



Finca La Katria

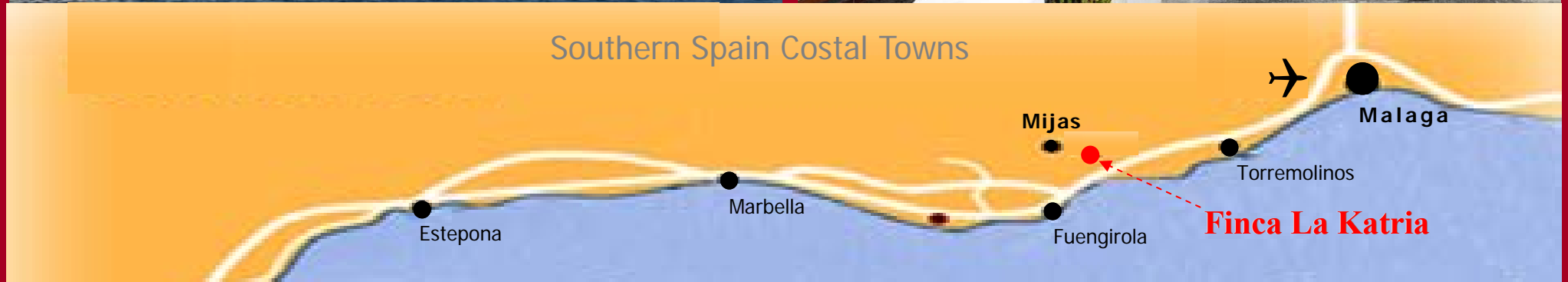
Miraflores Properties is soon to break grounds at the Finca La Katria Resort

Introduction (Sept. 2014)

Miraflores Properties is one of Spain's leading international property developers specializing in quality residential resorts. Our forthcoming development, "Finca La Katria" is a 10,65 hectare exclusive residential resort project of luxury townhouses and villas at exceptional off-plan prices and represents one of the premier investment opportunities currently available in Southern Spain. We offer property investors the opportunity to purchase their dream home in one of the best location development with exceptional views. For more information, please contact;

MIRAFLORES ESTATE

Ctra. Cádiz km 199, 29649 Mijas Costa, España * Tel: +34 952 93 2928 * property@miraflores.com * www.miraflores.com

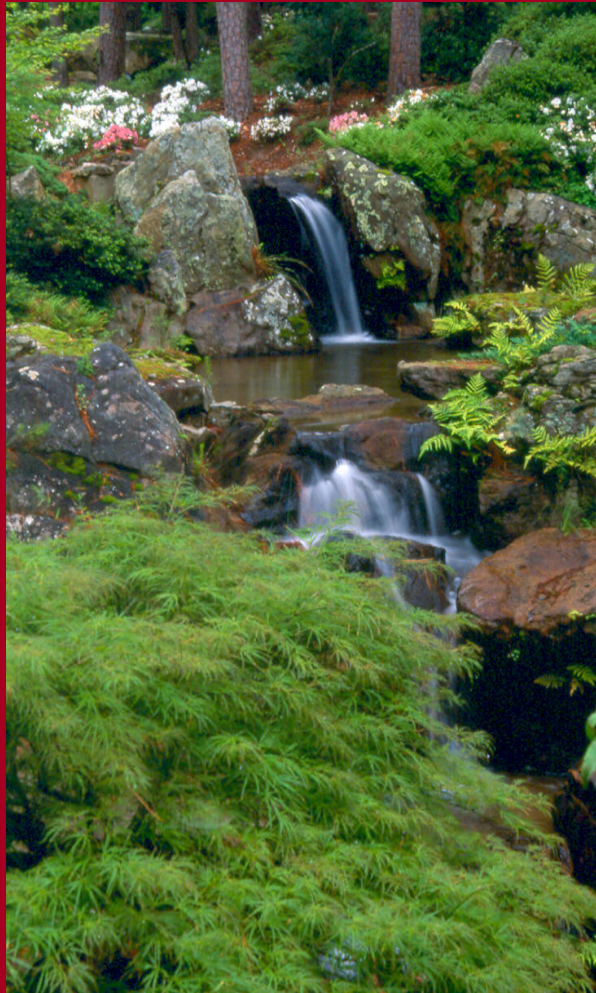
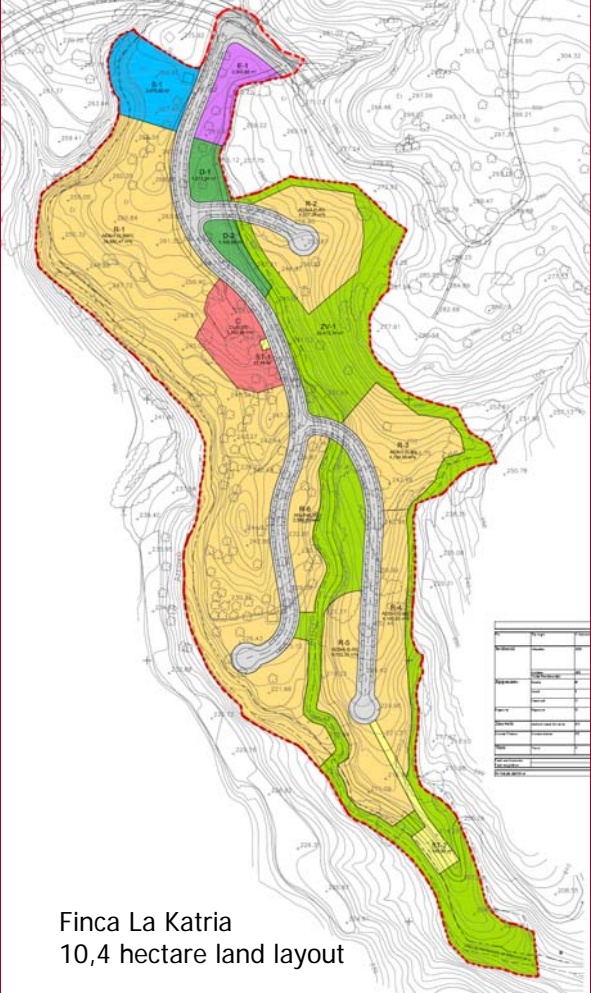


Finca La Katria - Location

Location:

20 minutes drive west of Malaga International Airport and within easy reach of the seaside towns Fuengirola and Marbella. The resort entrance is situated just 2,5km east of the historic village of Mijas Pueblo.

The whitewashed houses of Mijas Pueblo is a image of serenity, tradition and culture while the nearby beaches offer a blend of the cosmopolitan live-style of Southern Spain together with the charm of Andalusia. The foothill town of Fuengirola presents all the necessary modern amenities together with wide choice of shopping facilities and entertainments. Just a pleasant drive along the coastal road reaches the sophisticated world renowned town of Marbella and the famous Puerto Banus marina in sumptuous surroundings, brimming with luxury and natural beauty.



Finca La Katria
10,4 hectare land layout



Finca La Katria Community Facilities

The community facilities of La Katria include landscaped tropical gardens with water cascades and decorative streams and walkways throughout the resort areas with stimulating subtropical micro-climate gardens, being the "trademark" of Miraflores. The security gate at the main entrance to the resort with no through traffic provides exclusivity, privacy and peace of mind.

La Katria quality duplex townhouses are designed for modern living and privacy. No more than one townhouse is built for every 500 square meters of land area, thus allowing quite extraordinary open spaces and privacy for each home. The very large areas of landscaped green zones as well as the ample infrastructure installations put the finishing touch to the Miraflores live-style.



Club Finca La Katria Chill-Out Lounge

We invite you to enjoy our wide range of facilities and installations

Exclusive to La Katria member's Club with full concierge service as well as extensive property and maintenance service.

Enjoy the fabulous chill-out lounge cafe, where you can enjoy selections of fine delicatessen and beverages while relaxing with family and friends to the sounds of smooth music.

For the more active, we offers a wide variety of wellness and sports facilities, water sports, tennis and golf. Enjoy your membership of the nearby first class installations of "Nagomi Spa", offering a wide range of advanced fitness and wellness activities.



La Katria Townhouse Layout: Three Bedroom Duplex

Ground Floor: Entrance hall, spacious living room with fireplace, dining room in combination to fully furnished and equipped open plan kitchen, guest cloakroom, interior stairway to upper floor, large covered terraces with direct access to swimming pool.

Upper Floor: Master bedroom with en-suite master bathroom and access to covered private terrace, two well proportioned double bedrooms with built-in wardrobes and a full size family bathroom.

Areas: 150 sqm living area, 24 sqm terrace, 10 sqm communal area: Total 184 sqm.

Prices: From € 350.000 to € 395.000

Terms: Personalized payment term available (subject to status).



illustration pictures of installation qualities



La Hacienda Townhouse - Finishing Details

DOORS & WINDOWS

- Decorative entrance door with anti-theft device
- Interior doors in quality wood with brass fittings
- Sliding doors and windows of white lacquered aluminium frames
- Laminated safety glass in all terrace sliding doors
- Double glazing in all windows
- Fitted padded wardrobes with sliding doors

FINISHING

- External walls painted with dual white paint
- Internal walls and ceilings painted beige/white acrylic type paint
- All interior wooden doors lacquered in glossy white colour
- Beige marble floor laid on acoustic insulation.
- Kitchen marble floor treated with anti-stain resin
- First class ceramic wall tiles and marble in bathrooms

INSTALLATIONS

- Individual 200litre energy saving hot water boiler
- Independent cold/hot air-conditioning class A+ in all main rooms
- Fibre optic cable for high speed internet connection
- Communal digital & HD TV channels by fibre optic cables
- Video call system connected to security guard at resort main gate
- Pre-installation of alarm system with smoke detector

FITTINGS

- Kitchen installed with quality base units and granite worktop
- Kitchen equipped with dishwasher, hob, extractor, oven, microwave, dual fridge/freezer
- Bathrooms fitted with first class sanitary ware and faucets
- Installation of brand name washing and dryer machine
- Barbeque with side table of stainless steel
- 24h call system for emergencies and security guard



Miraflores Property Group

The Miraflores Property Group was founded in 1981 by the renowned developer and builder Mr. Ole Sigurdsson, pioneer in promoting innovative resort designs together with modern facilities.

Since its founding some 33 years ago, Miraflores has gained exemplary reputation as a leader in resort development, offering exceptional value with the highest level of professional management expertise.

Miraflores is committed to providing the very best in resort development with a genuine attention to quality together the first class service for our Finca La Katria owners' comfort.

The Miraflores teams of professionals with over 30 years of accumulated proven track record of quality developments, lives up to our slogan "*Miraflores, where excellence is tradition*"

Miraflores[®]
"where excellence is tradition"



Contact Us

Miraflores Estate

Ctra. Cadiz N340 km 199
29649 Mijas Costa
Malaga, Spain

Tel: (+34) 95 293 2928

Email: property@miraflores.com

Web site: www.miraflores.com

We very much welcome your comments. Your opinion is very important to us and help us to further improve the quality of our development and services. Thank you for visiting our web site: www.miraflores.com

