South Sand

Estepona

AEDAS HOMES

aedashomes.com



Edition: AEDAS Homes

Design: AEDAS Homes

Dossier: The images shown are the closest possible portrayal of the final result of the planned property, although there may be modifications derived from technical or legal requirements, provided they are justified and do not represent a material alteration of the object and/or quality of the materials. The furniture shown is not included and the fittings included with the property are as indicated in the building specifications. All information provided and documentation supplied will be compliant with Royal Decree 515/1989, of the 21 April, and any other supplementary rules, be they of a state or regional nature.

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AEDAS HOMES

Our seal is a synonym of quality and trust and for this reason we want your input to make your home a unique space that meets all your requirements. We are a new-generation property developer offering you the talent and experience of a great team of professionals.

What do you need?

Dossier

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Thank you for placing your trust in us



Dossier



01

Why South Sand in Estepona?

We are not talking about a house. We are talking about the best place to live.

By naming your development South Sand, we pay tribute to the setting in which it is located, on the shores of the Mediterranean, a spectacular spot where you will enjoy the climate, nature and exclusivity that only a development like this can offer you.

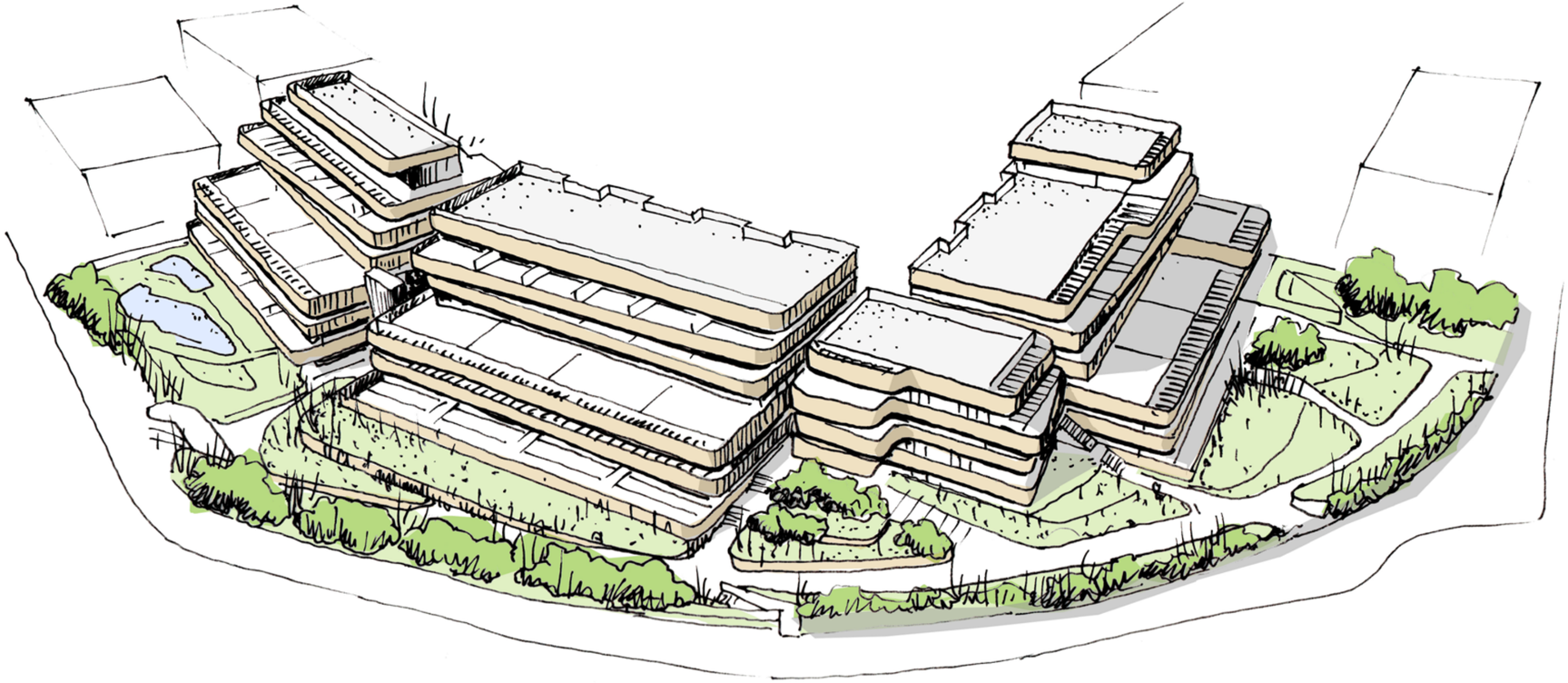
Your dreams have brought you this far. Now it's time to take it to the next level.

Exceeding expectations

AEDAS Homes offers you an exclusive development with 1-, 2-, 3-, and 4-bedroom homes, with large terraces and communal areas that will allow you to enjoy all the comforts of Estepona, one of the main towns on the Costa del Sol.

In South Sand you will breathe peace and enjoy the sea and the mountains in a place where you can have everything within walking distance without forfeiting any of your privacy.





Mediterranean essence and avant-garde

South Sand is a development designed for your enjoyment. It is the natural response we give from an architectural viewpoint to an environment where the topography and the views are the main protagonists.

South Sand is embodied in an apparently random design that adapts to the terrain in the most logical way. The sinuous shapes of its terraces, the earthy shades of its façade and the generous landscaping integrate this development into a privileged environment in which the emphasis is on the Mediterranean horizon.



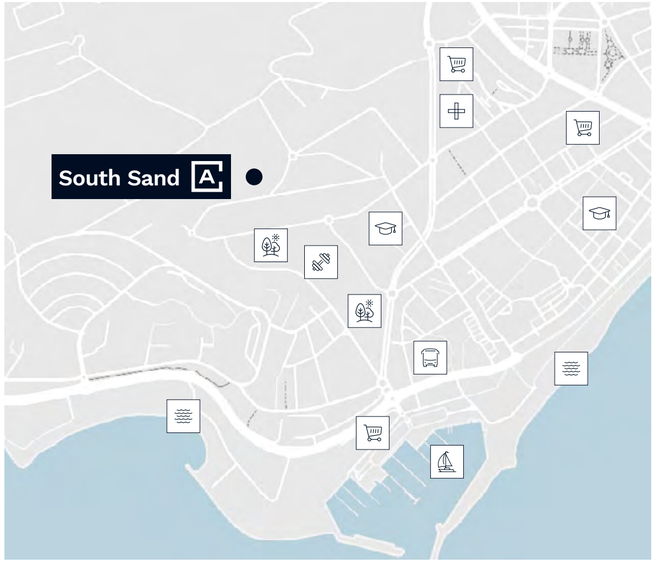
Buró4 Arquitectos

Access:
A7 road

Airports:
Málaga
Gibraltar

Bus stop:
L77





Port

School or institute

Hospital

Supermarket

Park

Beach

Sports club



Perfectly communicated and a stone's throw from Malaga

A privileged, unhurried life, with the possibility of having everything at your fingertips and the exclusivity of living in a perfect setting.

At South Sand you will love being at home; not only because of its location and surroundings, but also because of its direct access to the nearby quiet intimate beaches where you can relax, enjoy and let yourself be carried away by the beauty of the landscape .

Furthermore, you will find all the services you need very close to your new home to make your day-to-day life very comfortable. If you prefer to get out and about, South Sand has swift access to the A7 motorway and easy links to Malaga and Gibraltar airports.

Convenient access

Your new home in South Sand is just a short drive from Marbella, a lively city with a vast spectrum of gastronomic options where you can enjoy an afternoon of leisure and shopping or a stroll through the Old Town district.

The development is, moreover, located only a few minutes away from Malaga a cosmopolitan city with an extensive range of cultural and leisure activities.

You will also have access to a wide variety of leisure activities and gastronomy in Estepona, as well as a marina and sports options such as polo, paddle-tennis, water sports and golf on the exclusive Sotogrande courses.

Simply an extraordinary place.



02
Feeling at home

South Sand is characterised by its privileged location where you can feel a totally at one with nature and the environment. It also features modern architecture with excellent building specifications and surprising facilities.

A place to relax with the sunrise or sunset from your terrace overlooking the sea.

A place where you can have breakfast while contemplating the horizon from your new modern functional home.

A place where you can have everything within easy reach, with spacious flexible rooms that you can adapt as your needs change.

A place to delight in the surroundings, the tranquillity, the life of nearby cities, towns and villages and the exclusivity of a unique enclave.

The most complete community areas

At South Sand the outdoor spaces have been designed so that you can make the most of the Costa del Sol's great weather. Your new home includes outdoor swimming pools for adults and children, as well as an indoor pool for swimming in the winter months.

You will also enjoy beautifully landscaped garden areas with low water consumption, a gym to keep in shape without leaving home and communal rooms for use by all the neighbours.





Living with your senses

Brightness is a constant feature in your new home thanks to its large windows, its large, recessed courtyard and the uncluttered spaces on all its floors.

Architecture is used to make the maximum use of space, expanding the possibilities of living in an environment with no sensory barriers. South Sand opens the way to sight and touch, to the breeze and the sea, to enjoying every moment of the day.

Top of the range tailored to you

Because we know how much you like to come home and enjoy it, all the rooms in the dwelling are designed so that you can feel its comfort surrounded by top quality materials. While you rest in your bedroom, savour your favourite dishes in your fully equipped kitchen or enjoy the sunset while gazing at the sea from your terrace, you will enjoy an experience based on comfort and harmony between the different spaces.
To adapt your new home to your tastes and needs, South Sand offers customisation options in terms of both layouts and finishes.





Exclusive houses for unique people

We want your life at South Sand to be extraordinary. That’s why we have paid special attention to its location, design and layout to adapt the homes to everything you have always wanted. The avant-garde and modernity of its architecture blend into an incomparable setting. Convenient access to places you will find spectacular for their tranquillity, sea, nature, leisure and life. Community areas and spaces designed to continue enjoying your leisure and doing sport or just relaxing and resting.

Is there anything more exclusive than living at the point where nature offers you all its beauty?





Elegance and avant-garde

Perfectly combining avant-garde trends and the timeless elegance of the most classical constructions, the harmony of the development lies in the façade of the homes through textures and colours integrated into the surroundings.

The landscaping of the development has been studied to the millimetre and, at a glance, South Sand will make you feel proud of your new home.

Who said beauty is only on the inside?





03

Energy efficiency always in mind

Because your home is efficient you will notice that at the end of the month your bills will be lower. The double glazing used in South Sand helps to maintain a constant temperature, thus reducing your spending on heating and cooling. At the same time, along with the thermal comfort, you will notice how the sound is completely muffled and you can rest without anything disturbing your sleep.

Your new home also has a ventilation system that filters and renews the air without having to open the windows.

All these efficiency improvements contribute to reducing CO_2 emissions, so every day, effortlessly and without even realising it, you will be helping to take care of our planet.



Building specifications

01

A unique estate

The community interior

South Sand has been designed to feature spaces where you can share unforgettable moments with those you love. The project will include beautifully landscaped gardens with low water requirements, outdoor pools for adults and children as well as an indoor pool, gymnasium, bicycle storage facilities and community rooms.

Entrances and lobbies

South Sand will make you feel proud of your new home even before you go inside. To ensure you enjoy the utmost security for yourself and your family, the development is conceived as a gated community.

There will be great attention to detail in all the community spaces. The floors of the indoor communal areas will be finished in ceramic tiling, 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.



02

Your home



Hall, lounge, passageway and bedrooms

The hall, lounge, bedrooms and passageway 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 at South Sand:

- Porcelain stoneware flooring to match the rest of the dwelling, with a lacquered skirting in the areas so requiring and damp-proof gypsum plasterboard walls in a plain emulsion paint finish.
- A suspended laminated gypsum ceiling in an emulsion paint finish.
- It will be delivered fitted with high-capacity wall and base cabinets in a contemporary design.

Furthermore, it will include the following appliances and fittings:

- Induction hob.
- Extractor hood or filter unit.
- Column mounted electric oven and microwave.
- Porcelain countertop.
- Porcelain backsplash.
- Sink fitted with mono mixer tap.
- Dishwasher.
- Refrigerator.

Select Service

The AEDAS Homes Select Service enables you, amongst other options, to customise certain aspects of your new home:

- Choose between different ambience types depending on your tastes.
- Enhance your comfort with safety features and technology.
- Choose the finishes of your kitchen units and countertop.
- Complete furnishing and equipping your kitchen.
- Fit out your suntrap terrace.

Select

Bathrooms

The walls of both the master and secondary bathrooms will be lined 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 accessible installation in the bathroom ceiling to enable easy future maintenance of the interior unit.

The bathrooms come with great attention to detail, which, with the choice of finishes, will fully complement the rest of the dwelling. They will have wall-hung washbasins with a built-in vanity unit and come with a resin shower tray and glass shower screen. The toilets will be white compact models, giving the whole room a sleek, modern look.



Terraces

For your utmost safety, the floors of these open-air spaces will be tiled in non-slip stoneware with skirting in the same material in the areas so requiring.

All the terraces will be fitted with a water tap and water evacuation system. They will also include lighting, a power socket and television jack.

If your home is on the penthouse floor, you will have a spacious suntrap terrace for your enjoyment with the spectacular views the development offers from these spaces.

Interior partition walling and insulation

The drywall partitioning employed in your new home will prove most convenient because it will minimise wiring chases and eliminate sound bridges because the installations will be conducted inside the interior wall cavities. Furthermore, it will provide the perfect base for a plain paint finish.

› Dividing walls between rooms: Drywall.

› Dividing walls between dwellings: Drywall and noise insulation panel.

› Dividing walls between dwelling and communal zones: Drywall and noise insulation panel.

Interior carpentry

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

› The home entrance door will be armoured, lacquered in white on the interior and with an exterior finish integrated with the façade. It will be fitted with a spyhole.

› Doors inside the dwelling will be finished in white lacquer 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.

› Built-in 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 with a melamine lining. 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 the electrical appliances in the kitchen and utility area (dishwasher and washing machine).

Your home will have a general cut-off valve (stopcock) and individual cut-off valves for each room containing plumbing.

Domestic hot water will be produced for all the homes in the development by a high energy performance aerothermal heat pump.

Each of the sanitary fittings in the home will be connected to the drain system using soundproofed PVC downpipes which will pass through the conduit chambers beside the dwelling.

Heating and climatization

To ensure you enjoy the utmost comfort, your new home will be fully fitted with a hot-water radiant underfloor heating system, except in the bathrooms which will be electric. Temperature in the main rooms is controlled by thermostat.

You will also have a conduict network for cooling with supply and return grills in the lounge and bedrooms.

Electricity/Telecommunications

Your home will come with the electricity and telecommunications sockets required to meet regulatory standards, and a video door-phone for communication with the lobbies and the main community entrance gate.

The lighting in the bathrooms, kitchen and passageways will use LED fixtures.

Exterior lighting will be via LED module fixtures mounted on the façade.

Ventilation

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

04

The building

Façade and roof

The façades have been designed to comprise a dual-leaf enclosure, made of brickwork on the exterior and drywall on the interior. They will be finished with a cement mortar rendering and paint specifically for exteriors. They will have decorative elements to complement the building's design.

The make-up of the façades together with the design of the terraces will give the building an attractive, contemporary look. 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 chamber with thermal insulation, which will imply significant energy savings and achieve high comfort levels inside the home.

The roofs have been projected in accordance with their assigned usage, always guaranteeing watertightness.



Exterior carpentry and glazing

All the exterior carpentry and glazing is guaranteed compliant with the Technical Building Code and more specifically the Basic Energy Saving and Noise Protection Documents, thus raising the level of comfort inside the dwelling.

South Sand 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 aluminium roll-up slat blinds with injected insultation in bedrooms and lounge. Colour similar to the exterior carpentry.

Structure and foundations

The structure of your new home will be built in reinforced concrete with waffle and solid slabs above ground level, calculated to meet current regulatory standards and the Technical Building Code. The foundations will be projected in accordance with the conclusions of the Geotechnical Survey.

Stairwells and floor landings

Stairwells and floor landings will have ceramic tiled floors with matching skirting and emulsion painted walls.

Garages and boxrooms

Garage entry and exit doors will be automatic, operated by remote control and fitted with a crush-prevention safety device. The boxrooms will be fitted with a metal door, compliant with the regulations applicable to their location.



Thank you for placing your trust in us

With you from the very first. At AEDAS Homes, our professionals so deeply share our company's values that 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 approach and professionalism they will make you feel at home even before you move in.

When you choose an AEDAS Homes property, not only are you opting for top quality specifications and cutting-edge architecture, you are also committing to looking after the environment. We have achieved "green" homes that include state-of-the-art innovation in their interior. We apply avant-garde technology to make your life much more comfortable and in tune with 21st-century requirements.

AEDAS HOMES

Oficina de venta

Sector Las Mesas, Estepona

Promoción

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