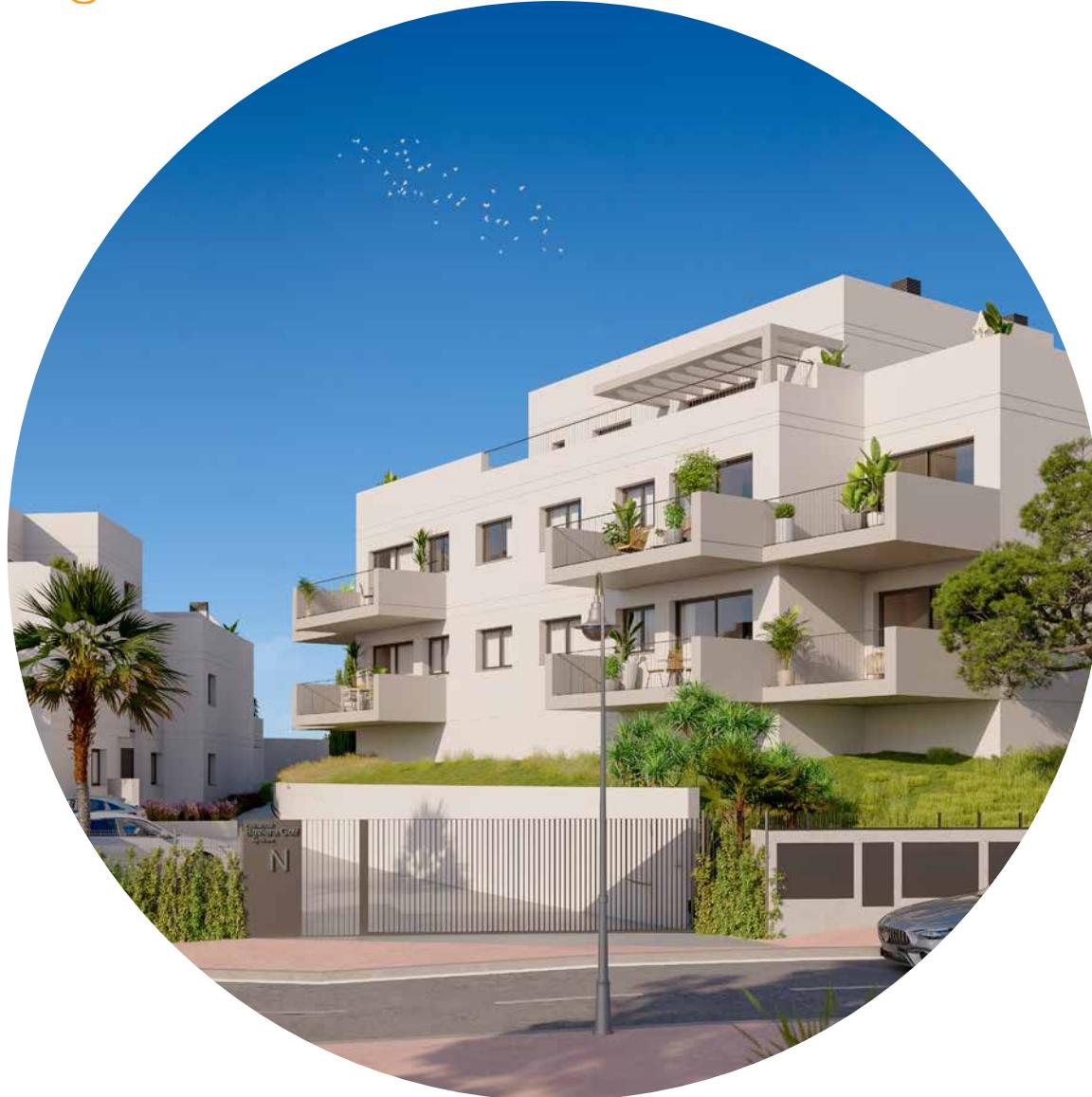


Célere  
● **BAVIERA GOLF**  
Vélez-Málaga

PHASE II



Homes that innovate your life



# C O N T E N T S

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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

Célere Baviera Golf II 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 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.

Célere Baviera Golf II has an unbeatable location; it is situated just 30 minutes from the airport, 25 minutes from Málaga city center with direct access to the Mediterranean motorway (A-7), and only 5 minutes by car from the Caleta de Vélez Marina.





# P R O J E C T

**Célere Baviera Golf II** is a unique residential complex designed for your comfort and that of your loved ones.

It offers all the functionalities of a modern residential area, creating an ideal place to live. The development consists of 100 homes with 2 and 3 bedrooms, all of which have a parking space and storage room.

A unique space in which we have paid attention to every detail to turn this promotion into your future home. Therefore, we offer you homes that stand out for their excellent design and luminosity.

All homes have an B Energy Rating, making them environmentally friendly homes, designed to offer you the highest level of energy efficiency.

Célere Baviera Golf II are homes that build your future.



Garage



Storage room

# FACILITIES

We are aware of how important it is to spend your free time with family and friends, so communal areas are indispensable in all of our developments.

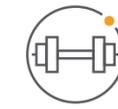
In this private development, you can enjoy leisure spaces such as a social-gourmet room, swimming pool, gym and landscaped communal areas.



Gourmet social room



Swimming pool



Gym



Green zone



PHASE I



PHASE II



## SWIMMING POOL

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





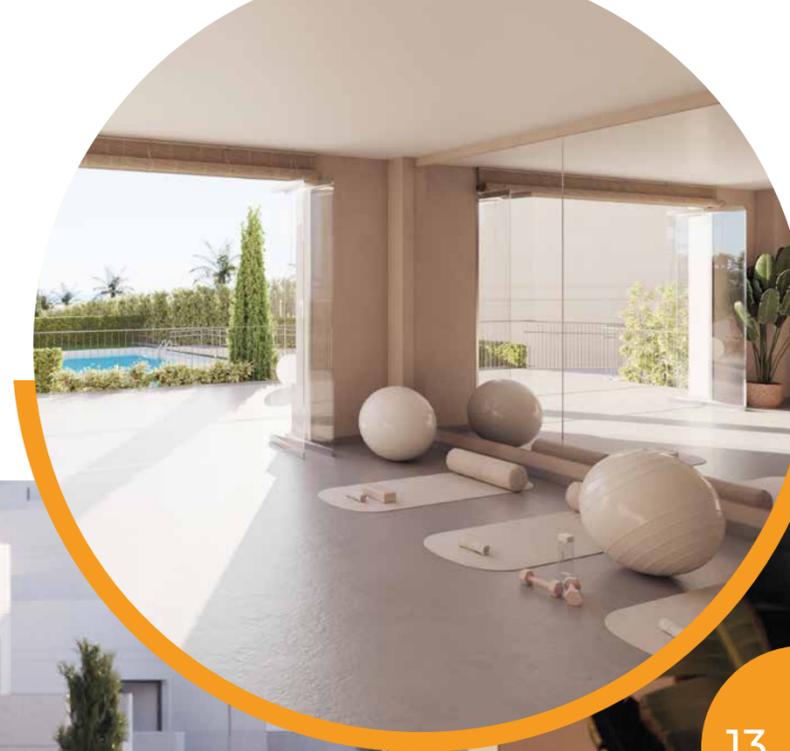
### GOURMET SOCIAL ROOM

For shared moments you have the gourmet social room. A fully equipped space with elegant, modern and, above all, comfortable decoration. Here you can experience unforgettable meetings with friends and family.



### GYM

Keeping fit and leading a healthy life will now be easier than ever. Enjoy your training sessions without leaving your community.



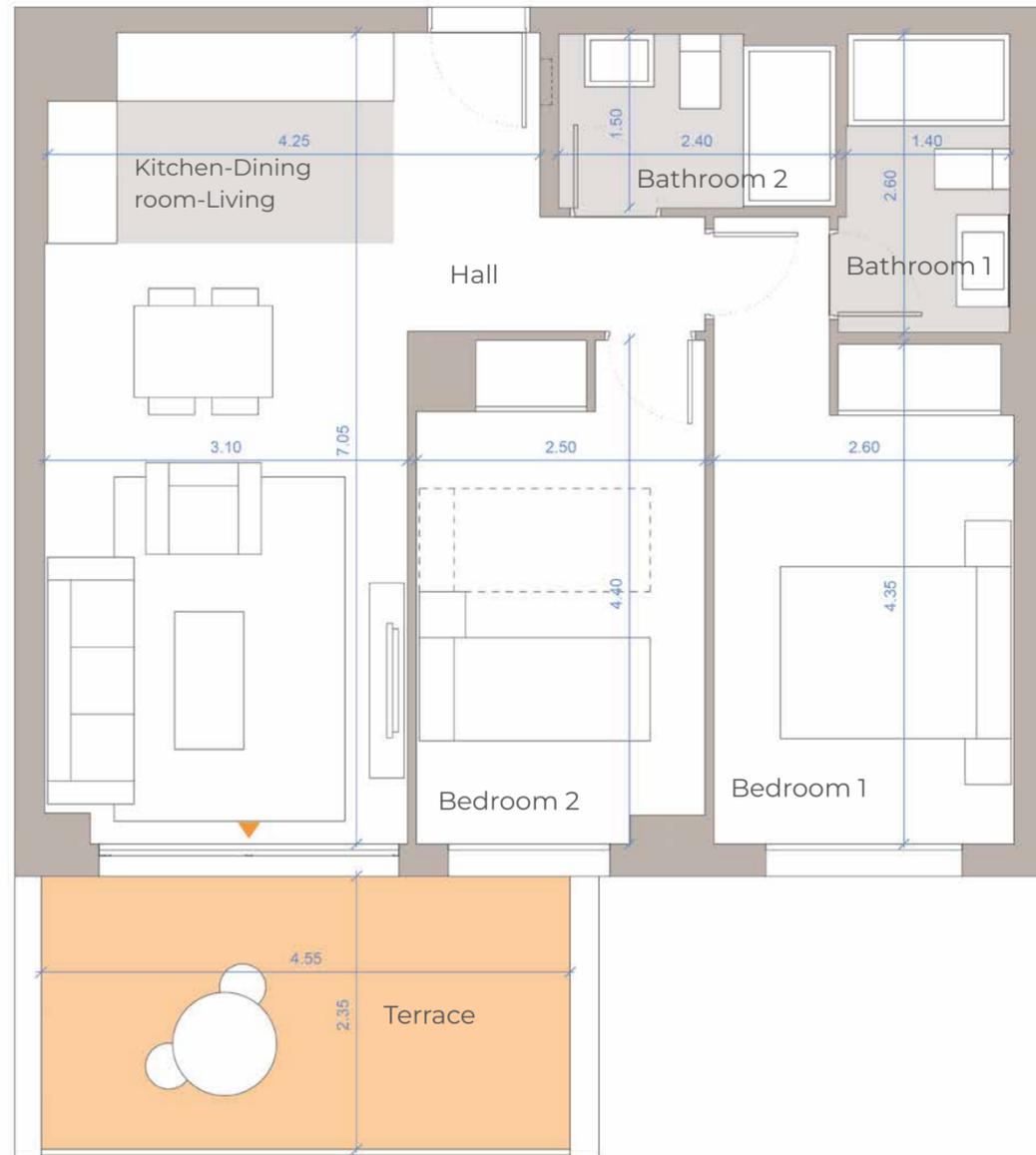
# STANDARD PLAN 2 BEDROOMS

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

## TABLE OF FLOOR AREAS

Hall	4,30 m <sup>2</sup>
Bathroom 1	3,70 m <sup>2</sup>
Bathroom 2	3,50 m <sup>2</sup>
Kitchen-Dining room-Living	21,60 m <sup>2</sup>
Bedroom 1	12,40 m <sup>2</sup>
Bedroom 2	10,70 m <sup>2</sup>
Terrace	10,80 m <sup>2</sup>

Useful area of the home and laundry area:	56,00 m <sup>2</sup>
Useful area according to Andalusian Government Decree 218/2005:	56,00 m <sup>2</sup>
Useful area of the terrace:	10,00 m <sup>2</sup>
Useful area of the property:	65,00 m <sup>2</sup>
Built surface area of the home:	75,00 m <sup>2</sup>
Total area of home c.c. according to Andalusian Government Decree 218/2005:	82,04 m <sup>2</sup>



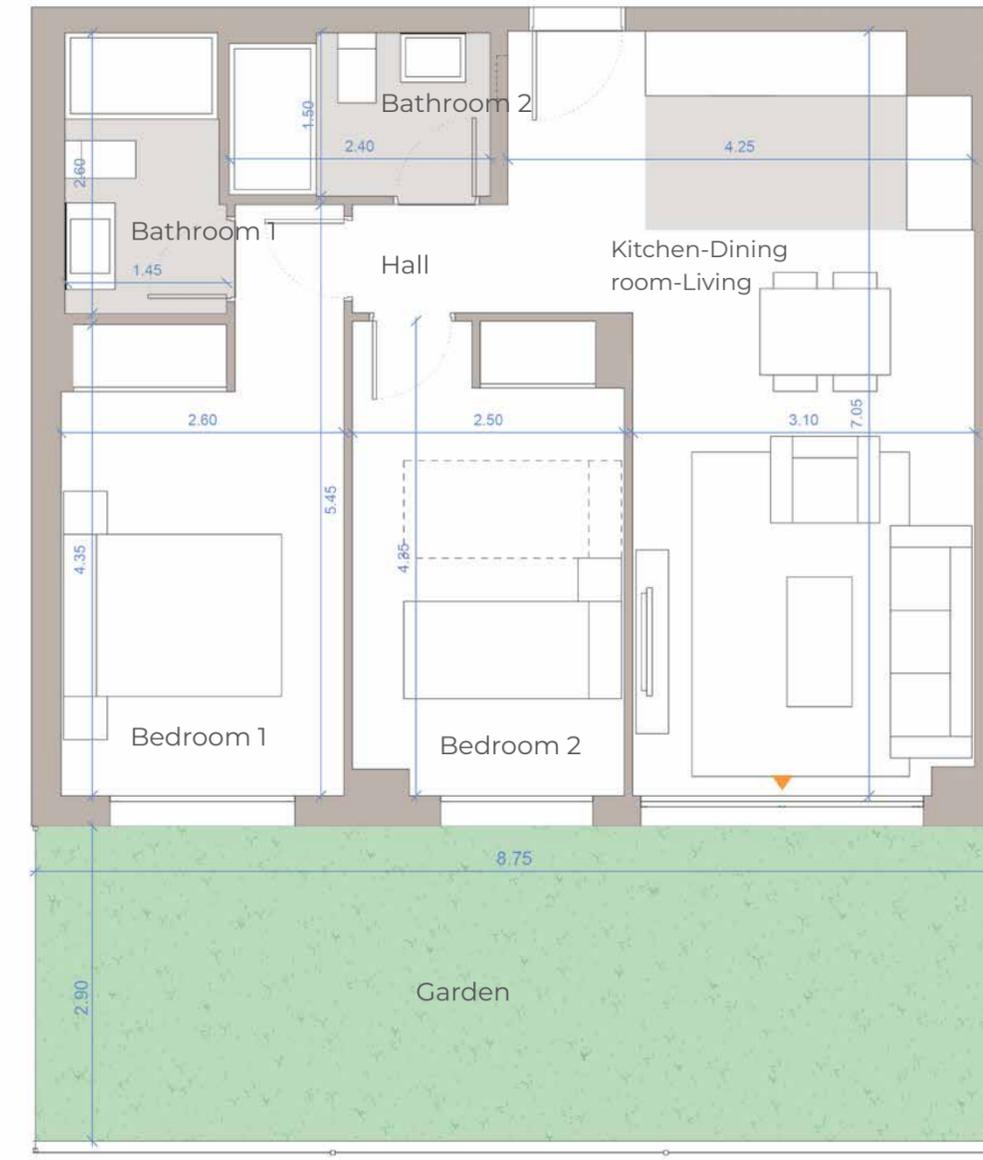
# STANDARD PLAN 2 BEDROOMS

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

## TABLE OF FLOOR AREAS

Hall	4,30 m <sup>2</sup>
Bathroom 1	3,70 m <sup>2</sup>
Bathroom 2	3,50 m <sup>2</sup>
Kitchen-Dining room-Living	21,60 m <sup>2</sup>
Bedroom 1	12,40 m <sup>2</sup>
Bedroom 2	10,70 m <sup>2</sup>
Garden	26,50 m <sup>2</sup>

Useful area of the home and laundry area:	56,00 m <sup>2</sup>
Useful area according to Andalusian Government Decree 218/2005:	61,82 m <sup>2</sup>
Useful area of the terrace:	26,00 m <sup>2</sup>
Useful area of the property:	64,00 m <sup>2</sup>
Built surface area of the home:	75,00 m <sup>2</sup>
Total area of home c.c. according to Andalusian Government Decree 218/2005:	83,05 m <sup>2</sup>



# STANDARD PLAN 2 BEDROOMS

USEFUL FLOOR AREA OF HOUSE - 59,00m<sup>2</sup>

## TABLE OF FLOOR AREAS

Hall	7,70 m <sup>2</sup>
Bathroom 1	3,50 m <sup>2</sup>
Bathroom 2	3,80 m <sup>2</sup>
Kitchen-Dining room-Living	23,30 m <sup>2</sup>
Bedroom 1	10,50 m <sup>2</sup>
Bedroom 2	10,90 m <sup>2</sup>
Garden 1	20,50 m <sup>2</sup>
Garden 2	19,80 m <sup>2</sup>

Useful area of the home and laundry area:	59,00 m <sup>2</sup>
Useful area according to Andalusian Government Decree 218/2005:	65,67 m <sup>2</sup>
Useful area of the terrace:	39,00 m <sup>2</sup>
Built surface area of the home:	69,00 m <sup>2</sup>
Superficie const. de vivienda c.c.:	80,00 m <sup>2</sup>
Total area of home c.c. according to Andalusian Government Decree 218/2005:	88,72 m <sup>2</sup>



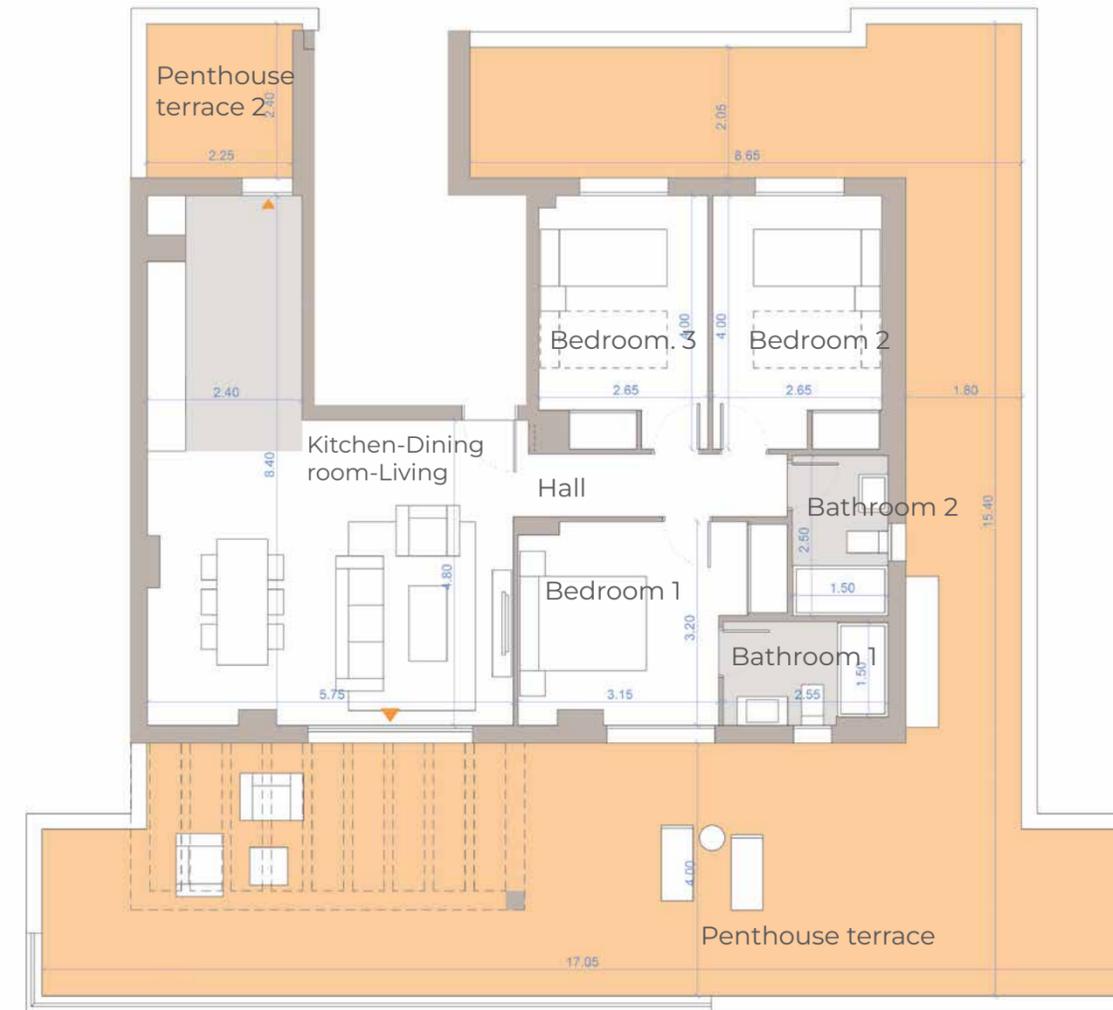
# STANDARD PLAN 3 BEDROOMS

USEFUL FLOOR AREA OF HOUSE - 81,00m<sup>2</sup>

## TABLE OF FLOOR AREAS

Hall	6,00 m <sup>2</sup>
Bathroom 1	4,00 m <sup>2</sup>
Bathroom 2	3,70 m <sup>2</sup>
Kitchen-Dining room-Living	35,40 m <sup>2</sup>
Bedroom 1	11,40 m <sup>2</sup>
Bedroom 2	10,70 m <sup>2</sup>
Bedroom 3	10,70 m <sup>2</sup>
Terraza ático 2	5,60 m <sup>2</sup>
Terraza ático	99,50 m <sup>2</sup>

Useful area of the home and laundry area:	81,00 m <sup>2</sup>
Superficie útil de viv. s/D J.A. 218/2005:	90,09 m <sup>2</sup>
Useful area of the terrace:	104,00 m <sup>2</sup>
Built surface area of the home:	97,00 m <sup>2</sup>
Useful area of the property:	113,00 m <sup>2</sup>
Sup. constr. viv. c.c. s/D J.A. 218/2005:	125,32 m <sup>2</sup>



# INNOVATION

## ENERGY RATING



Vía Célere 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.\*

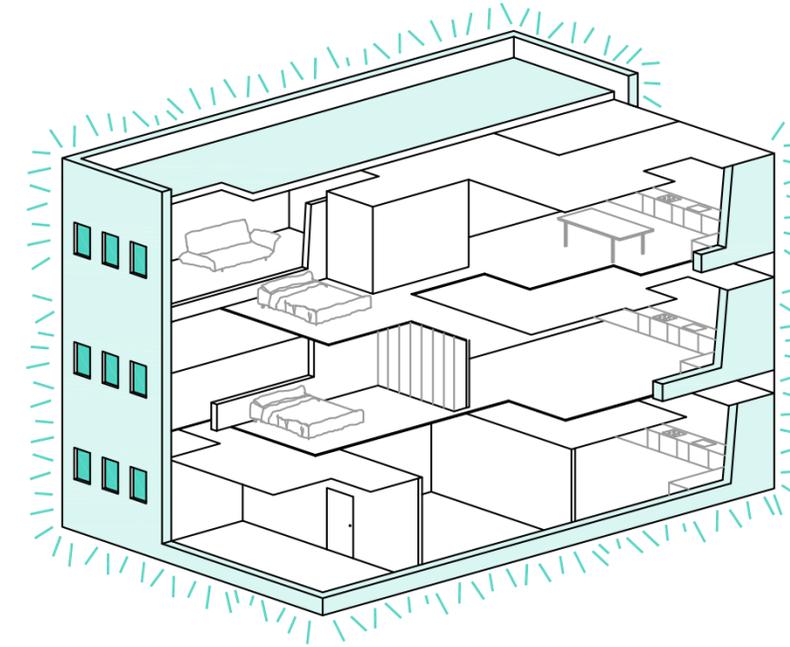
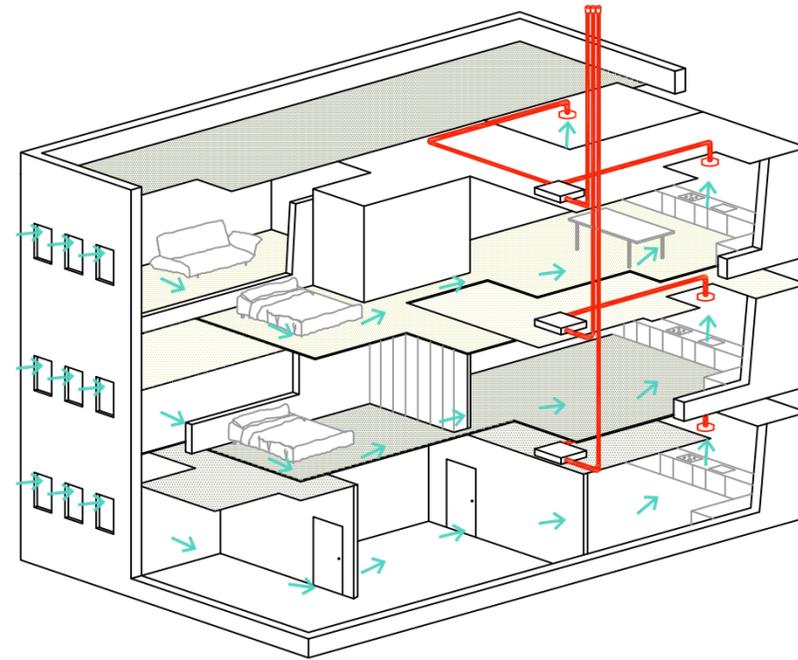


\*Estimated calculation of energy saving for a typical home with a net surface area of 95 m<sup>2</sup> and a B rating compared to a benchmark home with an F rating, pursuant to 'Calificación de la eficiencia energética de los edificios' (Rating Energy Efficiency for Buildings) published by the IDAE 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 occupation values pursuant to prevailing applicable legislation.

# INNOVATION

## Home ventilation

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

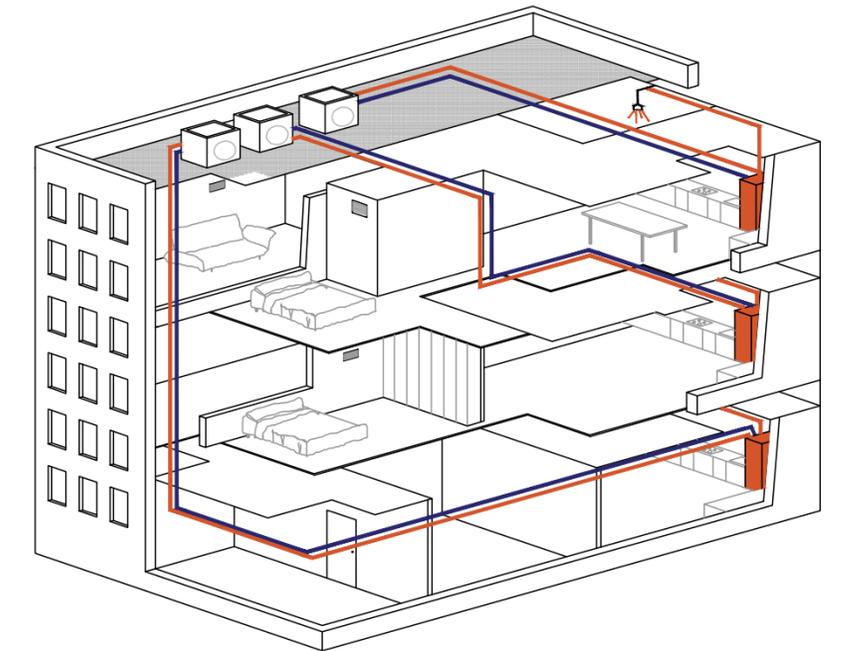


## Heat insulation

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

## Individual arothermics

- Higher performance of electric water heaters.
- Lower electricity consumption.
- Reduced CO<sub>2</sub> emissions.



# WE ARE DIFFERENT

## 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 they can make your home a unique space.

## 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.

## Virtual visit

Enjoy a different way of viewing your new home. You can view the outside of the building, its common areas and surroundings from any angle.

You can also visit the inside of our homes in a very interactive way. And to help you choose the best finishes, we have integrated a customisation tool that will help you to visualise which finish and material you prefer for your future home.



All the graphic documentation included in this page is merely indicative. The designs of the common areas of the development do not show the final details, since they have been combined with those of other developments already developed.

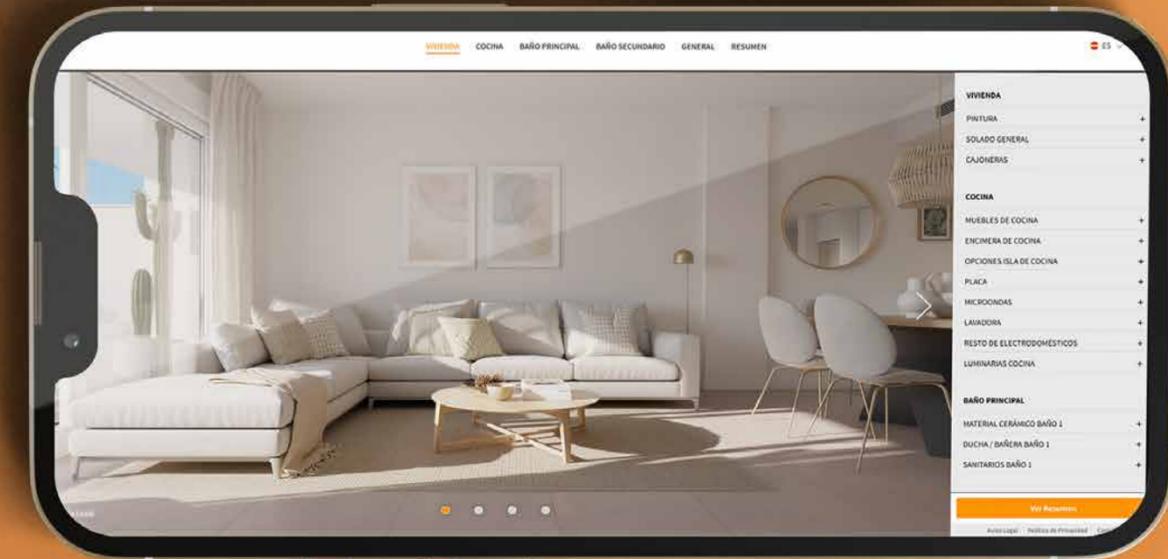
# CUSTOMISE

At Vía Célere, we know that every person is unique, and that's why we offer you a different way to visualise your future home. We offer you our Customisation Programme, a plan with multiple options that allows you to choose based on your tastes, needs and lifestyle.

You will be able to design an environment tailored to your needs, with which you will feel fully identified from the first day. You will have a wide variety of materials, colours and textures to personalise elements such as walls, floors, cabinets and kitchen, creating a home that truly speaks of you.

Because our customers are the most important, and no two are the same, at Vía Célere we give you the possibility to make your home even more yours.

The availability of options may be subject to construction timelines.



# OUR COMMITMENT

At Vía Célere 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 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.



# SUSTAINABILITY

The property sector is key to the development of cities. Célere Cities is our vision for the future of cities, contributing jointly with our stakeholders to the creation of urban environments that are eco-friendlier and more respectful of the social environment.



# 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



Would recommend us



For level of satisfaction



For service received



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.



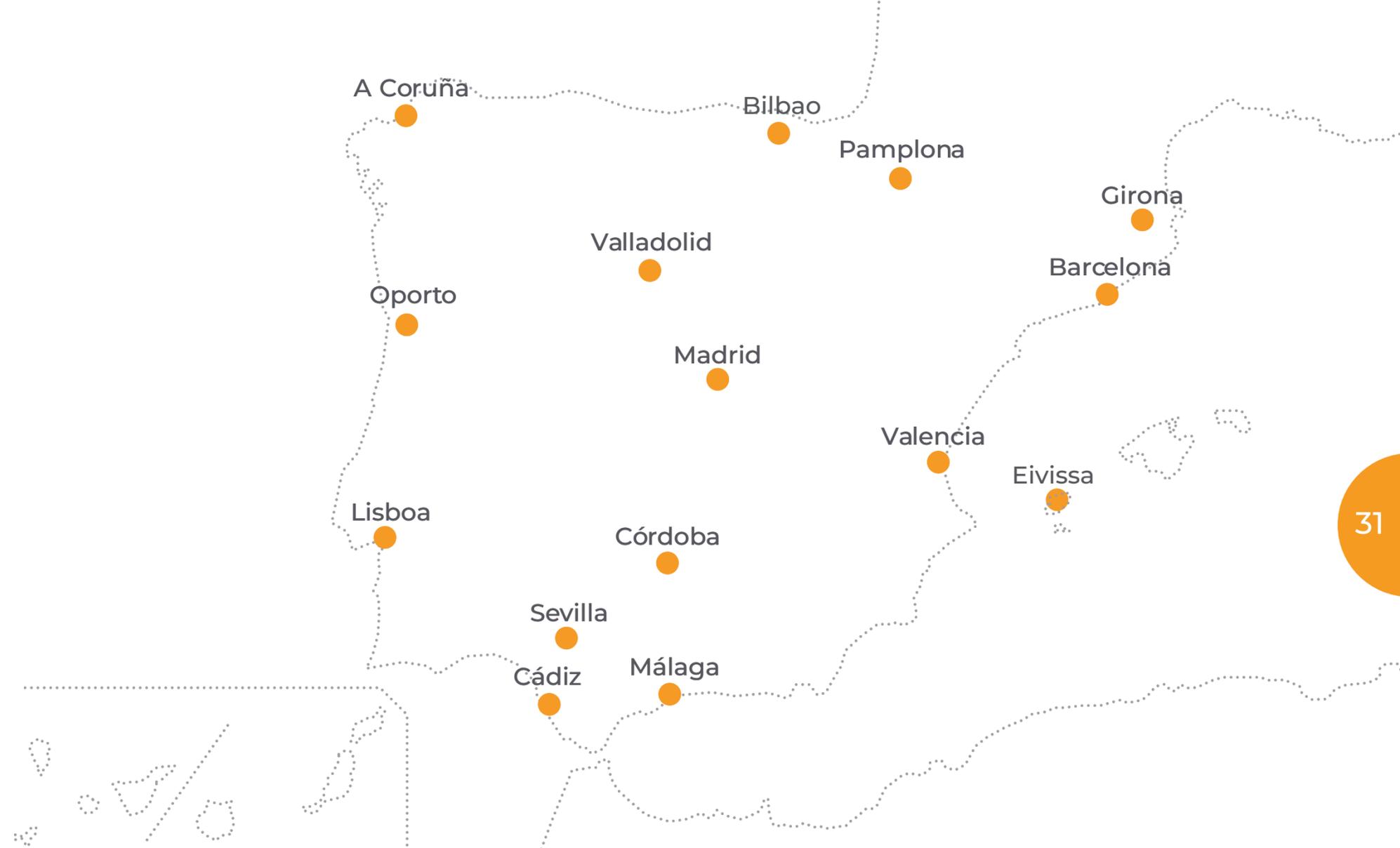
# WHO WE ARE

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

Thanks to its innovative business model and team of professionals, Vía Célere is now one of the leading companies in the new real estate cycle and environment.

Since its foundation in 2007, Vía Célere has already delivered over 10,000 properties, demonstrating sound experience in the start-up, development and delivery of high quality residential developments throughout Spain.

The company is committed to innovation and sustainability as fundamental pillars of its projects, while at the same time demonstrating its ongoing commitment to customer satisfaction, shareholders and the professional development of its employees.



Célere PHASE II  
● **BAVIERA GOLF**  
Vélez-Málaga



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 **vía  
célere**