

Célere
● **BAVIERA GOLF III**
Vélez-Málaga



Homes that innovate your life



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The information presented has been prepared on the basis of the building's preliminary design and may be subject to change as a result of technical, legal or commercial requirements. The architectural renderings of facades, communal areas, landscaping and other shared spaces are for illustrative purposes only. All stated floor areas are approximate; any furniture shown in interior visualisations is not included, and the fixtures and finishes of the homes will be those specified in the corresponding specification sheet forming part of the contractual documentation. The final construction will conform to the approved execution project. All information referenced in Royal Decree 515/1989 of 21 April, together with the applicable national and regional regulations, is available for consultation at our offices.

LOCATION

Célere Baviera Golf III is a place to enjoy, located in the coastal town of Vélez-Málaga, Málaga. Set within Baviera Golf, the development benefits from excellent access to the Costa del Sol motorway (A-7) and is less than 30 minutes from both Málaga city centre and Málaga International Airport.

Just 2 km from the development, in the town of La Caleta de Vélez, you will find a wide range of services and amenities, including nurseries, schools, healthcare centres, sports facilities, pharmacies and supermarkets.

In addition, just a few kilometres away, you can enjoy shopping and leisure centres, supermarkets such as ALDI, and a wide selection of restaurants and local shops — all less than 2 km from the beach.





THE PROJECT

Célere Baviera Golf III is an exclusive gated residential development, designed for enjoying tranquillity, comfort and natural surroundings in a prime location on the Costa del Sol. The development comprises 115 two and three-bedroom homes, arranged across 7 blocks and 13 entrances, each with a parking space and a storage room.

The distinctive nature of the site, together with a detailed analysis of its characteristics, has enabled the design of an attractive collection of homes with well-balanced layouts, open living spaces and a carefully considered relationship with the outdoors. Their spacious terraces or gardens and favourable orientations encourage natural light and offer beautiful views, creating homes designed for comfortable living throughout the year.

The homes feature first-class specifications and offer a wide range of customisation options, allowing each buyer to tailor their home to their tastes, needs and lifestyle. A development designed for those seeking a functional, light-filled home with outdoor spaces in which to enjoy the climate and surroundings.

The entire collection of homes has achieved an A Energy Rating, making them environmentally responsible homes designed to offer the highest level of energy efficiency.

Célere Baviera Golf III are homes that build your future.



Storage room



Garage

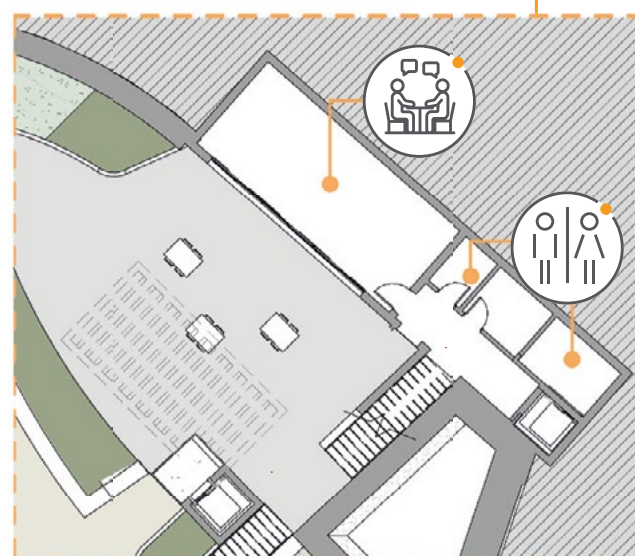
COMMUNAL AREAS

At **Célere Baviera Golf III**, the communal areas have been designed as spaces where residents can enjoy, unwind and share moments without leaving home. The development offers a carefully maintained and welcoming setting, where leisure, relaxation and community living become a natural part of everyday life.

The development features a residents' swimming pool, designed for cooling off and relaxing on sunny days, and set to become one of the main meeting points within the development. Around it, landscaped areas provide freshness, tranquillity and a particularly pleasant atmosphere for walking, relaxing or enjoying time with family.

For those looking to stay active, the development includes a fitness space, an area designed for taking care of your health and exercising with the convenience of having it close at hand. In addition, the residents' lounge offers a versatile space for meeting family, friends or neighbours, sharing celebrations and enjoying special moments within the community itself.

All of this makes Célere Baviera Golf III a complete, comfortable and well-balanced residential development, where every communal area has been designed to improve quality of life and make the most of a unique setting next to the golf course and very close to the sea.



Swimming
pool



Residents'
lounge



Fitness
space



Green
spaces



SWIMMING POOL

The swimming pool has been designed so that both adults and children can enjoy a communal area with friends or family, helping to make the summer months more enjoyable and, above all, more refreshing.

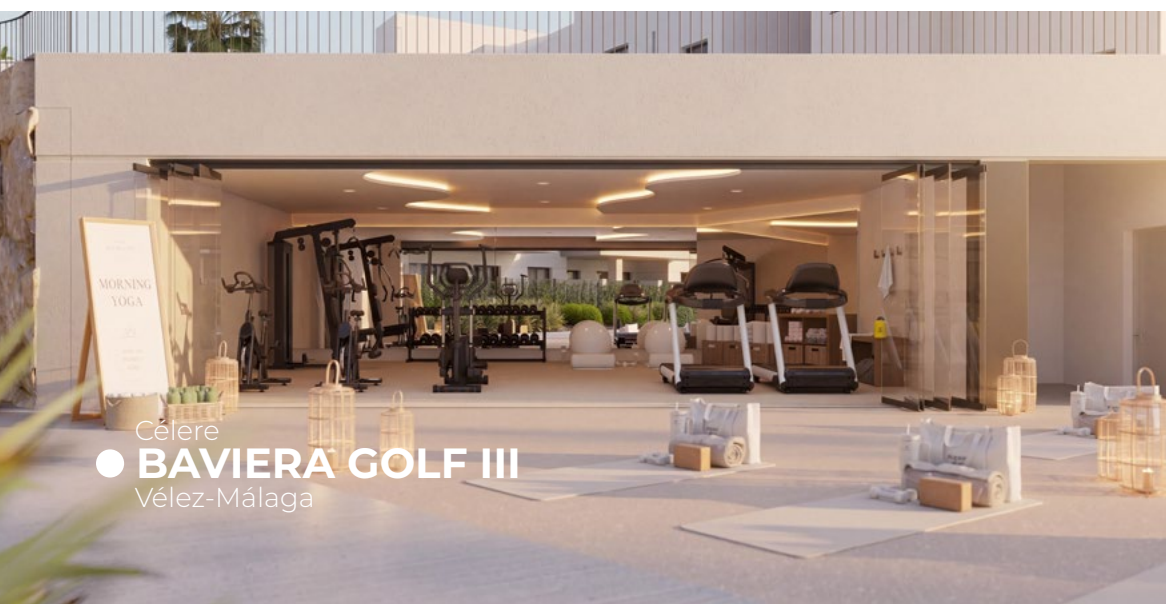




RESIDENTS' LOUNGE

For shared moments, the residents' lounge is at your disposal. A fully equipped space with elegant, modern and, above all, comfortable décor. Here you can enjoy unforgettable social and family gatherings.





FITNESS SPACE

Staying fit and leading a healthy lifestyle will now be easier than ever. Enjoy your workout without leaving your community.



GREEN SPACES

Landscaped areas designed to offer you an oasis of nature and serenity within the community.







STANDARD 2 - BEDROOM PENTHOUSE

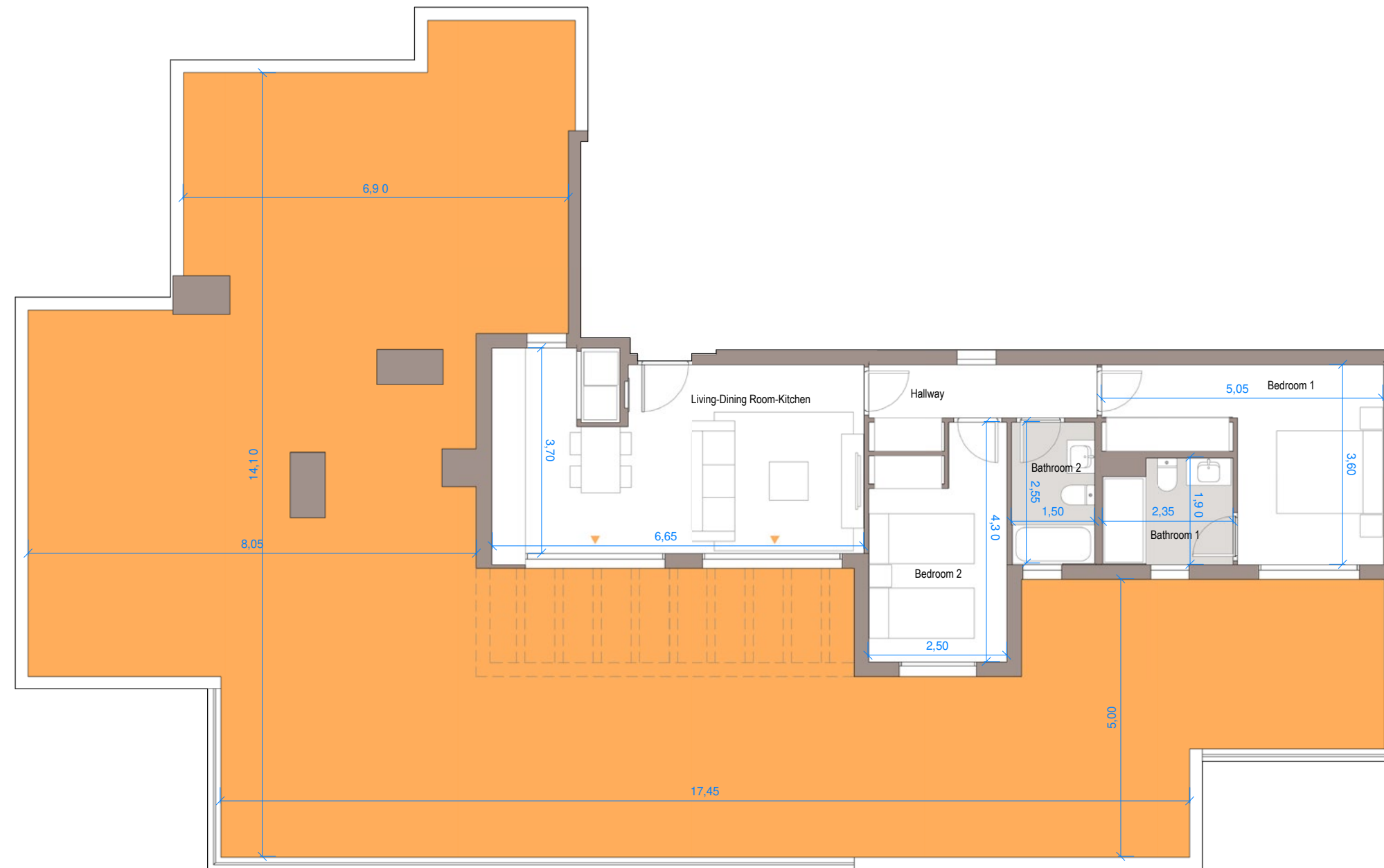
NET USABLE FLOOR AREA OF THE HOME -
59.60 m²

FLOOR PLAN

Bathroom 1	4.20 m ²
Bathroom 2	3.80 m ²
Living-Dining Room-Kitchen	23.20 m ²
Hallway	4.70 m ²
Bedroom 1	13.10 m ²
Bedroom 2	9.80 m ²

Terrace	169.70 m ²
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Net usable floor area of the home	59.60 m ²
Net usable floor area of the home under DJA 218/2005	65.56 m ²
Gross built area of the home	72.00 m ²
Gross built area of the home incl. communal areas	86.00 m ²
Gross built area of the home under DJA 218/2005	95.55 m ²







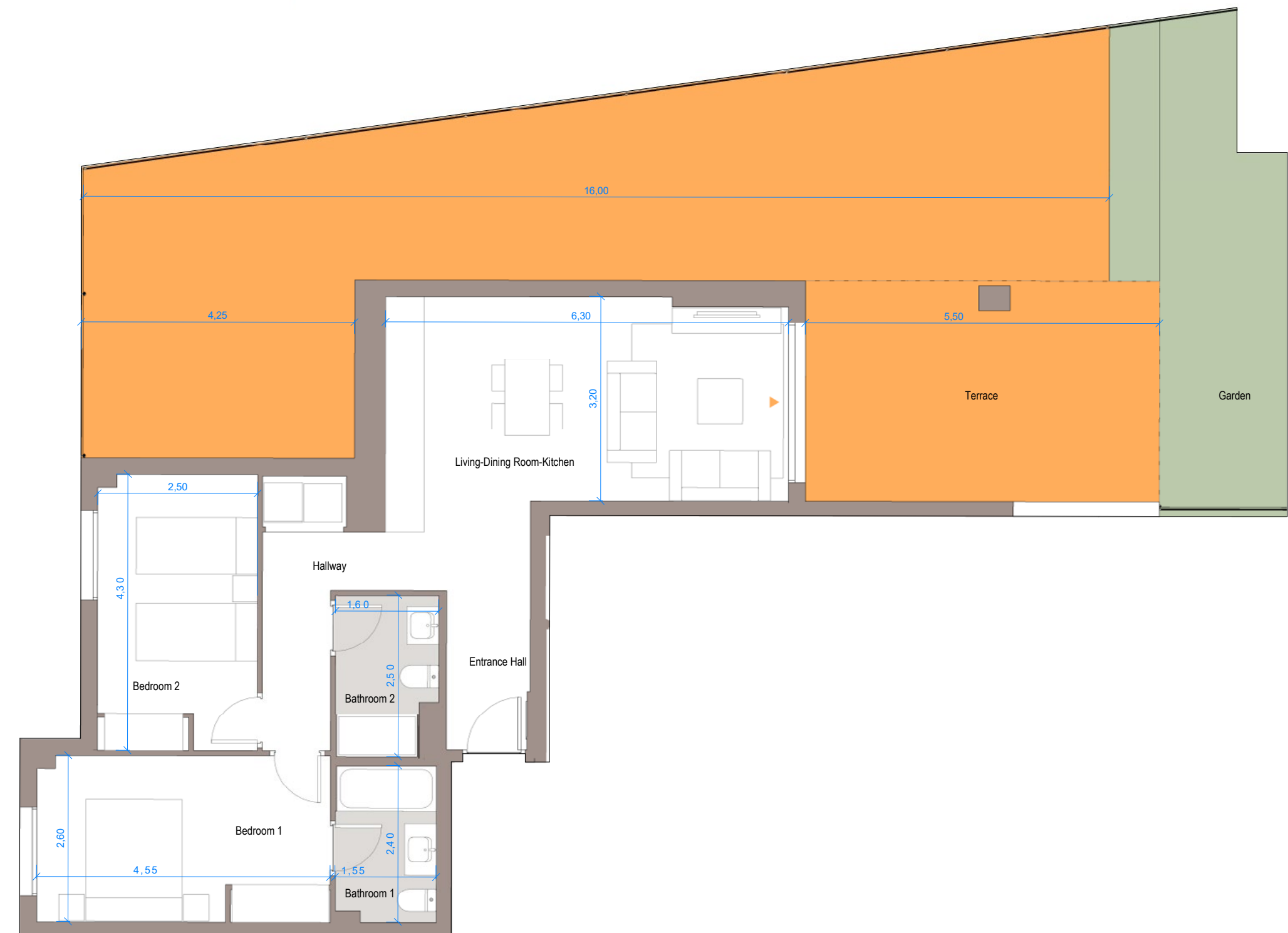
STANDARD 2-BEDROOM GROUND-FLOOR HOME

NET USABLE FLOOR AREA OF THE HOME -
61.70 m²

FLOOR PLAN

Bathroom 1	3.70 m ²
Bathroom 2	3.70 m ²
Living-Dining Room-Kitchen	20.90 m ²
Hallway	6.40 m ²
Bedroom 1	11.80 m ²
Bedroom 2	10.70 m ²
Terrace	76.50 m ²

Net usable floor area of the home	61.70 m ²
Net usable floor area of the home under DJA 218/2005	67.87 m ²
Gross built area of the home	75.00 m ²
Gross built area of the home incl. communal areas	90.00 m ²
Gross built area of the home under DJA 218/2005	99.15 m ²







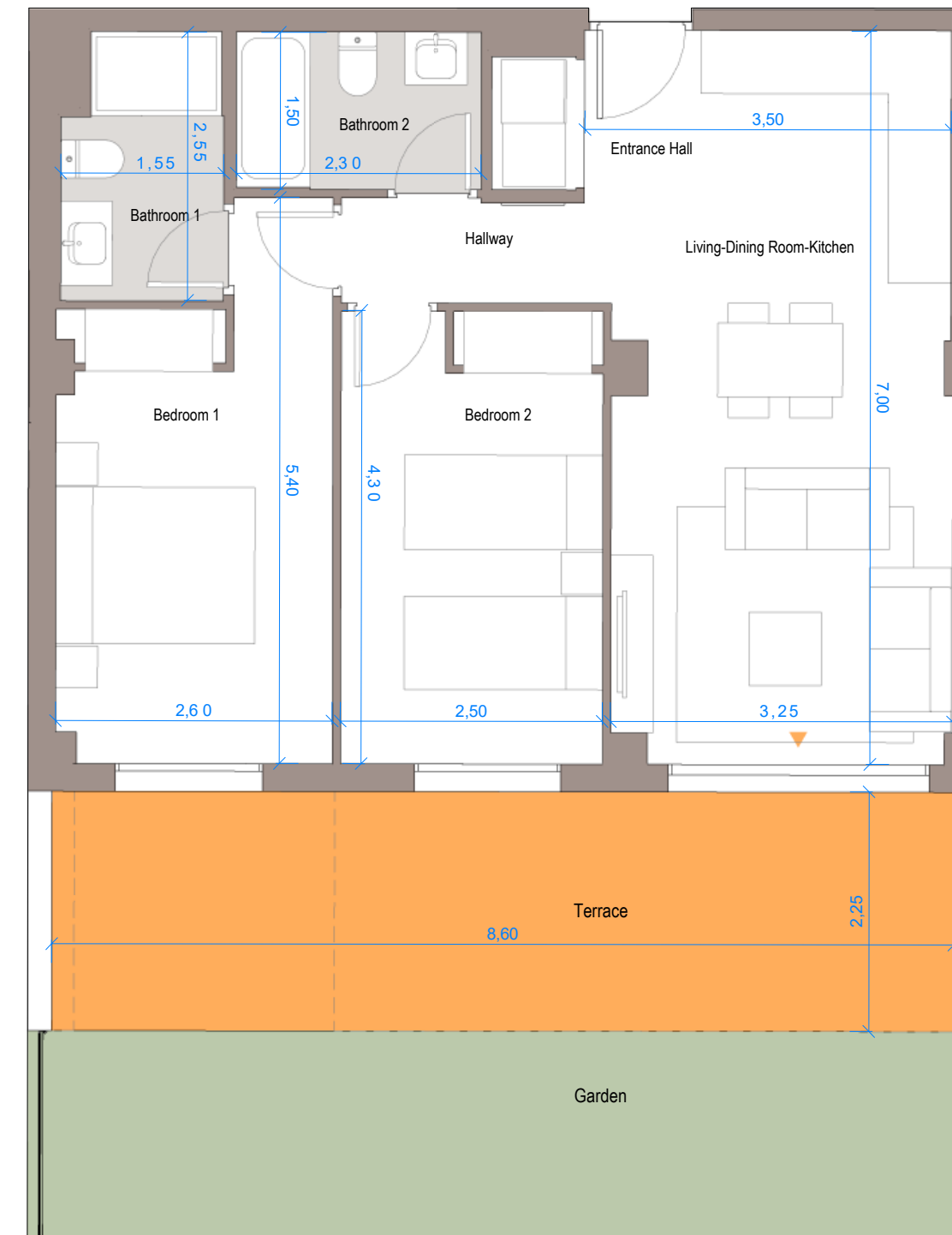
STANDARD 2 - BEDROOM GROUND - FLOOR HOME

NET USABLE FLOOR AREA OF THE HOME -
56.40 m²

FLOOR PLAN

Bathroom 1	3.70 m ²
Bathroom 2	3.40 m ²
Living-Dining Room-Kitchen	21.30 m ²
Hallway	2.20 m ²
Bedroom 1	12.20 m ²
Bedroom 2	10.70 m ²
Entrance Hall	2.90 m ²
Terrace	19.70 m ²

Net usable floor area of the home	56.40 m ²
Net usable floor area of the home under DJA 218/2005	62.04 m ²
Gross built area of the home	65.00 m ²
Gross built area of the home incl. communal areas	79.00 m ²
Gross built area of the home under DJA 218/2005	87.19 m ²





I N N O V A T I O N

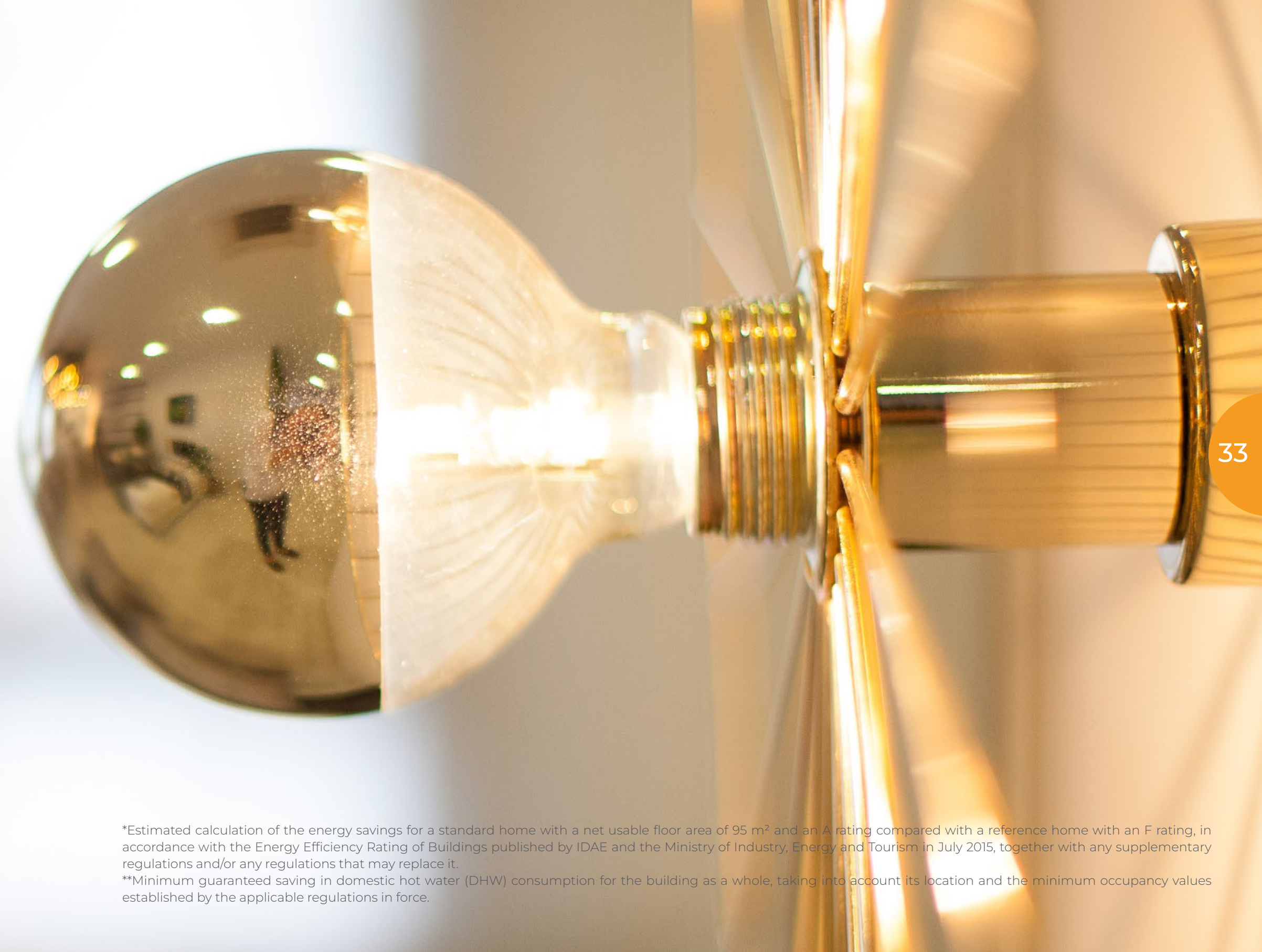
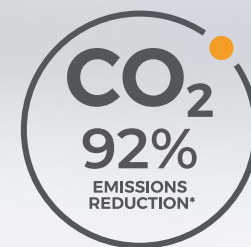
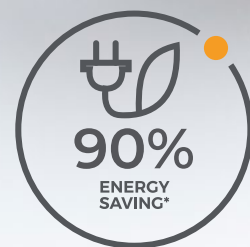


Vía Célere creates homes that seamlessly fit your way of living.

We create low-energy buildings with high levels of insulation from the external environment. Our homes are created with an emphasis on comfort and sustainability, incorporating innovative technology to enhance your daily life.

Our commitment to sustainability enables us to build in a more efficient and sustainable way, generating less waste and reducing pollution levels, while achieving greater energy savings.

The building has an A Energy Rating, which means lower CO₂ emissions and a significant reduction in the building's energy demand. This rating translates into substantial energy savings and, consequently, meaningful economic savings for residents.

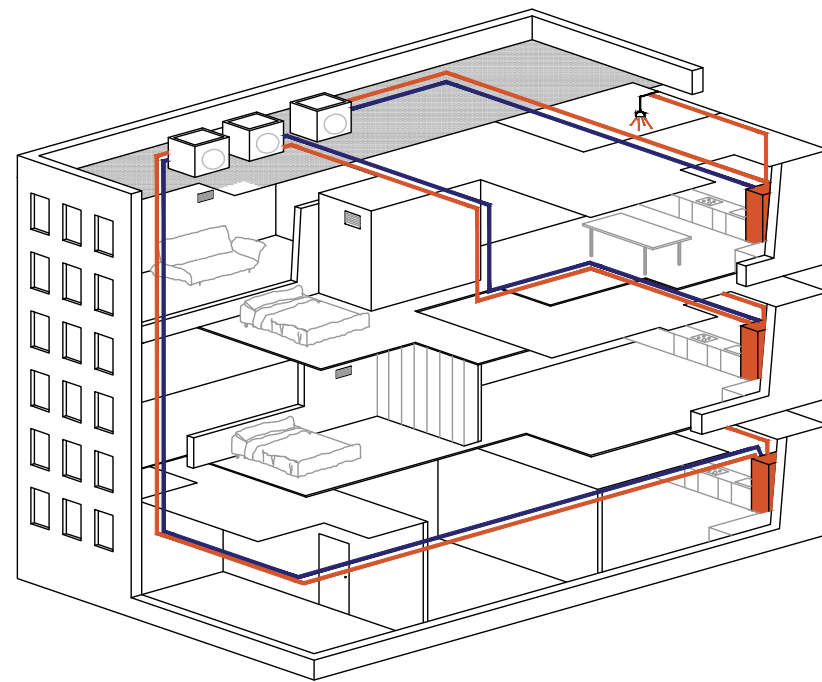


*Estimated calculation of the energy savings for a standard home with a net usable floor area of 95 m² and an A rating compared with a reference home with an F rating, in accordance with the Energy Efficiency Rating of Buildings published by IDAE and the Ministry of Industry, Energy and Tourism in July 2015, together with any supplementary regulations and/or any regulations that may replace it.

**Minimum guaranteed saving in domestic hot water (DHW) consumption for the building as a whole, taking into account its location and the minimum occupancy values established by the applicable regulations in force.

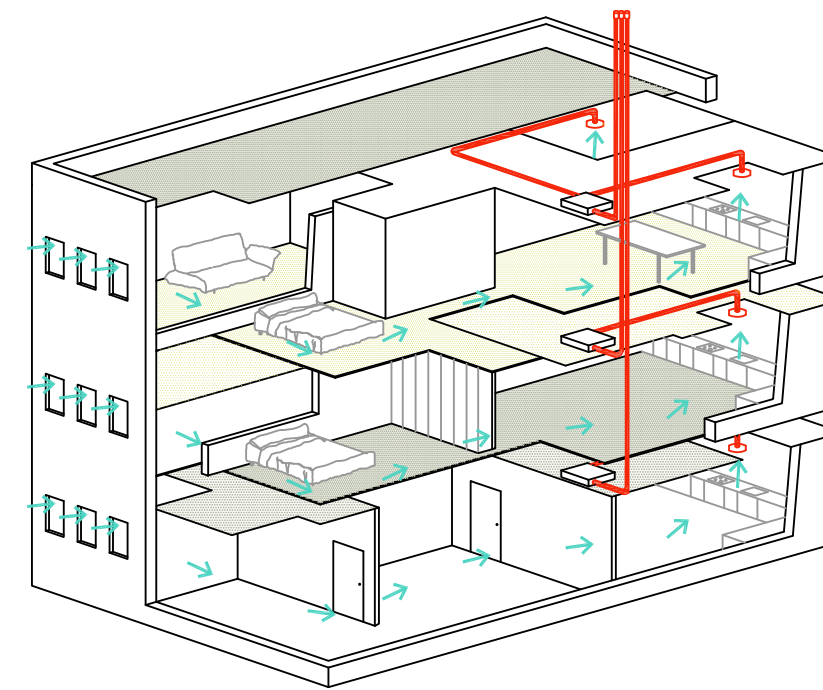
INNOVATION

TECHNICAL DIAGRAMS



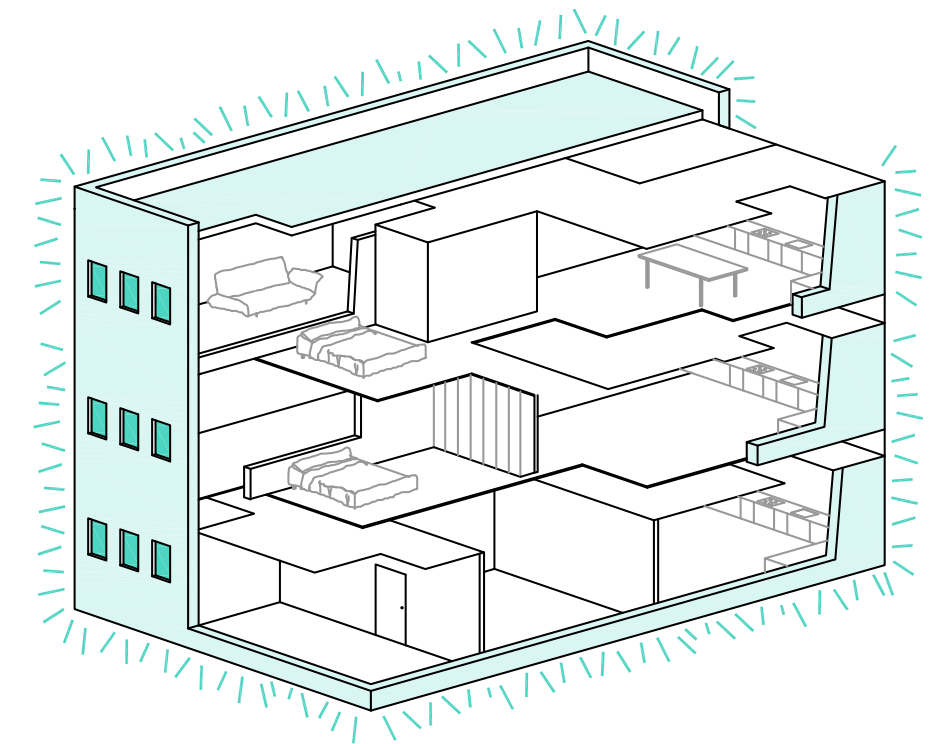
DHW production through an individual split air-source heat pump system

- Higher performance than electric water heaters.
- Lower electricity consumption.
- Reduced CO₂ emissions.



Individual controlled mechanical ventilation system

- Controlled mechanical ventilation of the home.
- Continuous ventilation of the home through extraction from bathrooms and the kitchen, with air supplied to bedrooms and the living room.
- Window frames with micro-ventilation setting.



Thermal Insulation

Greater thermal insulation, achieved through improvements to the thermal envelope and façade insulation, as well as the incorporation of low-emissivity glazing in the window frames.

WE ARE
DIFFERENT

LIVING AT
CÉLERE BAVIERA GOLF III
means enjoying life with your own sense of style

Living in a Vía Céler home means embracing a lifestyle that is distinctly yours. We stand apart in the way we design our homes and in the range of services we offer our clients.

WE ARE DIFFERENT

Interior Design



We understand the importance of creating special spaces for customers, where their homes and communal areas become the backdrop for lasting memories. Vía Célere partners with leading interior designers to create spaces that reflect the latest trends while conveying warmth and individuality.

At Vía Célere, we offer you the opportunity to contact the interior designer of your development, ensuring your home reflects a truly unique vision.

Consultative Sales



The shifting economic landscape has prompted us to reconsider our sales approach.

In the current digital landscape, where countless choices are just a click away, we are committed to distinguishing ourselves with tailored service. We redefine the sales experience by positioning our consultants as trusted advisers rather than mere sellers.

We must prioritise truly LISTENING to the customer, understanding their circumstances, identifying their real needs, and providing a home that genuinely meets their expectations.

Virtual visit



Enjoy a different way of viewing your new home. You can view the outside of the building, its communal areas and surroundings from any angle.

You can also visit the inside of our homes in a very interactive way. And to help you choose the best finishes, we have integrated a customisation tool that will help you to visualise which finish and material you prefer for your future home.



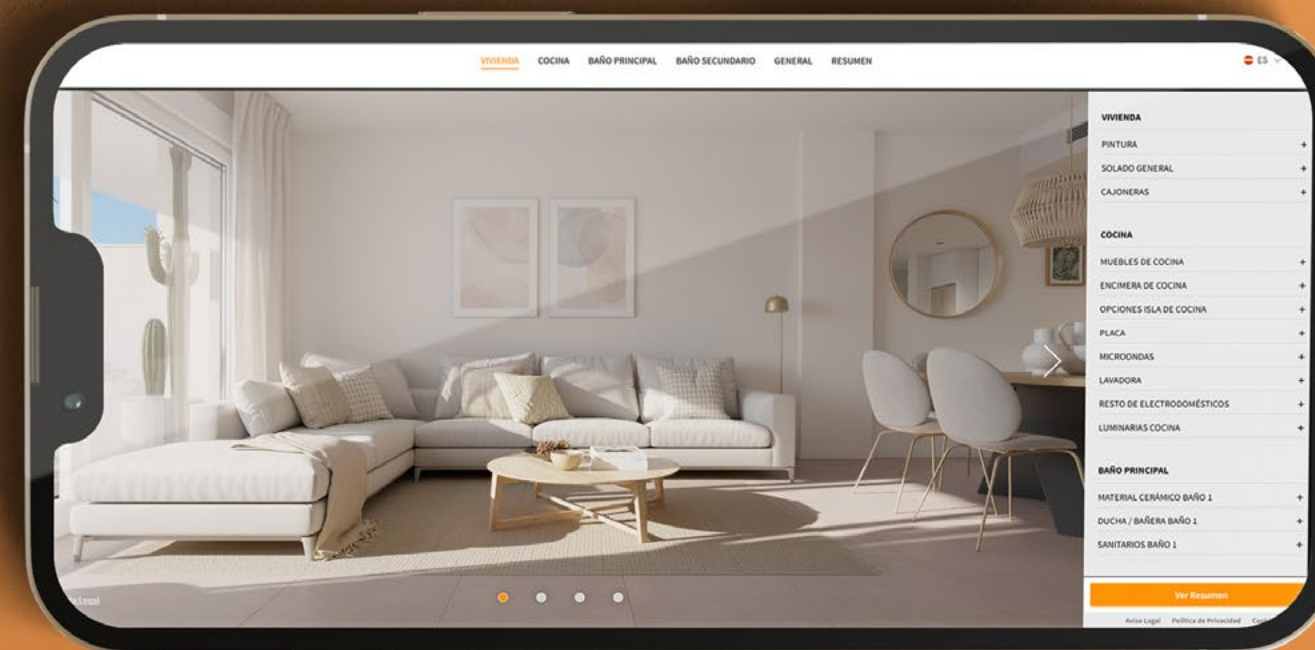
C U S T O M I Z E

At Vía Célere, we know that every person is unique, and that's why we offer you a different way to visualise your future home. We offer you our Customisation Programme, a plan with multiple options that allows you to choose based on your tastes, needs and lifestyle.

You will be able to design an environment tailored to your needs, with which you will feel fully identified from the first day. You will have a wide variety of materials, colours and textures to personalise elements such as walls, floors, cabinets and kitchen, creating a home that truly speaks of you.

Because our customers are the most important, and no two are the same, at Vía Célere we give you the possibility to make your home even more yours.

The availability of options may be subject to construction timelines.



OUR COMMITMENT

At Vía Célere, we hold the conviction that corporate social responsibility must be central to the real estate sector, serving as the guiding principle for our commitment to society, integrity, and sustainability.

We view social responsibility as a cohesive strategy that empowers us to foster positive change and generate value for all stakeholders and the broader community.

Through innovation, we are committed to promoting more sustainable construction, engaging with key social issues related to building, and setting a high standard for ethics and governance.

We are dedicated to advancing sustainable construction through innovation, addressing critical social issues in the building sector, and upholding the highest standards of ethics and governance.

SUSTAINABILITY

We incorporate improvements in our performance and products that enable us to become increasingly efficient and environmentally sustainable.

Our commitment to sustainability enables us to build in a more efficient and sustainable way, generating less waste and reducing pollution levels, while achieving greater energy savings.

YOUR OPINION MATTERS

We want to know what you think. You are everything to us, and from the moment we first say “hello” in our sales offices, over the phone or on social media, we are by your side during one of life’s most special moments: finding the house where you will build your home.

Your presence is what truly brings our homes to life, and we are always here to assist you.

★ We Appreciate
your stars

Rate us on Google
It will only take a minute!



Scan this code for direct access.

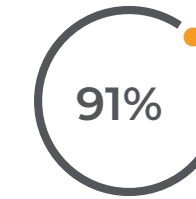
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♥ give us a
like

Visit our social media channels and rate us. It is very important for us to know your opinion of Via Célere so that we can continue to improve and provide the best possible service.

Access directly or via the QR code on this page.



Would
recommend us



Overall
satisfaction



Quality
of service
received



ABOUT US

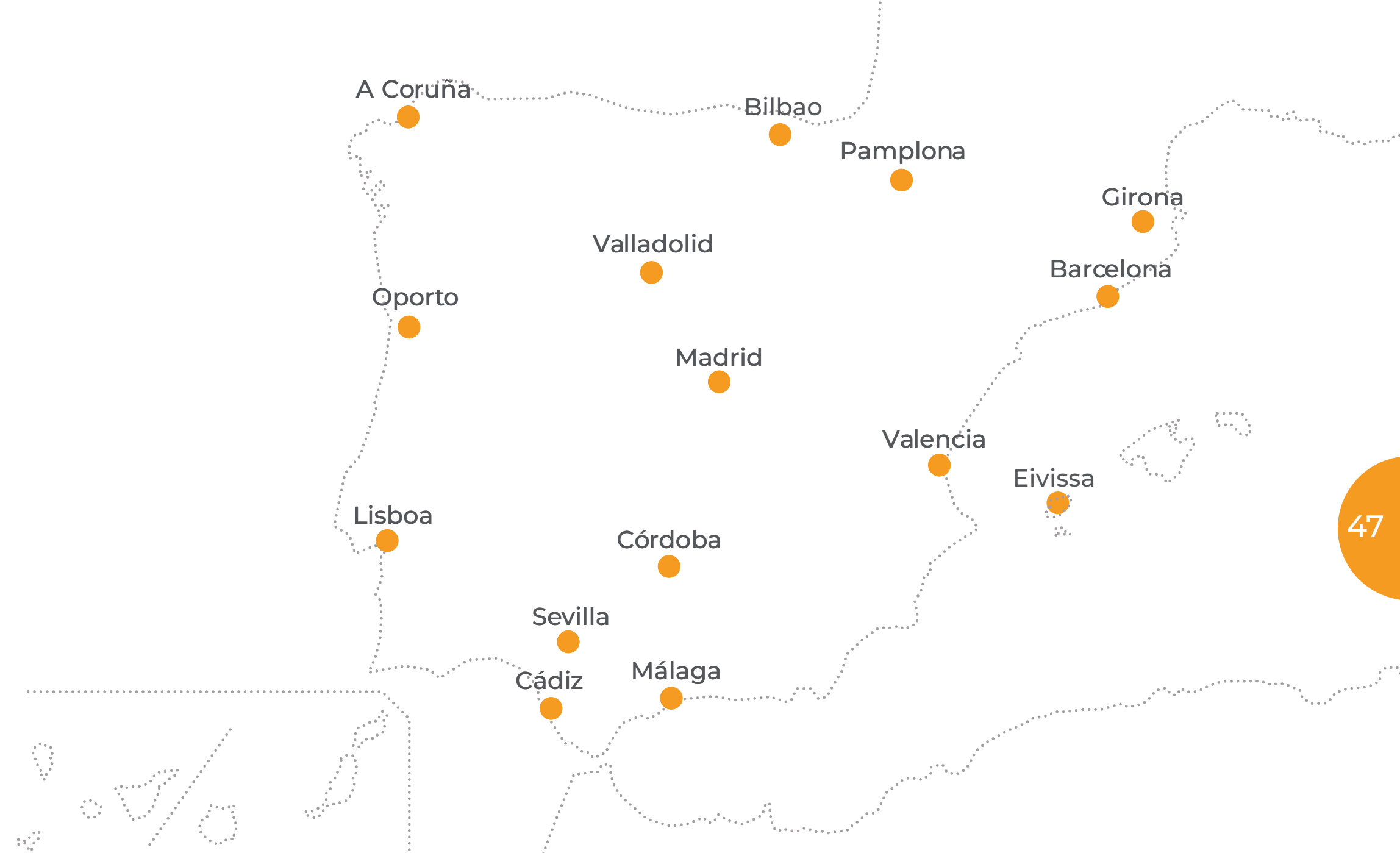
Vía Célere is a real estate company specialising in the development, investment and management of residential assets.

Thanks to its innovative business model and team of professionals,

Vía Célere is now one of the leading companies in the new real estate environment and cycle.

Since its foundation in 2007, Vía Célere has delivered more than 10,000 homes, demonstrating solid experience in the launch, development and delivery of high-quality residential developments throughout Spain.

The company is committed to innovation and sustainability as fundamental pillars of its projects, while maintaining an ongoing commitment to customer and shareholder satisfaction, as well as the professional growth of its employees.



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