





ÍNDICE

1. WHAT IS **THIS PROJECT?**
2. THE PROJECT
3. THE DEVELOPER
4. ENCLAVE COSTA DEL SOL
5. POINTS OF INTERESTED
6. COMMERCIAL FLOOR PLANS
7. INFOGRAPHICS
8. QUALITY REPORT



WELCOME TO THIS DEVELOPMENT, A PLACE WHERE BEAUTY MERGES WITH **SERENITY AND LUXURY** MEETS TRANQUILITY. SET IN A MAJESTIC ENVIRONMENT, OUR EXCLUSIVE VILLA PROJECT OFFERS A UNIQUE AND AWE-INSPIRING LIVING EXPERIENCE.



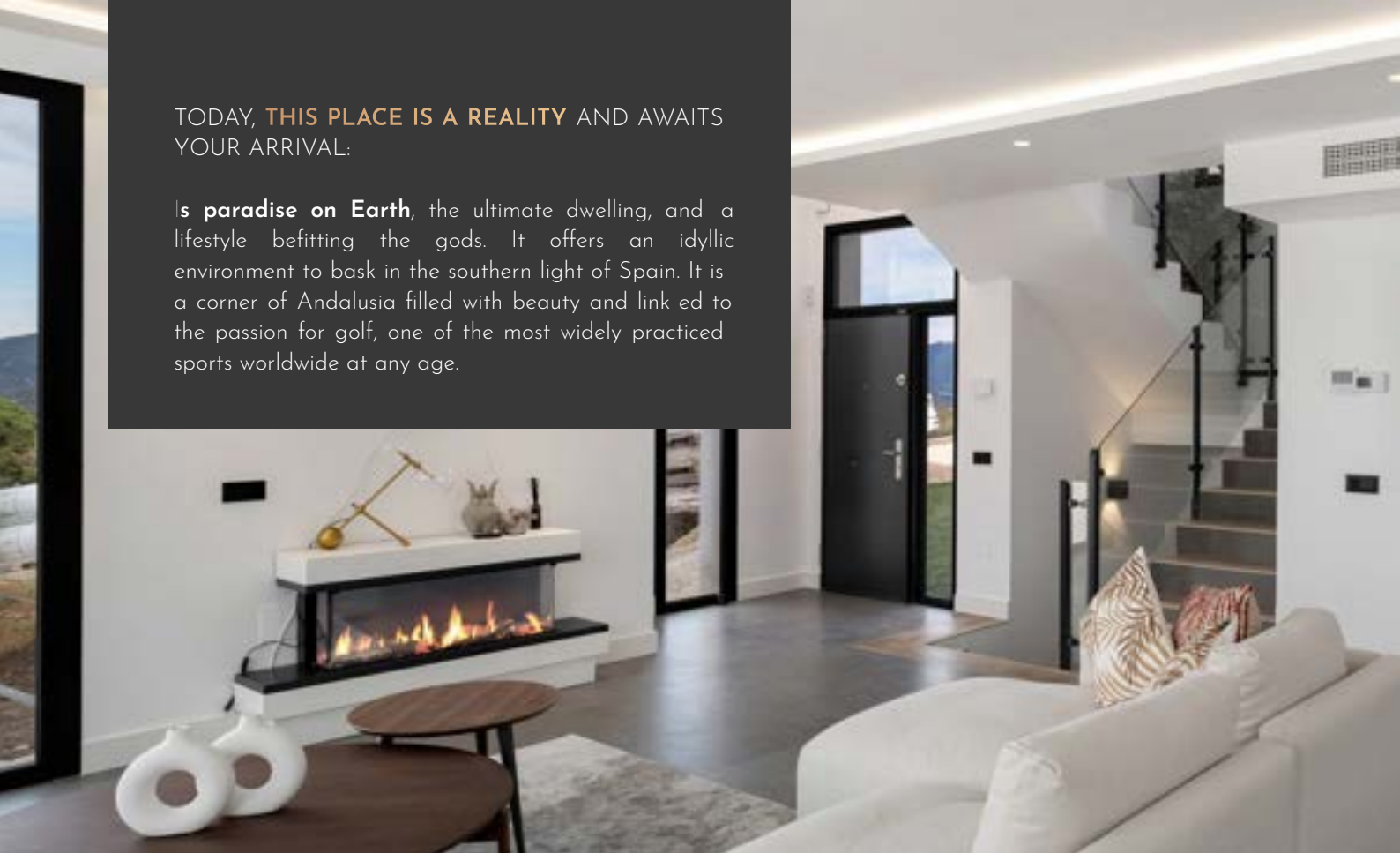
WHAT IS **THIS PROJECT?**

Since ancient **Greece**, there has been reference to a divine place where those chosen and blessed by the gods could enjoy perfect happiness, blissful pleasure, and give their souls a well-deserved rest from all their labors. Inspired by the mythological concept, is an earthly paradise where harmony and perfection converge.

The villas have been meticulously designed to capture the essence of this ancient and revered place, where gods and heroes enjoyed an eternal and blissful existence.

TODAY, **THIS PLACE IS A REALITY** AND AWAITS YOUR ARRIVAL:

Is **paradise on Earth**, the ultimate dwelling, and a lifestyle befitting the gods. It offers an idyllic environment to bask in the southern light of Spain. It is a corner of Andalusia filled with beauty and linked to the passion for golf, one of the most widely practiced sports worldwide at any age.

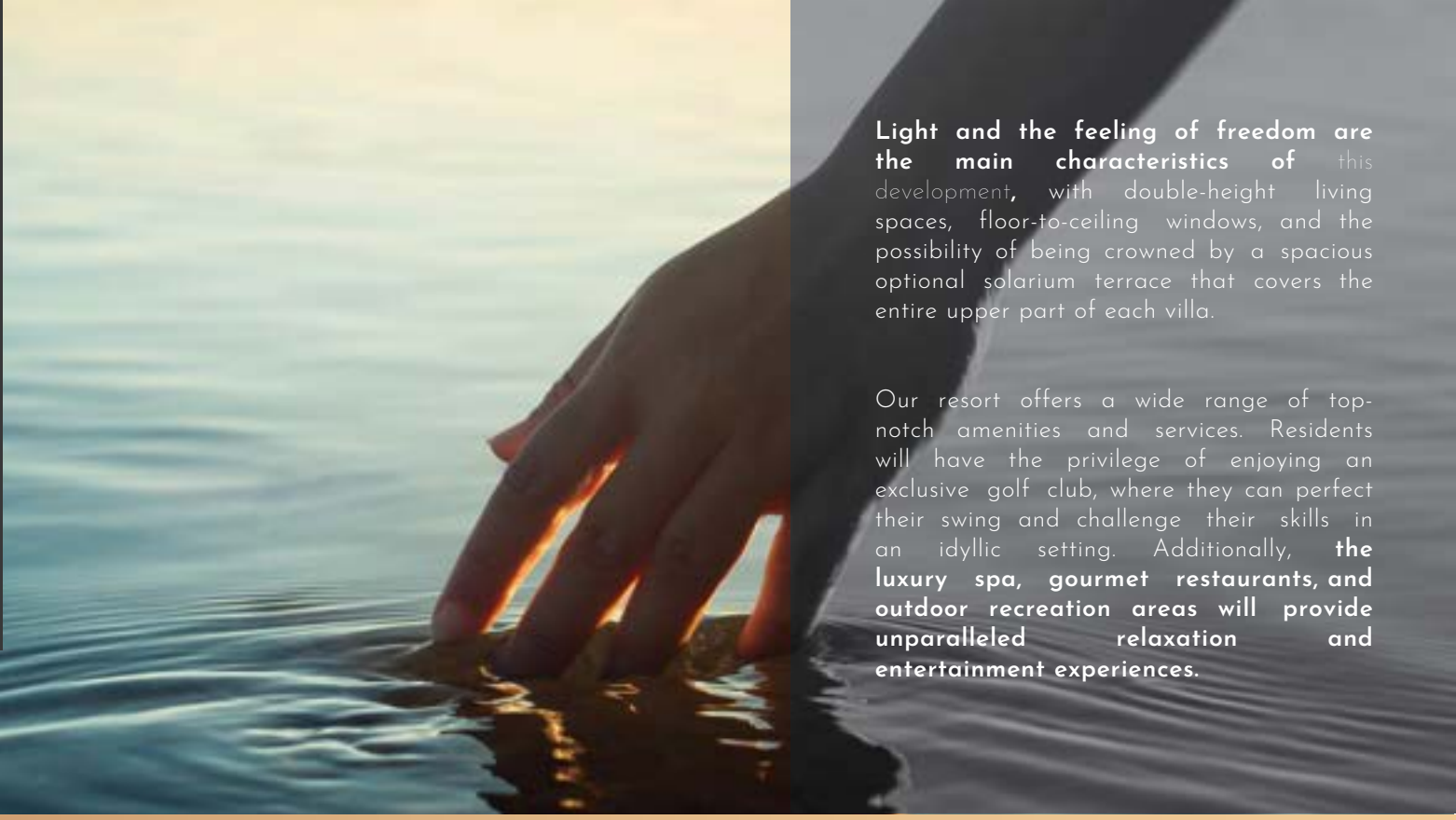


Incredible sunrises on the **Costa del Sol** that inspired great poets like Ruben Darío and Federico García Lorca, radiant weather all year round, the luxury of living with the sea and mountains at your doorstep, nature, friendship, the finest gastronomy, health, and freedom are just some of the sensations that the complex offers you.



THE PROJECT

Each villa in is an architectural masterpiece, designed to provide an ambiance of elegance and refinement. The spacious and bright interiors blend seamlessly with natural elements, creating a cozy and relaxing atmosphere. The **panoramic views** of the majestic golf courses and serene landscapes will transport you to a dreamlike world.



Light and the feeling of freedom are the main characteristics of this development, with double-height living spaces, floor-to-ceiling windows, and the possibility of being crowned by a spacious optional solarium terrace that covers the entire upper part of each villa.

Our resort offers a wide range of top-notch amenities and services. Residents will have the privilege of enjoying an exclusive golf club, where they can perfect their swing and challenge their skills in an idyllic setting. Additionally, **the luxury spa, gourmet restaurants, and outdoor recreation areas will provide unparalleled relaxation and entertainment experiences.**



Consists of only **15 exclusive independent villas**, meticulously designed and built with utmost attention to detail, ensuring the highest quality materials and a cutting-edge design that merges clean lines and neutral colors to elegantly enhance the spaciousness of the living spaces, creating a perfect symbiosis with the surrounding nature.

The villas also feature underfloor heating, a recreation room, a gym or spa, and even the possibility of including up to two additional bedrooms. **Each villa has over 300 square meters of built area**, a private infinity pool, expansive terraces, landscaped areas, and private parking for two vehicles.

ALL VILLAS IN ELYSIUM GOLF ARE **CUSTOMIZABLE AND CAN BE ADAPTED TO THE PREFERENCES OF THEIR FUTURE OWNERS**, OFFERING MULTIPLE OPTIONS TO MAKE THEM TRULY UNIQUE.





THE DEVELOPER

Comfort and quality of life are trademarks of the developer is a distinguished group of investors dedicated to real estate development in various countries since 2004. With a strong track record in the market, we are proud to bring our experience and expertise to the beautiful Costa del Sol in Spain.

In collaboration with the renowned constructor Gallardo, winner of the prestigious Best Work in the World award, we focus on constructing exclusive homes that offer a unique and avant-garde lifestyle.

Our main objective is to exceed the expectations of our clients by providing them with high-quality homes distinguished by innovative design, meticulous attention to detail, and state-of-the-art technology. Each project by this developer is carefully planned to integrate harmoniously into its surroundings and maximize panoramic views, privacy, and well-being for those who reside in them.

We take pride in working closely with **Constructora Gallardo**, which shares our high standards of **quality and excellence**. Together, we have created properties that seamlessly blend contemporary design, functionality, and luxury in exclusive spaces.



ENCLAVE COSTA DEL SOL

The complex is nestled in a stunning natural enclave, with lush gardens and charming landscapes. Here, you can escape the hustle and bustle of everyday life and immerse yourself in an oasis of peace and serenity. The extensive grounds provide the opportunity to enjoy the beauty of nature and live in harmony with it.

From this privileged enclave, you can enjoy all the services that the **Costa del Sol offers**, being one of the most exclusive destinations with the highest quality of life in the world.

In addition to its unique climate and beaches, the Costa del Sol offers a rich cultural agenda in its city, Málaga, the birthplace of Pablo Picasso, with numerous museums, film events, and theaters such as the new Antonio Banderas Theater.



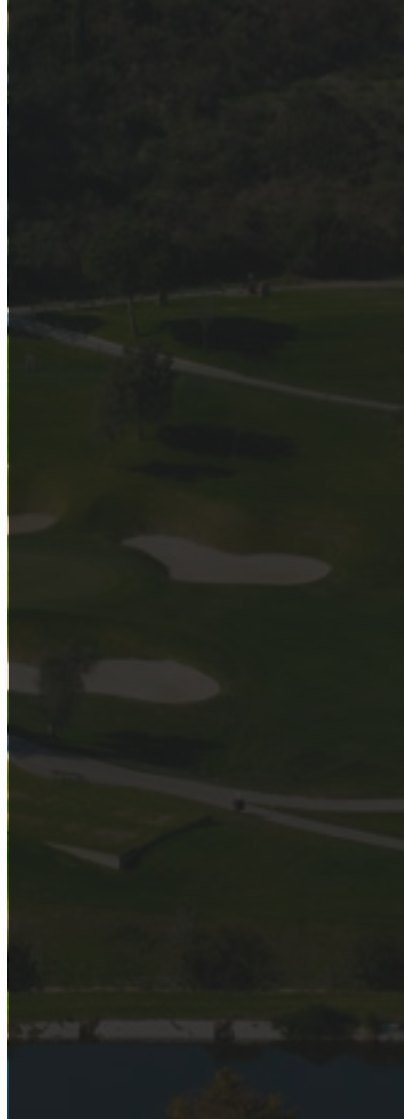
THE **GASTRONOMY OF THE COSTA DEL SOL** IS RICH IN BOTH VARIETY AND FLAVOR, AND THERE ARE ENDLESS PLACES WHERE YOU CAN ENJOY IT: A BEACHFRONT RESTAURANT, A TAPAS BAR, OR EVEN IN FINE DINING ESTABLISHMENTS WITH THE BEST MICHELIN-STARRED CHEFS.



POINTS OF INTEREST

The complex thrives in a beautiful location in southern Andalusia, situated near **La Cala Golf Resort**, a complex that features the leading Spa in Spain, including dining spaces such as four renowned restaurants and bars to enhance the living experience near **La Cala**, with all necessary services in close proximity. It is a spectacular space in the heart of the **Sierra de Mijas Natural Park**, with three of Europe's best golf courses perfectly integrated into the landscape.

The villas are very close to the Clubhouse, just 10 minutes away from the magnificent beaches of the Costa del Sol, between La Cala de Mijas and Fuengirola, only 20 minutes from Marbella, and 30 minutes from Malaga International Airport (AGP).



Airport



Marbella



Malaga



Beaches: Calahonda Beach, La Butibamba Beach, El Bombo Beach, El Chaparral Beach, Elviria Beach, Cabopino Port.



Golf Courses: Sunshine Golf, Santana Golf, Calanova Golf, La Cala Golf, Mijas Golf Club, Chaparral Golf Club.



International Schools: German School of Malaga, EIC Marbella, St. Anthony's English School.



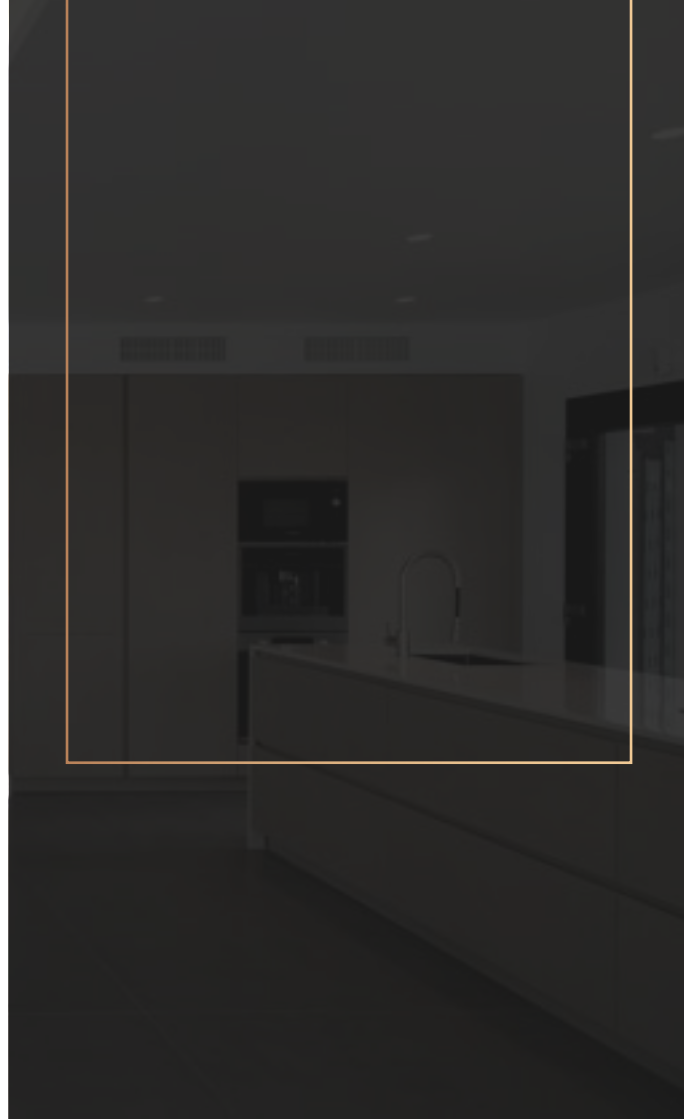
Shopping Centers: La Cañada and Miramar

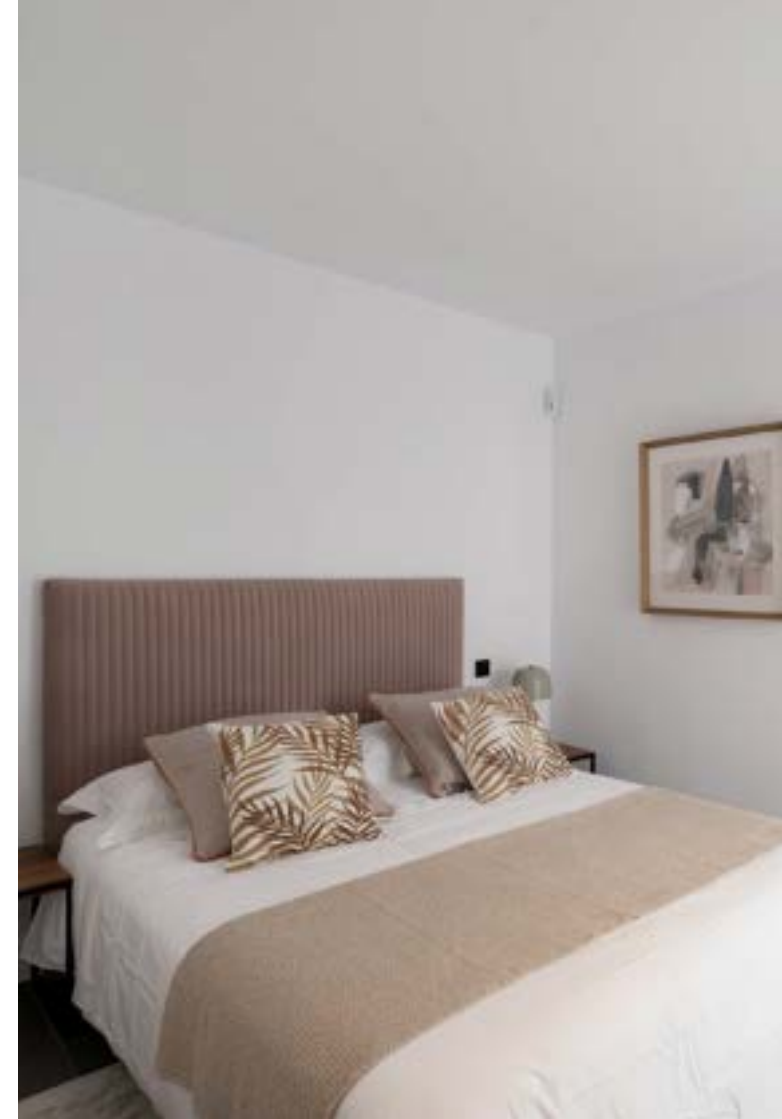
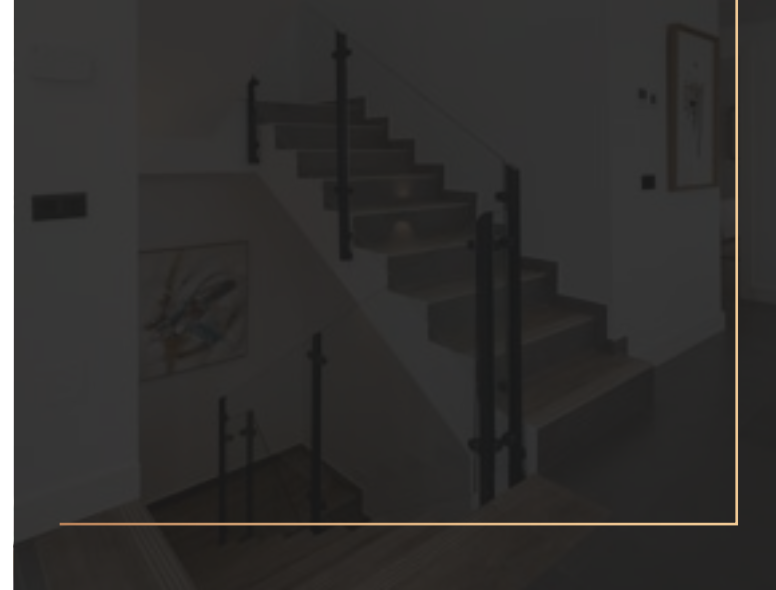


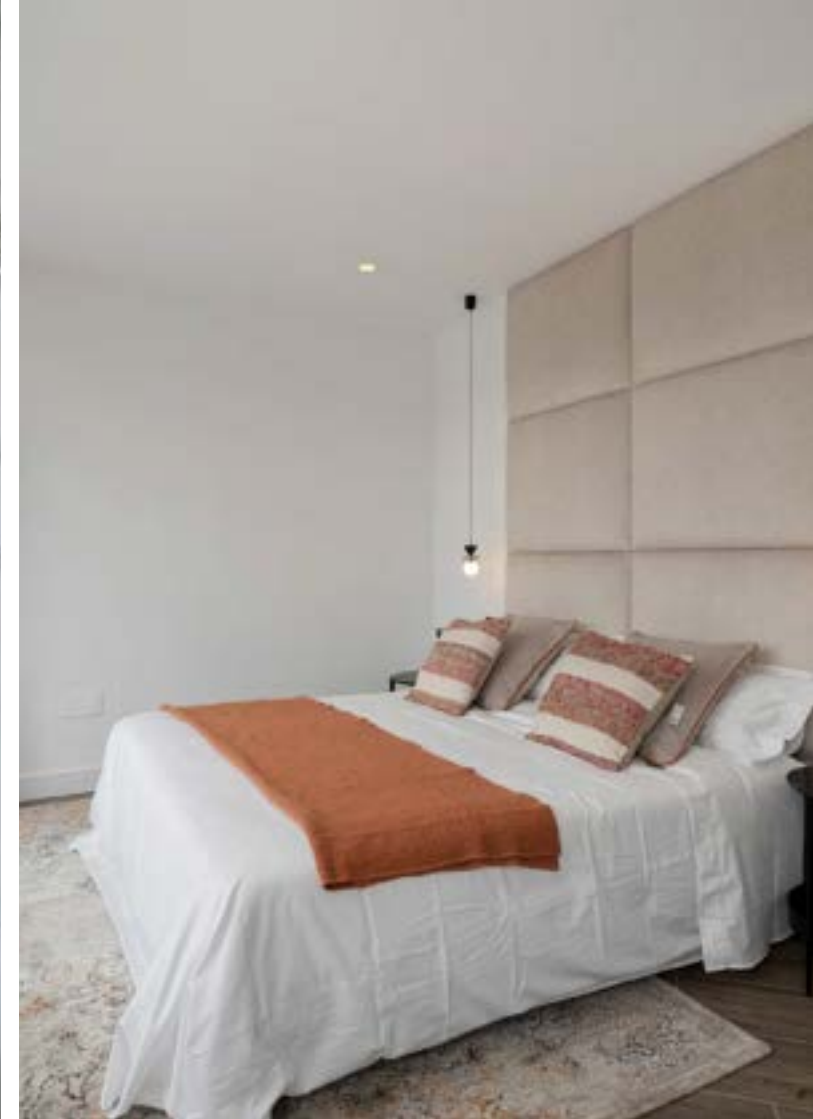
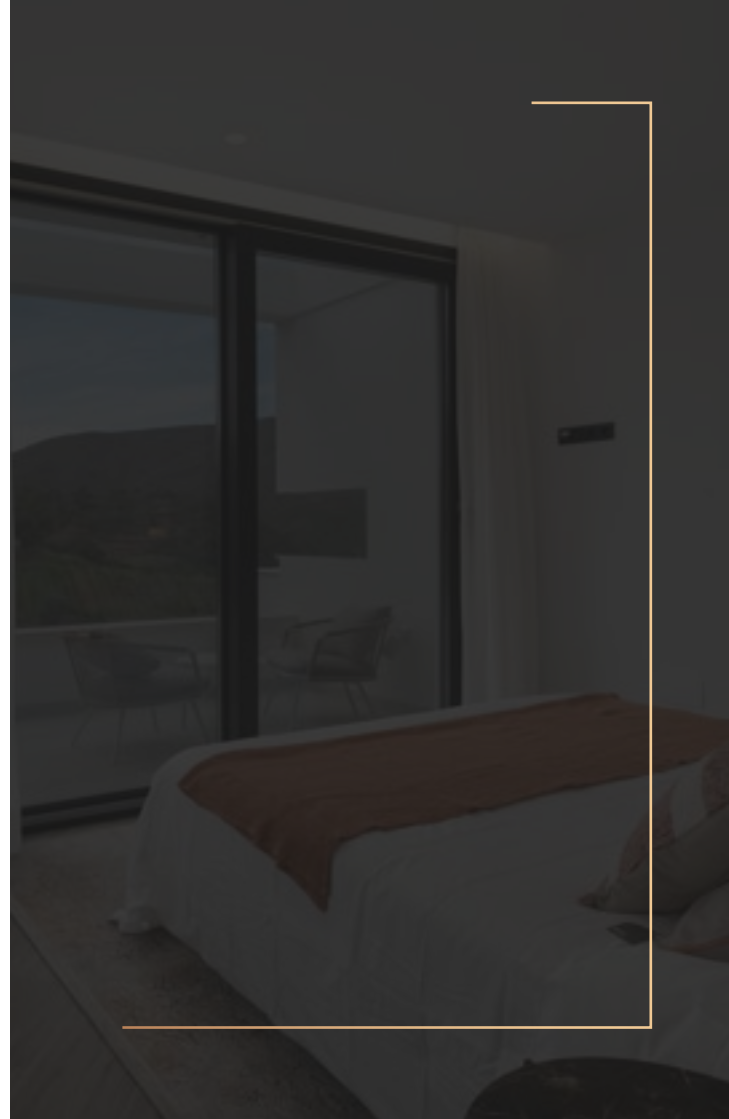
Hospitals: Costa del Sol

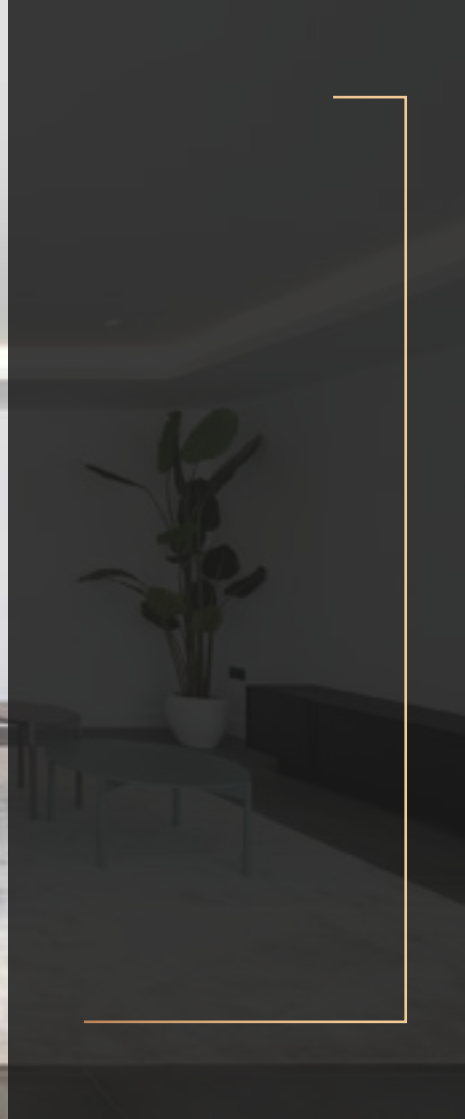


INFOGRAPHICS









QUALITY SPECIFICATIONS

STRUCTURE

- Reinforced concrete structure, according to project specifications and according to the technical code of building procedures and regulations.

ROOFS

- Roof - Walkable flat solarium, finished in anti-slip ceramic tiles and external platform composite with wide striped finish plus fine striped, composed of high durability materials and polymers in the solarium area.

INSTALLATIONS

- Heating system by under floor heating throughout the house and air conditioning with aerothermy.

FAÇADE

- Facades finished with three different materials, the main volume in monolayer material in white, the volume of staircase finished with rectangular shaped ceramic pieces of different sizes and a

third volume with fair-faced concrete finish. All thermally and acoustically insulated with higher levels than those required on the technical code of building procedures and regulations.

WALLS

- Main enclosure of double wall of ceramic brick lined with cement mortar, intermediate chamber and thermal insulation of fibreglass and double hollow brick partition of 30x15x7.
- Layout with interior partitions of double hollow brick 30x15x7.
- False ceiling of laminated plaster plates and acoustic insulation of rock wool where necessary. With indirect light and hollow for curtains.
- Registers in ceilings of toilets for the air conditioning equipments.
- Interior walls plastered in pearlite with smooth plastic paint on vertical and horizontal walls of the whole house.

FLOORING

- Interior flooring of large-format porcelain tiles.
- Wooden floors in bedrooms.
- Walkable exterior floors in non-slip porcelain tiles.
- In basement floor of polished concrete screed.

EXTERIOR CARPENTRY

- PVC exterior carpentry, with thermal bridge break. Double

glazing with inner chamber, solar and acoustic protection where necessary.

- Elevating slides in living rooms and bedrooms and windows.
- Motorized lacquered aluminium shutters with automatic closing system.

INTERIOR CARPENTRY

- Armoured access door to the dwelling with pivoting opening and with security lock and finished as the rest of the carpentry. - Lacquered doors or sliding doors.
- Built-in wardrobes lacquered from floor to ceiling, lined and equipped inside with interior partitions, hanging rods, trunk and shoe rack.
- Wall cladding
- Walls with smooth washable and fungicidal paint throughout the house.
- In bathrooms and toilets, first quality porcelain tiles (partially covering the vertical walls).

SANITARY APPLIANCES

- All sanitary fittings shall be of first quality vitrified white porcelain of best brands.
- Bathrooms with the best brands with toilets, washbasins and bidets suspended from the wall.

- Low profile shower tray and exempt bathtub.
- First class brand single-lever taps.
- Tailor-made lacquered furniture with mirror in bathrooms.

KITCHENS

- Fully fitted kitchens with a straight front and island made with high-pressure laminated board of the highest quality.
- Techlam® Top worktop and tops, porcelain material in two different finishes. Two different textures, which satisfy the demands of the latest trends in kitchen equipment.
- Sink with removable tap.
- Appliances from leading brands, including induction hob, cooker extractor hood, electric oven, combi fridge, dishwasher, washer-dryer and microwave ovens.

PLUMBING AND SANITATION INSTALLATION

- Rigid PVC pipings
- Cross-linked polyethylene pipes with insulation in all hot and cold water installations
- Hot water recirculation system
- Siphonic trap in all bathrooms.
- Soundproofed PVC drainage pipes, including elbows and branches.

