



we take you to the very **highest**



Residencial
**South Bay
Las Mesas**
ESTEPONA

AEDAS
HOMES

We take you to the culminating point *in your life*

At AEDAS Homes we want the house you're looking for to be like you, with your particular way of understanding life, of conceiving spaces and planning your relaxation. This is the perfect place for filling it with stories. Your stories.

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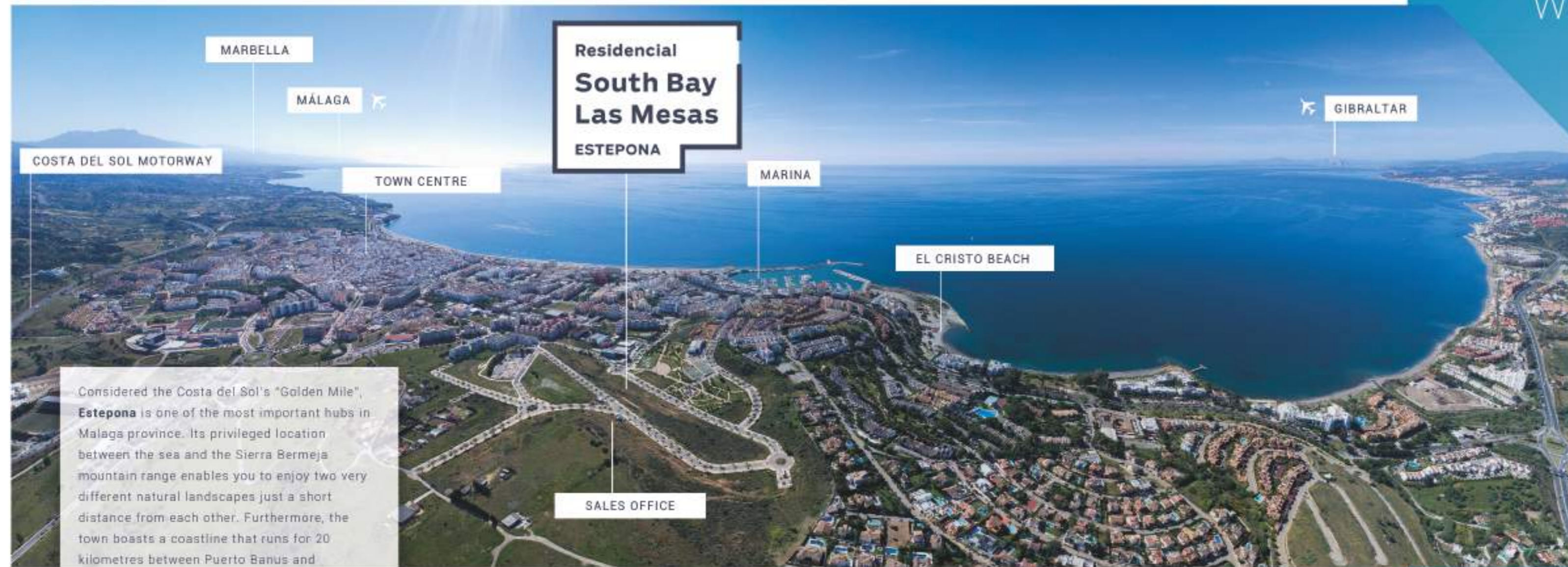


Few minutes from the center of the town and the coast of Estepona

At South Bay Las Mesas, we offer you the chance of living in an **idyllic setting while forming part of the town**, where you can get to all the services you need on foot. The complex comprises 47 homes with an avant-garde, Mediterranean look, **large terraces and impressive sea views**, designed to enjoy Estepona with the comforts this elite estate has to offer.



- Designer homes*
- Solarium and landscaped areas*
- Separate pools for children and adults*



Considered the Costa del Sol's "Golden Mile", **Estepona** is one of the most important hubs in Malaga province. Its privileged location between the sea and the Sierra Bermeja mountain range enables you to enjoy two very different natural landscapes just a short distance from each other. Furthermore, the town boasts a coastline that runs for 20 kilometres between Puerto Banus and Sotogrande, two of the most important marinas on the Mediterranean.

We take you to the best
destination



We take you to the very highest levels of
comfort

SOUTH BAY LAS MESAS | ESTEPONA



Large windowpanes lighting up all the rooms, with access to **enormous terraces overlooking the sea**. Designer kitchens with clean lines merging with the lounge to produce your best recipes. The perfect balance between Mediterranean tradition and city-slick modernity.



Modern and elegant in design taking full advantage of the natural light and surrounding scenery.

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It has excellent road-links by public and toll motorways and is just 20 minutes from Marbella and Sotogrande. Furthermore, South Bay Las Mesas is very close to Malaga and Gibraltar airports and to the Malaga-Maria Zambrano high-speed AVE railway station and is perfectly communicated with these infrastructures.



PARK

LAS MESAS SPORTS CENTRE



South Bay is the perfect choice for those who are looking for quality cosmopolitan living close to all facilities and services. An ideal second home or all year round residence.

Estepona is also a vibrant town with its own beautiful harbour and promenade offering a variety of wonderful places for dining and leisure.



The **Las Mesas Sports Centre** has all the necessary facilities to lead an active, healthy life. And just a few minutes from your home.



A step away from natural and recreation areas. **A green heart right beside your new home** in a new residential district the majority of which comprises construction-free areas.

We take you to the very highest levels in
design

SOUTH BAY LAS MESAS | ESTEPONA

This dwelling offers you a **new way of life in Estepona town centre**, combining the highest quality standards with the most **avant-garde and innovative designs** on the market.

A select brand home, in **elegant, sustainable architecture** that breaks through the established barriers.



the utmost design in your new home



All of our homes have something in common. They have been built with the objective of achieving a high level of energy efficiency.



"The unique design of the facade guarantees stunning sea views from every terrace".
MAIZ & DIAZ Architects

AEDAS
HOMES

We take you to the very highest of
health

SOUTH BAY LAS MESAS | ESTEPONA

A fully equipped gymnasium exclusively for South Bay Las Mesas residents is another of the benefits you can enjoy throughout the year



fitness area



large bright living spaces fluidly connected to oversized terraces with unbeatable sea views over the town to Gibraltar and the North African coastline.



The incredible communal areas have been designed for your comfort and privacy.

A home for everyone

South Bay Las Mesas Estepona offers a choice of 2, 3 and 4 bedroom apartments and penthouses with very large south facing sunny terraces overlooking the sea.

Spacious modern apartments with high quality specifications created and designed so that everyone can choose their dream home.

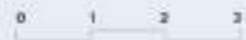


DWELLING TYPE 1
2 BEDROOMS | 2 BATHROOMS

BUILT AREAS m²

Usable interior area 84 - 89

Usable exterior area 55 - 95



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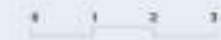


DWELLING TYPE 3
3 BEDROOMS | 2 BATHROOMS

BUILT AREAS m²

Usable interior area 95 - 160

Usable exterior area 40 - 160

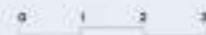


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DWELLING TYPE 4
3 BEDROOMS | 2 BATHROOMS

BUILT AREAS m²
Usable interior area 95 - 110
Usable exterior area 40 - 160



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DWELLING TYPE 5
4 BEDROOMS | 3 BATHROOMS

BUILT AREAS m²
Usable interior area 95 - 110
Usable exterior area 40 - 160



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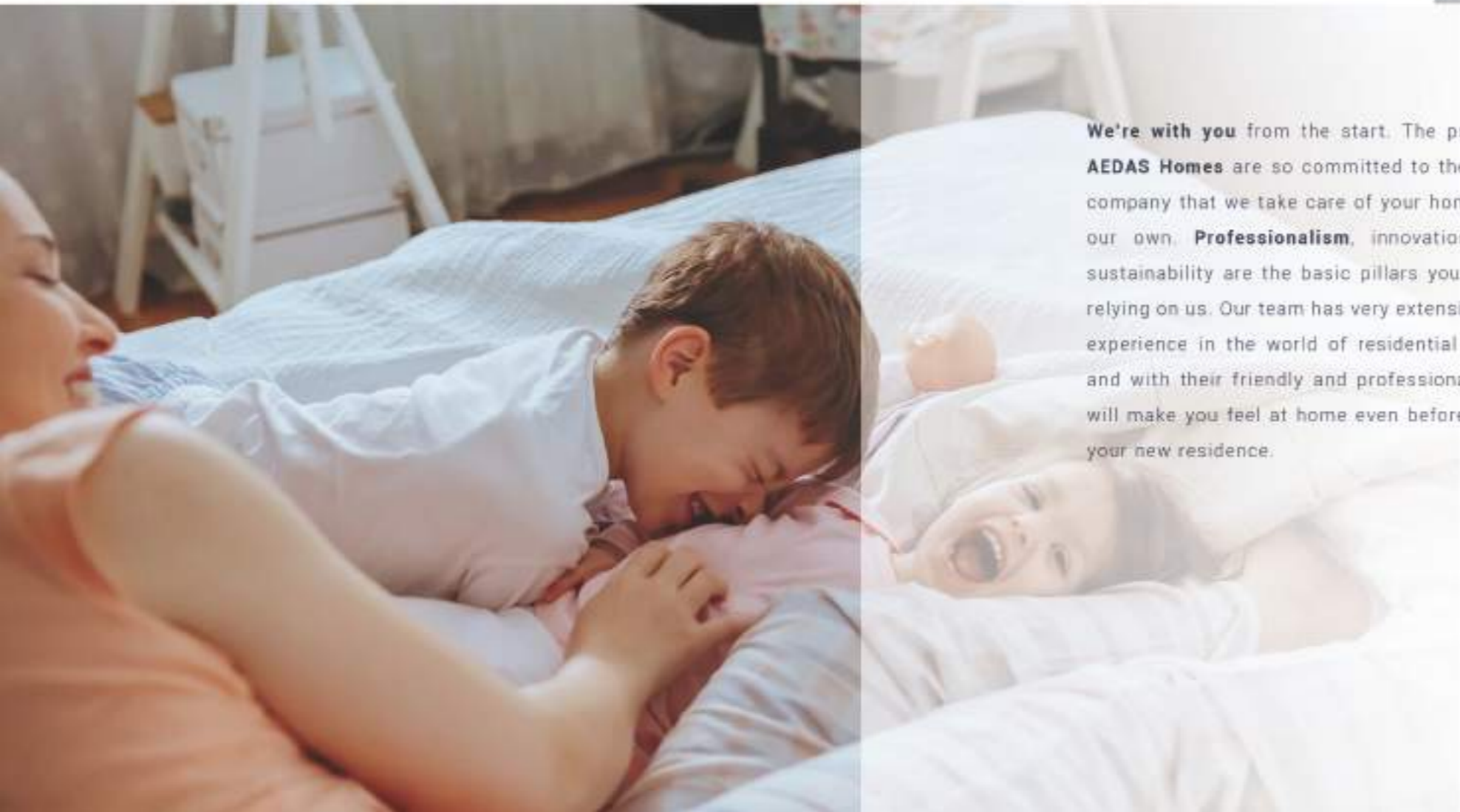
Reasons for placing your confidence in AEDAS Homes



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AEDAS
HOMES



We're with you from the start. The professionals of **AEDAS Homes** are so committed to the values of the company that we take care of your home as if it were our own. **Professionalism**, innovation, design and sustainability are the basic pillars you will find when relying on us. Our team has very extensive training and experience in the world of residential developments, and with their friendly and professional attention we will make you feel at home even before you walk into your new residence.



In choosing your **AEDAS Homes** you're not only opting for first-class qualities and state-of-the-art architecture for spending your life, but you're also helping to conserve the environment. The protection of the local setting is one of our major principles, and all our projects display a commitment to the rational use of natural resources and the implementation of efficient energy-saving systems.

At **AEDAS Homes** we know that **sustainability and design** can go hand in hand, and for that reason we have achieved 'green' homes that include cutting-edge innovation in their interiors. We apply avant-garde technologies to make your life much more comfortable and adapted to the requirements of the 21st century. What do you need?

AEDAS
HOMES

Your home, at last.

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The computer graphics of the façades, communal facilities and other spaces are for guidance only and may be subject to verification or modification in the technical projects.
The furnishings depicted in the computer graphics of the interiors are not included and the equipment provided in the dwellings will be that detailed in the building specifications.
All information and documentation shall be delivered as per the provisions of Royal Decree 515/1989 and other supplementary state or regional regulations.