

JARDINANA



JARDINANA

CALA DE MIJAS



Welcome to Jardinana

SETTING A NEW STANDARD  
FOR RESORT RESIDENCES ON  
THE COSTA DEL SOL





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General image of Lotus

Jardinana

PANORAMIC SEA VIEWS WITH A SOUTH WEST ORIENTATION

LUXURY AMENITIES AND GARDENS INCLUDING HEATED POOLS

HIGH QUALITY FINISHES INCLUDING HEATED FLOORS



Jardinana is a brand new development located in Cala de Mijas, a five to ten minutes' walk to the town centre and the beach. The apartments afford panoramic sea views from their excellent south-west orientation. Being built to the highest standards, following the new European Code of Edification (CTE), the development features large

terraces, floor-to-ceiling sliding windows and heated floors in bathrooms. Jardinana is set within landscaped gardens and has exceptional amenities that offer all-year-round entertainment, including; a multi-use pool in all developments, common areas for play activities, a sports centre with a gym, tennis and padel courts.



Location

# THE PERFECT LOCATION FOR A SECOND HOME



Location

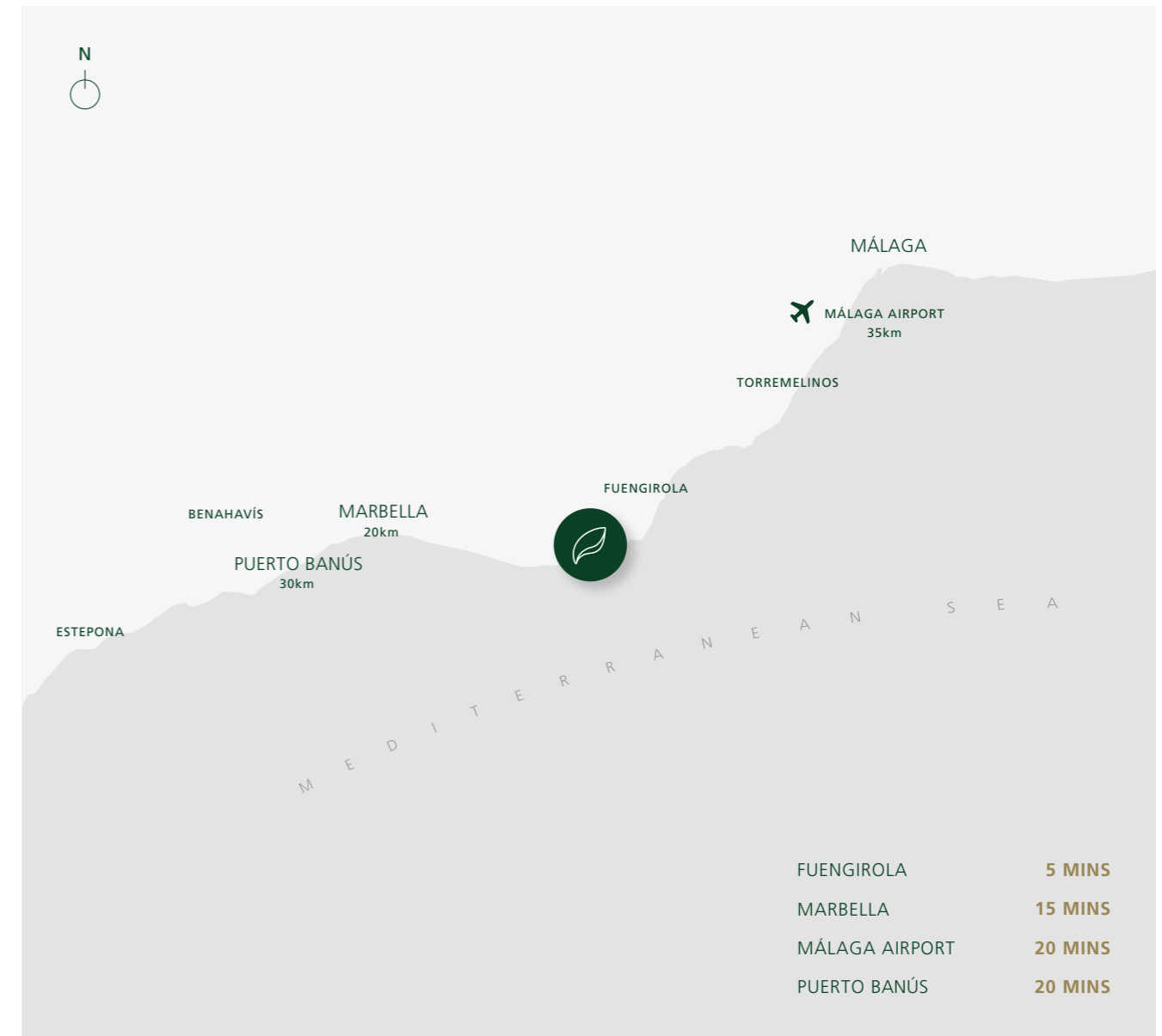
JARDINANA ENJOYS A PRIVILEGED POSITION ON THE COSTA DEL SOL, WITH MÁLAGA AIRPORT, MARBELLA AND PUERTO BANUS LESS THAN A 15-20 MINUTE DRIVE AWAY



Jardinana makes the perfect location for a second home on the Costa del Sol. With a wealth of facilities on the doorstep including; a supermarket, medical centre, park and sports centre. Beautiful, powdery white sand beaches are a ten-minute stroll, and La Noria golf course is only 200m away.



Cala de Mijas town



## AN EXCELLENT LOCATION



### Cala de Mijas

The charming town centre of Cala de Mijas is within walking distance, boasting a number of restaurants, bars and cafes. 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 on the Costa del Sol 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.



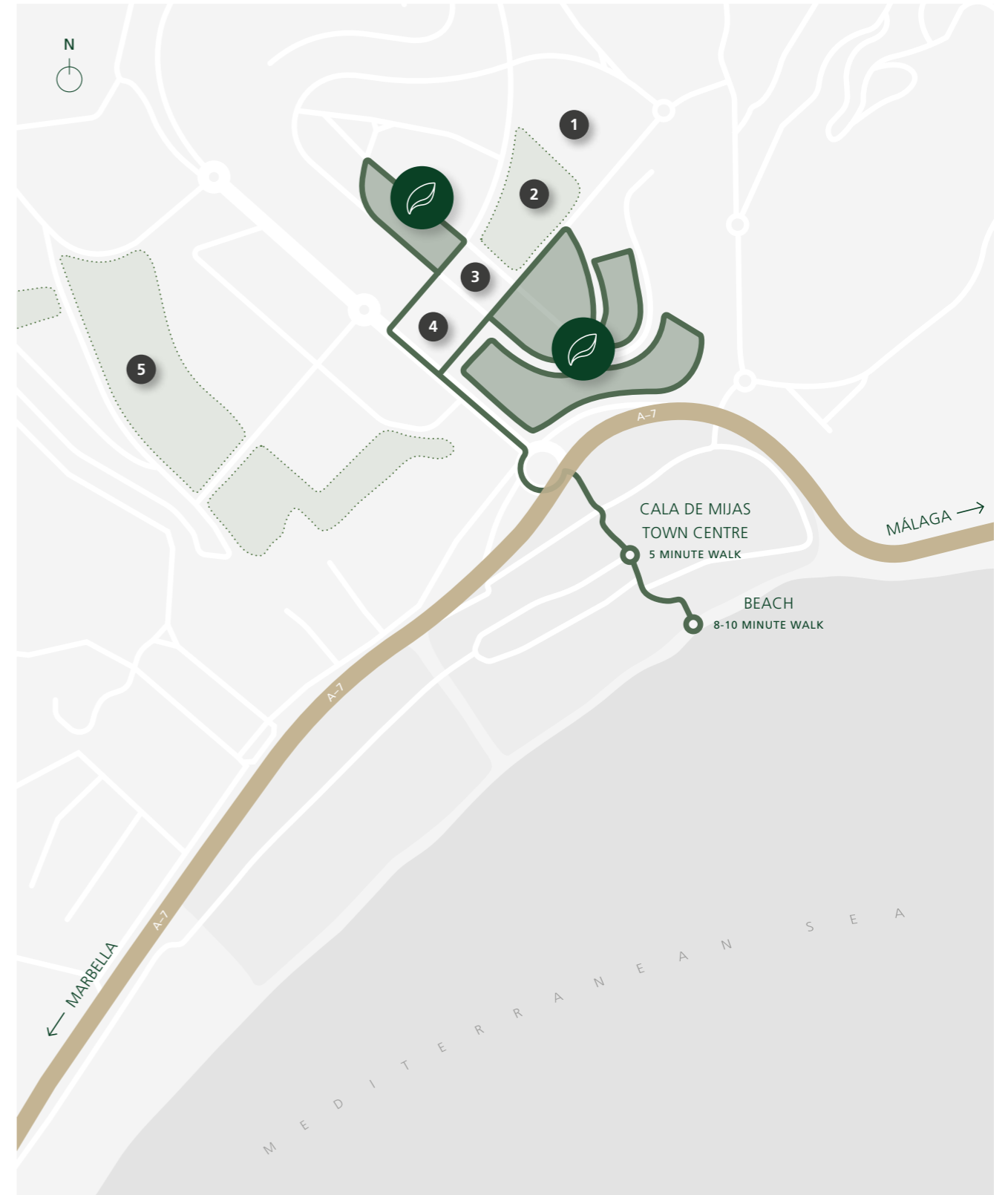
Cala de Mijas beach

Local Facilities

## MOMENTS FROM THE BEACH AND TOWN CENTRE



Explore the bustling town of Cala de Mijas, with its restaurants, bars and shops just a few hundred meters away. A short walk through the town takes you to the soft, white-sand beaches and welcoming waters of the Mediterranean Sea.



Nestled in the Andalusian countryside but just a short walk from town, residents can find a host of amenities in Jardinana's local area. The perfect holiday experience on the Costa del Sol.

- 1 SPORTS GROUND
- 2 PARK
- 3 MEDICAL CENTRE
- 4 SUPERMARKET
- 5 LA NORIA GOLF COURSE



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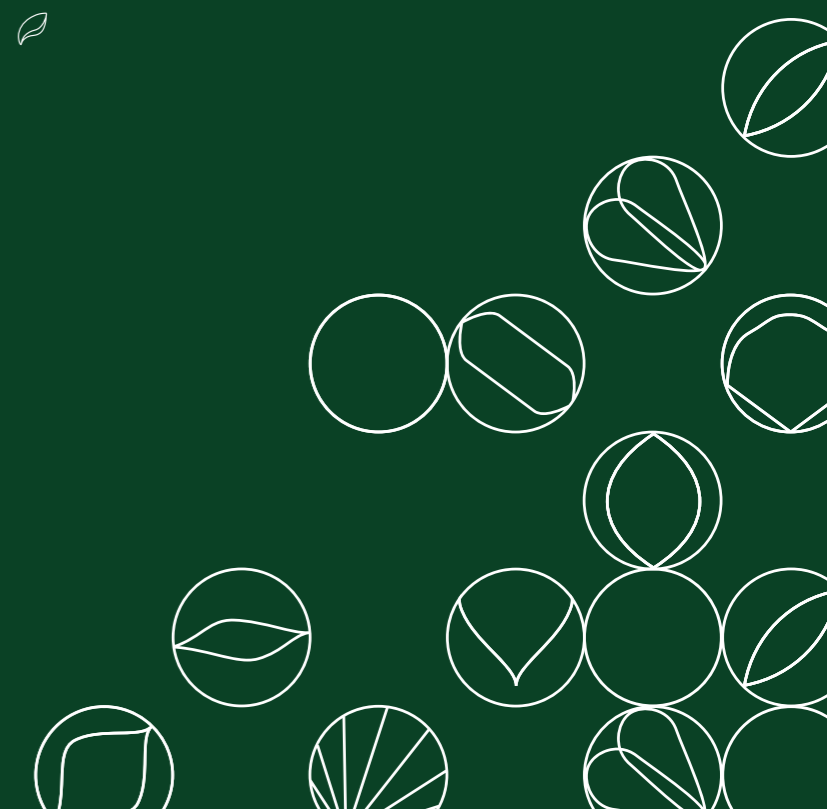
Azalea entrance

SB Architects

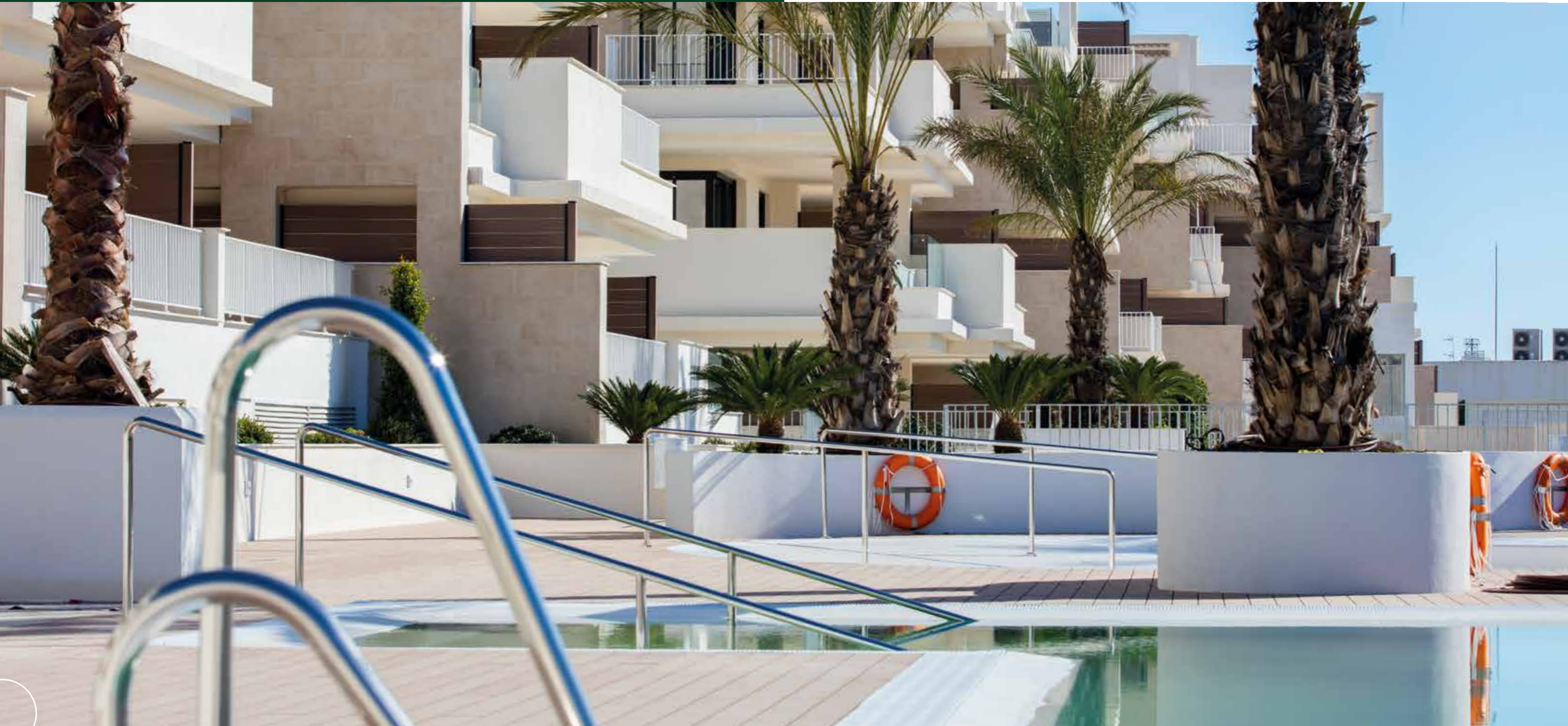
“OUR DESIGN TAKES ADVANTAGE OF THE REMARKABLE LOCATION OF THE DEVELOPMENT, MAXIMISING SEA VIEWS AND SOUTH WEST ORIENTATION AT ALL TIMES”



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Jardinana Facilities

EVERYTHING YOU  
COULD EVER NEED






Facilities

GATED COMMUNITY WITH 24/7 SECURITY

EXCLUSIVE FACILITIES FEATURE A SOCIAL ENTERTAINMENT HUB, SPORTS AREA, OUTDOOR SPA AND POOL CLUB

EACH DEVELOPMENT HAS A PRIVATE MULTI-USE POOL, BBQ-CHILL AREA AND EXPANSIVE GARDENS WITH LANDSCAPED TERRACES AND TIERED FOUNTAINS



 <b>LOTUS</b> JARDINANA	 <b>MAGNOLIA</b> JARDINANA	 <b>IRIS</b> JARDINANA
A privileged location with easy access to Cala de Mijas town. Lotus is on the doorstep of the outdoor spa and sports area.	From its prominent position, Magnolia offers clear sea views and direct access to the community hub and sports area.	Iris affords fantastic views from its elevated position, with the pool club and social area located directly within the development.
UNDER CONSTRUCTION	EXPECTED FUTURE PHASE	EXPECTED FUTURE PHASE



2 minute walk to Azalea

5 minute walk to town centre / beach

Sunset

Sunrise

Sea Views

Orientation

N

Masterplan	
1	ARRIVAL PLAZA
2	COMMUNITY HUB/CENTRAL SECURITY
3	POOL CLUB WITH SOCIAL AREA
4	SPORTS AREA WITH GYM AND COURTS
5	OUTDOOR SPA
6	PRIVATE POOL & GARDENS
7	CAR/PEDESTRIAN ACCESS
8	GUEST PARK AREAS



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Exclusive Facilities

# THE DEFINITIVE SECOND HOME LIFESTYLE, WHERE EVERY NEED IS MET AND EXPECTATION SURPASSED



CGI images are for informative purposes only, final construction may vary in some cases

Lotus ground floor apartment

To provide the best possible second-home experience to residents, Jardinana offers a wide range of high-end facilities. The extensive facilities include; a pool club with a social hub, an all-year outdoor spa, private sports centre with a modern gym, tennis and padel courts. Iris, Magnolia and Lotus developments will have private multi-use pools, beach relaxation areas, lap pools and dedicated children's areas - all situated within

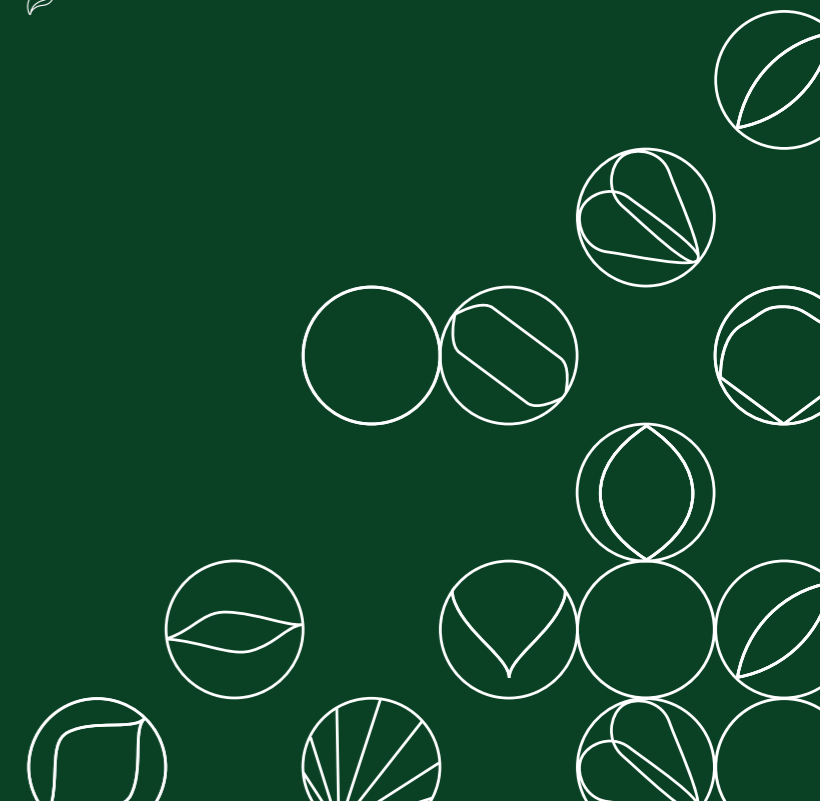
exquisitely landscaped private gardens. In addition to the exclusive facilities, all Jardinana developments benefit from dedicated 24/7 security. Resident owners can use Jardinana's signature bicycles, available for complimentary use, to access the host of amenities throughout the resort and beyond to the beach and town centre or surrounding countryside.



Azalea common area

EDSA Landscaping

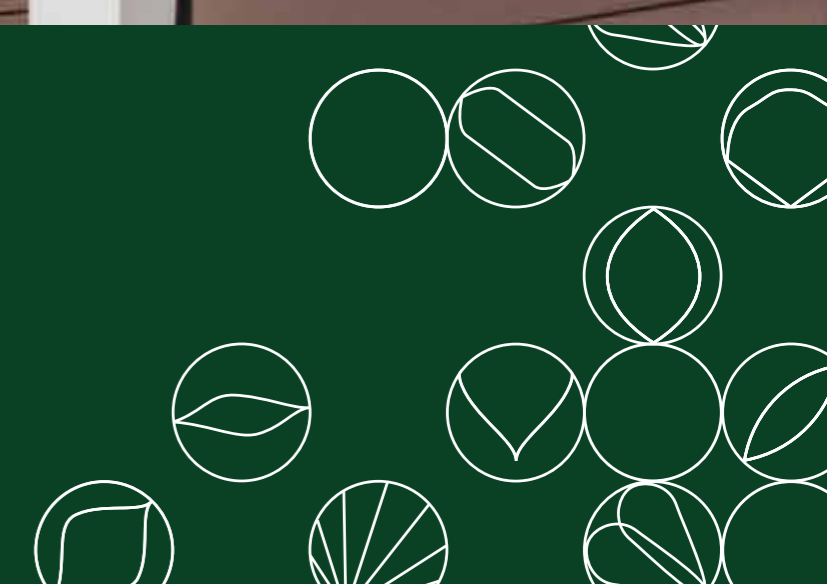
“JARDINANA DEVELOPMENTS  
ARE ALL ABOUT THE RESORT  
EXPERIENCE, RESIDENTIAL  
COMPLEXES THAT HAVE HIGHLY  
ENJOYABLE AND UNPARALLELED  
COMMON AREAS”





Design & Architecture

# LUXURY COMES AS STANDARD



Live at Jardinana

## JARDINANA OFFERS AN EXTENSIVE SELECTION OF RESIDENCE TYPES TO SUIT EVERY LIFESTYLE



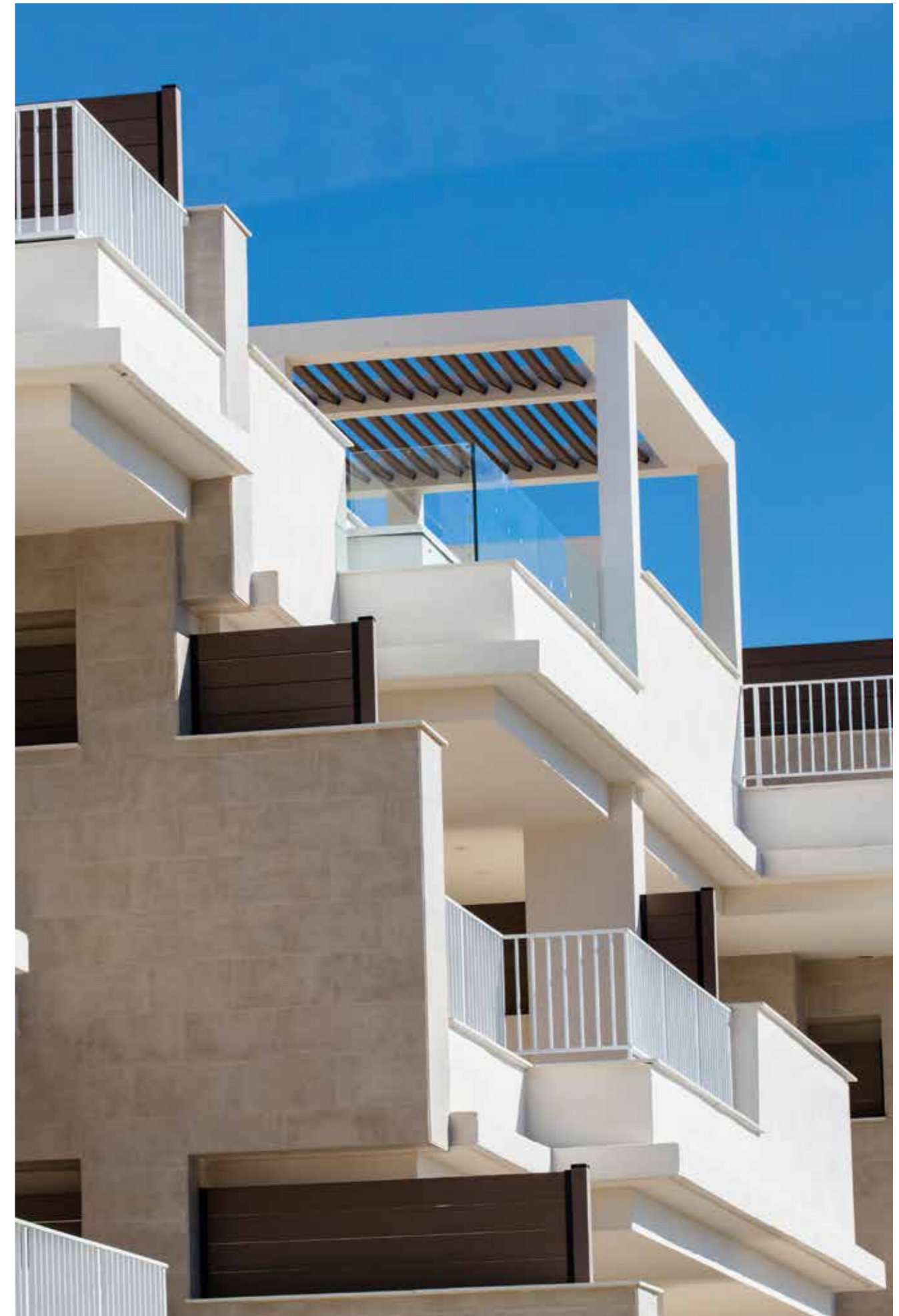
OPEN PLAN MODERN LIVING

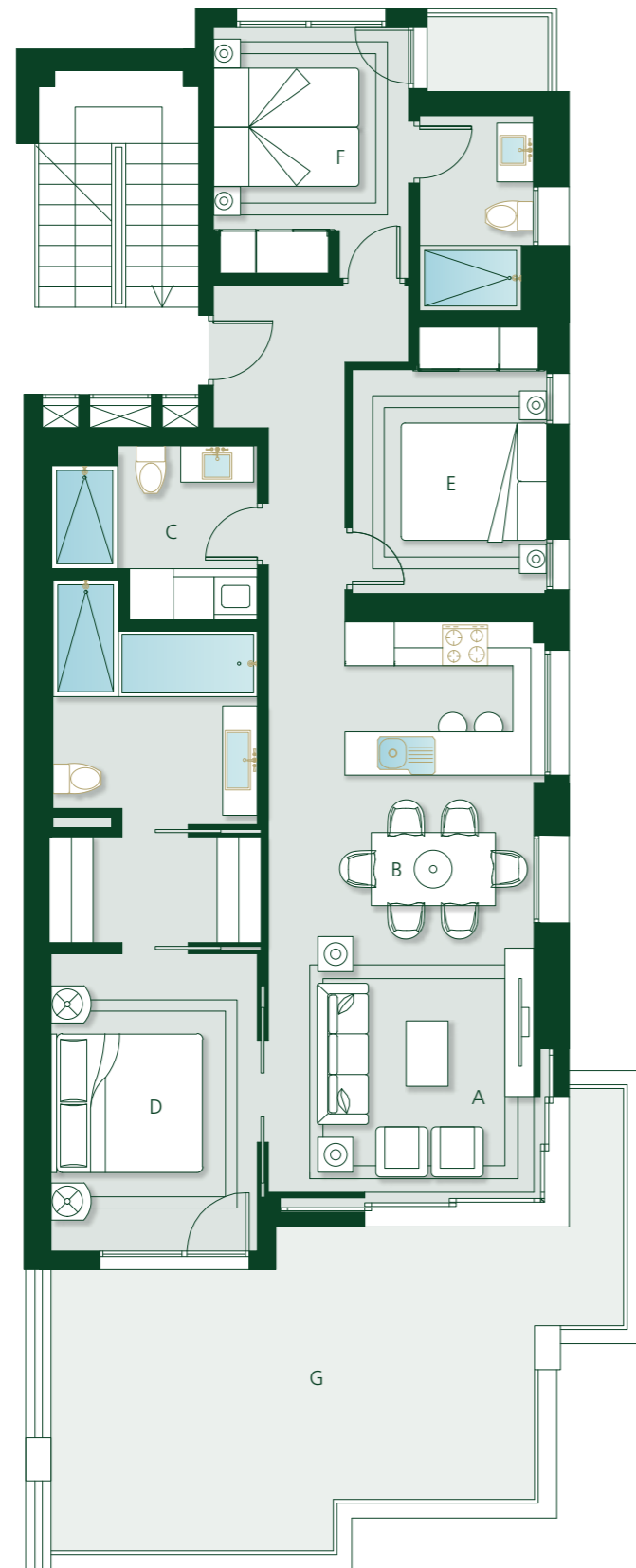
TIMELESS NEUTRAL COLOUR PALETTE

HIGH QUALITY MATERIALS  
FROM TOP BRANDS

All Jardinana development residences are designed to create the very best second home lifestyle. The modern open plan living, dining and kitchen areas create freedom of movement, seamlessly linking the interiors to the outdoor terrace. This open area, complemented by continuous flooring and large floor to ceiling sliding windows, accentuates a sense of light and space. All materials used throughout the development follow a neutral

palette to create a harmonious and sophisticated look. The predominant off-white and light cream shades produce a feeling of warmth. Every material, detail and finish has been carefully selected from high-quality brands, including; Porcelanosa for bathroom fixtures, Niessen for lighting and electrical systems, Siemens and Bosch for electrical appliances, Daikin for aerothermal A/C systems and Technal for the sliding windows.





TYPICAL APARTMENT

Properties

## APARTMENTS



The apartment units have large terraces in excess of 30-40% internal build area.

MODERN OPEN PLAN LIVING,  
DINING AND KITCHEN AREA

CONTEMPORARY TIMELESS DESIGN

LARGE TERRACES FOR OUTDOOR  
LIVING, DINING AND RELAXING

- A SALON
- B DINING ROOM
- C POWDER/LAUNDRY
- D MASTER BEDROOM
- E GUEST BEDROOM 1
- F GUEST BEDROOM 2
- G TERRACE

These stylish, modern apartments are carefully designed to maximise sea views and taking full advantage of the south-west orientation. At the front of the apartment, the open plan living, dining and kitchen area along with the master bedroom will enjoy direct access to large open terraces. These expansive terraces will cover 30-40% of the building, allowing residents to enjoy the outdoor lifestyle all day.



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Properties

# PENTHOUSES



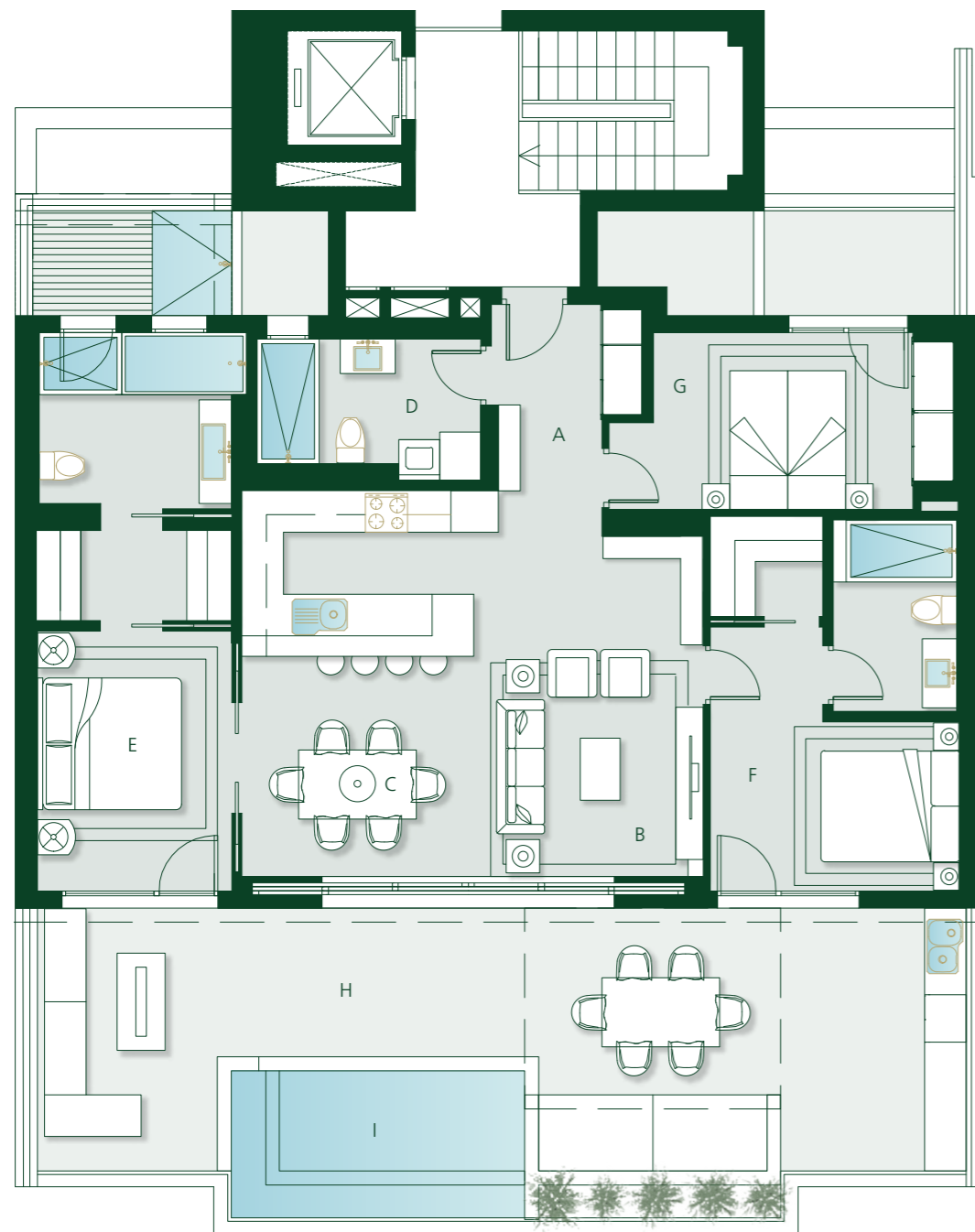
The penthouses offer open panoramic views with expansive terraces.

LIGHT-FILLED INTERIORS WITH FLOOR-TO-CEILING WINDOWS

CONTINUITY OF FLOORING MATERIALS FOR SEAMLESS INDOOR-OUTDOOR LIVING

LARGE FULL-WIDTH TERRACES, PERFECT FOR ALFRESCO LIVING

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TYPICAL PENTHOUSE

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- A HALL
- B SALON
- C DINING ROOM
- D POWDER/LAUNDRY
- E MASTER BEDROOM
- F GUEST BEDROOM 1
- G GUEST BEDROOM 2
- H TERRACE
- I INFINITY POOL

The penthouses will provide the finest, clear panoramic sea views Jardinana has to offer, overlooking the landscaped gardens and Cala de Mijas. These contemporary penthouses will allow residents of Jardinana to live life to the fullest, with some of the development's largest outdoor spaces appointed to these homes. The penthouse is the ideal option for those looking for the exceptional second home experience.

Properties

# ROOFTOP PENTHOUSES



A limited collection of Rooftop Penthouses with direct access to exceptional facilities.

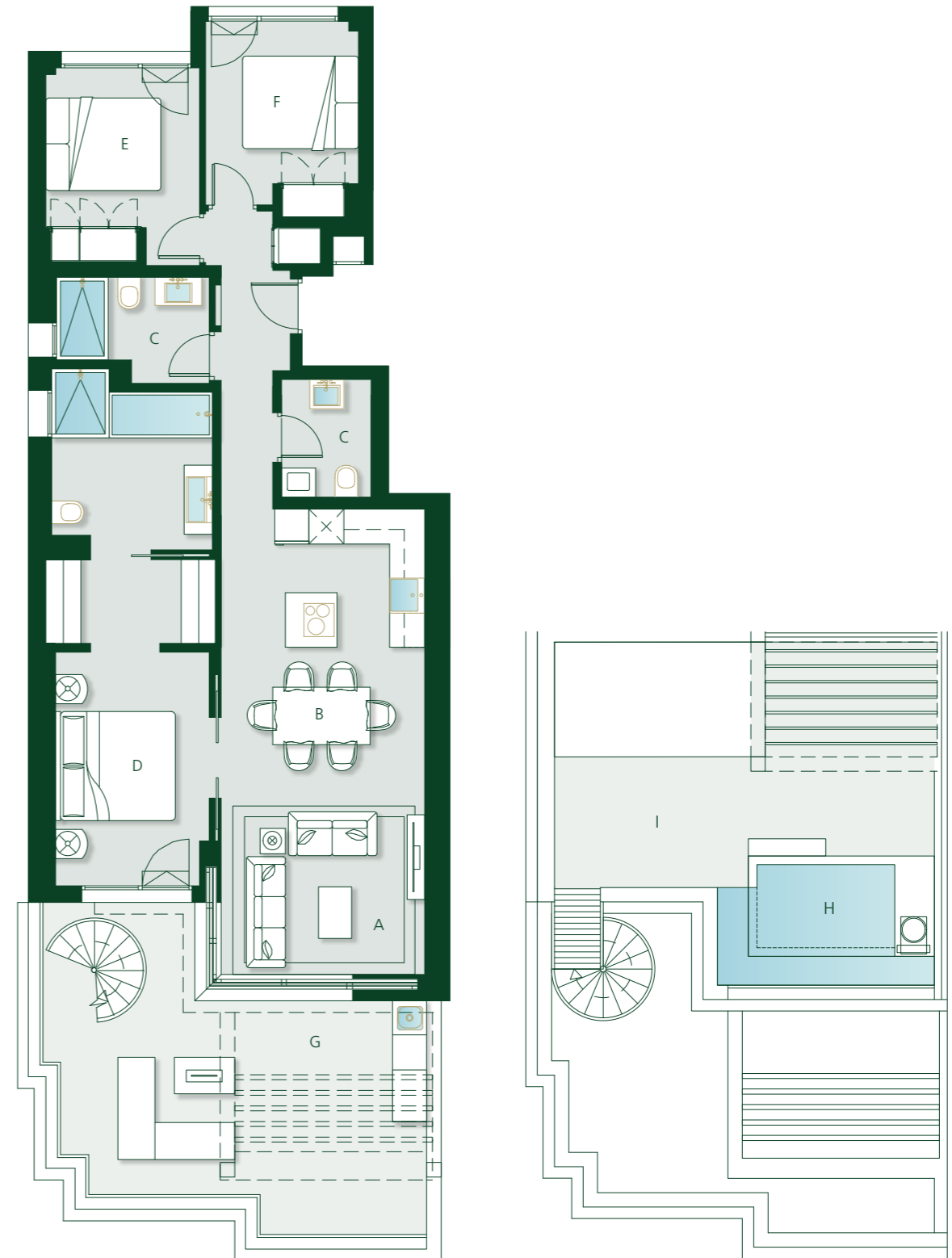
OPEN PLAN LIVING, DINING AND KITCHEN WITH A MODERN DESIGN AESTHETIC

PRIVATE ROOFTOP SOLARIUM, PERFECT FOR AN ALFRESCO LIFESTYLE EXPERIENCE

WALKING ACCESS TO THE LANDSCAPED GARDENS

- A SALON
- B DINING ROOM
- C POWDER/LAUNDRY
- D MASTER BEDROOM
- E GUEST BEDROOM 1
- F GUEST BEDROOM 2
- G TERRACE
- H INFINITY POOL
- I SOLARIUM

These modern rooftop penthouses offer the perfect balance of uninterrupted sea views with direct access to the extensive facilities, pools and gardens. With expansive terraces and the added luxury of rooftop solariums, these residences offer refined indoor-outdoor living within a sought after second home development.



TYPICAL LOW DENSITY PENTHOUSE



Properties

# VILLAS



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

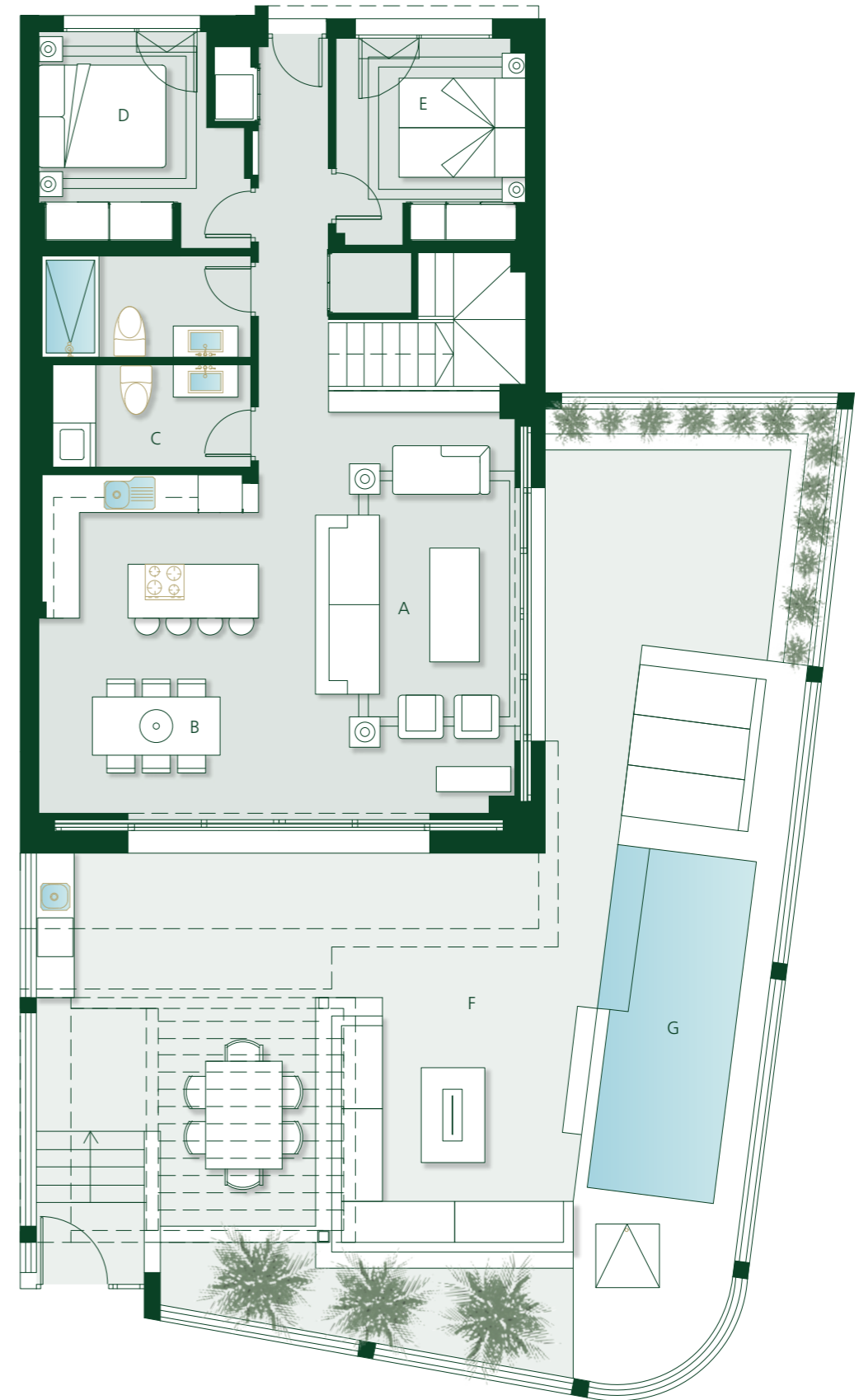
INDEPENDENT PRIVATE ENTRANCE AND DIRECT ACCESS TO GARDENS AND FACILITIES

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

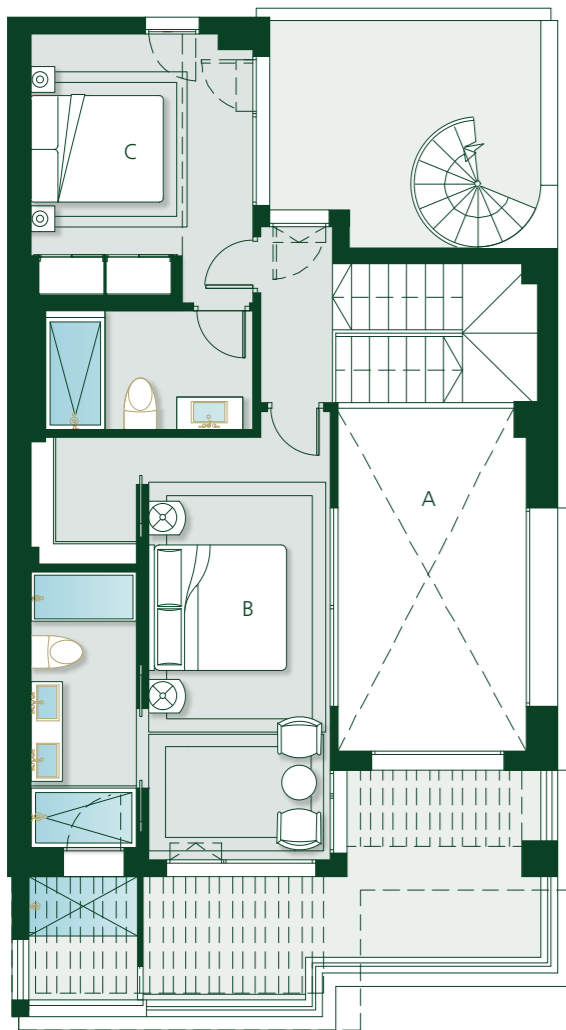
The private villas at Jardinana provide the added benefit of having the services and security of a high quality complex. The units are home to expansive, private outdoor spaces and a solarium, ideal for those looking for extra terrace space.

These modern, two story private villas will offer the most exclusive living experience at Jardinana. Both floors will have expansive outdoor spaces, including a solarium for residents to enjoy the great sea views, whilst sun bathing or relaxing with friends.

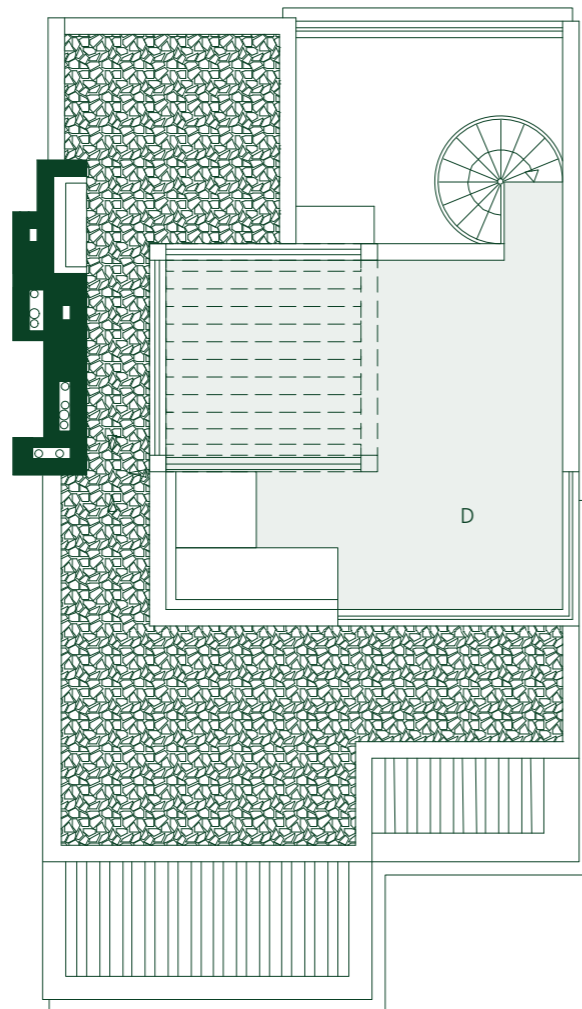
- A SALON
- B DINING ROOM
- C POWDER/LAUNDRY
- D GUEST BEDROOM 1
- E GUEST BEDROOM 2
- F TERRACE
- G INFINITY POOL



TYPICAL VILLA GROUND FLOOR



TYPICAL VILLA FIRST FLOOR



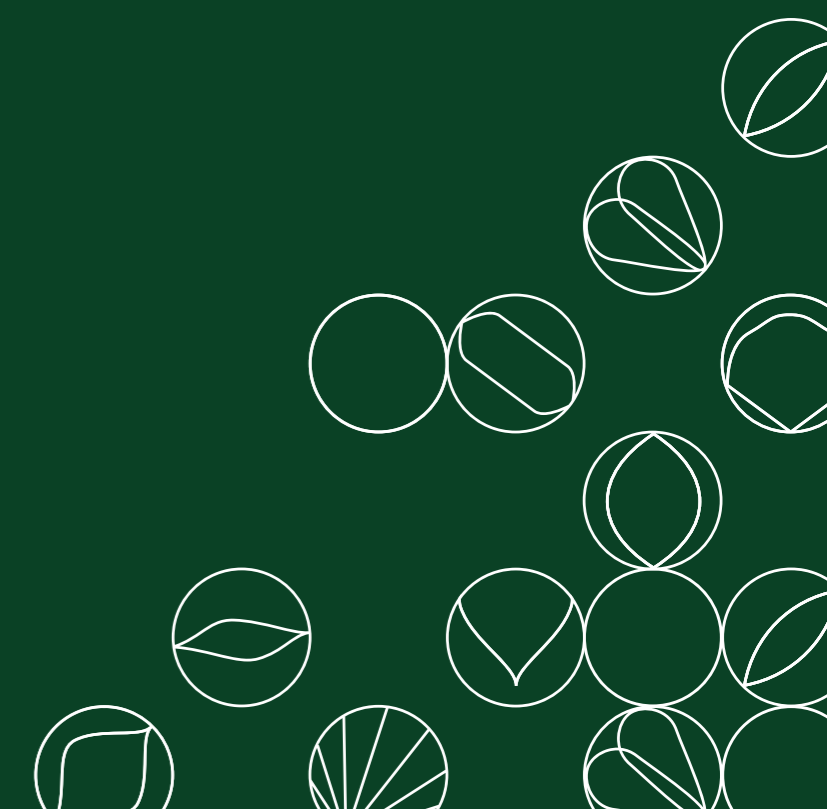
TYPICAL VILLA ROOF TERRACE

Villas

THE JARDINANA VILLAS ARE WELL-CONSIDERED; DESIGNED WITH A PRIVATE ROOFTOP SOLARIUM FOR SOPHISTICATED ALFRESCO LIVING WITH CAPTIVATING SEA VIEWS



- A DOUBLE SPACE
- B MASTER BEDROOM
- C GUEST BEDROOM 3
- D SOLARIUM





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Specification

## QUALITY BRANDS



### NIESSEN

- Lighting and electric systems including switches, sockets and blinds push buttons
- Master switch for on/off centralised system at the units entrance as specified
- Dimmers in different areas as specified in each unit

### TECHNAL®

- 90° corner sliding windows concealed in pockets with same level flooring outside/inside
- Maximum security fittings in high quality aluminium and modern dark bronze finishes
- Tilting security windows in all bedrooms

### SIEMENS

- Top quality electrical appliances in all units including kitchen and laundry/powder room
- Compact oven/microwave, fridge, dishwasher, cooking stove, extractor fan and wine cellar
- Washing machine and drying machine as specified in each unit

### PORCELANOSA®

- Fixtures and fittings in all bathrooms and laundry/powder rooms as designed per unit
- Sinks, tabs, bathtubs and shower solutions included in all bathrooms
- Large format (60X60cm) ceramic tiles

### DAIKIN

- Fully installed high quality arothermal system for sanitary hot water, A/C and under floor heating
- Large capacity, independent system installed in each unit
- Low energy usage for optimised and reduced running costs

Enduring Style

## ATTENTIVE DESIGN, TO THE FINEST DETAIL

Smart Quality Design

## SLIDING WINDOWS AND LARGE FORMAT FLOOR TILES

Premium Materials

## HIGH-QUALITY APPLIANCES AND LUXURY FINISHES



Design & Architecture

# INTEGRATED KITCHENS AT JARDINANA



All Jardinana kitchens are built to the highest standards and include appliances from top brands such as Siemens and Bosch. A choice of three layouts allows owners to define their living style.

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## CENTRAL ISLAND KITCHEN

- Designed for open-plan living
- Central island for cooking and bar seating
- Perfect for modern living, with 360° circulation around the kitchen
- Perimeter cabinet storage area

## COMPACT KITCHEN

- Compact kitchen area to maximise living and dining area
- Includes a bar area for casual dining
- The best option for second-home owners where kitchen usage is light
- Extended cabinet storage area

## EXTRA LARGE KITCHEN

- Extra-large kitchen for the ultimate cooking experience
- Includes a bar area with extended countertop
- Best for homes where the kitchen is the hub, with the dining area an extension of the kitchen
- Largest cabinet storage area



**Option 1:** Central island kitchen



**Option 2:** Compact kitchen



**Option 3:** Extra large kitchen

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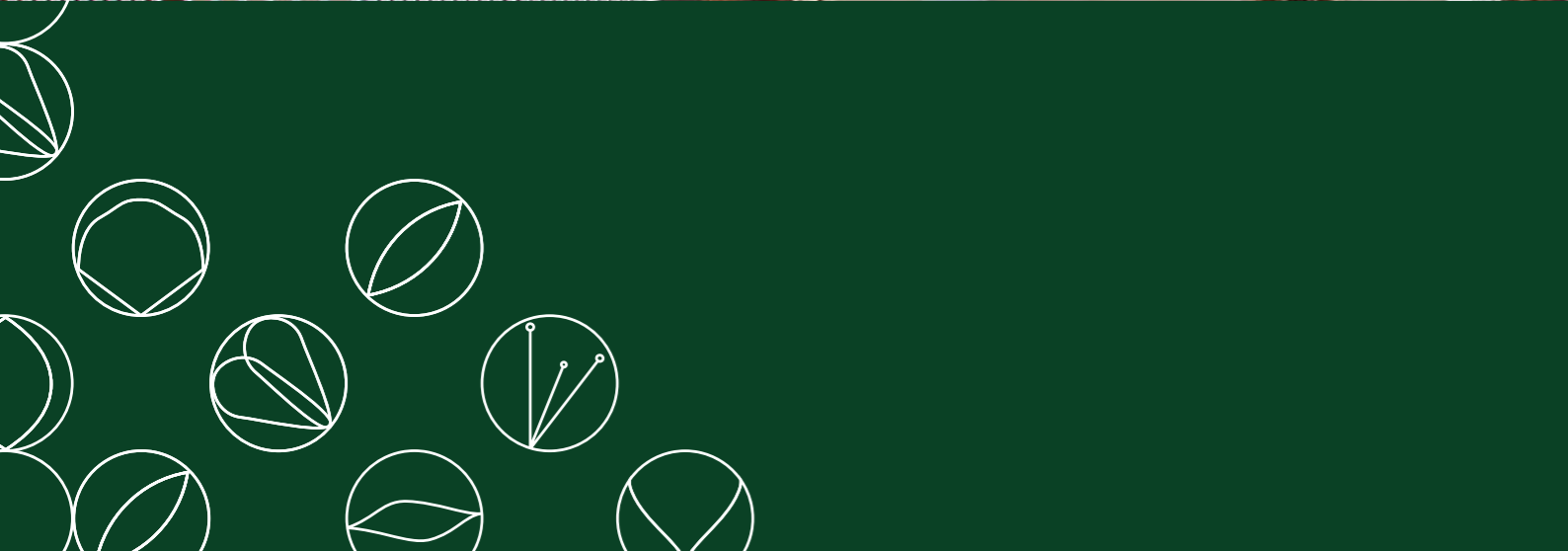
## OPTIONAL TERRACE PACKAGES

For an exceptional outdoor living experience, Jardinana offers an optional terrace package to extend the outside space.

A host of available packages uniquely designed to suit each property type usually include:

- Built in relaxation area with lounge seats and fireplace
- Lay down area with extra large cushions for sun bathing
- Plunge pool with infinity edge and heating
- Pergolas covering lounge area and solarium
- Integrated BBQ, storage counter with fridge and outside cooking area

Lotus rooftop penthouse



The Team

## AN AWARD-WINNING TEAM



The Team

THE JARDINANA DEVELOPMENT TEAM, FORMED BY CTH CAPITAL TOGETHER WITH LOCAL DEVELOPER JAMSA HAVE SUCCESSFULLY BUILT AND DELIVERED ALMOST 350 RESIDENTIAL UNITS, INCLUDING APARTMENTS AND VILLAS, IN THE COSTA DEL SOL OVER RECENT YEARS.



JARDINANA DEVELOPER

Jardinana is led by CTH Capital, one of the largest investment platforms on the Costa del Sol with a majority of Scandinavian investors. The team is complemented with local top Spanish development companies that act as co-developer partners.



JARDINANA DEVELOPER

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



## SB ARCHITECTS

JARDINANA ARCHITECTS

With nearly 60 years of experience, SB Architects has established a worldwide reputation for excellence in the planning and design of hotels, resorts, vacation homes and mixed-use projects through working with clients such as the Ritz Carlton, Mandarin Oriental and St Regis.



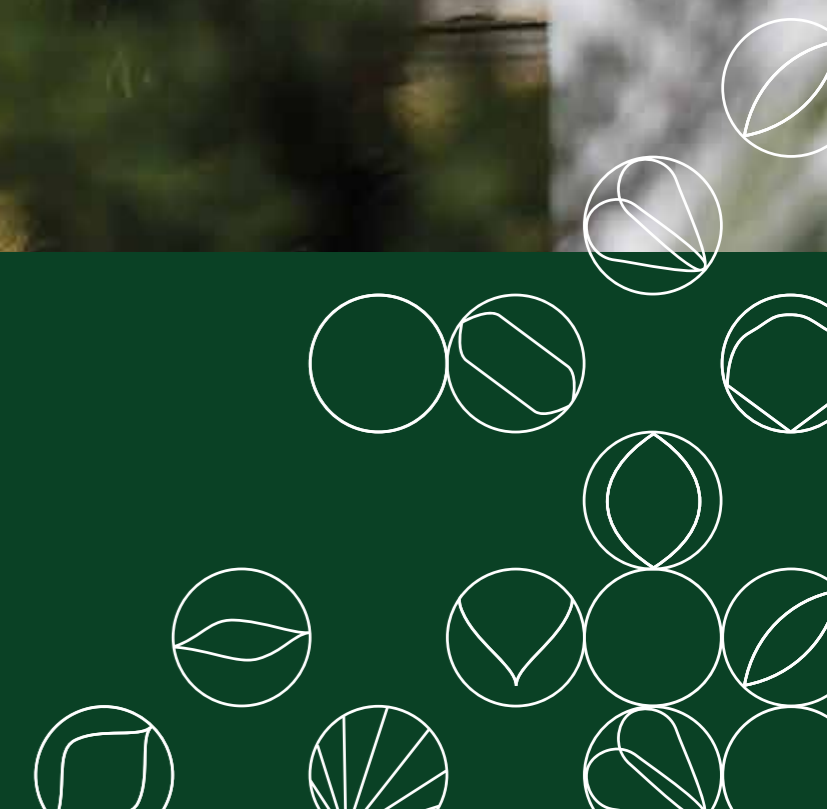
JARDINANA LANDSCAPING

EDSA is well known for its master planning and landscape architecture, and along the way has edified the importance of creating the outdoor spaces that unify a development. EDSA has worked for a number of clients in the resort industry such as Four Seasons, Hilton and Rosewood.



Sustainability

# ENVIRONMENTALLY SOUND DESIGN & BUILD



# JARDINANA WELCOME PACK



Sustainability

## DESIGNED WITH QUALITY AND SUSTAINABILITY IN MIND



Jardinana has been designed from foundation to finish with deep consideration for the environment. In recognition of the teams commitment to sound environmental design, Jardinana Azalea has been awarded the BREEAM certification. As part of its ongoing strategy, the team plan for Jardinana to become a leader in its class for sustainable design. With this strong commitment, the team will continue this high-quality of environmental practice in all future developments.



# BREEAM®



Local olive oil



Beach bag



Natural cotton towels



Bicycles provided at Jardinana developments

# BUILDING SPECIFICATIONS



All Jardinana developments will be built to the highest standards following the new European Code of Edification (CTE).

## 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 60x60cm ceramic tiles
- Bedrooms: first quality cream 60x60cm ceramic tiles
- Bathrooms, kitchen, terraces and utility room: first quality cream 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 coloured glass 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, 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
- Aerothermal system installed for controlling hot water, A/C systems and floor heating

## OTHER EQUIPMENT

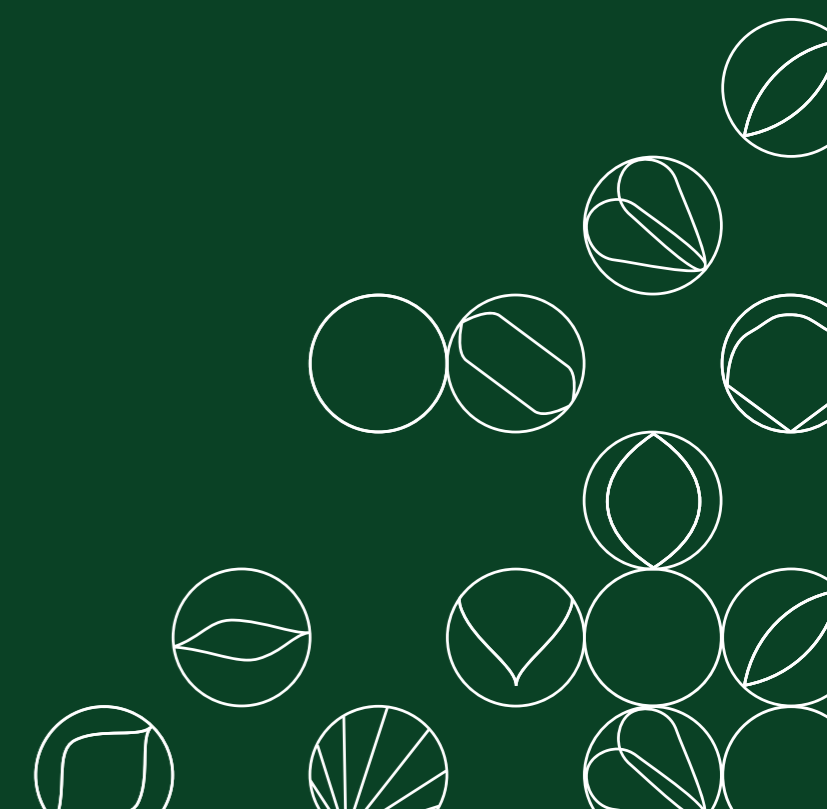
- Gated community with pedestrian and car access
- Pedestrian access controlled by video porter
- Motorised garage door with remote control
- Lift for 6 people in each core from the garage to the top apartments
- Large communal pool with solarium area and communal gardens
- Private parking space and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

CTH Capital

“WHEN DEVELOPING JARDINANA RESIDENTIAL COMPLEXES WE ALWAYS HAVE IN MIND DELIVERING THE BEST QUALITY AND EXPERIENCE FOR ITS BUYERS”



This document is a summary of the official Building Specifications and is for informative purposes only. The details listed here are subject to change. Please refer to each development building specifications for final details.





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## AZALEA AT JARDINANA

THE INITIAL PHASE OF JARDINANA IS COMPLETE, WITH 94 RESIDENCES BUILT.

THE APARTMENTS, PENTHOUSES AND VILLAS ARE ALL BUILT TO EXACTING STANDARDS



ALL HOMES IN AZALEA HAVE BEEN SUCCESSFULLY SOLD AND EXCHANGED WITH OWNERS

Jardinana Azalea aerial view

The first residential project built under the Jardinana brand in Cala de Mijas, Azalea is built to the highest standards, using top brands. The development comprises 94 units of apartments, penthouses and villas and offers a wide range of facilities - multi-use pools, outdoor spa, indoor

gym, barbeque area and branded bicycles. The development was awarded the BREEAM certification for environmental design excellence. All homes were sold and delivered by mid-end 2019.





# YOUR SECOND HOME AWAITS



The information, photos, computerized graphics and documentation that appear are merely indicative, have no contractual value and can be subject to change due to technical, legal or initiative requirements of the developer. The information sheet and all the information referred to in Decreto 218/2005 of the Andalusian government, is available in our sale office for consultation.

La información, imágenes e infografías que aparecen son meramente indicativos, no tienen valor contractual y podrán experimentar variaciones por exigencias técnicas, legales o a iniciativa de la dirección facultativa. La ficha informativa y el resto de la información referida al Decreto 218/2005 de la Junta de Andalucía está disponible en nuestras oficinas de ventas para su consulta.

