
VANIAN
GARDENS
IIS





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

VANIAN
GARDENS



EMPLACEMENT

ESTEPONA · COSTA DEL SOL · ANDALUSIA







VANIAN
GARDENS

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.

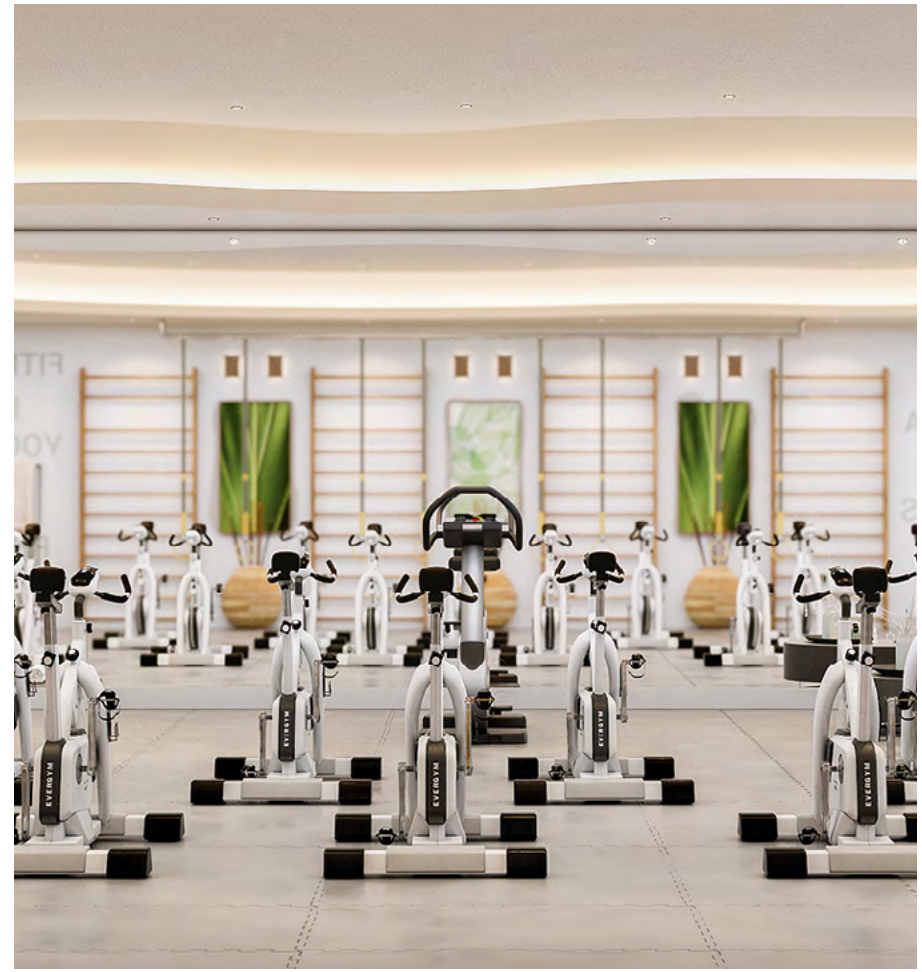
- Swimming Pools (4)
- Spa
- Youth Club
- Cinema
- Fully-Equipped Gym
- Fitness Room
- Work&Fun Area (2)
- Green Spaces (+20,000 m2)



Virtual tour available
Book your appointment now!
Live
VIRTUAL SHOW OFFICE

Fully-Equipped Gym





SPINNING ROOM · MUSCLE-BUILDING AND FITNESS ROOM

VANIAN
GARDENS

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

VANIAN
GARDENS





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.




MANHATTAN

Space and light



THE BEST OUTLOOK TO MAKE THE MOST OF THE MEDITERRANEAN 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.

VANIAN
GARDENS





DESIGN AND QUALITY IN PERFECT HARMONY



Energy efficiency and sustainability

Your home is surrounded by more than 20,000 m2 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.

- CO2
Lower emissions to protect ourp lanet.

VANIAN
GARDENS

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.

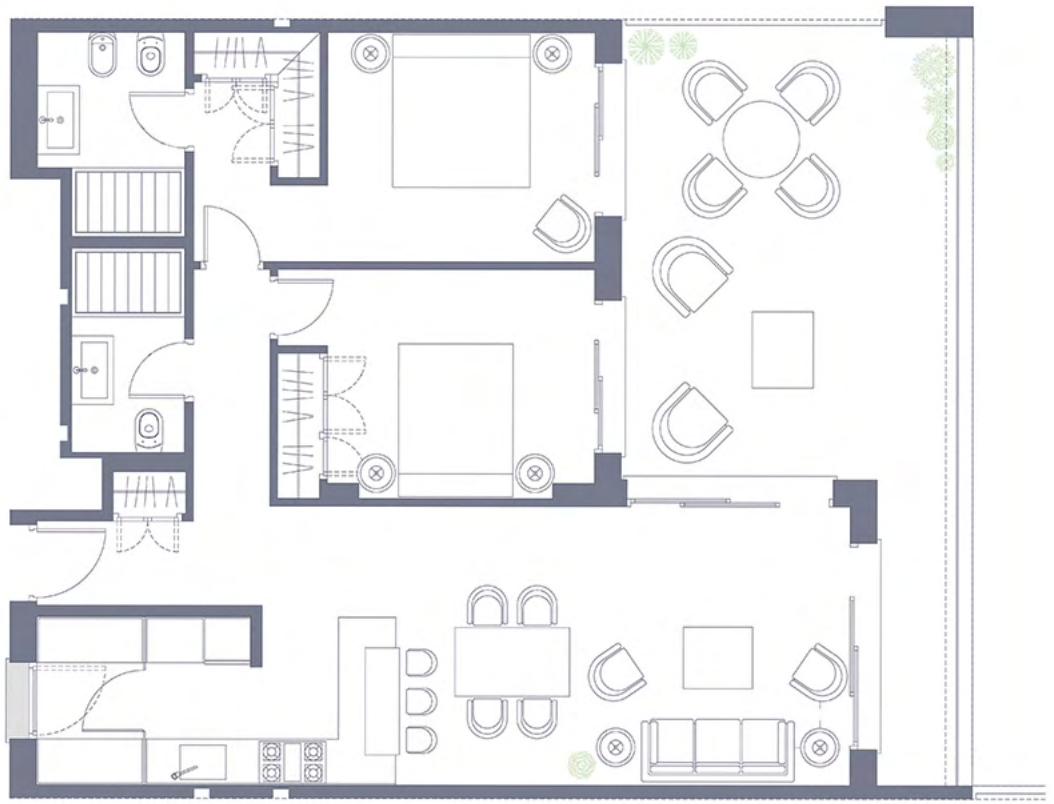
We take care of every detail so that the levels of quality that **AEDAS Homes** demands is shown in the materials and finishes and in the design of every floor-plan.







APARTMENT TYPE 1
2 BEDROOMS | 2 BATHROOMS



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

0 1 2 3

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

VANIAN
GARDENS



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

0 1 2 3

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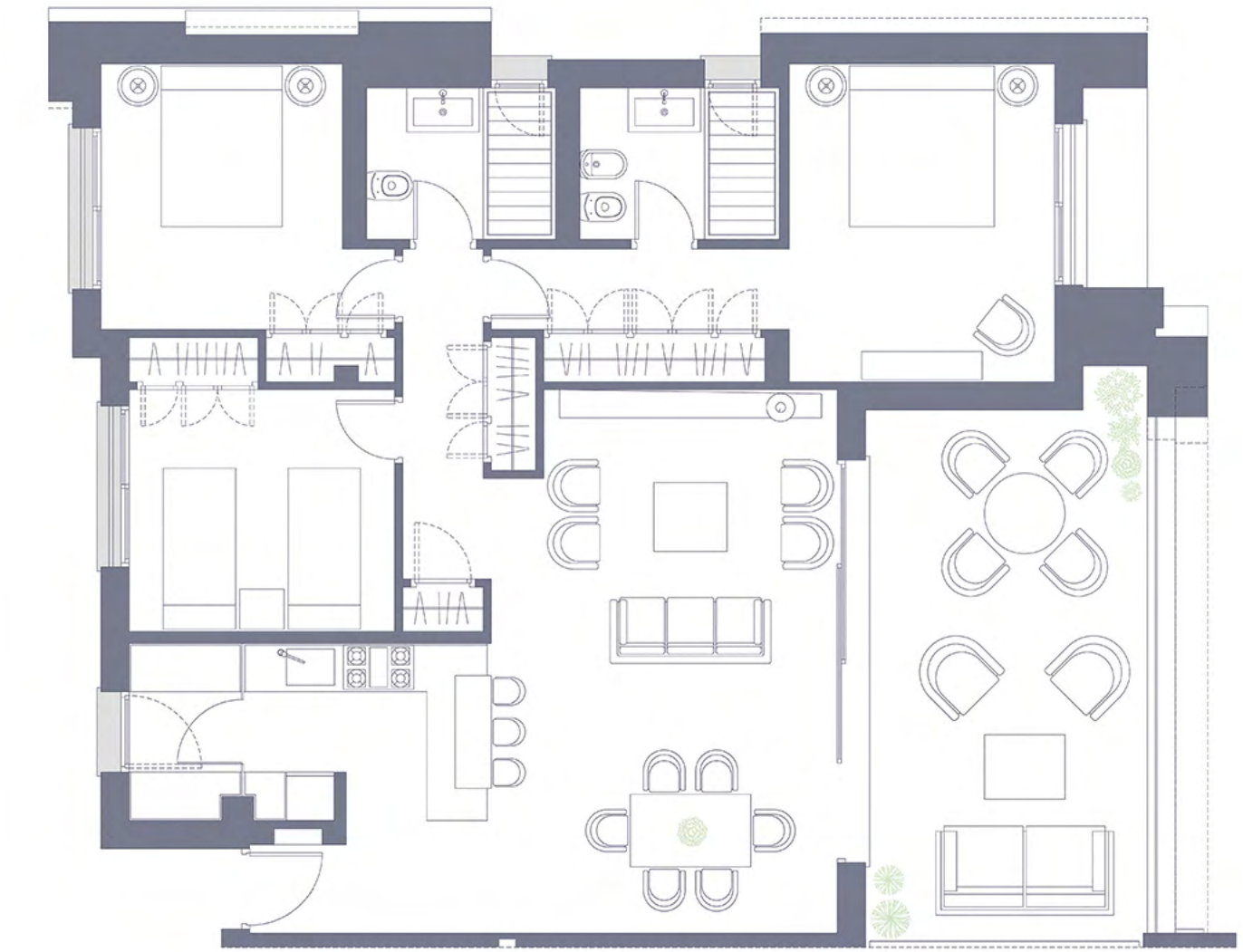
APARTMENT TYPE 3
3 BEDROOMS | 2 BATHROOMS



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

0 1 2 3

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APARTMENT TYPE 4
3 BEDROOMS | 2 BATHROOMS

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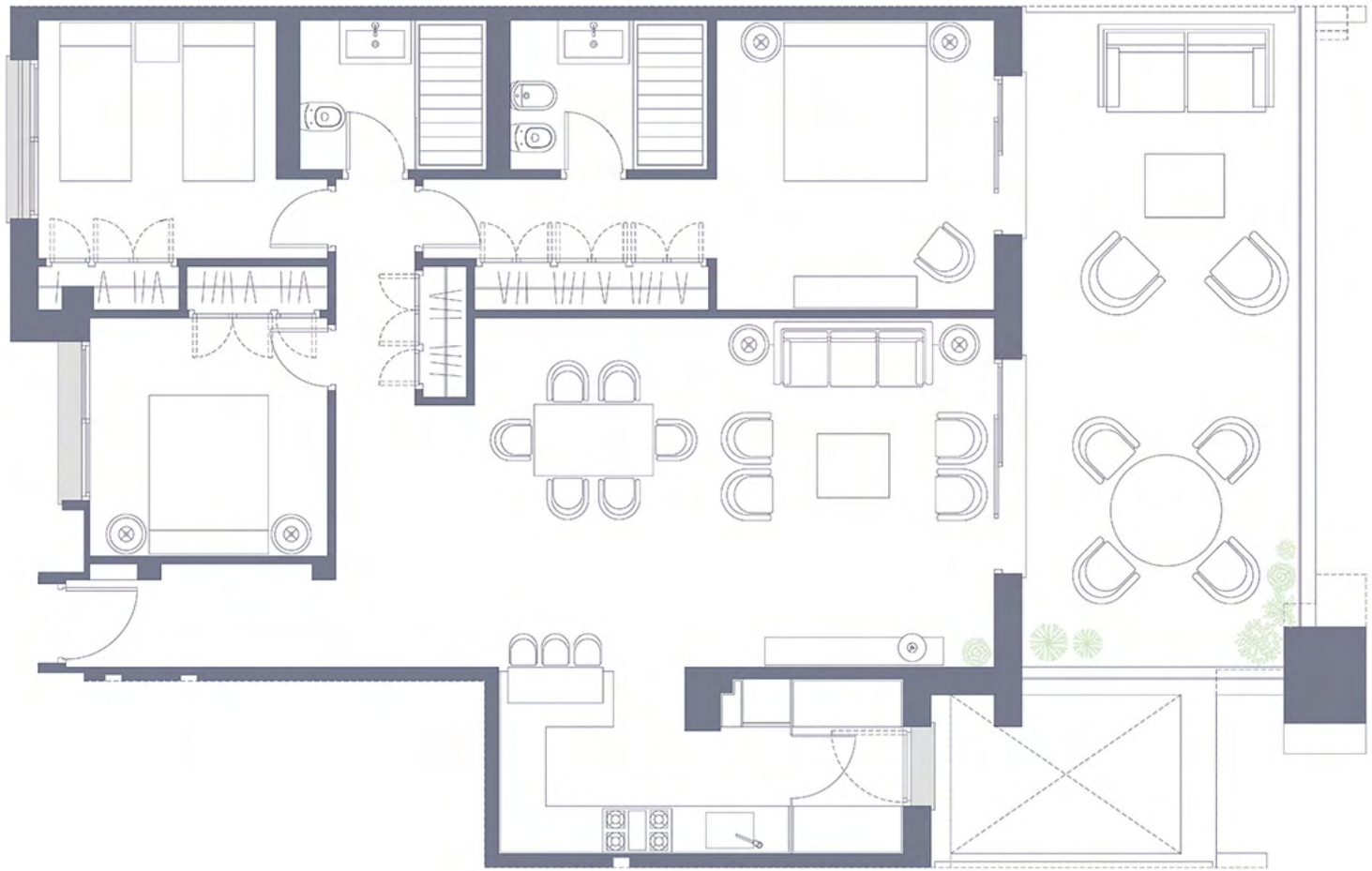

APPROX. AREAS sqm
Interior area 90 - 100
Balcony area 30 - 135

0 1 2 3

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APARTMENT TYPE 5
3 BEDROOMS | 2 BATHROOMS
PRIVATE GARDEN



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

0 1 2 3

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APARTMENT TYPE 6
4 BEDROOMS | 2+1 BATHROOMS

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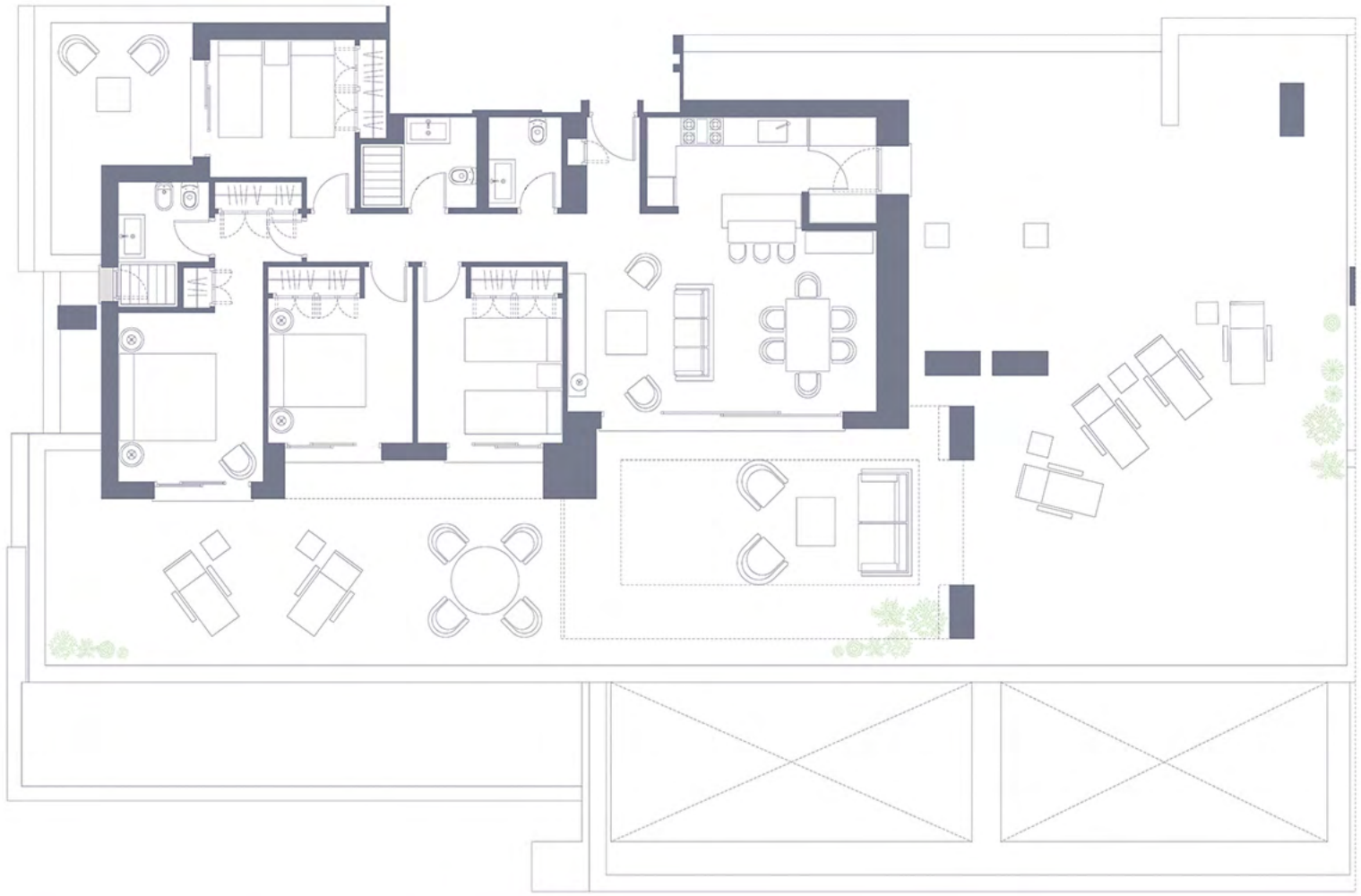

APPROX. AREAS sqm
Interior area 90 - 100
Balcony area 30 - 135

0 1 2 3

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