

# **South Bay Las Mesas III**

Estepona

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## South Bay Las Mesas III

Estepona

# South Bay

# 01

## Welcome

Our brand is a synonym of quality and trust therefore we want you on board to make your home a unique space that meets your needs. We are property developer, stock market listed since October 2017, offering you the talent and experience of a great team of professionals.

## What do you need?

# Las Mesas III

## Estepona







# 02

## Introduction

# The home you were looking for

We know the home you are looking for is like you and it has a touch of singularity that makes it a space just for you. At **AEDAS Homes** we are offering you a **77-home development (with 2, 3 or 4 bedrooms and including a garage space and storage room)**, that will fulfil all your expectations in the coastal town of Estepona. Welcome to South Bay Las Mesas III.









The location of this development offers the perfect blend between living in a residential environment and the comfort of being just a step away from Estepona town centre. In addition to a coastline extending over 20 kilometres, the town provides educational, shopping and leisure facilities for all kinds of clients.

Location

03

Location

Why living in  
Estepona is a delight







Estepona is one of the most highly-rated towns in the province of Malaga. It is considered the "new Golden Mile" of the Costa del Sol, its excellent climate and magnificent beaches conquer everyone visiting here. It is possible to enjoy this elysian setting first hand at South Bay Las Mesas III, a community comprising seventy-seven 2-, 3- and 4-bedroom strategically located homes.

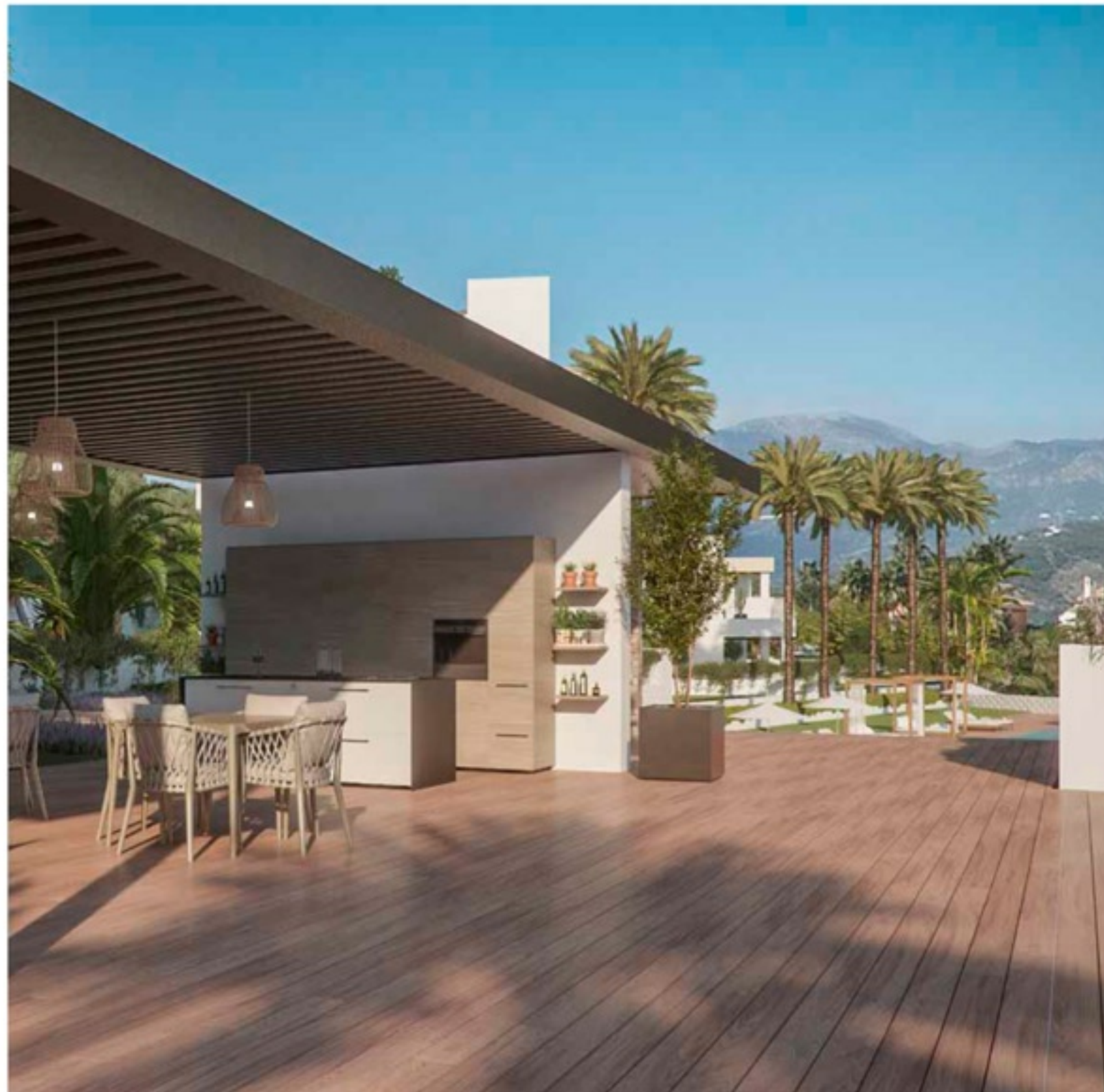
Forget about the rush and start a new phase in a place where comfort and tranquility will be your life partners. What is out of the ordinary is often what is closest to us.



## Everything you need within your reach... including the sea













The privileged location of South Bay Las Mesas III enables you to enjoy all the conveniences of living in location that has it all. In the area surrounding the community, there are parks like the Parque de los Niños, facilities like the Las Mesas Sports Centre and a number of public and private healthcare centres.

Your new home enjoys excellent road links; you can take a stroll through the streets of Marbella or be dining in one of the exclusive restaurants in Sotogrande in just 20 minutes. Its proximity to Malaga and Gibraltar airports and the high-speed train (AVE) station in Malaga city put any domestic or international destination within easy reach.







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





# 04

## The homes

### Elegance, avant-garde and comfort

At South Bay Las Mesas III, we offer you the possibility of living in an idyllic spot that is part of the town, where you can get to all the services you need walking. Seventy-seven homes with avant-garde, Mediterranean aesthetics, large terraces and impressive sea views, designed to enjoy Estepona without constraints.

Creating the perfect blend of current trends and sustainability, we have achieved designer architecture offering total functionality. **Who said beauty was only on the inside?**



## Say goodbye to the rush and hello to your wellbeing

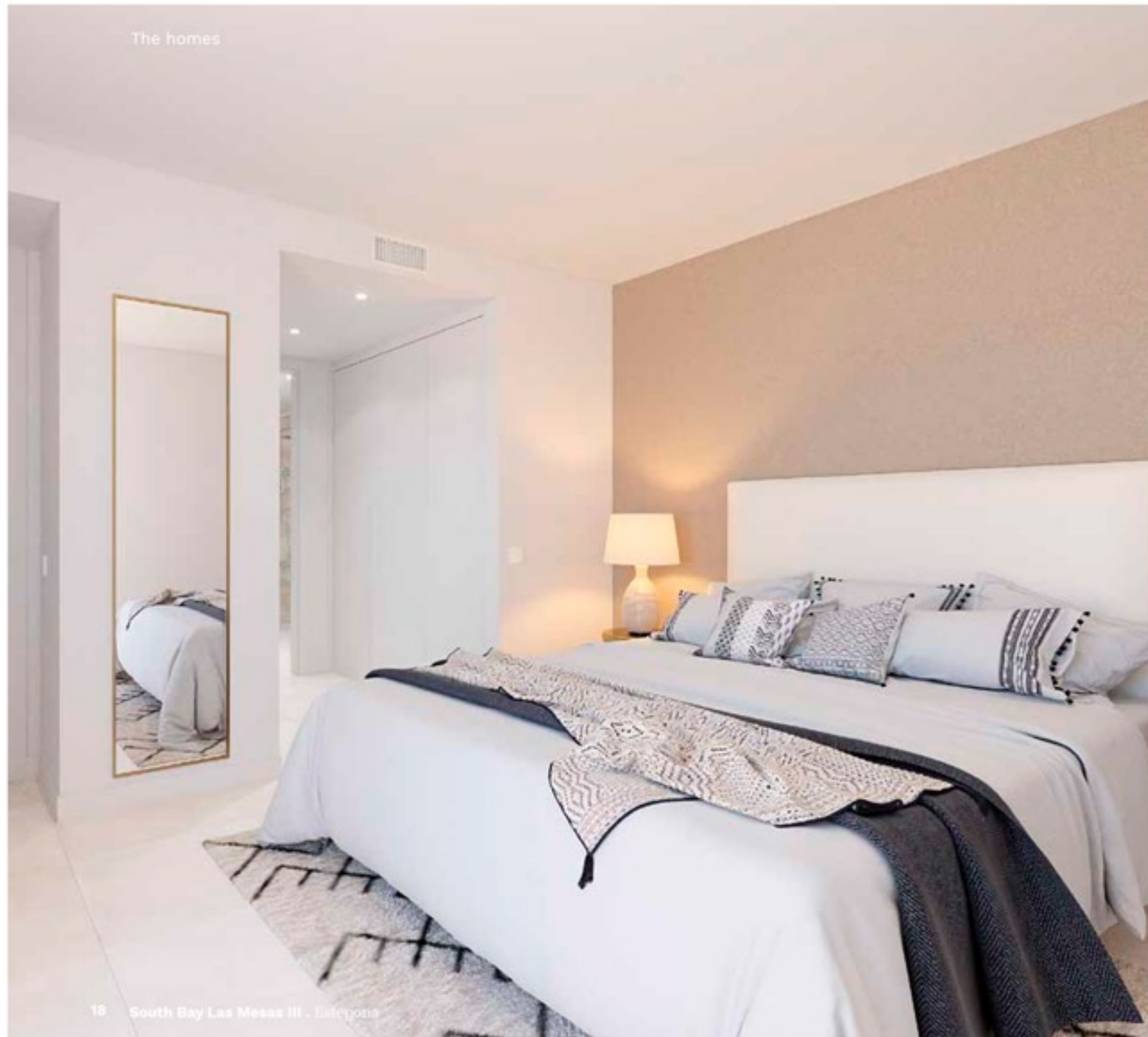
We want your life at South Bay Las Mesas III to be surrounded by a halo of wellbeing. Your new home stands in an area with an unbeatable climate where taking walks, doing sports or having a dip in your swimming pool will be activities you can do throughout the greater part of the year.

To help you make the most of the time you spend in the open air, the community includes a children's and an adults' swimming pool and a number of landscaped gardens that blend in perfectly. There will also be a gymnasium, spa and community hall at your disposal.













## With the Mediterranean at your feet

For lovers of the Mediterranean, South Bay Las Mesas III offers penthouses with their own private solariums from which you can see the Estepona coastline. The other dwellings are also designed to capitalize on the footages to the utmost, and through their tiered structure, they are able to make you feel that you live at the top of the building.









## Your life between the sea and the sky

The architecture of South Bay Las Mesas III is conceived so that the layout of the land fosters the views from its dwellings. The development comprises 5 blocks at different heights that are tiered in line with the plot so that all the rooms have unhindered views from their large terraces.

Enjoy the 300+ days of sunshine a year that characterises the Costa del Sol on your new home's covered and unroofed terraces. From the majority of the dwellings, you can take in the Estepona Bay landscape, whilst from the penthouses you have incredible views with Gibraltar on the horizon.









## 05

Plans

**A home for  
every family****Cosy, high-end spaces**

South Bay Las Mesas III is a project where no attention to detail is spared. Because we know how much you like to come home and be able to enjoy it, all the rooms are designed so that you feel their comfort, surrounded by top-quality specifications.

All the homes have:

- Light-filled lounges with areas exceeding 29 sq.m.
- Spacious covered and open terraces.
- Double bedrooms in all cases.
- At least two full bathrooms, one of which is en suite for your utmost comfort.
- Kitchens open to the lounge to foster family living between both spaces.





## Dwelling type 2D

2 bedroom

2 bathroom

Total built area 115,75 m<sup>2</sup>

The information contained herein is for informative purposes only and a non-contractual document. The surfaces referred to in this plan are indicative and may suffer variations for technical, legal or execution reasons. The furniture, plants and garden are merely decorative.

## Dwelling type 3D

3 bedroom

2 bathroom

Total built area 150,59 m<sup>2</sup>

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## Dwelling type 4D

4 bedroom  
3 bathroom  
Total built area 178,50 m²

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# 06

Energy efficiency

**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 efficiency ratings so that at the same time you are contributing to looking after the environment, you also benefit from the advantages of doing so.

Given that your home is energy efficient, you will notice that your bills are lower at the end of the month. These improvements in efficiency help to lower CO2 emissions, so that every day, effortlessly and without realising it, you will be helping to take care of our planet.





#### + 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.



#### 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

Thermal solar energy panels



#### Sustainable transport

Preinstallation for electrical car charger



#### Insulation against noise

From the outside and from dwelling to dwelling

# Thanks

for placing your trust in us

With you from the very first. At AEDAS Homes, our professionals deeply share our company's values and 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 involvement they will make you feel at home even before you move in.

**When you choose an AEDAS Homes dwelling, 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 proposals, 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 avant-garde technology to make your life much more comfortable and in tune with 21st-century requirements.





