



Playa Azul

Cádiz | Costa Ballena



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4 | AN UNBEATABLE LOCATION

To the north-east of Cádiz sits the Costa Ballena, where **golf courses and fine sandy beaches** full of charm come together perfectly, large green areas, spacious avenues and well-kept residential areas, **an atmosphere of exclusivity with a wide range of services.**

It is here that the **Playa Azul** development is situated, **a sustainable residential development of homes with a modern design**, with **spacious rooms** in all its typologies, **private gardens in 3 and 4 bedroom homes and large terraces** in our **2 bedroom penthouses**, to enjoy this paradisiacal environment. **Only 600 meters from the beach.**

Since 2004, Acciona Inmobiliaria has been consolidating its presence in the **Costa Ballena Urbanization** with its first project in Los Ánsares, followed by Playa Azul. Acciona is currently building its third phase and plans future projects that will contribute to the development of the area.



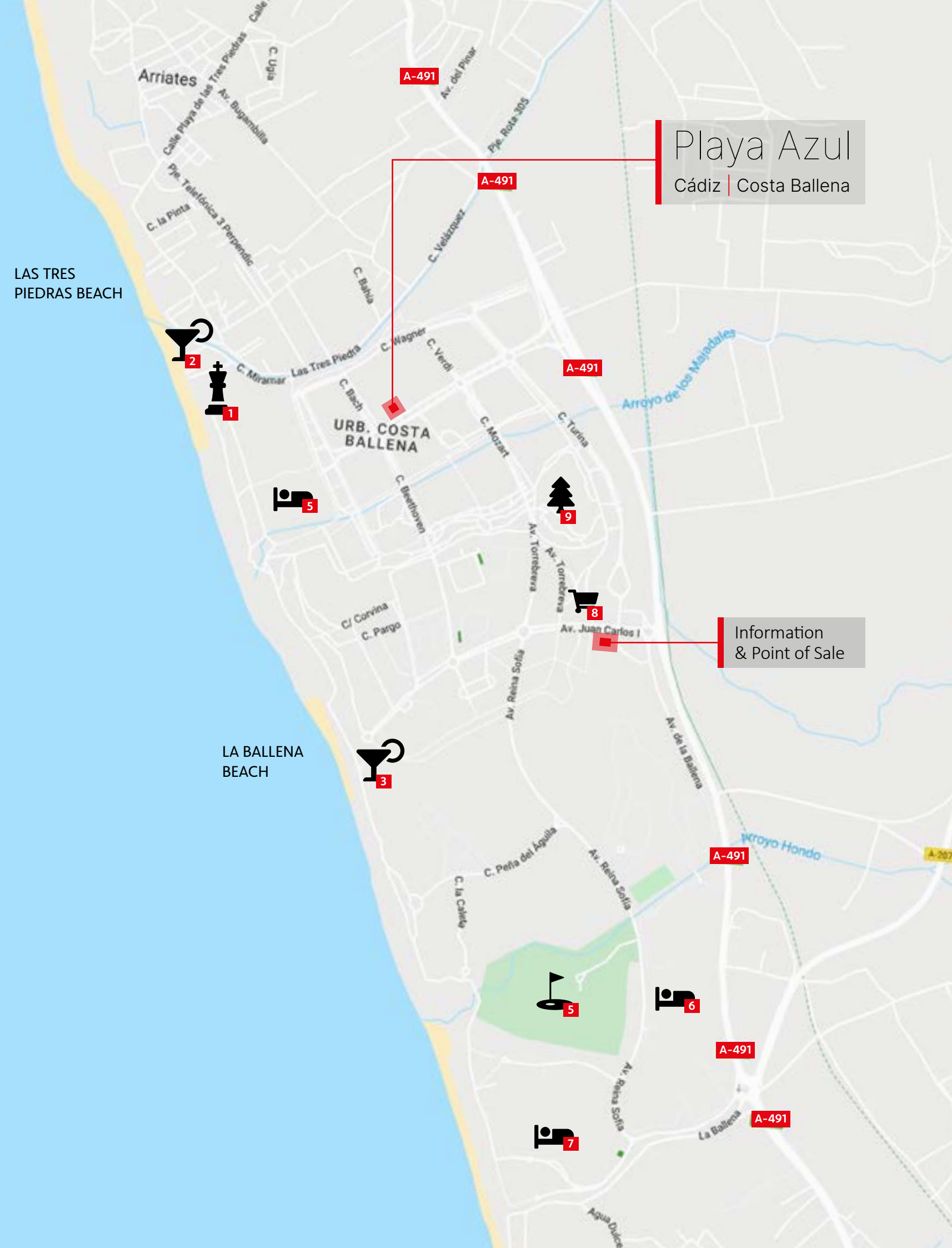
6 | SEA AND NATURE

The tranquillity of being in an area surrounded by nature, green spaces and the sea, contrasts with a vibrant offer of sports and gastronomy.

Here you can find **beach bars and clubs** such as Ajedrez Beach Club, Chinini Beach and El Poniente.

Costa Ballena also has a **good offer of golf courses**, in particular Costa Ballena Ocean Golf Club, and **fantastic hotels and resorts** such as the Hotel Best Costa Ballena, Hotel Barceló Costa Ballena Golf & Spa and the Hotel Elba Costa Ballena Beach & Thalasso Resort; places where **residents and visitors can enjoy a sophisticated and relaxing atmosphere**.

1. Ajedrez Beach Club
2. Chinini Beach
3. El Poniente Beach Bar
4. Costa Ballena Ocean Golf Club
5. Hotel Best Costa Ballena
6. Hotel Barceló Costa Ballena Golf & Spa
7. Hotel Elba Costa Ballena Beach & Thalasso Resort
8. Los Olivos Shopping Center
9. Los Lagos Park



7 | THE COSTA DE LA LUZ

Playa Azul is strategically located in an area with good connections covering all needs and expectations. It has a **great connection** with Rota, Chipiona and Sanlúcar, El Puerto de Santa María, Jerez de la Frontera, and Cádiz. The proximity to the **airport and the train station** at Jerez de la Frontera will make travelling easier.

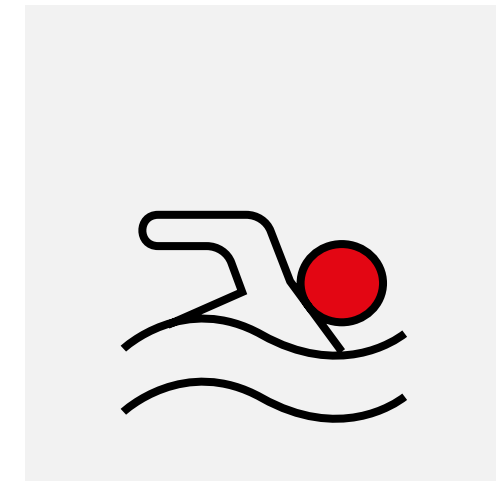
Let's not forget **family leisure activities, golf, peaceful shopping centres** and, of course, the **beach activities** available, such as sailing, surfing and volleyball, spread out along the golden sand beaches such as Las Tres Piedras or La Ballena.

15 min.	Sanlúcar
10 min.	Chipiona
	Playa Azul
10 min.	Rota
15 min.	Puerto Santa María SC. El Paseo
35 min.	Jerez de la Frontera S.C. Área Sur
35 min.	Cádiz

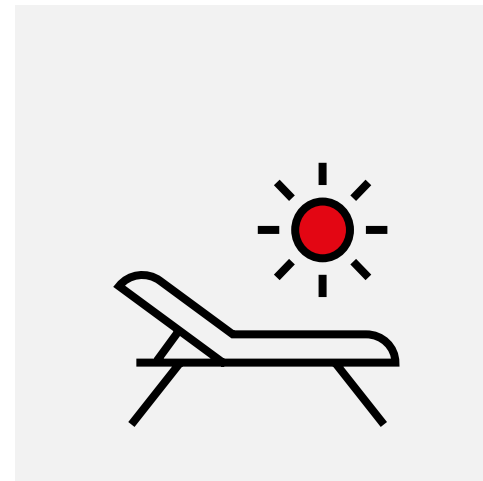
8 | A PLACE TO ENJOY

The key to enjoying an exclusive environment is to have a space designed especially for it. We believe that **communal areas** should not simply be beautiful areas surrounding our property, but rather **they should feel like part of the home**. As a result, the development has places dedicated to maximum enjoyment, such as the **adult swimming pools, children's pool and the paddle tennis and petanque courts**, designed to get the best out of yourself and create synergies, such as the **social room** and **children's playground**.

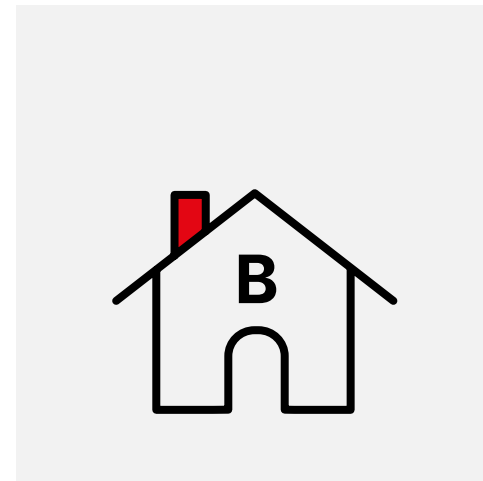




Swimming pools



Large terraces



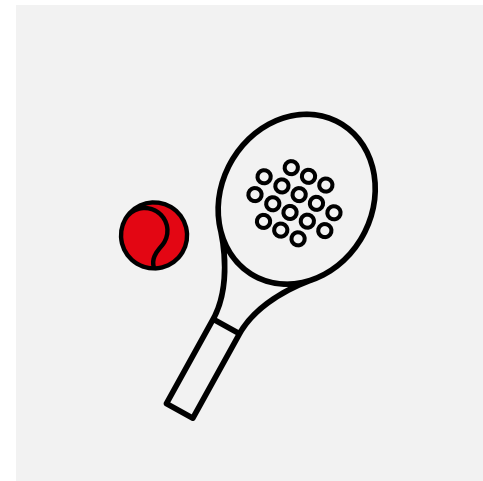
Energy Certificate B



Petanque



800m from the beach



Paddle tennis court



12 | THE BENEFIT OF BEING SUSTAINABLE

In **Playa Azul**, each small detail is designed to combine quality and sustainability. Here at Acciona, we are aware of the challenges our planet is facing, and we have decided to step into action by building **homes that are made so your life can have the least ecological impact possible**, and the very fact of living here makes your decision an example of responsibility.

The structure of the buildings itself is built for greater **heat efficiency**, and the façades and exterior carpentry are also designed to improve **energy efficiency** in the home.

The **climate control and sanitary hot water system** uses an **aerothermal device**, which produces **significant energy savings**. Thanks to the **Airzone climate control system**, **comfort will be much greater than consumption**.

As well as all of this, we know how important it is to be able to enter your home as soon as possible, which is why **the home will come equipped with everything you need**, such as wardrobes, bathrooms with screens and mirrors, fitted kitchen and appliances.

Because we want you to enjoy the sunny climate the Costa de la Luz offers as much as possible, and spend many hours outside, the **balconies will have clear glass**, to improve visibility and offer you extraordinary views.



14 | THE BENEFIT OF BEING SUSTAINABLE

The **BREEAM®** (Building Research Establishment Environmental Assessment Methodology) **seal of approval** is one of the most extensive in the world. It measures not only energy efficiency, but also parameters such as water consumption, reduction of pollutant emissions, indoor air quality, the use of materials with low environmental impact, and even the availability of public transport close to the home. The certificate applies to both the design and construction phases, measuring a total of ten categories: Management, Health and Wellbeing, Energy, Transport, Water, Materials, Residuals, Ecological Use of Soil, Pollution and Innovation. **ACCIONA is strongly committed to environmental sustainability.** For this reason, we apply the BREEAM all our homes with BREEAM® certification, to take care of you and the planet.



18 | ACCIONA'S IMPACT

ACCIONA helps transform cities into productive living spaces of wellbeing, promoting the socioeconomic development of the people.

Committed to property development, supported by an offering of extra services, whose purpose is to **design the sustainable cities of the future in total balance with environmental protection.**

ACCIONA's property solutions centre around the development and management of housing complexes, held up by solid technical and professional experience in Spain, Poland, Mexico and Portugal. Solutions that envision a sustainable and digital future, underpinned by the **application of the most advanced technologies and efficient materials that respect the planet.**

ACCIONA also undertakes **social and urban regeneration projects of spaces** originally located on the outskirts of cities, which have seen themselves isolated from the urban centre due to population concentration.

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