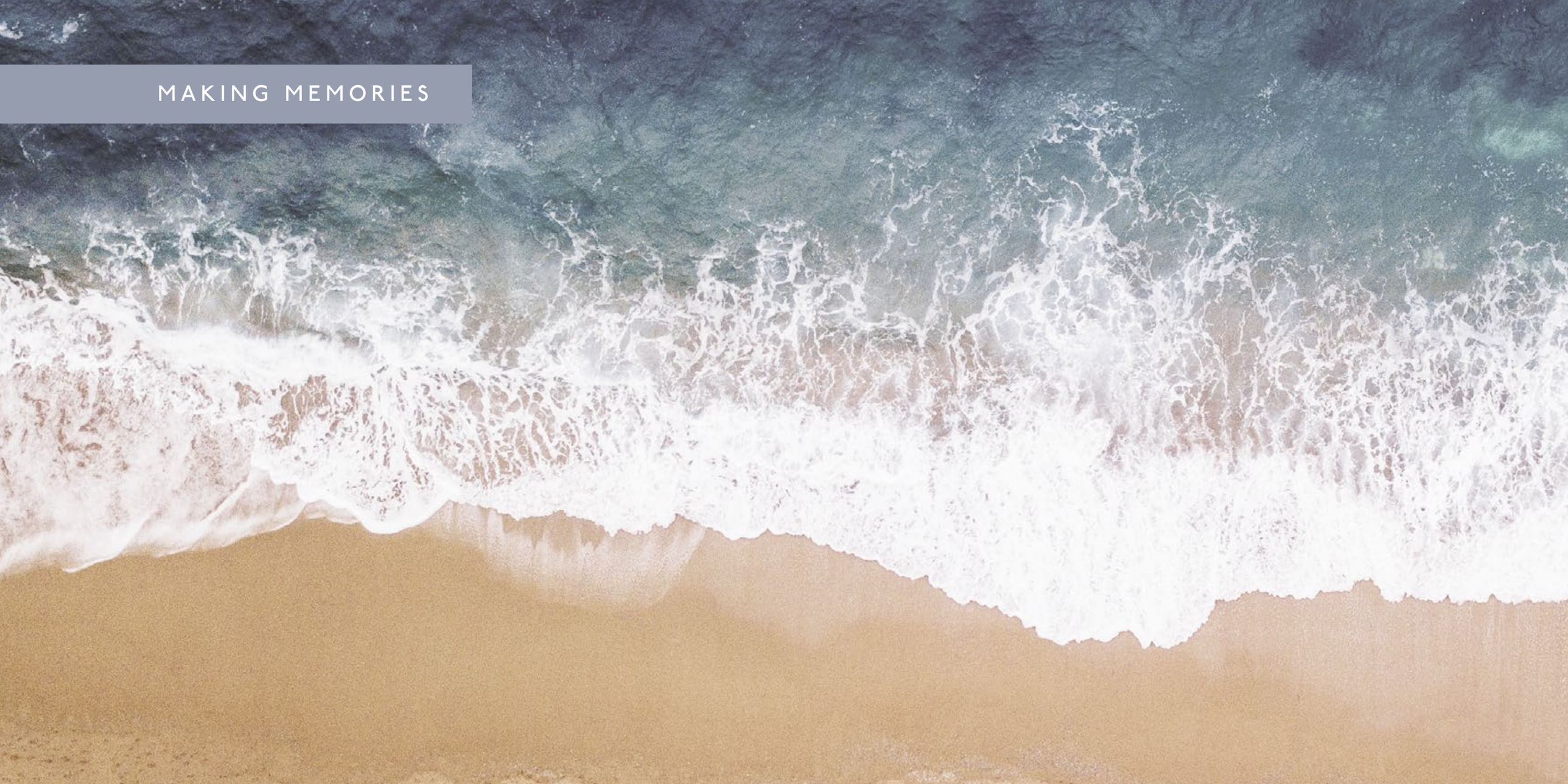


VELAYA

WELCOME TO VELAYA.
WELCOME TO YOUR DREAM HOME


MAKING MEMORIES

IIS







AN EXCLUSIVE SCHEME DESIGNED FOR YOUR ULTIMATE ENJOYMENT, VELAYA IS THE HOME YOU HAVE ALWAYS DREAMED OF

The project has been developed to meet all needs and for you to enjoy a beach-chic lifestyle, luxuriating in nature's bounty, and finding the peace and quiet, and relaxation you are looking for.

VELAYA



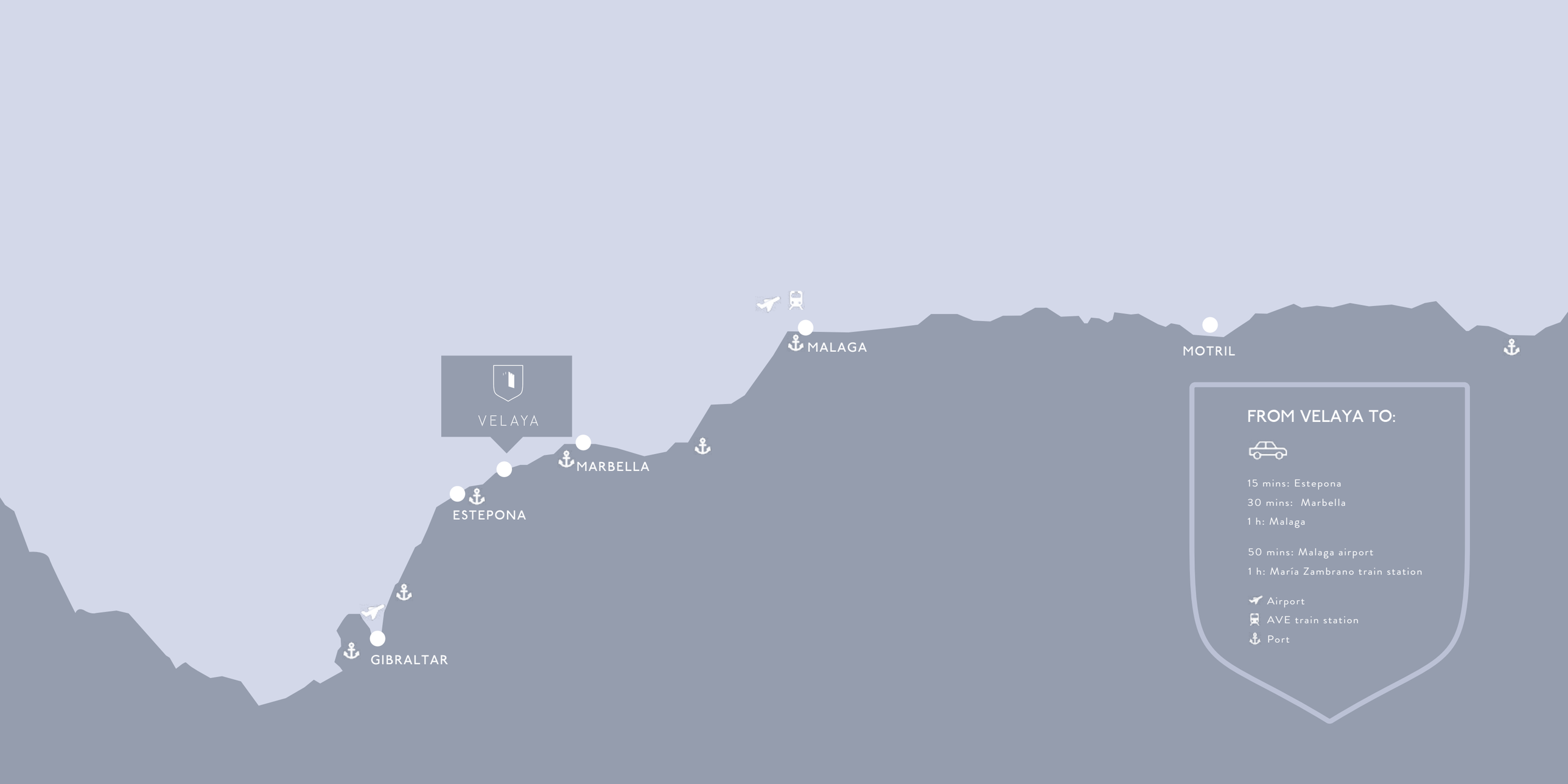
DISCOVER A PLACE OF NATURAL BEAUTY

With over 325 days of annual sunshine and an average annual temperature of 19°C, Malaga is one of the Spanish provinces with the best climate. The coast in Estepona offers 17 beaches with fine sand and warm waters along 21 kilometres. The area further boasts a marina and is well connected by car, train or plane.

VELAYA






VELAYA
MALAGA
MOTRIL
MARBELLA
ESTEPONA
GIBRALTAR
FROM VELAYA TO:
15 mins: Estepona
30 mins: Marbella
1 h: Malaga
50 mins: Malaga airport
1 h: María Zambrano train station
Airport
AVE train station
Port



VERY CLOSE TO UNBEATABLE EUROPEAN DESTINATIONS

Velaya's unrivalled location means easy and fast access to Europe's most important capitals, among which London, Paris, Copenhagen, Berlin or Moscow.

VELAYA

YOUR DREAM HOME AWAITS YOU

For those looking to live in the Costa del Sol, Velaya is the perfect place. The development—which sits close to a number of small picturesque villages—benefits from an unparalleled beachfront location and enjoys, among other, a wide cultural, gastronomic and sports offering.

VELAYA



* Computer generated image is indicative only



A SCHEME WHERE QUALITY OF LIFE IS HIGH

With an area of approximately 15,000 sq m, a novel residential concept, character features and all the facilities you need, Velaya is poised to become the most exclusive coastal development in Estepona.

✻ Guard house	✻ Garden promenade	✻ Jacuzzi	✻ Paddle court
✻ Security fence	✻ Infinity pool	✻ Outdoor kitchen bbq pavilion	✻ Gym pavilion
✻ Temporary guest parking	✻ Kids pool	✻ Sports plaza	✻ Kids' play area
✻ Garage	✻ Security fence	✻ Tennis court	✻ Beach entry gate



COMMON AREAS



* Computer generated image is indicative only

VELAYA'S MASTERPLAN

1. Vehicular entry
2. Security fence
3. Arrival drive
4. Arrival plaza
5. Turn around
6. Temporary guest parking
7. Garage entrance / exit
8. Pool deck
9. Garage promenade walk
10. Main infinity pool
11. Kids pool
12. Private cabañas
13. Jacuzzi
14. Outdoor kitchen bbq Pavilion
15. Terraced garden
16. Sports plaza
17. Tennis court
18. Paddle court
19. Gym pavilion
20. Kids' play area
21. Private villa garden
22. Private bungalow garden
23. Existing tower
24. Beach promenade
25. Beach entry gate
26. Path to beach
27. Beach access from promenade



* Computer generated image is indicative only





A HAVEN FOR YEAR-ROUND OUTDOOR ACTIVITIES

Velaya is a scheme designed down to fine detail for your ultimate relaxation and well-being. Take a plunge into the infinity pool, soak up the golden sun on a lounger or Bali-style day bed, de-stress by taking a dip in the hot tub, have a game of tennis or paddle tennis in the sports area, or hit the weights at the gym before treating yourself to a lavish meal at the barbecue area.


YOUR WINDOW TO THE SEA



AERIAL VIEW OF THE DEVELOPMENT

* Computer generated image is indicative only

FIND THE HOME THAT BEST SUITS YOUR NEEDS

Velaya's 38 homes and facilities have been designed keeping your best interest at heart.

The residential offering stands out for the quality of its materials, exclusivity, architectural features and enviable beachfront location.

* APARTMENTS
* PENTHOUSES
* BUNGALOWS
* VILLAS

THE APARTMENTS



Arranged over 3 separate blocks, Velaya's 24 spectacular apartments—boasting 2 and 3 bedrooms and generous-sized private terraces with sun deck—offer a roomy layout and afford stunning views.

In addition, the 12 ground floor apartments benefit from large private gardens and the possibility of building a pool.

GROUND FLOOR APARTMENT

* Computer generated image is indicative only

TYPICAL APARTMENT



* Computer generated image is indicative only

THE PENTHOUSES



6 exclusive and light-filled penthouses boasting 3 bedrooms and splendid views over the Costa del Sol. On the upper floor you will find the master bedroom and a large terrace, while the ground floor comprises two bedrooms, a dressing room, en-suite bathrooms, a guest toilet, an office, a living room, a dining room, a kitchen, a utility room and spacious terraces that can accommodate a swimming pool.

The penthouses are perfect for those seeking to enjoy an oceanfront secondary residence with all the amenities and services within close vicinity.

UPPER FLOOR PENTHOUSES

* Computer generated image is indicative only

THE VILLAS



2 luxurious and exclusive 4-bedroom villas with an approximate area of 1,000 sq m offering generous-sized interior and exterior living spaces. Each villa is arranged over 3 spacious and sun-drenched floors, and benefits from an expansive garden with a swimming pool, hot tub and porch.

As they offer complete privacy, the villas—with their open-plan and light-flooded indoor and outdoor spaces—are the perfect place when you want to be relatively secluded, but also if you want to entertain friends and family. All rooms have been designed with exceptional attention to detail to suit the needs of homebuyers.

The villas are unbeatably located (just 100 m from the sea) and offer direct access to the beach.

LEFT SIDE VILLA

* Computer generated image is indicative only

VILLA MASTER BEDROOM



* Computer generated image is indicative only

THE BUNGALOWS



6 one-of-a-kind bungalows to make Velaya your home. Clean lines and an abundance of light flood each property, which comprises 4 bedrooms and generous-sized living spaces arranged over three floors.

Each bungalow is built to the highest of specifications and features best-in-class finishes and layout. Much attention to detail has been afforded to the design, the porch and the private swimming pool for your maximum comfort and well-being.

Enviably located just 100 m from the beach, the bungalows face the sea and offer direct access to the beach.

GROUND FLOOR BUNGALOW

* Computer generated image is indicative only



BUNGALOW COURTYARD

* Computer generated image is indicative only

Built with the best materials and 100% committed to the environment, Velaya strives for the BREEAM® certificate, promoting a more sustainable construction that has economic, environmental and social benefits for all people linked to the life of the residential complex.

BREEAM® is the most advanced evaluation and certification method of the sustainability of the buildings

MAIN INFINITY POOL

* Computer generated image is indicative only

BUILDING SPECIFICATIONS

PARTITION WALLS AND CEILING

PARTITION WALLS

Common walls between homes, and between homes and common areas: common walls to feature brickwork and plasterboard system with acoustic insulation, and moisture-proof plasterboards in wet areas.
Party walls within the apartment: party walls to feature plasterboard system with acoustic insulation, and moisture-proof plasterboards in wet areas.

SUSPENDED CEILING

Laminated plasterboard suspended ceiling throughout. Plasterboards to be water resistant in wet areas, and to feature access hatches in bathrooms to enable access to indoor units.

FLOORING AND FINISHES

ENTRANCE HALL, CORRIDORS, LIVING ROOM, DINING ROOM AND BEDROOMS

Ceramic tile flooring throughout.

BATHROOMS AND KITCHENS

Ceramic tile flooring throughout.

TERRACES

Non-slip Class 3 ceramic tile raised flooring system throughout.

WALL CLADDING

ENTRANCE HALL, CORRIDORS, LIVING ROOM, DINING ROOM AND BEDROOMS

Walls and ceilings to be coated with smooth flat water-based paint (colour to be defined).

BATHROOMS

Master and secondary bathrooms to feature ceramic facing and water-repellent adhesive.

FAÇADE

Façade to feature ceramic finish.

SANITARY WARE - EN SUITE BATHROOM

TOILET

Wall hung toilet and concealed cistern with wall hung frame.

WASHBASIN + VANITY UNIT

Wood vanity unit to boast double bowl basin.

SHOWER BASE

Shower to be fitted with large-format acrylic shower base (colour to be defined) (VILLEROY & BOCH or similar brand) and shower screen.

BATHTUB

Bathtub.

SANITARY WARE - SECONDARY BATHROOM AND GUEST TOILET

TOILET

Wall hung toilet and concealed cistern with wall hung frame.

WASHBASIN + VANITY UNIT

Wood vanity unit to boast double bowl basin.

SHOWER BASE

Shower to be fitted with large-format acrylic shower base (colour to be defined) (VILLEROY & BOCH or similar brand) and shower screen.

BATHTUB

Bathtub.

TAPS

TAPS ON WASHBASIN AND BATHTUB

Single-handle taps to be fitted with aerators and to feature chrome-plated finish (DORNBRACHT in master bedroom's bathroom).

SHOWER

Built-in single-handle taps to feature chrome-plated finish (DORNBRACHT in master bedroom's bathroom).

LIGHT FIXTURES

HOMES

LED light fixtures (LEDS C4 or similar brand) mounted up into suspended ceiling across kitchens, bathrooms, corridors and terraces.

SYSTEMS

HOMES

SIMON 100 mechanisms (or similar brand): shutter and lightning control system (does not require a home automation system).

Bedrooms to be fitted with USB socket.

INTERIOR JOINERY

ENTRANCE

Armoured front door to feature interior lacquered wood panelling and exterior upper panel.

DOOR SYSTEMS

Smooth lacquered one-leaf or two-leaf hinged or sliding doors.

WARDROBES

Modular wardrobes to feature textile finish and smooth lacquered one-leaf hinged doors.

KITCHENS

ENTRANCEPENTHOUSES, VILLAS AND BUNGALOWS

BULTHAUP kitchens to be fully fitted with household appliances, high-capacity base and wall units, monolithic worktop and stainless steel sink with single-handle taps. Household appliances to include:

- Induction hob and extract module (GAGGENAU)
- Compact oven/micowave (GAGGENAU)
- Panel ready fridge
- Panel ready dishwasher
- Wine cooler

APARTMENTS

BULTHAUP kitchens to be fully fitted with household appliances, high-capacity base and wall units, monolithic worktop and stainless steel sink with single-handle taps. Household appliances to include:

- Induction hob
- Decorative cooker hood extract module
- Compact oven/microwave
- Panel ready fridge
- Panel ready dishwasher

HOUSEHOLD APPLIANCES

PENTHOUSES, VILLAS AND BUNGALOWS

Household appliances:

- Panel ready washing machine.
- Condenser tumble drier.

APARTMENTS

Household appliances:

- Panel ready washing machine.
- Condenser tumble drier.

EXTERIOR JOINERY

Façade and terraces to boast thermally broken anodised aluminium tilt and turn, and/or hinged or sliding windows to feature double glazed units.

SHUTTERS

Roll-up shutters in bedrooms.

BLINDS

Living rooms/master bedrooms to boast motorised roll-up blinds to be fitted with light protection system.

RAILINGS

RAILINGS TO TERRACES FACING THE OCEAN

Glass railings to be wall anchored and to be fitted with U system, suitable for glass panels.

RAILINGS TO REAR BALCONIES

Glass railings to be fitted with auxiliary stainless steel structure.

B. SYSTEMS

HVAC AND PLUMBING SYSTEM

HOMES

Aerothermal system for domestic hot water and air conditioning to be fitted with concealed ducts for air flow distribution.

Plumbing system (domestic hot/cold water) to be compliant with applicable regulations, and to feature cross-linked polyethylene pipes, and polypropylene upright pipes. Underfloor heating system throughout.

Water recirculation system for hot water when taps are turned on and to avoid wasting water.

SEWERAGE SYSTEM

GENERAL

PVC pipes.

ELECTRICAL SYSTEM

GENERAL

Electrical system to feature a high degree of electrification. Pre-installed charging points for electric cars to be provided as requested.

TV AND TELEPHONE

Router switch on/off control system.
Intercom system.

C. COMMON AREAS

DEVELOPMENT'S GROUNDS

MAIN ENTRANCE

Access to the development to be via a single security hut for access control located along the main pathway. CCTV. Direct access to the seafront.

OUTDOOR GROUNDS

Landscaped grounds to be in line with landscaping project, and to include benches and planters.

Gated development to feature perimeter enclosure and programmed lighting and fountain system.

SPORTS AREAS

SWIMMING POOL
CHILDREN'S SWIMMING POOL
HOT TUB
PADDLE TENNIS COURT
TENNIS COURT
OUTDOOR GYM

LEISURE AREAS

BARBECUE
PLAYGROUND AREA