



# Vanian Views

Estepona



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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?

## Why **Vanian Views** in Estepona?

There are few words capable of describing the stunning views.

Your development, Vanian Views, stands in a privileged location, carefully chosen to seduce, stimulate and carry your senses to the very limit. A place where you will live accompanied by the beauty of the landscape from the privacy and tranquillity of your home.

We have painted a landscape for you in which the boundless views merge with their architecture, design, state of the art and their comfort. A canvas in which you can get away from it all, while at the same time remain close.

Vanian Views is not just your home: it is a tribute to sensorial and emotional contemplation in the best location on the Costa del Sol.

Vanian Views  
Estepona



## Looking inwards and outwards

We know what your perfect home is like – the one you have always dreamed of. It is surroundings and, at the same time, quality, exclusiveness and comfort. It is landscape, avant-garde and design. It is a striking panoramic view and, of course, also convenience and functionality.

At AEDAS Homes we introduce you to an exclusive development comprising 61 homes:

- › 2-bedroom units starting from 132 m<sup>2</sup> with 32 m<sup>2</sup> of terrace space.
- › 3-bedroom units starting from 154 m<sup>2</sup> with 34 m<sup>2</sup> of terrace space.

Vanian Views also includes communal areas and a swimming pool for you to relax in your leisure time. A development designed to be enjoyed and to be at one with its surroundings.

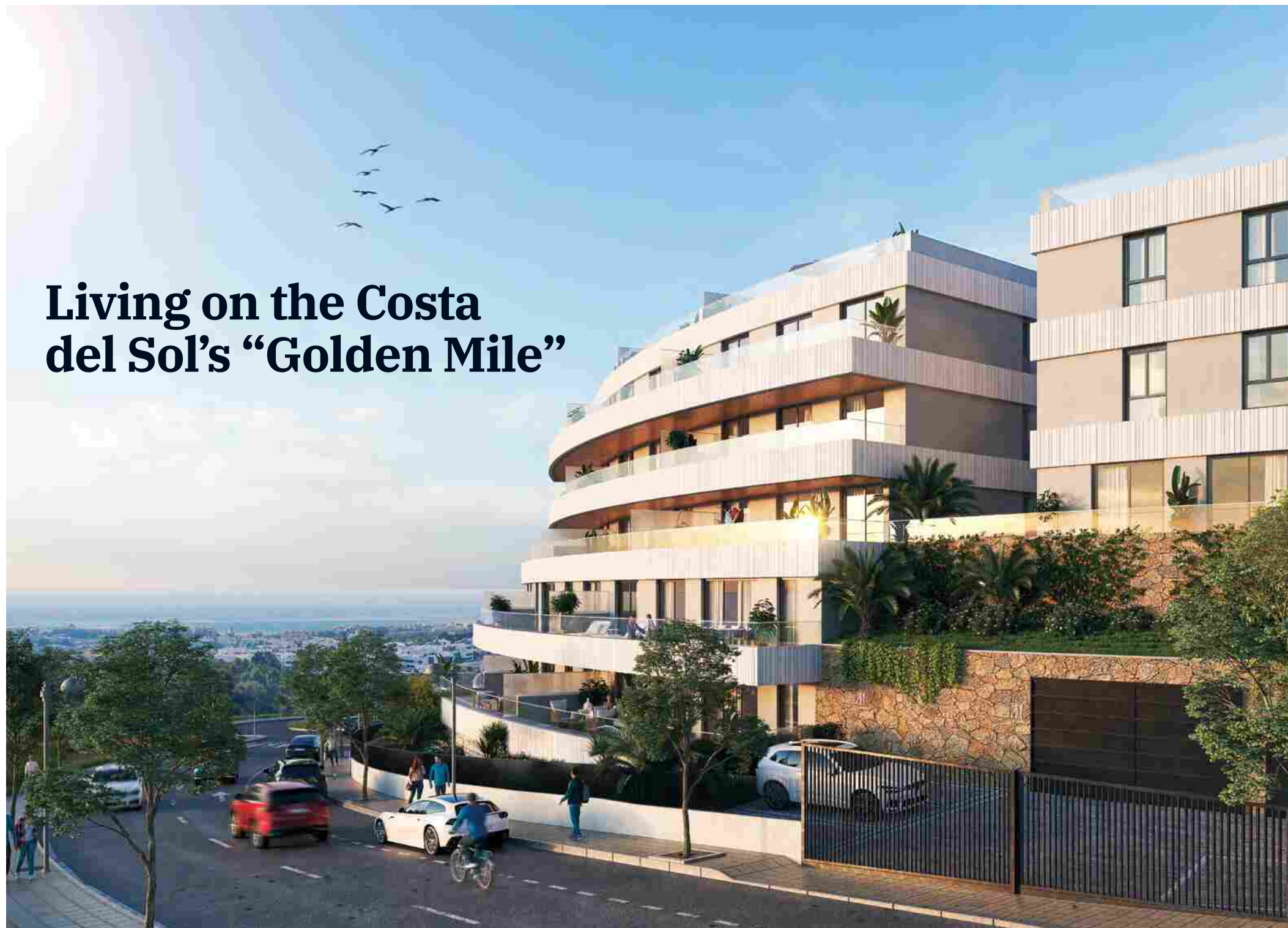




One of Vanian Views' strengths is its location. Your new home will be on the disconnection-connection divide, a fine line that separates the tranquillity of your new home from the vibrant pace of the town and all the services it has to offer.

Exclusiveness is going from the comfort of your home to spectacularly beautiful beaches, going from an intimate, private space to a vast range of leisure, gastronomy, shopping and sports options in just a few short minutes.

## Living on the Costa del Sol's "Golden Mile"



From your new home you will have direct links to Estepona, one of the most important municipalities on the Costa del Sol, located between the two best-known pleasure ports on the Mediterranean: Puerto Banus and Sotogrande, with 20 kilometres of winding coastline, innumerable beaches, golf courses, leisure facilities and shopping malls. Vanian Views, moreover, stands beside the Selwo Aventura nature park, 14 hectares (over 34 acres) of open-air space with more than 1,000 animals outdoors in contact with nature.

You will live on the Costa del Sol's "Golden Mile", a mere 45 minutes from Málaga and Gibraltar airports and the high-speed (AVE) railway station.





## Feeling at one with the landscape

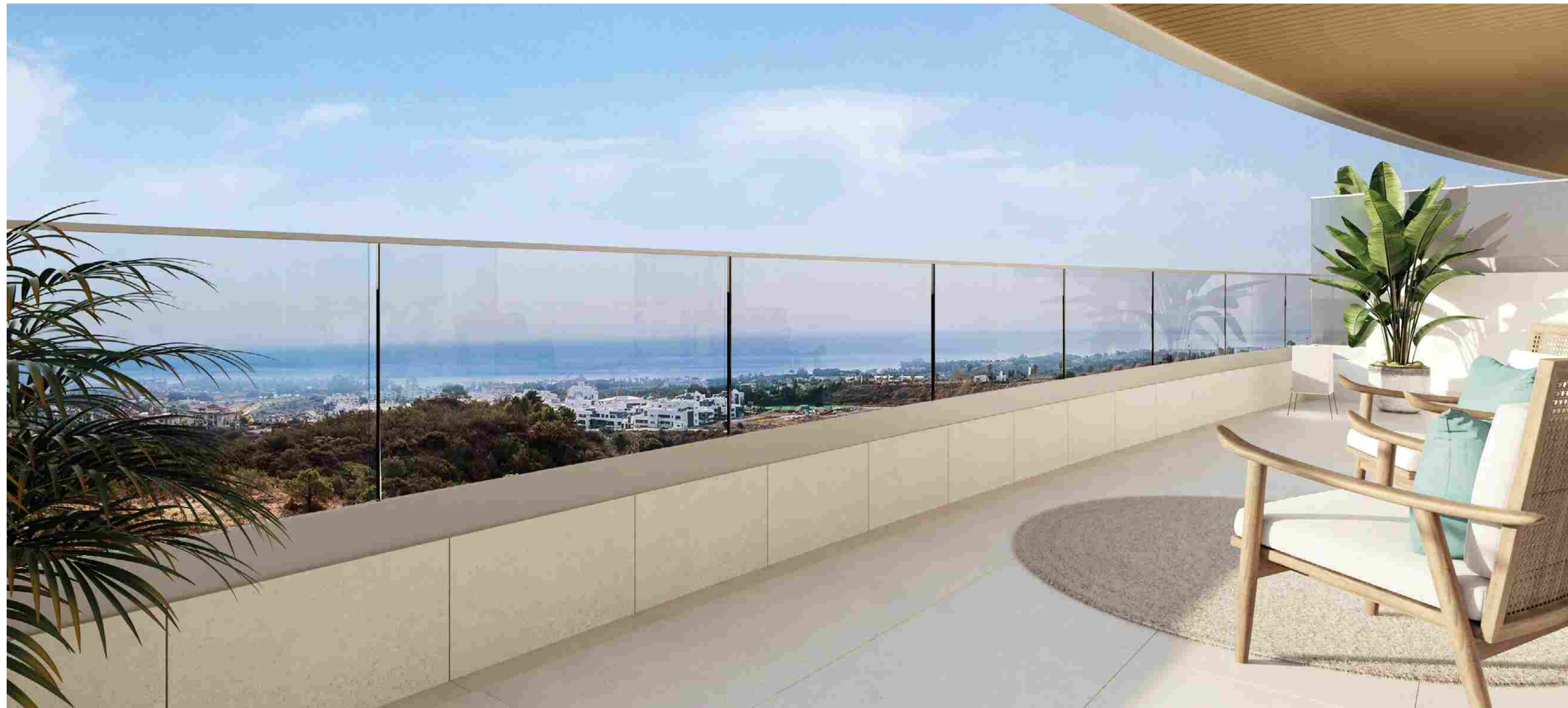
A beautiful landscape  
arouses a unique  
feeling of belonging if  
observed while still.

At Vanian Views, you will  
feel you have come home.  
And likewise because of its  
modern architecture with  
excellent specifications  
and unbeatable fittings  
and fixtures.



Vanian Views is a sublime feeling that time has stopped; it is the warmth of waking up and seeing the sky from your bed or having breakfast on the terrace with the gentle sea breeze ruffling your hair. Vanian Views is harmony in its spaces and functional in its rooms; it is sharing dinners and enjoying get-togethers.

Your new home at Vanian Views is that nook where you can always get away from the world and where you can begin to discover it.





## Between the sea and the sky



Vanian Views is an exclusive development located in a unique spot, offering unparalleled views from its terraces. The development comprises 61 dwellings in which we have paid great attention when choosing the building specifications, the design and their integration with the surroundings to make them the home you have always been looking for.

An unbeatable setting in which the architecture forges a perfect equilibrium, where the terraces let you touch the sky.





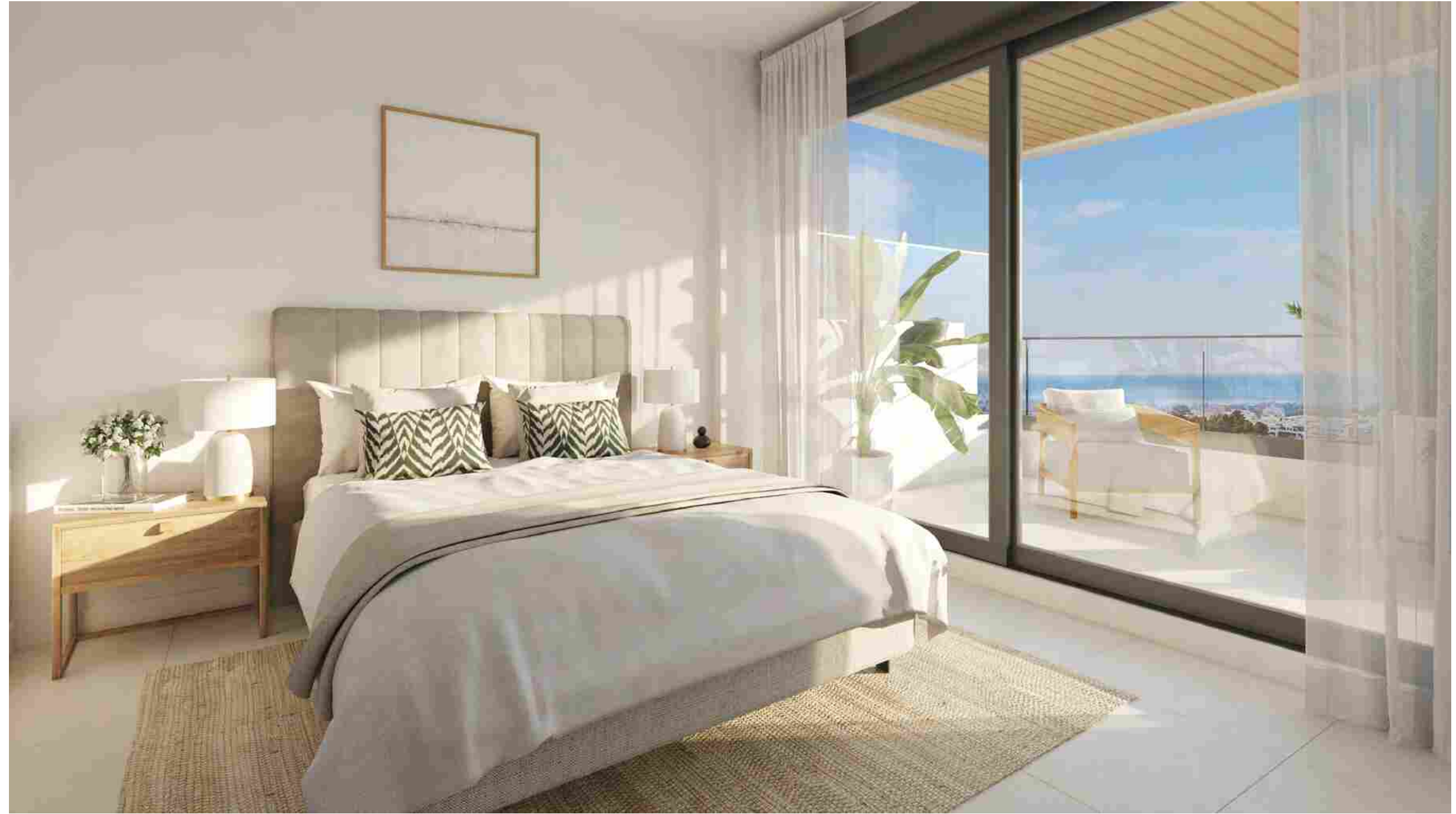


## A home designed for you



At Vanian Views, you can choose the home that best meets your needs. We are offering sixty-one 2- and 3-bedroom units with a variety of layouts and footages. Find your perfect space and start to enjoy your new life.









#### + 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 cutting-edge technology to make your life much more comfortable and in tune with 21st-century requirements.