



Homes that innovate your life

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The information shown has been prepared from the basic project of the building and may be modified due to technical, legal or commercial requirements. The infographics of the facades, common areas, gardens and other spaces are indicative. The areas are approximate, the furniture in the infographics of the interiors is not included and the equipment in the homes will be indicated in the corresponding quality report attached to the contract documentation. The solution that is finally implemented will conform to what is stated in the corresponding implementation project. All the information referred to in RD 515/89 of 21 April and in the applicable state and regional regulations is available at our offices.

## LOCATION

is designed for enjoyment, located in the coastal town of Vélez-Málaga (Málaga). It is located in a unique environment, in the Baviera development that adjoins the Baviera Golf golf club.

In the town of Caleta de Vélez, 2 kilometers from the development, you will find all nature of facilities and services are available such as nurseries, schools, health centres, sports centres, pharmacies or supermarkets.

is in an unbeatable location; it is located 30 minutes from the airport and with direct access to the Malaga-Granada-Almería motorway (A-274).





## PROJECT

is a unique residential development with all the necessary features of a modern development, making it the ideal place to live. The development consists of 154 homes with 2 and 3 bedrooms, all of which have a parking space and storage room.

We have taken care of every detail to turn this development into your future home. Therefore, we offer you homes that stand out for their excellent design and luminosity.

Céleste Vitta Nature are homes that build your future.



Garage



Storage room



## FACILITIES

The common areas undoubtedly provide a wealth of great advantages to make your life much easier and more pleasant. A unique place you can enjoy with whoever you want.

To do so, Céleste Baviera Golf has an exclusive swimming pool surrounded by green areas, a gym and gourmet social room.



Social-gourmet room



Swimming pool



Gym





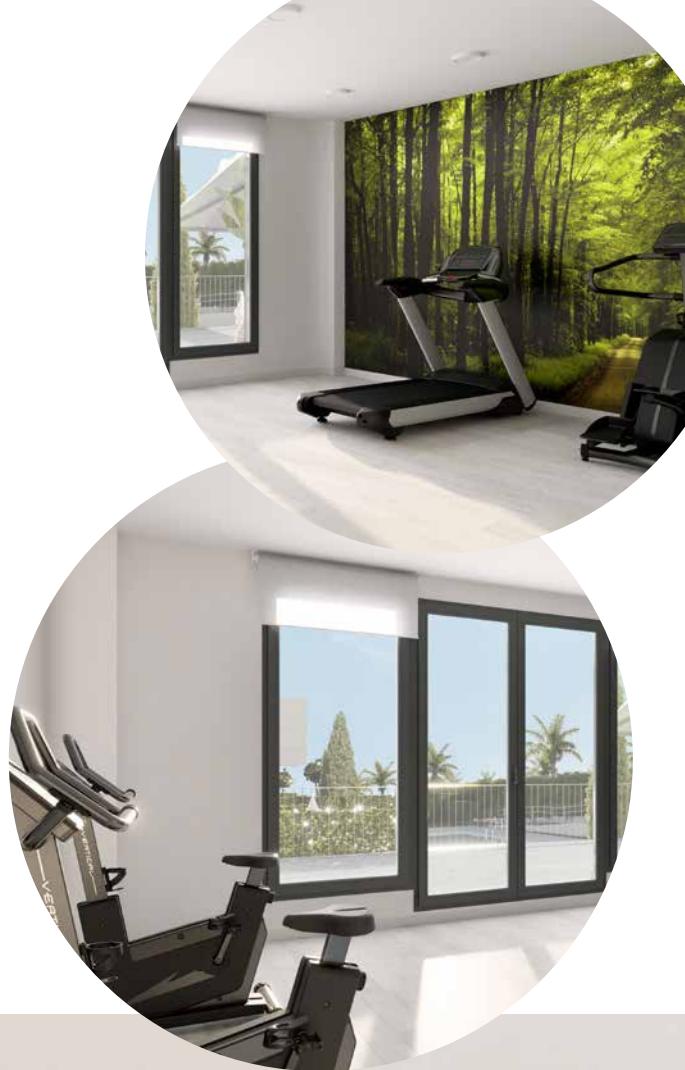
#### SWIMMING POOL

The pool is designed to make the summer months more pleasant and, above all, more refreshing.



#### GYM

Staying fit and living a healthy lifestyle is now easier than ever. Enjoy your workout without leaving your community.



#### SOCIAL-GOURMET ROOM

For shared moments you have at your disposal the social-gourmet room. A fully equipped space with an elegant, modern and, above all, comfortable decoration. Here you can experience unforgettable social and family gatherings.





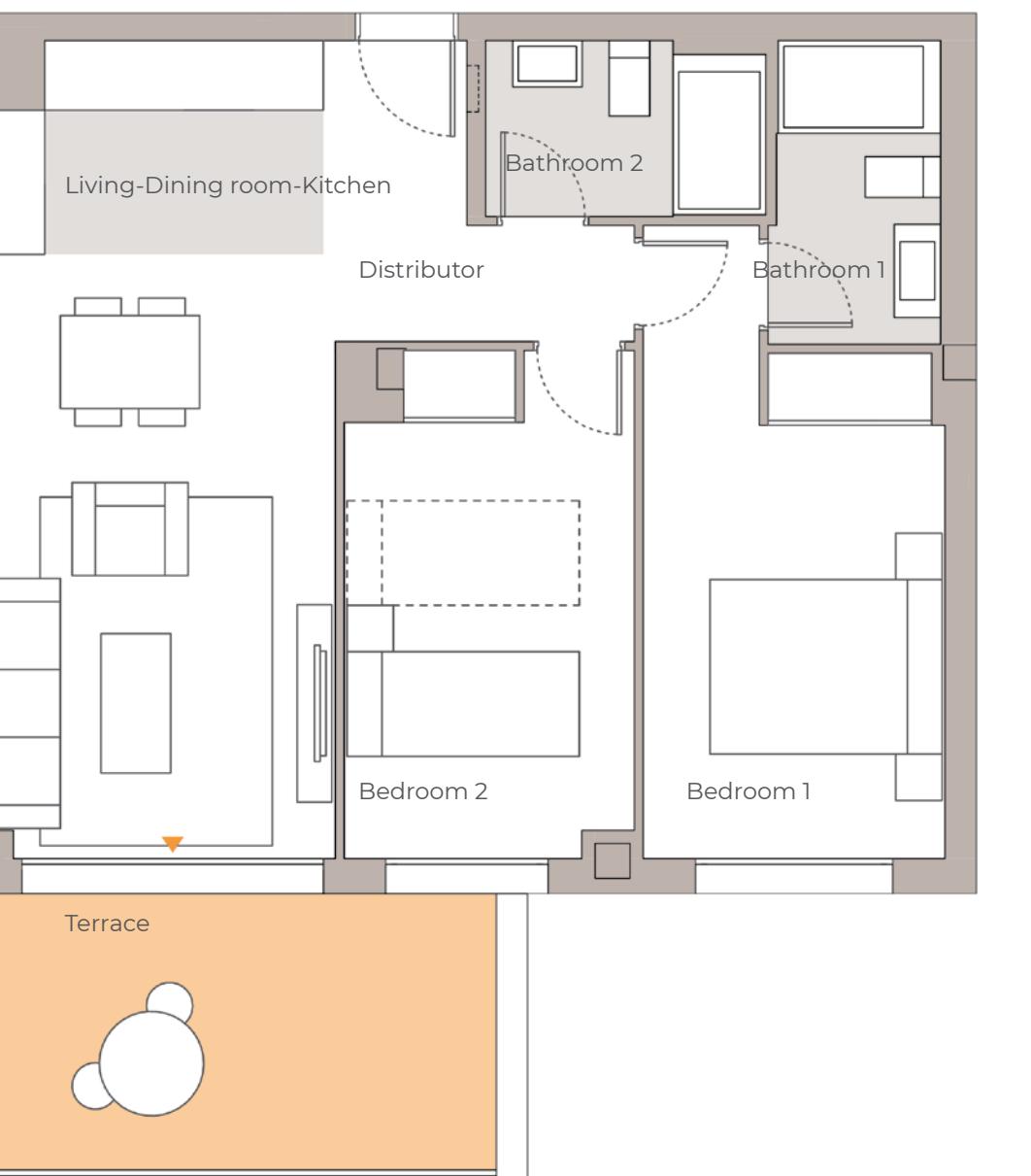
# STANDARD PLAN 2 BEDROOMS

USEFUL FLOOR AREA OF HOUSE - 56,00 m<sup>2</sup>

## TABLE OF FLOOR AREAS

Distributor	4,30 m <sup>2</sup>
Bathroom 1	3,70 m <sup>2</sup>
Bathroom 2	3,50 m <sup>2</sup>
Living-Dining room-Kitchen	21,60 m <sup>2</sup>
Bedroom 1	12,40 m <sup>2</sup>
Bedroom 2	10,60 m <sup>2</sup>
Terrace	9,06 m <sup>2</sup>

Useful area of the property	56,00 m <sup>2</sup>
Useful area of the property S/DJA 218/2005	61,50 m <sup>2</sup>
Useful terrace area	10,00 m <sup>2</sup>
Total area of home c.c.	75,00 m <sup>2</sup>
Total area of home c.c. S/DJA 218/2005	82,04 m <sup>2</sup>



# STANDARD PLAN 2 BEDROOMS

USEFUL FLOOR AREA OF HOUSE - 56,00 m<sup>2</sup>

## TABLE OF FLOOR AREAS

Distributor	4,30 m <sup>2</sup>
Bathroom 1	3,70 m <sup>2</sup>
Bathroom 2	3,50 m <sup>2</sup>
Living-Dining room-Kitchen	21,60 m <sup>2</sup>
Bedroom 1	12,40 m <sup>2</sup>
Bedroom 2	10,60 m <sup>2</sup>
Garden	21,70 m <sup>2</sup>

Useful area of the property	56,00 m <sup>2</sup>
Useful area of the property S/DJA 218/2005	61,50 m <sup>2</sup>
Useful garden area	21,70 m <sup>2</sup>
Total area of home c.c.	75,00 m <sup>2</sup>
Total area of home c.c. S/DJA 218/2005	83,35 m <sup>2</sup>

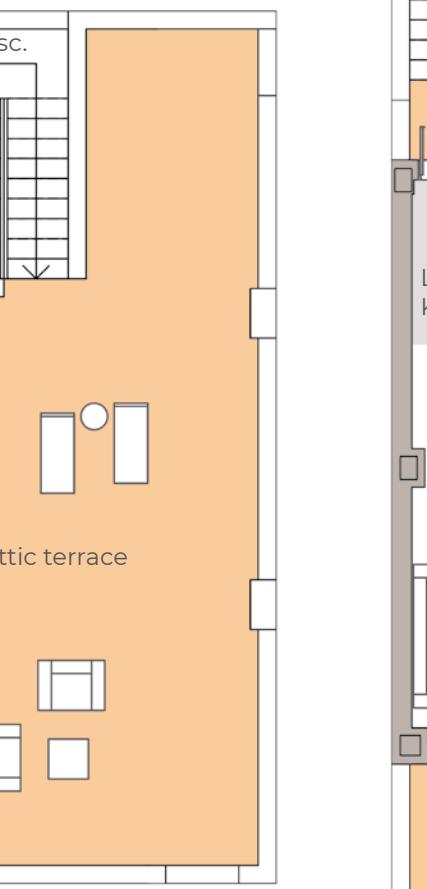
# STANDARD PLAN 3 BEDROOMS

USEFUL FLOOR AREA OF HOUSE - 76,00 m<sup>2</sup>

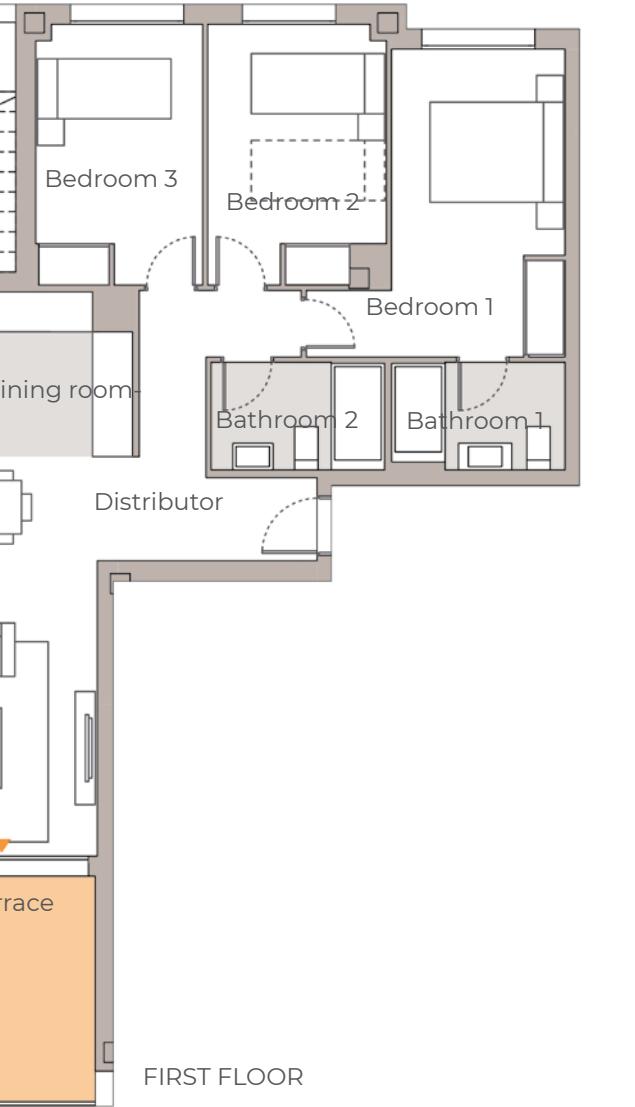
## TABLE OF FLOOR AREAS

Distributor	7,60 m <sup>2</sup>
Bathroom 1	4,00 m <sup>2</sup>
Bathroom 2	4,10 m <sup>2</sup>
Living-Dining room-Kitchen	27,90 m <sup>2</sup>
Bedroom 1	13,20 m <sup>2</sup>
Bedroom 2	10,30 m <sup>2</sup>
Bedroom 3	9,70 m <sup>2</sup>
Exterior stairs	7,10 m <sup>2</sup>
Terrace	10,50 m <sup>2</sup>
Attic terrace	51,00 m <sup>2</sup>

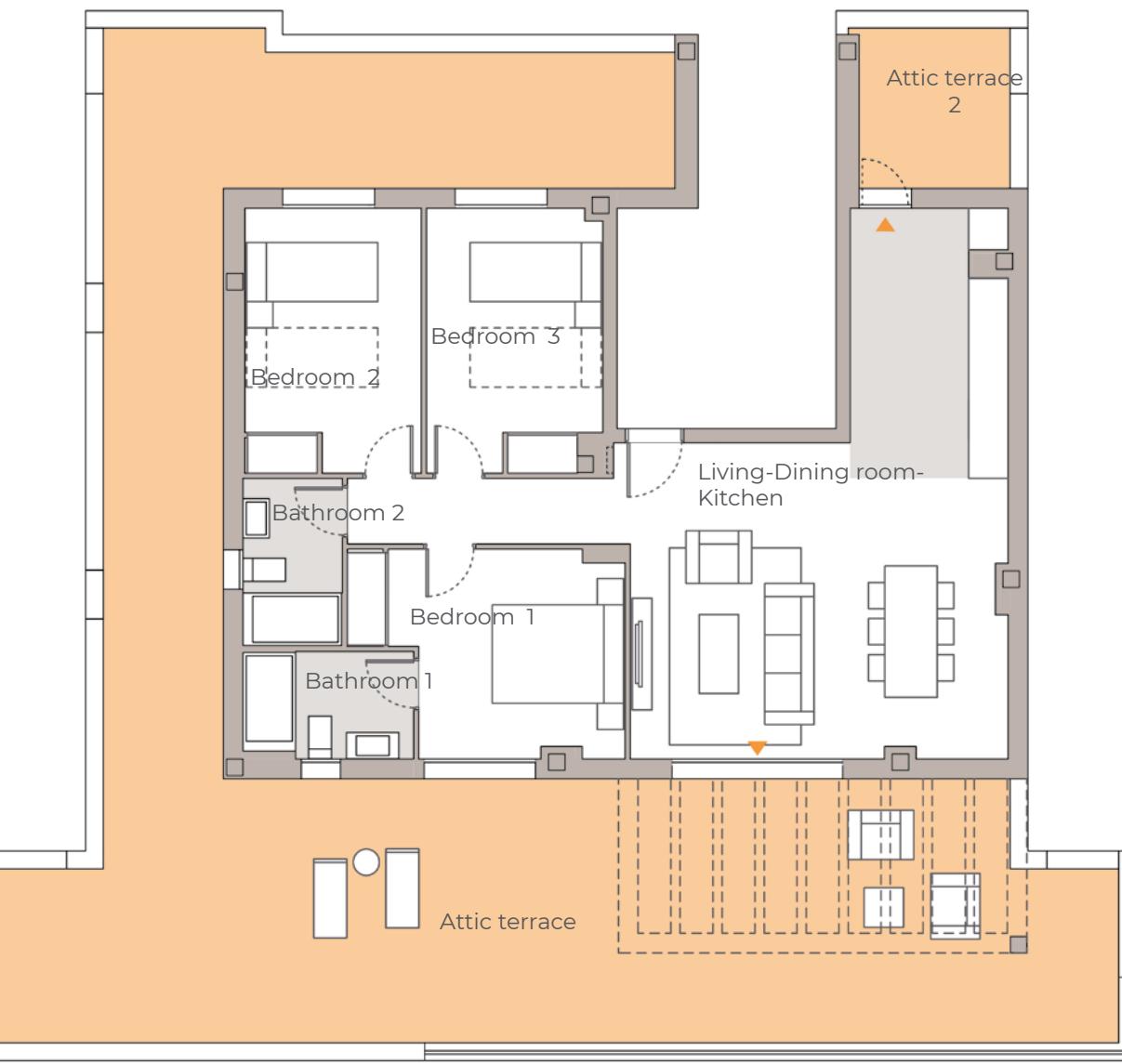
Useful area of the property	76,00 m <sup>2</sup>
Useful area of the property S/DJA 218/2005	84,48 m <sup>2</sup>
Useful terrace area	68,00 m <sup>2</sup>
Total area of home c.c.	105,00 m <sup>2</sup>
Total area of home c.c. S/DJA 218/2005	116,19 m <sup>2</sup>



PENTHOUSE FLOOR



FIRST FLOOR



# STANDARD PLAN 3 BEDROOMS

USEFUL FLOOR AREA OF HOUSE - 80,00 m<sup>2</sup>

## TABLE OF FLOOR AREAS

Distributor	5,60 m <sup>2</sup>
Bathroom 1	4,10 m <sup>2</sup>
Bathroom 2	3,80 m <sup>2</sup>
Living-Dining room-Kitchen	34,50 m <sup>2</sup>
Bedroom 1	11,40 m <sup>2</sup>
Bedroom 2	10,70 m <sup>2</sup>
Bedroom 3	10,60 m <sup>2</sup>
Attic terrace 2	5,60 m <sup>2</sup>
Attic terrace	9,60 m <sup>2</sup>

Useful area of the property	80,00 m <sup>2</sup>
Useful area of the property S/DJA 218/2005	88,77 m <sup>2</sup>
Useful terrace area	14,00 m <sup>2</sup>
Total area of home c.c.	112,00 m <sup>2</sup>
Total area of home c.c. S/DJA 218/2005	123,80 m <sup>2</sup>

# STANDARD PLAN 3 BEDROOMS

USEFUL FLOOR AREA OF HOUSE - 77,00 m<sup>2</sup>

## TABLE OF FLOOR AREAS

Distributor	7,60 m <sup>2</sup>
Bathroom 1	4,00 m <sup>2</sup>
Bathroom 2	4,10 m <sup>2</sup>
Living-Dining room-Kitchen	28,50 m <sup>2</sup>
Bedroom 1	13,20 m <sup>2</sup>
Bedroom 2	10,30 m <sup>2</sup>
Bedroom 3	9,70 m <sup>2</sup>
Garden	73,40 m <sup>2</sup>

Useful area of the property	77,00 m <sup>2</sup>
Useful area of the property S/DJA 218/2005	85,03 m <sup>2</sup>
Useful garden area	73,00 m <sup>2</sup>
Total area of home c.c.	105,00 m <sup>2</sup>
Total area of home c.c. S/DJA 218/2005	116,19 m <sup>2</sup>



## ENERGY RATING



creates spaces that adapt to your needs. We create buildings of low energy consumption, highly insulated and weatherproofed.

We build homes with latest-generation technology, developed for comfortable everyday use.

This classification signifies an estimated energy saving of 82% and therefore an important economic saving, taking as reference a home with energy efficiency classification "F".

The building has a "B" Energy Efficiency Classification, which means a reduction of CO<sub>2</sub> emissions and a significant reduction of the building's energy demand (heating, cooling and sanitary hot water).

The estimated saving, adding the annual energy cost of gas and electricity, could be up to €600.\*



Discover more at: [viacelere.com/innovacion](http://viacelere.com/innovacion) | [celereinnova.es](http://celereinnova.es)

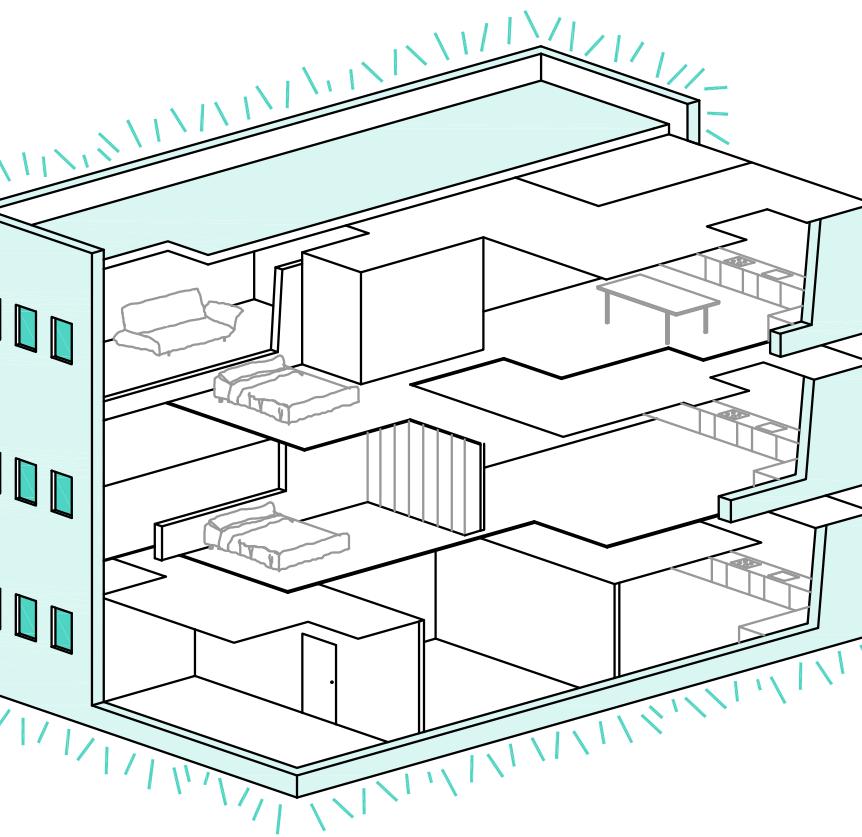
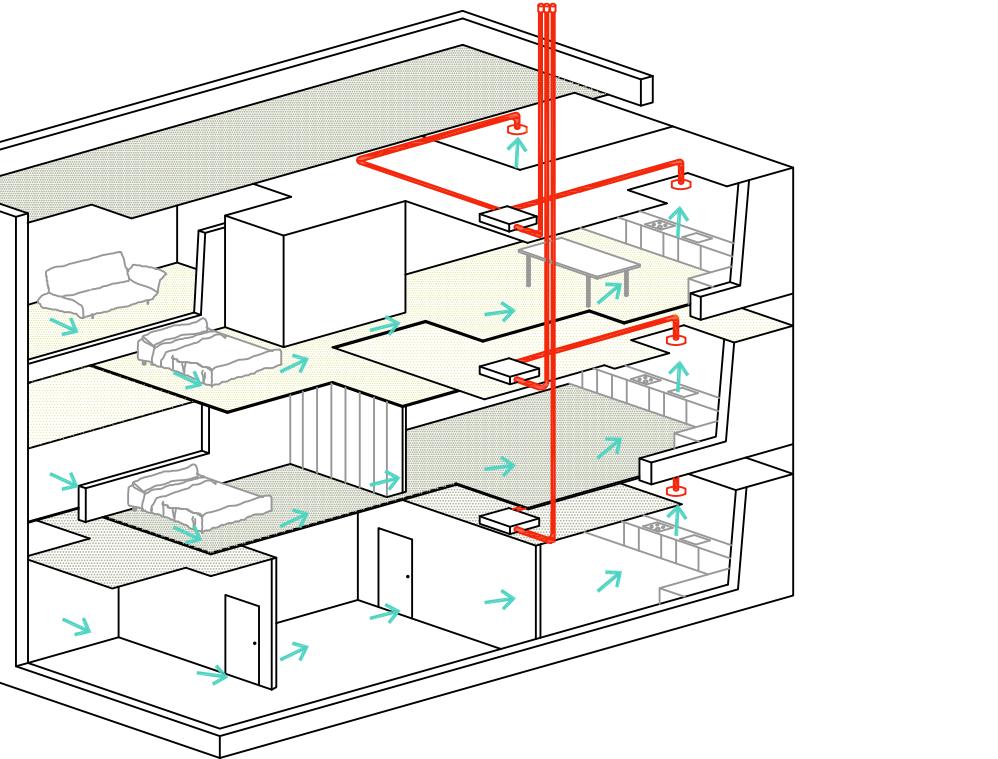


\*Estimated calculation of energy saving for a typical home with a net surface area of 95 m<sup>2</sup> and a B rating compared to a benchmark home with an F rating, pursuant to 'Clasificación de la eficiencia energética de los edificios' (Rating Energy Efficiency for Buildings) published by the IDAE and the Spanish Ministry for Industry, Energy and Tourism in November 2015 and additional legislation that complements this and/or may replace it. \*\* Minimum saving guaranteed as regards consumption of clean hot water for the entire building, considering its location and the minimum occupancy values pursuant to prevailing applicable legislation.

\*\* Guaranteed minimum saving in domestic hot water consumption (DHW) in the building as a whole, taking into account its location and the minimum occupancy values according to the current applicable standard.

### Home ventilation

- Controlled mechanical ventilation of the residence.
- Continuous ventilation of the residence using guided extraction from bathrooms and kitchen and admission through bedrooms and lounges.
- Joinery with micro-ventilation position.
- Reduces energy consumption in the home.



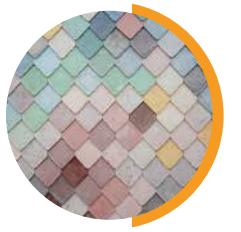
### Heat insulation

Increased heat insulation, obtained by improving the thermal envelope by doubling the facade insulation as well as the carpentry and incorporating low emissivity glass.



means enjoying your own lifestyle

means living with your own lifestyle. We differentiate ourselves by the way we conceive our homes and by all the services we place at our customers' disposal.



### Personalization

Our clients are what is most important to us and we know that no two clients are the same. That is why we want to offer you a personalisation programme\* with different options so that you can make choices based on your individual tastes and needs.

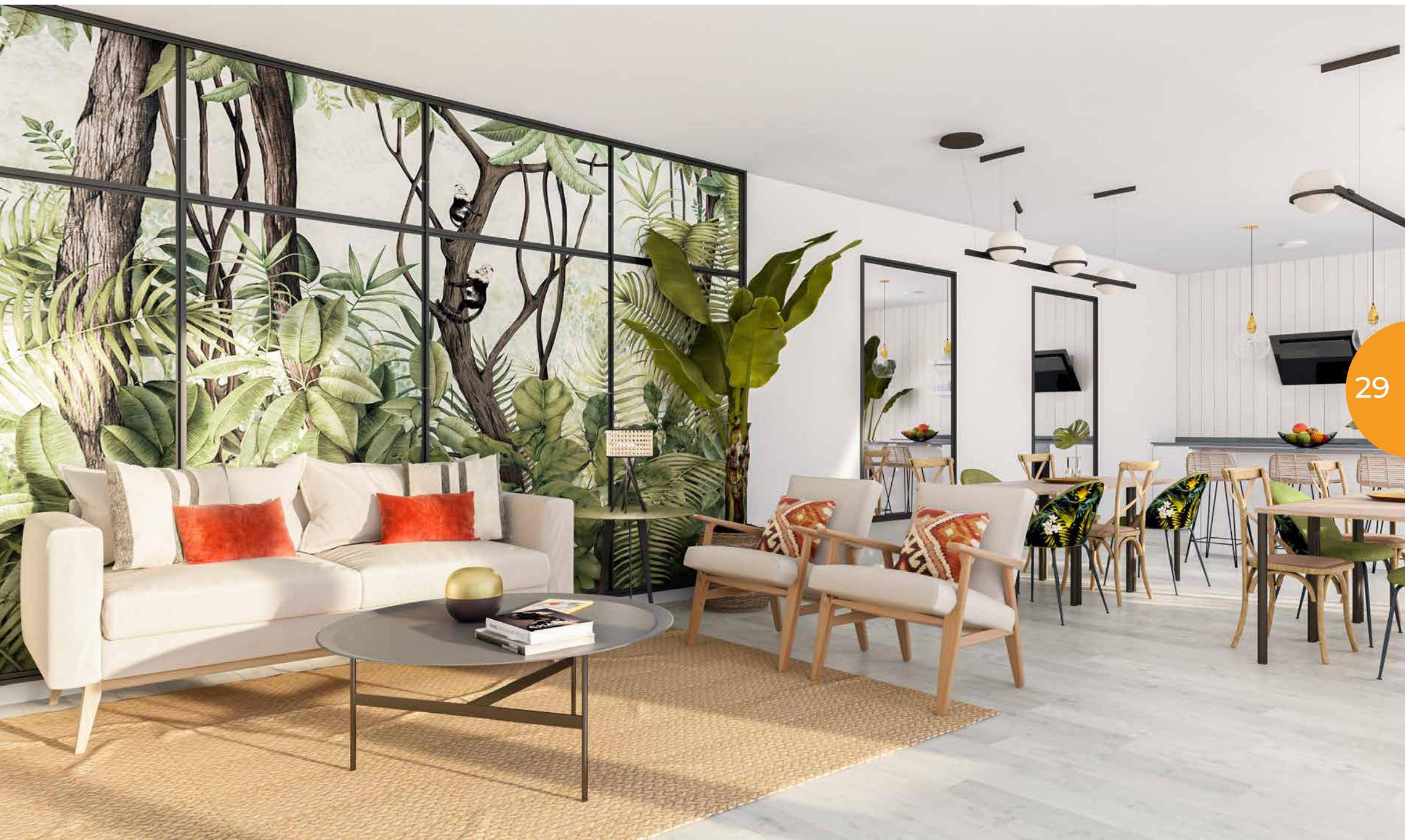
A world of possibilities and proposals for designing an environment that each client will be able to fully identify with from day one, choosing from different materials, colours and textures for walls, floors, wardrobes and kitchens.

\*Deadlines are subject to building deadlines.

### Consultant Sale

The change of economic scenario forces us to make a reflection on a different perspective of the sales model. In the information age, in which with a single click we have a vast range of options without leaving home, it is essential to differentiate yourself and return to the model of personalised sale, in which the commercial agent plays a role of advisor and not of seller.

The most important factor is to LISTEN to the customer, to know their circumstances and detect the true requirements they express, in order to offer a product that meets their expectations.





### Interior design

We know how important it is for our clients to feel their home and the common areas of their development as a special space where they can build unforgettable memories. Therefore, at Vía Célere we work with the best interior designers to design and decorate these spaces, providing all their vision and experience based on the latest trends.

At Vía Célere we can put you in contact with the interior designer of your development if you wish, so that he or she can make your home a unique space.



you a different way of viewing your future home. Enjoy contemplating the outside of the building, its common areas and surroundings from any angle; you can also have an interactive visit inside our properties to see its specifications in detail.

With our configurator CUSTOMIZE you can see how the available finishes and materials look, choosing different options and getting to know their performance so that the Vía Célere personalisation team can adapt the property to the purchasers' tastes.

Live the Vía Célere experience.

There are two ways to download the app in stores:

1- Search in the store for the keyword “”.

2-Scan the following QR code:

Also enjoy the experience in the information for each development on the Vía Célere website.



we believe that social responsibility has to play a leading role in the real estate sector and be the instrument that channels the sector's commitment to transparency, excellence and sustainability.

We understand social responsibility as a strategy that is integrated into our company, that enables us to become a motor of change and to generate value for all our groups of interest and for society in general.

We base this strategy on our commitment to innovation to promote a more sustainable philosophy of construction, embracing those social priorities related with building and serving as a model of ethics and good governance within the sector.

Our activities are oriented to progressing in the achievement of the Goals of Sustainable Development, so that we can collaborate with other organisations, promoting projects and initiatives that respond to current social issues and the expectations of future generations.



Together with UAM, we have created the Observatory for Environmental Sustainability of Residential Buildings, the first study of which has comprised the water footprint of residential building in Spain.

At Vía Célere, we undertake to refund a percentage of our blue water footprint each year to support social projects related with the improvement of water management.



Together with Ashoka, we promote "Future Cities", a project to support young social entrepreneurs in the sustainability challenges that cities face these days.

Through a mentoring process with our employees, we make all our knowledge and experience available to these young people and their projects.



# YOUR OPINION MATTERS TO US

We want to know what you think about... yes that's right... us. You have just read that sentence and your brain took less than half a second to think about what we mean to you.

For us, you are everything, we worry about you from the moment we meet with a first "hello" in our sales offices, over the phone or even on our social networks, and we accompany you in one of the most special moments of your life, such as finding the house where you will make your home.

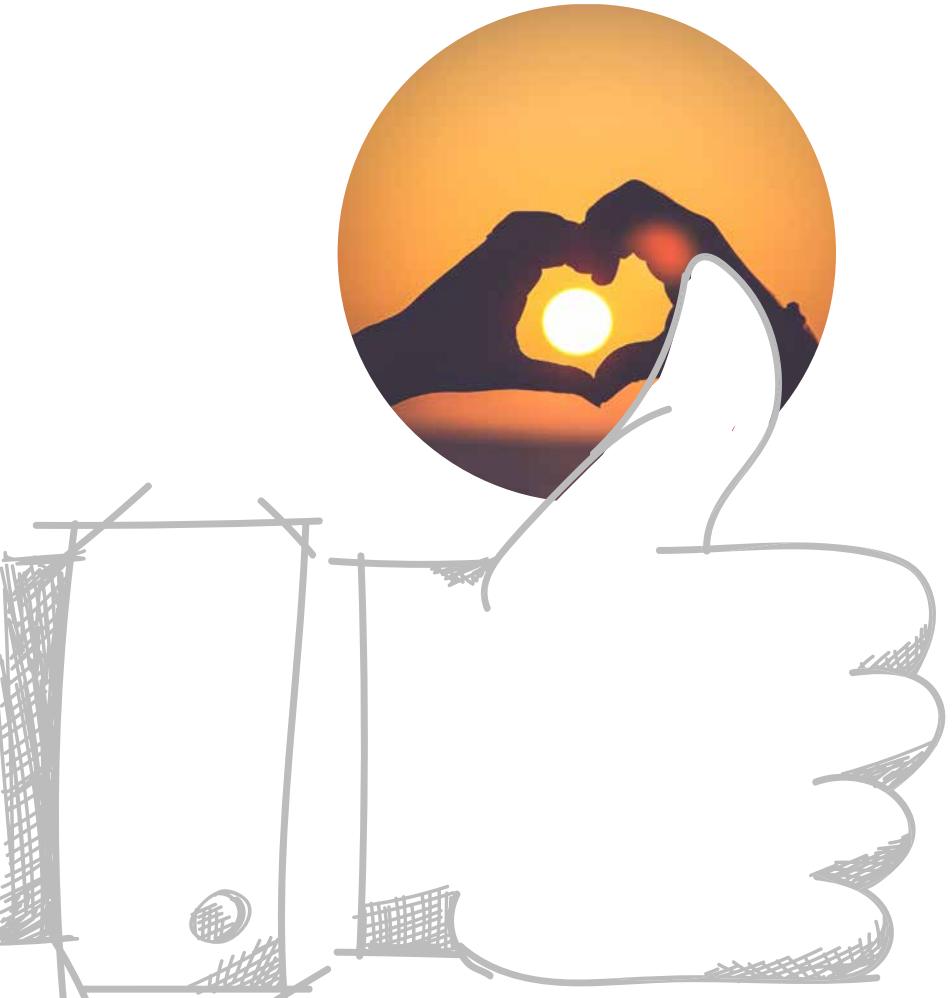
We are always available to help you because we know you are what brings life to our houses.



## we need your stars

It is said that the stars shine so that one day everyone can find theirs, we have found you. Will you help us get ours? We want to continue shining and we will only achieve it if you rate us.

Leave us your stars  
on Google My Business



## click like

Enter our social networks and rate us, it is very important for us to know what you think about Via Célere to be able to improve whatever we can and to provide you with the best service possible.

Enter directly or through the QR code on this page.

