



LOS ALTOS
de Campo Mijas

Exclusivity, Design &
Sustainability



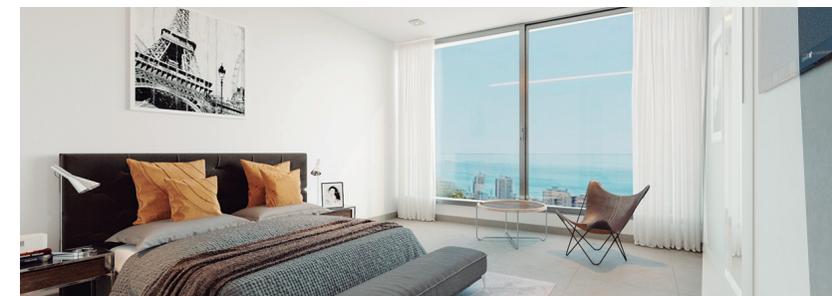
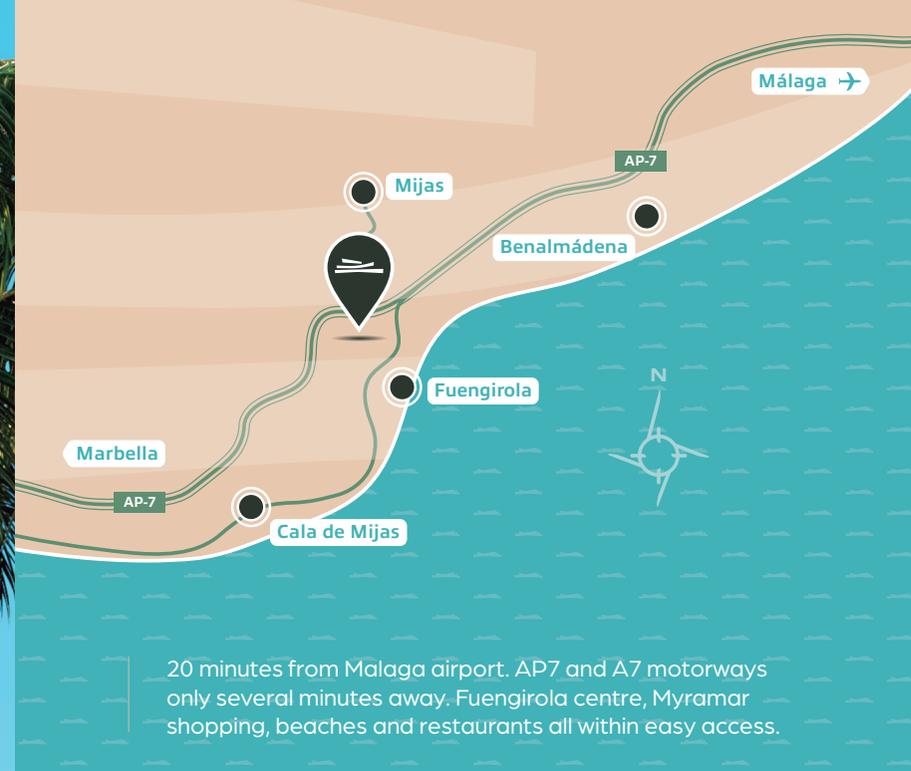
About

Los Altos de Campo Mijas is an exclusive development of 5 luxury villas incorporating an avant-garde design that offers contemporary living at its best.

Sitting on a hill top to the north of Fuengirola, each villa is designed to maximise the natural light and this is achieved by both the use of large floor-to-roof windows throughout and the south facing orientation to offer open unobstructed views to both the sea and mountains.

Energy efficiency lies at the core of the construction philosophy to ensure a rating of A+, complementing the healthy ventilated spacious living area throughout.

The project consists of 4 to 5 bedroom villas on plots 800 m² to 1.000 m², underground secure parking, private swimming pool and outdoor dining area.



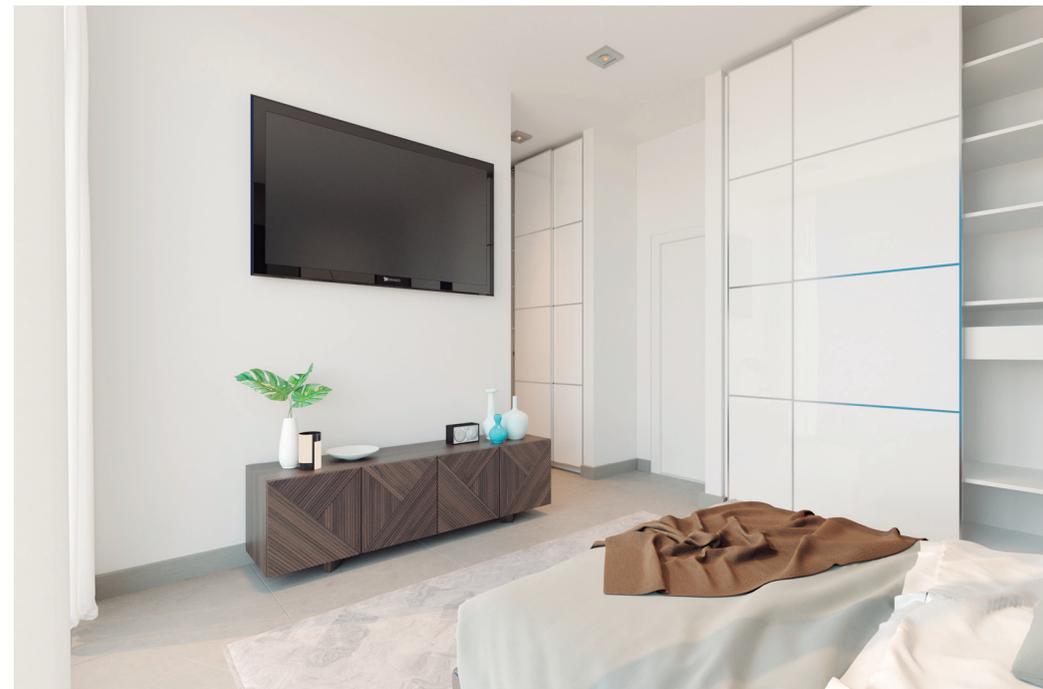
Unique Opportunity

- Only 5 homes available.
- Large spacious villas up to 300 m² of living area plus ample terraces and garden spaces.
- Covered outdoor dining area to enjoy the panoramic views.
- Energy Efficiency offering substantial reduction in running costs.
- Large individual private plots owned outright.
- Located in a quiet and peaceful residential area.

Villa Features

The project has been designed with two basic premises in mind, as in all our projects: on one hand to offer a contemporary living space that not only is "green" and on the other hand is also healthier and comfortable.

- | High levels of thermal and acoustic insulation throughout.
- | Underfloor aerothermal heating and fan-coil cool air conditioning.
- | Solar control treated glass to minimise heat transmission.
- | Dual flow air ventilation.
- | Quality windows fitted to avoid energy loss.



| Oleiros Village, La Coruña



AMAGI - The Developer

A Galician Development Group whose main shareholders have over 20 years in construction and promotion of new build.

Successfully developed over 1.000 units throughout Spain, Poland & Brazil.

Currently are developing 190 units across 10 Projects.

All projects are designed and built to achieve A+ Energy Efficiency.

| Urbanización Costa Esuri, Huelva



| Playa Arealonga, Vigo



| Hotel Hilton Barajas, Madrid

Quality Specifications



Foundations & Structure

Foundations – Reinforced concrete slab with appropriate waterproofing and drainage.

Structure – Reinforced steel framework throughout sitting on reinforced concrete or steel pillars.

External Facade

The external walls are finished with an external thermal insulation composite system and partially adorned with ceramic tiles to enhance the appearance.

Roof & Terrace

Inverted flat roofs which with a stone gravel finish. The terraces are finished with non-slip 60 x 60 cm ceramic tiles.

Window & Glass

Aluminium or PVC with thermal breaks for energy efficiency. Sliding windows for the larger formats with optional tilt & turn in small windows. Double glazed throughout. The glass will incorporate solar control to minimise heat transmission. Electric shutters are not installed.

Interior Carpentry

The main entrance doors are security standard. Interior doors are painted white with steel handles. Wardrobes have sliding doors and are fitted with shelves and hanging rail.

Interior Walls

Interior walls are constructed with insulated plasterboard partitions.

Waterproof plasterboard is used in bathrooms.

Tiling

Floor and wall tiling is a premium quality porcelain such as Roca or Saloni. External terrace tiling is non-slip. Garage, storage and machinery room are finished with polished concrete.

Painting

The interior walls and ceilings are finished with a smooth matt plastic paint. False ceilings in the property are made from plasterboard coated with plastic paint.

Bathrooms Appliances

The bathrooms are fitted with white suspended toilets, brand Roca, Duravit

or similar. The showers are fitted with trays and glass screens are installed. Taps and shower fittings are brand Grohe, Roca or similar. White sink units are fitted in the bathrooms.

Communications & Installations

Telephone and TV points in the salon, kitchen and all the bedrooms. Electric mechanisms, plugs and light switches, are of premium brand. Basic home domotic system preinstalled but is upgradeable to control airco and ventilation, lighting, curtains etc. LED spotlights fitted throughout.

Heating & Air Conditioning

High Energy Efficient Aerothermal system used to heat water throughout the property, including underfloor



Quality Specifications

heating on all floors. Also generates the cold air-conditioning, zoned with individual thermostat controls. Top range equipment such as Mitsubishi, Saunier Duval or Panasonic is used.

Ventilation

A bi-directional air filtration system is installed to permit the renewal and filtration of interior air, replacing it with heat transferred fresh air whilst retaining internal temperatures and creating a healthier living environment.

Garden & Plot Areas

The plots are entirely closed with a main entrance wall constructed with concrete or stone walls with the remaining enclosure consisting of a "Hercules" fence to a height of 1.5 to 1.8m.

External lighting points are preinstalled at the external pedestrian and vehicle entrance areas, which will be fitted with metal doors and finished with anti-rust paint. Both the main street entrance and garage doors operate by remote control.

The main garden areas will be prepared for natural lawn and electrical and water points are installed for future landscaping design.

Swimming Pools

Pools are 8 x 4 m, fully equipped with pump for standard chlorine filtration system.

Villas "C" and "D" are "infinity" design.

Elevator/Lift

The lift/elevator shaft, basement to top floor, is incorporated in the construction process with all electric fittings preinstalled.

Kitchen

The kitchen is fully designed with all electrical & water points preinstalled. The units and white goods are not fitted.

OPTIONAL

Solarium/Roof Terrace

Terrace rooftop can be converted to chillout, sun lounge area with fitted anti-slip tiles, jacuzzi etc.. with fitted security glass.

Elevator/Lift

Can be fully installed.

Swimming Pool

Optional electric pool cover, saltwater system, pool heating pump.

Solar Energy

Solar energy panels and electric panels can be fitted to supplement on grid electricity.

Note: Please note that during the planning and construction period the architect and technical team reserve the right to modify the specifications contained within this document to similar or better qualities. This document is valid for informative reasons and does not have any contractual obligations.



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