



# Calahonda Sunset

By  BLANCAREAL

[www.calahondasunset.es](http://www.calahondasunset.es)









# Calahonda Sunset

## You will fall in love

Calahonda Sunset is a residential complex consisting of 93 impressive homes with large south-facing terraces designed to make the most of the sea views, light and sun.

You can choose between 1, 2 and 3 bedrooms properties. If you prefer, you can choose the ground floor apartments and enjoy a private patio or apartments on the first and second floors or, perhaps, you have a preference for one of the penthouses to enjoy the views from their imposing private solariums.

Whichever one you like, all the homes come with a parking space and a storage room.

An endless number of possibilities for you to find a home in Calahonda Sunset.

## Se va a enamorar

Calahonda Sunset es un residencial compuesto por 93 impresionantes viviendas con grandes terrazas orientadas al sur, pensadas para disfrutar al máximo de las vistas al mar, de la luz y del sol.

Tiene la posibilidad de elegir entre viviendas de 1, 2 y 3 dormitorios. Si lo prefiere, puede decantarse por los bajos y disfrutar de un jardín privado, apartamentos en las plantas primera y segunda o, a lo mejor, tiene debilidad por alguno de los áticos para recrearse con las vistas que se consiguen desde sus imponentes solárium particulares.

Sea cual sea el que le guste, todos los hogares cuentan con una plaza de aparcamiento y un trastero.

Un sinfín de posibilidades para que encuentre un hogar a su medida en Calahonda Sunset.











# Apartments overlooking the sea

## Apartamentos con vistas al mar

Calahonda Sunset is designed to live the Mediterranean lifestyle. The properties are characterised by an optimal distribution, with day and night areas eco- sustainable and energy optimisation.

The kitchens are integrated into the living room to create large spaces that are open to the outside. Its generous terraces with large south-facing windows are designed to make the most of the views, the light and the sun.



Panoramic sea views  
Vistas despejadas al mar



Large terraces from 15 sqm to 150 sqm  
Amplias terrazas desde 15 m<sup>2</sup> hasta 150 m<sup>2</sup>



Apartments from 56 sqm to 102 sqm  
Desde 56 m<sup>2</sup> hasta 102 m<sup>2</sup>



Calahonda Sunset está pensado para que viva plenamente el estilo de vida mediterráneo. Las viviendas se caracterizan por una óptima distribución, con las zonas de día y noche diferenciadas, en una edificación planteada con criterios ecosostenibles y de optimización energética.

Sus cocinas integradas en el salón crean espacios amplios y abiertos al exterior. Sus generosas terrazas con grandes ventanales orientadas al sur están pensadas para disfrutar al máximo de las vistas, de la luz y del sol.

















# Your new lifestyle

## Su nuevo estilo de vida

Residencial Calahonda Sunset is located in the Sitio de Calahonda urbanisation in Mijas, an area with prestigious urbanisations, exclusive villas, clubs, golf courses...

It is a residential and tourist area, whose popularity has grown due to its strategic location, its services and its attractive surroundings with natural landscapes, the coastal path, 14 kilometres of beach, the mountains and important infrastructures with everything around it.

Mijas is a charming town that is considered to be one of the best destinations in Europe for different reasons: its climate, its gastronomy, its location, at a short distance from Marbella, Sotogrande and Gibraltar, and its easily access through the AP7 and Malaga airport, which is only 35 km away.

Residencial Calahonda Sunset se encuentra en la urbanización del Sitio de Calahonda en Mijas, un entorno con urbanizaciones prestigiosas, villas exclusivas, clubs, campos de golf...

Es una zona residencial y turística, cuya popularidad ha crecido dada su ubicación estratégica, sus servicios y su atractivo entorno con parajes naturales, la senda litoral, 14 kilómetros de playa, la sierra e importantes infraestructuras con todo y de todo a su alrededor.

Mijas es una ciudad encantadora que está considerada como uno de los mejores destinos en Europa por diferentes motivos: su clima, su gastronomía, su ubicación, a poca distancia de Marbella, Sotogrande y Gibraltar y su espléndida comunicación a través de la AP7 y el aeropuerto de Málaga, que se encuentra a tan sólo 35 km.









# Master Plan

## Implantación



The structure and layout of the three buildings of Calahonda Sunset are practically identical.

The main difference lies in the height where each of the building is located.

Choose the building that you consider most suitable for you.

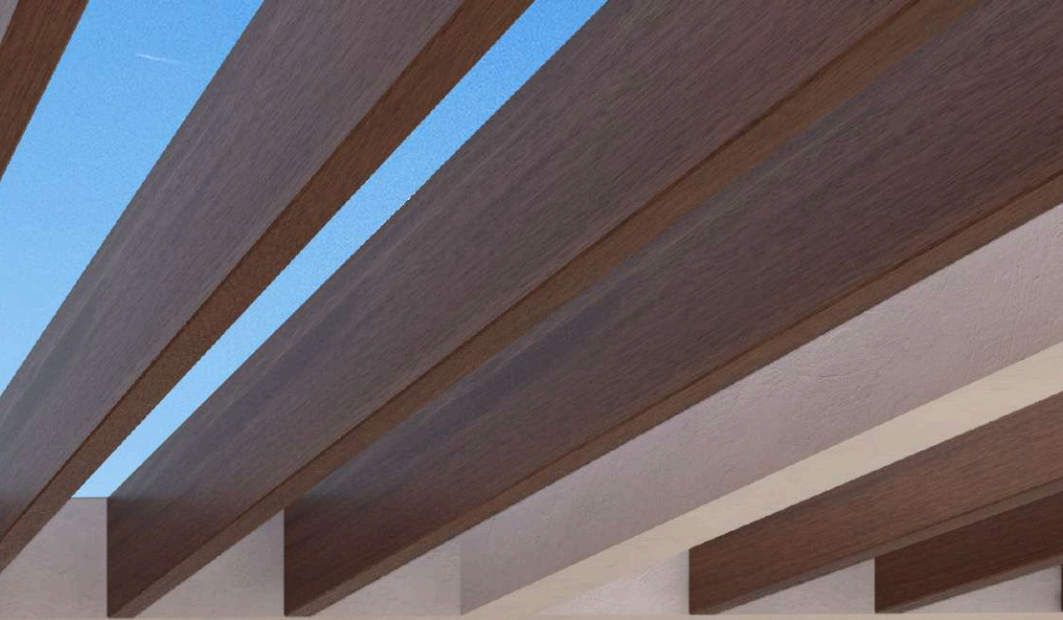
Las estructura y distribución de los tres bloques de Calahonda Sunset son prácticamente iguales.

La diferencia principal reside en la altura de la colina donde se ubican cada uno de los bloques.

Elija el edificio que considere más apropiado para usted.



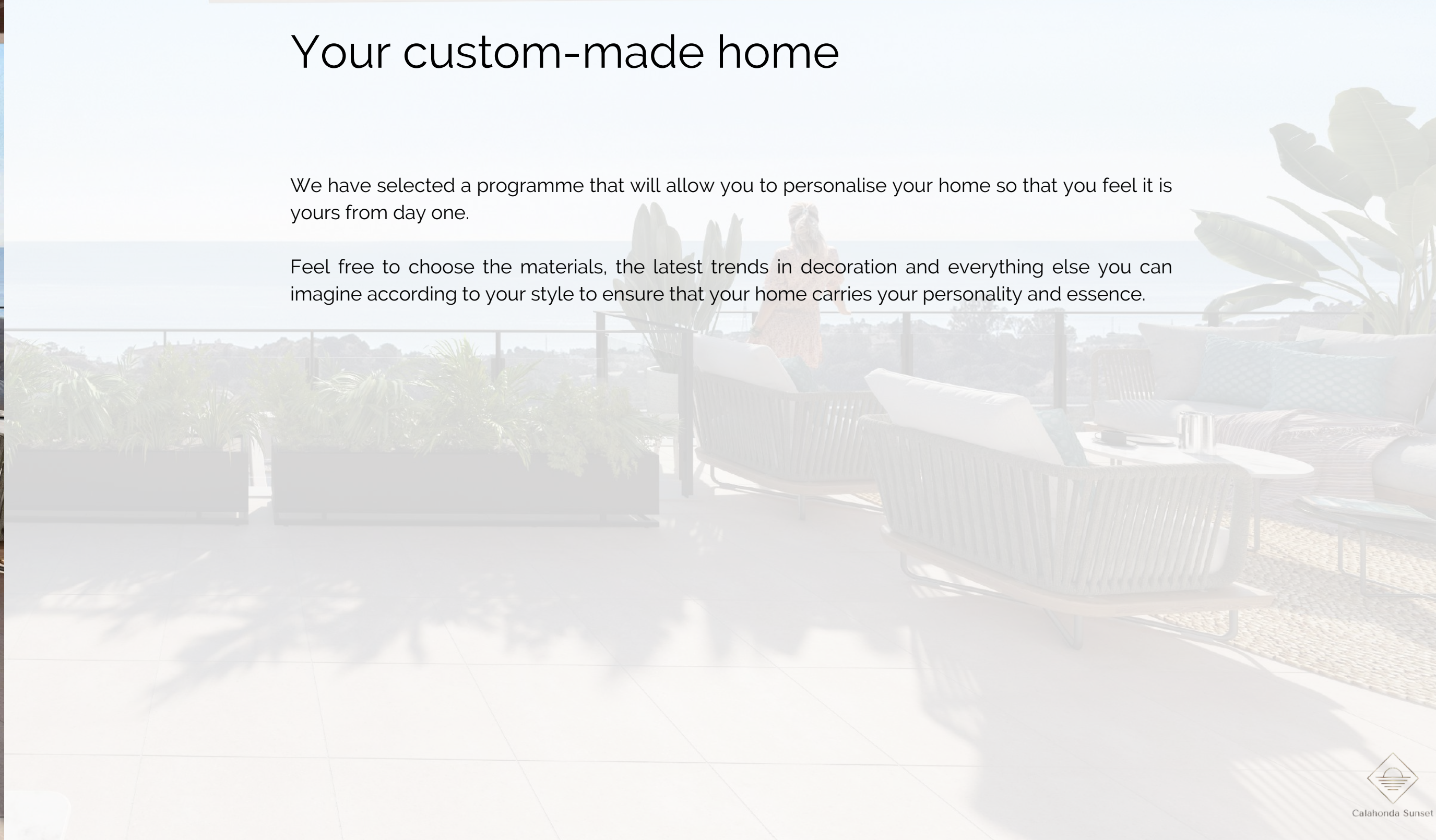




## Your custom-made home

We have selected a programme that will allow you to personalise your home so that you feel it is yours from day one.

Feel free to choose the materials, the latest trends in decoration and everything else you can imagine according to your style to ensure that your home carries your personality and essence.



Calahonda Sunset



# 1 | The structure

## FAÇADE

- The façade will be built using an external thermal isolation system of the SATE type. It will be thermally and acoustically insulated, thus achieving an optimum habitability and comfort thermal and acoustic insulation in dwellings. Sustainability and responsibility in line with the standards of the Technical Building Code.

## FOUNDATIONS AND STRUCTURE

- Reinforced concrete structure building, all calculated and executed according to the requirements of the geotechnical study, current regulations and CTE.

## ROOF AND TERRACES

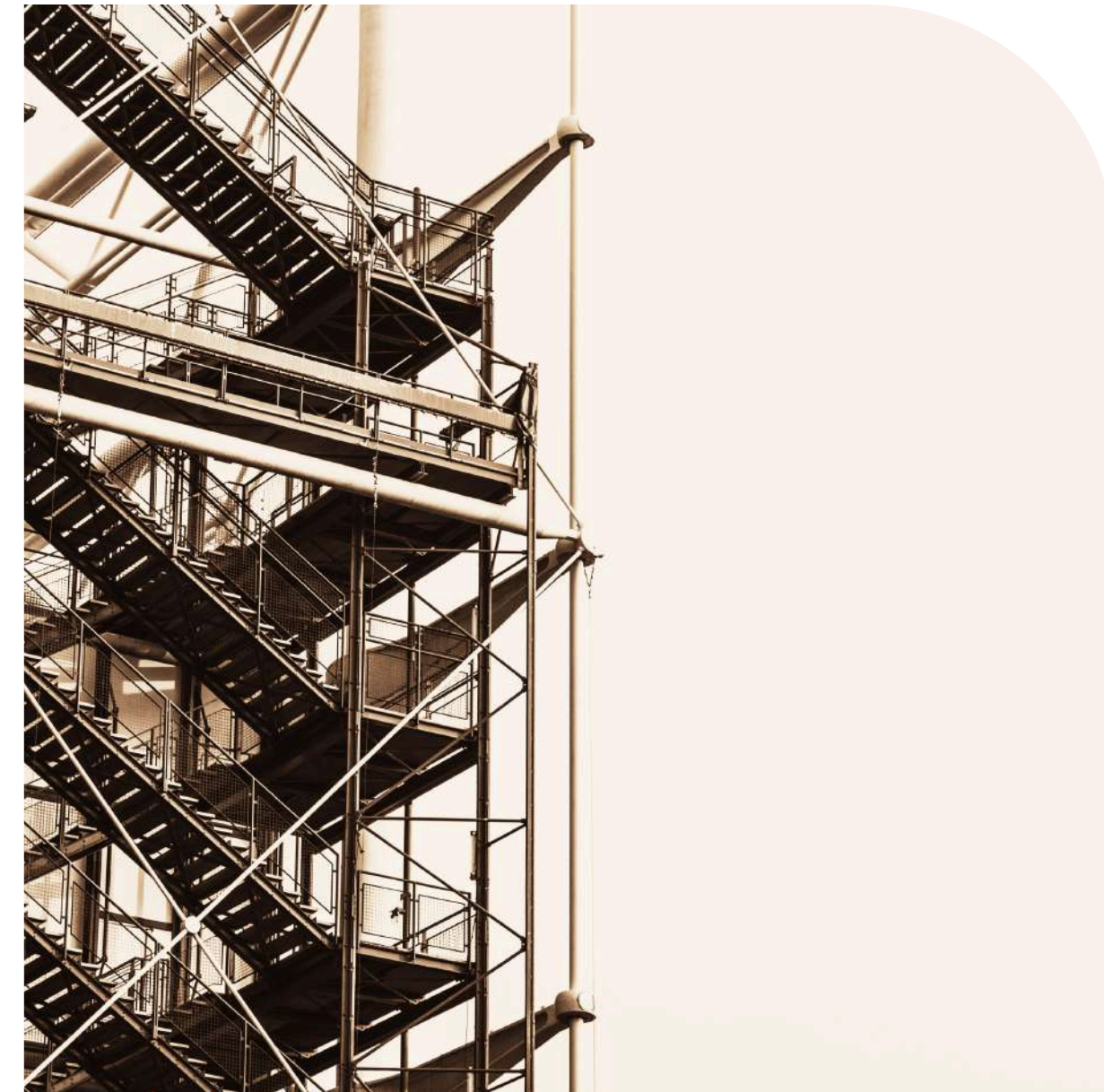
- The roofs of the building will be flat inverted roofs with double asphalt sheet waterproofing and with different floorings depending on whether they can be walked on or not.

## PARTITIONING

- The partitioning of the façade is with an outer leaf of half a foot of perforated ceramic brick with thermal-acoustic insulation on the outside and continuous single-layer cladding, and with an inner leaf with self-supporting laminated plasterboard lining with thermal-acoustic insulation. The interior distribution of the dwellings is by means of a selfsupporting framework of laminated plasterboards with thermoacoustic isolation, the damp areas will have waterproof panels.

## EXTERIOR CARPENTRY

- The carpentry will be of aluminium with thermal bridge break. They will have different types of opening per room, tilt and turn, sliding and/or folding. The blinds will be of compact module with the window frames





## 2| Your house

### CERAMIC TILED FLOORS

- The floor tiles in your home will be porcelain stoneware and large format (60 X 60), which will have a non-slip finish in bathrooms and terraces, with skirting board of the same material on terraces.
- Rustic stoneware ceramic tiles with skirting board will be installed on roofs and coffered ceilings. of the same material.

### TILING

- Your bathrooms and kitchen will be tiled with porcelain stoneware and large format (30 X 60) and both are designed to combine tiling with smooth paints.

### PAINTWORK

- The vertical and horizontal walls of your house are finished with a laminated plasterboard system that guarantees an excellent finish in accordance with the smooth plastic paint on walls and ceilings.

### INTERIOR CARPENTRY

- The entrance door to your house will be armoured with security lock and white lacquered on the inside. Interior doors will be white lacquered and have chrome hardware to create clean, elegant and timeless spaces. Bathroom doors will be fitted with door handles.

### WARDROBES

- Your wardrobes will be built-in with sliding doors and will follow the aesthetics of the interior doors. They will be lined and fitted with a shelf to separate the boot and a hanging rail.

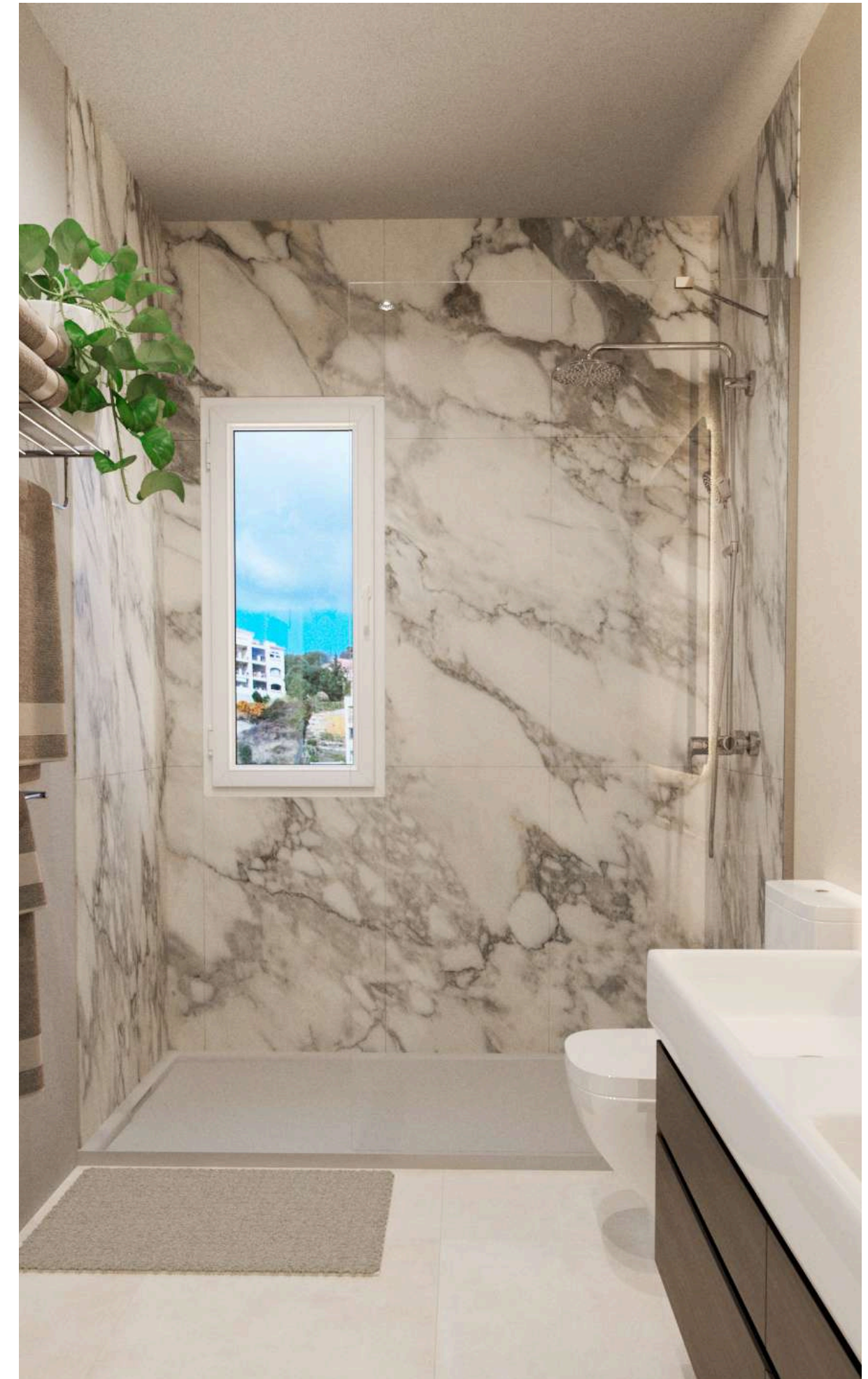




## 2| Your house

### PLUMBING AND SANITARY FITTINGS

- General water network with polypropylene and the interior distribution with cross-linked polyethylene.
- The sanitary fittings in the bathrooms will be of white vitrified porcelain. They will have a non-slip shower tray.
- Toilets will be floor-standing and wall-mounted and their cisterns will have a dual-flush water-saving system.
- The washbasins will have an integrated cabinet. The fittings will be chrome-plated and single-lever mixer taps with pressure reducers and aerators to save on consumption.
- Network of downpipes and drains in PVC and both the cold water and hot water networks will be made in compliance with the instructions of the Technical Building Code, specifically the Basic Health Document and taking the necessary measures to ensure the best acoustics of the elements.





## 2| Your house

### ELECTRICITY

- The electrical installation will be piped. They will be equipped with a large-key electrical mechanism that complies with the Low Voltage Electrotechnical Regulations, as well as with the regulations of the supply company.
- The bathrooms and kitchens will be fitted with recessed lighting and luminaires will be installed on the terraces.

### TELECOMMUNICATIONS

- The sockets and wiring in bedrooms, living room and kitchen are prepared for telephone and television. There will also be pre-installation for cable TV. In general, the Common Telecommunications Infrastructure project guarantees the reception of any telecommunications service you wish. To control access to the home, a hands-free video intercom will be installed to open the access door to the building and your home.

### LIGHTING

- You will enjoy natural light in your home thanks to the large windows in the different rooms and the terraces that open the house to the outside and its magnificent views. The general control panel will be located at the entrance to your home and prepared to include the necessary power supplies so that you can have a digital home. It will be prepared for a high level of electrification

### AIR CONDITIONING AND HEATING

- The installation for the production of heat, cooling and sanitary hot water will be by individual aerothermal equipment with high energy efficiency.
- It shall be equipped with a ventilation system to maintain indoor air quality by supplying clean air while exhausting stale air and preventing the transmission of odours between rooms.





# 2| Your house

## ACOUSTICS

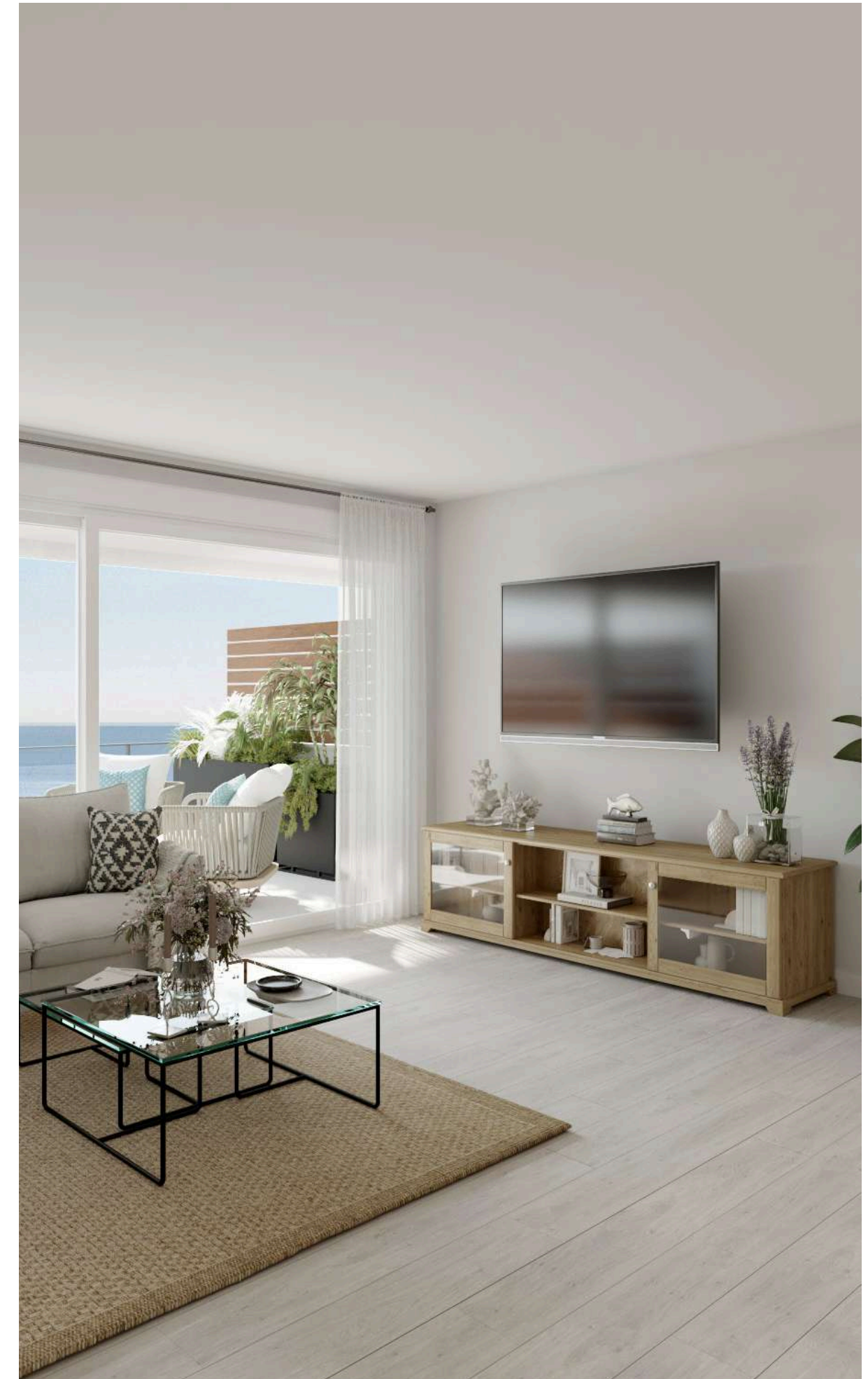
- We have paid special attention to sound isolation by incorporating state-of-the-art technical systems inside the homes in compliance with the Technical Building Code and the Basic Document on Protection against Noise and Safety in Use and Accessibility.

## GLAZING

- The joinery has double glazing with an interior air chamber, Climalit type or similar, for both thermal and acoustic isolation, in compliance with the Basic Energy Saving Document and the Noise Protection Document.
- Glass in areas at risk of impact, such as porch screens, balcony railings, terrace railings and stairways, shall be laminated.

## KITCHEN FURNITURE

- Your kitchen will be designed by expert kitchen designers. It will be furnished with high and low units of large capacity, stone worktop, porcelain or similar that guarantees its resistance to scratches and high temperatures.
- It will be fitted with chrome mixer taps, sink, oven and microwave column, induction hob and extractor hood.





# 3 | Outdoors

## PARKING

- The access door to the garage of each building will be metallic and will have an anti-trapping security system. There will be a separate switchboard and meter for the garage with minimum permanent lighting and all the necessary protection and signalling systems to comply with the applicable regulations. Parking. The parking spaces are specially cared for with continuous flooring of polished concrete hardened with quartz. The access ramps will have printed concrete paving. They will also have pre-installation for charging points for electric vehicles.

## STORAGE ROOMS

- The storage rooms will have their own ventilation system and will have continuous flooring. Their doors will be made of metal with upper and lower grilles.

## ENTRANCE HALL

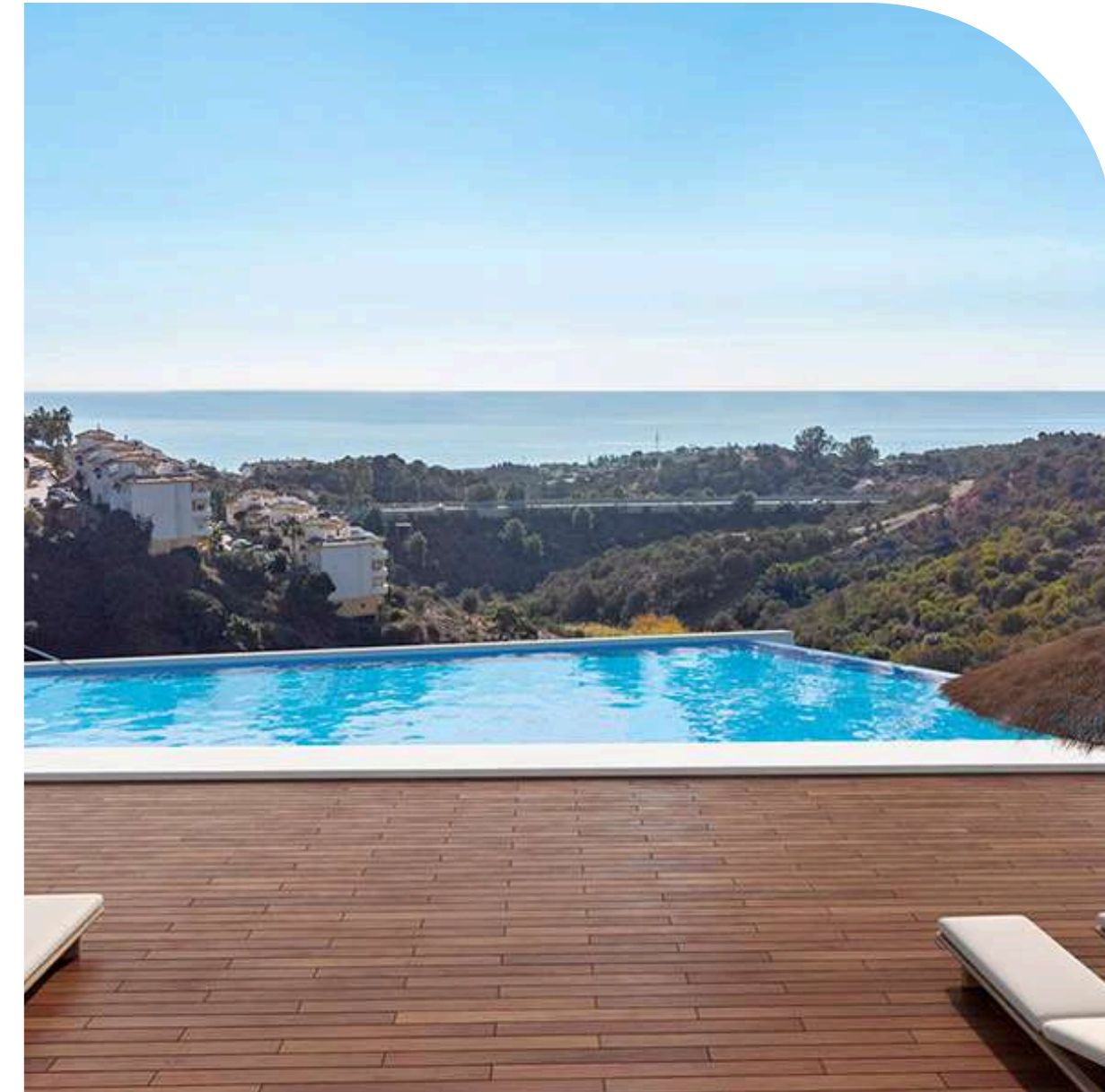
- Access to doorways with large-format exterior ceramic paving. The doorways will be glazed to the outside, with the access door in lacquered aluminium with thermal bridge break.

## COMMON AREAS

- Efficient lighting systems using recessed LEDs or similar with intelligent sectoring. Lighting by presence detection in all common areas of the building.

## LIFT

- Your home will have a state-of-the-art lift with emergency manoeuvre that allows it to complete its journey to the nearest floor in the event of a power cut and with a 24-hour remote assistance service, for your greater security.





# We work together for you

# Trabajamos juntos para usted

This project is a partnership between  
Este proyecto es una alianza entre

COMERCIALIZA



PROMUEVE



GESTIONA



DORRONSORO ARQUITECTOS



Calahonda Sunset





## Calahonda Sunset

By  BLANCAREAL

+34 952 599 159    calahondasunset.es



Disclaimer: The images and written content of this brochure are for guidance only and may be subject to change for technical, legal or other reasons. The furniture shown is decorative and does not constitute a contractual document. The apartments will be equipped according to the agreed conditions.

Aviso: Las imágenes y el contenido escrito de este folleto son meramente orientativos, por lo que pueden sufrir modificaciones por razones técnicas, legales o de otro motivo. El mobiliario reflejado es decorativo y no constituye documento contractual. Las viviendas estarán equipadas según las condiciones pactadas.