

Célere  
● **DUNA BEACH III**  
Torrox



Homes that innovate your life





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Célere Duna Beach III is a place to enjoy, located in Torrox Costa, a wonderful town with the best climate in Europe.

The constantly growing and developing town of Torrox offers countless leisure and service opportunities, such as golf courses, schools, supermarkets, and health centres to ensure you have everything at your fingertips.

- Restaurant
- Beach
- Bar
- Bus
- Point of interest
- Education
- Pharmacy





# TORROX

## THE PLEASURE OF LIVING

Torrox is a locality and municipality in the province of Malaga, on the eastern Costa del Sol and the shores of the Mediterranean Sea and at the foot of the Sierra de Almijara.

This city's great appeal lies in its fabulous beaches, its delicious gastronomy and its popular local festivities.



### Local festivities

Torrox is popular on account of its well-known local festivities. Carnival is held in winter—with lots of 'murgas' (carnival groups)—and Fair is during the first week of October.

In summer, you can enjoy festivities such as 'San Juan', where it is traditional to spend the night on the beach. There are also festivities in honour of the town's patron saints—Our Lady of the Snows and San Roque—and the International Festival of Choirs and Dances.





## Heritage

The proximity of the Mediterranean Sea with its exciting history can be noted in the numerous historical buildings in this city.

Its monuments include Roman ruins near the Torrox lighthouse that contain the remains of a villa, a necropolis and a thermal spa.

We can also see the Iglesia de Nuestra Señora de la Encarnación, a church that stands on the site of an ancient mosque, and numerous buildings that date back to the Muslim era, such as the Arab tower or the House of the Inquisition.



## Gastronomy

It has a very rich and varied gastronomy, providing a contrast between tradition and adaptation to modern times, without losing the essence of this land.

Typical dishes include the famous 'migas' (fried breadcrumbs) accompanied by 'ensaladilla arriera' (potato salad), which you can try at any beach bar along the coast.







## P R O J E C T

**Célere Duna Beach III** is a residential complex designed for your comfort and that of your nearest and dearest, where each day will be better than the one before.

We offer you a development comprising 153 homes with 2 and 3 bedrooms distributed on 3 floors including ground floor in a private complex in front of the beach. All homes have extensive terraces, storage rooms and an allocated parking space.

Your home will be the ideal place to develop a care-free lifestyle, with the perfect combination of common areas, quiet places and urban development.

We have taken care of every last detail, where quality and cutting-edge design give this development a unique spirit of its own. Célere Duna Beach III has a B Energy Rating, meaning energy and economic savings so you can live your life with ease and comfort.

Célere Duna Beach III are homes that build your future.

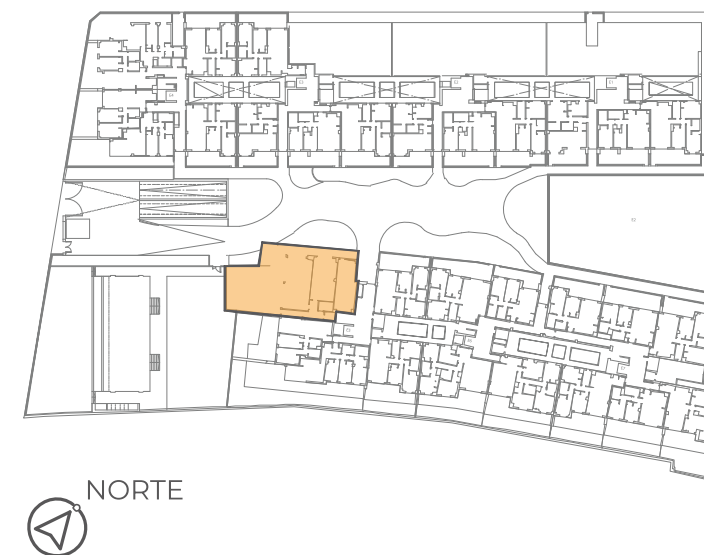
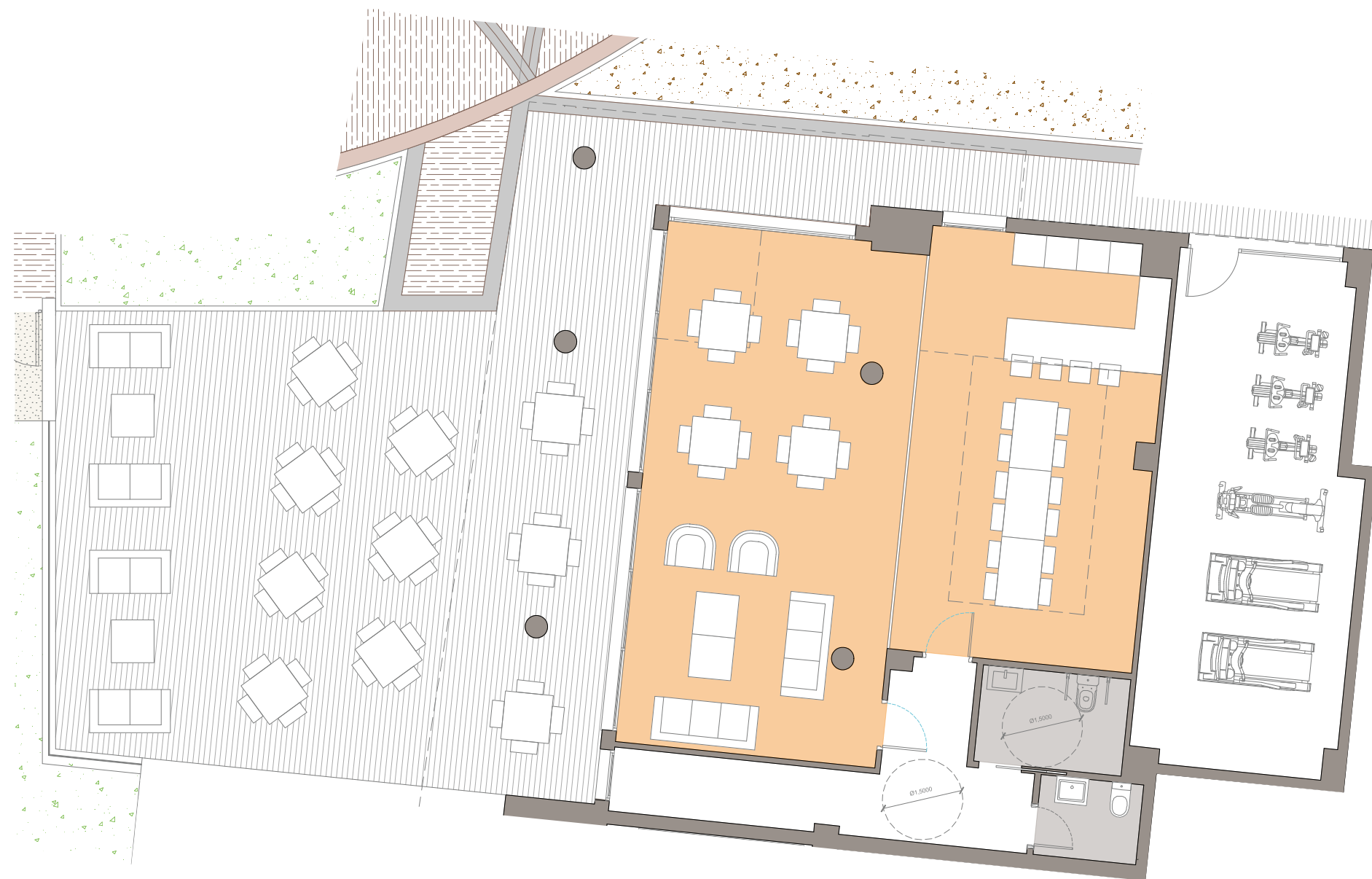


Storage room



Garage





## COMMON AREAS

We are committed to the concept of common areas and we differentiate ourselves by making them a main feature of our developments.

They are unique spaces designed with you in mind to bring you great benefits that will make your life easier, more peaceful and more independent.

Célere Duna Beach III has the exclusivity of a social lounge, a practical swimming pool surrounded by green spaces and a fitness area for sports lovers.



Swimming pool



Social lounge



Fitness area



Green spaces





## SWIMMING POOL

The swimming pool is designed for both adults and children to enjoy, along with friends or relatives, a common zone that makes the summer months more pleasant and, in particular, more refreshing.







## FITNESS AREA

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



## SOCIAL LOUNGE

The social lounge is an area designed and equipped for you to enjoy special moments, with elegant decoration to add a modern and, above all, comfortable air. Somewhere to have unforgettable social and family gatherings.





TWO - BEDROOM  
FLOOR PLAN

INTERNAL USEABLE AREA - 64,90 m<sup>2</sup>

TABLE OF FLOOR AREAS

Hall	2,00 m <sup>2</sup>
Living-Dining room-Laundry	29,30 m <sup>2</sup>
Corridor	1,50 m <sup>2</sup>
Bedroom 1	13,90 m <sup>2</sup>
Bedroom 2	11,10 m <sup>2</sup>
Bathroom 1	3,50 m <sup>2</sup>
Bathroom 2	3,60 m <sup>2</sup>
Terraces	27,30 m <sup>2</sup>

Useful area of the property	64,90 m <sup>2</sup>
Useful area according to Andalusian Government Decree 218/2005	71,60 m <sup>2</sup>
Useful area of the terrace	27,30 m <sup>2</sup>
Total area of home c.c.	85,00 m <sup>2</sup>
Total area of home c.c. according to Andalusian Government Decree 218/2005	94,20 m <sup>2</sup>









# THREE-BEDROOM FLOOR PLAN

INTERNAL USEABLE AREA - 85,00 m<sup>2</sup>

TABLE OF FLOOR AREAS

Hall	5,90 m <sup>2</sup>
Living-Dining room	31,30 m <sup>2</sup>
Corridor	3,10 m <sup>2</sup>
Laundry	2,60 m <sup>2</sup>
Bedroom 1	12,60 m <sup>2</sup>
Bedroom 2	10,60 m <sup>2</sup>
Bedroom 3	11,00 m <sup>2</sup>
Bathroom 1	3,40 m <sup>2</sup>
Bathroom 2	4,50 m <sup>2</sup>
Terraces	15,00 m <sup>2</sup>

Useful area of the property	85,00 m <sup>2</sup>
Useful area according to Andalusian Government Decree 218/2005	92,90 m <sup>2</sup>
Useful area of the terrace	15,00 m <sup>2</sup>
Total area of home c.c.	114,00 m <sup>2</sup>
Total area of home c.c. according to Andalusian Government Decree 218/2005	123,50 m <sup>2</sup>









THREE-BEDROOM  
FLOOR PLAN

INTERNAL USEABLE AREA - 78,60 m<sup>2</sup>

TABLE OF FLOOR AREAS

Hall	5,90 m <sup>2</sup>
Living-Dining room-Laundry	26,40 m <sup>2</sup>
Corridor	4,90 m <sup>2</sup>
Bedroom 1	13,60 m <sup>2</sup>
Bedroom 2	9,90 m <sup>2</sup>
Bedroom 3	9,60 m <sup>2</sup>
Bathroom 1	4,40 m <sup>2</sup>
Bathroom 2	3,90 m <sup>2</sup>
Terraces	25,30 m <sup>2</sup>

Useful area of the property	78,60 m <sup>2</sup>
Useful area according to Andalusian Government Decree 218/2005	86,70 m <sup>2</sup>
Useful area of the terrace	25,30 m <sup>2</sup>
Total area of home c.c.	106,00 m <sup>2</sup>
Total area of home c.c. according to Andalusian Government Decree 218/2005	116,80 m <sup>2</sup>





# INNOVATION



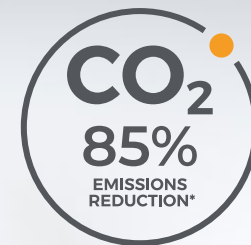
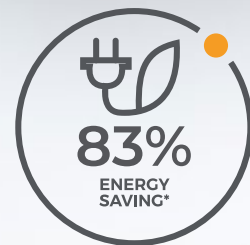
Vía Célere creates spaces that adapt to your needs.

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 83% 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 €995.\*



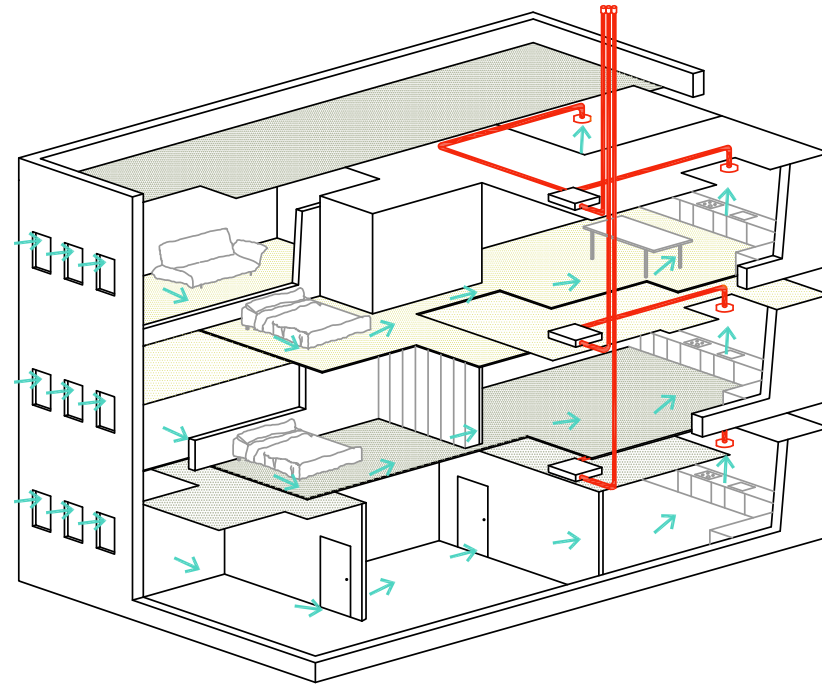
\*Estimated calculation of the energy savings for a typical 95 m<sup>2</sup> useable-area dwelling with an A rating compared with a reference dwelling with an F rating, in accordance with the "Calificación de la eficiencia energética de los edificios" ("Energy performance rating of buildings") published by IDAE and the Ministry of Industry, Energy and Tourism in November 2015, together with any subsequent regulations that complement and/or replace it.

\*\* Minimum guaranteed savings in domestic hot water (DHW) consumption for the building as a whole, based on its location and the minimum occupancy values established in the applicable current regulations.



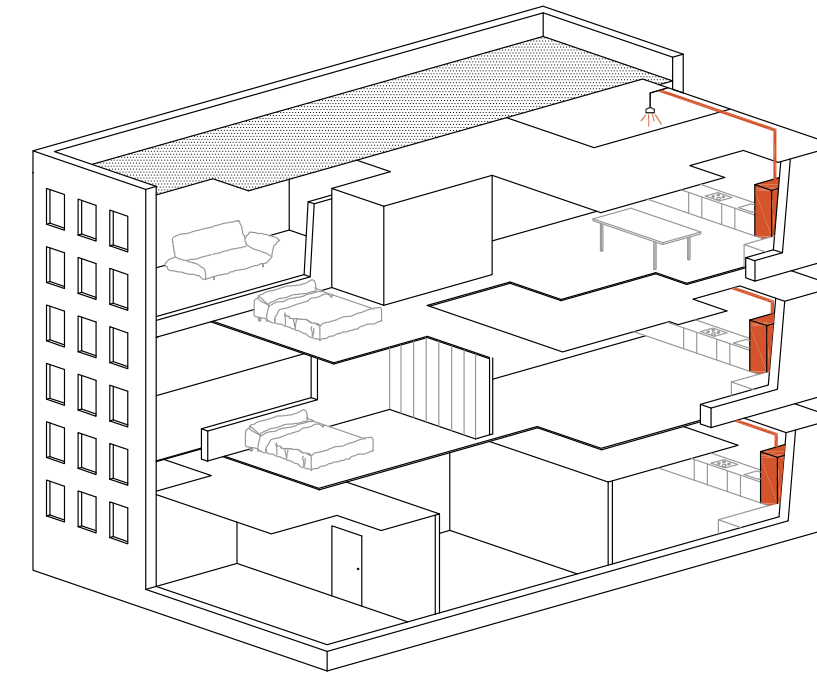
# INNOVATION

## TECHNICAL DIAGRAMS



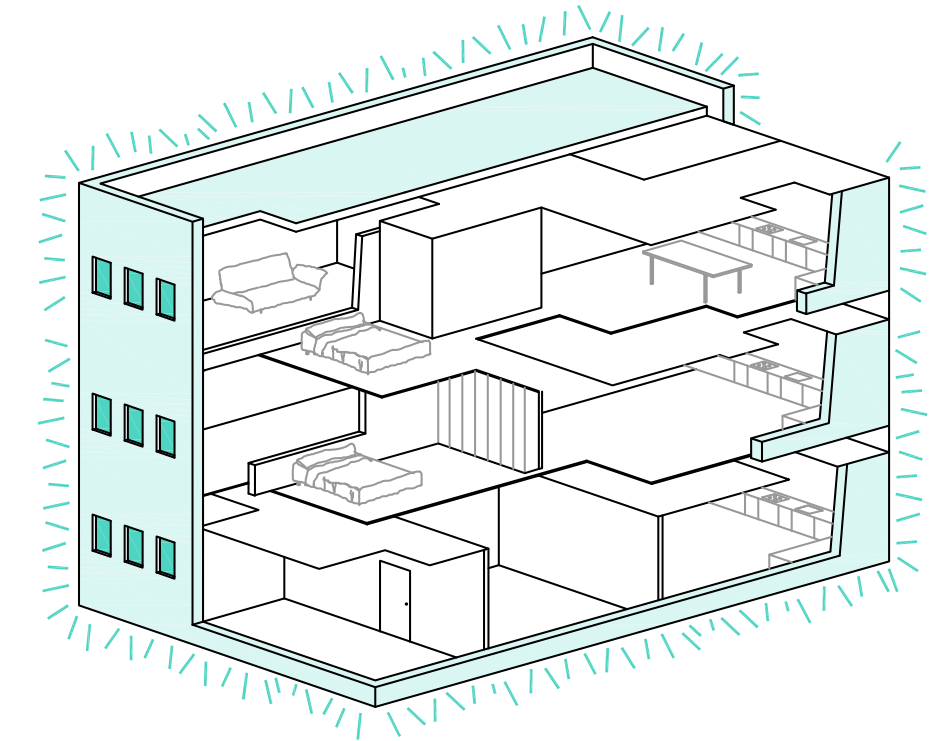
### Individually controlled mechanical ventilation system for blocks of flats

- 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.



### Production of clean hot water using an individual air source heat pump system

- Greater output than conventional boilers.
- Lower fuel consumption.
- Lower CO<sub>2</sub> emissions.
- Longer useful life of equipment.



### 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.



WE ARE  
DIFFERENT

LIVING IN  
CÉLERE DUNA BEACH III

means enjoying your own lifestyle

Living in a Vía Célere home 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.



# WE ARE DIFFERENT

Living in a Vía Célere home means embracing a lifestyle that is distinctly yours. We stand apart in the way we conceive our homes and in the range of services we offer our clients.

## Interior Design

We understand how important it is for our clients to feel that both their home and the communal areas of their development are truly special spaces where unforgettable memories can be created. 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.

## Consultative Sales

The changing economic landscape encourages us to rethink the traditional sales model from a new perspective.

In the information age, where we have a wide range of options available in one click, without leaving home, we need to stand out from the rest and return to the personalised sales model, where the salesperson is more of a consultant than a seller.

We must prioritise truly LISTENING to the customer, understanding their circumstances, identifying their real needs, and providing a home that genuinely meets their expectations.

## Virtual Tour

Enjoy a new way of exploring your future 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.





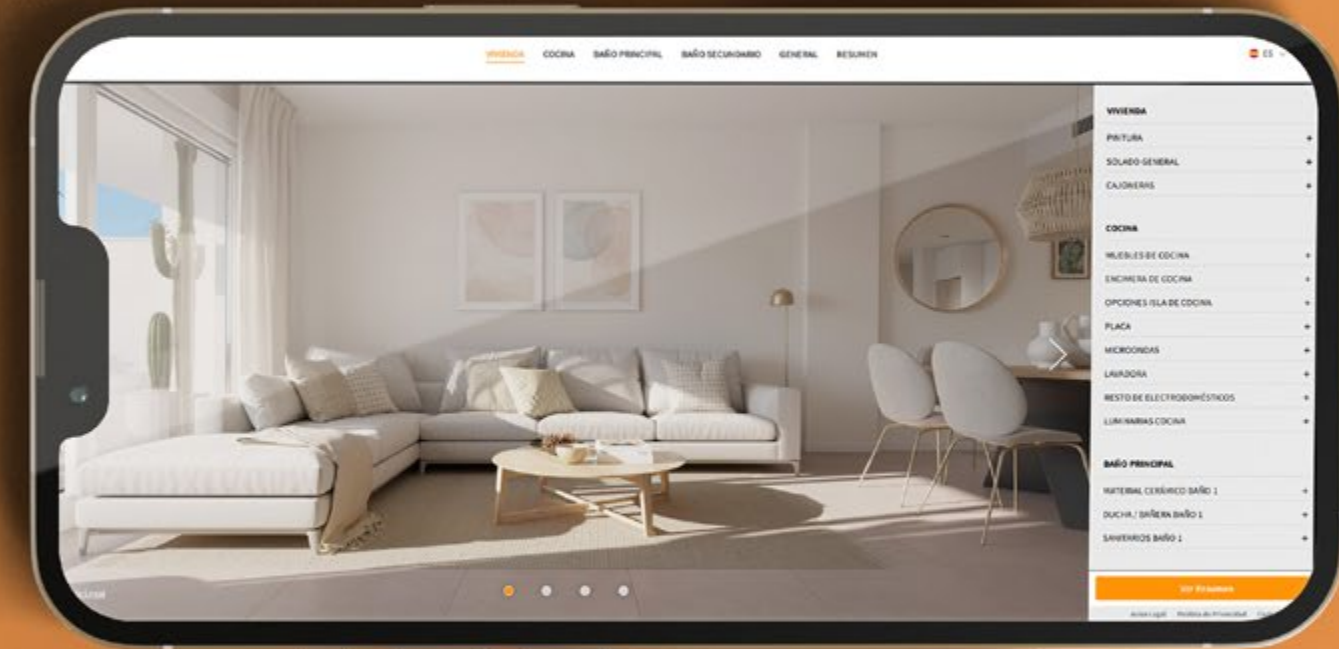
# C U S T O M I Z E

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 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 incorporate continuous improvements into our operations and into the homes we build, enabling us to become increasingly efficient and environmentally sustainable.

Our firm commitment to sustainability enables us to build in a faster and more responsible way, generating less waste, reducing pollution levels and achieving greater energy efficiency.



# YOUR OPINION MATTERS TO US

We want to know what you think. 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.

★ We Appreciate  
**your stars**

Rate us on Google  
It will only take a minute!



Scan this code for direct access.

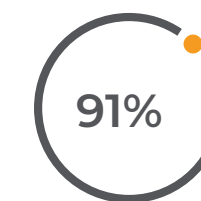
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♥ give us a  
**like**

Visit our social media channels and share your feedback. It is extremely important for us to know what you think about Vía Célere, so that we can improve as much as possible and offer you the best service.

Access directly or via the QR code on this page.



Would  
recommend us



Satisfaction  
rating



In Customer  
Service





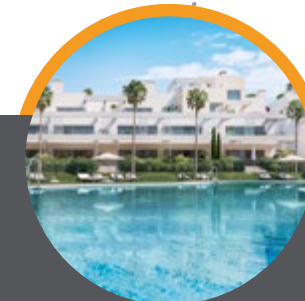
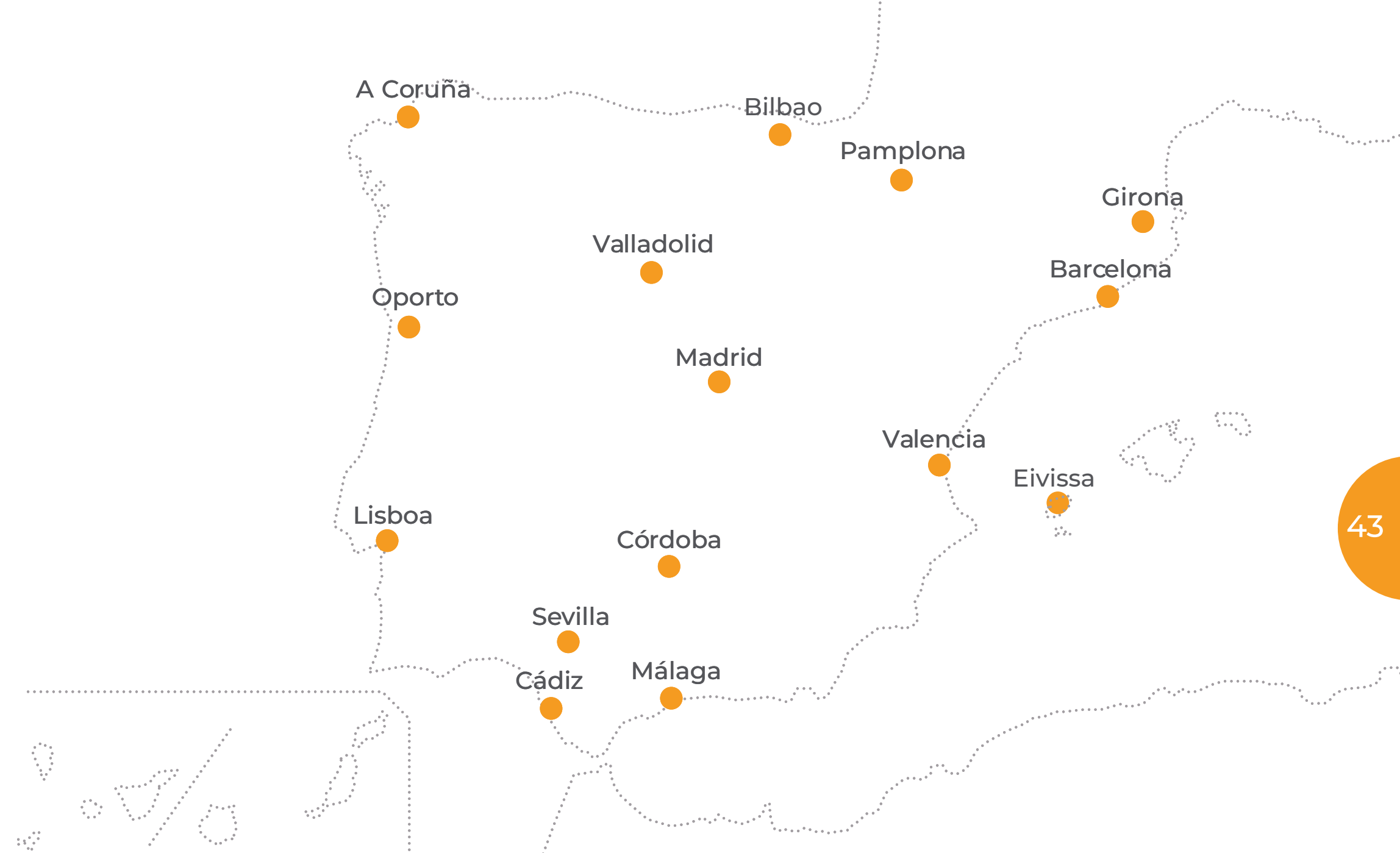
# ABOUT US

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

Thanks to its innovative business model and team of professionals, Vía Célere has become one of the leading companies in today's 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.





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