

Célere  
● **DUNA BEACH III**  
Torrox



Homes that innovate your life



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# LOCATION

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

Located on the beach front, perfectly combining the privilege of living by the sea and in close proximity to Malaga, comfort and quality of life for the whole family is guaranteed.

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.

Célere Duna Beach III is in an unbeatable location; it is connected to the Mediterranean motorway A-7 and the A-45 to Málaga, and is close to several urban and intercity bus stops. And all at less than 30 minutes away from the María Zambrano railway station and the Pablo Picasso Airport.



# 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.

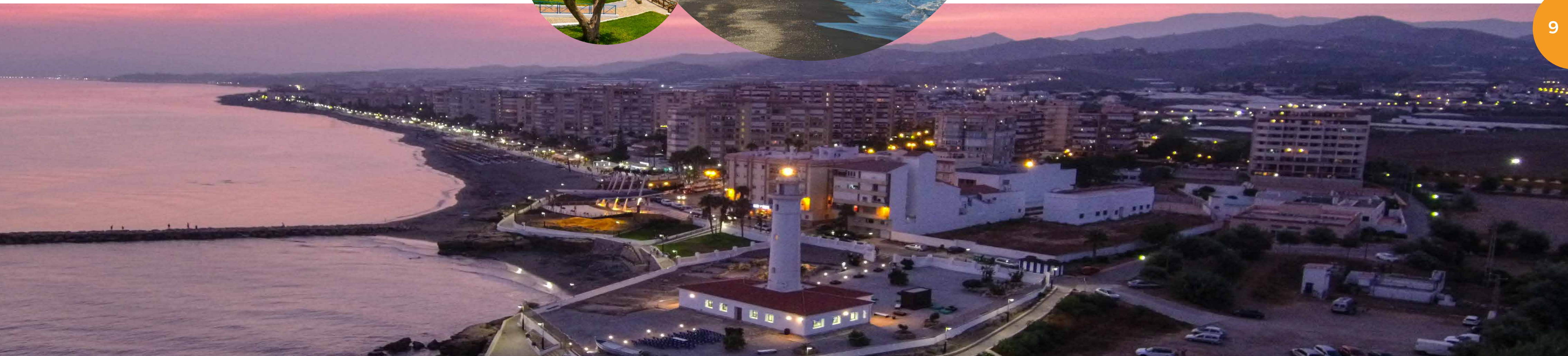
We can also see the Iglesia de Nuestra Señora de la Encarnación, a church that stands on the site of an ancient mosque, and numerous buildings that date back to the Muslim era, such as the Arab tower or the House of the Inquisition.



## 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 Y 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.



Garage



Storage room

# 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.

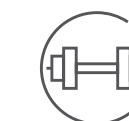
Célere Duna Beach III has the exclusivity of a social-gourmet lounge, a practical swimming pool surrounded by green spaces and a gym for sports lovers.



Swimming pool



Gourmet social room



Gym



#### SOCIAL-GOURMET ROOM

The social-gourmet 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.



#### GYM

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



#### 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.





# STANDARD PLAN 2 BEDROOMS

USEFUL FLOOR AREA OF HOUSE - 59,90 m<sup>2</sup>

## TABLE OF FLOOR AREAS

Hall	2,50 m <sup>2</sup>
Living-Dining room-Laundry	26,00 m <sup>2</sup>
Corridor	1,90 m <sup>2</sup>
Bedroom 1	11,70 m <sup>2</sup>
Bedroom 2	9,70 m <sup>2</sup>
Bathroom 1	4,70 m <sup>2</sup>
Bathroom 2	3,40 m <sup>2</sup>
Terraces	9,90 m <sup>2</sup>

Useful area of the property	59,90 m <sup>2</sup>
Useful area according to Andalusian Government Decree 218/2005	65,20 m <sup>2</sup>
Useful area of the terrace:	9,90 m <sup>2</sup>
Useful area of the terrace:	79,00 m <sup>2</sup>
Tota area of home c.c. according to Andalusian Government Decree 218/2005	85,20 m <sup>2</sup>



# STANDARD PLAN 2 BEDROOMS

USEFUL FLOOR AREA OF HOME - 69,00

## TABLE OF FLOOR AREAS

Hall	2,03 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	69,00 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>
Useful area of the terrace:	85,00 m <sup>2</sup>
Tota area of home c.c. according to Andalusian Government Decree 218/2005	94,20 m <sup>2</sup>



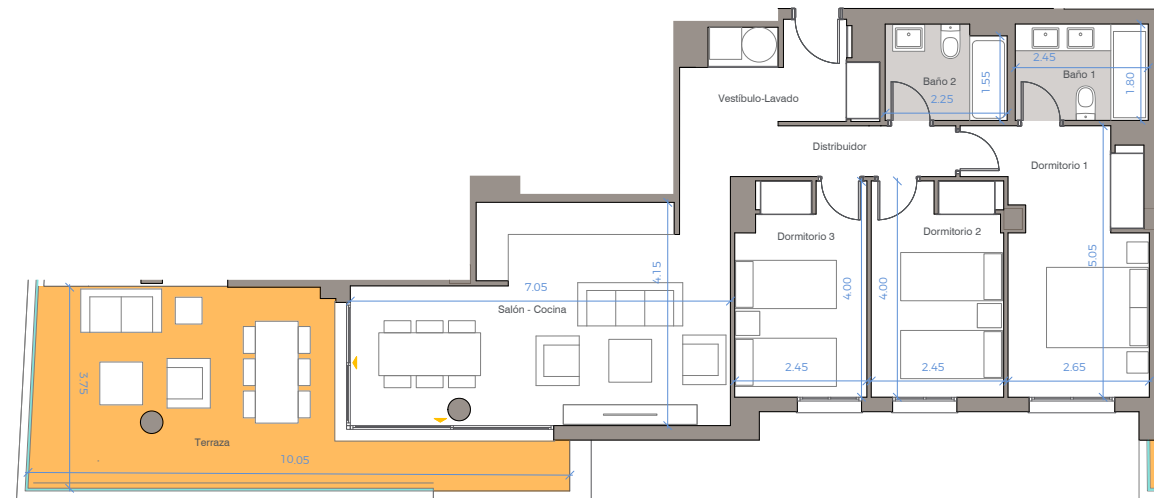
# STANDARD PLAN 3 BEDROOMS

USEFUL FLOOR AREA OF HOUSE - 78,60 m<sup>2</sup>

## TABLE OF FLOOR AREAS

Hall-Laundry	5,90 m <sup>2</sup>
Living room-kitchen	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>
Useful area of the terrace:	106,00 m <sup>2</sup>
Tota area of home c.c. according to Andalusian Government Decree 218/2005	116,80 m <sup>2</sup>



# STANDARD PLAN 3 BEDROOMS

USEFUL FLOOR AREA OF HOME - 80,70 m<sup>2</sup>

## TABLE OF FLOOR AREAS

Living-Dining room-Laundry	37,10 m <sup>2</sup>
Hall	2,70 m <sup>2</sup>
Bedroom 1	12,10 m <sup>2</sup>
Bedroom 2	10,40 m <sup>2</sup>
Bedroom 3	10,60 m <sup>2</sup>
Bathroom 1	3,50 m <sup>2</sup>
Bathroom 2	4,30 m <sup>2</sup>
Terraces	17,00 m <sup>2</sup>

Useful area of the property	80,70 m <sup>2</sup>
Useful area according to Andalusian Government Decree 218/2005	89,10 m <sup>2</sup>
Useful area of the terrace:	17,00 m <sup>2</sup>
Useful area of the terrace:	107,00 m <sup>2</sup>
Tota area of home c.c. according to Andalusian Government Decree 218/2005	117,40 m <sup>2</sup>





# ENERGY RATING



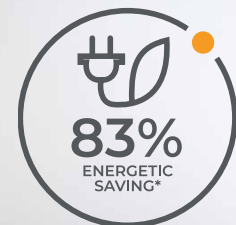
Vía Célere creates spaces that adapt to your needs. We create buildings of low energy consumption, highly insulated and weatherproofed.

We build homes with latest-generation technology, developed for comfortable everyday use.

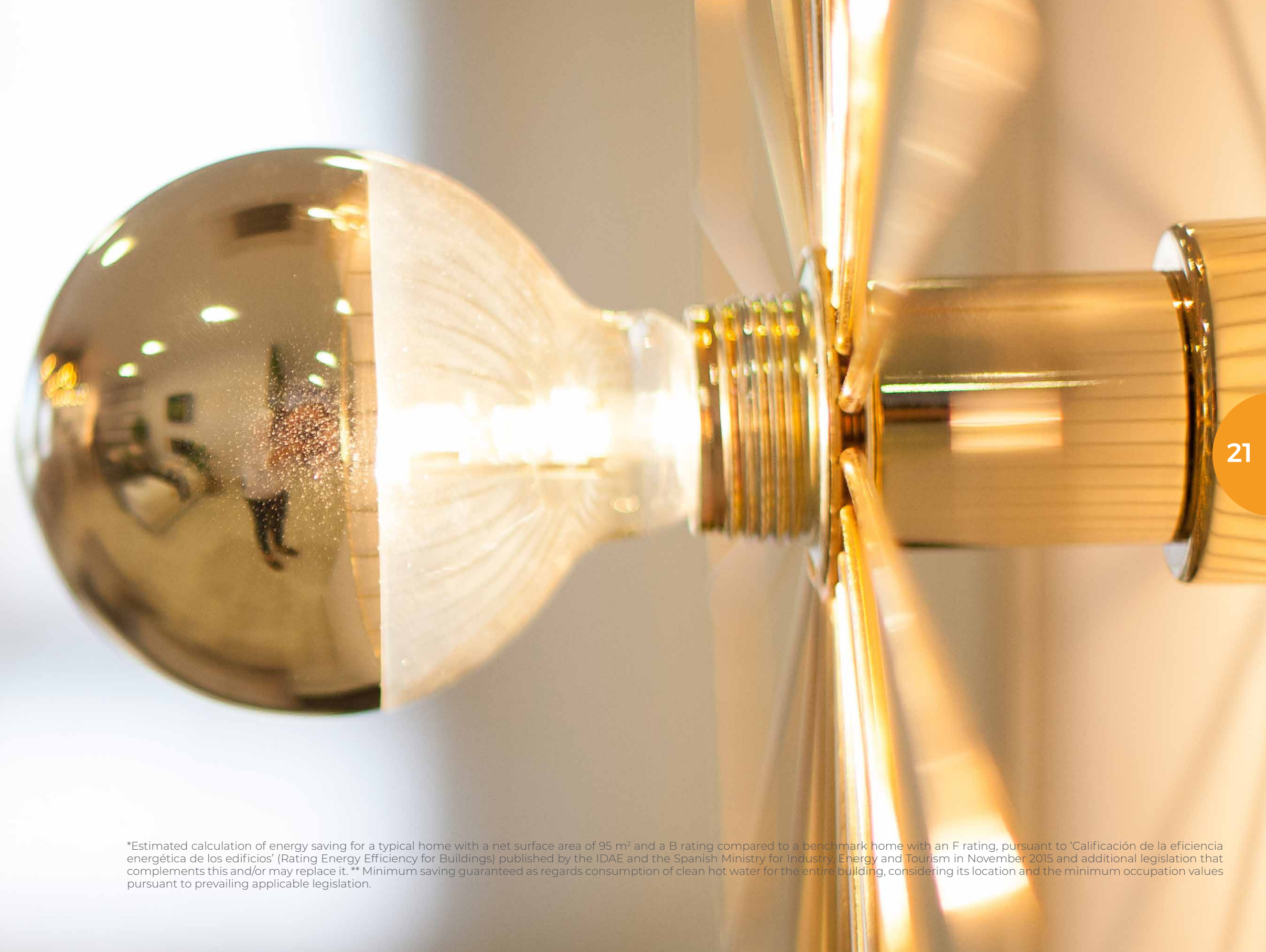
This classification signifies an estimated energy saving of 83% and therefore an important economic saving, taking as reference a home with energy efficiency classification "F".

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).

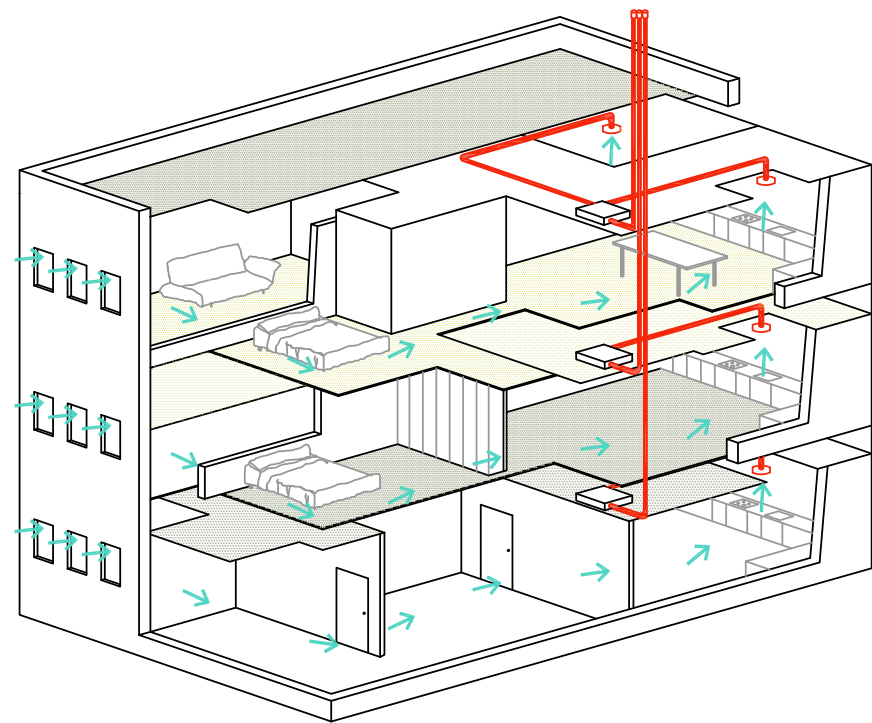
The estimated saving, adding the annual energy cost of gas and electricity, could be up to €995.\*



Discover more at: [viacelere.com/innovacion](http://viacelere.com/innovacion) | [celereinnova.es](http://celereinnova.es)

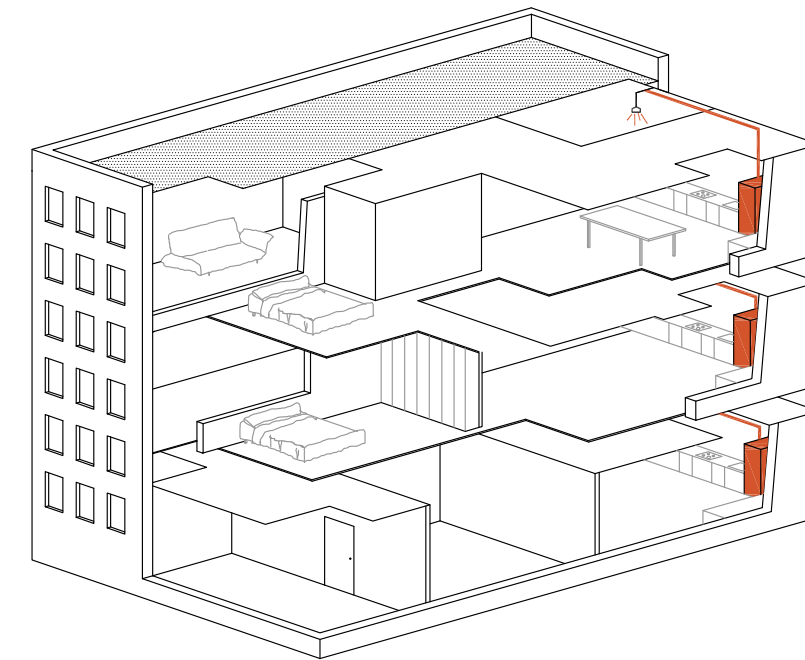


\*Estimated calculation of energy saving for a typical home with a net surface area of 95 m<sup>2</sup> and a B rating compared to a benchmark home with an F rating, pursuant to 'Calificación de la eficiencia energética de los edificios' (Rating Energy Efficiency for Buildings) published by the IDAE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



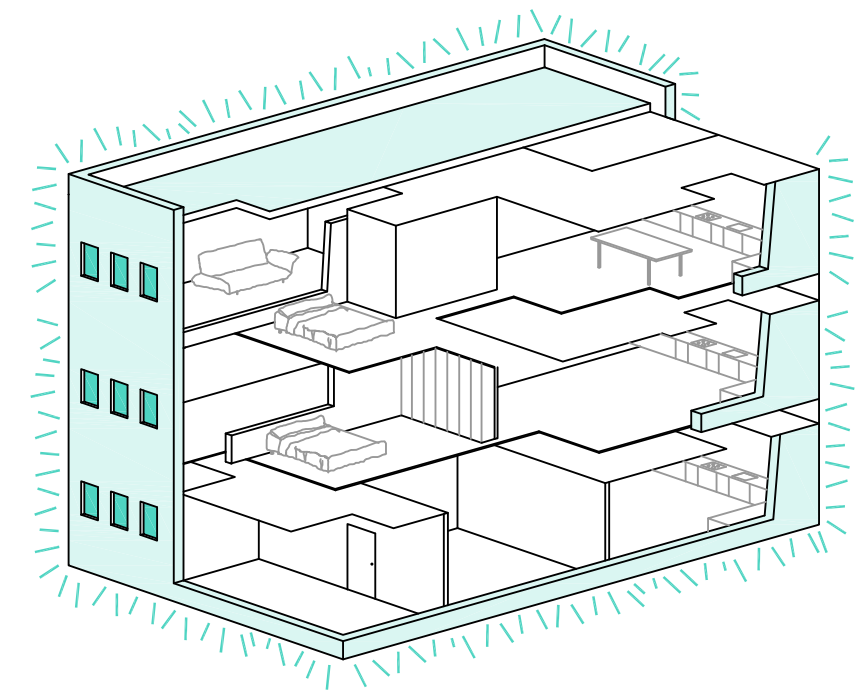
**Individually controlled mechanical ventilation system for blocks of flats.**

- 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.

**célere**  
 **lifestyle**

LIVING IN CÉLERE DUNA BEACH III  
means enjoying your own lifestyle

Living in a Via 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.

## Personalization

Our clients are what is most important to us and we know that no two clients are the same. That is why we want to offer you a personalisation programme\* with different options so that you can make choices based on your individual tastes and needs.

A world of possibilities and proposals for designing an environment that each client will be able to fully identify with from the first day, choosing from different materials, colours and textures for walls, floors, wardrobes and kitchens.

\*Deadlines are subject to building deadlines.

## 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.



# célere lifestyle

## Consultant Sale

The change of economic scenario forces us to make a reflection on a different perspective of the sales model.

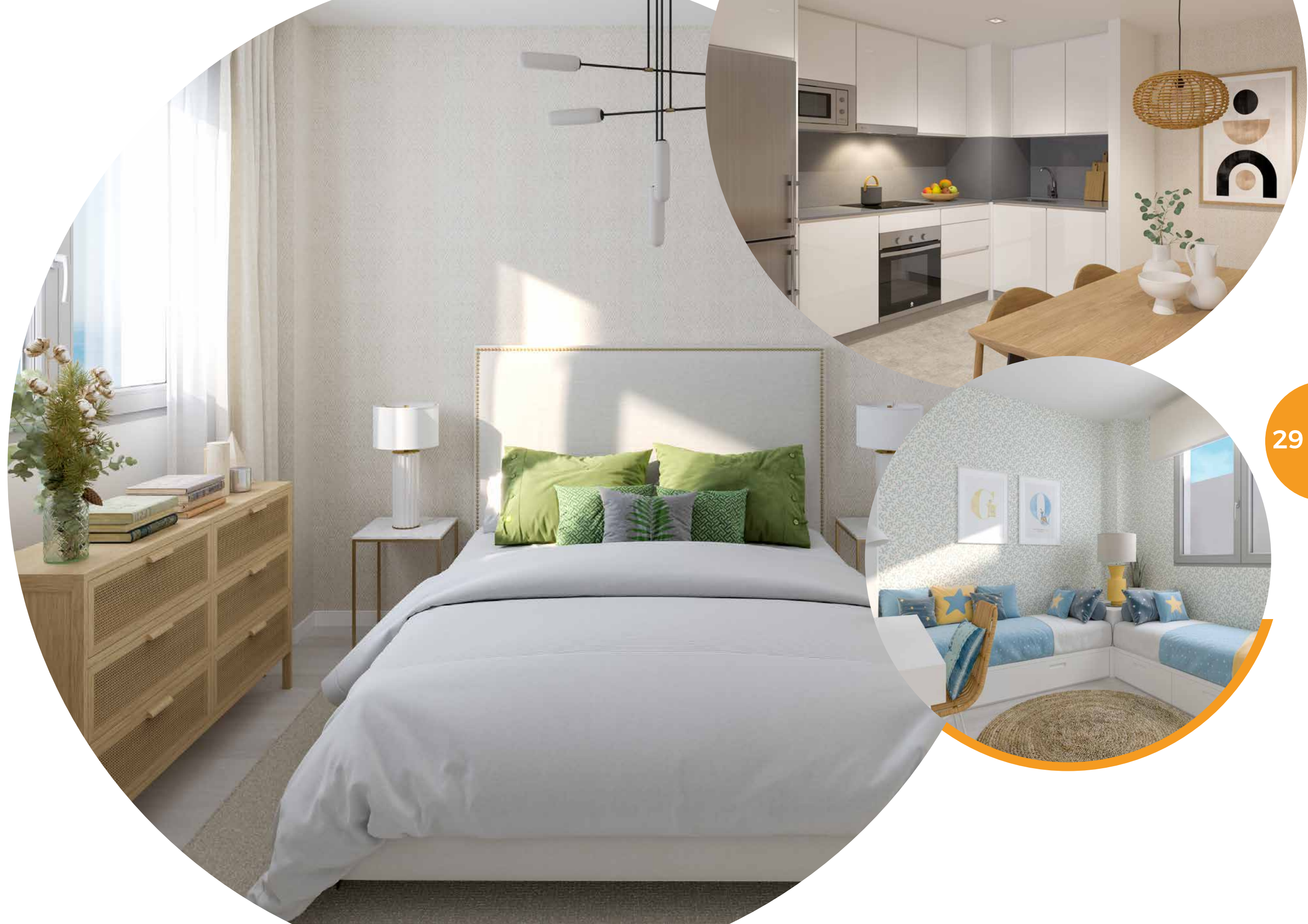
In the information age, in which with a single click we have a vast range of options without leaving home, it is essential to differentiate yourself and return to the model of personalised sale, in which the commercial agent plays a role of advisor and not of seller.

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.

## Célere Wish

Look for new ways of making our clients' lives more comfortable and simple in one of our fundamental from this philosophy arises Célere Wish: Sharing desires.

A new function that, together with Amazon, will enable you to make the reservation of common areas.



# célere app

Vía Célere offers you a different way of viewing your future home. Enjoy contemplating the outside of the building, its common areas and surroundings from any angle; you can also have an interactive visit inside our properties to see its specifications in detail.

With our configurator CUSTOMIZE you can see how the available finishes and materials look, choosing different options and getting to know their performance so that the Vía Célere personalisation team can adapt the property to the purchasers' tastes.

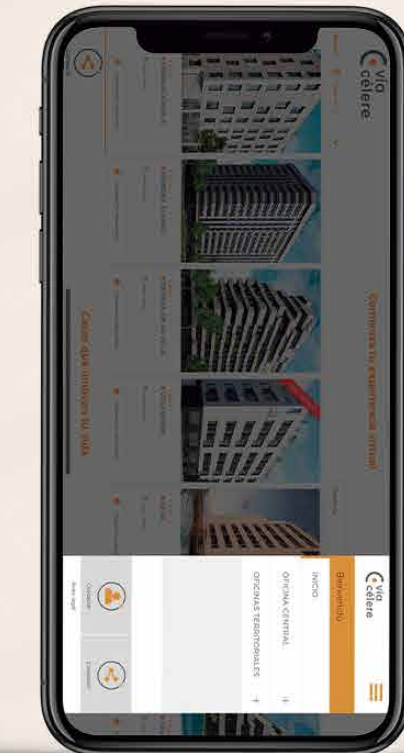
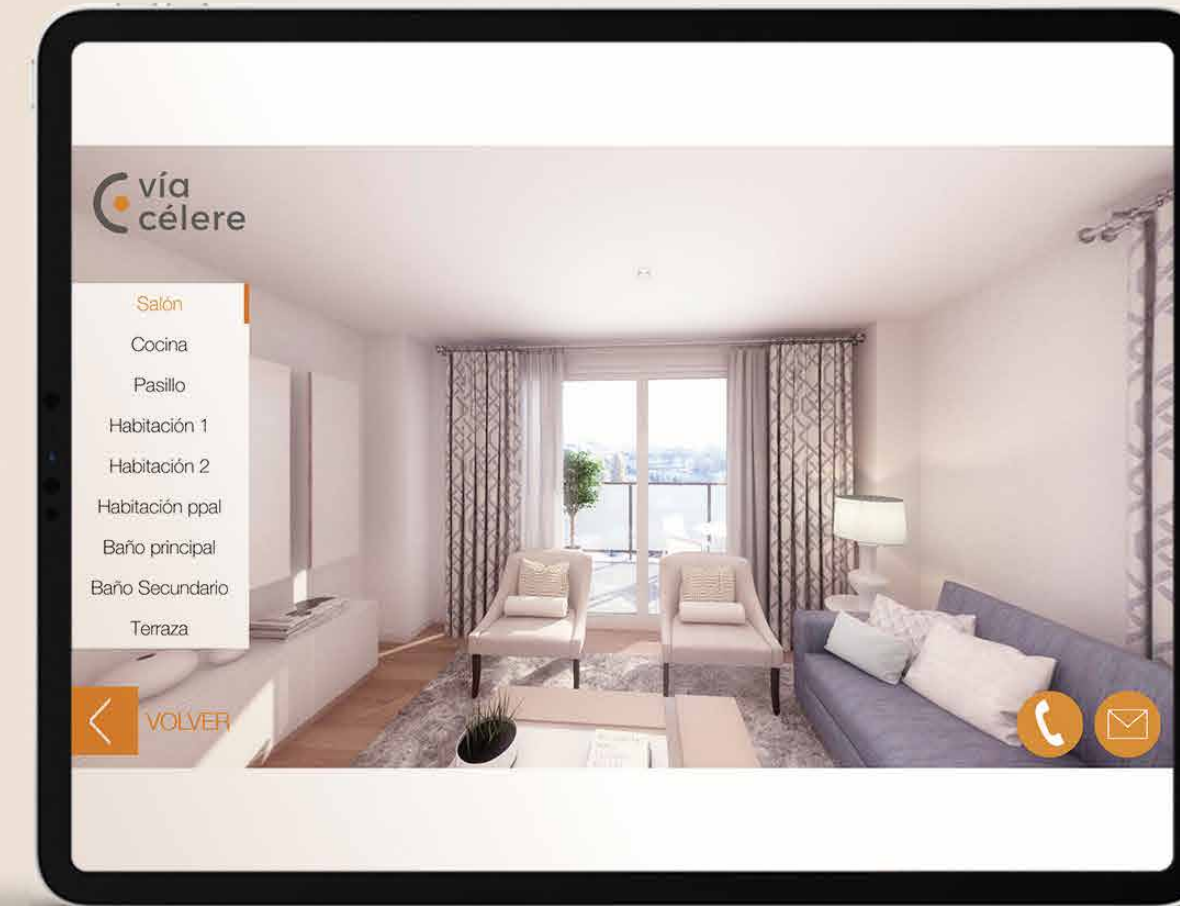
Live the Vía Célere experience.

There are two ways to download the app in stores:

- 1- Search in the store for the keyword "Vía Célere".
- 2- Scan the following QR code:



Also enjoy the experience in the information for each development on the Vía Célere website.







## célere compromiso

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 compromiso 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.

Discover more at: [viacelere.com/compromiso](http://viacelere.com/compromiso)

## célere cities

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.



**Together with UAM**, we have created the Observatory for Environmental Sustainability of Residential Buildings, the first study of which has comprised the water footprint of residential building in Spain.

At Vía Célere, we undertake to refund a percentage of our blue water footprint each year to support social projects related with the improvement of water management.



**Together with Ashoka**, we promote "Future Cities", a project to support young social entrepreneurs in the sustainability challenges that cities face these days.

Through a mentoring process with our employees, we make all our knowledge and experience available to these young people and their projects.

Discover more at: [viacelere.com/celere-cities](http://viacelere.com/celere-cities)

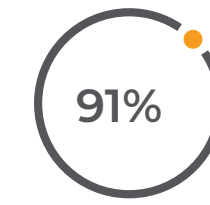


# YOUR OPINION MATTERS TO US

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



♥ click like

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.



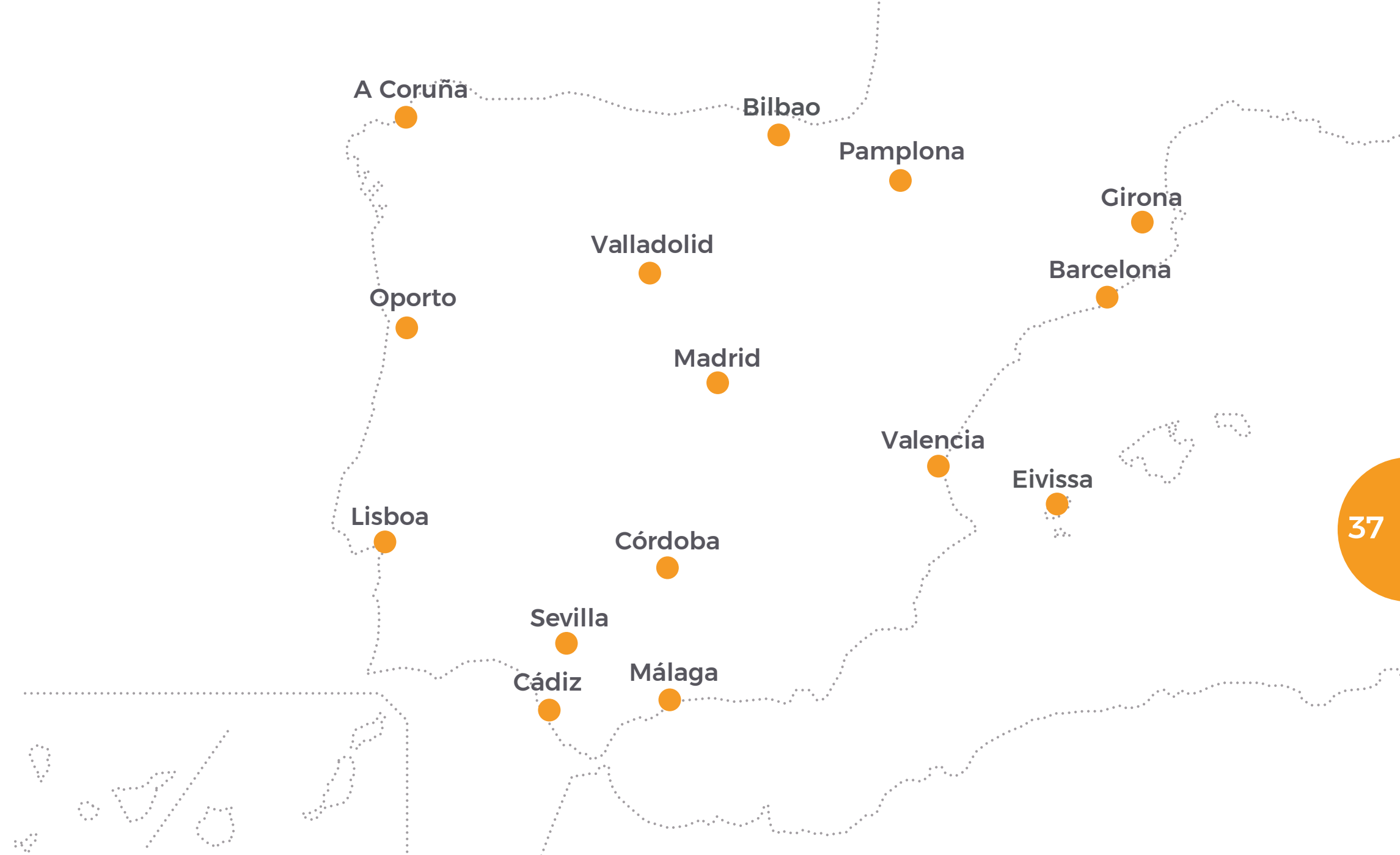
# WHO WE ARE

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 8,000 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 the fundamental pillars of its projects, whilst showing its permanent commitment to the satisfaction of its clients, shareholders and with the professional development of its employees.



Célere  
● **DUNA BEACH III**  
Torrox



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 **vía  
célere**