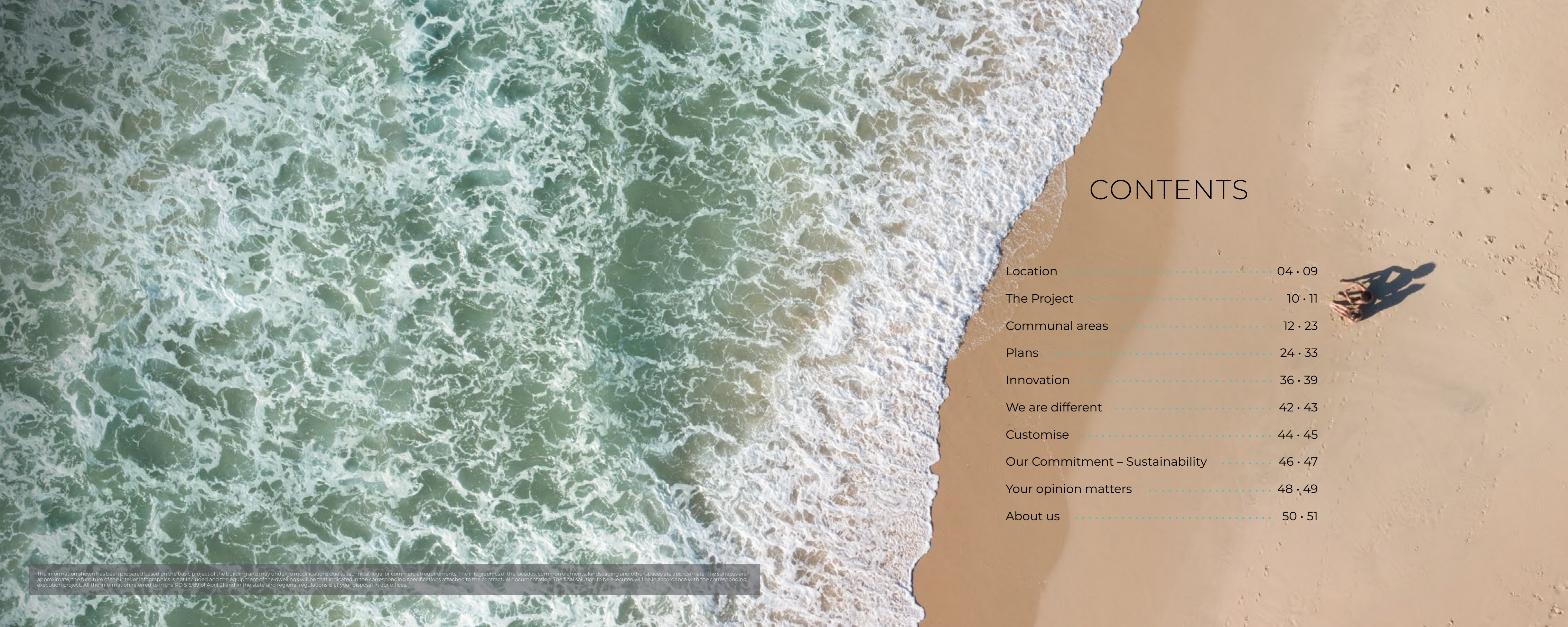




HOMES THAT INNOVATE YOUR LIFE





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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.

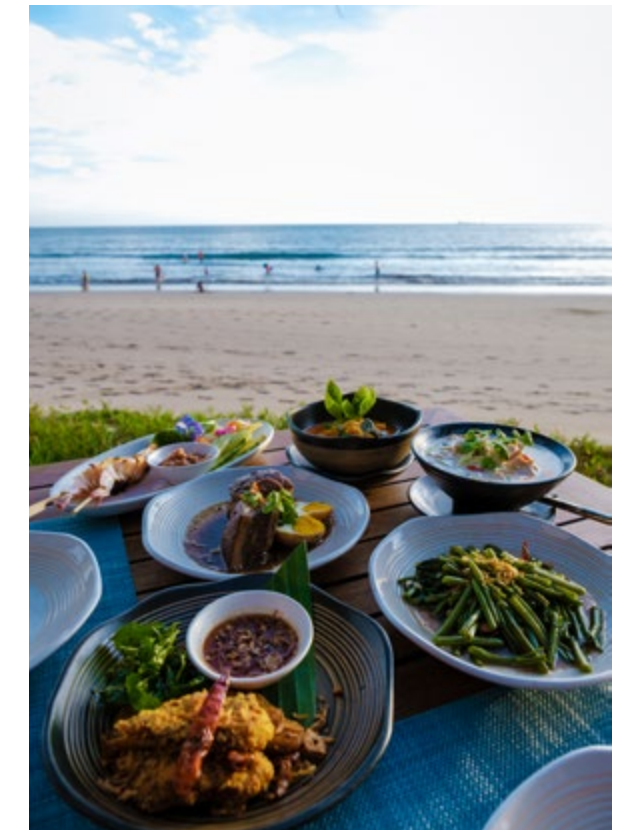
Ibiza is renowned for its unique charm, blending natural beauty with rich local

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.



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.





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.

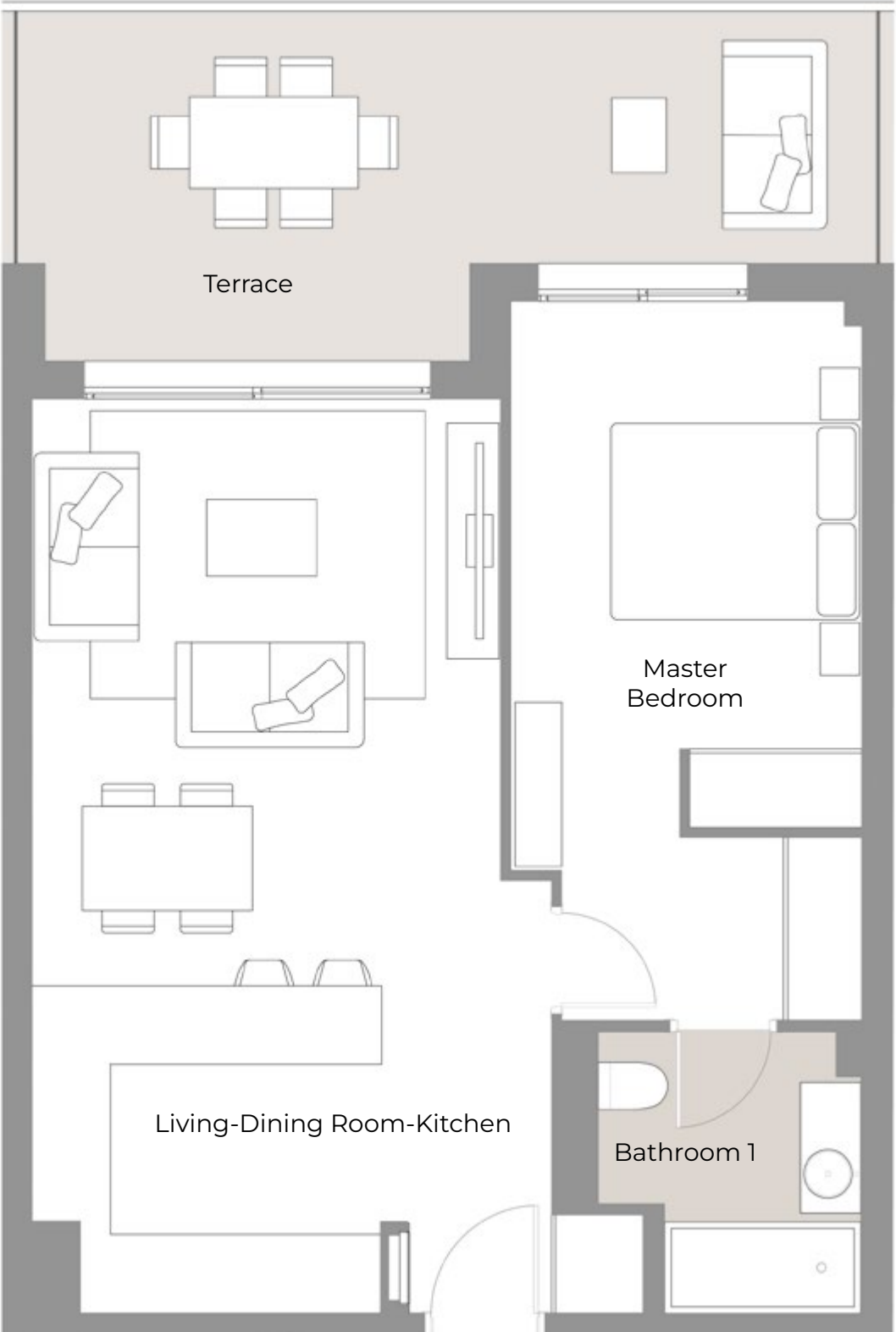
ONE-BEDROOM FLOOR PLAN

NET LIVING AREA - 44,30m²

FLOOR PLAN

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

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





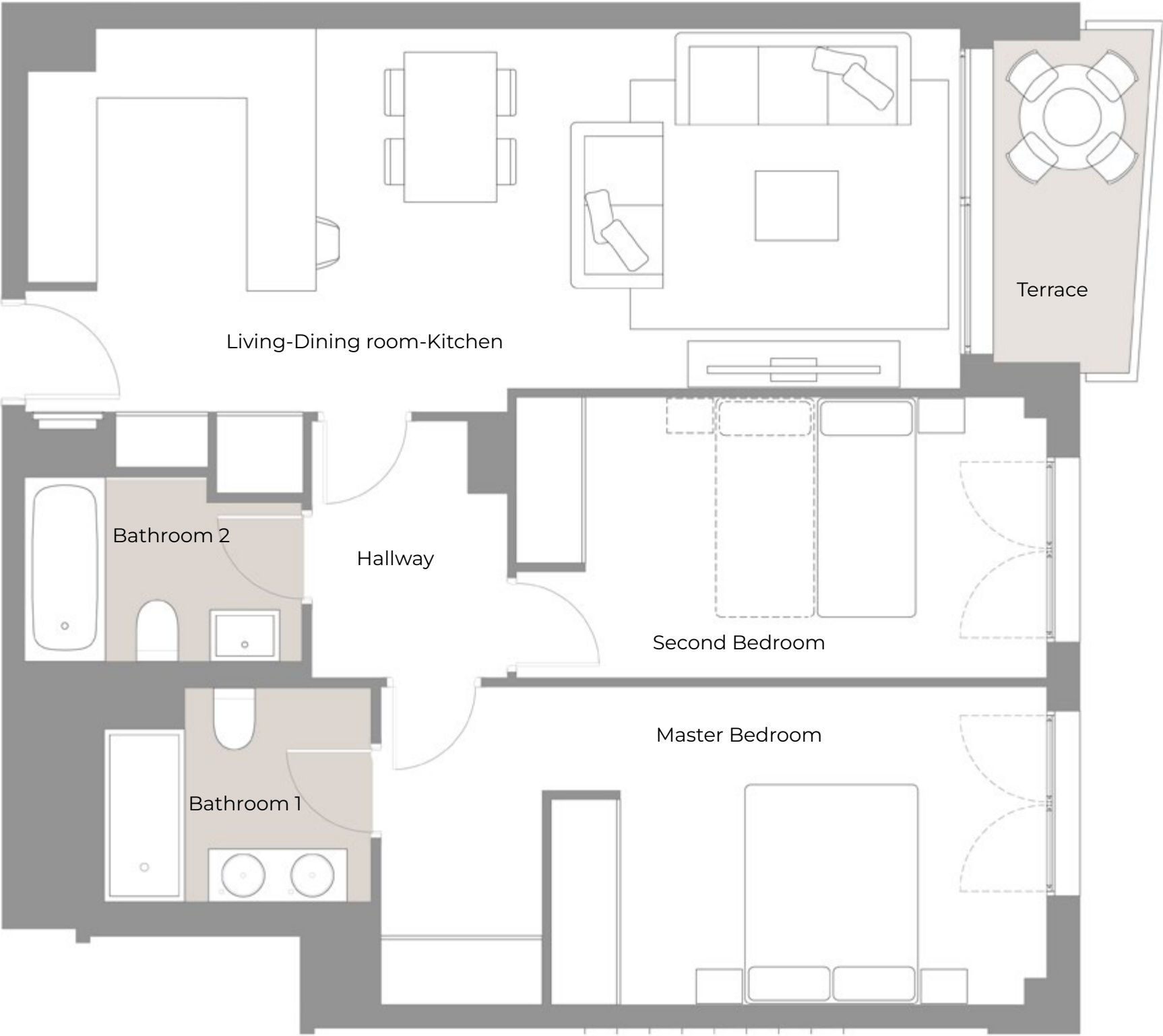
TWO-BEDROOM FLOOR PLAN

NET LIVING AREA - 64,70m²

FLOOR PLAN

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

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





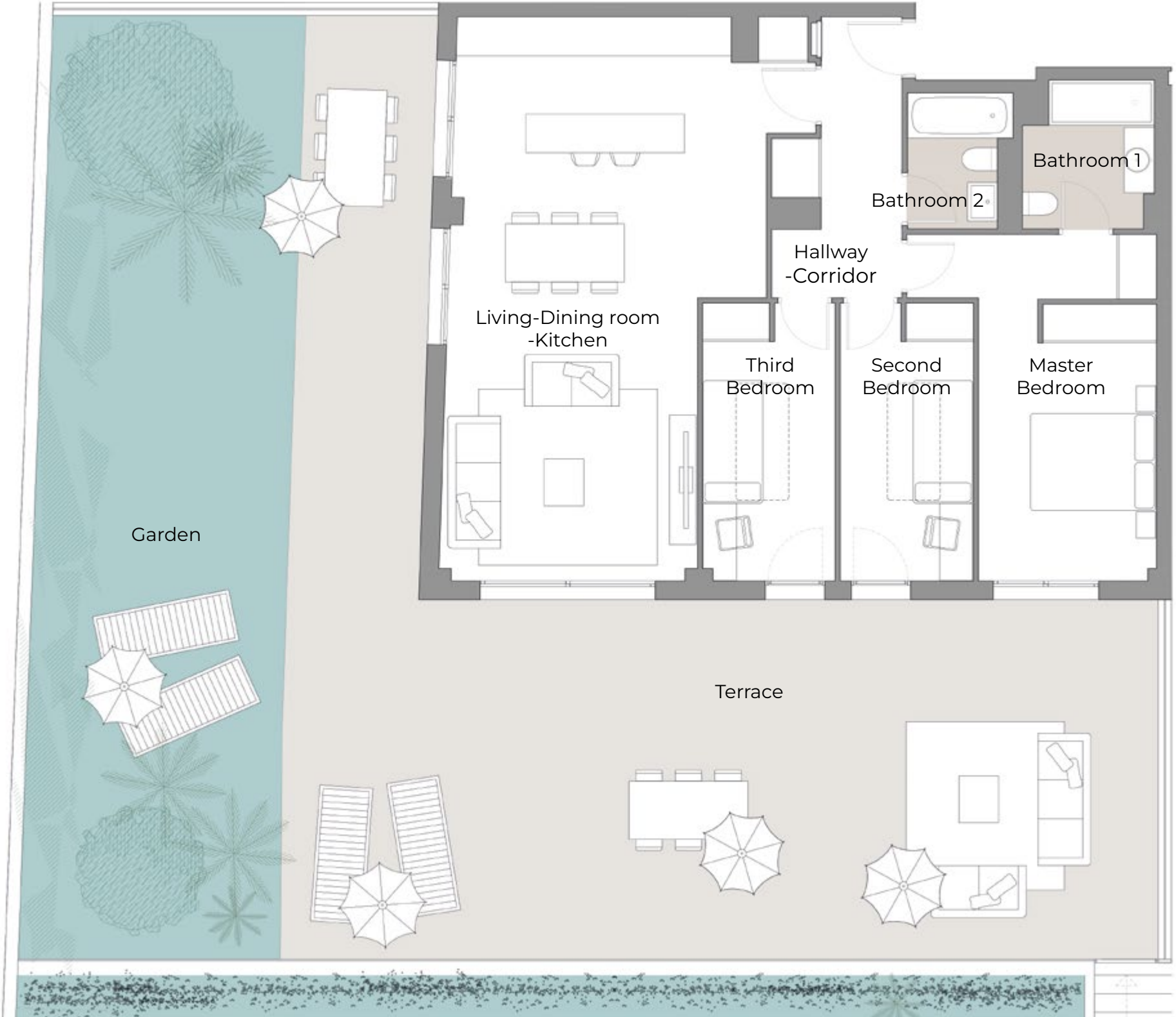
THREE-BEDROOM FLOOR PLAN

NET LIVING AREA - 83,90m²

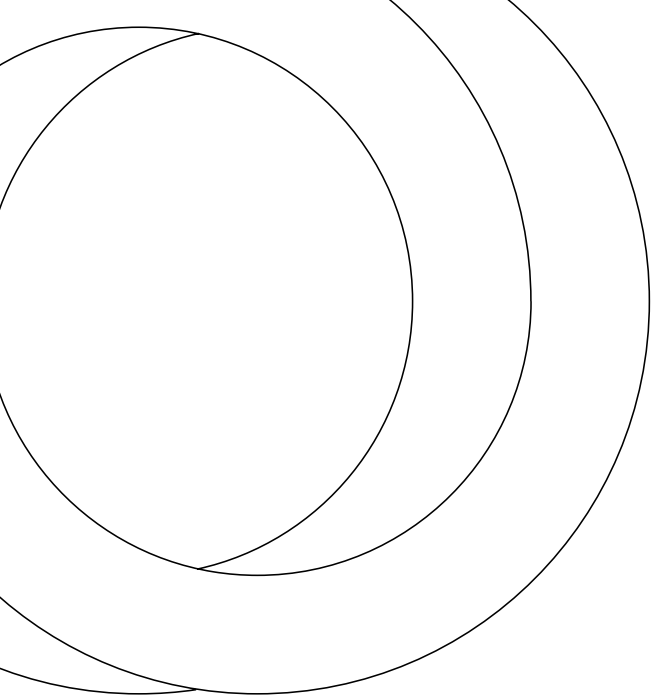
FLOOR PLAN

Living-Dining room-Kitchen	37,70 m ²
Hallway-Corridor	6,70 m ²
Master Bedroom	15,20 m ²
Second Bedroom	8,60 m ²
Third Bedroom	8,50 m ²
Bathroom 1	4,20 m ²
Bathroom 2	3,00 m ²
Terrace and Garden	148,10 m ²

Net living area:	83,90 m ²
Net outdoor area:	148,10 m ²
Gross living area:	97,00 m ²
Gross living area including communal areas:	117,00 m ²
Gross outdoor area:	156,20 m ²







I N N O V A T I O N

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

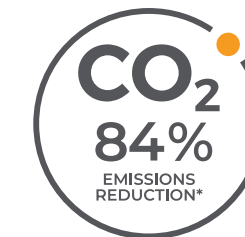
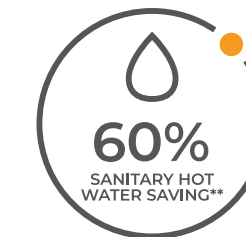
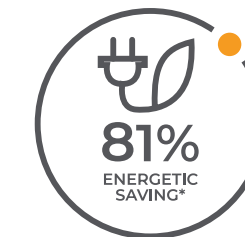
Vía Célere creates homes that seamlessly fit your way of living.

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*.

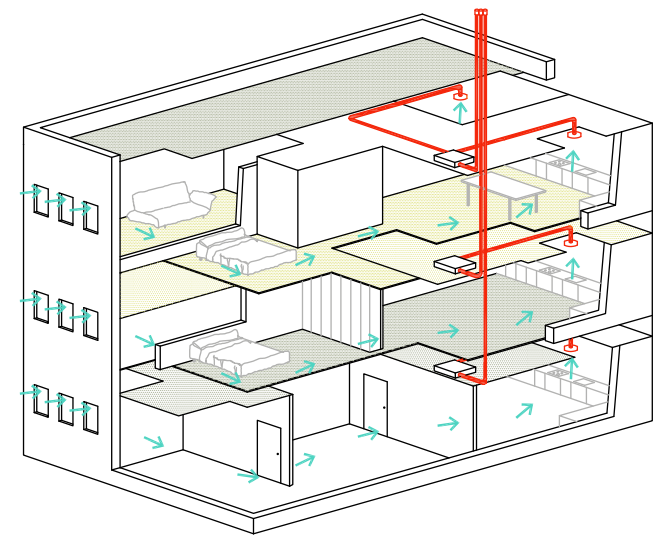
Our building has been classified with a B Energy Rating, which reduces CO₂ emissions and significantly lowers the building's energy demand for heating, cooling, and hot water.

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



*Estimate based on a typical 95m² 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

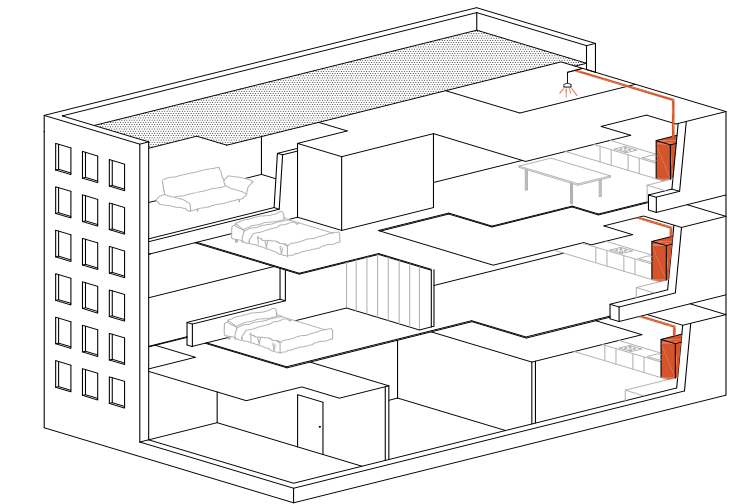
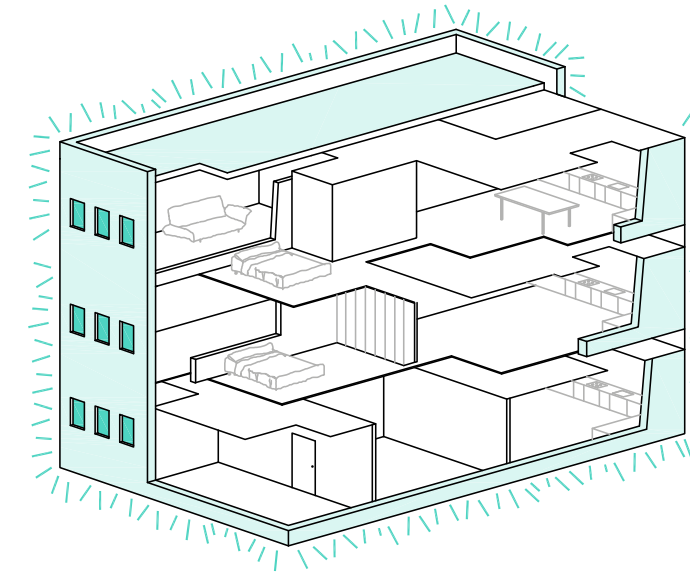


The homes feature a humidity-controlled ventilation system, providing:

- 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 CO₂ emissions.
- Longer equipment lifespan.



WE ARE DIFFERENT

Living in a Vía Célere home means embracing a lifestyle of your own. We stand out for the way we design our homes and for the wide range of services we offer our customers.

Interior Design

We understand how important it is for our clients to feel that their home and the shared spaces within their development are truly special — places where unforgettable memories are created.

That's why, at Vía Célere, we work with the finest interior designers to create and decorate these spaces, bringing their vision and expertise in line with the latest trends.

If you wish, Vía Célere can put you in touch with the interior designer of your development, so that your home becomes a truly unique space.

Consultative Selling

The changing economic environment encourages us to rethink our sales model from a new perspective.

In today's information age, where a wide range of options is available with just one click, it's essential to stand out and return to a personalised sales approach — one in which the sales advisor acts as a consultant rather than a seller.

The most important thing is to listen to the client, understand their circumstances, and identify their real needs, in order to offer a home that truly meets their expectations..

Virtual Tour

Discover a new way to experience your future home. Explore the exterior of the building, its communal areas, and surroundings from any angle.

You can also take an interactive tour inside our homes. And to help you choose the perfect finishes, we've integrated a personalisation configurator that allows you to visualise your preferred materials and styles for your future home.



CUSTOMISE

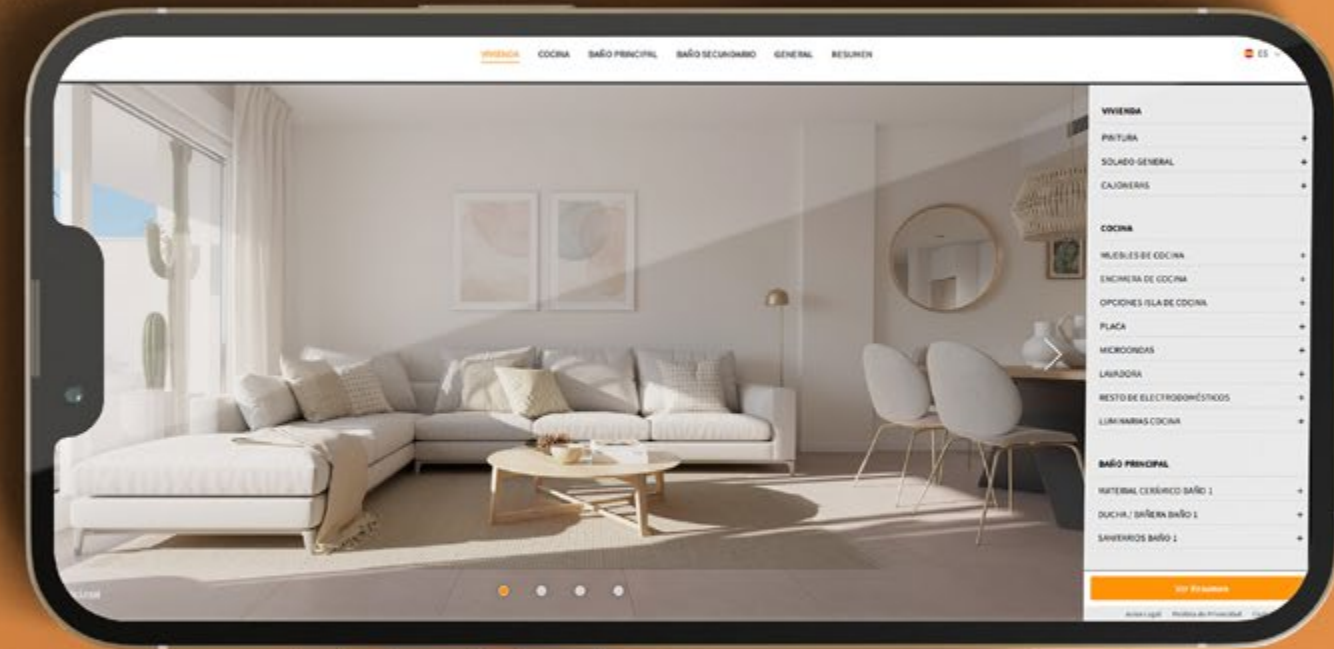
At Vía Célere, we understand that every person is unique.

That's why we offer you a different way to visualise your future home through our Personalisation Programme — a plan with multiple options that allows you to choose according to your tastes, needs, and lifestyle.

You'll be able to design a space that truly reflects you, with a wide selection of materials, colours, and textures to personalise features such as walls, floors, wardrobes, and the kitchen — creating a home that truly speaks about who you are.

Because our clients are what matter most, and no two are the same, at Vía Célere we give you the opportunity to make your home even more your own.

*Availability of options may depend on the stage of construction.



OUR COMMITMENT

At Vía Célere, we believe that social responsibility should play a leading role in the real estate sector, serving as the driving force behind our commitment to transparency, excellence, and sustainability.

We view social responsibility as a strategy fully integrated into our company — one that enables us to become an agent of change and to create value for all our stakeholders and for society as a whole.

Our commitment to innovation drives us to promote more sustainable construction practices, to engage with key social priorities related to housing and urban development, and to act as an ethical and good governance model within the industry.

All our activities are designed to advance progress towards the Sustainable Development Goals (SDGs). To achieve this, we collaborate with other organisations, promoting projects and initiatives that address current social challenges and meet the expectations of future generations.

SUSTAINABILITY

We continuously incorporate improvements in our performance and our products to become increasingly efficient and environmentally sustainable.

Our strong commitment to sustainability allows us to build in a faster and more sustainable way, generating less waste and reducing pollution levels, while achieving greater energy savings.

YOUR OPINION MATTERS

We want to know what you think. For us, you mean everything. From the very first “hello” — whether in our sales offices, over the phone, or through our social media — we care about you and accompany you through one of life’s most special moments: finding the home where you’ll build your future.

We’re always here to help, because we know that you are what truly brings our homes to life.

★ We Appreciate your stars

Rate us on Google
It’ll only take a minute!



Scan this code to access directly.



♥ give us a like

Visit our social media and leave us a review. It’s very important for us to know what you think about Vía Céleré so that we can keep improving and offer you the best possible service.

Access directly or through the QR code on this page.



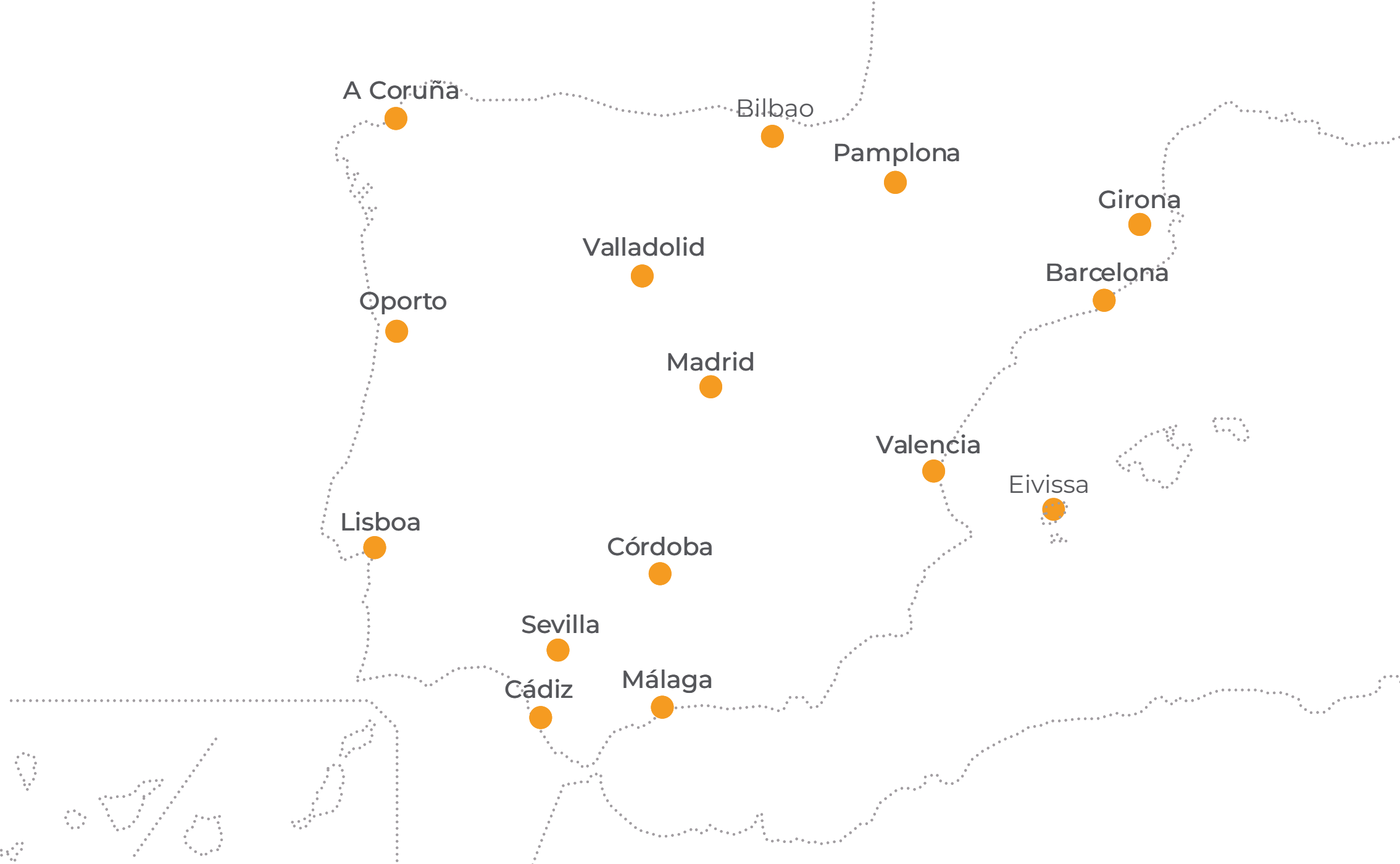
ABOUT US

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 10,000 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.





Avda. Pedro Matutes Noguera, 94
07800 Ibiza, Balears
900 10 20 80 viacelere.com



HOMES THAT INNOVATE YOUR LIFE

