



# South Place

Estepona

AEDAS  
HOMES

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## Welcome

Our seal is a synonym of quality and trust and so we want you on board to make your home a unique space that meets all your requirements. We are a new-generation property developer offering you the talent and experience of a great team of professionals.

### What do you need?

# South Place Please Estepona

## Why **South Place** in Estepona?

We aren't talking about an enclave. We are talking about the best place to live. By naming your development "South Place", we are paying tribute to its location; to the Mediterranean, to the climate, to its natural environment, to the exclusiveness that only a development like this can provide.

Because there is a place in Estepona where you can touch the sea and the mountains, where the environment merges with the architecture and the state of the art, where you can have everything within easy reach whilst enjoying the utmost privacy.

Such a place is there for you: South Place.

# Exceeding expectations



To live in the place you have always dreamed of implies moulding that space to provide everything you need. A place that combines *avant garde* and design with comfort and functional features.

At **AEDAS Homes**, we offer you this magnificent development comprising **fifty-one 2-, 3- and 4-bedroom homes**, which also include penthouses with suntrap terraces and community facilities featuring a kiddies' paddling pool, a swimming pool for adults and a gymnasium.

In **South Place**, you will find that place especially designed for you in the best setting.















# Everything within easy reach



A privileged life, unhurried, with the possibility of having everything you need close to hand and the exclusiveness of living in the perfect setting.

At South Place, you will love being at home. For its location and setting, but also for its proximity and direct access to quiet, cosy beaches where you can rest and relax and let the beauty of the landscape and the surrounding countryside bewitch you.

-  Marina
-  Convention centre
-  International schools
-  Commercial centres
-  Beach clubs
-  Restaurants
-  Supermarket
-  Sports facilities
-  Medical centre
-  Hospital
-  Golf course
-  Park



If you feel like going out, you will find you have all the necessary services nearby to make your day-to-day very comfortable. South Place is on a swift and easy access route to the A7 motorway which will take you to other interesting spots:

- › A short drive to Marbella, a truly vibrant city with an extensive and varied gastronomy where you can enjoy a leisurely afternoon's shopping or a stroll through its Old District.
- › Malaga, the cosmopolitan capital of the namesake province with its vast offering of cultural and leisure activities, is just a few minutes away.
- › And excellent links to Malaga and Gibraltar international airports.

You will also have a wide range of leisure activities and gastronomy options available in Estepona, as well as the marina and sports activities such as polo, padel and conventional tennis, water sports and golf at the exclusive courses around Sotogrande.

Just an extraordinary place!

## Feeling you are at home

A specific feature of South Place is its privileged location where you can feel fully at one with nature and the environment. Another characteristic is its modern architecture with high-end building specifications and excellent fittings and fixtures.

Somewhere you can rest and take in the sunset from a terrace overlooking the sea.

Somewhere you can have breakfast looking out to the horizon from a modern, functional home.





Somewhere you can have everything you need at your fingertips, with spacious, flexible rooms that you can adapt as your needs change over the years.

Somewhere you can relish your surroundings, their peacefulness, the bustle of the nearby cities and the exclusiveness of a unique spot.

## It is finding a space that is truly yours



We want your life at South Place to be extraordinary and comfortable one where your senses play an important role.

51 homes where we have paid careful attention to the location, design and layout to ensure they include everything you have been looking for. The avant garde and modernity of their architecture blend into an unparalleled setting. Easy access to spectacular spots that stand out for their peacefulness, the force of the sea, of nature, their leisure and life options. Communal areas and spaces conceived for you to carry on enjoying your leisure time, to practise sport or simply to rest and relax.



Is there anything more exclusive than living in a spot in which nature offers us all its beauty?

At South Place, the architecture is moulded to the orography of the terrain, offering vision and harmony, spaciousness and the feeling of boundless freedom.

## Living with all your senses



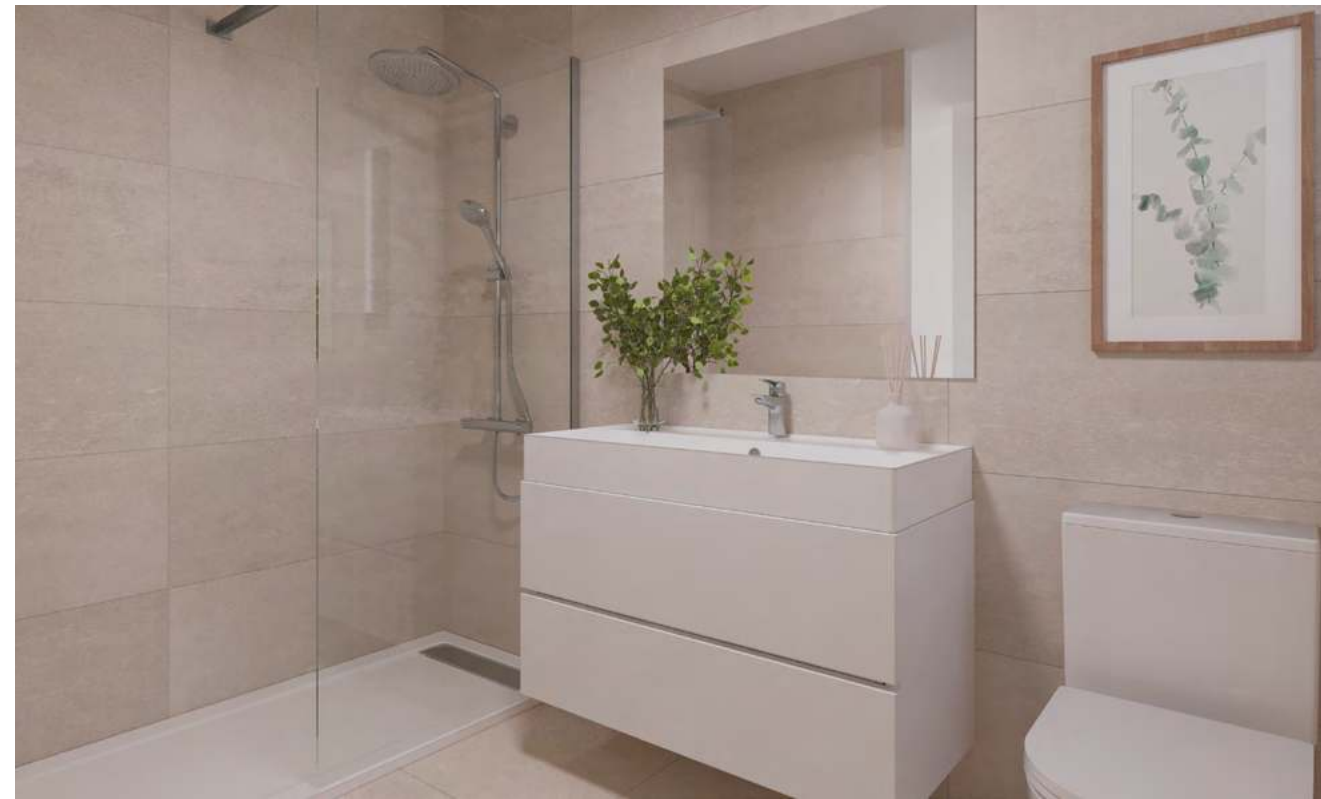
Architecture is committed to securing the utmost usage of the space available, raising our possibilities of living in a setting with no sensorial barriers. South Place opens doors to our sense of sight and touch, to the breeze and to the sea, enabling us to enjoy every minute of every day.

A place in which to get lost in and to find yourself, in which to revel in the privacy of your own home, but also in other excellent facilities to enjoy with the company of others.

## A home designed for you

Check out the plans of the 2-, 3- and 4-bedroom homes we have available for you, with footages starting from 115 m<sup>2</sup> (built-up) and terraces from 48 m<sup>2</sup>.

At last, you have found the home you were searching for.





#### + SAVING

Lower consumption and lower maintenance.

#### + WELLNESS

Thermal, acoustic and luminous comfort.

#### + VALUE

Greater value of the property.

#### - CONSUMPTION

Savings on utility bills.

#### - NOISE

Improvement of acoustic insulation.

#### - CO<sub>2</sub>

Lower emissions to protect our planet.

## Energy efficiency always in mind

**AEDAS Homes** is committed to the future through sustainable buildings, both at their start up and in their final stage. All our homes offer you high energy performance ratings so that at the same time as you are contributing to looking after the environment, you also benefit from the advantages of doing so.

Given that your home is efficient, you will notice that your bills are lighter at the end of the month. The type of glazing used in the project helps to keep a constant temperature thus implying spending on climatization is substantially lower. In addition to your thermal comfort, you will notice that noise is completely insulated so you can rest without anything disturbing your sleep.

All these improvements in efficiency help to lower CO<sub>2</sub> emissions, so that every day, effortlessly and without realising it, you will be helping to take care of our planet.



#### Lighting

Large-size windows to maximise natural light



#### Thermal quality

Insulation adapted to climate needs



#### User manual

Guidance on efficient use of the building



#### Innovation

New strategies to maximise the environmental benefit



#### Renewable energies

Aerothermal



#### Sustainable transport

Preinstallation for electrical car charger



#### Insulation against noise

From the outside and from dwelling to dwelling



## **Thank you** for placing your trust in us

With you from the outset. At AEDAS Homes, our professionals so deeply share our company's values that they attend your home as if it were their own. Professionalism, innovation, design and sustainability 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 with their friendly approach and professional attitude they will make you feel at home even before you move in.

When you choose an AEDAS Homes property, not only are you opting for top quality specifications and avant-garde architecture, you are also committing to looking after the environment. Environmental protection is one of our great objectives, and in all our projects our commitment to rational use of natural resources and the employment 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 state-of-the-art technology to make your life much more comfortable and in tune with 21<sup>st</sup>-century requirements.



**Development and point of sale**

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