



COGITARI HOMES

BUENAVISTA VIEWS

32 BOUTIQUE VILLAS, MIJAS

OPEN SEA & MOUNTAIN VIEWS

24 HRS GATED COMMUNITY

SOUTH ORIENTATION

[COGITARIHOMES.COM](https://cogitarihomes.com)



BUENAVISTA VIEWS, 32 BOUTIQUE VILLAS

- OPEN SEA & MOUNTAIN VIEWS
- 24 HRS GATED COMMUNITY
- SOUTH ORIENTATION

As an established real estate developer, Cogitari Homes works to deliver sustainable, high-quality residential developments in the south of Spain. This is how our Residential project is born, a brand-new development of 32 boutique villas located in Buenavista, one of the most prominent areas of Costa del Sol.

This secure, gated community offers spectacular open panoramic views of the sea, as well as the striking mountains to the north. The villas are ideally situated, with easy access to all amenities.

These boutique villas feature between 3 and 4 bedrooms, all with stunning en-suite bathrooms, and a Jacuzzi on the rooftop.







EXCLUSIVE LIVING, TERRACES

The open-plan design creates bright, spacious interiors, with a modern kitchen that opens directly onto spectacular south-facing terraces offering stunning sea views surrounded by Mediterranean forest. Thanks to their south/south-west orientation, each villa is designed to maximise natural light and fully embrace the beauty of the Mediterranean coastline.

Private terraces ranging from 100 to 300 m² provide exceptional outdoor living space, while the rooftop solarium offers over 25 m² of exclusive space, perfect for relaxing in the jacuzzi and enjoying breathtaking panoramic sea views.

Set in a peaceful and privileged location, these villas offer complete tranquillity while remaining close to all amenities, shopping centres, and key local attractions.

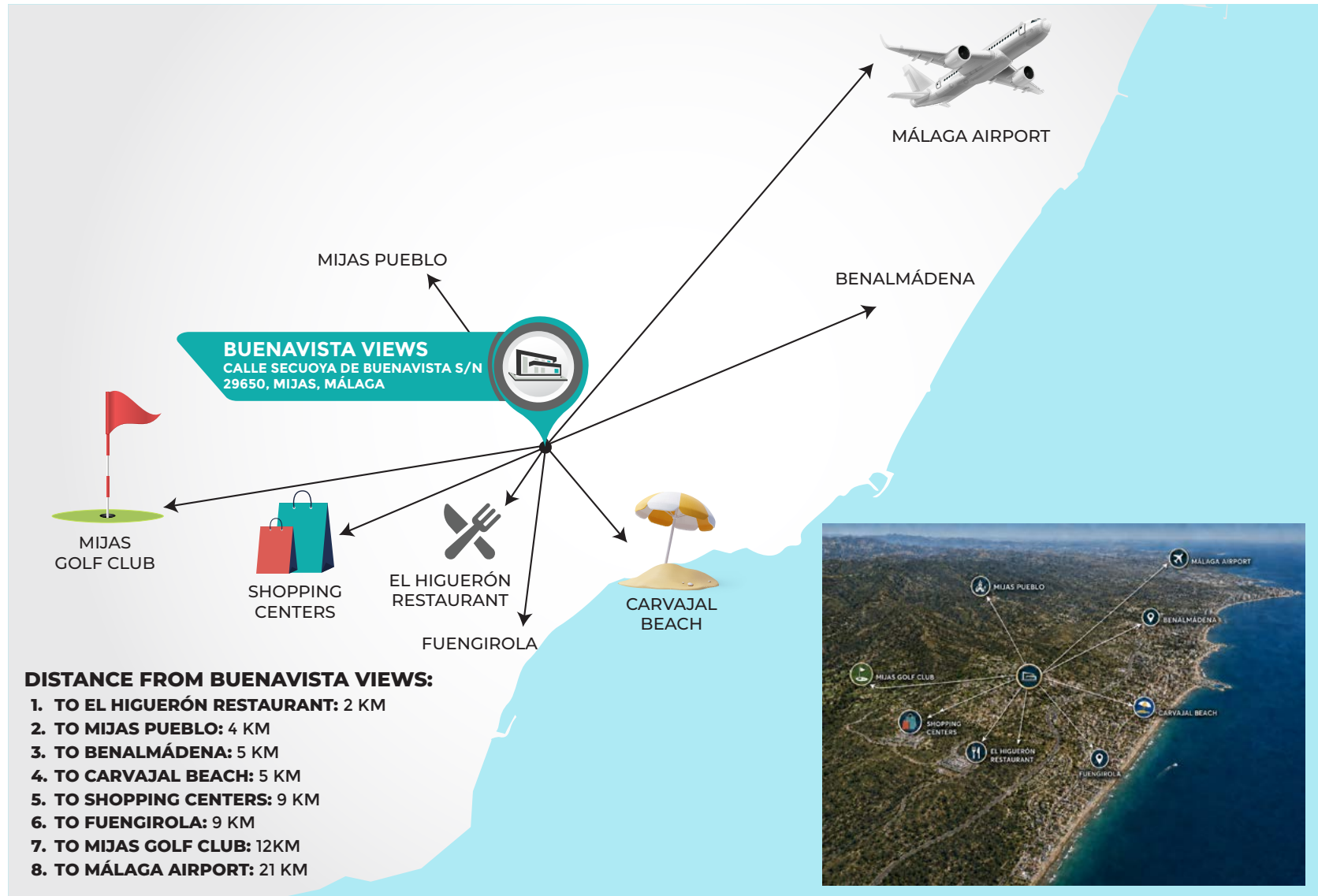








PRIME LOCATION





SITE PLAN

BUENAVISTA VIEWS, 32 BOUTIQUE VILLAS



VILLAS PRICE LIST



Villa	Rooms	Baths	Jacuzzi	Total Closed (m²)	Terraces (m²)	Price
1	3	3	YES	128	165	1.280.000 €
2	3	3	YES	127	134	1.270.000 €
3	3	3	YES	127	133	1.270.000 €
4	3	3	YES	125	133	1.250.000 €
5	3	3	YES	125	133	1.250.000 €
6	3	3	YES	130	137	SOLD
7	3	3	YES	139	159	1.390.000 €
8	3	3	YES	134	151	1.340.000 €
9	4	5	YES	192	356	2.300.000 €
10	4	3	YES	142	133	1.420.000 €
11	4	3	YES	144	158	1.440.000 €
12	3	2	YES	101	137	1.010.000 €
13	3	2	YES	100	122	1.000.000 €
14	3	2	YES	104	118	1.040.000 €
15	3	2	YES	108	119	1.080.000 €
16	3	3	YES	138	127	1.380.000 €
17	3	3	YES	127	125	1.270.000 €
18	3	3	YES	127	125	1.270.000 €
19	3	3	YES	128	129	1.280.000 €
20	3	3	YES	111	119	1.110.000 €
21	3	3	YES	115	122	1.150.000 €
22	3	2	YES	98	99	980.000 €
23	3	2	YES	99	99	990.000 €
24	3	3	YES	127	115	1.270.000 €
25	3	3	YES	127	107	1.270.000 €
26	3	3	YES	129	119	1.290.000 €
27	4	5	YES	187	171	1.870.000 €
28	3	3	YES	126	117	1.260.000 €
29	3	3	YES	126	117	1.260.000 €
30	3	3	YES	123	120	1.230.000 €
31	3	3	YES	140	123	1.400.000 €
32	3	3	YES	127	183	1.270.000 €

VILLA 7 FLOOR PLANS

SHOW VILLA



VILLA 7

-  Buenavista, Mijas
-  Closed built: 139 m²
-  Terrace: 159 m²
-  Beds: 3
-  Baths: 3
-  Orientation: South
-  Views: Sea & Mountain
-  24h gated community

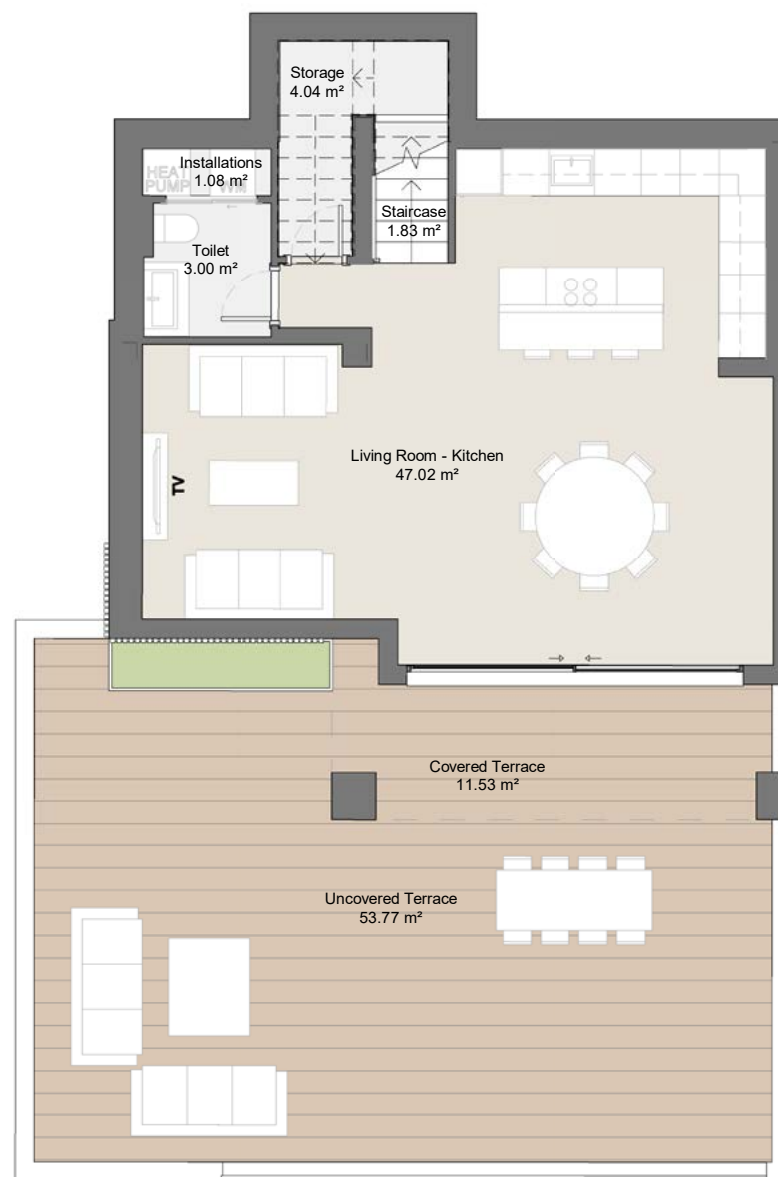
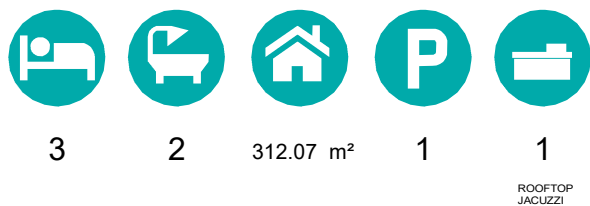
MODULNOVA KITCHEN & BATHROOM FURNITURE INCLUDED IN THE PRICE.

FOR THE CLIENT TO CHOOSE

INTERIORS



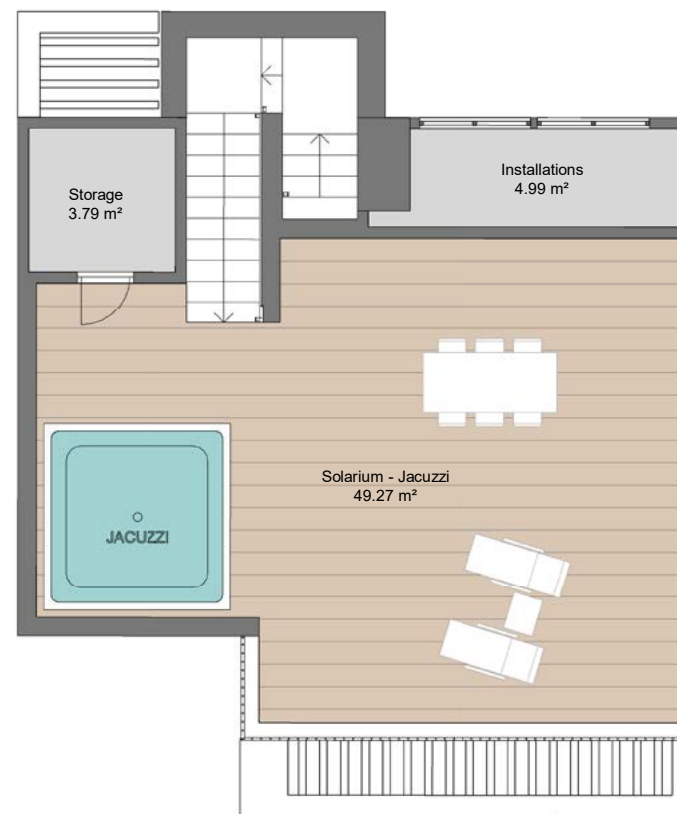
VILLA 7 FLOOR PLANS



GROUND FLOOR



FIRST FLOOR



ROOF

PREMIUM MATERIALS & FINISHES

LOAD-BEARING AND HORIZONTAL STRUCTURE

Structure formed by reinforced concrete slabs, with columns of the same material or steel, and reinforced concrete retaining walls.

BUILDING ENVELOPE

Double-leaf façade system composed of perforated brick masonry with render, polyurethane thermal insulation, and an inner layer formed by dry lining with double-layer plasterboard partitions.

Externally finished with waterproof cement mortar, including stone cladding, decorative elements with imitation timber beams, and painted finishes.

Exterior façade paint in smooth white finish, with possible details in other colors.

ROOFS

Walkable flat roofs with gentle slopes and double-layer bituminous waterproofing, incorporating thermal insulation when located above habitable spaces.

The finish will consist of large-format porcelain tiles, similar to interior flooring, with a C3 slip resistance rating in the case of terraces and porches. Non-accessible roofs will be finished with gravel or artificial grass.

PARTITIONS AND INTERIOR FINISHES

The interior partitions will be constructed using dry lining with double-layer plasterboard, incorporating internal insulation. Interior surfaces will be finished with acrylic paint on vertical and horizontal elements. Plastic paint will be applied to ceilings in wet areas.

FLOORING AND STAIRS

EVEN N° VILLAS: The flooring of the Villa will be porcelain stoneware, Florim, in a 120x120 cm format.

ODD N° VILLAS: Herringbone-pattern wooden flooring, measuring 142 mm wide x 710 mm long format.

The same porcelain material will be used in its anti-slip version for terraces and covered porches.

KITCHEN

Fully fitted kitchen by MODULNOVA, including appliances by Miele (fridge-freezer, oven, microwave, induction hob with integrated extractor, and dishwasher).

BATHROOMS

Bathroom furniture by MODULNOVA, with designer sanitary ware and fittings. Integrated mirror lighting, and floor-to-ceiling shower screens.

PLUMBING

All rooms are equipped with shut-off valves, concealed yet accessible, located behind cabinetry or within ceiling access panels. Terraces are provided with a water supply point. Domestic hot water is produced by an arothermal system using top-brand equipment.

AIR CONDITIONING

Top-brand heat pump providing both heating and cooling. Hydronic underfloor heating throughout the entire villa.

ELECTRICAL INSTALLATION

Electrical fittings from a top-brand manufacturer in a matte white finish. Lighting fixtures will be installed in corridors and bathrooms, as well as outdoor lighting. Dimmer controls will be provided in the living room, entertainment room, and master bedroom. Pre-installation for power supply points for curtains and blinds will be included in the living room and bedrooms. All curtain recesses in the villa will feature integrated LED lighting.

INTERIOR JOINERY

Reinforced entrance door.

Lacquered interior doors with concealed hinges and magnetic locks.

Wardrobes fully fitted inside, including overhead storage shelf, hanging rails, drawer units, and shelving.

EXTERIOR JOINERY

All exterior joinery of the villa will be in textured aluminium with thermal break with double glazing.

JACUZZI

The rooftop terrace includes a private jacuzzi.

MODULNOVA KITCHEN & BATHROOM FURNITURES

Included in the price. For the client to choose.



MORTGAGE & FINANCING ASSISTANCE

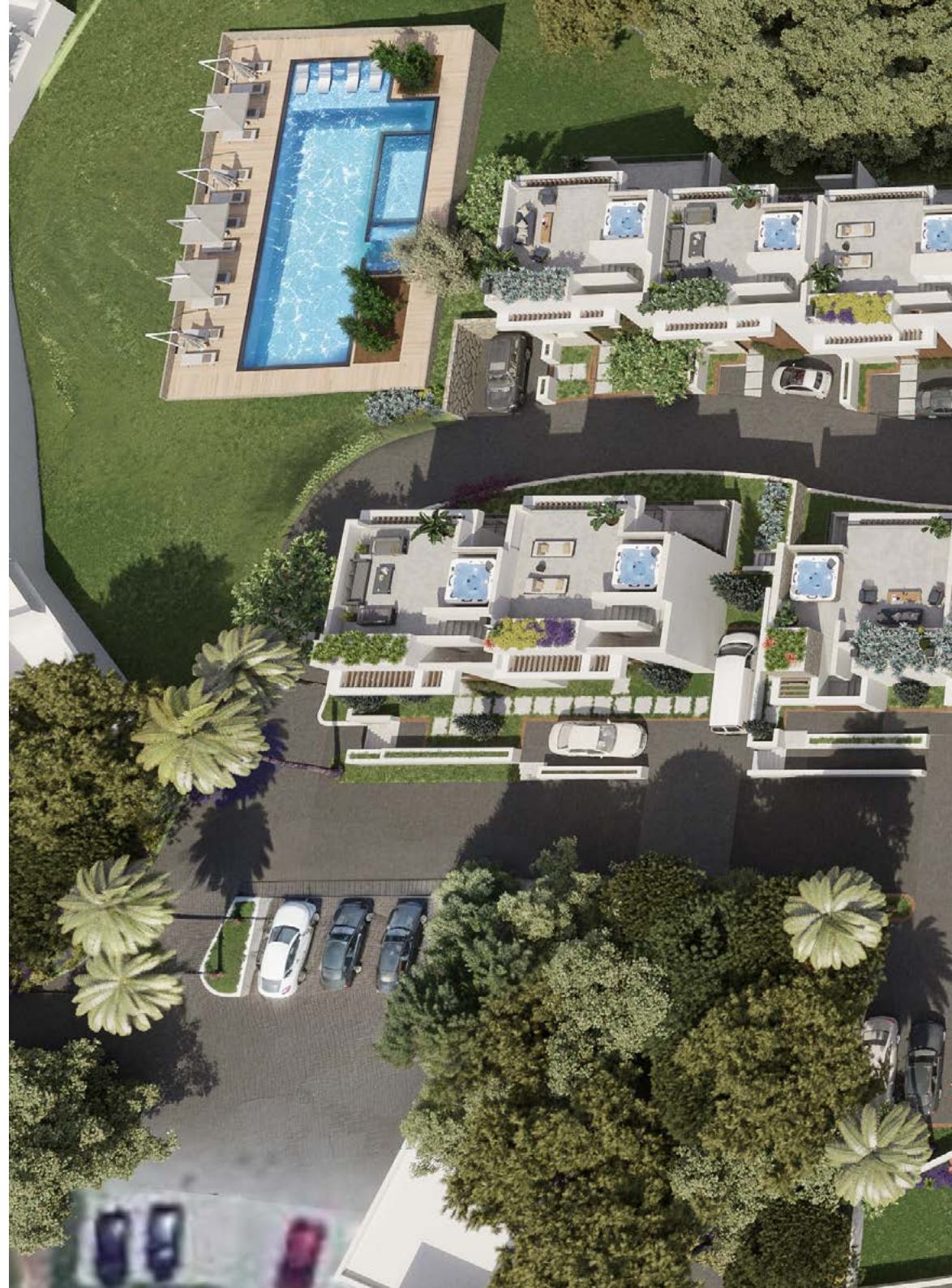
MORTGAGE & FINANCING ASSISTANCE

We can support you throughout the purchasing process by connecting you with trusted financial partners and providing guidance on the financing options available. Our team is committed to making your property purchase as smooth and straightforward as possible.

ADDITIONAL VILLA INFORMATION

- **INSURANCE:** 300-500€/year
- **COMMUNITY FEE:** 200-300€/month
- **IBI TAX:** 800-1000€/year

The information is provided for reference only.







Lars Christensen
Founder

Lars is a Danish entrepreneur with more than 30 years' experience within the Danish and Spanish construction industry.

He has a strong background in Danish construction and have worked with clients who live in colder climates and spend a great deal of time in their homes, and therefore demand much higher standards of quality and functionality. This extensive experience and knowledge have been applied to the development and management of our Spanish properties.



Oscar Vera
Director Project Manager

With over 10 years of experience in the construction sector, Óscar has led residential, commercial, office, and civil engineering projects in Spain and abroad, including Denmark and Saudi Arabia.

Throughout his career, he has been involved in all phases of projects, from planning to execution, ensuring quality, on-time delivery, and cost control.

His experience combines technical expertise, international vision, and leadership, ensuring that each project is successfully executed and meets the highest standards.



Ana Pérez del Pulgar
Head of Sales

More than 25 years of professional experience in the luxury sector for national and international companies. She has been a specialist in sales and customer services across various sectors, including retail, hospitality, construction and real estate.

Born in Malaga, specialist in new construction sales, She is characterised by her involvement and accompaniment of the client throughout the purchase process until Housing delivery and personalised after-sales service. Attention to detail and anticipating needs, making excellence her personal trademark.



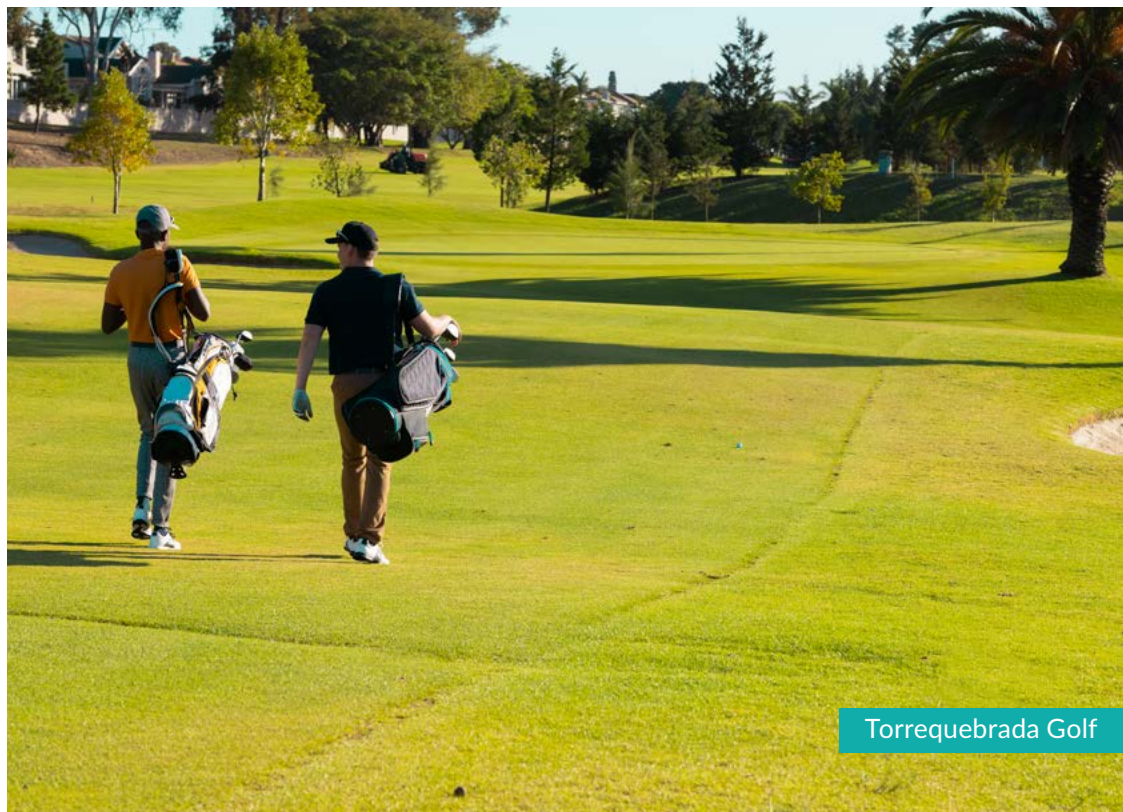
Mijas Pueblo



Puerto Marina



Benalmádena Beach



Torrequebrada Golf







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