

MARINA REAL II / DENIA



AEDAS
HOMES

Your home, at last.

aedashomes.com



AEDAS Homes

Our seal is a synonym of quality and trust and hence we want you on board **to make your home a unique space that meets your needs.** We are a new-generation property developer offering you the talent and experience of a great team of professionals. **What do you need?**

5 minutes from the centre of Denia

The one hundred and fifty-five 1-, 2-, 3- and 4-bedroom homes making up Marina Real II are in a rapidly expanding sector of the town, surrounded by all the services you need. You can go into Denia town centre without having to move your car, which will make your new life much more comfortable, just 5 minutes from the urban hub.

Denia is a fully consolidated municipality, with supermarkets, cinemas, restaurants, leisure offerings, hospitals and schools, thus making it the ideal option both for those seeking a principal residence or those looking for a holiday home just 3 minutes from the port.

-  Market
-  Bus stop
-  School
-  Sport area
-  Clinic
-  Green area
-  Port
-  Beach
-  Ferry

TRANSPORT

Tram:
Line 9

Roads:
CV-725 y CV-723



Quick, comfortable access routes

At AEDAS Homes we know how much you like to get home after spending a day away, **so we have located your new community in a perfectly communicated area.** With easy access to the CV-725 and the CV-723, your new neighbourhood also offers public transport services - the Denia and Alqueries tram stops (line 9) are also close by your home.

Marina Real II stands beside the seaport that links Denia by ship with the Balearic Islands of Formentera, Ibiza and Majorca, and Valencia and Alicante airports are only an hour away by car.

↑
*A place
to relax*



Impressive views of Montgó Natural park

Denia enjoys over 300 days' sunshine every year, and to enjoy them to the full **at Marina Real II we have devised your terrace as a fundamental space within your home.** From there, you will have some impressive views of Montgó Natural Park, a natural setting covering over 2,100 hectares (approx. 5,200 acres) which is home to some 650 plant and flower species.

In addition to your new home's large terrace, the four blocks comprising the community are dual facing to enhance the benefits of the sea breeze in renewing the air inside the homes.

Walk to the beach

The excellent location of your new home in Marina Real II means you can go to the beach without taking your car. **All it will take you is a 5-minute walk to have a refreshing dip in the sea** and enjoy the Mediterranean sea shores with your loved ones.

You can also spend a fun afternoon at the swimming pool in your community, projected to include a lounge area for resting by the waterfall. **The little ones of the house will have their own children's pool** so they can play all summer long.





A design with its own identity

The Marina Real II project, signed by the NAC Architects studio, is perfect for 21st century families. With an exterior structure of clean, modern lines, inside there are 155 homes where there will be space for everyone.

Furthermore, you will not have to worry about parking your car, because all the homes will have their own parking space. The boxroom will be the perfect ally for freeing up the main spaces or for storing the whole family's bikes.

Different people, different homes

Both families that are just beginning and those that are now consolidated will find their perfect home in Marina Real II. Our dwellings are designed to satisfy your spatial needs (1, 2, 3 and 4 bedrooms) and you can choose from ground floor homes with a private garden to penthouses with a solarium. **Who bags the bedroom overlooking the swimming pool?**



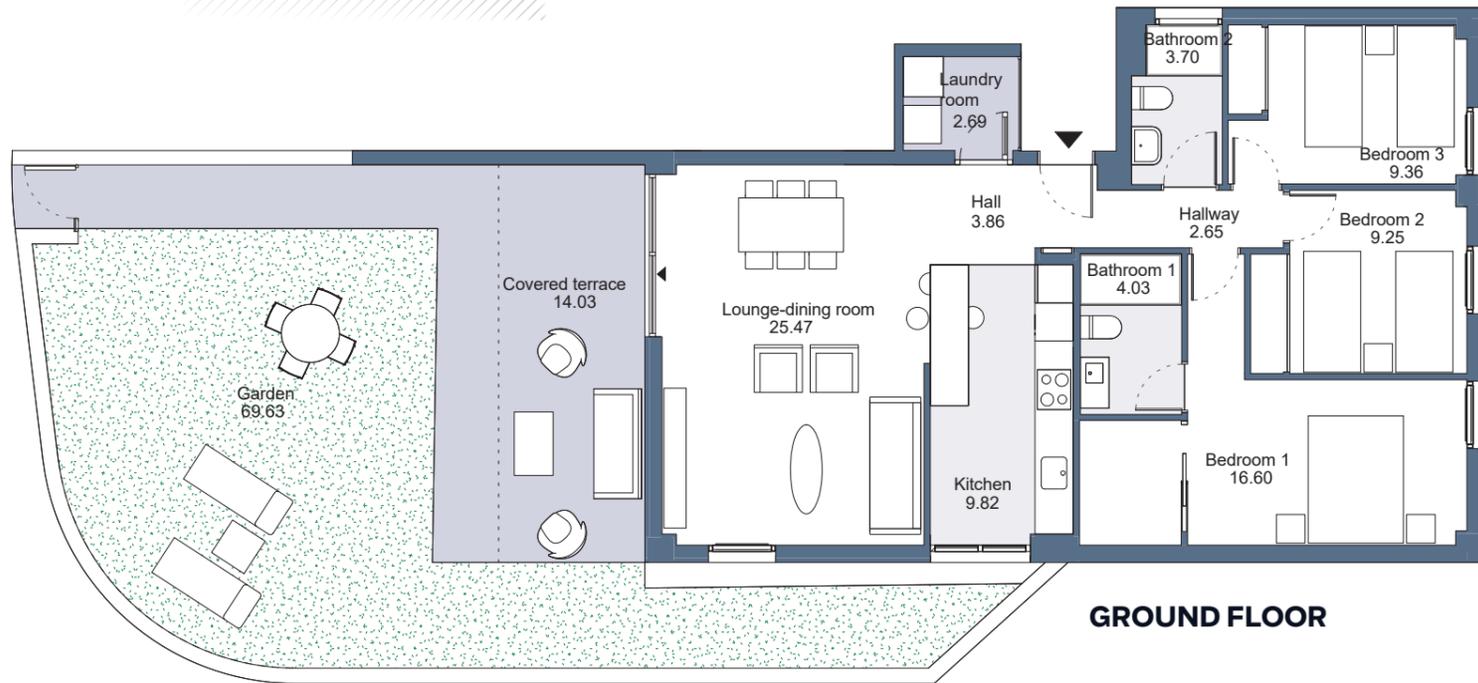
Places to unwind

One of AEDAS Homes' fundamental premises is looking after its home-owners and so we want to make your everyday activities easier. **The communal areas accompanying your home offer spaces to forget the stress and routine.**

Physical activity is very much present in the community, which has adults' and children's swimming pools, a children's playground and a fitted gym to put your muscles into gear. You can also relax in the Jacuzzi and the landscaped areas we have designed for you.

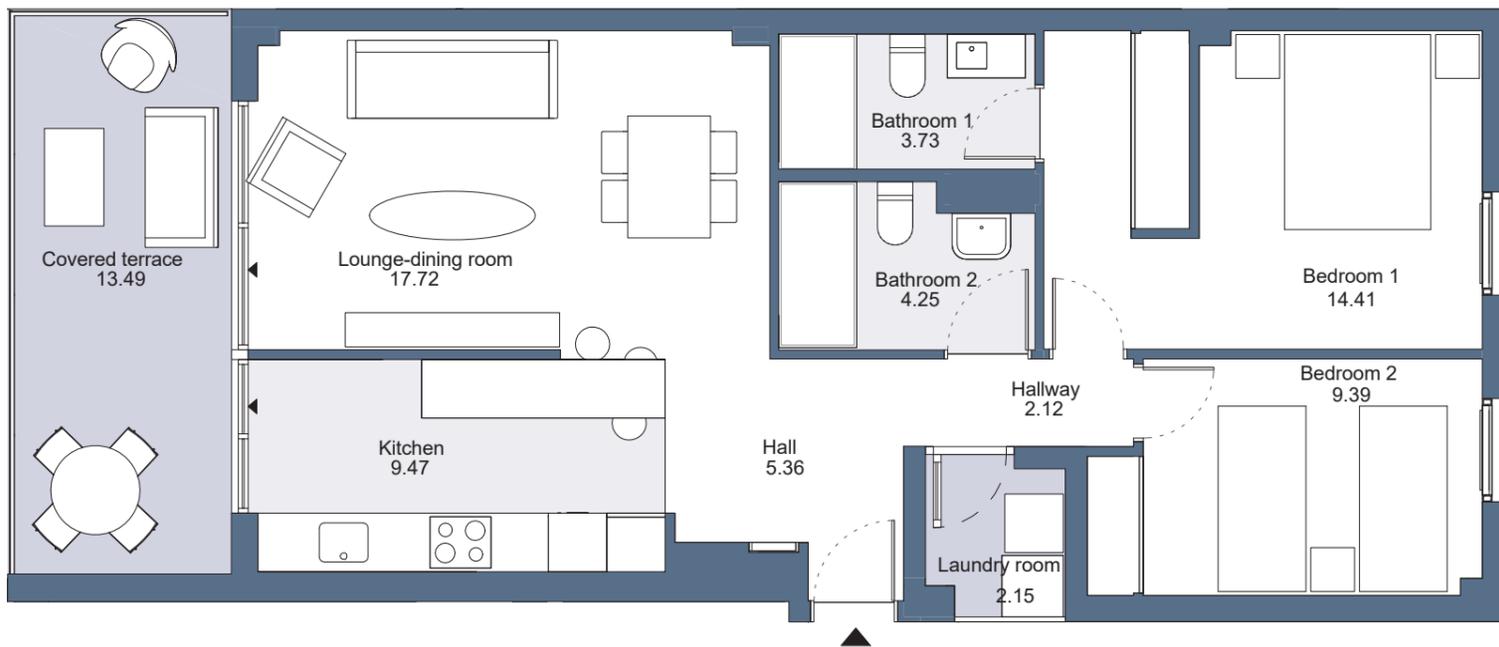


**3 BEDROOMS
AND 2
BATHROOMS**



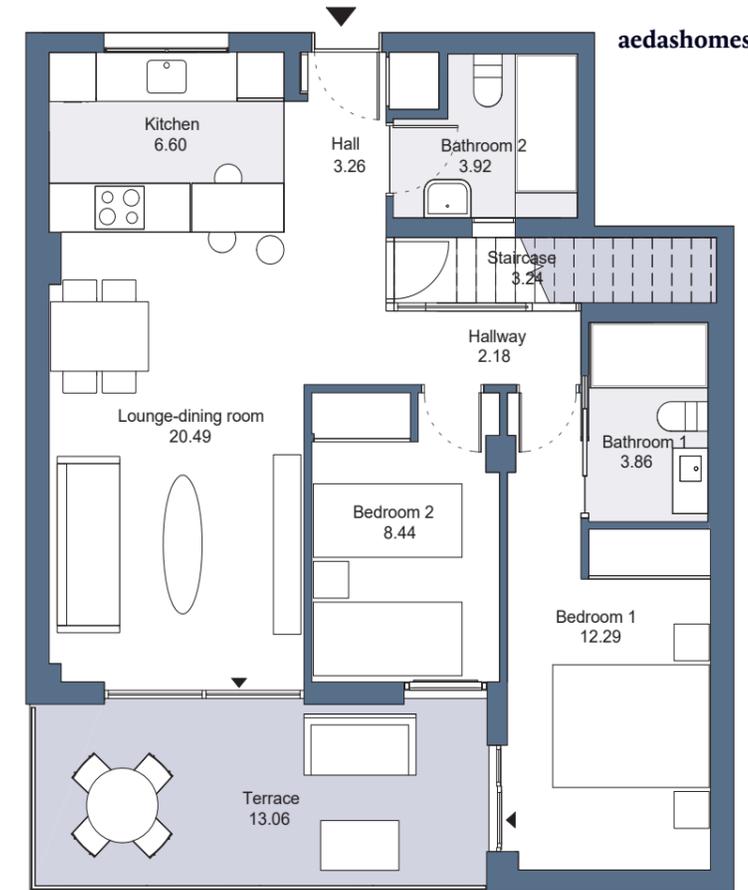
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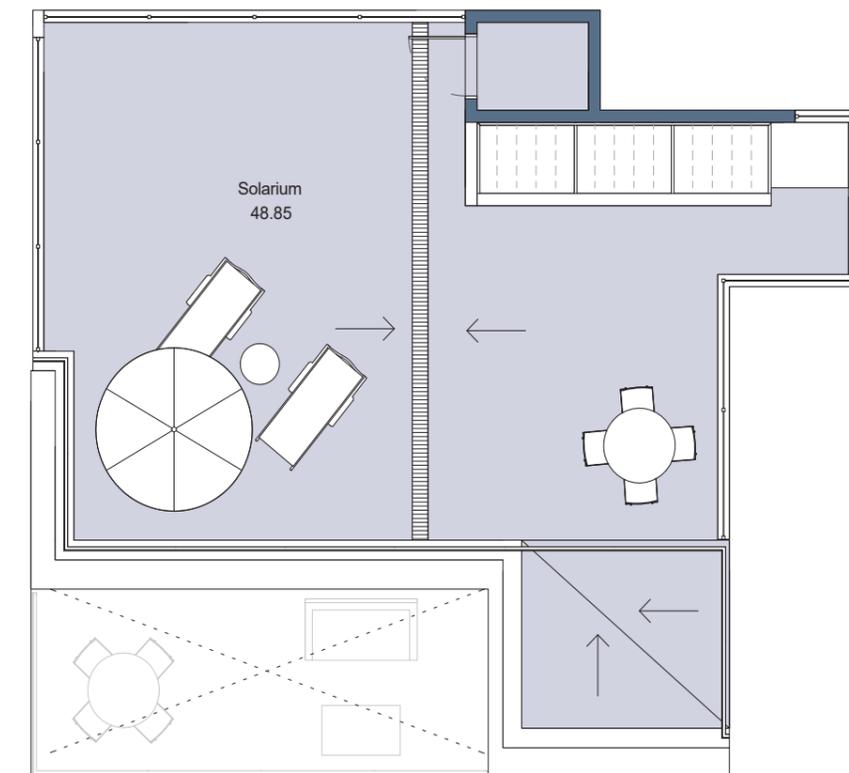


Non-contractual document for information only. The footages referred to on this plan are for guidance only and may vary for technical, legal or performance reasons. The furnishings, plants and garden are merely decorative.

**2 BEDROOMS
AND 2
BATHROOMS**



PENTHOUSE



SOLARIUM

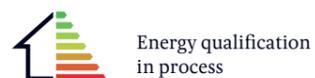
Energy efficiency always in mind

AEDAS Homes is committed to the future through sustainable construction, both in its start-up and in its final phase. **All our homes offer you a high level of energy rating** so that, while you contribute to the care of the environment, you also benefit from the advantages of doing so. At the end of the month you will notice that the bills are less bulky.

The double glazing offered by your new home helps keep the temperature constant.

Optionally, Marina Real II also offers you the possibility of installing a double flow ventilation system. This technique will ensure the quality of indoor air and will provide a high energy saving. **All these improvements in efficiency contribute to reduce CO2 emissions, so every day you will be helping to take care of our planet.**

- + **SAVINGS**
Lower consumption and less maintenance.
- + **WELLBEING**
Thermal, acoustic and lighting comfort.
- + **VALUE**
Higher property value.
- **CONSUMPTION**
Savings on utility bills.
- **NOISE**
Improved noise insulation.
- **CO2**
Lower emissions to protect our planet.





Why trust us

With you from the very first. We, the AEDAS Homes professionals have our company's values close to our heart and we attend your home as if it were our own. **Professionalism, innovation, design and sustainability are the essential cornerstones of the service you receive when you choose us.** Our team has extensive training and experience in the world of residential developments, and with their amiability and professionalism we 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 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 leading-edge innovation in their interior. We apply avant-garde technology to make your life much more comfortable and in tune with 21st-century requirements.



A E D A S
HOMES

Your home, at last.

Development:
C/ de la Corona Boreal, 03700
Denia, Alicante.

Point of sale:
C/ de la Corona Boreal
03700 Denia, Alicante.
Telf. 96 527 0147



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