



Aures

Australy

Australya



Aures

Why choose Aures in Estepona?

As it stands on the highest plot in the Australy sector, we have named your development "Aures", associating it with a stretch of the Atlas Mountains. Your new home in this marvellous setting in Estepona will be thus forever bound to land, one of the four classic elements of nature.

Come and live in a wonderful natural setting in Estepona.

Architecture inspired by nature, rising up on the hilltop overlooking the sea.



Location

Your new home in Aures

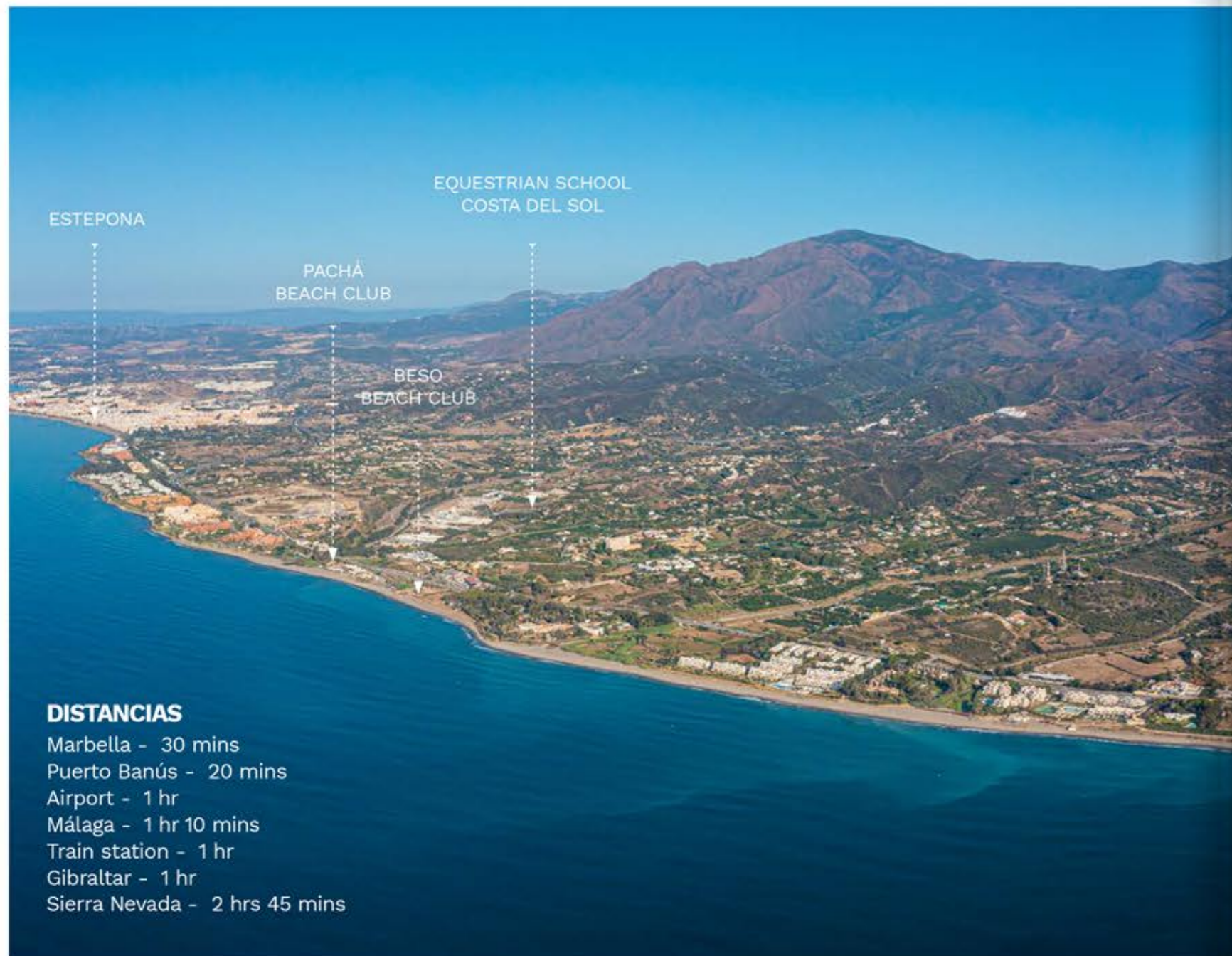
AEDAS Homes offers you an exclusive development with 2, 3, and bedroom homes adapted to your needs beside Selwo Adventure Park in one of the best areas of Estepona.

In Aures, you will be living in an area surrounded by all the services you need, very close to the beach and with excellent communications.



The images shown represent as close an approximation as possible to the final result of the projected property. Modifications may be made due to technical or legal requirements, provided that they are justified and do not involve a substantial alteration of the object and/or quality of the materials. The furniture shown is not included, the equipment of the property being that indicated in the building specifications. All information and documentation will be provided in accordance with the provisions of Royal Decree 515/1989, of 21 April, and other regulations that may complement it, whether of a state or regional nature.





**Discover the world
around you**

**AUSTRALY
AURES**

HOSPITAL

LA RESINA GOLF

TIKITANO
RESTAURANT

ANANTARA VILLA
PADIERNA PALACE

EL PARAÍSO GOLF

CANCELADA
VILLAGE

ATALAYA GOLF

SAN PEDRO DE
ALCÁNTARA

MARBELLA

PUERTO
BANÚS





Perfectly communicated and just a short distance from Estepona

Estepona is one of the highly rated municipalities in the province of Malaga. Dubbed the Costa del Sol's "new Golden Mile", its excellent climate and magnificent beaches win over everyone who sets foot on them. Aures' location is the perfect combination of living in a natural setting and the convenience of being just a stone's throw from Estepona town centre. As well as having a coastline that stretches for 20 kilometres, the town has educational, commercial and leisure facilities for all types of consumers.

There is no rush here. Enjoy the comfort and tranquillity and let yourself be seduced by Estepona's exclusive lifestyle.





Aures' privileged location means you will enjoy all the comforts of living in an environment that has everything. The project is surrounded by green areas beside Selwo Adventure Park and close to La Resina golf club, public and private health centres and just a short distance from the beach.

Your new home in Estepona has excellent road communications: it will only take you 20 minutes to be strolling through the streets of Marbella, one of the most charming towns on the Costa del Sol offering great gastronomic, leisure, cultural and luxury shopping experiences.

Likewise, within minutes of your new home you can be dining at one of Sotogrande's exclusive restaurants or enjoying its acclaimed golf courses.

Its excellent location means that Aures is less than an hour's drive from metropolitan Malaga on the A-7. A cosmopolitan city full of culture, Malaga is well worth a visit. It is the provincial capital and a cultural hub with over 30 museums including the Picasso Museum, the Carmen Thyssen Museum and the Pompidou Centre. Thanks to its proximity to Malaga and Gibraltar airports and Malaga's AVE high speed train station, any national or international destination is within easy reach.







Aures



Aures

2 - 3 - and 4 - bedroom multi-family dwellings.

From 105 m² + 30 m² terraces.

Dwellings with generous terraces, ground-floor units with gardens and penthouses with a swimming pool.

Master bedrooms with en-suite bathroom and guest toilet in 4B units. 2 and 3 bedroom apartments all have two bathrooms.

Communal garage per block.

All dwellings come with access to "Australy Clubhouse" services.

Large fully equipped kitchens open to the lounge.

A wide catalogue of options designed to personalise your home.





COMMUNITY POOL

Homes that look outwards

Aures looks outwards from its terraces facing the Mediterranean Sea skyline. Irrespective of the home you choose, the development's gently sloping structure will enable you to enjoy unobstructed views.

Your new home comes with a spectacular private outdoor pool so that you can put the stress of everyday life behind you and enjoy the peace and quiet of a refreshing swim in a natural setting away from noise.

The generously sized outdoor spaces, both private and communal, will make the outdoors a key feature in your best moments.



OUTSIDE SPACES



SUNTRAP TERRACE



Integrated light-filled ambiances

In Aures, we have elegantly integrated the different spaces in your home. The new trends in interior design and decoration advocate merging the living area and the kitchen in one same concept of habitability, eliminating barriers and walls to capitalise to the utmost on the space available.

The main living area merges with the outdoor terrace, creating an incredible sensation of continuity and freedom. Light is a key feature thanks to the generously sized windows. A light that floods the whole house creating cosy atmospheres where the touch of its materials, harmony of colour and overall clarity submerge you in wellness.

Innovative materials

At AEDAS Homes, we build sustainably with the most innovative and advanced materials that guarantee thermal and noise insulation in every corner of your home.

The radiant floor installation ensures that there is an ever-present feeling of comfort in your new home, both in summer and in winter.

Everything is arranged so that the sleep areas form an intimate, personal place to relax away from the noise. Aures is located in an area of low building density, so your tranquillity is assured.

Live, rest and listen to the silence.





Surrounded by nature

The natural setting in which Aures is located is a great added value. Close your eyes and breathe clean air. You are in an area of important ecological value surrounded by natural vegetation in harmony with its surroundings.

Inside, we have designed an extensive landscaped garden fully adapted with native species for low water consumption and easy maintenance. Your new home in Estepona is committed to integrating nature into each and every corner.

- › Community swimming pool.
- › Lounge.
- › Suntrap terrace.
- › Terrace.



OUTSIDE SPACES



Desing



LVA Architects

Aures Australy arises out of the hillsides on which it stands. The idea underpinning the project is to create a set of buildings that “levitate” above it, giving a sensation of weightlessness, blending in with the local vegetation around it, thus managing to lessen the perceived scale of the construction.






The façades have been softened by rounding off the corners and giving them a natural finish in stone, white concrete and glass. The buildings are tiered over the steep slope, so giving all the homes views of the Mediterranean Sea.

LVA ARCHITECTS



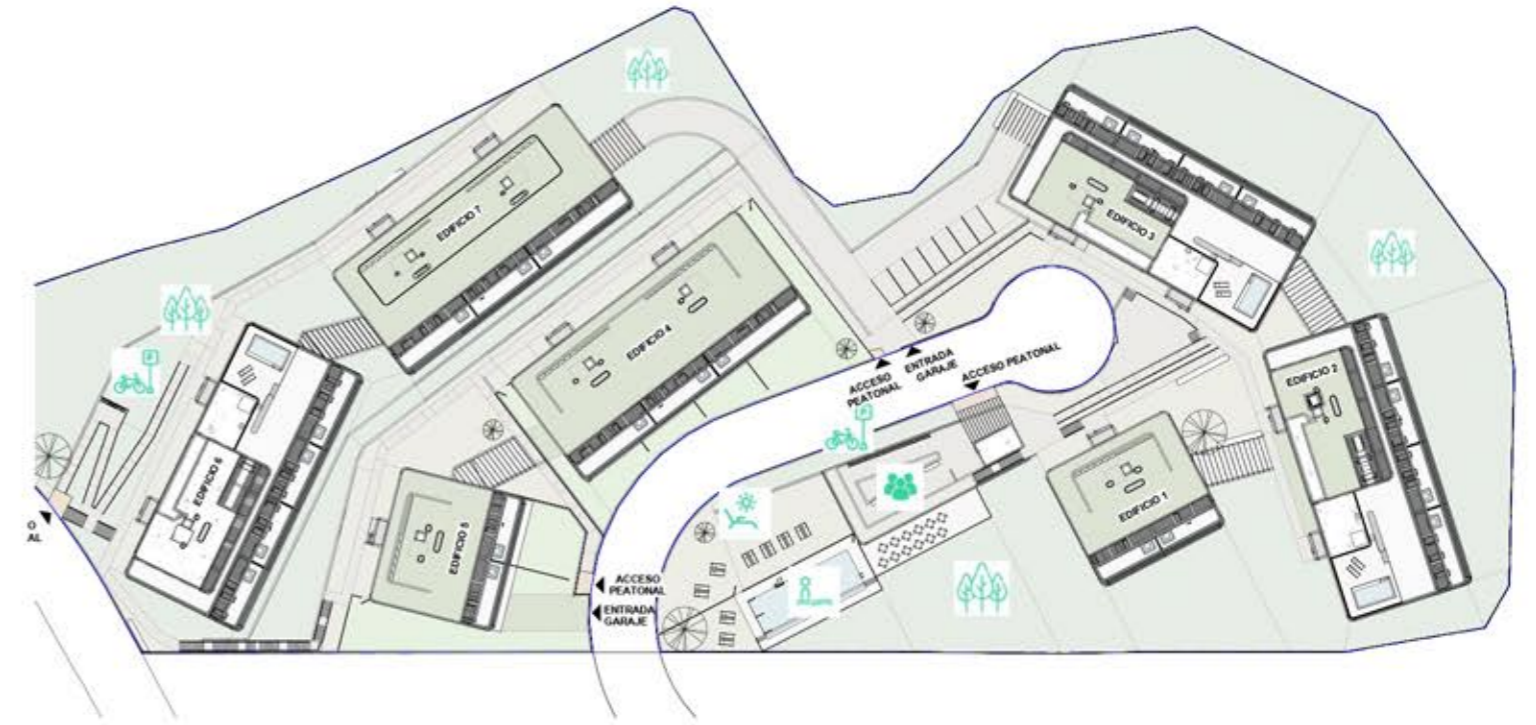
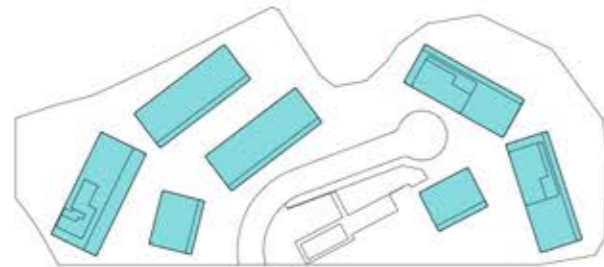
Urbanisation

SERVICIOS

-  Bicycle parking facility.
-  Multi-purpose room.
-  Landscaped gardens.
-  Swimming pool.
-  Suntrap terrace.

LOCATION

Torre vigía. Parcelas PMZ - 9.2 y ZZCC. Estepona, Málaga.



Non-contractual documentation for information and illustration purposes only. It may be, subject to modifications required to comply with technical, legal or commercial requirements indicated by project management or a competent authority. The present plan is not definitive, as it has been drawn up pursuant to the Preliminary Design and in accordance with the provisions in the Implementation Blueprint which is currently being processed. Hence, AEDAS HOMES OPCO reserves the right to make the necessary modifications due to technical and/or legal requirements, in all cases in accordance with the final implementation blueprint (as-built). The footages indicated are approximate and may undergo modifications for technical and/or legal reasons during the implementation of the building works. The computer graphics showing the façades, common elements and other spaces are indicative and may be subject to verification or modification in the technical projects. The furnishings in the plans and computer graphics of interiors are not included; the finishes, specifications, colour tones, fixtures, sanitary ware and kitchen cabinets are merely a representative approximation and the equipment of the dwellings will be that indicated in the corresponding building specifications. The energy performance certification corresponds to that established in the project currently being processed. All information and delivery of documentation will be carried out in accordance with the provisions of Royal Decree 515/1989 and other complementary regulations, whether of a state or regional nature.

Lobby 1 F0 B

FOOTAGES

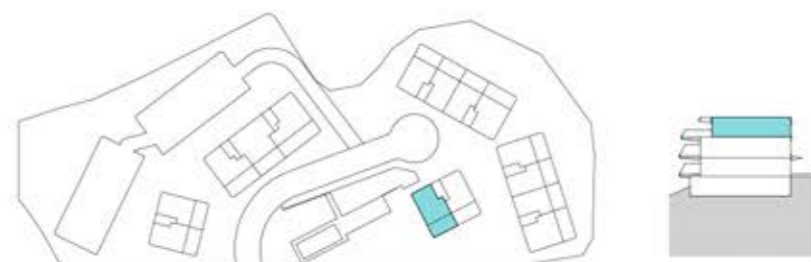
Usable interior footages	107.45 m ²
Usable exterior footages	50.4 m ²
Built area communal facilities	188.75 m ²

DECREE 218/2005

Usable interior footages	118.2 m ²
Usable exterior footages	149.45 m ²

LOCATION

Torre vigía. Parcelas PMZ - 9.2 y ZZCC. Estepona, Málaga.



Lobby 7 F1 B

FOOTAGES

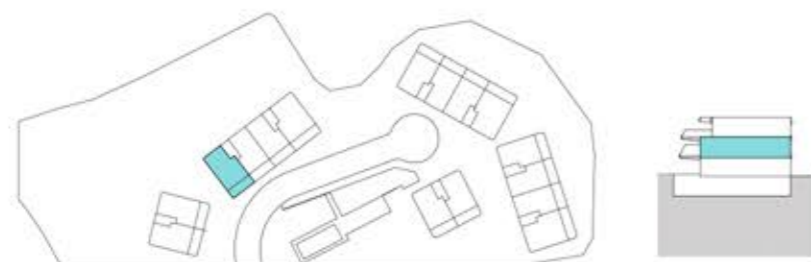
Usable interior footages	125.5 m ²
Usable exterior footages	33.9 m ²
Built area communal facilities	194.78 m ²

DECREE 218/2005

Usable interior footages	138.05 m ²
Usable exterior footages	174.21 m ²

LOCATION

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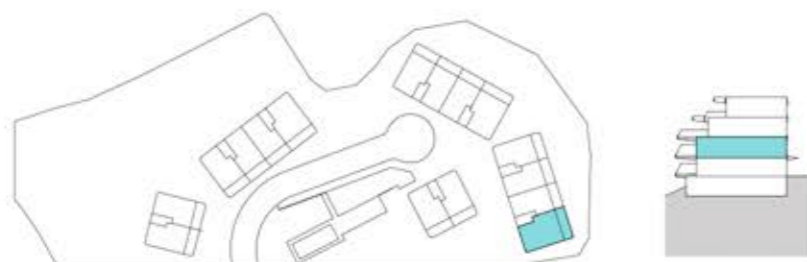
Lobby 2 F1 B

FOOTAGES

Usable interior footages	155.1 m ²
Usable exterior footages	41.05 m ²
Built area communal facilities	238.23 m ²
DECREE 218/2005	
Usable interior footages	170.61 m ²
Usable exterior footages	213.7 m ²

LOCATION

Torre vigía. Parcelas PMZ - 9.2 y ZZCC. Estepona, Málaga.



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