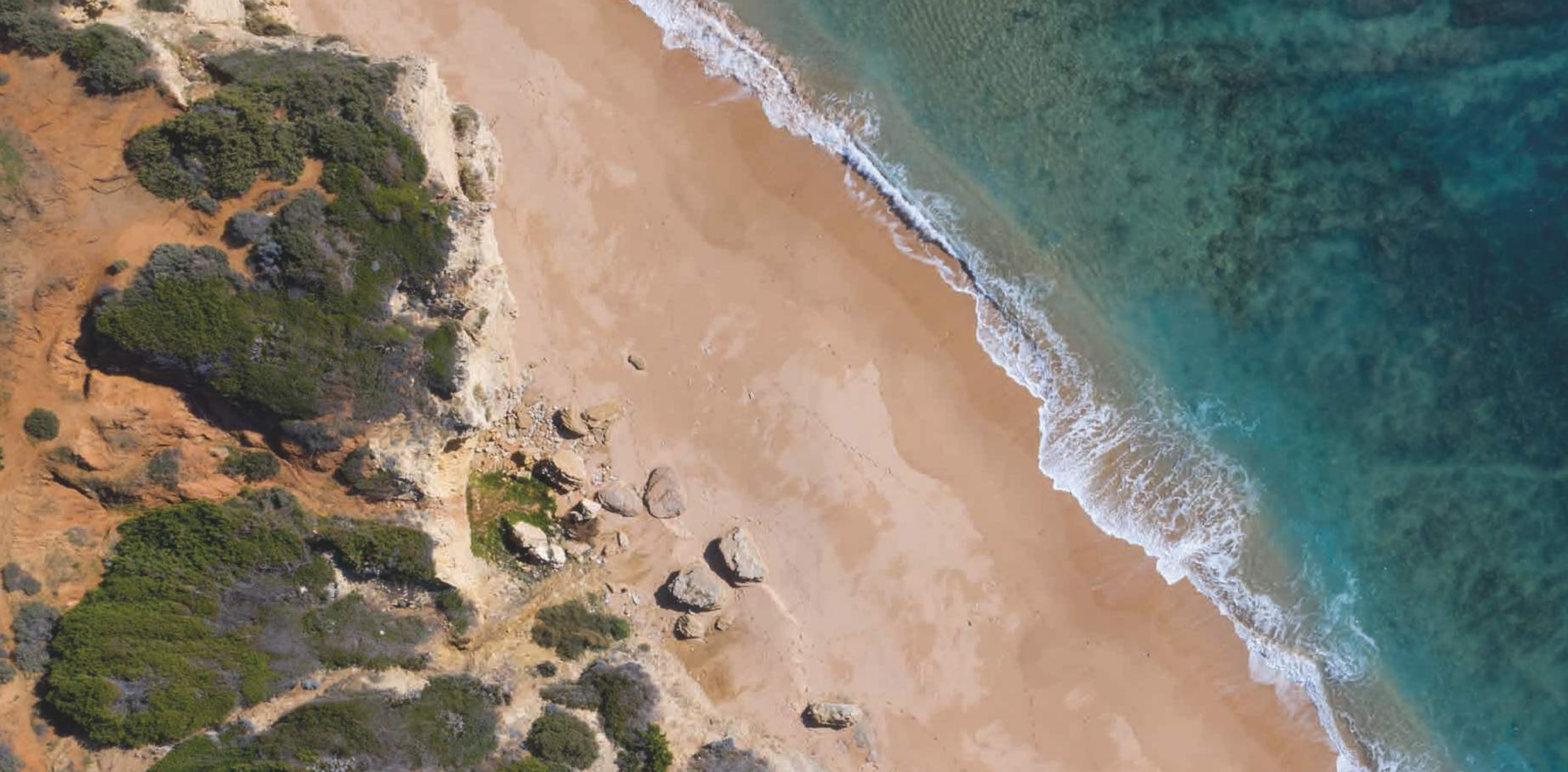


spaces for life

Exclusive living in Costa Ballena





LOS ENEBROS

COSTA BALLENA

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| Spaces for life

ACCIONA brings its innovative and sustainable architecture to the most exclusive locations and settings to create genuine Spaces for life.

Our meticulously devised properties and residential developments combine exceptional design and quality with the highest standards of sustainability and wellbeing.

ACCIONA'S Spaces for life are designed in the detail by our technical team and leading architectures to ensure that the light, space and orientation give every home its own special character.

They are unique spaces which open the doors to enjoying a new lifestyle.





Exclusive living
in Costa Ballena

LOS ENEBROS

COSTA BALLENA

ACCIONA presents Los Enebros: a new way to experience the Costa Ballena lifestyle. Discover a life in rhythm with nature, under azure skies and glittering sunshine.

Here, you'll find an exclusive collection of spacious two, three and four-bedroom designer homes with south-facing terracing, showcasing the latest in sustainable technology and original design.

Each home is finished to an exceptional standard, enjoying sumptuous gardens and family-friendly leisure facilities. All this in an exclusive enclave northwest of Cádiz, lulled by the waves of the Atlantic.

| Spaces for life



acciona



LOS ENEBROS

COSTA BALLENA

Development of 161 apartments in small, villa-style buildings.



2 to 4 bedrooms



2 bathrooms &
2 bathrooms + WC



2 adult pools
and 1 children's pool



Padel court



Each home comes
with 1 or 2 parking spaces
& a storage unit



Communal spaces
with extensive network
of walking trails



Several children's play areas
and bicycle storage points



Communal gym
& calisthenics area



| Spaces for life



Sustainability as a way of life

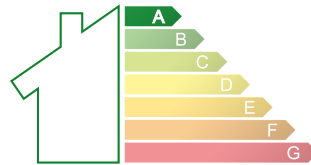


ACCIONA guarantees energy efficiency in all of its homes

ACCIONA only develops property projects with eco-efficient designs and clean construction certified by the prestigious BREEAM® standard: a leading independent international certification and a firm guarantee of sustainability, health and comfort.



Los Enebro de Costa Ballena is certified under international sustainability and efficiency standards and powered by renewable energy.



Homes have been designed to achieve an “A” rating

Spaces for life



Lifecycle analysis of the construction materials for a low environmental impact during building and use of the home.



Actions aimed at improving the ecological value of the site.



Search for the best orientations to make the most of sunlight and maximise energy efficiency.



Landscaping with native species with low water demand.



Energy efficient lighting guarantees energy savings and optimal performance.



Domestic hot water production facilities using aerothermal heat pumps and ventilation with a heat exchanger for permanent air recycling.



Solar panels partially reduce the consumption of facilities in the common areas.



Preinstallation for electric vehicle charging point.





Spaces for life

A stunning natural enclave on the Atlantic coast

Framed by lakes and natural parks, just 700 metres from the fabulous La Ballena beach and with one of Europe's premier golf courses on the doorstep, Los Enebro boasts a truly exceptional location northwest of Cádiz.

This is one of Costa Ballena's most coveted new residential locales, close to the church and local services but basking in a glorious natural setting fringed by 5 km of fine sandy beaches rated among the very best in Spain.

With every need accounted for and an invigorating choice of sporting, social and culinary experiences, it's the epitome of easy, breezy chic and an ideal choice for families.



Every comfort at your fingertips

Refreshingly unspoiled, Costa Ballena offers a peaceful, healthy lifestyle with kilometres of cycle lanes and greenways and a strong stance on safety. With every convenience close at hand, there's no need to venture too far.

Los Enebro is located in close proximity to all local services, including a medical centre, pharmacy, banks, shopping centres, restaurants, sailing and surfing clubs, equestrian facilities, golf clubs and much more.

Thanks to superb transport links, Jerez de la Frontera Airport and the local towns of Chipiona, Rota, Sanlúcar and Puerto de Santa María can be reached in a matter of minutes, while easy connections whisk you to major cities like Cádiz, Seville, Madrid and Bilbao. No hassle, no fuss.



DISTANCE				
Beach	8'	03'		Sanlúcar de Barrameda 15'
Mall	10'	05'	05'	Jerez de la Frontera 30'
Golf clubs		08'	06'	El Puerto de Santa María 16'
Chipiona		15'	10'	Cádiz 35'
Rota			15'	



A very special development by Bakpak Architects

Adopting a fluid architectural approach, blending tradition and innovation with the unique character of the area and its people, Bakpak Architects has created a distinctive and contemporary vision for Los Enebros.

In this sustainable community of 161 two- to four-bedroom apartments, with ground floors designed in the style of a luxury villa with private gardens and first and loft floors as apartments. All apartments benefit from ample terracing and optimum orientation.

Designed to a very high specification, the outstanding quality of materials and finishes is evident in every detail, while beautifully designed landscaping affords an abundance of green space. Residents have access to a superb choice of amenities right on site.





Shared spaces for lasting memories

Los Enebro offers you a stunning parkland setting, richly endowed with pathways, gardens and woodland. Around 75% of the site is comprised of open space, including lounging areas, swimming pools, children's play areas, fountains and spaces for outdoor exercise. The grounds have been meticulously planned by landscape architects to blend into the beautiful natural setting of Costa Ballena.

A curated selection of native, drought-tolerant species brings visual harmony to the whole, infusing it with a delightful sense of well-being.

This exclusive development contains two swimming pools for adults and one for children, a selection of play areas, padel tennis court, gym and a wealth of outdoor space to exercise, play or just enjoy a gentle stroll, giving you all the peace of mind of a secure gated community.

Los Enebro is distinct among similar developments in that homes are not clustered around a central hub, but rather arranged strategically to achieve the best orientations and ensure undisturbed privacy for family life.





Extensive south-facing terracing and gardens

Los Enebro is conceived as a place where indoor and outdoor space flow into one, inviting us to delight in the year-round sunshine of the Costa de la Luz while experiencing all the pleasures of luxury living.

Revel in the views and let the glorious natural light rush in. On the ground floor of each building, villa-style apartments enjoy exclusive use of private gardens, well shielded from view. First-floor and loft apartments benefit from generous covered terracing, designed with privacy in mind.

Every detail has been carefully selected to create a calming, harmonious and welcoming space that casts well-being in a whole new light.





Refined interiors where light can flow

Working alongside the architectural team at Bakpak, ACCIONA has developed an approach to interior design that unites outstanding quality, fine materials and impeccable finishes with the most demanding efficiency standards. The result is a collection of instinctively different homes that take us beyond comfort and environmental performance.

Sweeping windows profiled in lacquered aluminium with thermal break open onto terraces and gardens, instantly transforming our perspective and shielding the interior from heat and noise.

Flowing, seamless layouts invite us to make the most of quality time with those we love. Every detail, every corner, is integral to the impression of the whole. Advanced technology captures renewable resources endowed by nature. Discover a home like no other: unique, enveloping and effortlessly chic.





When the sweetest dreams become reality

Bedrooms that soothe the mind and lull the senses at a single glance.

Soft, light tones offsetting spacious modular wardrobes, finished in lacquered wood with upholstered interiors.

Mechanical air conditioning throughout your home, continuously refreshing the air with room-by-room controls.

And an HVAC system powered by Aerothermal energy, coupling exquisite comfort with maximum efficiency. It's the perfect balance of style, wellness and restful comfort.





Bathrooms to pamper both you and the planet

Each home has two ultra-modern, efficient bathrooms designed to an exceptional specification. Our bathrooms are conceived as spaces of wellness and relaxation, without squandering our precious water resources.



Expect high-end, contemporary designer sanitary ware, floors and walls dressed in porcelain stoneware and plastic paint, showers with transparent glass screens, wall-mounted toilets in the ensembles with dual-flush cisterns and single-lever mixer taps that help preserve water.



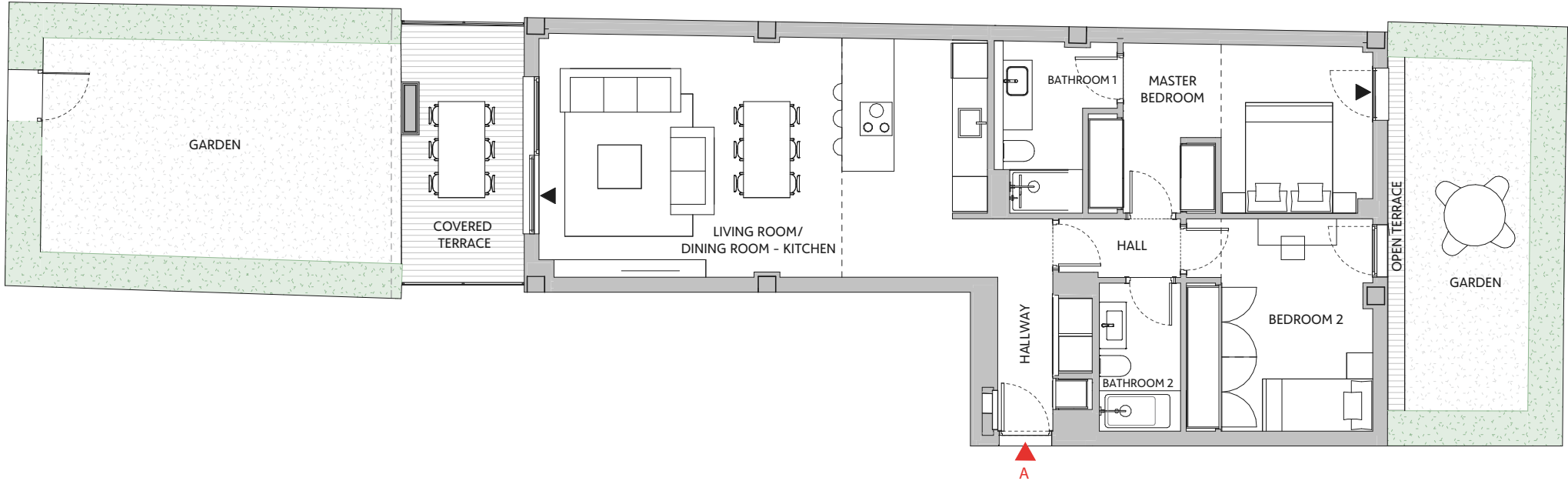


Two-bed home with parking
and storage unit

GROUND FLOOR

DECREE 218/2005		
Living room/Dining room - Kitchen	31.78 m²	
Master Bedroom	13.18 m²	
Bedroom 2	11.56 m²	
Bathroom 1	4.98 m²	
Bathroom 2	3.56 m²	
Hallway	2.05 m²	
Hall	4.75 m²	
Garden	36.09 m²	
Net floor area	71.87 m²	
Covered net floor area (Terrace)	9.43 m²	
Open net floor area (Terrace)	1.75 m²	
Exterior net area	71.87 m²	
Total net area	83.04 m²	77.45 m²
Interior gross area	83.05 m²	
Common gross area	13.62 m²	
Total gross area	158.15 m²	104.97 m²
		
2	2	1 or 2
		
1	104.97 m²	

The garden area will vary depending on the location in the development







As the developer, Acciona Inmobiliaria, S.L.U. hereby reserves the right to make changes to the project during the course of completion of the building works, when such changes are necessary or convenient for reasons of a technical, legal or commercial nature, or when they are ordered by any public administration or body. Ancillary elements, such as furnishings and/or vegetation used in landscaping, are featured here for illustrative purposes only and are not integral to the sale and purchase agreement. The swing direction of doors and the placement of sanitary ware should not be regarded as definitive. Wardrobe dimensions will depend on the manufacturer's standard measurements. The surface areas indicated have been calculated in accordance with Decree 218 of 11 October 2005, the Regulation on Information for consumers during the purchase and leasing of residential properties in Andalusia, and they are approximate.

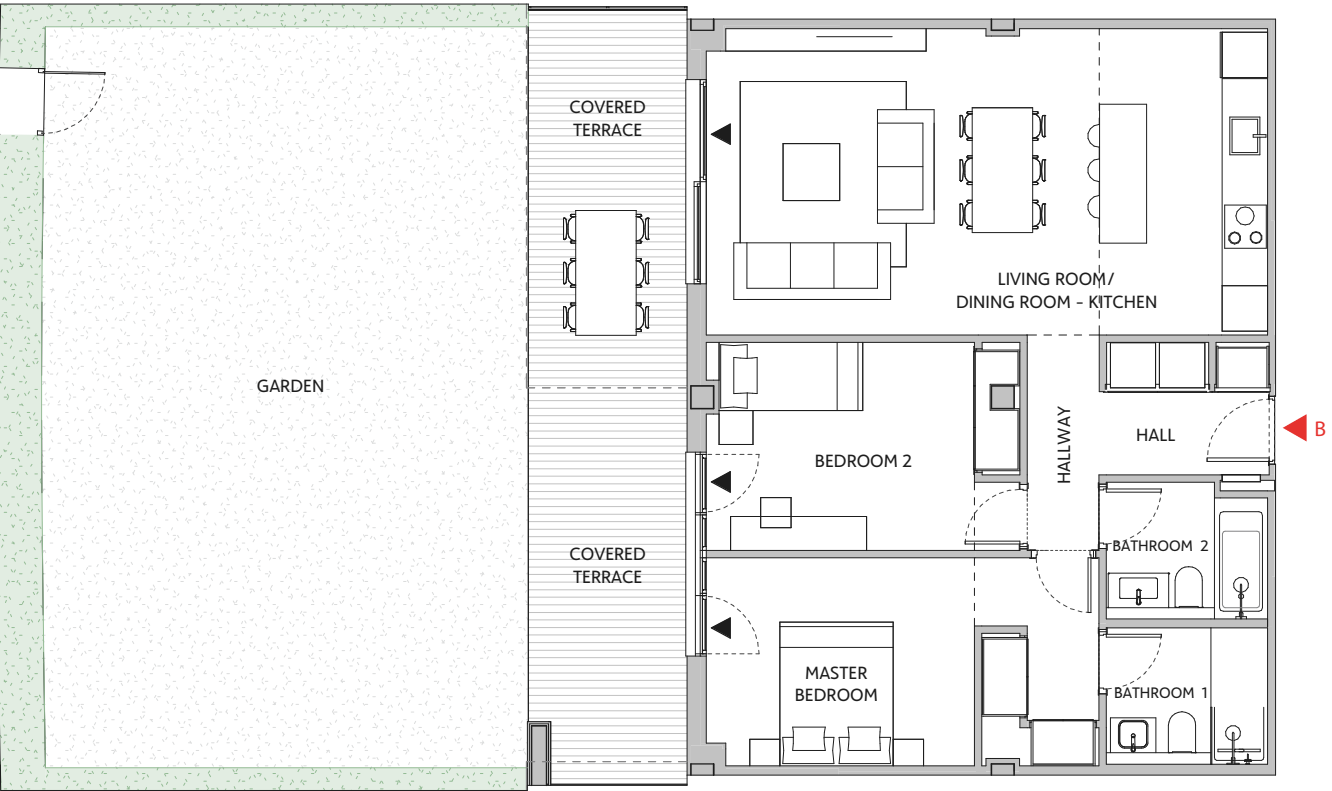


Two-bed home with parking
and storage unit

GROUND FLOOR

DECREE 218/2005		
Living room/Dining room - Kitchen	29.98 m ²	
Master Bedroom	14.17 m ²	
Bedroom 2	11.22 m ²	
Bathroom 1	3.97 m ²	
Bathroom 2	3.74 m ²	
Hallway	2.70 m ²	
Garden	62.94 m ²	
Net floor area	69.97 m ²	
Covered net floor area (Terrace)	10.36 m ²	
Open net floor area (Terrace)	10.91 m ²	
Exterior net area	84.21 m ²	
Total net area	90.93 m ²	76.63 m ²
Interior gross area	78.50 m ²	
Common gross area	12.87 m ²	
Total gross area	186.01 m ²	99.22 m ²
		
2	2	1 or 2
		
		1
		
		99.22 m ²

The garden area will vary depending on the location in the development



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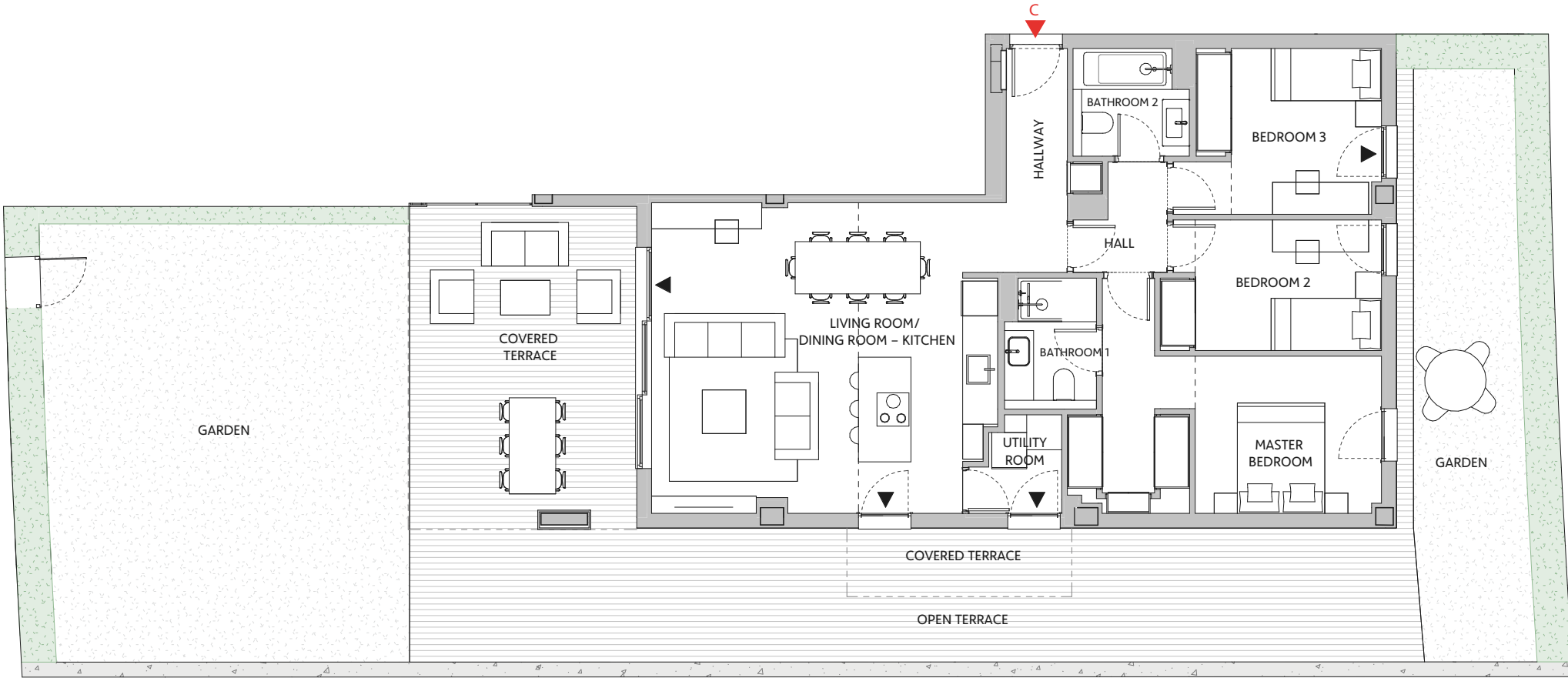


Three-bed home with parking
and storage unit

GROUND FLOOR

DECREE 218/2005		
Living room/Dining room - Kitchen	30.95 m ²	
Master Bedroom	15.00 m ²	
Bedroom 2	8.32 m ²	
Bedroom 3	9.32 m ²	
Bathroom 1	3.42 m ²	
Bathroom 2	3.51 m ²	
Hallway	2.48 m ²	
Hall	4.43 m ²	
Utility Room	2.31 m ²	
Garden	65.97 m ²	
Net floor area	79.75 m ²	
Covered net floor area (Terrace)	25.74 m ²	
Open net floor area (Terrace)	34.59 m ²	
Exterior net area	126.31 m ²	
Total net area	140.07 m ²	87.71 m ²
Interior gross area	93.51 m ²	
Common gross area	15.34 m ²	
Total gross area	259.81 m ²	118.20 m ²
 3	 2	 1 or 2
 1	 118.20 m ²	

The garden area will vary depending on the location in the development



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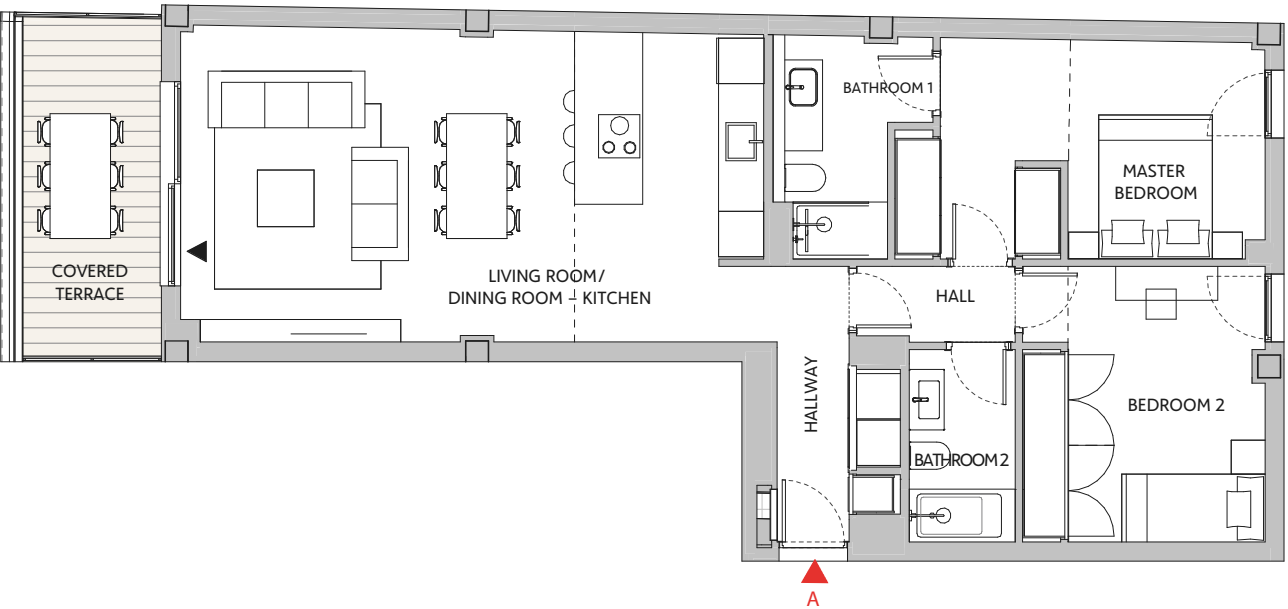


Two-bed home with parking
and storage unit

FIRST FLOOR

DECREE 218/2005			
Living room/Dining room - Kitchen	31.37 m ²		
Master Bedroom	13.18 m ²		
Bedroom 2	11.57 m ²		
Bathroom 1	4.98 m ²		
Bathroom 2	3.57 m ²		
Hallway	2.05 m ²		
Hall	4.75 m ²		
Net floor area	71.87 m ²		
Covered net floor area (Terrace)	8.39 m ²		
Total net area	80.26 m ²	76.07 m ²	
Interior gross area	83.10 m ²		
Common gross area	13.63 m ²		
Total gross area	106.38 m ²	101.55 m ²	


				
2	2	1 or 2	1	101.55 m ²

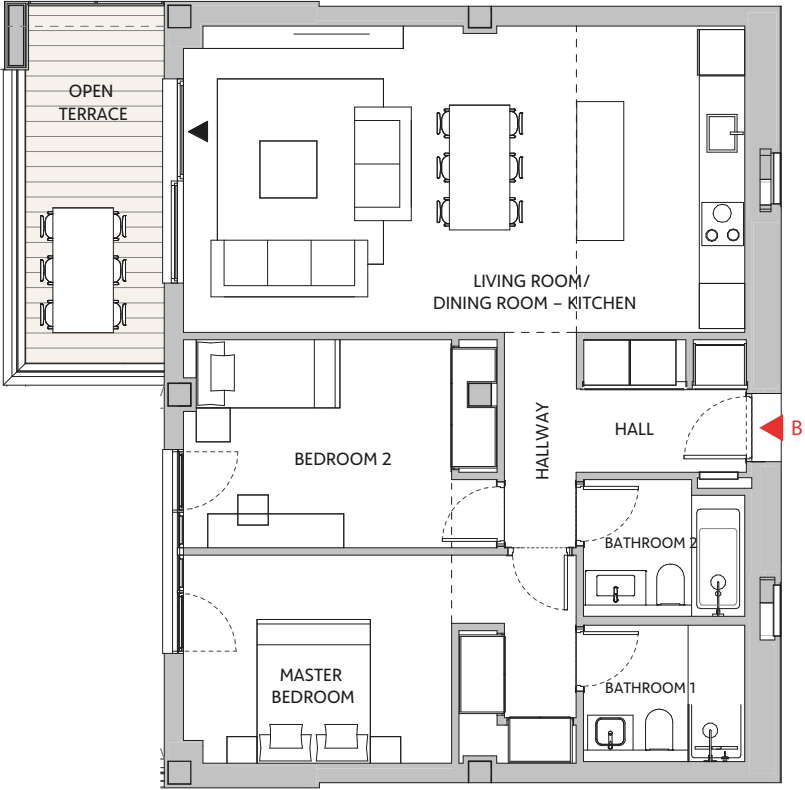




Two-bed home with parking
and storage unit

FIRST FLOOR

		DECREE 218/2005
Living room/Dining room - Kitchen	29.98 m ²	
Master Bedroom	14.17 m ²	
Bedroom 2	11.22 m ²	
Bathroom 1	3.96 m ²	
Bathroom 2	3.74 m ²	
Hallway	2.70 m ²	
Hall	3.88 m ²	
Net floor area	69.66 m ²	
Open net floor area (Terrace)	8.75 m ²	
Exterior net area	8.75 m ²	
Total net area	78.40 m ²	74.03 m ²
Interior gross area	78.50 m ²	
Common gross area	12.87 m ²	
Total gross area	102.07 m ²	96.72 m ²
		
2	2	1 or 2
		
		1
		
		96.72 m ²

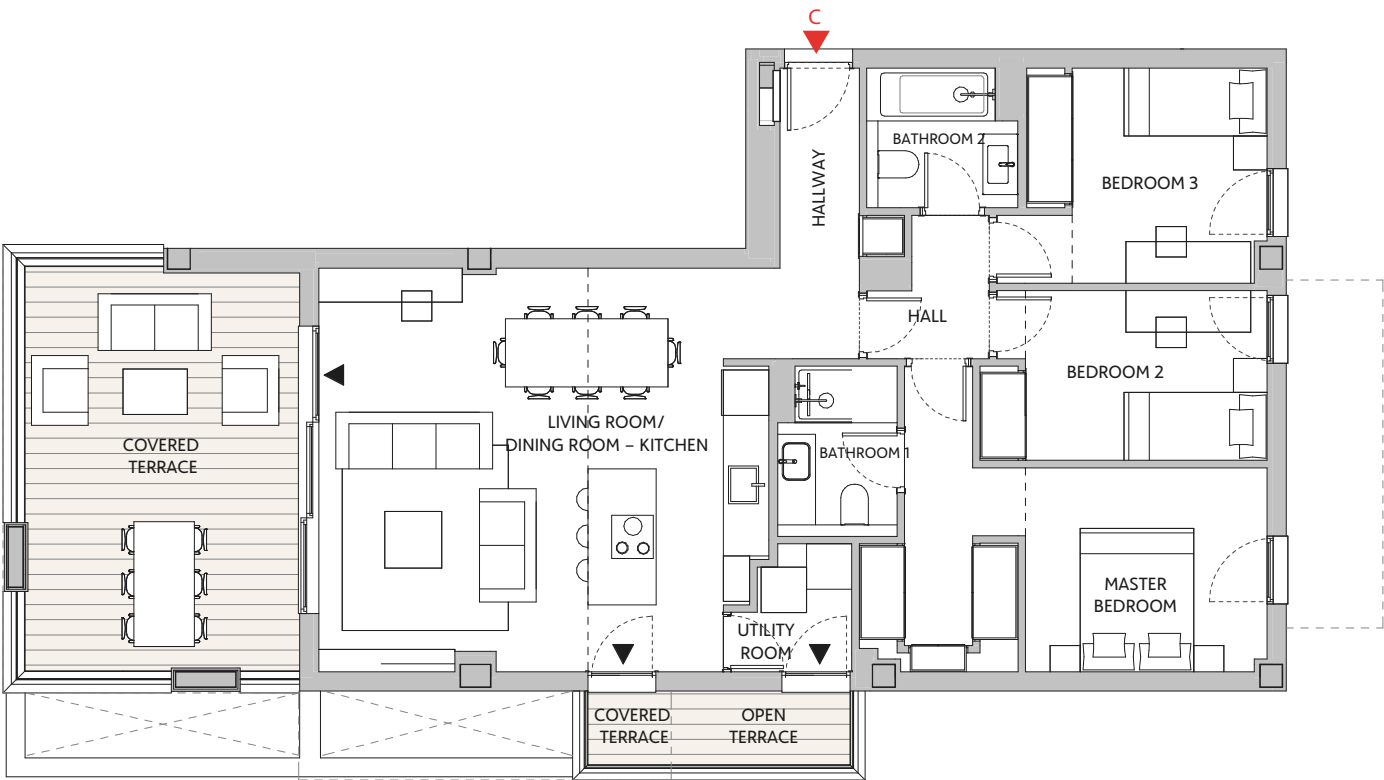




Three-bed home with parking
and storage unit

FIRST FLOOR

DECREE 218/2005		
Living room/Dining room - Kitchen	30.96 m²	
Master Bedroom	15.01 m²	
Bedroom 2	8.32 m²	
Bedroom 3	9.32 m²	
Bathroom 1	3.42 m²	
Bathroom 2	3.52 m²	
Hallway	2.48 m²	
Hall	4.43 m²	
Utility Room	2.31 m²	
Net floor area	73.29 m²	
Covered net floor area (Terrace 1)	19.23 m²	
Covered net floor area (Terrace 2)	1.08 m²	
Open net floor area (Terrace)	2.31 m²	
Exterior net area	22.61 m²	
Total net area	102.38 m²	87.75 m²
Interior gross area	79.76 m²	
Common gross area	15.34 m²	
Total gross area	135.86 m²	118.20 m²
3 2 1 or 2 1 118.20 m²		



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Two-bed home with parking
and storage unit

SECOND FLOOR

DECREE 218/2005		
Living room/Dining room - Kitchen	26.49 m ²	
Master Bedroom	14.17 m ²	
Bedroom 2	11.22 m ²	
Bathroom 1	3.99 m ²	
Bathroom 2	3.74 m ²	
Hallway	2.70 m ²	
Hall	3.05 m ²	
Utility Room	2.13 m ²	
Stairs	2.50 m ²	
Solarium	69.06 m ²	
Net floor area	69.99 m ²	
Covered net floor area (Terrace)	8.63 m ²	
Exterior net area	77.69 m ²	
Total net area	76.12 m ²	74.24 m ²
Interior gross area	83.07 m ²	
Common gross area	13.62 m ²	
Total gross area	180.54 m ²	105.00 m ²

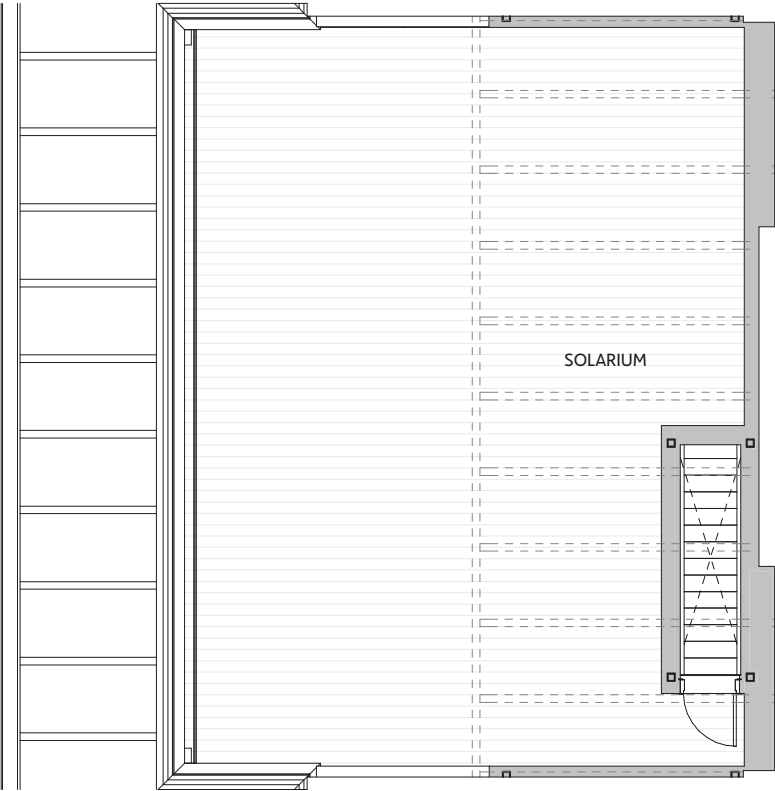
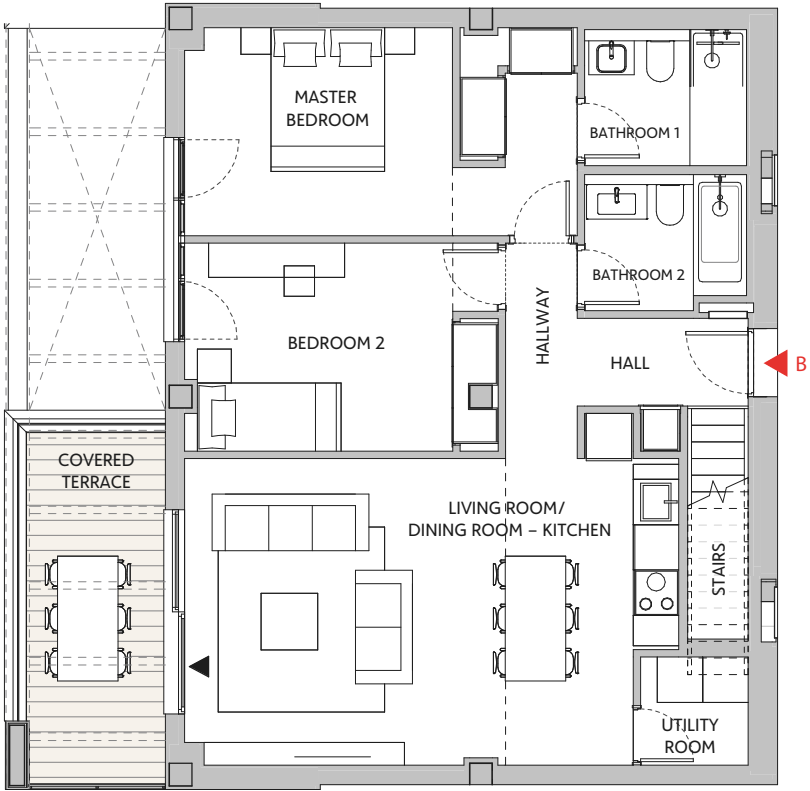

2


2


1 or 2


1






105.00 m²





Three-bed home with parking
and storage unit

SECOND FLOOR

DECREE 218/2005			
Living room/Dining room - Kitchen	36.25 m ²		
Master Bedroom	15.01 m ²		
Bedroom 2	8.32 m ²		
Bedroom 3	9.32 m ²		
Bathroom 1	3.42 m ²		
Bathroom 2	3.51 m ²		
Hallway	2.48 m ²		
Hall	4.10 m ²		
Net floor area	84.73 m ²		
Open net floor area (Terrace 1)	4.50 m ²		
Open net floor area (Terrace 2)	49.89 m ²		
Exterior net area	46.30 m ²		
Total net area	139.12 m ²	93.20 m ²	
Interior gross area	100.02 m ²		
Common gross area	16.39 m ²		
Total gross area	105.20 m ²	126.42 m ²	
			
3	2	1 or 2	1
			126.42 m ²



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Three-bed home with parking
and storage unit

SECOND FLOOR

		DECREE 218/2005	
Living room/Dining room - Kitchen	31.00 m ²		
Master Bedroom	14.42 m ²		
Bedroom 2	8.31 m ²		
Bedroom 3	9.31 m ²		
Bathroom 1	3.19 m ²		
Bathroom 2	3.52 m ²		
Hallway	2.99 m ²		
Hall	4.92 m ²		
Utility Room	2.02 m ²		
Net floor area	79.67 m ²		
Open net floor area (Terrace 1)	4.43 m ²		
Open net floor area (Terrace 2)	19.09 m ²		
Open net floor area (Terrace 3)	4.53 m ²		
Exterior net area	91.04 m ²		
		107.73 m ²	87.65 m ²
Total net area	97.90 m ²		
Interior gross area	16.06 m ²		
Common gross area	219.51 m ²	123.75 m ²	

				
3	2	1 or 2	1	123.75 m ²



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Sustainability, quality and efficiency.

ACCIONA is one of the most sustainable companies in the world.

Our R&D+i team pioneer technologies, processes and construction materials which generate the smallest environmental impact while offering maximum energy efficiency and comfort.

ACCIONA has a steadfast commitment to creating sustainable property developments which promote a pleasant and contemporary lifestyle balanced with conserving the environment and efficient resource use.

Measures to reduce water and energy consumption, the use of long-lasting, low-maintenance materials, and reduced CO2 and polluting particle emissions during construction and the use of the homes are just some of our initiatives which will add greater value to your ACCIONA Living Space and enhance your wellbeing.



An aerial photograph of a wind farm situated in a vast, dense green forest. Several white wind turbines are visible, standing tall above the tree canopy. The landscape is rolling, with patches of forest and open fields. In the distance, a body of water is visible under a clear sky.

Experts in design for a better planet

Sustainable innovation

ACCIONA's property division is a leader in the development of residential new builds, build-to-rent, and office, logistics and hotel complexes.

During its 35 years in operation, it has delivered more than 13,000 homes in Spain, Mexico, Poland, Portugal and Brazil.

ACCIONA is a pioneer in innovation and sustainability. Its new Spaces for life are eco-efficient homes with high-end design and quality which generate a positive impact on the surroundings, maximising resource efficiency and people's wellbeing. In 2016, ACCIONA was the first developer to certify all of its residential projects under BREEAM® international sustainability standards.

The company aspires to excellence based on the combination of state-of-the-art construction, technological solutions, quality, robust execution and project delivery, and customer service. It is ISO9001 and ISO14001 certified, testament to its technical and commercial rigour.

| Spaces for life



C. VALENCIA:
Valencia



C. MADRID:
Madrid



VIZCAYA:
Getxo



GIRONA:
Girona



SEVILLE:
Sevilla



CANTABRIA:
Comillas
Valdenoja



MÁLAGA:
Marbella
Casares



BARCELONA:
Sant Cugat
Granollers
Terrassa



A CORUÑA:
Oleiros
Xaz



CÁDIZ:
Costa Ballena
El Puerto de Santa María
Sotogrande



LOS ENEBROS

COSTA BALLENA



The information and images contained in this document, including garden furniture and/or vegetation, are for illustrative purposes only and are not contractually binding. In any case, the images correspond to a recreation of the tree species to be planted, once they have reached adulthood. Acciona Inmobiliaria, S.L.U. reserves the right to make any modifications to the project during the course of the works that may be necessary or advisable for technical, legal or commercial reasons, or ordered by any administration or public body. The areas indicated are calculated in accordance with Decree 218/2005, of 11 October, Regulation of Consumer Information in the sale, purchase and rental of dwellings in Andalusia, and are approximate.

|Spaces for life

LOS ENEBROS

COSTA BALLENA
CÁDIZ

Come and visit us. We would be delighted to assist you.

Avda. Juan Carlos I, 3. 11520 Cádiz.

Customer service hours:

From 1 April to 15 September

Monday to Saturday: 11:30 - 14:00 and 16:30 - 19:30

Sundays and public holidays: 11:00 - 14:00

Rest of the year:

Monday to Saturday: 11:30 - 18:00

Sundays and holidays: Appointments on 900 101 041