

● **PORT AVENUE**
Marbella



ONE~MARBELLA
LUXURY REAL ESTATE



Homes that innovate your life



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LOCATION

Célere Port Avenue is a residential complex designed for the comfort of you and your family; an ideal place for you to live.

We offer you a development of 62 properties with two, three or four bedrooms distributed in four blocks. The properties have modern layouts and excellent finishes and most have sea views. All the properties have a storage room and garage parking space.

Your home will be the ideal place to live a worry-free life, with the perfect combination of modern design and magnificent finishes.

We have taken care of the finishing touches, creating perfectly differentiated night and day areas to make the most of your time.

Célere Port Avenue has a B energy rating, resulting in energy and economic savings so you can live your life comfortably and easily.

Célere Port Avenue are homes that build your future.



MARBELLA

Marbella has the best beaches on the Costa del Sol and you can enjoy their entire 28 km. Sunbathe, swim in the calm waters of the Mediterranean, have lunch in a restaurant on the beach or a drink at the exclusive Beach Club; these are just some of the experiences you can enjoy.

All this contrasts with the famous mountain that protects it, "Sierra Blanca", next to the Sierra de las Nieves Natural Park, declared a UNESCO Biosphere Reserve. It is outstanding for its most visible peak, La Concha; a gift for the senses.



Golf

Marbella is a paradise for golf lovers with the highest concentration of golf courses in continental Europe. It has 15 top quality courses where several international tournaments have been held and where you can play all year round with a superb climate.

Gastronomy

Very few capital cities in the world can boast four restaurants with Michelin stars.

The gastronomic level and variety of national and international cuisine are extraordinary. With over 600 restaurants at your service, traditional and avant-garde cuisine merge in Marbella.





P R O J E C T

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OUTDOOR GYMNASIUM

Keeping fit and leading a healthy life will now be easier than ever. This space is fully equipped and designed for you to do physical activity with all the possible creature comforts. Enjoy your training without leaving your community.



CHILDREN'S PLAYGROUND

The children's playground will let the youngest of the family have unique moments with their friends or neighbours, with the added comfort of not having to look for fun activities outside your community. All this with the peace of mind of knowing you are close to home.



CHILL-OUT AREA

The implementation of our chill-out area is something that makes us different. These are places for family and/or informal reunions with friends, designed for you to disconnect.



SWIMMING POOL

The pool is designed for adults and children, together with their friends or relatives, to enjoy a common area that makes the summer months more agreeable and, above all, more refreshing.

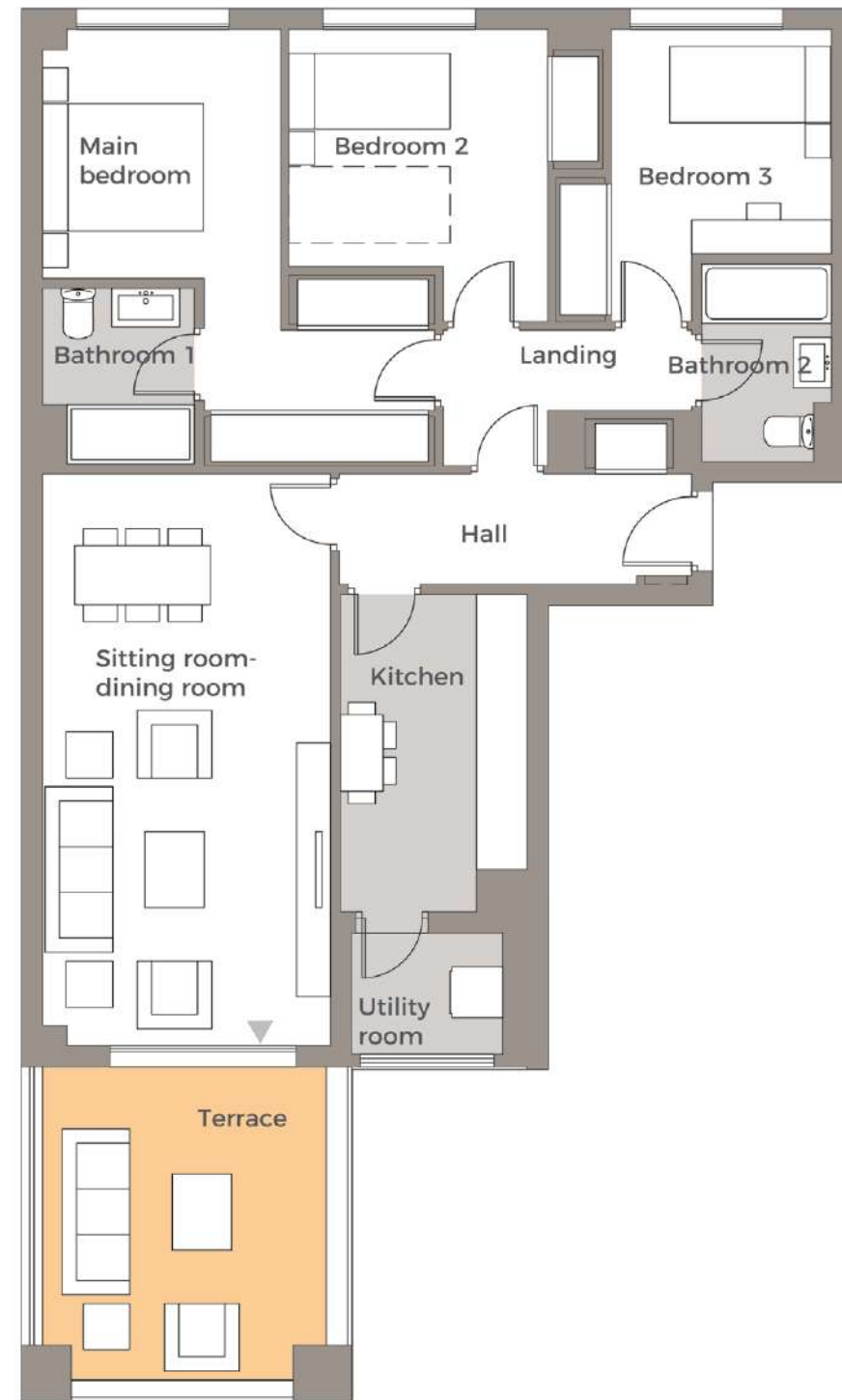
STANDARD PLAN 3 BEDROOMS

USEFUL FLOOR AREA OF HOME - 81.00 m²

TABLE OF FLOOR AREAS

Hall	5.93 m ²
Landing	3.54 m ²
Sitting room-dining room	22.54 m ²
Kitchen	7.83 m ²
Utility room	2.55 m ²
Main bedroom	14.00 m ²
Bedroom 2	10.10 m ²
Bedroom 3	8.62 m ²
Bathroom 1	3.45 m ²
Bathroom 2	3.37 m ²
Terrace	12.09 m ²

Net floor area of the property:	81.00 m ²
Net floor area S/D J.A. 218/2005:	87.96 m ²
Net floor area of the terrace:	12.00 m ²
Gross floor area of the property s.w.:	113.00 m ²
Gross floor area of the property s.w. S/D J.A. 218/2005:	119.78 m ²



STANDARD PLAN 3 BEDROOMS

USEFUL FLOOR AREA OF HOME - 81.00 m²

TABLE OF FLOOR AREAS

Hall	5.76 m ²
Landing	4.00 m ²
Sitting room-dining room	24.29 m ²
Kitchen	8.91 m ²
Main bedroom	13.67 m ²
Bedroom 2	9.37 m ²
Bedroom 3	9.31 m ²
Bathroom 1	3.60 m ²
Bathroom 2	2.83 m ²
Terrace	12.78 m ²

Net floor area of the property:	81.00 m ²
Net floor area S/D J.A. 218/2005:	88.13 m ²
Net floor area of the terrace:	12.00 m ²
Gross floor area of the property s.w.:	111.00 m ²
Gross floor area of the property s.w. S/D J.A. 218/2005:	118.25 m ²



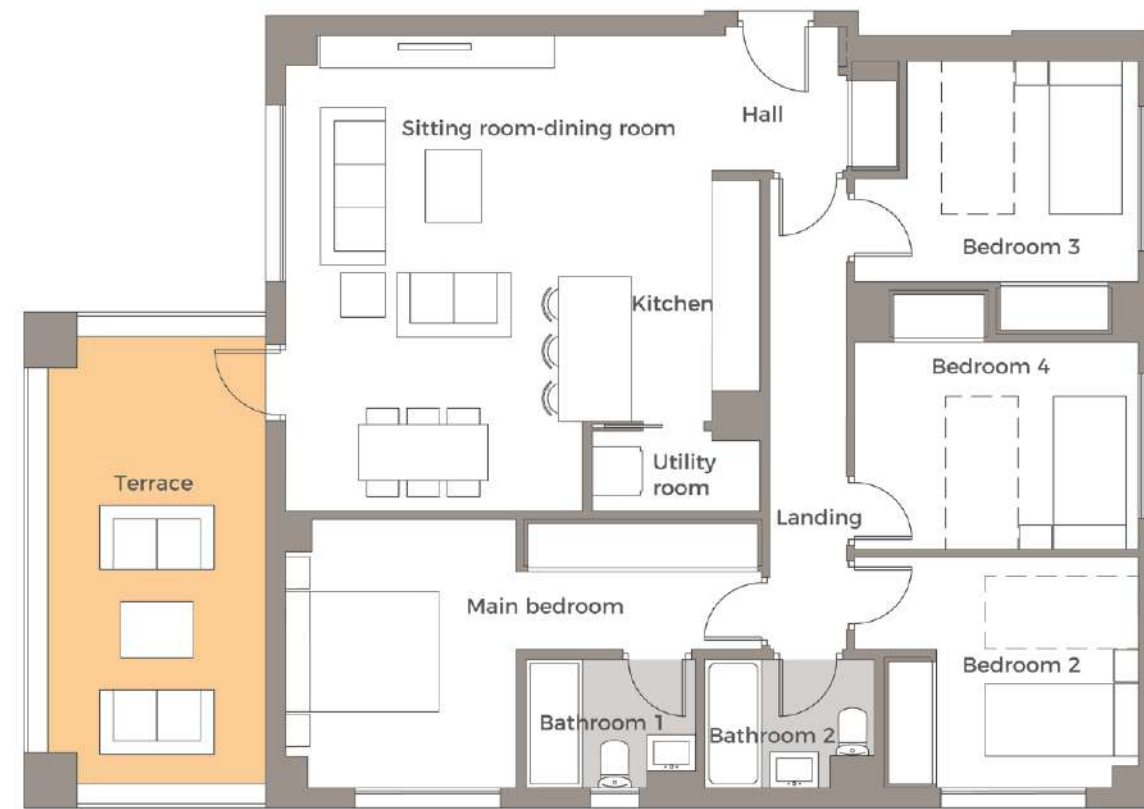
STANDARD PLAN 4 BEDROOMS

USEFUL FLOOR AREA OF HOME - 90.00 m²

TABLE OF FLOOR AREAS

Hall	3.52 m ²
Landing	5.49 m ²
Sitting room-dining room	24.13 m ²
Kitchen	6.46 m ²
Utility room	1.98 m ²
Main bedroom	13.98 m ²
Bedroom 2	9.16 m ²
Bedroom 3	9.52 m ²
Bedroom 4	9.70 m ²
Bathroom 1	3.19 m ²
Bathroom 2	3.07 m ²
Terrace	14.75 m ²

Net floor area of the property:	90.00 m ²
Net floor area S/D J.A. 218/2005:	97.57 m ²
Net floor area of the terrace:	14.00 m ²
Gross floor area of the property s.w.:	123.00 m ²
Gross floor area of the property s.w. S/D J.A. 218/2005:	130.43 m ²





ENERGY RATING



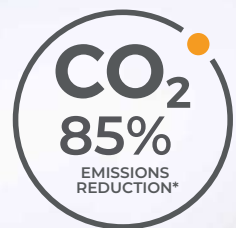
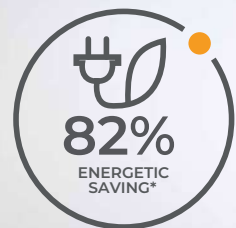
Vía Célere creates spaces that adapt to your needs. We create buildings of low energy consumption, highly insulated and weatherproofed.

We build homes with latest-generation technology, developed for comfortable everyday use.

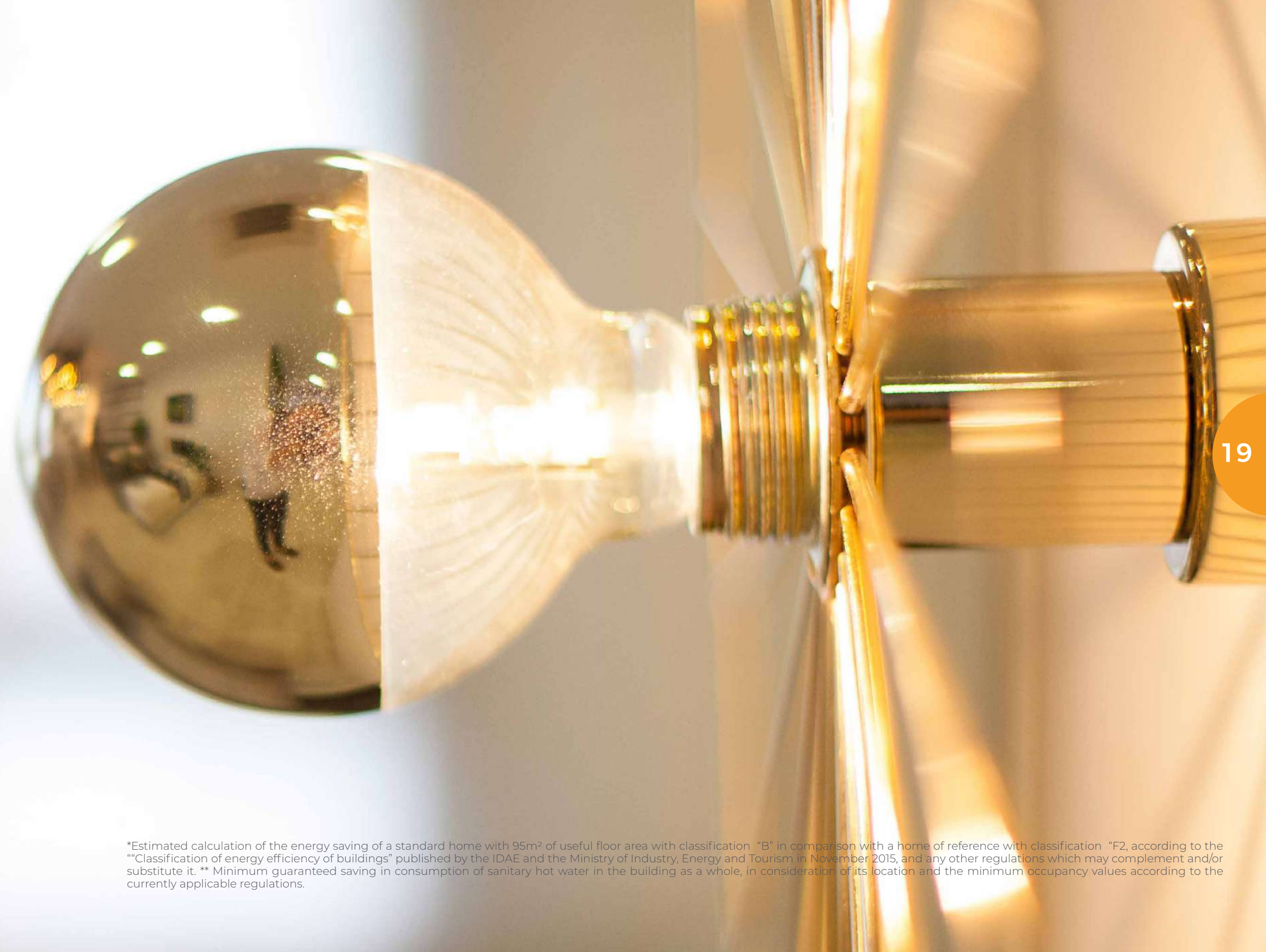
This classification signifies an estimated energy saving of 82% and therefore an important economic saving, taking as reference a home with energy efficiency classification "F".

The building has a "B" Energy Efficiency Classification, which means a reduction of CO₂ emissions and a significant reduction of the building's energy demand (heating, cooling and sanitary hot water).

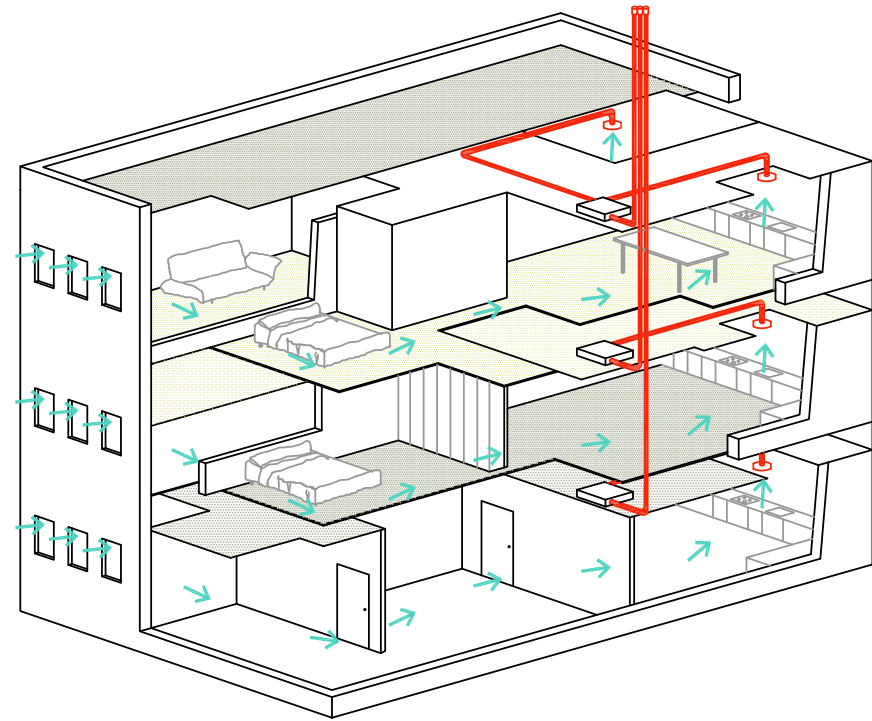
The estimated saving, adding the annual energy cost of gas and electricity, could be up to €700.*



Discover more at: viacelere.com/innovacion | celereinnova.es



*Estimated calculation of the energy saving of a standard home with 95m² of useful floor area with classification "B" in comparison with a home of reference with classification "F2, according to the "Classification of energy efficiency of buildings" published by the IDAE and the Ministry of Industry, Energy and Tourism in November 2015, and any other regulations which may complement and/or substitute it. ** Minimum guaranteed saving in consumption of sanitary hot water in the building as a whole, in consideration of its location and the minimum occupancy values according to the currently applicable regulations.



**Ventilation of the properties,
hygroregulated system**

- Controlled mechanical ventilation for the property.
- Continuous ventilation of the property through conducted extraction from bat rooms and kitchen and introduction through bedrooms and sitting rooms.
- Carpentry with microventilation position.
- Improves thermal insulation and reduces energy consumption throughout the property regarding the minimums required by law.





 lifestyle

LIVING IN CÉLÈRE PORT AVENUE
means enjoying your own lifestyle

Living in a Via Célere home means living with your own lifestyle. We differentiate ourselves by the way we conceive our homes and by all the services we place at our customers' disposal.