

Célere
**SEA
VIEWS**
Málaga



Homes that innovate your life

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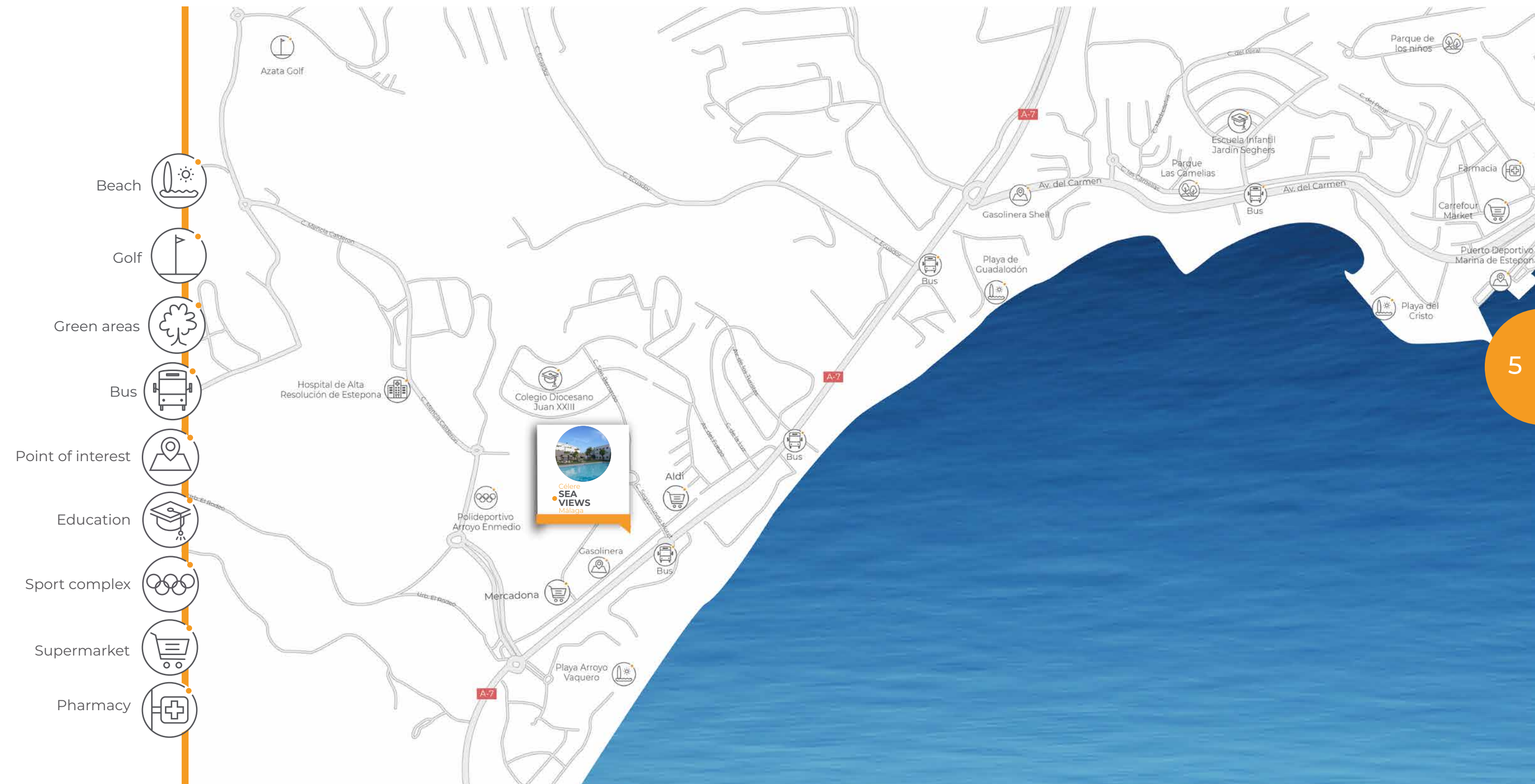
LOCATION

Célere Sea Views is a place to enjoy. This development is located in Estepona (Malaga), between the Arroyo de Guadalobón stream and the beach of Arroyo Vaqueros, and only 5 minutes from the town centre and the Estepona Marina.

This location offers many leisure and service opportunities. Next to the development you will find your daily supermarket, as well as restaurants, schools, the Estepona High Resolution Hospital and the beach just 300m away, as well as several golf courses within a 5km radius, including Doña Julia Golf, Finca Cortesín Golf Club, Estepona Golf and Valle Romano Golf.

Estepona is located in a unique environment and very well connected. It connects with the Costa del Sol A-7 Motorway and is very close to the entrances to the AP-7 toll motorway.

In addition, it is located less than 55 minutes from Málaga International Airport and 60 minutes by car from the Maria Zambrano Renfe train station. There are also important tourist enclaves nearby, such as Puerto Banús, which is only 20 minutes away, the historic centre of Marbella, which is 30 minutes away and, Estepona's historic centre just 5 minutes away.



EXPERIENCE ESTEPONA

Paradise on the Costa del Sol

Estepona is a Spanish town in the province of Málaga, Andalusia. It is a popular international tourist destination, with interesting sport and leisure installations.

It has a well-cared for historic centre and marvellous beaches.



Heritage

The old quarter is full of whitewashed buildings and its centre is the Plaza de las Flores where the eclectic works of art of the Garó Collection are found.

Estepona has different museums and monuments for you to get to know the history of the town such as the church of Our Lady of Los Remedios, built in the 18th century; the Clock Tower, founded in the 15th century, and the 16th century San Luis Castle built under the orders of the Catholic Kings.

One of the outstanding buildings of Estepona is the Punta Doncella Lighthouse which has various viewing points to observe the Mediterranean, the Strait of Gibraltar and northern Africa.

Beaches and nature

Estepona is a paradise for nature lovers as it has immense natural wealth, a Paleontological Museum which contains replicas of dinosaurs, fossils and Pliocene discoveries, the Bullfighting Museum, the Ethnographic Museum and the Orchid House which houses more than 5,000 plants.

The best attraction in the town is its 23 kilometres of coast divided among more than 15 beaches that will seduce the most demanding people with their characteristics.

A highlight among them is La Rada beach for its perfect location in the centre of the town, and Cristo beach which is very popular for its clear, warm water and fine sand. It is one of the most popular among families as it forms a beautiful cove, ideal for children at any time of the year.





P R O J E C T

Célere Sea Views is a modern and functional gated residential complex and an ideal place to live. The development consists of 63, two and three-bedroom homes on the ground floor, first floor or attic. All of the properties have a south or south-west orientation, and many of them enjoy sea views.

Additionally, the ground floor apartments feature a lovely garden, and the penthouses have spacious terraces. All homes have at least one parking space and storage room.

The common areas are areas designed for leisure and sports in a peaceful setting. At Célere Sea Views you can find outstanding garden spaces with a community swimming pool and gym, where you can make the most of your free time

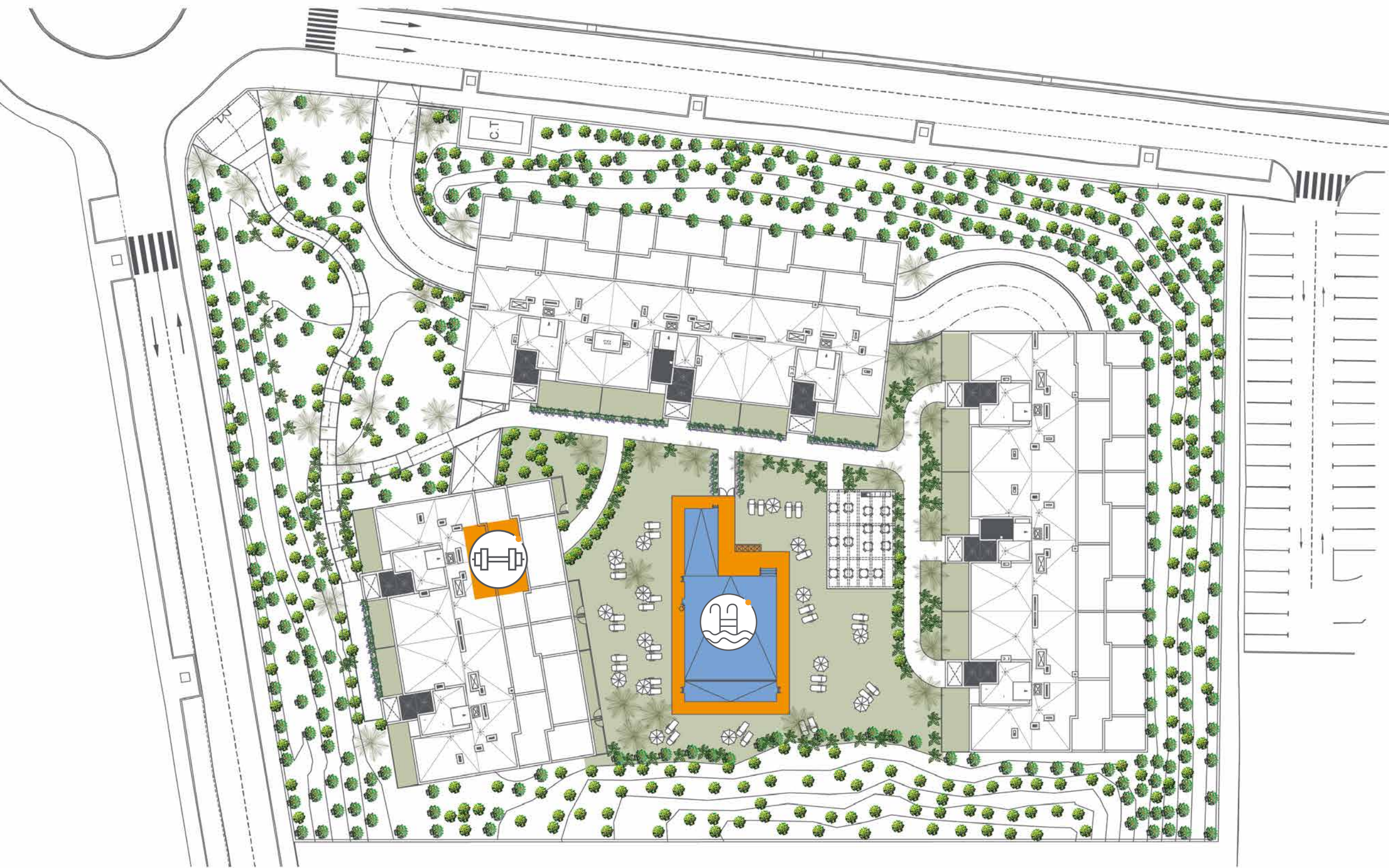
We have taken care of every detail to turn this residential into your future home. The quality, distribution and design give this promotion of an unbeatable spirit of its own.



Garage



Storage room



COMMON AREAS

We revolutionize common areas and differentiate ourselves by providing them with a great protagonism in our residences.

We create spaces for leisure and sports without leaving home, thinking of the little ones and adults, so that they can experience them in a unique way.

Célere Sea Views is a private space with a swimming pool surrounded by gardens and a gym for the more athletic.



Swimming pool



Gym

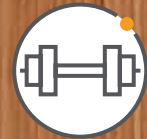
Toda la documentación gráfica incluida en esta página es meramente orientativa. Los diseños de las zonas comunes de la promoción no muestran los detalles finales, dado que se han combinado con los de otras promociones ya desarrolladas.

SWIMMING POOL



The pool is designed to make the summer months more pleasant and, above all, more refreshing. With straight lines and surrounded by large garden areas, they have in the same surface an area for children and adults.





GYM

The indoor and outdoor gyms are private spaces where you can keep fit and lead a healthy life without leaving home. You will have a fully equipped area designed for you to develop your physical activity 365 days a year.

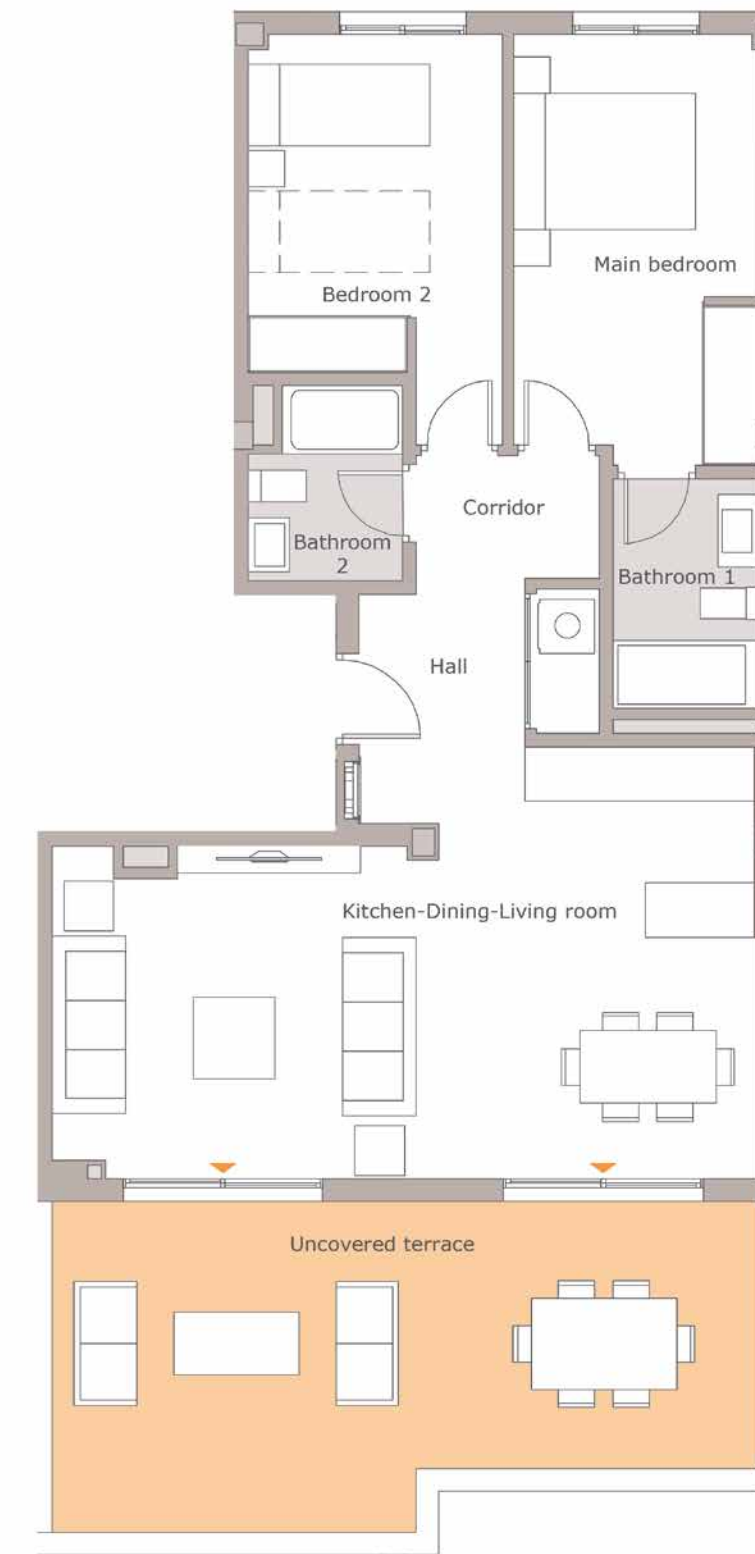
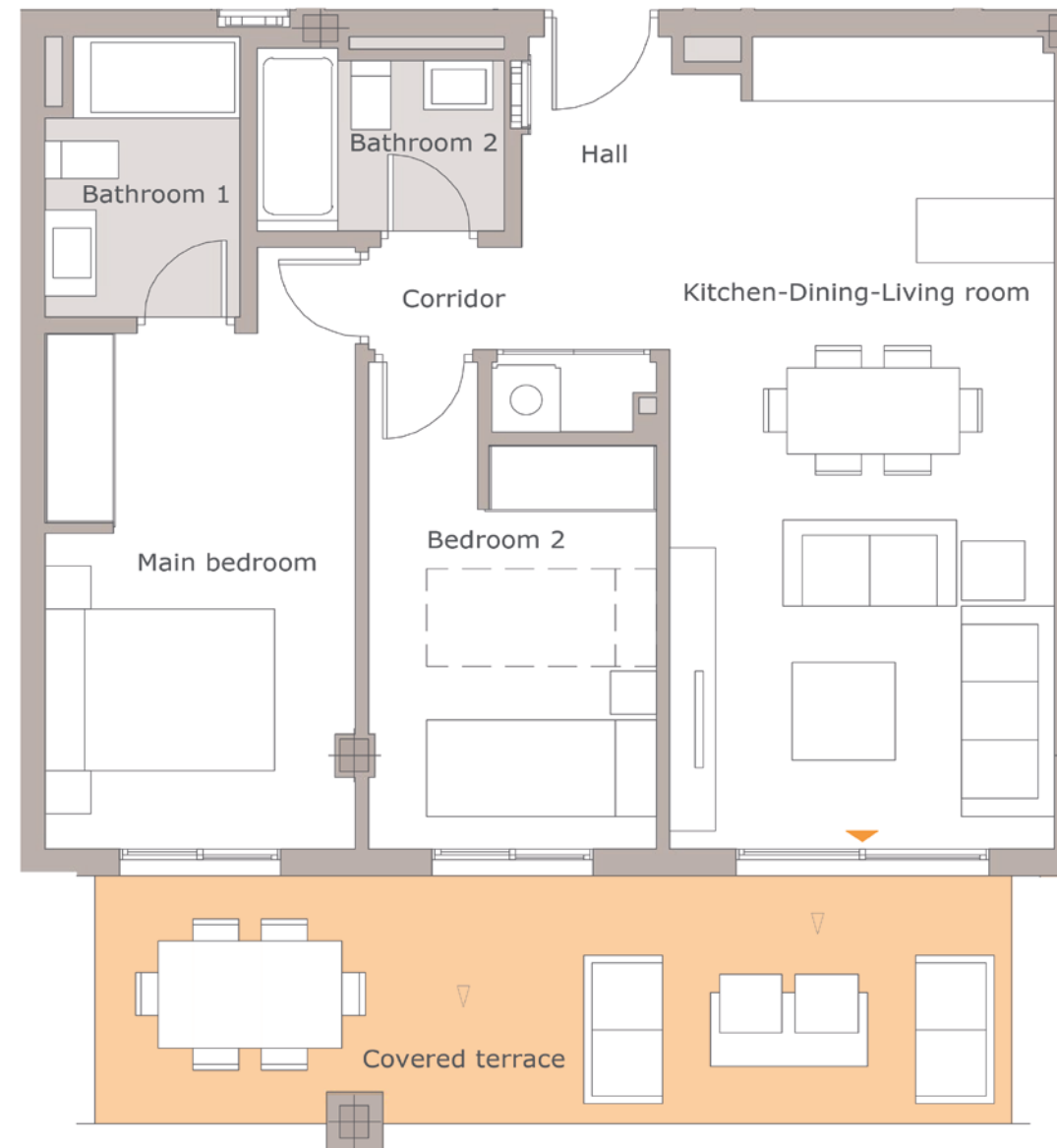
STANDARD PLAN 2 BEDROOMS

USEFUL FLOOR AREA OF HOUSE - 62,00 m²

TABLE OF FLOOR AREAS

Hall	3,47 m ²
Kitchen-Dining-Living room	23,99 m ²
Main bedroom	13,49 m ²
Bedroom 2	10,03 m ²
Corridor	3,37 m ²
Bathroom 1	4,23 m ²
Bathroom 2	3,48 m ²
Front outside area	18,20 m ²

Useful area of the property	62,00 m ²
Useful area according to Andalusian Government Decree 218/2005	68,27 m ²
Useful area of the terrace:	18,20 m ²
Total area of home c.c.	84,00 m ²
Total area of home c.c. according to Andalusian Government Decree 218/2005:	90,24 m ²



STANDARD PLAN 2 BEDROOMS

USEFUL FLOOR AREA OF HOUSE - 70,00 m²

TABLE OF FLOOR AREAS

Hall	5,15 m ²
Kitchen-Dining-Living room	31,82 m ²
Main bedroom	12,49 m ²
Bedroom 2	11,07 m ²
Corridor	2,73 m ²
Bathroom 1	4,05 m ²
Bathroom 2	3,37 m ²
Front outside area	25,70 m ²

Useful area of the property	70,00 m ²
Useful area according to Andalusian Government Decree 218/2005	77,75 m ²
Useful area of the terrace:	25,70 m ²
Total area of home c.c.	96,00 m ²
Total area of home c.c. according to Andalusian Government Decree 218/2005:	103,79 m ²

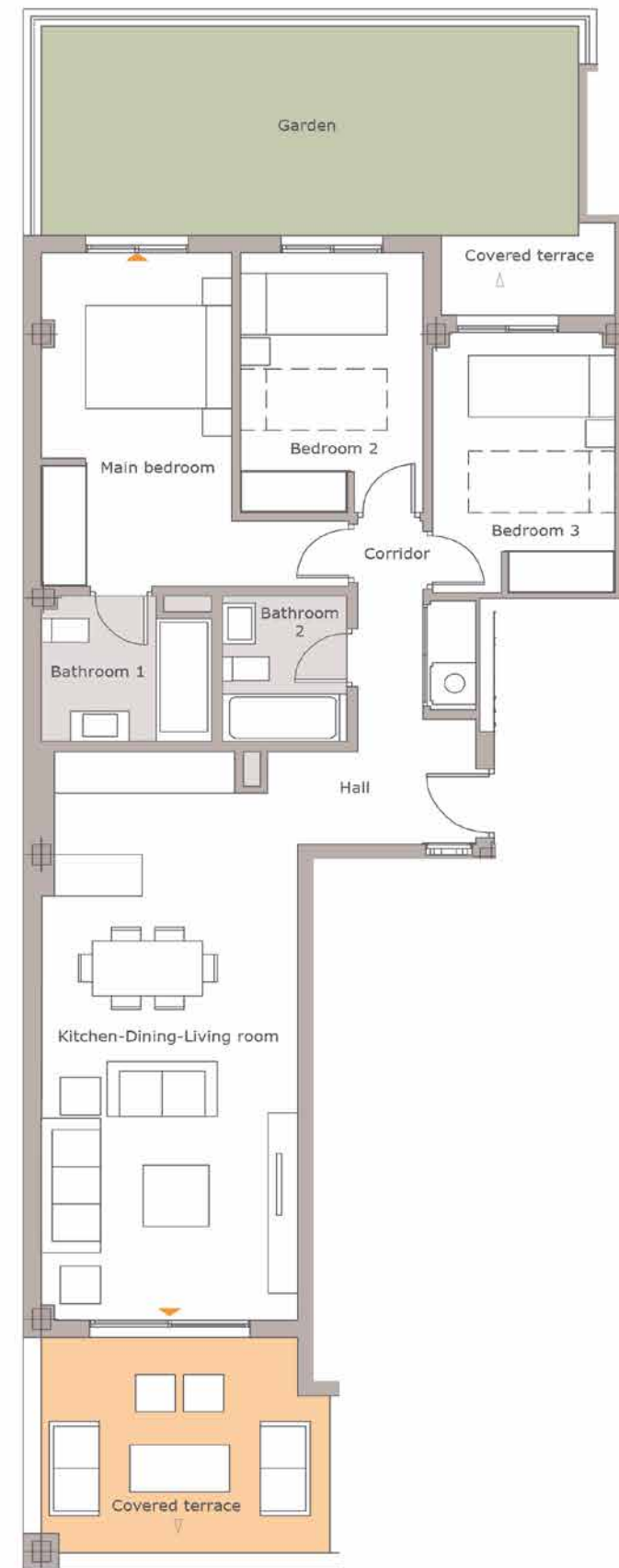
STANDARD PLAN 3 BEDROOMS

USEFUL FLOOR AREA OF HOUSE - 77,00 m²

TABLE OF FLOOR AREAS

Hall	2,95 m ²
Kitchen-Dining-Living room	29,52 m ²
Main bedroom	14,05 m ²
Bedroom 2	9,43 m ²
Bedroom 3	9,35 m ²
Corridor	3,59 m ²
Bathroom 1	4,64 m ²
Bathroom 2	3,61 m ²
Front outside area	11,97 m ²
Rear outside area	25,25 m ²

Useful area of the property	77,00 m ²
Useful area according to Andalusian Government Decree 218/2005	84,85 m ²
Useful area of the terrace:	37,22 m ²
Total area of home c.c.	107,00 m ²
Total area of home c.c. according to Andalusian Government Decree 218/2005:	114,80 m ²



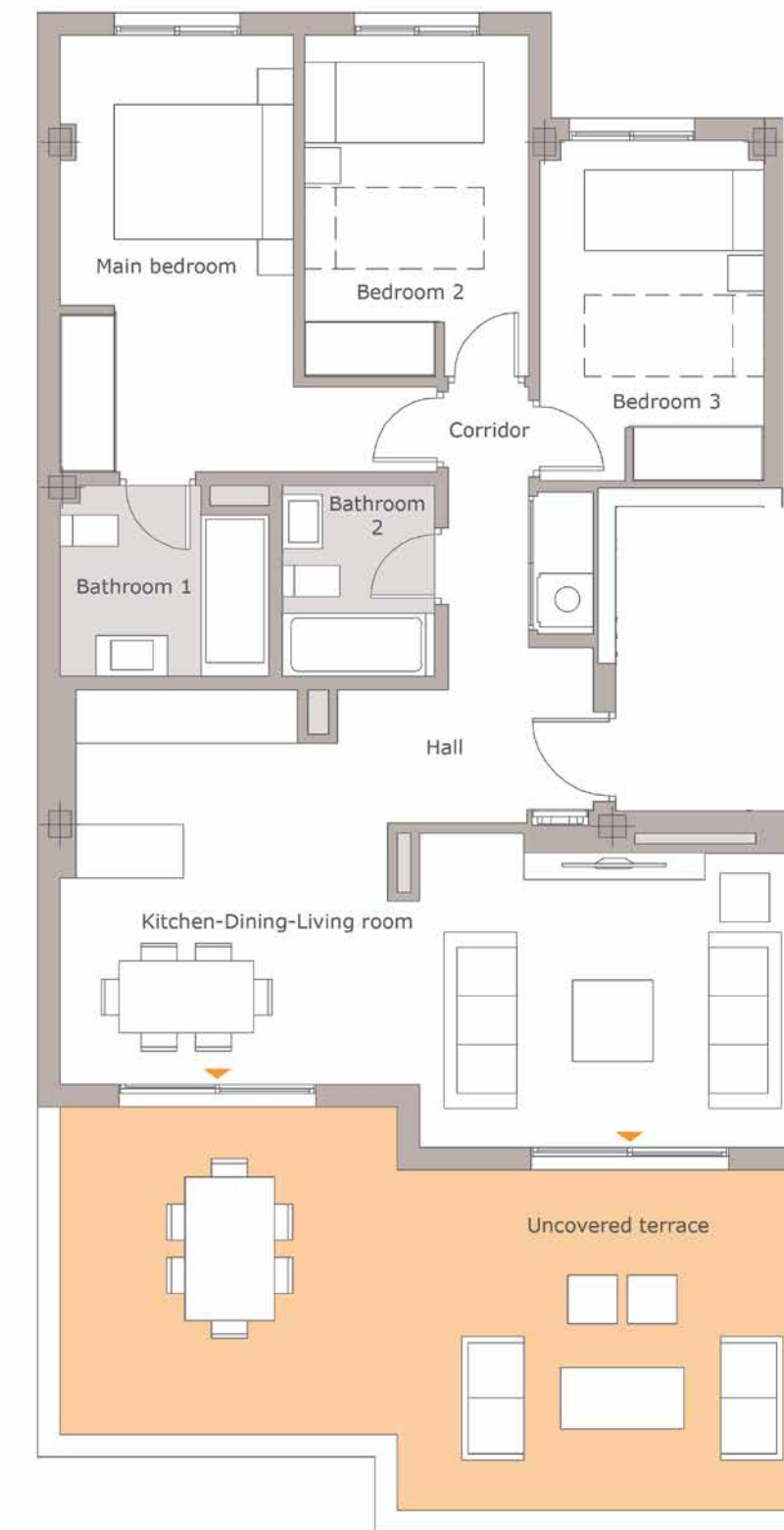
STANDARD PLAN 3 BEDROOMS

USEFUL FLOOR AREA OF HOUSE - 79,00 m²

TABLE OF FLOOR AREAS

Hall	3,07 m ²
Kitchen-Dining-Living room	31,49 m ²
Main bedroom	14,05 m ²
Bedroom 2	9,43 m ²
Bedroom 3	9,35 m ²
Corridor	3,59 m ²
Bathroom 1	4,64 m ²
Bathroom 2	3,61 m ²
Front outside area	31,01 m ²

Useful area of the property	79,00 m ²
Useful area according to Andalusian Government Decree 218/2005	87,15 m ²
Useful area of the terrace	31,01 m ²
Total area of home c.c.	111,00 m ²
Total area of home c.c. according to Andalusian Government Decree 218/2005:	119,30 m ²





ENERGY RATING



Vía Célere creates spaces that adapt to your needs. We create buildings of low energy consumption, highly insulated and weatherproofed.

We build homes with latest-generation technology, developed for comfortable everyday use.

This classification signifies an estimated energy saving of 81% and therefore an important economic saving, taking as reference a home with energy efficiency classification "F".

The building has a "B" Energy Efficiency Classification, which means a reduction of CO₂ emissions and a significant reduction of the building's energy demand (heating, cooling and sanitary hot water).

The estimated saving, adding the annual energy cost of gas and electricity, could be up to €540.*



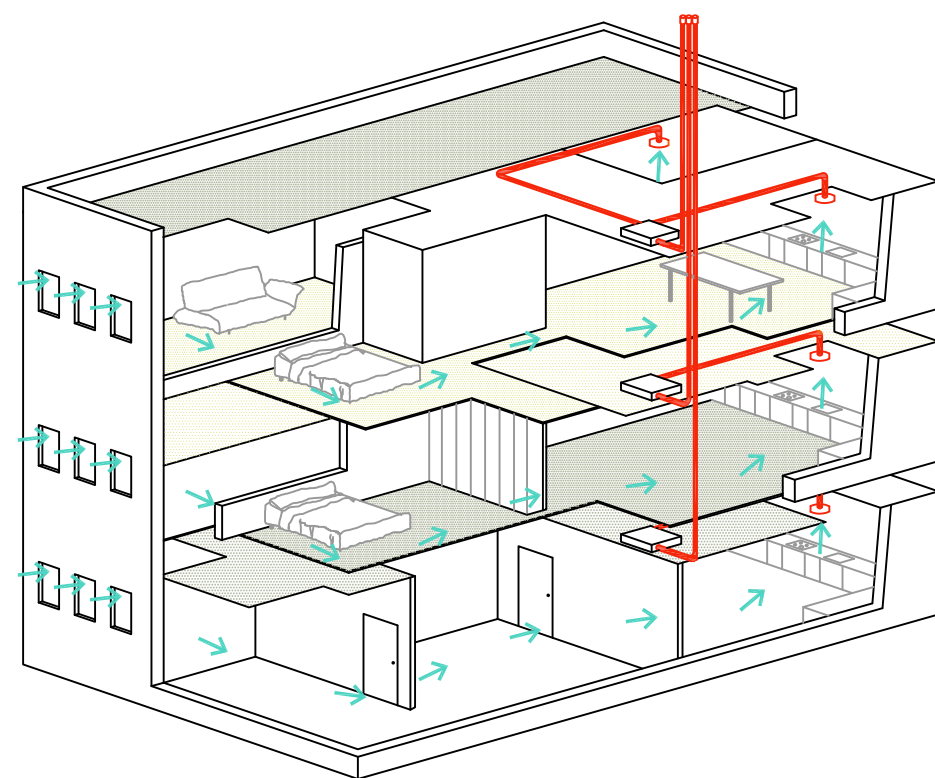
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*Estimated calculation of energy saving for a typical home with a net surface area of 95 m² and a B rating compared to a benchmark home with an F rating, pursuant to 'Calificación de la eficiencia energética de los edificios' (Rating Energy Efficiency for Buildings) published by the IDAE and the Spanish Ministry for Industry, Energy and Tourism in November 2015 and additional legislation that complements this and/or may replace it. ** Minimum saving guaranteed as regards consumption of clean hot water for the entire building, considering its location and the minimum occupation values pursuant to prevailing applicable legislation.

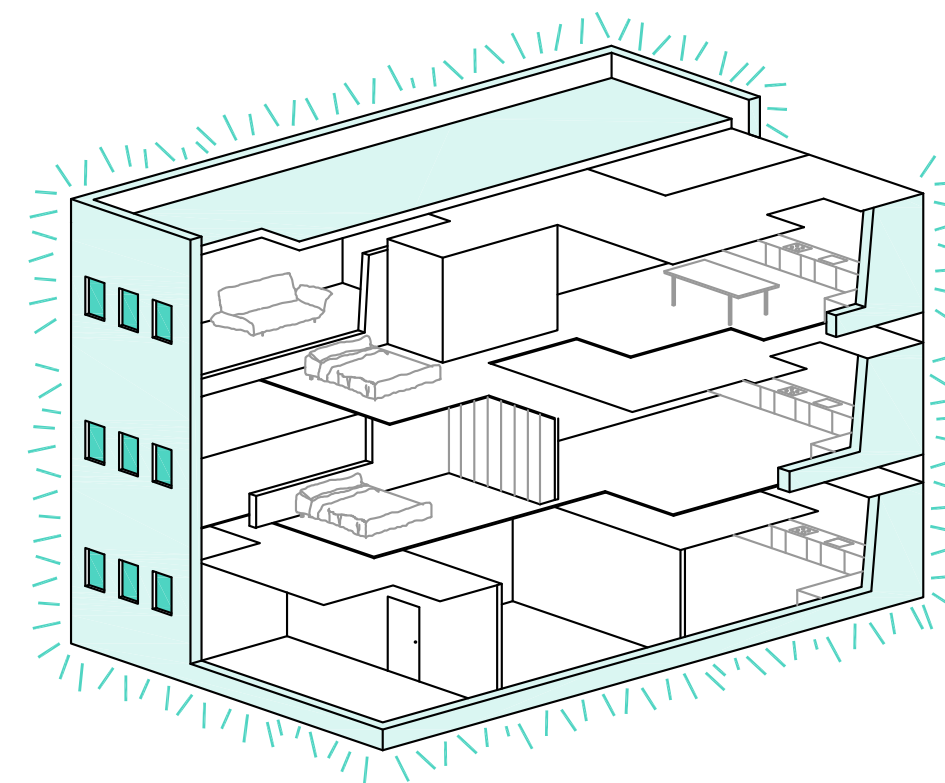
Home ventilation using a humidity-sensitive system

- Home ventilation using a humidity-sensitive system.
- Continuous ventilation of the residence using guided extraction from bathrooms and kitchen and admission through bedrooms and lounges.
- Joinery with micro-ventilation position.
- Improves thermal insulation and reduces energy consumption in the home in relation to minimum legal levels.



Heat insulation

Increased head insulation, obtained by improving the thermal envelope by doubling the facade insulation as well as the carpentry and incorporating low emissivity glass.



Personalization

Our clients are what is most important to us and we know that no two clients are the same. That is why we want to offer you a personalisation programme* with different options so that you can make choices based on your individual tastes and needs.

A world of possibilities and proposals for designing an environment that each client will be able to fully identify with from the first day, choosing from different materials, colours and textures for walls, floors, wardrobes and kitchens.

*Deadlines are subject to building deadlines.

Spotify

Getting close to our customers and knowing their requirements forms part of our mission.

At Vía Célere we want to continue to offer you music that will accompany you and enliven all the moments of your life here. This is where your story begins, and we want to provide its soundtrack. Are you ready? Follow us in Spotify!



célere lifestyle

Consultant Sale

The change of economic scenario forces us to make a reflection on a different perspective of the sales model.

In the information age, in which with a single click we have a vast range of options without leaving home, it is essential to differentiate yourself and return to the model of personalised sale, in which the commercial agent plays a role of advisor and not of seller.

The most important factor is to LISTEN to the customer, to know their circumstances and detect the true requirements they express, in order to offer a product that meets their expectations.

Célere Wish

Look for new ways of making our clients' lives more comfortable and simple in one of our fundamental From this philosophy arises Célere Wish: Sharing desires.

A new function that, together with Amazon, will enable you to make the reservation of common areas.

Interior design

We know how important it is for our clients to feel their home and the common areas of their development as a special space where they can build unforgettable memories.

Therefore, at Vía Célere we work with the best interior designers to design and decorate these spaces, providing all their vision and experience based on the latest trends.

At Vía Célere we can put you in contact with the interior designer of your development if you wish, so that they can make your home a unique space.





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