



# South Bay Las Mesas II

Estepona



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# South Bay

## **Welcome**

Our brand is a synonym of quality and trust therefore we want you on board to make your home a unique space that meets your needs. We are property developer, stock market listed since October 2017, offering you the talent and experience of a great team of professionals.

## **What do you need?**

y **Las Mesas II**

Estepona





# The home you were looking for

We know the home you are looking for is like you: It has your personality, that special way you have of looking at life and touch of singularity that makes it a space just for you. At **AEDAS Homes we are offering you 30 homes (with 2, 3 or 4 bedrooms and garage space and store room included)**, that will fulfil all your expectations in the coastal town of Estepona.

South Bay Las Mesas II offers you the option of living in an idyllic setting, integrated into the town, where you will be able to get to all the services you need on foot. Thirty homes with an avant-garde, Mediterranean look, with large, impressive terraces offering sea views, designed to enjoy Estepona with all the comforts of this exclusive community.





## Why live in Estepona?

It combines the tranquillity of living in a residential environment with the convenience of being close to Estepona town centre. The community, located in a strategic spot in the town, has excellent service provisions of all kinds in the surrounding area.

Estepona is one of the most important hubs on the Costa del Sol. Its privileged location between the sea and the Sierra Bermeja mountains enable you to enjoy two different natural landscapes within just a few kilometres. Furthermore, the town's shoreline stretches for over 20 kilometres between Puerto Banus y Sotogrande, two of the most important pleasure ports in the region.



## Just a short distance from everything ... including the sea













Your new home offers you easy access to all kinds of services; you have several parks very close by, the best restaurants in the area and the Las Mesas Sports Centre just 3 minutes away. As far as health care is concerned, South Bay Las Mesas II is surrounded by different centres, both public and private.

South Bay Las Mesas II has road links by both dual carriageway and motorway; you can enjoy the charms of either Marbella or Sotogrande in just 20 minutes. Its proximity to Malaga and Gibraltar airports and the high-speed train (AVE) station in Malaga city put any domestic or international destination within easy reach.







-  Marina
-  Convention centre
-  International schools
-  Commercial centres
-  Beach clubs
-  Restaurants
-  Supermarket
-  Sports facilities
-  Medical centre
-  Hospital
-  Golf course
-  Park







## Elegance, avant-garde and comfort

Combining avant-garde trends and sustainability, we have achieved signature architecture providing the functionality you need for your day-to-day living. The elegance of your new home is the outstanding feature in this unique project.



## Communal areas to escape from the rush

Surround yourself with avant-garde, modern features in an environment where the word “rush” does not exist. Your new home is located in an area with an unrivalled climate where you can walk, play sports or have a dip in your swimming pool almost all year round.

South Bay Las Mesas II has everything you are looking for. It has a children’s and adult’s swimming pool, a community hall and a fully equipped gymnasium where you can keep fit without having to leave your home. In addition, the communal areas in this development include exquisitely landscaped gardens to enable you to enjoy your relaxation time to the utmost.



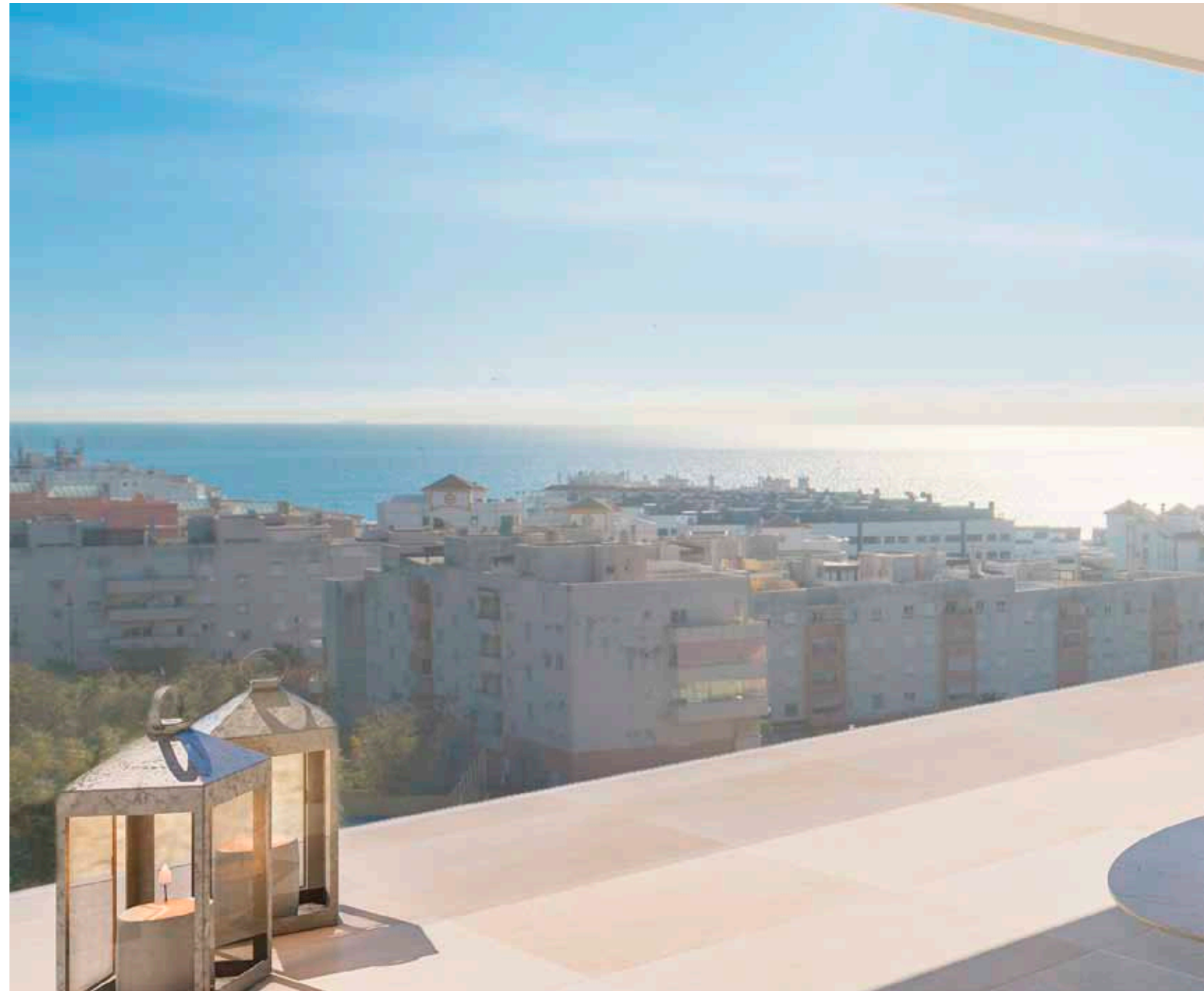




## Your private haven with views

Enjoy your private haven of peace in this development where the blocks are on different heights to allow the entry of natural light. All the rooms are south-facing, which will enable you to make the utmost advantage of the 300+ days of sunshine a year that characterises the Costa del Sol.

The audacity of the design enables you to make the full use of your new home, shaping terraces from where you will have some privileged views of the sea. The building's terraced layout makes all the homes feel like a penthouse.













## Cosy, high-end spaces

South Bay Las Mesas II is conceived for being lived in with no constraints. Because we know how much you like to come home and be able to enjoy it, all the rooms are projected so that you feel their comfort, surrounded by leading, top-quality brands.

All the homes have:

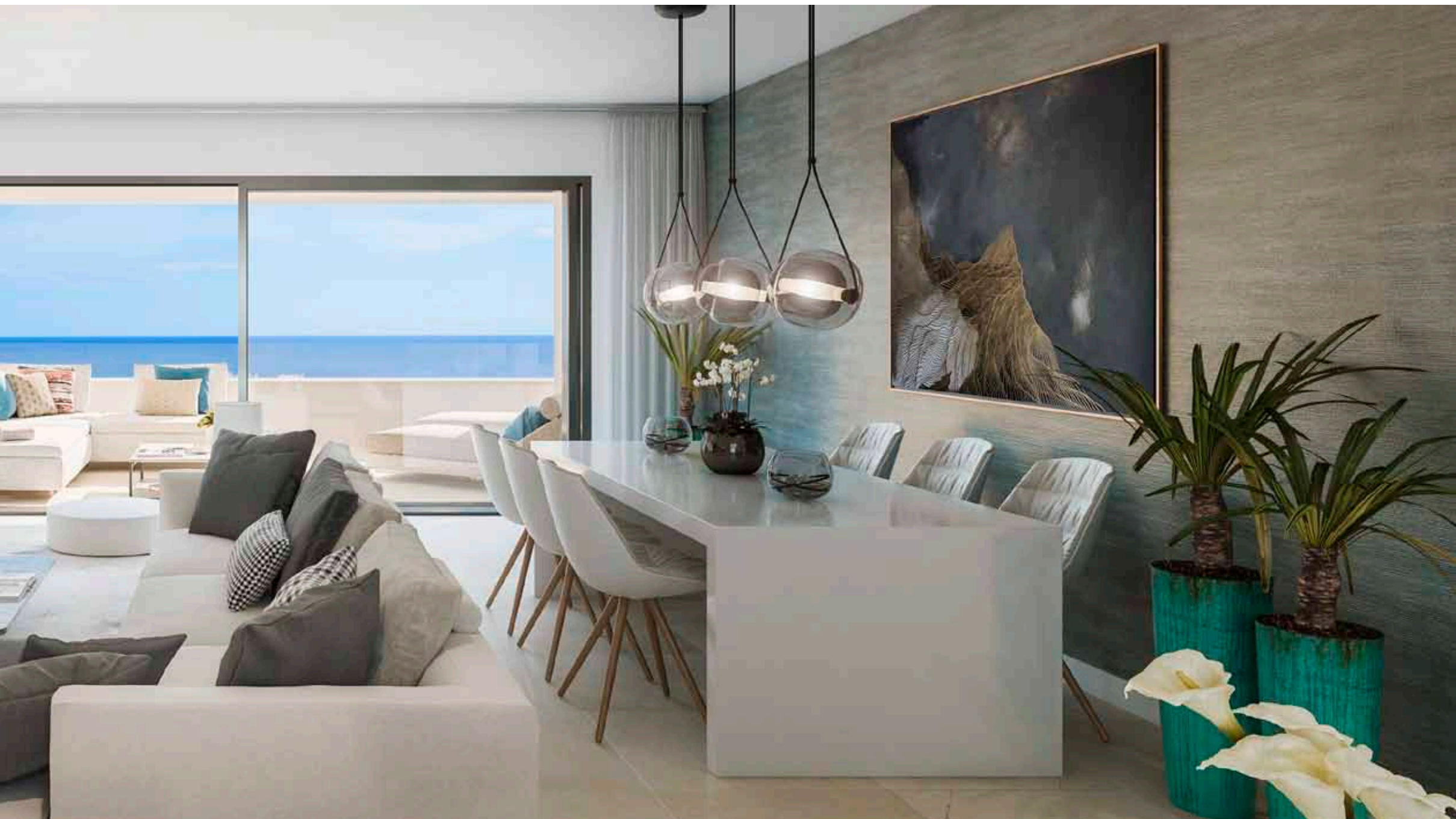
- Spacious covered and open south-facing terraces.
- Large, light-filled living rooms.
- Double bedrooms in all types.
- At least two full bathrooms, one of which is en suite for your utmost comfort.
- Kitchens open to the lounge to allow family living between both spaces.



## In the Estepona sky

If you love the Mediterranean climate and you want to enjoy its light every day, South Bay Las Mesas II offers you different sized penthouses to adapt to meet your needs in terms of space. Live closer to the Estepona sky in these homes boasting a terrace, private solarium and impressive sea views.









## 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 efficiency ratings so that at the same time you are contributing to looking after the environment, you also benefit from the advantages of doing so.

Given that your home is energy efficient, you will notice that your bills are lower 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.





**+ 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.



**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**

Thermal solar energy panels.



**Sustainable transport**

Preinstallation for electrical car charger.



**Insulation against noise**

From the outside and from dwelling to dwelling.





# Thanks

## 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.







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