



The time
to get excited
again

EL CABANYAL

Plaza Dr. Lorenzo de la Flor, 5
Exclusive new housing development

BONAVEINAT



Where every day is a **new beginning**

The dream of living in your own comfortable space and enjoying the climate, the gastronomy, the beaches and the Mediterranean lifestyle of Valencia is at your fingertips.

Let us introduce you to the El Cabanyal neighborhood, the Plaza de Lorenzo de la Flor and the new **BONAVEÏNAT LLF5** development.

We present **8 contemporary homes** with the latest features, a careful design and luxury in every detail, with the option of studio, one- and two-bedroom units.

Located on a plaza, a hub of social life and interaction, **BONAVEÏNAT LLF5** is planned a few meters from the Municipal Market, the Malvarrosa beach, in the epicenter of El Cabanyal.

Welcome to a new icon in El Cabanyal: Modern comforts, luxury and sophisticated style just a stone's throw from everything you need.



MEZZANINE · UNIT 3.5

El Cabanyal: regeneration, vibrancy and a unique identity

BONAVEINAT LLF5 is located in the eclectic neighborhood of El Cabanyal, an area with a distinct personality: seafaring, due to its fishing origins in the 13th Century which still has **a village feel**, thanks to the low-rise houses, the nearby stores and the grid structure of its streets, which encourages the refreshing sea breeze.

1. Heritage

Architecturally, the houses bring together a set of desirable assets, one of the most striking being the modernist decoration with its colorful and cheerful ceramic tile facades. For this reason, the neighborhood was declared an Asset of Cultural Interest in 1993, attracting national and international visitors.

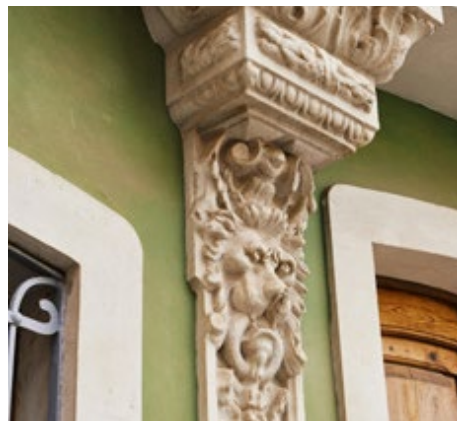


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Photo: © Fundació Visit Valencia

Culture

2.



Photo: ©Fundació Visit Valencia

El Cabanyal is characterized by its festive, artistic and performance activities that foster a deep-rooted social network, as recorded in the work of great Valencian artists, such as the painter Joaquín Sorolla and the writer Vicente Blasco Ibáñez.

3.

Environment

Geographically, the neighborhood is located in a unique enclave, very close to the port, next to the beachfront and just a few minutes from the campuses of Valencia's main universities.



Photo: ©Fundació Visit Valencia



Photo: ©Fundació Visit Valencia



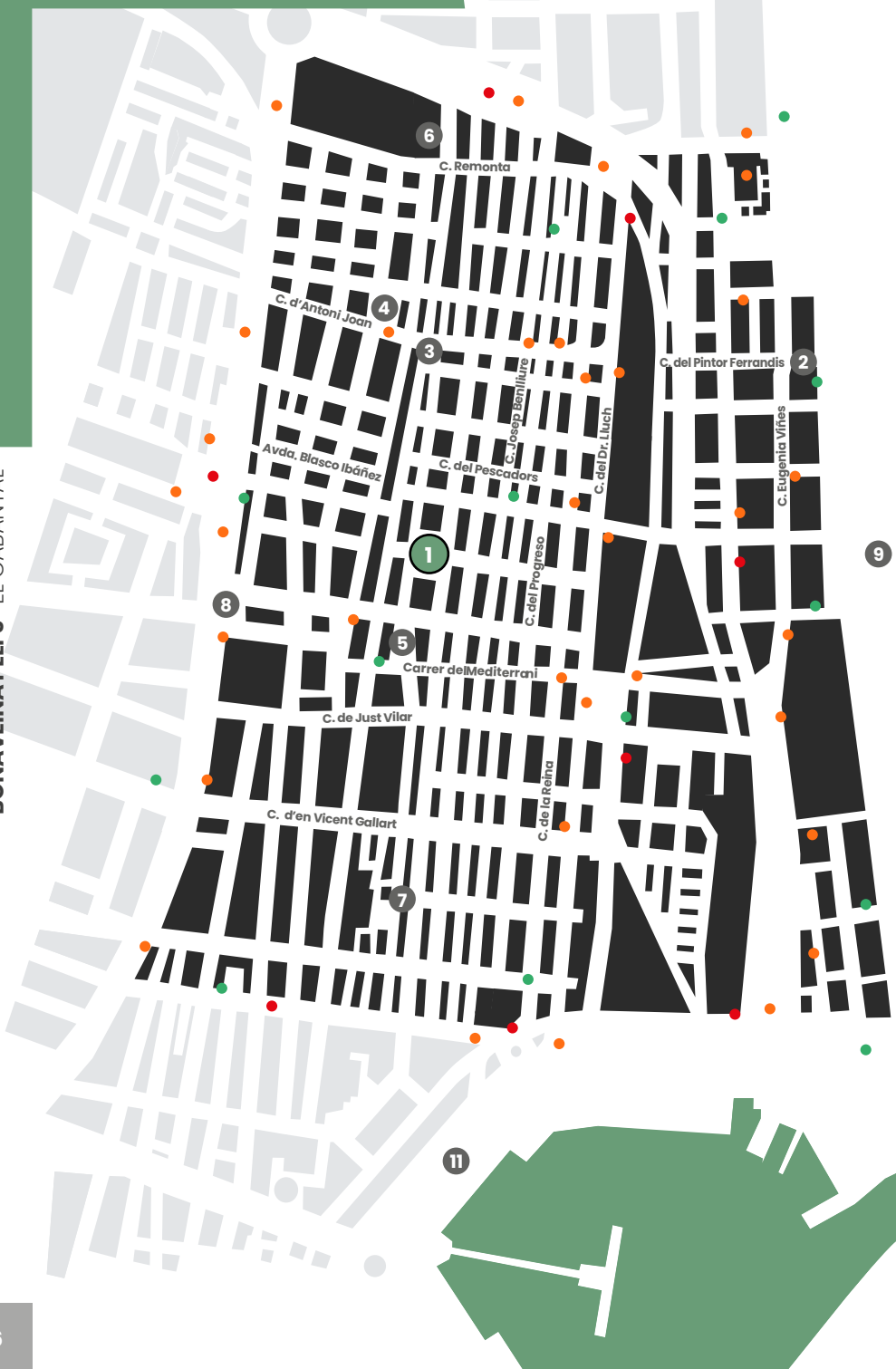
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4.

Well connected




Open, diverse, dynamic urban environments that in the 21st century are undergoing a true regenerative transformation, thanks to the investments in pedestrianization of streets, the creation of a new bicycle lane and the new metro and streetcar stations that connect the neighborhood with other areas of Valencia.

Modernity and tradition by the sea attract people from all over the world



El Cabanyal

- 1 Plaza Dr. Llorenç de la Flor
- 2 Cabanyal Municipal Market
- 3 Plaza Mare de Dèu de la Vallibana
- 4 Plaza la Nostra Senyora del Angels
- 5 Plaza de la Creu del Canyamelar
- 6 de la Cavalleria Park
- 7 Plaza del Rosari
- 8 València Cabanyal train station
- 9 del Cabañal beach
- 10 de las Arenas beach
- 11 Valencia Marina

-  Bus stop
-  Streetcar stop
-  Valenbisi bike share

BONAVEÏNAT: the first project to contribute to **environmental regeneration**

BONAVEÏNAT is a concept of **friendly housing that respects the unique qualities of a neighborhood**, and aims to blend in with the social and architectural context of, in this case, El Cabanyal.

Restoring a building and reusing quality materials and resources – whenever possible – is part of **BONAVEÏNAT's DNA**, and this value will be put into action at the housing project at 5 Plaza Lorenzo de la Flor.

Preserving the values of the Cabanyal with housing that respects the neighborhood's identity is fundamental to **BONAVEÏNAT's** plans.

“Our properties must enhance the uniqueness and Mediterranean character of El Cabanyal”

Diego Fernández Reumann
BONAVEÏNAT

Photo: ©Fundació Visit Valencia

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BONAVEİNAT LLF5: small details add up to a **big project**

The 8 apartments that make up **BONAVEİNAT LLF5** have been designed in harmony with the elegant lines of the triple facade. The interiors show **attention to detail**, with features and finishes of superior quality and that prioritize sustainability.

The rooms are welcoming with their large, **bright windows**, while the views from the balconies look out onto the gardens and other aspects of the outdoor plaza. They are one- and two-bedroom apartments, high quality and well thought out, ideal for first-time buyers and local residents alike.



Absolute commitment to the quality is seen in every square meter of the homes.



BEDROOM · UNIT 3.5

A housing design of pure forms, seeking to offer comfort and good use of space, not trendiness.

The exterior of the building is characterized by **three distinct facades**, incorporating elements of the surrounding architecture, such as shutters, the use of exposed wood and ornamental plants, and the use of light and cheerful colors.



“ A blend of the best in design and comfort with the history of El Cabanyal that adds momentum to the renovation of this exceptional neighborhood.



◀ Interior carpentry in solid wood or MDF



▲ Flooring textured with stones and crystals

Not an ordinary home: exclusive materials

Every detail counts at **BONAVEİNAT LLF5**. Therefore, premium quality materials and finishes are included in every phase of construction.

A **new standard in quality, luxury and comfort** in the area, within reach and with a careful design, which lets the buyer choose different materials and decorative elements, as well as the flooring.



▲ High gloss tiles in kitchens

The evolution of a comfortable lifestyle, with top quality finishes and state-of-the-art equipment.



LIVING ROOM · UNIT 1.1

BONAVEINAT LIF5 · PROJECT



Each of the rooms is bright and airy, thanks to the large windows that provide both natural light and fantastic views of the adjoining square.

Spaces designed with understanding


Each of the **BONAVEĪNĀT LLF5** apartments has been designed with an open and contemporary character, with careful design and consideration for the perfect layout for each room.

The apartments stand out for their **modern and open layout**, thanks combination of living and dining room with other passage areas, which optimizes the space and creates a comfortable atmosphere that is pleasing from the first moment.

Maximum use has been made of sunlight, with **large windows and an ideal orientation** that improves both interior comfort and energy savings.



LIVING/DINING ROOM · UNIT 1.1



Quality is in the small details. Because small details add up to great projects.

Designed for real life in a **unique setting**

BONAVEÏNAT LLF5 features elegantly designed apartments with high quality finishes. All conceived by **Calatayud Navarro Architects**, *experts in creating flexible interior spaces with neutral decoration, ready for you to add your own style and create a very special home.*

From the triple facade to the ventilation systems, everything has been designed for a pleasurable and luxurious experience, making the project fit perfectly with the character of El Cabanyal.

calatayud navarro arquitectos



LIVING ROOM · ROOM 1.2

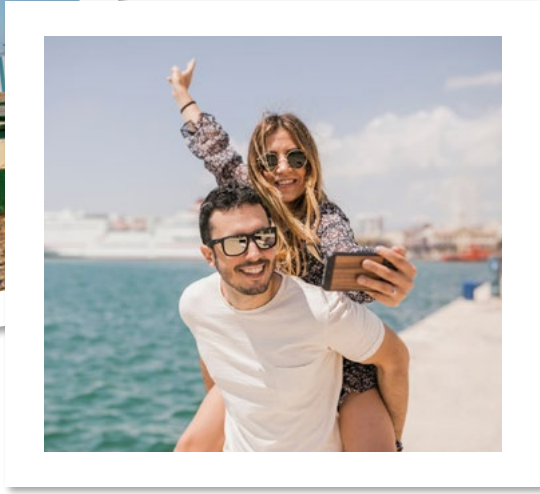
A variety of spaces to help you make the **best choice** for you

Designed with passion, built to detail and finished with a vision for the future. Because **BONAVEİNAT LLF5** has been built with the future in mind.

And not only the future of the building, but also the needs of its residents and the impact on the environment that surrounds us, locally and globally.

There is a commitment to the use of state-of-the-art equipment and finishes, as well as many innovative construction techniques. In this way, **sustainable homes** are created from the outset, distinguished by their dimensions and their potential requirements.





“

A more pleasant life experience.
Unique moments, near the sea and with a
tranquility that you should get to know

BEDROOM - UNIT 1.2

FLOORPLANS

GROUND FLOOR

APARTMENT



TOTAL FINISHED AREAS

Living/dining/kitchen area	23.75 m ²
..... Foyer	3.95 m ²
..... Bathroom	5.01 m ²
..... Kitchen	7.53 m ²
..... Gallery	3.57 m ²

TOTAL FLOORSPACE

..... Indoor usable living area	43.90 m ²
..... Exterior usable living area	0.00 m ²
..... Constructed living area	53.40 m ²
..... Living space with common areas	62.70 m ²



RETAIL SPACE TOTAL FINISHED AREAS

Indoor usable living area	44,54 m ²
Exterior usable living area	0,00 m ²
Constructed living area	48,65 m ²
Living space with common areas	57,13 m ²



FLOORPLANS

FIRST FLOOR

UNIT 1.1



TOTAL FINISHED AREAS

Living/dining/kitchen area	27.73 m ²
Bathroom	6.85 m ²
Bedroom/dressing area	10.00 m ²
Hall	2.18 m ²
Patio	9.02 m ²
Balcony	3.41 m ²

TOTAL FLOORSPACE

Indoor usable living area	46.76 m ²
Exterior usable living area	12.43 m ²
Constructed living area	57.64 m ²
Living space with common areas	67.68 m ²

FLOORPLANS

FIRST FLOOR

UNIT 1.2



TOTAL FINISHED AREAS

Foyer	4,86 m ²	Living/dining	20,85 m ²
Bathroom	4,23 m ²	Kitchen	7,53 m ²
Bedroom 1	10,09 m ²	Gallery	3,57 m ²
Bedroom 2	9,24 m ²	Balcony	3,35 m ²

TOTAL FLOORSPACE

Indoor usable living area	60,37 m ²
Exterior usable living area	3,35 m ²
Constructed living area	74,24 m ²
Living space with common areas	87,17 m ²

FLOORPLANS

SECOND FLOOR

UNIT 2.3



TOTAL FINISHED AREAS

Living/dining/kitchen area	27.73 m ²
Bathroom	6.85 m ²
Bedroom	10.00 m ²
Foyer	2.18 m ²
Balcony	3.41 m ²

TOTAL FLOORSPACE

Indoor usable living area	46.76 m ²
Exterior usable living area	3.41 m ²
Constructed living area	57.64 m ²
Living space with common areas	67.68 m ²

FLOORPLANS

SECOND FLOOR

UNIT 2.4



TOTAL FINISHED AREAS

Foyer	4,86 m ²	Living/dining	20,85 m ²
Bathroom	4,23 m ²	Kitchen	7,53 m ²
Bedroom 1	10,09 m ²	Gallery	3,57 m ²
Bedroom 2	9,23 m ²	Balcony	3,35 m ²

TOTAL FLOORSPACE

Indoor usable living area	60,36 m ²
Exterior usable living area	3,35 m ²
Constructed living area	74,24 m ²
Living space with common areas	87,17 m ²



TOTAL FINISHED AREAS

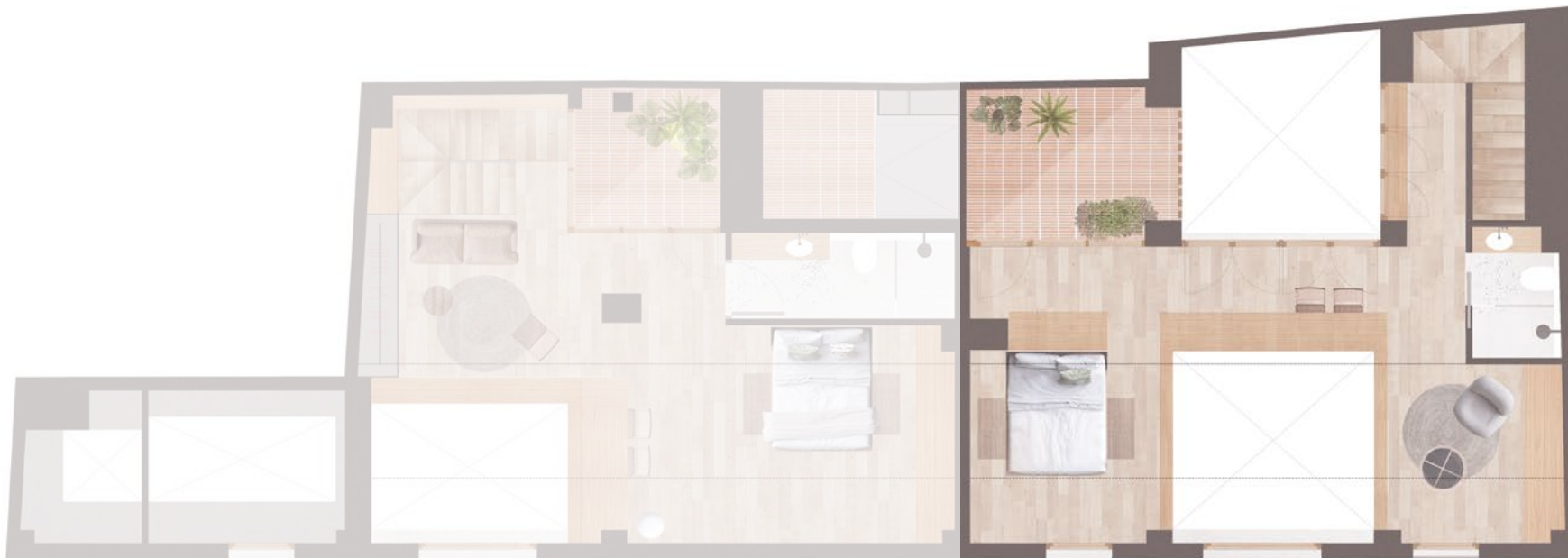
Hall	2.73 m ²
Living/dining/kitchen area	27.73 m ²
Bedroom	9.19 m ²
Bathroom	3.44 m ²
Stairs	2.70 m ²
Balcony	3.41 m ²

TOTAL FLOORSPACE

Indoor usable living area	64.12 m ²
Exterior usable living area	10.59 m ²
Constructed living area	55.93 m ²
Living space with common areas *	108.29 m ²

* Total surface corresponding to the 2 levels





TOTAL FINISHED AREAS

Hall	3.26 m ²
Bathroom	2.57 m ²
Open space	12.5 m ²
Patio	7.18 m ²

TOTAL FLOORSPACE

Indoor usable living area	25.51 m ²
Exterior usable living area	7.18 m ²
Constructed living area	36.29 m ²
Living space with common areas *	108.29 m ²

* Total surface corresponding to the 2 levels

FLOORPLANS

THIRD FLOOR

UNIT 3.6



TOTAL FINISHED AREAS

Foyer	4.86 m ²	Bedroom	9.24 m ²
Bathroom	4.23 m ²	Kitchen	7.53 m ²
Stairs	4.74 m ²	Gallery	3.57 m ²
Living/dining	26.04 m ²	Balcony	3.35 m ²

TOTAL FLOORSPACE

Indoor usable living area	78.19 m ²
Exterior usable living area	3.35 m ²
Constructed living area	72.56 m ²
Living space with common areas *	131.31 m ²

* Total surface corresponding to the 2 levels





TOTAL FINISHED AREAS

Open space	14.34 m ²
Bathroom	3.64 m ²
Patio	4.70 m ²

TOTAL FLOORSPACE

Indoor usable living area	22.68 m ²
Exterior usable living area	4.70 m ²
Constructed living area	39.27 m ²
Living space with common areas *	131.31 m ²

* Total surface corresponding to the 2 levels

Technical Specifications



➤ FOUNDATION AND STRUCTURE

- Reinforced concrete slab foundation with ventilated underfloor slab. The foundation complies with the current conditions required by the Technical Building Code (CTE).
- Structure of reinforced concrete columns and beams. Floor slabs of self-supporting joists and concrete blocks.

➤ ROOF

- Sloping roof with thermal acoustic insulation and curved ceramic tile covering, complying with the CTE.
- Crossable roof (terraces for private use) with rustic ceramic brick covering.
- Hidden roof space reserved for building systems equipment

➤ FACADE

- Façade enclosure composed of honeycomb brick masonry, internally lined with self-supporting gypsum fiber board panel and thermal and acoustic insulation.
- The exterior finish of the facade varies:
 - **Right facade:** beveled tile and framing on windows and balconies with decorative moldings.
 - **Central façade:** large-format porcelain stoneware tile cladding.
 - **Left façade:** light-colored single-layer mortar
- Iron and wrought iron railings for balconies and windows, painted in dark color.

➤ EXTERIOR CARPENTRY

- Exterior carpentry of treated wood, laminated pine European system. Glazing with double safety glass, with air chamber.
- Exterior wooden roller shutters (known as “alicantina” or “cord shutters”) on the left façade (apartments A, C and E), in wood, in keeping with the façade design.

➤ INTERIOR CARPENTRY

- Interior doors (sliding and hinged) made of wood or MDF, solid wood or MDF trim and lacquered in white. Hinged doors will have a hinged opening system.
- Built-in closets in bedrooms, with white lacquered wooden doors, concealed hinges with cushioned closing and finger pulls.

➤ INTERIOR WALLS

- Separation of the dwellings from the common areas with a sheet of honeycomb brick masonry, with cement on one side and an interior lining of drywall with thermal acoustic insulation, to comply with the CTE (Technical Building Code).
- Units separated by a sheet of honeycomb brick masonry, with cement on one side and an interior lining of drywall with thermal acoustic insulation, to comply with the CTE.
- Interior walls in the units are made of drywall with thermal acoustic insulation.

› FLOORING

- Flooring inside the dwellings, including wet areas, is continuous micro-terrazzo that uses recycled glass aggregates. This flooring is placed on a base that provides acoustic insulation for compliance with the CTE. White lacquered wood baseboards.
- Exterior paving of rustic ceramic brick on the private-use terrace on the second floor.
- Floating oak wood flooring on the fourth floor

› INTERIOR COATINGS

- Vertical and horizontal walls in the units use breathable paint, in white color and matte finish.
- In bathrooms, rustic white glazed tiling 10x10 cm size (4 inches).
- In kitchen fronts, rustic green glazed tiling 10x10 cm size (4 inches).
- In the interior courtyard, rendered with mineral-based single-layer mortar.

› KITCHENS

- Wooden lower and upper cabinets, melamine interior lining and wooden doors and drawer fronts in white matte finish and finger-joint type handles following architectural design.
- Worktop of glued laminated wood board Finger-Joint type or similar, water-based varnish, 32 mm (1.25 inches) thick. Integrated single-basin stainless steel sink with pull-out mixer tap, Newform® brand or similar.

- Kitchen equipment with oven, ceramic cooktop and extractor hood Balay® brand or similar according to architectural plan.
- Space reserved for full-sized refrigerator and built-in dishwasher.

› HALLWAYS

- Space reserved in the closets for washing machine and/or dryer (in apartments A, C and E).
- Equipped with a water tap for cleaning and maintenance.

› BATHROOMS

- NIC DESIGN® brand ceramic wall-hung toilet in gloss white or similar with white cushioned lid and concealed water tank. Double push-button flush with chrome finish.
- White gloss ceramic sink with pop-up valve in the same finish by NIC DESIGN® or similar brand on treated cross-laminated wooden shelf-style vanity.
- Wall-mounted or countertop-mounted single-lever faucet in chrome finish by Newform® or similar brand.
- Newform® or similar brand chrome wall-mounted single-lever shower set including spray head, hose, faucet and bracket.
- Space reserved in closets for washing machine and/or dryer (in dwellings B, D and G).

➤ CEILINGS

- Drywall ceilings incorporating thermal and acoustic insulation.

➤ HOT WATER

- Hot Water production using an aerothermal system.

➤ AIR CONDITIONING AND HEATING

- Air conditioning and heating using a ducted heat pump and registers in the living room and bedrooms.

➤ ELECTRICITY AND TELECOMMUNICATIONS

- Electrical installation in accordance with Low Voltage Electrotechnical Regulations.
- Intercom for access to the units.
- Lighting fixtures with switches and sockets according to installation project. Top quality electrical mechanisms in white, Gira® brand or similar.
- Outdoor antennas for radio and television broadcast signals. User outlets in living room and bedrooms.
- Installation of community fiber optic network to the units and installation of data outlets in living room and bedrooms.

➤ COMMON AREAS

- Access to the courtyard from the street level. Single-door elevator in compliance with accessibility regulations.

- Common area access to the units with rustic ceramic brick pavement.
- Staircase open to the courtyard with ceramic lattice and steps in rustic ceramic brick with water-repellent border. Black painted metal railing.
- Bicycle storage in the courtyard.
- Separate space for garbage storage with its own water supply and drainage.
- Hallway and stairway lighting with backlit LEDs with motion detectors and ceiling lights with timer switches.

➤ ENERGY RATING* **B**

* This energy efficiency rating, which is for information purposes only, is provisional and subject to change at the design stage.

These technical specifications are provisional and will be subject to modifications due to licensing requirements or project management criteria, without reduction in quality.