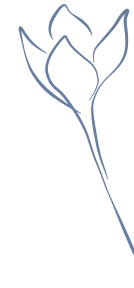


# VANIAN VALLEY

1M

ONE~MARBELLA  
LUXURY REAL ESTATE





ESTEPONA

VANIAN

*Let's live*

## A one-of-a-kind project in design and sustainability

**VANIAN Valley** is an exclusive residential development of semi-detached design houses with exceptional sea views, surrounded by landscaped gardens and modern swimming pools. **VANIAN Valley** is built using innovative material systems and is endowed with extensive communal facilities which allow residents to enjoy a social, active and healthy lifestyle that is ideal for families. Its integration into the **VANIAN** residential development guarantees that the entire surrounding area has been developed by **AEDAS Homes** according to low-density and sustainability criteria.

Its exceptional location, design and services make **VANIAN Valley** an ideal investment option because of its great return and revaluation potential. The combination of exclusivity, security, nature and views of the Mediterranean Sea make it a unique which can be enjoyed as a permanent or holiday home.


# Your home, in the best place




**Estepona**, one of the most important municipalities in **the Costa del Sol**, is set in an outstanding location. Situated between of the most famous marinas in the Mediterranean, **Puerto Banús** and **Sotogrande**, its 20 kilometres of coastline include countless beaches, golf courses, leisure and shopping malls.

**The Costa del Sol** is a well-established destination with all types of services, such as hospitals, schools and first-class shopping centres. Andalusia offers no end of cultural and sports leisure options, including several restaurants with Michelin Stars less than 30 minutes away, museums and world-class monuments less than an hour away, skiing in the Sierra Nevada two hours away and surfing at Tarifa less than an hour away. An exciting and enriching option all year round.

**VANIAN Valley** is located in the new “Gold Mile” of the Costa del Sol. Its distance, 45 minutes from Malaga and Gibraltar airports and the AVE high-speed train station, provide easy access to any national and international destination.


 Distance VANIAN  
> 60 min.

 8 Michelin-starred  
Restaurants

 66 Golf  
Courses

 Tarifa  
Surf

 Shopping

 Museums  
Monuments



ESTEPONA · COSTA DEL SOL · ANDALUSIA



# Your new home, with everything that makes you happy

**AEDAS Homes** has created your dream home so you can fully enjoy your new lifestyle under the sun. Private and communal spaces where you can relax and have fun.

**VANIAN Valley** homes are the ideal option for those seeking more space, privacy and exclusivity. Its strategic location will allow you to enjoy the beach, play golf, play sports, go shopping and have fun with your family without wasting time travelling, since everything is within a short distance of **VANIAN**.



VANIAN  
VALLEY







# Beyond your home

Your new life in **VANIAN Valley** is about much more than the privacy of your home. **AEDAS Homes** has planned everything so you can enjoy and share a social, active and healthy lifestyle.

Stroll through its landscaped gardens, swim or sun bathe in the pool area, socialise and work in the Work&Fun Space, stay in shape in a fully equipped gym and treat your body and mind to the indoor swimming pool-SPA.

**VANIAN VALLEY** IS MUCH MORE THAN YOUR HOME.



2 Adult swimming pools



Fully equipped gym



Kids' paddling pool



Work&Fun Space



Indoor swimming pool - SPA



Landscaped gardens



# Adult and kids' swimming pools



CONTEMPORARY DESIGN - SOLARIUM - KIDS' AREA

# Indoor swimming pool - SPA



RELAX 365 DAYS OF THE YEAR - EFFICIENT CLIMATE CONTROL

# Fully equipped gym



STAY FIT WITHOUT LEAVING VANIAN

# Work&Fun Space



A MODERN AND VERSATILE SPACE IN WHICH TO WORK AND HAVE FUN



# Outward-looking homes

In order to take full advantage of the Mediterranean light, our homes offer open spaces that blend into the natural environment and are oriented so you can enjoy the sun until it sets. The use of glass in the architecture allows the sunlight to flood the rooms, enveloping them in luminosity and warmth.

A fully equipped interior awaits you: spacious wardrobes, en suite bathrooms, design fittings and high-quality details. **AEDAS Homes** is characterised by the search for excellence in construction, which is reflected in the best finishes.



VANIAN  
VALLEY



# Spaciousness and luminosity



The large windows reinforce the spaciousness and luminosity that characterises the living rooms, with open kitchens integrated into the same space. Everything has been designed to create open rooms that invite you to relax with your family.

The main living areas of each house have views to the sea and common garden areas, creating an integrated atmosphere in the landscape and nature that surrounds **VANIAN Valley**.

THE BEST ORIENTATION TO TAKE ADVANTAGE OF THE MEDITERRANEAN LIGHT





DESIGN AND QUALITY IN PERFECT HARMONY



# Energy efficiency, innovation and sustainability

## Your home surrounded by more than 4,500 m<sup>2</sup> of well-kept gardens

The great energy efficiency of all our houses is a quality standard shared by all **AEDAS Homes**. This involves a minimal environmental impact and greater comfort and value in your new house.

At **VANIAN Valley** we use Innovative construction systems and efficient materials to achieve excellent results.

### **-Higher quality**

Industrialised in-factory construction achieves inch-perfect accuracy. The quality of the execution is optimal.

### **-Lower environmental impact**

The materials and resources used in manufacturing are controlled, thereby reducing CO<sub>2</sub> emissions.

### **-Shorter timeframes**

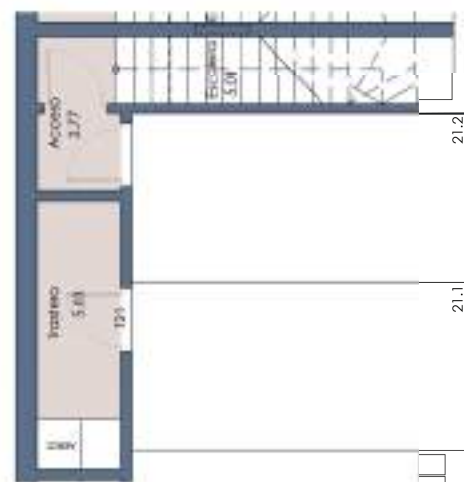
The delivery timeframe for your new house is reduced to half of that of traditional construction. This will allow you to enjoy your new house much earlier than expected.

**TYPE 1 HOUSE**  
**3 BEDROOMS**  
**3 BATHROOMS**

**VANIAN**  
 VALLEY



**BAJA**



**SÓTANO**

| APPROXIMATE FLOOR AREAS | m <sup>2</sup> |
|-------------------------|----------------|
| Net internal area       | 136.80         |
| Gross internal area     | 154.19         |
| Gross floor area        | 21.23          |
| PPBA built floor area   | 204.68         |
| Landscaped surface area | 19.29          |

| DECREE 218/2005    | m <sup>2</sup> |
|--------------------|----------------|
| Net floor area     | 146.56         |
| Built surface area | 170.72         |



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ALTA

| APPROXIMATE FLOOR AREAS | m <sup>2</sup> |
|-------------------------|----------------|
| Net internal area       | 136.80         |
| Gross internal area     | 154.19         |
| Gross floor area        | 21.23          |
| PPBA built floor area   | 204.68         |
| Landscaped surface area | 19.29          |

| DECREE 218/2005    | m <sup>2</sup> |
|--------------------|----------------|
| Net floor area     | 146.56         |
| Built surface area | 170.72         |



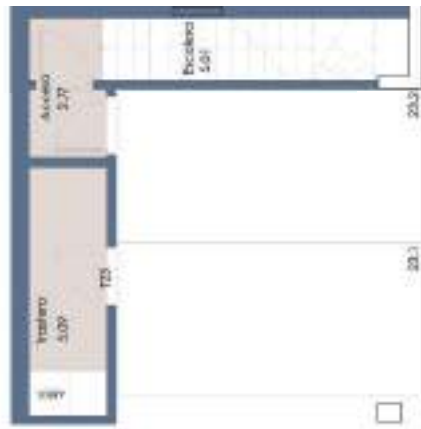
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**TYPE 2 HOUSE**  
**4 BEDROOMS**  
**3 BATHROOMS**

**V A N I A N**  
 VALLEY



**BAJA**



**SÓTANO**

| APPROXIMATE FLOOR AREAS | m <sup>2</sup> |
|-------------------------|----------------|
| Net internal area       | 137.26         |
| Gross internal area     | 156.91         |
| Gross floor area        | 47.96          |
| PPBA built floor area   | 206.88         |
| Landscaped surface area | 32.33          |

| DECREE 218/2005    | m <sup>2</sup> |
|--------------------|----------------|
| Net floor area     | 150.99         |
| Built surface area | 180.34         |



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ALTA

| APPROXIMATE FLOOR AREAS | m <sup>2</sup> |
|-------------------------|----------------|
| Net internal area       | 137.26         |
| Gross internal area     | 156.91         |
| Gross floor area        | 47.96          |
| PPBA built floor area   | 206.88         |
| Landscaped surface area | 32.33          |

| DECREE 218/2005    | m <sup>2</sup> |
|--------------------|----------------|
| Net floor area     | 150.99         |
| Built surface area | 180.34         |

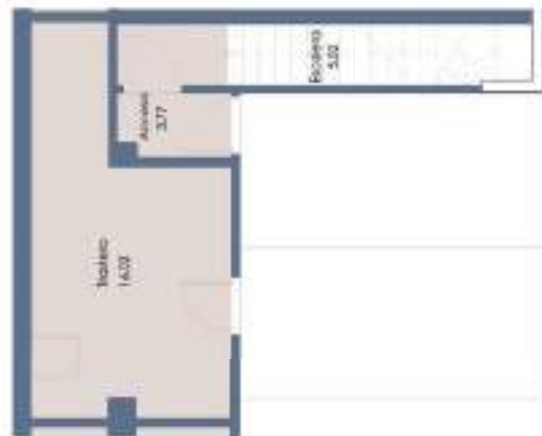


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**TYPE 3 HOUSE  
4 BEDROOMS  
3 BATHROOMS**



**BAJA**



**SÓTANO**

| APPROXIMATE FLOOR AREAS | m <sup>2</sup> |
|-------------------------|----------------|
| Net internal area       | 165.28         |
| Gross internal area     | 189.63         |
| Gross floor area        | 87.15          |
| PPBA built floor area   | 254.02         |
| Landscaped surface area | 00.00          |

| DECREE 218/2005    | m <sup>2</sup> |
|--------------------|----------------|
| Net floor area     | 181.81         |
| Built surface area | 221.55         |



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TORREÓN



ALTA

| APPROXIMATE FLOOR AREAS | m <sup>2</sup> |
|-------------------------|----------------|
| Net internal area       | 165.28         |
| Gross internal area     | 189.63         |
| Gross floor area        | 87.15          |
| PPBA built floor area   | 254.02         |
| Landscaped surface area | 00.00          |

| DECREE 218/2005    | m <sup>2</sup> |
|--------------------|----------------|
| Net floor area     | 181.81         |
| Built surface area | 221.55         |



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