

Libella

Australy
Estepona





Libella

Australy
Estepona

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





Dossier



01

Why Libella in Estepona?

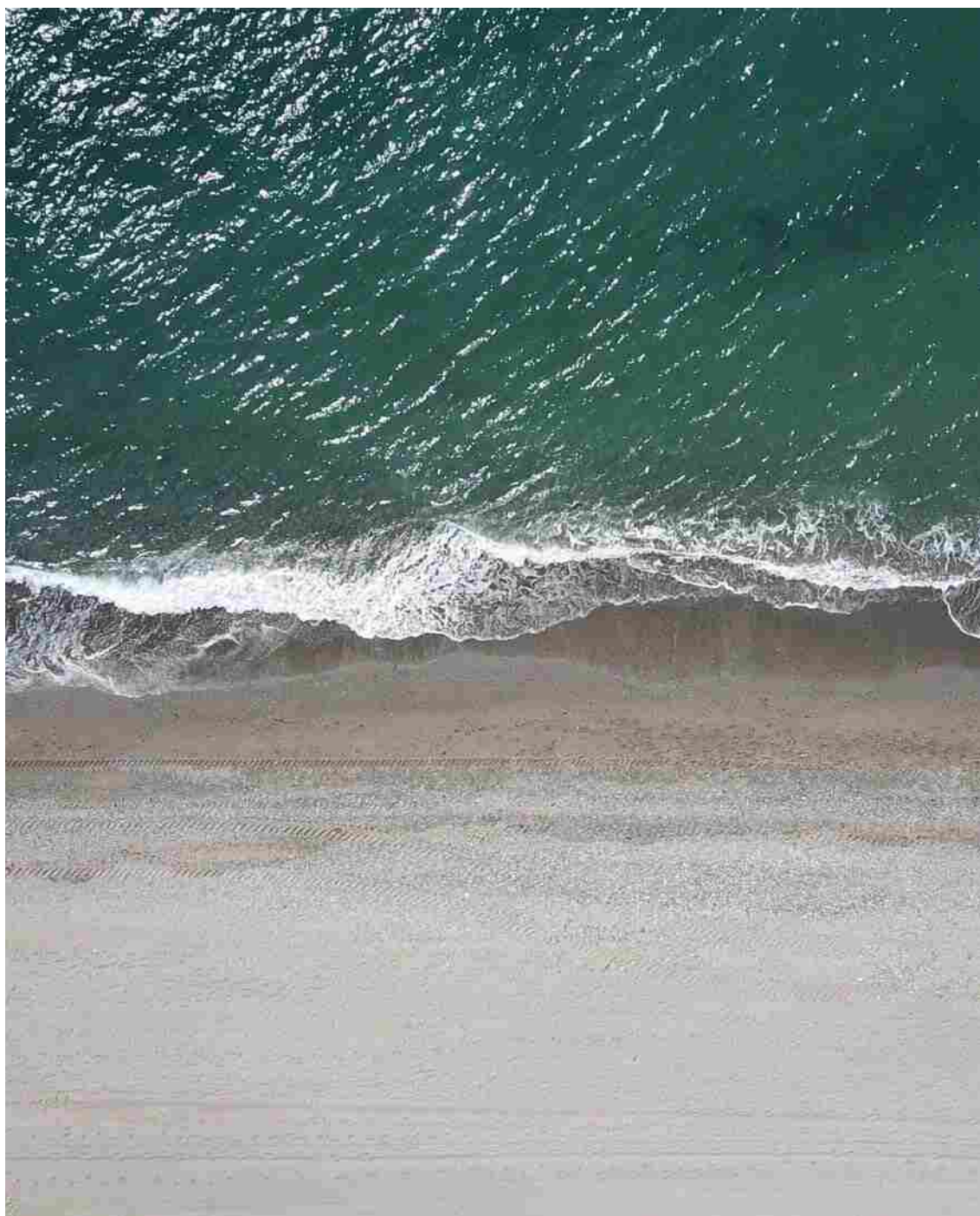
Imagine life between the blue of the sky and the Mediterranean. Presenting **Libella**, your new home in Estepona on a gentle hillside with superb views over the sea and the valley.

The term 'Libella' links the development with libélula, the Spanish for dragonfly, due to the unique shape of the plot of the land, which seems to spread its wings and take flight over the Costa del Sol. The project's design creates a series of elegantly styled terraces with natural silhouettes and featuring the highest levels of exclusivity.

Your dreams have led you this far. Keep going.

The home you've been looking for

At AEDAS Homes our exclusive development features homes with two and three bedrooms adapted to your needs in one of Estepona's finest areas, next to Selwo Aventura. At **Libella** you'll be living in an area where everything you need is within easy reach, close to the beach and with excellent transport links.





Making everything easy to get to and with Estepona only a short distance away

Estepona is one of the most sought-after spots in the province of Málaga. Thought of as the Costa del Sol's new 'Golden Mile', the area's great climate and magnificent beaches win over everyone who pay the town a visit.

The location of **Libella** is the perfect combination between living amidst nature and the comfort of being only a stone's throw from everything Estepona has to offer. As well as boasting a coastline that stretches for 20 kilometres, the town also enjoys great facilities when it comes to education, shopping and leisure, with options to suit everyone.

The pace of life here is relaxed. Enjoy the comfort, marvel at the peace and quiet, and give yourself over to the exclusive Estepona lifestyle.



A unique setting overlooking the Mediterranean

Libella's fabulous location means you can enjoy every creature comfort that comes from living in an area that has everything. The development is surrounded by areas of greenery next to the Selwo Aventura theme park and not far from La Resina golf club, public and private health centres, and a stone's throw from the beach.



Your new home in Estepona is easy to reach by road: you can be strolling the streets of Marbella in only 20 minutes, one of the most charming towns on the Costa del Sol, with great food, leisure options, culture and luxury shopping. Similarly, only a few minutes from your new home you could be dining in one of Sotogrande's exclusive restaurants or enjoying one of the area's highly acclaimed golf courses.

The fabulous location means that **Libella** is less than an hour away from the city of Málaga by car on the A-7. The vibrant, cosmopolitan city of Málaga is always worth a visit. As the provincial capital, it is a focal point of culture for the area, with more than 30 museums and art galleries, including the Picasso Museum, the Carmen Thyssen and the Centre Pompidou.

With Málaga and Gibraltar airports close by and the AVE train station in Málaga, any destination in Spain or further afield is within easy reach.





02

Elegance, modernity and quality

At AEDAS Homes every detail has been taken care of to ensure the quality of your new home: links with the sky and the sea, unbeatable views where you can take in the sunset every day, cutting-edge architecture and spaces designed with your wellbeing in mind.

In a fantastic location, a place of peace and quiet, with all the benefits of the Mediterranean climate and its mild temperatures, beautiful sunrises and great services all kinds within easy reach.



Large terraces that can be enjoyed all year long

An area designed for maximum enjoyment and relaxation. A place to slow down and feel the moment. That's what we wanted to project onto the terraces at **Libella**.

They're all designed and oriented in such a way to make the most of the Andalusian sunshine, with views you've always dreamed of.







03

Surrounded by nature

Libella's natural setting is part of the development's major added value. Close your eyes and breathe. You're in an area of major environmental heritage, amidst natural vegetation that's in full harmony with its surroundings.

We've designed a spacious and fully adapted garden area with native species that are easy to maintain and need less watering. Your new home in Estepona is committed to integrating nature into every corner of the development.

The space takes on another dimension

The pleasure of watching the sunrise from a bird's-eye-view is a truly unforgettable experience. From your sun-dappled terrace, breathe in the breeze that gently rises up the hill, and admire the view of the Mediterranean coastline.

You can prepare unforgettable evenings under the stars with your friends, read in comfort enjoying the amazing peace and quiet, or simply unwind as you soak up the sunshine.

All these details and many more will form part of all the little big pleasures of your day-to-day life.

That's life at **Libella**.







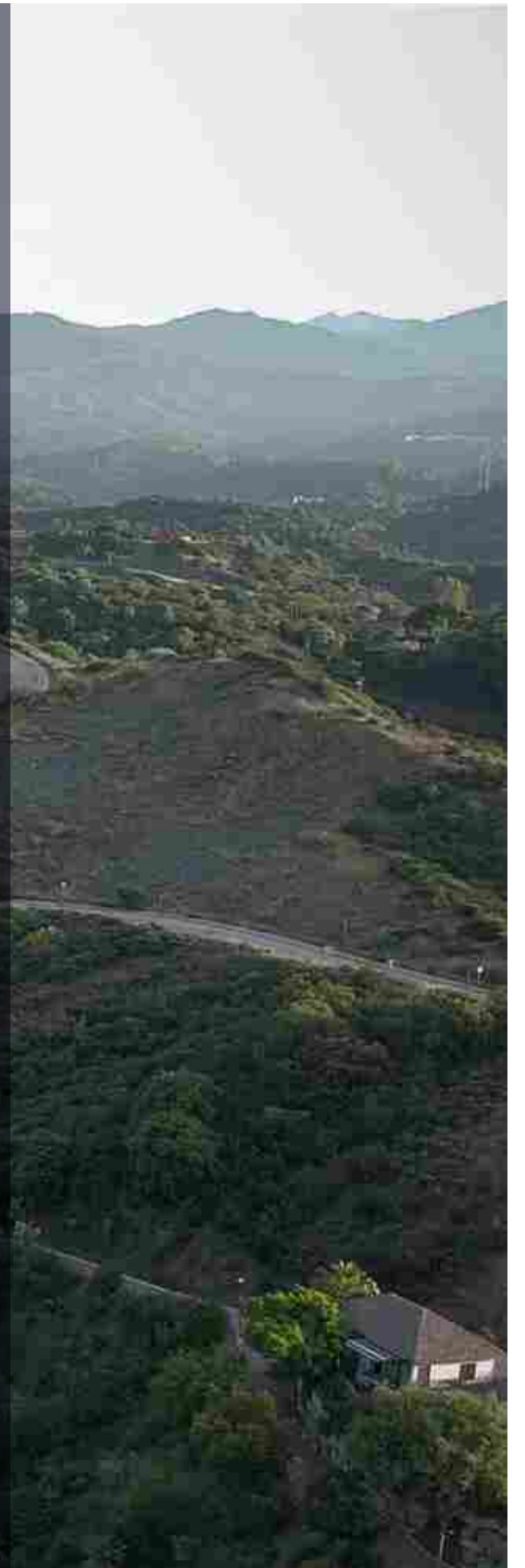
04

Outward-facing homes

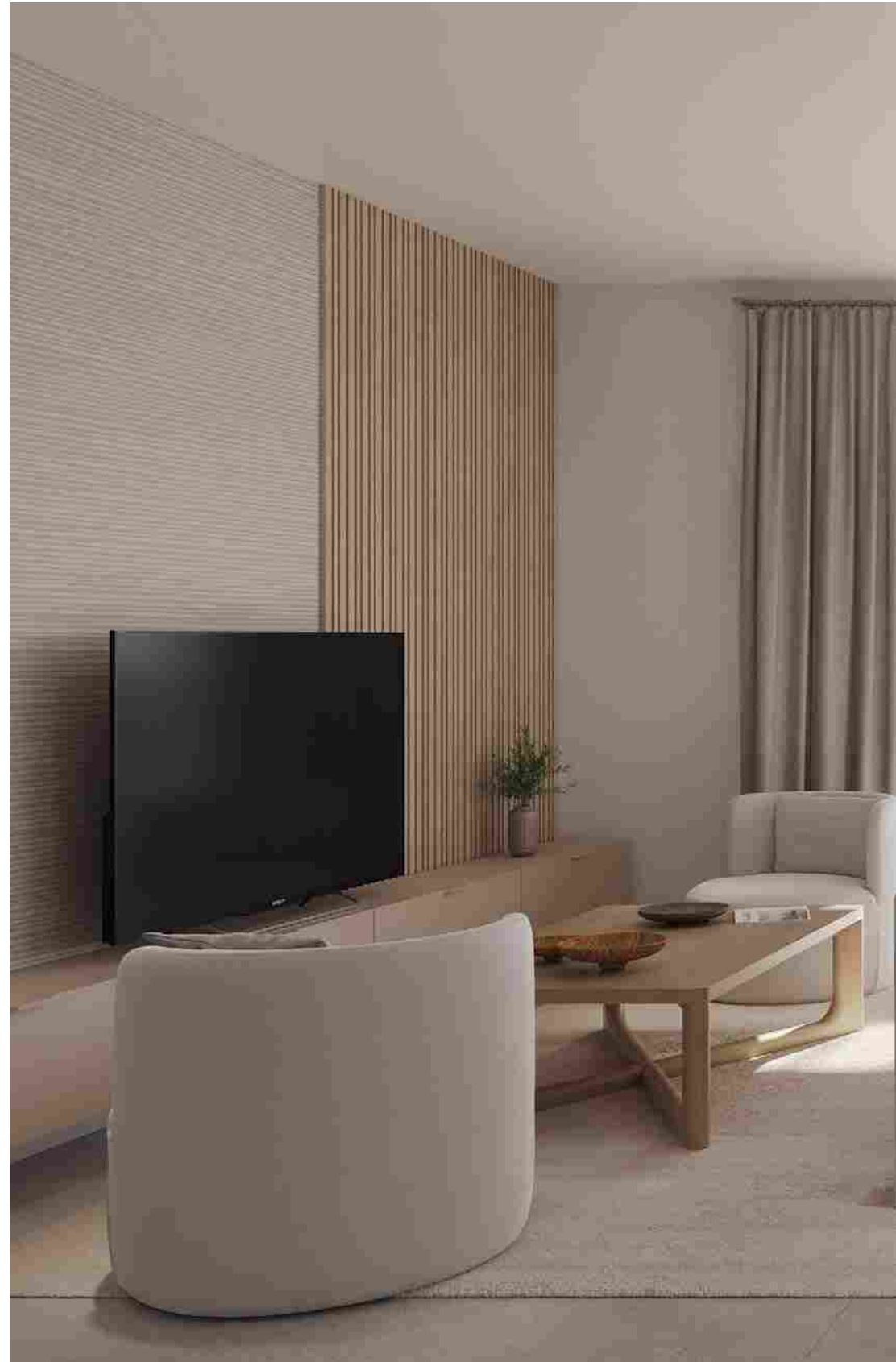
Libella is a superb housing development with terraces that look out to the Mediterranean sea. The major benefit of its gently sloping structure is that all owners get to enjoy an unobstructed view.

The spaciousness of the outdoor private and communal spaces mean that they easily form part of the best times of the day.

Estepona enjoys a unique setting, which is why your new home isn't just about being indoors: home life is also lived out in the open.



The various flooring options available mean you can style your home in a way that best suits your taste. Flooring in a range of warm colours, in large sizes, long-lasting finishes and in a style that will last the test of time.







05

Integrated spaces full of sunlight

We integrate spaces with elegance. New trends in interior design and decor tend to combine the lounge and the kitchen into a single living area, removing barriers and walls to make the most of the available space.

The main living area of the home blends seamlessly into the outside terrace area, creating a remarkable sense of continuity and freedom. The oversized windows mean that sunlight becomes a major feature in your new home. It's a light that inundates everywhere in the home, creating a welcoming sense of space, where the feel of the materials, the harmony of the colour scheme and the clarity on display all inspire a sense of wellbeing.

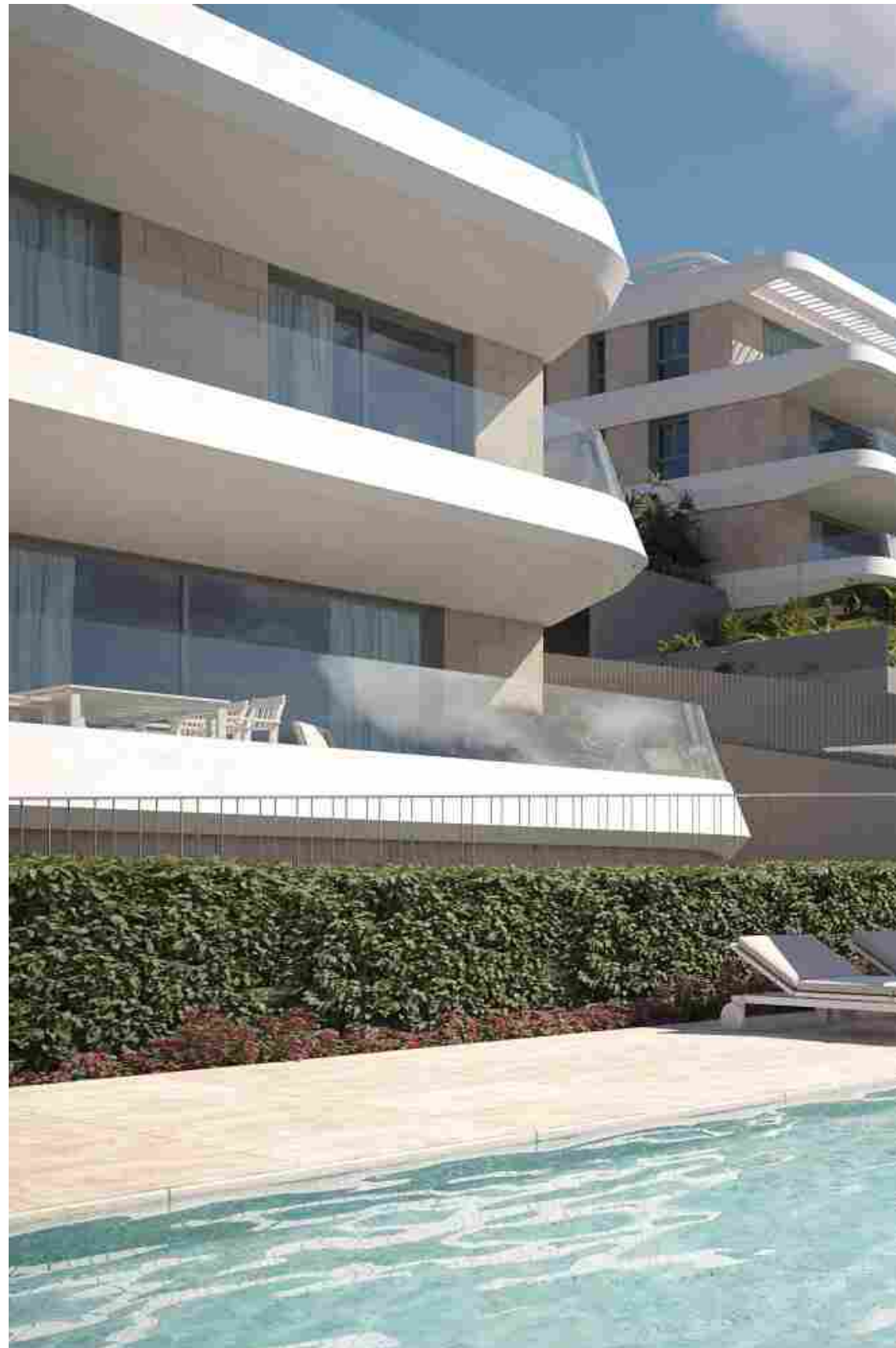


The comfort of enjoying a great pool

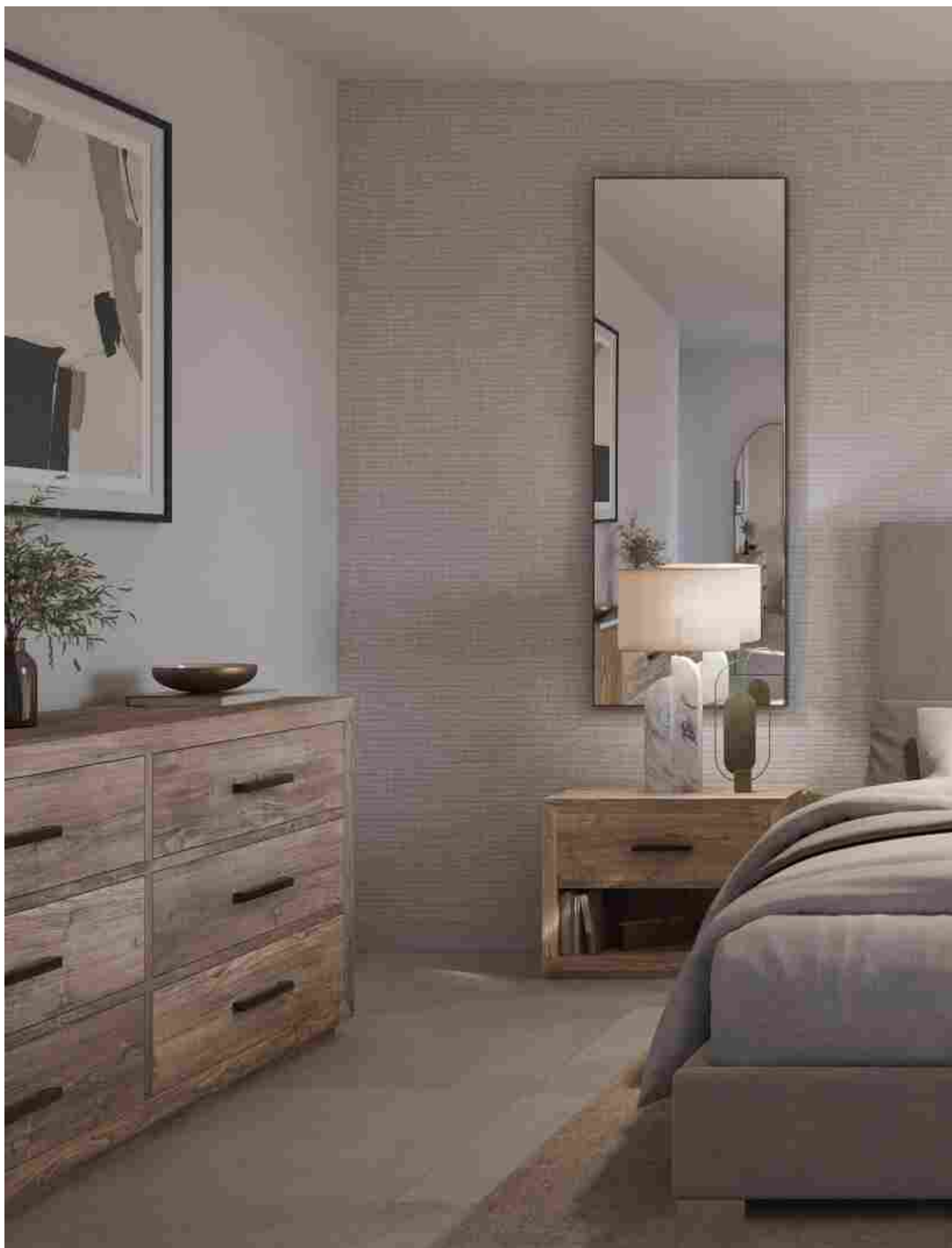
Your new home includes a spectacular private outdoor pool so you can unwind at the end of the day and enjoy a refreshing dip in peace and quiet and surrounded by nature.

When you buy your home at **Libella**, you also gain access to the Australy social club, where you'll find a gym, sauna and heated pool for use all year round.

Enter a world of sensations and wake up every morning with renewed energy.







06

Innovative materials

Privacy and intimacy have added value. We build sustainably using the most innovative and advanced materials that guarantee thermal and acoustic insulation throughout your home.

The underfloor heating means that your home is a place of comfort in winter as well as summer.

Everything has been designed and thought through so that the bedrooms become a quiet, intimate and personal space in which to relax. **Libella** is located in a low-density area in terms of other developments, meaning that peace and quiet is assured.

Live, relax and enjoy the silence.



