



Spanska Fastigheter

International Broker

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Houseas

Almerimar



aedashomes.com

Editing and design: AEDAS Homes

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Houseas

Almerimar



Our seal ensures quality and trust and, therefore, we want you to count on us to make your home a unique space adapted to your needs. We are a new generation real estate developer that offers you the talent and experience of a great team of professionals.

Welcome!

Dossier

01 **Why Houseas in Almerimar, Almería?**

The house you were looking for
Prime location
Feeling of well-being

02 **Exclusive houses for unique people**

Light as a life companion
A true privilege
Luxury tailored to you

03 **Beauty is not only on the inside**

Exclusive common areas
Spacious and convenient parking spaces and storage rooms

04 **Energy efficiency always in mind**

Thank you for your confidence in us





Spanska  Fastigheter
Dossier

01

Why Houseas in Almerimar, Almería?

Wake up in front of the Mediterranean Sea, have breakfast overlooking the promenade, surrounded by all the exclusive services of Almerimar. Your new home in Almerimar is, without a doubt, linked to the sea. This is why we have called this development Houseas.

With more than 320 days of sunshine a year, what could be better than contemplating the sea from your large private terrace?

Your dreams have brought you here. Come on in.



The house you were looking for

AEDAS Homes offers you an exclusive project with 2 and 3 bedroom homes adapted to your needs in a privileged location. The homes are equipped with:

- › Incredible sea views.
- › First-rate qualities.
- › Spacious terraces in all homes, private garden on the first floor and exclusive penthouses with breathtaking views.
- › Careful distributions to make the most of the surfaces.
- › Large and bright spaces.
- › Access to the common areas of the residential estate: concierge, cafeteria, swimming pools of various sizes, large solarium, equipped gym and running track.

In addition, depending on the type of home you choose, you will also have a private garden or extraordinary views from large terraces to disconnect from daily stress.

Houseas is a complete and exclusive development perfect to enjoy during your vacation periods or to live all year round. You will have the most exclusive services as if you were living in a resort.







Houseas
Almerimar



Prime location

Houseas is sea, with stunning panoramic views over the Mediterranean Sea. It is located right on the promenade that runs along the beach of Almerimar, where you can relax.

In addition, your new home is very close to all the services you need on a daily basis, such as supermarkets, banks, schools and much more.

Also, if you like practicing your swing without going far from home, the 27 holes of the Almerimar golf course are just 3 minutes away from Houseas. If you prefer sailing, the marina is only 5 minutes away by car.

Houseas also offers a connection in less than 2 hours to Malaga, Sierra Nevada and the airports of Malaga, Almeria and Granada.

Houseas is located in Almerimar, which is considered a premium resort on the Mediterranean coast. It is a benchmark in quality of life thanks to its climate and services.

<https://www.google.es/maps/@36.7048593,-2.8020073,528m/data=!3m1!1e3?entry=ttu>



Distances

- < Almeria 40 km
- < Almeria airport 55 km
- > Granada 140 km
- > Granada airport 148 km
- > Sierra Nevada 167 km
- > Malaga 173 km
- > Malaga airport 185 km



Feeling of well-being

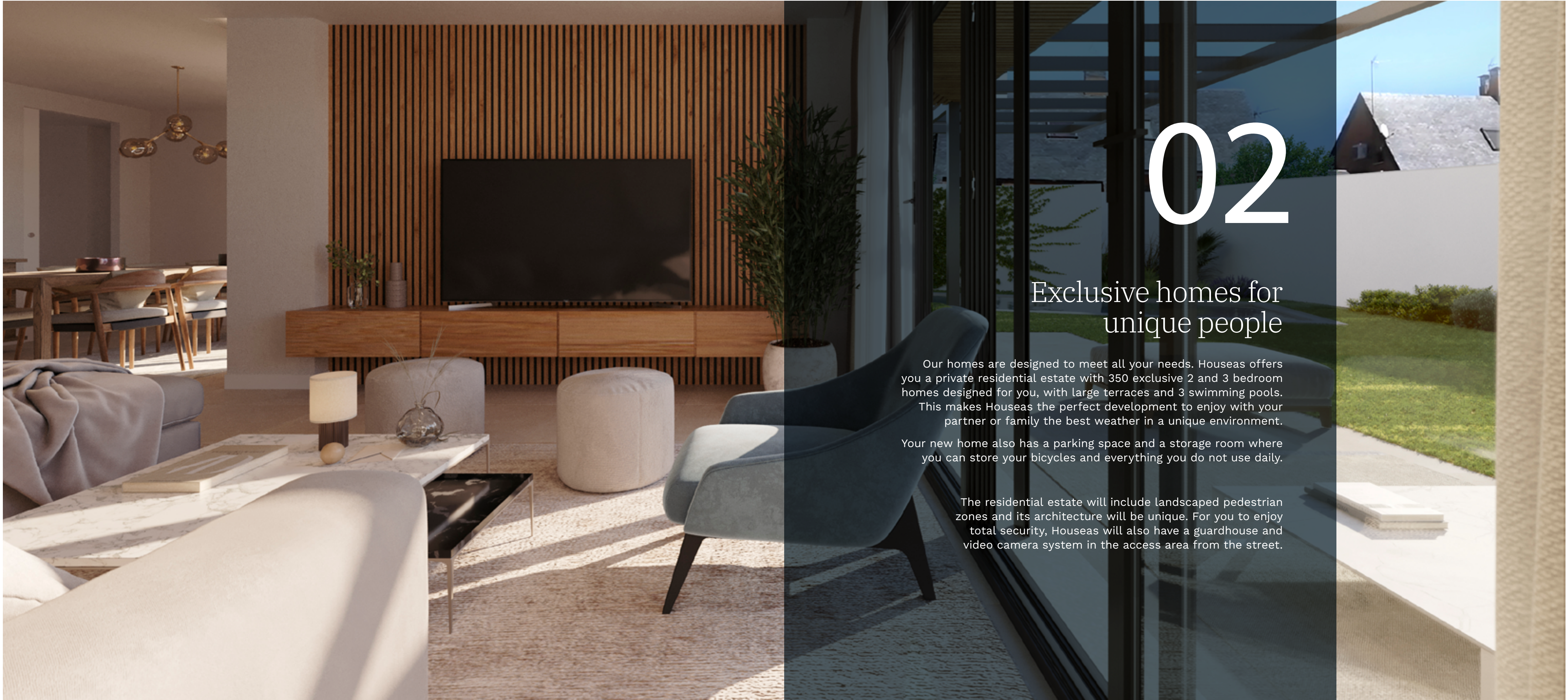
Almerimar stands out for having a pleasant average temperature that ranges between 10° C minimum in winter and 29° C maximum in the summer months. In addition, Almerimar can boast of being an area where the sun is a faithful friend, since the average number of hours of sunshine in the summer months is about 12 hours of light per day.

These environmental factors are a true gift of nature that provide an incredible sense of well-being and have an impact on quality of life. In Houseas you can enjoy all of them without giving anything up.









02

Exclusive homes for unique people

Our homes are designed to meet all your needs. Houseas offers you a private residential estate with 350 exclusive 2 and 3 bedroom homes designed for you, with large terraces and 3 swimming pools. This makes Houseas the perfect development to enjoy with your partner or family the best weather in a unique environment. Your new home also has a parking space and a storage room where you can store your bicycles and everything you do not use daily.

The residential estate will include landscaped pedestrian zones and its architecture will be unique. For you to enjoy total security, Houseas will also have a guardhouse and video camera system in the access area from the street.



Light as a life companion

Houseas has south and southwest facing homes, which guarantees a high number of daylight hours during the day.

Brightness will be constant in your new house thanks to its large windows on the main facade and the wide spaces in all its rooms.

The interior areas open up to the generous private exteriors: spacious terraces, first floor gardens or exclusive penthouses with areas ranging from 89.5 to 116 m2 will be part of your favorite places at any time of the year.

A true privilege

Can you imagine having breakfast on your spacious terrace while admiring the breathtaking views over the Mediterranean Sea? Or enjoying the sunset with a glass of wine and a book while you watch the sunset reflected on the sea? Stop imagining it and start living it: in Houseas these wonderful experiences will be at your disposal any day of the year.

All Houseas homes will enjoy direct sea views.

Luxury tailored to you

Because we know how much you like to get home and enjoy it, all the rooms of the house are designed so that you feel its comfort surrounded by the best qualities. While you rest on your terrace enjoying the wonderful views, taste your favorite meals in a fully equipped kitchen, relax in your bathtub or in your spacious shower or take a refreshing dip in the pool, you will be the protagonist of an experience based on comfort and harmony between the different spaces.





Houseas
Almerimar

**AEDAS
HOMES**

PLANTA BAJA - URBANIZACIÓN



- Zonas ajardinadas
- Piscina
- Pool Bar
- Garita Portero
- Acceso
- Acceso vivienda/bloque
- Ascensor

Localización

AV. DEL MAR
04711 EL EJIDO (ALMERÍA)



ESCALA GRÁFICA



El presente plano comercial, que incluye una parte gráfica y datos relativos a superficies, puede ser objeto de modificaciones ordenadas por los organismos públicos competentes y/o exigencias técnicas o jurídicas, siempre y cuando estén justificadas y no supongan alteraciones sustanciales. El mobiliario mostrado no está incluido y el equipamiento del inmueble será el indicado en la correspondiente memoria de calidades.



Houseas

Almerimar



VT2.05



Superficies: Vivienda 2 d

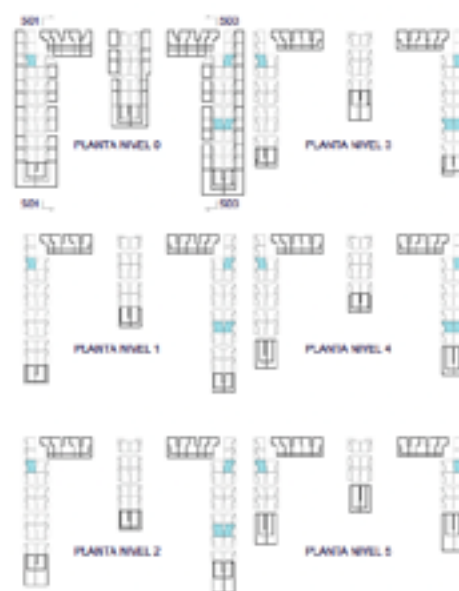
Superficie útil interior:	71,31 m²
Superficie útil terrazas:	20,37 m²
Superficie construida interior:	81,37 m²
Superficie Construida incluidas ZZCC:	92,17 m²

Decreto 218/2005:

Superficie útil:	78,11 m²
Superficie construida:	101,36 m²

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PROVISIONAL



Houseas

Almerimar



VT2.06



Superficies: Vivienda 2 d

Superficie útil interior:	70,79 m²
Superficie útil terrazas:	56,70 m²
Superficie construida interior:	85,96 m²
Superficie Construida incluidas ZZCC:	101,94 m²

Decreto 218/2005:

Superficie útil:	86,67 m²
Superficie construida:	112,02 m²

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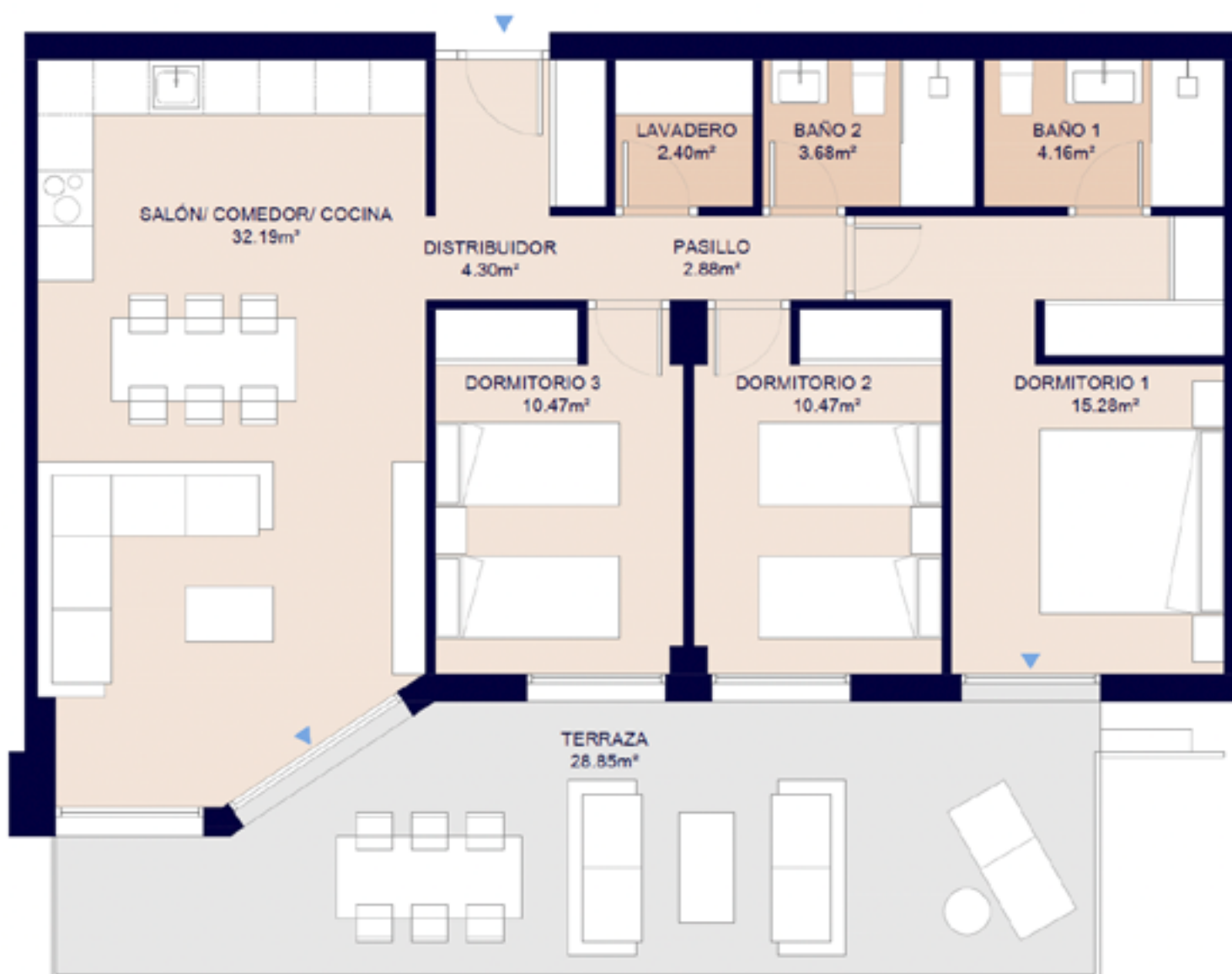
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PROVISIONAL





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Houseas AEDAS HOMES

Almerimar

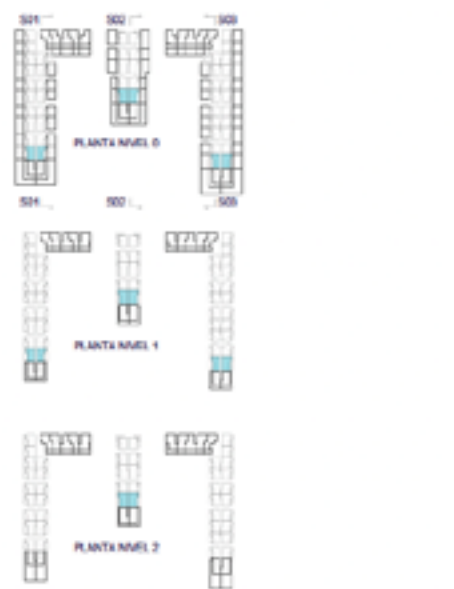
VT3.08



Superficies: Vivienda **3 d**
 Superficie útil interior: 85,80 m²
 Superficie útil terrazas: 28,85 m²
 Superficie construida interior: 90,07 m²
 Superficie Construida incluidas ZZCC: 111,12 m²

Decreto 218/2005:
 Superficie útil: 94,41 m²
 Superficie construida: 122,23 m²

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Houseas AEDAS HOMES

Almerimar

VT3.12



Superficies: Vivienda **3 d**
 Superficie útil interior: 88,94 m²
 Superficie útil terrazas: 21,52 m²
 Superficie construida interior: 101,20 m²
 Superficie Construida incluidas ZZCC: 114,73 m²

Decreto 218/2005:
 Superficie útil: 97,83 m²
 Superficie construida: 125,93 m²

Localización
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HOUSEAS

AEDAS
YONIS



03

Beauty is not only on the inside

At AEDAS Homes we not only offer you excellent interior qualities, but we also strive to achieve an exterior architecture following the aesthetics and needs of the 21st century. The exteriors have been selected to match the interior aesthetics and create a harmonious environment. Coming home will be a real pleasure.

Perfectly combining the latest trends and the timeless elegance of classical constructions, the harmony of the development lies in the facade of the homes through textures and colors integrated into the environment.

The landscaping is also meticulously planned and, from the first glance, Houseas makes you feel proud of your new home.

Who said beauty is only on the inside?



Exclusive common areas

Houseas owners will have at their disposal the most exclusive services to make their daily life more comfortable:

- › Concierge and security service
- › Swimming pools of various sizes
- › Fitness center
- › Cafeteria
- › Coworking
- › Running track
- › Extensive gardens
- › Shared garage
- › Storage room

All these services will allow you to complete your day-to-day life without leaving your home.

Shared spaces designed for you, to take your life to a new level in front of the sea.

Spacious and convenient parking spaces and storage rooms

At AEDAS Homes we know how much you like to get home and enjoy it. Therefore, Houseas includes a large parking space and a large storage room in which to keep those memories you are so fond of.





Forget about stress

In Houseas we offer you excellent common areas designed for your well-being. The development is equipped with swimming pools of different sizes and a large solarium for sunbathing.

It also has green spaces and large gardens surrounded by a running track where you can practice sports with the sound of the sea waves in the background.

The complex includes a concierge desk, a state-of-the-art gym equipped with cardio and weight machines, and a cafeteria in the pool area to relax.



Houses

Almerimar

AEDAS HOMES

PLANTA NIVEL 0 - VIVIENDAS



Tipologías:

- 20
- 30

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04

Energy efficiency always in mind

Since your home is efficient you will notice that at the end of the month the bills are less bulky. The double-glazed windows offered by Houseas helps to maintain a constant temperature and therefore it will not be necessary to spend so much of your budget on air conditioning. At the same time, along with the thermal comfort, you will notice how the sound is completely muffled and you can rest without anything interrupting your sleep.

The homes have been designed with the utmost care in the distribution to optimize light and natural ventilation of the rooms in order to favor natural conditioning of temperature and humidity.

In addition, the homes have an arothermal hot water (DHW) system and the kitchens are equipped with efficient appliances.

All these efficiency improvements contribute to reducing CO₂ emissions, so that every day -without effort and without even realizing it- you will be helping to take care of our planet.

Thank you for your confidence in us

With you, from the very first moment. We, the professionals at AEDAS Homes, have so internalized the company's values that we take care of your home as if it was our own. Professionalism, innovation, design and sustainability are the basic pillars that you will find when you count on us. Our team has extensive training, background and experience in the world of residential developments, and with friendliness and professionalism we will make you feel at home even before you enter it.

When you choose your AEDAS Homes home, you are not only opting for top quality and cutting-edge architecture, but you are also opting for sustainability and care for the environment. We have achieved green homes that include the most leading interior innovation. We apply cutting-edge technologies to make your life much more comfortable and adapted to the needs of the 21st century.


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