

# Royal Golf Villas

## La Cala Hills









# NEW CONTEMPORARY VILLAS

New luxury contemporary villas of 4 bedrooms, private pool, garden area in La Cala, La Cala Hills – Mijas.

**ROYAL GOLF VILLAS** is set out in a privileged environment surrounded by golf courses, it combines the advantages of living in a peaceful and natural setting, but central, **close to the beach and to the main areas of the Costa del Sol within 10 minutes.** The high elevation of the land allows to enjoy superb views.

The development consists of **6 independent contemporary Mediterranean-style villas** built to the highest quality and design standards, and finishes, obtaining natural light and privacy.

The design features spacious **4 bedrooms, 3 bathrooms** integrated in an open plan living space; distributed in 2 floors and a basement area from 60sqm-80sqm with direct access to the pool.

**Enjoy privacy in the Private Master bedroom on-suite on the top floor** including a large terrace and solarium. The Main living area includes 1 Master bedroom on suite and 2 large bedrooms all with private access to terrace area. All rooms come with **large windows and spacious bright interiors.**















# Qualities Specifications

## BUILDING SPECIFICATIONS

· The development will be built to the highest standards following the new European Code of Edificaction ( CTE ) in a modern timeless design, using high quality materials.

## STRUCTURE, WALLS AND SURFACES

- Reinforced concrete slabs and pillars.
- Interior walls: Ceramic brick and plaster render.
- Plaster false ceiling in living room and main bedroom.
- The interior walls render a mixture of plaster and White paint.

## FLOOR TILES

- Living room and bedrooms: Marble marfil cream.
- Bathrooms, kitchen and terraces: first quality weatherproof ceramic procelanic tiles.

## WALL TILES

- Bathrooms and kitchen: combination of ceramic tiles.

## EXTERIOR CARPENTRY

- Large aluminium cavity sliding doors that dissapears into walls in the living room.
- Tilt and turn aluminium premium quality windows.

## INTERIOR CARPENTRY

- White lacquered wood interior doors.
- Mink lacquered wood wardrobes with hanging rail, shelves and drawers.



### **KITCHEN AND BATHROOMS**

- High quality bathroom fittings.
- Modern design taps in bathrooms.
- Mirrors installed in all bathrooms.
- Kitchen furnished with modern appliances.

### **HEATING AND AIR CONDITION**

- Climit control unit fitted in the living areas.

### **INSTALLATIONS**

- Ventilation system in all rooms.
- High quality electric sockets and switches fitted throughout.

- Eco friendly hot water system.

### **OTHERS SPECIFICATIONS**

- Entrance door with video porter installed.
- Individual private pool.
- Two secure off road parking spaces accessed through electric gates.

### **PAINTING**

- Facade: Elastic acrylic paint.
- Internal: Smooth plastic anti-mould paint to all walls and ceilings.

**NOTE:** this document is a summary of the official building specifications and is for informative purposes only. The details listed here are subject to change.





















## AREA:

Royal Golf Villas is located in La Cala Hills urbanization, in Mijas golf Valley, only 10 minutes from the beach, La Cala de Mijas and between two major golf courses: Santana Golf and Mijas Golf and also close to La Cala Golf.

The Residential area includes sports center, paddle tennis, tennis, International College. St. Anthony's College, spa-club, supermarket and several restaurants. The Royal Golf Villas are just 35 minutes by car from Málaga International Airport. 30 minutes drive to Marbella and only 10 minutes from Fuengirola.







## Royal Golf Villas



## LOCATION:

Calle Altabaca de las Torre,  
Urbanización La Cala Hills,  
29651, Mijas, Málaga

## HOW TO ARRIVE:

From the A-7 ROAD, take the exit to Fuengirola/Coín; and continue to A-7053.

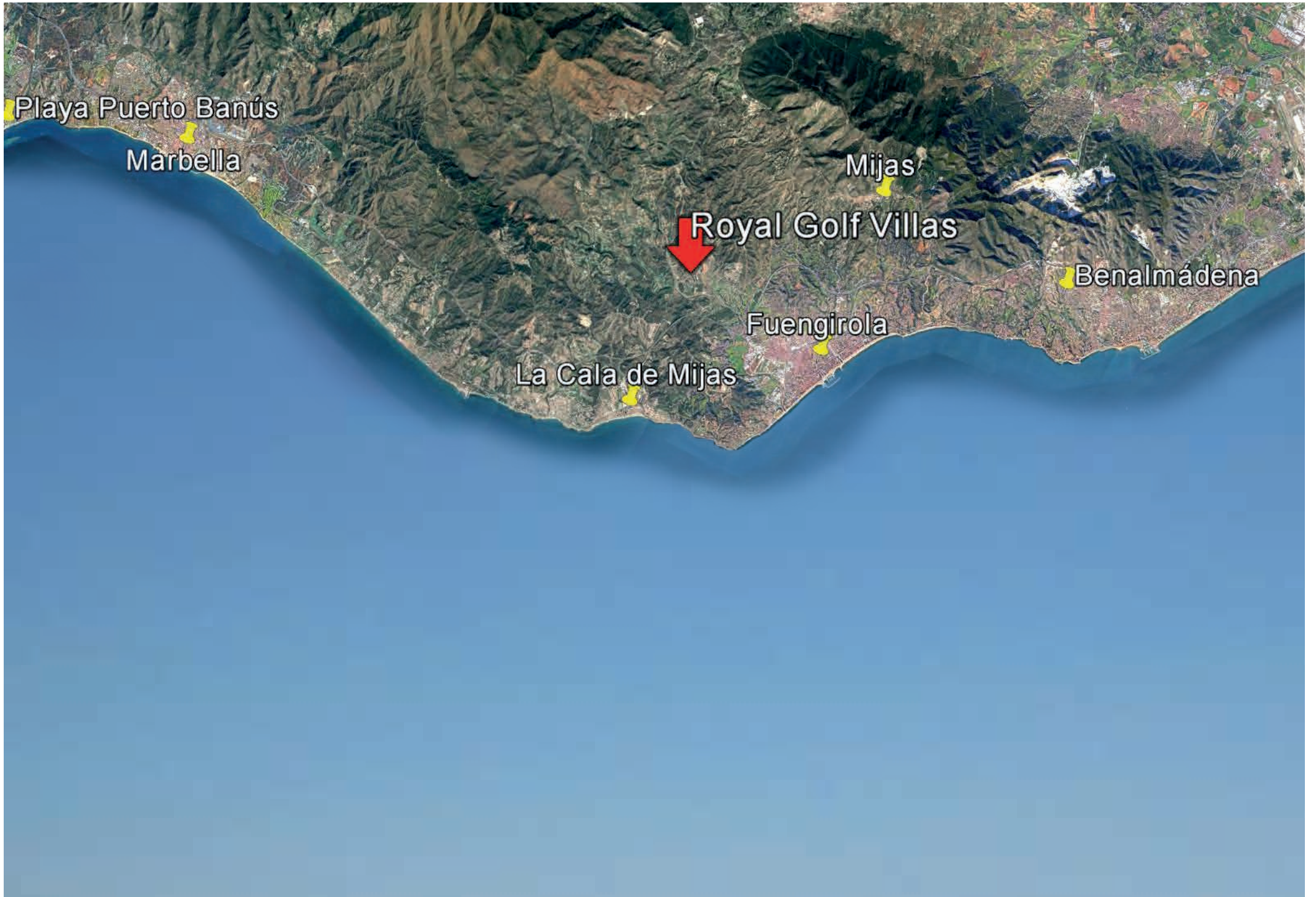
## DISTANCES:

- Beaches ..... 5 Kms.
- Fuengirola ..... 5,8 Kms.
- Cala de Mijas ..... 5 Kms.
- Marbella ..... 18 Kms.
- Puerto Banús .... 25 Kms.
- Benalmádena .... 13 Kms.
- Aeropuerto ..... 22 Kms.
- Málaga centro .... 37 Kms.

- Latitude: 36.549844
- Longitude: -4.684486







Playa Puerto Banús

Marbella

Mijas

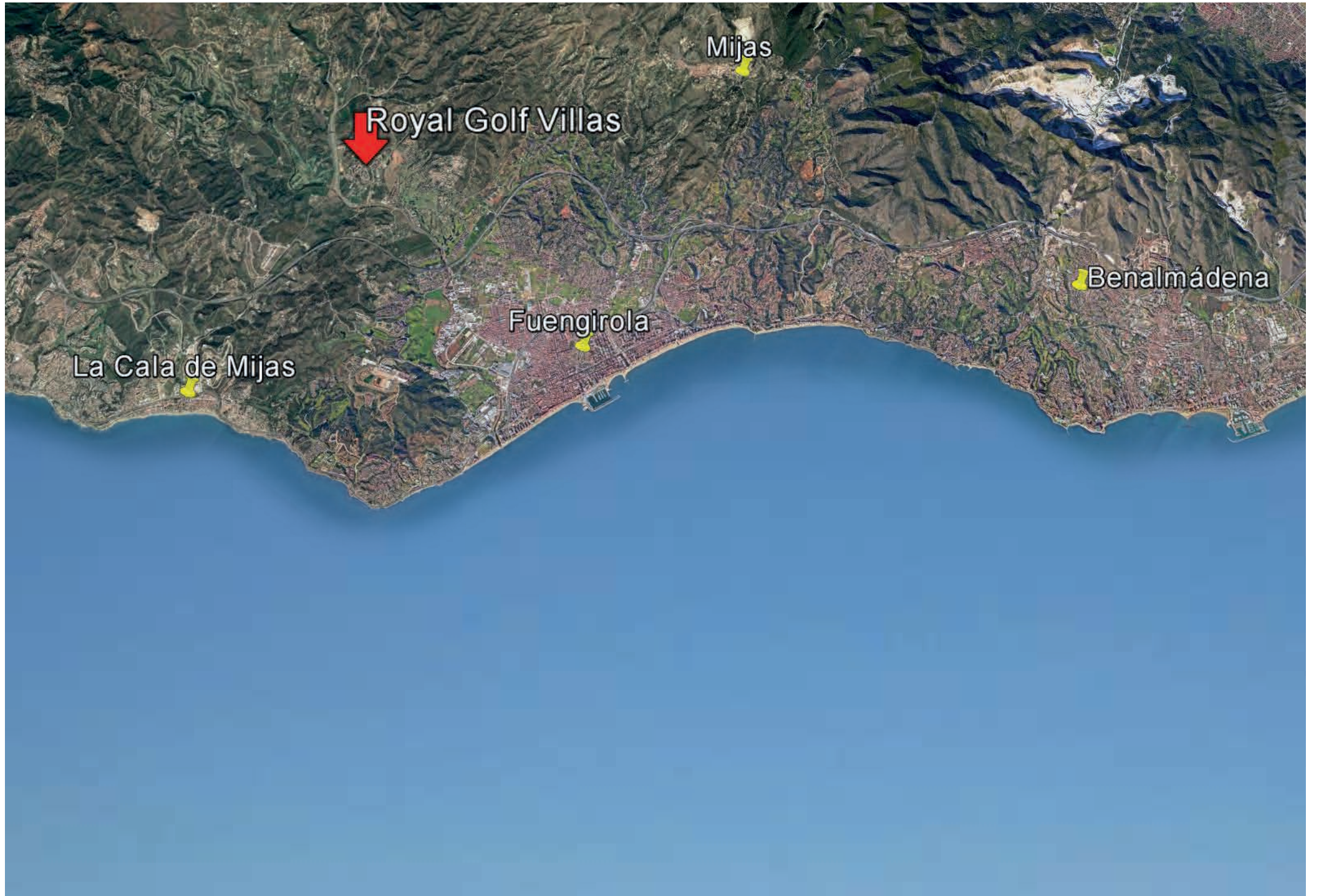
Royal Golf Villas

Benalmádena

Fuengirola

La Cala de Mijas





Mijas

Royal Golf Villas

La Cala de Mijas

Fuengirola

Benalmádena







# LOCATION MAP





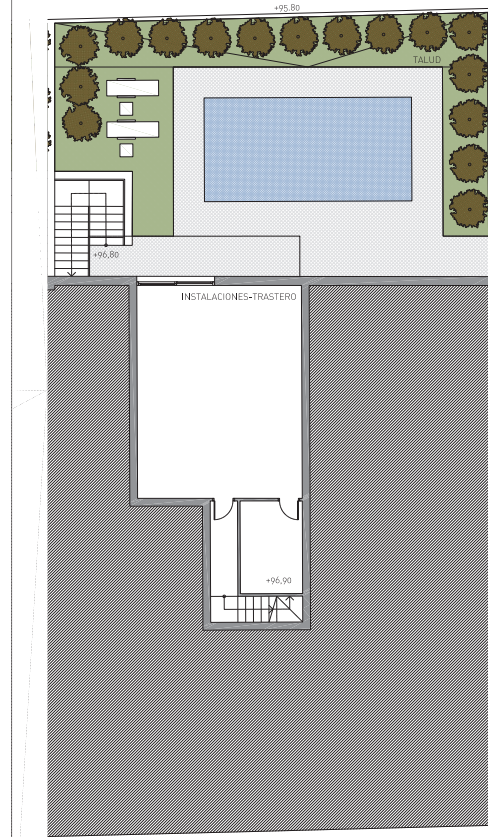
# Villa 2

## TOTAL:

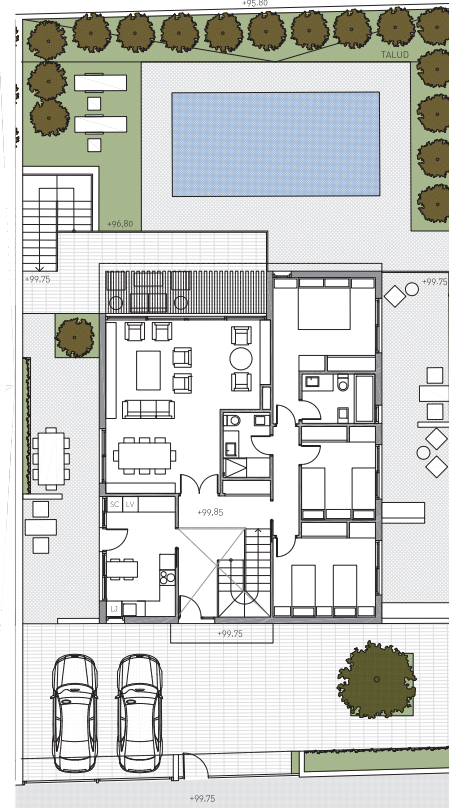
Plot: 504,69 m<sup>2</sup>

Total m<sup>2</sup> built: 695,08 m<sup>2</sup>

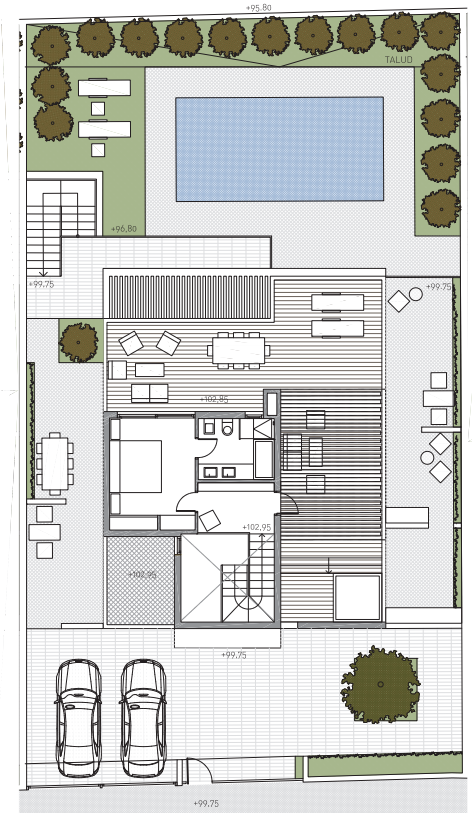
Terraces & Gardens: 438,30 m<sup>2</sup>



PLANTA SÓTANO



PLANTA BAJA



PLANTA PRIMERA

## Basement Level:

Basement: 81,00 m<sup>2</sup> built

Pool & Gardens: 165,00 m<sup>2</sup>

## Ground Floor:

Interior: 137,60 m<sup>2</sup> built

Terraces & Gardens: 198,95 m<sup>2</sup>

## Top Floor:

Interior: 38,18 m<sup>2</sup> built

Solarium: 74,35 m<sup>2</sup>



# Villa 5

## TOTAL:

Plot: 587,23 m<sup>2</sup>

Total m<sup>2</sup> built: 755,3 m<sup>2</sup>

Terraces & Gardens: 499,65 m<sup>2</sup>



## Basement Level:

Basement: 78,00 m<sup>2</sup> built

Pool & Gardens: 247,75 m<sup>2</sup>

## Ground Floor:

Interior: 125,50 m<sup>2</sup> built

Terraces & Gardens: 189,60 m<sup>2</sup>

## Top Floor:

Interior: 52,15 m<sup>2</sup> built

Solarium: 62,30 m<sup>2</sup>



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