



# SOLARIS

NEW RESIDENTIAL CONCEPT



WHERE THE SUN RESIDES



## Why is Solaris a New Residential Concept?

### Location

Solaris is in Mijas, just 15 mins. from Marbella, 20 mins. from Málaga airport and 30 mins. from Málaga city centre. Solaris is surrounded by nature, sun and unbeatable views of the Mediterranean.

### Design

The design of Solaris with its meandering curvy shapes complement the topography that surrounds it, creating a unique integrated complex of great beauty. All this, in addition to the elements and materials that create its design, make Solaris a unique development.

### Leisure

At Solaris we have opted for an outdoor life doing sport with family or friends, which is why at Solaris you can enjoy your pool, football pitch, padel tennis courts, etc.



## **Mijas, Paradise of happiness.**

An Andalusian white town.



The town of Mijas in the heart of the Costa del Sol is one of the most beautiful towns in Andalusia, maintaining the charm of the Andalusian white towns.

It is internationally famous for its mild climate, its spectacular beaches, golf courses, culture, but above all, what really stands out in this area is its sunlight... that light that directly affects the perception of time. The days seem longer, and the outdoor spaces.

**Mijas, paradise of eternal happiness.**



Sohail Castle, Mijas Coast.



Chaparral, Golf Club.



Cala de Mijas Beach.



Fuengirola Leisure Marina.



Horse Riding Club.



Mijas Town.



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## Natural Architecture. Avant-garde habitat.



Solaris is a unique project on the Costa del Sol. Its privileged location and south-facing, semi-circular architectural design complements its surroundings.

The well-defined structures and simple lines create an unmistakable appearance, giving the residential complex character, as well as unity and cohesion with the surroundings.

Solaris offers us a residential habitat surrounded by gardens and defined by the most avant-garde architecture.

**Solaris, organic simplicity.**



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## Harmony and Light.

Practical qualities.



Solaris is an exceptional development of 80 properties in a complex of almost 10,000m<sup>2</sup>.

The development has 2 and 3-bedroom flats, all with large terraces and a communal sundeck area where you can enjoy the stunning sunsets over the Mediterranean.

All the properties have a storeroom and parking place for your convenience.

It has been designed to achieve a perfect combination between its practical interior layout and its specifications for greater comfort.

Light provides the backdrop for Solaris; its large interior spaces, big windows, spacious terraces and sundecks are integrated into the natural surroundings and its communal areas. Making each room a bright and harmonious space.

**Spaces built with one objective, to be enjoyed.**







## Your home, decorated to your taste.

Design your rooms.



At Solaris you can customise your property. You can choose from different finishes of ceramic flooring, paint for the interior walls or the colours of the kitchen furniture and counters. You will also be able to separate the living room from the kitchen, choose between a bathtub or shower tray or modify how the windows open, among others.

**Kitchen:** the kitchen is always a place for coming together and enjoying ourselves. Solaris has an elegant and practical kitchen.

You can give it your own personal touch by choosing the colour of the cupboard doors, the counters or separating it from the living room.

**Bedrooms:** It is proven that sleeping well has many benefits and that it directly affects our health and mood. At Solaris you can get a good night's sleep thanks to the large bedrooms with incredible natural light.

**Living room:** Spacious living rooms that open on to large terraces and that bring you closer to the spectacular scenery of the communal areas.

**The pleasure of making it yours.**



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## Enjoy an outdoor life.

Outdoors – all inclusive.



Solaris offers you a higher standard of living thanks to its incredible communal facilities designed for comfort and recreation.

Owners can train on the padel tennis court, artificial grass pitch with goals and the outdoor fitness area.

Have fun or relax in the large swimming pool for adults with a sundeck designed to be the heart of the residential complex.

It also has a children's play area and bicycle parking zone.

For those who enjoy being outdoors, you can walk through its landscaped areas equipped with furniture for resting, reading or chatting with friends.

### Solaris offers enjoyment all year round.

POOL	GREEN AREA	CHILDREN'S PLAY AREA	PADEL TENNIS	FOOTBALL	CYCLE PARKING	OUTDOOR FITNESS AREA	SUNDECK



## Building specification.

“New residential Concept”.



### Customisable properties.

Clients can make the following choices:

#### WITH NO ADDITIONAL COST

- Choice between 4 colour finishes of the ceramic flooring.
- Choice between 4 paint shades for the interior walls.
- Choice between 4 colours of wooden kitchen cupboard doors and 2 countertop colours.

#### FOR AN ADDITIONAL COST

- Possibility of separating the living room from the kitchen (in properties in which it is possible, to be determined by the PM).
- Substitution of the shower tray for a bathtub (in bathrooms in which it is possible, to be determined by the PM).
- Installation of a bidet (in bathrooms which have enough space, to be determined by the PM).
- Modification of windows to “tilt and turn” (does not include doors onto terraces).
- Preinstallation of a burglar alarm.



### Flooring.

#### Property:

- Ceramic tiles.
- Ceramic skirting.
- Non-slip ceramic stoneware for exteriors in utility rooms and terraces according to the commercial plans.

#### Communal Areas:

- Treads of interior stairs in polished terrazzo or stoneware.
- Stairwells, lifts and communal corridors above ground levels in polished terrazzo or stoneware.
- Garage in polished concrete.
- Storerooms in polished concrete or stoneware.
- Boiler rooms in polished concrete or stoneware.
- Urban development: a combination of diverse materials and landscaped areas according to the criteria of the Project Management.

# Building specification.

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## Interior walls.

- Plain emulsion paint on interior walls.
- In bathrooms and kitchens, tiled in ceramic stoneware combined with washable emulsion paint according to the design and distribution chosen by the Project Management.



## Ceilings and false ceilings.

- False ceiling in bathrooms, kitchen and in general throughout the property where hanging installations run.
- Rest of the property plastered and finished with plain white emulsion paint.



## Kitchen.

- Furnished with large, upper and lower cupboards made from fibreboard and finished with melamine.
- Wall between the upper and lower cupboards lined with laminated board. **They include:**
  - Porcelain or compact quartz counters.
  - Glass ceramic hob.
  - Oven.
  - Extractor fan integrated in upper furniture.
  - Single stainless-steel sink with draining rack over the counter and a mixer tap.



## Exterior joinery.

- PVC or aluminium joinery in a colour chosen by the Project Management.
- CLIMALIT or similar double glazing.
- Thermal aluminium blinds, with a compact box in living rooms and bedrooms (there are no blinds in the bathrooms).



## Interior joinery.

- One single key. With the same key for the front door to the property, each owner can also open their storeroom, exterior gates and portals.
- Reinforced front door in white lacquer with horizontal grooves inside and smooth on the outside.
- Semi-solid internal door in white lacquer with horizontal grooves.
- Monoblock-type MDF built-in cupboards with a white melamine exterior finish and textile-type melamine interior finish. Upper shelf and hanging rail.
- Cupboard doors finished in white, smooth, solid door panels, hinged or sliding as decided by the Project Management.



## Façades.

- Brick façade clad in a single layer of mortar, polyurethane foam and/or mineral wool insulation depending on the plans, in compliance with the Building Technical Code. It will be clad with a single panel of self-supporting drywall.
- Terrace eaves with GRC panels.
- Wrought iron railings on upper-level terraces.
- Wrought iron fences for ground-level terraces.



## Roof.

- Non-load-bearing flat roof with extruded polystyrene insulation and protected with artificial grass and/or gravel.
- Load-bearing flat roof with extruded polystyrene insulation and a paved finish combined with artificial grass.



## Partitions.

- Interior partitions made with single, self-supporting drywall with mineral wool for thermal and acoustic insulation.
- Separation between properties using large format, 7cm thick bricks, clad on both sides with single panels of self-supporting drywall with mineral wool or rock wool for thermal and acoustic insulation.

# Building specification.

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### Plumbing and bathroom fittings.

- Distribution system using reticulated polyethylene pipes with insulation where required by law.
- White bathroom fittings.
- Toilets will have a dual flush system to save water.
- Mixer-type bath taps.
- Basin furniture in bathrooms.
- Water tap on a terrace or in the garden of each property, which will be located on the property's façade.



### Heating and DHW.

- Individual unit heater system for heating in winter, cooling in summer and the production of Domestic Hot Water.



### Electricity and telecommunications.

- Colour video intercom. Access control will be done using an automatic video intercom terminal connected to the property, the main entrance door to the plot and the portal.
- Basic grade electrification according to Low Voltage Regulations.
- White mechanisms.
- Installation of TV points in the living room, bedrooms and kitchen, as well as on one terrace per property located on the façade.
- Installation of telephony with outputs according to current legislation.
- Each terrace will have a light on the roof or façade as per the plan (light fixture not included).
- Building with fibre optics installation according to current legislation.
- Communal digital terrestrial television antenna.



### Lift.

- Interior finish of the cabin in laminate panelling and a stainless-steel handrail.
- LED lighting with automatic turn-off.
- Lifts will be low consumption.
- Painted sheet metal doors.



### Urban development of the plot.

- Closed residential area with porter service next to the pedestrian entrance.
- Padel tennis court.
- Artificial grass pitch with goals.
- Adult pool and children's pool, completely fenced off and equipped with showers.
- Large sundeck area.
- Children's play area.
- Outdoor fitness area with callisthenics structure.
- Bicycle parking zone.
- The garage doors will have a motorised automation system with remote control via Smartphone Bluetooth using an App, as well as a magnetic key opening.
- In the landscaped areas beyond the garage footprint, Mediterranean-type bushes and/or grass will be planted depending on the design.
- Provision of urban furniture with recycled, imitation wood polymer benches and perforated steel sheet metal rubbish bins with rain protectors.
- Exterior light fixtures with installation of light sensors for automatic lighting.
- Hercules-type fencing.



### Basement.

- Polished concrete finish in garages.
- Scored concrete on garage ramps.
- Access to property cores via lift.
- Pre-installation of electric car charging stations as per legislation.
- Firefighting and ventilation system installation complying with the current Building Technical Code.
- Marking and numbering of garage parking spaces.



“Home is not just a  
piece of real estate,  
**it is also a form of  
spiritual consolidation”.**

*Mario Benedetti*

"The images contained herein are not definite nor contractual as they are based on the Basic Design and, therefore, may be modified throughout the construction process. Similarly, the specifications set out are suggestions and may also be changed in the definition of the Design or due to discontinued materials. **The images of furnishings including the kitchens presented herein are merely a guide** and are not included in the design nor delivered with the properties."