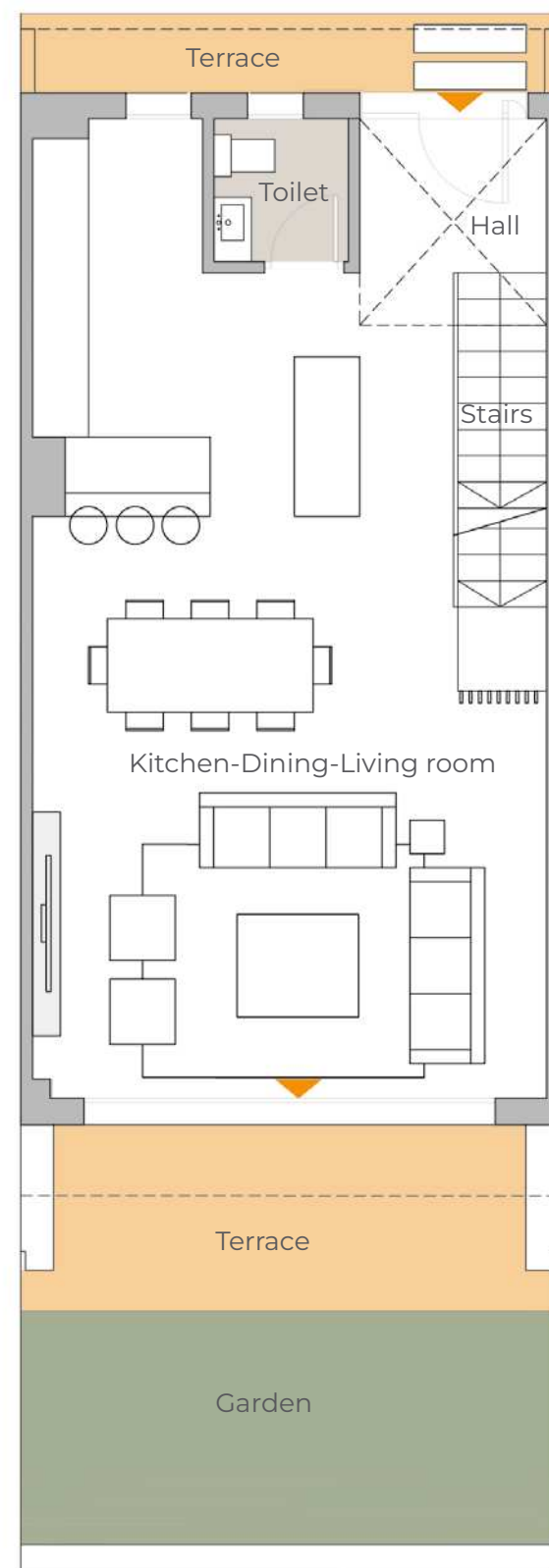
STANDARD PLAN 3 BEDROOM

USEFUL FLOOR AREA OF HOUSE - 121,60m²

TABLE OF FLOOR AREAS

BASEMENT	7,20 m ²
Hall	2,60 m ²
Facilities	4,60 m ²
LOW LEVEL	52,20 m ²
Hall	3,30 m ²
Kitchen-Dining-Living room	46,70 m ²
Toilet	2,20 m ²
FIRST FLOOR	49,80 m ²
Main bedroom	14,80 m ²
Bedroom 2	11,20 m ²
Bedroom 3	10,00 m ²
Corridor	5,60 m ²
Bathroom 1	4,30 m ²
Bathroom 2	3,90 m ²
Stairs	12,40 m ²
OUTSIDE	14,90 m ²
Storage room	2,60 m ²
Parking	12,50 m ²
Useful area of the property:	121,60 m ²
Useful area of the property s/DJA. 218/2005:	129,05 m ²
Useful area of the terrace:	14,90 m ²
Total area of home:	148,00 m ²
Total area of home c.c.:	151,00 m ²
Total area of home c.c. s/D J.A. 218/2005:	166,53 m ²

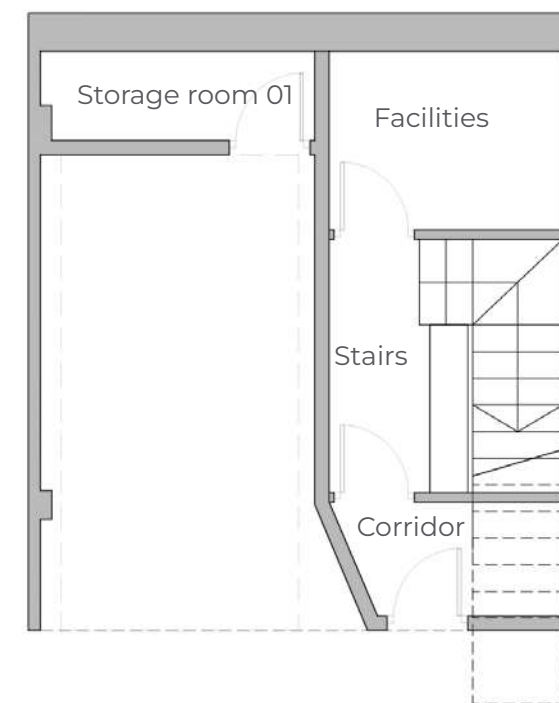
LOW LEVEL



FIRST FLOOR



BASEMENT



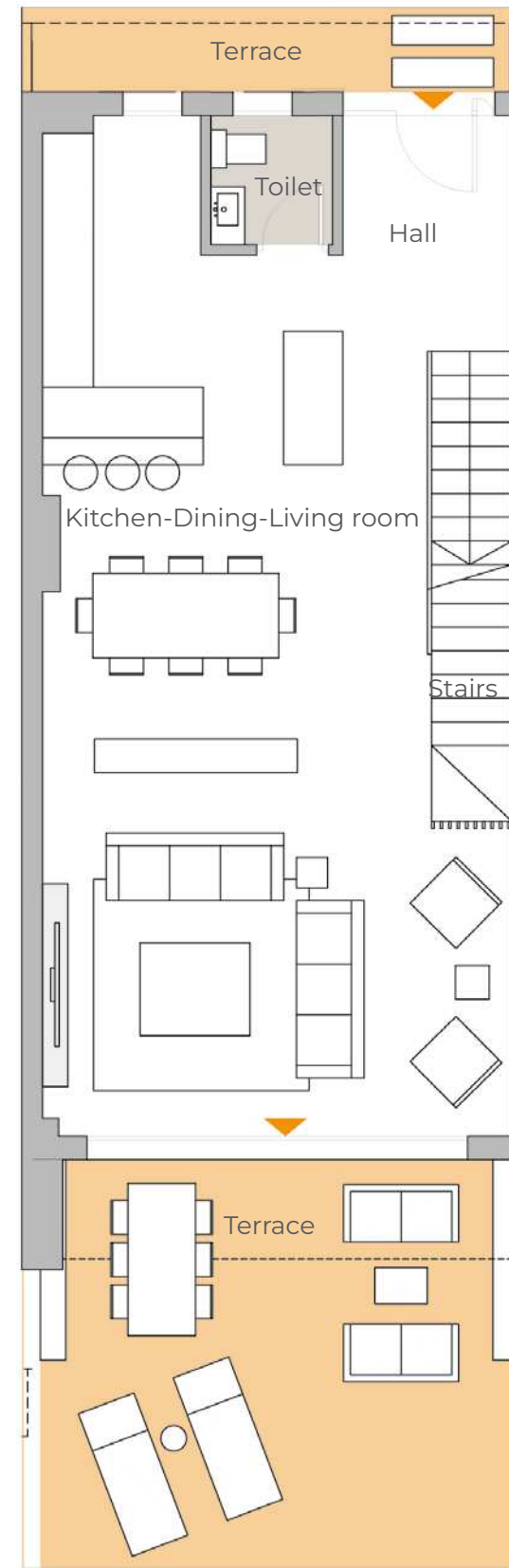
STANDARD PLAN 4 BEDROOM

USEFUL FLOOR AREA OF HOUSE - 174,10m²

TABLE OF FLOOR AREAS

BASEMENT	31,30 m ²
Living	31,30 m ²
LOW LEVEL	59,30 m ²
Hall	3,30 m ²
Kitchen-Dining-Living room	53,80 m ²
Toilet	2,20 m ²
FIRST FLOOR	68,30 m ²
Main bedroom	16,00 m ²
Bedroom 2	11,80 m ²
Bedroom 3	11,30 m ²
Bedroom 4	9,70 m ²
Corridor	11,70 m ²
Bathroom 1	4,20 m ²
Bathroom 2	3,60 m ²
Stairs	15,20 m ²
OUTSIDE	100,40 m ²
Parking	12,50 m ²
Useful area of the property:	174,10 m ²
Useful area of the property s/DJA. 218/2005:	191,51 m ²
Useful area of the terrace:	100,40 m ²
Total area of home:	196,00 m ²
Total area of home c.c.:	199,00 m ²
Total area of home c.c. s/D J.A. 218/2005:	219,40 m ²

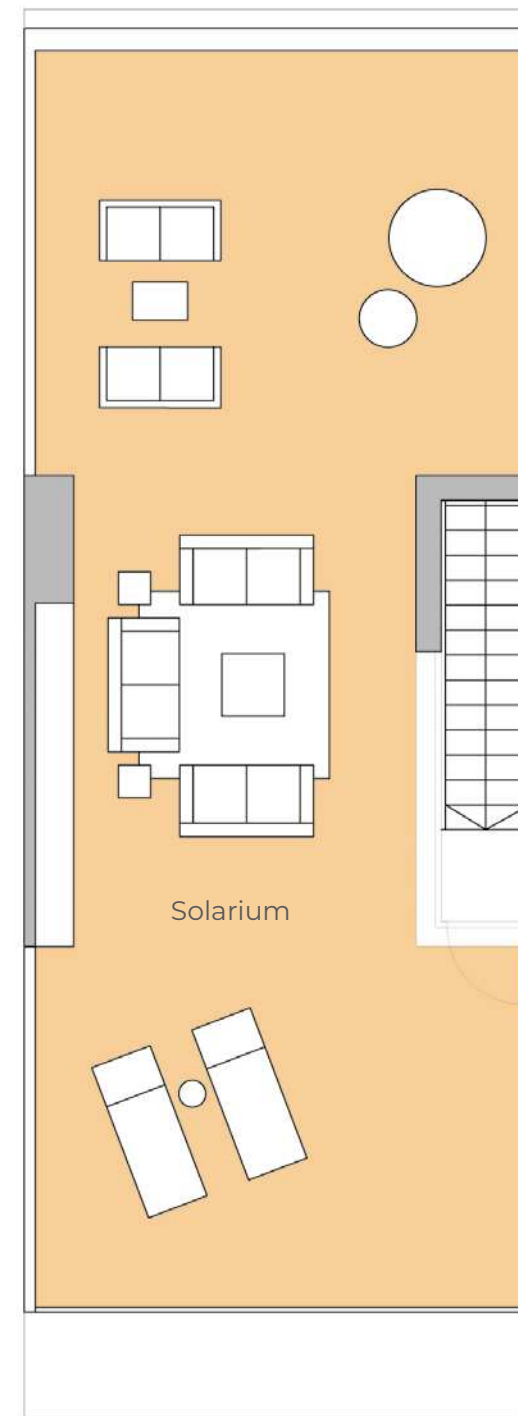
LOW LEVEL



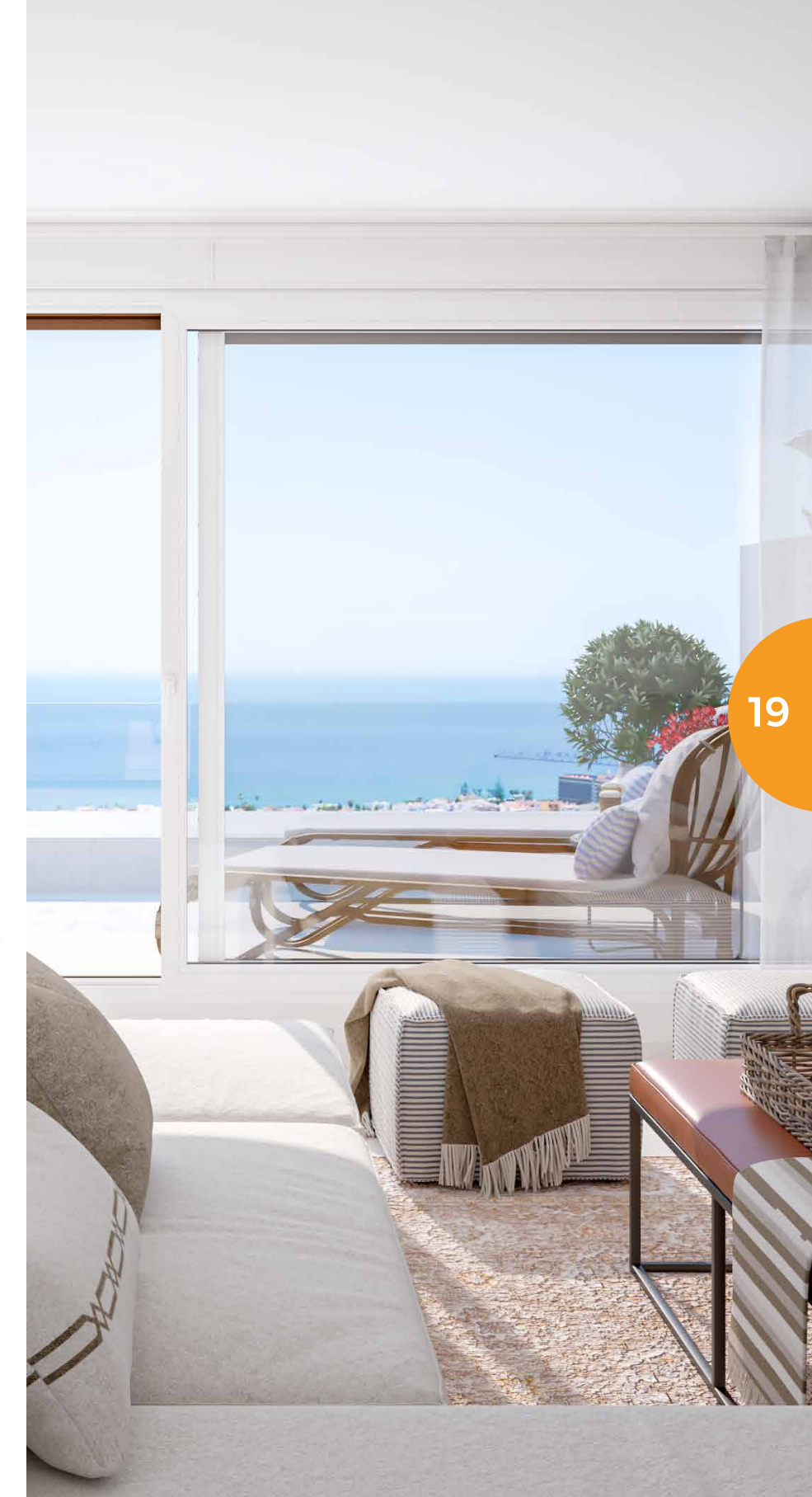
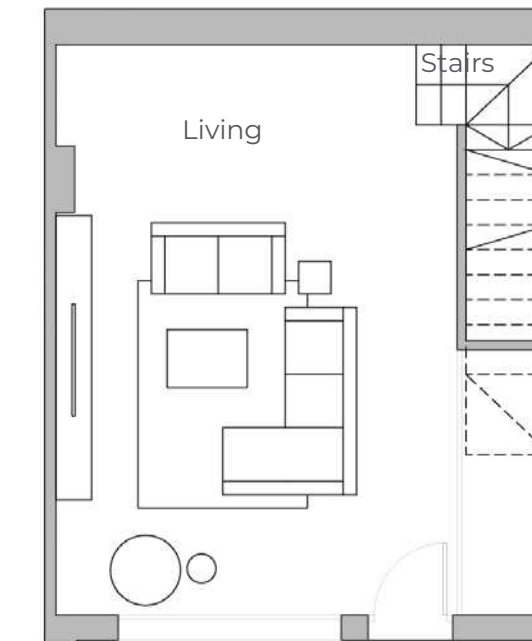
FIRST FLOOR



SOLARIUM



BASEMENT





ENERGY RATING



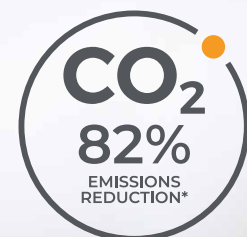
Vía Célere creates spaces that adapt to your needs. We create buildings of low energy consumption, highly insulated and weatherproofed.

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).

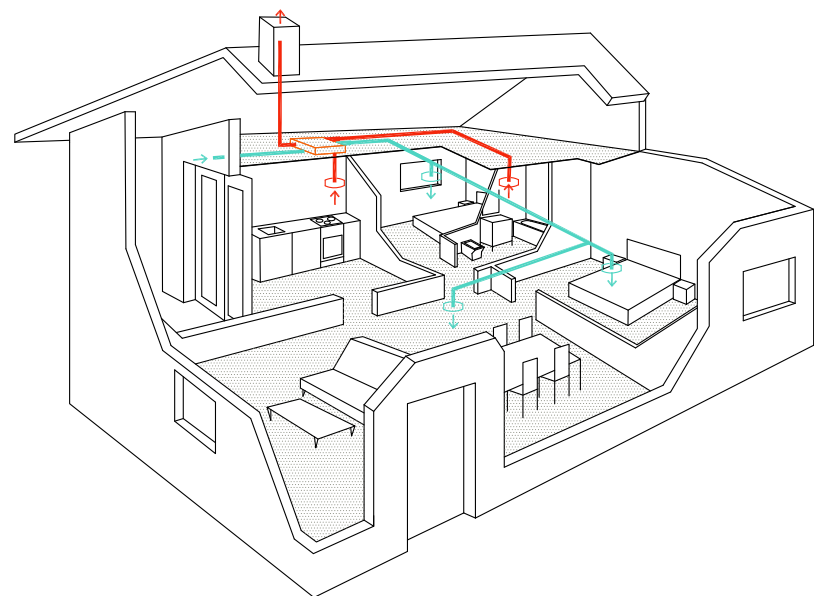
The estimated saving, adding the annual energy cost of gas and electricity, could be up to €1.490.*



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.

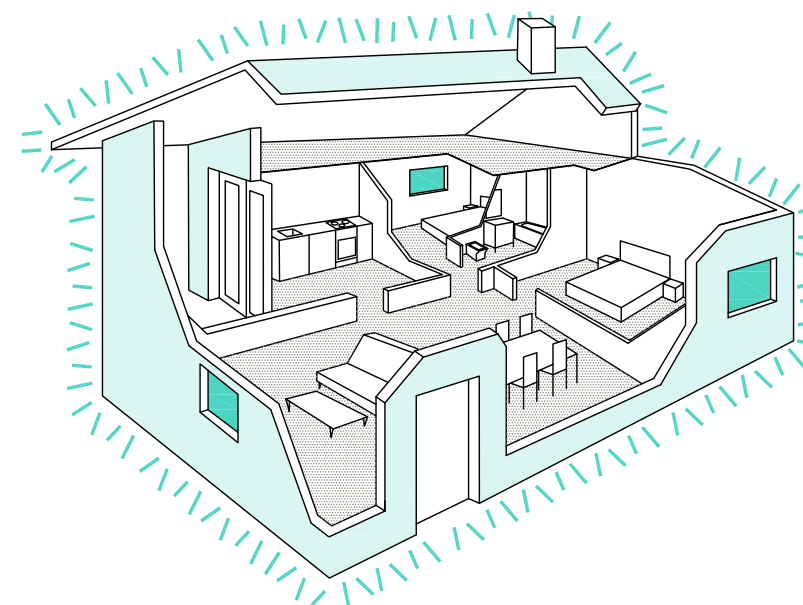
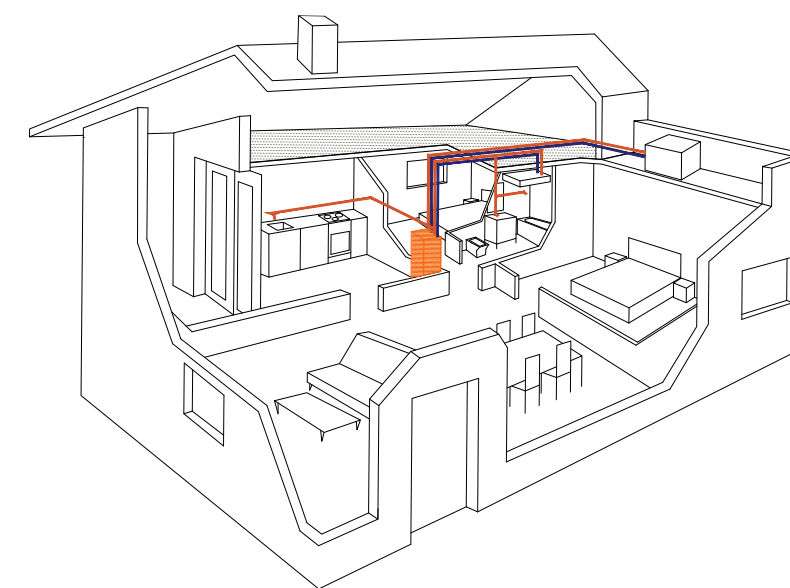


Double-flow ventilation of dwellings with heat recovery

- Controlled ventilation of the residence.
- Continuous ventilation of the residence using guided extraction from bathrooms and kitchen and admission through bedrooms and lounges.
- Extract air heat recovery.
- Introduction of preheated and filtered outside air in winter and free-cooling in summer.
- Improvement of the acoustic insulation of the house, as it is no longer necessary to keep the windows open due to proper ventilation.
- Prevention of odours and toxic gases, as well as the appearance of condensation and mould in the interior of the dwelling.
- It prevents unpleasant draughts inside the house.

ACS production through individual airothermal

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



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.

célere lifestyle

Living in a Vía Célere house is living with your own lifestyle. We are differentiators in the way we conceive our homes and services that we make available to our clients.

Personalization

Our clients are what is most important to us and we know that no two clients are the same. That is why we want to offer you a personalisation programme* with different options so that you can make choices based on your individual tastes and needs.

A world of possibilities and proposals for designing an environment that each client will be able to fully identify with from the first day, choosing from different materials, colours and textures for walls, floors, wardrobes and kitchens.

*Deadlines are subject to building deadlines.

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 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.

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.



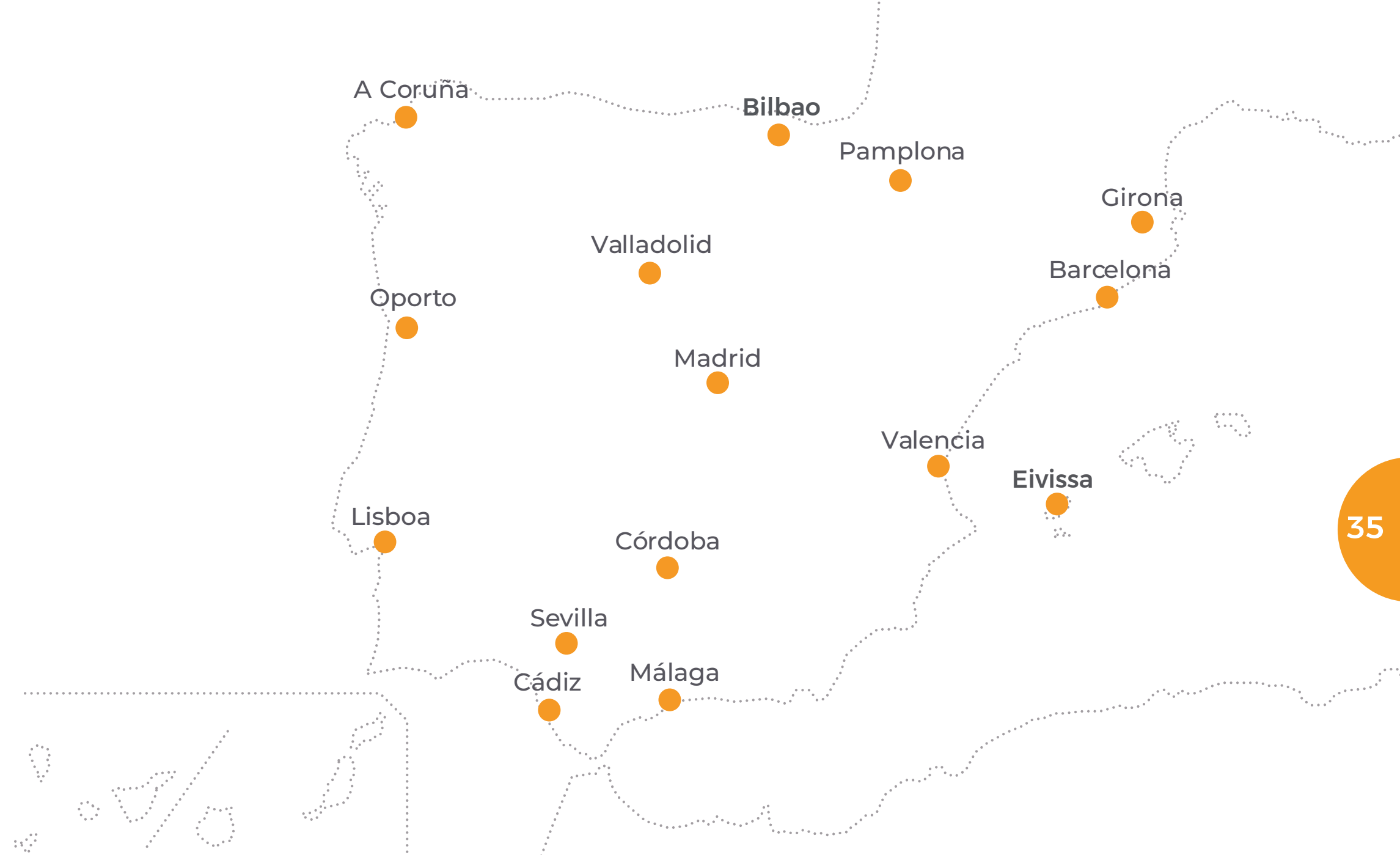
WHO WE ARE

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.



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