

**WE BUILD YOUR HOUSE,
SO YOU CAN MAKE IT A HOME**



 **Playa Azul**
Costa Ballena

 **acciona**
Inmobiliaria

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Welcome to ACCIONA INMOBILIARIA

We at ACCIONA Inmobiliaria build your house, so you can make it a home that is brimful with plants, recipes, pictures, cushions, movies, music, and a myriad of moments to treasure for a lifetime.

We aim to make the home purchase experience as seamless and hassle-free as possible because, when it comes to finding your dream home, you can be sure we are there for you, every step of the way.

We develop high-quality, spacious, and sun-drenched homes that are located in much sought-after areas. We are also strongly committed to sustainable innovation as the way forward to building eco-efficient homes that protect you and the environment.

Let's explore the area

With an ideal year-round climate, **magnificent pristine 4-km beach**, healthy and flavourful gastronomic offering, spa, **3 retail and leisure centres**, and a **wide choice of sports facilities**—including a **sailing school**, **cycle lane**, **greenway** and **surf schools**—, **this place is bound to capture your imagination**.

By the same token, **the marinas at Rota and Chipiona** offer a broad range of **water** and sports **activities** to enjoy the pleasant weather and make the most of the outdoor lifestyle. These

round off **Costa Ballena Golf Course's** already extensive and comprehensive leisure offering.

A 27-hole golf course, which has 9 Par 3 and **the best driving range in Europe**, according to the **Professional Association of Golfers of Sweden (PGA)**, this is definitely a course to be enjoyed by all golf lovers and a challenge to be fought from the very first hole.

The scheme is located in Costa Ballena, next to **Rota and Chipiona**, and a few kilometres from **Sanlucar**

de Barrameda, Jerez de la Frontera and El Puerto de Santa Maria. These coordinates very well describe the privileged location where such a luxury development as **Playa Azul** is nestled in.

Costa Ballena benefits from a number of amenities and leisure facilities to bring enjoyment to the whole family. Based on all the above, it is little wonder experts consider Costa Ballena to be **one of the main coastal resorts in the world**. This is the perfect place to revel in the haven of peace that your home offers all year round.

One of the main coastal resorts in the world “Costa Ballena currently ranks among the top 20 tourist and leisure resorts in the world”

Antonio Enriquez Savignac, Former Secretary General of the World Tourism Organisation (UNWTO)

Image / Playa Azul Façade





Image / Beach



Image / Golf Course

Communications



By car: easy access to the A-491 toll highway and the AP-4 highway.

Transport links:

- From Seville: (116 km) E-5 toll highway / A-92 highway.
- From Malaga: (256 km) A-7 / E-15 highways.
- From Granada: (336 km) A-92 highway.
- From Madrid: (644 km) A-5 / E-90 highways.
- From Vitoria-Gasteiz: (945 km) A-66-Via de la Plata highway.



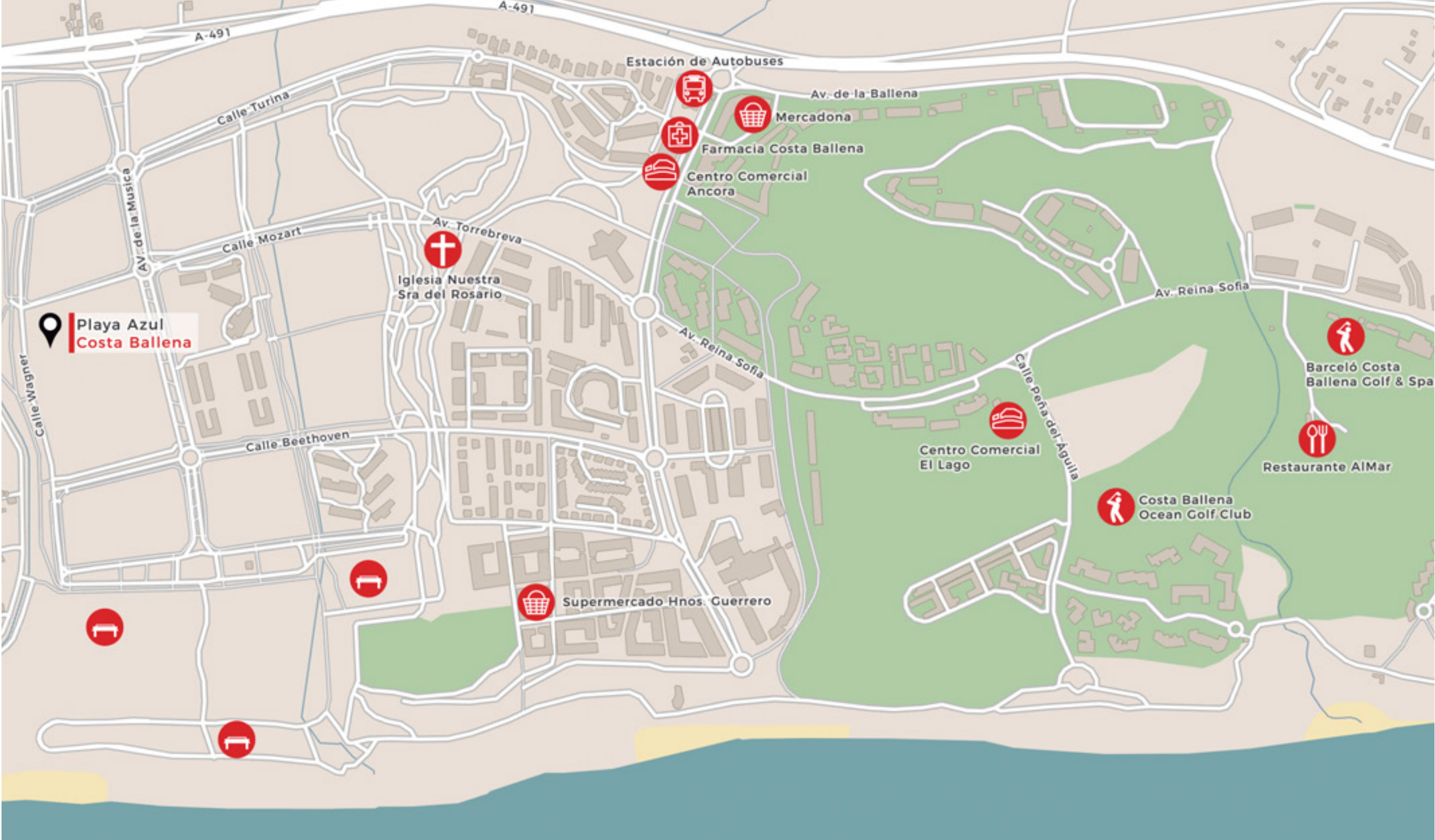
By bus: bus links to Chipiona, Rota, Sanlúcar de Barrameda, Jerez de la Frontera, El Puerto de Santa Maria and Seville. The bus stop is just a short 10-minute walk from the development.



By plane: the development is a short 20 minutes' drive from Jerez de la Frontera Airport.



Cycle lane



Services



3 Retail and Leisure Centres



A number of hotels from renowned national chains



Golf Course



Pristine 4-km beach



Marina



Wide variety of restaurant options



Greenway

Your dream home

Introducing Playa Azul, a residential scheme that benefits from a truly privileged location with the best amenities and leisure facilities in the area, and which has been designed down to fine detail—low floor area ratio, respectful with the environment and located within the Costa Ballena gated residential development—.

Located a short 400 m from the beach, *|Playa Azul features a modern and elegant architectural design, and boasts over 25,000 sq m of landscaped grounds for the outdoor enjoyment of residents. Whether you fancy doing some laps in the swimming pool, frolicking around with your kids in the

children's pool, or enjoying the locker room and toilet facilities, or having a game of paddle tennis and pétanque, or taking a stroll around the expansive landscaped areas and leafy pathways with plant species that are native to the area, in *|Playa Azul you can do it all from the comfort of your own home. In

addition, *|Playa Azul offers seclusion, privacy, comfort and a healthy lifestyle amidst nature. The scheme boasts 168 generous-sized homes featuring 2, 3 and 4 bedrooms for homebuyers to choose from. All units come with a parking space and a storage room.

Over 25,000 sq m of common areas with two main swimming pools, one children's swimming pool, locker room and toilets, 2 paddle tennis courts, one pétanque court and expansive gardens

Image / Swimming Pool



Make the most of your home

A truly beachfront property, **Playa Azul** offers **168** sun-drenched homes featuring **2 to 4 bedrooms, parking spaces and storage rooms** to mirror your lifestyle to a T. Homebuyers can choose from: 2 and 3 bedroom penthouses with spacious terraces and sun deck; ground floor apartments boasting 2 to 3 bedrooms and private garden; 2-bedroom duplex penthouses with terrace and sun deck; duplex ground floor units boasting 3 and 4 bedrooms, and ample garden space; and 2 and 3 bedroom apartments. All outdoor spaces—including the large terraces with areas starting from 13 sq m, sun decks starting from 53 sq m and gardens starting from

60 sq m—are the perfect place to make day-to-day life more enjoyable. Regardless of your choice, you will most definitely be treated to a once-in-a-lifetime experience.

The house layout has been designed with great attention to detail to live a comfortable and cosy life. All homes feature a **spacious living room with an open-plan kitchen that gives on to a large terrace, thereby creating one single space** to really kick your shoes off and unwind. In addition, the generous-sized terraces feature **glass railings to fit in with the immediate surroundings**. **Playa Azul** offers endless possibilities

so it is little wonder that it ranks among the very best developments. Because the quality of a property is defined by its quality specifications, our homes are brilliantly finished to the **highest of standards**. **Kitchens are fully equipped** and include **cooker hood, glass ceramic hob** and oven. And for your utmost comfort, all properties are to be fitted with **HVAC system with individual temperature control**, and walls are to be coated with soft-colour paint.

At **Playa Azul** you will find everything you can expect to enjoy life to the fullest, all year round.

168 homes featuring 2 to 4 bedrooms, where homebuyers can choose from: apartments, penthouses with sun deck, ground floor units with garden space

Image / Aerial View



Tailor-make your home

We at ACCIONA Inmobiliaria want you to have your say on the final design of your new home. That is why we offer you the possibility to customise your home to your particular liking and thus present you with a choice of interior finishes to personalise your one-of-a-kind home. We build your home, but you decide how to customise it to your liking.

Customise your home at Playa Azul

We offer you the possibility to customise your home to your liking and, to this end, we present you with a selection of materials and finishes to choose from, so your home can mirror your lifestyle to a T.

- 2 choices of porcelain stoneware flooring in the apartment.

- 2 choices of interior joinery finishes in the apartment.

- choices of wall paint colour in the apartment.

- The possibility to customise the kitchen furniture and countertop with a choice of colour finishes.

*The choices of finishes shall be limited to the home customisation options offered by the developer. Homebuyers must inform the developer of their selected home customisation options prior to 31/04/2019. Once said date has elapsed without homebuyers having informed the developer of their selected options, their homes shall be handed over in line with the standard specifications. Download our App to enjoy a virtual tour of your new home



The App features a property configurator that allows users to view and interact with the various finishes

Download our App to enjoy a virtual tour of your new home.



We want to protect you and the planet



BREEAM® ES
el certificado de la construcción sostenible

As the saying has it, in order to change the world, you have to start making small but meaningful changes in your life. That is why *|Playa Azul endorses the sustainability standards set by the **BREEAM®** certification—a world-leading and independent environmental certification that assesses buildings against transparent, flexible and straightforward criteria.

Eco-sustainable **BREEAM®** rated homes offer considerable benefits such as:

 **Economic Benefits:** we not only aim to reduce water and energy consumption, but we also study the materials to be used in order to ensure that they have the best durability so as to reduce building maintenance costs.

 **Environmental Benefits:** we promote reducing CO₂ emissions and energy consumption during the lifespan of the building.

 **Social Benefits:** all of the above actions will contribute to your well-being, peace of mind and quality of life.

GREATER SAVINGS – Less consumption and need of maintenance
IMPROVED WELFARE – Thermal, acoustic and lighting comfort
GREATER VALUE – Greater property value

LESS CONSUMPTION – Reduction in the utility consumption
LESS NOISE – Quantifying improved acoustic insulation
LESS CO₂ – To protect the planet

Una casa acogedora para ti y para el planeta

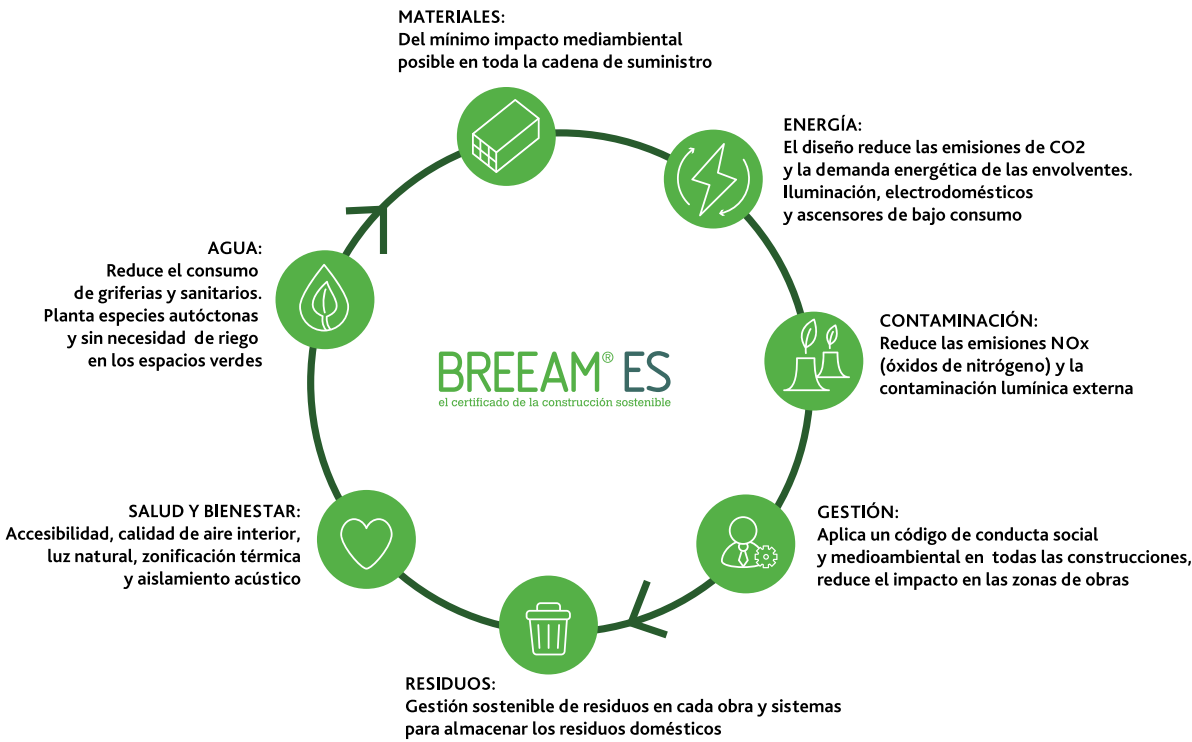


En **ACCIONA Inmobiliaria** estamos firmemente comprometidos con la sostenibilidad medioambiental. Por eso, aplicamos todas nuestras viviendas la certificación **BREEAM**.

El sello de evaluación **BREEAM** (Building Research Establishment Environmental Assessment Methodology) es uno de los más exhaustivos del mundo. No solo mide la eficiencia energética, sino también parámetros como el consumo de agua, la reducción de emisiones contaminantes, la calidad del aire interior, el empleo de materiales de bajo impacto

ambiental, e incluso las posibilidades de transporte público cercanas a la vivienda.

El certificado se aplica tanto a la fase de diseño como a la de construcción, midiendo un total de diez categorías: Gestión, Salud y Bienestar, Energía, Transporte, Agua, Materiales, Residuos, Uso ecológico del Suelo, Contaminación e Innovación.





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