

**SEA  
VIEWS**  
Málaga

1M

**ONE~MARBELLA**

**LUXURY REAL ESTATE**

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Homes that innovate your life

**vía  
célere**

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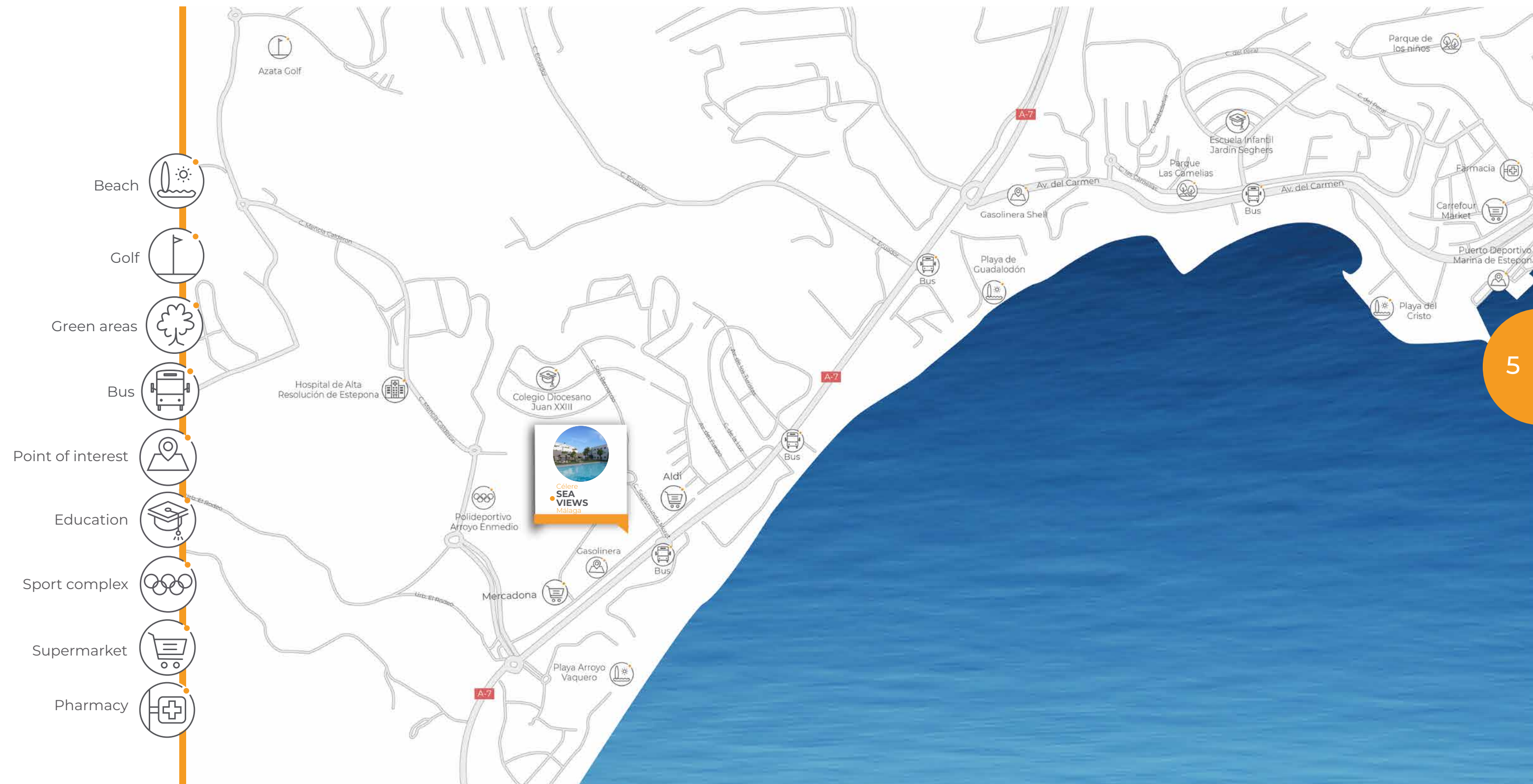
# LOCATION

Célere Sea Views is a place to enjoy. This development is located in Estepona (Malaga), between the Arroyo de Guadalobón stream and the beach of Arroyo Vaqueros, and only 5 minutes from the town centre and the Estepona Marina.

This location offers many leisure and service opportunities. Next to the development you will find your daily supermarket, as well as restaurants, schools, the Estepona High Resolution Hospital and the beach just 300m away, as well as several golf courses within a 5km radius, including Doña Julia Golf, Finca Cortesín Golf Club, Estepona Golf and Valle Romano Golf.

Estepona is located in a unique environment and very well connected. It connects with the Costa del Sol A-7 Motorway and is very close to the entrances to the AP-7 toll motorway.

In addition, it is located less than 55 minutes from Málaga International Airport and 60 minutes by car from the Maria Zambrano Renfe train station. There are also important tourist enclaves nearby, such as Puerto Banús, which is only 20 minutes away, the historic centre of Marbella, which is 30 minutes away and, Estepona's historic centre just 5 minutes away.



# EXPERIENCE ESTEPONA

## Paradise on the Costa del Sol

Estepona is a Spanish town in the province of Málaga, Andalusia. It is a popular international tourist destination, with interesting sport and leisure installations.

It has a well-cared for historic centre and marvellous beaches.



### Heritage

The old quarter is full of whitewashed buildings and its centre is the Plaza de las Flores where the eclectic works of art of the Garó Collection are found.

Estepona has different museums and monuments for you to get to know the history of the town such as the church of Our Lady of Los Remedios, built in the 18th century; the Clock Tower, founded in the 15th century, and the 16th century San Luis Castle built under the orders of the Catholic Kings.

One of the outstanding buildings of Estepona is the Punta Doncella Lighthouse which has various viewing points to observe the Mediterranean, the Strait of Gibraltar and northern Africa.

### Beaches and nature

Estepona is a paradise for nature lovers as it has immense natural wealth, a Paleontological Museum which contains replicas of dinosaurs, fossils and Pliocene discoveries, the Bullfighting Museum, the Ethnographic Museum and the Orchid House which houses more than 5,000 plants.

The best attraction in the town is its 23 kilometres of coast divided among more than 15 beaches that will seduce the most demanding people with their characteristics.

A highlight among them is La Rada beach for its perfect location in the centre of the town, and Cristo beach which is very popular for its clear, warm water and fine sand. It is one of the most popular among families as it forms a beautiful cove, ideal for children at any time of the year.





# P R O J E C T

**Célere Sea Views** is a modern and functional gated residential complex and an ideal place to live. The development consists of 63, two and three-bedroom homes on the ground floor, first floor or attic. All of the properties have a south or south-west orientation, and many of them enjoy sea views.

Additionally, the ground floor apartments feature a lovely garden, and the penthouses have spacious terraces. All homes have at least one parking space and storage room.

The common areas are areas designed for leisure and sports in a peaceful setting. At Célere Sea Views you can find outstanding garden spaces with a community swimming pool and gym, where you can make the most of your free time

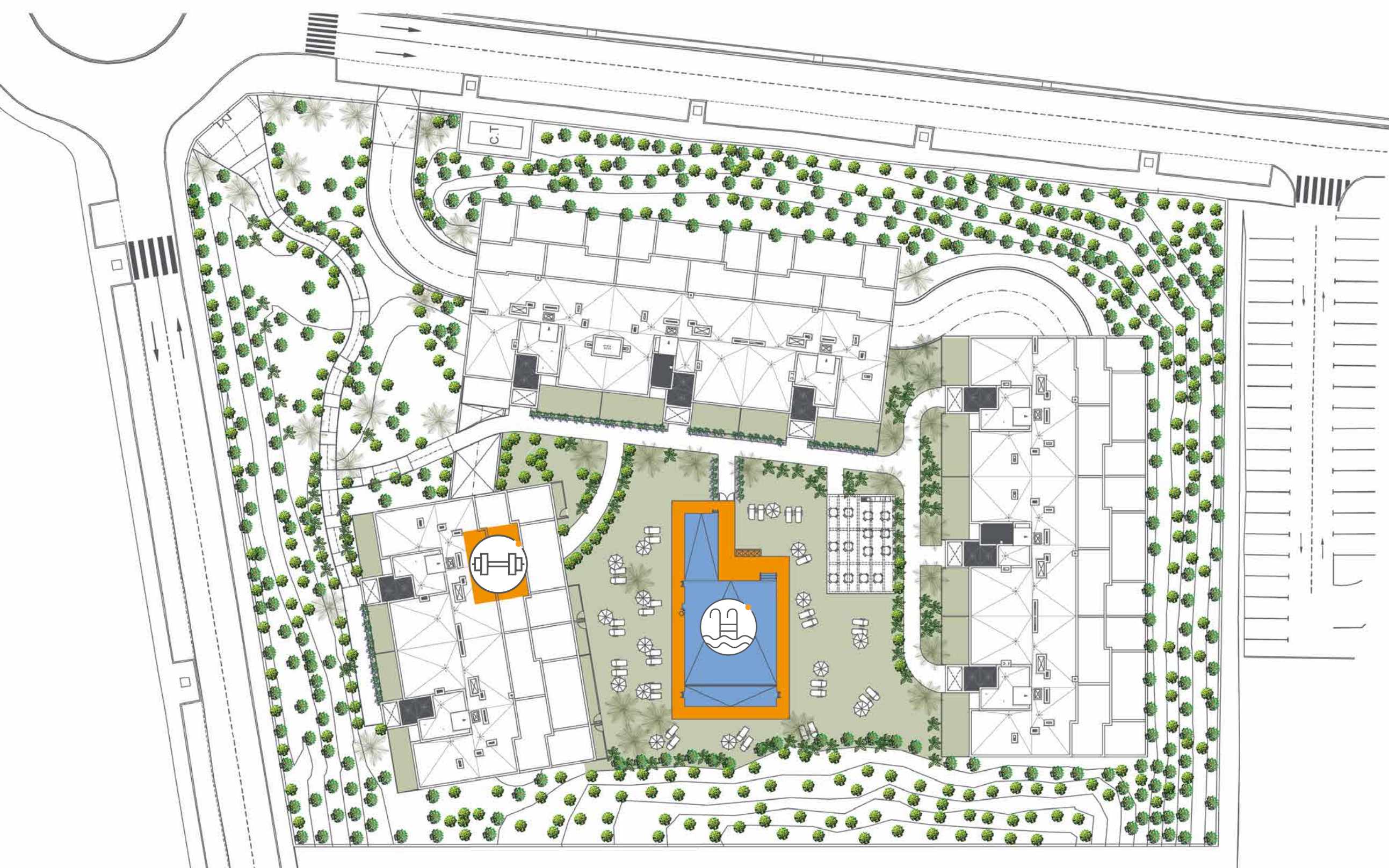
We have taken care of every detail to turn this residential into your future home. The quality, distribution and design give this promotion of an unbeatable spirit of its own.



Garage



Storage room



# COMMON AREAS

We revolutionize common areas and differentiate ourselves by providing them with a great protagonism in our residences.

We create spaces for leisure and sports without leaving home, thinking of the little ones and adults, so that they can experience them in a unique way.

Célere Sea Views is a private space with a swimming pool surrounded by gardens and a gym for the more athletic.



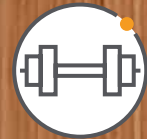
Toda la documentación gráfica incluida en esta página es meramente orientativa. Los diseños de las zonas comunes de la promoción no muestran los detalles finales, dado que se han combinado con los de otras promociones ya desarrolladas.

## SWIMMING POOL



The pool is designed to make the summer months more pleasant and, above all, more refreshing. With straight lines and surrounded by large garden areas, they have in the same surface an area for children and adults.





GYM

The indoor and outdoor gyms are private spaces where you can keep fit and lead a healthy life without leaving home. You will have a fully equipped area designed for you to develop your physical activity 365 days a year.



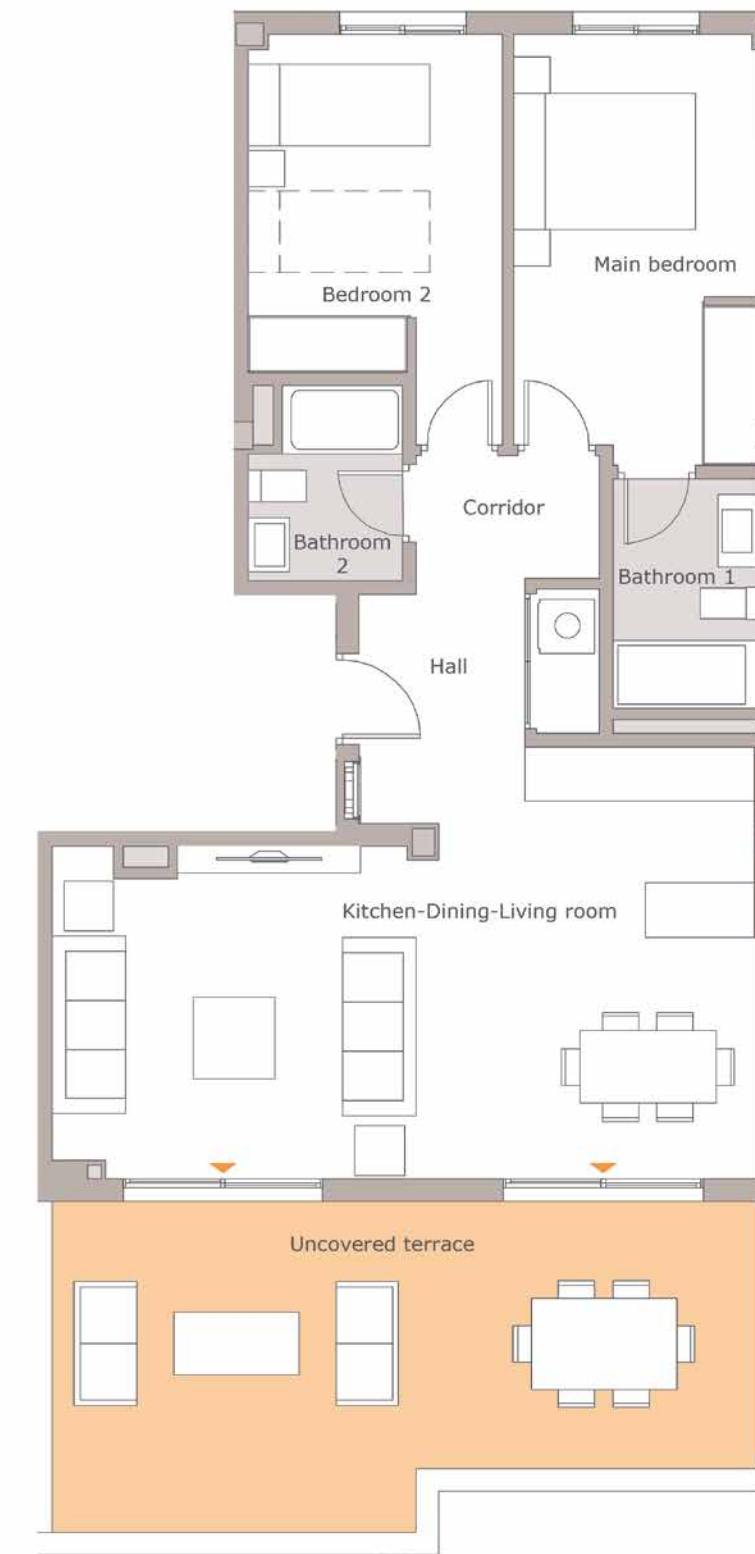
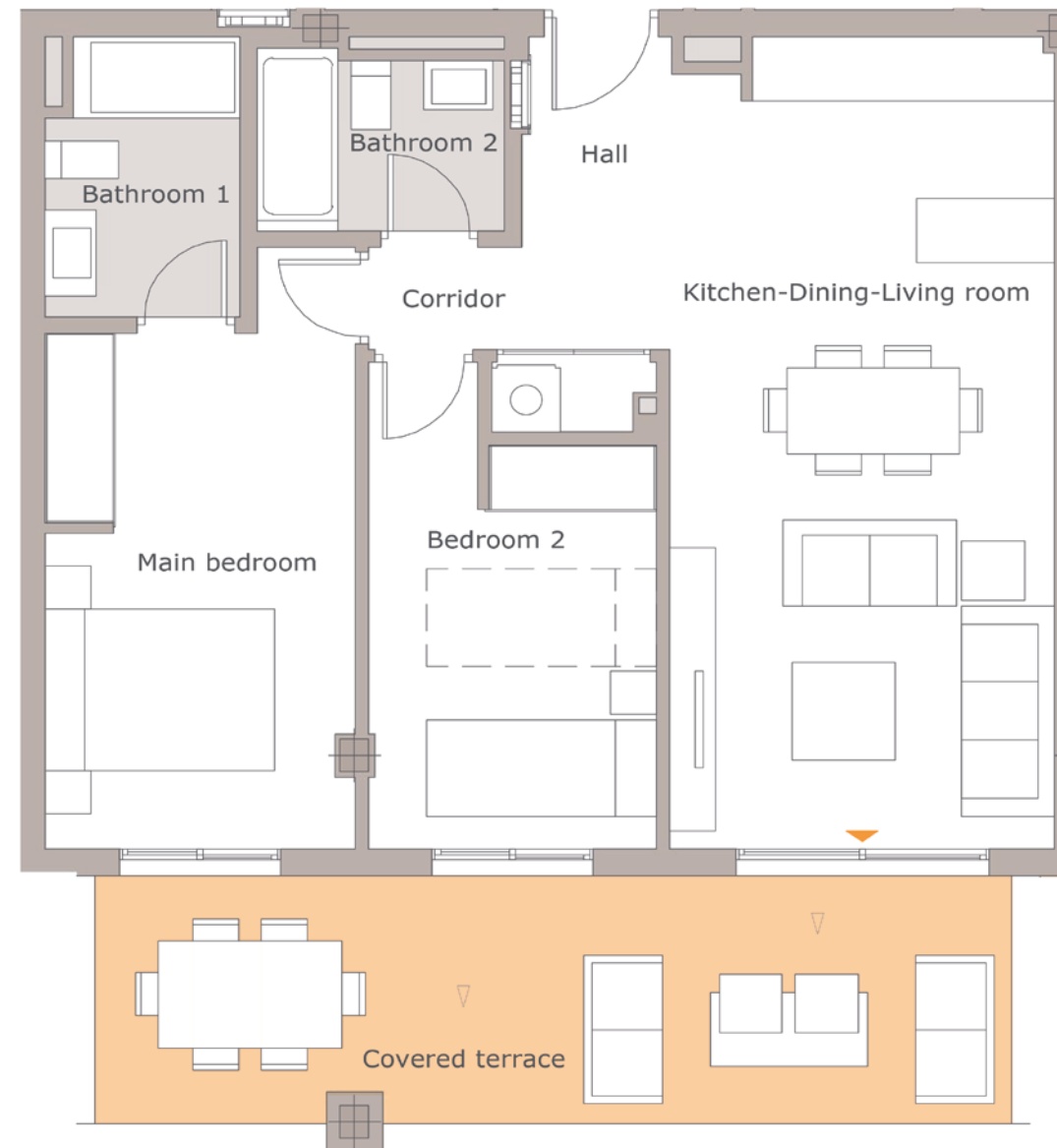
# STANDARD PLAN 2 BEDROOMS

USEFUL FLOOR AREA OF HOUSE - 62,00 m<sup>2</sup>

## TABLE OF FLOOR AREAS

Hall	3,47 m <sup>2</sup>
Kitchen-Dining-Living room	23,99 m <sup>2</sup>
Main bedroom	13,49 m <sup>2</sup>
Bedroom 2	10,03 m <sup>2</sup>
Corridor	3,37 m <sup>2</sup>
Bathroom 1	4,23 m <sup>2</sup>
Bathroom 2	3,48 m <sup>2</sup>
Front outside area	18,20 m <sup>2</sup>

Useful area of the property	62,00 m <sup>2</sup>
Useful area according to Andalusian Government Decree 218/2005	68,27 m <sup>2</sup>
Useful area of the terrace:	18,20 m <sup>2</sup>
Total area of home c.c.	84,00 m <sup>2</sup>
Total area of home c.c. according to Andalusian Government Decree 218/2005:	90,24 m <sup>2</sup>



# STANDARD PLAN 2 BEDROOMS

USEFUL FLOOR AREA OF HOUSE - 70,00 m<sup>2</sup>

## TABLE OF FLOOR AREAS

Hall	5,15 m <sup>2</sup>
Kitchen-Dining-Living room	31,82 m <sup>2</sup>
Main bedroom	12,49 m <sup>2</sup>
Bedroom 2	11,07 m <sup>2</sup>
Corridor	2,73 m <sup>2</sup>
Bathroom 1	4,05 m <sup>2</sup>
Bathroom 2	3,37 m <sup>2</sup>
Front outside area	25,70 m <sup>2</sup>

Useful area of the property	70,00 m <sup>2</sup>
Useful area according to Andalusian Government Decree 218/2005	77,75 m <sup>2</sup>
Useful area of the terrace:	25,70 m <sup>2</sup>
Total area of home c.c.	96,00 m <sup>2</sup>
Total area of home c.c. according to Andalusian Government Decree 218/2005:	103,79 m <sup>2</sup>

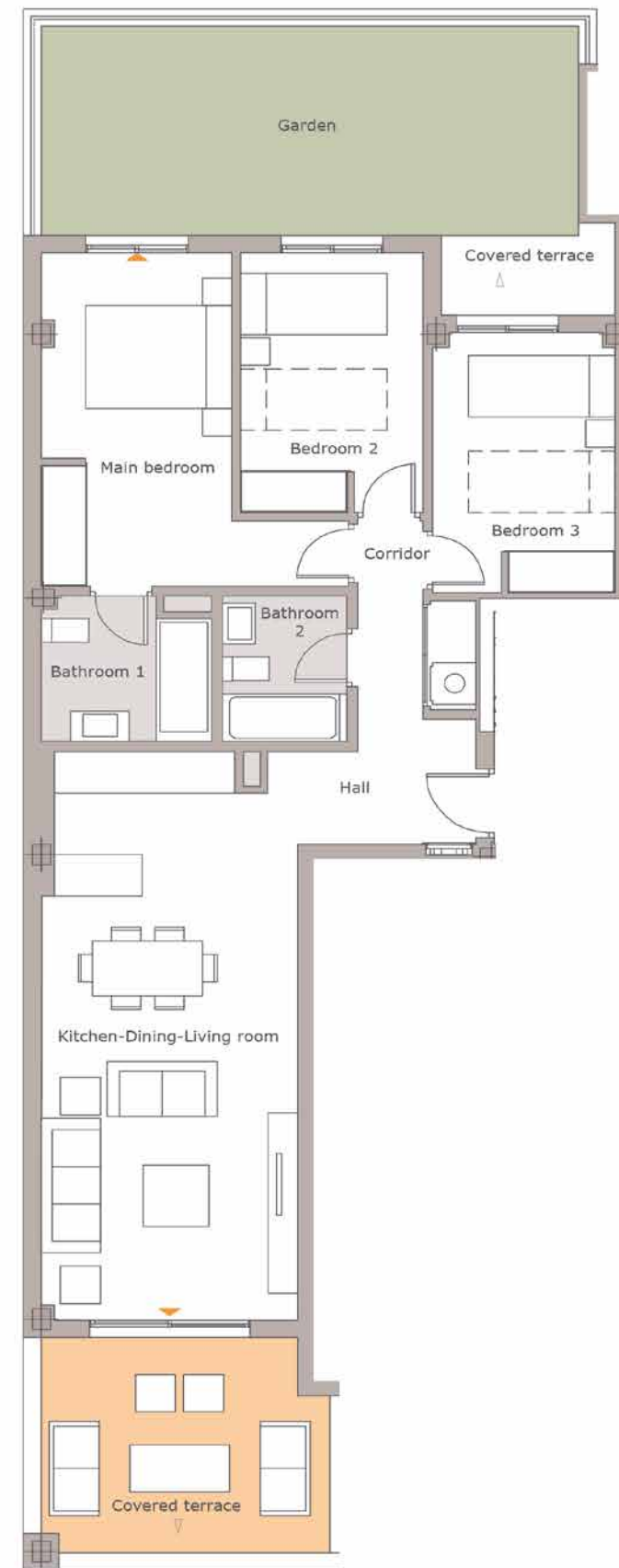
# STANDARD PLAN 3 BEDROOMS

USEFUL FLOOR AREA OF HOUSE - 77,00 m<sup>2</sup>

TABLE OF FLOOR AREAS

Hall	2,95 m <sup>2</sup>
Kitchen-Dining-Living room	29,52 m <sup>2</sup>
Main bedroom	14,05 m <sup>2</sup>
Bedroom 2	9,43 m <sup>2</sup>
Bedroom 3	9,35 m <sup>2</sup>
Corridor	3,59 m <sup>2</sup>
Bathroom 1	4,64 m <sup>2</sup>
Bathroom 2	3,61 m <sup>2</sup>
Front outside area	11,97 m <sup>2</sup>
Rear outside area	25,25 m <sup>2</sup>

Useful area of the property	77,00 m <sup>2</sup>
Useful area according to Andalusian Government Decree 218/2005	84,85 m <sup>2</sup>
Useful area of the terrace:	37,22 m <sup>2</sup>
Total area of home c.c.	107,00 m <sup>2</sup>
Total area of home c.c. according to Andalusian Government Decree 218/2005:	114,80 m <sup>2</sup>



# STANDARD PLAN 3 BEDROOMS

USEFUL FLOOR AREA OF HOUSE - 79,00 m<sup>2</sup>

TABLE OF FLOOR AREAS

Hall	3,07 m <sup>2</sup>
Kitchen-Dining-Living room	31,49 m <sup>2</sup>
Main bedroom	14,05 m <sup>2</sup>
Bedroom 2	9,43 m <sup>2</sup>
Bedroom 3	9,35 m <sup>2</sup>
Corridor	3,59 m <sup>2</sup>
Bathroom 1	4,64 m <sup>2</sup>
Bathroom 2	3,61 m <sup>2</sup>
Front outside area	31,01 m <sup>2</sup>

Useful area of the property	79,00 m <sup>2</sup>
Useful area according to Andalusian Government Decree 218/2005	87,15 m <sup>2</sup>
Useful area of the terrace	31,01 m <sup>2</sup>
Total area of home c.c.	111,00 m <sup>2</sup>
Total area of home c.c. according to Andalusian Government Decree 218/2005:	119,30 m <sup>2</sup>



# ENERGY RATING



Vía 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 81% 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 €540.\*



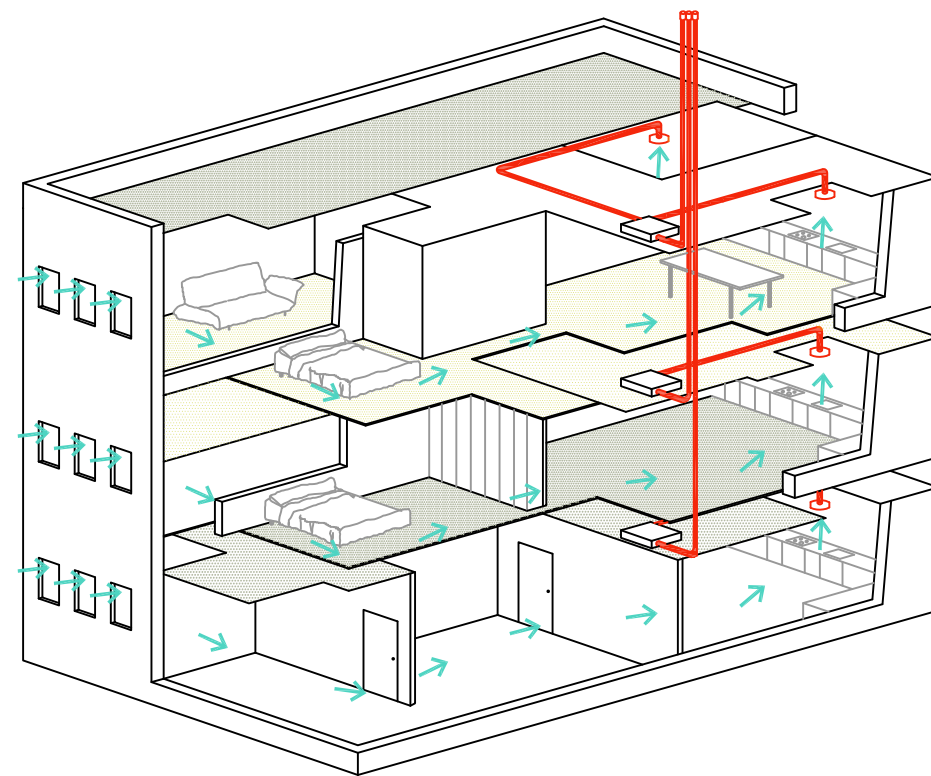
Discover more at: [viacelere.com/innovacion](http://viacelere.com/innovacion) | [celereinnova.es](http://celereinnova.es)



\*Estimated calculation of energy saving for a typical home with a net surface area of 95 m<sup>2</sup> and a B rating compared to a benchmark home with an F rating, pursuant to 'Calificación de la eficiencia energética de los edificios' (Rating Energy Efficiency for Buildings) published by the IDAE and the Spanish Ministry for Industry, Energy and Tourism in November 2015 and additional legislation that complements this and/or may replace it. \*\* Minimum saving guaranteed as regards consumption of clean hot water for the entire building, considering its location and the minimum occupation values pursuant to prevailing applicable legislation.

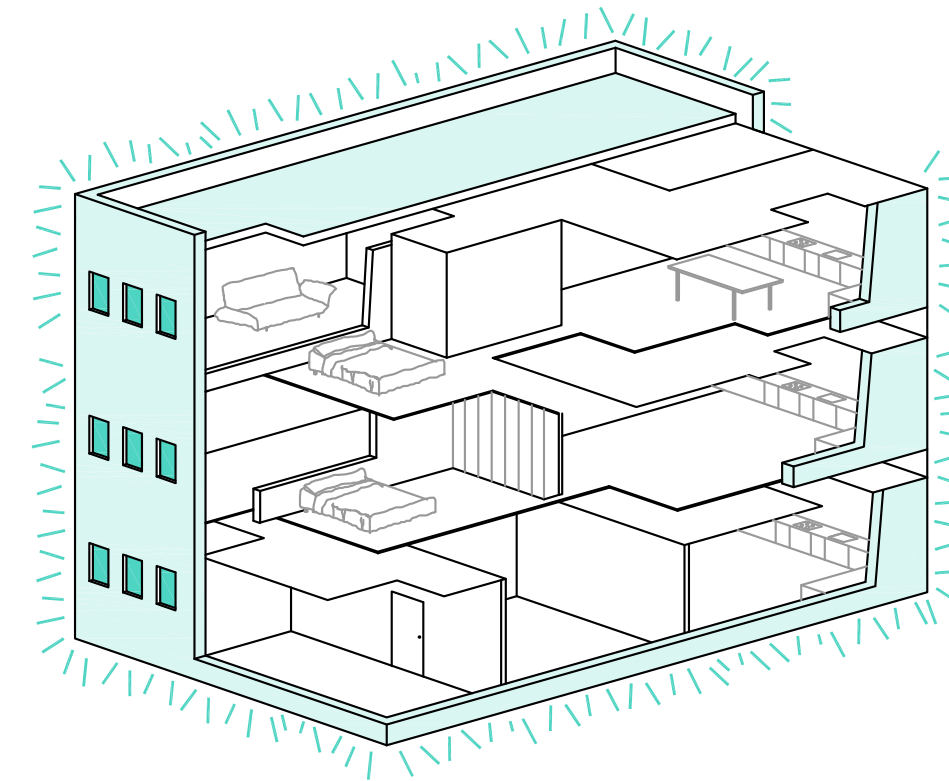
**Home ventilation using a humidity-sensitive system**

- Home ventilation using a humidity-sensitive system.
- Continuous ventilation of the residence using guided extraction from bathrooms and kitchen and admission through bedrooms and lounges.
- Joinery with micro-ventilation position.
- Improves thermal insulation and reduces energy consumption in the home in relation to minimum legal levels.



**Heat insulation**

Increased head insulation, obtained by improving the thermal envelope by doubling the facade insulation as well as the carpentry and incorporating low emissivity glass.





# LIVING IN CÉLERE SEA VIEWS

means enjoying your own lifestyle

Living in a Vía Célere home means living your own lifestyle. What differentiates us is the manner of conceiving our homes and all the services we place at our customers' disposal.

## Personalization

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 the first day, choosing from different materials, colours and textures for walls, floors, wardrobes and kitchens.

\*Deadlines are subject to building deadlines.

## 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 lifestyle

## 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 From this philosophy arises Célere Wish: Sharing desires.

A new function that, together with Amazon, will enable you to make the reservation of common areas.

## Interior design

We know how important it is for our clients to feel their home and the common areas of their development as a special space where they can build unforgettable memories.

Therefore, at Vía Célere we work with the best interior designers to design and decorate these spaces, providing all their vision and experience based on the latest trends.

At Vía Célere we can put you in contact with the interior designer of your development if you wish, so that they can make your home a unique space.







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.

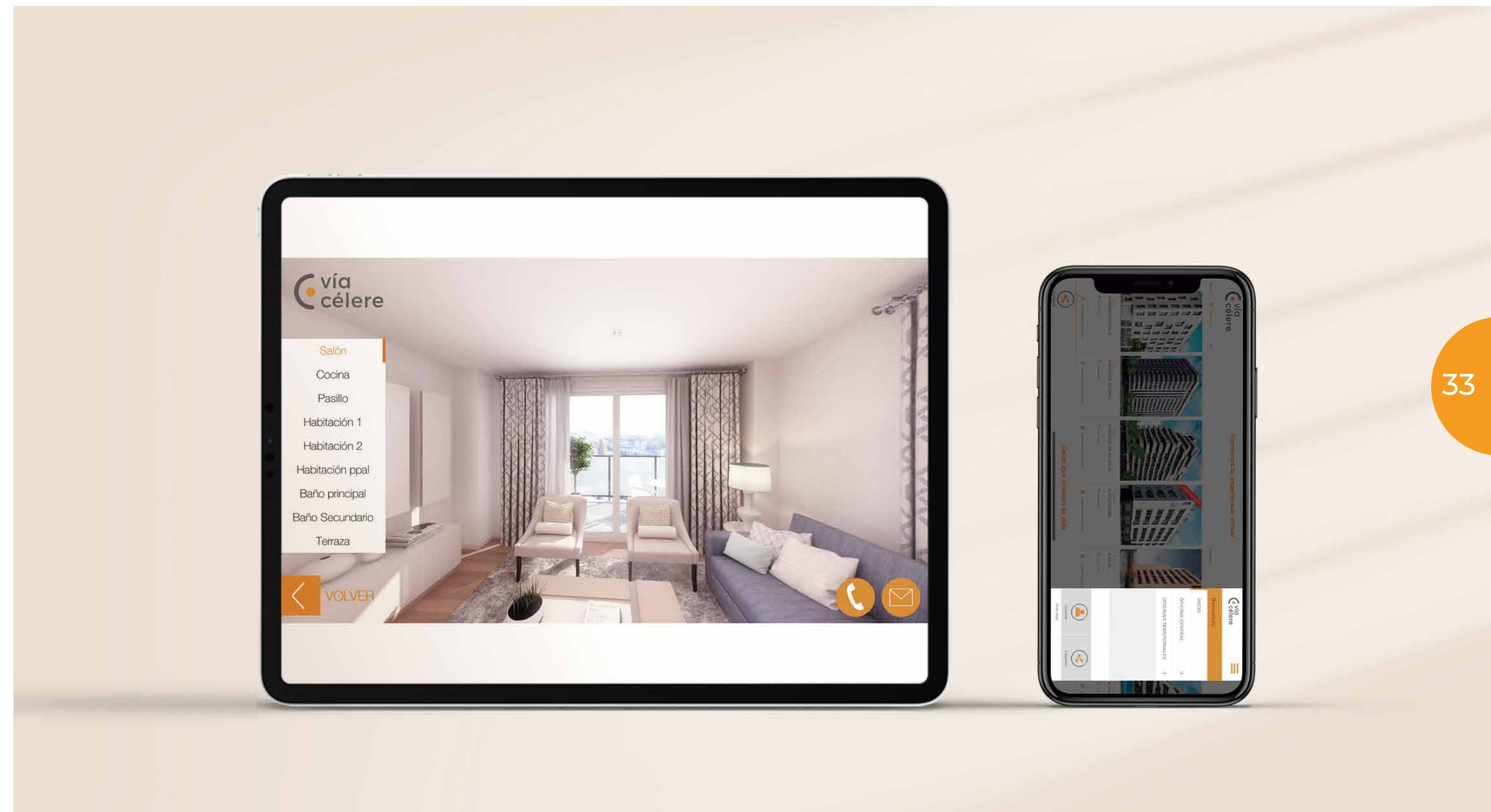
With our configurator CUSTOMIZE you can see how the available finishes and materials look, choosing different options and getting to know their performance so that the Vía Célere personalisation team can adapt the property to the purchasers' tastes.

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.





The property sector is key to the development of cities. Célere 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.

## **célere** **compromiso**

At Vía Célere 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 compromiso 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 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.

Discover more at: [viacelere.com/compromiso](http://viacelere.com/compromiso)



**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 Célere, 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.

Discover more at: [viacelere.com/celere-cities](http://viacelere.com/celere-cities)

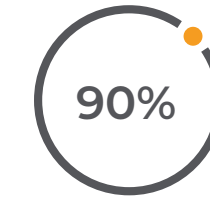


# YOUR OPINION MATTERS TO US

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.



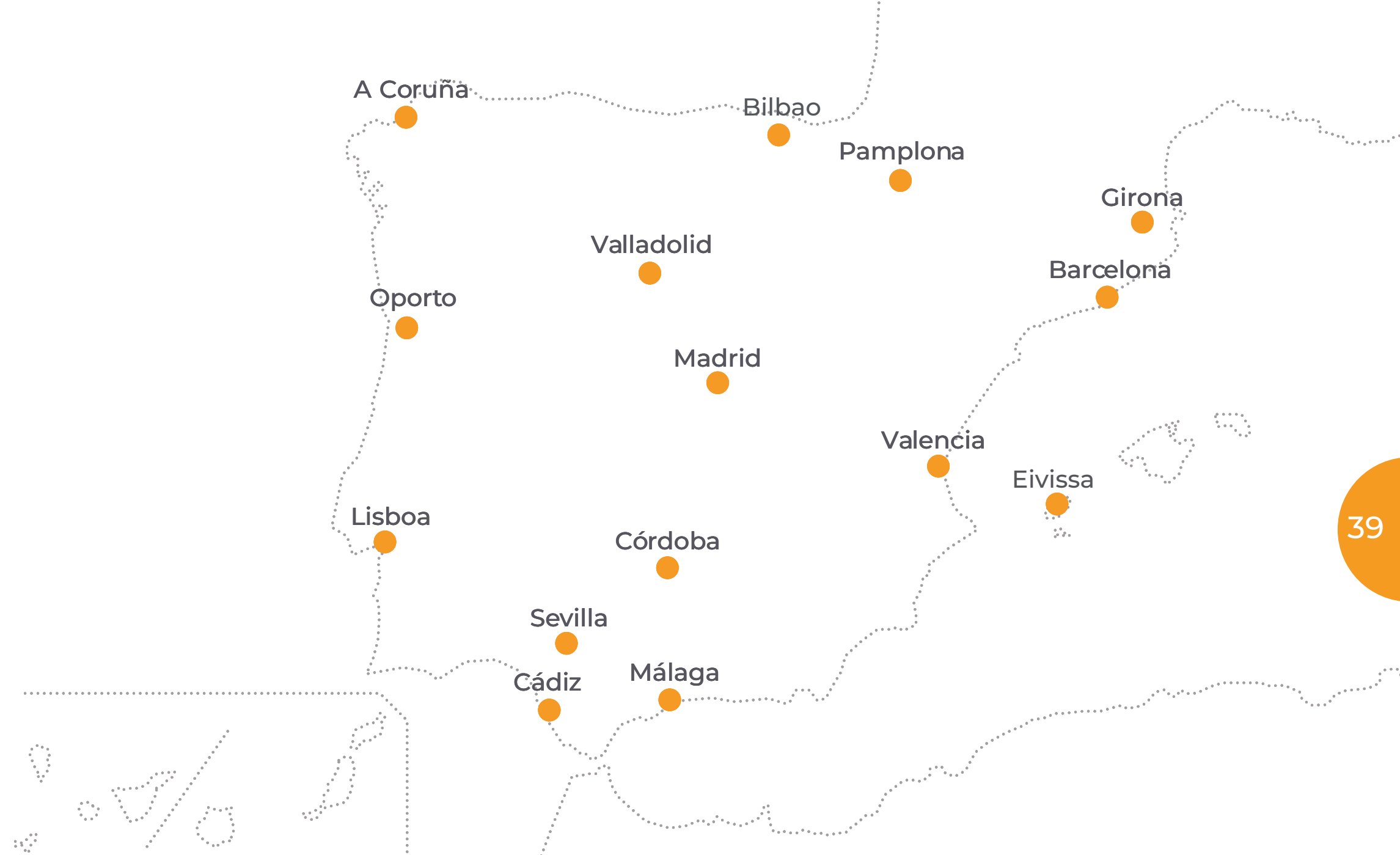
# WHO WE ARE

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 6,000 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 340 employees.



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