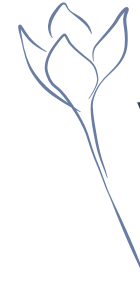


V A N I A N

GARDENS

AEDAS  
HOMES





ESTEPONA

VANIAN

*Let's live*

## A project unique in design and sustainability



**VANIAN Gardens** is an exclusive residential complex of design homes situated so as to afford privileged views of the sea and surrounded by spacious gardens and modern swimming pools. **VANIAN Gardens** is well endowed with common areas that promote a life style that is perfect for families in that they encourage an active and healthy social life. Its integration in the **VANIAN** estate guarantees that the whole surrounding area is developed by **AEDAS Homes**, who give priority to low density and sustainability.

The exceptional setting, design and infrastructure make **VANIAN Gardens** an ideal project for investment on account of its great potential for a good return on your money and increase in its value. The combination of being exclusive, secure and in a natural setting with views of the Mediterranean is unique both for you to enjoy it as your permanent residence or for holidays.

# Your home, in the best spot

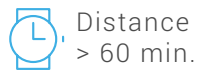


Estepona, one of the most important towns on the **Costa del Sol**, is set in a privileged location. Right between two of the most well-known marinas on the Mediterranean, **Puerto Banús** and **Sotogrande**, its 20 kilometres of coastline have innumerable beaches, golf courses, leisure attractions and shopping centres.



The **Costa del Sol** is known to be a well-established tourist destination, endowed with every sort of public service, such as hospitals, schools and high-class malls. The choices for cultural and sporting leisure activities in Andalusia are infinite, as they go from various restaurants with Michelin stars less than thirty minutes away, to world-class museums and monuments less than an hour away, skiing in Sierra Nevada two and a half hours away and surfing in Tarifa less than an hour away. You can have an exciting and enriching programme every day of the year.

**VANIAN Gardens** is located in the new "*Golden Mile*" of the Costa del Sol. Its distance of just 45 minutes from the airports of Malaga, Gibraltar and the AVE train station offer easy access to any national or international destination.



Distance  
> 60 min.



8 Michelin Star  
Restaurants



66 Golf  
Courses



Tariffa  
Surf



Shopping



Museums  
Monuments



MARBELLA PUERTO BANUS

MALAGA - 45 min

Selwo Aventura

Casasola Beach - Atalaya

Velerin Beach

Saladillo Beach

GIBRALTAR - 45 min

# EMPLACEMENT





# Your new home with everything to make you happy

**AEDAS Homes** has created your dream home so you can enjoy your new life style in the sun to the full. There are both private and common areas for you to associate with wonderful moments and stories of leisure and fun.

**VANIAN Gardens** is an exclusive residential complex of design homes surrounded by spacious gardens and modern swimming pools. Its unique setting allows you to enjoy the beach, golf, sport, shopping and family entertainment without wasting time getting about since everything is close to **VANIAN**.









# Your home and beyond

Your new life in **VANIAN Gardens** goes far beyond the privacy of your home. **AEDAS Homes** has planned it all so you can enjoy and share an active and healthy social life.

Take a walk through the well-cared-for gardens, have a swim or sunbathe in the 4 areas all with a swimming-pool, come together and work out in the Work&Fun Area, cook up gastronomical delights or arrange private events in a gourmet kitchen, keep in form in a well-equipped gym, indulge your body and mind in the Spa. We have not forgotten the youngsters: we have included a Youth Club equipped with everything necessary for their fun, and a spectacular cinema so they can watch films without leaving **VANIAN**.

VANIAN GARDENS IS MUCH MORE THAN YOUR HOME.



Swimming Pools (4)



Fully-Equipped Gym



Spa



Fitness Room



Youth Club



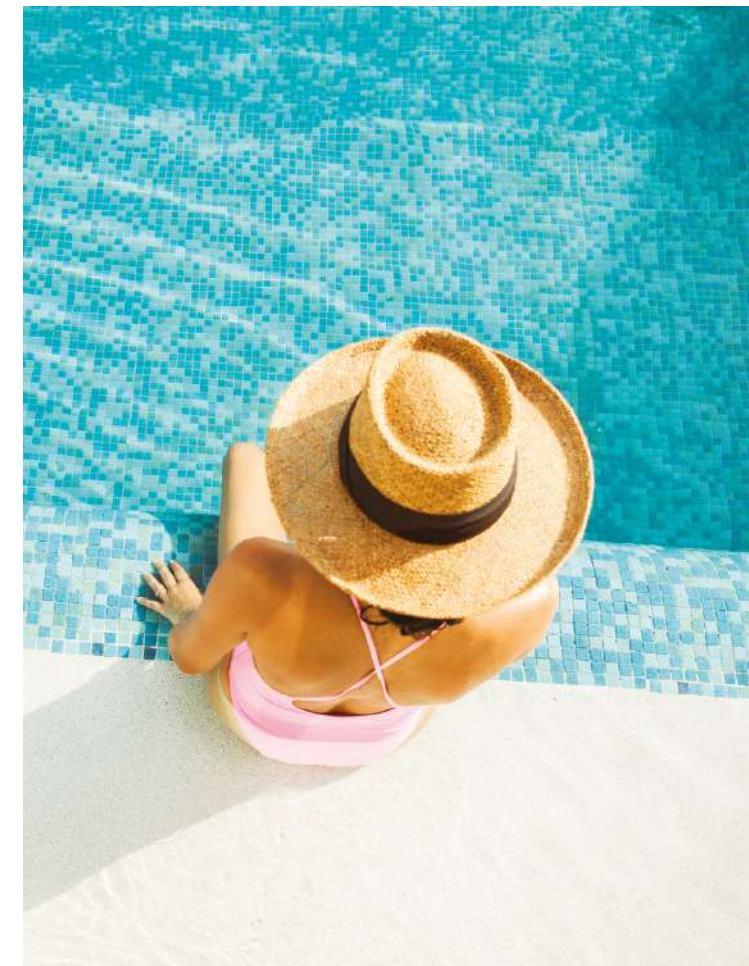
Work&Fun Area (2)



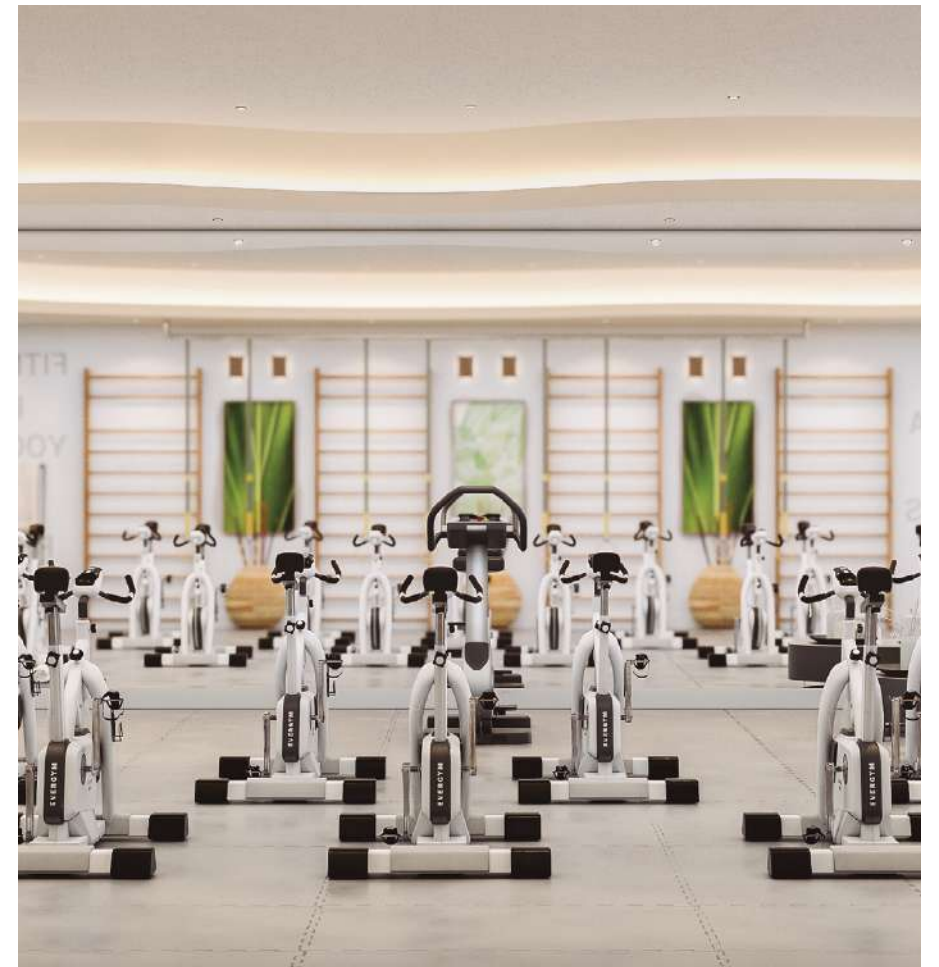
Cinema



Green Spaces (+20,000 m<sup>2</sup>)

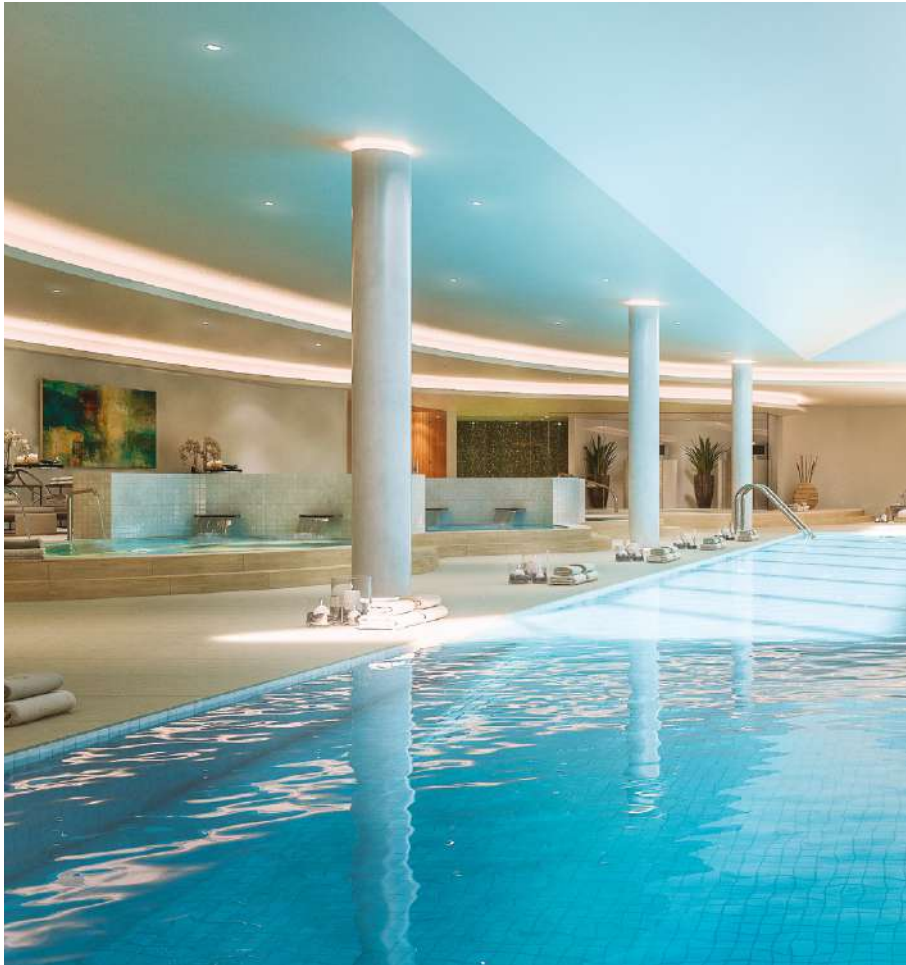


# Fully-Equipped Gym



SPINNING ROOM · MUSCLE-BUILDING AND FITNESS ROOM

# Spa



600 M2 · HEATED SWIMMING POOL · SAUNA · TURKISH BATHS · HYDRO-THERAPY SHOWERS · JACUZZI · COLD WATER POOL

# Work&Fun



A VERSATILE AND CONTEMPORARY SPACE, DESIGNED FOR BOTH WORK AND FUN

# Cinema · Youth Club



CINEMA · YOUTH CLUB, A SPACE MADE TO MEASURE FOR THE YOUNGEST IN THE FAMILY



# Homes that look outwards

To make the most of the bright Mediterranean light, our homes offer open spaces that fit in with the natural surroundings and outlooks that allow you to enjoy the sun until the last moment in the day. The profuse use of glass in the architectural design allows the sun to enter the rooms, filling them with light and warmth.

Inside, you will find that all the rooms are well-equipped: spacious wardrobes, en suite bathrooms, modern-design bathroom fittings and details of the highest quality. The hallmark of **AEDAS Homes** is its constant search for excellence in the construction, which can be observed in the fine embellishments.





# Space and light



The large windows are key to the sense of space and light that characterises the rooms. Everything has been designed to create open spaces that invite one to relax and enjoy life.

The main rooms look out over the sea and the common areas of garden; this gives the impression of being integrated into the natural countryside that surrounds **VANIAN Gardens**.





DESIGN AND QUALITY IN PERFECT HARMONY



# Energy efficiency and sustainability

Your home is surrounded by more than 20,000 m<sup>2</sup> of well-tended gardens

The high level of energy efficiency in all our dwellings is the accepted norm in the standards of quality of **AEDAS Homes**. This means there is a lower environmental impact and greater comfort and added value for your new house.

Innovative methods and efficient materials have been used in this building complex to give it an excellent performance in terms of energy.

## + SAVINGS

Lower consumption and less maintenance.

## - CONSUMPTION

Savings in your energy bills.

## + COMFORT

Warmth, quiet and light.

## - NOISE

Improvements in the sound proofing.

## + VALUE

Greater value to the building.

## - CO<sub>2</sub>

Lower emissions to protect our planet.

# A house for every life style

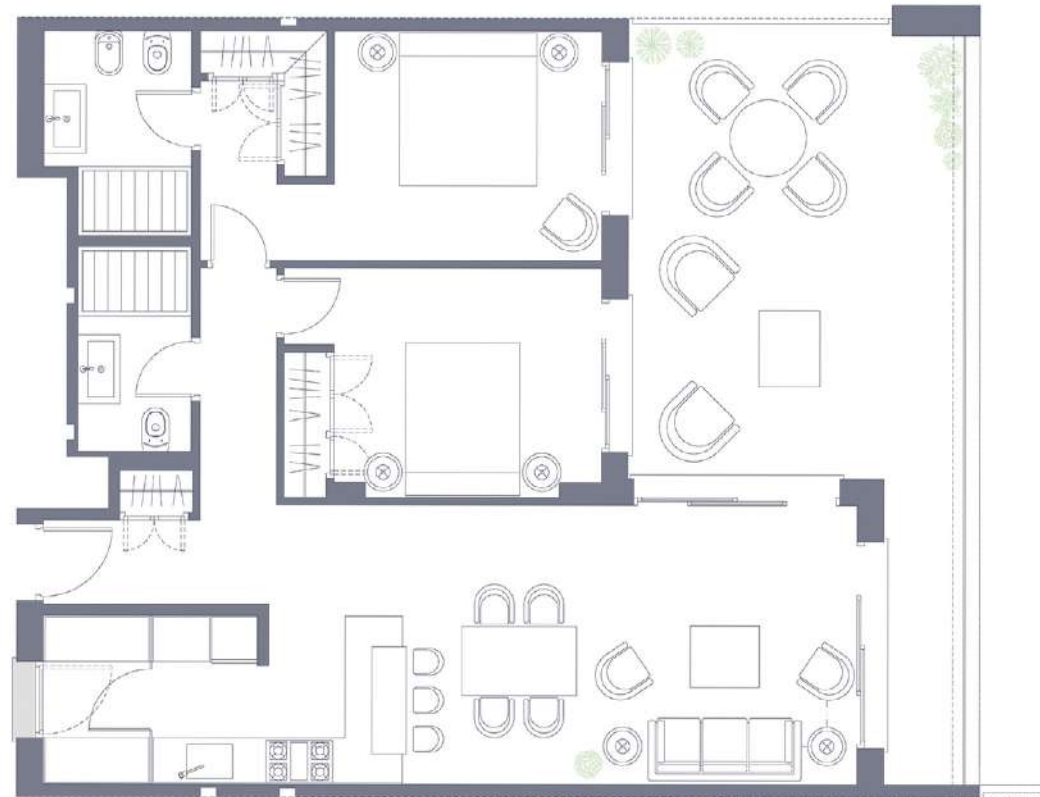
2, 3 and 4 bedroom dwellings

VANIAN Gardens offers you a home especially built to fit your life style and needs. We have created a floor-plan that is spacious and logical so that you can make the most of the space and enjoy it. All the different types of house have wide private balconies, private gardens, en suite bathrooms in the main bedrooms, and, of course, a garage and a storage room.

We take care of every detail so that the levels of quality that AEDAS Homes demands is shown in the materials and finishes and in the design of every floor-plan.



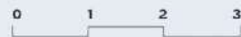
**APARTMENT TYPE 1**  
**2 BEDROOMS | 2 BATHROOMS**



**APPROX. AREAS sqm**

Interior area 78 - 86

Balcony area 25 - 35

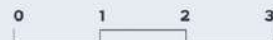


This document is informative and has no contractual value. The areas represented in the floorplan are indicative and may undergo changes due to technical, legal or construction reasons. The furniture, plants and gardens are for decorative purposes only.

**APARTMENT TYPE 2**  
**2 BEDROOMS | 2 BATHROOMS**



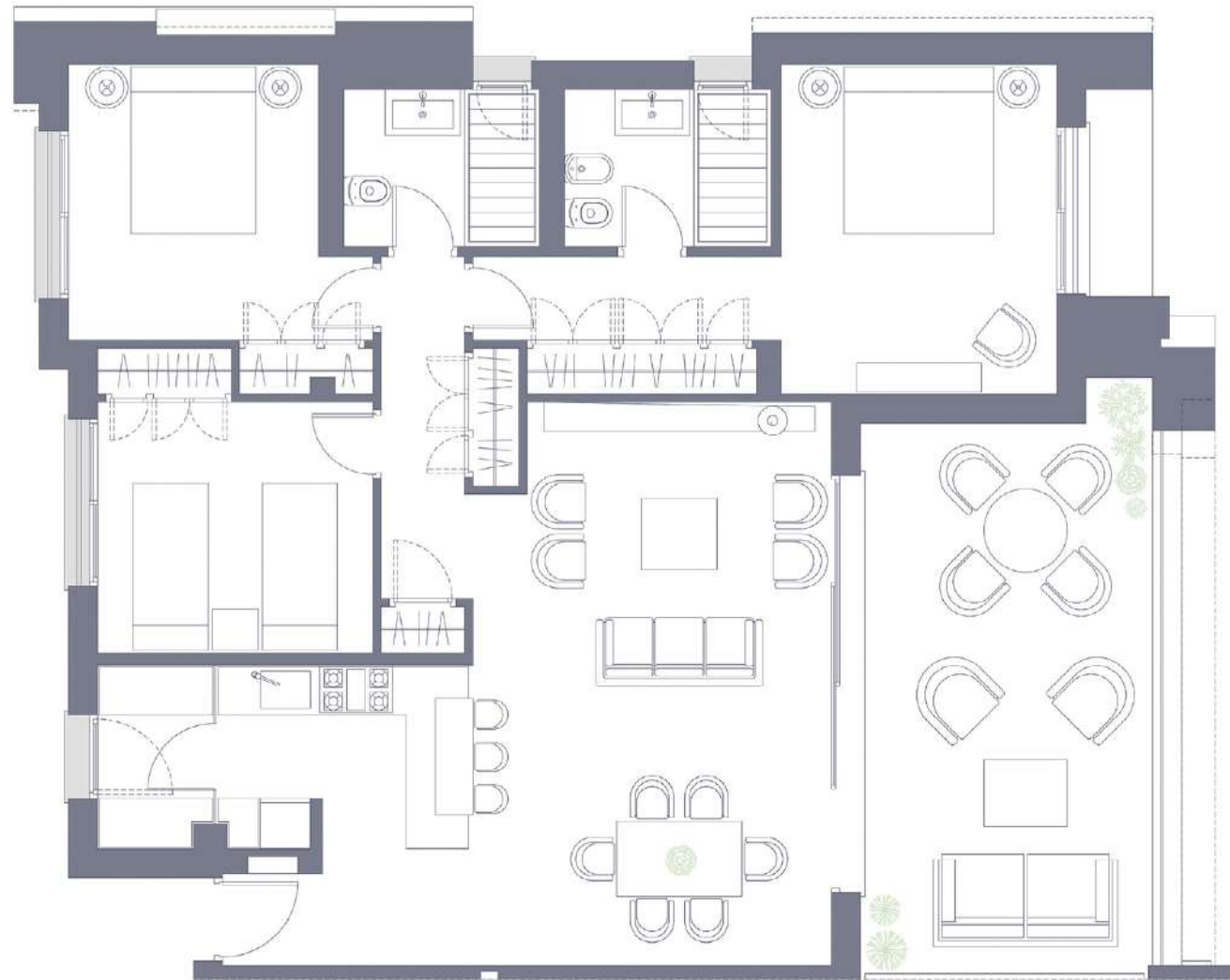
**APPROX. AREAS sqm**  
Interior area 78 - 86  
Balcony area 25 - 35



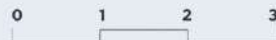
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**APARTMENT TYPE 3**  
**3 BEDROOMS | 2 BATHROOMS**

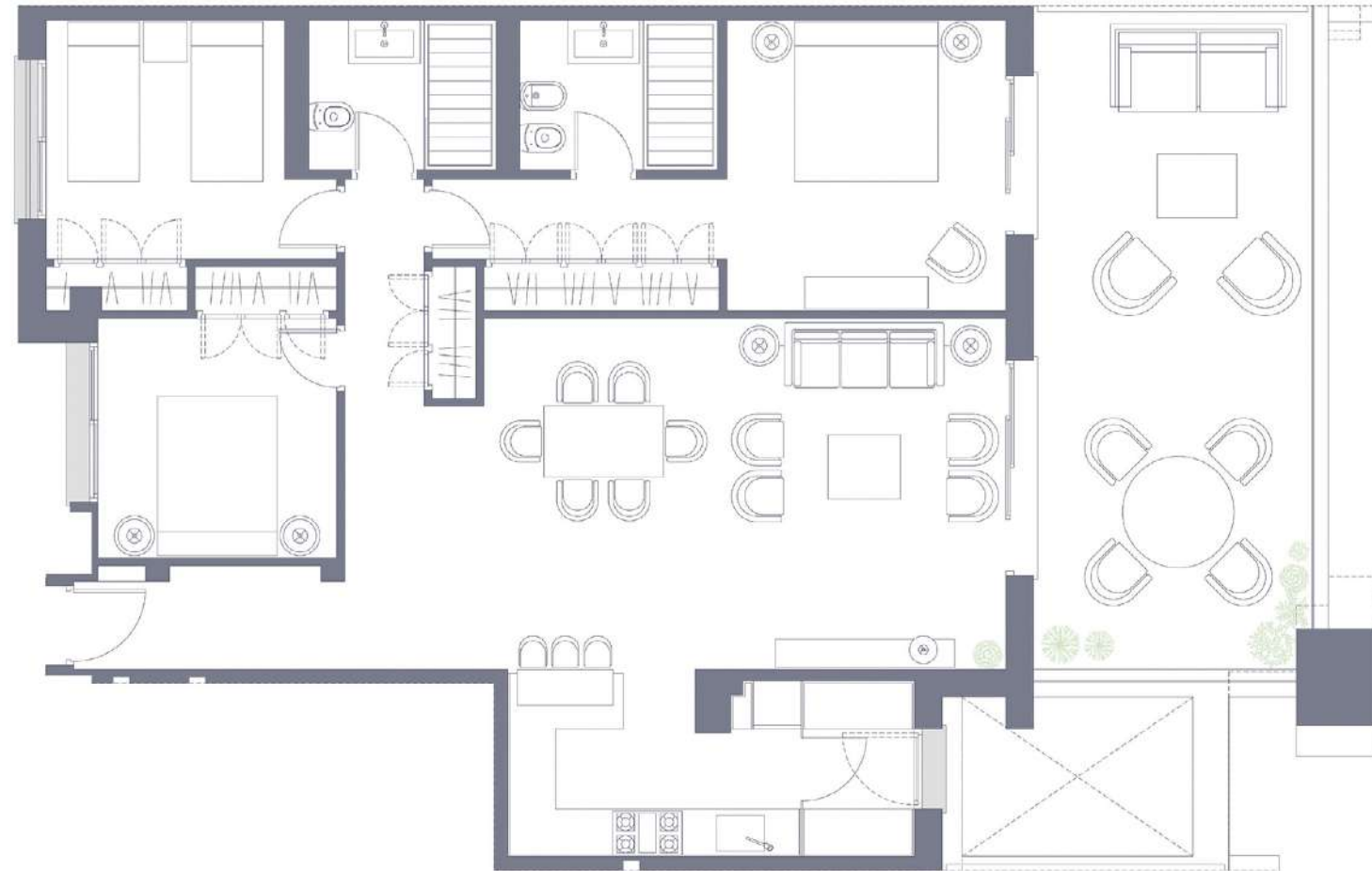


**APPROX. AREAS sqm**  
Interior area 90 - 100  
Balcony area 30 - 135



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**APARTMENT TYPE 4**  
**3 BEDROOMS | 2 BATHROOMS**



**APPROX. AREAS sqm**  
Interior area 90 - 100  
Balcony area 30 - 135



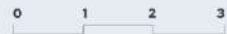
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**APARTMENT TYPE 5**  
**3 BEDROOMS | 2 BATHROOMS**  
**PRIVATE GARDEN**



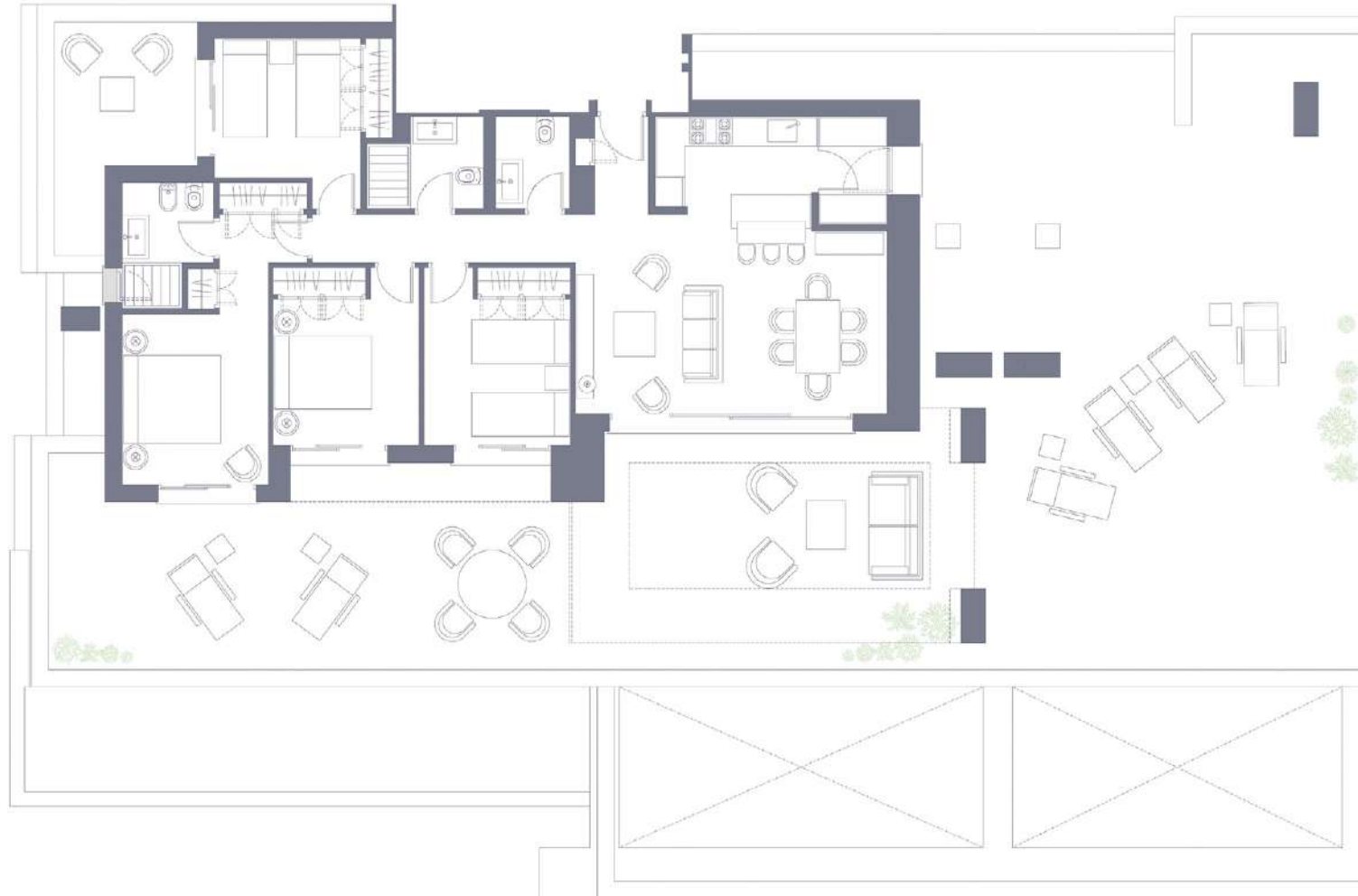
**APPROX. AREAS sqm**  
Interior area 90 - 100  
Balcony area 30 - 135



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**APARTMENT TYPE 6**  
**4 BEDROOMS | 2+1 BATHROOMS**



**APPROX. AREAS sqm**  
Interior area 90 - 100  
Balcony area 30 - 135



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# AEDAS Homes, integrity, excellence and innovation

Our property development company, that specialises in **new residential properties**, was set up in July 2016 and we have been on the Spanish Stock Exchange since October 2017. AEDAS Homes is in an excellent financial position, with more than 1,000\* million euros in assets and 3,900 dwellings on the market with a value of 1,460\* million euros.

**Integrity, quality, excellence, transparency, innovation, sustainability and commitment** to our clients are our basic values and we adapt our way of working to these principles. We have a staff of over 130. The wide experience and the skill of our work teams in the promotion of one of the leading companies in the market.

**AEDAS HOMES IPO · AEDAS HOMES STAND AT SIMA**

\* Results as of 31st October 2018

**AEDAS**  
HOMES

In AEDAS Homes we work with the best architectural studios in Spain to develop **latest-design dwellings, energy-sustainable, modern, even ground-breaking**. Our mission is to offer our clients the house they desire, with individual style, excellent materials and all the commodities that will give them the maximum well-being.

We invest in the future through our **energy-sustainable constructions**. Our developments are always implemented with concern for the environment and responsibility in the rational use of natural resources. The dwellings are certified officially as having a high level of energy efficiency to minimise the consumption of energy and help the owners to save.

[aedashomes.com](http://aedashomes.com)



OTHER AEDAS HOMES PROJECTS



V A N I A N

*Let's live*



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All the information and delivery of documentation will be as established in Royal Decree nº 515/1989 and in any other regulations which may complement it, whether of the State or the Autonomous Community.