

# Middel Views II

Fuengirola

**AEDAS**  
HOMES

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# 01

## 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 your needs. We are a stock market listed property developer offering you the talent and experience of a great team of professionals.



## What do you need?

Middel

## Why **Middel Views** in Fuengirola?

The sea will be the chief guest in your life at Middel Views: From the terraces in this project you will enjoy some incredible views of the horizon over the sea and its fragrance will slip in through your windows.

We have called the development Middel Views so that apart from being in the landscape, the coast is also present in other aspects of your new home. **In Norwegian, the six letters making up the word Middel are used to refer to the Mediterranean,** the sea which, in a very short time, will be part of your everyday life.

# Views II

## Fuengirola



# 02

Introduction

## The home you were looking for

We know the home you are looking for is like you: It has your personality and a touch of singularity that makes it a space just for you. At **AEDAS Homes, we are offering you a community comprising 45 homes (2-, 3- and 4-bedroom models with a garage and boxroom)** that will meet all your needs on the Costa del Sol.







## A unique spot facing the Mediterranean

Middel Views II stands in an excellent location: By being situated on a hill, the project takes advantage of the slope of the land to achieve **some impressive sea views**. This layout means you can enjoy the Mediterranean without even leaving home, offering a magnificent panorama of the Fuengirola skyline.

Location

03

Location

# Living in Fuengirola





Your new home lies in the municipality of Fuengirola, a town considered a privileged enclave on the Costa del Sol. Middel Views II is the ideal project for those seeking to reside just **15 minutes from Malaga city centre**, without renouncing the comforts and the tranquillity of a residential setting. Enjoy the advantages that come from living surrounded by the best services.

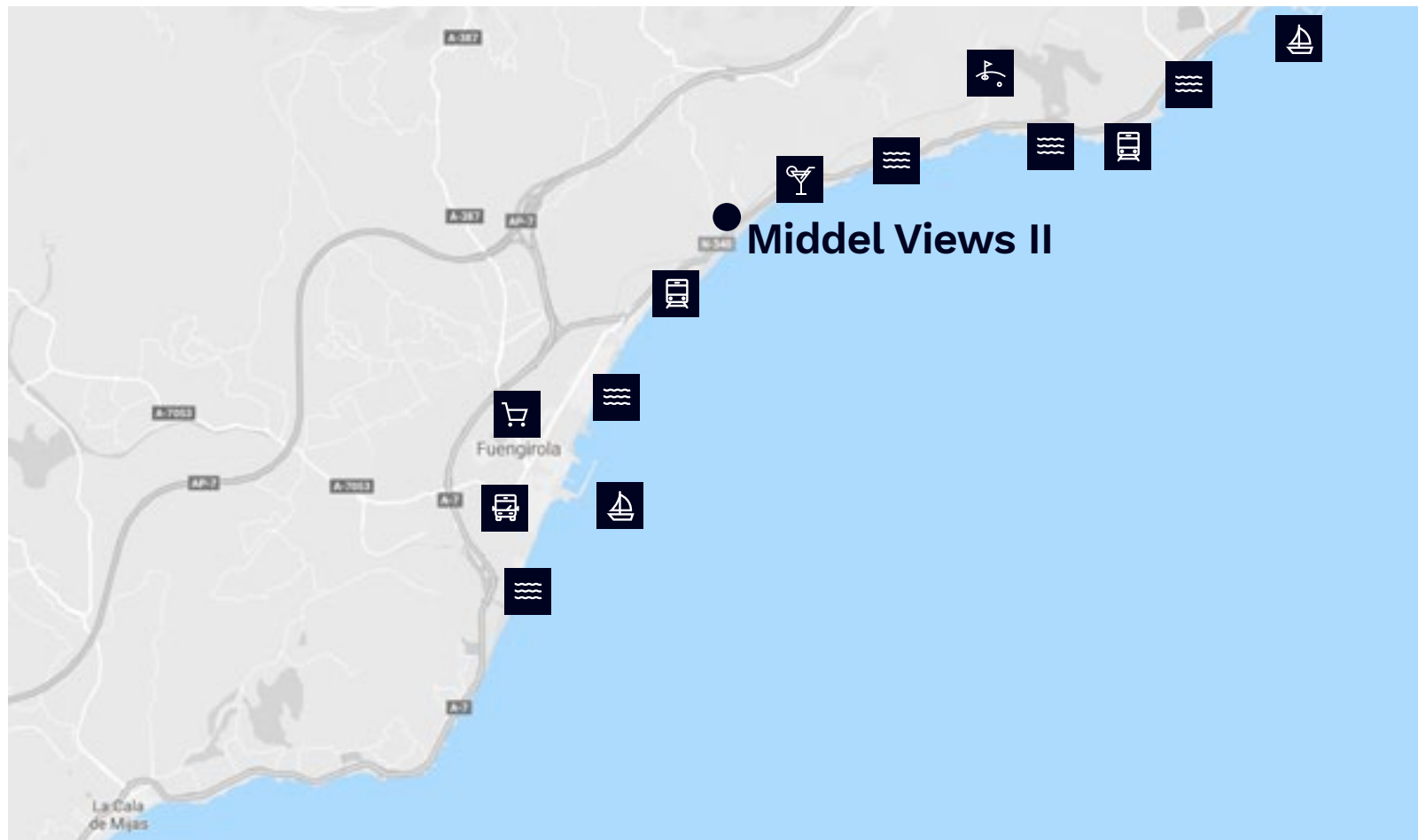
## A perfectly communicated area






Your new home is perfectly communicated both by road and by rail. From the AP-7 and the A-7, you can reach **Malaga airport in barely 10 minutes**, and you only need to go on for a further 5 minutes to reach the city of Malaga and Marbella. If you prefer public transport, in the vicinity of Middel Views II, you can take the commuter train at Carvajal station (C-1) which takes you right into Malaga city centre.





-  Malaga – Marbella 15 minutes  
**A-7, AP-7,**
-  Airport  
**Malaga Airport**
-  Malaga city centre 20 minutes  
**C-1 Renfe**
-  Bus  
**305 Málaga, M 220 Marbella**



-  Port
-  Beach Club
-  Supermarkets
-  Golf courses
-  Beach





“A project captivated by the Mediterranean, whose dwellings, through their ample window-panes and spacious terraces, extend their interiors into their exterior space. Views, gardens and architecture blend into one same gesture”.

**HCP Architecture and Engineering**

04

**The homes**

**Elegance,  
avant-garde  
and quality**

Middel Views II offers 45 homes especially created for you, with spacious interiors and exterior spaces and unparalleled communal areas.

Blending to perfection avant-garde trends and the timeless elegance of more classic constructions, the harmony of the community resides in its façade through the textures and colours that merge into the surroundings. With just one glance, Middel Views makes you feel proud of your home and its location.

**Who said beauty is only on the inside?**

## Cosy, high-end spaces

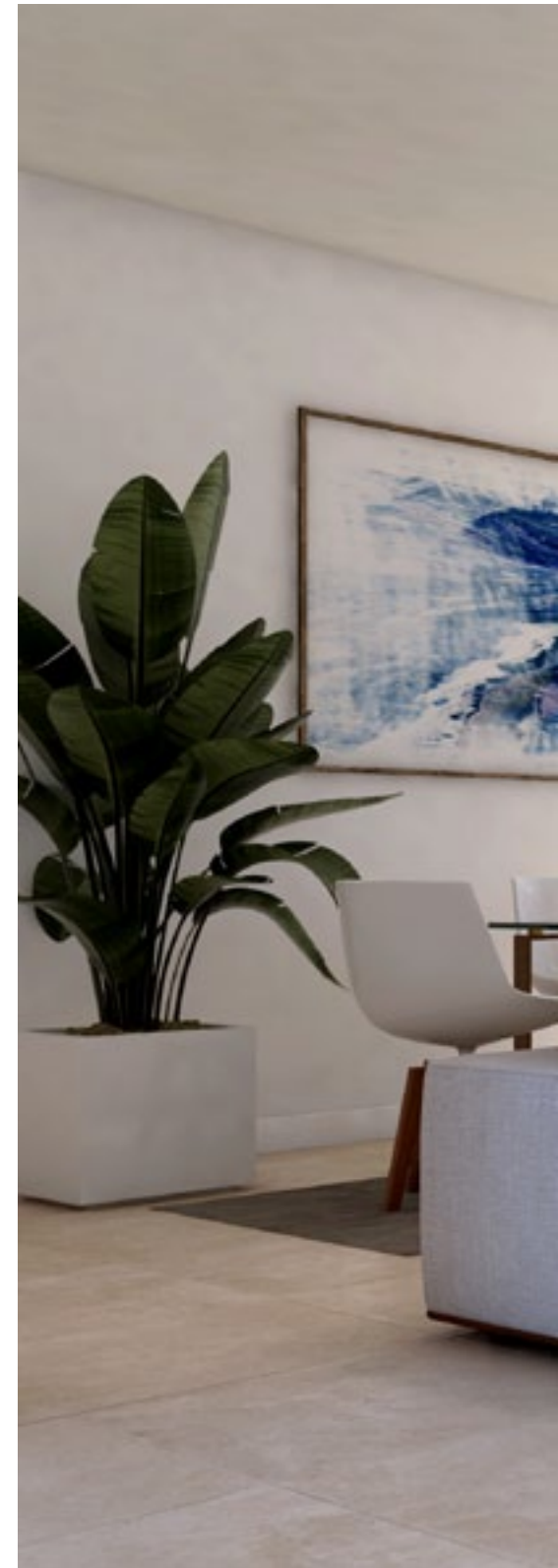
Your new home is conceived to be lived without constraints. Because we know how much you like to get home and be able to enjoy it, all the rooms are projected for you to feel their comfort, surrounding by leading, top-quality brands.

The lounges and bedrooms in Middel Views II are sea-facing and all the dwellings come with a spacious terrace. This space is ideal for organising get-togethers with friends or enjoying some time relaxing opposite the Mediterranean.















## Places to share unforgettable moments

You also live your new home on the outside. Its swimming-pool zone is surrounded by spacious green areas. These gardens are the ideal place for shaking off your stress and connecting with your wellness whilst you enjoy their fabulous infinity pools.





## Eco-gardening area

At Middel Views I we have taken advantage of the free spaces to install eco-gardening areas as a commitment to sustainability, health and social welfare. You will be able to take care and have your own natural, healthy and completely fresh products.



## With their own garage and boxroom

All the homes in the development come with their own assigned garage parking space for your utmost convenience. Furthermore, you will have bonus space with the boxroom Middel Views II includes for you. You can therefore put away those boxes of knick-knacks that you are so fond of, without occupying space in the house.

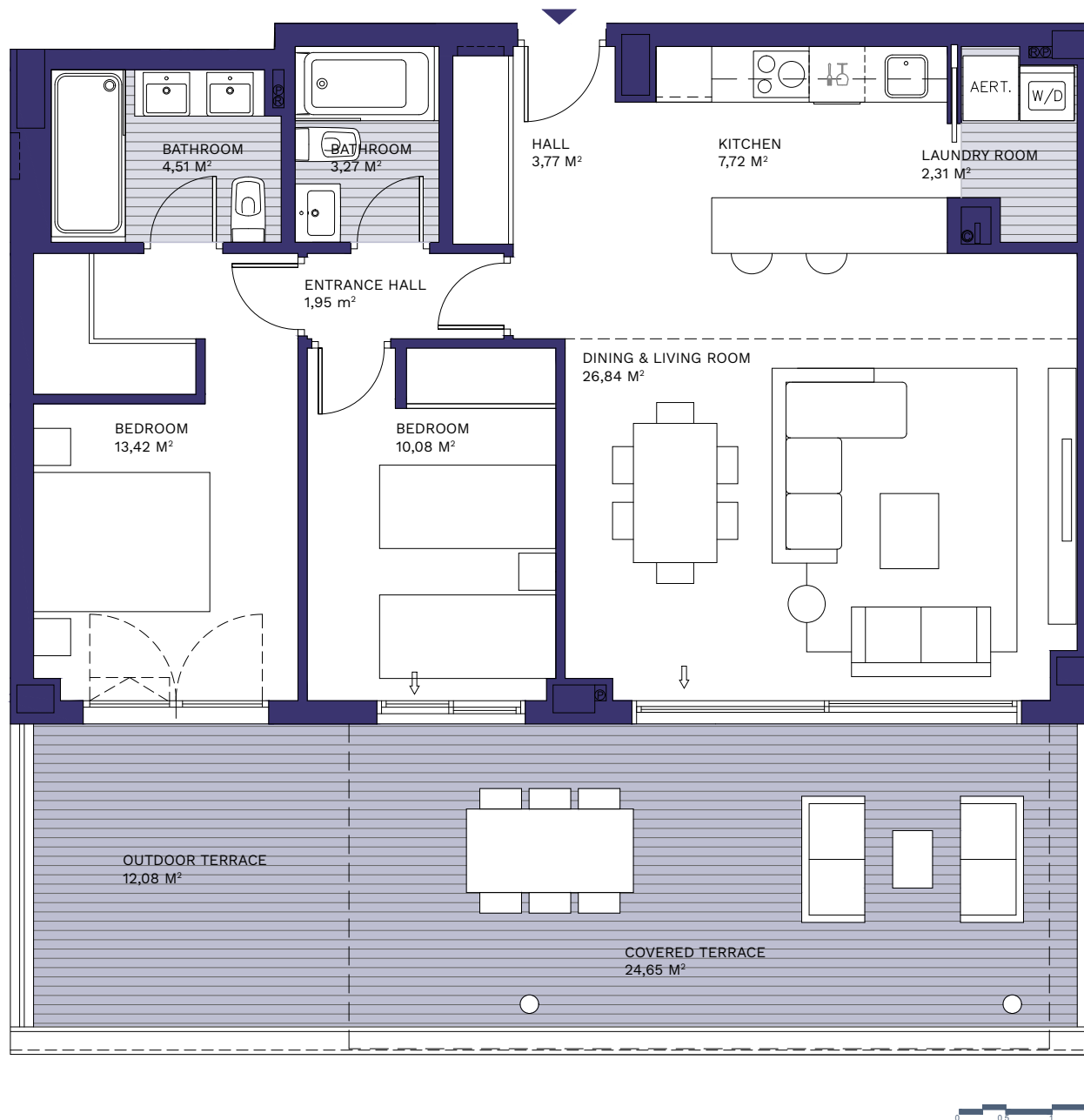
# 05

Plans

## Houses with space for everyone

Our properties are designed to meet your space needs and, that's why our houses at Middel Views I offer 2,3 and 4 bedrooms, with a variety of layouts and footage. Both families that are starting to grow, as those already consolidated, will find their ideal home in this development.





## Dwelling type 2D

2 Bedroom

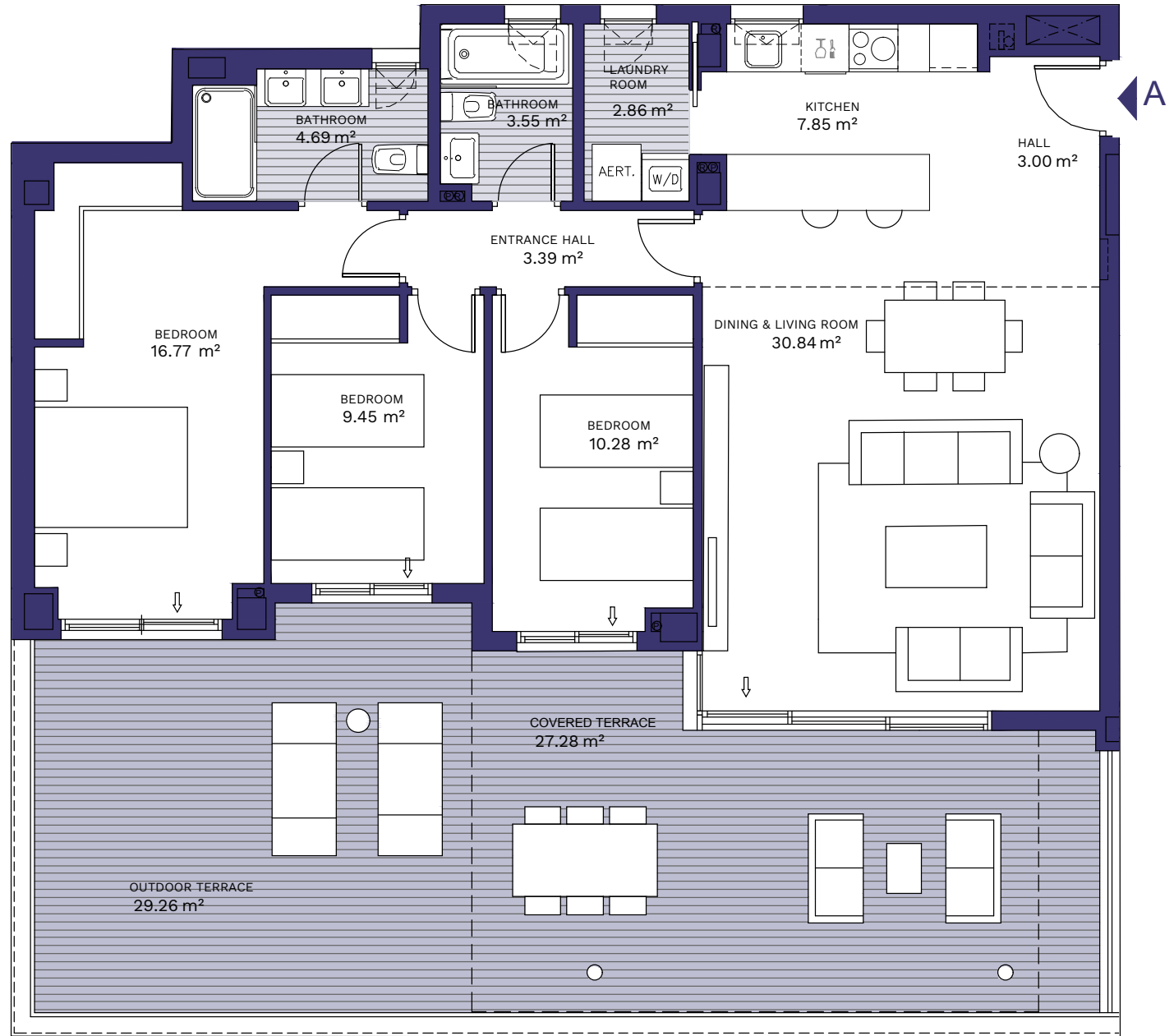
2 Bathroom

**Total surface area 107,30 m<sup>2</sup>**

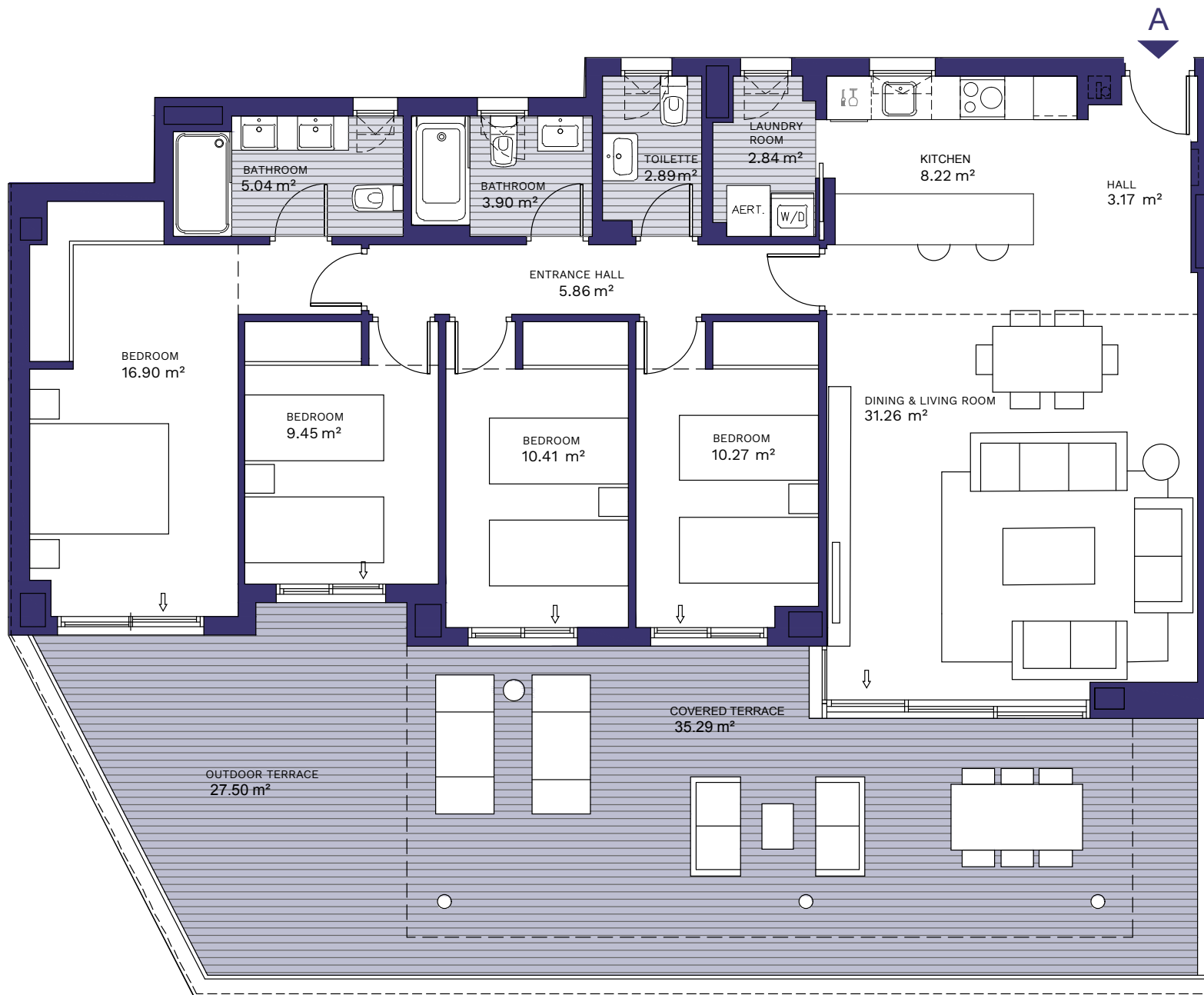
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### Dwelling type 3D

3 Bedroom  
 2 Bathroom  
**Total surface area 136,99 m<sup>2</sup>**



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## Dwelling type 4D

4 Bedroom  
 3 Bathroom  
**Total surface area 162,30 m<sup>2</sup>**

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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 come with high energy efficiency 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 new home is efficient, you will notice that the bills are lighter at the end of the month. 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.



#### **+ SAVINGS**

Lower consumption and less maintenance.

#### **+ WELLNESS**

Thermal, noise and light comfort.

#### **+ VALUE**

Higher property value.

#### **- CONSUMPTION**

A Savings in utility bills.

#### **- NOISE**

Improves noise 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**

Aerothermal system



#### **Sustainable transport**

Preinstallation for electrical car charger



#### **Insulation against noise**

From the outside and from dwelling to dwelling



## Reasons 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.



