

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



 **Puerto Blanco**
Estepona

 **acciona**
Inmobiliaria

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We want to protect
you and the planet

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

Puerto Blanco is the perfect place to live a comfortable and cosy life, as it sits in a **privileged location, close to all amenities**. Situated within close proximity of the town centre, the scheme is **within a stone's throw of Estepona's Port**.

All amenities, such as schools, **Las Mesas Sports Centre**, pharmacies, supermarkets, restaurants and the town's **City Council** are within easy reach. The development is only a short distance from Las Mesas Park, and the area is perfect for outdoor life, pleasant strolls and long bike rides.

The town is blessed with an ideal year-round Mediterranean climate and magnificent beaches, and it is the perfect place to revel in the haven of peace that your home offers all year round.

Easy access to the **A-7 and AP-7 highways**.

5 minutes from the **bus station** (urban bus lines and other mid-distance bus routes to Malaga Airport, Marbella, Benalmadena, Casares, Torremolinos, Algeciras, and others.)





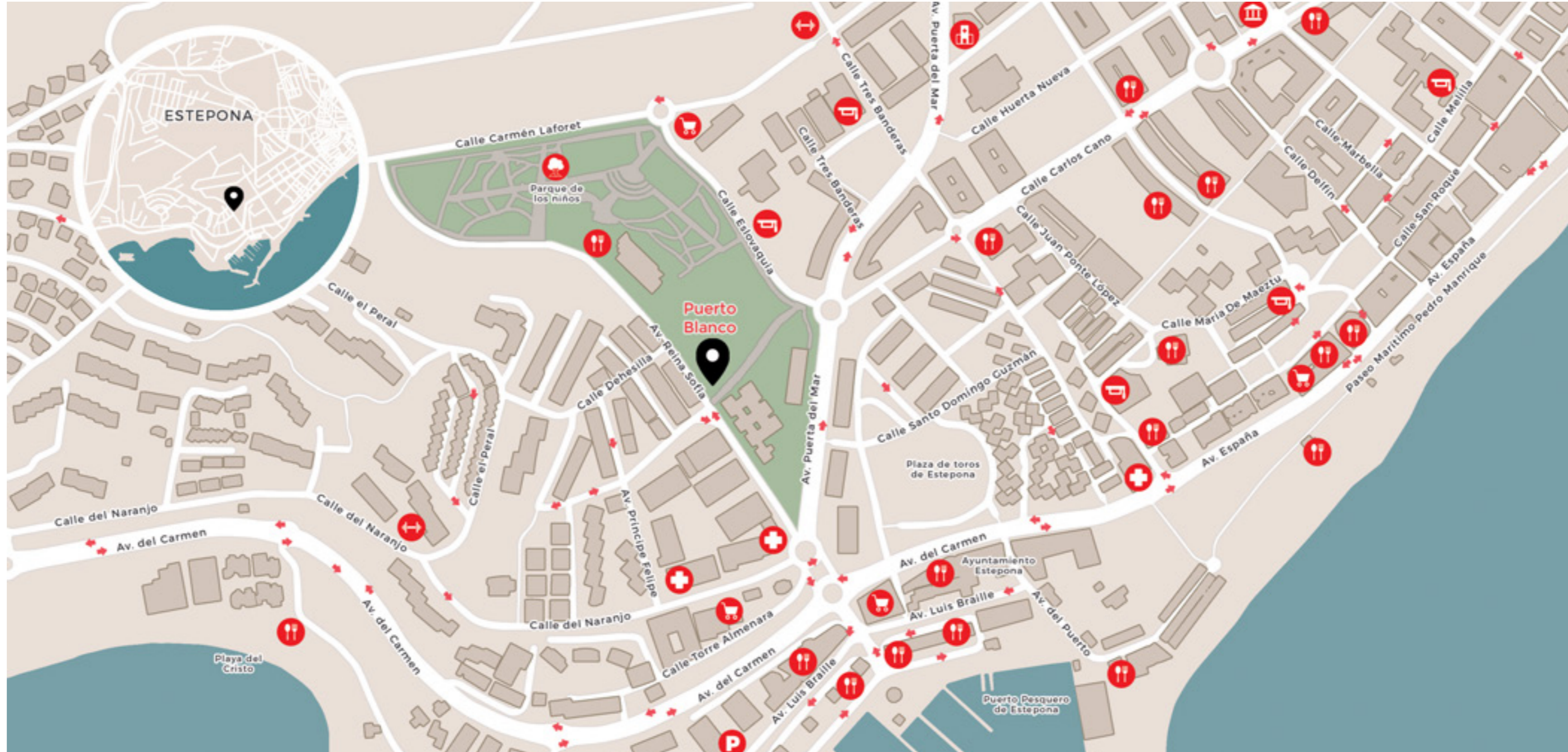
Transport links



Car: Easy access to the A-7 and AP-7 highways



Bus: Urban bus services run every 5 minutes. Mid-distance bus routes to Malaga Airport and other towns along the Costa del Sol



Amenities



Restaurants and bars



Pharmacies



Park



Supermarkets



Nurseries and schools

Your dream home

Introducing **Puerto Blanco** premium-quality, sun-drenched apartments affording **spectacular** sea and mountain **views**.

This residential scheme features 9 buildings comprising a total of 130 apartments, **parking spaces and storage rooms**.

The fully outward-facing 1, 2 and 3-bedroom apartments boast terraces and stunning views.

2 and 3-bedroom apartments boast 2 bathrooms (the

master bathroom features a bathtub and the secondary bathroom includes a shower base.)

For maximum comfort, properties are fitted with **HVAC system with individual temperature control** in each room.

Kitchens are fitted with **cooker hood, glass ceramic hob and oven**.

At **Puerto Blanco**, the exceptional attention to detail extends to home design, and quality specifications and finishes.



Make the most of your home

Puerto Blanco offers light-flooded accommodation. In **2 and 3-bedroom apartments**, the living room and kitchen give onto the terrace, where residents will enjoy spectacular views. The apartment **layout has been designed with great attention to detail** to live a comfortable and cosy life. Because the quality of

a property is defined by its quality specifications, our homes are **brilliantly finished to the highest of standards.**

Walls will be coated with soft-colour paint; and hallways, corridors and kitchens will feature **energy-efficient LED light fixtures.**



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.



Home Customisation

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.

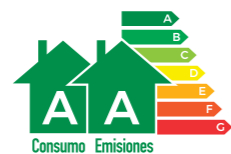
- 2 choices of wall paint colour in the apartment.

- 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 30/04/2018.



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 **Puerto Blanco** 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



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Information contained in this document is provided by way of example and for marketing purposes only, and may be subject to changes during the execution of the works, due to technical, legal or marketing requirements. However, no changes shall entail any substantial lessening of the quality specifications (RD 215/89, dated 21 April.) The project, which is under construction, is developed by ACCIONA REAL ESTATE, S.A.U., with company tax code A-87291134, and registered with the Madrid Trade Register in Volume 33514, Folio 129, Sheet M-603289. Construction permit no. 711/2016/00216 was granted on 30 June, 2016 and amended by a Decree from the Mayor's Office on 23 June, 2017 under file no. 1531/02-6087/2017. A copy of floor plans, gross and net floor areas, prices, payment methods, building specifications, and other relevant information and documentation is available to homebuyers at the sales office located in Avenida España, Edificio El Faro, Local nº 2, Portal 4, 29670 Estepona (Spain). It is further noted that all downpayments made towards the purchase price, before and during the construction works, shall be guaranteed by law and deposited into the special account no. ES36 2103 0132 34 0030011425, held by the developer at Unicaja Banco S.A. In light of the fact that the developer is obliged to guarantee all deposits made by homebuyers, upon exchange of contracts each customer shall be provided with the relevant insurance policy issued by CAJA DE SEGUROS REUNIDOS, COMPAÑÍA DE SEGUROS Y REASEGUROS S.A (CASER). The developer shall be responsible for declaring the new building works and horizontal division of the property under construction, and shall further offer the homebuyer the assumption of the mortgage when it is executed. This document shall be valid until 31/03/2018.

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