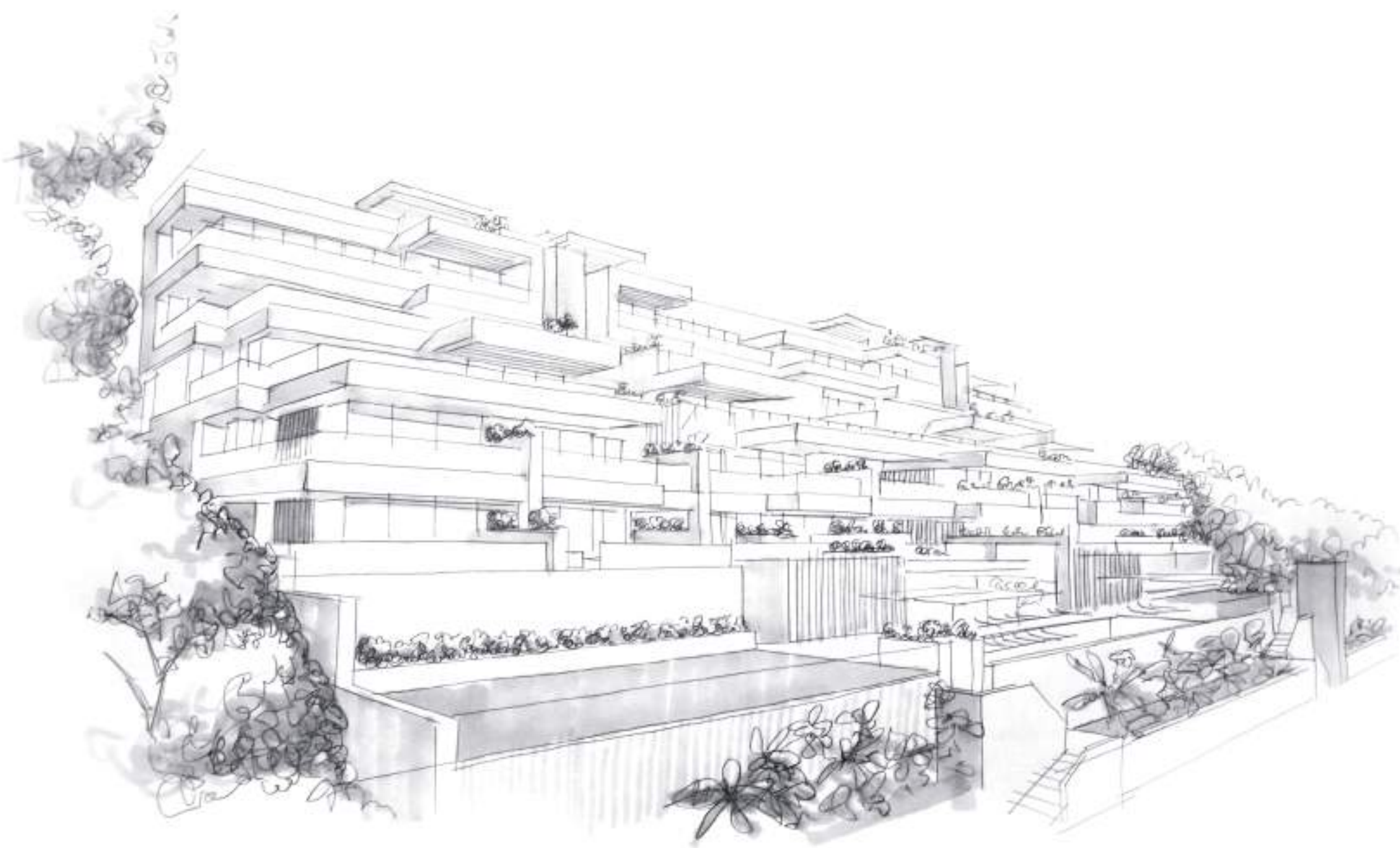


**Imagine
your home in
Estepona**



Residencial
**South Bay
Las Mesas**
ESTEPONA

AEDAS
HOMES



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Aedas Homes



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Our values



1. Professionalism

Our team has a long history in residential property development and is focused on offering clients an excellent experience, using its talent and commitment to do so.

2. Customisation

No two homes are the same, because spaces are part of the identity of the people who inhabit them. That's why we create functional and versatile homes, whose design is easily adapted to their user's needs.



3. Quality

We choose the best materials and finishes, we pay attention to detail and we make sure we build comfortable, spacious and ordered spaces that contribute to people's physical and emotional well-being. We integrate the properties into their surroundings, contributing to improving the environment.

4. Design

We work with the best residential architect firms to create signature homes that bring a little extra uniqueness, exclusivity, quality, design and attention to detail to the market.



5. Innovation

Our properties incorporate the latest technological innovations applicable to the residential environment, both in fittings, and in materials, providing them with the best features to make life comfortable and relaxing.



6. Sustainability

We are committed to the rational use of natural resources, the design and construction of sustainable projects that are energy efficient and respectful to the environment. We are committed to these values in our commitment to the future.



Aedas Homes

As a developer our number one priority is exceeding our clients expectations and to achieve this we offer you the backing of a **team of professionals with a wealth of experience in developing and delivering top end residential developments.**

South Bay Las Mesas



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Your Dream Home in South Bay Estepona

At Aedas we know how important a home is. Your home is you and reflects the way you and your family want to live your life, a place to build special memories, a place to treasure.

With this in mind Aedas would like to offer you the opportunity to own a home in a **truly unique location offering spectacular sea views** in the heart of the town and walking distance to all amenities and services.

Welcome to **South Bay Estepona** an inspirational new modern project of **elegant and spacious apartments and penthouses** set amidst landscaped gardens all with exceptional south facing terraces overlooking the mediterranean.

Enjoy holidays
all year round →



← Breathtaking
views

AEDAS
HOMES





Unique Urban Location

Ideally located a few minutes walk from the town centre and **with easy access in all directions**. **Malaga International airport** is only an hours drive and **Gibraltar Airport** 30 minutes away. Puerto Banus and **Marbella** are a little more than 15 minutes by car.

South Bay is the perfect choice for those who are looking for **quality cosmopolitan living** close to all facilities and services. An ideal second home or all year round residence.

Estepona is also a vibrant town with its own beautiful harbour and promenade offering a va- riety cambiar a **variety of wonderful places for dining and leisure**. The beaches are the best in the area and the town itself still maintains **its authentic Andalusian charm** yet offers **first class amenities** such as a variety of golf courses, eque- strian centres, shops and schools. Sotogrande is only a 10 minute drive to the west and also boasts a **beautiful port, golf courses, polo fields and great choice of restaurants and leisure facilities**.

CONNECTIONS

Roads:
Motorway A7 / Highway AP7

Train:
AVE Malaga *Maria Zambrano*

International Airports:
Malaga / Gibraltar

↑ Accessible transport network



Ports



Convention centre



International schools



Commercial Centers



Beach clubs



Restaurants



Supermarket



Sports facilities



Golf courses



Hospital



Medical centre



Park









Discerningly different

Avant-garde and elegant in design South Bay transcends the boundaries of traditional architecture to offer a **new lifestyle concept** in urban living by combining top quality materials with bold new **inspirational designs**, large bright living spaces fluidly connected to oversized terraces with unbeatable sea views over the town to **Gibraltar** and the **North African coastline**.



Boceto proceso de
Maiz & Diaz Arquitectos



The unique design of the facade guarantees stunning sea views from every terrace.

MAIZ & DIAZ Arquitectos



Solarium



Gym

Exclusive leisure areas created for your enjoyment

The incredible communal areas have been designed for your **comfort and privacy**.

Facing the sea these spacious areas are fully equipped with everything you could wish for: **outdoor swimming pool, beautiful garden areas to relax in and a gym**. We know how important it is to share your free time with your family.



Pool



Gym



Solarium



Light open living spaces

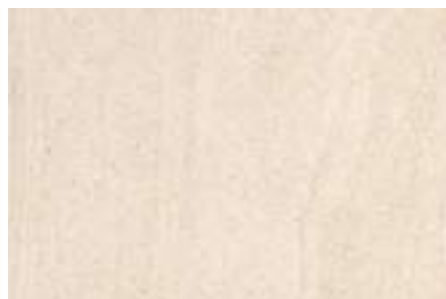
Bright and spacious interiors that invite living and integrated open plan kitchens connected to **spacious terraces with stunning sea views**, top quality finishes adapted to the natural environment, energy efficient homes.

Urban livings
with views to
the mediterranean
↓

Warm & comfortable
living spaces
↓



Bright coloured
finishes ↓



Kitchens made
to enjoy
↓



Intimate and cosy living spaces

Beautifully designed living areas connected to large terraces with **spectacular views** over the gardens and from the penthouses lovely sea views. Designer kitchens with top appliances, oversized floor tiles, **master bedrooms with en-suite bathrooms**. **Modern and elegant in design** taking full advantage of the **natural light** and surrounding scenery.

Bright spacious
bedrooms →



A home for everyone

South Bay Estepona offers a choice of **2, 3 and 4 bedroom apartments and pent-houses** with very large south facing **sunny terraces overlooking the sea**. Spacious modern apartments with **high quality specifications** created and designed so that everyone can choose their dream home.

FLOOR PLAN TYPE 1:
2 BEDROOMS
2 BATHROOMS



BUILT AREAS

Usable interior area
Usable exterior area

m²

84 - 89
55 - 95



This document is only informative and does not form part of a contract to supply. The built areas referred to in this plan are a guideline and due to technical, legal or during execution may change slightly. The furniture, plants and garden are merely decorative.

FLOOR PLAN TYPE 2:
4 BEDROOMS
3 BATHROOMS



BUILT AREAS

Usable interior area
Usable exterior area

m²

115 - 130
45 - 130

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FLOOR PLAN TYPE 3:
3 BEDROOMS
3 BATHROOMS



BUILT AREAS

Usable interior area
Usable exterior area

m²

95 - 110
40 - 160

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FLOOR PLAN TYPE 4:
3 BEDROOMS
2 BATHROOMS



BUILT AREAS

Usable interior area
Usable exterior area

m²

95 - 110
40 - 160

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FLOOR PLAN TYPE 5:
4 BEDROOMS
3 BATHROOMS



BUILT AREAS

Usable interior area
Usable exterior area

m²

95 - 110
40 - 160

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Committed to energy efficiency

All of our homes have something in common. They have been built with the objective of achieving a **high level of energy efficiency** by use of intelligent double flow ventilation systems and ventilated facades resulting in an excellent energy conduct.

All these factors contribute to providing a sensation of **wellness and comfort within the home.**

-
- + **SAVINGS.**
Less consumption and lower maintenance.
 - + **WELLBEING.**
Thermal, light and acoustic comfort.
 - + **VALUE.**
Adding value to the property.
 - **CONSUMPTION.**
Savings on utility bills.
 - **NOISE.**
Improving acoustic insulation.
 - **CO2.**
Less transmission to protect the planet.
-



Quality specifications



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Quality specifications



STRUCTURE

- › Built with reinforced concrete.



FAÇADES

- › Half a foot façade built with brick and interior air camera, insulation and interior finish with laminated plaster walls.



WINDOWS AND EXTERIOR ELEMENTS

- › Windows with aluminium frames including blind in bedrooms.
- › Double glazed or similar type in the property.
- › Exterior rails on terraces done in galvanized steel or glass depending on location and design.



DOORS AND INTERIOR ELEMENTS

- › Security main access door, finished with lacquer paint, with peephole and chrome fittings.
- › Interior doors finish with lacquer paint.
- › Bedroom wardrobes with interior panels, lacquer painted doors, with upper shelves and interior hanging bar.



VERTICAL AND HORIZONTAL PARAMETERS.

- › Interior walls of plaster board panels and isolation.
- › Separation between houses, built with acoustic isolation brick walls and plaster board.
- › Porcelain floors in the whole house with wooden skirting board matching colour of doors.
- › Bathroom floors done in ceramic non-slip surface, humid areas (shower areas and baths) tiled.
- › Kitchen with Porcelain floors and tiled in cooking and kitchen sink area.
- › Plastic paint in vertical elements, excluding tiled areas.
- › Plastic paint in kitchen and bathroom ceilings.
- › False laminated plaster ceiling in Kitchens, Bathrooms and corridors.



KITCHEN

- › Kitchen fitted with top and bottom units, with high capacity and self-closing.
- › Kitchen worktop in quartz with one bowl sink under worktop with kitchen taps.
- › White goods: induction hob, multifunction oven, microwave, dishwasher, refrigerator and extractor fan.



PLUMBING AND AIR CONDITIONING

- › Complete air conditioning installation with air tubes and piping.
- › Water supply and drain for washing machine in laundry zone.
- › Water connection on terrace.



SANITARY EQUIPMENT AND FITTINGS

- › First class sanitary equipment in white colour.
- › Taps (thermostatic in main bathroom). Taps on the wall in the showers.
- › Washbasin cabinet and mirror included.



ELECTRICS AND TELECOMMUNICATIONS

- › All electric elements included are under stipulated regulation, with first class mechanisms.
- › DTV and SAR connections in kitchen, living room and bedrooms.
- › TF connections in Kitchen, living room and bedrooms.
- › Pre-installation of Broadband connection.
- › Video-intercom access.
- › Electricity with High level power.



BUILDINGS COMMUNAL AREAS

- › Multipurpose community room.
- › Gymnasium.
- › Storerooms with ceramic floors and skirtings.
- › Main access to the buildings with large format, mirrors and mailboxes.
- › Stairs and lobby with ceramic materials.
- › Parking area with special concrete floor with added quartz.
- › Automatic main car access door with remote control.
- › Internal and private green zones with urban furniture.
- › Children and adult pools.

Payment Terms



Reservation	Private Purchase Contract	Delivery March / April 2019
6.000 €	30% + Vat (less initial reservation deposit)	70% Balance + Vat

Example property type price 300.000 €

6.000 € + Vat	84.000 € + Vat	210.000 + Vat
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Project Timetable

	THU	FRI	SAT
	2	3	4
	9	10	11
	16	17	18
	23	24	25
	30	31	

2017	2018	2019
July Start of Sales	June / July Completion of Structure	May / June Completion of construction
September / October Building License		July / August First Occupation License and Key Delivery
December Start of Construction		

Renders



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www.delsolinvest.com