





Dossier



01

Life by the sea

To live by the sea is to inhabit a world impregnated with shades of blue. The salty waters and the sky intertwine in a harmony of hues that paint our days.

Blau, German for Blue, represents infinity, calm and reflection, all embodied in your home, making it the perfect choice to experience an exceptional quality of life.

A dream destination to live in. The Blau development, located in the western part of Estepona, pays tribute to the ocean and the enchantment of its breathtaking views. An exclusive development comprising 105 homes, spacious interiors, generous terraces, extraordinary views, shared areas and swimming pools.

Blau. Zenity. Estepona

Dossier and building specifications

Experience life in a unique setting, just a few metres from the beach and surrounded by natural spaces. Make the most of every room in your home to feel truly at one with nature, and the comfort and quality of its interiors.

At Blau, no detail has been neglected to offer you what you have always been looking for: sky, sea and unbeatable views to take in the sunset every day, avant-garde architecture and rooms designed for your wellness.

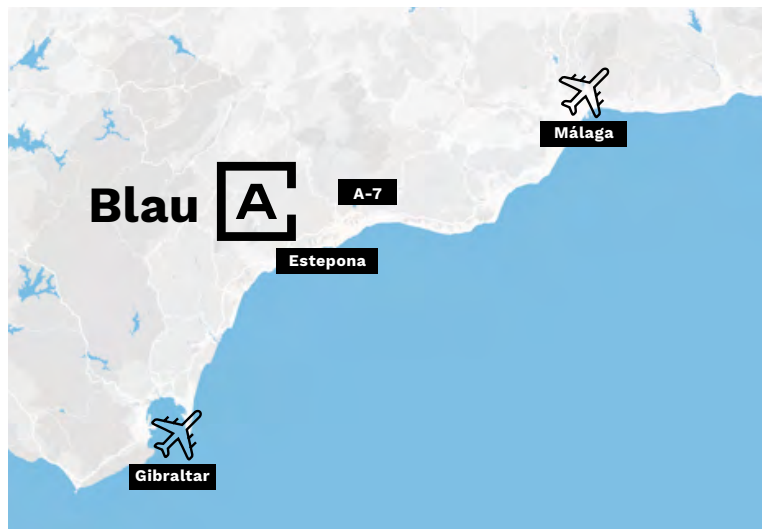
All this, without forgetting the tranquillity of its location, the Mediterranean climate with its mild temperatures, the peace emanating from the sunsets and its excellent links to all kinds of services.












Blau. Zenity. Estepona

Dossier and building specifications



-  Hospital
-  Supermarket
-  Park
-  Beach
-  Sports club
-  Golf course
-  Soccer field



A unique enclave

Blau is located in a perfect enclave. Very close to your home you will find the most exclusive beaches in Estepona to relax and enjoy and let yourself be seduced by the beauty of its colourful landscape.

Close to your home you will have all the necessary services available to make your day-to-day life more comfortable.

Thanks to the quick and easy access you will have to the A-7 motorway, you can quickly be in other interesting destinations in the area surrounding the development. Such as Marbella, one of the most charming towns on the Costa del Sol with a vast offering of gastronomic, leisure, cultural and shopping options. You will, moreover, live just a few minutes away from

the exclusive Sotogrande estate, where you will find one of the most renowned courses on the international golf circuit.

Blau also lies close to Malaga, an open, cosmopolitan city and perfect if you fancy a cultural day out, a fantastic restaurant or a stroll through its buzzing streets.

In Estepona you will also find a wide variety of leisure alternatives, gastronomy, a seaport and many sporting options including a prestigious polo school and facilities to play padel and conventional tennis, or practise sailing and other water sports.

Thanks to its location, at Blau you will have first-class connections to key points in Spain and many foreign travel options.

It is the delight of watching the sunset from terraces embracing the sea.

It is waking up to the whisper of the sea breeze, while the African coast is sketched out on the horizon.

It is to savour a serene breakfast on a magnificent terrace with unbeatable panoramic views.

It is to experience the comfort of spacious and versatile spaces, ideal for holding dinners with friends or just enjoying your free time.

It is to immerse yourself in a peaceful read while enjoying the pleasant views from inside your home.

It is to rejoice in the peace of rooms designed for your rest and comfort.

It is to contemplate the sky, the blue, the sea and its serenity.

It is your new home in Blau.







“The exclusive location of La Gaspara affords Blau exceptional sea views in a natural setting yet just 5 minutes from the port of Estepona”.

Lahuerta Vazquez-Reina Arquitectura





02

Much more than just a home by the sea

Blau is a premium development with terraces and sea views. A total of 105 homes with 2-, 3- and 4-bedroom units. Regardless of the property you choose, all options come with:

An average terrace
footage of 34 m².



Boxroom.



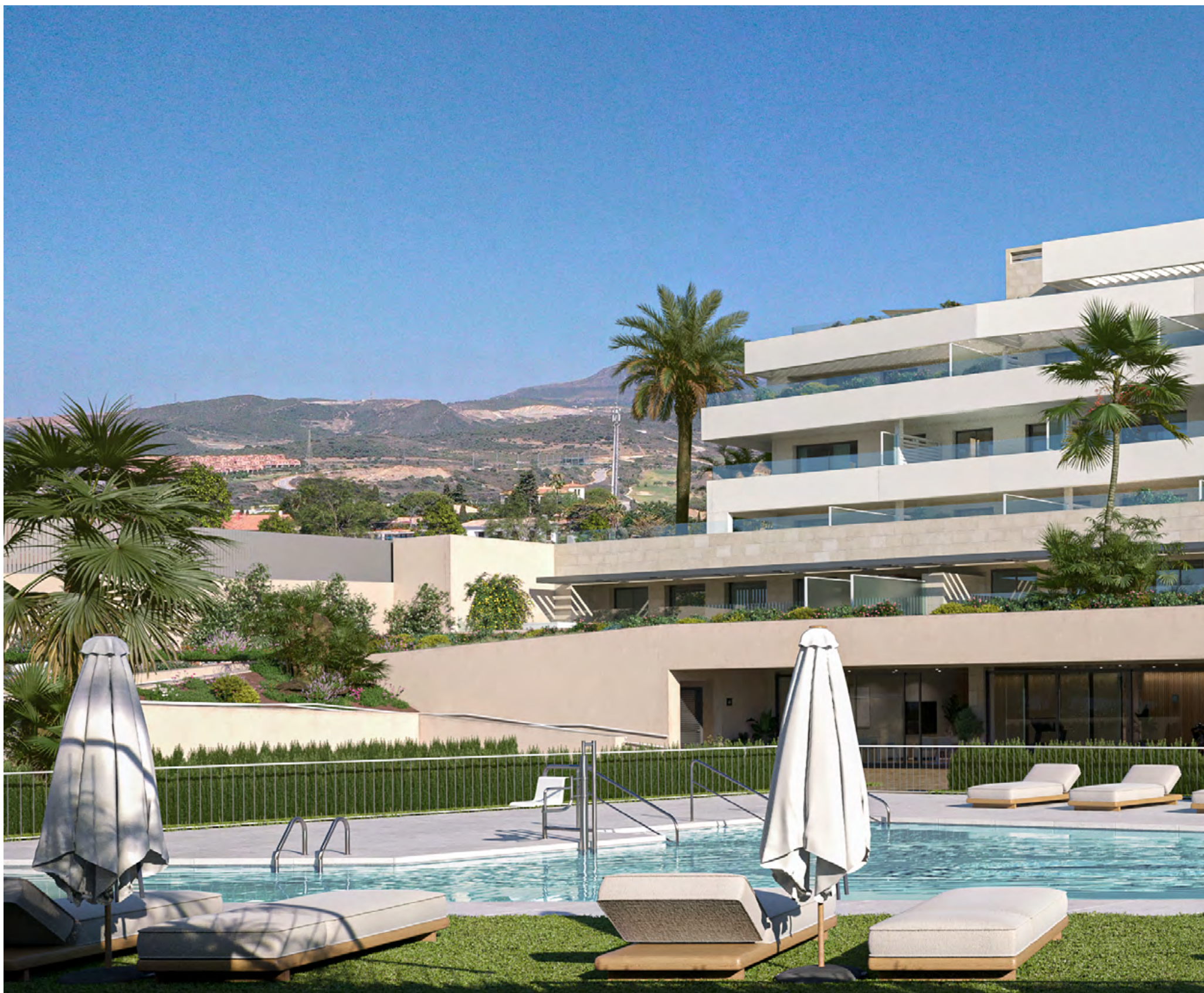
At least one
parking bay.



Design and architecture also play a key role in this development: underfloor heating, fully fitted kitchen and a choice of ambience are other advantages Blau has to offer.

Beyond your home, but without leaving your community, for your enjoyment the communal areas and landscaped gardens include two adult swimming pools, a children's pool, a gymnasium and social club.









Innovation and elegance

The rooms are flexible and are designed for your enjoyment, providing you with different unit types and layouts in which to live comfortably without space being a problem.

Blau's construction makes respectful use of resources and helps to protect the planet.

Your new home's sustainable architecture fosters the conservation of its setting and reduces its environmental impact as well as offering significant energy savings.

In this development we offer you constructions designed and based on respect for the environment, which seek to avoid excessive energy costs by using the resources available in the environment itself.

It is good for the planet and good for your wallet.

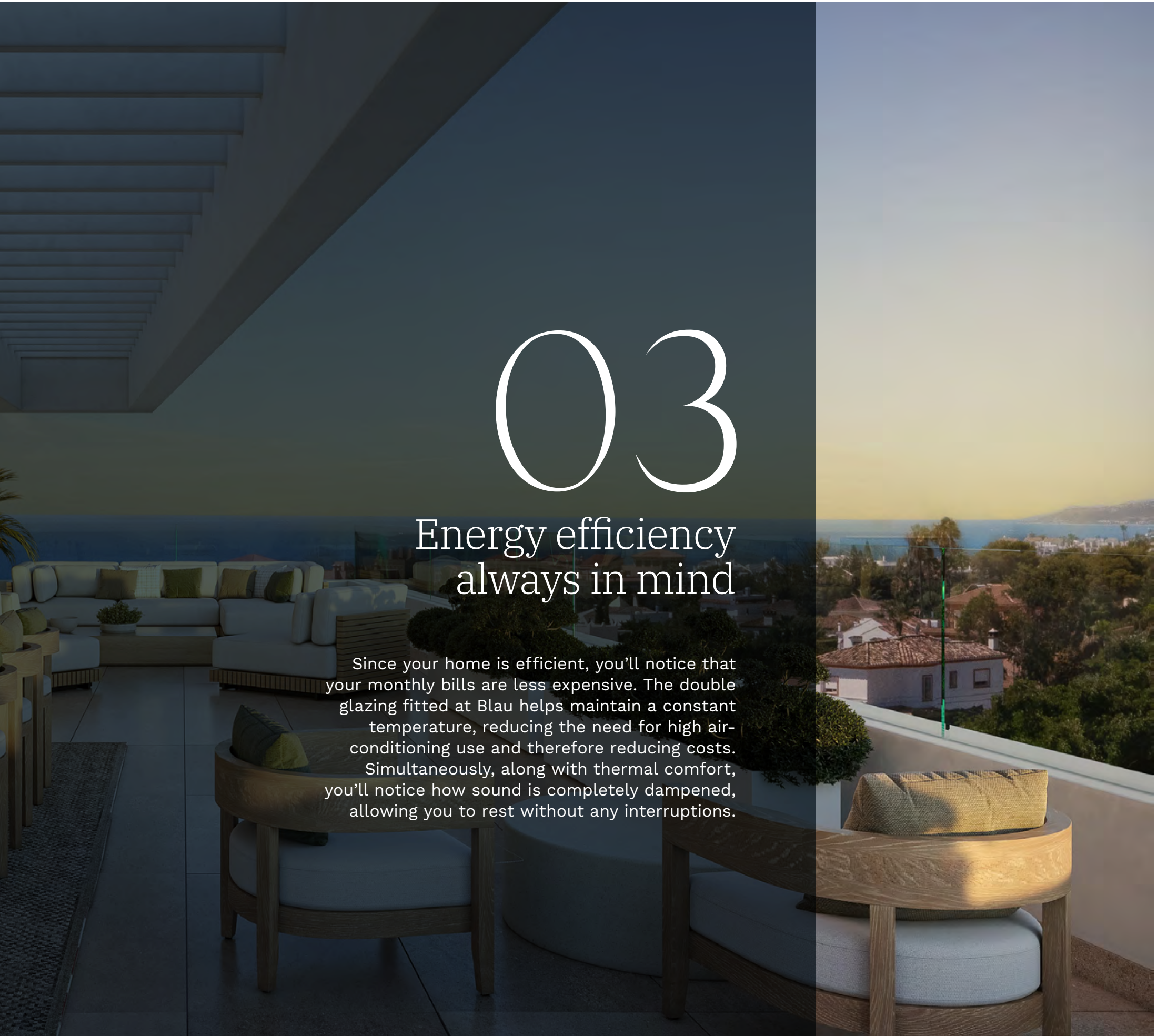




03

Energy efficiency always in mind

Since your home is efficient, you'll notice that your monthly bills are less expensive. The double glazing fitted at Blau helps maintain a constant temperature, reducing the need for high air-conditioning use and therefore reducing costs. Simultaneously, along with thermal comfort, you'll notice how sound is completely dampened, allowing you to rest without any interruptions.









04

Gardening

At Blau, the Gardens are much more than just decoration, they are an expression of our commitment to good practices and environmental preservation. Our team of landscaping experts works meticulously to design green spaces that not only beautify but also contribute to ecological balance. We prioritize the use of local Mediterranean species, thus creating an ecosystem that integrates harmoniously with the surrounding nature.

At AEDAS Homes, we understand the importance of water as a limited resource. Therefore, we have implemented advanced water management systems that ensure efficient and responsible use.





Building specifications

01

A unique ensemble



Our commitment with you begins right from day one, so we want to share your new home's building specifications with you. Find out all the details about Blau and start to imagine the spaces that will, in no time, become a dream come true.

At AEDAS Homes, quality is our hallmark and an ever-present objective, hence we have put great thought into all the details of your new home.

Entrances and lobbies

At Blau, there will be great attention to detail in all the community spaces. The floors of the indoor communal areas will be finished in porcelain stoneware, while the walls will combine different materials depending on the zone.








They will also include technology in the form of lighting triggered by motion sensors for the different zones and floors, thus rationalising resource use and consumption which will translate into important energy savings at the end of the month.

The elevator cars will be finished in accordance with the rest of the project and be sized to meet Accessibility Regulations. They will have automatic doors and be fitted with an alarm and emergency telephone service.

The community interior

Your community will make you feel proud of your new home even before you go inside. Blau has been designed as a gated community space inside which you will have areas available to share unforgettable moments with your loved ones.

The development will include:

-  Swimming pool.
-  Multi-purpose common room.
-  Landscaped gardens.
-  Bicycle storage facilities.
-  Accessibility ramps.
-  Entrance gatehouse.
-  Gymnasium.

02

Your new home



Hall, living room, corridor and bedrooms

The hall, lounge, bedrooms and corridor of your new home will come with porcelain stoneware flooring. The floors will be finished with white skirting board to match the interior carpentry, thus creating a fully integrated ambience throughout the entire dwelling.

The walls will be finished in plain emulsion. Suspended laminated ceilings will be hung throughout the dwelling, which will also come with an emulsion paint finish.

Kitchen

Preparing your favourite dishes will be much easier in this space we have designed for you. These are the specifications and finishes included in your new kitchen in Blau:

- › Porcelain stoneware tile flooring with vertical surfaces in drywall finished in plain emulsion paint.
- › Suspended ceiling in a plain emulsion paint finish.
- › It will be delivered furnished with wall and base cabinets in a contemporary design.

It will furthermore include the following fittings and appliances:

- › Induction hob.
- › Extractor hood.
- › Column-mounted electric oven and microwave.
- › Panelled dishwasher.
- › Panelled refrigerator.
- › Washing machine.
- › Worktop and backsplash between base and wall units.
- › Sink with mono mixer tap.



Select Service

The AEDAS Homes Select Service, will allow you to customise different aspects of your new home:

- › Different ambience types to choose from, depending on your tastes.
- › Upgrade building specifications and finishes.
- › Fit out your standard or suntrap terrace.

Select



Bathrooms

The walls of both the master and secondary bathrooms will be faced with ceramic tiling, combined with porcelain stoneware floors.

They will come with suspended ceilings in an emulsion paint finish. For your comfort, the heating/cooling system will have an access hatch in the bathroom ceiling to enable easy future maintenance of the interior unit.

Both bathrooms will be fitted with mono mixer taps (thermostatic in the master bathroom shower), resin shower trays, shower screens and white sanitary ware in a contemporary design.

In addition, the master bathroom will have a ceramic washbasin with a vanity unit and compact quartz countertop.



Terraces, porches and/or private gardens

For your utmost safety, these outdoor spaces will be paved with non-slip stoneware with skirting in the same material where so required.

All the terraces will come with a water inlet and drainage system.

They will also include lighting and a power and television socket.

If your home is on the penthouse floor, you will have a spacious suntrap terrace where you can contemplate the spectacular views offered by the development.

Pergolas will be installed to create shaded areas.

Interior partition walling and insulation

The drywall partitioning used in your new home will provide a perfect base to apply a plain paintwork finish.

- › **Dividing walls between rooms:** Drywall.
- › **Dividing walls between dwellings:** Drywall, soundproof partition walls and noise insulation panels.
- › **Divisions between dwellings and communal areas:** Drywall, soundproof partition walls and noise insulation panels.

Interior carpentry

AEDAS Homes has also paid great attention to the interior carpentry so that you can enjoy all the details of your new home.

- › The home entrance door will be armoured with a white lacquered interior finish and fitted with a peephole.
- › Doors inside the dwelling will be 220 cm in height and swing-opening. They will come in a white lacquer finish with chrome handles, giving your home a smart, contemporary appearance. In

general, they will be swing opening, except in those cases where sliding doors may be more advisable to make better use of the space being accessed.

- › Fitted wardrobes and cupboards with swing-opening doors to capitalise to the utmost on the space available, will come in a white lacquer finish to match the rest of the interior carpentry. They will have modular interiors faced in melamine. Bedroom wardrobes will be fitted with a hanging rail, shelf and drawer unit.



03

Installations



Plumbing and sanitation

The plumbing installation will include water inlets for each sanitary appliance in bathrooms and kitchen (sink) and for appliances in the kitchen and laundry area (dishwasher and washing machine).

Your home will have a general stopcock/shut-off valve and there will be separate stopcocks/shut-off valves in each room containing plumbing.

Hot water will be produced for all the homes in the development through a premium energy performance aerothermal heat pump.

All the home's sanitary appliances will be connected to the sewage network, the downpipes for which will run through the piping chambers beside the home and be made of noise-buffering PVC.

Heating/Climatization

To ensure you enjoy the utmost comfort your new home will be fitted with a warm-water underfloor heating system, except in the bathrooms where it will be electric.

An important feature of this inertial heating method is that heat is provided uniformly and, by using warm as opposed to hot water, it offers important energy savings while at the same time freeing up space inside the home compared to a traditional radiator system. Temperature will be controlled by thermostats in the main rooms.

Furthermore, you will also have a ducted network for climatization (cooling) with supply and return vents in the lounge and bedrooms.

Electricity/Telecommunications

Your home will contain the necessary electricity and telecommunications sockets to comply with regulatory standards, as well as a video door phone to communicate with the lobbies and the community entrance gate.

The bathrooms, kitchen and passageways in your home will come with LED lighting.

The exterior lighting will be provided by wall-mounted fixtures with LED modules, while recessed luminaires will be installed in the Access to the porch and covered terraces.

You will have a Wi-Fi video intercom system that will connect you to the pedestrian entrance door, as well as a basic home automation installation that you can easily program to control the switching on and off of lights, blinds, etc. Through applications (apps), you will be able to manage these elements from your smartphone.

Furthermore, the garage will have pre-installation for electric vehicle charging.

Ventilation

Your home will include a ventilation system to keep indoor air healthy and assure compliance with the Technical Building Code.



04

The building



Façade and roof

The façades have been designed with a double leaf enclosure, comprising brick masonry on the outside and drywall on the inside. They will be faced with a traditional painted continuous cladding finish.

The make-up of the façades in conjunction with the terrace designs will give the building an attractive, contemporary appearance. The finishes will combine thermal performance with the most avant-garde design, adapted to meet the needs of the 21st century.

The façade will also include an air cavity with thermal insulation, which will produce significant energy savings and make the interior of your home much more comfortable.

The roofs have been designed depending on the use for which they are to be employed, always guaranteeing their watertightness.

Exterior carpentry and glazing

All the exterior carpentry and glazing will be to Technical Building Code standard and, more specifically, compliant with the Basic Energy Saving and Noise Protection Documents, thus raising the level of comfort inside the dwelling. Blau will come with:

- › Aluminium profile carpentry with thermal bridge break, combining different opening systems depending on location.
- › Double-glazing with a dehydrated air chamber.
- › Motorised, roll-up, aluminium slat blinds with injected insulation in the lounge and bedrooms in a colour similar to the exterior carpentry.

Staircases and landings

Staircases and landings will have ceramic tiled floors with matching skirting, and emulsion-painted walls.

Structure and foundations

Your new home will have a reinforced concrete structure with waffle and slab flooring above ground, calculated to meet current regulations and to Technical Building Code standard. The foundations will be projected in accordance with the conclusions of the Geotechnical Survey.

Garages and boxrooms

Garage entry and exit doors will be automatic with a remote control and fitted with a crush-prevention safety device.

The boxrooms will come in a paintwork finish and with a metal door, in compliance with regulatory requirements for their location.





Thank you 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, professional approach 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 sustainability and looking after the environment. We have achieved "green" homes that include cutting-edge innovation inside. We apply state-of-the-art technologies to make your life much more comfortable and adapted to meet the needs of the 21st century.