



VANIAN  
**GARDENS**  
Fase III



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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?

The place you have always dreamed of: **Estepona.**

Close your eyes and imagine the best place to live. A mild Mediterranean climate caressing you as you stroll along the beach, the scent of the sea, of nature and vegetation, the pleasure of contemplating the beauty of the architecture of your new home merging with the natural setting are all certain to spring to mind. You are bound to think of a home with no restraints, with endless leisure options, marvellous landscaped gardens, swimming pools and exclusive community facilities.

We have made this come true for you: we welcome you to Vanian Gardens.

# VANIAN GARDENS

## Fase III



## When your home has it all

Vanian Gardens is an exclusive residential complex located in a privileged setting very close to the sea and surrounded by spectacular gardens, modern swimming pools and unimaginable community and leisure zones.

The development is much more than just a community: It is a commitment to design, comfort, cutting-edge concepts, lifestyle and setting.

The project comprises forty-nine 1-, 2-, 3- and 4-bedroom dwellings with footages starting from 85 m<sup>2</sup> plus 21 m<sup>2</sup> of terrace space and going up to 160 m<sup>2</sup> of dwelling space and a 31 m<sup>2</sup> terrace.

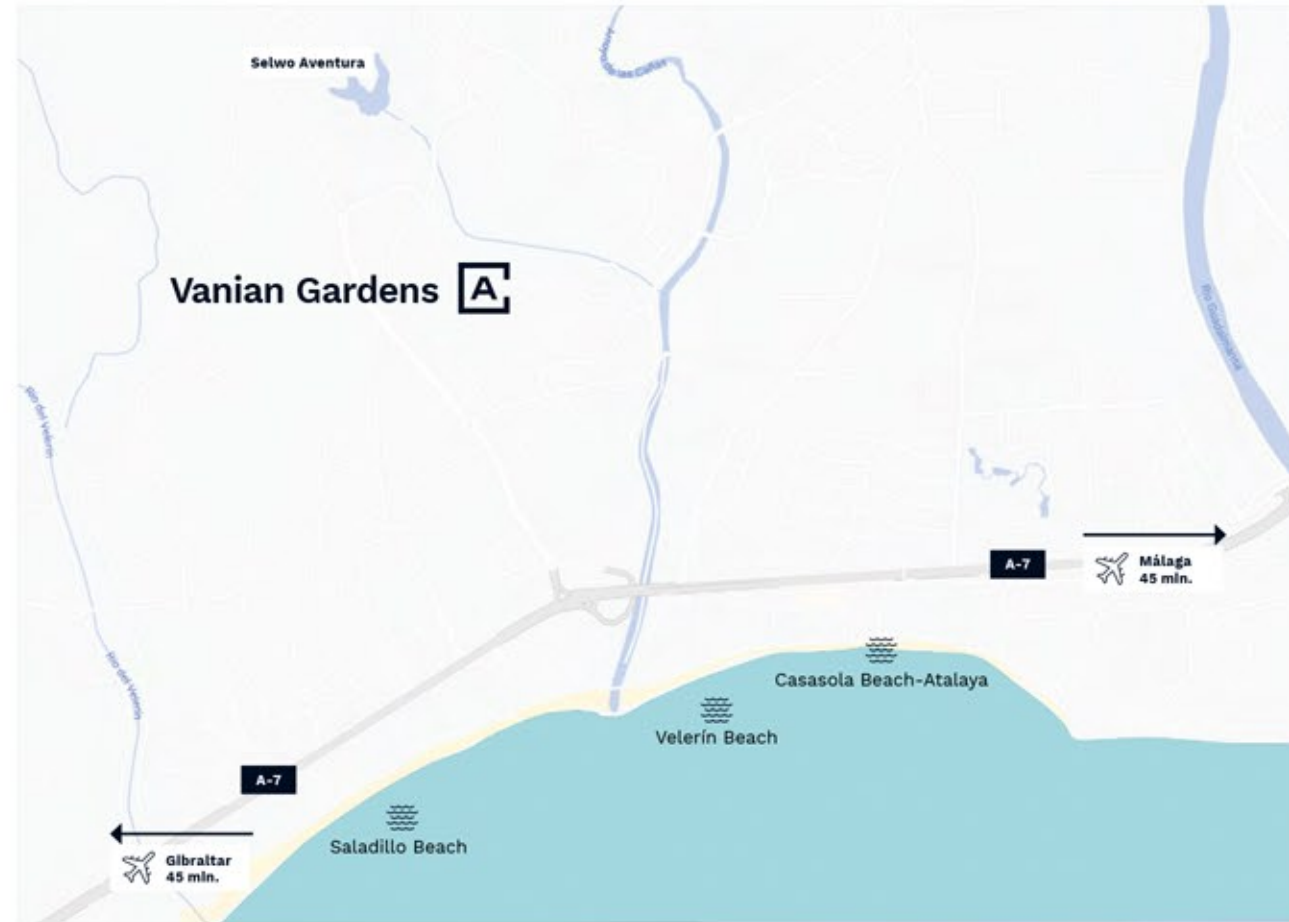
Furthermore, your home will come with swimming pools, a cinema, a community hall, gymnasium, a luxurious spa and a Youth Club. All surrounded by superb green areas. Features that make this development unique.



## In the perfect spot

Your home in Vanian Gardens pays tribute to the pleasure of enjoyment and everything about it is conceived and designed to take that feeling of wellness to the limit without having to leave the community. Furthermore, its privileged location is another aspect that also makes this development unique. From the quiet, leisure and relaxation your home provides to the vibrant life and activity you will find very nearby.

Because Vanian Gardens is close to everything. In Estepona you will find intimate, peaceful beaches, restaurants and stores, culture, sports, adventure and nature. Your home, moreover, will stand beside the Selwo Aventura nature park, 14 hectares (over 34 acres) of open-air space with more than 1,000 animals and many other leisure options and opportunities for contact with the environment.



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

## Everything you are looking for

Vanian Gardens is a family dinner in your private garden. A chat with friends in the communal areas surrounded by vegetation. A stroll through the gardens in the evening.

It is a relaxing dip in one of the three adult swimming pools or a fun splash in the children's paddling pools.

Vanian Gardens is sunbathing, looking after yourself keeping fit in a fully equipped gymnasium, getting away from it all, unwinding body and mind in a luxury spa.

A home in which the youngsters have their own space, the Youth Club, equipped with everything they need to have fun and a movie theatre to enjoy the experience of the cinema without having to leave home.





## Where architecture merges with its surroundings

Location, nature, communal zones and functionality.

We want your home to make the most of the space and setting in which it is located. Hence, we have designed homes flooded with light, where the open spaces allow the sun inside until the end of the day.

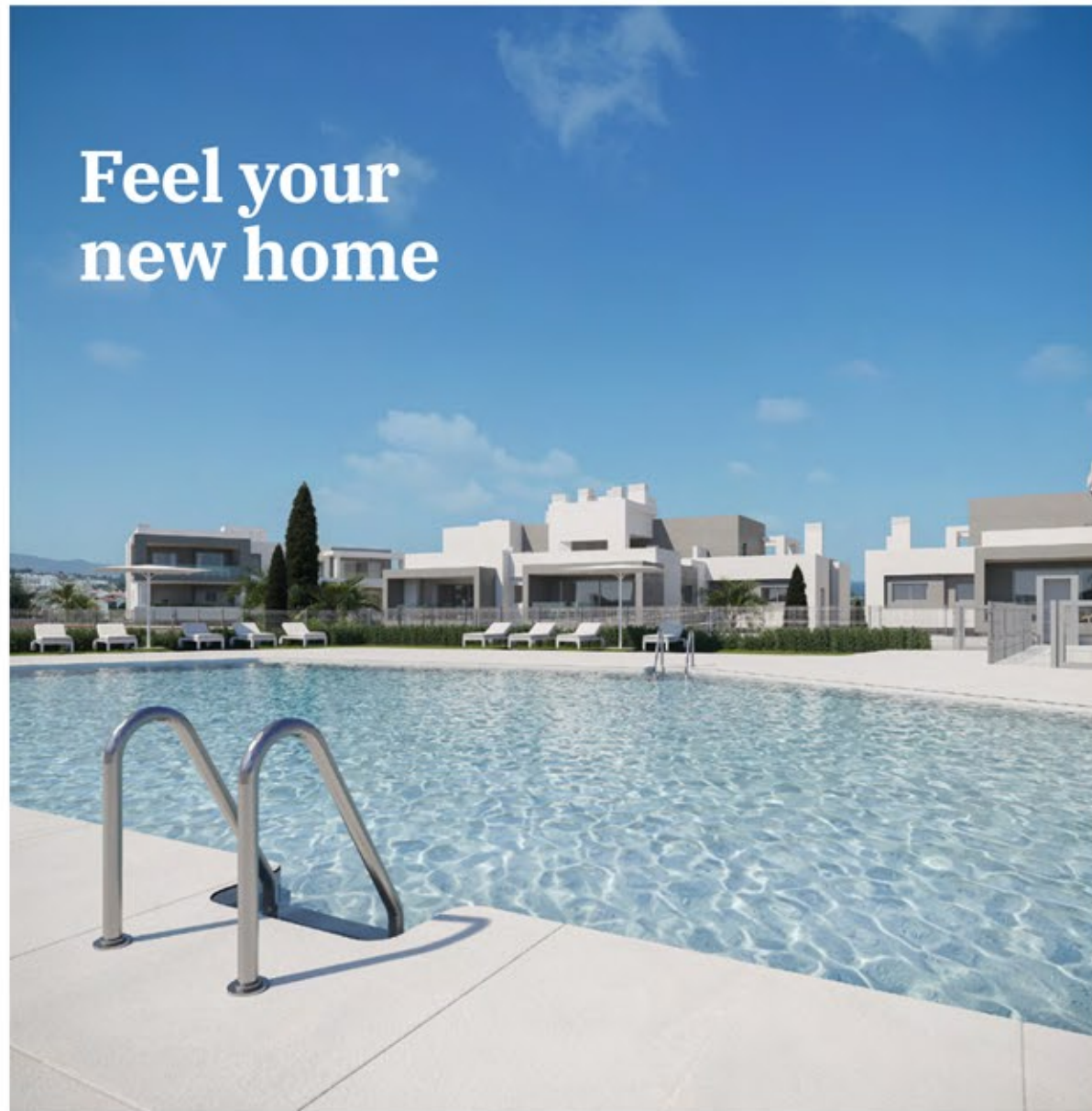
Homes with a modern, avant-garde design, unbeatable specifications and unique finishes. You will enjoy suntrap and conventional terraces and private garden areas that merge into the landscape.

At Vanian Gardens, there are no borders between your home and the surrounding landscape.



# Feel your new home

We invite you to tour your new home. Its open, modern and functional rooms, its terraces with unbeatable views, its enchanting ground-floor units, stunning private gardens, its exclusive community areas.







## For every kind of lifestyle



At Vanian Gardens, you can choose the home that best meets your needs. We are offering you 1-, 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.



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