

LAS MESAS BLUE HORIZON

Residential

COMMERCIAL DOSSIER



We design investment, we project future

We welcome you to **A.R.G. Real Estate Developer** specialized in the construction of residential architecture projects, based on exclusivity and contemporary design as essential components of the luxury architectural product, which uses cutting-edge materials that optimize construction, guaranteeing homes of the highest quality.

Os damos la bienvenida a **A.R.G. Promociones**, promotora inmobiliaria especializada en el desarrollo de proyectos de arquitectura residencial, basados en la exclusividad y el diseño contemporáneo como componentes esenciales del producto arquitectónico de lujo, que utiliza materiales de vanguardia que optimizan la construcción, garantizando viviendas de máxima calidad por su confort, eficiencia y funcionalidad.



A contemporary design facing the sea

Las Mesas Blue Horizon presents a great residential complex of 36 magnificent homes in an exclusive and developing geographical location, with a contemporary architectural design, which has excellent qualities and wonderful panoramic views of the Mediterranean Sea.

Las Mesas Blue Horizon presenta una gran edificación residencial compuesta por 36 magníficas viviendas en una ubicación geográfica exclusiva en expansión, con un diseño arquitectónico contemporáneo que cuenta con excelentes calidades y maravillosas panorámicas del Mar Mediterráneo.





Design and functionality, the perfect balance to achieve perfection

Las Mesas Blue Horizon has 36 magnificent apartments, each distributed over one floor, with large rooms, 2 or 3 bedrooms, 2 bathrooms, large terraces with wonderful panoramic views, and complete equipped with a fitted kitchen, air conditioning, heating and exterior double glazing system, among others. The ground floor homes have a garden and private pool, and the penthouses have a solarium and swimming pool on the roof. A luxury residential area, made up of an elegant architectural volume of contemporary design, which integrates landscaped recreational areas with a community pool, gym, spa, coworking, cinema, parking and storage room.

Las Mesas Blue Horizon dispone de 36 magníficas viviendas con una distribución en una única planta, amplias estancias, configuraciones de 2 y 3 dormitorios, 2 baños y grandes terrazas con maravillosas vistas panorámicas. Cuentan con un completo equipamiento con cocina amueblada, aire acondicionado, calefacción y sistema de doble acristalamiento exterior. Las viviendas en planta baja ofrecen jardín y piscina privada, y las de tipología-ático, solárium y piscina en cubierta. Un exclusivo residencial, conformado por un elegante volumen arquitectónico de diseño contemporáneo, que integra zonas de recreo ajardinadas con piscina comunitaria, gimnasio, spa, coworking, sala de cine, además de plazas de garaje y trasteros.





Luxury equals quality of life

Las Mesas Blue Horizon has been designed to enjoy its magnificent habitability throughout the year, thanks to the great climate that the Costa del Sol has to offer, with more than 300 sunny days a year, and located in the middle of an environmental paradise. A beautiful place to enjoy true luxury and an extraordinary quality of life surrounded by excellent facilities in an incomparable area of Andalusia: Estepona, Málaga.

Las Mesas Blue Horizon ha sido concebido para disfrutar de su magnífica habitabilidad durante todo el periodo anual, gracias al buen clima de la Costa del Sol, con más de 300 días soleados al año y situado en pleno paraíso medioambiental. Un lugar hermoso para disfrutar del verdadero lujo y de una excelente calidad de vida rodeado de excelentes dotaciones en una zona de Andalucía inigualable: Estepona, Málaga.





Peace of mind equals quality assurance

Las Mesas Blue Horizon is developed by **A.R.G. Real Estate Developer** that offers greater delicacy in the completion of details. It is essential for the client to have accurate information regarding materials and finishes to determine if the real estate product lives up to expectations. Therefore, **A.R.G. Real Estate Developer** counts on **Monaco Architects**, an architecture studio specialized in contemporary design with extensive experience and understanding in luxury residential projects to guarantee the best result.

Las Mesas Blue Horizon está desarrollado por **A.R.G. Promociones**, distinguido por su alta profesionalidad y extraordinaria atención en los detalles, siendo fundamental para el cliente disponer de toda la información a su alcance para determinar si el producto inmobiliario se adecúa a sus expectativas. De ese modo, **A.R.G. Promociones** cuenta con el estudio de arquitectura especializado en diseño contemporáneo **Mónaco Arquitectos**, con amplia trayectoria y experiencia en proyectos residenciales de lujo que garantiza el mejor resultado.



Architecture studio expert in luxury residential projects

Monaco Architects is the contemporary architecture studio in charge of the design of the residential project, founded and directed by the architects **Jesús M. Saco de Larriva** and **Tomás J. Rubio Campos**. It is characterized by forming a multidisciplinary creative space, articulated around four fundamental principles: accessibility, sustainability, contemporary design and functionality.

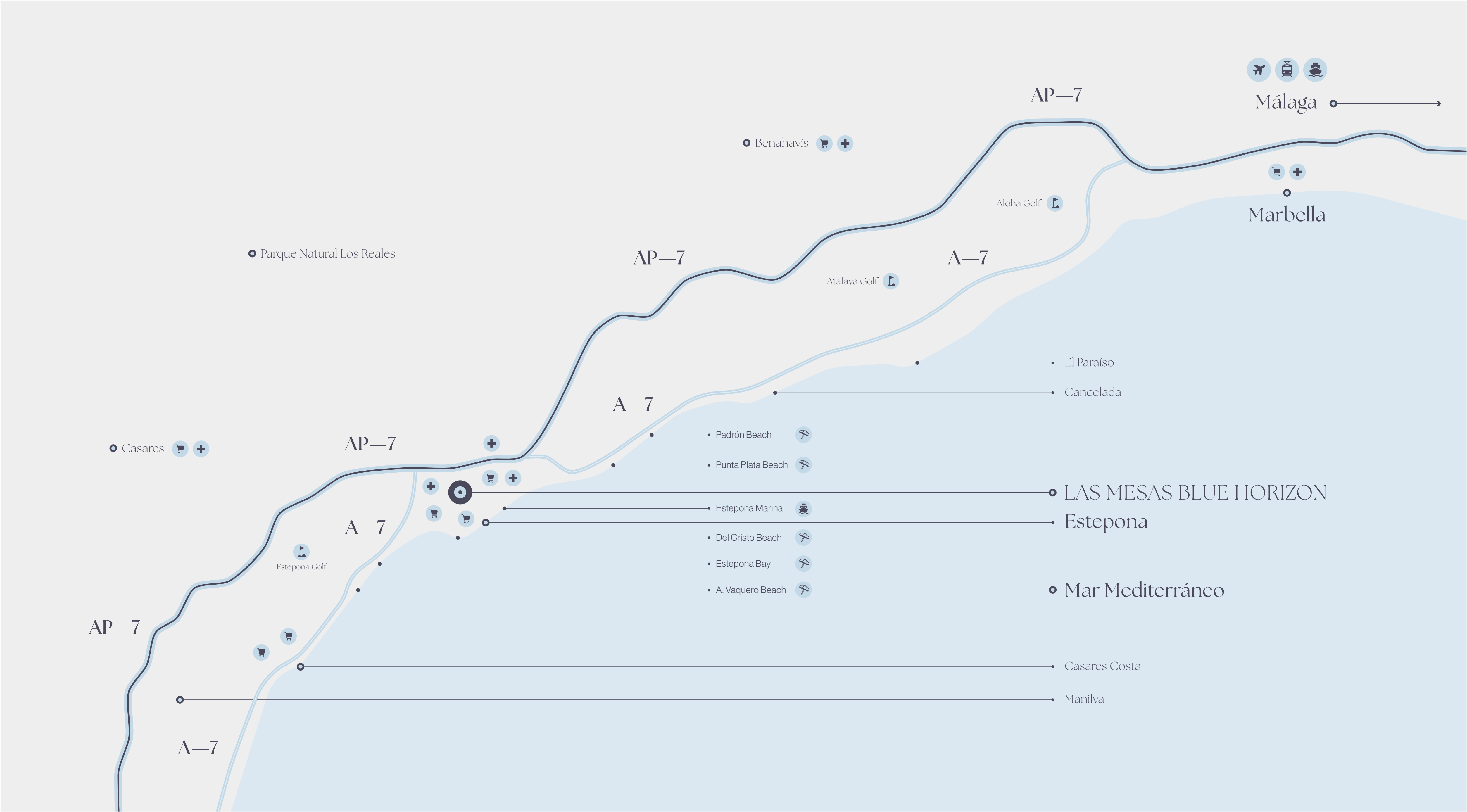
Las Mesas Blue Horizon está diseñado por **Mónaco Arquitectos**, estudio de arquitectura contemporánea fundado y dirigido por **Jesús M. Saco de Larriva** y **Tomás J. Rubio Campos**. Se caracteriza por conformar un espacio creativo multidisciplinar desde el que proyectan su propia visión de la arquitectura actual, articulada alrededor de cuatro principios fundamentales: accesibilidad, sostenibilidad, diseño contemporáneo y funcionalidad.



The perfect place, couldn't be better

Las Mesas Blue Horizon is located in one of the most distinguished residential areas of Estepona, in the heart of the Costa del Sol. Perfectly connected with the A-7, AP-7 and just 5 minutes from La Rada Beach, among other. An area with all kinds of services: health centers, supermarkets, shopping centers, etc, and only 45 minutes from Malaga Airport.

Las Mesas Blue Horizon se ubica en uno de los lugares residenciales más distinguidos de Estepona, en pleno corazón de la Costa del Sol, perfectamente comunicado con la Autovía del Mediterráneo A-7, Autopista AP-7 y a sólo 5 min. de las emblemáticas Playa de la Rada y Playa Beach. Una zona exclusiva con maravillosas vistas panorámicas, excelentes dotaciones y magníficas comunicaciones terrestres que conducen rápidamente hasta Málaga, desde donde establecer puente aéreo con cualquier destino europeo.





Choose the home you need

Las Mesas Blue Horizon presents homes of 2 and 3 bedrooms, 2 bathrooms, with large rooms and large terraces up to 85 m² with wonderful panoramic views. Each home offers complete equipment with a fitted kitchen, air conditioning, heating and exterior double glazing system, among others, that meets the needs of the most demanding client. The ground floor homes have a garden and private pool, and the penthouses have a solarium and swimming pool on the roof. In addition, a luxury residential area includes integrates landscaped recreational areas with a community pool, gym, spa, coworking, cinema, parking and storage room.

- ✓ Panoramic Sea Views
- ✓ Private Terraces
- ✓ Garden + Solarium
- ✓ Large Rooms
- ✓ 3 Bedrooms
- ✓ 2 Bathrooms
- ✓ Swimming Pools + Gym + Spa
- ✓ Coworking + Cinema
- ✓ Parking + Storage Room

Las Mesas Blue Horizon presenta viviendas de 2 y 3 dormitorios, 2 baños, amplias estancias y grandes terrazas de hasta 85 m2 con maravillosas vistas panorámicas. Cada vivienda ofrece un completo equipamiento con cocina amueblada, aire acondicionado, calefacción y sistema de doble acristalamiento exterior, entre otros, capaz de satisfacer las necesidades del cliente más exigente. Las viviendas situadas en planta baja disponen de jardín y piscina privada, y las situadas en el ático de solárium y piscina privada en cubierta. El complejo residencial incorpora zonas ajardinadas, piscina comunitaria, gimnasio, spa, coworking, sala de cine, además de plazas de garaje y trasteros en plantas sótano.





















General Plan

Common Areas

Common Areas › m²

Swimming Pool › 77,65 m²

Garden › 67,60 m²

Paved Area › 667,80 m²

Changing Room › 4,35 m²

Chemical Store › 2,25 m²

Installations › 1,80 m²

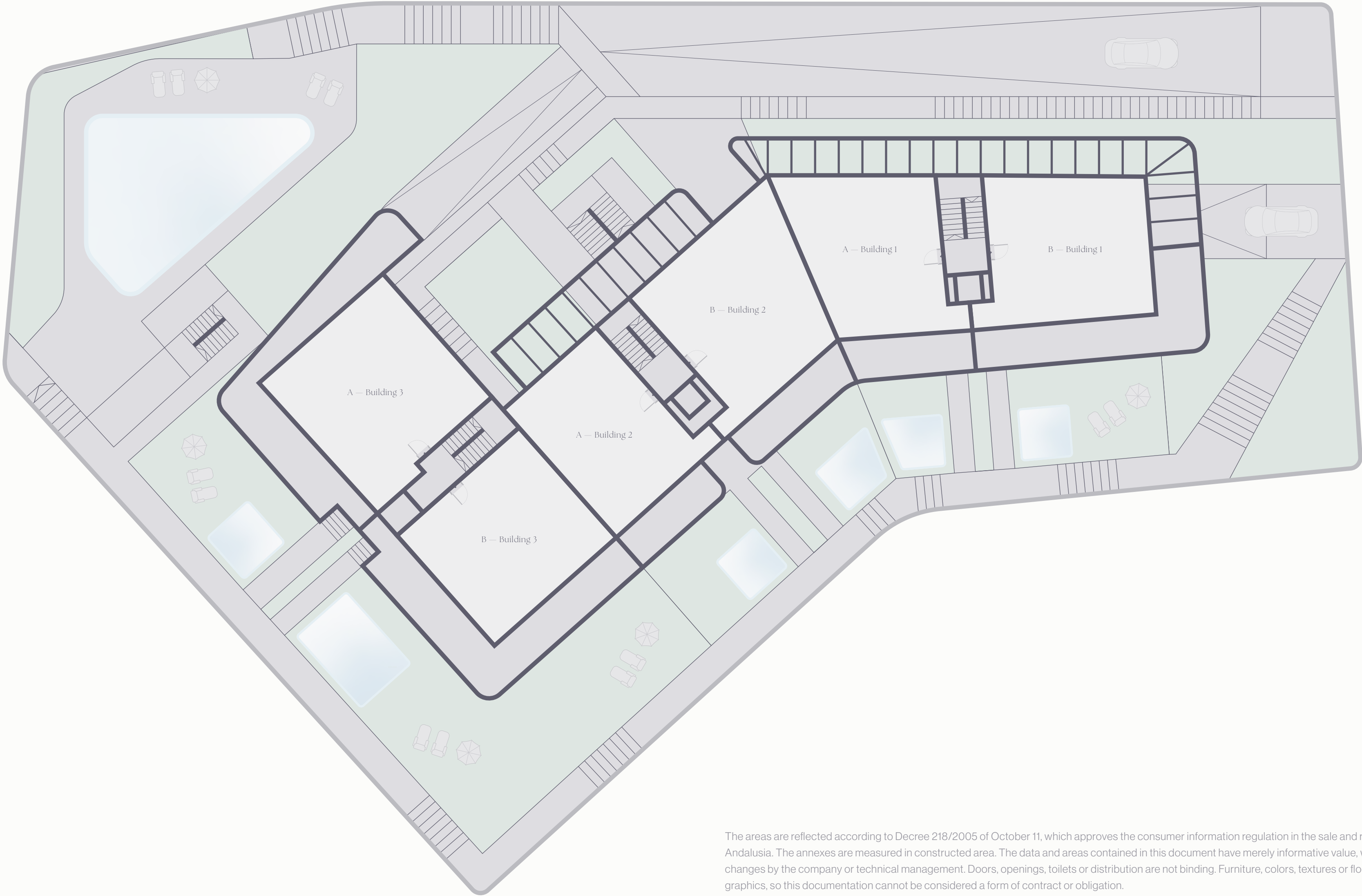
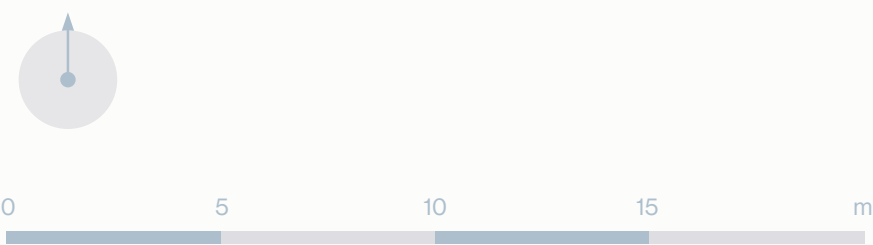
Total Areas › m²

Common Areas › 794,40 m²

Basement 1 › 814,30 m²

Basement 2 › 834,00 m²

Basement 3 › 760,30 m²



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Basement 1

Common & Parking Areas

Common Areas › m²

- Cinema › 15,40 m²
- Coworking › 33,90 m²
- Gym › 31,40 m²
- Spa › 46,90 m²

Parking Areas › m²

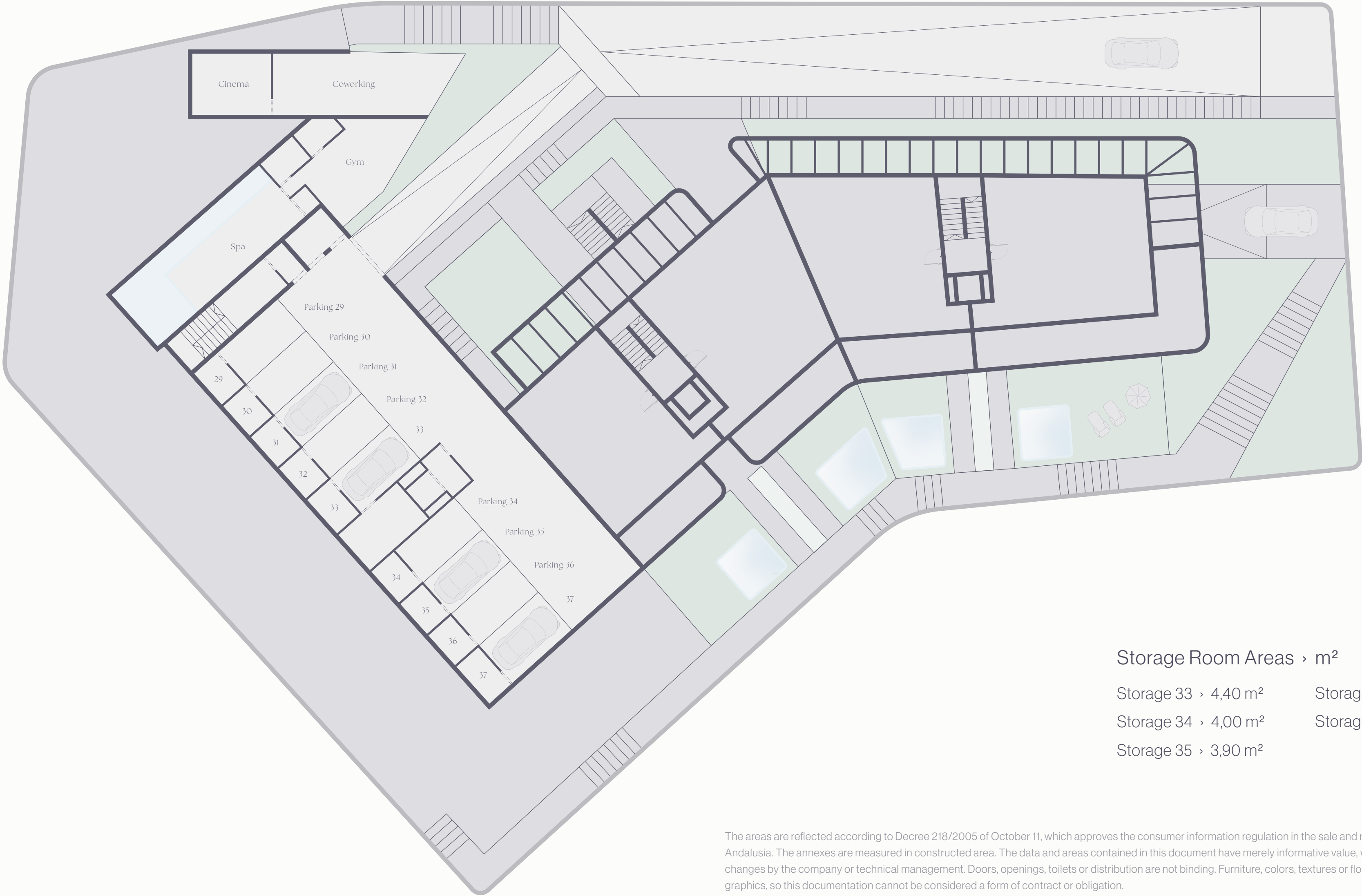
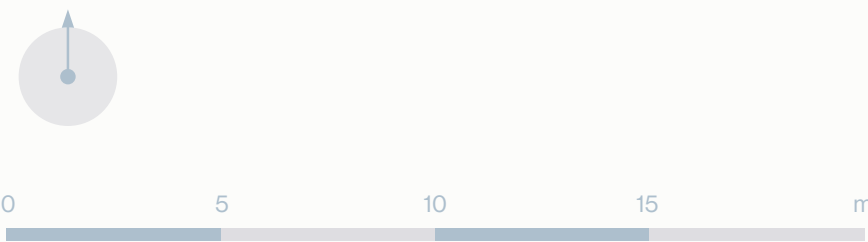
- Parking 29 › 10,80 m²
- Parking 30 › 10,80 m²
- Parking 31 › 10,80 m²
- Parking 32 › 10,80 m²
- Parking 33 › 11,70 m²
- Parking 34 › 10,80 m²
- Parking 35 › 10,80 m²
- Parking 36 › 10,80 m²
- Parking 37 › 12,30 m²

Storage Room Areas › m²

- | | |
|----------------------|----------------------|
| Storage 29 › 4,00 m² | Storage 31 › 4,00 m² |
| Storage 30 › 3,90 m² | Storage 32 › 3,90 m² |

Storage Room Areas › m²

- | | |
|----------------------|----------------------|
| Storage 33 › 4,40 m² | Storage 36 › 3,90 m² |
| Storage 34 › 4,00 m² | Storage 37 › 4,60 m² |
| Storage 35 › 3,90 m² | |



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Basement 2

Parking & Storage Areas

Parking Areas › m²

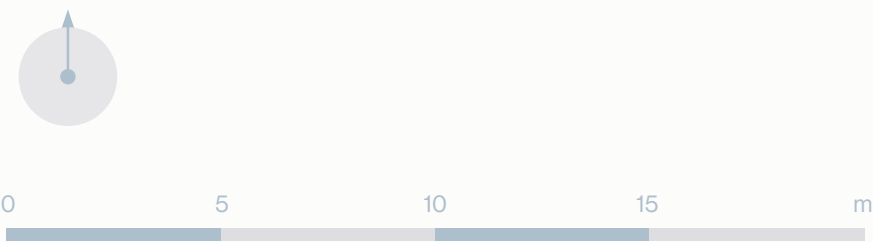
- Parking 15 › 10,80 m²
- Parking 16 › 10,80 m²
- Parking 17 › 10,80 m²
- Parking 18 › 10,80 m²
- Parking 19 › 11,70 m²
- Parking 20 › 10,80 m²
- Parking 21 › 10,80 m²
- Parking 22 › 10,80 m²
- Parking 23 › 12,30 m²
- Parking 24 › 11,00 m²
- Parking 25 › 11,00 m²
- Parking 26 › 11,00 m²
- Parking 27 › 11,00 m²
- Parking 28 › 17,30 m²

Storage Room Areas › m²

- | | |
|----------------------|----------------------|
| Storage 15 › 4,00 m² | Storage 18 › 3,90 m² |
| Storage 16 › 3,90 m² | Storage 19 › 4,40 m² |
| Storage 17 › 3,90 m² | Storage 20 › 4,00 m² |

Storage Room Areas › m²

- | | |
|----------------------|----------------------|
| Storage 21 › 3,90 m² | Storage 25 › 3,40 m² |
| Storage 22 › 3,90 m² | Storage 26 › 5,20 m² |
| Storage 23 › 4,60 m² | Storage 27 › 6,90 m² |
| Storage 24 › 3,70 m² | Storage 28 › 4,10 m² |



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Basement 3

Parking & Storage Areas

Parking Areas › m²

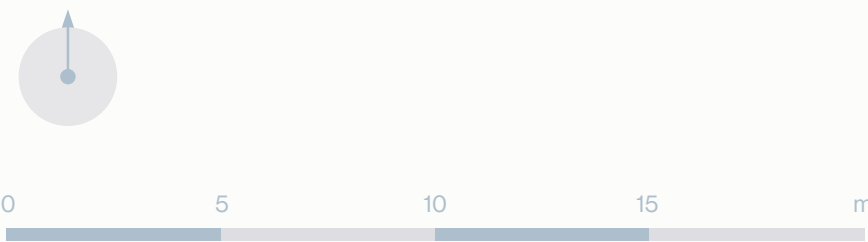
- Parking 01 › 10,80 m²
- Parking 02 › 10,80 m²
- Parking 03 › 10,80 m²
- Parking 04 › 10,80 m²
- Parking 05 › 11,70 m²
- Parking 06 › 10,80 m²
- Parking 07 › 10,80 m²
- Parking 08 › 10,80 m²
- Parking 09 › 12,30 m²
- Parking 10 › 11,00 m²
- Parking 11 › 11,00 m²
- Parking 12 › 11,00 m²
- Parking 13 › 11,00 m²
- Parking 14 › 17,30 m²

Storage Room Areas › m²

- | | |
|----------------------|----------------------|
| Storage 01 › 4,00 m² | Storage 04 › 3,90 m² |
| Storage 02 › 3,90 m² | Storage 05 › 4,40 m² |
| Storage 03 › 3,90 m² | Storage 06 › 4,00 m² |

Storage Room Areas › m²

- | | |
|----------------------|----------------------|
| Storage 07 › 3,90 m² | Storage 11 › 3,40 m² |
| Storage 08 › 3,90 m² | Storage 12 › 5,20 m² |
| Storage 09 › 4,60 m² | Storage 13 › 6,90 m² |
| Storage 10 › 3,70 m² | Storage 14 › 4,10 m² |



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Ground Floor

House A — Building 1

Living Areas › m²

Living · Kitchen › 36,85 m²

Bedroom 1 › 13,90 m²

Bedroom 2 › 11,00 m²

Bathroom 1 › 3,60 m²

Bathroom 2 › 3,00 m²

Laundry › 2,20 m²

Terraces › [1] 10,30 m² + [2] 17,85 m²

Garden › 30,75 m²

Total Areas › m²

Living Area › 70,55 m²

Built Area › 76,25 m²

Living Area + Exterior › 129,45 m²

Built Area + Exterior › 101,40 m²

Real Decreto › 218/2005

Living Area · R.D. 218/2005 › 77,62 m²

Built Area · R.D. 218/2005 › 86,01 m²



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First Floor

House 1A — Building 1

Living Areas › m²

Living · Kitchen › 36,85 m²

Bedroom 1 › 13,90 m²

Bedroom 2 › 11,00 m²

Bathroom 1 › 3,60 m²

Bathroom 2 › 3,00 m²

Laundry › 2,20 m²

Terrace › 18,20 m²

Total Areas › m²

Living Area › 70,55 m²

Built Area › 76,25 m²

Living Area + Exterior › 88,75 m²

Built Area + Exterior › 94,45 m²

Real Decreto › 218/2005

Living Area · R.D. 218/2005 › 77,62 m²

Built Area · R.D. 218/2005 › 86,01 m²



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Second Floor

House 2 A — Building 1

Living Areas › m²

Living · Kitchen › 36,85 m²

Bedroom 1 › 13,90 m²

Bedroom 2 › 11,00 m²

Bathroom 1 › 3,60 m²

Bathroom 2 › 3,00 m²

Laundry › 2,20 m²

Terrace › 18,30 m²

Total Areas › m²

Living Area › 70,55 m²

Built Area › 76,25 m²

Living Area + Exterior › 88,85 m²

Built Area + Exterior › 94,54 m²

Real Decreto › 218/2005

Living Area · R.D. 218/2005 › 77,62 m²

Built Area · R.D. 218/2005 › 86,01 m²



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Third Floor

House 3 A — Building 1

Living Areas › m²

Living · Kitchen › 36,85 m²

Bedroom 1 › 13,90 m²

Bedroom 2 › 11,00 m²

Bathroom 1 › 3,60 m²

Bathroom 2 › 3,00 m²

Laundry › 2,20 m²

Terrace › 18,25 m²

Total Areas › m²

Living Area › 70,55 m²

Built Area › 76,25 m²

Living Area + Exterior › 88,85 m²

Built Area + Exterior › 94,50 m²

Real Decreto › 218/2005

Living Area · R.D. 218/2005 › 77,62 m²

Built Area · R.D. 218/2005 › 86,01 m²



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Fourth Floor

House 4 A — Building 1

Living Areas › m²

Living · Kitchen › 36,85 m²

Bedroom 1 › 13,90 m²

Bedroom 2 › 11,00 m²

Bathroom 1 › 3,60 m²

Bathroom 2 › 3,00 m²

Laundry › 2,20 m²

Terrace › 18,25 m²

Total Areas › m²

Living Area › 70,55 m²

Built Area › 76,25 m²

Living Area + Exterior › 88,80 m²

Built Area + Exterior › 94,50 m²

Real Decreto › 218/2005

Living Area · R.D. 218/2005 › 77,62 m²

Built Area · R.D. 218/2005 › 86,01 m²



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Fifth Floor

Penthouse 5 A — Building 1

Living Areas › m²

Living · Kitchen › 27,60 m²

Bedroom 1 › 13,05 m²

Bedroom 2 › 11,05 m²

Bathroom 1 › 3,45 m²

Bathroom 2 › 3,15 m²

Laundry › 1,65 m²

Terrace › 22,10 m²

Solarium › 59,70 m²

Total Areas › m²

Living Area › 59,95 m²

Built Area › 66,50 m²

Living Area + Exterior › 141,75 m²

Built Area + Exterior › 88,55 m²

Real Decreto › 218/2005

Living Area · R.D. 218/2005 › 65,91 m²

Built Area · R.D. 218/2005 › 74,98 m²



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Sixth Floor

Penthouse 5 A — Building 1

Living Areas › m²

Living · Kitchen › 27,60 m²

Bedroom 1 › 13,05 m²

Bedroom 2 › 11,05 m²

Bathroom 1 › 3,45 m²

Bathroom 2 › 3,15 m²

Laundry › 1,65 m²

Terrace › 22,10 m²

Solarium › 59,70 m²

Total Areas › m²

Living Area › 59,95 m²

Built Area › 66,50 m²

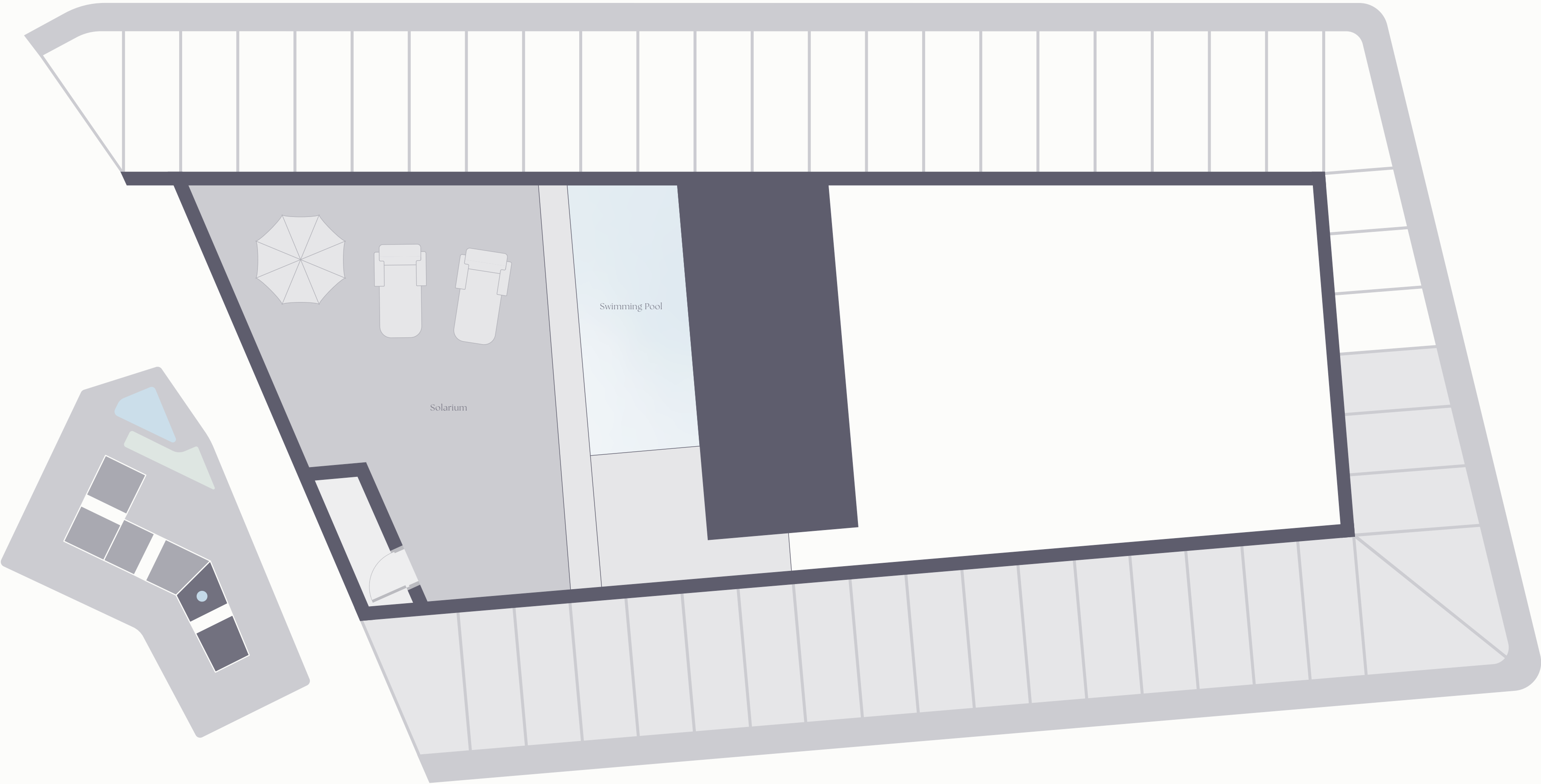
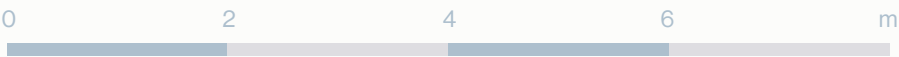
Living Area + Exterior › 141,75 m²

Built Area + Exterior › 88,55 m²

Real Decreto › 218/2005

Living Area · R.D. 218/2005 › 65,91 m²

Built Area · R.D. 218/2005 › 74,98 m²



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Ground Floor

House B — Building 1

Living Areas › m²

Living · Kitchen › 41,30 m²

Bedroom 1 › 12,30 m²

Bedroom 2 › 10,10 m²

Bathroom 1 › 3,60 m²

Bathroom 2 › 3,15 m²

Laundry › 2,20 m²

Terrace › 43,40 m²

Garden › 59,30 m²

Total Areas › m²

Living Area › 72,65 m²

Built Area › 79,55 m²

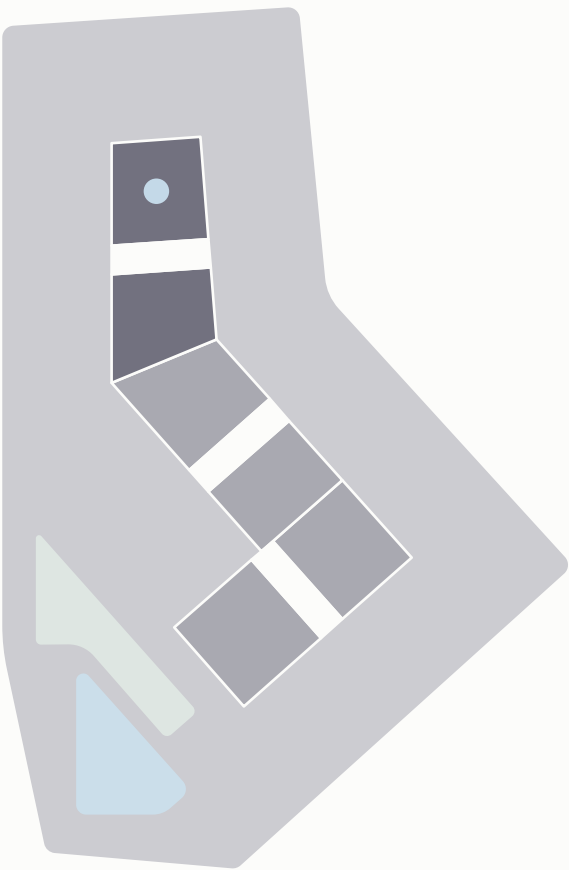
Living Area + Exterior › 175,35 m²

Built Area + Exterior › 122,90 m²

Real Decreto › 218/2005

Living Area · R.D. 218/2005 › 79,92 m²

Built Area · R.D. 218/2005 › 89,70 m²



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First Floor

House 1B — Building 1

Living Areas › m²

Living · Kitchen › 41,30 m²

Bedroom 1 › 12,30 m²

Bedroom 2 › 10,10 m²

Bathroom 1 › 3,60 m²

Bathroom 2 › 3,15 m²

Laundry › 2,20 m²

Terrace › 35,20 m²

Total Areas › m²

Living Area › 72,65 m²

Built Area › 79,55 m²

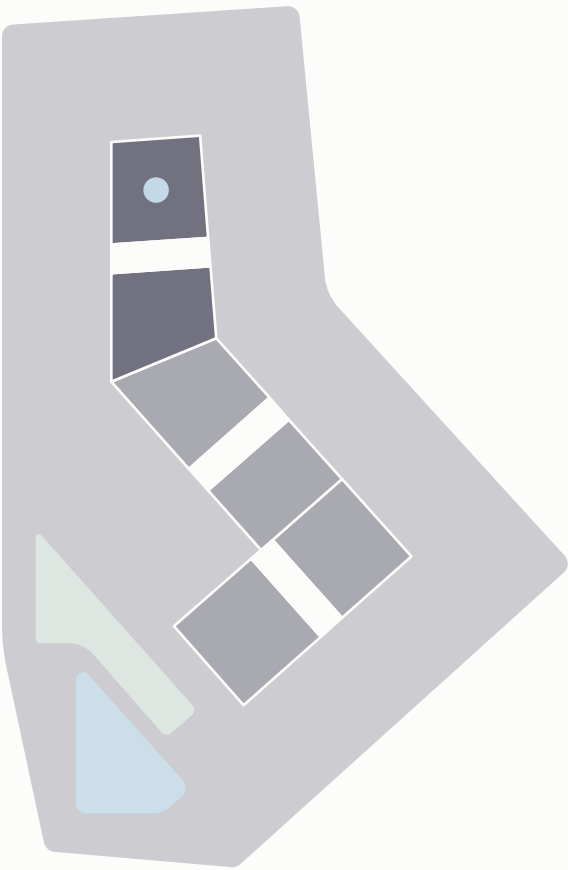
Living Area + Exterior › 107,85 m²

Built Area + Exterior › 114,75 m²

Real Decreto › 218/2005

Living Area · R.D. 218/2005 › 79,92 m²

Built Area · R.D. 218/2005 › 89,70 m²



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Second Floor

House 2B — Building 1

Living Areas › m²

Living · Kitchen › 41,30 m²

Bedroom 1 › 12,30 m²

Bedroom 2 › 10,10 m²

Bathroom 1 › 3,60 m²

Bathroom 2 › 3,15 m²

Laundry › 2,20 m²

Terrace › 45,50 m²

Total Areas › m²

Living Area › 72,65 m²

Built Area › 79,55 m²

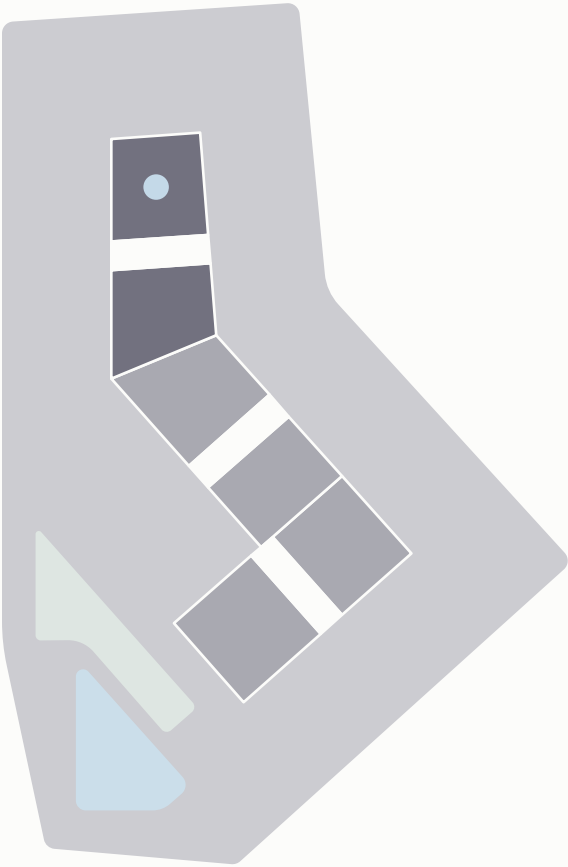
Living Area + Exterior › 118,15 m²

Built Area + Exterior › 125,00 m²

Real Decreto › 218/2005

Living Area · R.D. 218/2005 › 79,92 m²

Built Area · R.D. 218/2005 › 89,70 m²



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Third Floor

House 3 B — Building 1

Living Areas › m²

Living · Kitchen › 41,30 m²

Bedroom 1 › 12,30 m²

Bedroom 2 › 10,10 m²

Bathroom 1 › 3,60 m²

Bathroom 2 › 3,15 m²

Laundry › 2,20 m²

Terrace › 43,15 m²

Total Areas › m²

Living Area › 72,65 m²

Built Area › 79,55 m²

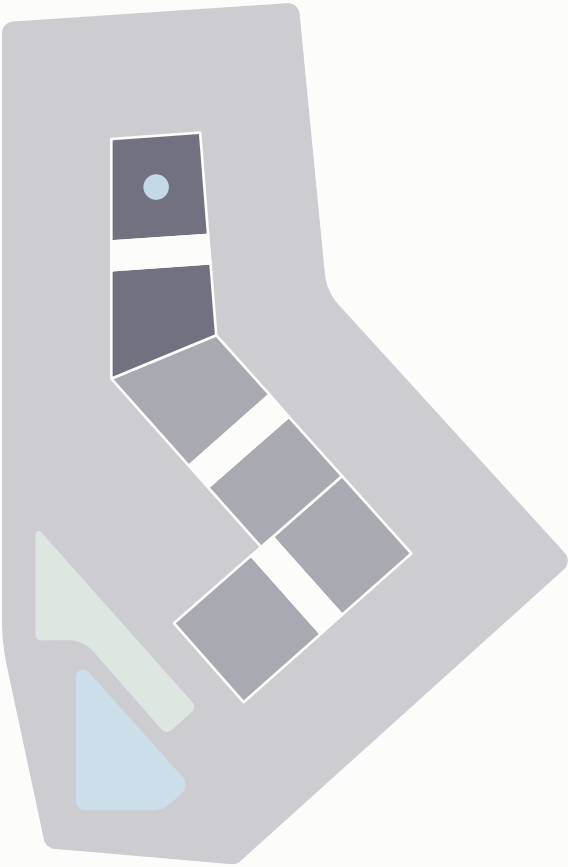
Living Area + Exterior › 118,15 m²

Built Area + Exterior › 122,70 m²

Real Decreto › 218/2005

Living Area · R.D. 218/2005 › 79,92 m²

Built Area · R.D. 218/2005 › 89,70 m²



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Fourth Floor

House 4 B — Building 1

Living Areas › m²

Living · Kitchen › 41,30 m²

Bedroom 1 › 12,30 m²

Bedroom 2 › 10,10 m²

Bathroom 1 › 3,60 m²

Bathroom 2 › 3,15 m²

Laundry › 2,20 m²

Terrace › 29,00 m²

Total Areas › m²

Living Area › 72,65 m²

Built Area › 79,55 m²

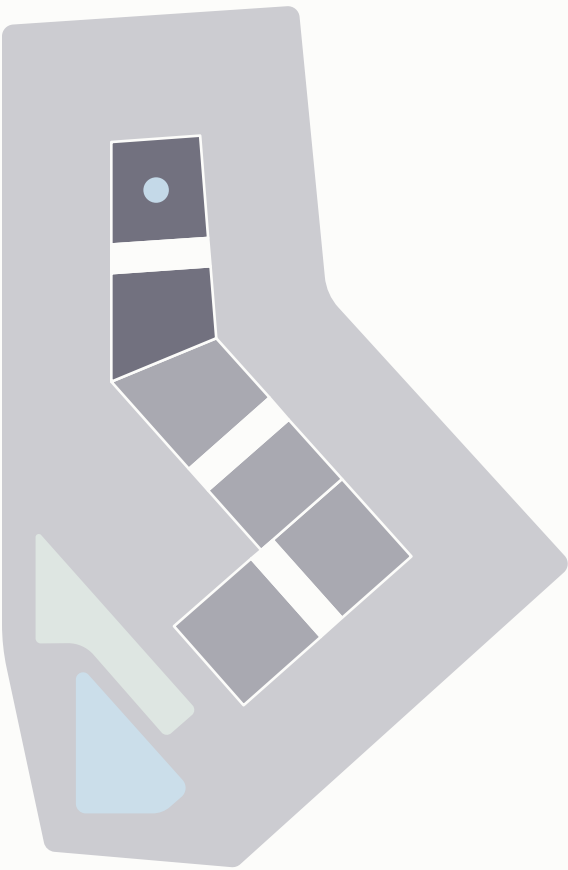
Living Area + Exterior › 101,65 m²

Built Area + Exterior › 108,55 m²

Real Decreto › 218/2005

Living Area · R.D. 218/2005 › 79,92 m²

Built Area · R.D. 218/2005 › 89,70 m²



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Fifth Floor

Penthouse 5 B — Building 1

Living Areas › m²

Living · Kitchen › 30,20 m²

Bedroom 1 › 13,80 m²

Bedroom 2 › 8,00 m²

Bathroom 1 › 3,10 m²

Bathroom 2 › 3,25 m²

Laundry › 1,65 m²

Terrace › 50,40 m²

Solarium › 60,40 m²

Total Areas › m²

Living Area › 60,00 m²

Built Area › 68,01 m²

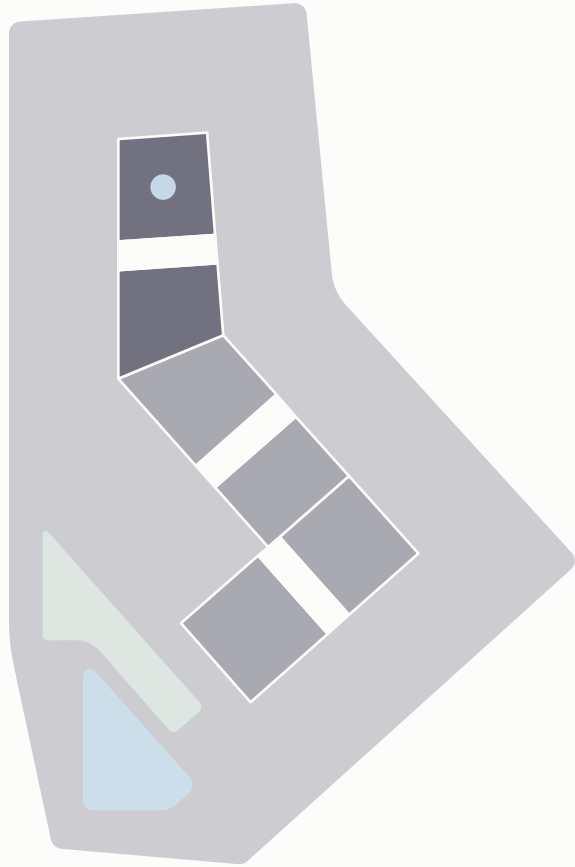
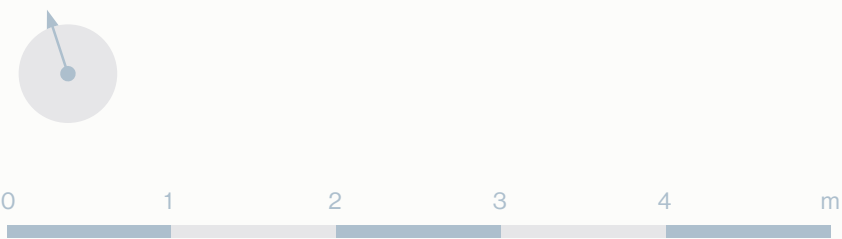
Living Area + Exterior › 170,75 m²

Built Area + Exterior › 118,40 m²

Real Decreto › 218/2005

Living Area · R.D. 218/2005 › 65,95 m²

Built Area · R.D. 218/2005 › 76,71 m²



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Sixth Floor

Penthouse 5 B — Building 1

Living Areas › m²

Living · Kitchen › 30,20 m²

Bedroom 1 › 13,80 m²

Bedroom 2 › 8,00 m²

Bathroom 1 › 3,10 m²

Bathroom 2 › 3,25 m²

Laundry › 1,65 m²

Terrace › 50,40 m²

Solarium › 60,40 m²

Total Areas › m²

Living Area › 60,00 m²

Built Area › 68,01 m²

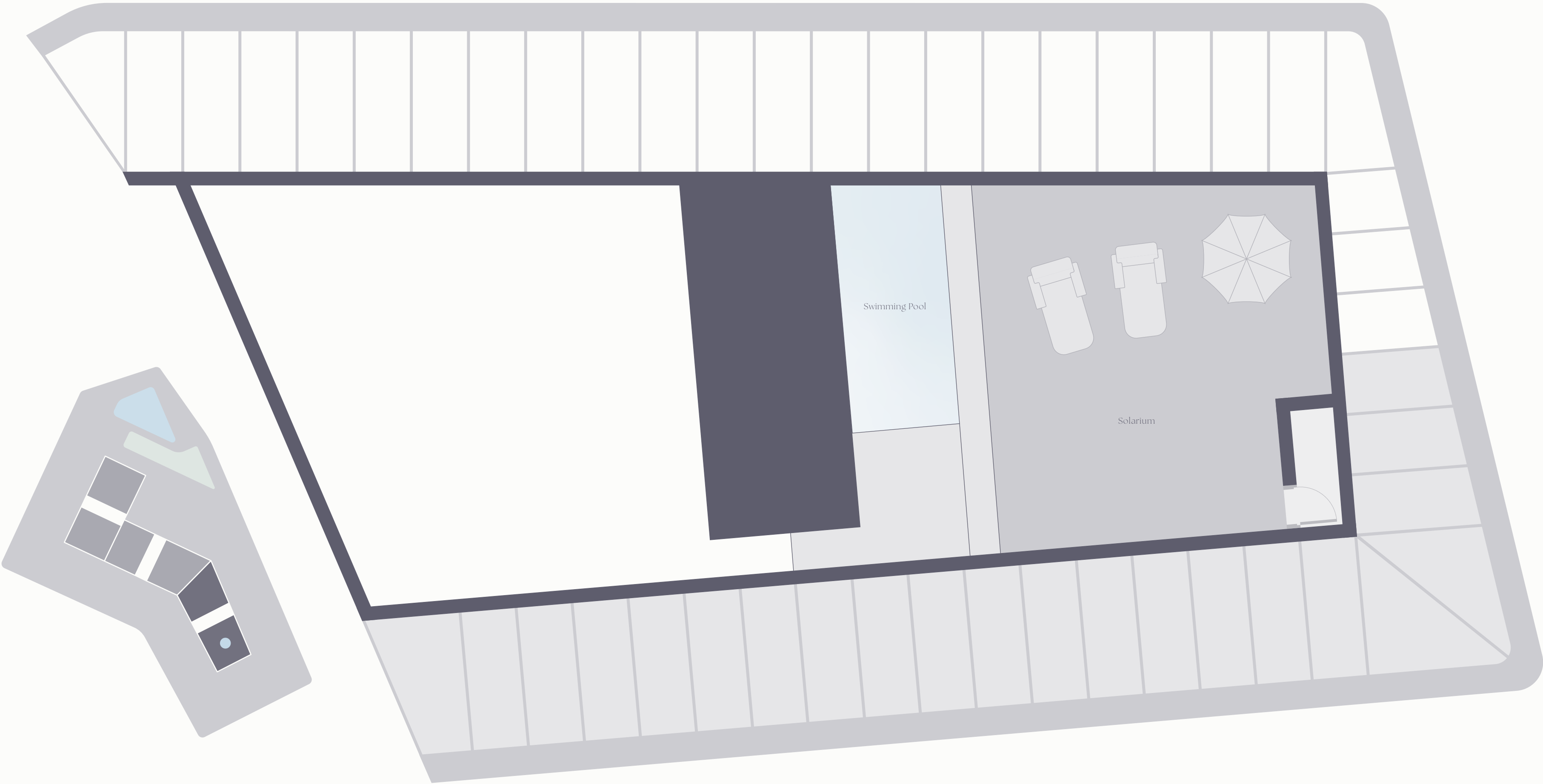
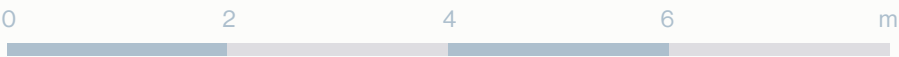
Living Area + Exterior › 170,75 m²

Built Area + Exterior › 118,40 m²

Real Decreto › 218/2005

Living Area · R.D. 218/2005 › 65,95 m²

Built Area · R.D. 218/2005 › 76,71 m²



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Ground Floor

House A — Building 2

Living Areas › m²

Living · Kitchen › 34,35 m²

Bedroom 1 › 12,05 m²

Bedroom 2 › 10,00 m²

Bathroom 1 › 3,60 m²

Bathroom 2 › 3,30 m²

Laundry › 2,40 m²

Terraces › [1] 5,25 m² + [2] 20,60 m²

Gardens › [1] 41,80 m² + [2] 48,00 m²

Total Areas › m²

Living Area › 65,70 m²

Built Area › 70,95 m²

Living Area + Exterior › 181,35 m²

Built Area + Exterior › 96,75 m²

Real Decreto › 218/2005

Living Area · R.D. 218/2005 › 72,22 m²

Built Area · R.D. 218/2005 › 80,00 m²



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First Floor

House 1A — Building 2

Living Areas › m²

Living · Kitchen › 34,35 m²

Bedroom 1 › 12,05 m²

Bedroom 2 › 10,00 m²

Bathroom 1 › 3,60 m²

Bathroom 2 › 3,30 m²

Laundry › 2,40 m²

Terrace › 18,00 m²

Total Areas › m²

Living Area › 65,70 m²

Built Area › 70,95 m²

Living Area + Exterior › 83,60 m²

Built Area + Exterior › 88,90 m²

Real Decreto › 218/2005

Living Area · R.D. 218/2005 › 72,22 m²

Built Area · R.D. 218/2005 › 80,00 m²



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Second Floor

House 2 A — Building 2

Living Areas › m²

Living · Kitchen › 34,35 m²

Bedroom 1 › 12,05 m²

Bedroom 2 › 10,00 m²

Bathroom 1 › 3,60 m²

Bathroom 2 › 3,30 m²

Laundry › 2,40 m²

Terrace › 18,15 m²

Total Areas › m²

Living Area › 65,70 m²

Built Area › 70,95 m²

Living Area + Exterior › 83,75 m²

Built Area + Exterior › 89,10 m²

Real Decreto › 218/2005

Living Area · R.D. 218/2005 › 72,22 m²

Built Area · R.D. 218/2005 › 80,00 m²



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Third Floor

House 3 A — Building 2

Living Areas › m²

Living · Kitchen › 34,35 m²

Bedroom 1 › 12,05 m²

Bedroom 2 › 10,00 m²

Bathroom 1 › 3,60 m²

Bathroom 2 › 3,30 m²

Laundry › 2,40 m²

Terrace › 21,70 m²

Total Areas › m²

Living Area › 65,70 m²

Built Area › 70,95 m²

Living Area + Exterior › 87,30 m²

Built Area + Exterior › 92,60 m²

Real Decreto › 218/2005

Living Area · R.D. 218/2005 › 72,22 m²

Built Area · R.D. 218/2005 › 80,00 m²



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Fourth Floor

House 4 A — Building 2

Living Areas › m²

Living · Kitchen › 34,35 m²

Bedroom 1 › 12,05 m²

Bedroom 2 › 10,00 m²

Bathroom 1 › 3,60 m²

Bathroom 2 › 3,30 m²

Laundry › 2,40 m²

Terrace › 21,80 m²

Total Areas › m²

Living Area › 65,70 m²

Built Area › 70,95 m²

Living Area + Exterior › 87,40 m²

Built Area + Exterior › 92,70 m²

Real Decreto › 218/2005

Living Area · R.D. 218/2005 › 72,22 m²

Built Area · R.D. 218/2005 › 80,00 m²



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Fifth Floor

Penthouse 5 A — Building 2

Living Areas › m²

Living · Kitchen › 30,60 m²

Bedroom 1 › 12,05 m²

Bedroom 2 › 10,00 m²

Bathroom 1 › 3,55 m²

Bathroom 2 › 3,30 m²

Laundry › 1,30 m²

Terrace › 21,40 m²

Solarium › 60,50 m²

Total Areas › m²

Living Area › 60,80 m²

Built Area › 66,10 m²

Living Area + Exterior › 142,70 m²

Built Area + Exterior › 87,50 m²

Real Decreto › 218/2005

Living Area · R.D. 218/2005 › 66,86 m²

Built Area · R.D. 218/2005 › 74,54 m²



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Sixth Floor

Penthouse 5 A — Building 2

Living Areas › m²

Living · Kitchen › 30,60 m²

Bedroom 1 › 12,05 m²

Bedroom 2 › 10,00 m²

Bathroom 1 › 3,55 m²

Bathroom 2 › 3,30 m²

Laundry › 1,30 m²

Terrace › 21,40 m²

Solarium › 60,50 m²

Total Areas › m²

Living Area › 60,80 m²

Built Area › 66,10 m²

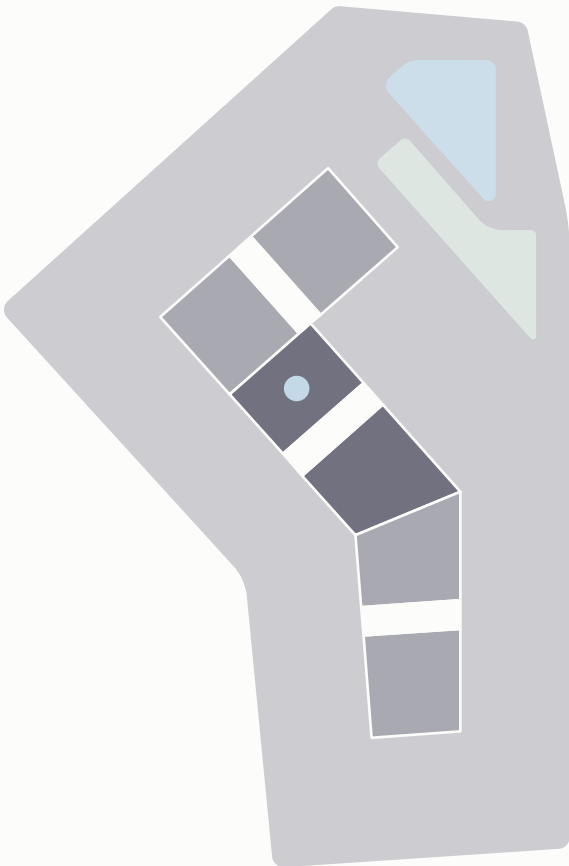
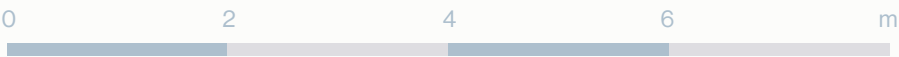
Living Area + Exterior › 142,70 m²

Built Area + Exterior › 87,50 m²

Real Decreto › 218/2005

Living Area · R.D. 218/2005 › 66,86 m²

Built Area · R.D. 218/2005 › 74,54 m²



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Ground Floor

House B — Building 2

Living Areas › m²

Living · Kitchen › 39,40 m²

Bedroom 1 › 13,90 m²

Bedroom 2 › 10,00 m²

Bedroom 3 › 10,00 m²

Bathroom 1 › 3,60 m²

Bathroom 2 › 3,00 m²

Laundry › 2,40 m²

Terraces › [1] 19,55 m² + [2] 18,95 m²

Gardens › [1] 15,25 m² + [2] 39,20 m²

Total Areas › m²

Living Area › 82,30 m²

Built Area › 87,90 m²

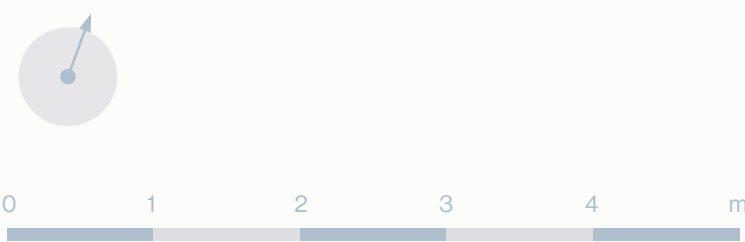
Living Area + Exterior › 175,25 m²

Built Area + Exterior › 126,40 m²

Real Decreto › 218/2005

Living Area · R.D. 218/2005 › 89,90 m²

Built Area · R.D. 218/2005 › 99,12 m²



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First Floor

House 1B — Building 2

Living Areas › m²

Living · Kitchen › 39,40 m²

Bedroom 1 › 13,90 m²

Bedroom 2 › 10,00 m²

Bedroom 3 › 10,00 m²

Bathroom 1 › 3,60 m²

Bathroom 2 › 3,00 m²

Laundry › 2,40 m²

Terrace › 19,90 m²

Total Areas › m²

Living Area › 82,30 m²

Built Area › 87,90 m²

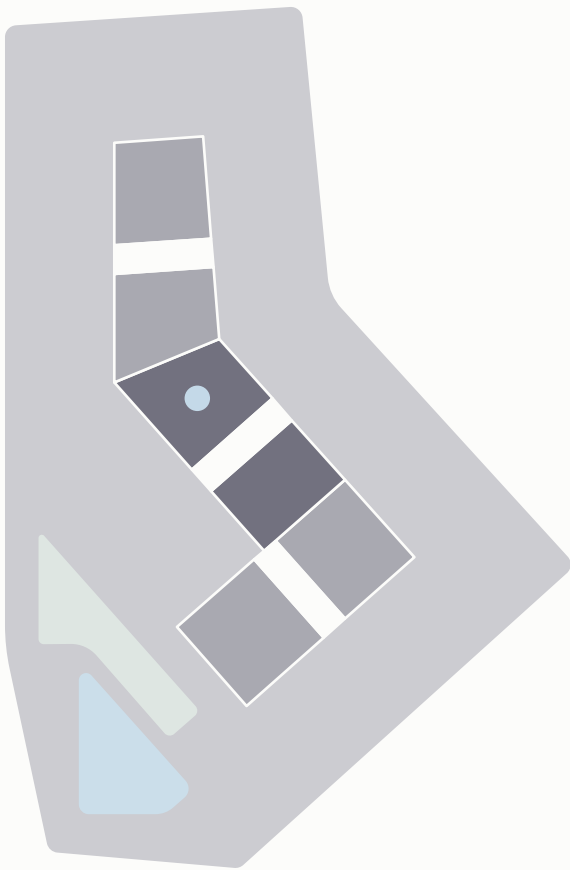
Living Area + Exterior › 101,70 m²

Built Area + Exterior › 107,80 m²

Real Decreto › 218/2005

Living Area · R.D. 218/2005 › 89,90 m²

Built Area · R.D. 218/2005 › 99,12 m²



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Second Floor

House 2B — Building 2

Living Areas › m²

Living · Kitchen › 39,40 m²

Bedroom 1 › 13,90 m²

Bedroom 2 › 10,00 m²

Bedroom 3 › 10,00 m²

Bathroom 1 › 3,60 m²

Bathroom 2 › 3,00 m²

Laundry › 2,40 m²

Terrace › 15,90 m²

Total Areas › m²

Living Area › 82,30 m²

Built Area › 87,90 m²

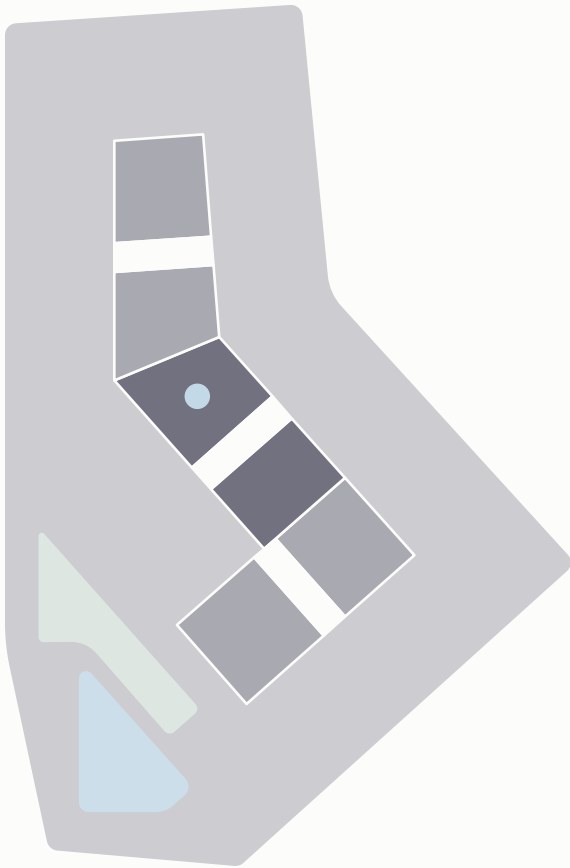
Living Area + Exterior › 97,70 m²

Built Area + Exterior › 103,75 m²

Real Decreto › 218/2005

Living Area · R.D. 218/2005 › 89,90 m²

Built Area · R.D. 218/2005 › 99,12 m²



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Third Floor

House 3 B — Building 2

Living Areas › m²

Living · Kitchen › 39,40 m²

Bedroom 1 › 13,90 m²

Bedroom 2 › 10,00 m²

Bedroom 3 › 10,00 m²

Bathroom 1 › 3,60 m²

Bathroom 2 › 3,00 m²

Laundry › 2,40 m²

Terrace › 15,75 m²

Total Areas › m²

Living Area › 82,30 m²

Built Area › 87,90 m²

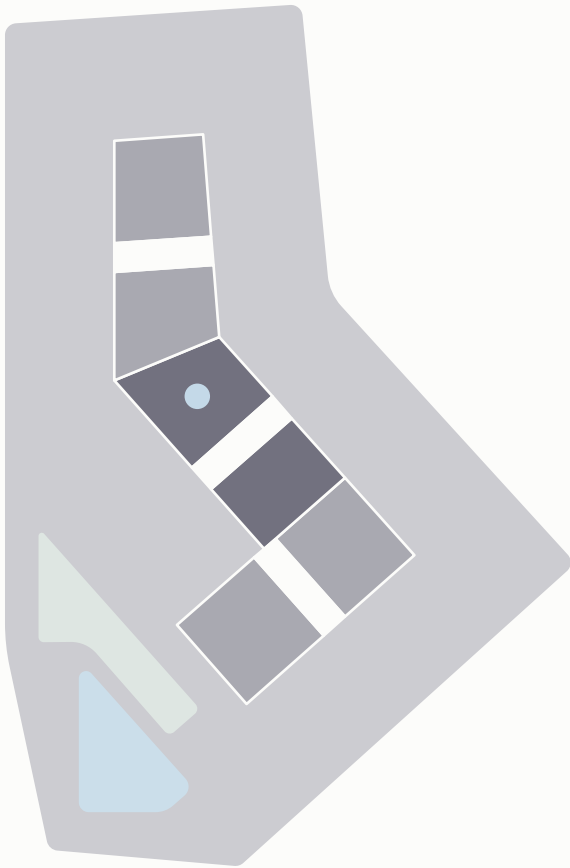
Living Area + Exterior › 97,55 m²

Built Area + Exterior › 103,60 m²

Real Decreto › 218/2005

Living Area · R.D. 218/2005 › 89,90 m²

Built Area · R.D. 218/2005 › 99,12 m²



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Fourth Floor

House 4 B — Building 2

Living Areas › m²

Living · Kitchen › 39,40 m²

Bedroom 1 › 13,90 m²

Bedroom 2 › 10,00 m²

Bedroom 3 › 10,00 m²

Bathroom 1 › 3,60 m²

Bathroom 2 › 3,00 m²

Laundry › 2,40 m²

Terrace › 19,40 m²

Total Areas › m²

Living Area › 82,30 m²

Built Area › 87,90 m²

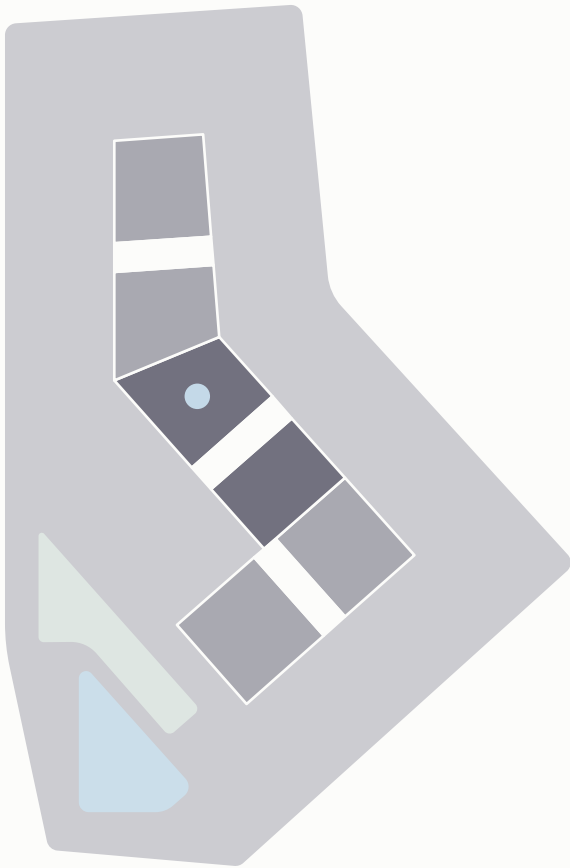
Living Area + Exterior › 101,15 m²

Built Area + Exterior › 107,30 m²

Real Decreto › 218/2005

Living Area · R.D. 218/2005 › 89,90 m²

Built Area · R.D. 218/2005 › 99,12 m²



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Fifth Floor

Penthouse 5 B — Building 2

Living Areas › m²

Living · Kitchen › 35,50 m²

Bedroom 1 › 12,90 m²

Bedroom 2 › 10,00 m²

Bedroom 3 › 10,00 m²

Bathroom 1 › 3,55 m²

Bathroom 2 › 3,30 m²

Laundry › 1,30 m²

Terrace › 20,30 m²

Solarium › 76,00 m²

Total Areas › m²

Living Area › 76,55 m²

Built Area › 84,07 m²

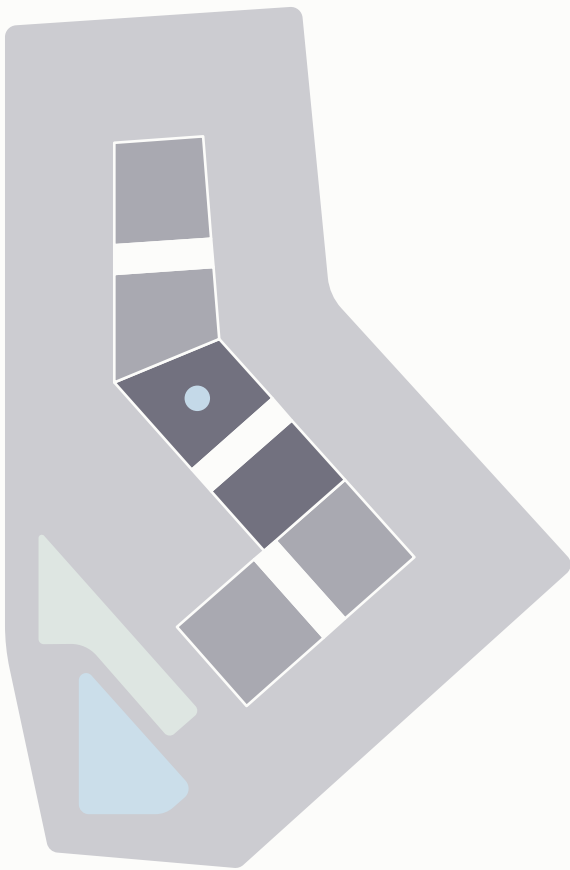
Living Area + Exterior › 172,85 m²

Built Area + Exterior › 104,35 m²

Real Decreto › 218/2005

Living Area · R.D. 218/2005 › 84,06 m²

Built Area · R.D. 218/2005 › 94,82 m²



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Sixth Floor

Penthouse 5 b — Building 2

Living Areas › m²

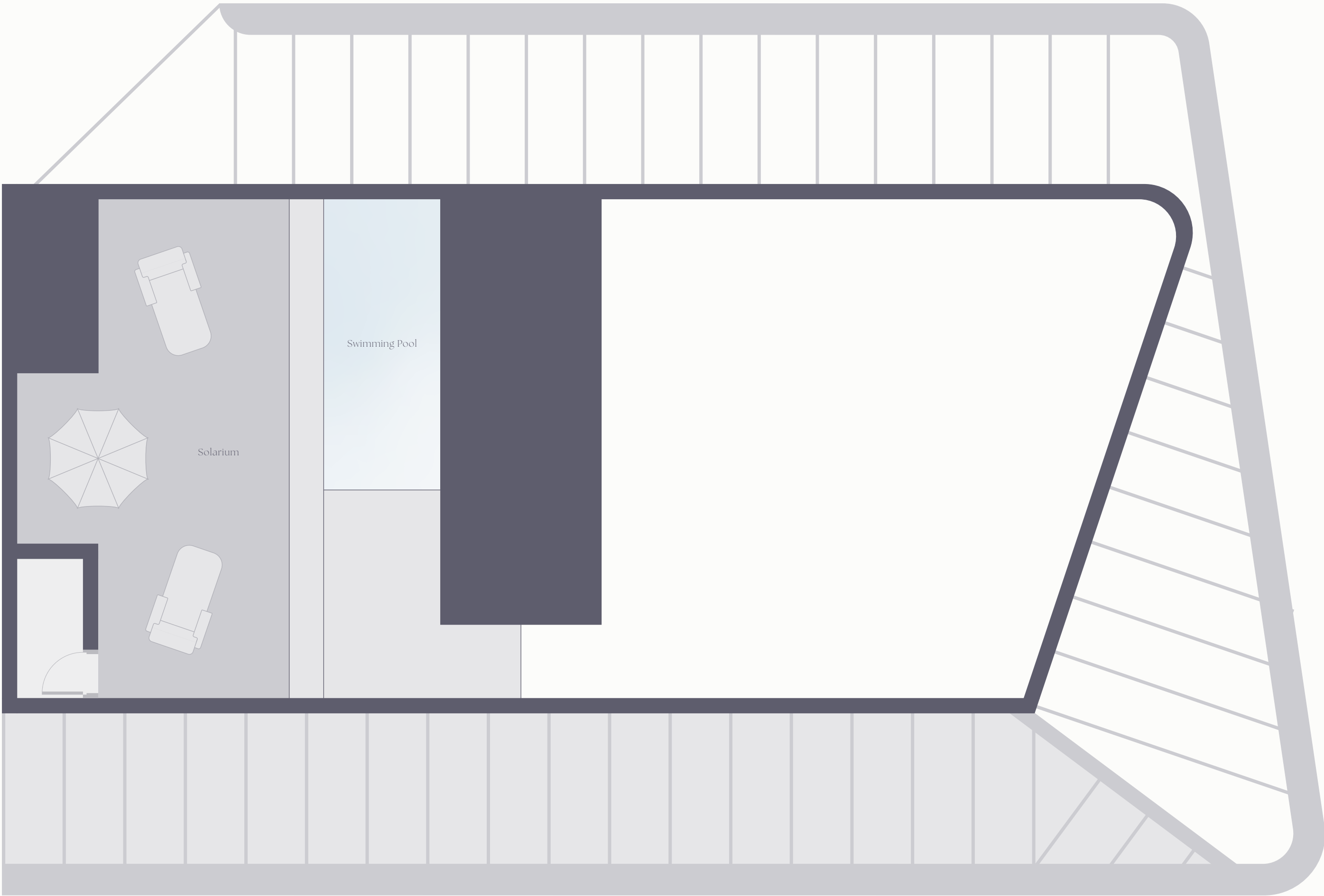
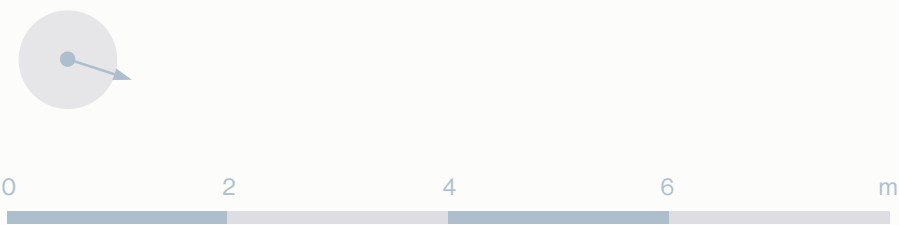
- Living · Kitchen › 35,50 m²
- Bedroom 1 › 12,90 m²
- Bedroom 2 › 10,00 m²
- Bedroom 3 › 10,00 m²
- Bathroom 1 › 3,55 m²
- Bathroom 2 › 3,30 m²
- Laundry › 1,30 m²
- Terrace › 20,30 m²
- Solarium › 76,00 m²

Total Areas › m²

- Living Area › 76,55 m²
- Built Area › 84,07 m²
- Living Area + Exterior › 172,85 m²
- Built Area + Exterior › 104,35 m²

Real Decreto › 218/2005

- Living Area · R.D. 218/2005 › 84,06 m²
- Built Area · R.D. 218/2005 › 94,82 m²



Ground Floor

House A — Building 3

Living Areas › m²

Living · Kitchen › 41,45 m²

Bedroom 1 › 11,70 m²

Bedroom 2 › 10,00 m²

Bedroom 3 › 10,00 m²

Bathroom 1 › 3,45 m²

Bathroom 2 › 3,00 m²

Laundry › 2,00 m²

Terrace › 85,75 m²

Garden › 69,10 m²

Total Areas › m²

Living Area › 81,60 m²

Built Area › 88,65 m²

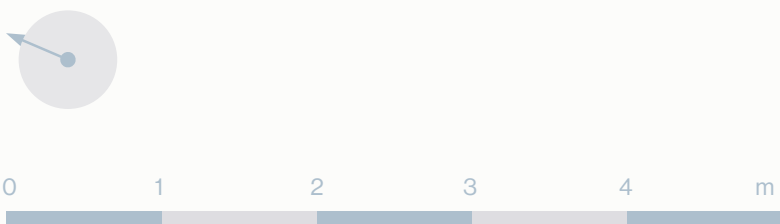
Living Area + Exterior › 236,45 m²

Built Area + Exterior › 174,40 m²

Real Decreto › 218/2005

Living Area · R.D. 218/2005 › 89,66 m²

Built Area · R.D. 218/2005 › 100,00 m²



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First Floor

House 1A — Building 3

Living Areas › m²

Living · Kitchen › 41,45 m²

Bedroom 1 › 11,70 m²

Bedroom 2 › 10,00 m²

Bedroom 3 › 10,00 m²

Bathroom 1 › 3,45 m²

Bathroom 2 › 3,00 m²

Laundry › 2,00 m²

Terrace › 56,65 m²

Total Areas › m²

Living Area › 81,60 m²

Built Area › 88,65 m²

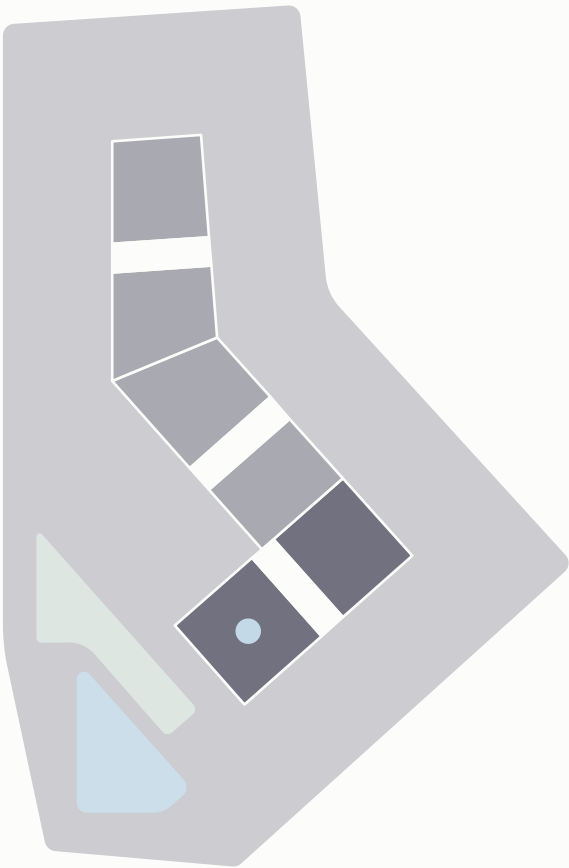
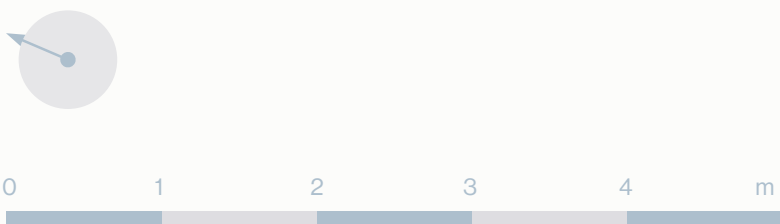
Living Area + Exterior › 138,30 m²

Built Area + Exterior › 145,30 m²

Real Decreto › 218/2005

Living Area · R.D. 218/2005 › 89,66 m²

Built Area · R.D. 218/2005 › 100,00 m²



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Second Floor

House 2 A — Building 3

Living Areas › m²

Living · Kitchen › 41,45 m²

Bedroom 1 › 11,70 m²

Bedroom 2 › 10,00 m²

Bedroom 3 › 10,00 m²

Bathroom 1 › 3,45 m²

Bathroom 2 › 3,00 m²

Laundry › 2,00 m²

Terrace › 59,60 m²

Total Areas › m²

Living Area › 81,60 m²

Built Area › 88,65 m²

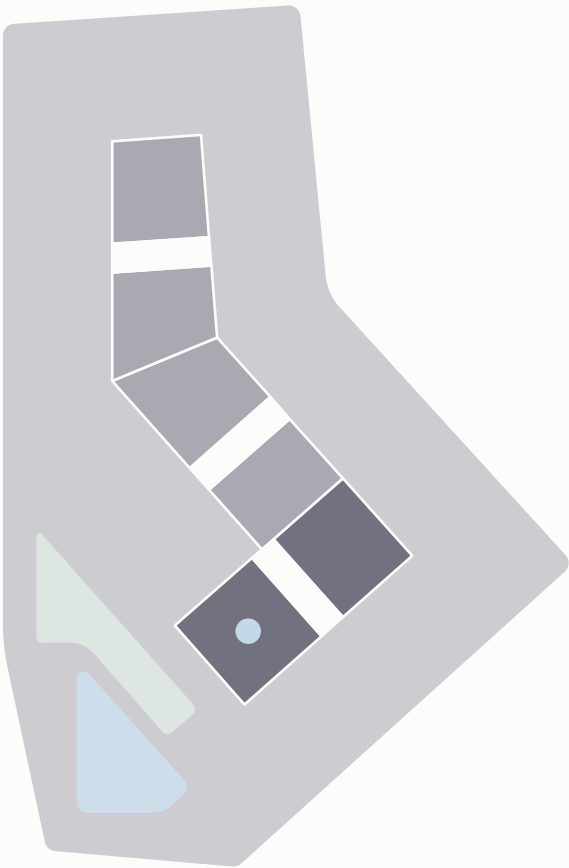
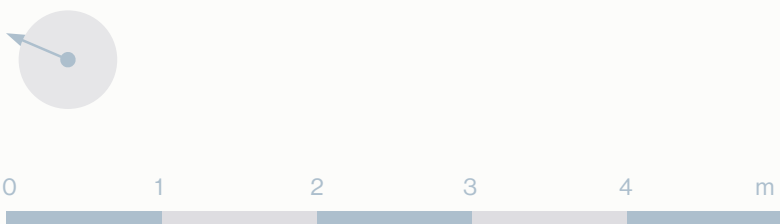
Living Area + Exterior › 141,20 m²

Built Area + Exterior › 148,25 m²

Real Decreto › 218/2005

Living Area · R.D. 218/2005 › 89,66 m²

Built Area · R.D. 218/2005 › 100,00 m²



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Third Floor

House 3 A — Building 3

Living Areas › m²

Living · Kitchen › 41,45 m²

Bedroom 1 › 11,70 m²

Bedroom 2 › 10,00 m²

Bedroom 3 › 10,00 m²

Bathroom 1 › 3,45 m²

Bathroom 2 › 3,00 m²

Laundry › 2,00 m²

Terrace › 45,50 m²

Total Areas › m²

Living Area › 81,60 m²

Built Area › 88,65 m²

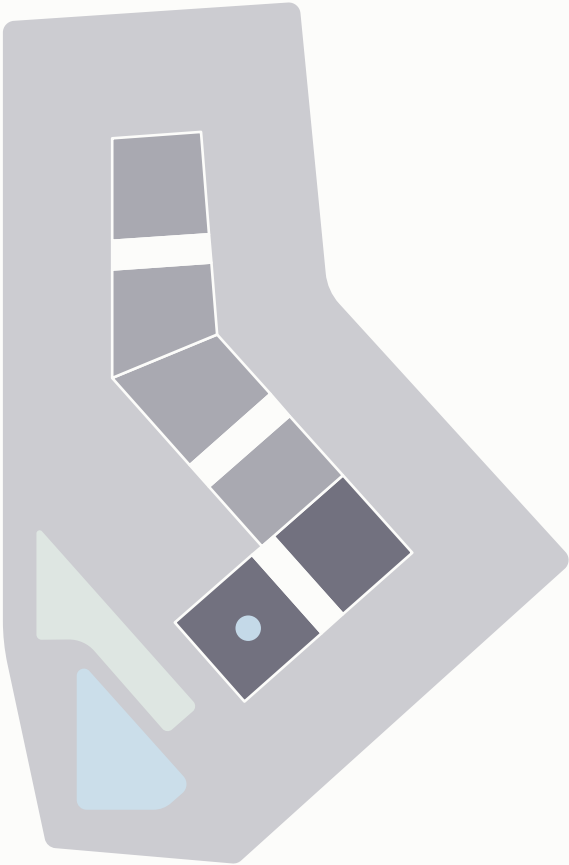
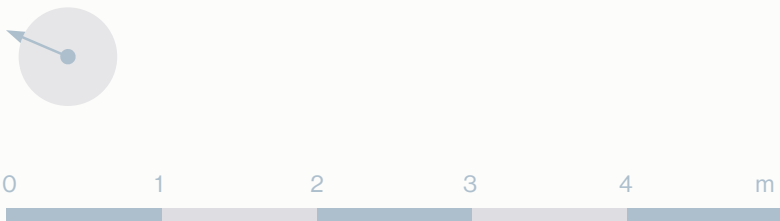
Living Area + Exterior › 127,10 m²

Built Area + Exterior › 134,15 m²

Real Decreto › 218/2005

Living Area · R.D. 218/2005 › 89,66 m²

Built Area · R.D. 218/2005 › 100,00 m²



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Fourth Floor

House 4 A — Building 3

Living Areas › m²

Living · Kitchen › 41,45 m²

Bedroom 1 › 11,70 m²

Bedroom 2 › 10,00 m²

Bedroom 3 › 10,00 m²

Bathroom 1 › 3,45 m²

Bathroom 2 › 3,00 m²

Laundry › 2,00 m²

Terrace › 61,15 m²

Total Areas › m²

Living Area › 81,60 m²

Built Area › 88,65 m²

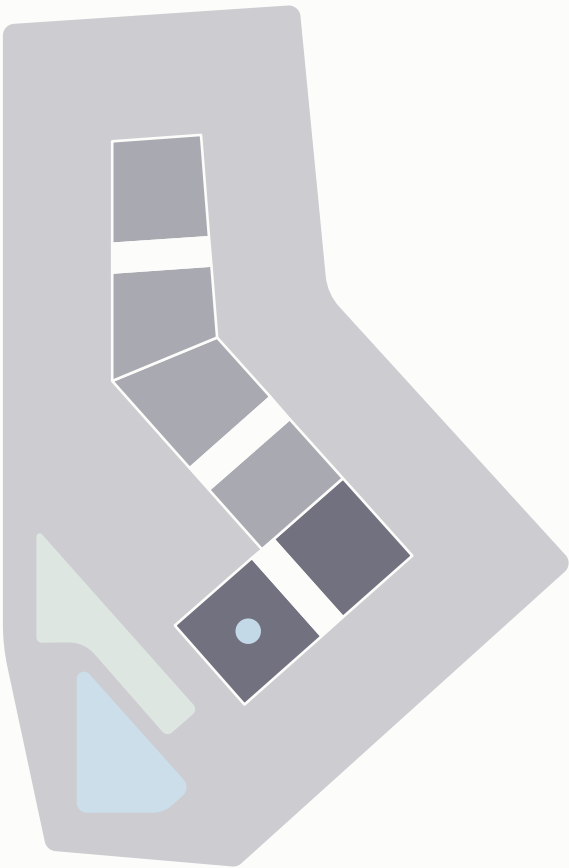
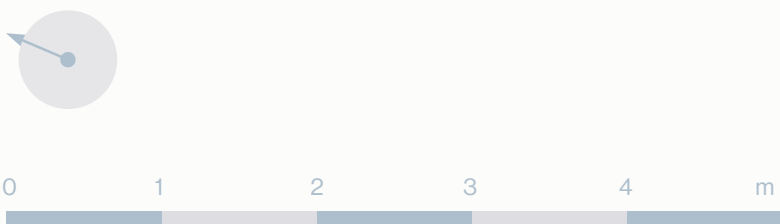
Living Area + Exterior › 142,75 m²

Built Area + Exterior › 149,85 m²

Real Decreto › 218/2005

Living Area · R.D. 218/2005 › 89,66 m²

Built Area · R.D. 218/2005 › 100,00 m²



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Fifth Floor

Penthouse 5 A — Building 3

Living Areas › m²

Living · Kitchen › 39,00 m²

Bedroom 1 › 11,65 m²

Bedroom 2 › 10,00 m²

Bedroom 3 › 10,00 m²

Bathroom 1 › 3,40 m²

Bathroom 2 › 3,00 m²

Laundry › 1,60 m²

Terrace › 58,05 m²

Solarium › 78,10 m²

Total Areas › m²

Living Area › 78,65 m²

Built Area › 85,65 m²

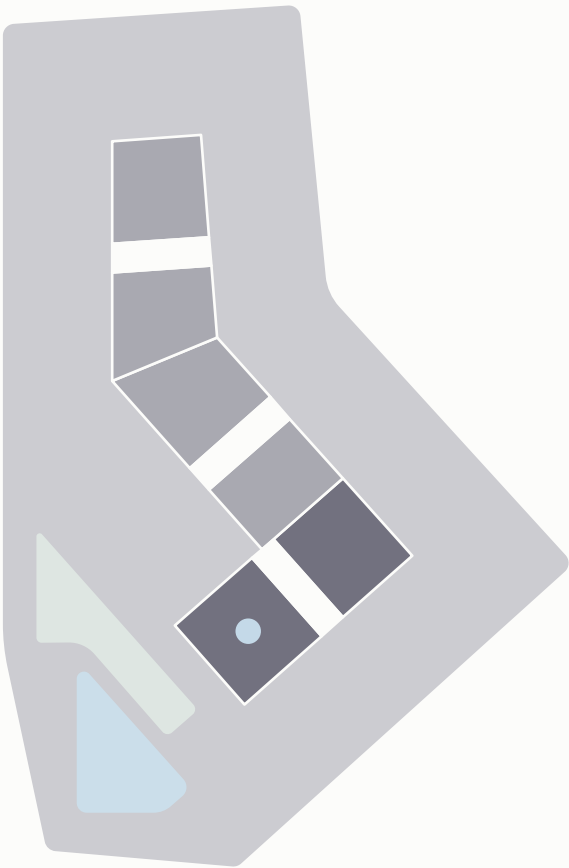
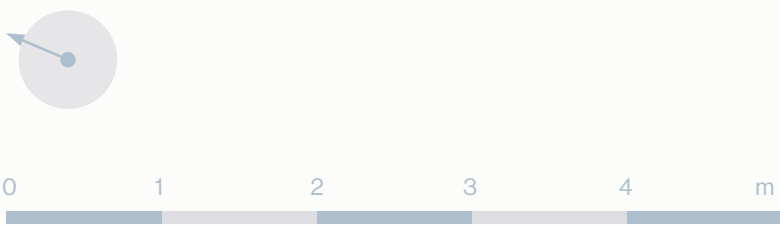
Living Area + Exterior › 214,80 m²

Built Area + Exterior › 143,75 m²

Real Decreto › 218/2005

Living Area · R.D. 218/2005 › 86,39 m²

Built Area · R.D. 218/2005 › 96,61 m²



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Sixth Floor

Penthouse 5 A — Building 3

Living Areas › m²

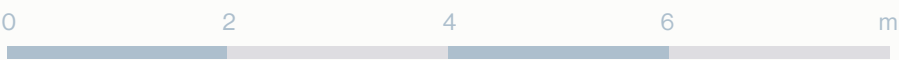
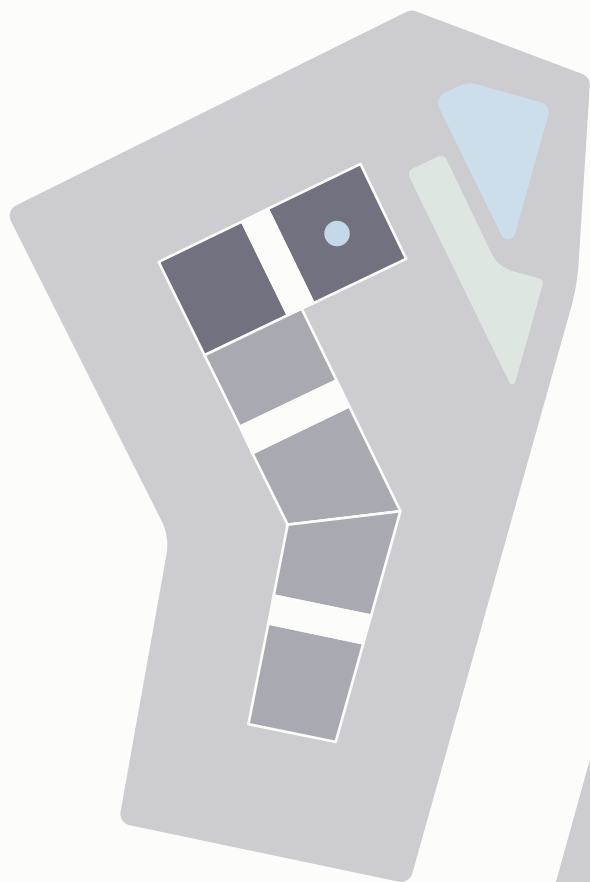
- Living · Kitchen › 39,00 m²
- Bedroom 1 › 11,65 m²
- Bedroom 2 › 10,00 m²
- Bedroom 3 › 10,00 m²
- Bathroom 1 › 3,40 m²
- Bathroom 2 › 3,00 m²
- Laundry › 1,60 m²
- Terrace › 58,05 m²
- Solarium › 78,10 m²

Total Areas › m²

- Living Area › 78,65 m²
- Built Area › 85,65 m²
- Living Area + Exterior › 214,80 m²
- Built Area + Exterior › 143,75 m²

Real Decreto › 218/2005

- Living Area · R.D. 218/2005 › 86,39 m²
- Built Area · R.D. 218/2005 › 96,61 m²



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Ground Floor

House B — Building 3

Living Areas › m²

Living · Kitchen › 38,05 m²

Bedroom 1 › 12,90 m²

Bedroom 2 › 11,90 m²

Bathroom 1 › 3,15 m²

Bathroom 2 › 3,45 m²

Laundry › 2,85 m²

Terrace › 57,70 m²

Garden › 172,30 m²

Total Areas › m²

Living Area › 72,30 m²

Built Area › 81,55 m²

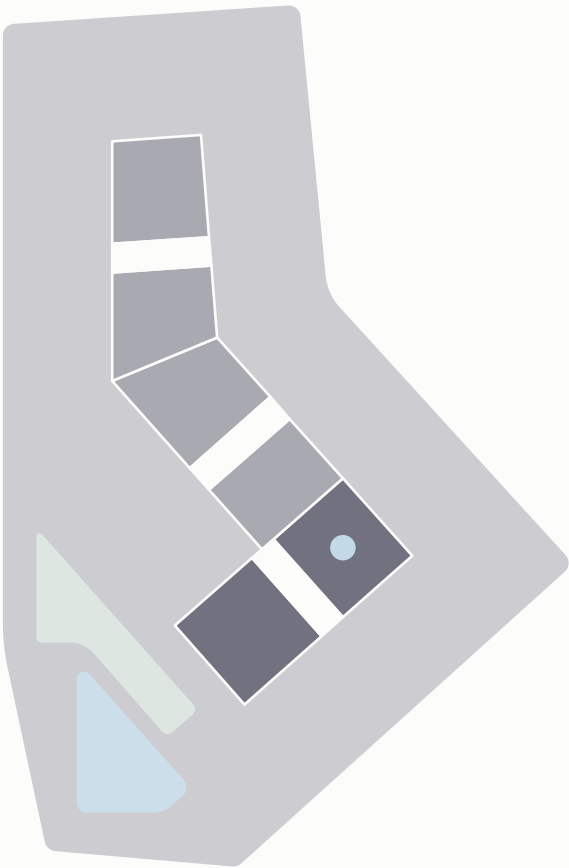
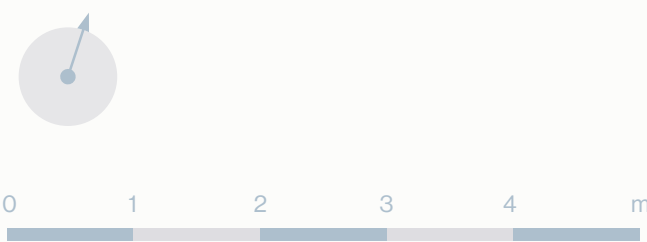
Living Area + Exterior › 302,30 m²

Built Area + Exterior › 139,25 m²

Real Decreto › 218/2005

Living Area · R.D. 218/2005 › 79,52 m²

Built Area · R.D. 218/2005 › 92,00 m²



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First Floor

House 1B — Building 3

Living Areas › m²

Living · Kitchen › 38,05 m²

Bedroom 1 › 12,90 m²

Bedroom 2 › 11,90 m²

Bathroom 1 › 3,15 m²

Bathroom 2 › 3,45 m²

Laundry › 2,85 m²

Terrace › 57,70 m²

Total Areas › m²

Living Area › 72,30 m²

Built Area › 81,55 m²

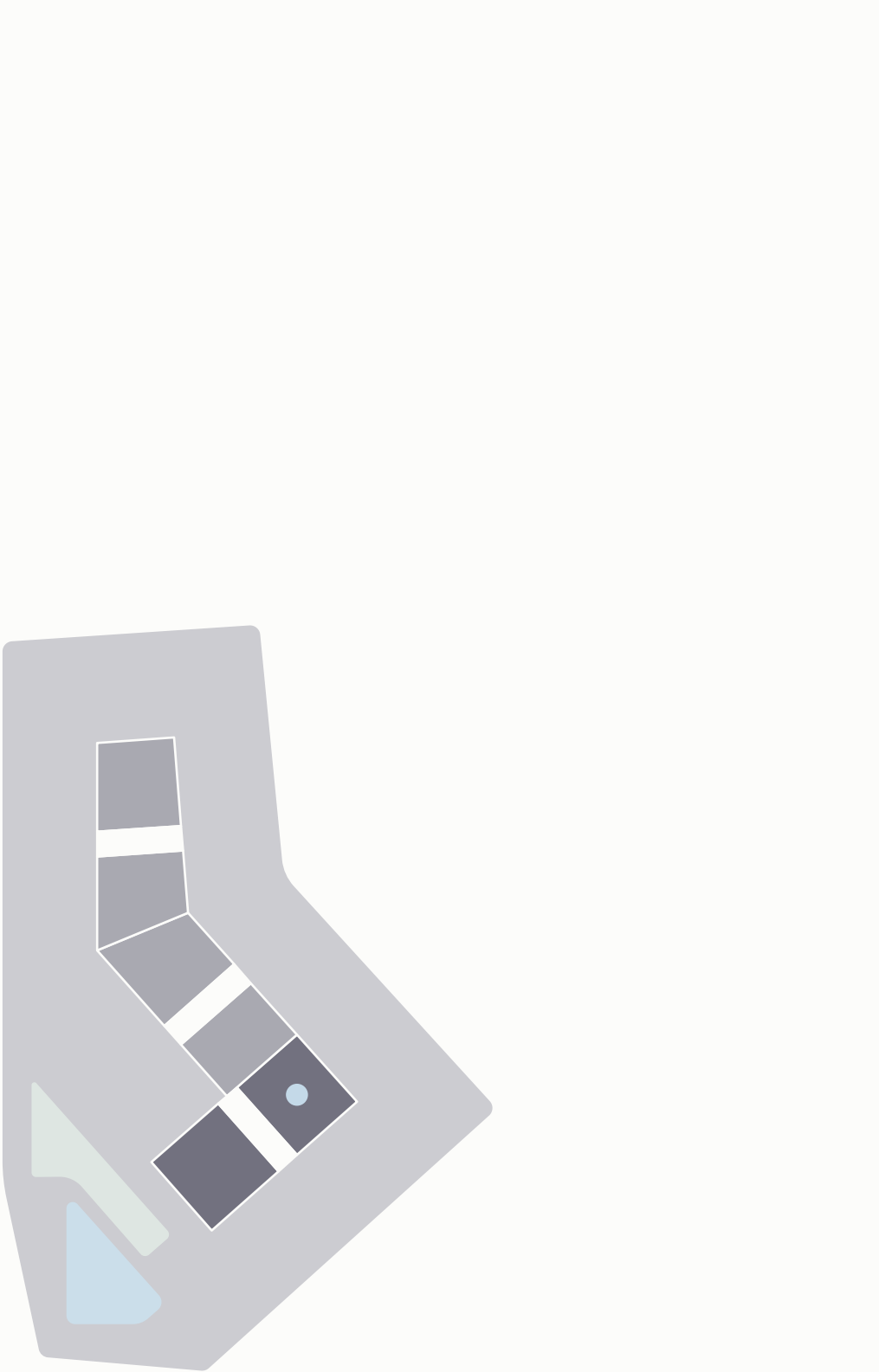
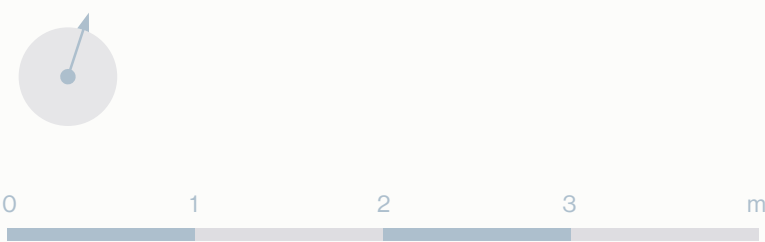
Living Area + Exterior › 130,00 m²

Built Area + Exterior › 139,30 m²

Real Decreto › 218/2005

Living Area · R.D. 218/2005 › 79,52 m²

Built Area · R.D. 218/2005 › 92,00 m²



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Second Floor

House 2B — Building 3

Living Areas › m²

Living · Kitchen › 38,05 m²

Bedroom 1 › 12,90 m²

Bedroom 2 › 11,90 m²

Bathroom 1 › 3,15 m²

Bathroom 2 › 3,45 m²

Laundry › 2,85 m²

Terrace › 51,20 m²

Total Areas › m²

Living Area › 72,30 m²

Built Area › 81,55 m²

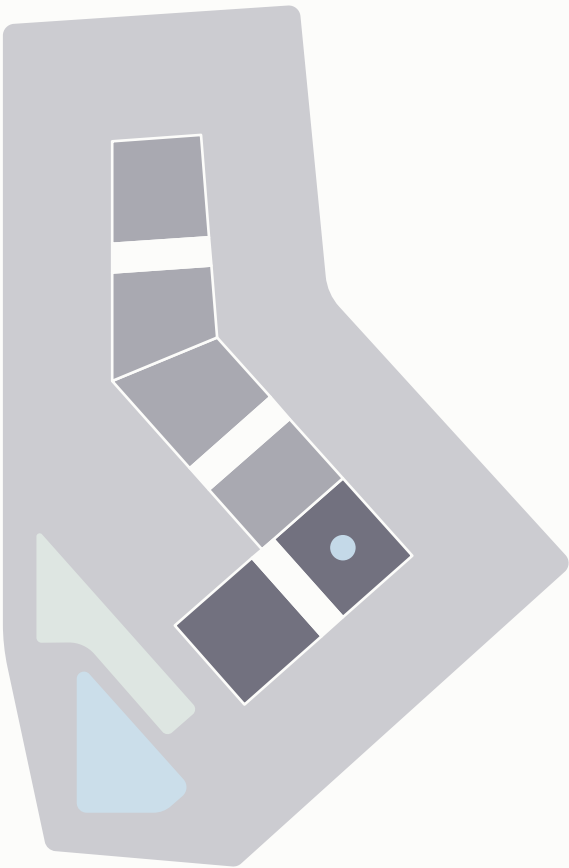
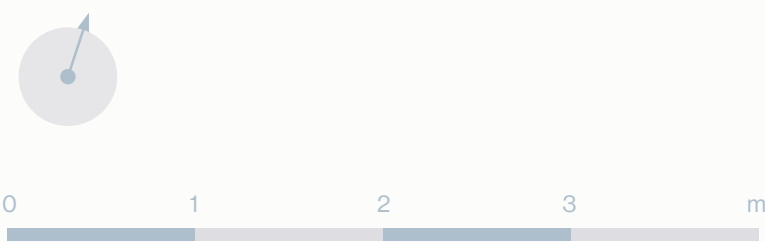
Living Area + Exterior › 123,50 m²

Built Area + Exterior › 132,75 m²

Real Decreto › 218/2005

Living Area · R.D. 218/2005 › 79,52 m²

Built Area · R.D. 218/2005 › 92,00 m²



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Third Floor

House 3 B — Building 3

Living Areas › m²

Living · Kitchen › 38,05 m²

Bedroom 1 › 12,90 m²

Bedroom 2 › 11,90 m²

Bathroom 1 › 3,15 m²

Bathroom 2 › 3,45 m²

Laundry › 2,85 m²

Terrace › 51,20 m²

Total Areas › m²

Living Area › 72,30 m²

Built Area › 81,55 m²

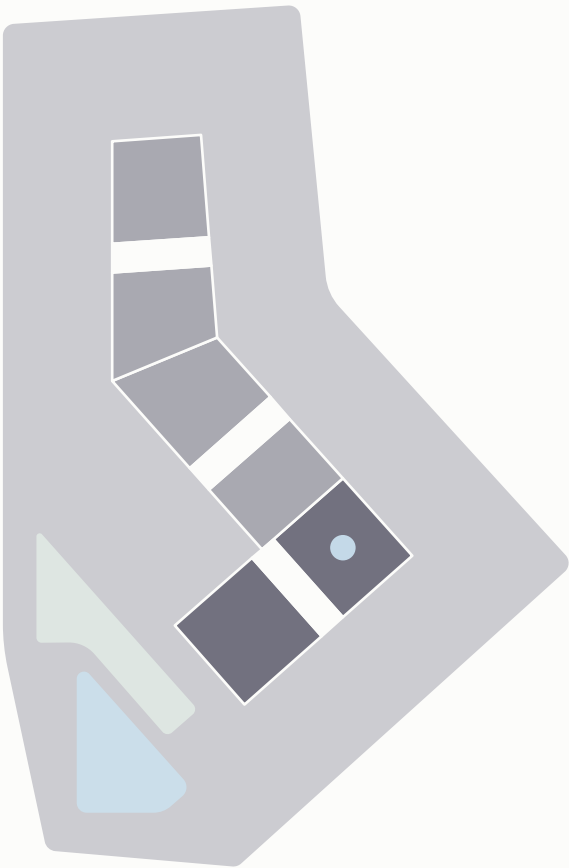
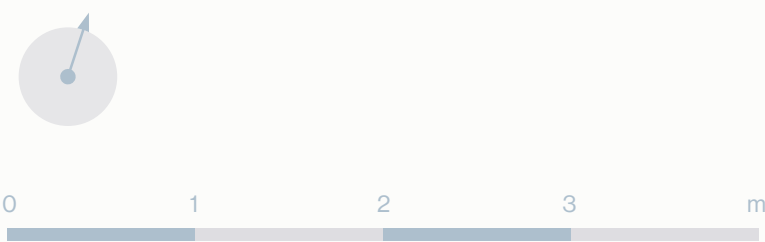
Living Area + Exterior › 123,50 m²

Built Area + Exterior › 132,75 m²

Real Decreto › 218/2005

Living Area · R.D. 218/2005 › 79,52 m²

Built Area · R.D. 218/2005 › 92,00 m²



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Fourth Floor

House 4 B — Building 3

Living Areas › m²

Living · Kitchen › 38,05 m²

Bedroom 1 › 12,90 m²

Bedroom 2 › 11,90 m²

Bathroom 1 › 3,15 m²

Bathroom 2 › 3,45 m²

Laundry › 2,85 m²

Terrace › 57,65 m²

Total Areas › m²

Living Area › 72,30 m²

Built Area › 81,55 m²

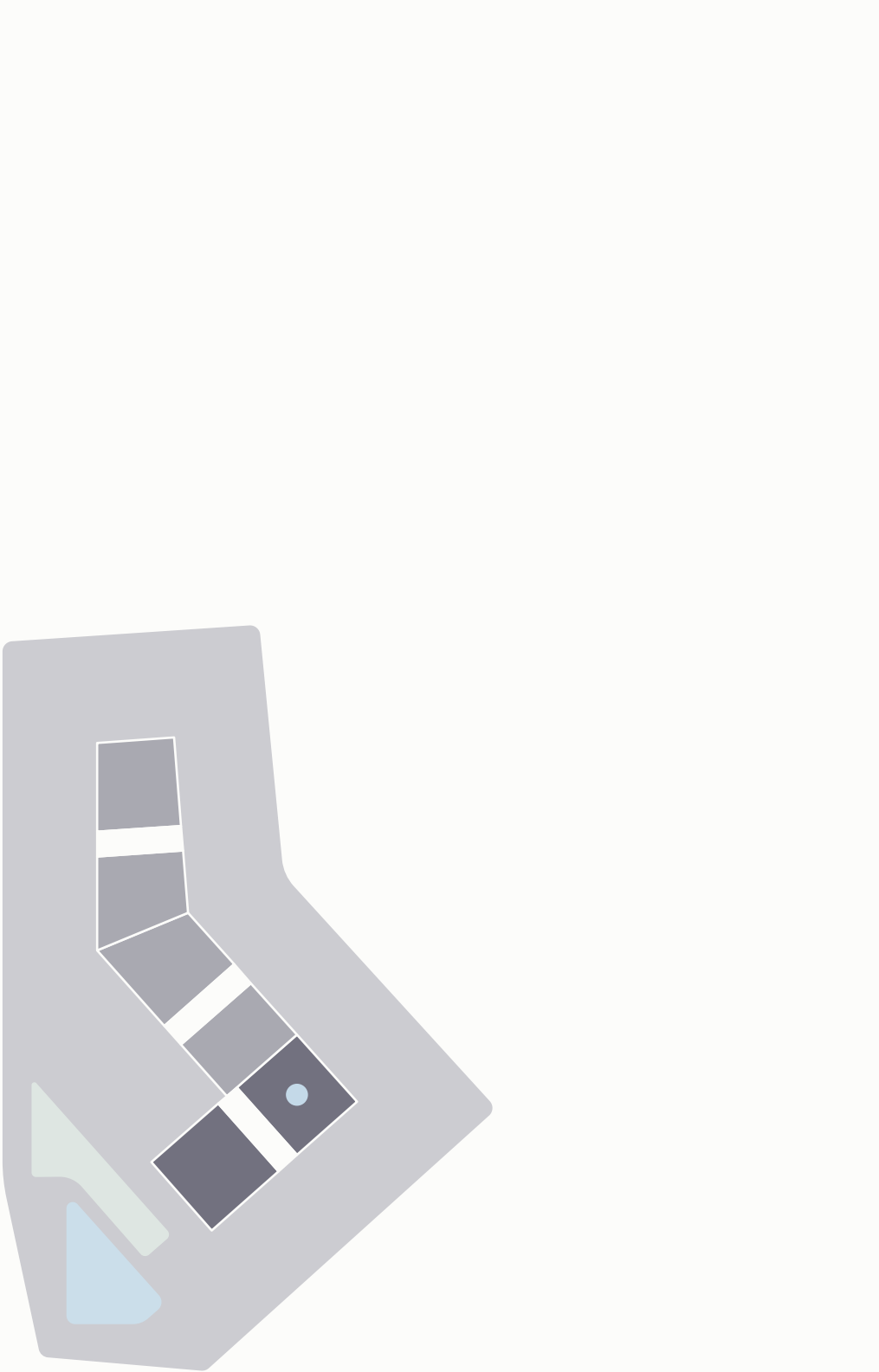
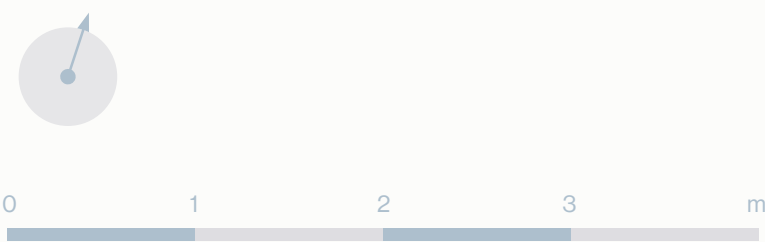
Living Area + Exterior › 129,95 m²

Built Area + Exterior › 139,20 m²

Real Decreto › 218/2005

Living Area · R.D. 218/2005 › 79,52 m²

Built Area · R.D. 218/2005 › 92,00 m²



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Fifth Floor

Penthouse 5 B — Building 3

Living Areas › m²

Living · Kitchen › 31,60 m²

Bedroom 1 › 11,75 m²

Bedroom 2 › 11,90 m²

Bathroom 1 › 3,15 m²

Bathroom 2 › 3,45 m²

Laundry › 2,40 m²

Terrace › 69,55 m²

Solarium › 65,60 m²

Total Areas › m²

Living Area › 64,25 m²

Built Area › 74,30 m²

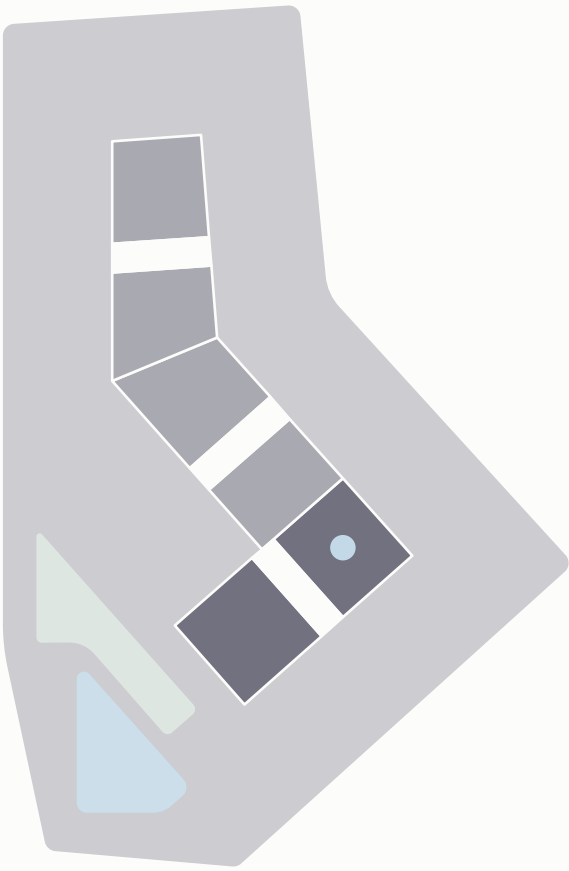
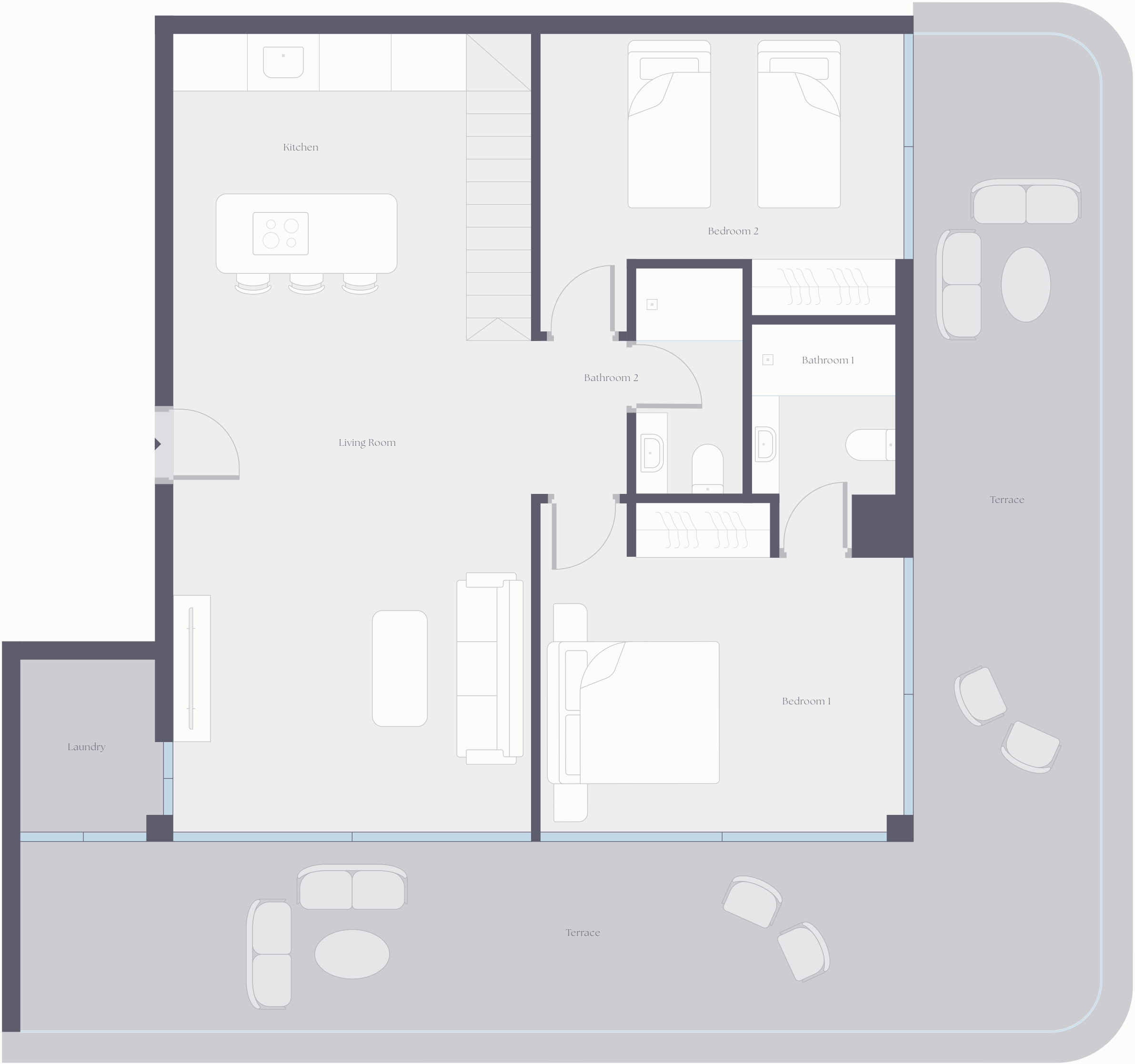
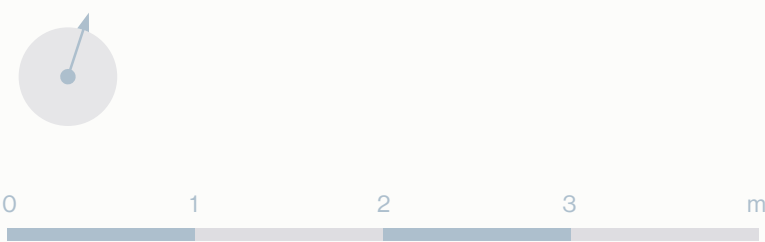
Living Area + Exterior › 199,40 m²

Built Area + Exterior › 143,90 m²

Real Decreto › 218/2005

Living Area · R.D. 218/2005 › 70,65 m²

Built Area · R.D. 218/2005 › 83,81 m²



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Sixth Floor

Penthouse 5 B — Building 3

Living Areas › m²

Living · Kitchen › 31,60 m²

Bedroom 1 › 11,75 m²

Bedroom 2 › 11,90 m²

Bathroom 1 › 3,15 m²

Bathroom 2 › 3,45 m²

Laundry › 2,40 m²

Terrace › 69,55 m²

Solarium › 65,60 m²

Total Areas › m²

Living Area › 64,25 m²

Built Area › 74,30 m²

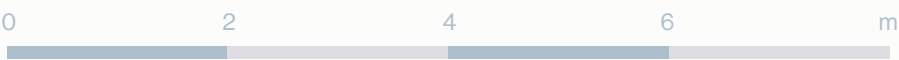
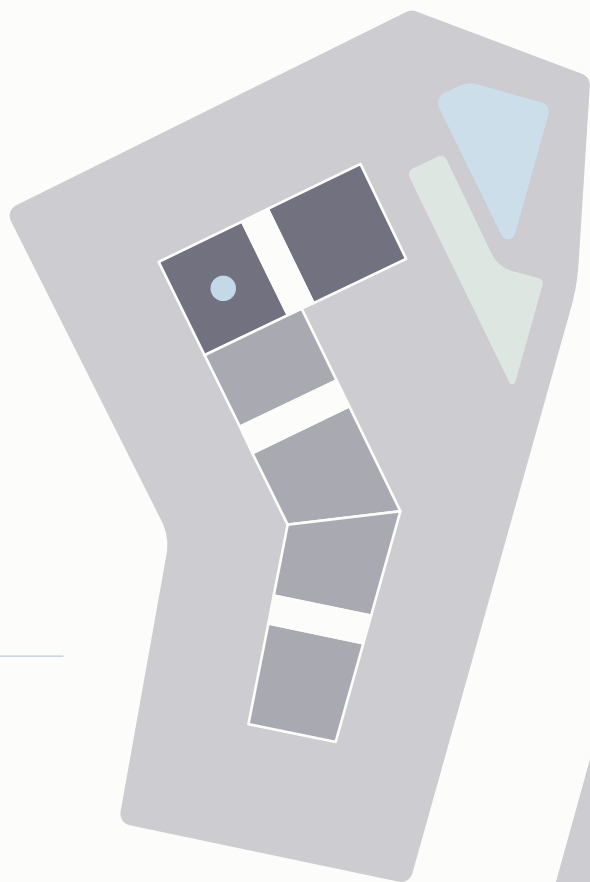
Living Area + Exterior › 199,40 m²

Built Area + Exterior › 143,90 m²

Real Decreto › 218/2005

Living Area · R.D. 218/2005 › 70,65 m²

Built Area · R.D. 218/2005 › 83,81 m²



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Foundations and Structure

The structure will be built in reinforced concrete, complying with current regulations and the Technical Building Code.

The foundations will be laid according to the results of the geo-technical analysis.

La estructura se ejecutará con hormigón armado, respetando la normativa vigente y el Código Técnico de la Edificación.

La cimentación estará ejecutada de acuerdo con los resultados del estudio geotécnico.

Roofs

In order to guarantee the best possible thermal insulation and water-proofing, the flat roofs of the building will be inverted, water-proofed and insulated with rigid sheets.

They will be covered in gravel in non-accessible areas and tiled with non-slip ceramic tyles in accessible areas.

Para garantizar el mejor aislamiento térmico e impermeabilidad las cubiertas planas serán invertidas, impermeabilizadas y con aislamiento mediante planchas rígidas.

El acabado será de grava en zonas no transitables y solado cerámico antideslizante en zonas transitables.

Building Facade

The outside walls will be multi-layer, with brick, interior insulation, air chamber and backed on the inside with laminated plasterboard.

The finish of the exterior facade will be plastered and finished with state-of-the-art cladding such as lacquered aluminum panels and composite.

La fachada exterior será multicapa, de fábrica exterior de ladrillo, con aislamiento interior, cámara de aire y trasdosado interior con placa de yeso laminado. La cimentación estará ejecutada de acuerdo con los resultados del estudio geotécnico.

El acabado de la fachada exterior será enfoscado y acabada con revestimientos de última generación tales como paneles de aluminios lacados y composite.

Window—Slidingdoor Frames and Glazing

Dark-coloured lacquered aluminium frames with thermal bridge break. Windows will be sealed units either side hinged, sliding or tilt opening to avoid thermal bridges and reinforce sound insulation. In living rooms and bedrooms with access to terraces there will be sliding doors.

All windows will be *Climalit*-type double-glazed with a dry air chamber. Glass will be low-emission treated, depending on the orientation of the window, for comfort and to optimize the building exterior.

The glazing profiles located in the living-dining room and kitchen will have a hidden floor system to provide a sense of continuity between these spaces and the exterior.

Roller blinds will be installed, allowing darkening in bedrooms and living room. They will be motorized with activation by button in all rooms.

Color to be determined by the project management.

La carpintería de las ventanas será de aluminio lacado con rotura de puente térmico, tipo monoblock, de apertura abatible, oscilobatiente o corredera según ubicación.

El acristalamiento será doble vidrio con cámara de aire deshidratado tipo *Climalit*, y con tratamiento bajo emisivo, según fachadas, para mejora del bienestar y de la envolvente térmica del edificio.

Perfilería de cristalera ubicada en salón-comedor y cocina será de sistema oculto en suelo para proporcionar una sensación de continuidad entre estas estancias y el exterior.

Se instalarán estores enrollables, permitiendo un oscurecimiento en dormitorios y salón. Serán motorizadas con activación mediante pulsador en todas las estancias.

Color a determinar por la dirección facultativa.



All windows will be *Climalit*-type double-glazed with a dry air chamber, and glass will be low-emission treated.

El acristalamiento será doble vidrio con cámara de aire deshidratado tipo *Climalit*, y con tratamiento bajo emisivo.

Interior Dividing Walls and Insulation

The interior divisions of the house will be dry partition wall with sheets of laminated plasterboard attached to a metal frame and will have rockwool sound insulation.

In wet areas the plasterboard sheets will be water-repellent.

Walls between different apartments and backing onto common areas will be in perforated brick with a self-supporting plasterboard backing with thermal and sound insulation on the side facing the apartment.

Las divisiones interiores de la vivienda se realizarán mediante tabiquería seca, con placas de yeso laminado fijadas a perfilería metálica y aislamiento térmico y acústico de lana mineral.

En las zonas húmedas las placas de yeso laminado serán de tipo hidrófugo.

La separación entre viviendas, y entre viviendas y zonas comunes se realizará mediante hoja de ladrillo perforado y trasdosado auto-portante de yeso laminado con aislamiento térmico y acústico al interior de las viviendas.

Interior Woodwork

The front door to the apartment will be metal-reinforced with a triple-anchor-point security lock. The interior side of the door will have the same finish as the rest of the interior woodwork.

The interior doors will be floor-to-ceiling, with a minimalist design, lacquered in color, with a weatherstrip and without architraves.

The modular wardrobes will be built-in with hinged or sliding doors, depending on project requirements, lacquered in the same tone as the doors. The interior will be lined and will include a luggage shelf and a hanging rail.

The hardware, handles, and pulls will be black or chrome. The entrance door will feature a state-of-the-art smart lock system.

La puerta de acceso a la vivienda será blindada con cerradura de seguridad de tres puntos de anclaje. La cara interior de dicha puerta tendrá el mismo acabado que resto de carpinterías interiores.

Las puertas interiores serán de suelo a techo, de diseño minimalista, lacadas a color, con burlete y sin tapetas.

Los armarios modulares serán empotrados con puertas practicables o correderas según necesidades de proyecto, acabados lacados en el mismo tono de las puertas. El interior estará revestido y contará con balda maletero y barra de colgar.

Los herrajes, manillas y tiradores serán de color negro o cromados. La puerta de entrada contará con un sistema de cerradura inteligente de última generación.

Flooring

The apartment floors will be tiled in 120x120 cm. PORCELANOSA or similar rectified porcelain stoneware tiles combined with white wood skirting to match the rest of thewoodwork.

On terraces floors will be tiled in 120x120 cm. PORCELANOSA or similar non-slip rectified porcelain non-slip stoneware tiles.

In the bathrooms, the flooring will be the large format and will be laid from floor to ceiling continuously. Rectified porcelain stoneware, from the brand PORCELANOSA or similar.

El pavimento de la vivienda será de microcemento o de gres porcelánico rectificado formato 120x120 cm. marca PORCELANOSA o similar combinado con rodapié de madera a juego con carpinterías.

En las terrazas el pavimento será de microcemento o de gres porcelánico rectificado antideslizante, formato 120x120 cm. marca PORCELANOSA o similar.

En los baños el pavimento será de gran formato y colocado de suelo a techo continuo. Gres porcelánico rectificado marca PORCELANOSA o similar.



Model White 120x120 cm.

Gres Porcelánico › Modelo Blanco



Large Format › Color Grey and Cream

Revestimiento de Pasta › Gran Formato › Gris y Crema



Wall Coverings and Suspended Ceilings

Master Bathroom › The shower wall will feature rectified decorative white paste cladding in large format from the brand PORCELANOSA or similar. The rest of the wet areas in the shower and the sink wall will have rectified white paste cladding in large format from the brand PORCELANOSA or similar, combined with microcement on the rest of the walls.

Bathroom 2 › The shower wall will feature rectified decorative white paste cladding in large format from the brand PORCELANOSA or similar. The rest of the wet areas in the bathtub and the sink wall will have rectified white paste cladding in large format from the brand PORCELANOSA or similar, combined with microcement finishes on the rest of the walls.

Ceilings › Speckled finish in different shades of gray-cream on bathroom ceilings.

Baño Principal › El frente de ducha llevará revestimiento decorativo pasta blanca rectificado gran formato marca PORCELANOSA o similar. El resto de zonas húmedas de ducha y frente de lavabo llevarán revestimiento pasta blanca rectificado gran formato marca PORCELANOSA o similar. Combinados con microcemento en el resto de paredes.

Baño 2 › El frente de ducha llevará revestimiento decorativo pasta blanca rectificado gran formato marca PORCELANOSA o similar. El resto de zonas húmedas de bañera y frente de lavabo llevarán revestimiento pasta blanca rectificado gran formato marca PORCELANOSA o similar combinado con acabados en microcemento en el resto de paredes.

Techos › Acabado moteado en diferentes tonalidades de gris-crema en techos de baños.

Kitchens

The kitchen will be delivered furnished with high and low cabinets of large capacity with a laminated stratified finish. The countertop and backsplash between the high and low cabinets will be made of compact quartz from the brand Silestone or similar. The kitchen will be featured with a central island with an innovative design consisting of storage cabinets on the lower part and a compact quartz countertop from the brand Silestone or similar.

The sink is made with the same quartz chosen for the countertop, providing a high-end seamless finish. The faucet is a pull-out spout from Grohe or a similar brand, available in stainless steel or black finish.

The included appliances, either BOSCH or SIEMENS brand, will be:

- Electric oven and microwave in a column
- Induction cooktop with integrated hood
- Integrated dishwasher
- Integrated refrigerator
- Washing machine
- Wine refrigerator

La cocina se entregará amueblada con muebles altos y bajos de gran capacidad con acabado laminado estratificado. Encimera y frente de encimera entre muebles altos y bajos será de cuarzo compacto marca Silestone o similar. La cocina contará con isla central de diseño innovador compuesta de armarios de almacenaje en la parte inferior y encimera de cuarzo compacto marca Silestone o similar.

El fregadero está fabricado con el mismo cuarzo elegido para la encimera dando así un acabado de continuidad de alta gama. Grifería de caño extraíble marca Grohe o similar con acabado en acero inoxidable o negro.

El equipamiento incluido, marca BOSCH o SIEMENS será:

- Horno eléctrico y microondas en columna
- Placa de inducción con campana integrada
- Lavavajillas integrable
- Frigorífico integrable
- Lavadora
- Bodega
- Vinoteca Refrigerada

Bathrooms

In the main and secondary bathrooms, there will be countertop washbasins finished in compact quartz and suspended cabinets. In both the main and secondary bathrooms, low-profile resin shower trays will be installed, with lengths cut according to the shower type.

Glass shower screens with stainless steel or black finished frames will be installed in both showers.

The shower fittings in both bathrooms will be chrome or black, thermostatic, from Grohe or a similar brand, with a sliding shower rail and handheld sprayer.

The basin fittings in all washbasins will be chrome or black single-lever from Grohe or similar.

All toilets in the bathrooms, from Grohe or a similar brand, will be equipped with dual flush and soft-close seats.

En baños principales y secundarios se dispondrá de lavabo sobre encimera acabado en cuarzo compacto y mueble suspendido. En ambos se instalarán platos de ducha de resina perfil bajo con largo al corte según tipología de ducha.

En ambas duchas se instalarán mampara de ducha de cristal con perfilera acabada en acero inoxidable o negro.

La grifería de ducha en ambos baños será cromada o de color negro, termostática, de la marca Grohe o similar, con barra de ducha deslizante y rociador de mano.

La grifería de todos los lavabos será monomando cromado o negro de la marca Grohe o similar.

Los inodoros en todos los baños serán suspendidos de la marca Grohe o similar con doble descarga y asiento amortiguado.

Heating, Air-Conditioning and Hot Water

Apartments/homes will be supplied with hot water through an aerothermal system and integrated air conditioning with airzones, with ambient thermostat in living room.

Las viviendas contarán con instalación de agua caliente sanitaria mediante aerotermia y contarán con sistema de aire acondicionado integrado dividido por estancias.

Se dispondrá de un termostato de control en el salón.

Plumbing and Drainage

Pipes will be insulated cross-linked polythene due to their resistance to all water types, low surface roughness and low thermal conductivity compared to metals such as copper.

The drainage system will be in PVC and downpipes will be sound- proofed asthey passthrough the apartments.

Apartments will have a general cut-off tap and independent cut-off taps in kitchens and bathrooms.

The rooftop terraces and gardens on the ground floor will have water outlets.

Las tuberías serán polietileno reticulado aislado por su resistencia a cualquier tipo de agua, su poca rugosidad y su menor conductividad térmica frente a los metales como el cobre.

La instalación de saneamiento será de PVC y las bajantes serán de tipo insonorizado en todo su trazado por viviendas.

Las viviendas dispondrán de llave de corte general y de corte independiente en cocina y baños.

Las terrazas solárium y jardines de planta baja dispondrán de tomas de agua.

Electricity and Telecommunications

The telecommunications installation will comply with common telecommunications infrastructure regulations.

The apartment will have a digital integrated services network with conduits for possible installation of cable TV and will have installation for digital and analog TV, radio and telephone, with sockets in living rooms, kitchens and bedrooms.

The electrification of the apartment will be high-level and the number of electrical and telecommunications sockets will comply with regulations. There will be a single plug socket [spatie tussen socket-on] on both roof and ground-floor terraces.

A colour-screen video answerphone will be installed.

Apartments will include recessed LED lamps in kitchen, corridors and bathroom ceilings.

Terraces will have LED lamps.

La Instalación de telecomunicaciones se realizará según reglamento de infraestructuras comunes de Telecomunicación.

Se dotará a la vivienda de Red digital de Servicios integrados con canalización para posible instalación de TV por cable y se dispondrá de instalación receptora de televisión, analógica y digital, radio y telefonía, con tomas en salones, cocinas y dormitorios.

El grado de electrificación será elevado y la dotación de tomas eléctricas y de telecomunicaciones la definida por la normativa. Enchufe simple en terrazas solárium y plantas bajas.

Instalación de video-portero automático a color.

Las viviendas incluirán luminarias LED empotrados en techos de cocinas, pasillos y baños.

Las terrazas contarán con luminarias LED.

Common Areas

Paving at entrance ways will be stone, ceramic or artificial stone in standard format for moderate pedestrian traffic. The colour will be decided by the construction management.

Building entrance doors will be lit in such a way as to provide a warm, high-class atmosphere.

Lighting of common areas will use Low Energy Consumption bulbs.

Motion detectors will be installed with a timer to control lighting at entrance doors, stairways and landings on each level, making it possible to reduce the energy consumption of the common areas.

Los pavimentos de los portales serán de material pétreo, cerámico o de piedra artificial de formato estándar para tránsito peatonal moderado. Color a definir por la dirección facultativa.

Los portales estarán iluminados obteniendo un ambiente cálido y elegante.

La iluminación de las zonas comunes serán con lámparas de Bajo Consumo de Energía › LBCEs.

Se instalarán detectores de presencia con temporizador para el control de iluminación en portales, escaleras y vestíbulos de planta, permitiendo reducir el consumo eléctrico de las zonas comunes.

Outdoor Common Areas

The common areas within the block feature low-water consumption vegetation and native species with automatic drip irrigation.

The communal areas will include the following:

- Community swimming pool with night lighting
- Green areas and sunbathing area for enjoying swimming and the sun
- Gymnasium
- Spa
- Social club
- Cinema

Las zonas comunes en el interior de la manzana cuentan con vegetación de bajo consumo hídrico y especies autóctonas con riego por goteo automático.

La dotación de equipamiento comunitario incluirá lo siguiente:

- Piscina comunitaria con iluminación nocturna
- Zona verdes y área de solárium para poder disfrutar del baño y del sol
- Gimnasio
- Spa
- Club social
- Sala de cine

Garages

The garage access doors will be mechanized with remote control.

The interior flooring of the garage is polished continuous quartz concrete.

Fire Protection Installation according to Current Regulations.

Pre-installation for electric car charging.

Las puertas de acceso a los garajes serán mecanizadas con mando a distancia.

El pavimento interior del garaje es de hormigón continuo pulido al cuarzo.

Instalación de protección contra incendios según Normativa Vigente.

Preinstalación para carga de coche eléctrico.

Lifts

Lifts will be installed with access from all floors and communicate directly with the garage floors. They will have automatic doors, overload detection and a telephone connection.

The liftcabin will be reduced-mobility adapted.

- Stand-by mode
- Energy efficient lighting in the lift cabin
- Motor system with speed and power control and variable frequency

Se instalarán ascensores con acceso desde todas las plantas y comunicados directamente con las plantas de garaje, con puertas automáticas, detección de sobrecarga y conexión telefónica.

La cabina será adaptada.

Características energético-eficientes:

- Modo de espera — stand-by
- Cabina con iluminación energético-eficiente
- Grupo tractor con control de velocidad, potencia y frecuencia variable



Informative Note

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