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aedashomes.com

As a developer we pride ourselves on our quality and on the trust we inspire, which is why we would love to help you turn your new home into a unique space that truly meets all your needs. We are a next-generation property developer with a team of talented, experienced professionals at your service.

Welcome

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Índigo
Zenity
Estepona



**AEDAS
HOMES**

Dossier



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01

Live between the sky and the sea

We live on a blue planet: the colour of tranquillity, stillness and serenity. Surrounding ourselves with these tones can lead to an unparalleled sense of calm.

Presenting **Índigo**, a residential development that, as its name suggests, will always be linked to the colours of the sky and the sea. Every element of the design is carefully thought through to achieve that perfect point of exclusivity that the combination of nature and architecture can provide, making it the ideal option for a great quality of life.

The home you've been looking for

AEDAS Homes presents an exclusive development featuring homes with 2, 3 and 4 bedrooms adapted to your needs in one of the finest areas in Estepona.

At **Índigo** you'll be living in an area with all the services you could need close by, right by the beach and with superb transport links.





So easy to get to, and with Estepona on your doorstep

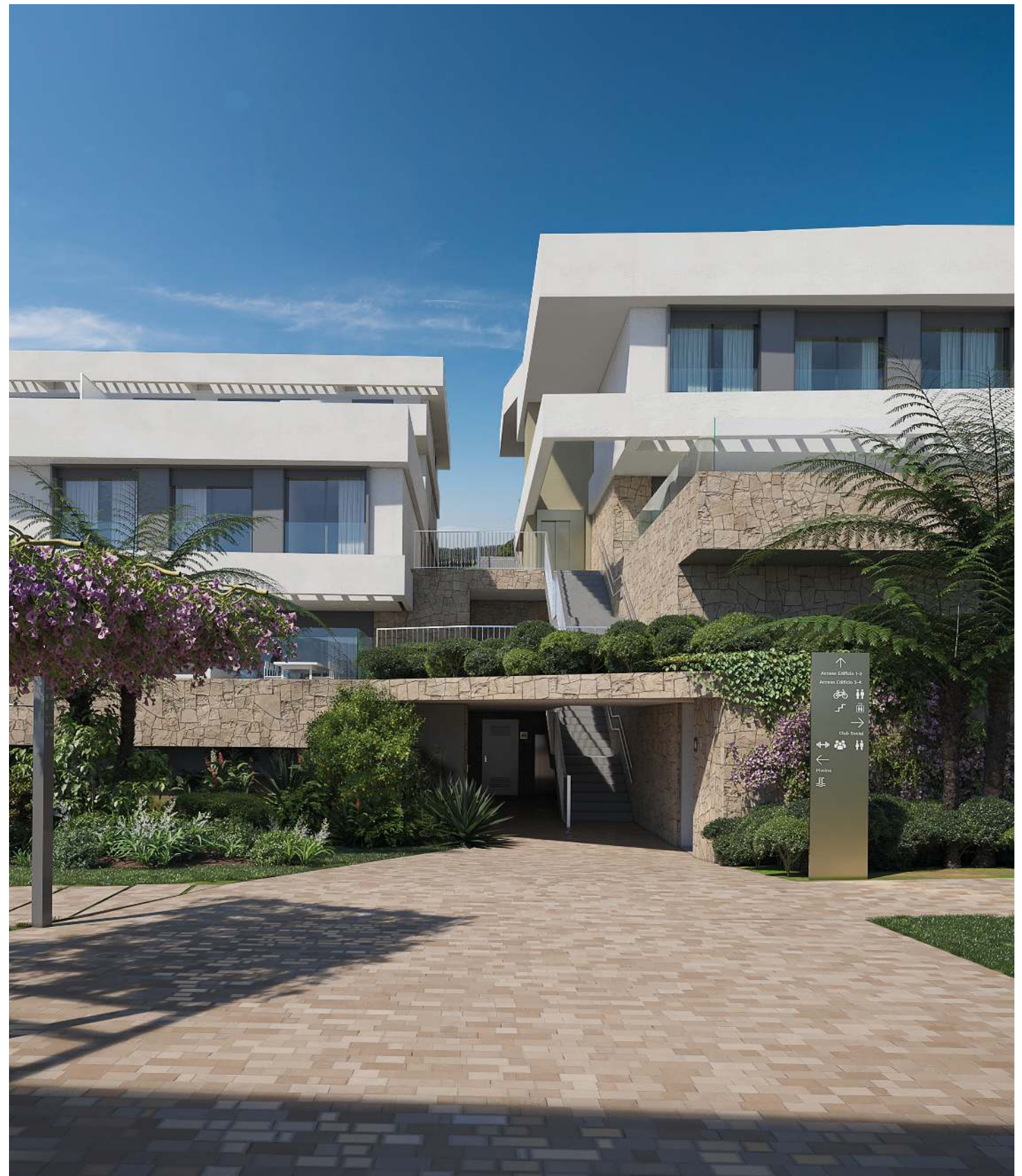
Estepona is one of the most sought-after places to live in the province of Málaga. Considered the Costa del Sol's "new Golden Mile", the superb climate and wonderful beaches win over everyone who comes here.

The location of **Indigo** perfectly combines living in natural surroundings with the comfort of being only a short distance from the centre of Estepona. As well as a coastline that stretches for 20 km, the town has great schools, shops and leisure options to suit everyone.

It's a place where there's no need to rush. Enjoy the comfort and the peace and quiet, and immerse yourself in the exclusive Estepona lifestyle.

A unique setting overlooking the Mediterranean

The fantastic location of **Índigo** means living somewhere that has it all. There are plenty of shopping and food options close by, and the Marina is only five minutes away.





The area of La Gaspara is 45 minutes from the airports in Málaga and Gibraltar, and only 25 minutes from nearby towns Marbella and Sotogrande.

The development also has easy access to the A-7 highway and several levels of pedestrian access to Arena Beach, one of the quietest beaches in the area, nestled between the Costa Natura and Guadalobón beaches.

The superb location means that **Índigo** is less than an hour's drive from Málaga on the A-7. As a cosmopolitan city that's bursting with things to do, a visit to Málaga is a must, as the provincial capital is a cultural hub with more than 30 museums and galleries, including the Picasso Museum, the Carmen Thyssen Museum and the Centre Pompidou.

With the airports in Málaga and Gibraltar, and with the AVE train station in Málaga so close by, any national or international destination is within easy reach.



“Índigo is born of the mountain it sits on. The idea behind the project is for the development to form part of the ground on which it rests, creating a harmony between the building’s base material and the hillside itself, helping to soften the building’s proportions.

Resting on this stone base, a series of white volumes display clean lines and a Mediterranean style, gently scaled in such a way up the hill to ensure that all homes enjoy views of the blue sea that lends the development its name – Índigo.”

LVA Architects









02

Nature on your doorstep

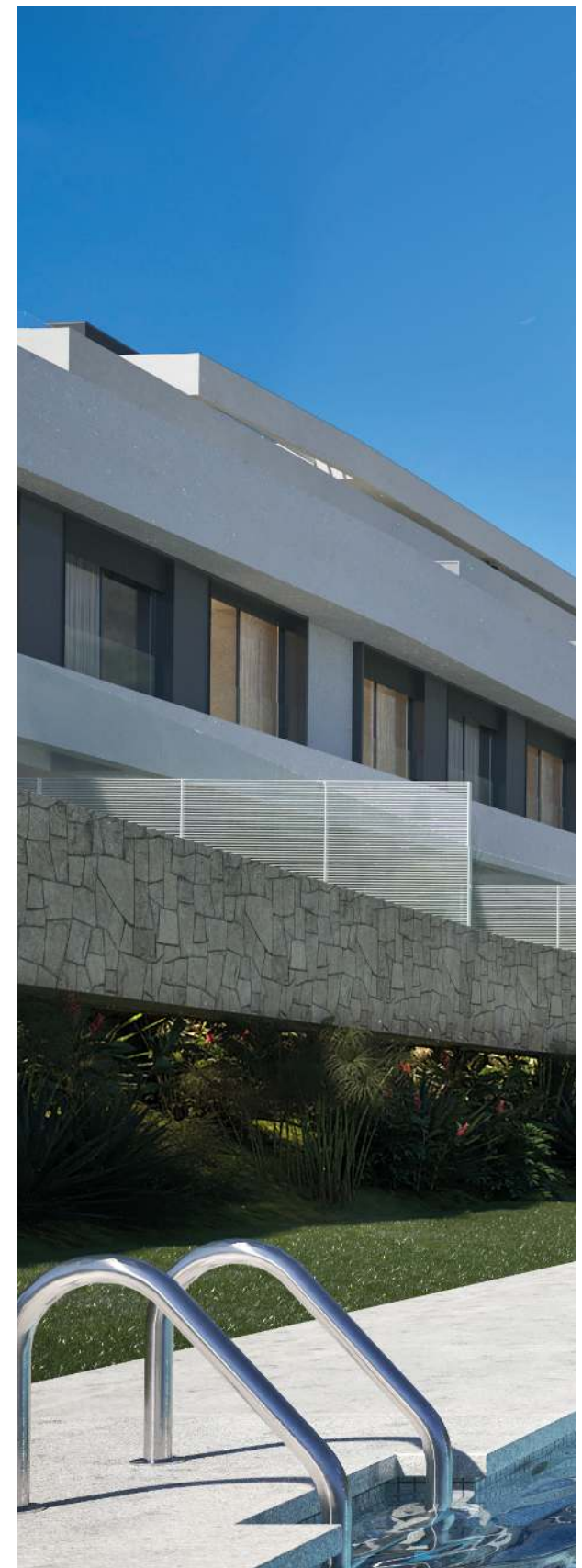
The **Índigo** development stands on a gentle hill in west Estepona with spectacular views and wonderfully close to the sea. An exclusive development with 33 homes featuring spacious rooms, large terraces, spectacular views, communal areas, swimming pools and a club area.

A setting where nature is right on your doorstep. Every room in your home enjoys a special connection with the environment and with the comfort and quality of the interiors.

An outdoor life all year round

Índigo has taken care of every detail to provide what you have always been looking for: sky, sea and unbeatable views.

And all without compromising on the peace and quiet offered by the location, the gentle temperatures of the Mediterranean climate, the peace of the sunsets and the fact that all the services you might need are within easy reach.









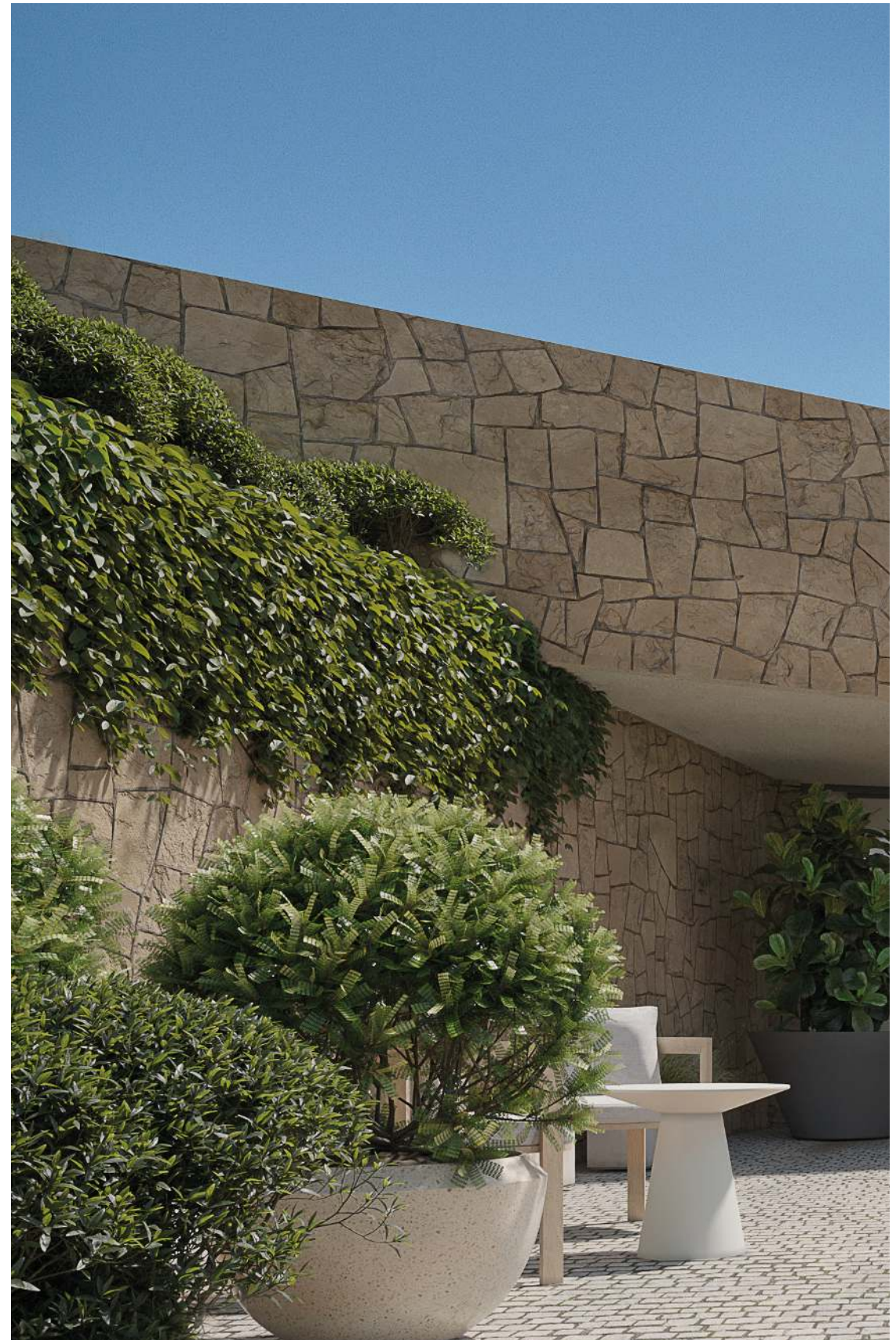
03

Feel the sea up close

Índigo enjoys an unbeatable location, with the Mediterranean right on your doorstep. Surrender to the beauty of the most exclusive beaches in Estepona and enjoy the peace and quiet. As the perfect complement to your day-to-day life, you'll be living in a place where great cuisine is an art form, from the bars on the beach to the prestigious restaurants, where the Andalusian lifestyle will win you over in an instant.

Where nature has a voice

At **Índigo**, nature is paid the respect that it deserves in terms of preserving the immediate surroundings and reducing the development's environmental impact. Our work focuses on sustainable architecture, and your new home in Estepona is leading the way in this regard. **Índigo** will save energy and resources to help protect the planet.









04

Life at the top

Feel the sea breeze on your face each day from the comfort of your wonderful terrace, and on clear days admire the African coastline on the horizon.

Contemplating life from up top also means enjoying every moment, at any time and wherever you are. The swimming pools await for you to take a refreshing dip, and the gardens are ready for you to enjoy the sunset as the fragrant aromas greet the warm Mediterranean evening air, with all the comfort of a home tailored to your particular tastes and needs – something you undoubtedly deserve.

That's your new home at **Índigo**.









05

Everything you need by the sea

Índigo is a premium development with terraces and sea views. A total of 33 homes with 2, 3 and 4 bedrooms in a limited-height building for the most pleasing aesthetic and maximum privacy.

The complex includes single and split-level apartments with large terraces. Whichever home you choose, all the options include:



Unbeatable sea views



Terraces from 40 to 120 m²



Storage room



At least one garage parking space



Elegance option in office area

Beyond your home, but still within the property itself, the communal areas and gardens feature an adults-only pool, kids' pool, gym and social club.









06

Innovation and elegance

Innovation and quality play an essential role in this development: underfloor heating, fitted and fully equipped kitchen and a choice of decor options are just some of the benefits of **Índigo**. The rooms are flexible and designed with your enjoyment in mind, with various types available so you can live comfortably without space being a problem.

We've designed the perfect home for you.

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Building specifications

A unique space

Welcome

Our commitment to you starts right away, which is why we're delighted to share the list of features of your new home with you. Discover all the details of **Índigo** and start to imagine the spaces that could soon become your dream home.

What do you need?

At AEDAS Homes quality is a constant and an ever-present goal, which is why we've put so much thought into all the little details in your new home.



Access and entrances

A great deal of care is taken over the communal spaces at **Índigo**. Interior communal areas will have porcelain tile flooring and the walls will combine different materials depending on the area.

Technology will also play its part, through lighting with presence detectors in different areas and on different floors, meaning significant energy savings each month through an optimal use of resources and lower levels of consumption.

Elevator cabins will be finished in line with the rest of the project, and will be sized to meet accessibility regulations. Automated doors and an alarm and telephone service for emergencies will be fitted as standard.



Interior elements

You'll feel proud of your home even before you walk through the door. Índigo is an enclosed site where you can enjoy different areas to share special moments with your loved ones. The development includes:



Swimming pool.



Multipurpose communal room.



Garden areas.



Space for bikes.



Accessibility ramps.



Security access.



Perimeter video surveillance system.



Multipurpose rooms.



Gymnasium.

Your new home

Entrance, lounge, hall and bedrooms

The entrance area, lounge, bedrooms and hall will have porcelain tile flooring. The floor will have white skirting to match the interior joinery, creating a fully integrated ambience throughout the home.

Walls will have an emulsion paint finish. A false ceiling will be fitted throughout the home, with an emulsion paint finish.

Kitchen

Preparing your favourite dishes will be so much easier in this space, designed with you and yours in mind. Your new kitchen at **Índigo** will have the following features and finishes:

- › Porcelain tile flooring and walls with an emulsion paint finish on plasterboard.
- › False ceiling with emulsion paint finish.
- › The kitchen will be fitted with high and low cupboards in a modern design.

It will also include the following:

- › Kitchen island or peninsula with vitroceramic hob.
- › Ceiling extractor hood.
- › Electric oven and microwave oven.
- › Panelled dishwasher.
- › Panelled refrigerator.
- › Washer-dryer.
- › Counter top and splashback between high and low cupboards.
- › Sink with mixer tap.





Elegance option in the bedroom

Select Service

With the AEDAS Homes Select Service you can personalise various aspects of your new home:

- › Choose from different decor options to suit your tastes.
- › Improve features and finishes.
- › Turn your terrace into a solarium.

Select

Bathrooms

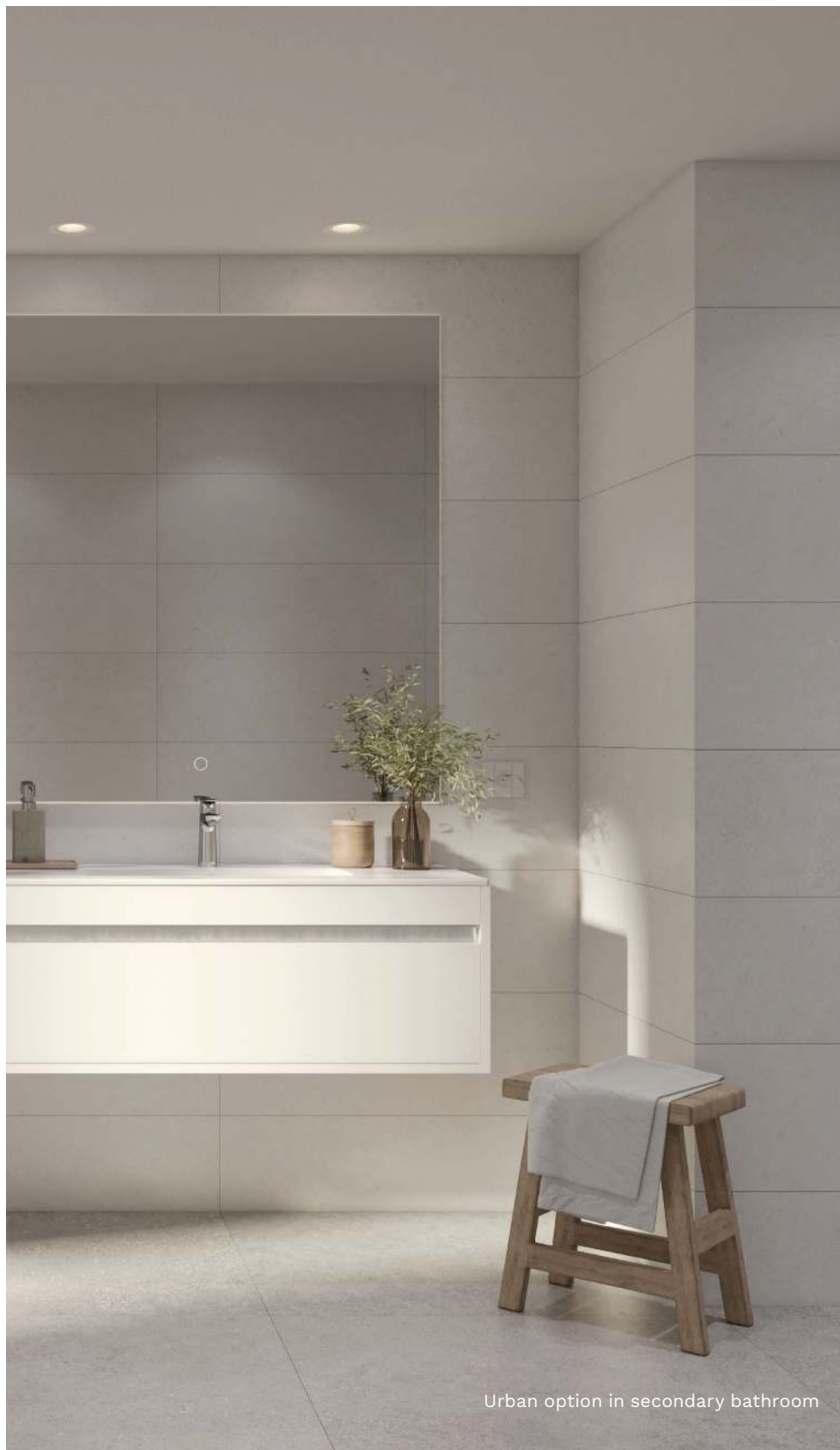
Las paredes de los baños, tanto principales como secundarios, irán revestidas de baldosa cerámica combinando con el solado de gres porcelánico.

False ceilings will be fitted, with emulsion paint finish. For your comfort, the climate control system will be installed in the false ceiling with hatch in the bathroom for future maintenance of the interior unit.

Both bathrooms will be fitted with mixer taps and a thermostatic tap in the main shower, resin shower tray, shower screen and white bathroom fixtures in a modern design.

The main bathroom will also have a ceramic basin within a cabinet and counter top in compact quartz, and a wall-mounted toilet.





Urban option in secondary bathroom

Terraces, porches and/or private gardens

For maximum safety, these outdoor spaces will have anti-slip porcelain tiles and matching skirting in the required areas.

All terraces will be fitted with a water outlet and a drainage system. They will also have lighting, power outlet and TV socket.

If your home is on the attic level, you can also enjoy a spacious solarium with superb views. A pergola will be installed in the shaded area.

Interior walls and partitions

The plasterboard used in the partition walls of your new home will provide an exterior finish that's ideal for emulsion paint.

- › **Interior partition walls between rooms:** plasterboard construction.
- › **Partition walls between homes:** plasterboard construction with sound insulation panelling.
- › **Partition walls between homes and communal areas:** plasterboard construction with sound insulation panelling.

Interior joinery

At AEDAS Homes we have also taken the interior joinery into consideration, so you can enjoy every detail of your new home.

- › Your home will have a reinforced entrance door with a white lacquer finish and fitted with a peephole.
- › The home's interior doors are 200cm high, finished in white lacquer with chrome handles, lending your home a modern and elegant appearance. Doors will generally be hinged, except where it is advisable to fit sliding doors to improve use of the space in the room.
- › Folding wardrobe doors will make maximum use of the space, finished in white lacquer to match the rest of the finishing work. Interiors will be modular in design, finished in melamine with a bar, shelf and set of drawers in bedroom wardrobes.





Installed features

Plumbing and sanitation

Fixtures in the bathrooms and the kitchen sink will be plumbed in, and electrical appliances fitted and installed in the kitchen and wash room (dishwasher and washing machine).

Your home will have a general shut-off valve and independent shut-off valves in each wet room.

Hot water in all homes will be from an air source heat pump for maximum energy efficiency.

Each appliance and plumbed fixture in the home will be connected to the drainage system, with PVC downpipes installed in the chambers next to the home, with noise attenuation installed.

Heating/temperature control

For maximum comfort, your new home will be fitted with underfloor radiator heating throughout, except in the bathrooms, where electric heaters will be installed.

This method of inertia heating provides uniform heat distribution, allowing for high energy savings by using hot water at a lower temperature while also saving space in the home when compared with traditional radiator systems.

The main rooms in the home will be fitted with temperature control thermostats.

A system of cold-air conducts will also be fitted, using air supply and return vents in the lounge and bedrooms.

Electricity/telecommunications

Your home will be fitted with mains electricity and telecommunication sockets as per regulations, and a video entry system linked to the building entrances and site access point. The bathrooms, kitchen and hallways in your home will be fitted with LED lighting. Urban option in the lounge.





Urban option in the lounge

Ventilation

Your home will include a ventilation system to ensure the interior air is healthy and in compliance with the Technical Building Code.

The building

Facade and roof

The facades consist of cavity walls, with brick exterior and plasterboard interior. They will have a traditional painted finish. The composition of the facades and the design of the terraces give the building an attractive, modern image. The finishes combine with the thermal qualities of the buildings cutting-edge design to create homes that are fully adapted to 21st-century needs.

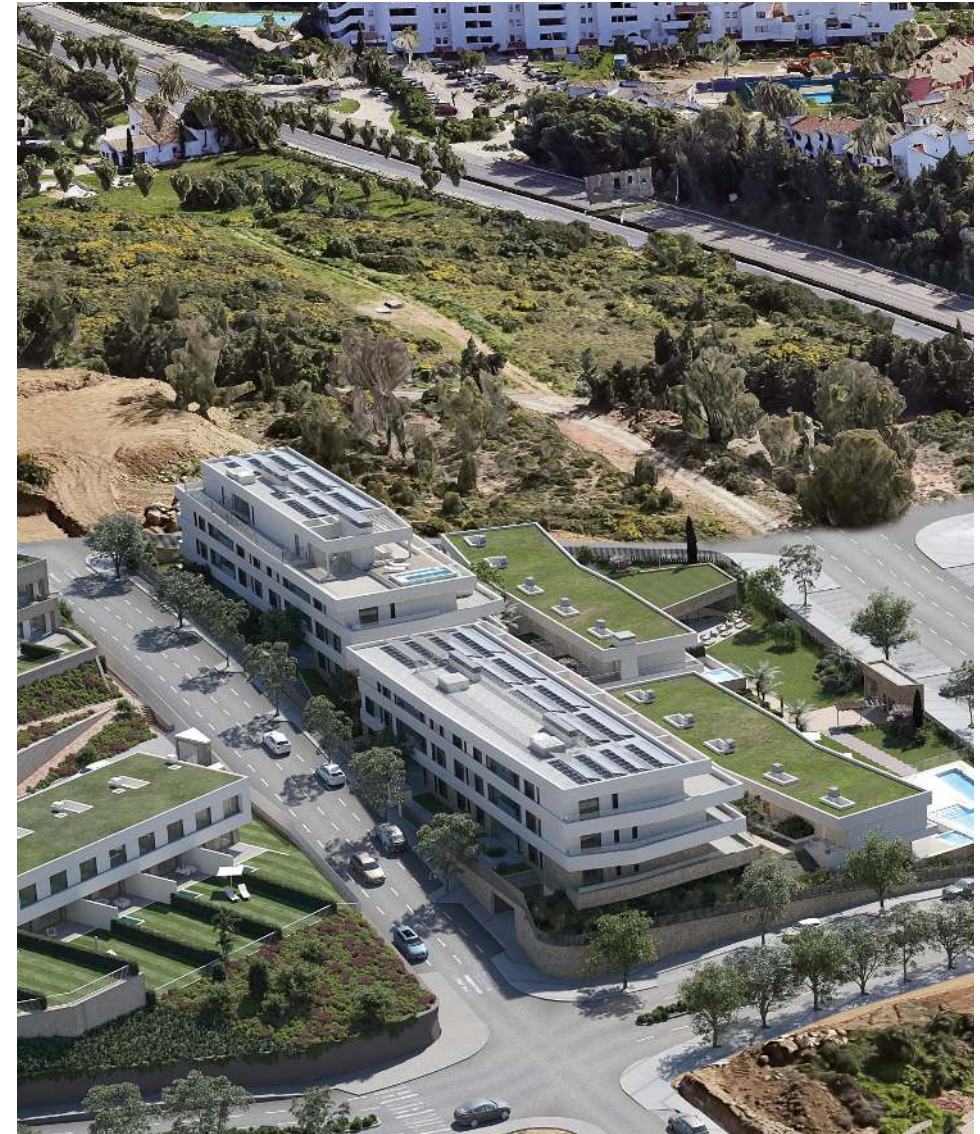
The facade will also have an air chamber with heat insulation for significant energy savings and a greater feeling of comfort in your home.

The roofs have been designed according to their intended use, and are all fully watertight.

Windows and window frames

Exterior joinery work and glazing will be as per the Technical Building Code, specifically the Basic Energy Saving Document and the Noise Protection Document, greatly increasing the level of comfort inside the home. **Índigo** will feature:

- › Aluminium window frames with thermal break combined with different opening types depending on the location.
- › Double-glazed windows with dry air chamber.
- › Motorised aluminium-slat roller blinds with injected insulation in lounge and bedrooms. Colour similar to that of the exterior window frames.





Foundation and structure

Your new home will have a waffle slab on-grade reinforced concrete foundation, calculated according to the regulations in force and the Technical Building Code. The foundation will be designed in accordance with the conclusions of the Geotechnical Study.

Stairs and landings

Stairs and landings will have ceramic tile flooring with matching skirting and emulsion paint finish on walls.

Garage parking and storage rooms

Garage entrance and exit will be automatic, with auto-reverse safety device and remote control.

Storage rooms will be painted and have a metal door, and will comply with regulations regarding their location.

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Thank you for placing your trust in us

With you right from the start. As professionals, at AEDAS Homes the company's values form such a core part of who we are that we treat your home as though it were our own. Professionalism, innovation, design and sustainability are what you'll encounter when choosing us. Our team has undergone extensive training, with a track record and experience in the world of residential developments, and with a friendly, professional attitude we'll make sure you feel right at home, even before you walk through the door.

By choosing AEDAS Homes, you're not only opting for the finest features and architecture that's at the cutting edge of modernity, you'll also be showing your commitment to sustainability and concern for the environment. We've managed to build homes that are truly 'green', fitted throughout with the very latest innovations. We apply state-of-the-art technology to make your life that much more comfortable, fully adapted to 21st-century needs.



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