

VELAYA



GOLDEN
— PROPERTIES —

WELCOME TO VELAYA.
WELCOME TO PARADISE LIVING.



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.

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.





VERY CLOSE TO
UNBEATABLE DESTINATIONS

SEVILLA

JEREZ DE
LA FRONTERA

CADIZ

RONDA



VELAYA



MALAGA

FROM VELAYA TO:



8 mins: Estepona

12 mins: Puerto Banús

15 mins: Marbella

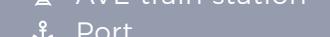
1 h: Malaga

50 mins: Malaga airport

1 h: Maria Zambrano train station



Airport



AVE train station



Port



VELAYA

Estepona is currently one of the most important municipalities in the province of Málaga and Costa del Sol.

Its privileged situation allows it to be one of the best-known enclaves on the coast, very close to marinas, beaches, golf courses, villages, rural routes and incomparable landscapes.

The charm of its white houses and its peaceful squares make Estepona a typically magical Andalusian town.

Its recently renovated old town, one of the most beautiful in Andalusia, invites you to walk around and discover, a few meters away from the sea, a network of white streets adorned with pots full of flowers.



This area offers a wide gastronomic variety thanks to its terraces, restaurants, beach bars and pubs, scattered around the old town, the seaport and the first beachline, where you can find from the most traditional food to the most innovative and international cuisine.

Places to enjoy the sun, friends, shopping and the typical Mediterranean cuisine with products from land and sea.



YOUR DREAM HOME AWAITS YOU

For those looking to live in the Costa del Sol, Velya 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 others, a wide cultural, gastronomic and sports offering.

Velya is nestled in a unique natural surrounding where to breathe tranquillity, very near to the Estepona Marina, the historic centre and Puerto Banús.

With easy access to the A7 and AP7 motorways, the centre of Malaga, the airport or the train station are only a short drive away.

Estepona's natural parks, its beaches and its views of Gibraltar and Africa are a luxury within your reach.



AERIAL VIEW OF THE DEVELOPMENT



* Computer generated image
is indicative only

FIND THE HOME THAT BEST SUITS YOUR NEEDS

Velya's 38 homes and facilities have been designed keeping your best interest at heart. The project is under construction.

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

- APARTMENTS
- PENTHOUSES
- BUNGALOWS
- VILLAS



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, Velya is poised to become the most exclusive coastal development in Estepona.

- Heated infinity pool
- Guard house
- Gym pavilion
- Garage
- Underground parking
- Temporary guest parking
- Outdoor kitchen bbq pavilion
- Garden promenade
- Paddle court
- Security fence
- Direct access to the beach
- Kids pool
- Tennis court
- Security cameras
- Jacuzzi
- Kids play area



* Computer generated image
is indicative only



COMMON AREAS

* Computer generated image
is indicative only

MASTERPLAN

- 1 Main entrance
- 2 Pedestrian access
- 3 Arrival plaza
- 4 Guest parking
- 5 Access/exit to car park
- 6 Deck area
- 7 Kids pool
- 8 Heated infinity pool
- 9 Cabañas
- 10 Garden promenade
- 11 Jacuzzi
- 12 Barbecue area
- 13 Tennis court
- 14 Paddle tennis court
- 15 Kids Playground
- 16 Gym
- 17 Terraced gardens
- 18 Water fountain features
- 19 Pedestrian beach access
- 20 Villa private garden
- 21 Bungalow private garden
- 22 Private promenade to beach from villas and bungalows
- 23 Beach promenade
- 24 Existing tower
- 25 Beach access from promenade





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.

THE APARTMENTS



Arranged over 3 separate blocks, Velya'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.

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
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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 main floor comprises two bedrooms with dressing rooms and en-suite bathrooms, a guest toilet, an office, a open plan kitchen/living room, 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.

DUPLEX PENTHOUSE



* Computer generated image
Is indicative only

THE VILLAS



2 luxurious and exclusive 4-bedroom villas 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 on the beachfront 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

VILLA LIVING ROOM



* 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 3 bedrooms + office 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.

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

BUNGALOW



* Computer generated image
is indicative only

BUNGALOW INTERNAL COURTYARD / LIGHTWELL

* Computer generated image
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HEATED INFINITY POOL



Built with the best materials and 100% committed to the environment, Velya 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.



* Computer generated image is indicative only

BUILDING SPECIFICATIONS

PARTITION WALLS AND CEILINGS

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 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.

FAÇADE

Façade to feature plastered and ceramic finish combination.

SANITARY WARE - EN SUITE BATHROOM

TOILET

Wall hung toilet and concealed cistern with wall hung frame.

WASHBASIN + VANITY UNIT

Wood vanity unit to boast basin.

SHOWER BASE

Shower to be fitted with large-format acrylic shower base (colour to be defined) and shower screen.

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 basin.

SHOWER BASE

Shower to be fitted with large-format acrylic shower base (colour to be defined) and shower screen.

TAPS

TAPS ON WASHBASIN AND BATHTUB

Single-handle taps to be fitted with aerators and to feature chrome-plated finish.

SHOWER

Built-in single-handle taps to feature chrome-plated finish

LIGHT FIXTURES

HOMES

LED light fixtures mounted up into suspended ceiling across kitchens, bathrooms, corridors and terraces

INTERIOR JOINERY

ENTRANCE

Wooden or metal vaulted front door.

DOOR SYSTEMS

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

WARDROBES

Modular wardrobes to feature textile finish and smooth lacquered doors.

KITCHENS

VILLAS, BUNGALOWS AND PENTHOUSES
BULTHAUP kitchens to be fully fitted with household appliances, high-capacity base, monolithic worktop and stainless-steel sink with single-handle DORNBRACHT taps.

Household appliances to include:

- Induction hob. Extractor fan included (GAGGENAU)
- Oven and microwave (GAGGENAU).
- Panel ready fridge and freezer (GAGGENAU in villas and SIEMENS in penthouses and bungalows)
- Panel ready dishwasher (GAGGENAU in villas and SIEMENS in penthouses and bungalows)
- Wine cooler (GAGGENAU)

APARTMENTS

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

Household appliances to include:

- Induction hob + extractor fan included (GAGGENAU)
- Compact oven / microwave (GAGGENAU)
- Panel ready fridge + freezer (SIEMENS)
- Panel ready dishwasher (SIEMENS)

EXTRA HOUSEHOLD APPLIANCES

PENTHOUSES, VILLAS AND BUNGALOWS

- Washing machine.
- Tumble drier.

APARTMENTS

- Washing machine.
- Tumble drier.

EXTERIOR JOINERY

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

BLINDS

Roll-up shutters in main bedroom and living room.

SHUTTERS

Secondary bedrooms to boast motorised roll-up blinds to be fitted with light protection system.

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.

HVAC AND PLUMBING SYSTEM

HOMES

Best-in-class aerothermal system for domestic hot water. Air conditioning to be fitted with concealed ducts for air flow distribution.

Underfloor heating system for main areas.

SEWERAGE SYSTEM

PVC pipes.

ELECTRICAL SYSTEM

HOMES

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

TV AND TELEPHONE

Intercom system.

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

Landscape 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

INFINITY SWIMMING POOL

CHILDREN'S SWIMMING POOL

HOT TUB PADDLE TENNIS COURT

TENNIS COURT

OUTDOOR GYM

LEISURE AREAS

BARBECUE

PLAYGROUND AREA

SUSTAINABILITY

BREEAM CERTIFICATION

Velaya aims to obtain the Breeam International Certification



GOLDEN PROPERTIES

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