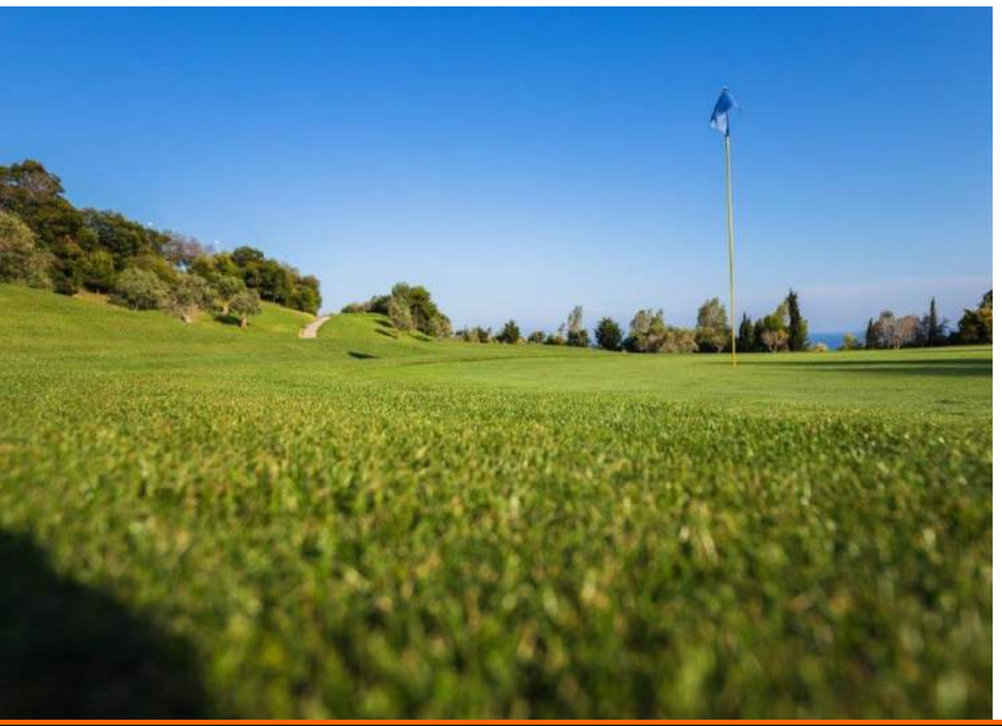
CERRADO HEIGHTS

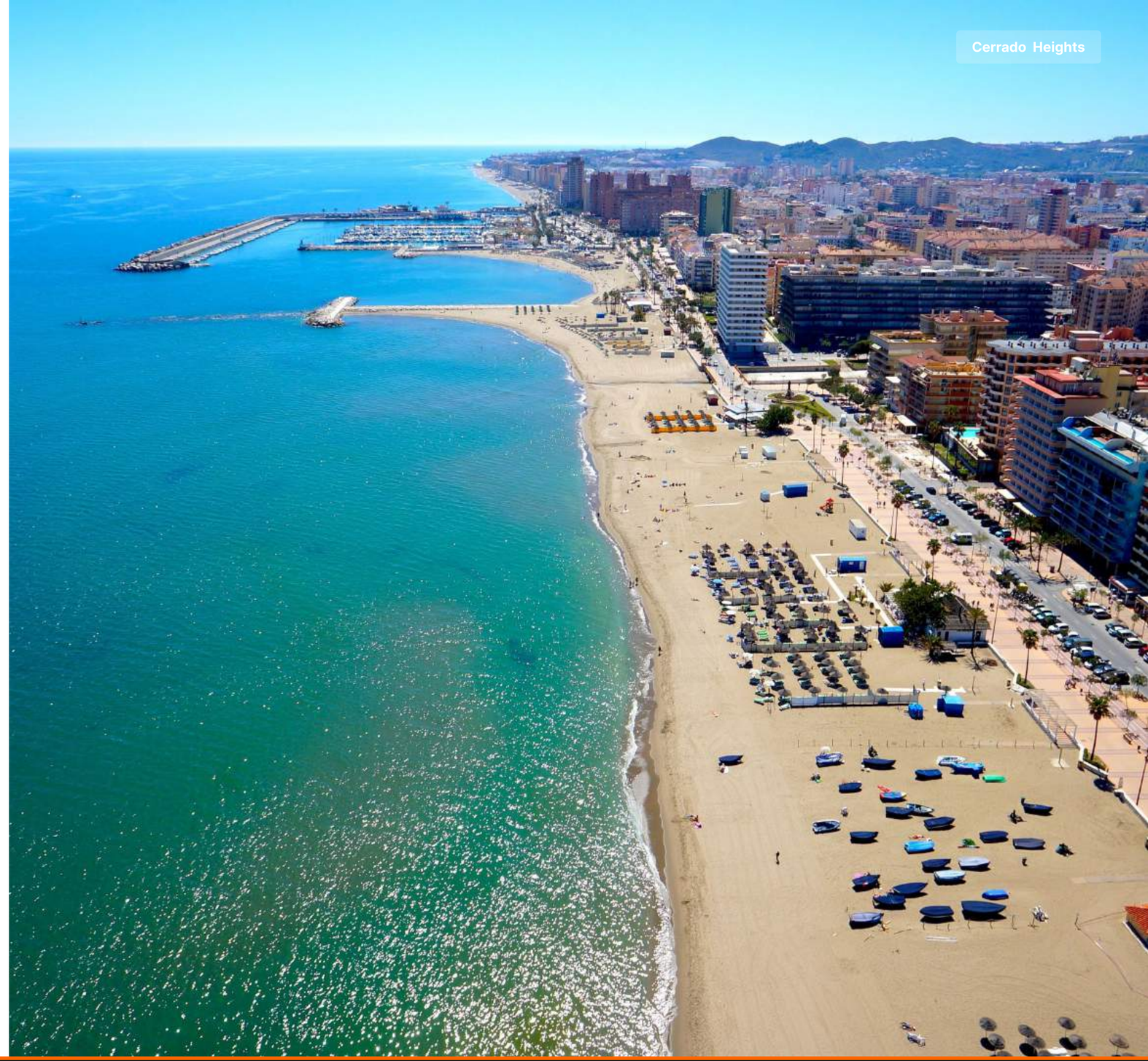
# Roble & Olivo

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# A distinctive location

The Costa del Sol, particularly the Mijas area, is a popular destination for travelers and residents due to its pleasant year-round climate, unique Andalusian culture, and friendly locals. The region offers mild temperatures in both summer and winter, with dry weather from May to September and a rainy season in November and December. The development stands out for its high-quality materials and finishes, proximity to beaches, and panoramic hillside views.




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Combining these factors sets this location apart from others and should be considered a "highly desirable" place to live. The great appeal and convenience of having these amenities nearby further enhance the attractiveness of this magnificent setting.

Additionally, the on-site high-quality golf course, fitness center, and excellent restaurants make this location highly desirable for holidaymakers and property buyers. The distinctive location and excellent build quality of these villas guarantee they will be highly prized and much desired.






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# DISTANCES TO LOCAL GOLF COURSES

**Cerrado del Águila** – on-site
**Mijas** – 3.1 km
**Santana** – 6.4 km
**El Chaparral** – 7.5 km
**La Noria** – 8.9 km
**Calanova** – 13.1 km
**Miraflores** – 13.7 km
**La Siesta** – 14.2 km
**Cabopino** – 16.2 km
**Santa María** – 18.4 km
**Marbella** – 23.1 km
**Santa Clara** – 26.4 km
**Rio Real** – 25.6 km



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## TRAVEL TIME TO LOCAL DESTINATIONS

**Carrefour** - 7 min

**Shopping Centre** - 7 min

**Water Park** - 9 min

**Beach** - 9 min

**Fuengirola Zoo** - 10 min

**Fuengirola** - 11 min

**Cala De Mijas** - 11 min

**Marbella** - 20 min

**Malaga airport** - 20 min

**Malaga City** - 30 min

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CERRADO HEIGHTS

# Roble renders

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CERRADO HEIGHTS

# Roble Typology

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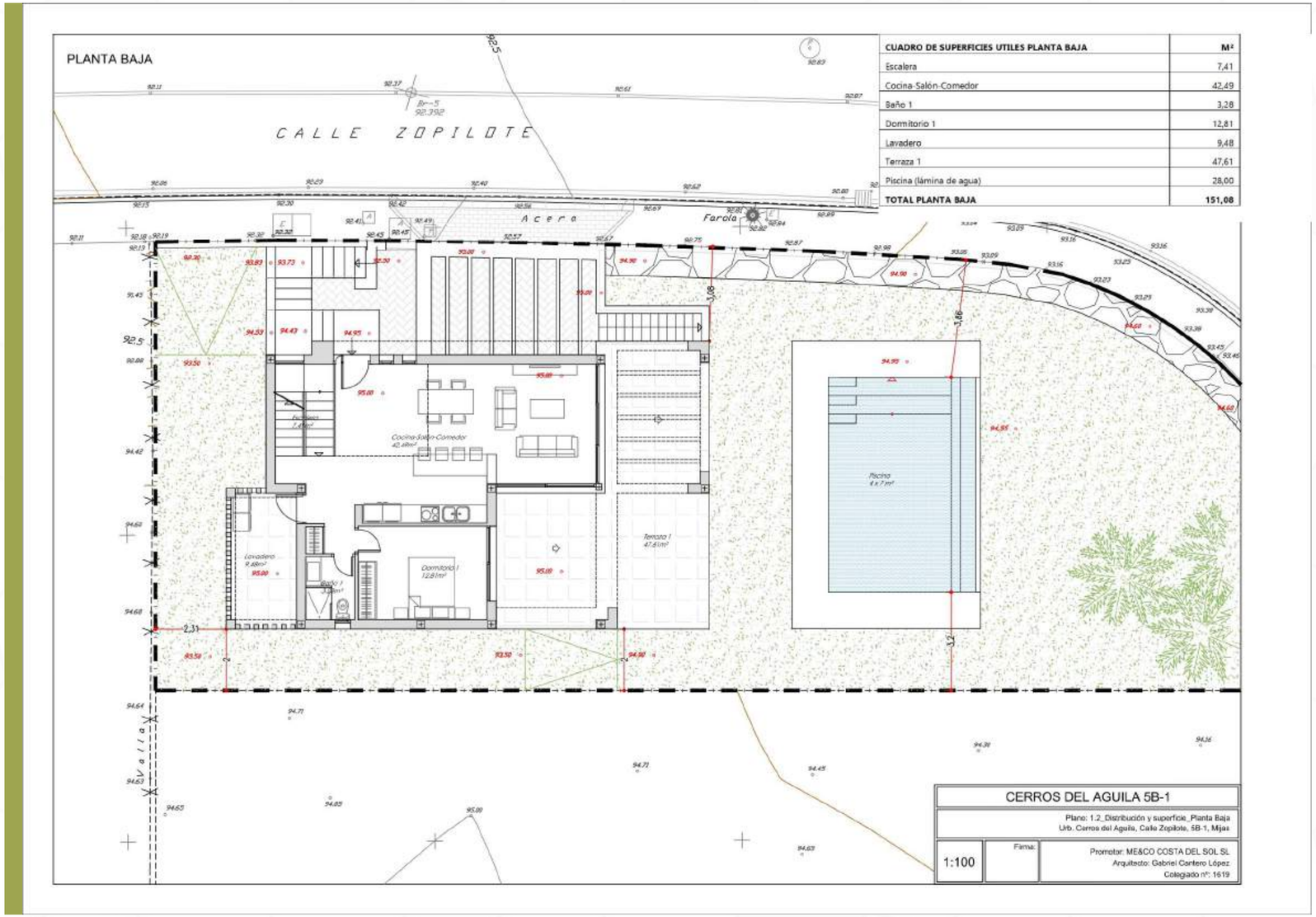
## Roble Typology

# Ground floor

- Kitchen and dining area
- Living Room
- Bedroom
- Full Bathroom
- Laundry Room

# Outdoor area

- Terrace
- Swimming Pool
- Garden
- Parking area




| CUADRO DE SUPERFICIES UTILES PLANTA BAJA | M² |
|---|---|
| Escalera | 7,41 |
| Cocina-Salón-Comedor | 42,49 |
| Baño 1 | 3,28 |
| Dormitorio 1 | 12,81 |
| Lavadero | 9,48 |
| Terraza 1 | 47,61 |
| Piscina (lámina de agua) | 28,00 |
| **TOTAL PLANTA BAJA** | **151,08** |

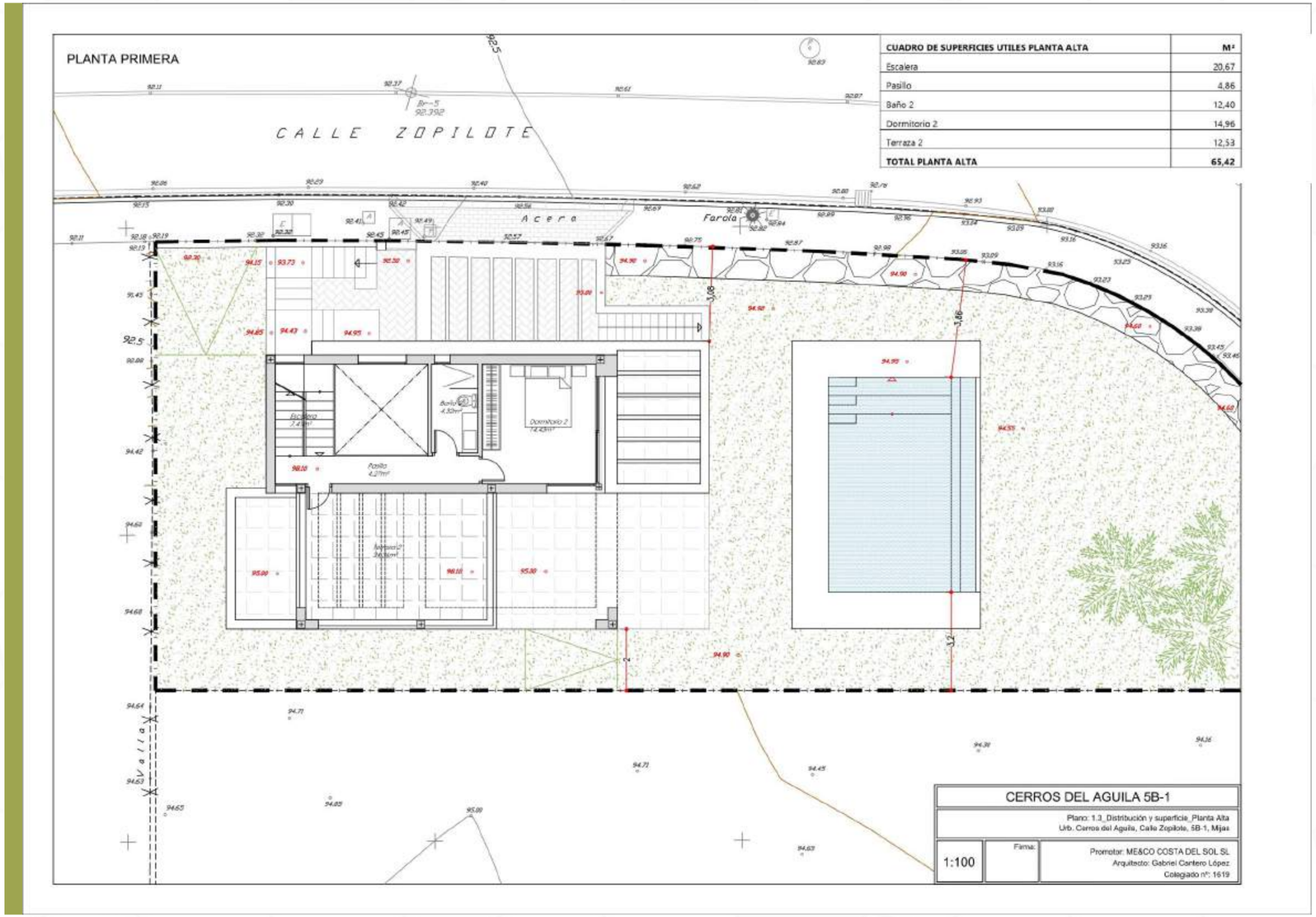
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## Roble Typology

# First floor

- Full Bedroom
- Terrace



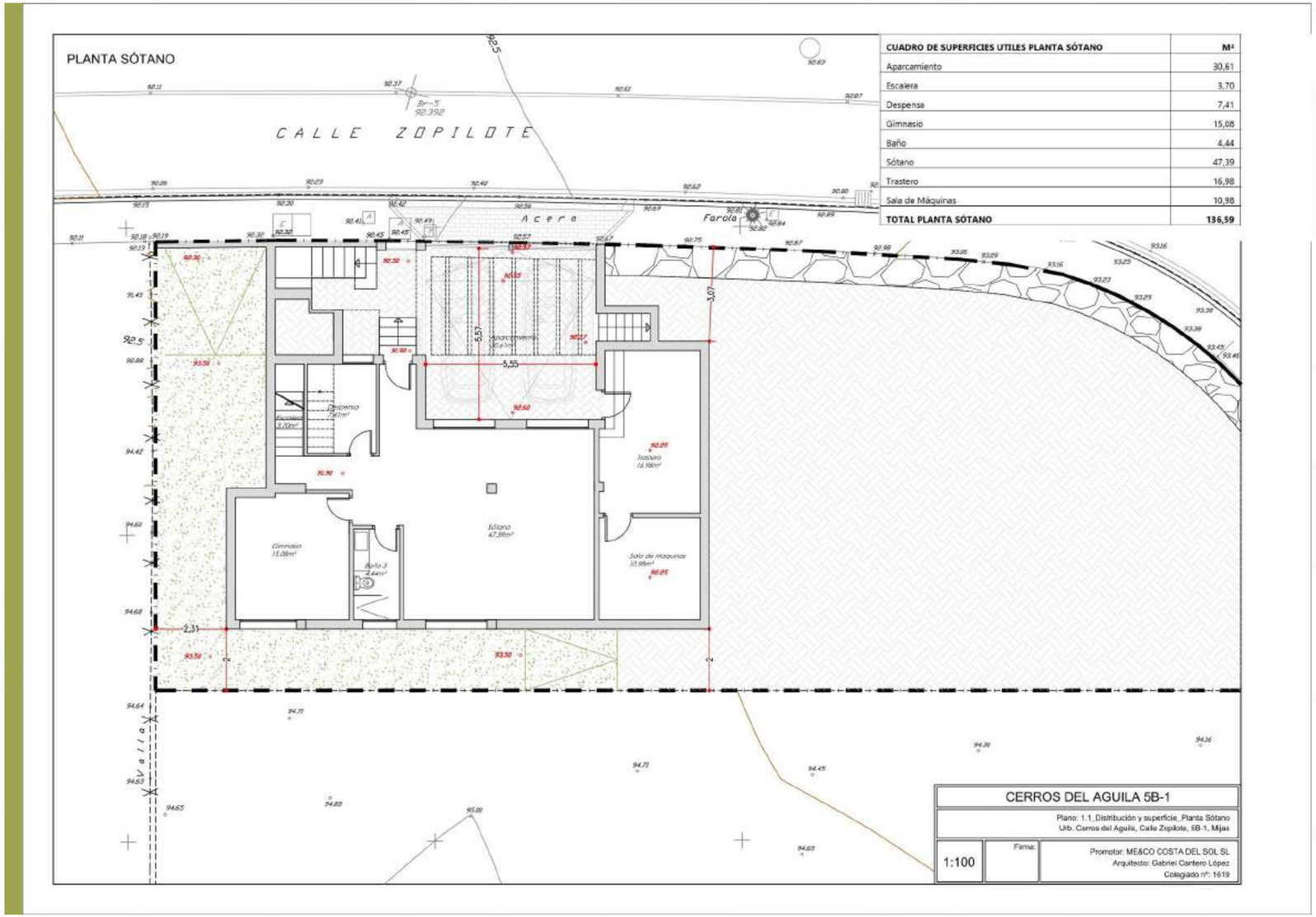

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## Roble Typology

# Underground

- Engine Room
- Storage Room
- TV area
- Full Bedroom




| CUADRO DE SUPERFICIES UTILES PLANTA SÓTANO | M² |
|---|---|
| Aparcamiento | 30,61 |
| Escalera | 3,70 |
| Despensa | 7,41 |
| Gimnasio | 15,08 |
| Baño | 4,44 |
| Sótano | 47,39 |
| Trastero | 16,98 |
| Sala de Máquinas | 10,98 |
| **TOTAL PLANTA SÓTANO** | **136,59** |


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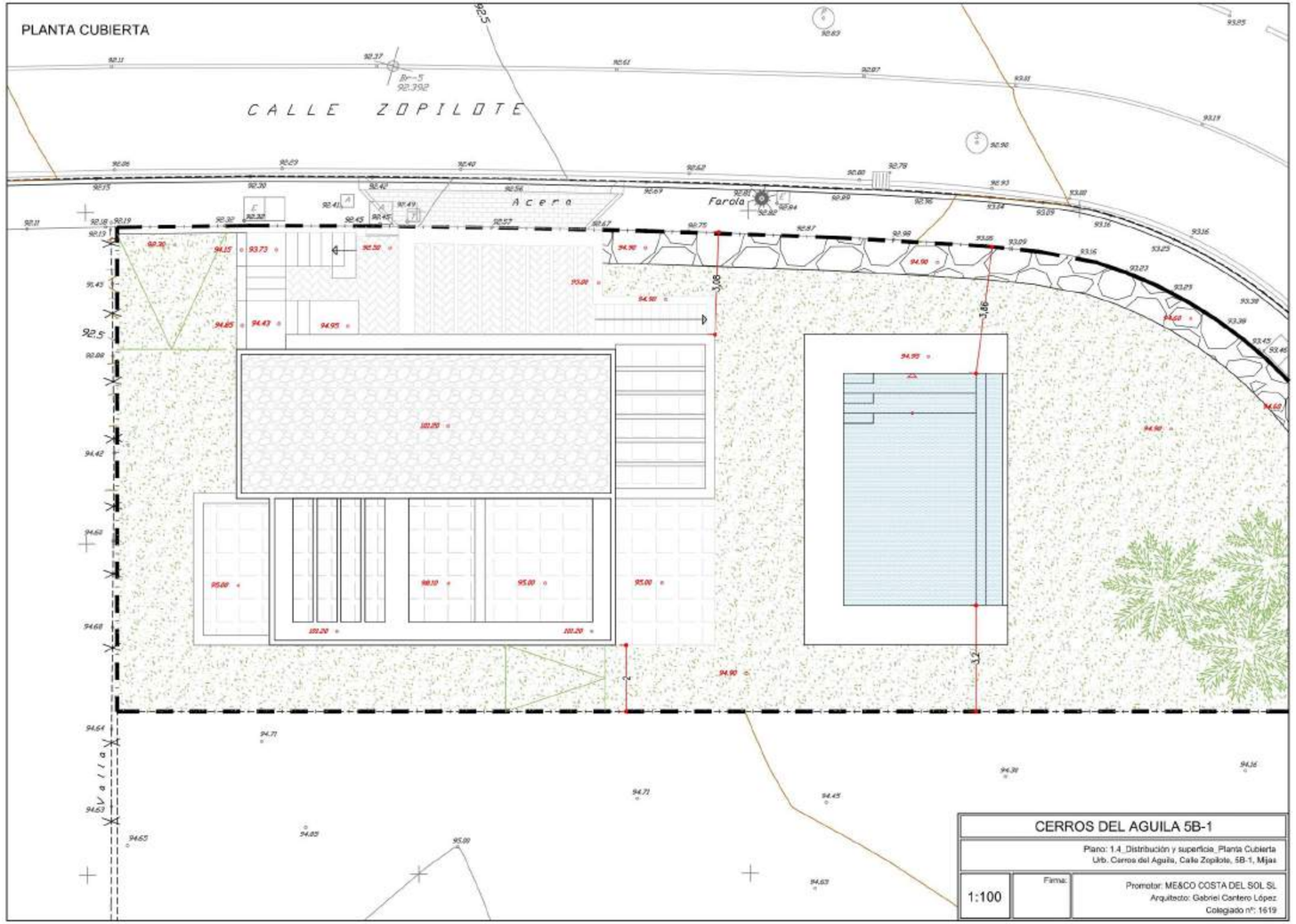
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## Roble Typology

# Rooftop



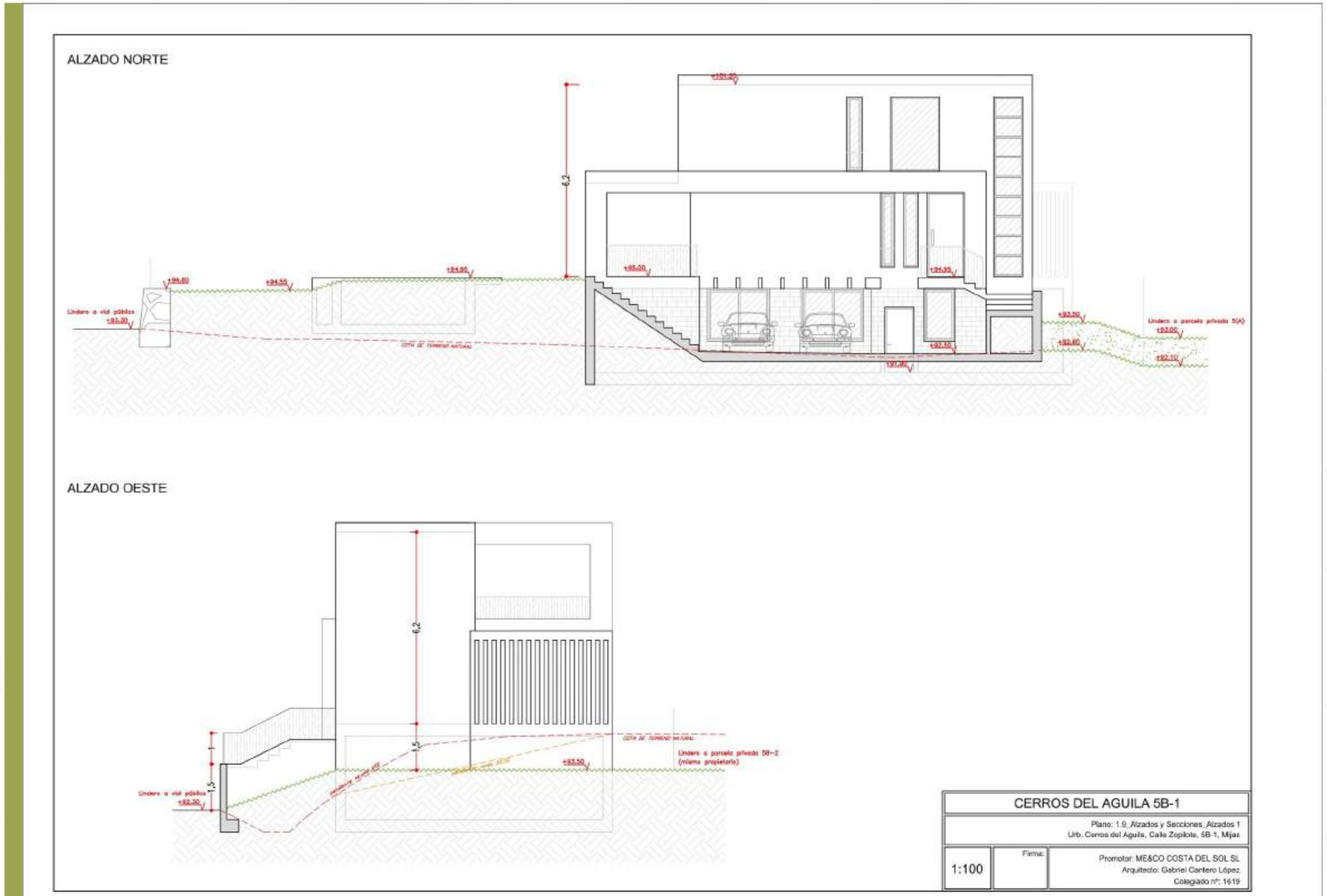

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# Roble Typology

## North view

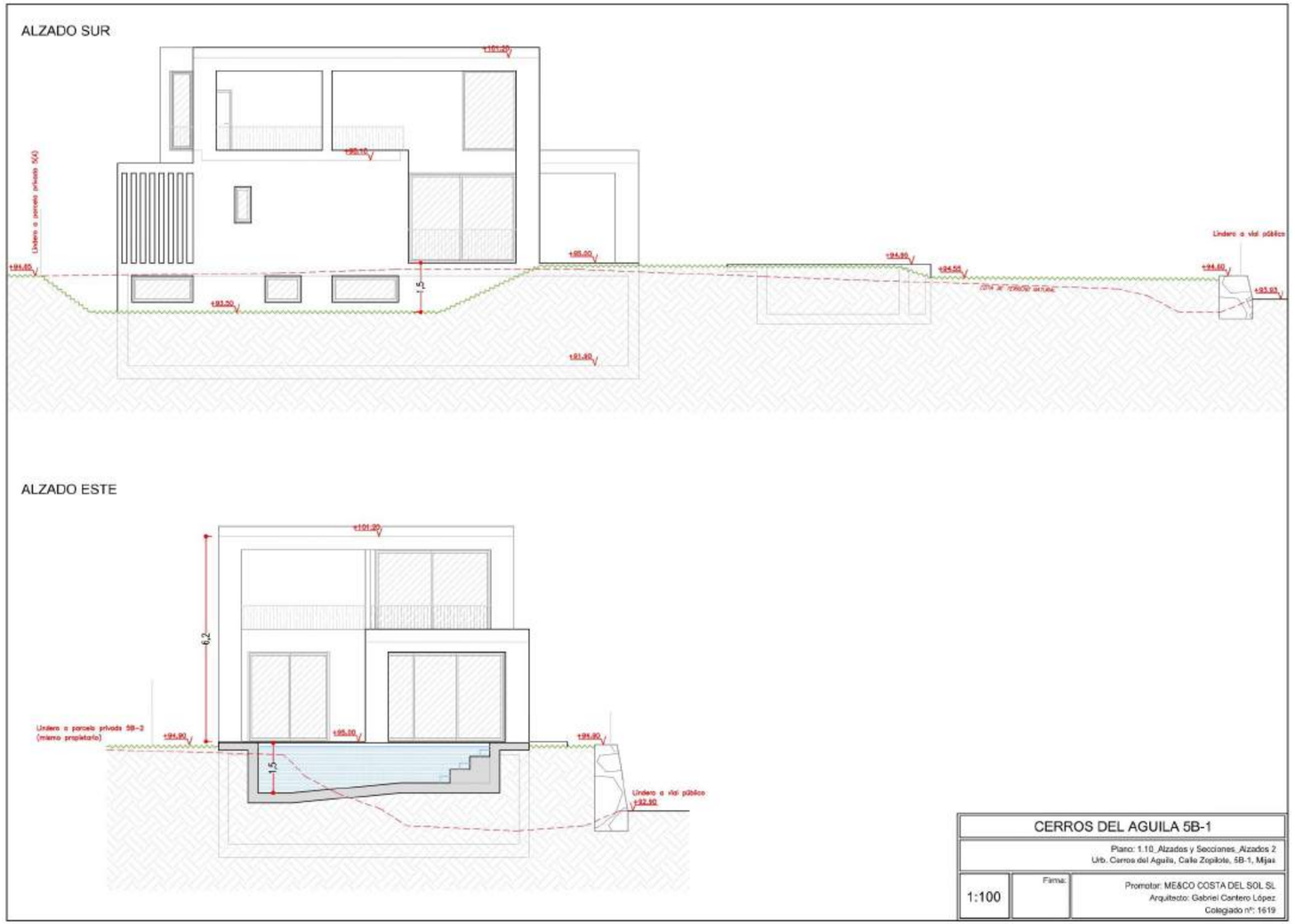
## West view




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## Roble Typology

## South view

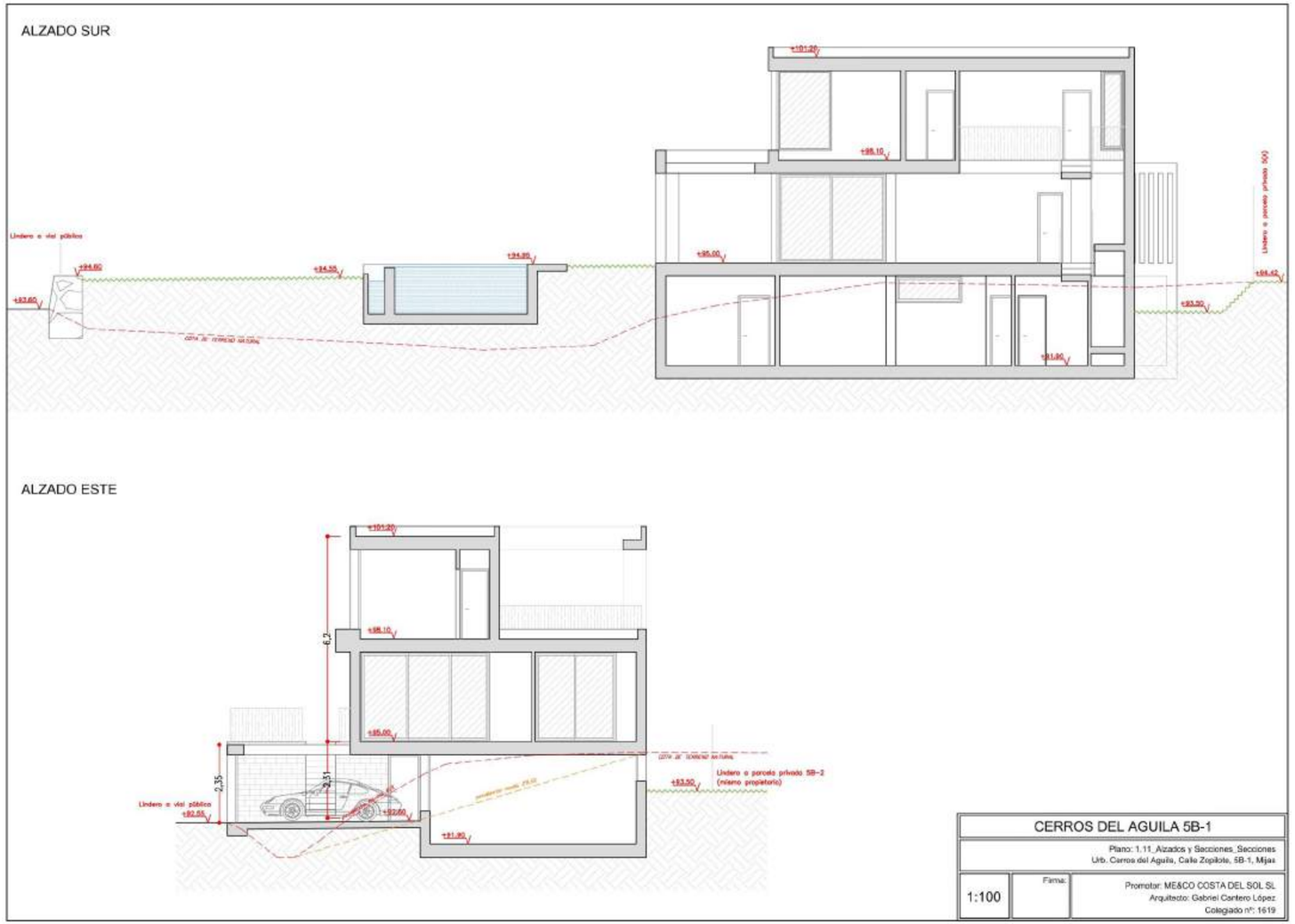



## East view

# Roble Typology

## South view

## East view




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