

Célere  
● **PORT AVENUE**  
Marbella



Homes that innovate your life



# CONTENTS

Location	4-5
Marbella	6-7
Project	8-9
Common areas	10-13
Commercial plans	14-17
Célere innova	18-21
Célere lifestyle	22-29
Célere compromiso	30
Célere cities	31
Your opinion matters to us	32-33
Who we are	34-35

# LOCATION

Célere Port Avenue is a residential complex designed for the comfort of you and your family; an ideal place for you to live.

We offer you a development of 62 properties with two, three or four bedrooms distributed in four blocks. The properties have modern layouts and excellent finishes and most have sea views. All the properties have a storage room and garage parking space.

Your home will be the ideal place to live a worry-free life, with the perfect combination of modern design and magnificent finishes.

We have taken care of the finishing touches, creating perfectly differentiated night and day areas to make the most of your time.

Célere Port Avenue has a B energy rating, resulting in energy and economic savings so you can live your life comfortably and easily.

Célere Port Avenue are homes that build your future.



# MARBELLA

Marbella has the best beaches on the Costa del Sol and you can enjoy their entire 28 km. Sunbathe, swim in the calm waters of the Mediterranean, have lunch in a restaurant on the beach or a drink at the exclusive Beach Club; these are just some of the experiences you can enjoy.

All this contrasts with the famous mountain that protects it, "Sierra Blanca", next to the Sierra de las Nieves Natural Park, declared a UNESCO Biosphere Reserve. It is outstanding for its most visible peak, La Concha; a gift for the senses.



## Golf

Marbella is a paradise for golf lovers with the highest concentration of golf courses in continental Europe. It has 15 top quality courses where several international tournaments have been held and where you can play all year round with a superb climate.

## Gastronomy

Very few capital cities in the world can boast four restaurants with Michelin stars.

The gastronomic level and variety of national and international cuisine are extraordinary. With over 600 restaurants at your service, traditional and avant-garde cuisine merge in Marbella.





## P R O J E C T

**Célere Port Avenue** is a residential complex designed for the comfort of you and your family; an ideal place for you to live.

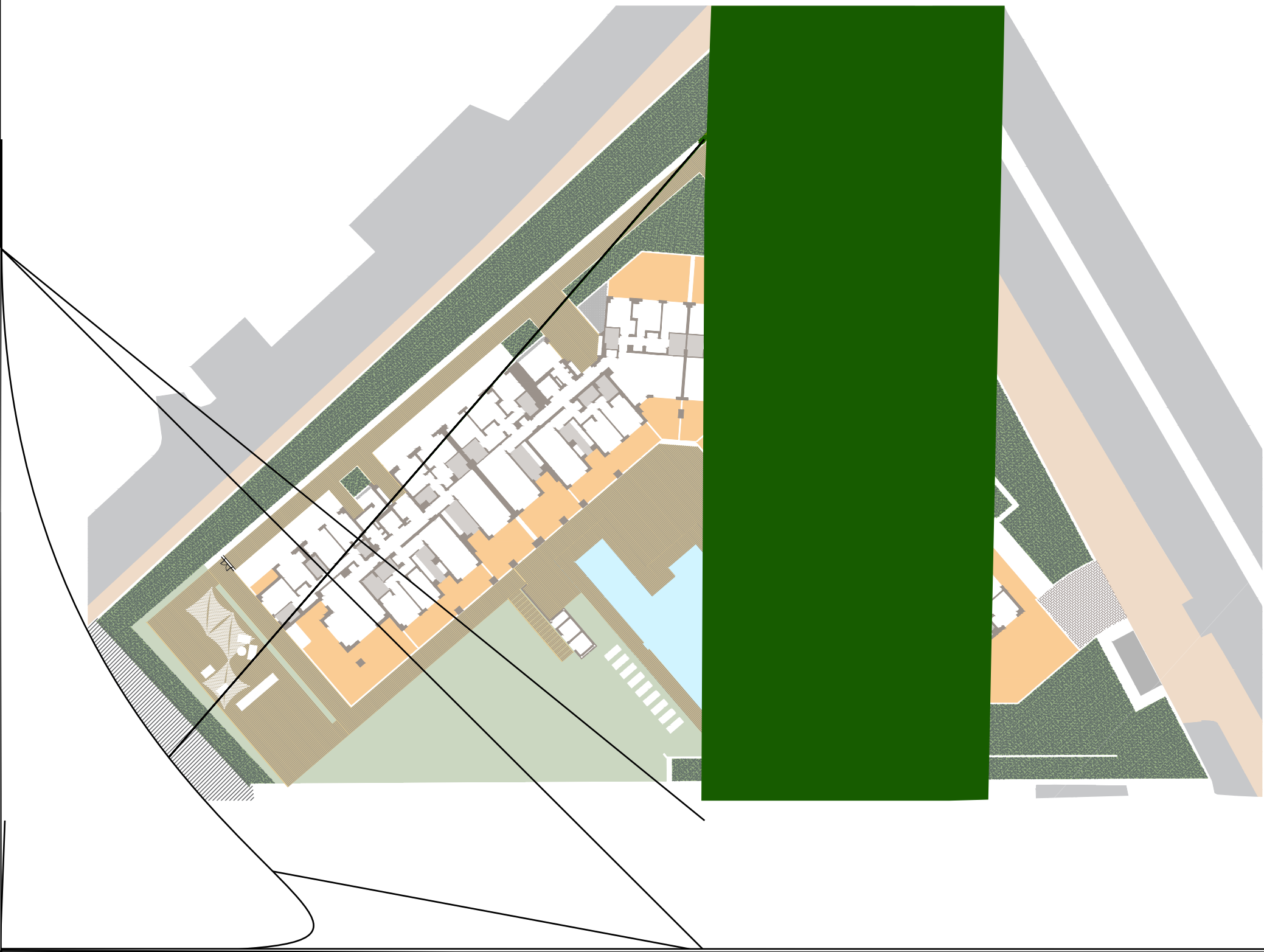
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#### OUTDOOR GYMNASIUM

Keeping fit and leading a healthy life will now be easier than ever. This space is fully equipped and designed for you to do physical activity with all the possible creature comforts. Enjoy your training without leaving your community.



#### CHILDREN'S PLAYGROUND

The children's playground will let the youngest of the family have unique moments with their friends or neighbours, with the added comfort of not having to look for fun activities outside your community. All this with the peace of mind of knowing you are close to home.



#### CHILL-OUT AREA

The implementation of our chill-out area is something that makes us different. These are places for family and/or informal reunions with friends, designed for you to disconnect.



#### SWIMMING POOL

The pool is designed for adults and children, together with their friends or relatives, to enjoy a common area that makes the summer months more agreeable and, above all, more refreshing.

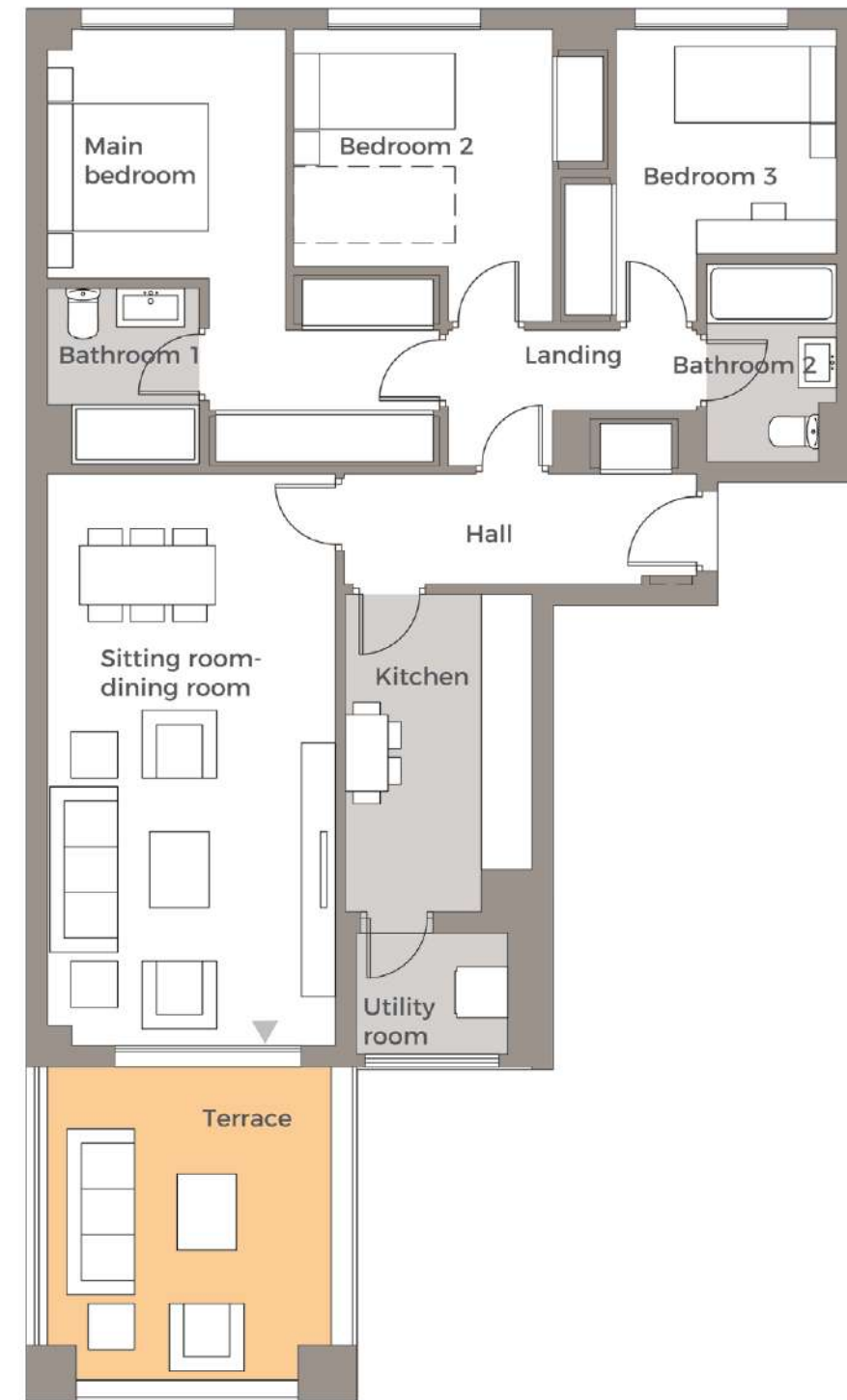
# STANDARD PLAN 3 BEDROOMS

USEFUL FLOOR AREA OF HOME - 81.00 m<sup>2</sup>

TABLE OF FLOOR AREAS

Hall	5.93 m <sup>2</sup>
Landing	3.54 m <sup>2</sup>
Sitting room-dining room	22.54 m <sup>2</sup>
Kitchen	7.83 m <sup>2</sup>
Utility room	2.55 m <sup>2</sup>
Main bedroom	14.00 m <sup>2</sup>
Bedroom 2	10.10 m <sup>2</sup>
Bedroom 3	8.62 m <sup>2</sup>
Bathroom 1	3.45 m <sup>2</sup>
Bathroom 2	3.37 m <sup>2</sup>
Terrace	12.09 m <sup>2</sup>

Net floor area of the property:	81.00 m <sup>2</sup>
Net floor area S/D J.A. 218/2005:	87.96 m <sup>2</sup>
Net floor area of the terrace:	12.00 m <sup>2</sup>
Gross floor area of the property s.w.:	113.00 m <sup>2</sup>
Gross floor area of the property s.w. S/D J.A. 218/2005:	119.78 m <sup>2</sup>



# STANDARD PLAN 3 BEDROOMS

USEFUL FLOOR AREA OF HOME - 81.00 m<sup>2</sup>

TABLE OF FLOOR AREAS

Hall	5.76 m <sup>2</sup>
Landing	4.00 m <sup>2</sup>
Sitting room-dining room	24.29 m <sup>2</sup>
Kitchen	8.91 m <sup>2</sup>
Main bedroom	13.67 m <sup>2</sup>
Bedroom 2	9.37 m <sup>2</sup>
Bedroom 3	9.31 m <sup>2</sup>
Bathroom 1	3.60 m <sup>2</sup>
Bathroom 2	2.83 m <sup>2</sup>
Terrace	12.78 m <sup>2</sup>

Net floor area of the property:	81.00 m <sup>2</sup>
Net floor area S/D J.A. 218/2005:	88.13 m <sup>2</sup>
Net floor area of the terrace:	12.00 m <sup>2</sup>
Gross floor area of the property s.w.:	111.00 m <sup>2</sup>
Gross floor area of the property s.w. S/D J.A. 218/2005:	118.25 m <sup>2</sup>





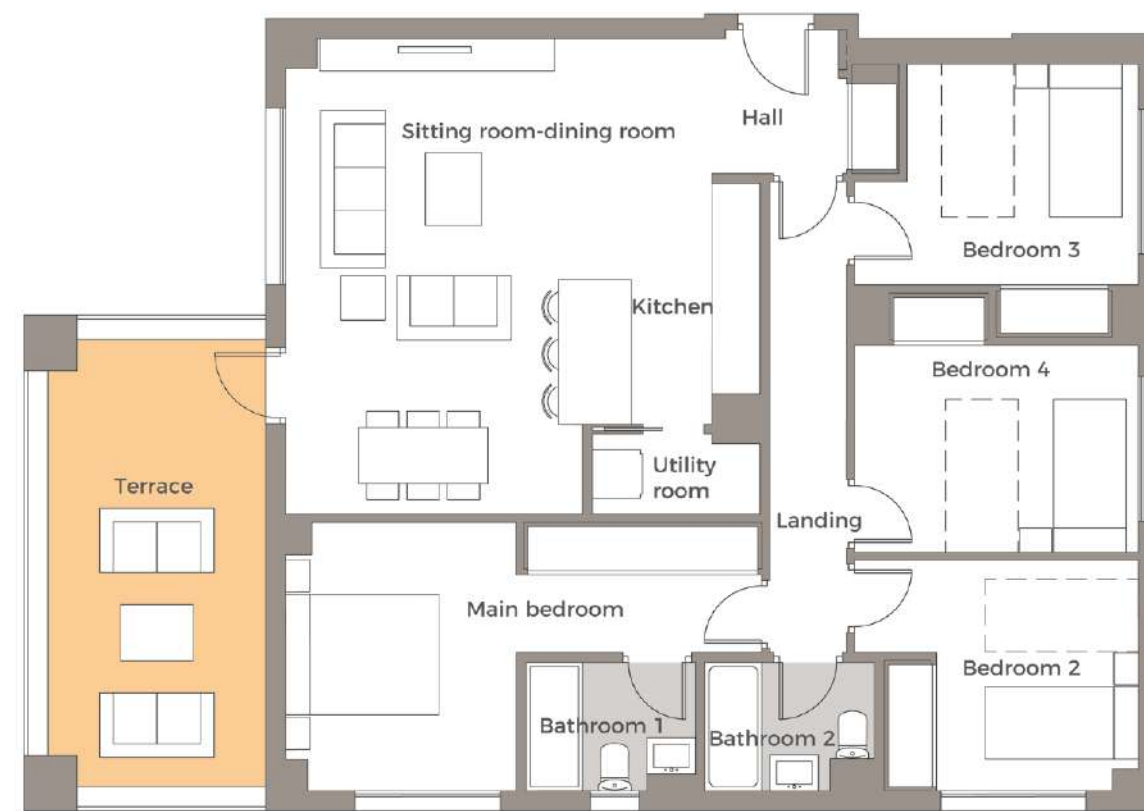
# STANDARD PLAN 4 BEDROOMS

USEFUL FLOOR AREA OF HOME - 90.00 m<sup>2</sup>

TABLE OF FLOOR AREAS

Hall	3.52 m <sup>2</sup>
Landing	5.49 m <sup>2</sup>
Sitting room-dining room	24.13 m <sup>2</sup>
Kitchen	6.46 m <sup>2</sup>
Utility room	1.98 m <sup>2</sup>
Main bedroom	13.98 m <sup>2</sup>
Bedroom 2	9.16 m <sup>2</sup>
Bedroom 3	9.52 m <sup>2</sup>
Bedroom 4	9.70 m <sup>2</sup>
Bathroom 1	3.19 m <sup>2</sup>
Bathroom 2	3.07 m <sup>2</sup>
Terrace	14.75 m <sup>2</sup>

Net floor area of the property:	90.00 m <sup>2</sup>
Net floor area S/D J.A. 218/2005:	97.57 m <sup>2</sup>
Net floor area of the terrace:	14.00 m <sup>2</sup>
Gross floor area of the property s.w.:	123.00 m <sup>2</sup>
Gross floor area of the property s.w. S/D J.A. 218/2005:	130.43 m <sup>2</sup>





## ENERGY RATING



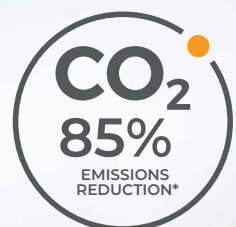
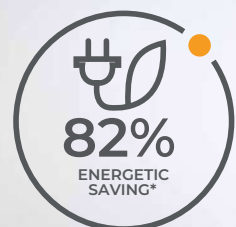
Via Célere creates spaces that adapt to your needs. We create buildings of low energy consumption, highly insulated and weatherproofed.

We build homes with latest-generation technology, developed for comfortable everyday use.

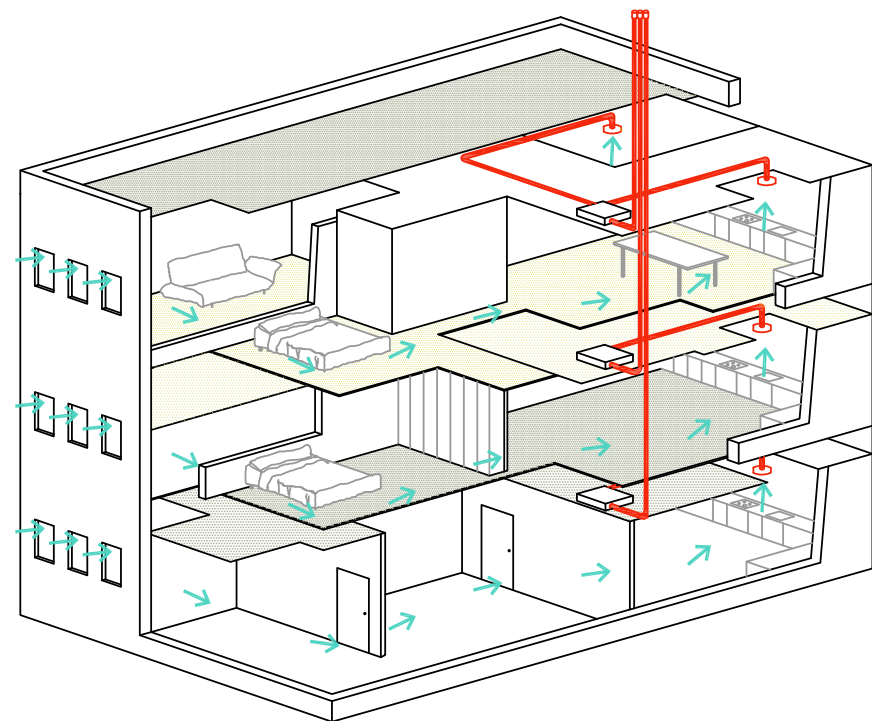
This classification signifies an estimated energy saving of 82% and therefore an important economic saving, taking as reference a home with energy efficiency classification "F".

The building has a "B" Energy Efficiency Classification, which means a reduction of CO<sub>2</sub> emissions and a significant reduction of the building's energy demand (heating, cooling and sanitary hot water).

The estimated saving, adding the annual energy cost of gas and electricity, could be up to €700.\*



\*Estimated calculation of the energy saving of a standard home with 95m<sup>2</sup> of useful floor area with classification "B" in comparison with a home of reference with classification "F2, according to the "Classification of energy efficiency of buildings" published by the IDAE and the Ministry of Industry, Energy and Tourism in November 2015, and any other regulations which may complement and/or substitute it. \*\* Minimum guaranteed saving in consumption of sanitary hot water in the building as a whole, in consideration of its location and the minimum occupancy values according to the currently applicable regulations.



**Ventilation of the properties,  
hygroregulated system**

- Controlled mechanical ventilation for the property.
- Continuous ventilation of the property through conducted extraction from bat rooms and kitchen and introduction through bedrooms and sitting rooms.
- Carpentry with microventilation position.
- Improves thermal insulation and reduces energy consumption throughout the property regarding the minimums required by law.





**célere**  
lifestyle

LIVING IN CÉLERE PORT AVENUE  
means enjoying your own lifestyle

Living in a Via Célere home means living with your own lifestyle. We differentiate ourselves by the way we conceive our homes and by all the services we place at our customers' disposal.

## Personalisation

Our clients are what is most important to us and we know that no two clients are the same. That is why we want to offer you a personalisation programme\* with different options so that you can make choices based on your individual tastes and needs.

A world of possibilities and proposals for designing an environment that each client will be able to fully identify with from day one, choosing from different materials, colours and textures for walls, floors, wardrobes and kitchens.

\*Deadlines are subject to building deadlines.

## Interior design

We make the services of an expert interior designer available to our clients so that you can turn your home into your life space: a special place where you can enjoy unforgettable moments and build unique memories.

Through this service, at no extra cost, you can consult our decorator, who will contribute all of their experience and perspective based on latest trends.



### Consultant Sale

The change of economic scenario forces us to make a reflection on a different perspective of the sales model.

In the information age, in which with a single click we have a vast range of options without leaving home, it is essential to differentiate yourself and return to the model of personalised sale, in which the commercial agent plays a role of advisor and not of seller.

The most important factor is to LISTEN to the customer, to know their circumstances and detect the true requirements they express, in order to offer a product that meets their expectations.

### Célere Wish

Look for new ways of making our clients' lives more comfortable and simple in one of our fundamental objectives. From this philosophy arises Célere Wish: Sharing desires. A new function that, together with Amazon, will enable you to control elements of your home as well as the reservation of common areas by using your voice.

This will be possible thanks to the incorporation of a Smart Home kit, which comprises an Amazon Echo Dot speaker, as well as other devices such as intelligent light bulbs and sockets.

### Spotify

Getting close to our customers and knowing their requirements forms part of our mission.

At Vía Célere we want to continue to offer you music that will accompany you and enliven all the moments of your life here. This is where your story begins, and we want to provide its soundtrack. Are you ready? Follow us in Spotify!



# célere app

Vía Célere offers you a different way of viewing your future home. Enjoy contemplating the outside of the building, its common areas and surroundings from any angle; you can also have an interactive visit inside our properties to see its specifications in detail.

With our configurator CUSTOMIZE you can see how the available finishes and materials look, choosing different options and getting to know their performance so that the Vía Célere personalisation team can adapt the property to the purchasers' tastes.

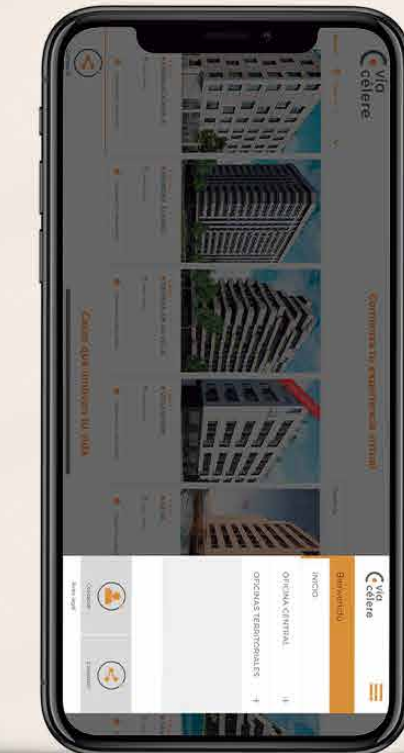
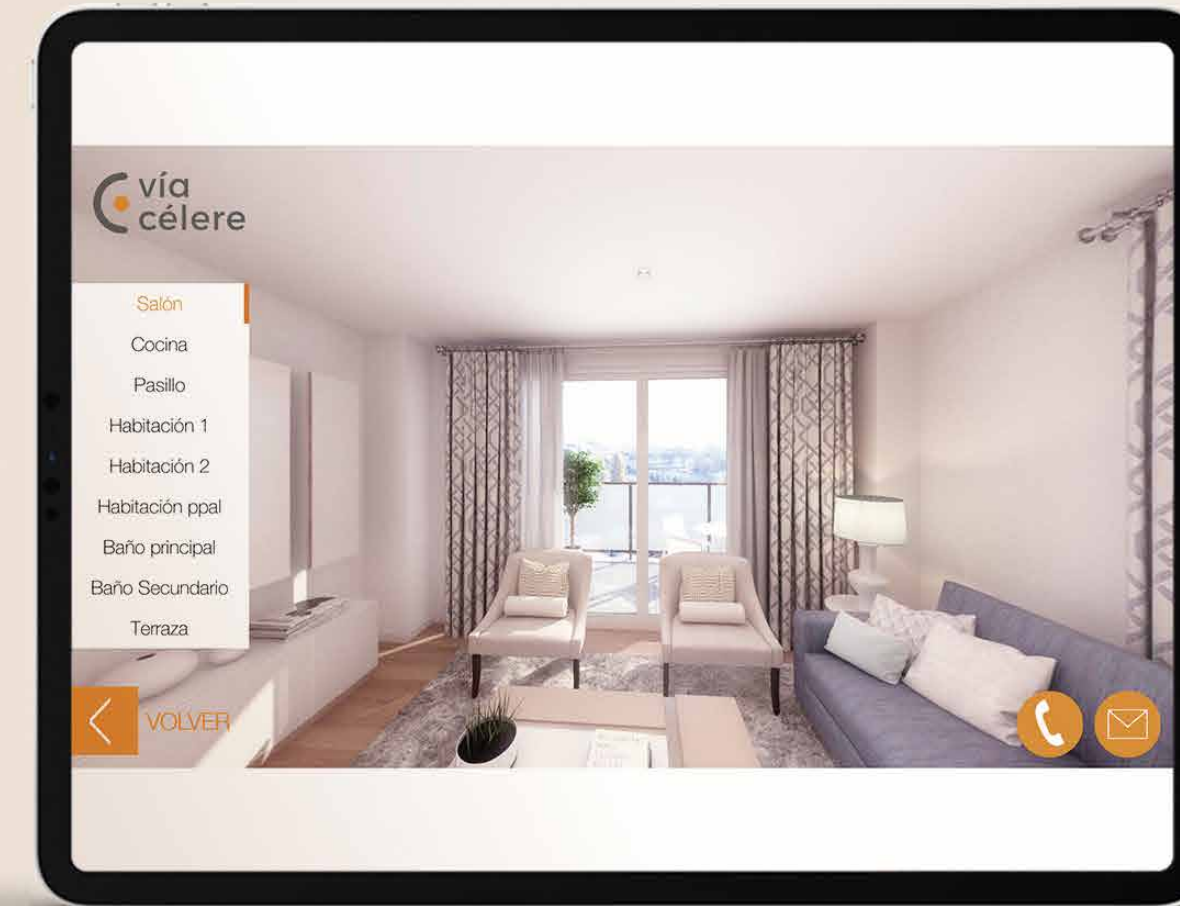
Live the Vía Célere experience.

There are two ways to download the app in stores:

- 1- Search in the store for the keyword "Vía Célere".
- 2- Scan the following QR code:



Also enjoy the experience in the information for each development on the Vía Célere website.





## **célere** **compromiso**

At Vía Céleré we believe that social responsibility has to play a leading role in the real estate sector and be the instrument that channels the sector's commitment to transparency, excellence and sustainability.

We understand social responsibility as a strategy that is integrated into our company, that enables us to become a motor of change and to generate value for all our groups of interest and for society in general.

We base this strategy on our commitment to innovation to promote a more sustainable philosophy of construction, embracing those social priorities related with building and serving as a model of ethics and good governance within the sector.

Our activities are oriented to progressing in the achievement of the Goals of Sustainable Development, so that we can collaborate with other organisations, promoting projects and initiatives that respond to current social issues and the expectations of future generations.

## **célere** **cities**

The property sector is key to the development of cities. Céleré Cities is our vision for the future of cities, contributing jointly with our stakeholders to the creation of urban environments that are eco-friendlier and more respectful of the social environment.



**Together with UAM**, we have created the Observatory for Environmental Sustainability of Residential Buildings, the first study of which has comprised the water footprint of residential building in Spain.

At Vía Céleré, we undertake to refund a percentage of our blue water footprint each year to support social projects related with the improvement of water management.



**Together with Ashoka**, we promote "Future Cities", a project to support young social entrepreneurs in the sustainability challenges that cities face these days.

Through a mentoring process with our employees, we make all our knowledge and experience available to these young people and their projects.





# YOUR OPINION MATTERS TO US

We want to know what you think about... yes that's right... us. You have just read that sentence and your brain took less than half a second to think about what we mean to you.

For us, you are everything, we worry about you from the moment we meet with a first "hello" in our sales offices, over the phone or even on our social networks, and we accompany you in one of the most special moments of your life, such as finding the house where you will make your home.

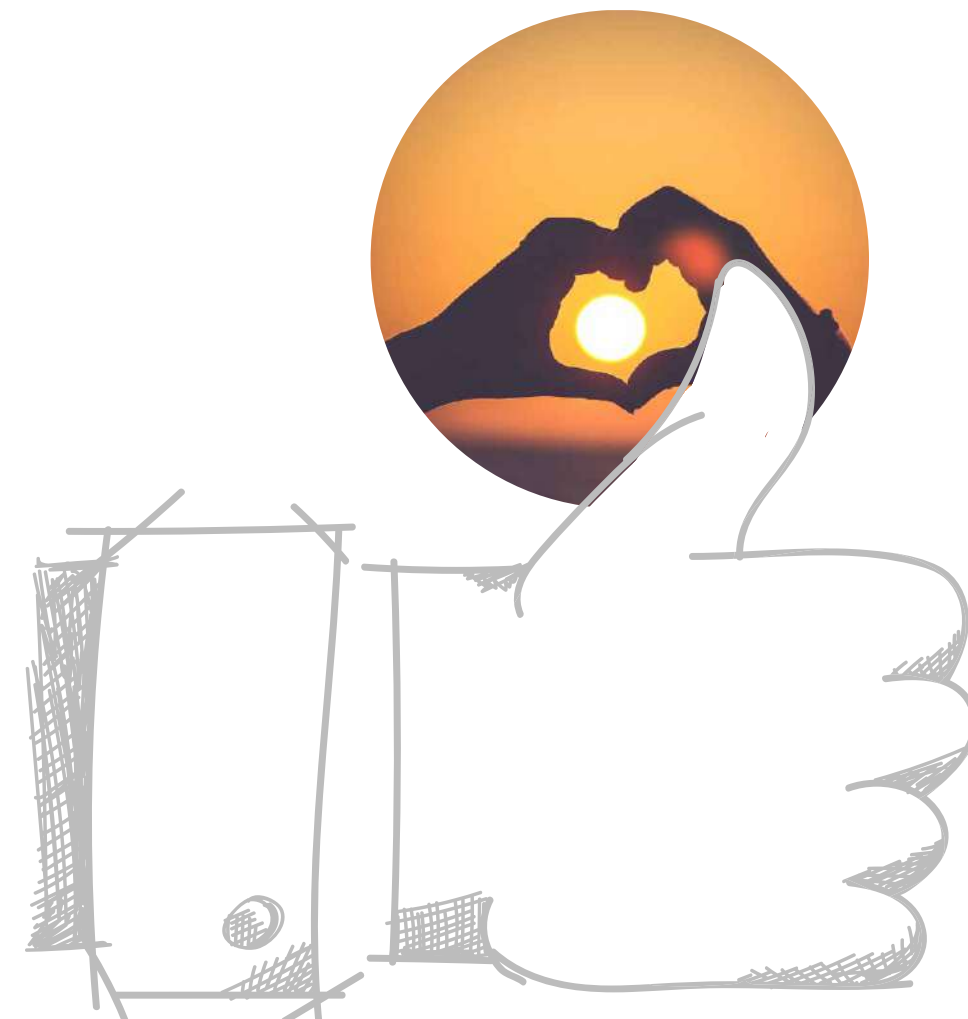
We are always available to help you because we know you are what brings life to our houses.



## ★ we need your stars

It is said that the stars shine so that one day everyone can find theirs, we have found you. Will you help us get ours? We want to continue shining and we will only achieve it if you rate us.

Leave us your stars on Google My Business



♥ click like

Enter our social networks and rate us, it is very important for us to know what you think about Via Célere to be able to improve whatever we can and to provide you with the best service possible.

Enter directly or through the QR code on this page.



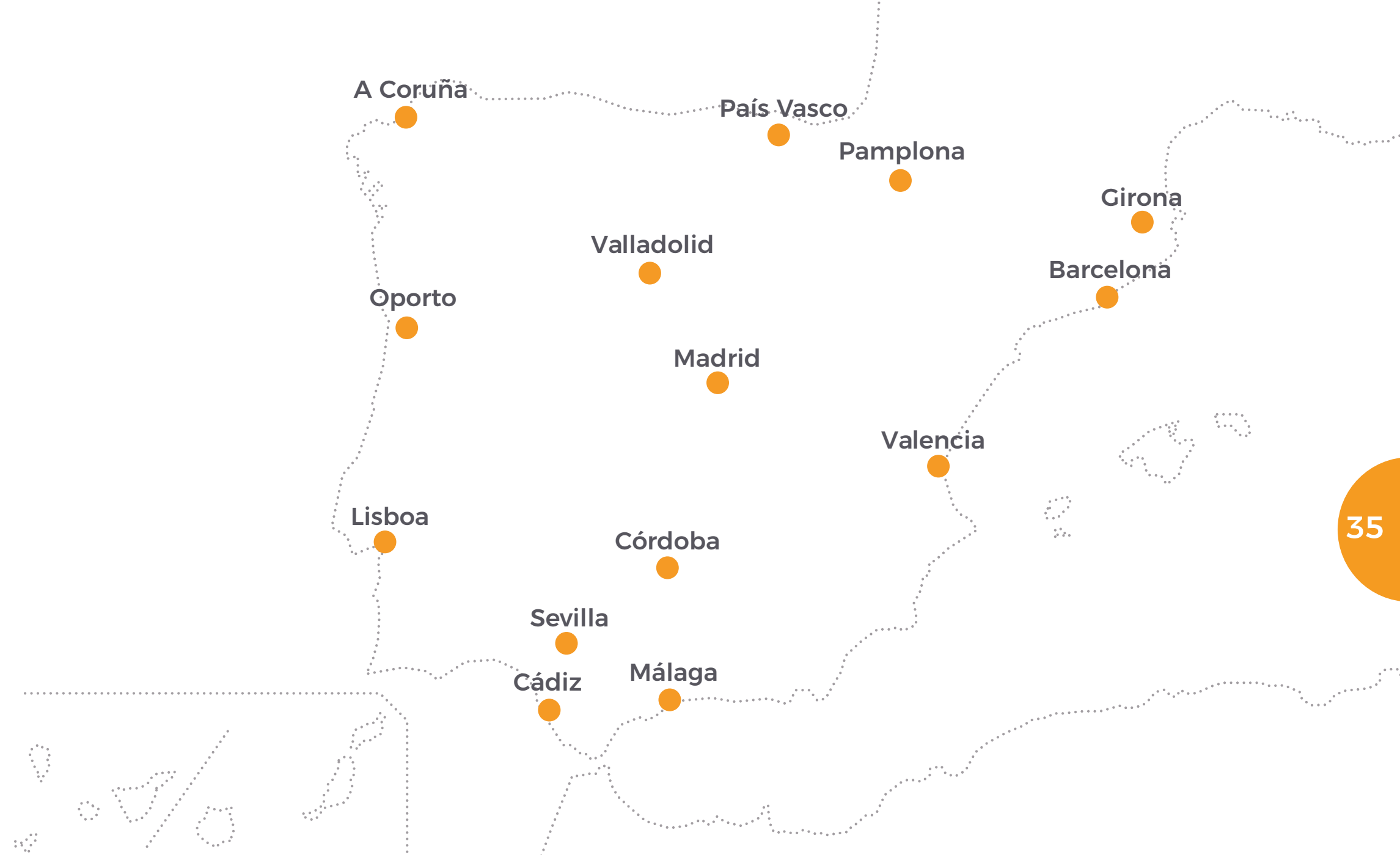
# WHO WE ARE

Vía Célere is a real estate company specialising in the development, investment and management of residential properties.

Thanks to its innovative business model and team of professionals, Vía Célere is now one of the leading companies in the new real estate cycle and environment.

Since its foundation in 2007, Vía Célere has already delivered over 5,000 properties, demonstrating sound experience in the start-up, development and delivery of high quality residential developments throughout Spain.

The company is committed to innovation and sustainability as the fundamental pillars of its projects, whilst showing its permanent commitment to the satisfaction of its clients, shareholders and with the professional development of its more than 450 employees.



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