

**|Espacios de vida**







# NATURA

COSTA BALLENA

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|Espacios **de vida**





## |Espacios de vida

ACCIONA brings its innovative and sustainable architecture to the most exclusive locations and settings to create genuine Espacios de vida.

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

ACCIONA'S Espacios de vida 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.







Taking design  
and wellbeing  
to the next  
level

## NATURA

COSTA BALLENA

Just 900 metres from the fabulous beaches of Costa Ballena and surrounded by protected natural areas, the NATURA residential complex is a faithful reflection of ACCIONA'S philosophy.

It is an exclusive development of 123 eco-efficient homes featuring 2 to 4 bedrooms and spacious rooms with a cutting-edge design, outstanding finish quality and magnificent private gardens, all set in a privileged location in the province of Cádiz.

Its sustainable Espacios de vida with the latest energy-saving innovations and extensive communal areas set it apart. Equipped with three swimming pools, padel courts, mini-golf and a children's play area, it's an exclusive residential development for those seeking to enjoy a new lifestyle concept which takes design and wellbeing to the next level.

| Spaces **for life**



acciona





# NATURA

COSTA BALLENA

Residential complex composed  
of 123 multi-family dwellings.



2 to 4 bedrooms



2 bathrooms  
and 2 bathrooms  
+ 1 guest bathroom



2 adult pools,  
1 children's pool,  
2 paddle courts  
and mini-golf



1 to 2 parking places  
per home and  
storage room



Spacious terraces  
and communal gardens



Community room  
and children's play area



| Spaces for life





# Sustainability as a way of life

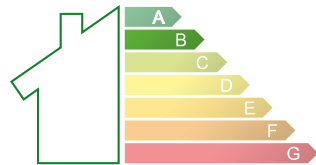


ACCIONA guarantees energy efficiency in all of its homes

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.



Natura Costa Ballena is certified under BREEAM® sustainable building standards. Designed with the highest standards of sustainability and efficiency to reduce energy consumption by promoting the use of primary renewable energy.



The homes are designed to have an B energy rating.



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



Actions aimed to 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.





# A privileged natural environment

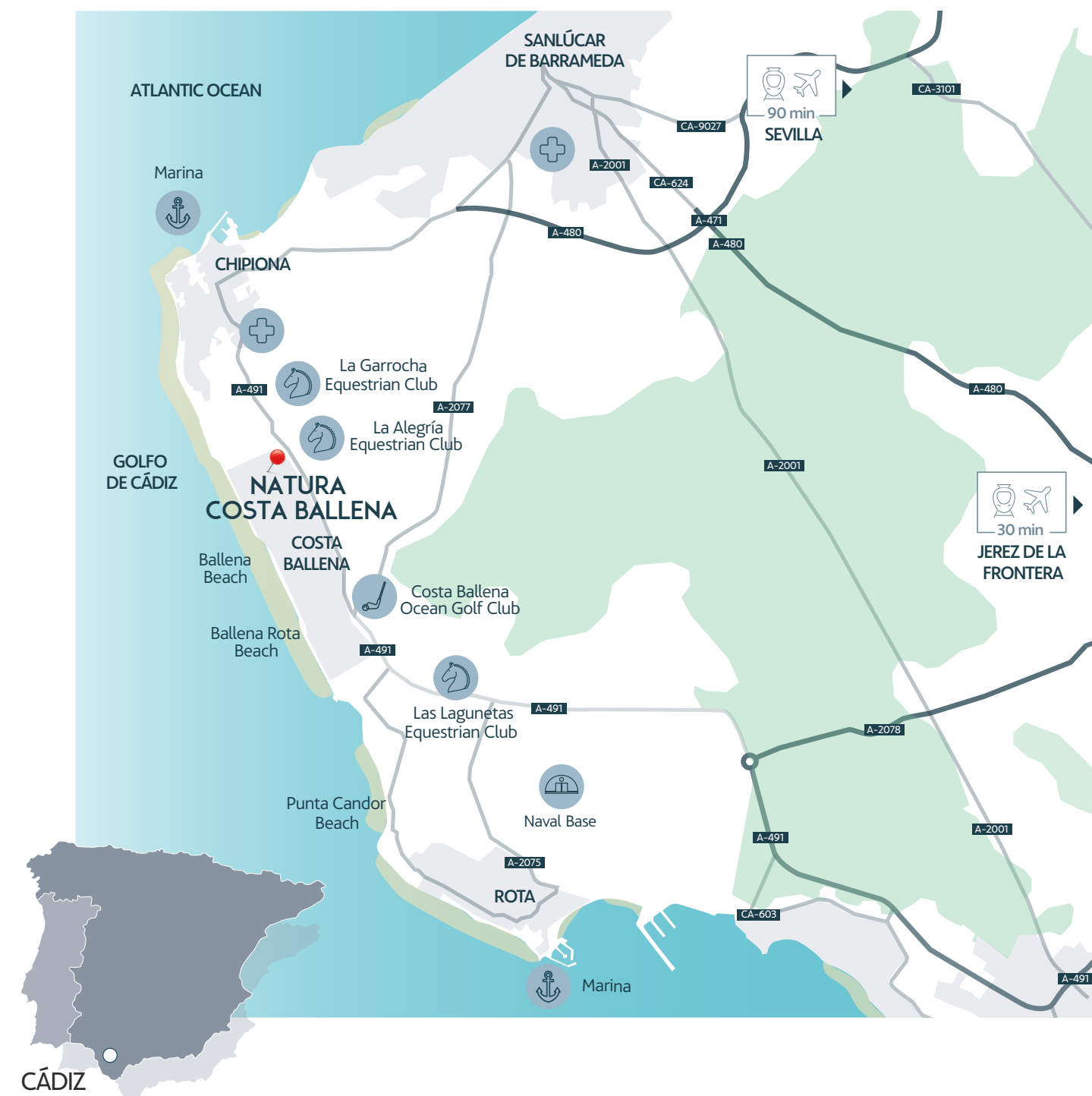
Natura Costa Ballena enjoys an extraordinary location northeast of Cadiz, between the Atlantic Ocean and the mountains.

It is integrated into the tranquillity and beauty of its natural surroundings, bathed by kilometres of white-sand beaches classed as among the finest in Spain.

It is surrounded by coastal pine forests, sand dunes, lakes and botanical gardens – protected natural landscapes on the Costa de la Luz which fill us with peace while recharging our energy, thanks to the vibrant culinary, social and sports offerings.

These include exclusive restaurants, sports clubs and, of course, the excellent golf courses with sea views such as Golf Costa Ballena, one of the largest in Europe, and the Ocean Golf Club.

It is the perfect destination to enjoy as a family all year round.





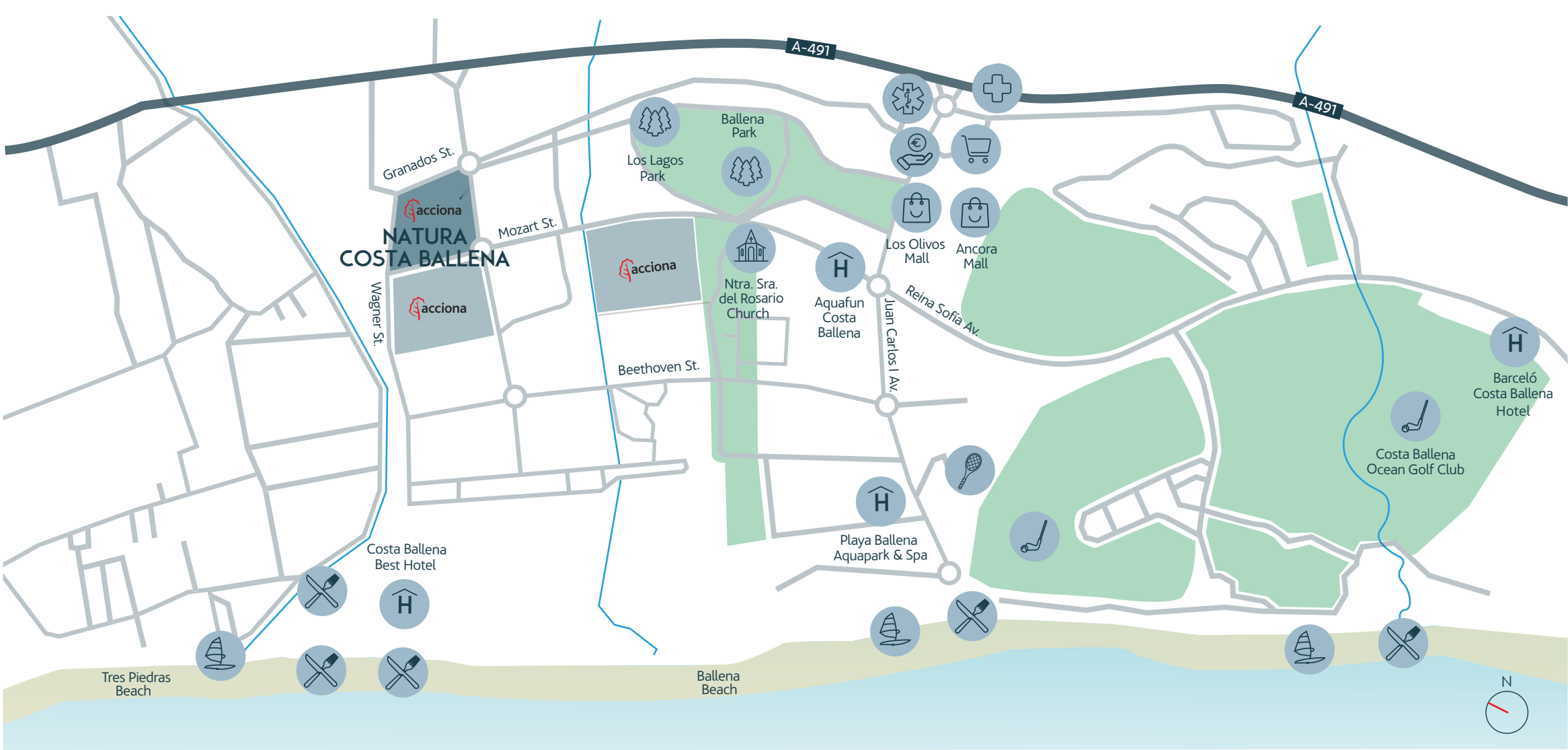
# Where everything is easier

The Natura Costa Ballena residential complex is strategically located to satisfy and surpass your expectations with barely any travel. You are invited to enjoy a sophisticated and relaxing atmosphere which allows you to connect with everything it offers and everything you love and desire for your family: services, medical centre, quiet shopping centres, restaurants, sailing, surfing and volleyball clubs...

With a highly active urban conservation body, Costa Ballena offers kilometres of cycle lanes, a green route, security...

An unmatched natural setting with first-rate road connections to the closest town of Rota, Chipiona, Puerto de Santa María, Sanlúcar, Cádiz and Jerez de la Frontera, as well as with the major cities: Sevilla, Madrid and Bilbao via the AVE train or Jerez airport.

The public transport is also excellent, making everyday life easier for everyone through the increased options and convenience.



DISTANCE				
Beach	14'	03'		Sanlúcar de Barrameda 15'
Mall	18'	05'	05'	Jerez de la Frontera 30'
Golf clubs		08'	06'	El Puerto de Santa María 16'
Chipiona		15'	10'	Cádiz 35'
Rota			15'	





Innovative  
architecture  
with Andalusian  
essence

## NATURA COSTA BALLENA

The prestigious Sevillian studio BURÓ 4 ARQUITECTOS proposes a modern and differential design for Natura Costa Ballena, with an impeccable selection of materials and meticulous landscaping.

It is a residential complex with high degree of sustainability, composed of homes with 2 to 4 bedrooms featuring private gardens, and lofts with 2 to 3 bedrooms with spacious terraces. The development comprises 123 properties integrated into spectacular common areas. Each unit has a storage room and garage space with direct lift access.

Every single detail combines excellence in design with sustainability, achieving a true living space to enjoy everything that Costa Ballena has to offer, to choose Natura Costa Ballena is to choose a contemporary, relaxing lifestyle which looks after nature and your wellbeing.







## Terraces and gardens that fill us with light

Natura Costa Ballena offers respectful coexistence with privacy. The ground floors of each home open out to a private back garden. The penthouse have spacious terraces covered with non-slip ceramic tiles.

For impeccable and functional aesthetics, the outdoor areas of each building have corrosion-resistant railings composed of metal profiles and transparent glass.

The facades are designed to reduce energy demand with a complete thermal insulation system. Everything is conceived to bring together quality, aesthetics and efficiency.







## Splendid common areas

The Natura Costa Ballena private residential community offers extensive common areas with meticulous landscaping, which is not only beautiful but is also designed for maximum enjoyment. Its gardens designed with flora species from the region, with low water demand, are a gift for the senses.

Immerse yourself in the warm climate of the Costa de la Luz and enjoy the three swimming pools, destined for swimming, recreation and children, to relax after a day at the beach.

Enjoyable times await you in the social room, where you can get together and celebrate with friends and family after playing a match on the padel courts or enjoying a fun round of mini-golf. And letting your little ones' imaginations run free as they grow up playing in the children's play area, in the complete safety of a private community, is a veritable privilege.







## Style that is warm and cosy

The spacious areas married with the finest quality elicit new sensations of comfort.

The details and finishes invite you to stay and enjoy the best company, with clear views through large windows which relax you and expand the horizon.

The ideas and aesthetics take advantage of sunlight and the assets of the surroundings with a unique, efficient and modern design.



|Espacios de vida





## Wellbeing through all five senses

The bright bedrooms are designed to balance your biorhythms and improve your wellbeing.

Lacquered aluminium windows with a thermal break afford silence, and shutters injected with thermal insulation increase energy efficiency.

The fully fitted modular wardrobes with white-lacquered front doors and smooth painted walls with soft tones on ceilings complete the aesthetic.

Everything combines to create the perfect harmony between style and simplicity.





# NATURA

COSTA BALLENA





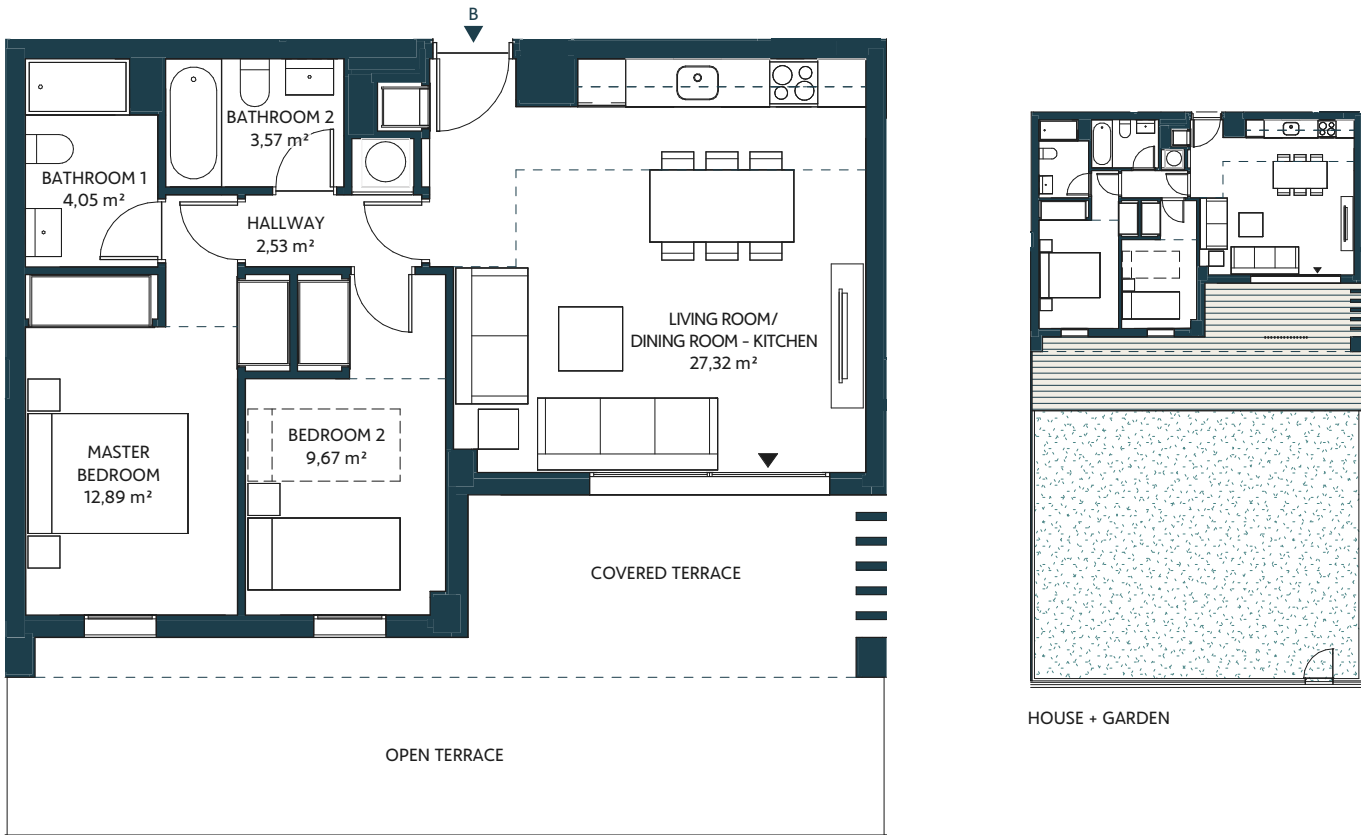


Two-Bedroom home with parking and storage room

GROUND FLOOR

DECREE 218/2005		
Living room/Dining room - Kitchen	27,32 m²	
Master Bedroom	12,89 m²	
Bedroom 2	9,67 m²	
Bathroom 1	4,05 m²	
Bathroom 2	3,57 m²	
Hall	2,53 m²	
Garden	98,58 m²	
Net floor area	60,03 m²	
Covered net floor area (Terrace)	14,51 m²	
Open net floor area (Terrace)	21,59 m²	
Exterior net area	134,68 m²	
Total net area	194,71 m²	66,03 m²
Interior gross area	70,70 m²	
Common gross area	14,04 m²	
Total gross area	84,74 m²	93,21 m²

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



HOUSE + GARDEN

As the developer, during the execution of the works Acciona Inmobiliaria, S.L.U. reserves the right to make any amendments to the project which may be necessary or convenient for technical, legal or commercial reasons, or when ordered to do so by any public administration or body. Fittings, such as furniture and/or garden plants are merely illustrative, and should not be considered to form part of the purchase. Door turns and the distribution of sanitary fittings may not be final. Wardrobe dimensions, where applicable, will be adapted to the standardised dimensions of the manufacturer. The stated areas are calculated in accordance with Decree 218/2005, of 11 October, Regulation on information provided to consumers in the purchase and rental of homes in Andalusia, and are approximate.





Three-Bedroom home with parking and storage room

GROUND FLOOR

DECREE 218/2005		
Living room/Dining room - Kitchen	25,04 m <sup>2</sup>	
Master Bedroom	12,88 m <sup>2</sup>	
Bedroom 2	9,37 m <sup>2</sup>	
Bedroom 3	9,40 m <sup>2</sup>	
Bathroom 1	3,88 m <sup>2</sup>	
Bathroom 2	3,26 m <sup>2</sup>	
Hallway	3,50 m <sup>2</sup>	
Hall	5,96 m <sup>2</sup>	
Garden	43,81 m <sup>2</sup>	
Net floor area	73,29 m <sup>2</sup>	
Covered net floor area (Terrace)	10,71 m <sup>2</sup>	
Open net floor area (Terrace)	15,07 m <sup>2</sup>	
Exterior net area	69,59 m <sup>2</sup>	
Total net area	142,88 m <sup>2</sup>	80,62 m <sup>2</sup>
Interior gross area	86,08 m <sup>2</sup>	
Common gross area	17,09 m <sup>2</sup>	
Total gross area	103,17 m <sup>2</sup>	113,49 m <sup>2</sup>

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



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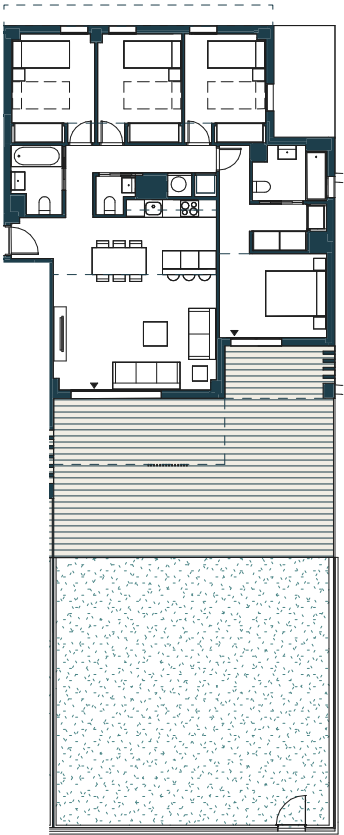
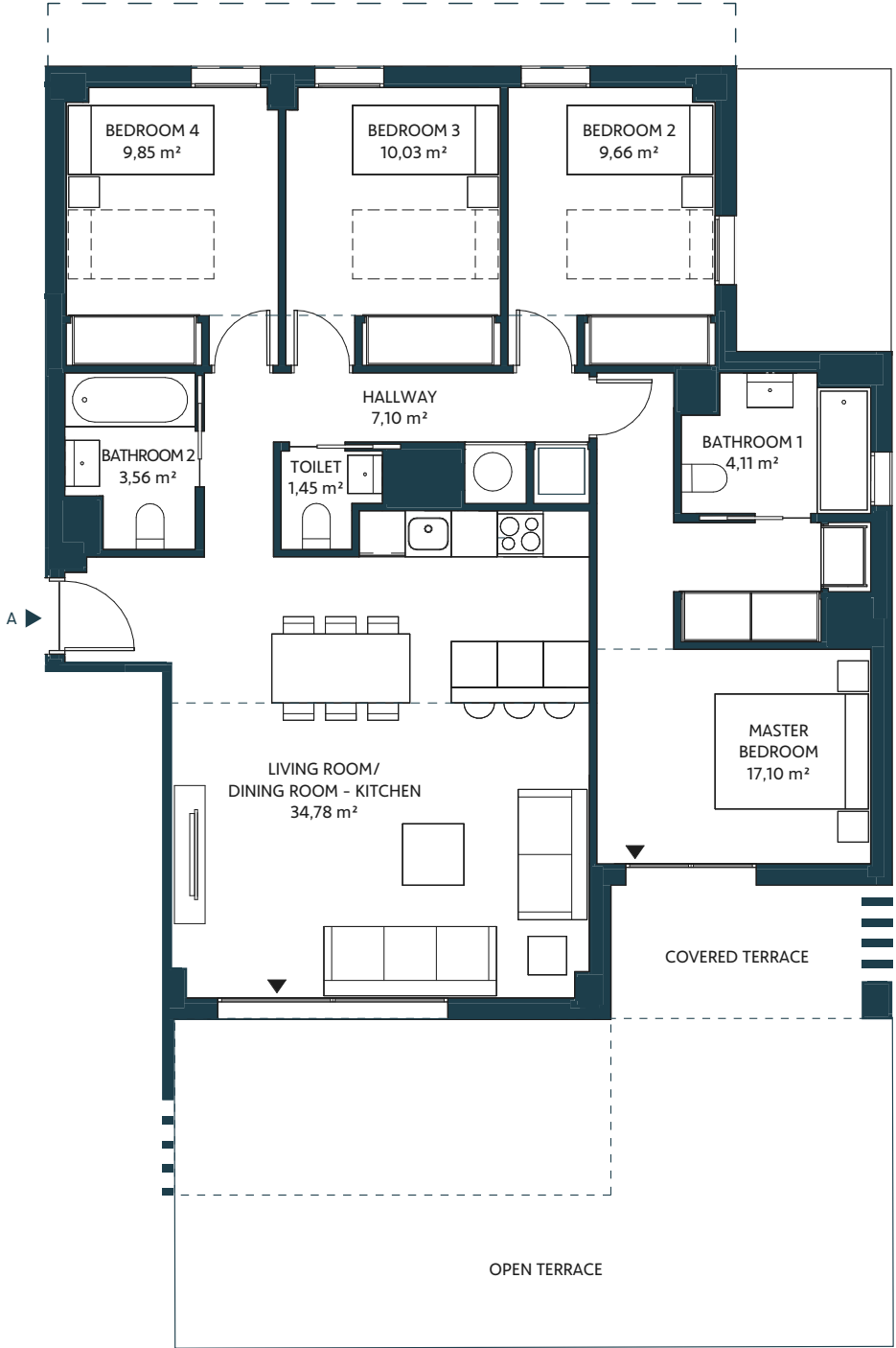


Four-Bedroom home with parking and storage room

GROUND FLOOR

DECREE 218/2005		
Living room/Dining room - Kitchen	34,78 m²	
Master Bedroom	17,10 m²	
Bedroom 2	9,66 m²	
Bedroom 3	10,03 m²	
Bedroom 4	9,85 m²	
Bathroom 1	4,11 m²	
Bathroom 2	3,56 m²	
Toilet	1,45 m²	
Hallway	7,10 m²	
Garden	83,81 m²	
Net floor area	97,64 m²	
Covered net floor area (Terrace)	18,75 m²	
Open net floor area (Terrace)	36,83 m²	
Exterior net area	139,39 m²	
Total net area	237,03 m²	107,40 m²
Interior gross area	115,71 m²	
Common gross area	22,97 m²	
Total gross area	138,68 m²	152,55 m²

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



Vivienda + jardín

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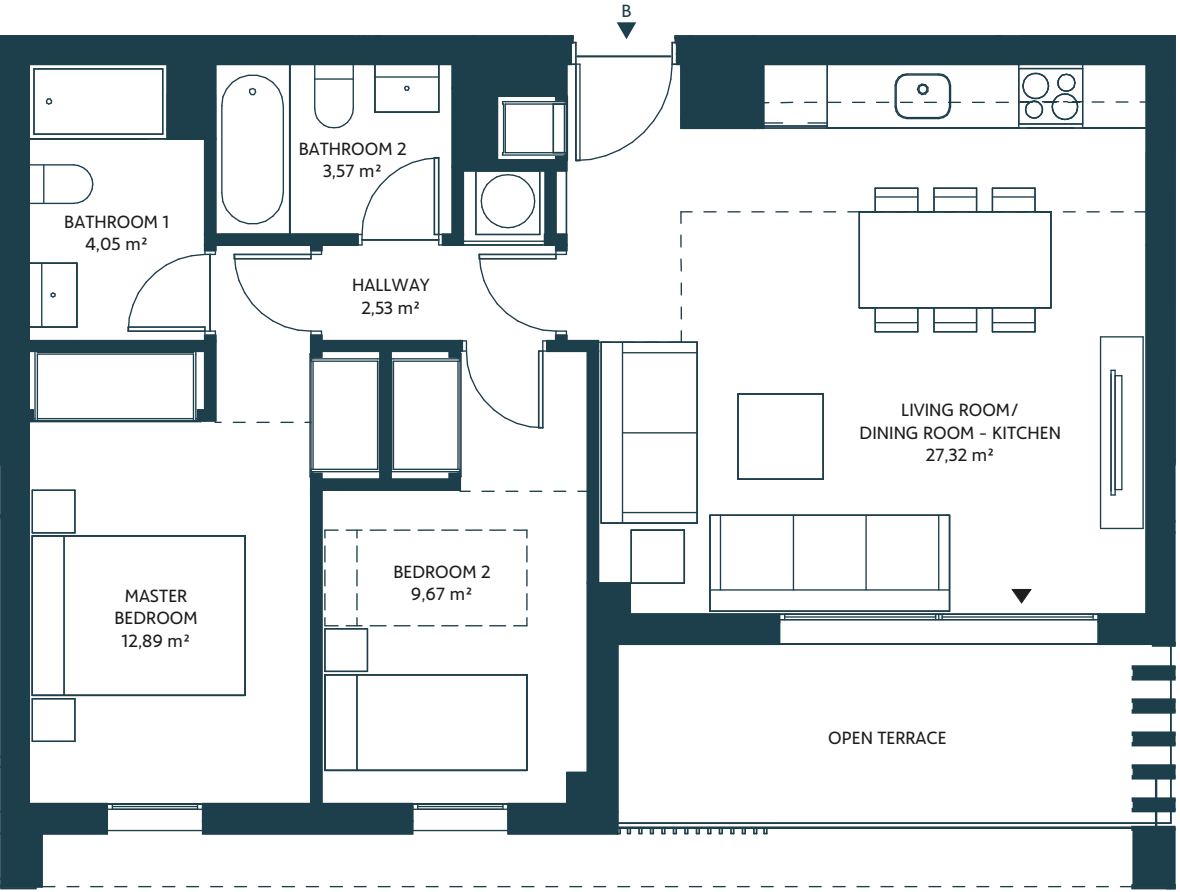




Two-Bedroom home with parking and storage room

FIRST FLOOR

DECRETO 218/2005		
Living room/Dining room - Kitchen	27,32 m <sup>2</sup>	
Master Bedroom	12,89 m <sup>2</sup>	
Bedroom 2	9,67 m <sup>2</sup>	
Bathroom 1	4,05 m <sup>2</sup>	
Bathroom 2	3,57 m <sup>2</sup>	
Hallway	2,53 m <sup>2</sup>	
Net floor area	60,03 m <sup>2</sup>	
Open net floor area (Terrace)	8,74 m <sup>2</sup>	
Exterior net area	8,74 m <sup>2</sup>	
Total net area	68,77 m <sup>2</sup>	64,40 m <sup>2</sup>
Interior gross area	70,70 m <sup>2</sup>	
Common gross area	14,04 m <sup>2</sup>	
Total gross area	84,74 m <sup>2</sup>	89,41 m <sup>2</sup>



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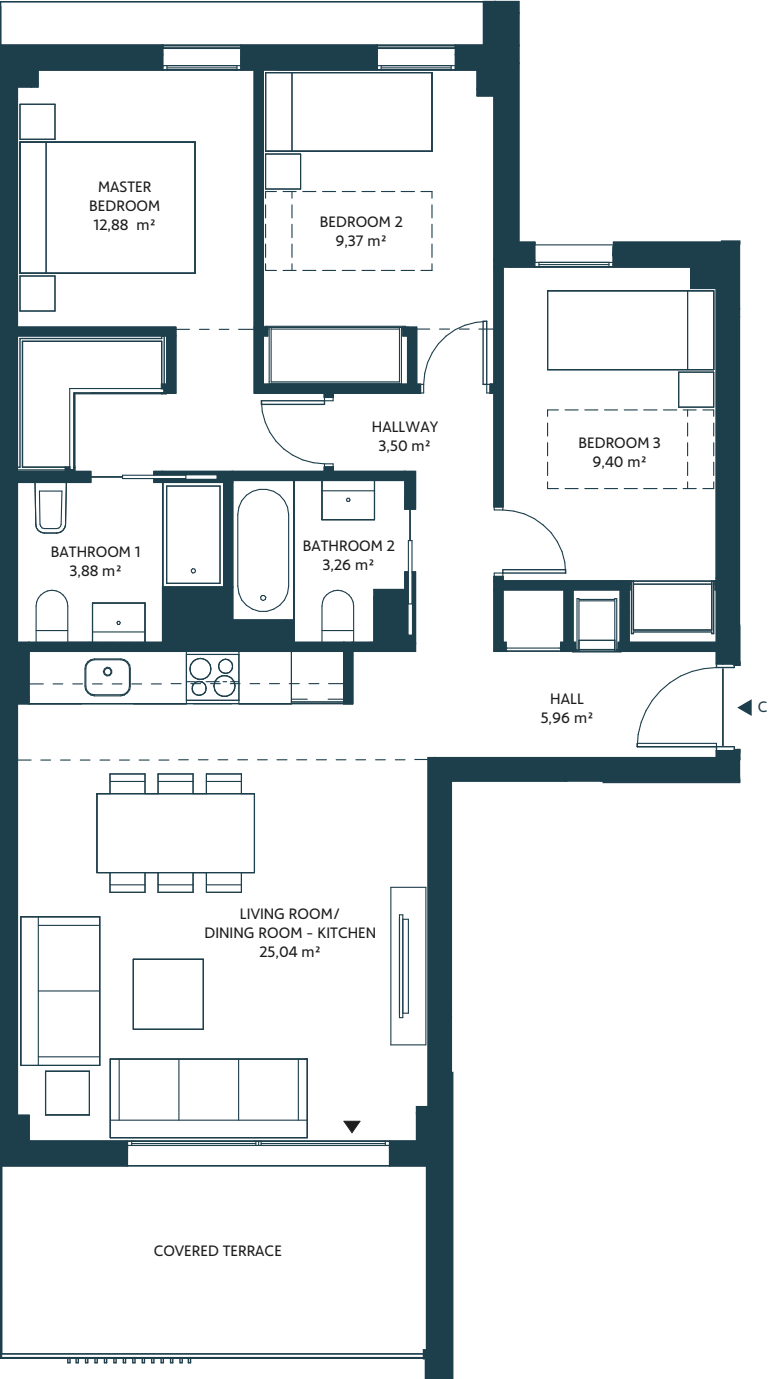




Three-Bedroom home with  
parking and storage room

FIRST FLOOR

DECREE 218/2005		
Living room/Dining room - Kitchen	25,04 m <sup>2</sup>	
Bedroom 1	12,88 m <sup>2</sup>	
Bedroom 2	9,37 m <sup>2</sup>	
Bedroom 3	9,40 m <sup>2</sup>	
Bathroom 1	3,88 m <sup>2</sup>	
Bathroom 2	3,26 m <sup>2</sup>	
Hallway	3,50 m <sup>2</sup>	
Hall	5,96 m <sup>2</sup>	
Net floor area	73,29 m <sup>2</sup>	
Covered net floor area (Terrace)	10,45 m <sup>2</sup>	
Exterior net area	10,45 m <sup>2</sup>	
Total net area	83,74 m <sup>2</sup>	78,52 m <sup>2</sup>
Interior gross area	86,08 m <sup>2</sup>	
Common gross area	17,09 m <sup>2</sup>	
Total gross area	103,17 m <sup>2</sup>	108,53 m <sup>2</sup>



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Four-Bedroom home with parking and storage room

FIRST FLOOR

DECREE 218/2005		
Living room/Dining room - Kitchen	34,78 m²	
Master Bedroom	17,10 m²	
Bedroom 2	9,66 m²	
Bedroom 3	10,03 m²	
Bedroom 4	9,85 m²	
Bathroom 1	4,11 m²	
Bathroom 2	3,56 m²	
Toilet	1,45 m²	
Hallway	7,10 m²	
Net floor area	97,64 m²	
Covered net floor area (Terrace)	12,15 m²	
Open net floor area (Terrace)	6,05 m²	
Exterior net area	18,20 m²	
Total net area	115,84 m²	106,74 m²
Interior gross area	115,71 m²	
Common gross area	22,97 m²	
Total gross area	138,68 m²	148,16 m²



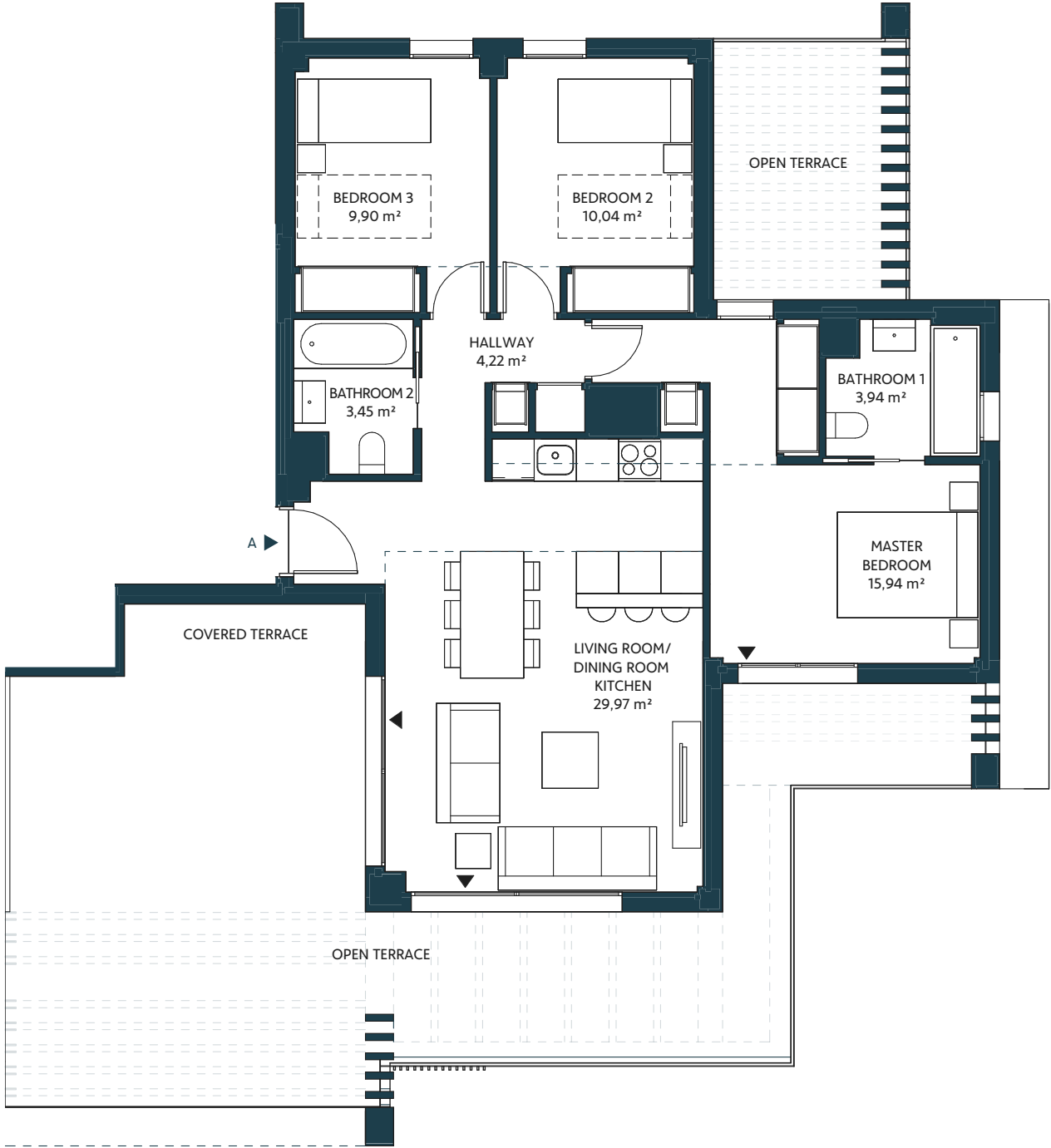




Three-Bedroom home with parking and storage room

PENTHOUSE

DECREE 218/2005			
Living room/Dining room - Kitchen	29,97 m <sup>2</sup>		
Bedroom 1	15,94 m <sup>2</sup>		
Bedroom 2	10,04 m <sup>2</sup>		
Bedroom 3	9,90 m <sup>2</sup>		
Bathroom 1	3,94 m <sup>2</sup>		
Bathroom 2	3,45 m <sup>2</sup>		
Hallway	4,22 m <sup>2</sup>		
Net floor area	77,46 m <sup>2</sup>		
Covered net floor area (Terrace)	3,53 m <sup>2</sup>		
Open net floor area (Terrace)	62,18 m <sup>2</sup>		
Exterior net area	65,71 m <sup>2</sup>		
Total net area	143,17 m <sup>2</sup>	85,21 m <sup>2</sup>	
Interior gross area	93,67 m <sup>2</sup>		
Common gross area	18,60 m <sup>2</sup>		
Total gross area	112,27 m <sup>2</sup>	123,49 m <sup>2</sup>	



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Three-Bedroom home with parking and storage room

PENTHOUSE

DECREE 218/2005		
Living room/Dining room - Kitchen	25,46 m²	
Bedroom 1	12,88 m²	
Bedroom 2	9,37 m²	
Bedroom 3	9,41 m²	
Bathroom 1	3,88 m²	
Bathroom 2	3,26 m²	
Hallway	3,50 m²	
Hall	5,95 m²	
Net floor area	73,71 m²	
Covered net floor area (Terrace)	3,52 m²	
Open net floor area (Terrace)	42,78 m²	
Exterior net area	46,30 m²	
Total net area	120,01 m²	81,08 m²
Interior gross area	87,77 m²	
Common gross area	17,43 m²	
Total gross area	105,20 m²	115,72 m²











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.





# 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.





C. VALENCIA:  
Valencia



C. MADRID:  
Madrid



VIZCAYA:  
Getxo



GIRONA:  
Girona



SEVILLA:  
Sevilla



CANTABRIA:  
Comillas  
Valdenoja



MÁLAGA:  
Marbella  
Casares



BARCELONA:  
Sant Cugat  
Granollers  
Terrassa



A CORUÑA:  
Oleiros  
Xaz



CÁDIZ:  
Costa Ballena  
El Puerto de Santa María



# NATURA

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.



|Espacios **de vida**

# NATURA

## 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

Espacios**devida**.es  
**900 101 041**

