



NEW GOLDEN MILE



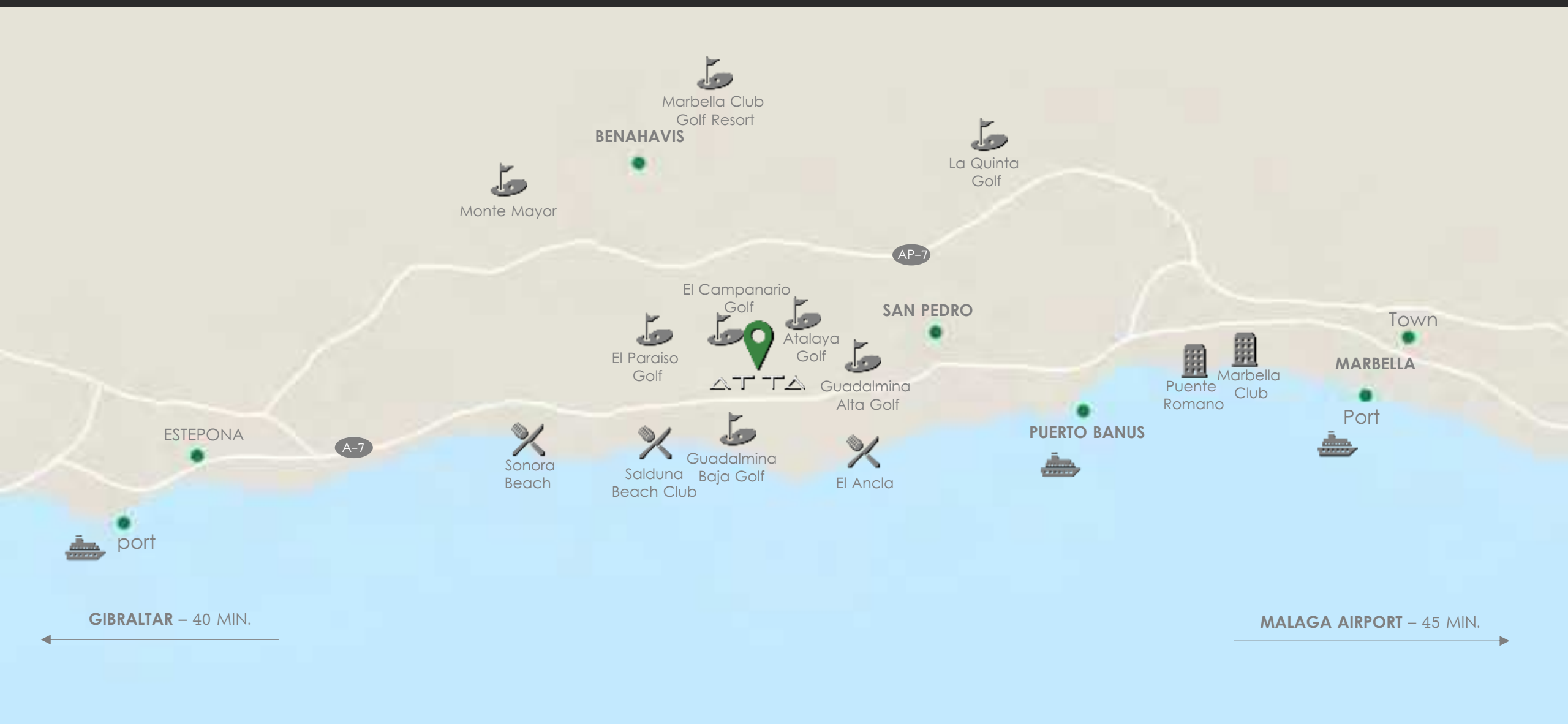


ABOUT

ATTA is a newly launched development that offers a collection of 8 villas, set in the heart of Golf Triangle (Campanario-Paraiso-Atalaya Golf courses). These exclusive designed residential villas are further laced with an amazing community charm offering you access to some of the finest lifestyle amenities.

Location

The New Golden Mile is the name given to the stretch of coastline between San Pedro Alcántara in Marbella and Estepona. Approximately 45 minutes from both Gibraltar and Málaga airports, and within a short drive from Puerto Banús, Marbella, Estepona and San Pedro, the New Golden Mile continues to grow in popularity. It's home to some of the most established complexes, located within walking distance of shops, restaurants, schools and the beach.



Marbella Club
Golf Resort

BENAHAVIS

La Quinta
Golf

Monte Mayor

AP-7

El Campanario
Golf

SAN PEDRO

Town

El Paraiso
Golf

Atalaya
Golf

MARBELLA

Puente
Romano
Marbella
Club

Port

Guadalmina
Alta Golf

ESTEPONA

A-7

PUERTO BANUS

Sonora
Beach

Salduna
Baja Golf
Beach Club

El Ancla

port

GIBRALTAR – 40 MIN.

MALAGA AIRPORT – 45 MIN.

Details

Villa FYRA will feature a modern design combining the best materials with a contemporary but at the same time cozy and timeless architecture, offering 4 bedrooms and 4 bathrooms.

There are a nice entrance hall leading to the impressive living and dining room with open plan kitchen with laundry and access to the porche and beautiful swimming pool, guest bedroom or office and guest bathroom on the ground floor. The first floor consists of the master bedroom with dressing room and bathroom on suit and access to a large terrace plus two secondary bedrooms and additional bathroom.

The villa also includes a 157,82m² basement with multiuse room with natural light, bathroom and tech room.





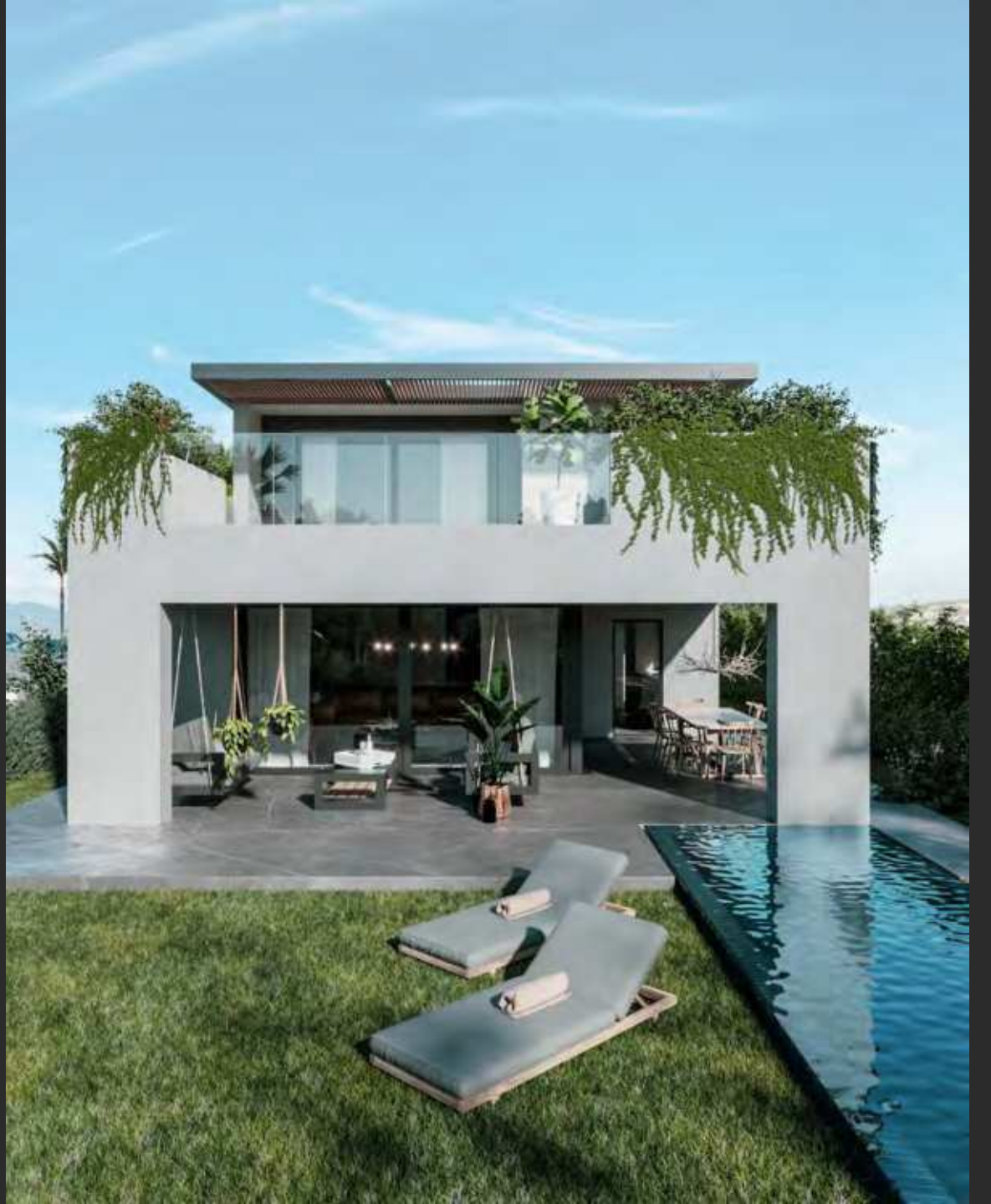


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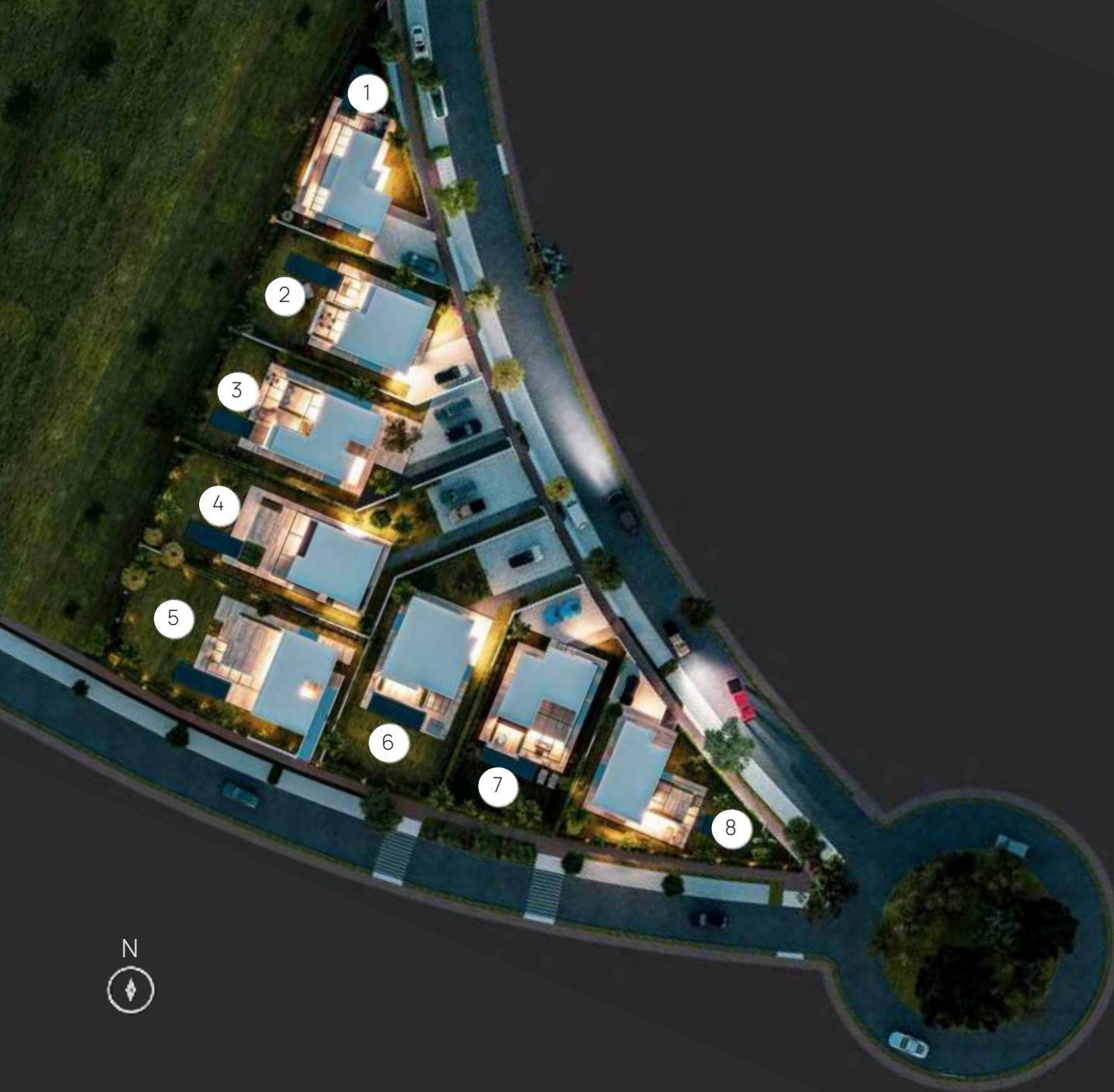








Master plan



Nº 1
VILLA
ETT

Nº 2
VILLA
TVA

Nº 3
VILLA
TRE

Nº 4
VILLA
FYRA

Nº 5
VILLA
FEM

Nº 6
VILLA
SEKS

Nº 7
VILLA
SYV

Nº 8
VILLA
OTTE

VILLA FYRA

GROUND FLOOR

Useful size

Living-kitchen (6)	65,51m ²
Office (7)	7,76m ²
Bathroom (8)	5,33m ²
Laundry (9)	3,64m ²
Stairs (10)	5,61m ²

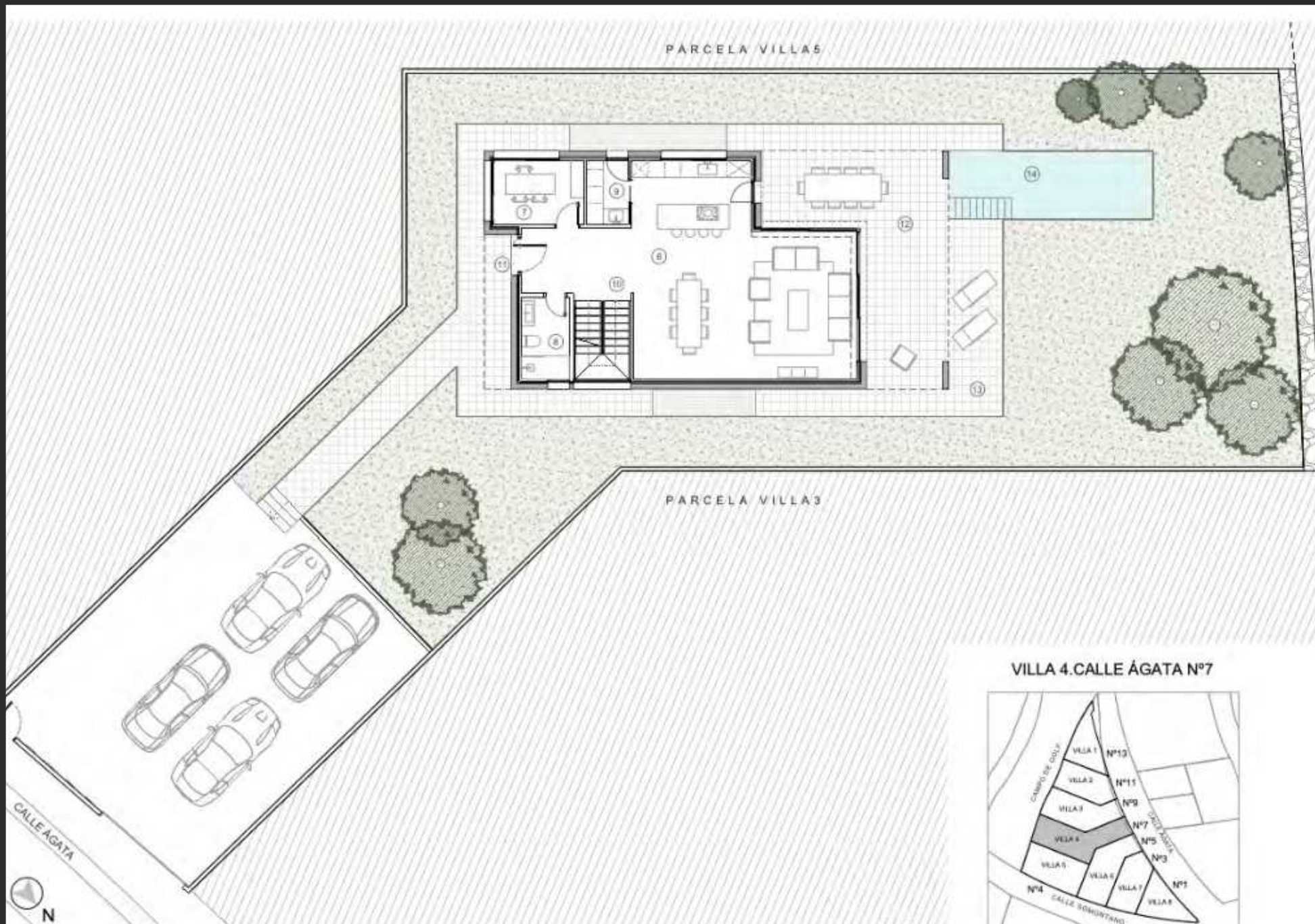
Total useful	87,73m²
Total built	106,18m²

EXTERIOR

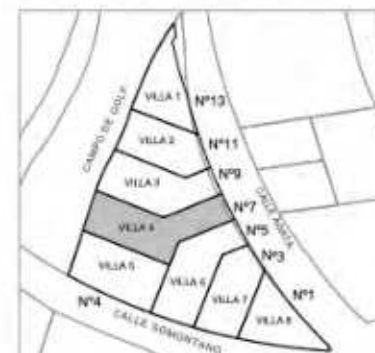
Covered terrace 1 (11)	5,65m ²
Covered terrace 2 (12)	37,75m ²
Terrace (13)	74,25m ²
Pool (14)	18,73m ²
Parking	94,30m ²

TOTAL

Plot	680,93m²
Built size	347,64m²
Total built	529,56m²



VILLA 4. CALLE ÁGATA Nº7



VILLA FYRA

FIRST FLOOR

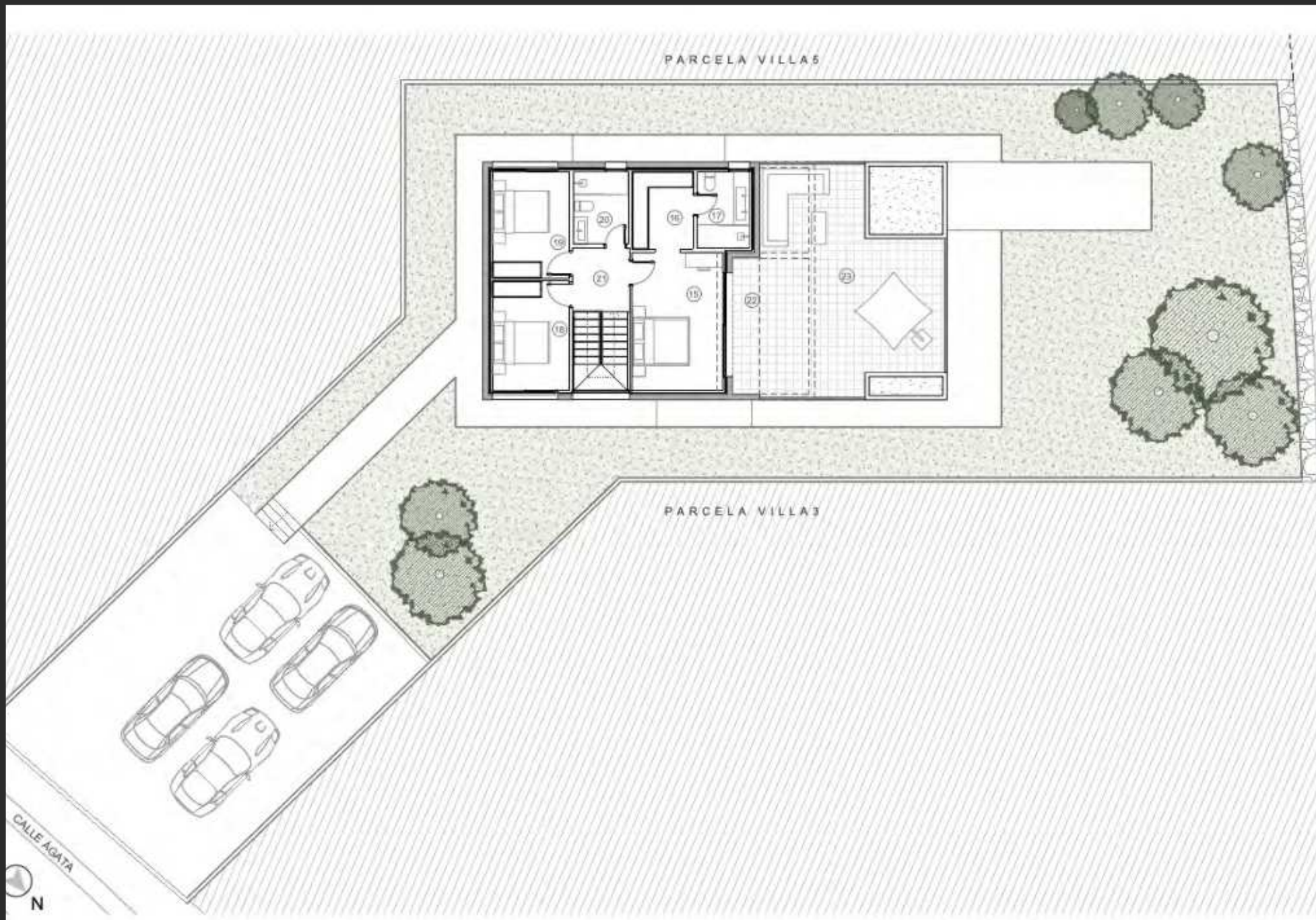
Useful size

Master bedroom (15)	16,77m ²
Dressing room (16)	6,42m ²
Master bathroom (17)	5,40m ²
Bedroom 1 (18)	10,99m ²
Bedroom 2 (19)	11,29m ²
Bathroom 2 (20)	5,32m ²
Hall (21)	4,88m ²
Covered terrace (22)	5,00m ²
Terrace (23)	47,10m ²

Total useful	113,17m²
Total built	147,91m²

TOTAL

Plot	680,93m²
Built size	347,64m²
Total built	529,56m²



VILLA FYRA

BASEMENT

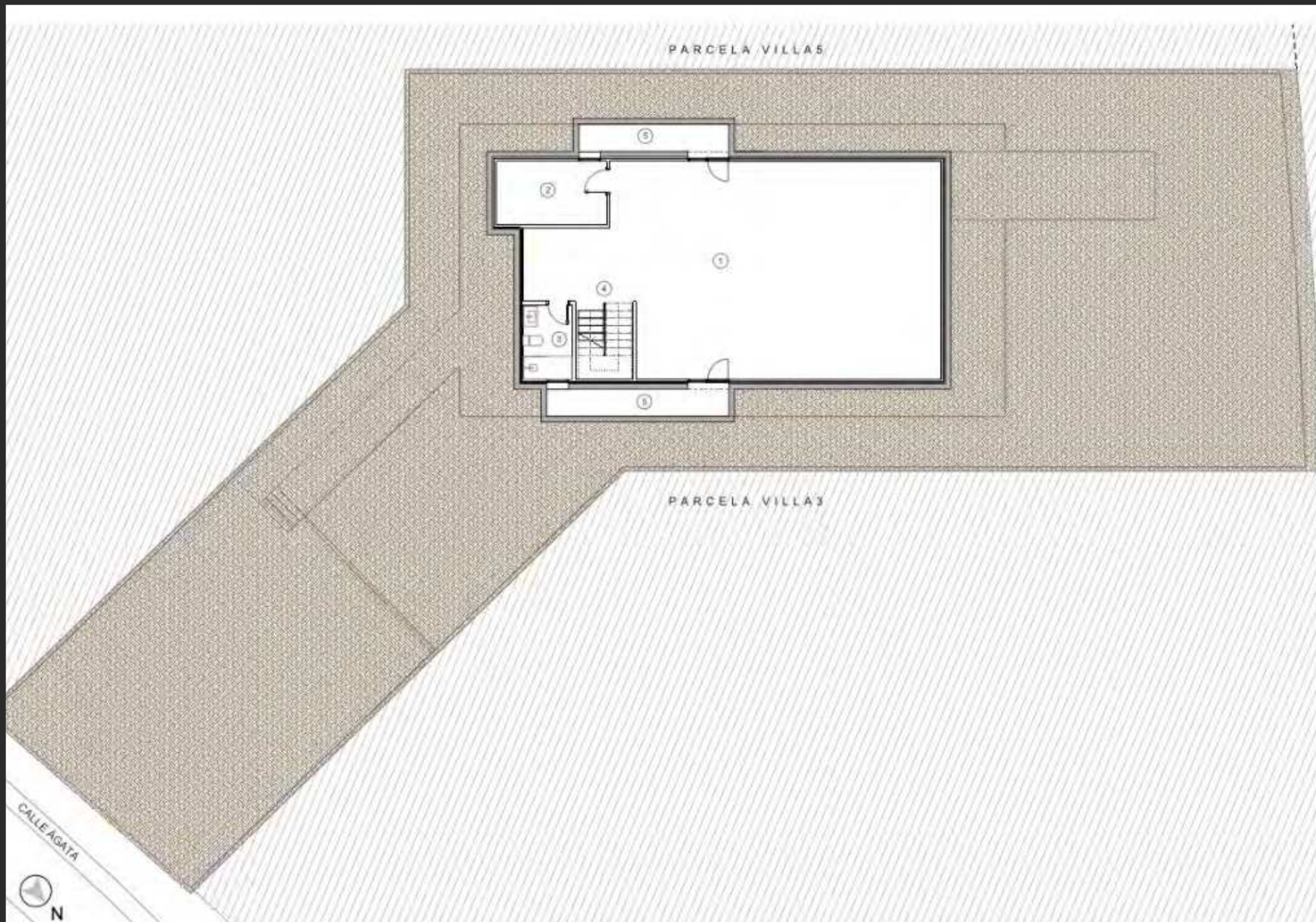
Useful size

Multiuse room (1)	102,86m ²
Installation room (2)	9,50m ²
Bathroom (3)	3,71m ²
Stairs (4)	5,22m ²
Patio (5)	12,17m ²

Total useful	134,56m²
Total built	157,82m²

TOTAL

Plot	680,93m²
Built size	347,64m²
Total built	529,56m²



Qualities

CTE & CEE

- The homes will comply with de Spanish Technical Construction Code (European Standard).
- Energy Certification (CEE): A.

STRUCTURE, PARTITIONS AND COVERINGS

- Structure based on reinforced concrete panels, integrating 9cm of high density insulation.
- Interior partitions using aluminum profiles with two plasterboard panels on each side. Integrated stone wool insulation.
- False ceiling using plasterboard panel fixed to aluminum profiles. Integrated rock wool acoustic insulation.
- Interior coatings in smooth plastic paint finish.
- Porcelain stoneware floors.
- Non-slip porcelain stoneware floors in bathrooms.
- Porcelain stoneware tiling in bathrooms.

EXTERIOR CARPENTRY

- Armored entrance door.
- Aluminum exterior carpentry with brand thermal break.

K-LINE series KL-BC // KL-FP.

4+4 low-e glass and solar control/18 thermal gas/3+3 in carpentry to the ground. 4 low-e glass and solar control/20 thermal gas/6 in the rest of the carpentry.

- Motorized roller blinds in lacquered aluminum in bedrooms
- 10+10 safety glass railing on terraces.

INTERIOR CARPENTRY

- Interior carpentry in lacquered DM.

HEATING AND COOLING SYSTEM

- Air conditioning by air conditioning brand MITSUBISHI or similar.
- Electric underfloor heating in bathrooms.
- Production of sanitary hot water by means of an arothermal pump.
- Ventilation system with heat recovery.
- Photovoltaic panels for the production of electrical energy, brand CHROMAGEN or similar.

EQUIPMENT SYSTEM

ROCA THE GAP or similar washbasins.

ROCA DE GAP ROUND toilets or similar.

SURFEX ROCA shower trays or similar.

ROCA TARGA basin faucet or similar.

ROCA EVEN-T SQUARE shower column or similar.

Shower screens with safety glass.

Pool with tile-type glass lining.

Payment conditions

RESERVATION CONTRACT	30.000€
PRIVATE PURCHASE CONTRACT (less the 30.000€ (deposit))	30% + VAT
PAYMENTS DURING THE CONSTRUCTION (monthly)	10.000€ + VAT
TITLE DEED AND KEY DELIVERY	the rest

*The payments made are guaranteed with "Bank Guarantee"

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