



JARDINANA
CALA DE MIJAS

2, 3 AND 4 BEDROOM
CONTEMPORARY APARTMENTS,
PENTHOUSES AND VILLAS

JARDINANA.COM



Pool and common areas

SETTING A NEW STANDARD

WELCOME TO JARDINANA

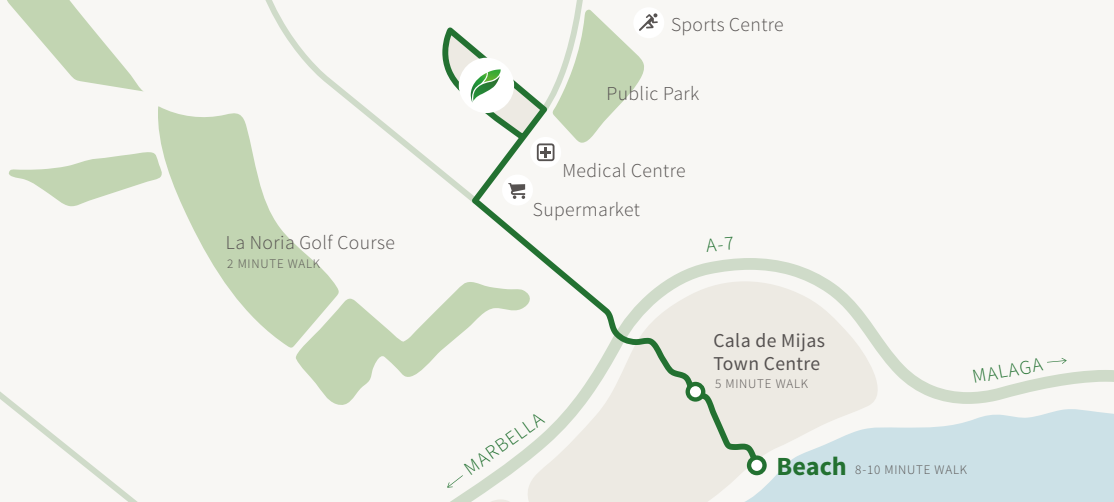
Jardinana is a brand new development located in Cala de Mijas, five to ten minutes' walk from the town centre and the beach. Apartments benefit from panoramic sea views and an excellent South West orientation. The development will be built to the highest standards following the new European Code of Edification (CTE), featuring large terraces, sliding wide floor-to-ceiling windows and heated floors in bathrooms.

Jardinana will offer its residents gardens and amenities well beyond expectations, including a multi-use pool with separated heated lap pool, beach area and mini spa, children's pool with slides, gym area, games room and built-in barbecue 'chill' area for special events and dinners.

PANORAMIC SEA
VIEWS WITH
A SOUTH WEST
ORIENTATION

HIGH QUALITY
FINISHES INCLUDING
HEATED FLOORS

LUXURY AMENITIES
AND GARDENS
INCLUDING HEATED
POOL



EXCELLENT LOCATION

Jardinana is excellently located, less than 40km from Malaga Airport, it is the perfect location for a second home on the Costa del Sol. All desirable facilities such as a supermarket, medical centre, park and sports centre are at your doorstep. Beautiful white sandy beaches are just a 10 minute walk from the development and La Noria golf course is only 200m away.

CALA DE MIJAS

The charming town centre of Cala de Mijas is within walking distance, boasting a number of restaurants, bars and cafés. Basic services such as banks, legal advisors, bus and taxi services to the airport, as well as leisure facilities such as water sports, tennis and padel are all available within the town.

FUENGIROLA

The vibrant town of Fuengirola is located less than 13km away and is host to Miramar one of the largest commercial malls of Costa del Sol with cinemas and many other amenities and some of the top Norwegian, Swedish, Finnish and international schools. This makes Jardinana an ideal location not only for holiday makers but also for long term stays and residents alike.



LUXURY GARDENS & AMENITIES

GATED
COMMUNITY WITH
24/7 SECURITY

MULTI-USE POOL,
BBQ & CHILL
AREA, GAME ROOM
& GYM AREA WITH
GARDEN VIEWS

LUXURY GARDENS
WITH LANDSCAPED
TERRACES &
STEPPED FOUNTAINS

- 1 MAIN ENTRANCE
- 2 GUARDHOUSE
- 3 LANDSCAPED TERRACE
- 4 STEPPED FOUNTAIN
- 5 PEDESTRIAN ACCESS
- 6 KIDS POOL & SLIDE
- 7 MAIN POOL
- 8 HEATED LAP POOL
- 9 JACUZZI W INFINITY EDGE
- 10 POOL DECK W LOUNGE CHAIRS
- 11 BARBEQUE / CHILL AREA
- 12 GYM & GAME ROOM IN LOWER LEVEL
- 13 APARTMENT PRIVATE ACCESS
- 14 PRIVATE VILLA DECK
- 15 PRIVATE APARTMENT PATIO



Penthouse sea view

PENTHOUSES

3-4 bedroom penthouses with open panoramic views and expansive terraces.

BRIGHT INTERIORS WITH FLOOR TO CEILING WINDOWS

SEAMLESS INSIDE-OUTSIDE WITH THE SAME FLOORING MATERIALS

STUNNING OPTIONAL TERRACE FURNISHING PACKAGES



Villa double height living space

VILLAS

4 bedroom private villas with the added benefit of the services and security of a high quality complex.

EXPANSIVE PRIVATE OUTDOOR SPACES WITH POOL AND LOUNGE AREA

STREET-LEVEL PRIVATE ENTRANCE AND DIRECT ACCESS TO GARDENS AND FACILITIES

EXTRA LARGE MASTER BEDROOM WITH PRIVATE TERRACE, OUTSIDE SHOWER & LOUNGE



Corner unit sunset golf view

CORNER UNITS

3-4 bedroom units with breathtaking wide open views over the golf course and the sea.

L-SHAPED EXTRA LARGE TERRACES FOR GREAT OUTDOOR EXPERIENCES

EXTRA LARGE MODERN OPEN PLAN LIVING, DINING AND KITCHEN AREA

ALL BEDROOMS AND BATHROOMS FEATURE NATURAL LIGHT AND VENTILATION



Indoor-outdoor living of a typical apartment

MODERN OPEN PLAN LIVING, DINING AND KITCHEN AREA

CONTEMPORARY TIMELESS DESIGN

LARGE TERRACES FOR OUTDOOR LIVING, DINING AND RELAXING

TYPICAL APARTMENTS

2-3 bedroom units have large terraces in excess of 30-40% internal built area.



Master bedroom



Master bathroom

CONTEMPORARY INTERIORS

All Jardinana interiors have a beautiful timeless design, with high quality finishes and feature neutral colour palettes.

MASTER BEDROOMS
ca. 15M² BOASTING
LOTS OF NATURAL
LIGHT

CONTEMPORARY
BATHROOMS WITH
EXTRA LARGE
SHOWER DESIGNS

ALL BATHROOMS
FEATURE HEATED
FLOORS



OPTIONAL EXTERNAL TERRACE PACKAGES

Penthouse optional terrace package

PENTHOUSES

- Average plunge pool of 8-10m² with infinity edge
- Built in relaxation area with 8-10 seats and fireplace
- Lay down area for 3-4 people
- Pergola covering dining area
- BBQ, storage counter with fridge and outside cooking area

VILLAS

- Average plunge pool of 15-20m² with infinity edge
- Built in relaxation area with 8-10 seats and fireplace
- Lay down area for 4-6 people
- Pergola covering dining area
- BBQ, storage counter with fridge and outside cooking area

APARTMENTS

- Average plunge pool of 4-6m² with infinity edge
- Lay down area for 3-4 people
- BBQ, storage counter with fridge and outside cooking area

To enjoy the best second home, Jardinana offers our buyers an optional terrace package to further improve the units' terraces.

BUILDING SPECIFICATIONS

The development will be built to the highest standards following the new European Code of Edification (CTE) in a modern timeless design, using high quality materials and a neutral colour palette.

CTE

Properties adapted to the new Technical Code of Edification (According to European Standards of Edifications)

STRUCTURE, WALLS AND SURFACES

- Reinforced concrete slabs and pillars.
- Partition walls: Double brick, rock wool and plaster render (insulation and sound proofing system between homes).
- Interior walls: Ceramic brick and plaster render.
- Plaster false ceiling in living room and main bedroom.
- The interior walls render is of even plaster and white paint.

FLOOR TILES

- Living room: First quality cream 60x60 cm ceramic tiles.
- Bedrooms: First quality cream 40x40 cm ceramic tiles.
- Bathrooms, kitchen, terraces and utility room: First quality cream 60x60 cm weatherproof ceramic tiles.

WALL TILES

- Main bathroom: Combination of porcelain tiles in a light colour palette.
- Second bathroom: Combination of porcelain tiles in a light colour palette.
- Kitchen: Large format porcelain tiles on the wall of breakfast bar in a light colour palette.

EXTERIOR CARPENTRY

- Security entrance door.
- Large aluminium cavity sliding door that disappears into walls in living room with thermal bridge break, double glazing and anti-impact panes.
- Tilt and turn aluminium windows in other rooms with thermal bridge break and double glazing.
- Aluminium rolling shutters in bedroom windows.
- Privacy screens: Wood composite 5cm slats.

INTERIOR CARPENTRY

- White lacquered wood interior doors with stainless steel chrome hinges.
- Mink lacquered wood wardrobes with hanging rail, shelves and drawers.

KITCHEN AND BATHROOMS

- High quality bathroom fittings. Large format shower in both bathrooms.
- Modern design taps in bathrooms and kitchens.
- Mirrors installed in both bathrooms.
- The Kitchen is integrated in the living area and furnished with low hanging cupboards in white. Island with cupboards with breakfast bar. White compact resin worktops.
- Kitchen equipped with: Fridge, electric oven, ceramic induction hob, dishwasher, extractor fan and stainless steel sink.

HEATING AND AIR CONDITIONING

- Hot/Cold air conditioning units installed.

INSTALLATIONS

- Mechanic permanent ventilation system in all rooms.
- High quality electric sockets and switches.
- Telephone and TV sockets in living - dining room, bedrooms and kitchen.
- Electric heater for hot water with energy saving solar thermal system.

OTHER EQUIPMENT

- Gated community with pedestrian and car access.
- Pedestrian access controlled by video porter.
- Motorised garage door with remote control.
- Lift for 6 people in each core from the garage to the top apartments.
- Large communal pool with solarium area and communal gardens.
- Private parking space and store room included in the price of the apartment.

This document is a summary of the official Building Specifications and is for informative purposes only. The details listed here are subject to change.

TOP TEAM CREDENTIALS

Jardinana is being developed by a highly professional experienced team of local partners and Scandinavian investors. Buying at Jardinana means buying into a secure and well managed property.

JAMSA

JAMSA is a development company with over 40 years' experience and over 5,000 residential units built. The company is successfully commercialising residential complexes in Costa del Sol such as Lomas del Rey and Golf Hills.



START GROUP

Start Group is a local real estate agent with over 10 years' experience in the second home sector. Start Group is also one of the main commercialising platforms in the Costa del Sol and more specifically, the Cala de Mijas area and its surroundings.



CTH CAPITAL

CTH Capital is one of the largest real estate investment platforms operating in Costa del Sol. The company currently has over €65M of assets under management; the platform is fully invested by a group of international investors with a majority presence of Scandinavian partners.





*Images above are SB Architects example images for reference only

SB ARCHITECTS JARDINANA DESIGN ARCHITECTS

Over the past 50 years, the firm has established a world-wide reputation for excellence and leadership in the planning and design of large-scale hotels, resorts, destination resort communities, and all associated resort amenities, as well as large-scale multi-family residential and urban mixed-use projects.

WWW.SB-ARCHITECTS.COM



YOUR NEW HOME AWAITS AT JARDINANA

Pool and common areas

For details please call +34 674 30 46 34
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OR VISIT OUR SALES OFFICE ON SITE!

JARDINANA.COM



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