Vanian Park

Estepona

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Our hallmark is synonymous with quality and trust – and that's why we want to work with you to make your home a unique place, adapted to your needs. We are a next-generation property developer, putting the talent and experience of a wide team of professionals at your disposal.

What can we do for you?

Dossier

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Dossier

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01

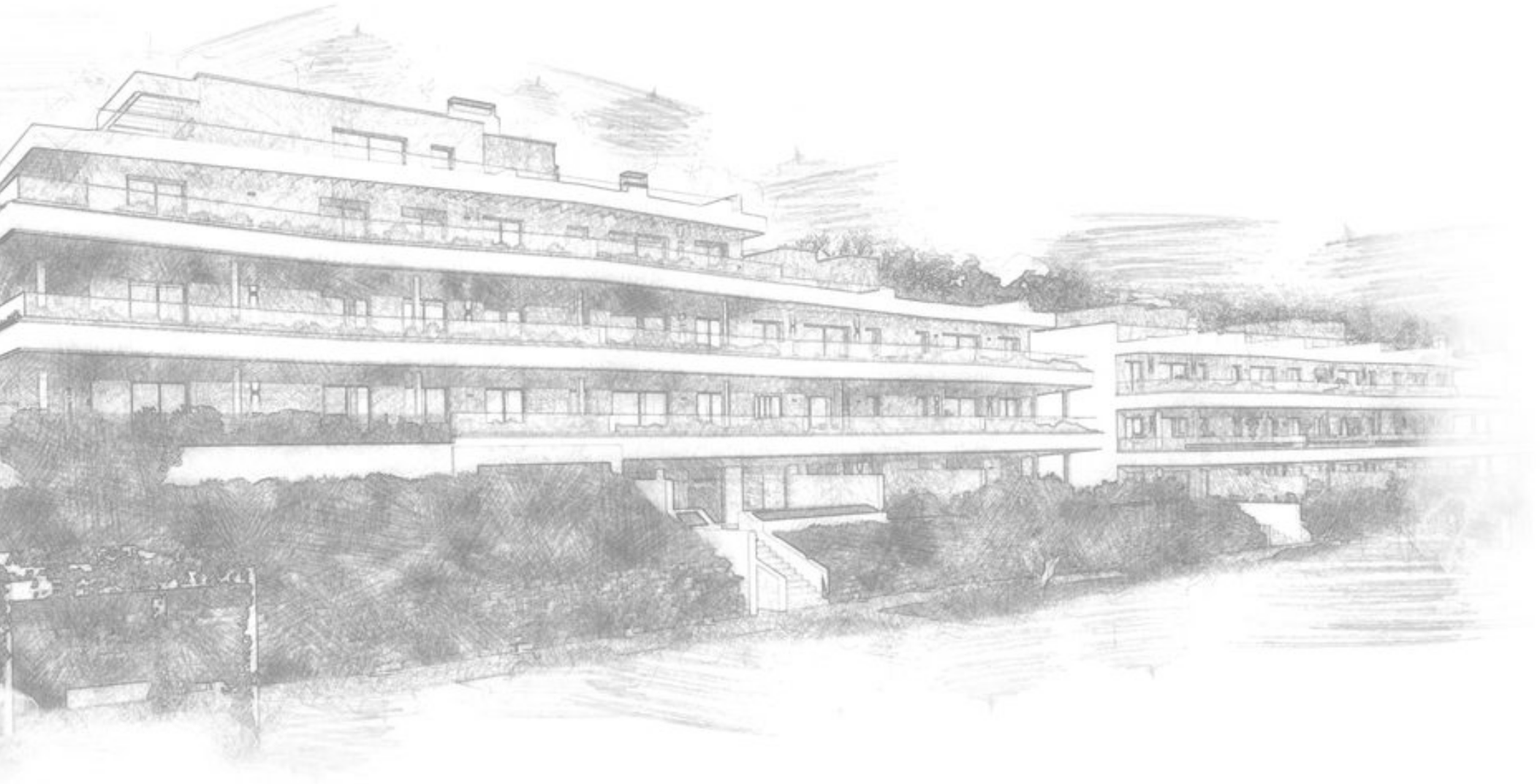
Why Vanian Park in Estepona?

Estepona is the best place to live, a place where all your senses will come alive allowing you to enjoy an unbeatable environment like nowhere else as nature reveals itself in all its glory, alongside beaches, the smell of the sea, beautiful skies and greenery, without giving up on city life. That's why **Vanian Park** is the home for you, in an exclusive development with the perfect location: a place where everything is naturally integrated to satisfy all your desires.

Your dreams have brought you here. Let’s move forward together.

“Vanian Park is a clear example of our architectural vision: straight lines to model residential buildings, design spaces and plan external community spaces respecting the natural environment, architecture and sustainability. Achieved with high quality standards and sustainable technology, they create an environment that inspires well-being and connection. More than just a residential complex, this is a space in which architecture and life come together to turn its residents’ dreams into a reality”.

HCP Architects



Perfectly connected and just a stone's throw from Malaga

An enviable, stress-free life, with everything you need at your fingertips and the exclusivity of living in a perfect environment.

At **Vanian Park,** you'll love being at home. Much more than just its exceptional location and environment, **Vanian Park** also enjoys direct access to the quietest, most exclusive beaches, where you can relax, have fun and let yourself be carried away by the beauty of the surrounding landscapes.

If you fancy heading out, you'll find all the necessary services very close by, to make your day-to-day life as comfortable as possible. **Vanian Park** enjoys quick and easy access to the A7, connecting you to many other great destinations.

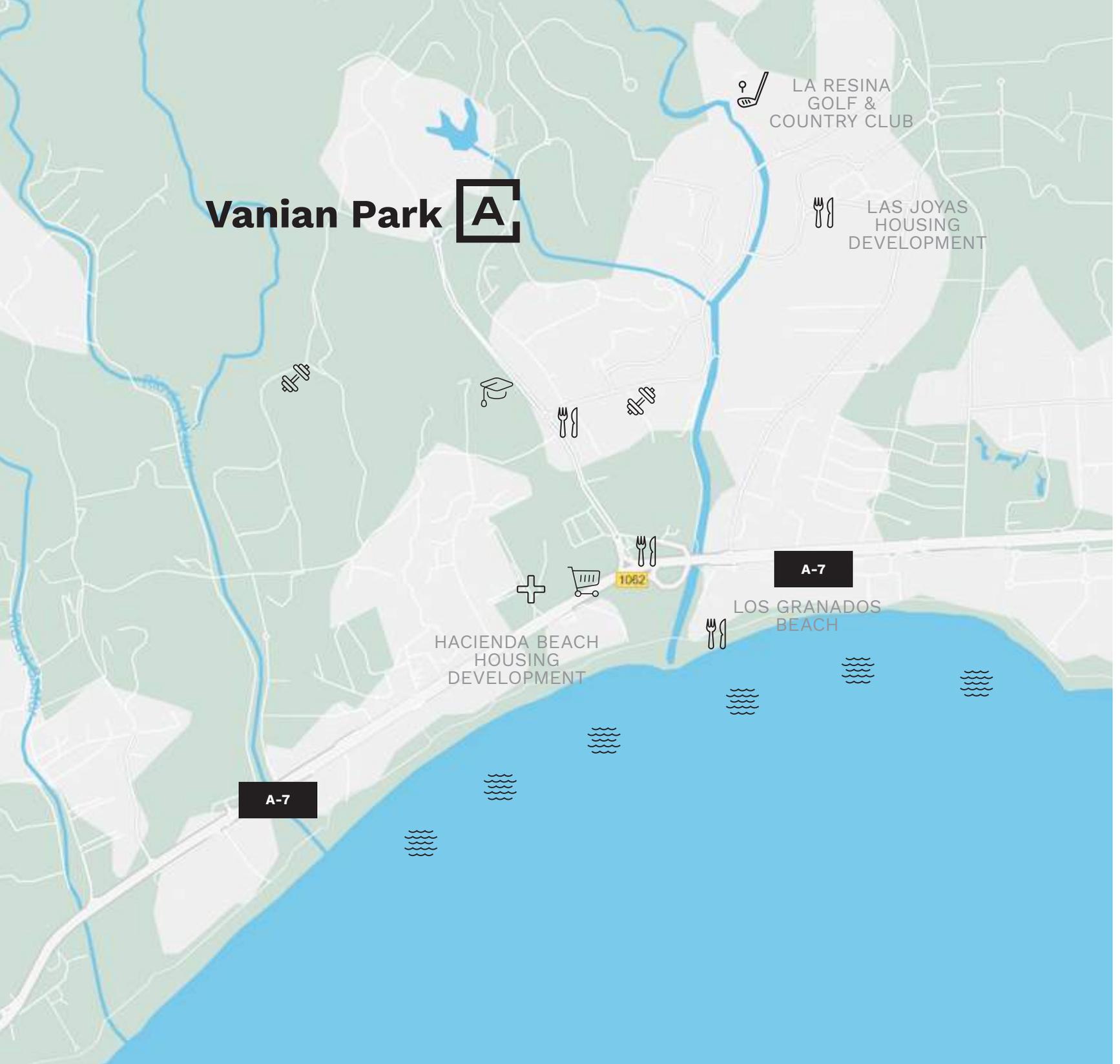
Just a stone's throw away lies Marbella, a city bursting with life and incredible cuisine where you can enjoy an afternoon of leisure and shopping, or a stroll around its old town.

A few minutes away, discover Malaga, a cosmopolitan city where you can enjoy a vast array of cultural and leisure activities.

With simple connections to the airports of Malaga and Gibraltar.

You'll also have access to a wide range of leisure activities and cuisine in Estepona, as well as a port and sports options like polo, padel, watersports and golf.

Put simply, an extraordinary place.



- Health center
- Supermarket
- Sports center
- Beach
- School
- Restaurant
- Golf course

02

Exclusive homes for unique people

We want your life in **Vanian Park** to be extraordinary, therapeutic and comfortable.

50 homes, where we've taken care of location, design and layout to offer everything you've been looking for. Their cutting edge, modern architecture comes together in harmony with an unrivalled environment.

Easy access to spectacular places offering peace and tranquillity, sea, nature, leisure and life. Communal areas and spaces designed for you to get the most out of your leisure, sports and relaxation time.

Is there anything more exclusive than living in the spot where you can appreciate the beauty of nature in all its glory?

At **Vanian Park,** you'll have everything you need without even leaving your home.

Living with all the senses

Light is a constant in your new home, thanks to vast windows and open spaces on all floors.

Vanian Park will shift between disconnection and connection, a fine line that separates the tranquillity of your home from the rhythm of the city and all the services it can offer you.

A place in which to lose and find yourself, experiencing the privacy of your home, alongside other fantastic areas you can share in good company.

Feel
at home

Vanian Park is distinguished by its exceptional location, in which you can live in perfect harmony with nature and the environment.

A place to relax at sunrise or sunset from your own fantastic terrace.

A place where you'll find everything within easy reach, with spacious, flexible rooms you can carry on using as your needs change over the years.

A place where you can soak up your surroundings, the tranquillity and the hustle and bustle of nearby destinations, with all the exclusivity of a unique gated community.

Top of the range, adapted to you

Because we know how much you like coming home and being able to enjoy it, every room in your home is designed to offer complete comfort, surrounded by the highest qualities. As you relax in the bedroom, enjoy your favourite meals in the fully equipped kitchen or take a refreshing dip in your private pool, you'll experience comfort and the harmony of all these different spaces.

To ensure your new home is suited to your tastes and needs, **Vanian Park** has the option to personalise your layout and finish.

Elegance and cutting edge

Perfectly combining cutting-edge trends and the timeless elegance of the most classic constructions, the harmony of this development lies in its facades, in shapes and colours designed to integrate with the environment.

Landscaping has also been meticulously planned so that, from just a single glance, you'll feel proud of your new home at **Vanian Park.**

Who said real beauty is only on the inside?

With private pool to wash away all your stresses

Your new home features a private, saline-chlorinated pool so you can wash away all the stresses of your day-to-day life and enjoy the tranquillity of a refreshing dip surrounded by a peaceful natural environment.

03

Energy efficiency in mind

Thanks to your energy efficient home, you'll see your monthly bills fall. **Vanian Park's** double glazing works to ensure a consistent temperature meaning you won't need to spend as much on air-conditioning. Meanwhile, alongside thermal comfort, you'll notice how sounds are completely muffled, allowing you to enjoy uninterrupted sleep.

Your new home also features solar panels, supplying your home with part of its daily energy needs.

All these efficiency improvements contribute to reducing CO_2 emissions, so you'll be helping care for our planet every day – without even realising it.

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Building specifications

A unique complex

Our commitment to you starts from the very first moment. And that's why we want to share your new home's building specifications with you today. Discover all the details of **Vanian Park** and start imagining the spaces that, in no time at all, will be a dream come true.

At AEDAS Homes, quality is a constant and an omnipresent goal – that's why we've taken great care in every last detail of your new home.

Entrances and gates

At **Vanian Park,** you'll feel proud of your new home as soon as you set foot inside. To enjoy maximum security for you and your loved ones, the development is designed as a private, gated community.

Community spaces enjoy the highest level of care. The flooring and walls of external communal areas will be finished with different materials depending on the area, fully integrated with the development's aesthetics.

Technology will also be present, through LED lighting with motion detection according to area and floor, offering you significant energy savings by optimising the use of resources and consumption.

The finish of the lift cabins will be in keeping with the rest of the development, with dimensions compliant with Accessibility Regulations. Doors will be automatic and equipped with an emergency alarm and telephone service.

Internal development

At **Vanian Park,** spaces have been designed for sharing unforgettable moments with your loved ones, while always guaranteeing your privacy. The development will include:

- Carefully landscaped areas with low water consumption.
- Pool.
- Gym.
- Co-working space.
- Community room.
- Bicycle-storage space.
- Waste-recycling centre.
- Communal garage with ramp access.

Your home

Hall, living room, corridor and bedrooms

The flooring in your new home will be porcelain stoneware. The floor will be finished with a white lacquered skirting board, matching the internal carpentry in all the main rooms and corridors to create a fully integrated atmosphere throughout the property.

The walls will be covered with smooth acrylic paint in a light shade. A false ceiling will be installed throughout the property, finished with acrylic paint.

Kitchen

Preparing all your favourite dishes will be much easier in this space, specially designed for you. These are the qualities and finishes included in your new kitchen at **Vanian Park:**

› Porcelain-tile flooring, in harmony with the rest of the property, with lacquered skirting board where required and walls covered in smooth acrylic paint on damp-proof laminated plasterboard.

› It will feature a laminated plasterboard false ceiling with smooth acrylic paint.

› It will come fully furnished, with a modern layout of large wall and base units.

It will also include the following equipment:

› Induction hob.

› Extractor hood or filter unit.

› Electric oven and microwave.

› Worktop and spacer between wall and base units in compact quartz.

› Sink with mixer taps.

› Dishwasher.

› Fridge.

› Washing machine.

Select service

With the **AEDAS Homes Select service,** you can choose from three options to personalise various aspects of your new home:

- Choose from three types of setting according to your tastes.
- Choose between various layouts.
- Enhance your comfort with safety and technology devices.
- Fit out your sun deck and ground-floor terrace.
- Choose kitchen furniture and worktop finishes.
- Complete your kitchen's furnishing and equipment.

Select

Bathrooms

The walls of both the main and guest bathrooms will be covered with ceramic tiles, combined with porcelain stoneware flooring.

Damp-proof false ceilings will be installed with acrylic paint. For your comfort, the air-conditioning system will be installed in a false ceiling with access hatch in the laundry rooms or bathroom according to property type, to allow future maintenance of the internal unit.

The greatest care has been taken in designing your bathroom, choosing finishes that integrate with the rest of the property. A resin shower tray will be installed, with glass screen and mirror. The toilets will be compact, with white finish, giving the room an avant-garde look.

The main bathroom will include a double washbasin.

Terraces, porches and/or private gardens

For maximum safety, these outdoor spaces will be paved with anti-slip stoneware and a skirting board of the same material where required. All terraces will feature a false ceiling.

All terraces will come with a water supply and a water-drainage system.

They will also include lighting, a power socket and a TV socket.

If your property is located on the penthouse floor, you can enjoy a vast sun deck with the spectacular views this development offers.

The porch leading to the garden will be equipped with a water supply and a water-drainage system. It will also include lighting and a power socket.

Internal partitioning and insulation

The dry partitioning used in your new property will be particularly useful as it minimises friction and eliminates acoustic bridges by conducting installations through the intermediate space between partitions. What's more, this will offer an optimal external finish for the application of smooth paint.

- **Internal divisions between rooms:** dry partitioning, achieving high levels of thermal and sound insulation.
- **Divisions between properties:** to offer greater security, this will be equipped with a reinforced core, finished on both sides with dry partition walls and insulation in accordance with the Technical Code.
- **Divisions between the property and communal areas:** developed with dry partitioning and sound-insulation panel.

Internal carpentry

AEDAS Homes has also taken great care of the property's internal carpentry, so you can enjoy each and every detail of your new home.

- The property's entrance door will be clad with a white lacquered finish inside and an external finish integrated with the communal areas. This will be equipped with a peephole.
- The property's internal doors will be finished with white lacquer and chrome handles, giving the property an elegant and modern look. In general, they will be hinged doors, except where the use of sliding doors is recommended to improve enjoyment of the room to which it provides access.
- Hinged wardrobe doors for maximum use of space, with white-lacquered finish matching the rest of the carpentry. The interior will be modular, with a hanging rail, shelf and dresser in the bedroom wardrobes.

Installations

Plumbing and sanitation

Your home will have a general stopcock and separate cut-off valves in each wet room. The plumbing installation will include water intakes for each sanitary appliance in the bathrooms and kitchen, and for electrical appliances.

Hot water supply in all homes within the development will be guaranteed with a maximum-energy-efficiency air source heat pump.

All of the sanitary equipment within the house will be connected to the sewage network, with sound-absorbing PVC downpipes running through chambers next to the house.

Heating/Air-conditioning

To ensure the greatest comfort in your new home, a hot & cold air-conditioning system has been installed, as well as a network of vents to diffuse air via supply and return grilles in the living room and bedrooms.

Temperatures will be controlled via a thermostat.

Electricity/Telecommunications

Your home in **Vanian Park** will be equipped with the electrical and telecommunications outlets required by law, as well as a video door-entry system connected to the gates and the development's entrance.

The lighting in your home and communal areas will rely on LED technology.

Vanian Park will feature high-performance solar panels, located on the rooftop to support your home's energy requirements.

Ventilation

Your home will have a ventilation system to ensure indoor air health and compliance with the Technical Building Code.

Communal elements

Facade and roof

The facades have been designed with a double-leaf enclosure, featuring brickwork on the outside and dry partitioning on the inside. They will be clad with cement-mortar rendering and exterior paint. They will also feature decorative elements, aligned with the building's design.

The composition of the facades, together with the terraces designed, will give the building an attractive and modern look. The finishes will combine thermal properties with the most cutting-edge design, adapted to the needs of the 21st century.

The facade will also include a thermal-insulating air chamber, offering significant energy savings and providing great comfort within your home.

The rooftops have been designed according to their intended use, with thermal insulation and hermetic membranes to guarantee they are watertight, avoiding leaks and damp.

External carpentry and glazing

The combination of external carpentry and glazing will ensure compliance with the Technical Building Code and, more specifically, with the Basic Energy-Saving and Noise-Protection Documents, increasing comfort within your home. **Vanian Park** will feature:

- Aluminium-profiled carpentry with thermal break, combined with different types of opening depending on location.
- Double glazing with air gap.
- Motorised aluminium-slat roller blinds with injected insulation in the living room and bedrooms. Similar colour to the external carpentry.

Structure and foundations

Your new home will be built of a reinforced-concrete structure – calculated according to applicable regulations and the Technical Building Code –. The foundations will be designed in accordance with the Geotechnical Study's conclusions.

Staircases and hallways

The staircases and hallways will be finished with ceramic tiles and matching skirting board, with acrylic paint on the walls.

Communal garage

Garage entry and exit doors will be automatic, with an anti-crush safety device and remote control.

The communal garage will be finished with continuous flooring and painting designed with the maximum care.

The storage rooms will be painted and feature a metal door, complying with the regulations applicable to their location.

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Thank you for putting your trust in us

With you, right from the start. The whole team at **AEDAS Homes** have adopted the company's values so completely that we care for your home as if it were our own. Professionalism, innovation, design and sustainability are the basic pillars you'll discover when you place your trust in us. Our team enjoys extensive training and experience in the world of residential developments, ensuring that you feel right at home before you've even set foot inside thanks to our friendliness and professionalism.

By choosing **AEDAS Homes,** you'll not only be opting for the finest qualities and cutting-edge architecture, you'll also be supporting sustainability and environmental protection. We have developed 'green' homes, relying on the latest innovations. We apply cutting-edge technology to make your life much more comfortable, adapted to the needs of the 21st century.

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Promotion
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