

Azure

Zenity
Estepona



aedashomes.com

Dossier and building specifications

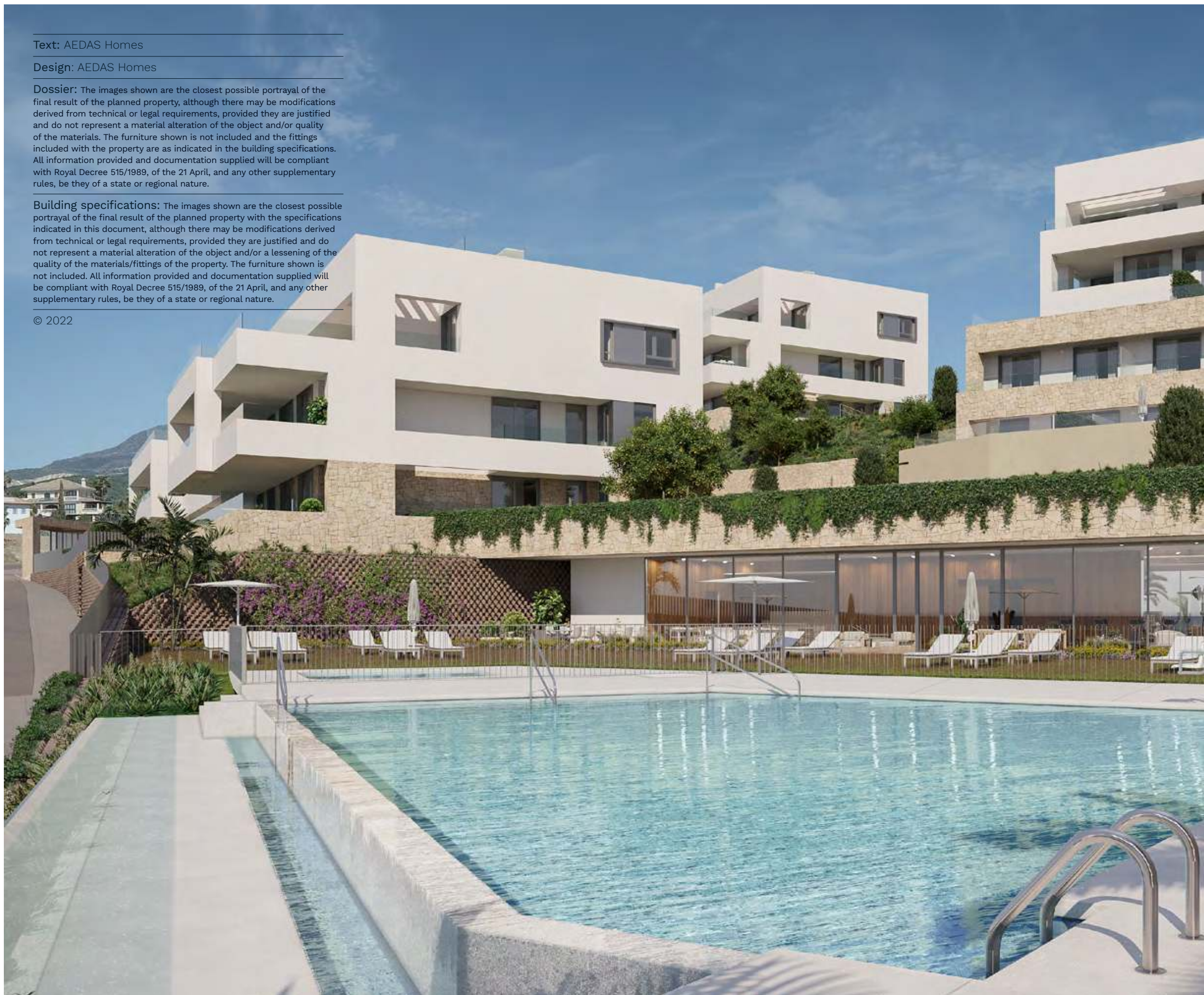
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Dossier: The images shown are the closest possible portrayal of the final result of the planned property, although there may be modifications derived from technical or legal requirements, provided they are justified and do not represent a material alteration of the object and/or quality of the materials. The furniture shown is not included and the fittings included with the property are as indicated in the building specifications. All information provided and documentation supplied will be compliant with Royal Decree 515/1989, of the 21 April, and any other supplementary rules, be they of a state or regional nature.

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Estepona

AEDAS
HOMES

Welcome

We are much more than
a property developer.

We love to walk in your
shoes, discover what makes
you tick and design unique
spaces where you can take
pleasure to the limit.

We welcome you
to your new home.

Would you like to come in?

Dossier and building specifications

Dossier

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Exterior carpentry and glazing
Structure and foundations
Staircases and floor hallways
Garages and boxrooms

Thank you for placing your trust in us



Dossier





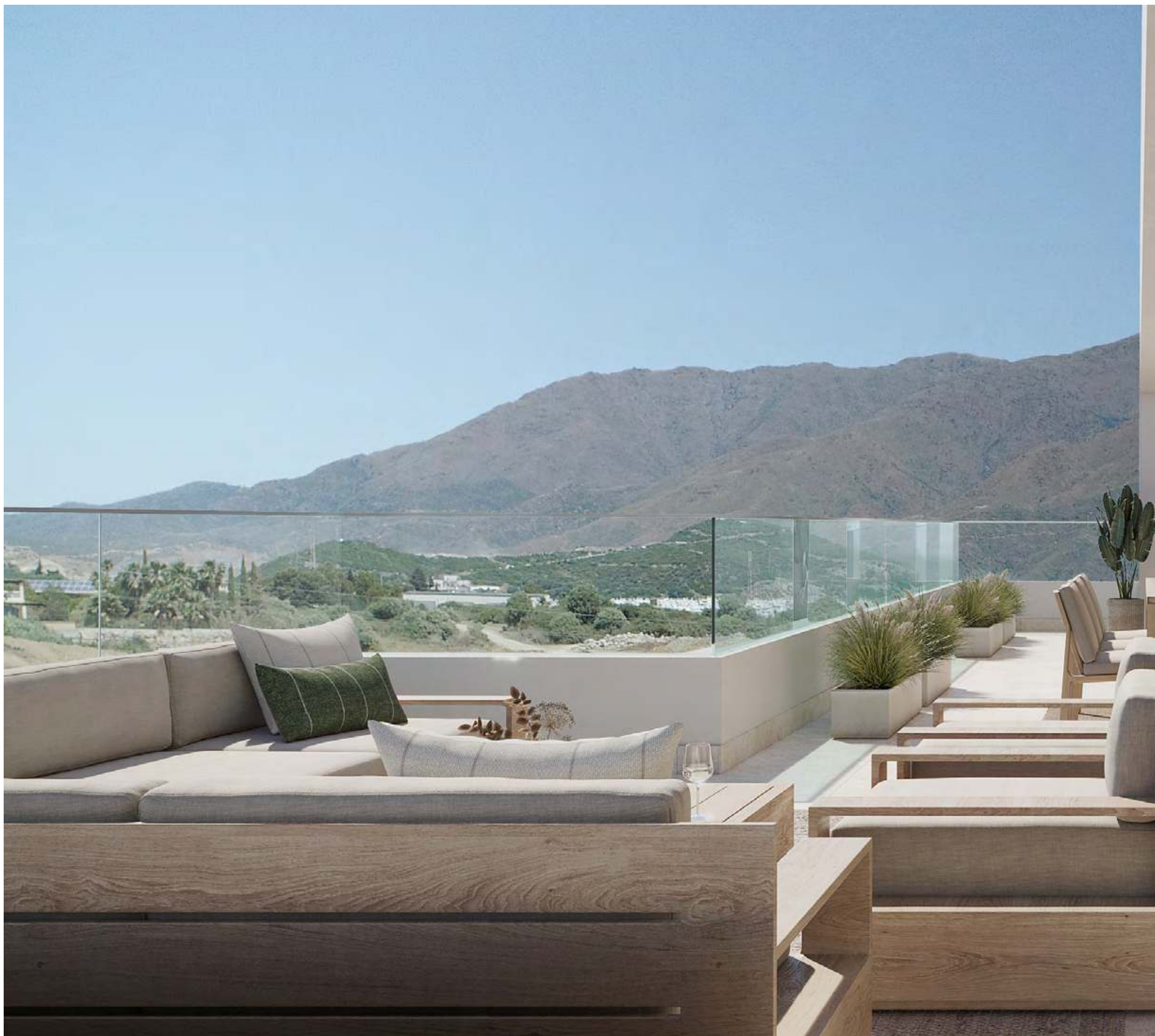
01

Your home, between the sky and the sea

We are surrounded by blue: It is the colour of the sky, the sea, the horizon. It seems to abound, yet we cannot touch it. Its magnetism stems from here.

Man seeks to be close to this colour, to find that spot in nature that enables him to caress it, to immerse himself in its calm, its peace and tranquillity.

We have found it and we want to make it available to you: We introduce Azure, a development which, from its very name, will always be associated with the shades of the colour of the sea. Designed to reach the utmost level of exclusiveness that nature and architecture can offer us, it is the ideal option to enjoy a magnificent quality of life.



02

The beauty of the landscape

A place to live out your dreams.

Our **Azure** development, located in western Estepona, pays tribute to the sea and to the enjoyment of its superb views.

An exclusive development comprising 84 luxury dwellings with generous indoor spaces, roomy terraces, spectacular views, community areas, swimming pools and a club zone.

Live in an unparalleled setting, just a few metres from the beach and surrounded by natural habitats. Take advantage of every room in your home to feel fully connected with the environment, and the comfort and quality of the interiors.

At Azure, no detail has been left unattended to ensure it can provide you with everything you have been looking for: Sky and sea, matchless views to take in the sunset every day, avant-garde architecture and spaces conceived for your wellness.

All of this, without forgetting its quiet location, the Mediterranean climate with its mild temperatures, the peacing beauty of its sunsets and its excellent connections to all kinds of services.







03

Life close to the sea

Azure's location is in a perfect spot.

Your home is close to the most exclusive beaches in Estepona enabling you to rest and let yourself be enticed by the beauty of its colourful landscape.

Close to your home you will find all the services you need to make your everyday life more comfortable.





Thanks to the swift, comfortable A-7 road link, other interesting destinations in the area surrounding the development will be just a short drive away. Like Marbella, for instance, one of the most charming cities on the Costa del Sol with an extensive range of gastronomic, leisure and cultural visits and shopping experiences. Furthermore, you will be living just a few minutes from the exclusive Sotogrande estate, home to one of the world's highly acclaimed golf courses

Azure is also close to Malaga, an open, cosmopolitan city and perfect if you fancy a day of cultural activities, having a meal in a fantastic restaurant or strolling through its bustling streets.

Estepona likewise offers a wide variety of leisure and gastronomic options, a marina and many other sports facilities, some of the most outstanding of which include a prestigious polo school, padel or conventional tennis courts and facilities for practising sailing and water sports.

Azure is strategically located, meaning you will have comfortable connections to key points within Spain and many options for international travel.



04

With views that
dreams are made of

The pleasure of enjoying a sunset on superb terraces which embrace the sea.

Waking up with the sea breeze and watching how
the African coastline appears over the horizon.

A quiet breakfast on a magnificent terrace with unbeatable panoramic views.

The comfort of roomy, flexible spaces where you can hold a dinner party with
friends or take advantage of your leisure time.

Quietly reading whilst enjoying the pleasant views from inside your home.

Enjoying looking at the sky, the blue hues, the sea and its calming effect.

Delighting in the tranquillity of the rooms which
are designed to be restful and comfortable.

The communal areas, spending precious moments in the landscaped gardens
and relaxing in the swimming pools that are almost at one with the sea.

Simply enjoying ordinary life and its little everyday pleasures.

This is your new home in Azure.









“La Gaspara’s exclusive location means that Azure is afforded some magnificent sea views in an exceptional natural setting, barely 5 minutes from Estepona harbour”.

LVA architects.



05

Much more than just a home by the sea

Azure is a premium development with terraces and sea views. A total of eightyfour 2-, 3- and 4-bedroom homes in a building of contained height to assure the greatest aesthetic and privacy.

In addition to flats, in this project we are also offering you duplex apartments or single-family homes with private gardens.

Irrespective of the type of unit you choose, all the options come with:



Unbeatable sea views facing the sunset.



Terraces which range from 29 to 80 m².



Boxroom storage.



At least one garage parking bay.



Design and architecture also play a fundamental role in this development: Radiant floor heating, a fully furnished kitchen with electrical appliances and the possibility of a choice of ambiances are other advantages Azure has to offer. The rooms are flexible and conceived for your enjoyment, offering you different unit types so that you can live comfortably without space being a problem.

Outside your home, but without leaving your community, the communal areas and landscaped gardens come with two adult pools, a children's pool, a gymnasium and a social club.

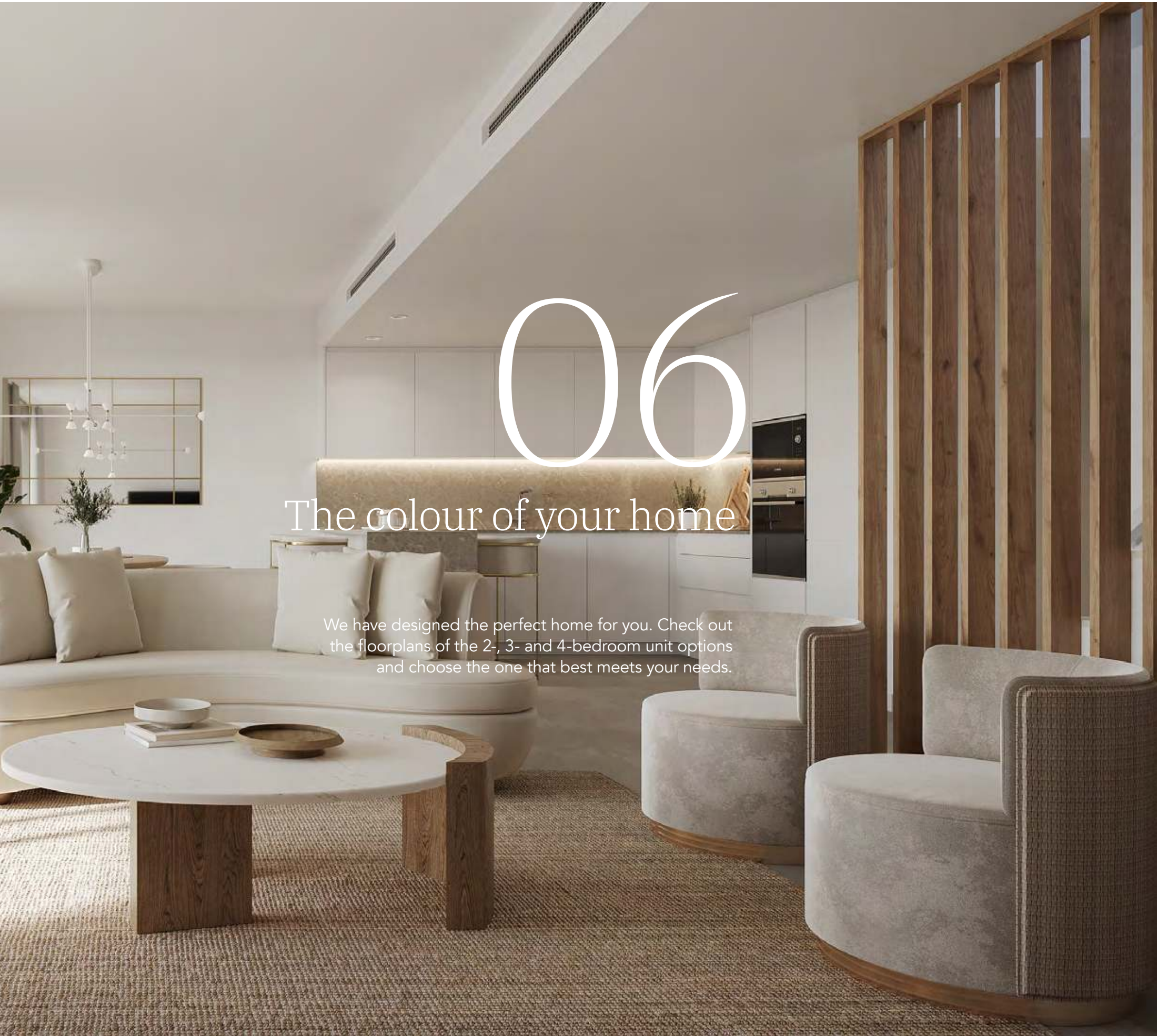




06

The colour of your home

We have designed the perfect home for you. Check out the floorplans of the 2-, 3- and 4-bedroom unit options and choose the one that best meets your needs.



Where nature has a voice

The construction process used in Azure is resource-friendly and helps protect the planet. Your new home's sustainable architecture helps conserve the surrounding area and reduces its environmental impact, as well as offering important energy savings.











In this development, we are offering you constructions which have been conceived and committed to respecting the environment, which seek to avoid excessive energy spending based on the use of the resources the surroundings themselves provide.

A benefit for both the planet and your pocket.





Your new home includes materials and comes with measures aimed at reducing CO₂ emissions.

-  Lighting.
-  Large-sized windows to take maximum advantage of natural light.
-  Thermal quality
-  Thermally insulated façades.
-  User manual.
-  Guidance on how to use the building efficiently.
-  Renewable energies.
-  Aerothermal system to produce domestic hot water.
-  Sustainable transport.
-  Pre-installation for electrical vehicle charging point compliant to regulatory standards.





Building specifications

Your community

At AEDAS Homes, quality is our hallmark and an ever-present objective, hence we have put great thought into all the details of your new home.



Entrances and lobbies

At Azure, the utmost attention has been paid to the community areas. The floors of the indoor spaces will be finished in porcelain stoneware and the walls will combine different materials depending on the area.

They will also include technology in the form of lighting triggered by separate motion sensors for the different zones and floors, thus rationalising resource use and consumption which will translate into important energy savings at the end of the month.

The elevators will be finished in accordance with the rest of the project and be sized to meet Accessibility Regulations. They will have automatic doors and will be fitted with an alarm and a telephone service for emergencies.

The community interior

Your community will make you feel proud of your new home even before you go inside. At Azure, we have created an enclosed space containing gardens for your enjoyment.

To help you share unforgettable moments with those you love the most, the development will include two swimming pools for adults and another for children, landscaped gardens and bicycle storage facilities.



A children's pool and two pools for adults.



A community room and gymnasium.



Landscaped gardens.



Bicycle storage facilities.



Accessibility ramps.



An access control point.



A perimeter video-surveillance system.

Your new home

Hall, lounge-dining room, passageway and bedrooms

Your new home will come with porcelain stoneware flooring in the hall, lounge, bedrooms and passageway. The floors will be finished with a white skirting board to match the interior carpentry, thus creating a fully integrated ambience throughout the entire dwelling.

The walls will be finished in plain emulsion. Suspended ceilings will be hung throughout the home which will also come with an emulsion paint finish.





Kitchen

Preparing your favourite dishes will be much easier in this space we have designed for you. These are the specifications and finishes included in your new kitchen in Azure:

- › Porcelain stoneware flooring combined with plasterboard drywalling in an emulsion paint finish.
- › Suspended ceiling with an emulsion paint finish.
- › It will be delivered with high-capacity wall and base units in a contemporary design.

Your kitchen will also include the following fittings and appliances:

- › A vitro-ceramic hob.
- › An extractor hood.
- › An electric oven.
- › A microwave oven.
- › A dishwasher
- › A refrigerator.
- › A washing machine.
- › A worktop and backsplash between base and wall cabinets.
- › A sink fitted with a mono mixer tap.

Select

Select Service

The AEDAS Homes *Select Service* enables you to customise certain aspects of your new home:

- › Choose between different ambiances depending on your tastes.
- › Distribute the spaces to best meet your needs.
- › Improve the quality specifications and finishes.
- › Equip your terrace on the solarium floor.





Bathrooms

The walls of both the master and secondary bathrooms will be lined in ceramic tiling combined with porcelain stoneware floors.

They will come with suspended ceilings in an emulsion paint finish. For your comfort, the climatization system will have an access hatch in the ceiling of the secondary bathroom enabling easy future maintenance of the interior unit.

Both bathrooms will be fitted with mono mixer taps (thermostatic in the master bathroom shower), a resin shower tray, a shower screen and white sanitary appliances in a contemporary design.

Furthermore, the master bathroom will come with a ceramic washbasin and a vanity unit with a compact quartz countertop.

Terraces and/or private gardens

To ensure your utmost safety, these open-air spaces will be paved in non-slip porcelain stoneware with skirting in the same material in the areas which may be required.

All the terraces will come with a water inlet and drainage system. They will also be fitted with lighting, a power socket and a television jack.

If your home is on the penthouse floor, you will have a spacious solarium from where you can take in the spectacular views the development affords. A pergola will be fitted in the shade area.

Interior carpentry

AEDAS Homes has also paid great attention to the interior carpentry so you can enjoy all the details in your new home.

- › The home entrance door will be armoured and come in a white lacquered finish. It will also be fitted with a spyhole.
- › The doors inside the dwelling will be a premium height (220 cm) and they will be finished in white lacquer with chrome handles, giving your home a smart, contemporary appearance. In general, they will be swing opening, except in those cases where sliding doors are more advisable to improve the usability of the room being accessed.
- › Wardrobes and cupboards will have swing-opening doors to maximise the usage of the space inside. They will come in a white lacquer finish to match the rest of the carpentry and have a modular-type interior lined in white melamine. Bedroom wardrobes will be fitted with a hanging rail, shelf and drawer unit.





Interior walling and insulation

The drywalling employed in your new home will provide the perfect base for a plain paint finish.

- › Dividing walls between rooms: In drywalling.
- › Dividing walls between dwellings:
In drywalling with noise insulation panelling.
- › Dividing walls between dwellings and communal spaces: Built in drywalling with noise insulation panelling.



Installations

Plumbing and drains

The plumbing installation will include water inlets for each bathroom and kitchen fitting (sink) and for the electrical appliances in the kitchen and utility area (dishwasher and washing machine).

Your home will have a general cut-off valve and individual cut-off valves for each room containing plumbing.

Domestic hot water will be produced for all the dwellings using a high energy-efficiency aérothermal heat pump.

Each of the bathroom fittings in the home will be connected to the drains using noise-insulated PVC downpipes which pass through the conduit chambers beside the dwelling.

Heating/Climatization

To ensure you enjoy the utmost comfort, your new home will be fully fitted with a hot-water radiant floor heating system, except in the bathrooms which will be electric.

An important feature of this inertial heating method is that heat is provided uniformly and, by using warm as opposed to hot water, it offers important energy savings while at the same time freeing up space inside the home if we compare it to a traditional radiator system. Temperature in the main rooms will be controlled by thermostat.

Furthermore, you will also have a conduit network for cooling with supply and return grills in the lounge and bedrooms.

Electricity/Telecommunications

Your home will contain the necessary electricity and telecommunications sockets to comply with regulatory standards, as well as a video door phone for communication with the lobbies and the entrance gate to the community.

The bathrooms, kitchen and passageways in your home will come with LED technology lighting.

Ventilation

Your home will include a ventilation system to keep indoor air healthy and assure compliance with the Technical Building Code.



The building

Façade and roof

The façades have been designed to comprise a double leaf enclosure with a brickwork exterior and a dry-wall interior. The exterior face will be rendered in cement mortar and finished in paint specifically for exteriors.

The make-up of the façades in conjunction with the terrace designs will give the building an attractive, contemporary appearance. The finishes will combine thermal performance with the most avant-garde design, adapted to meet the needs of the 21st century.

The façade will also include an air cavity with thermal insulation, which will result in significant energy savings and make the interior of your home much more comfortable.

The roofs have been designed depending on the use for which they will be employed, always guaranteeing their watertightness.

Exterior carpentry and glazing

All the exterior carpentry and glazing will adhere to the Technical Building Code standard and, more specifically, be compliant with the Basic Energy Saving and Noise Protection Documents, thus raising the level of comfort inside the dwelling. Azure will come with:

- › Aluminium profile carpentry with thermal bridge break, combining different opening systems depending on location.
- › Double-glazing with a dehydrated air chamber.
- › Motorised, roll-up, aluminium slat blinds with injected insulation in lounge and bedrooms. Colour similar to the exterior carpentry.

Structure and foundations

Your new home will have a reinforced concrete structure with two-way slab flooring above ground, calculated to meet current regulations and adhering to the Technical Building Code standard. The foundations will be projected in accordance with the conclusions of the Geotechnical Survey.

Staircases and floor hallways

The staircase and floor hallways will be finished in ceramic tiling with matching skirting and the walls will come in an emulsion paint finish.

Garages and boxrooms

Garage entry and exit doors will be automatic and fitted with a crush-prevention safety device. They will be operated by remote control.

The boxrooms will be painted and come with a metal door, all adhering to the regulatory standards required for their location.



Thank you for placing your trust in us

With you right from day one. At AEDAS Homes, our professionals share and firmly believe in our company's values, and they attend your home as if it were their own. Integrity, excellence, transparency and innovation are the cornerstones of the service you receive when you choose us. Our highly qualified team has vast training and experience in the world of residential developments and this means we are highly committed to you.

When you choose an AEDAS Homes dwelling, not only are you opting for top quality specifications and avant-garde architecture, but you are also committing to looking after the environment. Environmental protection is one of our great proposals, and in all our projects our commitment to the rational use of natural resources and the use of efficient systems resulting in energy savings are both quite evident.

At AEDAS Homes we know that sustainability and design are not at odds with each other and hence we have achieved "green" homes that include state-of-the-art innovation in their interior. We apply avant-garde technology to make your life much more comfortable and in tune with 21st-century requirements.

Thank you, because your trust enables us to build projects that touch the blue of the sky and the sea.





Sales office
and development



aedashomes.com

