



Residencial
GOLF VIEW



Location - Málaga





Málaga

The city of **Málaga** is currently ranked amongst the ten major cities in Spain, with the fastest rate of expansion thanks to its privileged location by the sea and its wide range of services and transport connections. Major multinational companies such as Google, Siemens, Ericsson, Huawei, Accenture, Capgemini, Oracle, EPAM, and Orange have chosen Málaga to establish their headquarters in Spain.

Málaga Airport is currently the fifth most important airport in Europe, with daily direct flights to most destinations within and outside Europe. From Málaga, you can also travel by high-speed train to all corners of the Iberian Peninsula and most of its main cities. In just a few hours, you can easily reach Madrid, Barcelona, Seville, Valencia, and La Coruña, as well as cross the border and continue your journey by train throughout the rest of Europe. Málaga also enjoys one of the most important ports within Spain and Europe, with the capacity to receive nearly 100 luxury cruise ships during the peak season alone, not including the rest of the year. The second closest airport is in Gibraltar, with regular flights to the United Kingdom and other European destinations.

The beautiful city of Málaga and the **Costa del Sol** are among the world's favorite **tourist destinations**, attracting a well-known influx of foreigner visitors from Northern Europe, Latin America, and Asia, as well as Canada and the United States, thanks to the recent implementation of direct flights between Málaga and New York. Boasting a folkloric Historic City Centre with its famous Calle Larios, a lengthy Paseo Marítimo, and its already renowned Muelle Uno, Málaga never ceases to amaze with its variety of tourist and cultural attractions, such as open-air markets, Andalusian fairs and local festivals, the Caminito del Rey, the Pompidou Centre in Málaga, the Carmen Thyssen Museum, and the Picasso Museum in Málaga.

Capgemini

ORACLE

Google

ERICSSON

orange™

HUAWEI

accenture

SIEMENS

<epam>



Location - Málaga



Cala de Mijas - Riviera del Sol

La Cala de Mijas is arguably one of the most sought-after areas on the Costa del Sol. On its outskirts, immediately adjacent to the municipality of Marbella, lies the coveted Riviera del Sol urbanization. Located just 20 minutes away from Marbella and Puerto Banús, and 20 minutes away from Malaga Airport, it is the ideal location to enjoy this wonderful enclave.

Residencial Golf View is located right in this well-known area, surrounded by beautiful Andalusian developments and native nature. Situated on the front line with fabulous views of the **Miraflores Golf Club**, and just 5 minutes away from the beach, you can enjoy a privileged, private, and peaceful location, where you can wake up to the sound of birdsong, and yet have at your disposal all comforts withing close proximity.

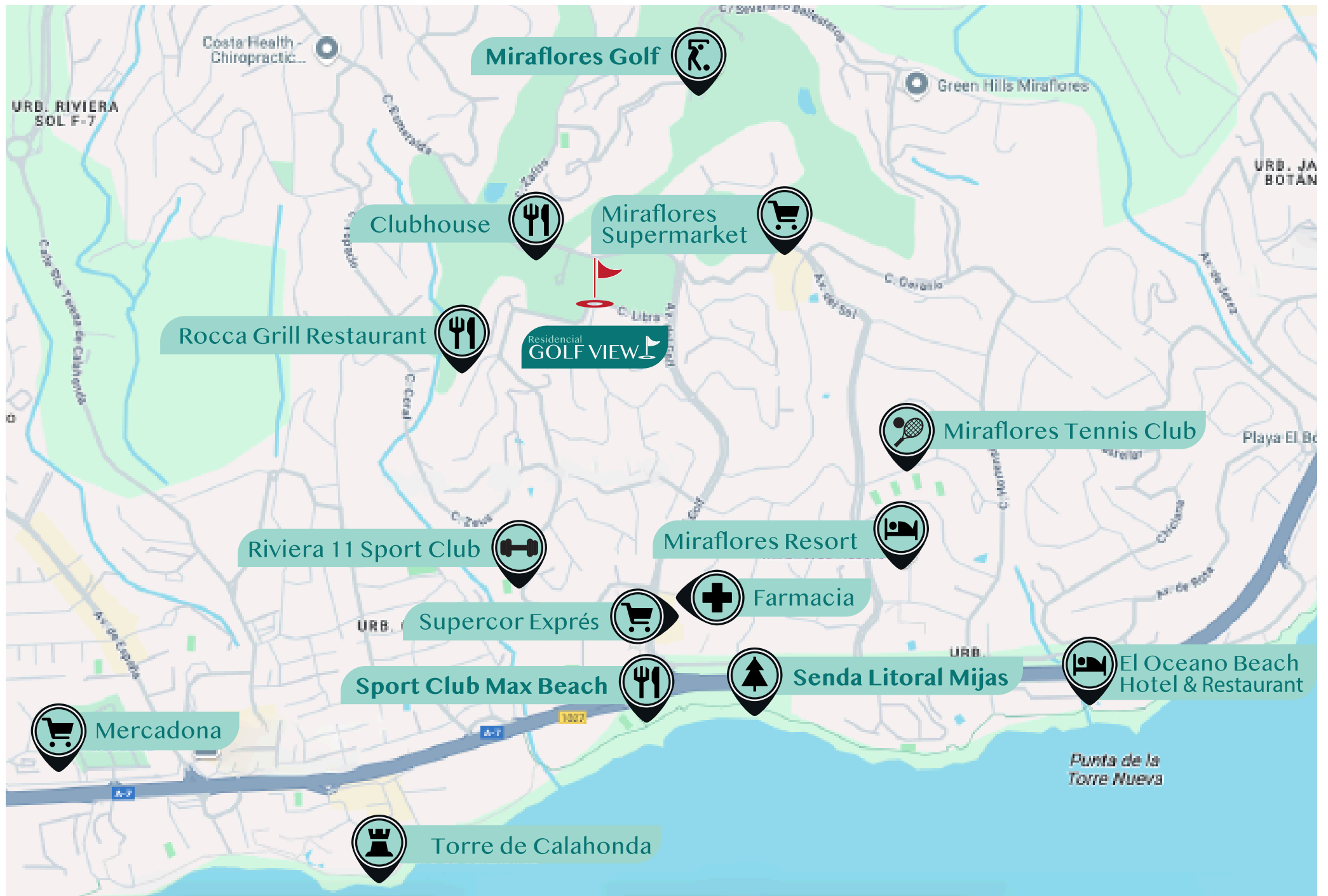
Just a few minutes away, you will find all kinds of essential services and retail stores, such as banks, pharmacies, supermarkets, gyms and sports centres, various shops, restaurants, and cafes. The luxurious **Max Beach** sports complex, located on the seafront, **the coastal path**, and several **shopping centres** are also just 5 minutes away.

Likewise, the Miraflores Golf Club itself, accessible just across the street, offers all kinds of services, such as a renowned restaurant in the **Clubhouse**, open 7 days a week serving breakfast, lunch, and dinner, a golf school and driving range, a gym, and a car wash.



Mijas





Residencial Golf View

24 Duplex

The **Residencial Golf View** complex is comprised of a majestic building consisting of 24 duplexes, spread over two floors, with front-line views of the **Miraflores Golf Course**.

All properties characterize themselves for being a two-bedroom duplex, always spread over two floors, and each floor equipped with spacious terraces with **direct front-line views of the golf course**, regardless of their location in the building.

Each unit will include a parking space on the ground floor with direct access to the street, as well as communal use of its common areas, including a swimming pool, chill-out area, and gardens.

The building includes an elevator on all floors, with direct access from the apartments to their corresponding garages and pool area, as well as several access and fire escape staircases in different areas of the building.

Once completed, the units will be delivered **key in hand**, ready to be furnished to your liking and moved in immediately.



*Building Specifications or similar quality report – If a material becomes unavailable, it will be replaced by another of similar quality.



Panoramic
Golf Views



Quality
Finishes*



Luminous



Spacious



High Ceilings



High-end
Materials

Interiors

The style of each unit will be **modern and contemporary**, combining jet and bone tones in every room, and using only the highest quality finishes, furnishings, and appliances.

On the main floor, you will be greeted by a generous entrance hall, a guest toilet, a fully equipped open-plan kitchen with a bar, and a spacious and bright living-dining room with access to a generous terrace and direct views of the golf course. The glass partition between the living room and the terrace is designed so that it may be completely folded to the side, making the terrace an extension of the living room, thus providing greater space, comfort, and light to its interior.

An elegant side staircase leads to the second floor, where you will find the two bedrooms. The master suite always enjoys frontal views of the golf course, a dressing area, and an en-suite bathroom. The second bedroom will also have views of the exterior (in some cases, a charming interior patio), and a second full bathroom in the hallway.

Living – Dining Room



Master Suite



Terrace



Bedroom



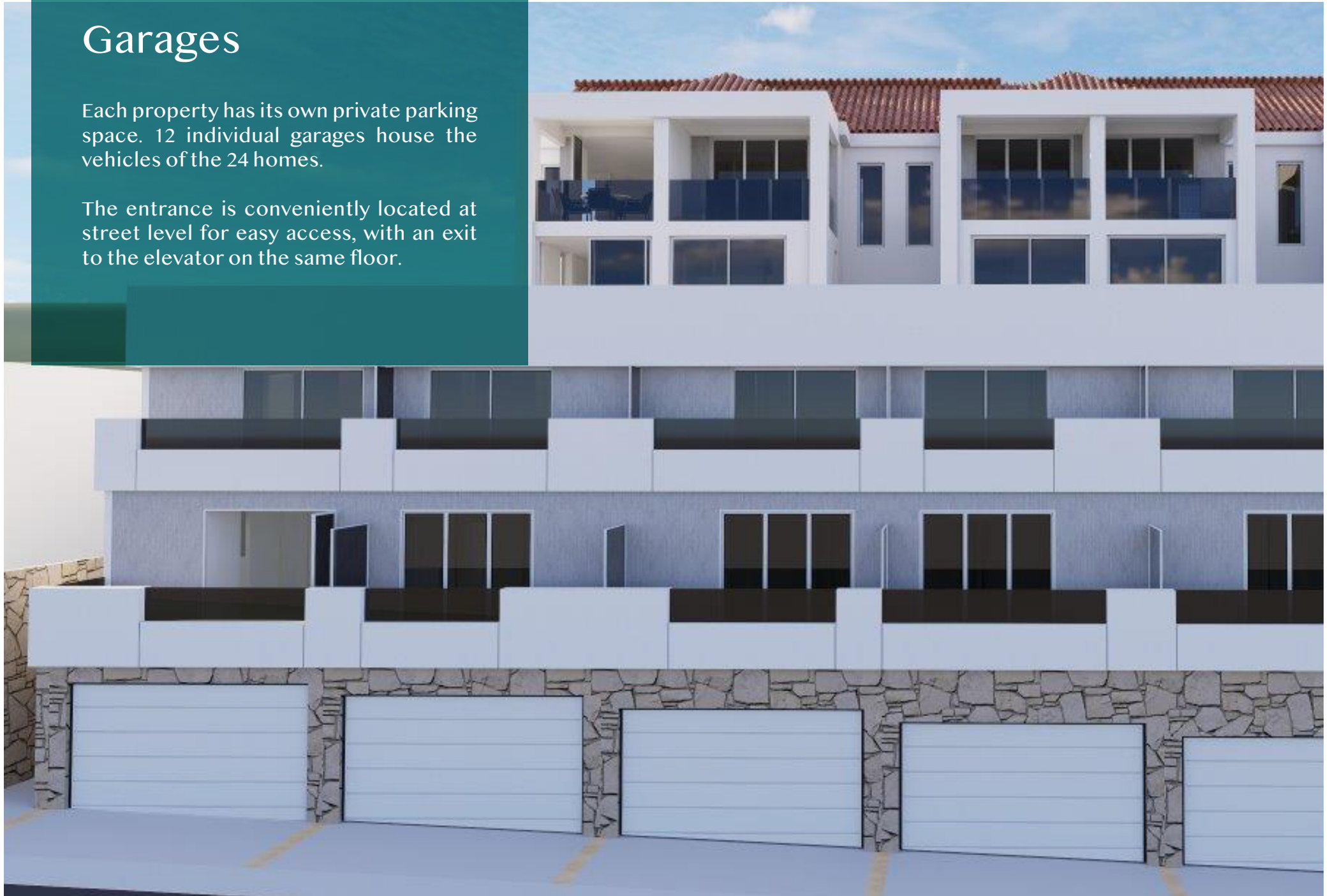
Kitchen



Garages

Each property has its own private parking space. 12 individual garages house the vehicles of the 24 homes.

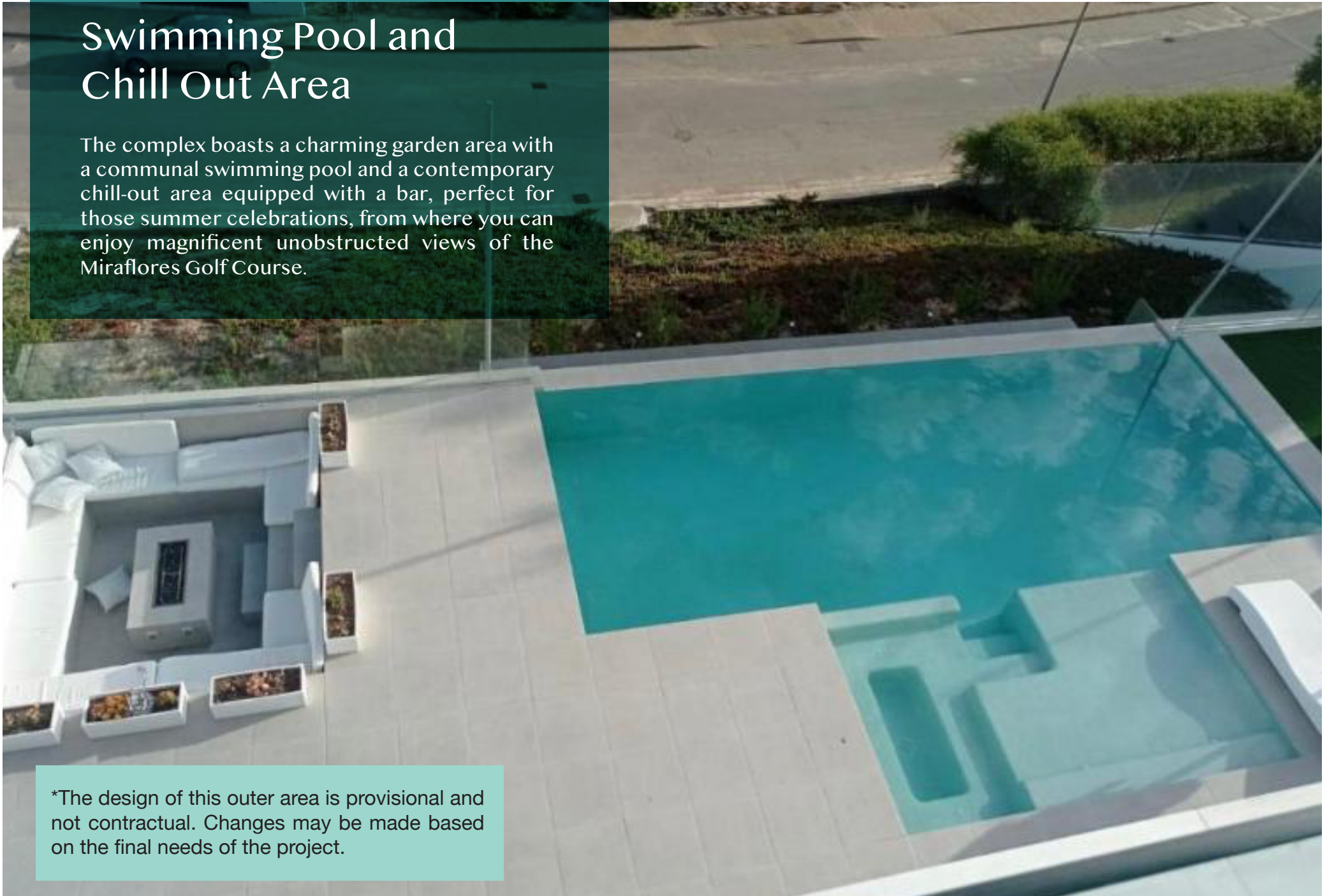
The entrance is conveniently located at street level for easy access, with an exit to the elevator on the same floor.



Swimming Pool and Chill Out Area

The complex boasts a charming garden area with a communal swimming pool and a contemporary chill-out area equipped with a bar, perfect for those summer celebrations, from where you can enjoy magnificent unobstructed views of the Miraflores Golf Course.

*The design of this outer area is provisional and not contractual. Changes may be made based on the final needs of the project.



Project Development Managers

La Boutique Inmobiliaria Atelo, the real estate agency responsible for managing the commercialisation of the Residencial Golf View project, offers its clients a comprehensive, high-quality service.

The firm is comprised with its **own Team of Lawyers**, ensuring the strict and meticulous compliance of the law in all the transactions that we handle.

In addition, our **Sales and Administrative Team** has extensive experience in real estate transactions: multicultural and multilingual, (speaking 7 languages), we collaborate with countless real estate agencies on the Costa del Sol, and are affiliated with the AGORA MLS Real Estate Association nationwide, currently one of the most important in the country.

Invertelo is positioned as a complementary activity to La Boutique Inmobiliaria Atelo, with a proposal specialized in the Investment product and focused on the professional Investor client, that requires a more streamlined approach and service specific to this activity.

We pride ourselves on offering extensive experience and select contacts to guide both top-tier final clients, as well as experienced investors, throughout the entire process.

Thanks to our many years of experience, we are able to provide access to products from banks, investment funds, off-market private real estate portfolios, and other assets not traditionally accessible to the wholesale market.

We are qualified to carry out renovation and remodelling projects, thereby adding value to the final product. Likewise, carrying out the legal procedures necessary to resolve any impending issues is our speciality, as is carrying out extensive and professional marketing, to conclude the entire process.





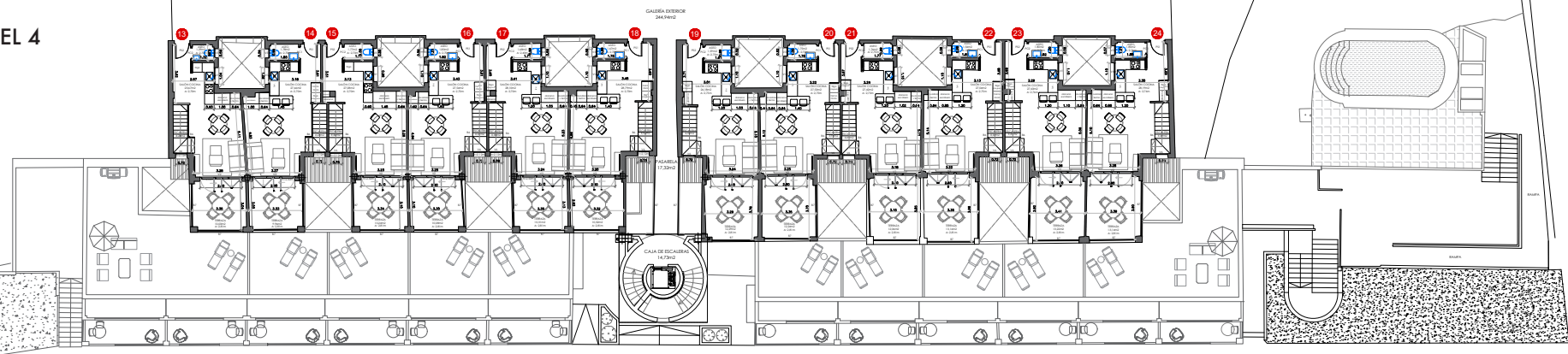
Juan Javier Tello de Toro
CEO

Juan Javier Tello de Toro is the founder and CEO of Invertelo and La Boutique Inmobiliaria Atelo. He is a practicing attorney, licensed real estate agent, judicial appraiser, and real estate broker with CRS (USA) designation. He has extensive experience in both the legal and real estate fields, along with a long list of national and international contacts, allowing him to carry out his work with knowledge and authority in the field.

Invertelo was founded by its CEO, Juan Javier Tello de Toro, who recognized the significant need to connect the demand for off-market assets held by banks, investment funds, private portfolios, and so on, with the demand of venture capitalists eager to invest in the real estate market, in a safe, high-yielding, and potentially high-growth asset.

General Plans

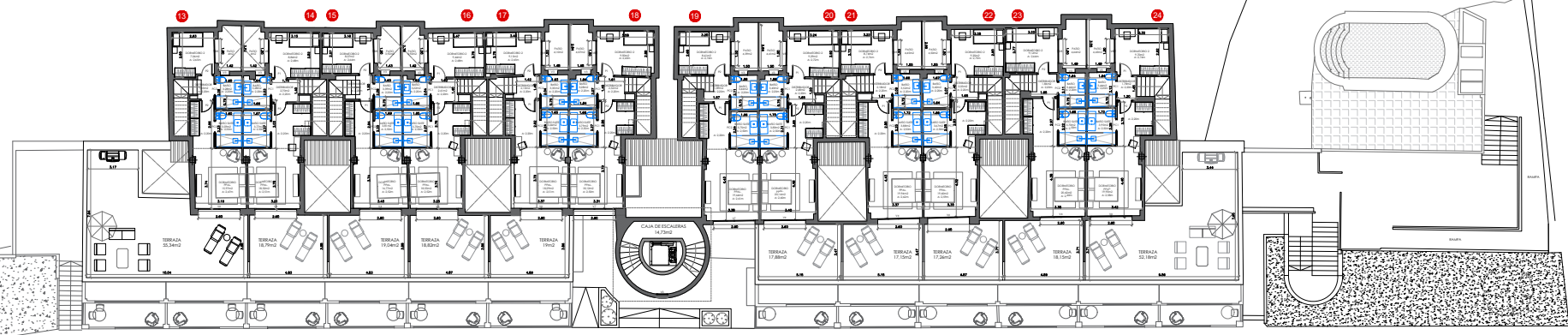
NIVEL 4



CALLE LIBRA DE RIVIERA

COTA + 1.50m P-1 ARRIBA NIVEL 4

NIVEL 3



Urbanización Golf View, C. Libra 7, MIJAS.

AUTOR DEL PROYECTO:
ROCIO NAVARRO ARQUITECTURA

PROMOTOR DEL PROYECTO:
COMUNIDAD GOLF VIEW



ESCALA ORIGINAL A1
E:1/125
Numérica Gráfica

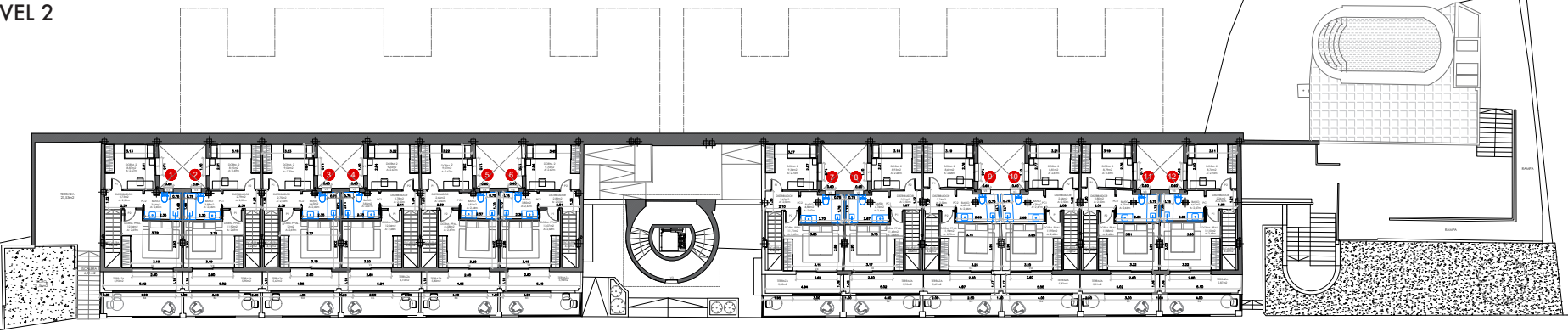
FECHA
ENERO
2025

TITULO DEL PLANO
NIVEL 3 Y 4

Nº DE PLANO
1.2

General Plans

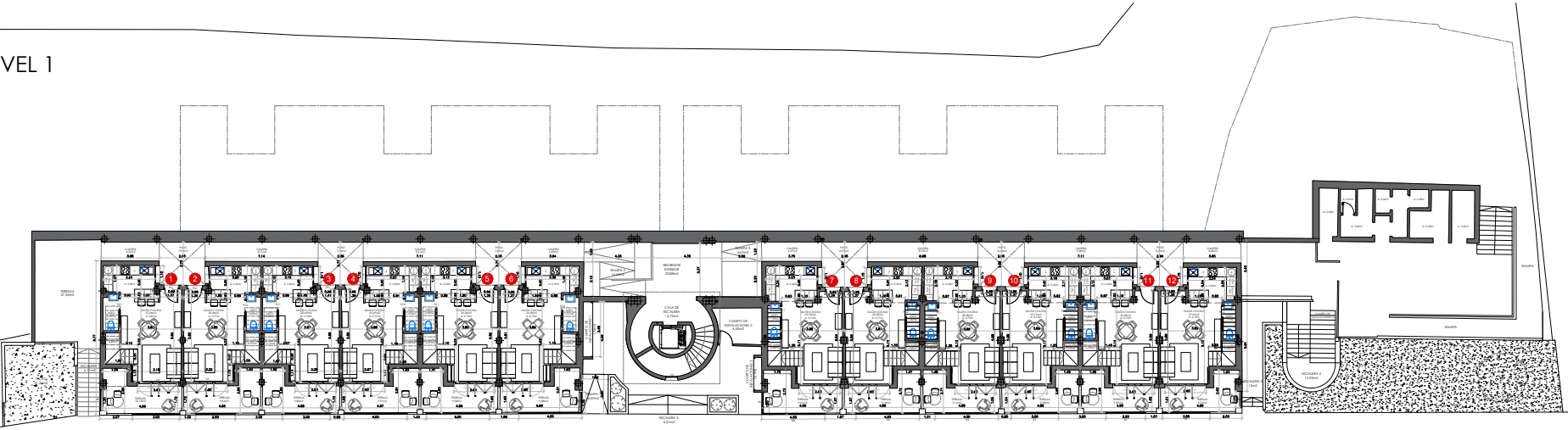
NIVEL 2



CALLE LIBRA DE RIVIERA

COTA + 1.60m P1 ABAJO NIVEL 2

NIVEL 1



CALLE LIBRA DE RIVIERA

COTA + 1.20m PB NIVEL 1

Urbanización Golf View, C. Libra 7, MIJAS.

AUTOR DEL PROYECTO:
ROCIO NAVARRO OTERMIN

PROMOTOR DEL PROYECTO:
JAVIER TELLO



ESCALA ORIGINAL A1
E:1/125
Numérica Gráfica

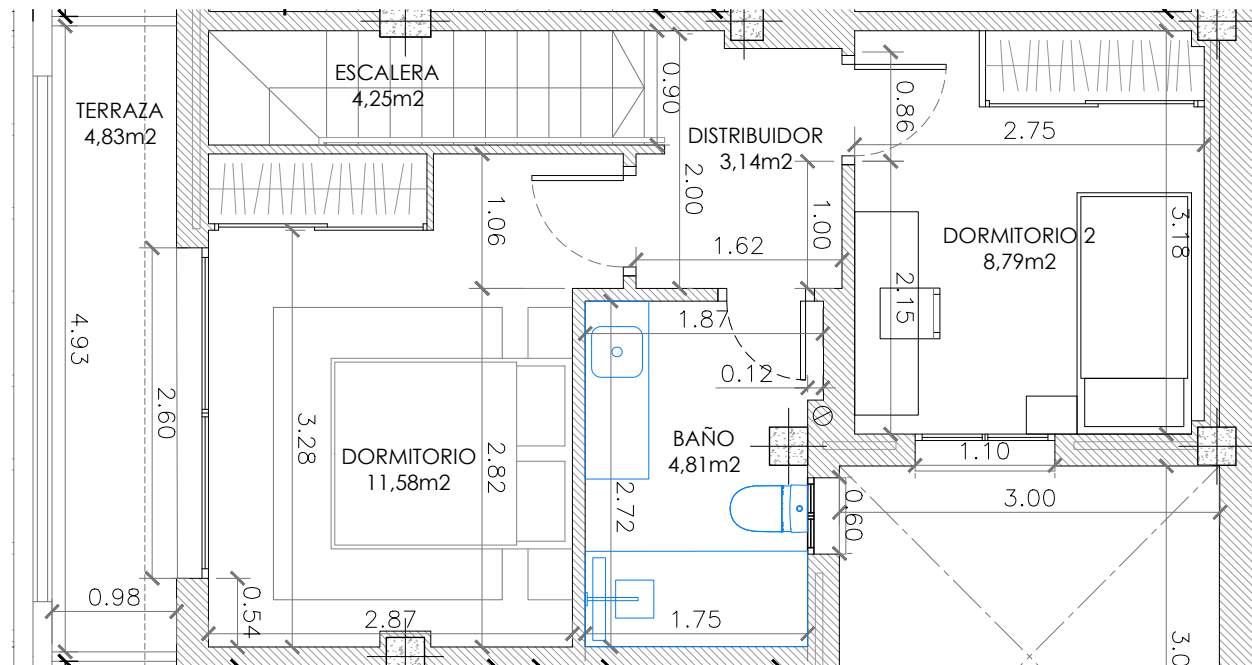
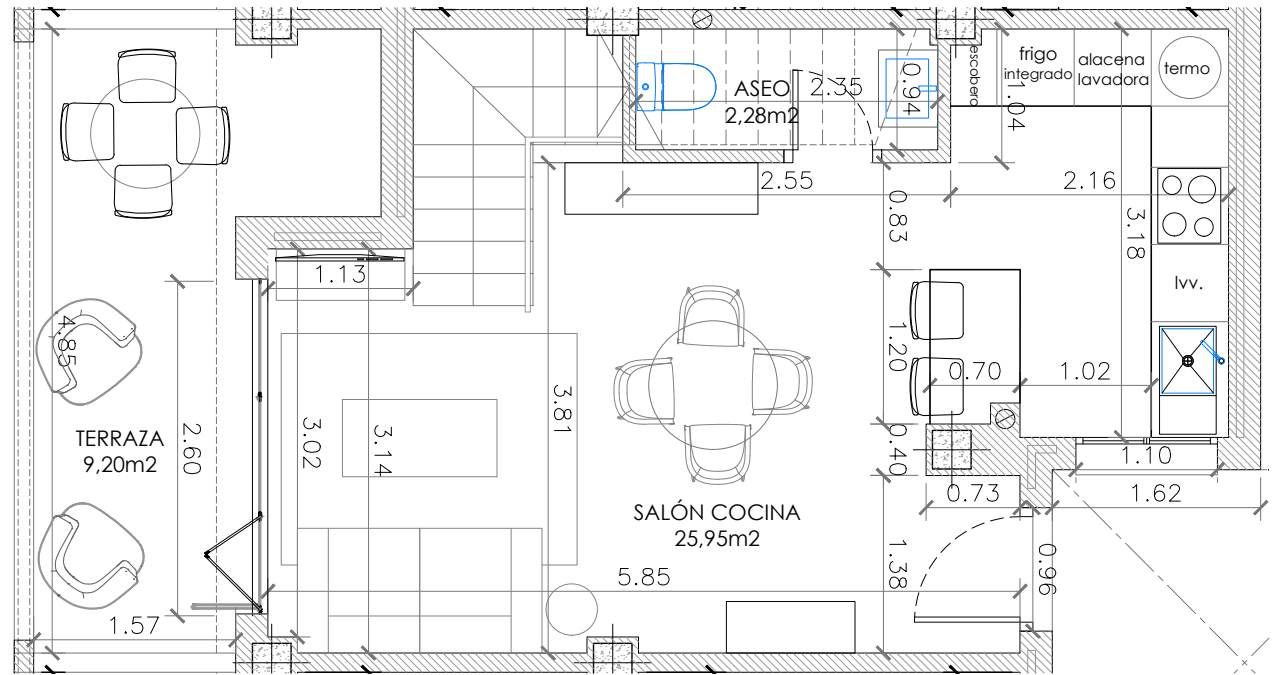
FECHA
ENERO
2025

TITULO DEL PLANO
NIVEL 1 Y 2

Nº DE PLANO
1.1

Floor Plan Show Flat 11

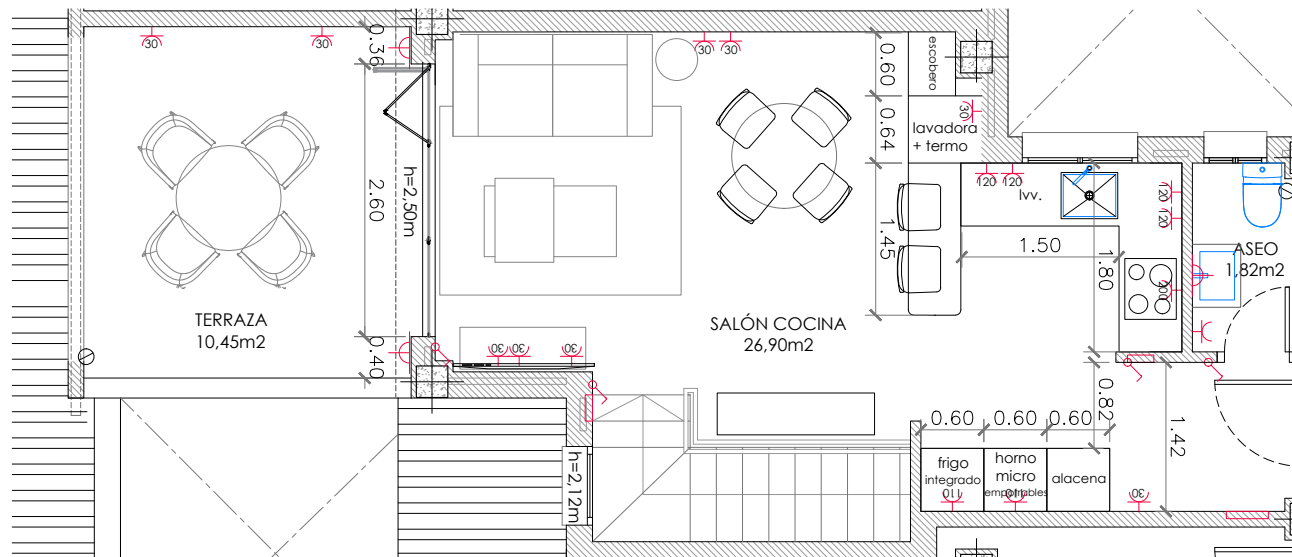
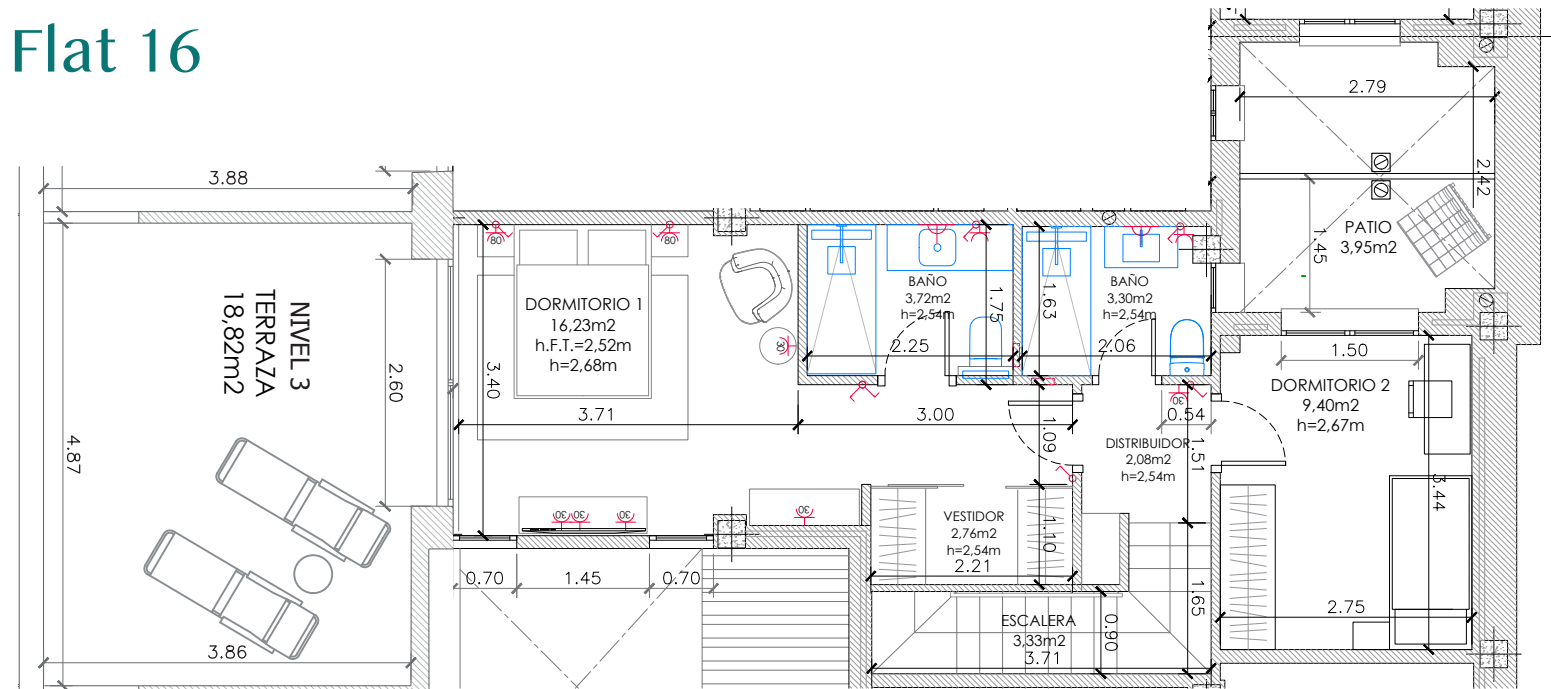
Living – Dining Room



Master Suite



Floor Plan Show Flat 16



Residencial GOLF VIEW

★★★★★
LABOUTIQUE
ABOGADOS · INMOBILIARIA
Atelo


Invertelo
INVERSIONES INMOBILIARIAS

Contact

www.golfview.invertelo.com
www.atelo.es

Info@atelo.es

Calle Cuarteles, 39, esc. 1, 1ªA
29002 Málaga, España

Tel: +34 952 319 039
+34 622 201 205