

Célere
● **AGUAMARINA**
Ibiza



Homes that innovate your life



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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 façades, 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 Aguamarina is a place to enjoy, located at Avenue Pedro Matutes Noguera, nº 94 at Playa d'En Bossa in Eivissa. The fully-developed neighbourhood offers a multitude of recreational and service opportunities, such as supermarkets, pharmacies, schools, health centres, and numerous beach bars and restaurants putting everything at your fingertips.

Célere Aguamarina has an unmatched location; located just 5 minutes from Playa d'En Bossa, the longest beach on the island, an infinite space where you can enjoy the sea, relax on sun loungers and stroll along its white sand. It also has easy access to the E-20 Ring road and is next to the L14 Bus stop.



I B I Z A

THE PLEASURE OF LIVING

Living in Ibiza is synonymous of tranquility. It is a unique place full of History and culture. Walking through its streets, you can find numerous craft markets, art galleries, cultural offerings and cuisine for all tastes.

In its surroundings you can enjoy the magic of the surrounding towns Ibiza, the typical and exclusive gastronomy of its many restaurants surrounding bars and shops, and its paradisiacal colored beaches turquoise blue and white sand.

Places of interest and magnificent beaches

Proximity to the port and the old town give Célere Aguamarina all the authenticity and character of the island.

It is located near the best beach-clubs, hotels and clubs on the island which will allow you to enjoy a good restaurant for lunch or dinner, and of all the services you may need to relax and have fun.

As a consolidated residential area, it has public and private school, public library, various museums and is very close to the University of the Balearic Islands.



Living in a privileged place

Célere Aguamarina is located next to the longest beach in the island, Playa d'En Bossa, an infinite space where you can enjoy from the sea, relax on its loungers and walk along its white sand. This beach offers balinese beds, excellent food and service DJ with calm music.

In addition, it will have aquatic facilities such as stand-up paddle, catamaran and jet skis. In addition, you will find other beaches nearby such as Ses Salines, one of the most spectacular beaches for its natural environment sheltered by a row of sand dunes, juniper and pine trees just 7 minutes by car.





P R O J E C T

Célere Aquamarina is a one-of-a-kind residential complex with all the amenities a modern residential complex requires, making it a perfect place to live. The development includes 111 homes with 1, 2, 3 and 4 bedrooms, in an unbeatable location next to the d'En Bossa beach.

The urbanization has green areas and magnificent common areas: a swimming pool to cool off on the hottest days or take a dip when you return from the beach, a gourmet social room to share with family and friends, and various leisure areas such as a children's playground and a gym.

We have taken care of every detail to turn this development into your future home. As a result, we provide you homes with elegant architecture and a meticulous combination of specifications that provide exceptional design and luminosity.

The entire housing complex has a B Energy Rating, indicating that it is environmentally friendly and designed to provide you with the best level of energy efficiency. Enjoy your new home in a one-of-a-kind setting.



Garage

COMMON AREAS

The common areas are undoubtedly a collection of great advantages that will make your life much easier and more pleasant. A unique place that you can enjoy with whoever you want



Gym



Swimming
pool



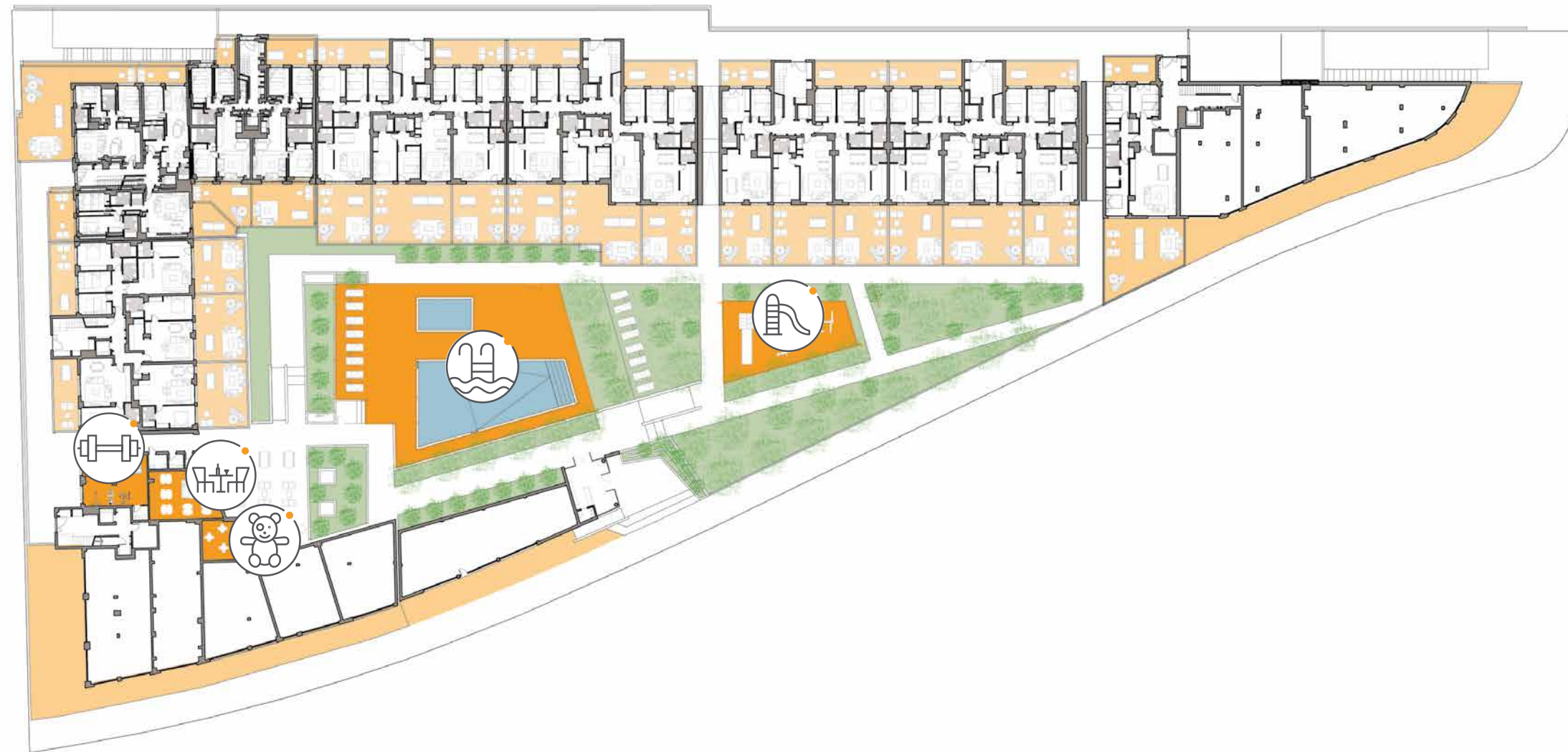
Social-Gourmet
room



Playground



Children's game
room





CHILDREN'S GAMES ROOM

The little ones will be able to play in a themed environment, designed and prepared especially for them. Tell with the security and satisfaction of knowing that your children they grow in a perfect space for their development.



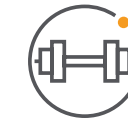
PLAYGROUND

The little ones will be able to play and live unique moments in an environment designed for them. You will have the safety and comfort of having the fun inside the community.



SWIMMING POOL

La piscina está pensada para que los meses de verano sean más agradables y, sobre todo, más refrescantes.



GYM

Staying fit and leading a healthy life now it will be easier than ever. Enjoy your workout without leave your community.



SOCIAL-GOURMET ROOM

The Gourmet Social Room is an area designed and equipped for you to enjoy of special moments, with an elegant decoration that gives you a modern image, and, above all, comfortable. A space to live in unforgettable social and family gatherings.

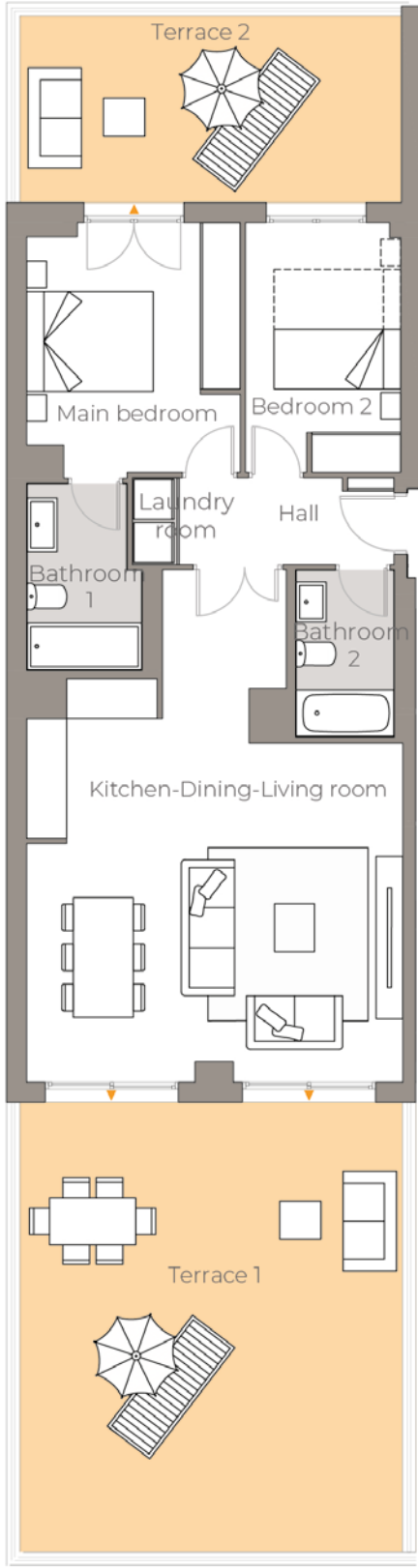
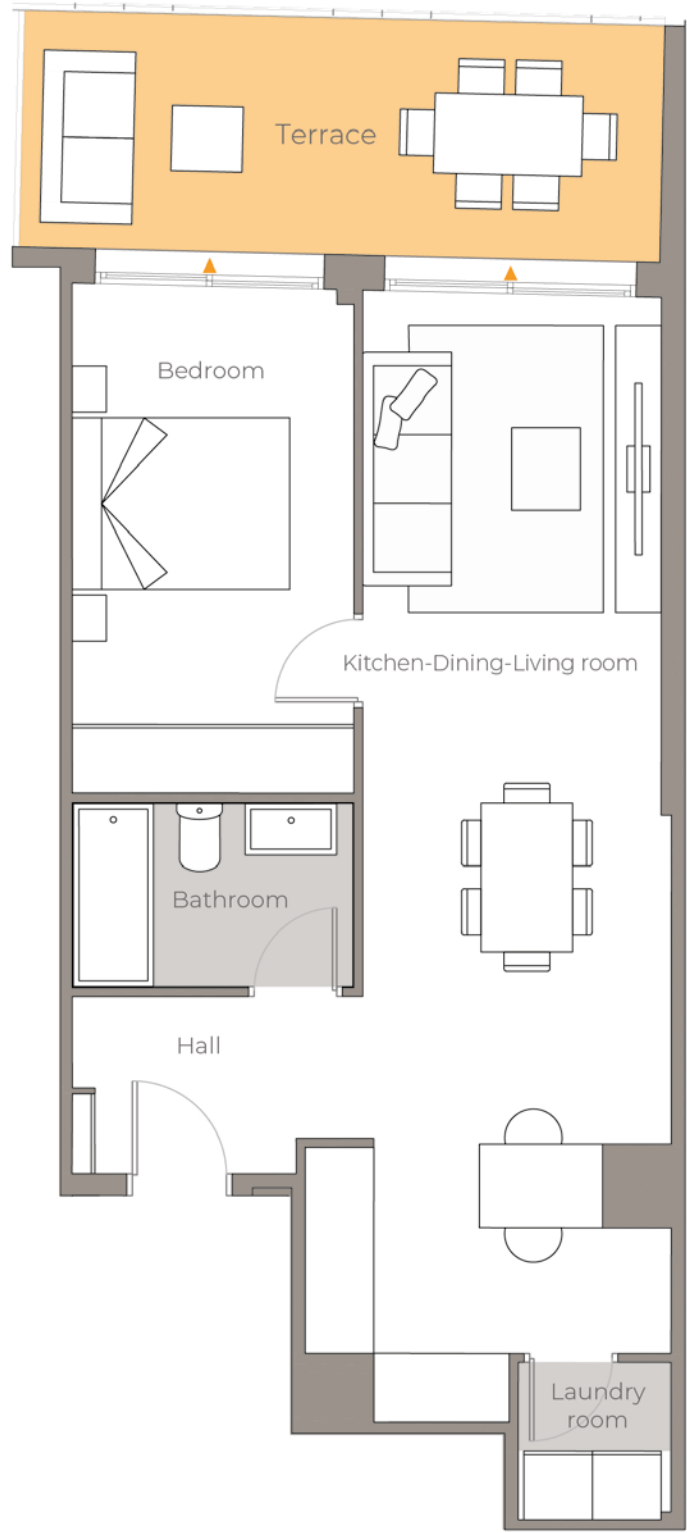


STANDARD PLAN
1 BEDROOM

USEFUL FLOOR AREA OF HOUSE - 45,60 m²

TABLE OF FLOOR AREAS

Hall	3,50 m ²
Kitchen-Dining-Living room	25,60 m ²
Laundry room	10,80 m ²
Bedroom	3,90 m ²
Bathroom	1,80 m ²
Terrace	11,50 m ²
Useful area of the property	45,60 m ²
Useful area of the terrace	11,50 m ²
Total area of home c.c.	60,00 m ²
Built-up area of outdoor spaces	11,60 m ²



STANDARD PLAN
2 BEDROOM

USEFUL FLOOR AREA OF HOUSE - 67,70 m²

TABLE OF FLOOR AREAS

Hall	4,00 m ²
Kitchen-Dining-Living room	34,50 m ²
Main bedroom	11,60 m ²
Bedroom	8,70 m ²
Bathroom	4,50 m ²
Bathroom 2	3,60 m ²
Laundry room	0,80 m ²
Terrace 1	38,70 m ²
Terrace 2	16,00 m ²
Useful area of the property	67,70 m ²
Useful area of the terrace	54,70 m ²
Total area of home c.c.	92,00 m ²
Built-up area of outdoor spaces	59,20 m ²

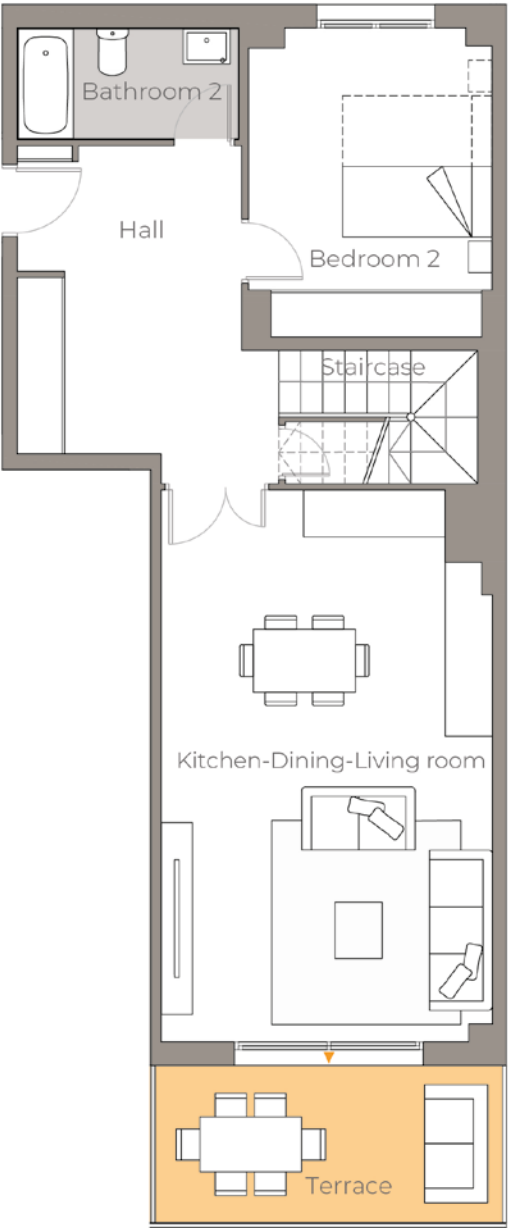
STANDARD PLAN
2 BEDROOM

USEFUL FLOOR AREA OF HOUSE - 62,00 m²

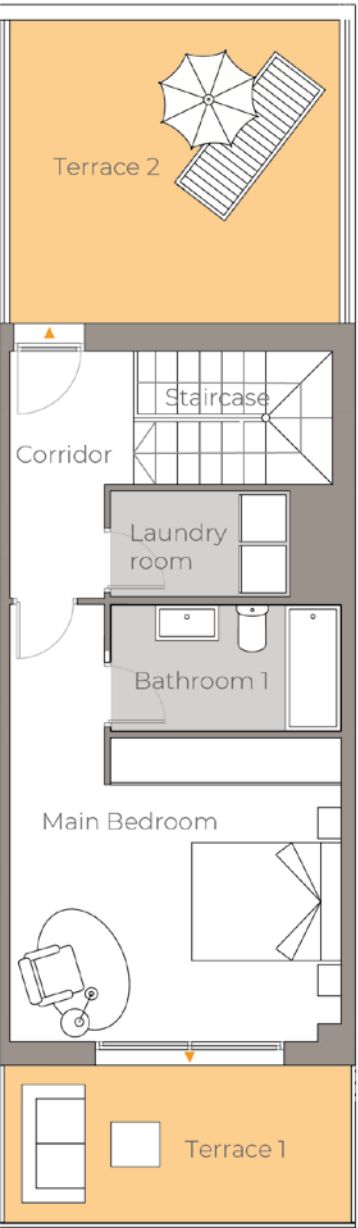
TABLE OF FLOOR AREAS

Corridor	3,20 m ²
Kitchen-Dining-Living room	25,60 m ²
Main bedroom	14,80 m ²
Bedroom 2	9,90 m ²
Bathroom 1	4,30 m ²
Bathroom 2	3,40 m ²
Laundry room	0,90 m ²
Terrace	18,10 m ²

Useful area of the property	62,00 m ²
Useful area of the terrace	18,10 m ²
Total area of home c.c.	82,00 m ²
Built-up area of outdoor spaces	18,20 m ²



Third floor



Attic floor

STANDARD PLAN
ATTIC
2 BEDROOM

USEFUL FLOOR AREA OF HOUSE - 91,10 m²

TABLE OF FLOOR AREAS

Hall	12,20 m ²
Kitchen-Dining-Living room	4,30 m ²
Stairs to the attic floor	28,80 m ²
Bedroom 2	11,70 m ²
Bathroom 2	3,90 m ²
Corridor	4,40 m ²
Main bedroom	18,20 m ²
Bathroom 1	4,60 m ²
Laundry room	3,00 m ²
Third floor terrace	8,80 m ²
Terrace 1 floor attic	8,80 m ²
Terrace 2 floor attic	16,10 m ²

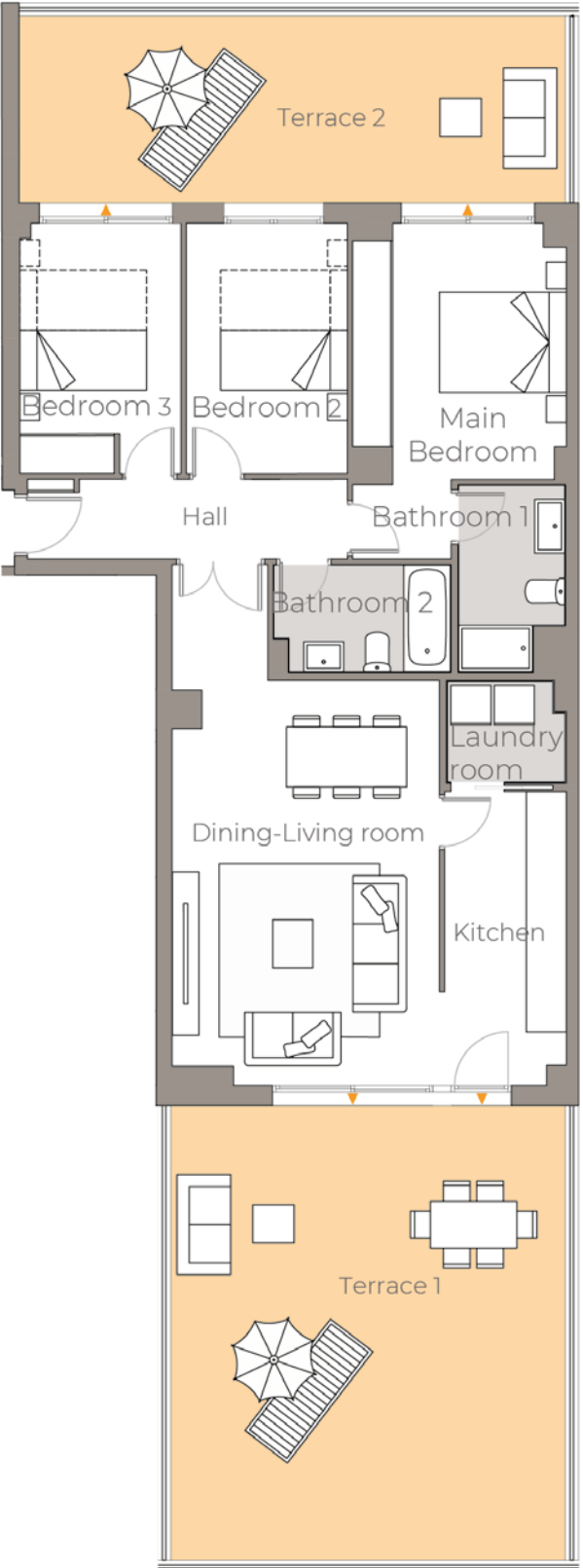
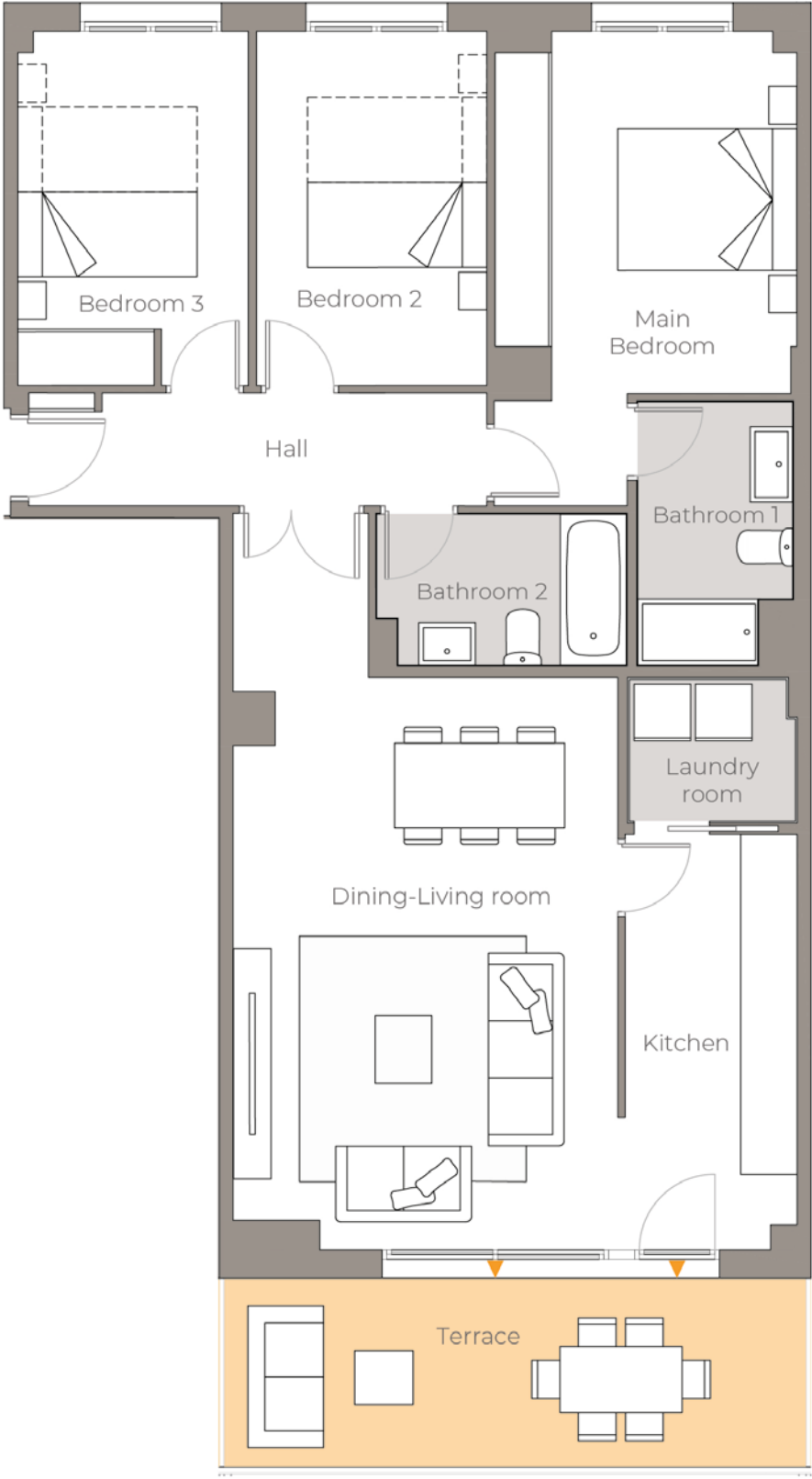
Useful area of the property	91,10 m ²
Useful area of the terrace	33,70 m ²
Total area of home c.c.	129,00 m ²
Built-up area of outdoor spaces	36,20 m ²

STANDARD PLAN
ATTIC
3 BEDROOM

USEFUL FLOOR AREA OF HOUSE - 82,70 m²

TABLE OF FLOOR AREAS

Hall	5,60 m ²
Dining-Living room	26,80 m ²
Kitchen	7,90 m ²
Main Bedroom	13,30 m ²
Bedroom 2	9,10 m ²
Bedroom 3	9,00 m ²
Bathroom 1	4,30 m ²
Bathroom 2	4,10 m ²
Laundry room	2,60 m ²
Terrace	12,30 m ²
Useful area of the property	82,70 m ²
Useful area of the terrace	12,30 m ²
Total area of home c.c.	109,00 m ²
Built-up area of outdoor spaces	12,40 m ²



STANDARD PLAN
3 BEDROOM

USEFUL FLOOR AREA OF HOUSE - 81,60 m²

TABLE OF FLOOR AREAS

Hall	5,50 m ²
Dining-Living room	26,30 m ²
Kitchen	7,90 m ²
Main bedroom	13,30 m ²
Bedroom 2	9,00 m ²
Bedroom 3	8,90 m ²
Bathroom 1	4,10 m ²
Bathroom 2	4,10 m ²
Laundry room	2,50 m ²
Terrace 1	40,10 m ²
Terrace 2	22,80 m ²
Useful area of the property	81,60 m ²
Useful area of the terrace	62,90 m ²
Total area of home c.c.	109,00 m ²
Built-up area of outdoor spaces	68,60 m ²

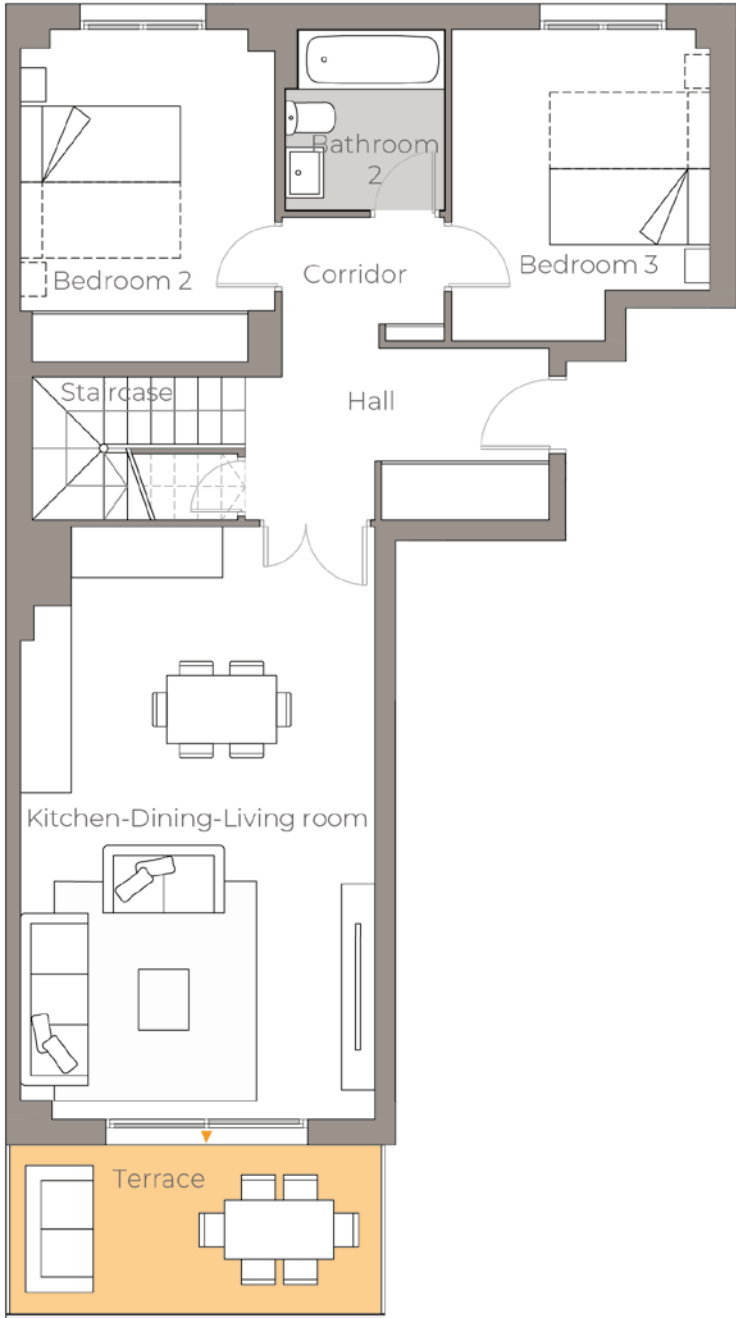
STANDARD PLAN
ATTIC
3 BEDROOM

USEFUL FLOOR AREA OF HOUSE - 98,80 m²

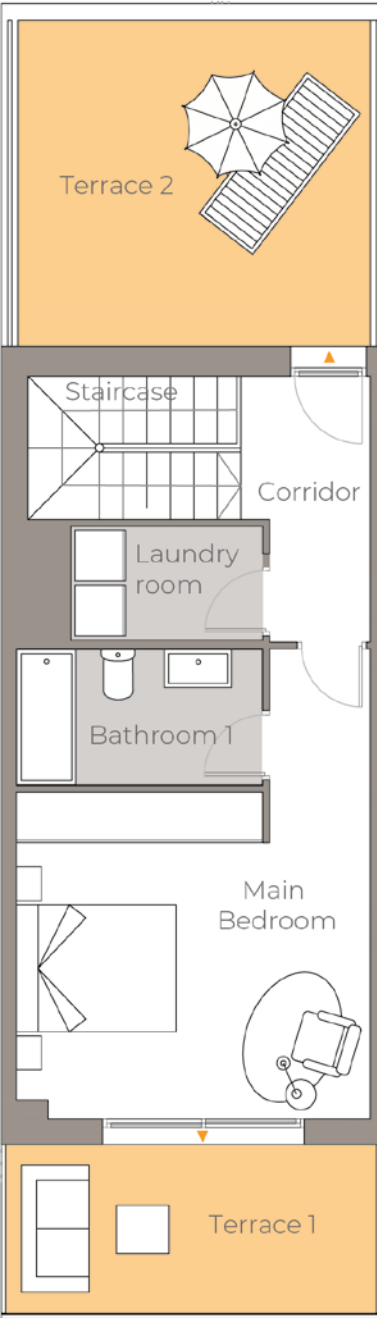
TABLE OF FLOOR AREAS

Hall	9,90 m ²
Kitchen-Dining-Living room	28,80 m ²
Stairs to the attic floor	4,30 m ²
Bedroom 2	11,40 m ²
Bedroom 3	10,50 m ²
Bathroom 2	3,90 m ²
Corridor	4,30 m ²
Main Bedroom	18,10 m ²
Bathroom 1	4,60 m ²
Laundry room	3,00 m ²
Third floor terrace	8,80 m ²
Terrace 1 floor attic	8,80 m ²
Terrace 2 floor attic	16,10 m ²

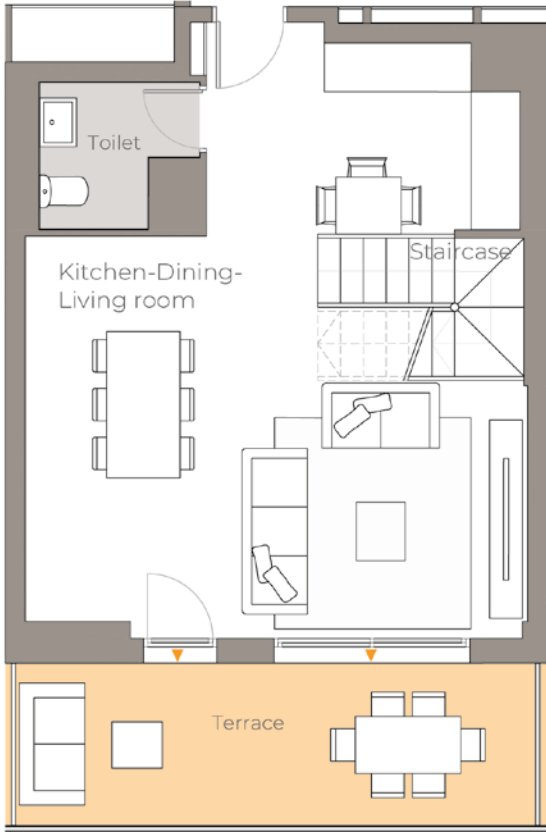
Useful area of the property	98,80 m ²
Useful area of the terrace	33,70 m ²
Total area of home c.c.	140,00 m ²
Built-up area of outdoor spaces	36,20 m ²



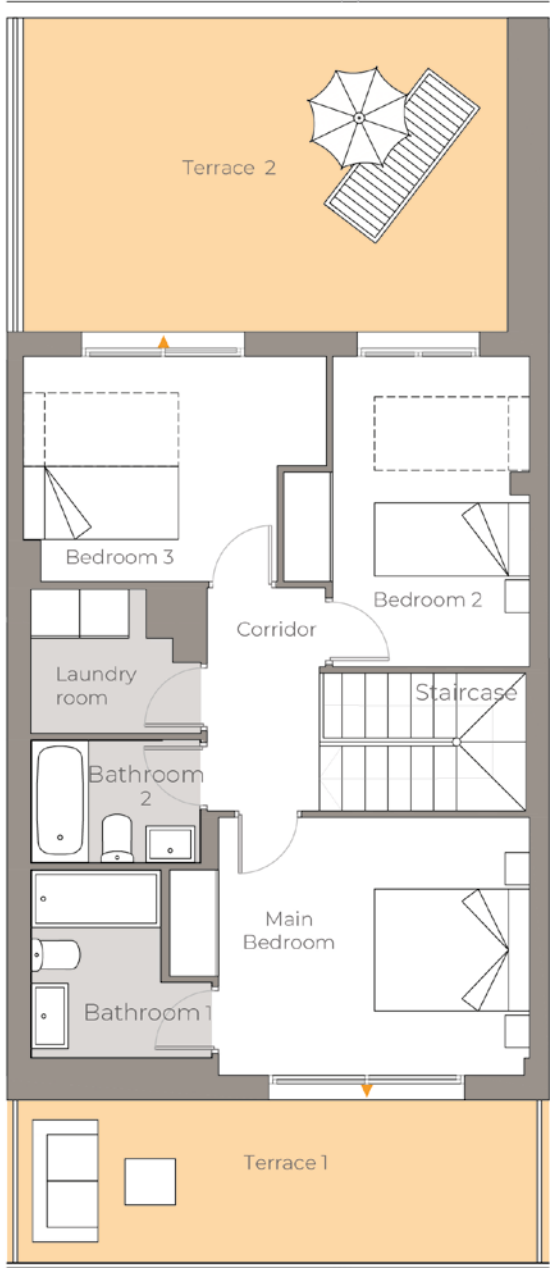
Third floor



Attic floor



Third floor



Attic floor

STANDARD PLAN
ATTIC
3 BEDROOM

USEFUL FLOOR AREA OF HOUSE - 88,20 m²

TABLE OF FLOOR AREAS

Stairs to the attic floor	4,40 m ²
Kitchen-Dining-Living room	34,60 m ²
Toilet	2,90 m ²
Corridor	3,80 m ²
Main Bedroom	12,80 m ²
Bedroom 2	9,90 m ²
Bedroom 3	9,30 m ²
Bathroom 1	4,20 m ²
Bathroom 2	3,10 m ²
Laundry room	3,20 m ²
Third floor terrace	12,70 m ²
Terrace 1 floor attic	12,70 m ²
Terrace 2 floor attic	22,80 m ²

Useful area of the property	88,20 m ²
Useful area of the terrace	48,20 m ²
Total area of home c.c.	125,00 m ²
Built-up area of outdoor spaces	50,10 m ²

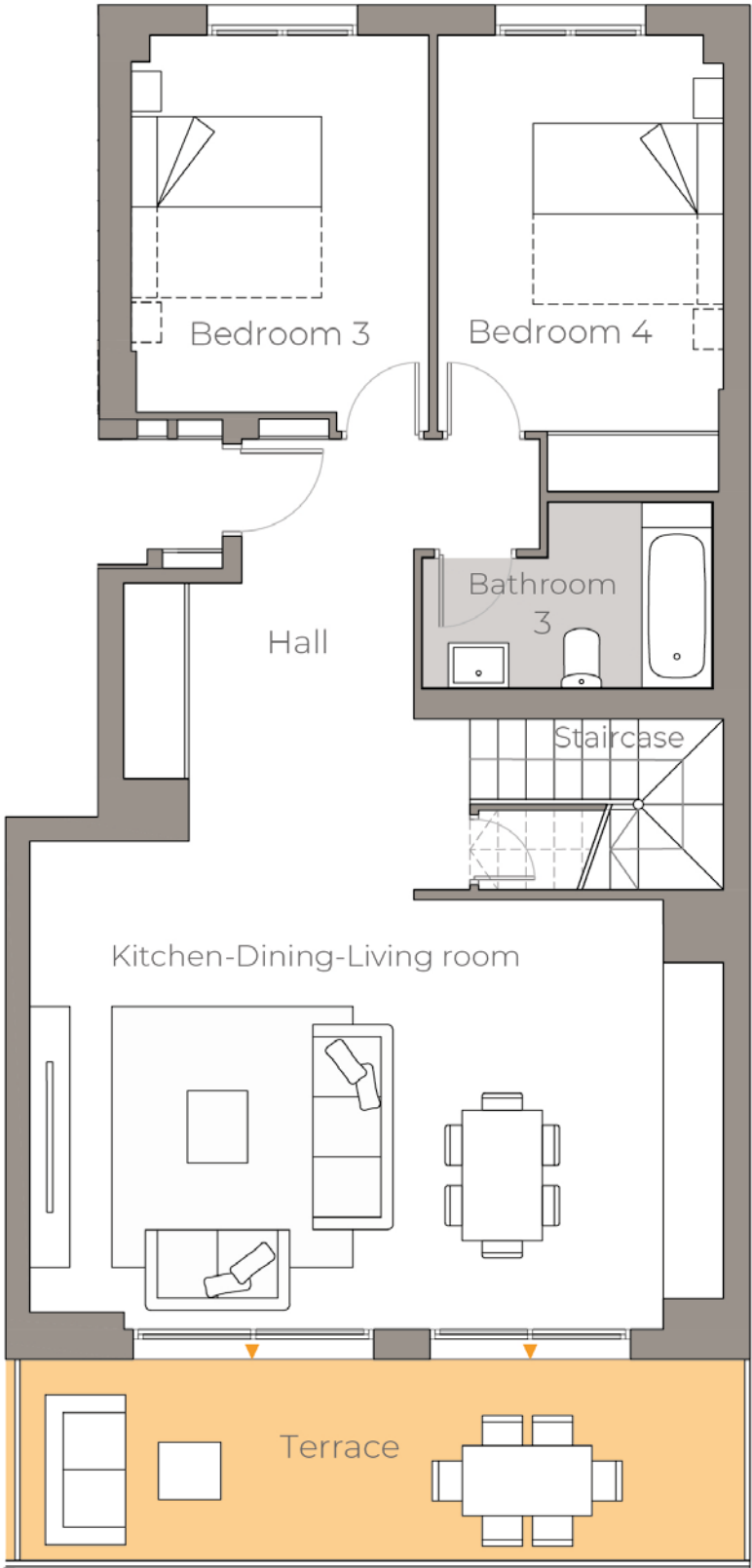
STANDARD PLAN
ATTIC
4 BEDROOM

USEFUL FLOOR AREA OF HOUSE - 124,80 m²

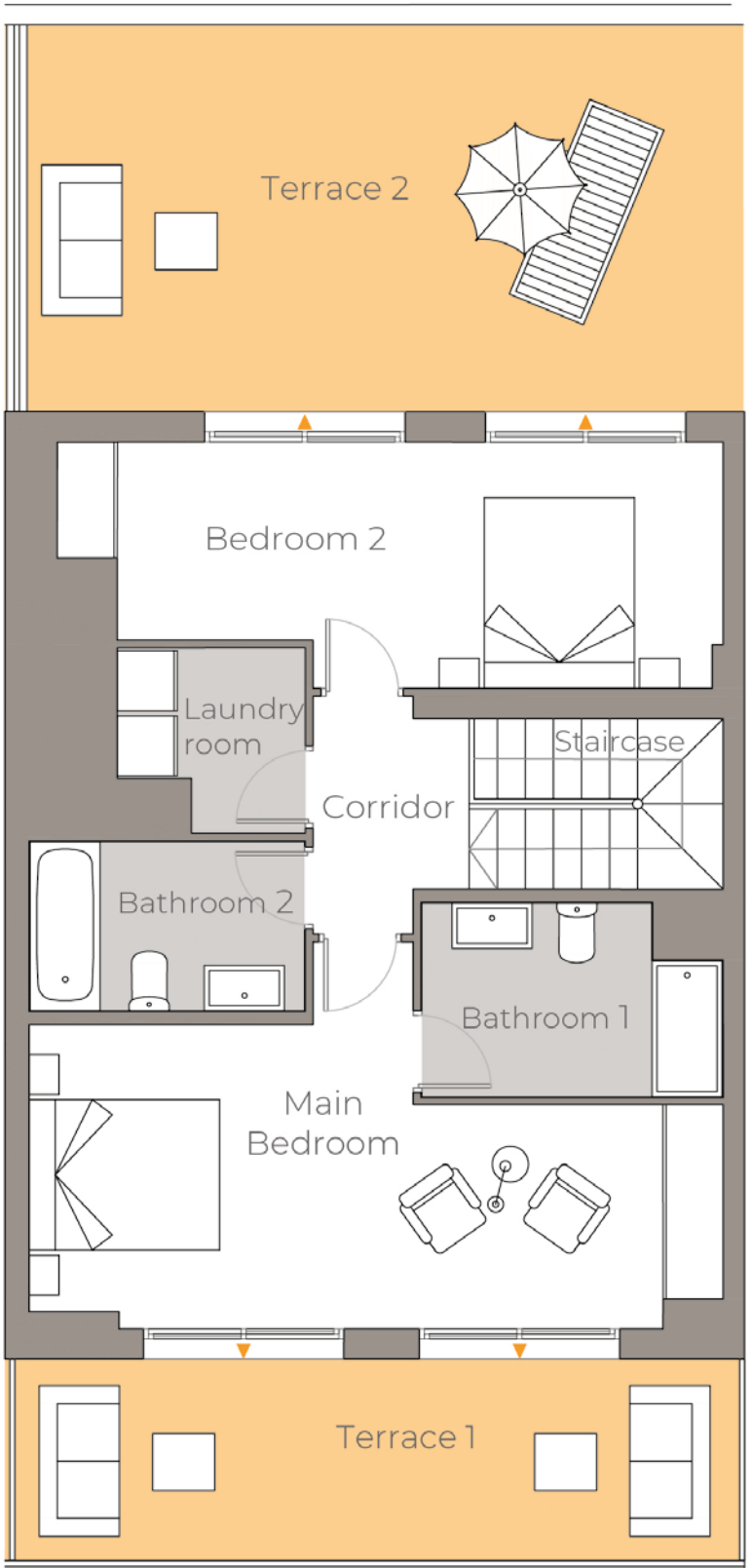
TABLE OF FLOOR AREAS

Hall	11,50 m ²
Stairs to the attic floor	4,30 m ²
Kitchen-Dining-Living room	31,40 m ²
Bedroom 3	11,10 m ²
Bedroom 4	12,20 m ²
Bathroom 3	4,60 m ²
Corridor	3,30 m ²
Main Bedroom	19,00 m ²
Bedroom 2	14,50 m ²
Bathroom 1	5,30 m ²
Bathroom 2	4,60 m ²
Laundry room	3,00 m ²
Third floor terrace	14,40 m ²
Terrace 1 floor attic	14,40 m ²
Terrace 2 floor attic	27,70 m ²

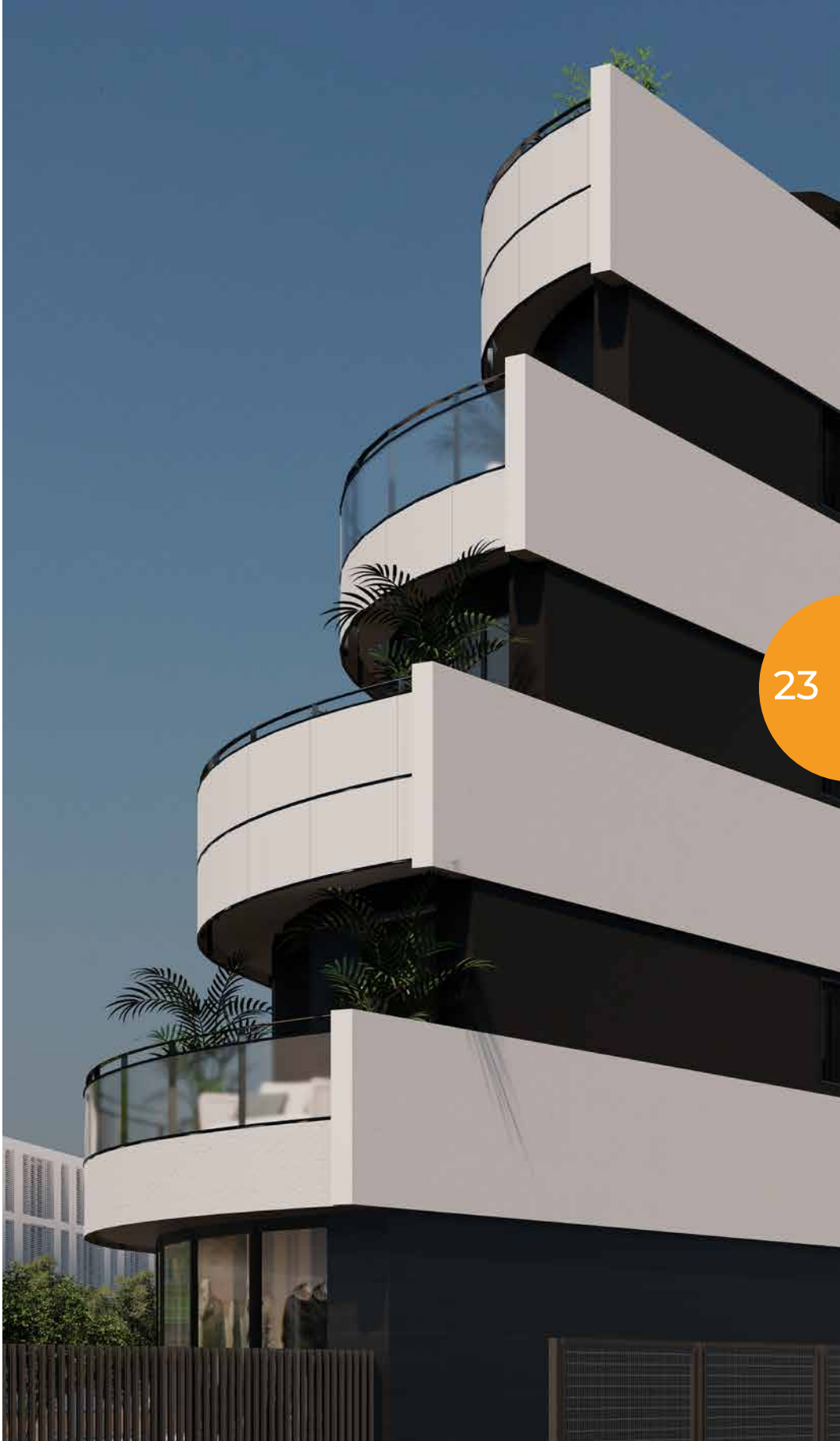
Useful area of the property	124,80 m ²
Useful area of the terrace	56,50 m ²
Total area of home c.c.	180,00 m ²
Built-up area of outdoor spaces	58,90 m ²



Third floor



Attic floor





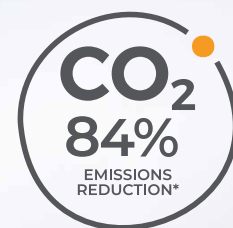
Vía Célere creates spaces that adapt to your needs. We create buildings of low energy consumption, highly insulated and weatherproofed.

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

This classification signifies an estimated energy saving of 80% 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 CO₂ emissions and a significant reduction of the building's energy demand (heating, cooling and sanitary hot water).

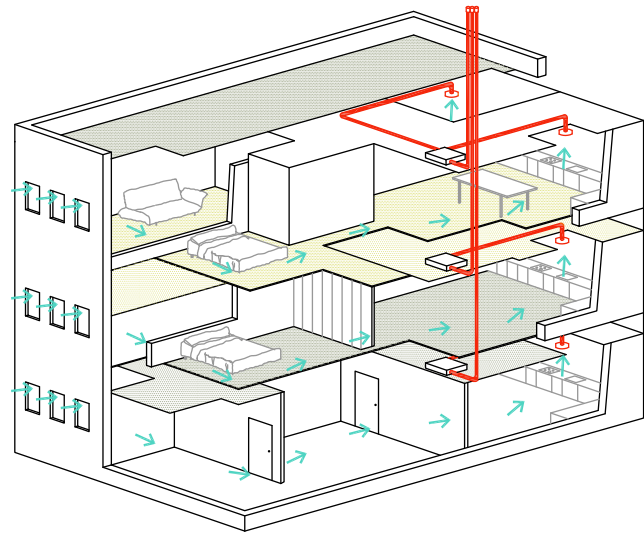
The estimated saving, adding the annual energy cost of gas and electricity, could be up to €260.*



Discover more at: viacelere.com/innovacion | celereinnova.es

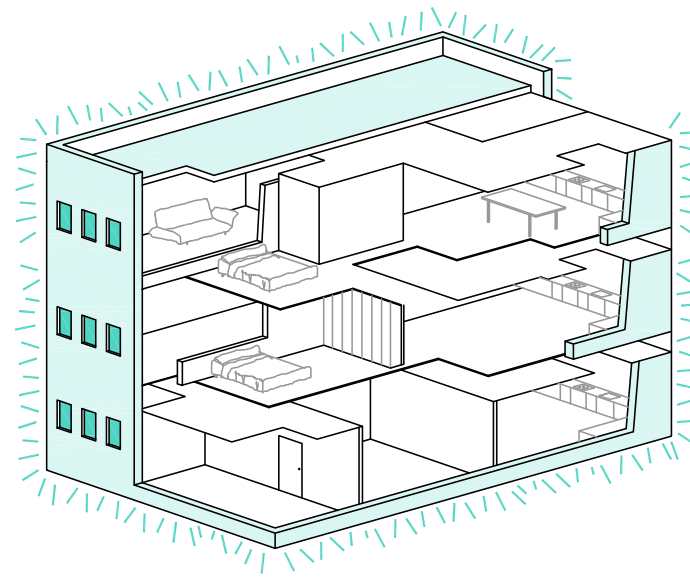


*Estimated calculation of energy saving for a typical home with a net surface area of 95 m² and a B rating compared to a benchmark home with an F rating, pursuant to 'Calificación de la eficiencia energética de los edificios' (Rating Energy Efficiency for Buildings) published by the IDAE and the Spanish 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.



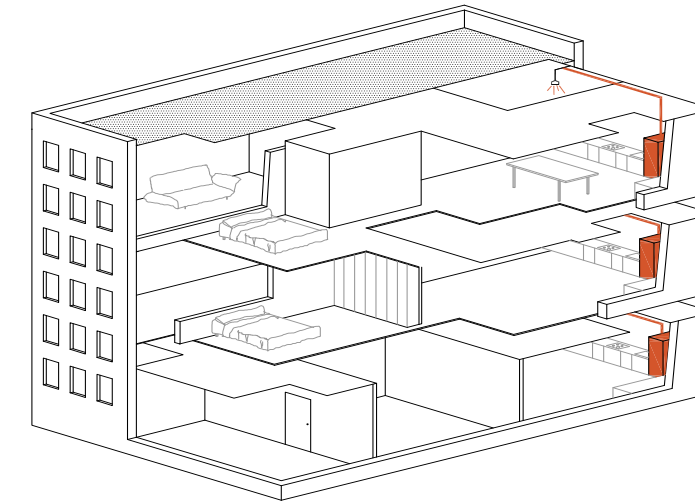
Home ventilation using a humidity-sensitive system

- Home ventilation using a humidity-sensitive system.
- Continuous ventilation of the residence using guided extraction from bathrooms and kitchen and admission through bedrooms and lounges.
- Joinery with micro-ventilation position.
- Improves thermal insulation and reduces energy consumption in the home in relation to minimum legal levels.



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.



ACS production through a individual aerothermal

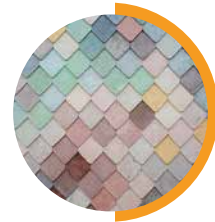
- Greater output than conventional boilers.
- Lower fuel consumption.
- Lower CO₂ emissions.
- Longer useful life of equipment.





Living in a Vía Célere house is living with your own lifestyle. We are differentiators in the way we conceive our homes and services that we make available to our clients.

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.

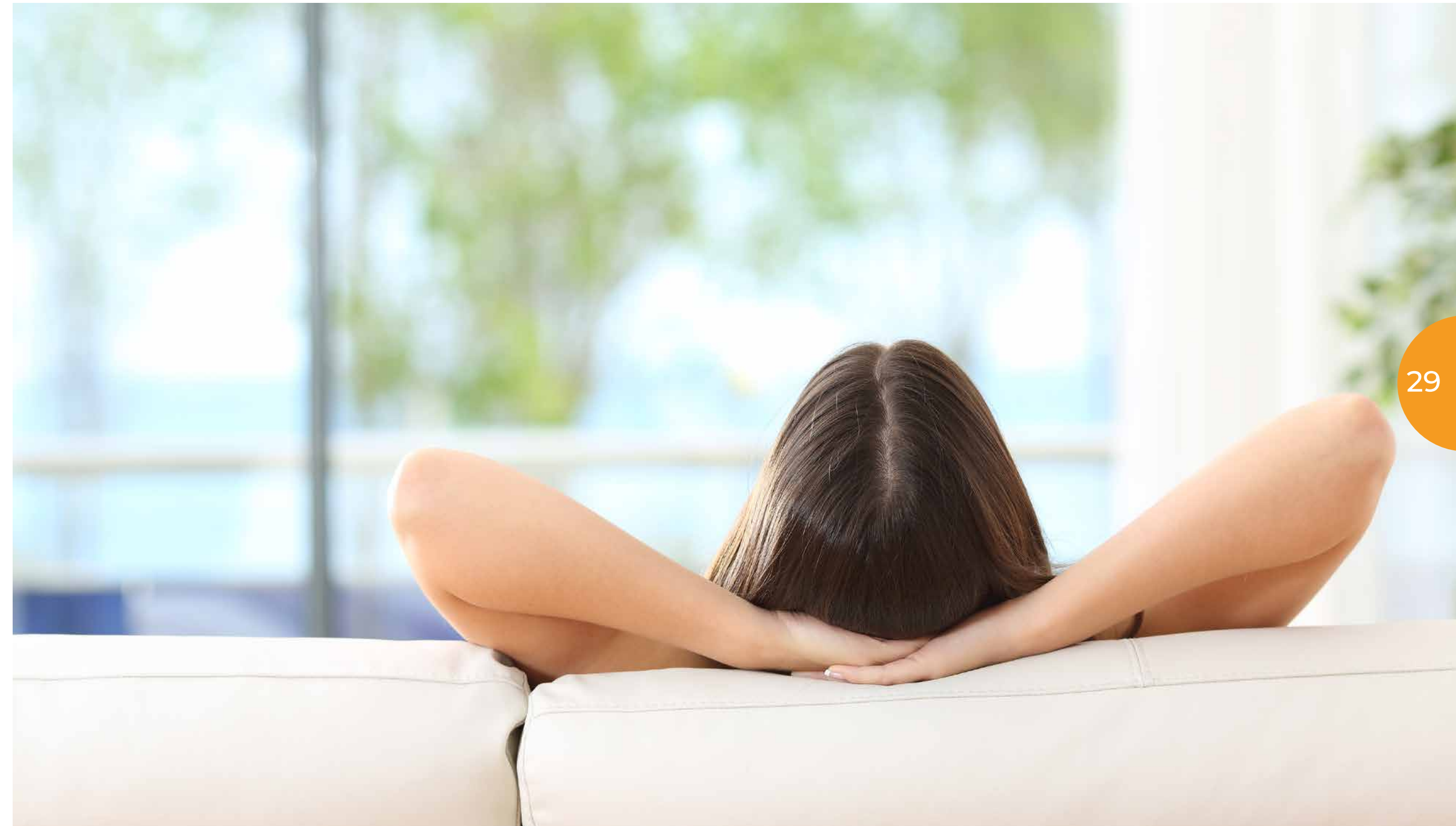
*Deadlines are subject to building deadlines.

Spotify



Getting close to our customers and knowing their requirements forms part of our mission.

At Vía Célere we want to continue to offer you music that will accompany you and enliven all the moments of your life here. This is where your story begins, and we want to provide its soundtrack. Are you ready? Follow us in Spotify!



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.

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 **compromiso**

At Vía Céler e 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

célere **cities**

The property sector is key to the development of cities. Céler e 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 Céler e, 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

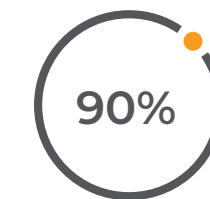


YOUR OPINION MATTERS TO US

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.



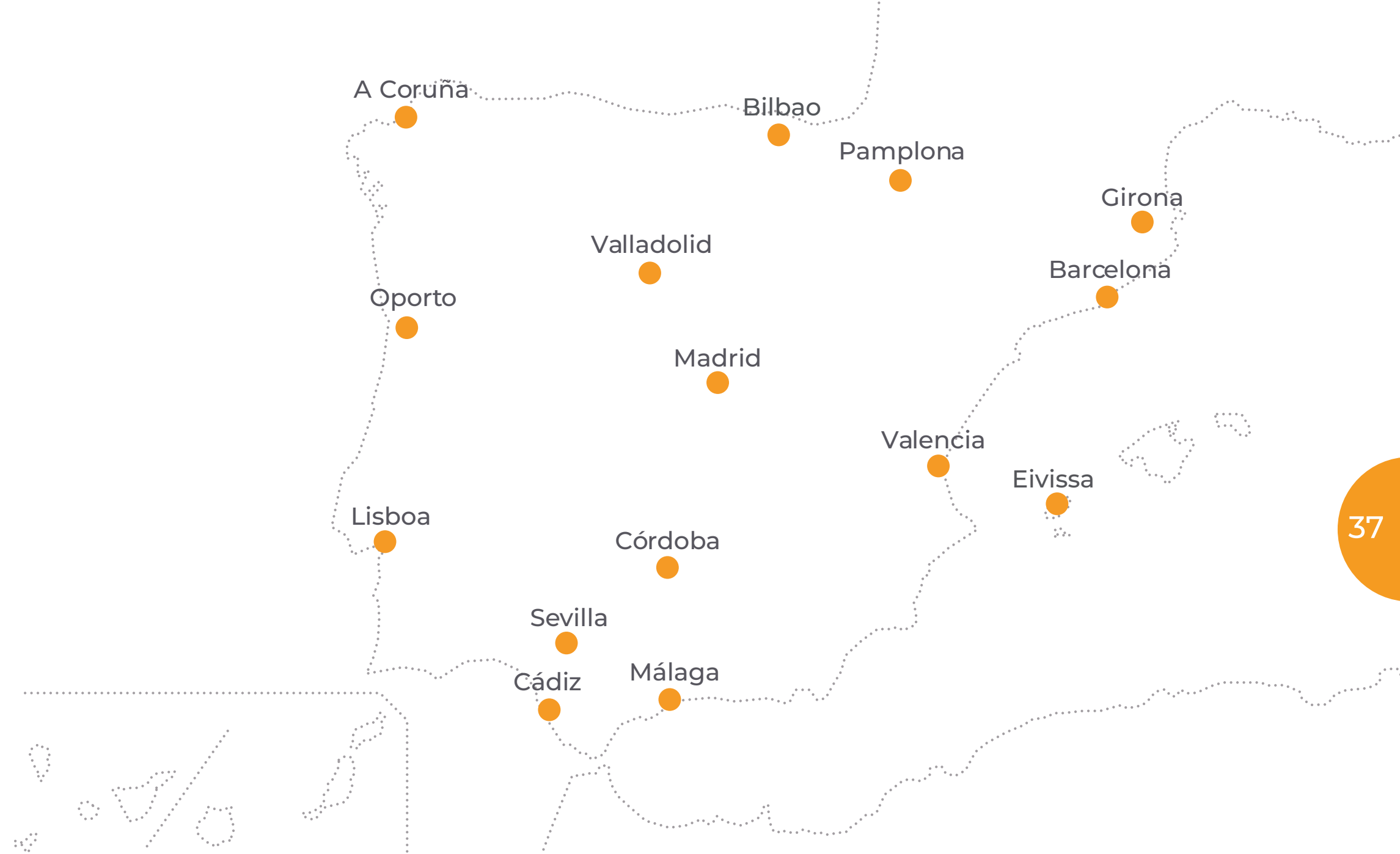
WHO WE ARE

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 6,000 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 more than 340 employees.



Célere
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Ibiza



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 **vía
célere**