



HORIZON
LA CALA DE MIJAS

BROCHURE & QUALITY/TECHNICAL SPECIFICATIONS
MEMORIA DE CALIDADES



DISCOVER THE HORIZON DIFFERENCE!

Welcome to **HORIZON LA CALA DE MIJAS**, where we specialize in creating exceptional living spaces that will exceed your expectations. Our commitment to quality craftsmanship, innovative design, and customer satisfaction sets us apart in the industry. With a focus on excellence, we aim to turn your dream home into a reality.

HORIZON LA CALA DE MIJAS, is an exciting new development of 27 contemporary, new-build 4-bedroom 4.5-bathroom **SINGLE-LEVEL VILLAS** designed for modern living. Nestled on the edge of La Cala de Mijas, these homes offer the perfect blend of style, comfort, and convenience.

Designed with Mediterranean elegance and with a host of luxury details and top-level qualities, each villa offers a private oasis amidst the vibrant Costa del Sol. Just 3km from La Cala de Mijas, these homes are perfectly positioned for both sunlight and serenity, with a southwest orientation that ensures plenty of natural light throughout the day.

Set on generously sized plots ranging from **812m² to 1,308m²**, each villa provides **202m²** of beautifully designed living space.



Why Choose A Single-storey Villa?

Living in a bungalow-style home offers many benefits:

- ◆ **Eco-friendly** – Lower carbon footprint, reduced maintenance, increased energy efficiency.
- ◆ **Enhanced safety** – No stairs means fewer risks of falls - ideal for all ages, especially seniors.
- ◆ **Solid investment** – Bungalows maintain a high market demand and excellent resale value.
- ◆ **Easier accessibility** – Perfect for families, retirees, and individuals with mobility concerns.
- ◆ **More privacy** – No upstairs neighbours overlooking your space.
- ◆ **Smart use of space** – Open-plan living areas with abundant natural light.
- ◆ **Customizable design** – Tailor the layout and finishes to your personal taste.



Spacious Layout & Premium Features

Set on generously sized plots ranging from 812m² to 1,308m², each villa provides 202m² of beautifully designed living space:

- ◆ **Welcoming entrance hall** – With skylight for natural daylight.
- ◆ **Spacious and bright open-plan living and dining area** – Featuring a decorative electric fireplace and large windows that seamlessly connect the indoor and outdoor spaces bathing the room with natural light.
- ◆ **Modern kitchen** – Equipped with all appliances and a large central island with breakfast bar.
- ◆ **Four double bedrooms** – All with fitted wardrobes and en-suite bathrooms with walk-in showers.
- ◆ **Interior garden** – Glass-enclosed and with skylight.
- ◆ **Guest toilet.**
- ◆ **Private double garage** – Accommodates two vehicles with direct home access, plus gated driveway parking for at least two more. The garage has a 6m² storage/laundry room and is also prepped for potential conversion into extra living space.



Outdoor Living At Its Best

The villas are designed to fully enjoy the Mediterranean lifestyle, with outdoor areas perfect for relaxing and entertaining:

- ◆ Heated saltwater swimming pool (8m x 4m) – With thermal electric pool cover and multicolour pool lights.
- ◆ 59m² open patio area – Plus a 47m² covered terrace for shade during the hot weather.
- ◆ 20m² barbecue pergola with louvered roof and electronic retractable side screens – With outdoor kitchen, fully equipped with a gas BBQ, hotplate, sink, dishwasher, fridge, beer tap and coffee machine.
- ◆ Low-maintenance tropical garden – With real grass, mature Washington Palm trees, tropical plants, lighting and irrigation system.



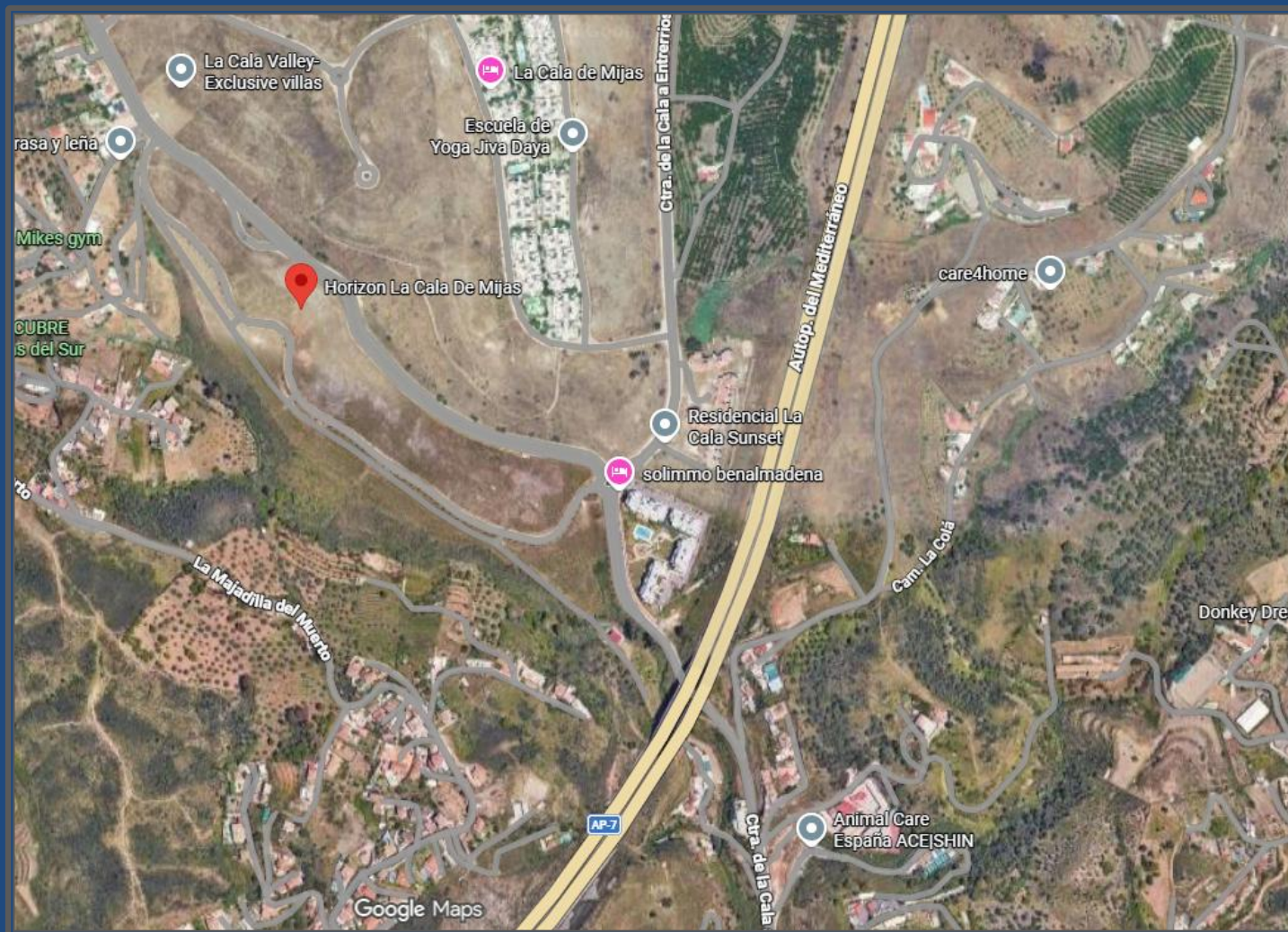
State-Of-The-Art Home Features

Each villa is designed with premium materials and cutting-edge technology, including:

- ◆ High-quality large format porcelain stoneware flooring
- ◆ Video intercom system
- ◆ Photovoltaic solar panels for energy efficiency
- ◆ White aluminium double-glazed safety windows with UV protection
- ◆ Zoned hot & cold air-conditioning for year-round comfort
- ◆ 500 litre water reserve
- ◆ Reverse osmosis water filtration system in kitchen
- ◆ Integrated sound system (lounge/kitchen, covered terrace, master bedroom)
- ◆ Decalcification system on the main water supply
- ◆ Recessed ceiling feature with LED lights in main living areas
- ◆ Electric vehicle charging station
- ◆ Independently controlled underfloor heating throughout
- ◆ Electronic aluminium exterior shutters on all bedrooms
- ◆ Safe
- ◆ Alarm system (interior and exterior)

LOCATION

The development is situated in a privileged location, less than a 3.5km flat drive from the magnificent beaches of La Cala de Mijas, near to the La Cala Golf Resort and numerous other golf courses. With close and easy access to the main A7 coastal road, giving easy communication with the rest of the municipalities of the Costa Del Sol. Just 35 minutes from the city of Malaga, where the Maria Zambrano railway station and the Pablo Ruiz Picasso airport are located, which allows direct connection with the rest of Europe.



Unbeatable Accessibility:

- Fuengirola - 10 mins
- Benalmadena - 20 mins
- Torremolinos - 30 mins
- Marbella - 20 mins
- Puerto Banus - 25 mins
- Málaga Airport - 30 mins
- Málaga City Centre - 45 mins

Day Trip Destinations:

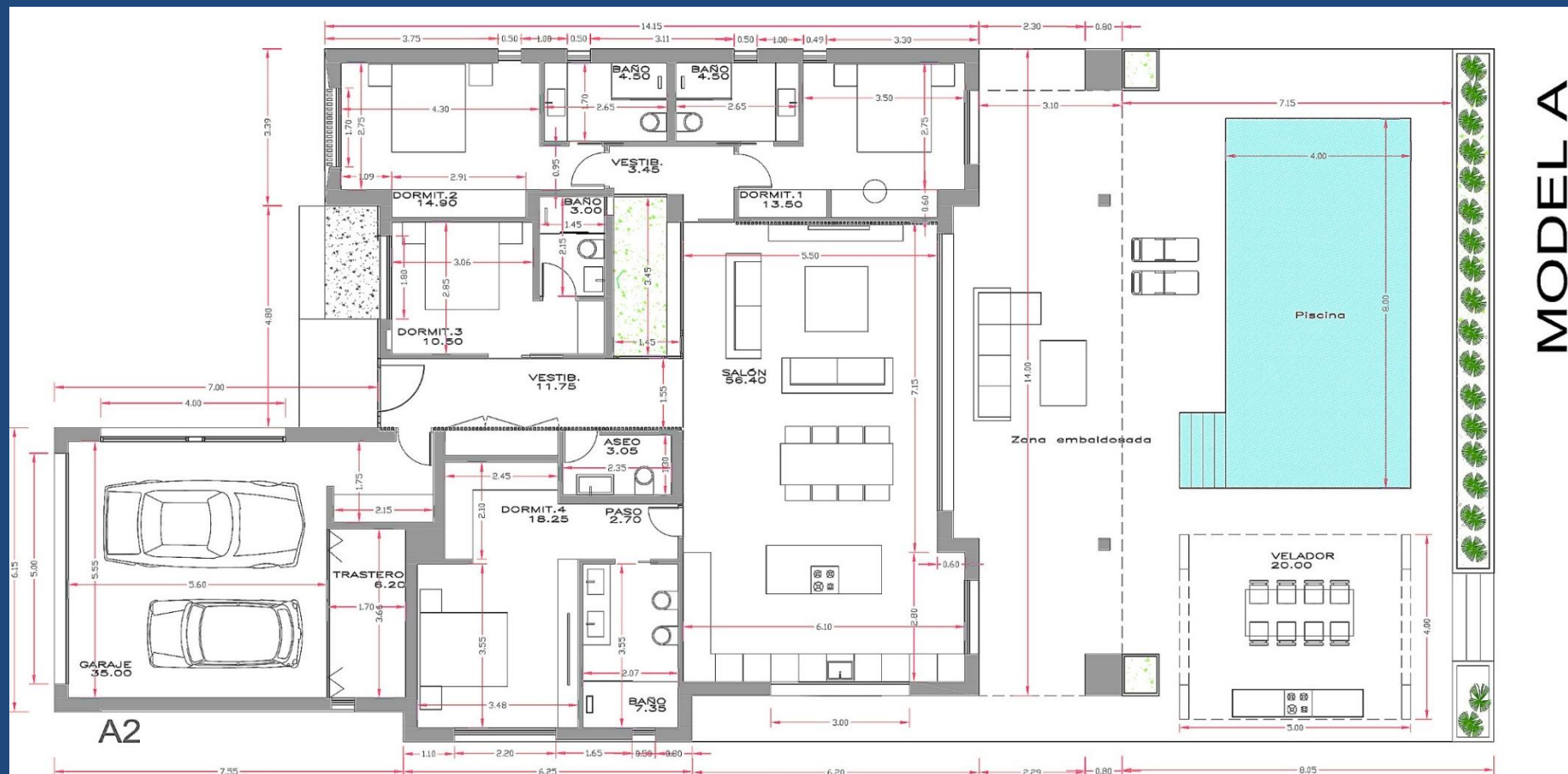
- Gibraltar - 1.5 hours
- Seville - 2.5 hours
- Granada - 2 hours
- Sierra Nevada Ski Resort - 2 hours

VIEW ON
GOOGLE MAPS

PLANS

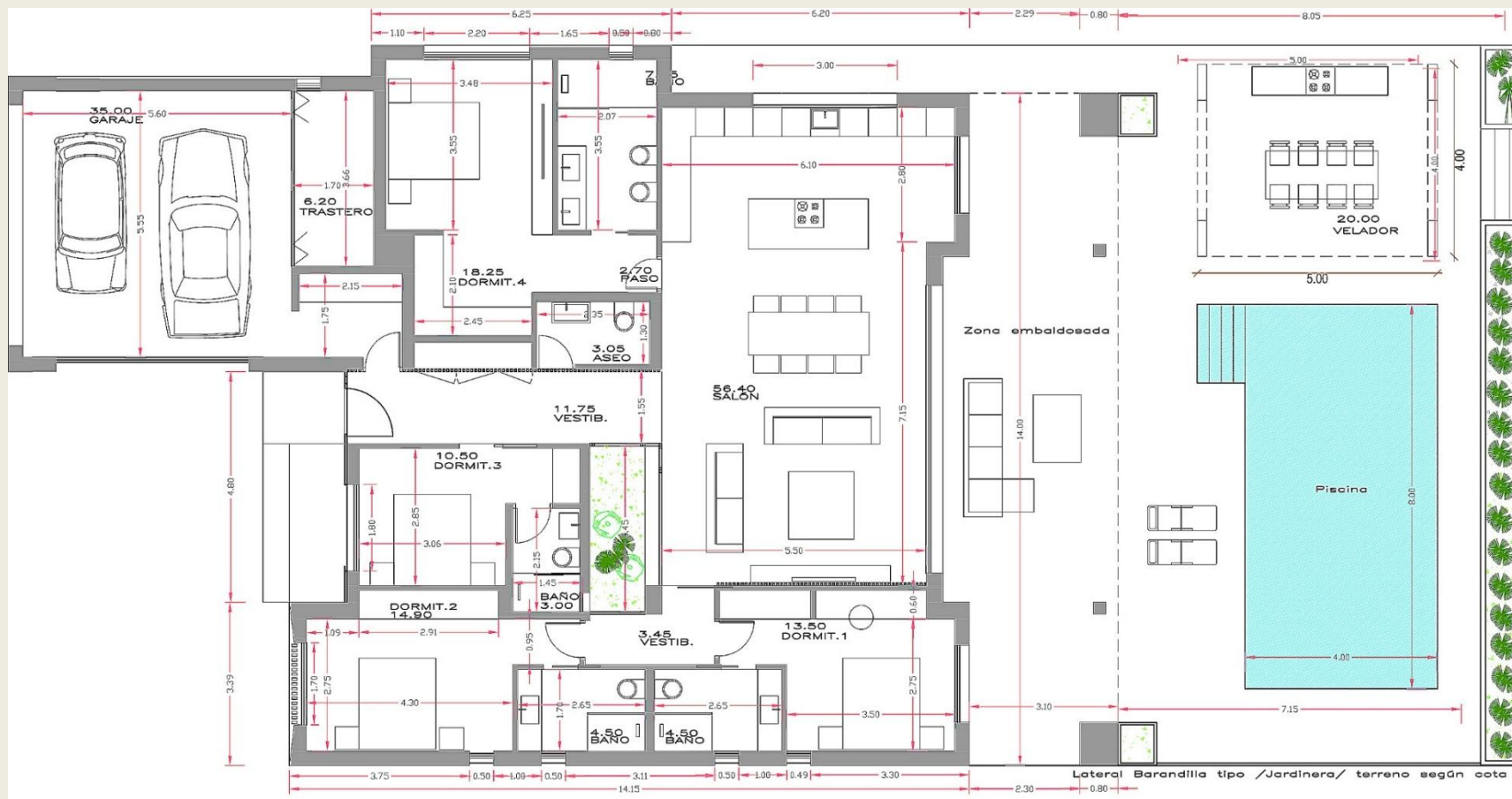


VILLA NUMBERS 34 TO 40 - TYPE A



	Lounge & Kitchen	Entrance Hallway	Guest Toilet	Bedroom 1	Bathroom 1	Bedroom 2	Bathroom 2	Bedroom 3	Bathroom 3	Bedroom 4	Bathroom 4	Inner Hallway	Garage	Storage Room	Machine Room	Covered Terrace	BBQ Pergola
USEFUL m2	56.40	11.75	3.05	13.50	4.50	14.90	4.50	10.50	3.00	20.95	7.35	3.45	35.00	6.20	7.25	45.70	20.00
BUILT m2																	
Living	178.85																
Garage	41.80																
Storage	18.10																
Covered Terrace	47.35																
BBQ Pergola	20.00																
	306.10																

VILLA NUMBERS 13 TO 17 - TYPE B



MODEL B

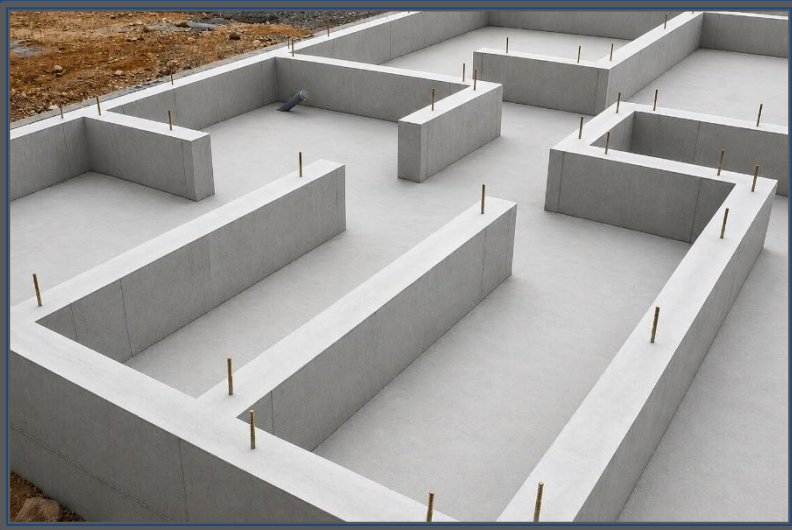
	Lounge & Kitchen	Entrance Hallway	Guest Toilet	Bedroom 1	Bathroom 1	Bedroom 2	Bathroom 2	Bedroom 3	Bathroom 3	Bedroom 4	Bathroom 4	Inner Hallway	Garage	Storage Room	Machine Room	Covered Terrace	BBQ Pergola
USEFUL m2	56.40	11.75	3.05	13.50	4.50	14.90	4.50	10.50	3.00	20.95	7.35	3.45	35.00	6.20	7.25	45.70	20.00
BUILT m2																	
Living	178.85																
Garage	41.80																
Storage	18.10																
Covered Terrace	47.35																
BBQ Pergola	20.00																
	306.10																

CONSTRUCTION



Marbella Sky Homes is an established Costa del Sol property development and construction company specialising in the creation of high-quality contemporary villas. Their experience encompasses the complete development process, from land preparation and architectural planning through to the construction and delivery of distinctive modern villas.

For Horizon La Cala de Mijas, Marbella Sky Homes brings their experience in contemporary villa development to a project where design, construction quality, energy efficiency and attention to detail are fundamental to the finished homes.



FOUNDATIONS

Poured concrete footing with thermally insulated slab according to the geotechnical study.



STRUCTURE

The structural framework consists of the [HORMICEL](#) system of cellular concrete blocks. Cellular concrete is a revolutionary product in the construction market. It is composed of a mixture of silica sand, cement, lime, and water, which, when mixed with an expanding agent, forms millions of air bubbles inside. The combination of strength and insulation in a single material, along with its easy application, optimizes construction to impressive levels. These elements comply with structural calculations in accordance with the Spanish Technical Building Code.

CONSTRUCTION



ROOF

Non-walkable, non-ventilated, gravel-covered, inverted type flat roof with a slight slope formation of 1% to 5% using the [HORMICEL](#) system of cellular concrete blocks with reinforced concrete, giving exceptional strength, insulation and soundproofing properties.

With waterproofing, separator layer, 2 layers of thermal insulation and finished with a protection layer of washed gravel with an average thickness of 10 cm.



INTERIOR WALLS & CEILINGS

Using the [HORMICEL](#) system of cellular concrete blocks, giving exceptional strength, insulation and soundproofing properties.

Suspended continuous false ceilings of 3 metres in height throughout, in smooth gypsum plasterboard A / UNE-EN 520 - 1200.

SEALINGS/COATINGS



EXTERIOR

Exterior walls finished in lime mortar coating to give an exceptionally smooth exterior render. Finished in waterproof specialist coating in **white** giving outstanding weatherproof properties.

With travertine and/or wood-effect decorative features according to the project specifications.



INTERIOR

Featuring exceptionally smooth walls and ceilings in plaster and finished with 1 coat of absorption-regulating acrylic primer followed by 2 coats of **cream** or **white** matte finish, smooth texture acrylic paint for durability and uniformity.

FLOOR & WALL TILING



FLOORS

Large format 120 x 120cm **beige** porcelain stoneware tiles with textured finish throughout the interior, covered terrace, pool area, garage and storeroom.

Skirting board in matching **beige** stoneware tile, 7cm in height.



BATHROOM WALLS

Large format 120 x 60cm **beige** porcelain stoneware tiles with textured finish on the walls of all bathrooms.

** Option of **3 shades of grey** porcelain stoneware tiles (in any combination) for a contrast wall in the bathrooms.

INTERIOR & EXTERIOR CARPENTRY



INTERIOR DOORS

All interior doors finished in **white** lacquered panel-effect MDF measuring 210 x 82.5 x 4cm to allow for wheelchair access. Impact and scratch-resistant and either hinged or sliding depending on each particular case.

Matching **white** lacquered MDF door frames.

Handles feature a **brushed chrome** or **matte black** finish, depending on client preference.



ENTRANCE DOOR - (Brand - PUERTAS ALPU)

Main entrance door with 100 x 230cm opening finished in **natural** colour iroko wood with brushed stainless-steel handle.

With internal frame of double reinforced steel plating, designed to maximize security.

Robust multi-point security locks, high-end cylinders with anti-bumping system and reinforced steel anti-drill escutcheons.

Insulating core acting as a thermal and acoustic barrier.



BUILT-IN WARDROBES

Built-in wardrobes in all bedrooms with full-height hinged doors, with a smooth **white** lacquered melamine finish, internally lined with melamine-faced boards, featuring an overhead luggage shelf, hanging rail, shelving and drawers, according to the project design.

With recessed handles for a minimalist and sleek look.

WINDOWS



High-performance **double-glazed** windows in **white aluminium** with solar protection and security reinforcement. Sliding patio doors in lounge, kitchen and 2 bedrooms. Other windows are hinged with openings according to the project specifications.



SLIDING DOORS

Cortizo - Series Cor Vision Sliding

[Download the technical file](#)



HINGED WINDOWS

Cortizo - Series A84

[Download the technical file](#)

AIR CONDITIONING & HOT WATER SYSTEM



AIR-CONDITIONING

Zoned **aerothermal** hot and cold air-conditioning with distribution through ducts and grilles and with individual control panels in the lounge/kitchen and all 4 bedrooms.

Daikin ALTherma EBLA04E3V3 air-source heat pump with a cooling capacity of 6 kW.

Daikin ADEAS35 ducted air-conditioning unit with a cooling capacity of 3.4 kW with Wi-Fi control.

HOT WATER TANK

Daikin EKHWS300D domestic hot water tank with electric heating element. Capacity 300 litres.

HEATING



FIREPLACE

Built-in flame effect electric fireplace with multi-colour LED flames, creating an elegant and fully customizable atmosphere. With multiple flame colours and effects. Equipped with a heating system, providing efficient warmth with adjustable temperature settings. Also, can be used in visual mode without heating.

The fireplace can be easily controlled via a dedicated app, a remote control, or the integrated touch panel.

UNDERFLOOR HEATING

Independently controlled electric underfloor heating with a digital thermostat in all rooms. Not installed in the garage.

PHOTOVOLTAIC PANELS



Photovoltaic solar modules of monocrystalline silicon cells in accordance with current regulations. Maximum power (Wp) 665 W, voltage at maximum power (Vmp) 38.25 V, current at maximum power (Imp) 17.4 A.

With single-phase inverter with maximum input power 9 kW with Wi-Fi communication for remote control from a smartphone, tablet or PC.

The number of units actually executed (approximately 8 to 10) will be measured according to the project specifications.

ADDITIONAL INTERIOR WALL FINISHES

BEDROOMS

All bedrooms can feature an accent wall behind the bed comprising a combination of wood, wood-effect, 3D wallpaper and textured wallpaper. According to the project design and client preferences.



LOUNGE

Slatted wood effect on the TV wall in the lounge area. According to the project design and client preferences.



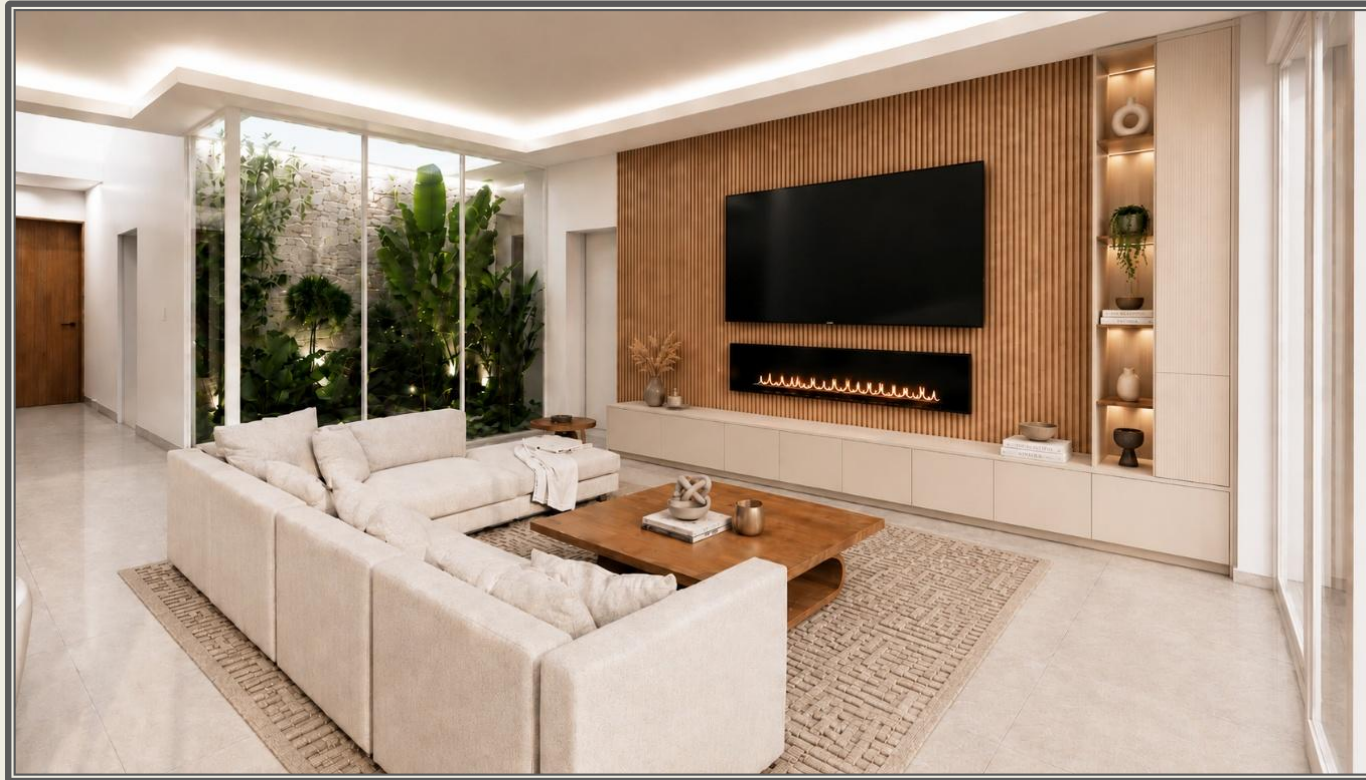
HALLWAY



MAIN ENTRANCE HALLWAY

11.75m x 1.55m entrance hallway with storage and cloaks cupboards and a large skylight allowing for the passage of natural daylight.

INTERIOR GARDEN



3.45m x 1.45m glass-enclosed indoor garden feature with skylight allowing for the passage of natural daylight.

With access by glass door from the interior hallway area. Featuring a stone-effect rear wall, plants and spotlights.

INTERIOR LIGHTING



LED STRIPLIGHTS

Schluter-LIPROTEC-LL lighting system with LED striplights in **warm white** (3400K) concealed in the decorative ceiling recess of the hallway, lounge/kitchen and bedrooms.

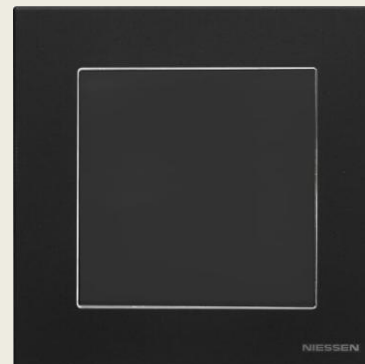
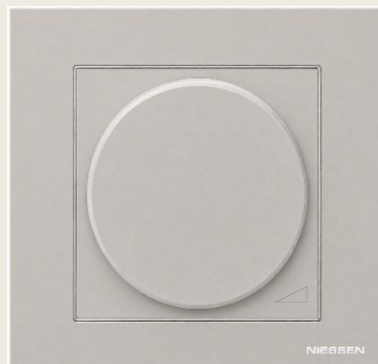


SPOTLIGHTS

Recessed spotlights in **white** installed in the kitchen, bathrooms and covered terrace.

****** Alternative lighting options can be discussed (may incur an additional cost).

SWITCHES & SOCKETS



NIESSEN



Brand - SKY NIESSEN

Main living areas in colour **DUNA**.

Brand - SKY NIESSEN

All bathrooms in colour **NEGRO SOFT**.

SOUND SYSTEM

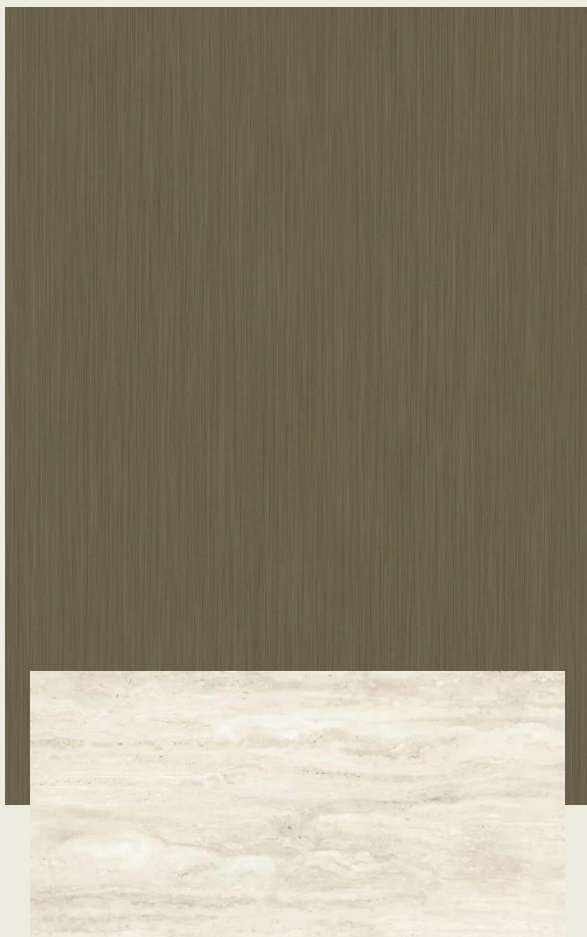


SOUND SYSTEM - (Brand TBC)

Built-in audio system in the lounge/kitchen, covered terrace and master bedroom.



KITCHEN



Fully equipped fitted kitchen (Brand - ALVIC) - Length 6.10m x width 2.80m with central island/breakfast bar of 3m x 1m (additional cupboards on 1 side of the island).

Lacquered cupboard/drawer fronts with MDF core and push-to-open system in colour 'Elitis 02' (golden brown with a linear metallic effect with touches of light). Cabinet interiors in melamine with antibacterial treatment.

Travertine marble countertops and backsplash in **cream** and **white** colour.

Other colour options available in the Elitis range.



ALVIC

High-end appliances by MIELE/BOSCH.

Fixtures/appliances include:

- ✓ **Cream** coloured double sink with **copper** mixer tap
- ✓ Electric induction hob with integrated extractor
- ✓ Built-in electric oven
- ✓ Built-in microwave
- ✓ Integrated dishwasher
- ✓ Integrated **extra-wide** fridge/freezer

Includes **decalcifier** on the main water supply and a **reverse osmosis system in the kitchen only**.

THE KITCHEN CONFIGURATION IS APPROXIMATE AND FOR ILLUSTRATION PURPOSES ONLY.

Miele



BOSCH



BATHROOMS



Brand - RUBICER

Matte **white** suspended toilets with integrated cisterns in all bathrooms and the guest toilet.

Matte **white** suspended bidet in master bathroom only.

With matte **black** fittings.

All bathrooms fitted with extractor fans.



Brand - RUBICER

Frameless **6mm** tempered safety-glass fixed shower screen in all ensuite bathrooms.



BATHROOMS



Brand - RUBICER

Suspended double sink unit in the ensuite master bathroom (160 x 50 x 40cm). Colour - Walnut

Suspended single sink unit in the ensuite bathrooms 2 and 3 (120 x 50 x 40cm). Colour - Walnut



Brand - RUBICER

Suspended single sink unit in the ensuite bathroom 4 (50 x 50 x 36cm). Colour - Oak



Brand - RUBICER

Suspended single sink unit in the guest toilet (120 x 48 x 50cm). Colour - Chestnut and white.

•rubicer

BATHROOMS



Brand - RUBICER

Matte black wall-mounted taps in all bathrooms.



Brand - RUBICER

Matte black wall-mounted shower fittings in all ensuite bathrooms.



Brand - RUBICER

Matte black tap for bidet (in master bathroom only).



Brand - RUBICER

Matte black stainless steel built-in niche for all showers (30 x 45 x 10cm).



Brand - (TBC)

Wall-mounted matte black heated towel rail (in all ensuite bathrooms).



Brand - (TBC)

Asymmetrical LED backlit mirrors in all bathrooms. Dimensions and shape dependent on room size.

ENTRANCE GATES



PEDESTRIAN GATE

Pedestrian access to villa provided by single-leaf entrance door, made of galvanized steel sheet, 52 mm thick, 100 x 204 cm opening and passage height, according to carpentry specifications, and opening via electronic video intercom. Finished with epoxy resin paint. RAL colour **dark brown**.

VEHICLE GATE

Vehicle access to villa provided by single-leaf sliding garage door, made of galvanized steel sheet with a ribbed texture, 540x200 cm, with a PVC-coated finish. With automatic opening, obstacle sensor and two remote controls. RAL colour **dark brown**.

GARAGE & DRIVEWAY



GARAGE

Double garage of 35m² with a large side window and sectional garage door (colour **dark brown**), made of grooved aluminium sandwich panels with a polyurethane foam insulating core, 500 x 240 cm, with a PVC-coated finish, with automatic opening, obstacle sensor, and two remote controls. Floor tiled with large format 120 x 120cm beige tiles matching the interior of the property. With direct access via door to the home.

Electric vehicle charging station in garage interior.

UTILITY ROOM / STORAGE AREA

Within the garage is a 3.66m x 1.70m utility/storage area with a window to the exterior. Fitted with a double cupboard unit with worktop and stainless-steel sink with drainer.

DRIVEWAY FINISHING

Driveway finished in coloured polished concrete finished with a sealed coating. Colour **beige/sand**.

COVERED TERRACE



47 m2 covered terrace with solid roof, openings on each side, spotlights, built in speakers and electrical points.

Tiled with high specification large format 120 x 120cm **beige** porcelain stoneware tiles with textured finish, matching the interior of the property.

GARDEN



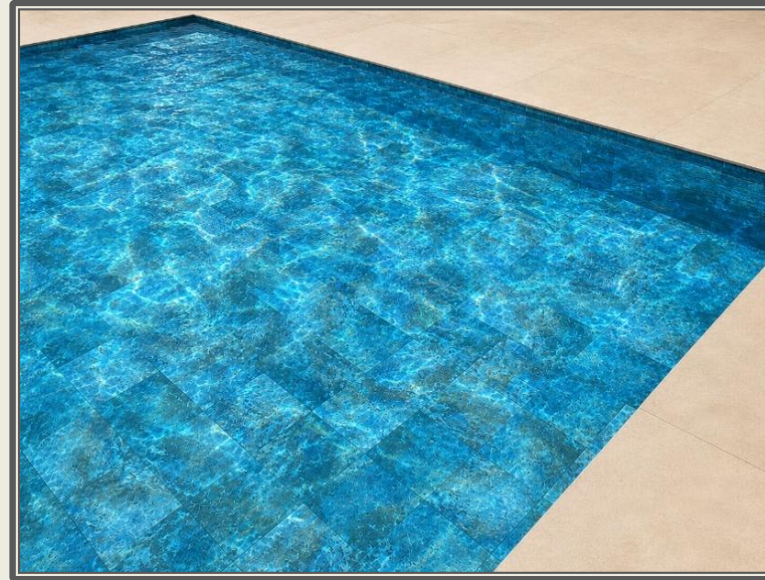
The overall garden layout will vary depending on each individual plot size and shape.

All gardens are laid with **real grass** and will incorporate some of the following:

- ✓ 3 x Washington Palm trees of 3 to 4 metres tall
- ✓ Tropical plants
- ✓ Screening plants
- ✓ Japanese privet hedge
- ✓ Planters on patio area
- ✓ Assorted flower beds
- ✓ Pathways in **beige coloured** concrete paving stones and limestone gravel
- ✓ A mixture of exterior lighting styles including spotlights

All gardens will have an automatic **irrigation system**.

SWIMMING POOL



8m x 4m **saltwater heated** swimming pool. The pool frame is made of concrete with 2 layers of waterproofing membrane, reinforced with fibreglass mesh. Cladded with **30cm x 30cm 'Blue Bali'** glazed stoneware tiles with a matte, textured finish for maximum impact.

The surrounding pool area is tiled with high specification large format 120 x 120cm **beige** porcelain stoneware tiles with textured finish, matching the interior of the property.

The pool is equipped with the following:

- ✓ Heat pump
- ✓ Built-in electronic thermal pool cover with the ability to raise the pool temperature by up to 7° C
- ✓ Remotely controlled multicolour pool lights
- ✓ Full filtration system
- ✓ Outdoor shower

BARBECUE AREA / OUTDOOR KITCHEN



20m² (width 5m x depth 4m) high-end **white** aluminium barbecue pergola with double thickness aluminium (2.5 mm), which guarantees robustness and lightness. With anti-corrosion and anti-UV treatment for long-lasting use in any weather conditions.

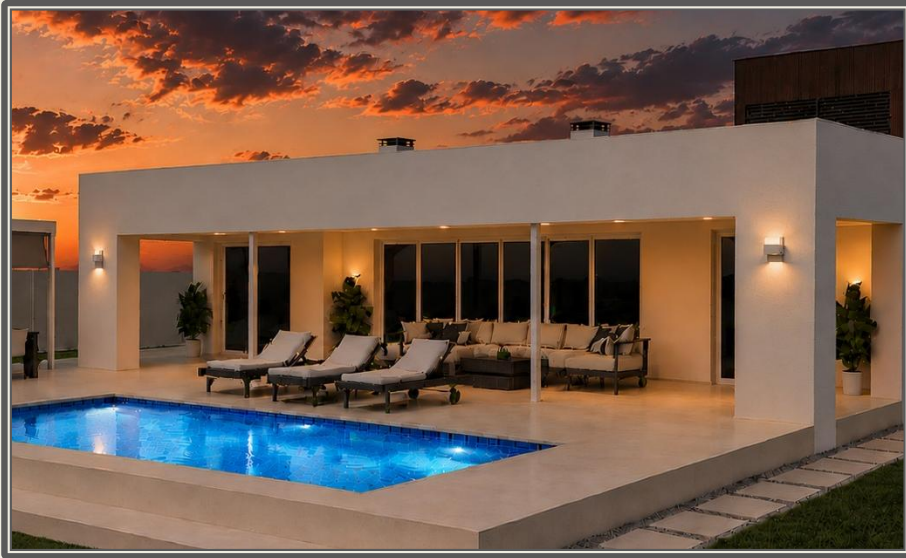
Rainwater drainage is ensured by a system of integrated gutters hidden in the posts, offering an aesthetic design and protection against leaks. Includes a manually operated louvered roof and electronic retractable blinds on 3 sides for optimal control of sunlight and privacy.

With an outdoor kitchen in **stainless steel**. Fully equipped with:

- ✓ Built-in gas BBQ
- ✓ Hotplate
- ✓ Sink
- ✓ Dishwasher
- ✓ Fridge
- ✓ Beer tap
- ✓ Coffee machine

THE OUTDOOR KITCHEN CONFIGURATION IS APPROXIMATE AND FOR ILLUSTRATION PURPOSES ONLY.

EXTERIOR LIGHTING



EXTERIOR WALL LIGHTS

Outdoor wall lights made of **white** aluminium with a matte finish and opal polycarbonate diffuser.



EXTERIOR GARDEN LIGHTS

Strategically placed spotlights for subtle and atmospheric garden illumination.

PERIMETER WALLS



FRONT OF PROPERTY

The front wall to be constructed with concrete blocks, waterproofed, rendered and painted **white** with a smooth finish. Height **1.50 metres**. Incorporating the entry gates for vehicle and pedestrian access.

Topped by a decorative screen of approximately 30cm in **brown/bronze** colour.

With illuminated house number on the wall next to the pedestrian gate.



SIDES OF GARDEN

Cellular concrete panels of **1.80 metres** in height along each side of the gardens. Each panel has a smooth finish, ensuring a uniform and attractive appearance from any angle. Painted **white** and with **white** metal support posts, according to the individual garden layout.



END OF GARDEN (TYPE A VILLAS 34 - 40 ONLY)

Across the bottom of the rear garden of the Type A villas on the upper level (Villas 34 to 40), there will be electro-welded mesh panels, galvanized and plastic coated in **green RAL 6015**. With the addition of a variety of plants along the fencing to create a natural 'green screen', giving depth to the lawned garden area. Height approximately **1.50 metres**.

MACHINE ROOM



Wood-cladded machinery room situated on the roof at the front of the property. With embedded LED strip lighting providing an attractive illuminated night-time feature.

With roof access to its interior and containing the following equipment:

- ✓ 500 litre water reserve - With continuous water flow to prevent the build-up of stagnant water
- ✓ Solar/photovoltaic panel machinery
- ✓ Daikin 300 litre hot water tank

SECURITY



ELECTRONIC EXTERIOR SECURITY SHUTTERS

Electronic aluminium slatted 'tunnel box' roller shutters on windows of all 4 bedrooms. Industrially manufactured from blown expanded polystyrene (EPS), high density (40 kg/m³), reinforced with galvanized steel rods providing high mechanical resistance and insulation.

Colour - White.



ALARM SYSTEM - (VERISURE)

Interior and exterior alarm system. With advanced cameras and sensors linking to Verisure's Central Alarm Receiving Station which is the largest and most advanced in Europe.

With mobile phone app to connect and disconnect your alarm from anywhere. Access the cameras and receive notifications to check that everything is secure.

SECURITY

ELECTRONIC VIDEO INTERCOM SYSTEM - (Brand FERMAX)

With a host of security features and high-quality video camera. Compatible with Alexa and Google Home and operated from the monitor and/or mobile phone App.



SAFE

Small fixed safe to be housed in fitted wardrobe in the master bedroom.



SERVICES / CONNECTIONS



ELECTRICITY

Electrical installation carried out in compliance with the Low Voltage Electrotechnical Regulation - **Reglamento Electrotécnico para Baja Tensión (REBT)** - with a high electrification level and top-quality electrical fittings.

PLUMBING & DRAINAGE

The properties will be equipped with a complete plumbing installation for the supply of domestic hot and cold water, together with the corresponding wastewater and drainage systems. The installations will use approved, high-quality materials and will be designed to ensure an efficient water supply, adequate pressure and flow, and the correct operation of all water outlets and fixtures. The entire system will be installed in accordance with the **Spanish Technical Building Code (CTE), Basic Document DB-HS Health and Hygiene, specifically HS 4 - Water Supply and HS 5 - Wastewater Disposal**, together with all other applicable current regulations.

TELECOMMUNICATIONS

Telecommunications installation carried out in accordance with the **Common Telecommunications Infrastructure Regulations** to provide the home with a full range of digital options, including basic telephone services, cable telecommunications and integrated services digital network, with outlets in all living areas.

ENERGY RATING

CALIFICACIÓN ENERGÉTICA OBTENIDA:

CONSUMO DE ENERGÍA PRIMARIA NO RENOVABLE [kWh/m² año]		EMISIONES DE DIÓXIDO DE CARBONO [kgCO2/ m² año]	
< 24.5 A 24.5-42.3 B 42.3-69.1 C 69.1-108.5 D 108.5-226.7 E 226.7-247.1 F ≥ 247.1 G	41.5 B	< 5.6 A 5.6-9.7 B 9.7-15.8 C 15.8-24.7 D 24.7-52.4 E 52.4-59.2 F ≥ 59.2 G	7.0 B

El técnico abajo firmante declara responsablemente que ha realizado la certificación energética del edificio o de la parte que se certifica de acuerdo con el procedimiento establecido por la normativa vigente y que son ciertos los datos que figuran en el presente documento, y sus anexos:

Fecha: 15/08/2026

The properties have a B energy rating, leading to a reduction in CO2 emissions and a significant reduction in the building's energy demand (heating, cooling and hot water).

This rating leads to approximately 60-65% lower energy consumption, and, therefore, significant economic savings, than a comparable F-rated villa.

* This energy efficiency rating is provisional in nature, for information purposes only, and is subject to modification during the construction phase.

OPTIONAL EXTRAS



CAR TURNTABLE

To assist with driveway turning a **flush stainless steel car turntable** of between 4 metres to 6 metres diameter and operated by remote control from within the vehicle, can be installed as an optional extra.
(Cost to be confirmed).



INTERIOR ELECTRIC BLINDS

The property comes with **pre-installation** of electrical wiring for motorised interior curtains or blinds in lounge/kitchen and bedrooms.

Blinds and/or curtains can be installed as an optional extra.
(Cost to be confirmed).

NEW-BUILD WARRANTY

The 10-year structural warranty (**Seguro Decenal**) is a mandatory insurance policy that every developer must obtain before construction begins on a new build property in Spain. It is required under the Building Regulations Act / Ley de Ordenación de la Edificación (LOE), passed in 1999. It cannot be waived and it cannot be substituted. The property cannot be registered in your name at the notary without it.

The Building Regulations Act (LOE) sets out the warranty periods for new-build homes - that is, the timeframe within which you can make a claim. The length of the warranty and the applicable deadlines depend on the type of defect affecting the newly built property:

- A **10-year warranty** covers structural defects affecting pillars, beams, foundations and footings, load bearing and retaining walls, floors and other structural elements that affect the building's stability.
- A **3-year warranty** covers hidden defects or construction and installation faults that affect the habitability of the building, such as damp, leaking pipes or electrical system failures.
- A **1-year warranty** applies to defects in finishes, such as loose tiles, warped doors, surface cracks or similar issues.

These warranty periods begin from the date the construction company delivers the work, not from the date the property is purchased. Owners should therefore take the delivery date into account when calculating the warranty period, as this is crucial when making a claim.

* External equipment such as electrical appliances, air-conditioning, etc, are covered by the manufacturer's warranty where applicable.



USEFUL INFORMATION

DEVELOPER

 Agencia Tributaria www.agenciatributaria.es	TARJETA DE IDENTIFICACIÓN FISCAL Número de Identificación Fiscal Definitivo
Denominación o Razón Social DULCE CLARA SL	B93156859
Anagrama Comercial	
Domicilio Fiscal CMNO CONDESA, NUM 4 ESC. 2, PLANTA 0, PUERTA 3 29640 FUENGIROLA - (MALAGA)	
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Administración de la AEAT 29103 TORREMOLINOS	
Fecha N.I.F. Definitivo: 14-11-2011	

BUILDER / CONSTRUCTION COMPANY



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BERGMANN BUILDING COMPANY (T/A Marbella Sky Homes) is a dynamic construction company that specializes in new builds and conversions. The company was founded in 2011 and is based in Marbella.

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◀ Contact Us ▶

Please use our contact details shown and we'll be in touch to see how we can help you.

We look forward to speaking with you!

HORIZON LA CALA DE MIJAS

SALES OFFICE

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OPENING TIMES:

Monday to Friday: 10.00am - 4.00pm
Saturday & Sunday: Closed
* Also by appointment

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