



Why choose Aures in Estepona?

As it stands on the highest plot in the Australy sector, we have named your development “Aures”, associating it with a stretch of the Atlas Mountains. Your new home in this marvellous setting in Estepona will be thus forever bound to land, one of the four classic elements of nature.

Come and live in a wonderful natural setting in Estepona.

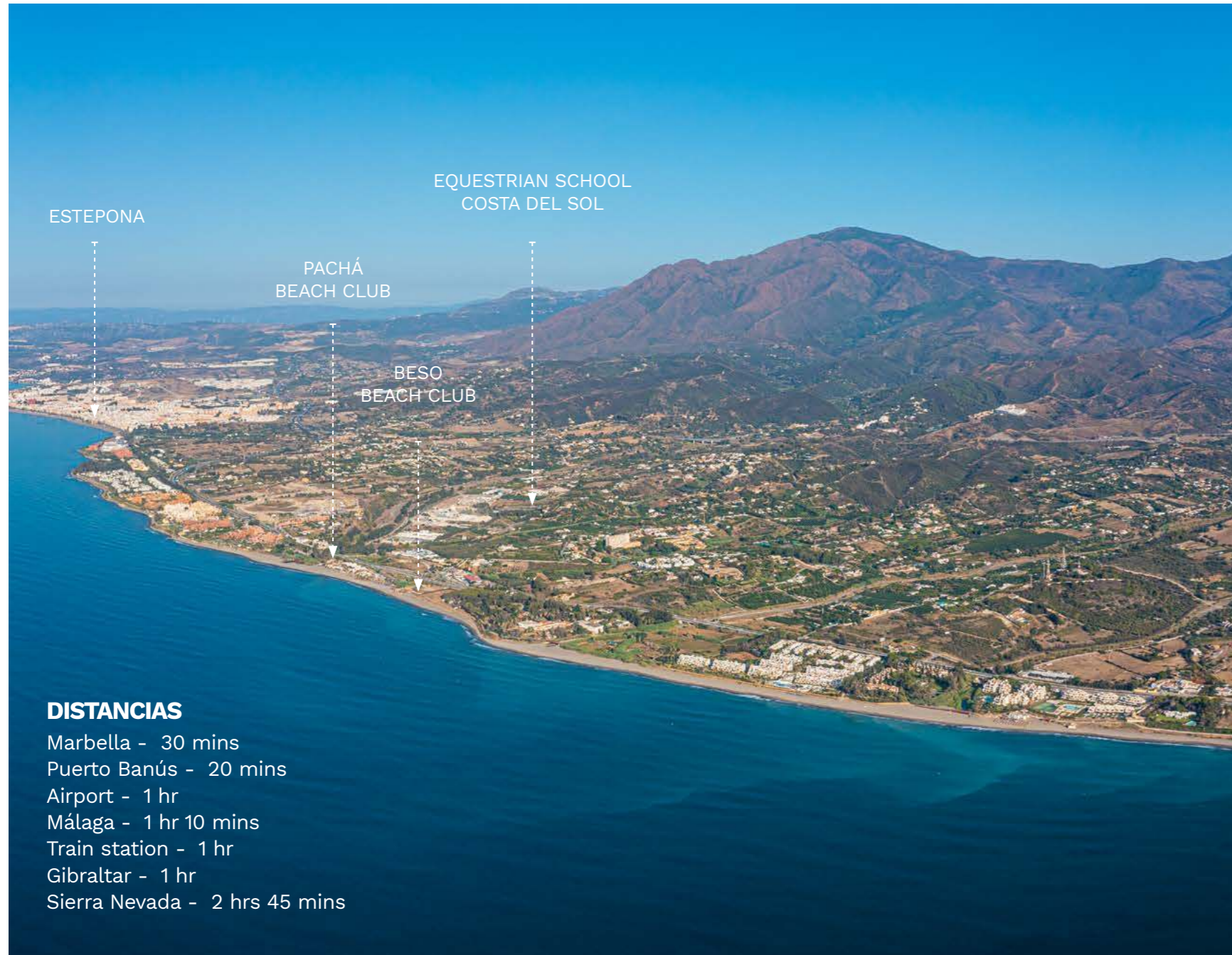
Architecture inspired by nature, rising up on the hilltop overlooking the sea.

Your new home in Aures



The images shown represent as close an approximation as possible to the final result of the projected property. Modifications may be made due to technical or legal requirements, provided that they are justified and do not involve a substantial alteration of the object and/or quality of the materials. The furniture shown is not included, the equipment of the property being that indicated in the building specifications. All information and documentation will be provided in accordance with the provisions of Royal Decree 515/1989, of 21 April, and other regulations that may complement it, whether of a state or regional nature.





**Discover the world
around you**

**AUSTRALY
AURES**

HOSPITAL

LA RESINA GOLF

ANANTARA VILLA
PADIERNA PALACE

TIKITANO
RESTAURANT

EL PARAÍSO GOLF

ATALAYA GOLF

SAN PEDRO DE
ALCÁNTARA

MARBELLA

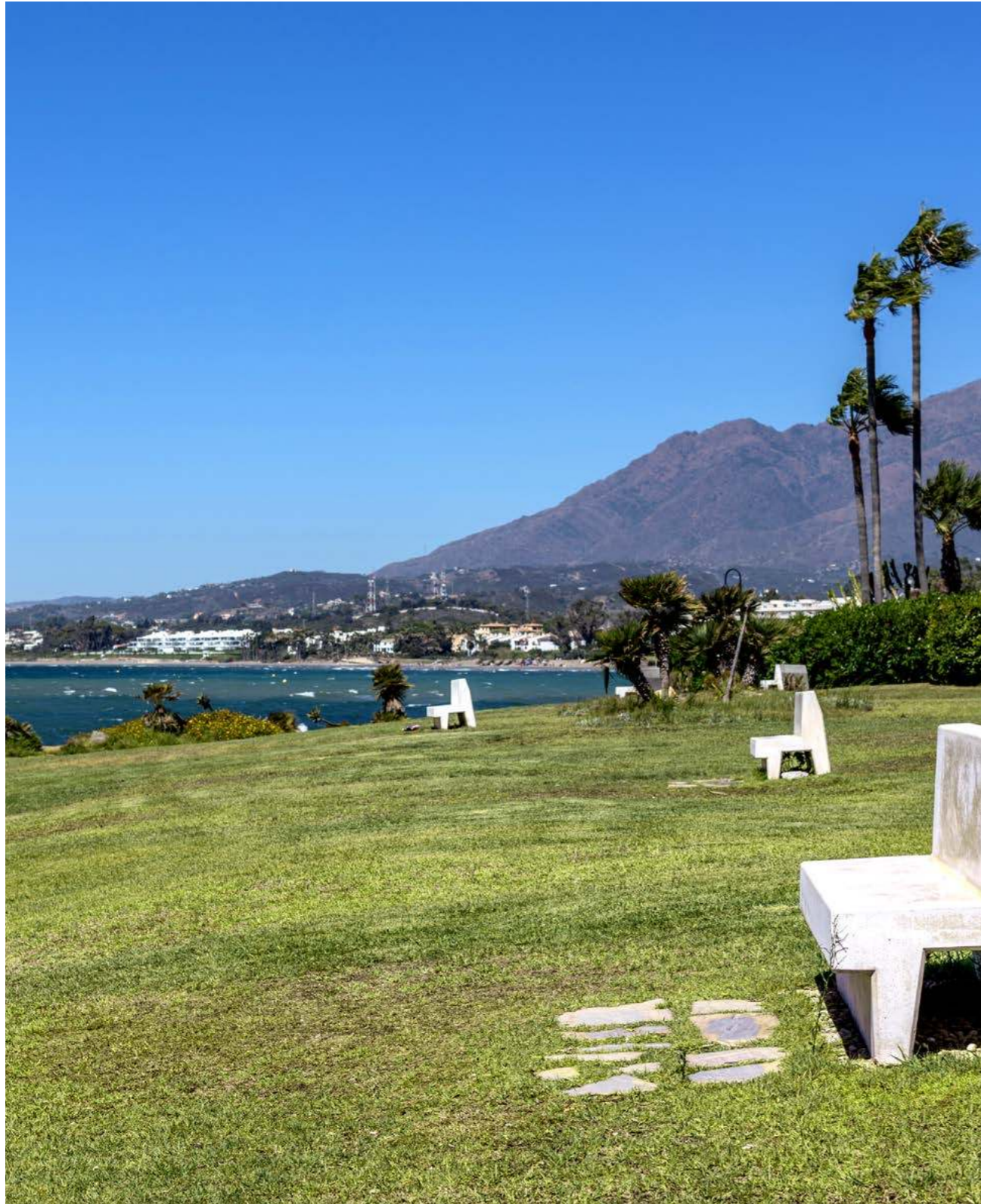
PUERTO
BANÚS





**Perfectly
communicated and
just a short distance
from Estepona**





Aures' privileged location means you will enjoy all the comforts of living in an environment that has everything. The project is surrounded by green areas beside Selwo Adventure Park and close to La Resina golf club, public and private health centres and just a short distance from the beach.

Your new home in Estepona has excellent road communications: it will only take you 20 minutes to be strolling through the streets of Marbella, one of the most charming towns on the Costa del Sol offering great gastronomic, leisure, cultural and luxury shopping experiences.

Likewise, within minutes of your new home you can be dining at one of Sotogrande's exclusive restaurants or enjoying its acclaimed golf courses.

Its excellent location means that Aures is less than an hour's drive from metropolitan Malaga on the A-7. A cosmopolitan city full of culture, Malaga is well worth a visit. It is the provincial capital and a cultural hub with over 30 museums including the Picasso Museum, the Carmen Thyssen Museum and the Pompidou Centre. Thanks to its proximity to Malaga and Gibraltar airports and Malaga's AVE high speed train station, any national or international destination is within easy reach.







Aures

2 - 3 - and 4 - bedroom multi-family dwellings.

From 105 m² + 30 m² terraces.

Dwellings with generous terraces, ground-floor units with gardens and penthouses with a swimming pool.

Master bedrooms with en-suite bathroom and guest toilet in 4B units. 2 and 3 bedroom apartments all have two bathrooms.

Communal garage per block.

All dwellings come with access to “Australy Clubhouse” services.

Large fully equipped kitchens open to the lounge.

A wide catalogue of options designed to personalise your home.



COMMUNITY POOL



COMMUNITY POOL

Homes that look outwards

Aures looks outwards from its terraces facing the Mediterranean Sea skyline. Irrespective of the home you choose, the development's gently sloping structure will enable you to enjoy unobstructed views.

Your new home comes with a spectacular private outdoor pool so that you can put the stress of everyday life behind you and enjoy the peace and quiet of a refreshing swim in a natural setting away from noise.

The generously sized outdoor spaces, both private and communal, will make the outdoors a key feature in your best moments.





SUNTRAP TERRACE



Integrated light-filled ambiances

In Aures, we have elegantly integrated the different spaces in your home. The new trends in interior design and decoration advocate merging the living area and the kitchen in one same concept of habitability, eliminating barriers and walls to capitalise to the utmost on the space available.

The main living area merges with the outdoor terrace, creating an incredible sensation of continuity and freedom. Light is a key feature thanks to the generously sized windows. A light that floods the whole house creating cosy atmospheres where the touch of its materials, harmony of colour and overall clarity submerge you in wellness.

Innovative materials

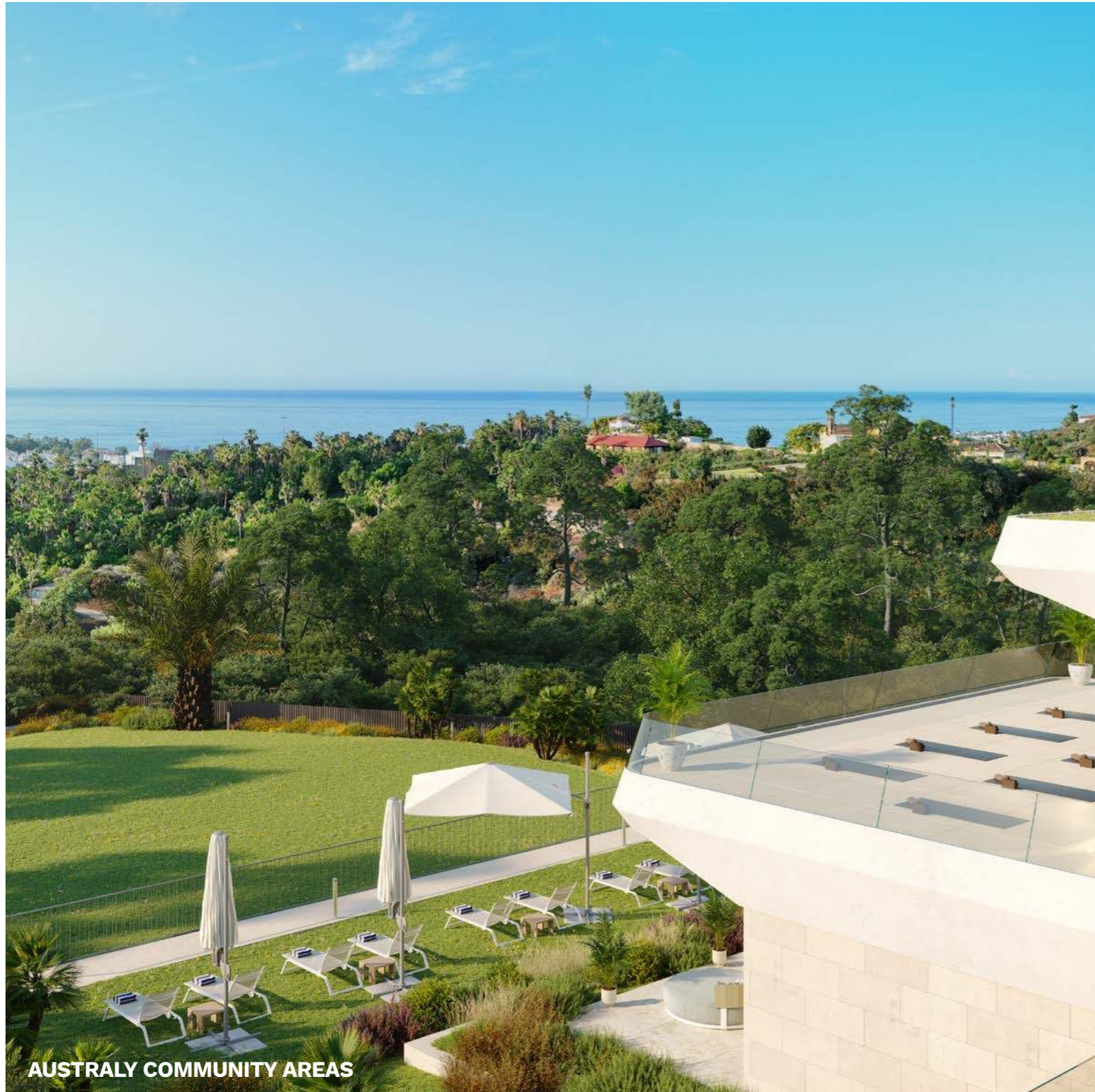
At AEDAS Homes, we build sustainably with the most innovative and advanced materials that guarantee thermal and noise insulation in every corner of your home.

The radiant floor installation ensures that there is an ever-present feeling of comfort in your new home, both in summer and in winter.

Everything is arranged so that the sleep areas form an intimate, personal place to relax away from the noise. Aures is located in an area of low building density, so your tranquillity is assured.

Live, rest and listen to the silence.





Surrounded by nature

The natural setting in which Aures is located is a great added value. Close your eyes and breathe clean air. You are in an area of important ecological value surrounded by natural vegetation in harmony with its surroundings.

Inside, we have designed an extensive landscaped garden fully adapted with native species for low water consumption and easy maintenance. Your new home in Estepona is committed to integrating nature into each and every corner.

- › Community swimming pool.
- › Lounge.
- › Suntrap terrace.
- › Terrace.



OUTSIDE SPACES



Exclusive access to the Australy Clubhouse

When you buy your home in Aures you also get access to the Australy Social Club, where you will find, amongst other services, a gym, sauna and a heated swimming pool.

The Australy Social Club is a place conceived to provide you with unforgettable experiences:

HEATED SWIMMING POOL

GYMNASIUM

SAUNAS

GASTROTECA (FOODIES' ZONE)

GARDENS

Heated Swimming Pool

Immerse yourself in the tranquillity of an indoor swimming pool, designed for you to use at any time of the year; an ideal space to pamper yourself and unwind.



Gymnasium

Exercise and keep fit in the modern, fully equipped private gymnasium in the Australy Social Club.



Gastroteca

This vibrant social venue gives you the opportunity to interact and share experiences in a warm and welcoming environment while enjoying fine dining.



Gardens

The essence of Australy lies in its respect and connection with nature. The Mediterranean gardens are a clear reflection of this, combining functionality with unparalleled visual beauty. Enjoy the Estepona sunshine as you relax in these serene spaces, with the characteristic charm of its natural landscape.



LVA Architects

Aures Australy arises out of the hillsides on which it stands. The idea underpinning the project is to create a set of buildings that “levitate” above it, giving a sensation of weightlessness, blending in with the local vegetation around it, thus managing to lessen the perceived scale of the construction.






The façades have been softened by rounding off the corners and giving them a natural finish in stone, white concrete and glass. The buildings are tiered over the steep slope, so giving all the homes views of the Mediterranean Sea.

LVA ARCHITECTS



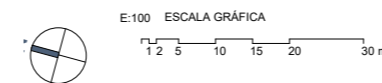
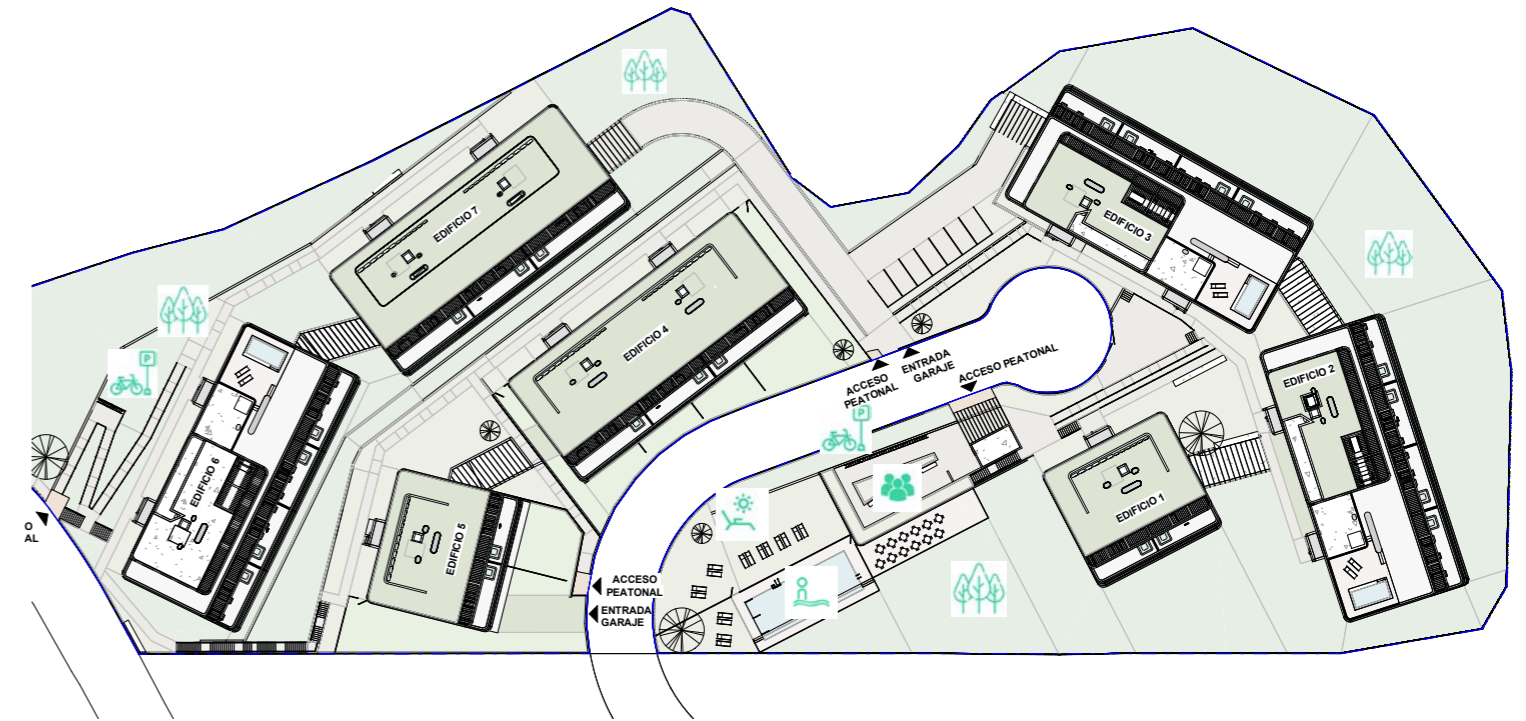
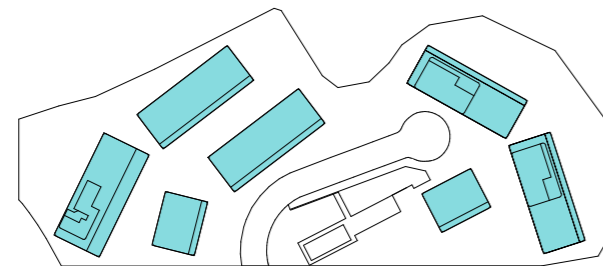
Urbanisation

SERVICIOS

-  Bicycle parking facility.
-  Multi-purpose room.
-  Landscaped gardens.
-  Swimming pool.
-  Suntrap terrace.

LOCATION

Torrevisgía. Parcelas PMZ - 9.2 y ZZCC. Estepona, Málaga.



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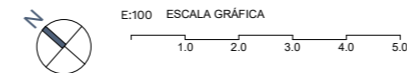
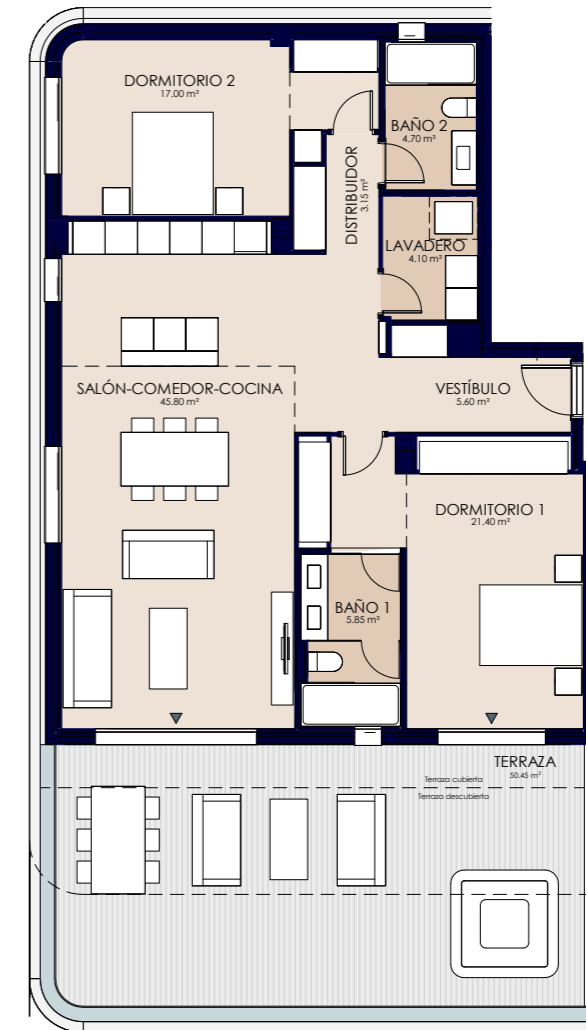
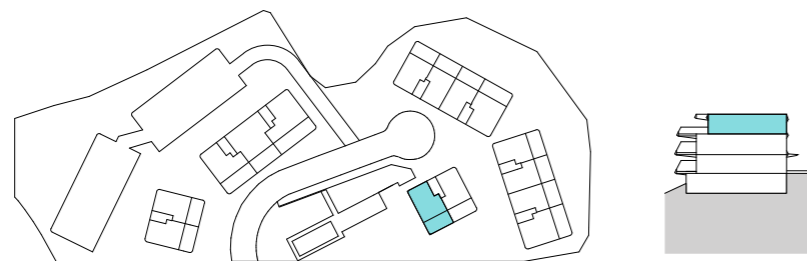
Lobby 1 F0 B

FOOTAGES

Usable interior footages	107.45 m ²
Usable exterior footages	50.4 m ²
Built area communal facilities	188.75 m ²
DECREE 218/2005	
Usable interior footages	118.2 m ²
Usable exterior footages	149.45 m ²

LOCATION

Torrevigía. Parcelas PMZ - 9.2 y ZZCC. Estepona, Málaga.



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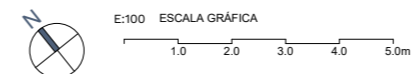
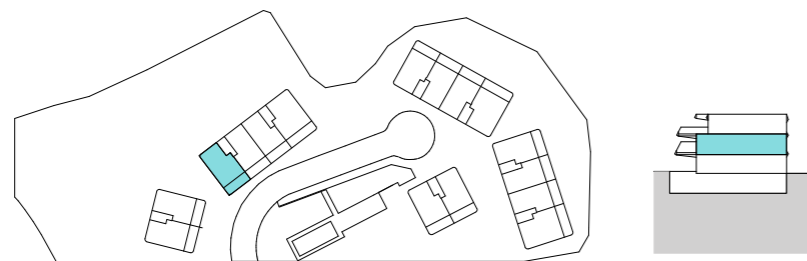
Lobby 7 F1 B

FOOTAGES

Usable interior footages	125.5 m ²
Usable exterior footages	33.9 m ²
Built area communal facilities	194.78 m ²
DECREE 218/2005	
Usable interior footages	138.05 m ²
Usable exterior footages	174.21 m ²

LOCATION

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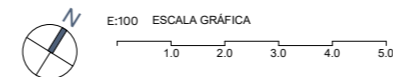
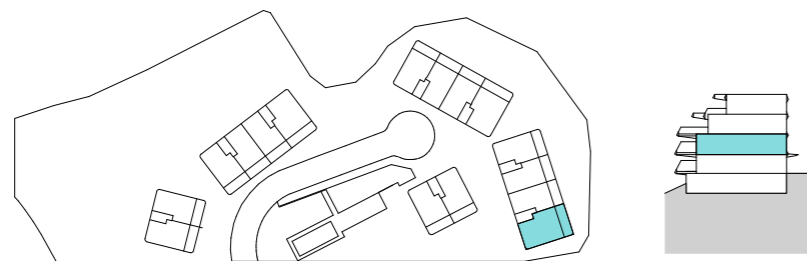
Lobby 2 F1 B

FOOTAGES

Usable interior footages	155.1 m ²
Usable exterior footages	41.05 m ²
Built area communal facilities	238.23 m ²
DECREE 218/2005	
Usable interior footages	170.61 m ²
Usable exterior footages	213.7 m ²

LOCATION

Torre vigía. Parcelas PMZ - 9.2 y ZZCC. Estepona, Málaga.



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Your community

Entrances and lobbies

In Aures the utmost attention has been given to the communal spaces. The floors of the indoor communal areas will be finished in porcelain stoneware and the walls will combine different materials depending on the zone.

They will also include technology in the form of lighting triggered by 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 lift cars will be finished in accordance with the rest of the project and be sized to meet Accessibility Regulations. They will have automatic doors and be fitted with an alarm and emergency telephone service.



Las imágenes mostradas son una aproximación lo más fiel posible del resultado final del inmueble proyectado con las calidades indicadas en este documento, pudiendo darse modificaciones derivadas de exigencias técnicas o jurídicas, siempre que estén justificadas y no supongan una alteración sustancial del objeto y/o una merma en la calidad de los materiales/equipamiento del inmueble. El mobiliario mostrado no está incluido. Toda la información y entrega de documentación se hará según lo establecido en el Real Decreto 515/1989, de 21 de abril, y demás normas que pudieran complementarlo ya sean de carácter estatal o autonómico.



Community interior

Your community will make you feel proud of your new home even before you go inside. Aures is conceived as an enclosed space in which you will enjoy spaces to spend unforgettable moments with your loved ones. The development will have:

- › Swimming pool.
- › Coworking space.
- › Landscaped areas.
- › Bicycle storage space.
- › Accessibility ramps.
- › Entrance gate.
- › Perimeter video surveillance system.

Community exterior

Your home includes exclusive resident access to the Australy Social Club. Thus, you will also have at your disposal:

- › Heated swimming pool.
- › Gymnasium.
- › Saunas.
- › Gastroteca (Foodies' zone).
- › Landscaped gardens.

Your new home

Hall, lounge, passageway and bedrooms

The flooring in the hall, lounge, bedrooms and passageway of your new home will be in porcelain stoneware. It will be finished with white skirting to match the interior carpentry, thus creating a fully integrated ambience throughout the entire dwelling. The walls will have a plain emulsion paint finish. Suspended ceilings will be fitted throughout, likewise in 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 that will be included in your new kitchen in Aures:

- › Porcelain stoneware tile flooring with vertical surfaces finished in plain emulsion paint over drywall partitioning.
- › Suspended ceiling finished in plain emulsion paint.

Your kitchen will be delivered with wall and base units in a contemporary design and will also include the following equipment:

- › Vitro-ceramic hob on island or peninsula.
- › Ceiling-mounted extractor hood.
- › Electric oven and microwave column.
- › Panelled dishwasher.
- › Panelled refrigerator.
- › Washer-dryer.
- › Worktop and backsplash between base and wall units.
- › Sink with mono mixer tap.

Bathrooms

The walls of both the master and secondary bathrooms, will be faced with ceramic tiles combined with porcelain stoneware flooring.

They will come with suspended ceilings with an emulsion paint finish. For your convenience, the suspended ceiling in one of the bathrooms will include an access hatch to the air conditioning system installation to allow future maintenance of the indoor unit.

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

Furthermore, the master bathroom will also include a ceramic washbasin and vanity unit and compact quartz countertop, together with a wall-hung toilet.

Terraces, porches and/or private gardens

For your utmost safety, these outdoor spaces will be paved in non-slip stoneware and will be finished in skirting of the same material where required.

All terraces will have a water tap and water drainage system. They will also include lighting, a power socket and television jack.

If your property is located on the penthouse floor, you will be able to enjoy a large suntrap terrace from where you can contemplate the spectacular views this development has to offer. A pergola will be installed in the shaded area.





Interior partitioning and insulation

The drywall partitioning used in your new home will provide an optimal exterior base to apply a plain paint finish.

- › **Dividing walls between rooms:** In drywall.
- › **Dividing walls between dwellings:** In drywall with noise insulation panelling.
- › **Dividing walls between dwellings and communal spaces:** In drywall with noise insulation panelling

Interior carpentry

AEDAS Homes has also paid great attention to the interior carpentry so you will be delighted with all the details of your new home.

- › The home entrance door will be armoured, and it will have a white lacquered interior and a peephole.
- › Doors inside the dwelling (220 cm in height) will come in a white lacquer finish with chrome handles, giving your home a smart, stylish appearance. In general, they will be swing opening, except in those cases where sliding doors may be fitted to improve the usability of the room to which they give access.
- › Cupboards and wardrobes will come with swing-opening doors to make maximum use of the space available. They will have a white lacquer finish to match the rest of the carpentry featuring modular interiors with a melamine lining, including a hanging rail, upper shelf and chest of drawers in bedroom wardrobes.
- › Master bathrooms will have glass doors.

Select

AEDAS HOMES

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

- › Choose between different ambiances depending on your tastes.
- › Upgrade specifications and finishes.
- › Fit out your terrace on the suntrap floor.





Installations

Plumbing and sanitation

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 shut-off valve/stopcock and individual shut-off valves/stopcocks for each room containing plumbing.

Hot water will be produced for all the homes in the development by means of a premium energy efficiency aerothermal heat pump.

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

Heating/Air-conditioning

To ensure you to enjoy the utmost comfort, your new home will have hot-water radiant floor heating, except in the bathrooms, where it will be electric.

One of the outstanding features of this inertial heating method is that it gives off heat uniformly, producing high energy savings by using warm water at low temperature while freeing up space in the home compared to a traditional radiator system. The temperature in the main rooms will be controlled by a thermostat.

Furthermore, you will have a duct network system for cooling that will circulate cool air through supply and return vents located 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 community entrance gate.

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

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 with a double leaf enclosure, made of brickwork on the outside and drywall on the inside. They will be faced with cladding combined with prefabricated elements.

The composition of the façades, together with the terrace designs, will give the building an attractive contemporary look. 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 have an air chamber with thermal insulation, which will provide significant energy savings and a high level of comfort inside the home.

The roofs have been designed according to their intended use, guaranteeing their watertightness in all cases.

Exterior carpentry and glazing

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





Structure and foundations

The structure of your new home will be made of reinforced concrete with waffle and flat slabs above ground - calculated according to current regulations and the Technical Building Code. The foundations will be designed in accordance with the conclusions of the Geotechnical Survey.

Staircases and hallways

The staircase and floor landings will be finished in ceramic floor tiles with matching skirting and the walls will have 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. Boxrooms will be painted and come with a metal door, all to the regulatory standards required for their location.



AEDAS Homes

Thank you for placing your trust in us.

Our seal is synonymous with quality and trust, and hence we want your input to make your home a unique space adapted to you. We have been a listed real estate developer since October 2017, offering you the talent and experience of a great team of professionals.

We have multiple projects in different parts of Spain, including several on the Costa del Sol in Malaga, one of the best locations to experience wellness and quality of life first hand.

We offer you exclusive houses, apartments and dwellings.

Which one is yours?



Contact

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