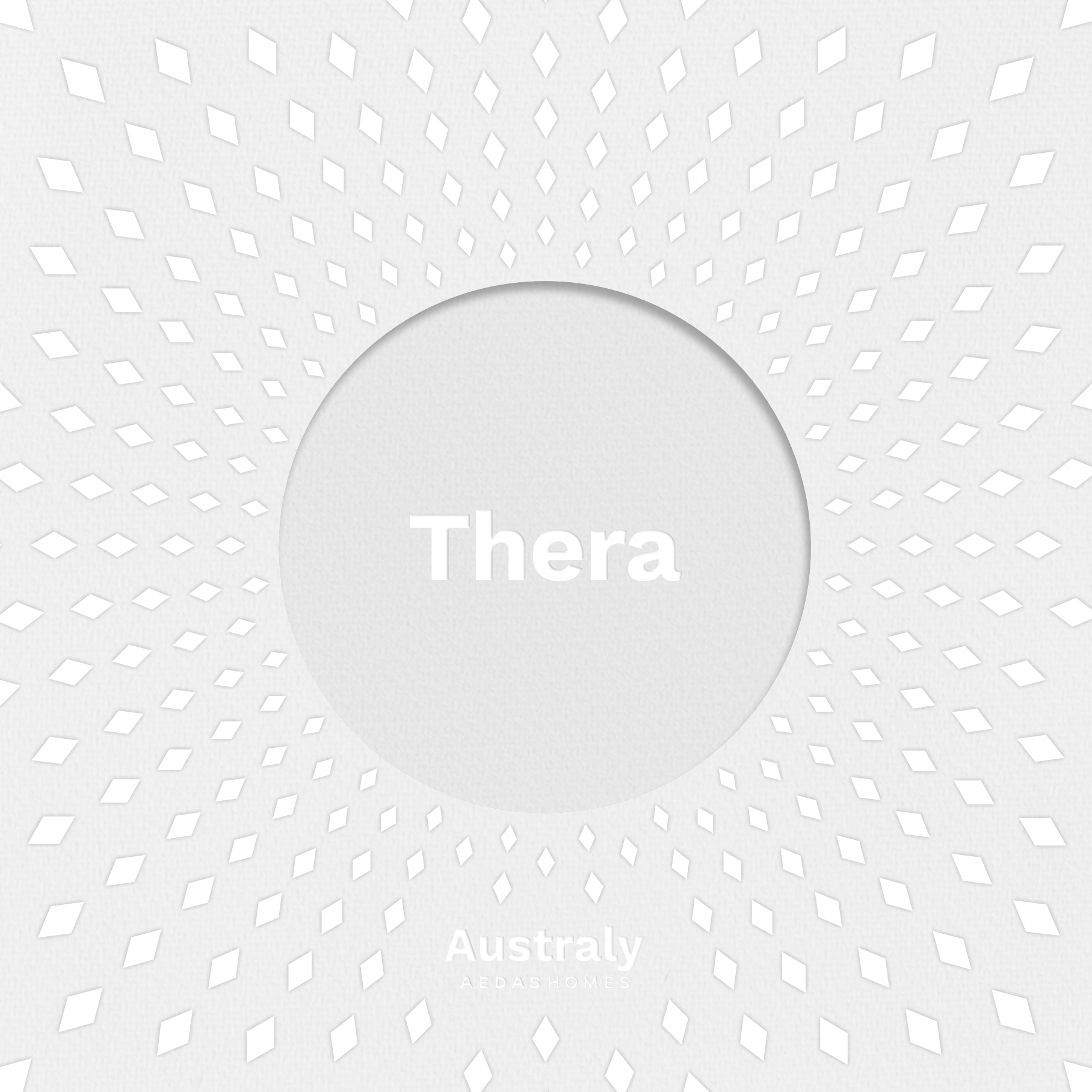


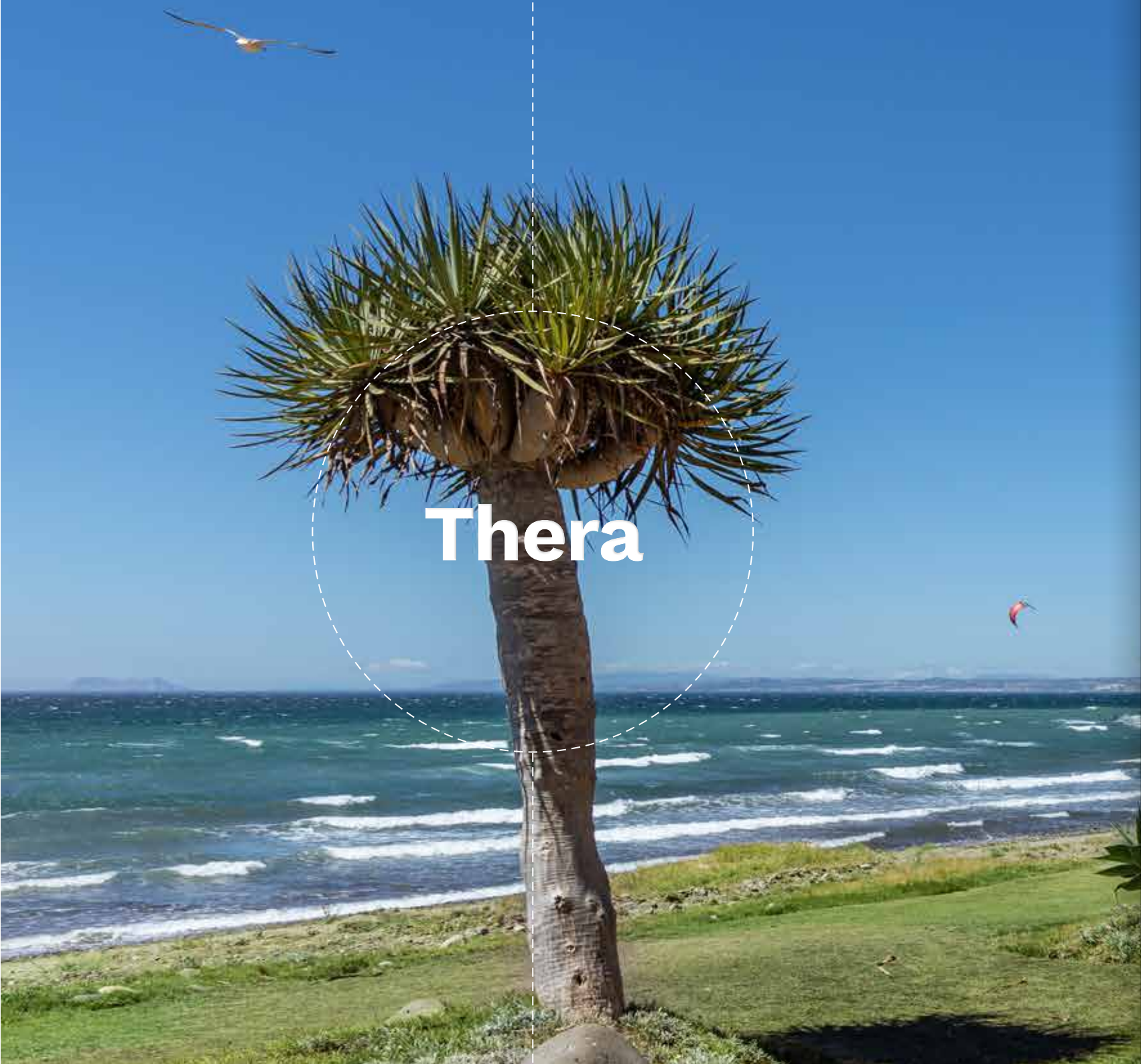


Thera

Australy
AEDASHOMES



Australy
AEDASHOMES



Thera



Location changes everything

A development that crowns the Australy complex, meticulously crafted to offer a unique residential experience in Estepona. Its architecture adapts to the landscape and to the rhythm of the light, creating a setting designed for rest, contemplation and enjoyment of the surroundings. Design, landscape and wellbeing meet at Thera.



Location

Thera, your new home in Estepona

Discover AEDAS Homes’ exclusive properties: apartments with 2, 3 and 4 bedrooms, as well as 3-bedroom duplexes. Located next to Selwo Park, in one of Estepona’s finest areas, you will enjoy a setting with every service close at hand, just minutes from the beach and with excellent transport links.



The images shown are intended to provide an approximation as faithful as possible to the final result of the proposed property. Changes may be introduced as a result of technical or legal requirements, provided they are justified and do not represent a substantial alteration to the subject matter and/or the quality of the materials. The furniture shown is not included; the property's fixtures and fittings will be those specified in the specifications of finishes. All information and documentation will be provided in accordance with Royal Decree 515/1989 of 21 April, and any other applicable regulations that may supplement it, whether at national or regional level.







DISTANCES
Marbella - 30 mins
Puerto Banús - 20 mins
Airport - 1 hr
Málaga - 1 hr 10 mins
Train station - 1 hr
Gibraltar - 1 hr
Sierra Nevada - 2 hrs 45 mins

AUSTRALY THERA

HOSPITAL

LA RESINA GOLF

ANANTARA VILLA
PADIERNA PALACE

TIKITANO
RESTAURANT

EL PARAÍSO GOLF

ATALAYA GOLF

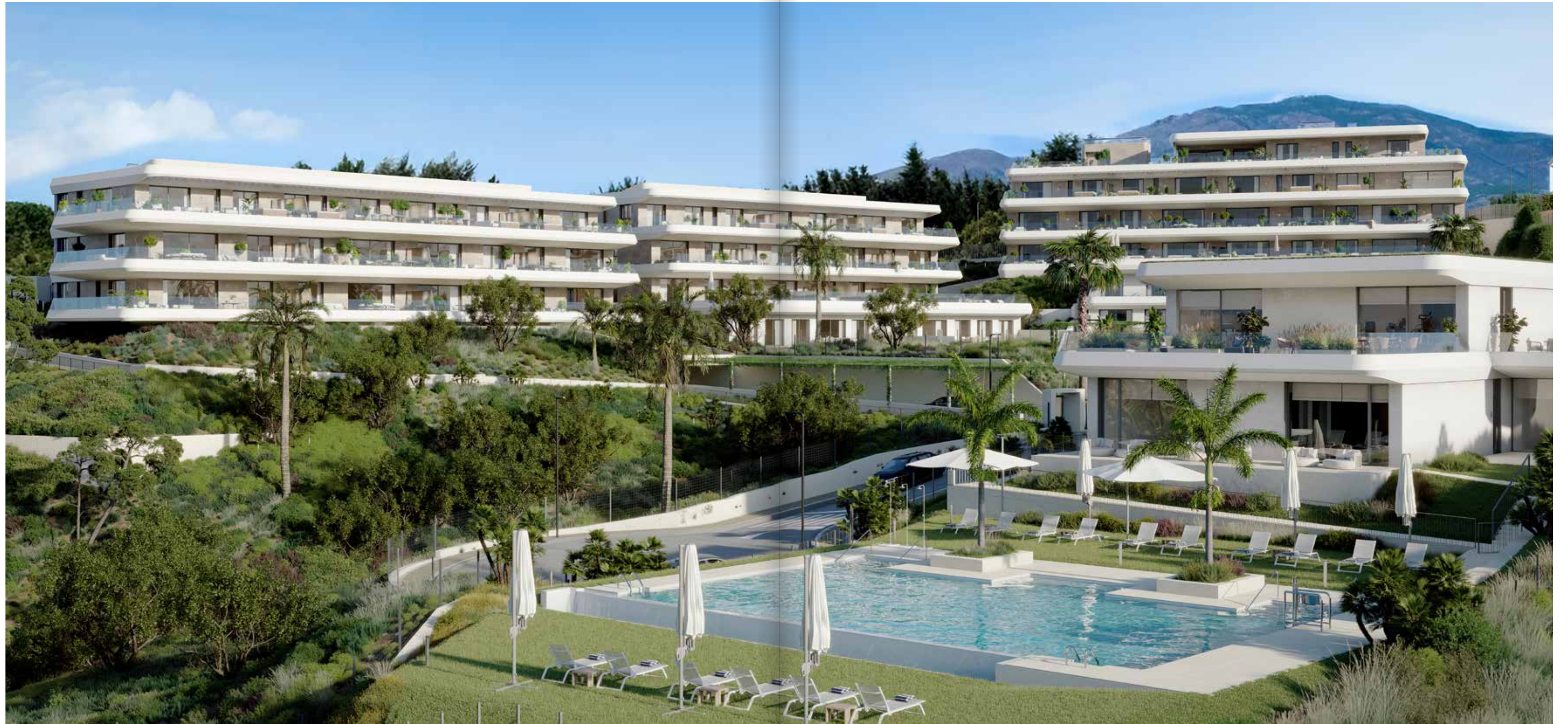
CANCELADA
VILLAGE

SAN PEDRO DE
ALCÁNTARA

MARBELLA

PUERTO
BANÚS





Estepona, a unique place close to everything

Estepona is one of the most highly regarded municipalities in Málaga. Considered the Costa del Sol's "new Golden Mile", its excellent climate and magnificent beaches win over everyone who visits. Thera's location offers the perfect balance between living in a natural setting and the convenience of being just moments from Estepona's town centre. In addition to a coastline stretching for 20 kilometres, the town has educational, retail and leisure facilities for all kinds of audiences.

There is no rush here. Enjoy comfort and tranquillity, and let yourself be drawn in by Estepona's distinctive lifestyle.





Thera's privileged location allows you to enjoy every convenience that comes with living in an area that has it all. The development is surrounded by green spaces beside Selwo Park and close to La Resina Golf Club, public and private healthcare centres, and just a short walk from the beach.

Your new home in Estepona also benefits from excellent road links: in just 20 minutes you can be strolling through the streets of Marbella, one of the Costa del Sol's most charming towns, with an outstanding selection of restaurants, leisure options, culture and luxury shopping.

Likewise, only a few minutes from your new home you can dine at one of Sotogrande's exclusive restaurants or enjoy its acclaimed golf courses.

Its superb setting means Thera is connected to the city of Málaga in under an hour by car via the A-7. Cosmopolitan and rich in culture, Málaga is a must-visit: the provincial capital is a cultural hub with more than 30 museums, including the Picasso Museum, the Carmen Thyssen Museum and the Centre Pompidou. Thanks to the proximity of Málaga and Gibraltar airports, as well as Málaga's high-speed AVE train station, any national or international destination is within easy reach.







Thera



Thera

Multi-family homes with 2, 3 and 4 bedrooms, plus 3-bedroom duplexes.

From 97 m² of usable internal area + 30 m² terrace.

Homes with large terraces, ground-floor properties with gardens, and penthouses with a pool.

Main bedroom with en-suite bathroom, and a guest WC in 4-bedroom homes. 2- and 3-bedroom homes have two bathrooms.

Shared underground parking per block.

All homes include access to Australy Club House services.

Large open-plan kitchens leading into the living area, fully fitted.

Wide range of optional upgrades designed to personalise your home.





Design that connects with the outdoors

Thera opens out to the horizon through terraces that face the Mediterranean Sea. Whichever home you choose, the development's gently sloping layout will allow you to enjoy outstanding, unobstructed views.

From your new home you will have access to the Australy Club House, which will feature a spectacular outdoor swimming pool, as well as a heated indoor pool, gym and sauna, among other services—so you can leave day-to-day stress behind in a natural setting, away from noise.

The generous size of the outdoor areas, both private and communal, makes the outdoors part of your best moments.







Homes with open-plan spaces and natural light

At Thera, the different areas of your home are brought together with elegance. The latest interior design and décor trends favour combining the living area and kitchen into a single, contemporary living concept—removing barriers and walls to make the most of the space.

The home's main area flows into the outdoor terrace, creating an impressive sense of continuity and freedom. Light takes centre stage thanks to the generous floor-to-ceiling windows—light that fills every corner, creating welcoming atmospheres where the feel of the materials, the harmony of colour and the clarity draw you into a sense of wellbeing.



Innovative materials

At AEDAS Homes we build sustainably, using the most innovative and advanced materials to ensure thermal and acoustic insulation throughout every corner of your home.

The underfloor heating installed means a constant sense of comfort in your new home.

Everything has been designed so that the resting areas become an intimate, personal place to unwind away from noise. Thera is located in a low-density area, so tranquillity is assured.

Live, rest, and listen to the silence.



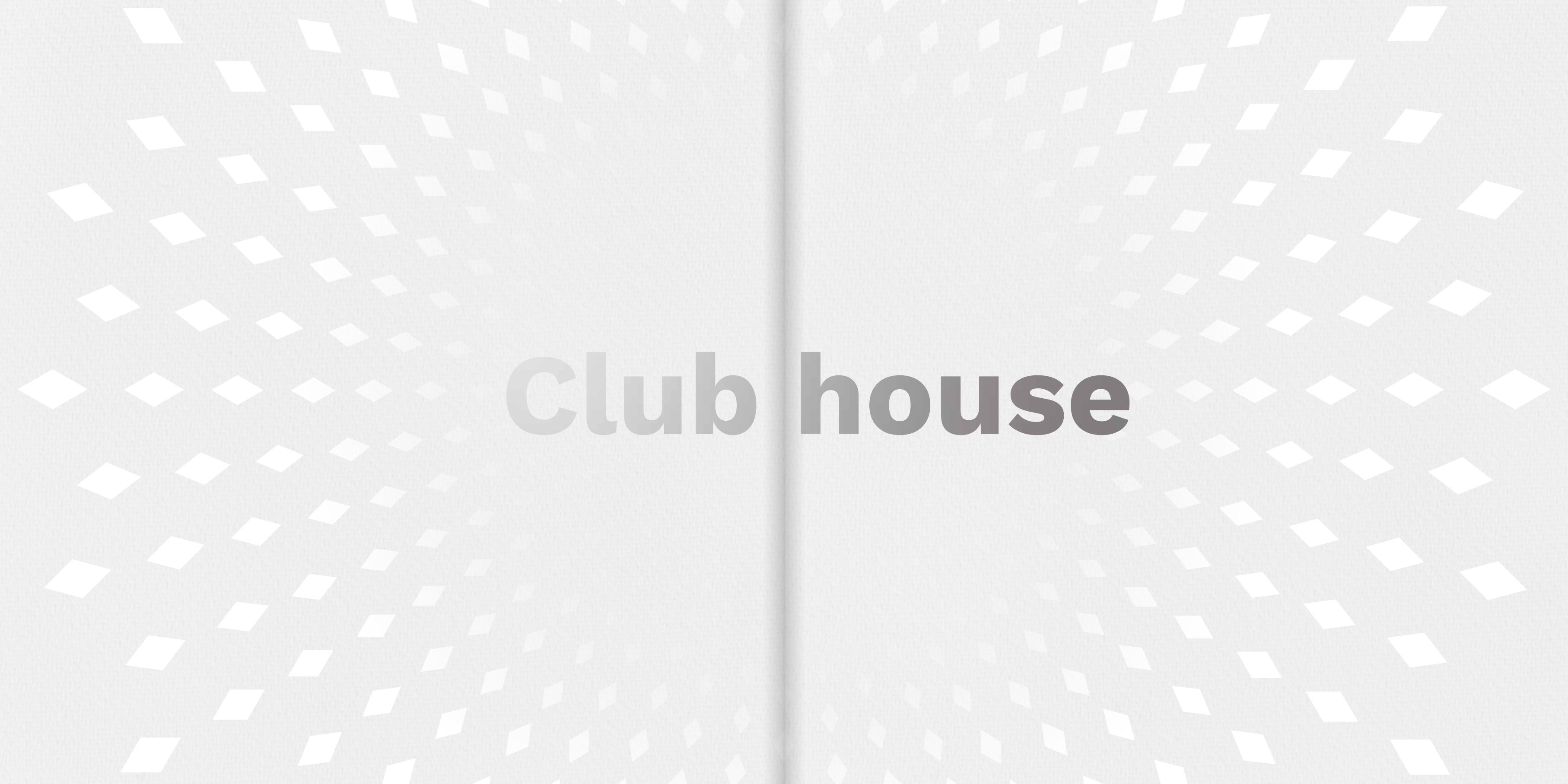


Connect with nature from your home

Thera's natural setting is a true added value. Close your eyes and breathe in clean air. You are in an area of outstanding ecological value, surrounded by native vegetation in harmony with its surroundings.

In the communal areas, we have designed landscaping that is fully adapted to the environment, using indigenous, low-water species that are easy to maintain. Your new home in Estepona embraces nature, integrated into every corner.

- › Communal swimming pool at the Club House
- › Lounge
- › Solarium at the Club House
- › Terrace



Club house



Exclusive access to the Australy Club house

Purchasing your new home at Thera gives you access to the Australy Club house—an exclusive facility where you will find a gym, sauna and heated pool, among other services.

#01

HEATED INDOOR POOL

#02

OUTDOOR POOL

#03

GYM

#04

SAUNA AND HAMMAM

#05

GASTRO LOUNGE

#06

COWORKING SPACE

#07

GARDENS

Heated indoor pool

Immerse yourself in the tranquillity of your indoor pool, designed for you to enjoy at any time of year. It is the ideal space to look after yourself and unwind.



Gym

Work out and keep your fitness on track in the modern, fully equipped private gym at the Australy Club house.



Gastro lounge

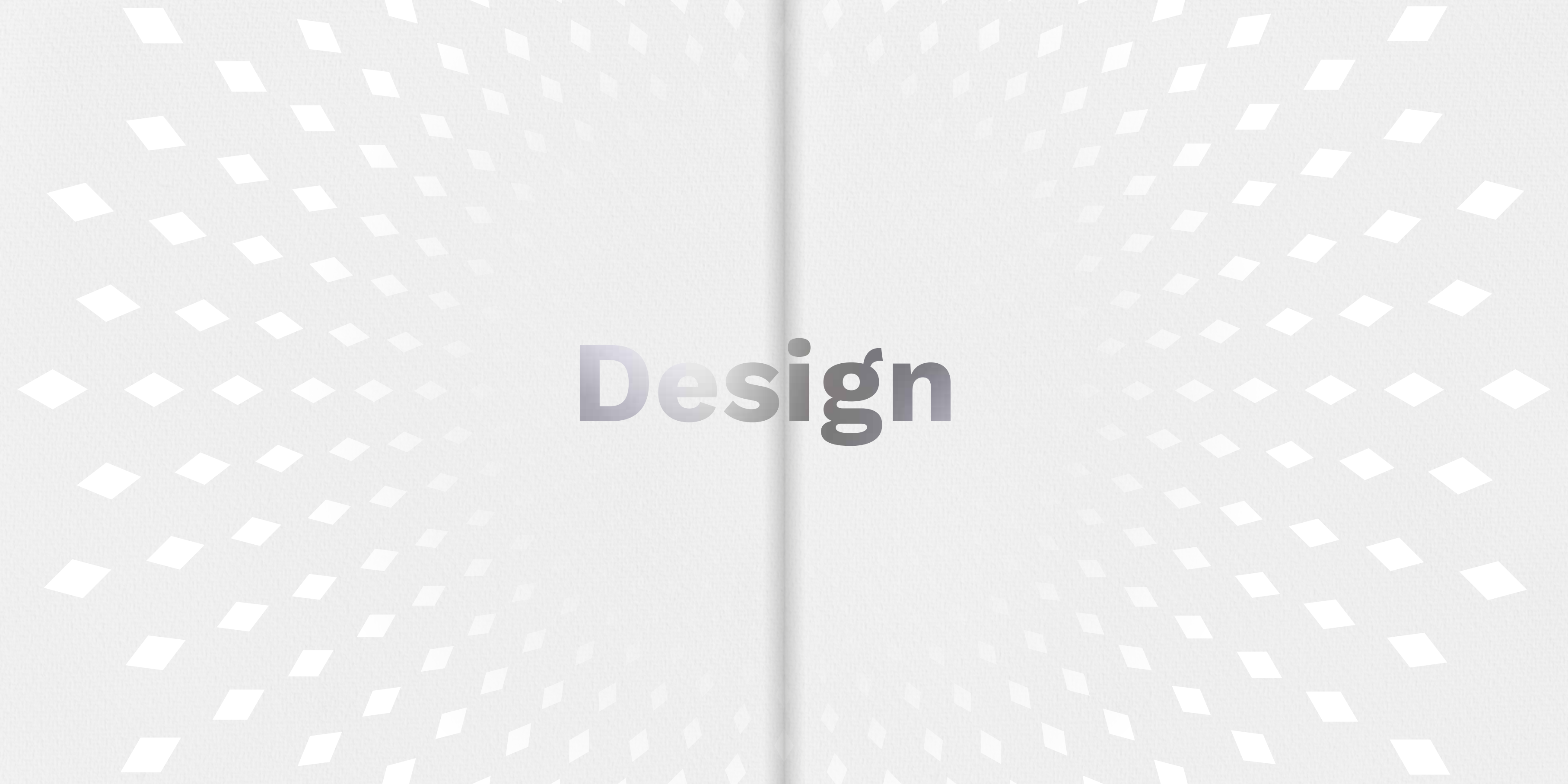
This vibrant social space gives you the opportunity to connect and share experiences in a warm, welcoming setting—while enjoying great food and drink.



Gardens

Australy's essence lies in its respect for, and connection with, nature. The Mediterranean gardens are a clear reflection of this, combining functionality with exceptional visual appeal. Enjoy Estepona's sunshine as you relax in these serene spaces, shaped by the distinctive charm of the natural landscape.





Design

LVA Architects

Thera Australy is born from the hillside on which it sits. The guiding concept of the project is to create a group of buildings that “float” above it, with a sense of weightlessness, blending into the native vegetation that surrounds them and, in doing so, reducing the perceived scale of the development.

The façades have been softened by rounding the corners and finished in natural stone, white concrete and glass. The buildings step down the steep slope, helping to ensure the homes enjoy views of the Mediterranean Sea.

LVA ARCHITECTS



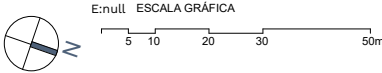
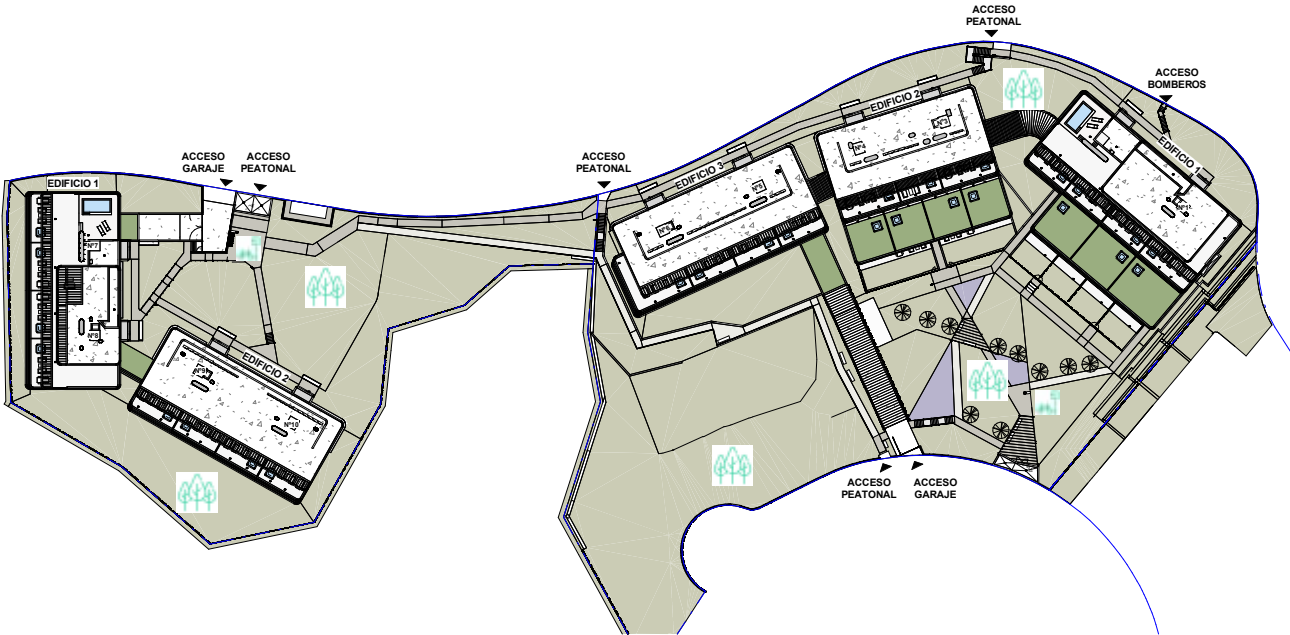
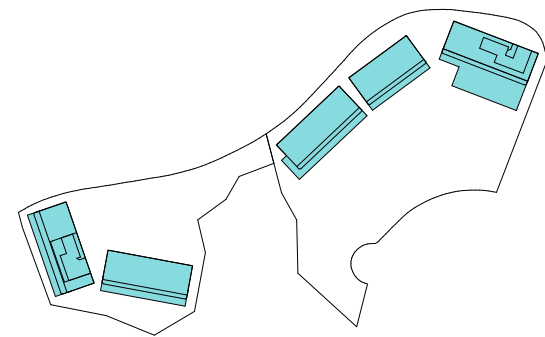
Urbanisation

SERVICES

-  Bicycle parking
-  Landscaped gardens

LOCATION

Torrevigía. Plots PMZ - 9.3 y PMZ - 9.4. Estepona, Málaga.



Informative documentation for illustrative purposes only, with no contractual value, and subject to any changes required by technical, legal or commercial requirements, as determined by the project management team or the competent authority. This plan is not final, as it has been prepared on the basis of the Basic Project and in line with the anticipated Execution Project, which is currently in progress. For this reason, AEDAS HOMES OPCO reserves the right to make any changes required for technical and/or legal reasons, always in accordance with the final as-built execution project. The areas stated are approximate and may vary due to technical and/or legal reasons during the construction process. The renderings of façades, communal elements and other areas are indicative and may be subject to verification or modification within the technical projects. The furniture shown in the plans and interior renderings is not included. Finishes, specifications, colours, fittings, sanitary ware and kitchen units are a purely representative approximation; the fixtures and fittings supplied will be those indicated in the corresponding specifications of finishes. The energy rating corresponds to that established in the project currently in progress. All information and documentation will be provided in accordance with Royal Decree 515/1989 and any other applicable regulations that may supplement it, whether at national or regional level.

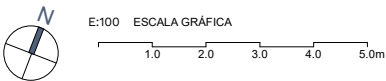
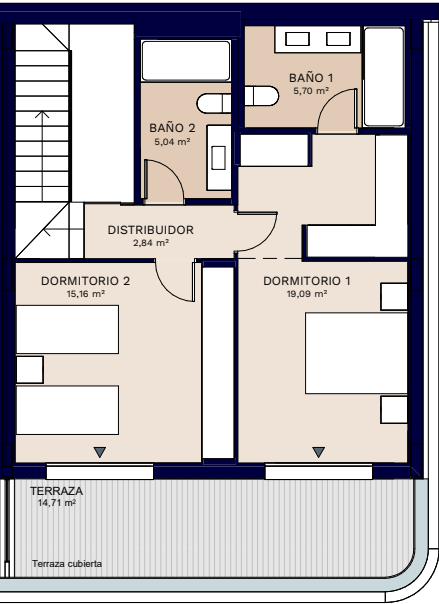
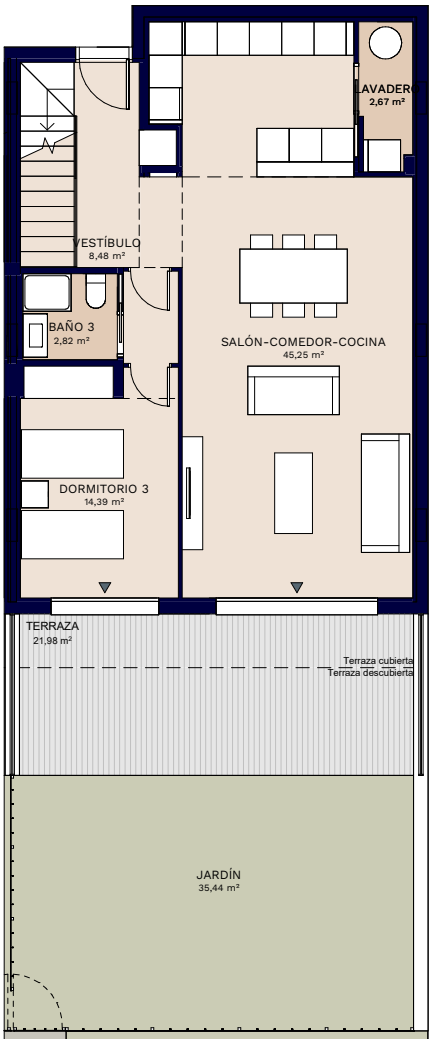
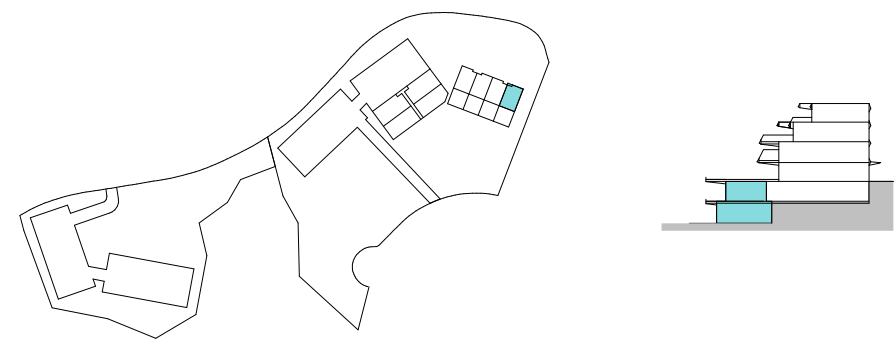
Block 1 - Lobby 1 P00-A

AREAS

Usable internal area	121,44 m²
Usable external area	72,13 m²
Built area (ppZC)	235,83 m²
DECREE 218/2005	
Usable internal area	133,58 m²
Usable external area	174,93 m²

LOCATION

Torrevigía. Plots PMZ - 9.3 y PMZ - 9.4. Estepona, Málaga.



Informative documentation for illustrative purposes only, with no contractual value, and subject to any changes required by technical, legal or commercial requirements, as determined by the project management team or the competent authority. This plan is not final, as it has been prepared on the basis of the Basic Project and in line with the anticipated Execution Project, which is currently in progress. For this reason, AEDAS HOMES OPCO reserves the right to make any changes required for technical and/or legal reasons, always in accordance with the final as-built execution project. The areas stated are approximate and may vary due to technical and/or legal reasons during the construction process. The renderings of façades, communal elements and other areas are indicative and may be subject to verification or modification within the technical projects. The furniture shown in the plans and interior renderings is not included. Finishes, specifications, colours, fittings, sanitary ware and kitchen units are a purely representative approximation; the fixtures and fittings supplied will be those indicated in the corresponding specifications of finishes. The energy rating corresponds to that established in the project currently in progress. All information and documentation will be provided in accordance with Royal Decree 515/1989 and any other applicable regulations that may supplement it, whether at national or regional level.

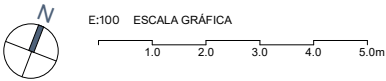
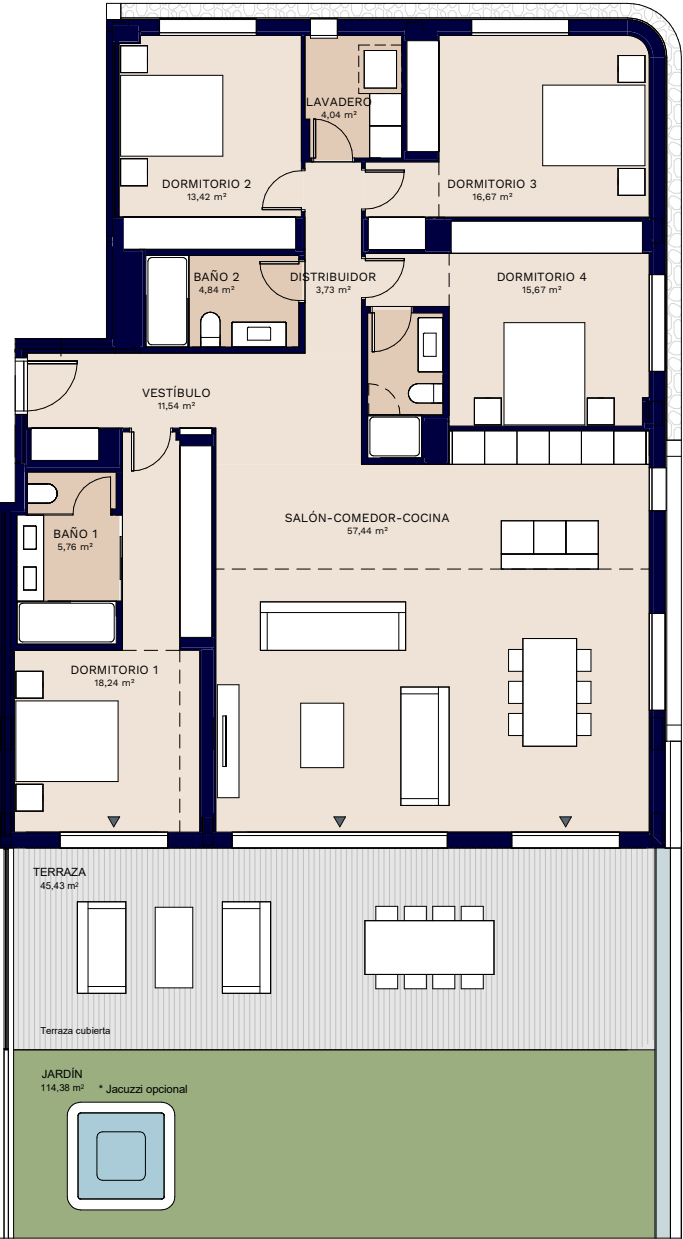
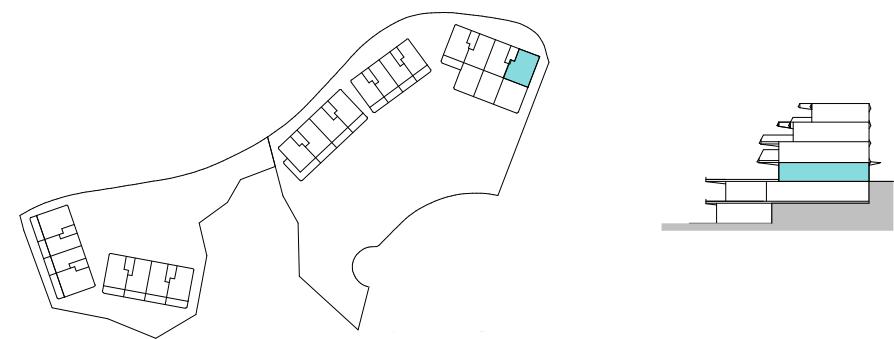
Block 1 - Lobby 1 P01-A

AREAS

Usable internal area	154,81 m²
Usable external area	159,81 m²
Built area (ppZC)	358,2 m²
DECREE 218/2005	
Usable internal area	170,29 m²
Usable external area	214,19 m²

LOCATION

Torrevigía. Plots PMZ - 9.3 y PMZ - 9.4. Estepona, Málaga.



Informative documentation for illustrative purposes only, with no contractual value, and subject to any changes required by technical, legal or commercial requirements, as determined by the project management team or the competent authority. This plan is not final, as it has been prepared on the basis of the Basic Project and in line with the anticipated Execution Project, which is currently in progress. For this reason, AEDAS HOMES OPCO reserves the right to make any changes required for technical and/or legal reasons, always in accordance with the final as-built execution project. The areas stated are approximate and may vary due to technical and/or legal reasons during the construction process. The renderings of façades, communal elements and other areas are indicative and may be subject to verification or modification within the technical projects. The furniture shown in the plans and interior renderings is not included. Finishes, specifications, colours, fittings, sanitary ware and kitchen units are a purely representative approximation; the fixtures and fittings supplied will be those indicated in the corresponding specifications of finishes. The energy rating corresponds to that established in the project currently in progress. All information and documentation will be provided in accordance with Royal Decree 515/1989 and any other applicable regulations that may supplement it, whether at national or regional level.

Block 1 - Lobby 1 P03-A

AREAS

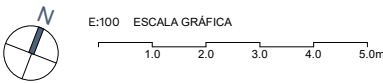
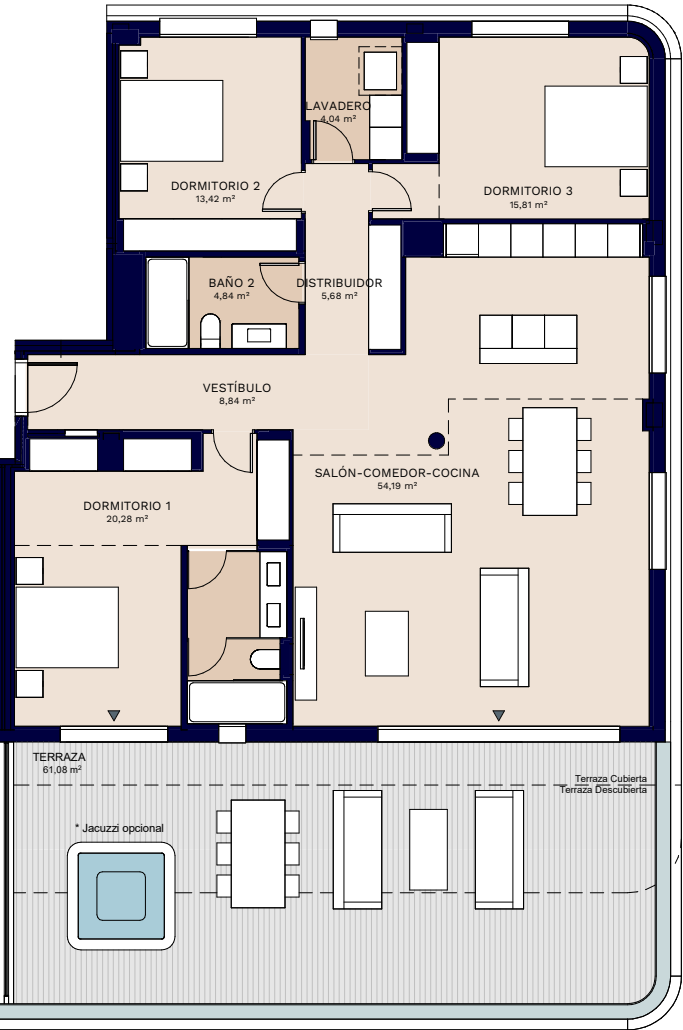
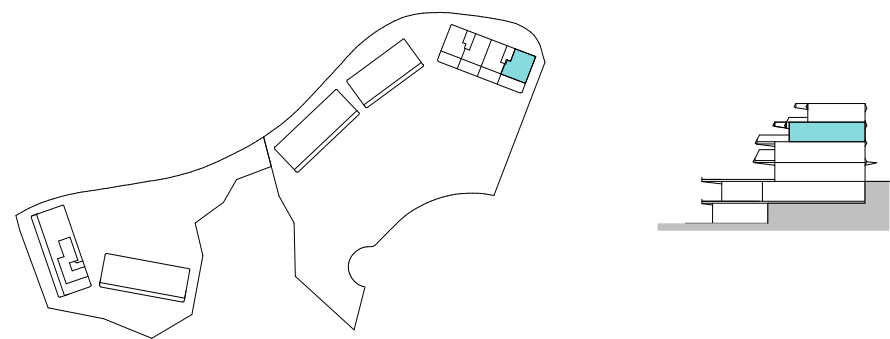
Usable internal area	132,95 m²
Usable external area	61,08 m²
Built area (ppZC)	230,92 m²

DECREE 218/2005

Usable internal area	146,25 m²
Usable external area	184,29 m²

LOCATION

Torrevigía. Plots PMZ - 9.3 y PMZ - 9.4. Estepona, Málaga.



Informative documentation for illustrative purposes only, with no contractual value, and subject to any changes required by technical, legal or commercial requirements, as determined by the project management team or the competent authority. This plan is not final, as it has been prepared on the basis of the Basic Project and in line with the anticipated Execution Project, which is currently in progress. For this reason, AEDAS HOMES OPCO reserves the right to make any changes required for technical and/or legal reasons, always in accordance with the final as-built execution project. The areas stated are approximate and may vary due to technical and/or legal reasons during the construction process. The renderings of façades, communal elements and other areas are indicative and may be subject to verification or modification within the technical projects. The furniture shown in the plans and interior renderings is not included. Finishes, specifications, colours, fittings, sanitary ware and kitchen units are a purely representative approximation; the fixtures and fittings supplied will be those indicated in the corresponding specifications of finishes. The energy rating corresponds to that established in the project currently in progress. All information and documentation will be provided in accordance with Royal Decree 515/1989 and any other applicable regulations that may supplement it, whether at national or regional level.

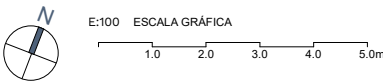
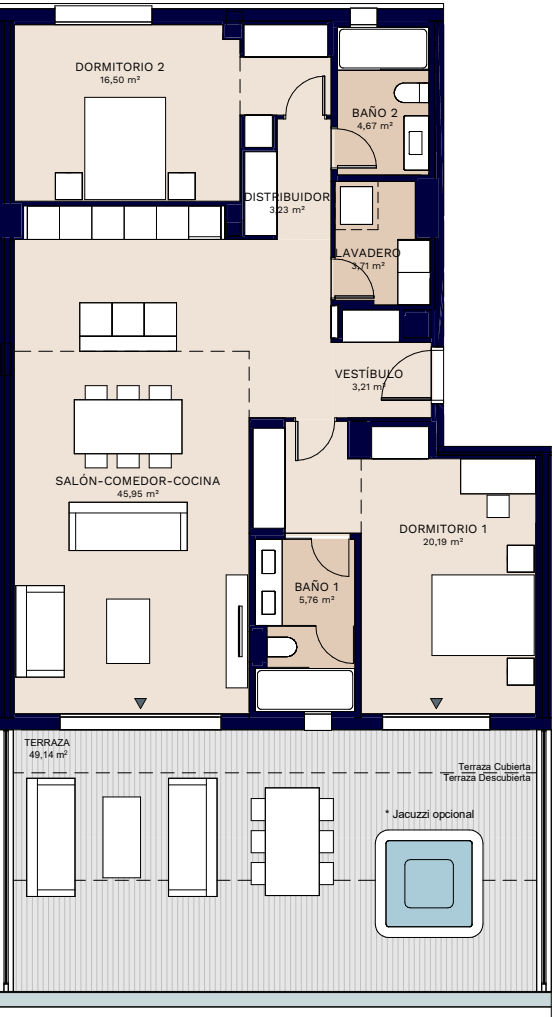
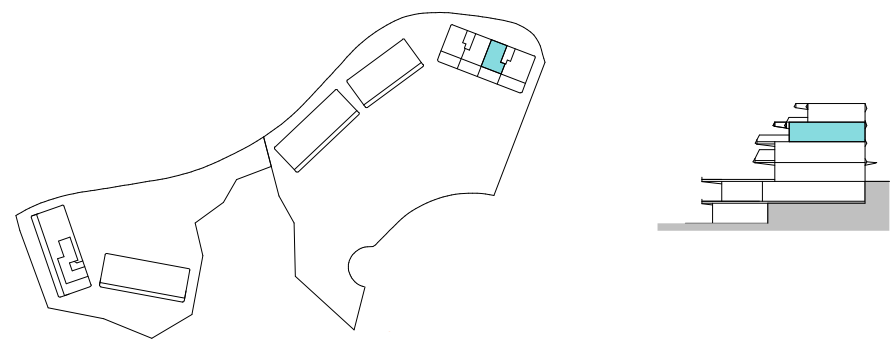
Block 1 - Lobby 1 P03-B

AREAS

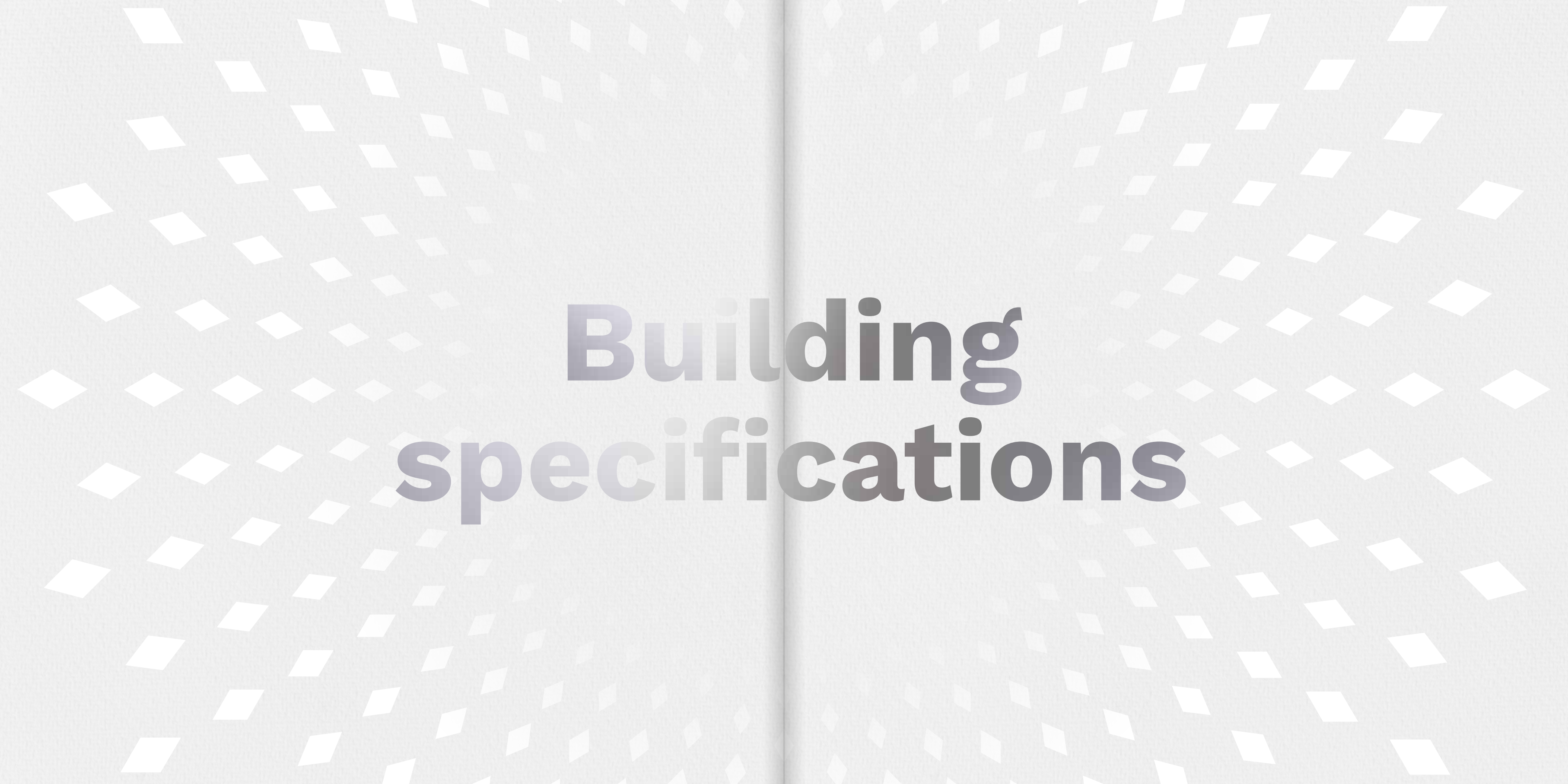
Usable internal area	103,22 m²
Usable external area	49,14 m²
Built area (ppZC)	181,88 m²
DECREE 218/2005	
Usable internal area	113,54 m²
Usable external area	143,13 m²

LOCATION

Torrevigía. Plots PMZ - 9.3 y PMZ - 9.4. Estepona, Málaga.



Informative documentation for illustrative purposes only, with no contractual value, and subject to any changes required by technical, legal or commercial requirements, as determined by the project management team or the competent authority. This plan is not final, as it has been prepared on the basis of the Basic Project and in line with the anticipated Execution Project, which is currently in progress. For this reason, AEDAS HOMES OPCO reserves the right to make any changes required for technical and/or legal reasons, always in accordance with the final as-built execution project. The areas stated are approximate and may vary due to technical and/or legal reasons during the construction process. The renderings of façades, communal elements and other areas are indicative and may be subject to verification or modification within the technical projects. The furniture shown in the plans and interior renderings is not included. Finishes, specifications, colours, fittings, sanitary ware and kitchen units are a purely representative approximation; the fixtures and fittings supplied will be those indicated in the corresponding specifications of finishes. The energy rating corresponds to that established in the project currently in progress. All information and documentation will be provided in accordance with Royal Decree 515/1989 and any other applicable regulations that may supplement it, whether at national or regional level.



Building specifications

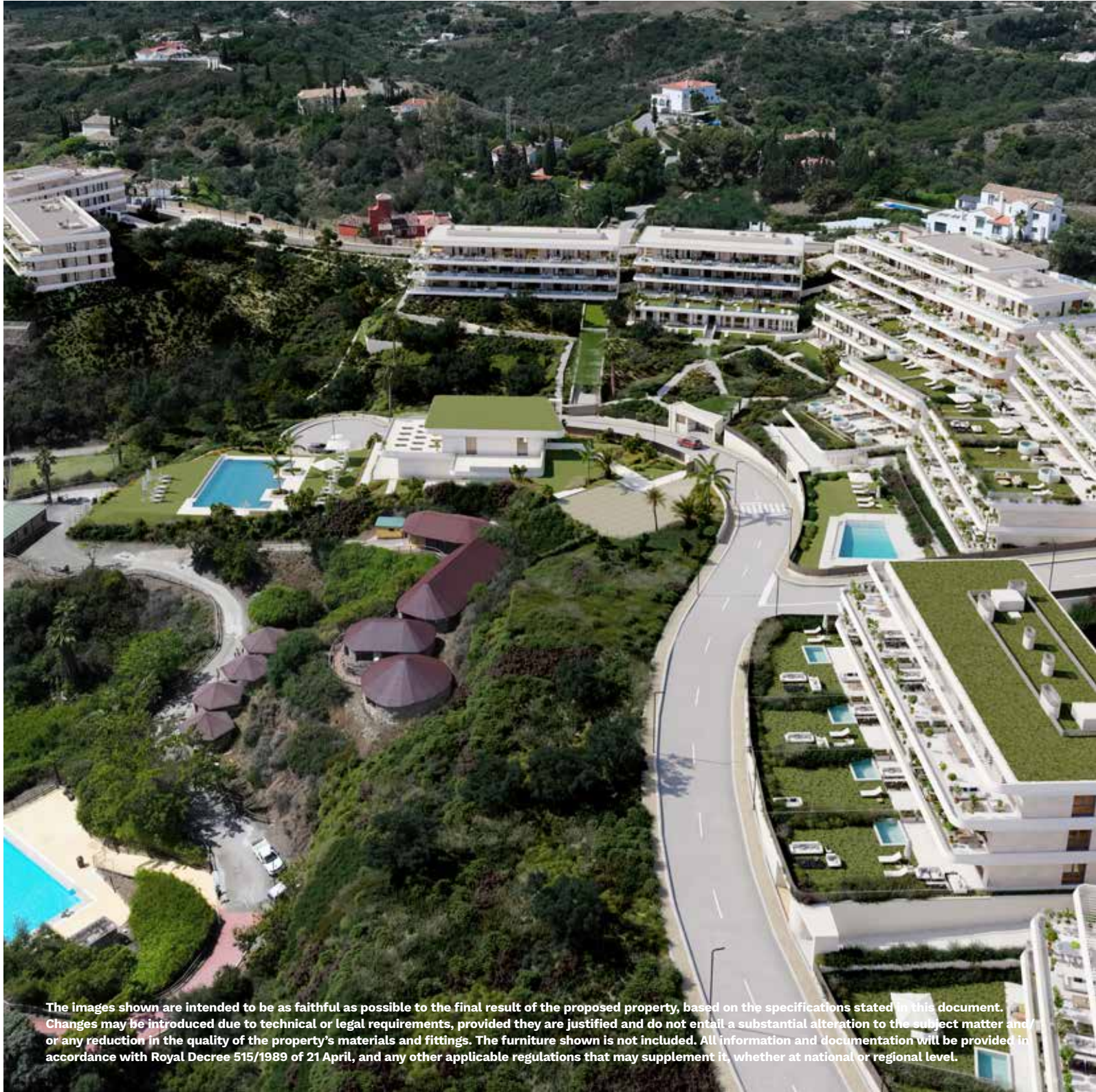
Your community

Access areas and entrances

At Thera, the communal areas will be finished to the highest standard. Indoor communal floors will be laid in porcelain stoneware, and the walls will combine different materials depending on the area.

Technology will also be present through lighting with motion sensors, tailored to different areas and floors. This will deliver significant energy savings month after month, optimising resource use and consumption.

The lifts will have cabin finishes in keeping with the rest of the project, with dimensions that comply with Accessibility Regulations. The doors will be automatic and fitted with an alarm and an emergency telephone service.



The images shown are intended to be as faithful as possible to the final result of the proposed property, based on the specifications stated in this document. Changes may be introduced due to technical or legal requirements, provided they are justified and do not entail a substantial alteration to the subject matter and/or any reduction in the quality of the property's materials and fittings. The furniture shown is not included. All information and documentation will be provided in accordance with Royal Decree 515/1989 of 21 April, and any other applicable regulations that may supplement it, whether at national or regional level.



Internal development

Your development will make you feel proud of your new home even before you step inside. At Thera, a gated setting has been designed where you can enjoy areas to share unforgettable moments with those you love most. The development will include:

- › Landscaped gardens
- › Bicycle parking
- › Step-free access via ramps
- › Access gatehouse
- › Perimeter CCTV system

External development

Your home includes exclusive resident access to the Australy Club house. You will also enjoy:

- › Heated indoor pool
- › Outdoor pool
- › Gym
- › Sauna and hammam
- › Gastro lounge
- › Landscaped gardens

Your new home

Entrance hall, living room, hallway and bedrooms

Flooring in the entrance hall, living room, bedrooms and hallway will be finished in porcelain stoneware. The floor will be completed with a white skirting board to match the internal joinery, creating a fully integrated look throughout the home. The walls will be finished with smooth plastic paint. A suspended ceiling will be installed throughout the property, finished with plastic paint.





Kitchen

Preparing your favourite dishes will be much easier in a space designed for you. These are the specifications and finishes included in your new kitchen at Thera:

- › Porcelain stoneware tiled flooring, with vertical surfaces finished in smooth plastic paint over dry-lined partitions.
- › Suspended ceiling finished with smooth plastic paint.

Your kitchen will be delivered furnished, with a contemporary design of wall and base units. It will also include the following appliances and fittings:

- › Induction hob on an island or peninsula.
- › Ceiling-mounted extractor hood.
- › Tower unit with electric oven and microwave.
- › Integrated panelled dishwasher.
- › Integrated panelled fridge.
- › Washer-dryer.
- › Worktop and splashback between base and wall units.
- › Sink with single-lever mixer tap.

Bathrooms

The walls in both the main and secondary bathrooms will be finished with ceramic wall tiles, coordinated with porcelain stoneware floor tiling.

Suspended ceilings with plastic paint finish will be installed. For your convenience, the air-conditioning system installation will be accessible to allow future maintenance of the indoor unit.

Both bathrooms will include single-lever taps—thermostatic in the main bathroom shower—along with a resin shower tray, shower screen and contemporary-design white sanitaryware.

In addition, the main bathroom will feature a ceramic washbasin with vanity unit and compact quartz worktop, as well as a wall-hung WC.

Terraces, porches and/or private gardens

To maximise safety, these outdoor areas will be finished with non-slip stoneware flooring and will include a skirting in the same material where required.

All terraces will have a water point and a drainage system. They will also include lighting, a power socket and a TV point.

If your home is on the penthouse level, you will enjoy a spacious solarium from which to take in the spectacular views offered by the development.





Internal partitions and insulation

The dry-lined partitions used in your new home will provide an excellent finish, ideal for the application of smooth paint.

- › Internal divisions between rooms: dry-lined partitions.
- › Divisions between homes: built in sound-insulating brickwork.
- › Divisions between the home and communal areas: built in sound-insulating brickwork.

Internal joinery

AEDAS Homes has also taken great care with the internal joinery, so you can enjoy every detail of your new home.

- › The entrance door to the home will be a security door, with a white lacquered inner face and fitted with a peephole.
- › Internal doors, 220 cm high, will have a white lacquered finish and chrome handles, giving the home an elegant, contemporary look. They will generally be hinged, except where sliding doors are recommended to improve the use of the room they serve.
- › Wardrobes with hinged doors, designed to maximise space, with a white lacquered finish to match the rest of the joinery. Interiors will be modular, melamine-lined, with a hanging rail, shelf and a set of drawers in bedroom wardrobes.
- › Main bathrooms will have glass doors.

Select

AEDAS HOMES

With AEDAS Homes' Select service, you can personalise various aspects of your new home:

- › Choose from different interior schemes to suit your taste.
- › Upgrade specifications and finishes.
- › Fit out your solarium-level terrace.





Instalaciones

Plumbing and drainage

The plumbing installation will include water supply points for each sanitary fitting in the bathrooms and kitchen (sink), as well as for appliances in the kitchen and utility/laundry area (dishwasher and washing machine).

Your home will have a main shut-off valve and individual shut-off valves in each wet area.

Hot water production for all homes in the development will be provided by a highly energy-efficient aerothermal heat pump.

Each sanitary fitting in the home will be connected to the drainage network. The soil stacks running through service voids adjacent to the home will be acoustic-attenuated PVC.

Heating / Air conditioning

To ensure maximum comfort, your new home will feature underfloor heating using hot water—except in the bathrooms, where it will be electric.

This form of radiant heat stands out for providing even warmth and enabling significant energy savings, as it uses low-temperature hot water, while also freeing up space compared with traditional radiators. Temperature control in the main rooms will be achieved via a thermostat.

In addition, you will have a ducted cooling system, distributing air through supply and return grilles in the living room and bedrooms.

Electricity and telecommunications

Your home will include the number of electrical and telecommunications points required by regulations, as well as a video entry system that will connect you with the entrances and the access to the development.

Lighting in the bathrooms, kitchen and hallways will be provided using LED technology.

Ventilation

Your home will incorporate a ventilation system to ensure healthy indoor air quality and compliance with the Spanish Building Technical Code (CTE).





The building

Façade and roof

The façades have been designed with a double-leaf enclosure system: brickwork on the exterior and dry-lined partitions on the interior. They will be finished with cladding, combined with prefabricated elements.

The façade composition, together with the designed terraces, will give the building an attractive, contemporary appearance. The finishes will combine thermal performance with cutting-edge design, meeting the needs of the 21st century.

The façade will also include an air cavity with thermal insulation, delivering significant energy savings and ensuring excellent indoor comfort.

The roofs have been designed according to their intended use, guaranteeing watertightness in all cases.

External joinery and glazing

The external joinery and glazing system will comply with the Spanish Building Technical Code (CTE), specifically the Basic Documents on Energy Saving and Protection against Noise, enhancing comfort inside the home. Thera will feature:

- › Aluminium window and door frames with thermal break, with different opening types depending on location.
- › Double glazing with a dehydrated air cavity.
- › Roller shutters with aluminium slats and injected insulation, motorised in the living room and bedrooms. Colour to match the external joinery.





Structure and foundations

The structure of your new home will be in reinforced concrete, with waffle slabs and above-ground slabs—calculated in accordance with current regulations and the Spanish Building Technical Code (CTE). The foundations will be designed in line with the conclusions of the Geotechnical Study.

Staircases and floor lobbies

Staircases and floor lobbies will be finished with ceramic tiles, with skirting to match the flooring and smooth plastic paint on the walls.

Garages and storage rooms

Garage entrance and exit doors will be automatic, with anti-crush safety devices and remote control.

Storage rooms will be finished with paint and fitted with a metal door, in compliance with the regulations required for their location.



AEDAS Homes



AEDAS Homes

Thank you for placing your trust in us.

Our hallmark is synonymous with quality and trust, and that is why we want you with us in shaping your home into a distinctive space tailored to you. We are a listed property developer since October 2017, and we put at your disposal the talent and experience of a large team of professionals.

We have multiple projects across Spain, including several on Málaga's Costa del Sol—one of the best places to experience wellbeing and quality of life first-hand.

We offer you houses, apartments and exclusive homes.

Which one is yours?



Contact

Sales Office

Calle Torrevigía s/n, Plot PMZ - 9.1

29680 Estepona, Málaga

T. +34 951 550 235

info@australyestepona.com

Development

Calle Torrevigía s/n, Plots PMZ - 9.3 y PMZ - 9.4

29680 Estepona, Málaga

australyestepona.com



Australy
AEDASHOMES

