

Célere
● **DOÑA JULIA**
Casares



Homes that innovate your life

 **vía
célere**



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VÍA CÉLERE





Introduction

Célere
DOÑA JULIA ●
Casares

We are a residential developer committed to each and every one of our clients, we strive for excellence, quality and satisfaction to create a home for you. We develop products with high standards and quality, design, sustainability and comfort. Our properties represent the fundamental values that identify us as a group leader in the sector, consolidated, in continuous growth and innovative.

We welcome you to a project designed for you, Célere Doña Julia, Casares, an exclusive development in a privileged area and outstanding location, quality, common areas, services and privileged communications with the province of Málaga.

We hope that your visit to this development is a pleasurable one and helps you get to know it and us better.

Legal warning: Project in pre-commercialization phase for the identification of potential buyers. The Promoter will adjust its actions and contracts according to the provisions of Law 38/1999, and other regulations that complement and / or replace it. In accordance with this, at the time of signing the corresponding contracts of sale, we will hand over the legally required guarantees. Document elaborated from the basic Project of the building. It can undergo modifications due to technical requirements, in all cases according to the Execution Project. The location of sanitary appliances and kitchen furniture may be modified for technical reasons. The rest of the furniture and elements of decoration / vegetation are not included. Decorative suggestions, if included, do not necessarily conform to the images. Check at the point of sale. All information referred to in RD 515/89 of 21st of April is available at our offices.

Homes that give you confidence





Surrounds

Casares, one of the most beautiful towns in Spain

Located in the province of Málaga and bordering the province of Cádiz, Casares is considered an icon of typical Andalusian white towns, narrow steep streets and whitewashed houses. Casares is also known as the hanging town, the layout of their houses and streets form an environment of a most peculiar landscape. It stretches across 160 square kilometres and has a population of about 6,000 inhabitants.

Besides being a charming town, its old town has been declared an historical artistic ensemble, its views are incomparable. At the highest point of Casares stands its Castle, with stunning views of the valleys, hills and coastal plains that are part of the Serranía de Ronda and continue to the Bay of Algeciras.

The tradition of Casares, its warm and temperate climate have made it into a popular tourist and residential destination. And, besides being considered one of the most beautiful in Spain, it also has 1.3km of beach, considered as one of the jewels of the Costa del Sol.

It is in an excellent location, just 15 minutes from Estepona and Sotogrande, 33 minutes from Marbella and has excellent access from the AP-7 motorway and the A7 main coastal road.

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Casares



To Gibraltar Airport
38 minutes



To Malaga - Costa del Sol Airport
60 minutes



To Malaga Train Station, Maria Zambrano
60 minutes



Tradition



Golf Courses



Gastronomy

Gastronomy:

A fusion of sea and mountain

The gastronomy is rich and varied. There is great variety of dishes: the puchero with "pringá", fried fish, gazpacho and its most popular dish, the moruna of sardines.

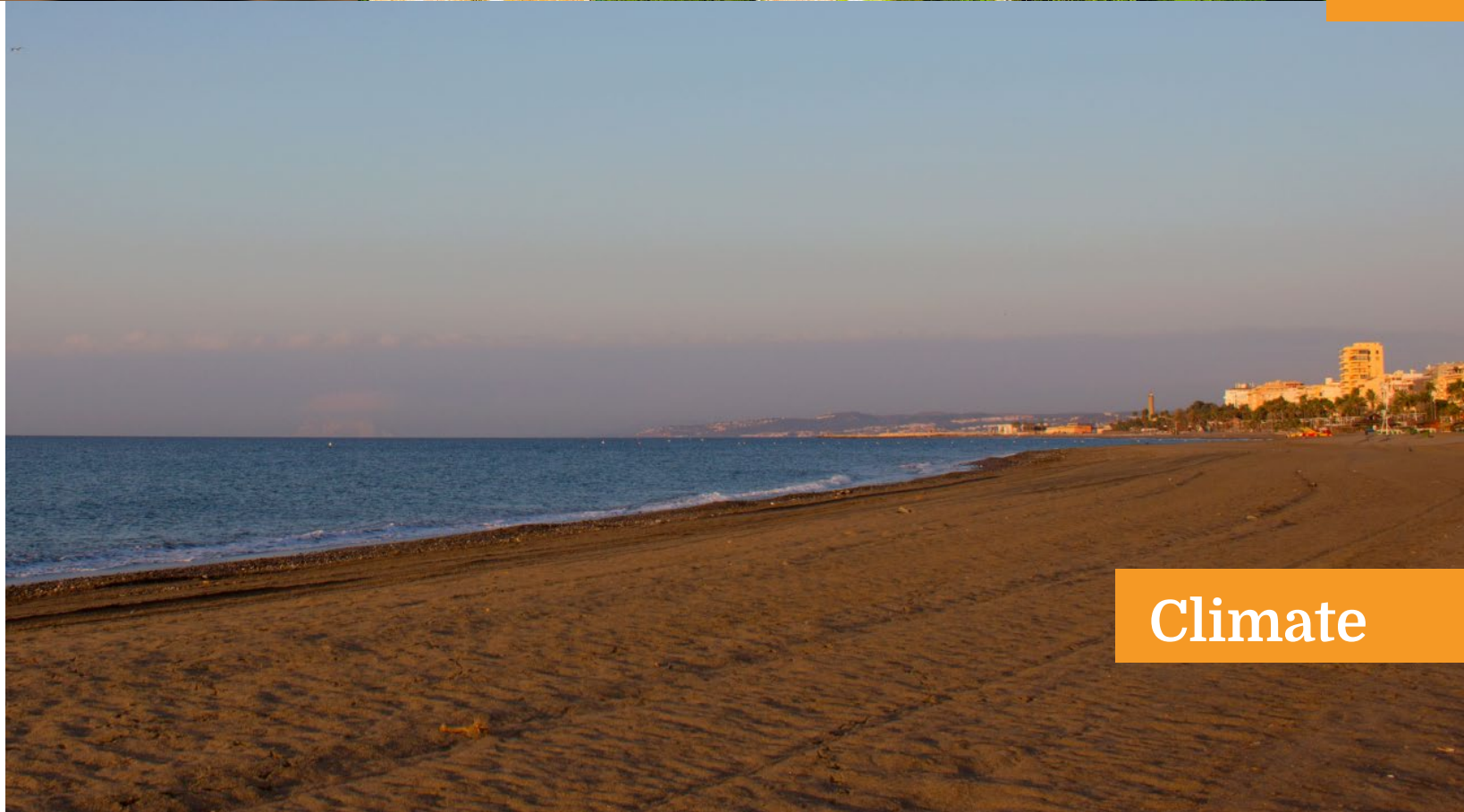
Leisure:

In addition to its beaches, Casares also counts on its beach clubs, marinas, golf courses, shops and nightlife in neighbouring towns such as Marbella, Puerto Banus and Estepona.

Culture

An ideal place with tradition and culture

Its traditional fair takes place in the month of August shortly after the fiesta for the more mature members of the town and known for its famous fandangos. Highlighting its medieval market and Easter with many significant events and religious processions.



Climate



Quality of Life





Location

Célere Doña Julia, Casares, is situated at Casares Costa, on the shores of the Mediterranean. The development is situated in a privileged area with multiple options for leisure activities such as the Doña Julia Golf course or the ports of La Duquesa and Estepona.

Casares Costa is easily accessed from the A7 Costa del Sol road or the AP-7 toll road. It is only 60 minutes from Málaga airport and train station, 10 minutes from Estepona, 15 minutes to the centre of Marbella and Puerto Banus and 38 minutes from Gibraltar airport.

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Casares





Project

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DOÑA JULIA ●
Casares

At Célere Doña Julia, Casares, every detail is carefully taken to make you feel at home from the very first day. A residential complex consisting of 104 apartments with 2 or 3 bedrooms. Each block consist of a ground floor plus two floors, ample terraces with sea views and parking. An urbanization with large communal areas including gardens and green areas for a relaxing stroll.

The apartments have a modern and innovative design where quality, versatility and sustainability are fundamental for a comfortable life.

Célere Doña Julia, Casares, is a home made for you.

Homes that
build your future



COMMON AREAS

Common areas are one of our priorities, at all of our developments. Open and attractive spaces with a large variety of services that make them unique and special. Designed for you, offering a great advantages to make life easier, tranquil and independent.

SWIMMING POOL

The swimming pool is designed so that adults and children can enjoy with friends and family a common area that makes the summer months more enjoyable and, above all more refreshing.



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PROJECT

Homes that
make your children happy

GYMNASIUM

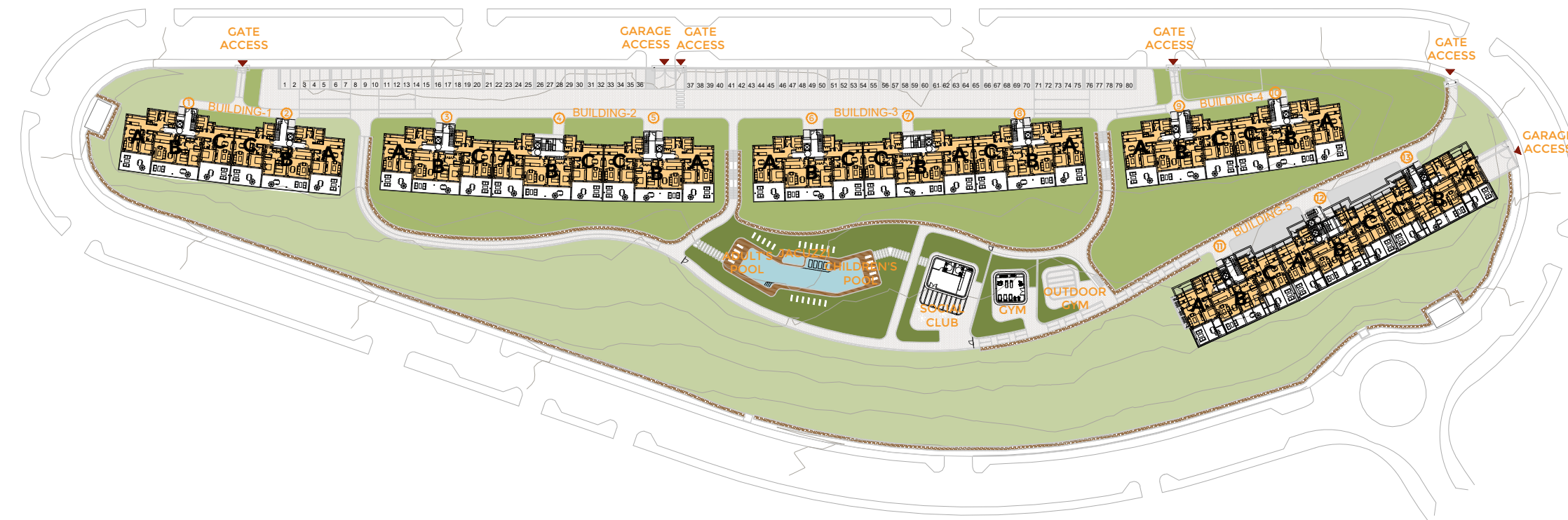
Having a healthier lifestyle and staying in shape is now easier than ever. The gymnasium is designed and equipped to be able to carry out physical activities with all the commodities possible. Enjoy a motivated area without the need to leave the community.





GOURMET SOCIAL CLUB

The Gourmet Social Club is an ample area equipped to celebrate those special occasions, decorated to blend in with its surrounds converting it into an elegant, modern and above all comfortable area.



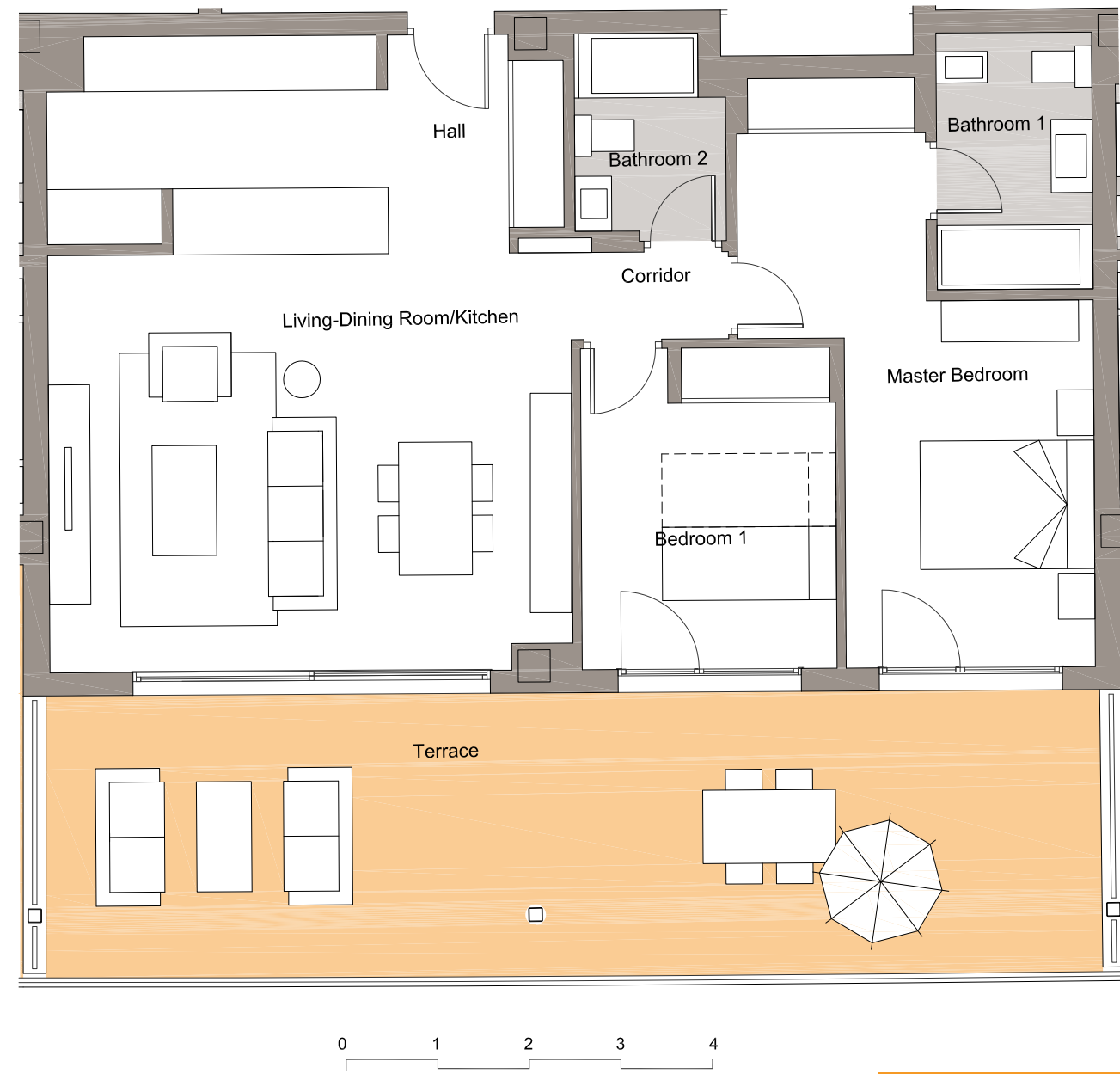


FLOOR PLANS

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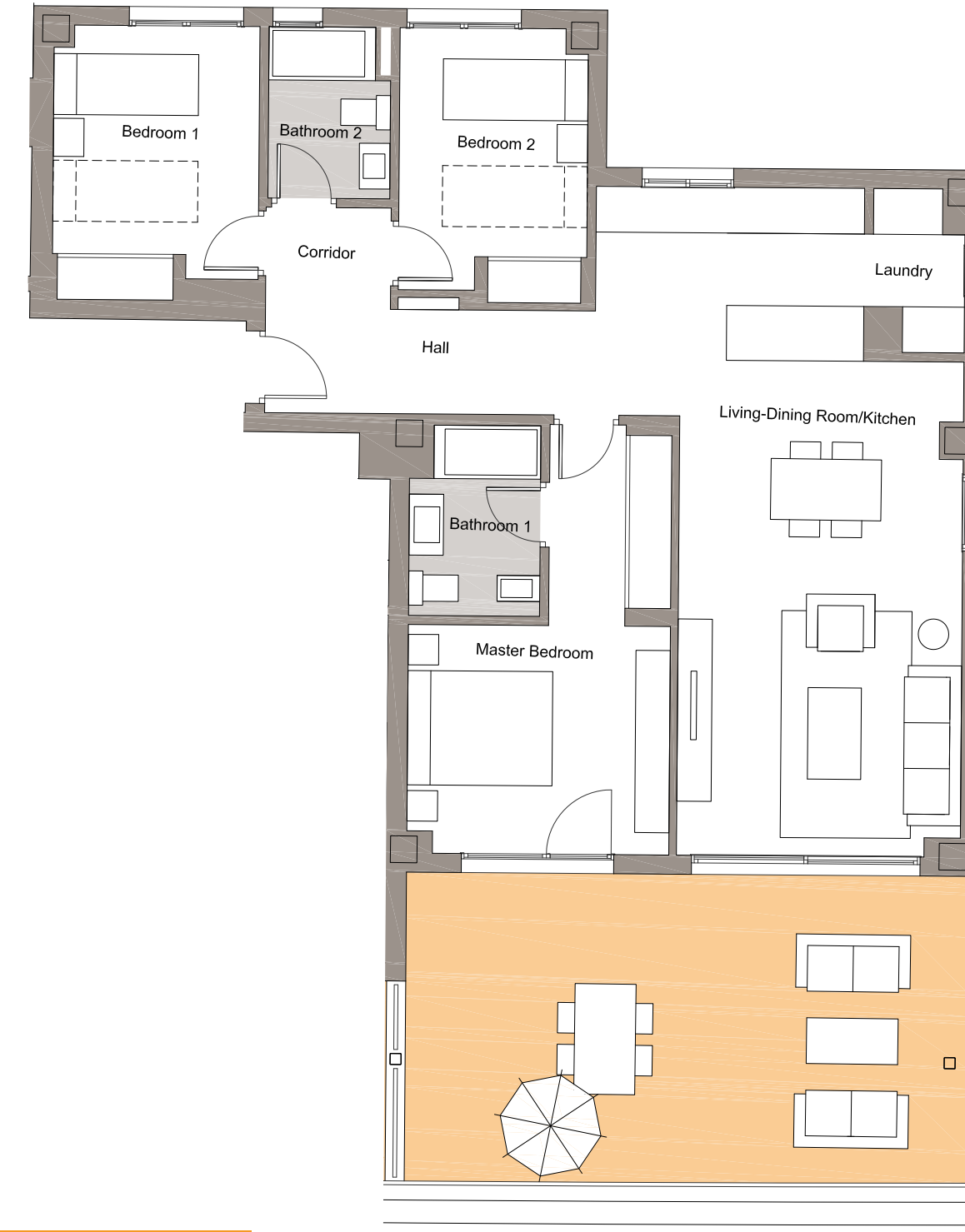
PROJECT



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2 BEDROOMS FLOOR PLAN

Useful area of the property - 74 m²
Useful area of the terrace - 35 m²
Built-up area with common areas of the property - 97 m²



0 1 2 3 4

3 BEDROOMS FLOOR PLAN

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Useful area of the property - 82 m²
Useful area of the terrace - 29 m²
Built-up area with common areas of the property - 112 m²

Via Célere builds areas that are adjusted to your needs, we create buildings of low consumption, highly isolated. Houses with the latest technology developed for daily use in a comfortable way.

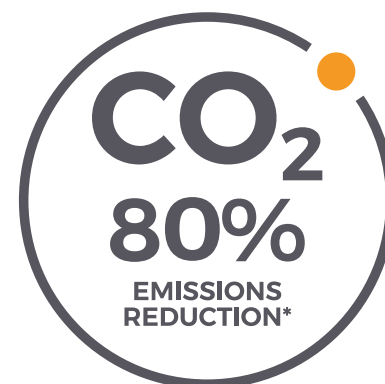


Homes that
breathe technology



This rating results in an estimated 80% energy saving and consequently an important economic saving, in comparison with dwellings that have an F energy rating.

Dwellings have a B Energy Rating which means a reduction in CO₂ emissions and a significant reduction in the energy demand of the building (heating, cooling and domestic hot water). The estimated saving, adding the annual energy expenditure of gas and electricity, could be up to € 700*.



* Calculated estimate of the energy saving of a typical 95m² house with a B rating with respect to a dwelling with an F rating, in accordance with the "Energy efficiency rating of buildings" published by the IDAE and the Ministry of Industry, Energy and Tourism in July 2015; and other regulations that complement and / or could replace it. ** Guaranteed minimum savings in domestic hot water consumption (DHW) in the whole building, based on its location and the minimum occupation values according to the applicable current standard.

**Homes that
help you save money**



Living in a Vía Célere home is living with ones own life style, we are different in the way we conceive our homes and in all other services that we make available to our homebuyers.

 **célere
lifestyle**

**Houses that
give you quality of live**





PERSONALISE

In Vía Célere we think that the client is the most important and each one is different, a unique bastion to which we need to correspond not just in quality but also in individual proposals. For that reason we offer you a programme to personalize your home.

A new standard of personalization with which you will have different options according to your likes and needs. This programme has all the necessary characteristics to make your home special, magic, trying to make on each corner that personal space you desire so that will make your day to day perfect.

You will find a world of possibilities, proposals that will allow you to design an environment with which you will be completely identified from the very first day, a perfect mixture between harmony, elegance and functional. Choose among different materials, colours and textures that we offer for your walls, floors, wardrobes and kitchen. Complete your choice with our offer in lighting and many others complements until the property becomes your home.

This is the beginning of your new home, enjoy the journey.



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VIRTUAL TOUR



Vía Célere offers you a different way to visualize your future home.

Enjoy contemplating the exterior of the building, its common areas and surrounds from any angle, view the interior of our homes in an interactive way to see in detail the qualities that compose it. Live the Vía Célere experience. Enjoy Célere Doña Julia with Vía Célere's new virtual reality app.

The Vía Célere App is available for Android and iPhone. Search the store for the keyword "Vía Célere visita virtual".





BENEFITS



INTERIOR DESIGN

Vía Célere has at your disposal an interior designer to make from your home the space of your life, that philosophy where owner and home acquire only one meaning. Without any additional cost for you we offer professional and specialized advice of a designer that will help you to give expression to your ideas in every corner of your new house, creating spaces according to your likes and needs.

Thanks to this service you can ask our designer who will provide you with his advice and experience according to the latest trends.

If you have any doubts about which layout suits better in your property, about the combination of the furniture, about the use of painted paper or about the chromatic range that will combine better according to the style of your home, we can help you to solve them with our consultant service.

A unique service that we offer you through the studio Vg Living headed by Virginia Gasch.



DISCOUNTS

In Vía Célere we think that a property is nothing if it cannot be converted in your home; a warm atmosphere, unique and exclusive that talk about you in all its details.

We also think you should enjoy it without any problems, with the certainty of having the best professionals when taking decisions. For that reason we have create an exclusive space for our clients with the object of making life a little bit easier; from the expert advice in decoration, get to know different financial options to pay your home, up to interesting discounts in products and important services when moving into your new home.

Within the services we offer you can find the solution that better suits your needs. Let us show you all we can offer you to make your life and your family at home a little bit easier





CONSULTIVE SELLING

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In Vía Célere we bet for the quality and for the continuous compromise with our clients, and for that reason we offer you the Customer Service Department.

Our professional team will help you out to solve all the doubts you can have from the very first moment, for example the contract of the supplies or the use and maintenance of the different elements in your home, etc.

Furthermore, we will go with you on the first visit before the execution by deed of your property so that you can see our compromise with the quality, not only with the finished, but also with the materials and services offered and we will give you an answer on the possible effect that could arise in your property studying each case and offering the solution with the minimum possible disturbances.

All in all, we think that the satisfaction of the client is a priority and so we offer our services, we want you to make the change to your new home Vía Célere much easier and comfortable.

Homes that
help you relax



In Vía Célere we believe that social responsibility should play a priority role in the real estate sector, and be the tool that channels commitment in the sector for transparency, excellence and sustainability.

We understand that social responsibility is an integrated strategy within our company, that allows us to become an engine for change and generate valour for all our interest groups and society in general.

We rely on our commitment to innovation to promote a more sustainable construction, involve ourselves in those social priorities related to building and serve as an ethical model with good governance within the sector.

Our activities are oriented towards the advancement of achieving Sustainable Development Goals, for this, we collaborate with other entities promoting projects and initiatives that respond to current social issues and expectations for future generations.



Vía Célere is a real estate company specialising in development, investment and management of residential assets. Thanks to its innovative business model and team of professionals, Vía Célere is today one of the reference companies in the new environment and real estate cycle.

Since its founding in 2007, Vía Célere has already delivered more than 2,300 homes, demonstrating a solid experience in start-ups, development and delivery of high quality residential developments throughout the whole of Spain.

The company is committed to innovation and sustainability as the fundamental pillars of their projects, at the same time shows a permanent commitment to satisfaction for its clients, hareholders and the professional development of nearly 200 employees.

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Homes that
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