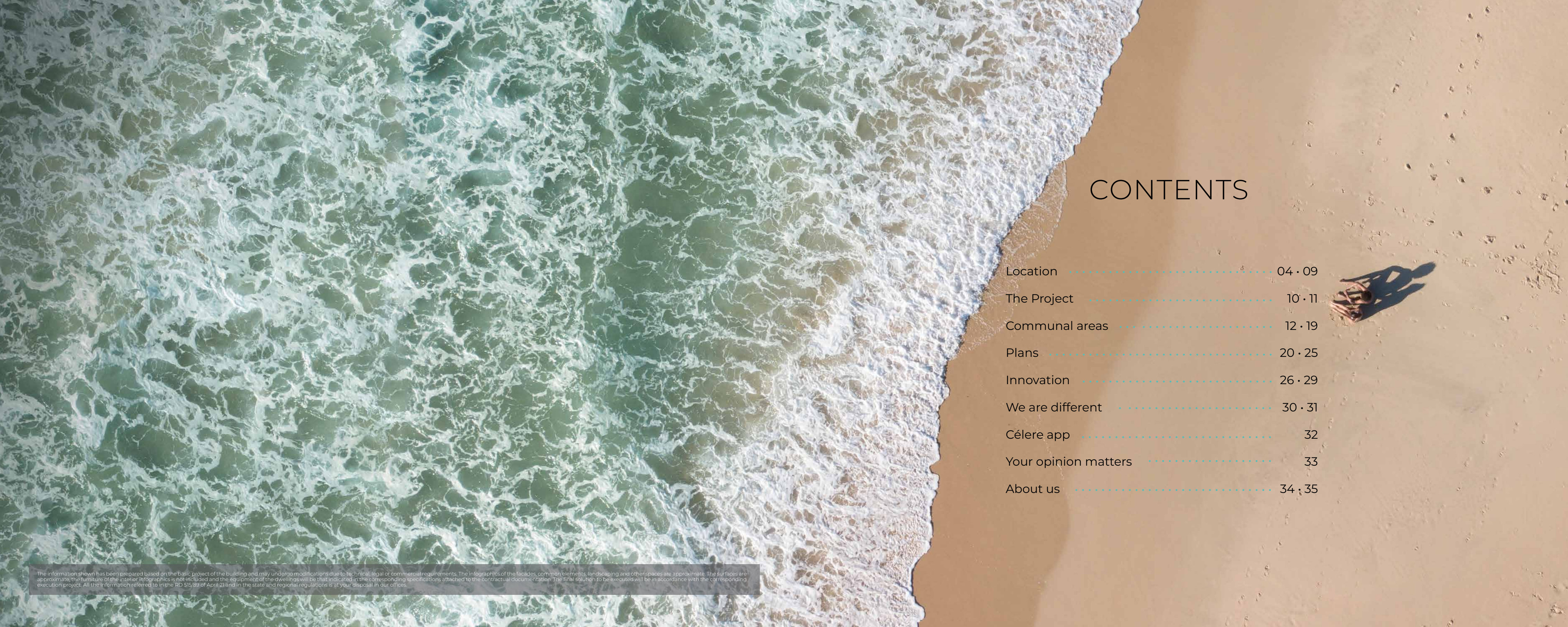




HOMES THAT INNOVATE YOUR LIFE







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The information shown has been prepared based on the basic project of the building and may undergo modifications due to technical, legal or commercial requirements. The infographics of the facades, common elements, landscaping and other spaces are approximate. The surfaces are approximate, the furniture of the interior infographics is not included and the equipment of the dwellings will be that indicated in the corresponding specifications attached to the contractual documentation. The final solution to be executed will be in accordance with the corresponding execution project. All the information referred to in the RD 515/89 of April 21 and in the state and regional regulations is at your disposal in our offices.



# LOCATION

**Célere Opal** in Ibiza is located in the Playa d'en Bossa beach area. The area is fully developed and offers a wealth of leisure options and services, including supermarkets, pharmacies, schools, health centres, and numerous beach bars and restaurants, ensuring everything you need is within easy reach.

The location of Célere Opal is unrivalled; only 5 minutes from Playa d'en Bossa, the island's largest beach. It's the perfect setting for enjoying the sea, sunbathing, or just strolling along its white sands. It also offers easy access to the E-20 ring road and is close to the L14 bus stop.



Green areas



Points of interest



Supermarket



Bus



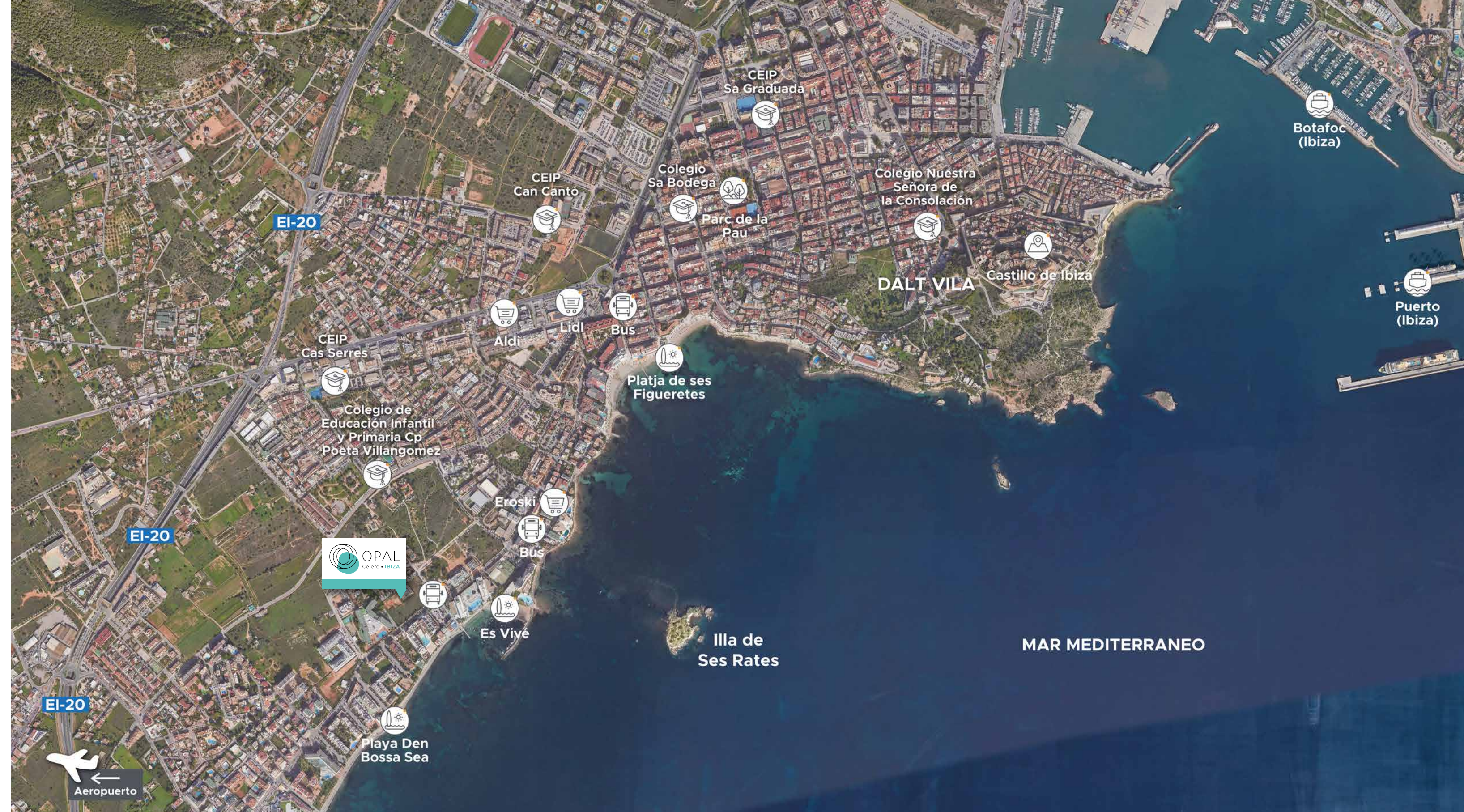
Schools



Beach



Port





# IBIZA, QUALITY OF LIFE

Ibiza is a Mediterranean paradise renowned for its vibrant night-life, idyllic beaches, and cosmopolitan culture. Among the most sought-after locations on the island is Playa d'en Bossa, home to Célere Opal. Ibiza's Mediterranean climate with warm summers and mild winters, offers an unrivalled quality of life. The island's longest white sandy beach is just a short walk away, offering the perfect setting to enjoy the sea and sun.

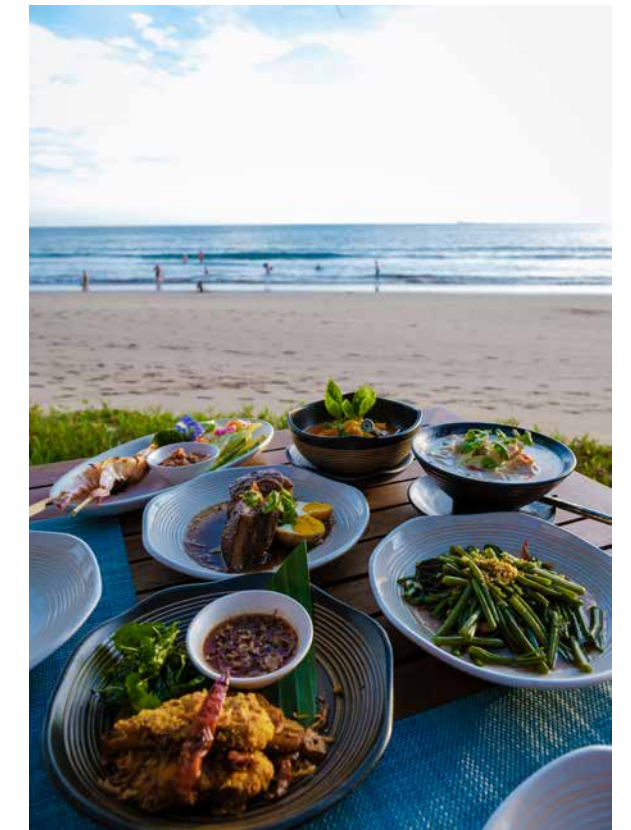
Ibiza is renowned for its unique charm, blending natural beauty with rich local

culture. Playa d'en Bossa epitomises this, with the modern, exclusive architecture of Célere Opal blending seamlessly into the surroundings. The nearby areas are filled with a variety of commercial, cultural, and leisure amenities. Just minutes from Ibiza town, residents can enjoy an afternoon at the cinema, a fine dining experience, or shopping at local fashion boutiques. Additionally, the proximity to the port and the historic old town adds a vibrant and authentic character to the area.



## Local delicacies

Ibiza's cuisine is rich and diverse, reflecting its Mediterranean heritage. Local markets offer a wide range of fresh produce, from fish and seafood to seasonal fruits and vegetables. Traditional dishes include the famous "bullit de peix," a fish stew with potatoes, and "flaó," a delightful cheesecake flavoured with mint. This culinary experience is enhanced by a selection of local wines, perfect for complementing any meal.





# Outdoor activities

Célere Opal's prime location in Playa d'en Bossa allows residents to enjoy a wide range of outdoor activities. From water sports like sailing, diving, and paddle boarding to relaxing beach walks.

The island also offers hiking trails and cycling routes that showcase its breathtaking landscapes. World-renowned beach clubs and nightclubs offer lively entertainment, while quieter, family-friendly areas provide a peaceful retreat.

Moreover, the proximity to schools, museums, and the University of the Balearic Islands makes this area ideal for both families and those seeking a second home.





# THE PROJECT

Célere Opal is a unique residential development located in Playa d'en Bossa, Ibiza, designed to offer all the features a modern residence requires, creating the perfect place to live.

The development comprises 90 homes, featuring one, two, and three-bedrooms, spread across three four-storey buildings, all harmoniously integrated into the surroundings. Each property includes a parking space and storage room, with some featuring terraces, and the complex boasts green areas and various leisure spaces.

This development has been meticulously crafted with every detail in mind to become your future home. Discover homes that boast elegant architecture and a carefully curated array of premium finishes. The properties boast exceptional design and abundant natural light, featuring expansive, open-plan living spaces and a layout that cleverly distinguishes between daytime and night-time zones.







## COMMUNAL AREAS

Célere Opal features a communal area that boasts a pool, solarium, chill-out zone, and gym, all conveniently situated on the ground floor. Experience contemporary elegance with white lacquered interior carpentry, fully equipped kitchens, heating by air conditioning with heat pumps, and individual aerothermal units for hot water production. Explore the option of customising your home with a variety of flooring and tiling selections.

Experience your new home in a unique setting, created to ensure maximum well-being, designed to meet all your needs and provide enhanced comfort and quality in a remarkable location with outstanding amenities.



Pool



Solarium



Chill Out  
area



Gym









#### POOL

This inviting pool area is designed for the enjoyment of both adults and children, creating the perfect communal space for friends and family to gather, making the summer months more enjoyable and more refreshing.



#### GYM

Experience the convenience of private indoor and outdoor gyms, designed for residents to maintain their fitness and embrace a healthy lifestyle-all from the comfort of home. This fully equipped facility is expertly designed for year-round physical workouts, ensuring you have everything you need to stay fit and active.



#### CHILL-OUT AREA

The relaxation zone is designed for you to unwind and break free from the daily grind. This space is designed to offer a quiet, comfortable atmosphere, perfect to enjoy moments of rest.



#### SOLARIUM

The solarium is an exclusive outdoor space designed for maximum comfort. It's the ideal spot to enjoy the sun, read a good book, or simply relax and disconnect from the hustle and bustle of everyday life.









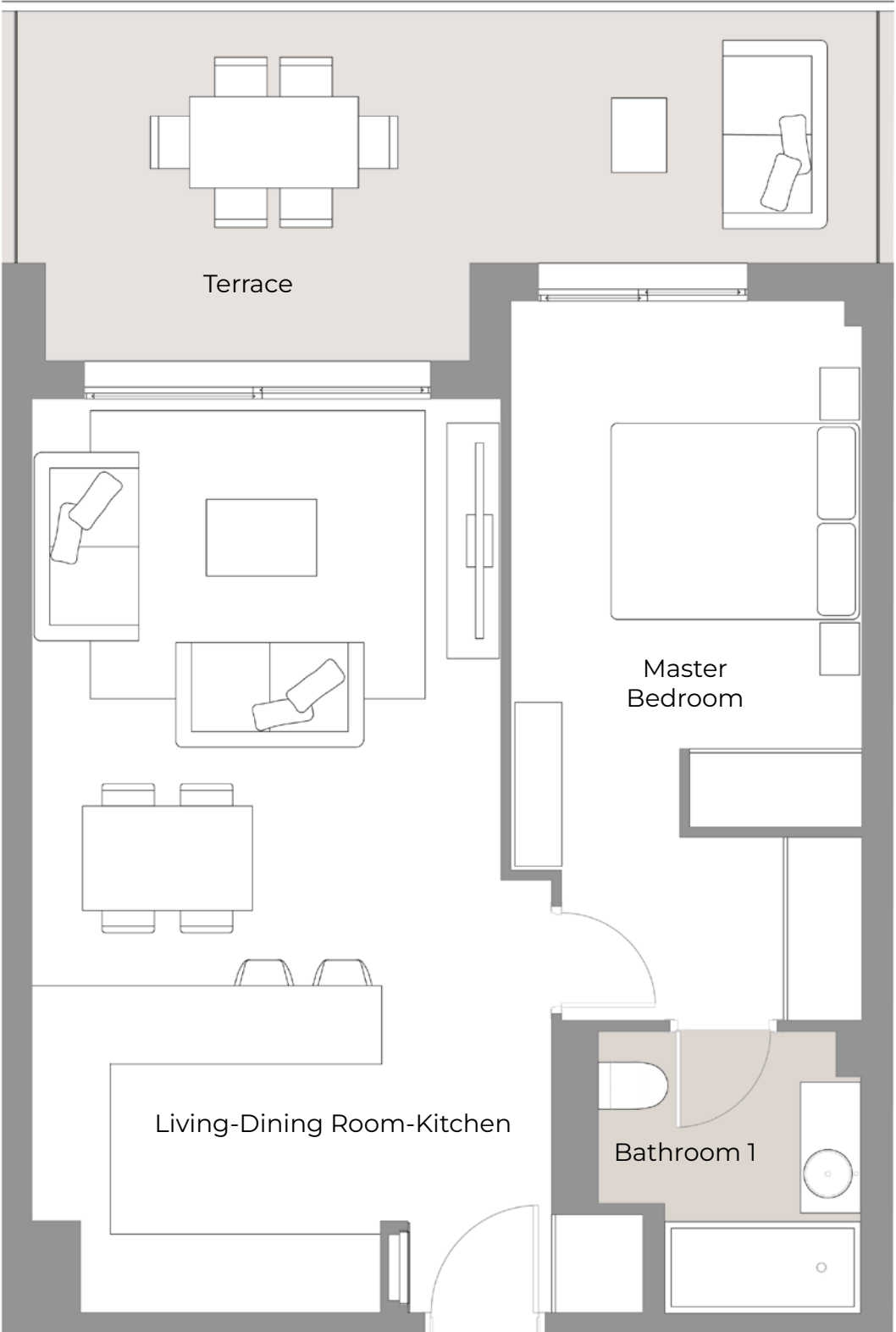
# ONE-BEDROOM FLOOR PLAN

NET LIVING AREA - 44,30m<sup>2</sup>

## FLOOR PLAN

Living-Dining Room-Kitchen	26,40 m <sup>2</sup>
Master Bedroom	14,10 m <sup>2</sup>
Bathroom 1	3,80 m <sup>2</sup>
Terrace	15,10 m <sup>2</sup>

Net living area:	44,30 m <sup>2</sup>
Net outdoor area:	15,10 m <sup>2</sup>
Gross living area:	51,00 m <sup>2</sup>
Gross living area including communal areas:	61,00 m <sup>2</sup>
Gross outdoor area:	15,60 m <sup>2</sup>





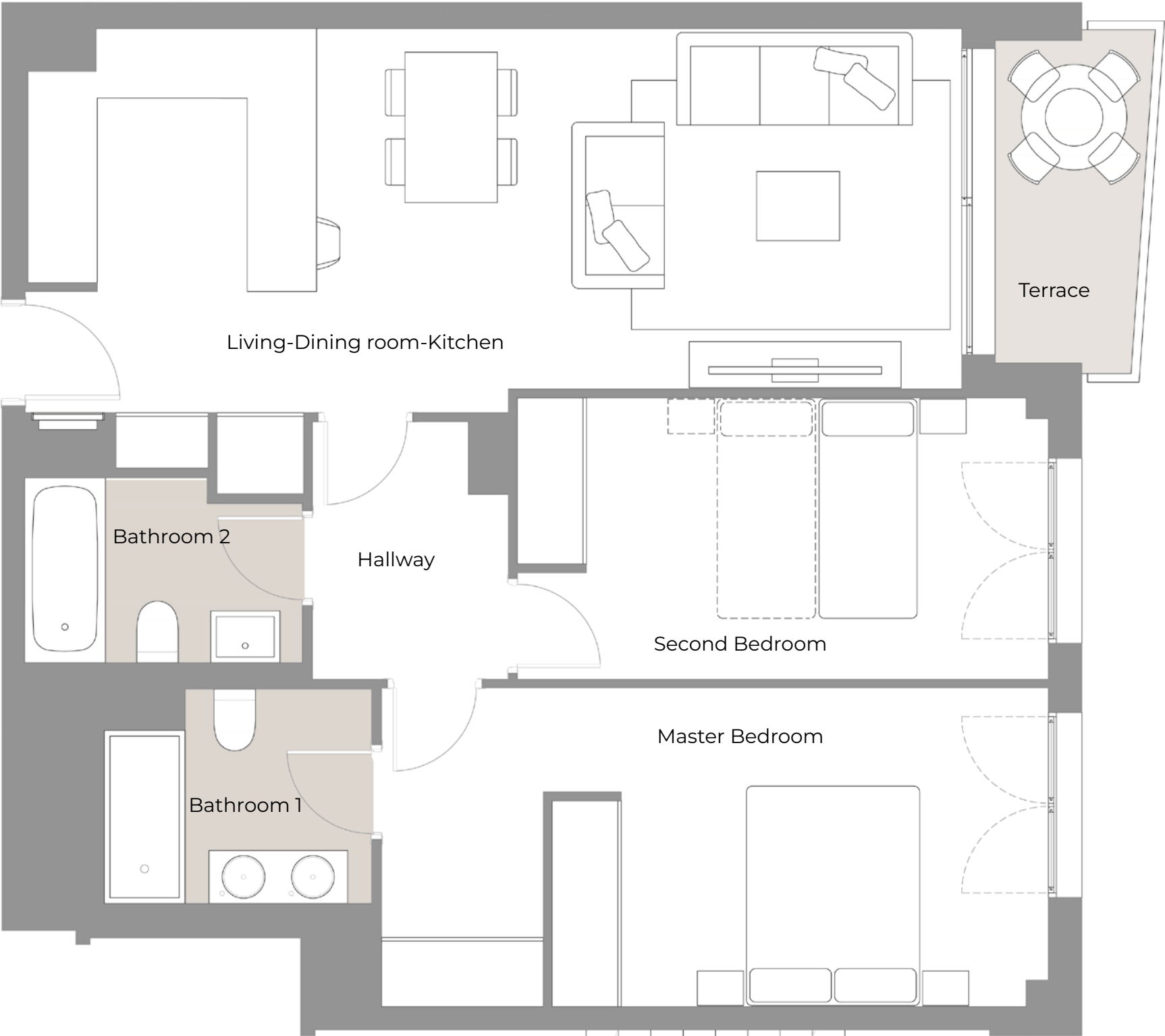
# TWO-BEDROOM FLOOR PLAN

NET LIVING AREA - 64,70m<sup>2</sup>

## FLOOR PLAN

Living-Dining room-Kitchen	26,70 m <sup>2</sup>
Hallway	3,50 m <sup>2</sup>
Master Bedroom	15,70 m <sup>2</sup>
Second Bedroom	11,10 m <sup>2</sup>
Bathroom 1	4,00 m <sup>2</sup>
Bathroom 2	3,70 m <sup>22</sup>
Terrace	3,60 m <sup>2</sup>

Net living area:	64,70 m <sup>2</sup>
Net outdoor area:	3,60 m <sup>2</sup>
Gross living area:	74,00 m <sup>2</sup>
Gross living area including communal areas:	90,00 m <sup>2</sup>
Gross outdoor area:	3,90 m <sup>2</sup>





# THREE-BEDROOM FLOOR PLAN

NET LIVING AREA - 72,10m<sup>2</sup>

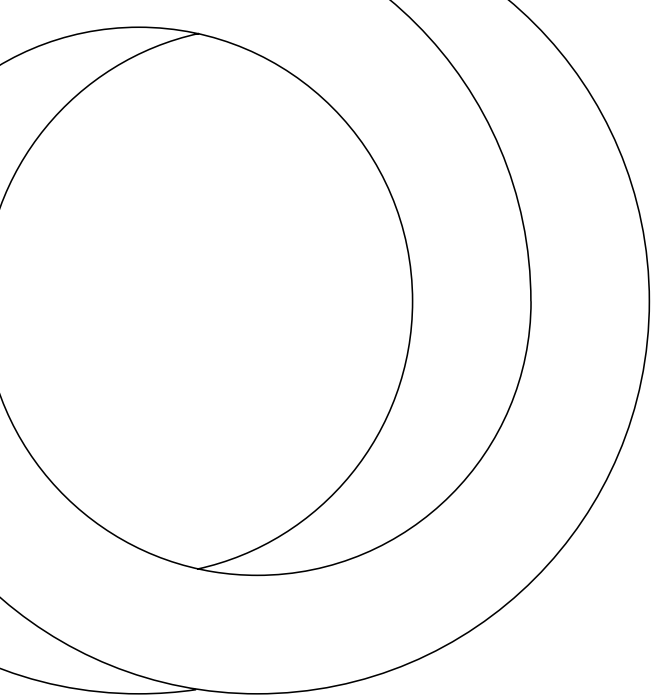
## FLOOR PLAN

Hallway	4,60 m <sup>2</sup>
Living-Dining room	17,60 m <sup>2</sup>
Kitchen	9,80 m <sup>2</sup>
Hallway	4,60 m <sup>2</sup>
Master Bedroom	13,10 m <sup>2</sup>
Second Bedroom	7,70 m <sup>2</sup>
Third Bedroom	7,80 m <sup>2</sup>
Bathroom 1	3,60 m <sup>2</sup>
Bathroom 2	3,30 m <sup>2</sup>
Terrace	18,50 m <sup>2</sup>

Net living area:	72,10 m <sup>2</sup>
Net outdoor area:	18,50 m <sup>2</sup>
Gross living area:	85,00 m <sup>2</sup>
Gross living area including communal areas:	103,00 m <sup>2</sup>
Gross outdoor area:	19,30 m <sup>2</sup>







# I N N O V A T I O N

## E N E R G Y R A T I N G

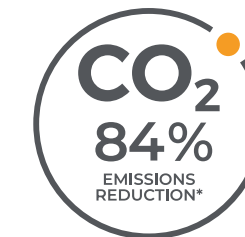
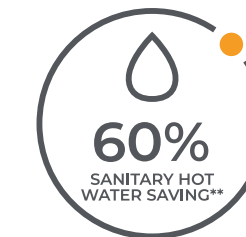
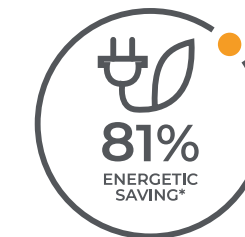
Vía Célere creates homes that seamlessly fit your way of living.

We design buildings that are energy-efficient, exceptionally insulated, and perfectly sealed against the elements. Our homes are created with an emphasis on comfort and sustainability, incorporating innovative technology to enhance your daily life.

This results in an estimated 89% energy saving compared to homes with an F energy rating, translating into significant cost savings\*.

Our building has been classified with a B Energy Rating, which reduces CO<sub>2</sub> emissions and significantly lowers the building's energy demand for heating, cooling, and hot water.

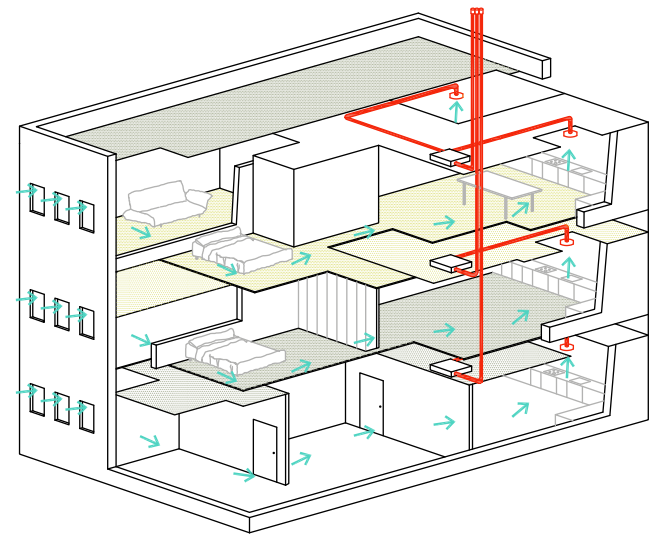
Annual savings in gas and electricity can be as high as €750\*\*.



\*Estimate based on a typical 95m<sup>2</sup> home with a B rating, compared to a reference home with an F rating, in accordance with the "Energy Efficiency Certification for Buildings" report published by IDAE and the Ministry of Industry, Energy and Tourism in November 2015, and other relevant regulations. \*\*Minimum guaranteed savings in hot water consumption, based on the building's location and occupancy values according to the current applicable standard.



# I N N O V A T I O N

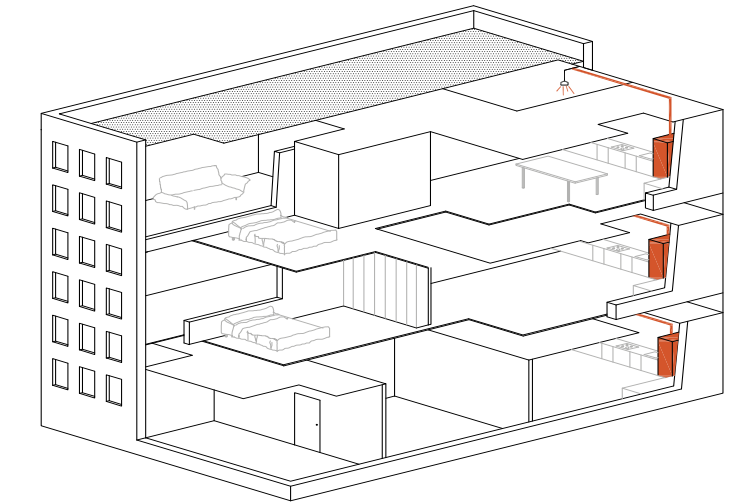
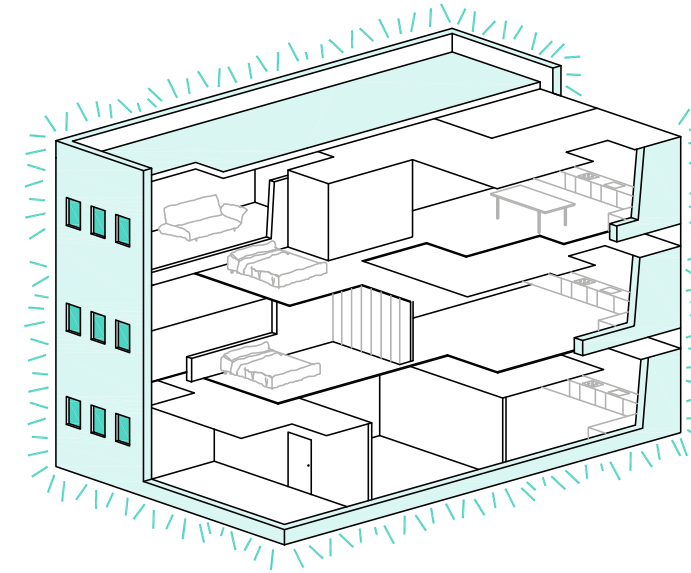


## The homes feature a humidity-controlled ventilation system, providing:

- Controlled mechanical ventilation of the home.
- Continuous air extraction from bathrooms and kitchens, with fresh air entering through bedrooms and living rooms.
- Micro-ventilation function in windows.
- This system enhances thermal insulation and reduces energy consumption compared to the minimum regulatory requirements.

## Thermal Insulation

The enhanced insulation is achieved through improvements to the thermal envelope, doubling façade and carpentry insulation, and incorporating low-E glass for better energy efficiency.



## Individual aerothermal system for DHW Production

- Greater efficiency than conventional boilers.
- Lower fuel consumption.
- Reduced CO<sub>2</sub> emissions.
- Longer equipment lifespan.



# WE ARE DIFFERENT

## Personalisation

Our customers are our main focus, and we understand that every client is unique. That's why we offer a Personalisation Programme\*, with various options to tailor your home to your individual tastes and needs.

From different materials, colours, and textures for walls, floors, and kitchens, we provide a world of possibilities to help you create a home that feels truly yours from day one.

\*Customisation timelines are subject to construction schedules.

## Interior Design

We understand the significance of creating special spaces for customers, where their homes and communal areas become the backdrop for lasting memories. Vía Célere partners with top interior designers to create spaces that embody the latest trends while radiating warmth and individuality.

At Vía Célere, we offer the opportunity to connect you with the interior designer of your development, ensuring your home reflects a truly unique vision.

## Célere Wish

One of our primary goals is to simplify life for our customers. This is philosophy behind Célere Wish: Sharing wishes.

Introducing an exciting new feature in collaboration with Amazon, enabling you to effortlessly book common areas.

## Consultative selling

The shifting economic landscape has prompted us to reconsider our sales approach.

In the current digital landscape, where countless choices are just a click away, we are committed to distinguishing ourselves with tailored service. We redefine the sales experience by positioning our consultants as trusted advisers rather than mere sellers.

By attentively listening to your needs and grasping your unique circumstances, we can suggest the perfect home that aligns with your expectations.



# OUR COMMITMENT

At Vía Célere, we hold the conviction that corporate social responsibility must be central to the real estate sector, serving as the guiding principle for our commitment to society, integrity, and sustainability.

We view social responsibility as a cohesive strategy that empowers us to foster positive change and generate value for all stakeholders and the broader community.

Through innovation, we are committed to promoting more sustainable construction, engaging with key social issues related to building, and setting a high standard for ethics and governance.

We are dedicated to advancing sustainable construction through innovation, addressing critical social issues in the building sector, and upholding the highest standards of ethics and governance.

# SUSTAINABILITY

We continuously improve our performance and products to become more efficient and environmentally sustainable.

Our commitment to sustainability enables us to build faster, generate less waste, and reduce pollution, all while maximising energy savings.



# CÉLERE APP

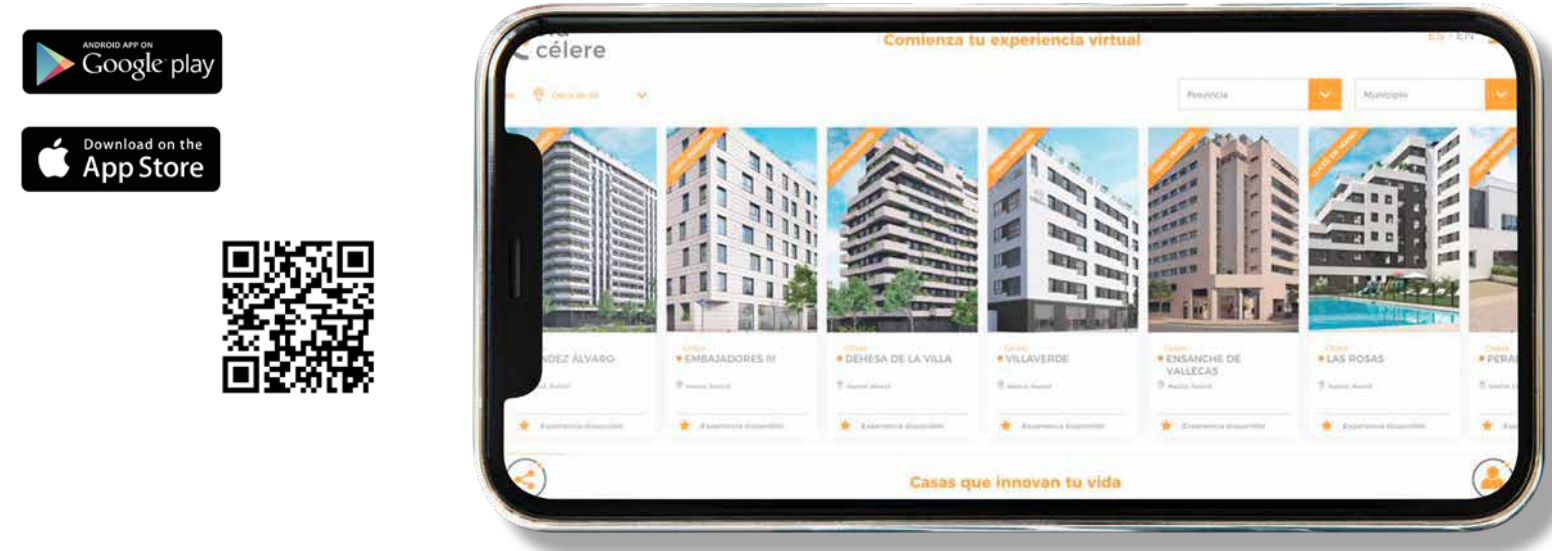
Vía Célere offers a unique way to explore your future home. With our App, you can visualise the building's exterior, communal areas, and surroundings from any angle. You can also interactively tour the interiors of our homes to see the high-quality finishes we offer.

Our PERSONALISATION configurator lets you preview, choose and assess the different finishes and materials available, making it easy for the Vía Célere team to customise buyers' homes.

Live the Vía Célere experience.

Our App can be downloaded in two ways:

- 1- Locate "Vía Célere" in your App store
- 2- Scanning the following QR code.



# YOUR OPINION MATTERS



Visit our social media channels and rate us. It's really important for us to know your thoughts about Vía Célere so we can continue to improve and provide the best service possible. Access directly or via the QR code.



We want to hear from you. You are everything to us, and from the moment we first say "hello" in our sales offices, over the phone, or on social media, we are with you through one of life's most special moments-finding the house where you will build your home.

Your presence is what truly brings our homes to life, and we're always here to assist you.



They say stars twinkle to help each of us find our own special one someday. We've tracked you down; care to lend a hand to find ours? We want to keep twinkling, and we can only do it with your support.

**Rate us by leaving your stars on Google My Business!**



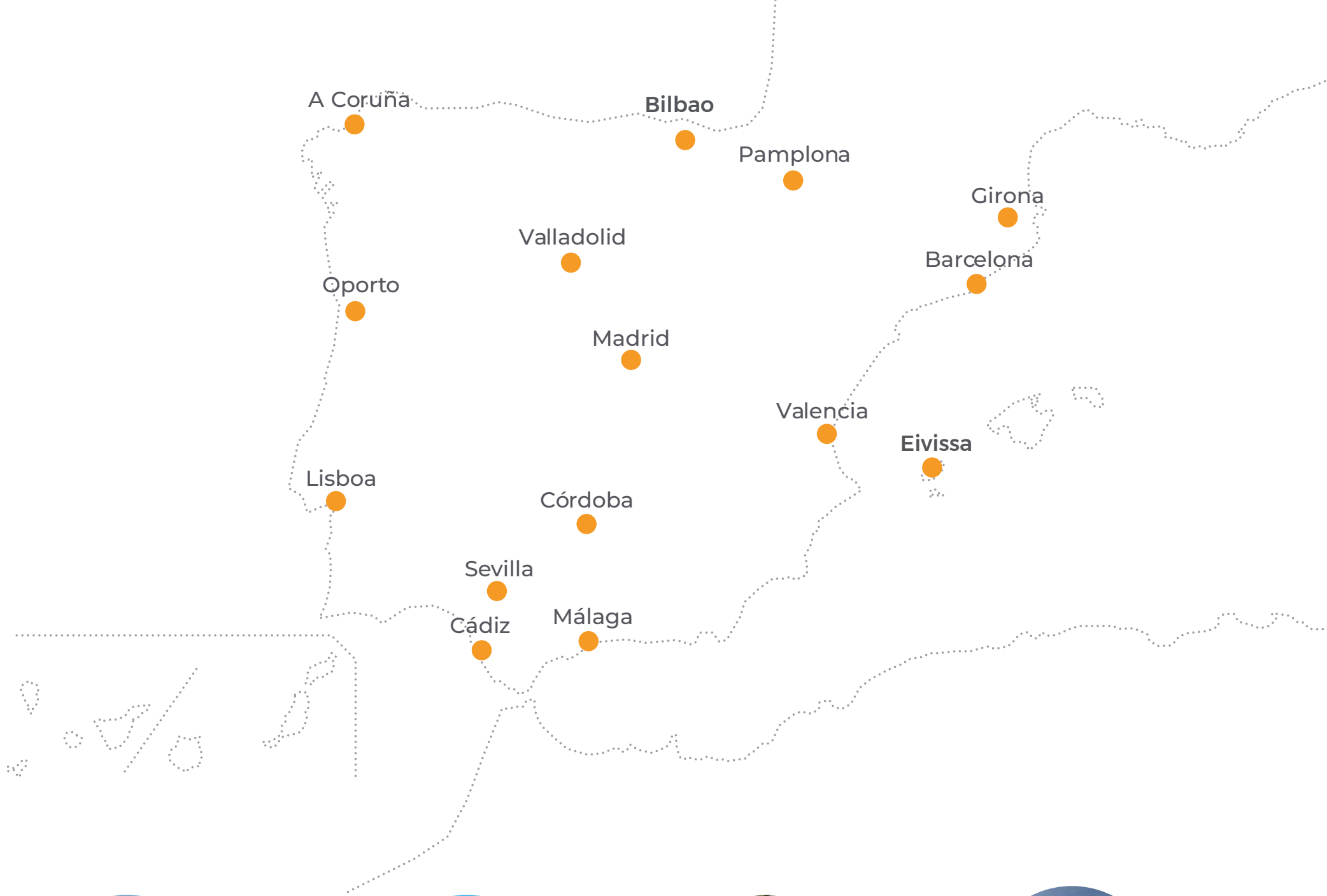
# ABOUT US

Vía Célere is a real estate company specialising in the development, investment and management of residential assets.

With its innovative business model and a dedicated team of experts, Vía Célere has emerged as a frontrunner in the evolving real estate landscape.

Since its founding in 2007, Vía Célere has delivered more than 8,000 homes, demonstrating a strong track record in launching, developing, and delivering high-quality residential projects across Spain.

The company is committed to innovation and sustainability as the fundamental mainstays of its projects, while demonstrating its continual commitment to customer and shareholder satisfaction as well as the professional growth of its employees.







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**HOMES THAT INNOVATE YOUR LIFE**

