



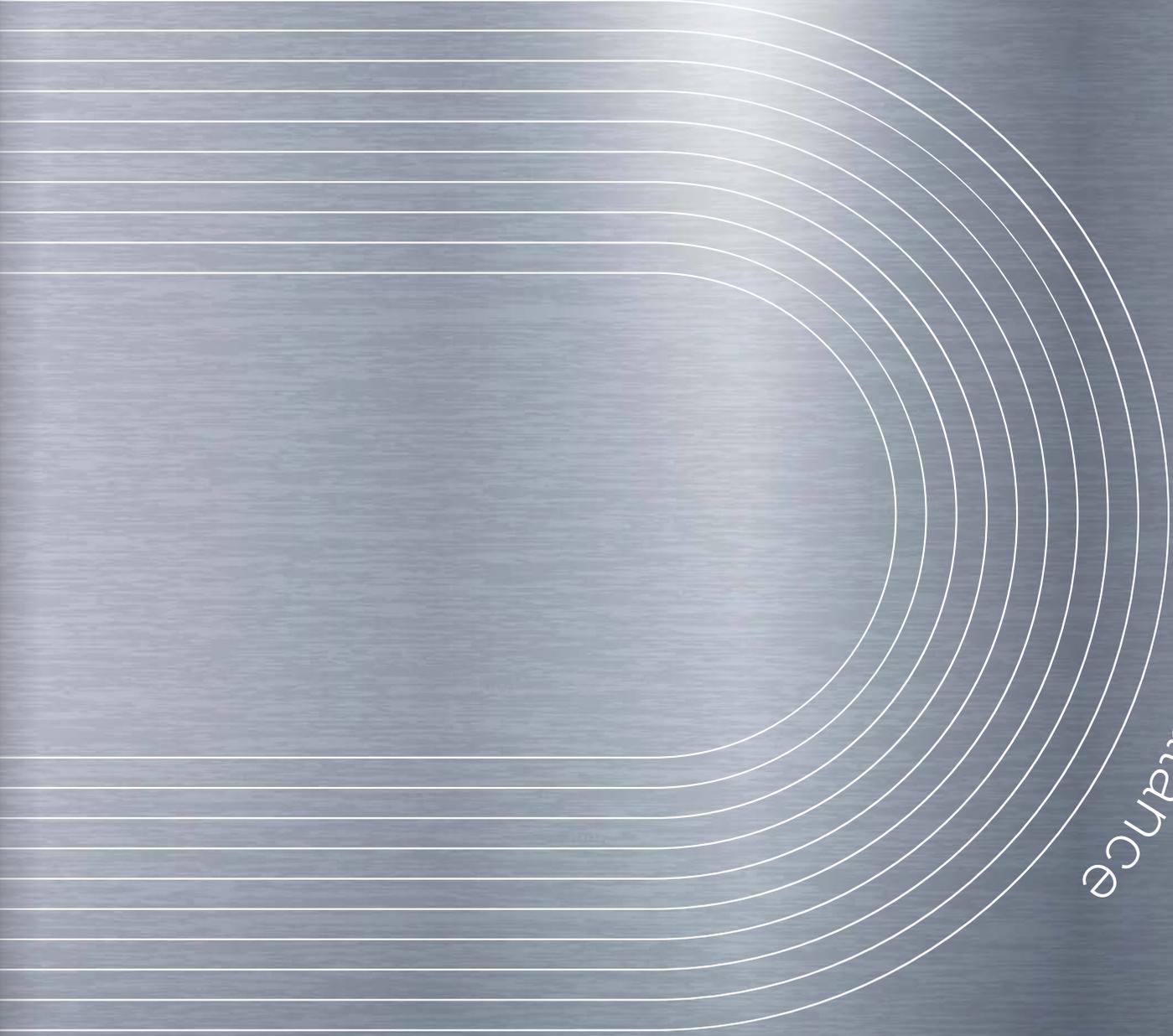
Unika
Estepona

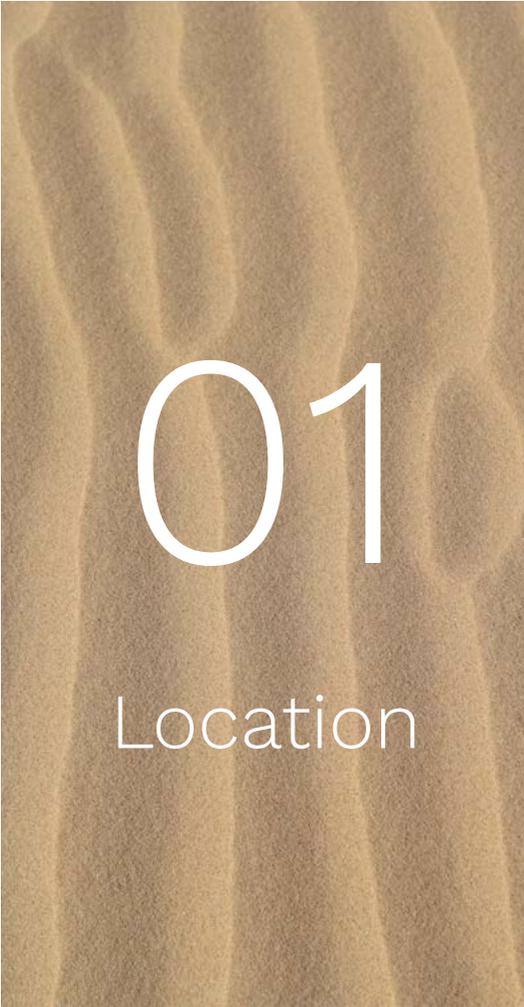
**AEDAS
HOMES**

True nature



True balance





01

Location



02

Unika



03

Communal
areas



04

Design



05

AEDAS
Homes



06

Contact

A prime location
for a unique
home

Everything
crafted for
your comfort

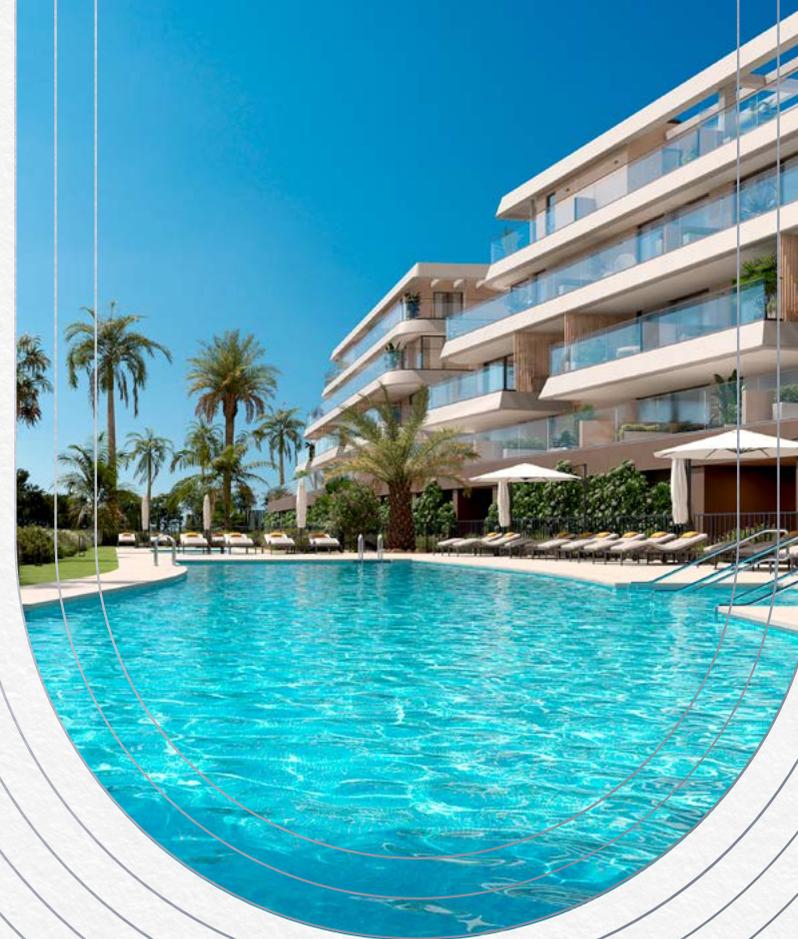
Exclusive amenities
for exclusive
lifestyle

Harmonic
design

High-quality
and reliable
homes

Contact us

• 01 Location



Unika
Estepona

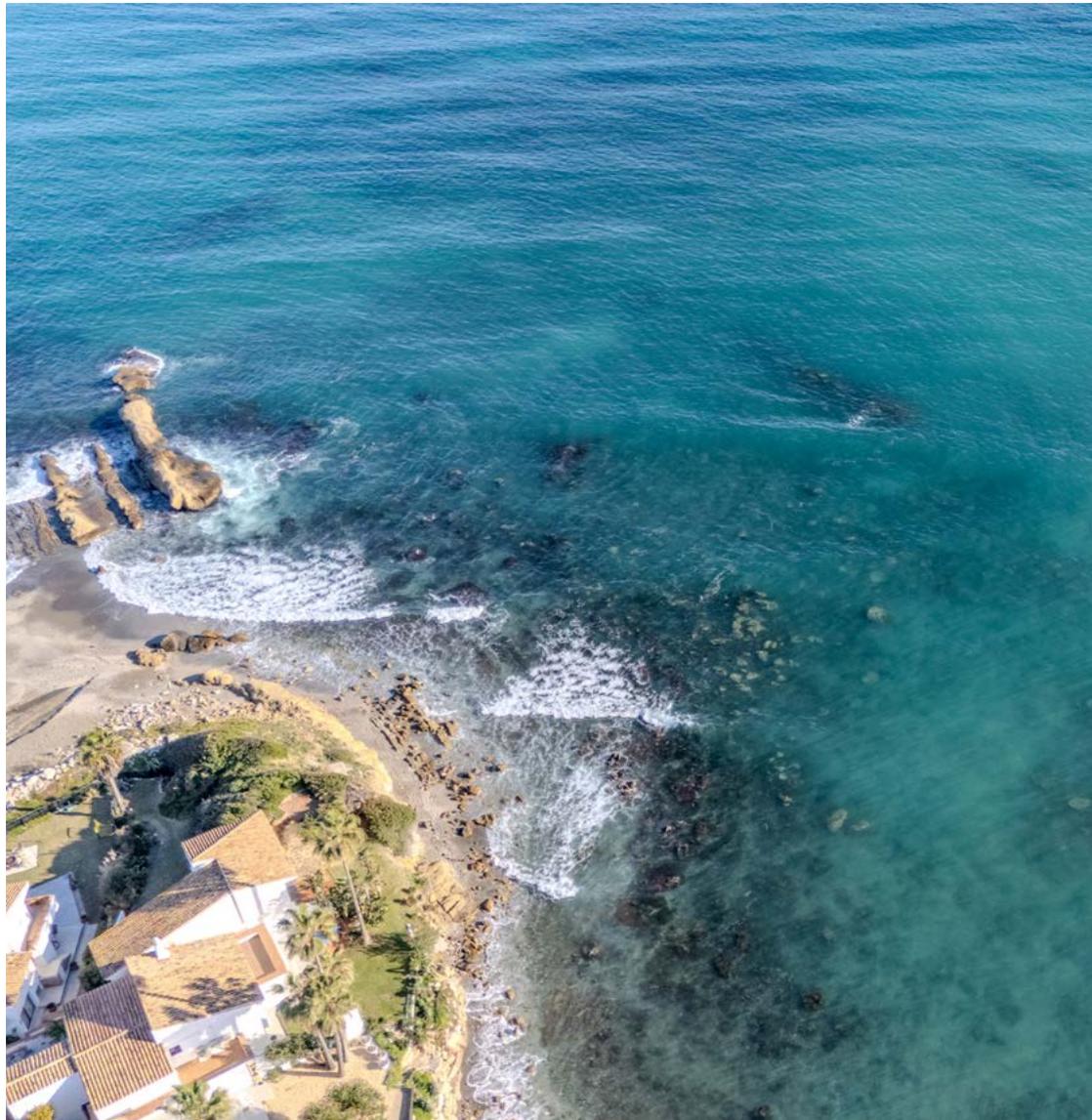
AEDAS
HOMES



A prime
location
for a unique
home

Malaga

Malaga is synonym with sunshine, history and Mediterranean charm





A vibrant city in continuous evolution offering incomparable quality of life

Malaga city offers everything anyone can wish for: history, culture and amazing weather. A walk through its streets is a journey to the past, with numerous monuments such as the Citadel and the Cathedral, which tell tales of past centuries. Malaga is also full of life with its port, numerous beaches and a

wide gastronomic offer that guarantees enjoyment to the visitor. Art exhibitions are also present in every corner of the city, from the Picasso Museum to the smaller art galleries in the town centre. The sun shines all year round in Malaga, creating a perfect atmosphere for relaxation and enjoyment.



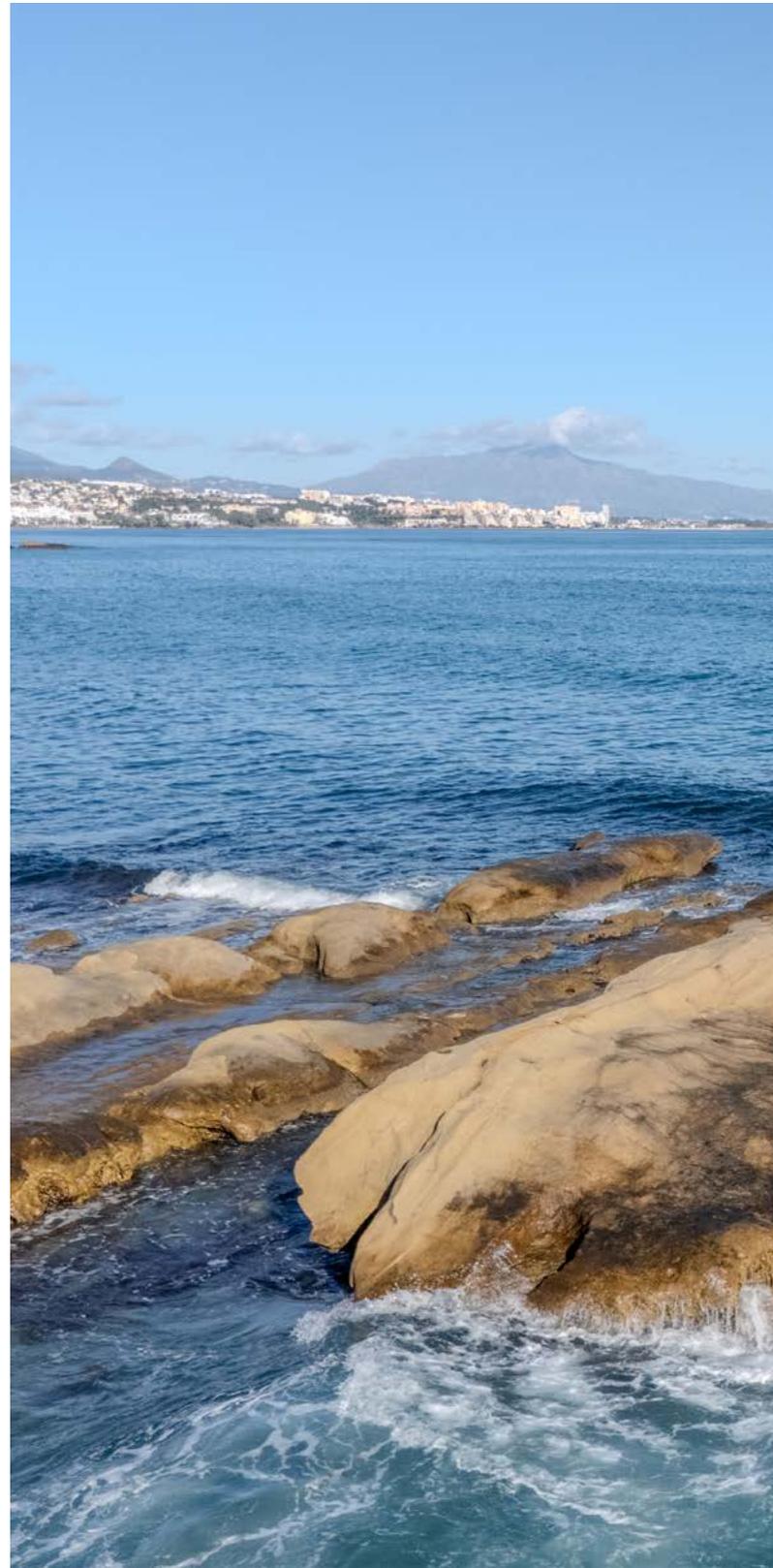
Estepona

The perfect location to enjoy the genuine Mediterranean lifestyle

Estepona combines traditional charm with modernity. Its promenade, adorned with palm trees, lies along the Playa de la Rada beach, offering spectacular views and a relaxed atmosphere.

The marina offers a perfect array of exquisite restaurants and exciting water sports, whereas the nearby fishing port and the welcoming Playa del Cristo beach provide quieter spaces that invite to relax.

The old quarter is characteristic for its white-washed walls decorated with flowers leading to the iconic Plaza de las Flores square.



The most exclusive beaches in Estepona are situated very near **Unika**, where you can relax and admire the beautiful landscape

Moreover, **Unika's** strategic location next to the A-7 motorway situates it at an easy and fast trip to other sites of interest.





01 Location

Excellent communications
and close to the most important sites



← Gibraltar

Marbella →

La Duquesa
Marina Port

Casares
Beach

Piedra Paloma
Beach

Galera
Beach

Finca Cortesín
Golf

Islet
Las Palomas

Bahía Dorada
Beach

Estepona
Golf

Nido Beach
Club

A-7

Estepona
Port

Marbella	30 mins
Puerto Banus	20 mins
Airport	1 hr
Malaga	1 hr 10 mins
Train Station	1 hr
Gibraltar	45 mins
Sierra Nevada	2 hrs 45 mins

• 02 Unika

Unika
Estepona

AEDAS
HOMES





Everything
crafted for
your
comfort

Innovative design in a unique environment, where each detail has been designed with your comfort in mind



Exclusive 2-bedroomed (126 m²) and 3-bedroomed (141 m²) properties, with large terraces ranging from 63 m². Located in a privileged environment, these properties are surrounded by garden areas and large communal areas designed to offer maximum comfort and wellbeing.



Captivating unique,
contemporary and
elegant architecture



Its architecture is a perfect fusion of innovation and elegance, with an outstanding avant-garde design, clean lines and sophisticated details. The smooth and open elements of the structure blend seamlessly into the natural surrounding landscape, creating visual balance and allowing the building to become integrated into the environment at the same time as maintaining its distinctive character.



Swimming pool



A life surrounded by nature, peace and quiet

Unika is an exclusive project that combines the best of two worlds: the poise of the mountains and the proximity of the sea. Designed to become integrated into the surrounding nature, it offers a unique lifestyle within a privileged environment. Its location, a few steps from the exclusive beaches of Estepona and surrounded by majestic mountains, makes it a truly exceptional place.

This specific location offers spectacular views and the sunny weather distinctive of the Costa del Sol within an atmosphere that is ideal for relaxation and reconnection with nature. Furthermore, the complex has been designed with your wellbeing in mind and has been provided with a gym, indoor and outdoor swimming-pools, and spaces that have been crafted to help you unwind and live in harmony in unparalleled surroundings.



Spacious areas and impressively-large terraces with unlikely views.

Our properties stand out for their spacious and bright interiors, designed to maximise comfort and functionality, and in perfect harmony with the surroundings. Each and every detail has been carefully thought out to bring a sense of openness, with high-quality finishes that combine elegance and a contemporary style.

The most exclusive detail is provided by the large terraces, which become an extension of the home. They offer the chance to enjoy the incredible weather on the Costa del Sol, surrounded by unique panoramic views of the sea and the mountains, which make it a truly special place to live.



02

• 03 Communal areas

04



Unika
Estepona

AEDAS
HOMES



Exclusive
amenities
for exclusive
lifestyle

The residential complex features exclusive communal facilities for recreation and wellbeing



03 Communal areas

01 / Outdoor pools

Including a swimming-pool and a splash-pool for children that are perfect to provide fun and to practice exercise.

02 / Gym & yoga room

Enjoy a fully-equipped gym and a yoga room that is designed to offer a calm experience.

03 / Spa

With over 60 m², it offers an ideal space to swim or relax at any time of the year. Residents can enjoy an ideal environment for their physical and mental wellbeing.

04 / Communal facilities

Including a conference room suitable for any activity or event.

05 / Coworking space

A coworking space designed for work and meeting in a modern and functional environment.

06 / Recreational areas

Large garden areas and spaces designed for open-air relaxation, where residents can unwind and enjoy nature.

07 / Functional spaces

The complex includes an area for bicycle storage, access ramps and an enclosed entrance provided with surveillance for your safety.





Outdoor Sports

An open-air paradise of relaxation and fun

The outdoor swimming-pools include a large pool for adult swimmers and a splash pool for the younger ones. They have been designed to offer a space for fun and exercise within a natural environment, surrounded by gardens and spectacular views which are perfect if you like to enjoy sunny days on the Costa del Sol.

Gym & yoga room

Two spaces designed for complete wellbeing

The fully-equipped gym offers an ideal space for a comprehensive workout, while the yoga room provides a relaxing space for yoga and meditation, thus promoting physical and mental wellbeing to the residents.





SPA

An exclusive space for swimming or relaxing all year round

With over 60 m², the spa provides a comfortable and relaxing atmosphere, allowing residents to enjoy regular exercise or a space for resting, regardless of the weather. An ideal place to keep up the physical activity and wellbeing all year round.

Coworking space

The perfect space to
bring great ideas to life

A modern and flexible space that has been designed for professionals looking to work in a productive environment. They are for the exclusive use of the residents and are provided with all the necessary elements to promote creativity and team work.



04 Design

Unika
Estepona

AEDAS
HOMES



Harmonic design



Materials

Each and every element has been carefully designed to offer comfort, durability and an exceptional experience



Our commitment with you starts from the very beginning and this is why we like to share the list of materials of your new home with you. We list all the details of **Unika Estepona** so that you can start imagining the spaces that will make your dream come true very soon.

Your housing estate

At **AEDAS Homes**, quality is of prime importance and our permanent goal and that is why we have thought out all the details of your new home.

Entrance and building hallway

At **Unika**, the communal spaces will be carefully taken care of. The flooring of the communal indoor areas will be finished in porcelain stoneware and the walls will combine various materials depending on the area.

Technology will also play an important part with the lighting being provided with presence detectors located on the various areas and floors, meaning a significant energy saving and optimising resources and consumption.

Lift cabins will be finished with elements to match the other areas of the project and in dimensions that comply with the Accessibility Standards. They will be provided with automatic doors and alarm systems as well as an Emergency Call Number.





Interiors of the housing estate

Your housing estate will be one to be proud of even before you come and live in your new home. At **Unika**, we have designed a private space with areas to allow you to enjoy unforgettable moments with your loved ones. Your development will include:

- A communal swimming-pool
- A splash pool
- Garden areas
- Bicycle spaces
- Ramp access
- Main gate with video intercom
- Perimeter CCTV system
- A croquet garden

Additionally, your property will include exclusive resident access to the wellness area so that you can enjoy:

- An indoor swimming-pool
- A wet and a dry sauna
- A fully-equipped gym
- A sports room



Your new home

Hallway, living/dining-room, corridor and bedrooms

The flooring of your new home's hallway, living-room, bedrooms and corridors will be laid in a 90x90 porcelain stoneware and finished with a white skirting board in the same style as the interior doors in order to create a fully-integrated atmosphere in the entire property.

The walls will be finished in a white plain plastic paint. The entire property will be provided with suspended ceilings with a plastic paint finish.





Kitchen

Preparing your favourite dishes will be much easier in this space that has been thought out just for you. Your kitchen at **Unika** will include the following materials and finishes:

- Porcelain stoneware tiles, with walls being finished in a plain plastic paint applied on dry walls
- Suspended ceilings finished in plain plastic paint
- It will be furnished in a contemporary design with wall and floor units

Additionally, it will include the following elements:

- Induction cooker on a peninsula or island unit
- Cooker hood on ceiling
- Column unit including an electric oven and a microwave
- Panelled-door dishwasher
- Panelled-door fridge
- Washer-drier machine
- Kitchen counter and panelling between wall and floor units
- Sink with single-lever tap

Select Service

With AEDAS Homes' Select you can customise several aspects of your new home:

- Choose amongst several types of atmospheres to suit your taste
- Upgrade your materials and finishes
- Add terrace equipment to properties with a solarium



Bathrooms

The walls, both in the master and secondary bathrooms, will be laid with ceramic tiles in combination with the porcelain stoneware flooring.

Suspended ceilings will be installed and finished in a plastic paint. For your comfort, the installation of your air-conditioning system will include a manhole in the suspended ceiling to allow future maintenance of the indoor unit.

Both bathrooms will include embedded taps for wash basins and thermostatic single-lever taps in the shower, shower base, a shower screen and white units in a contemporary design.

Additionally, the master bathroom will have a ceramic washing basin with the vanity unit and countertop and the secondary bathroom will be provided with a washing basin embedded in the unit. Both bathrooms have suspended WCs.

Interior doors

AEDAS Homes Homes has also thought out your interior doors so that you can enjoy every single detail of your new home. The access door to the property will be a security door with a white-lacquered finish on the inner side and a peephole.

The interior doors of the property will be 220 cm in height and will be finished in white-lacquer with chrome door knobs, giving the property an elegant and contemporary look. Generally, they will all be hinged doors, except in the cases where sliding doors are advisable in order to make a better use of the spaces.

The wardrobes are provided with hinged doors, optimising the use of the space available, and they are finished in a white colour following the same line as the other doors. The interior of the bedroom wardrobes will be modular and lined with melamine and will include a hanging bar, a shelf and a set of drawers.

Interior walls and insulation

The dry walls used to build your new property will provide an optimum exterior finish for the subsequent application of plain paint:

- Partition walls between different rooms: built as dry walls
- Walls between different properties: built in sound-proofing brickwork, a dry wall and a sound-proofing panel
- Walls between properties and communal areas: built in sound-proofing brickwork, a dry wall and a sound-proofing panel



Terraces and/or private gardens

These open-air areas have been provided with the highest level of safety by means of anti-slip stoneware flooring.

All the terraces will include water outlets and a water evacuation system. They will also include lighting, electricity outlets and TV outlets.

If your property is a penthouse, you will have a large solarium with spectacular views. There will be a pergola to provide shade.

For better integration of the terraces and the interior spaces, **Unika** has been provided with a pedestal-raised flooring system in outdoor spaces, which provides continuation between the interior and exterior flooring.



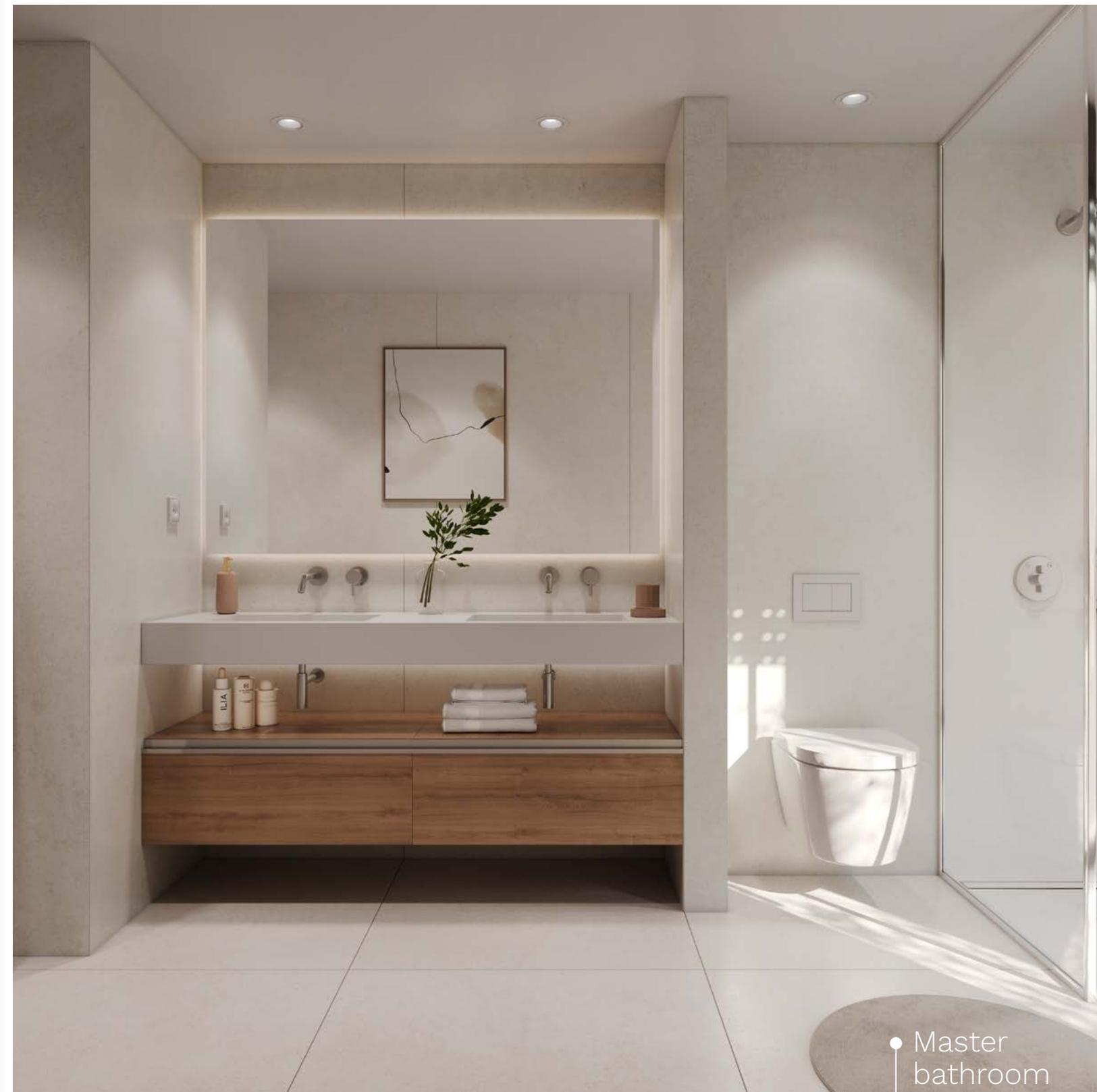
Systems

Plumbing and sewage system

The plumbing system will include water outlets for each water-supply unit in bathrooms and kitchen (sink) and appliances in the kitchen and utility room (dish-washer and washing-machine).

Your property will have a mains stopcock and independent stopcocks in every wet room. Hot water is supplied to all the properties in the development by means of an aerothermal heat pump with the highest energy-saving capacity.

Each of the water-supply units in the property is connected to the sewage mains with the drainpipes running down the chambers next to the properties being made in sound-reduction PVC.



Master bathroom

Heating and air-conditioning

Your new home will be provided with underfloor heating, using hot water to offer you the highest level of comfort, except in bathrooms, where there will be an electric system.

This inertial heating system is characterised for spreading heat evenly, allowing major energy savings, as it heats water at lower temperatures and also allows for more free space in the property in comparison to the traditional radiator systems. Temperature control in the main rooms will be achieved by means of a thermostat.

Additionally, there will be a duct network (cold water) to control the temperature through air supply and return grilles in the living room and bedrooms.



Electricity and telecommunications

Your property will be provided with electricity and telecommunication outlets in compliance with the relevant standards, as well as a video intercom that will be connected to the building's hallway and the housing estate's access gate.

Lighting in the bathrooms, kitchen and corridors of the properties will use LED technology.

Ventilation

Your property will be provided with a ventilation system to ensure healthy and good air quality inside the property in compliance with the Building's Technical Code.



The building

Envelope and roofing

The exterior walls have been designed as a double-layer envelope, with a brickwork outer layer and a dry wall inner layer. The walls will be laid with texture, paint and combined with prefabricated elements on the framing areas.

The exterior wall composition, together with the designer terraces, will provide an attractive and contemporary style to the building. The finishes will combine thermal insulation with the most avant-gard design, in line with the needs of the 21st Century.

The exterior walls will also be provided with a thermal insulation cavity which will provide major energy saving and high levels of comfort inside the property.

The roofing has been designed according to the relevant envisaged use, ensuring water-tightness in all cases.





Exterior windows and doors and glass

The exterior windows and doors and glass employed comply with the Building's Technical Code, specifically with the Energy Saving Basic Schedule and the Noise Protection Schedule, which ensure a high level of comfort inside the property. **Unika** will install:

- Aluminium-profile windows and doors with thermal bridge break combining various types of opening systems subject to the area, installed flat on the exterior cladding
- Double-glazing with dehydrated air chamber
- Motor-activated roller blinds with aluminium slats and injected insulation material in bedrooms, in a similar colour to the exterior windows and doors

Structure and foundation

Your new home will be provided with a reinforced reticular concrete structure and concrete slab on ground level, calculated according to the currently-effective standards and the Building's Technical Code. The foundations will be planned according to the conclusions of the Geotechnical Study.

Staircases and landings

The flooring on the stairs and landing areas will be made of ceramic slabs with a skirting board in combination with the rest of the flooring, and plastic paint will be applied on the walls.

Parking area and storage rooms

The entry and exit parking gates will be automatic with a protective anti-crushing system and a remote control.

The storage rooms will be finished in paint and provided with a metal door according to the standards applicable to their location.



Building Plans



BLOCK A HALLWAY 1 P 02-A

2-BEDROOMED PROPERTY

AREAS

Interior usable areas	84,35 m ²
Interior built areas	100,23 m ²
Exterior built areas	176,85 m ²
ppZC built area	301,65 m ²

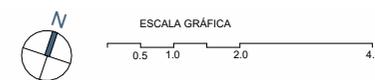
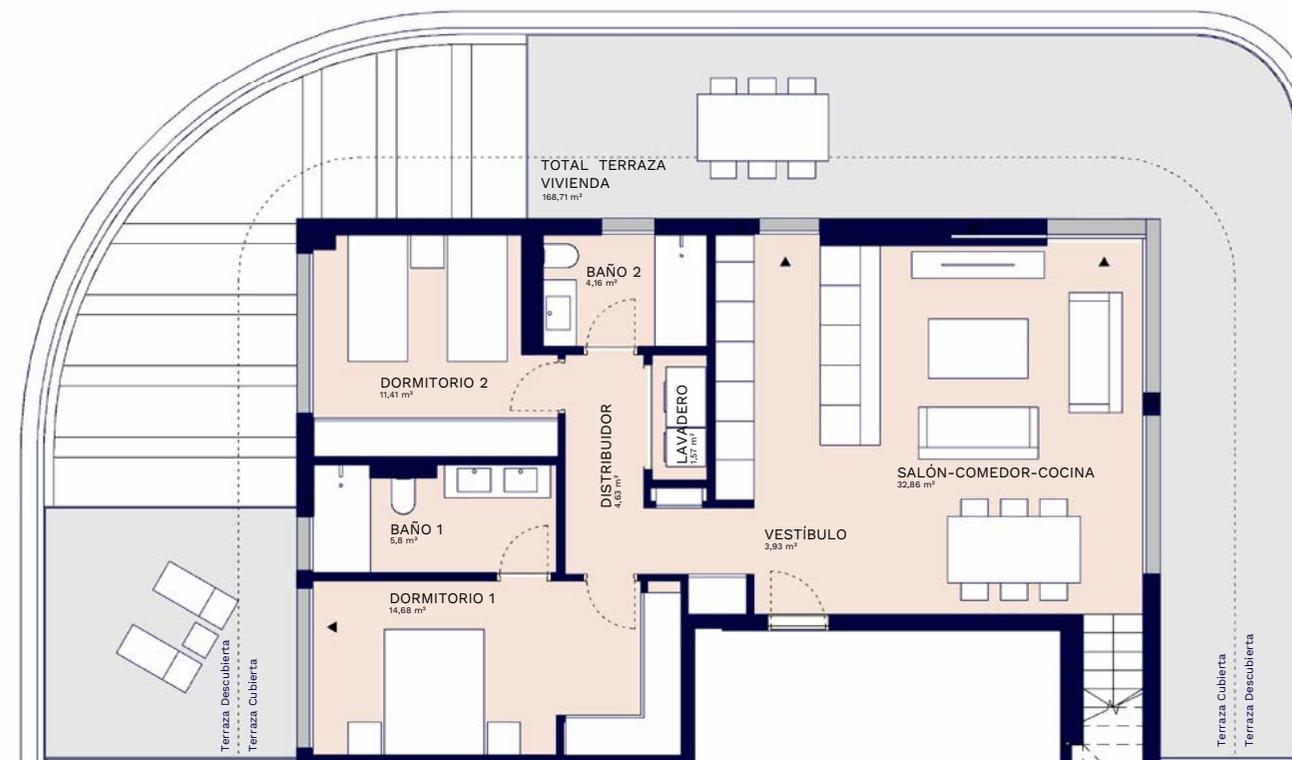
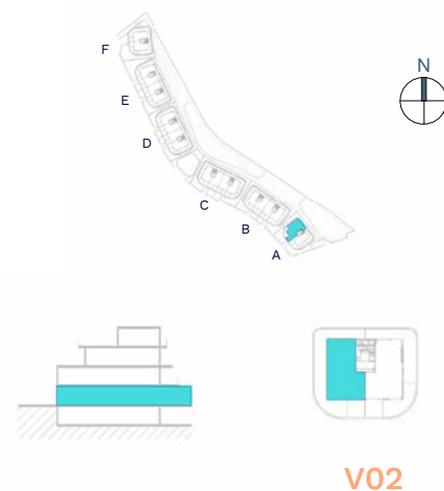
DECREE 218/2005

Usable area	92,79 m ²
Built area	134,82 m ²

LOCATION

Urb. UEN.010 Buenas Noches III 1(A),
29693. Estepona, Malaga

This building plan, which includes a graphical section and data relating to measurable areas, is subject to any changes that may be required by the competent public entities and/or due to technical or legal requirements, provided that they are duly justified and do not alter substantially the initial plans. The furniture being showcased is not included in the property. The equipment included in the property will be as detailed in the relevant list of materials.



BLOCK B HALLWAY 2 P 01-A

3-BEDROOMED PROPERTY

AREAS

Interior usable areas	105,04 m ²
Interior built areas	122,62 m ²
Exterior built areas	87,42 m ²
ppZC built area	240,63 m ²

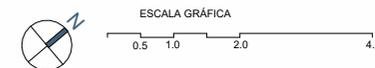
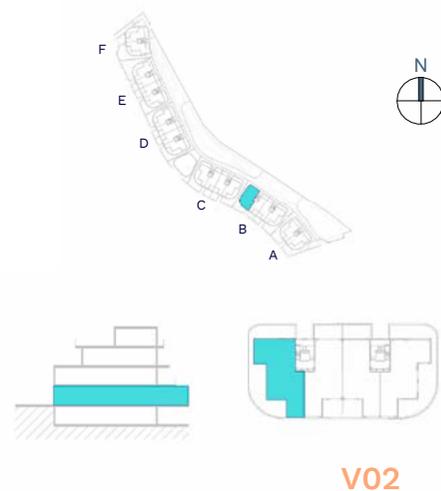
DECREE 218/2005

Usable area	115,54 m ²
Built area	165,47 m ²

LOCATION

Urb. UEN.010 Buenas Noches III 1(A),
29693. Estepona, Malaga

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T10

Architecture
Studio



Unika, backed by the prestigious international recognition of T10 Architects, a studio that blends Mediterranean and international influences, bringing character and a global vision to the project. Led by Francisco Santisteban in the creative direction and José Luis Pérez Halcón in the technical aspect, T10 presents in **Unika** its philosophy of merging architecture, landscaping, art, and design, transforming the concept of luxury.

03
05

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High-quality
and reliable
homes

AEDAS Homes

Our brand is synonym with quality and trust. We want to hear from you in order to make your property a singular space that fully suits you. We are a real estate developer listed in the Stock Exchange since October 2017 offering you its talent and the vast experience of a great team of professionals.

We are involved in numerous projects in various regions of Spain and many of them are located on the Costa del Sol in Malaga, which is one of the best locations to experience wellbeing and true quality of life.

We develop houses, apartments and exclusive properties.

Which property suits you best?



05
06

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Please contact us
and find out more
about **Unika**



The illustrations are the best approximation to the final outcome of your planned property, although there may be changes deriving from technical or legal requirements, provided that they are duly justified and do not alter substantially the purpose and/or quality of the materials. The furniture being showcased is not included in the property. The equipment included in the property will be as detailed in the relevant list of materials. All the information and documents handed to you shall comply with the provisions of Royal Decree 515/1989 of 21st of April and other complementary national or regional rules.

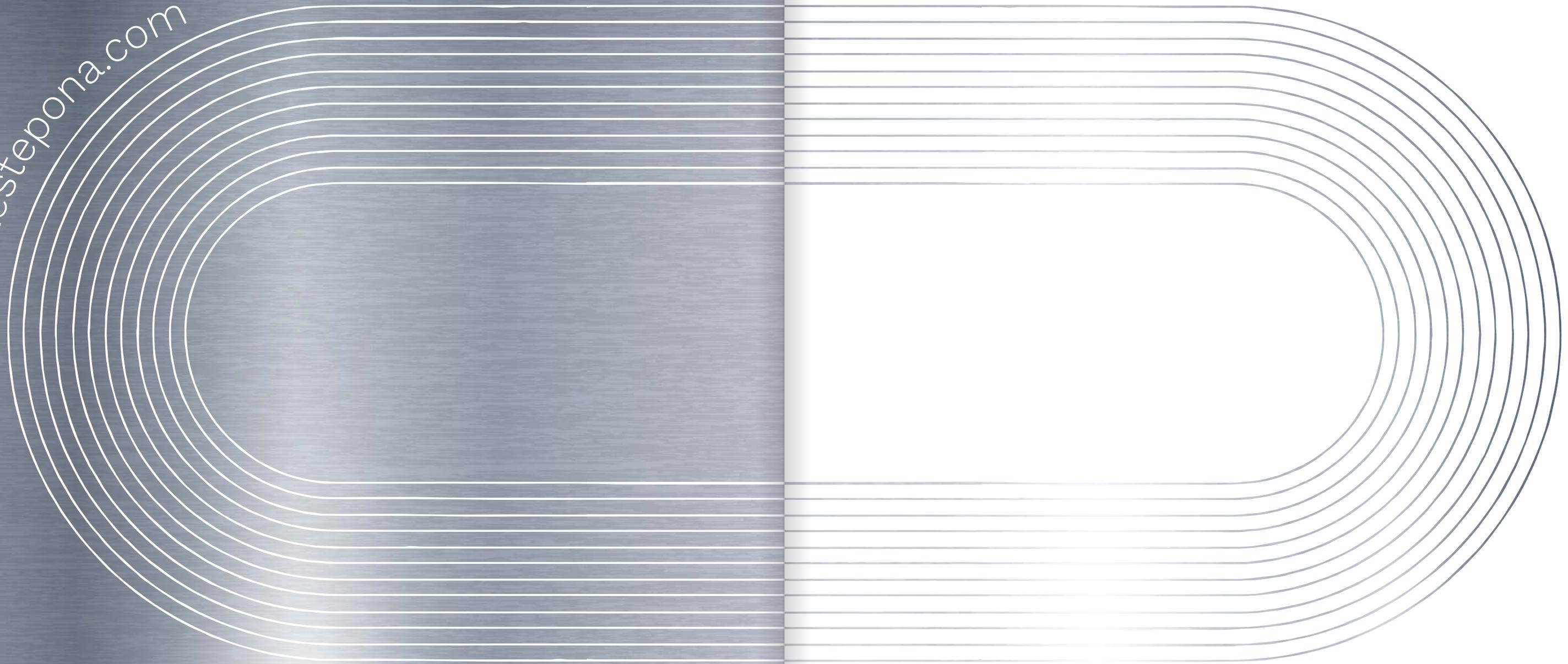
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