

ROCAFORT  
ELEGANCE







## DISCOVER ROCAFORT

Rocafort is a charming town located 7 minutes from the city of Valencia, it is an ideal choice for those looking for a beautiful, quiet and safe place to live.

Rocafort has its roots in a stately past and was the place chosen by the Valencian bourgeoisie at the beginning of the 20<sup>th</sup> century to set up their summer residences, a group of villas of great historical heritage value located around Avenida Blasco Ibañez and Calle Pintor Benlliure, known as the neighbourhood of La Colonia.

The developers, mainly businessmen, doctors, pharmacists and industrialists, hired famous architects of the time such as Goerlich, Cortina, Gomez-Davó and Peset Aleixandre to leave their own mark on some wonderful mansions with beautiful period architecture, which can still be seen today, surrounded by mature vegetation.

It is no coincidence that Avenida Blasco Ibañez was the chosen spot; this strategic

location is 42 metres above sea level, taking advantage of the easterly breezes and offering pleasant views of a rural surroundings of fields and farmhouses.

The Rocafort lifestyle is a healthy and natural lifestyle, its tree-lined avenues, low-rise buildings, its parks such as the Plaza de España and its nearby shops offer the perfect setting to live family life to the full. Here, the tranquillity of a rural setting is combined with the comfort of having all services and amenities, including a metro station, within easy reach.

What's more, Rocafort stands out for its excellent schools, with prestigious international schools nearby, and a variety of high-end cultural and sports options which invite residents to enjoy endless activities and events for all tastes and ages. Enjoy a perfect balance between quality of life, comfort, architecture, history and nature in Rocafort.





## THE PROJECT

Rocafort Elegance is an exclusive development of four family homes, located in Rocafort, a place that is synonymous with quality of life and exclusivity. These homes enjoy an unbeatable southerly-south-easterly aspect, the best in the Mediterranean climate, facilitating energy savings, with sunlight in winter and protection in summer, thanks to its large porch overlooking the pool, garden and barbecue area.

Inside you will enjoy a meticulously planned layout, which is unbeatable from a practical point of view. The living room, dining room

and kitchen are together in a modern open-plan space, flooded with natural light, like the rest of the house. The rooms are spacious, with large wardrobes and terraces where you can disconnect and relax.

These homes feature an avant-garde design, minimalist lines and quality materials, all in keeping with the surroundings. To make your new home even more welcoming, the finishes are customizable to your liking, with a wide range to choose from, equipped with the most advanced features and part of an eco-efficient project.













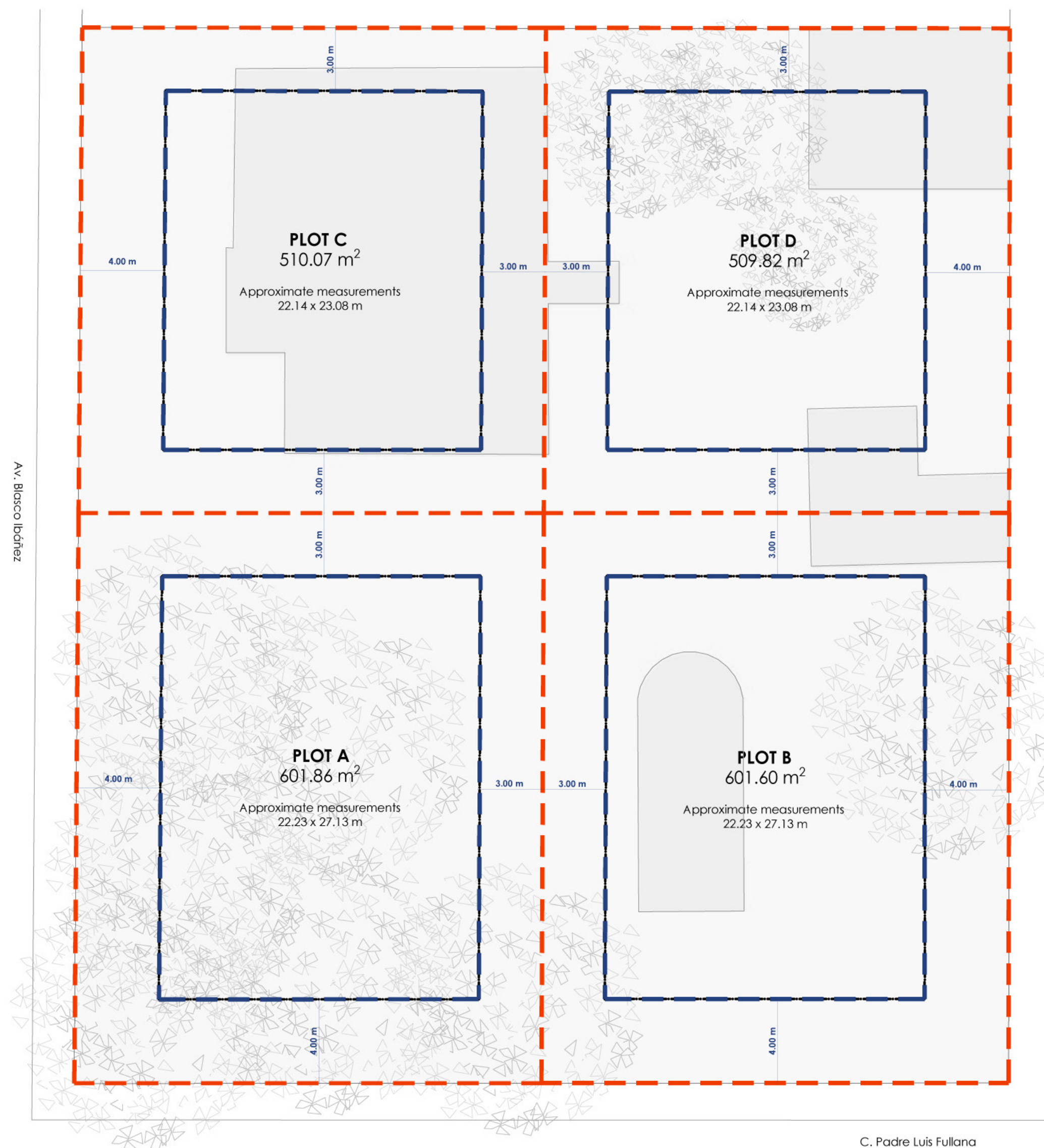








## PROPOSED PLOT LAYOUT



**ORIGINAL PLOT** **2223.35 m<sup>2</sup>**

### URBAN PLANNING CONDITIONS PGOU ROCAFORT

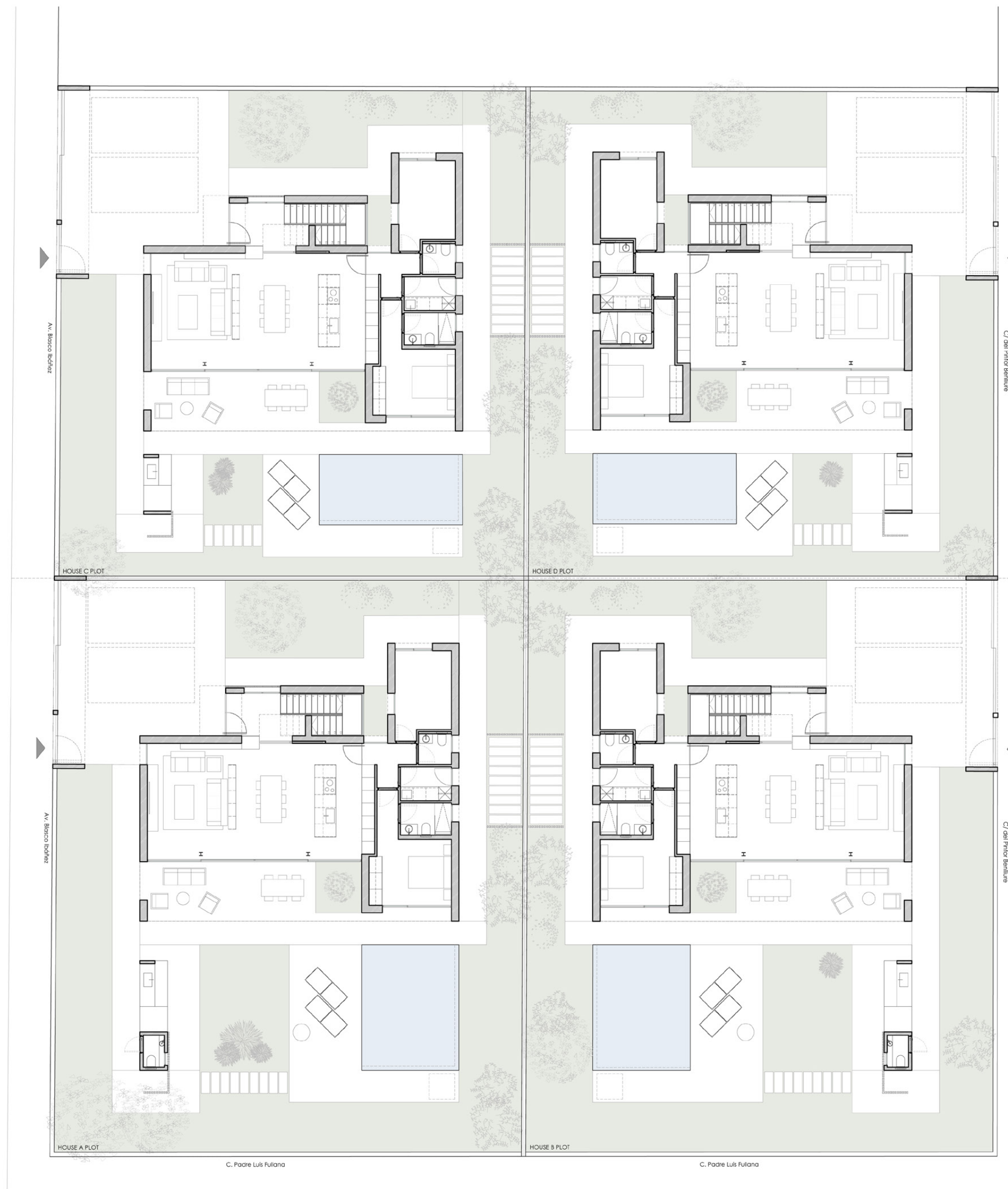
Minimum plot	500.00 m <sup>2</sup>
Maximum buildable area	0.45 m <sup>2</sup> /m <sup>2</sup>
Maximum occupation of the plot	30%

### PROPOSED PLOT LAYOUT

<b>PLOT A</b>	<b>601.86 m<sup>2</sup></b>
Maximum buildable area	270.83 m <sup>2</sup>
Maximum occupation of the plot	180.55 m <sup>2</sup>
<b>PLOT B</b>	<b>601.60 m<sup>2</sup></b>
Maximum buildable area	270.72 m <sup>2</sup>
Maximum occupation of the plot	180.48 m <sup>2</sup>
<b>PLOT C</b>	<b>510.07 m<sup>2</sup></b>
Maximum buildable area	229.53 m <sup>2</sup>
Maximum occupation of the plot	153.02 m <sup>2</sup>
<b>PLOT D</b>	<b>509.82 m<sup>2</sup></b>
Maximum buildable area	229.42 m <sup>2</sup>
Maximum occupation of the plot	152.95 m <sup>2</sup>



## GENERAL FLOORPLAN GROUND FLOOR



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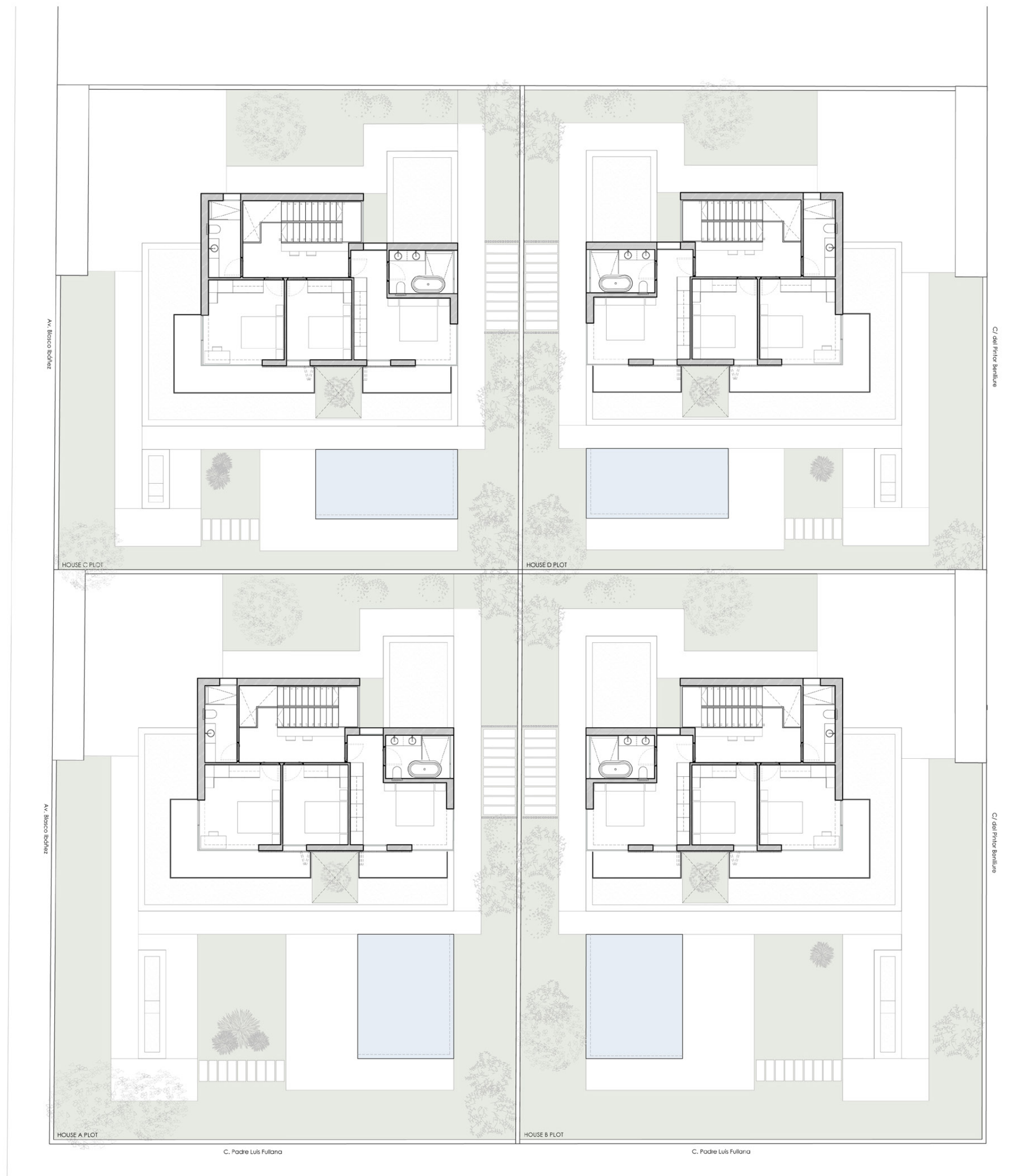
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## GENERAL FLOORPLAN FIRST FLOOR



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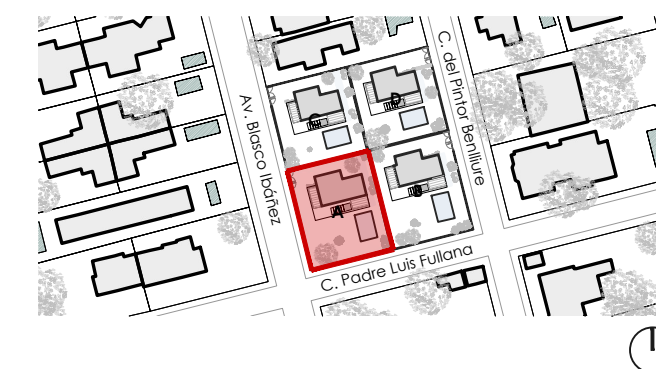
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## VILLA A GROUND FLOOR FLOORPLAN



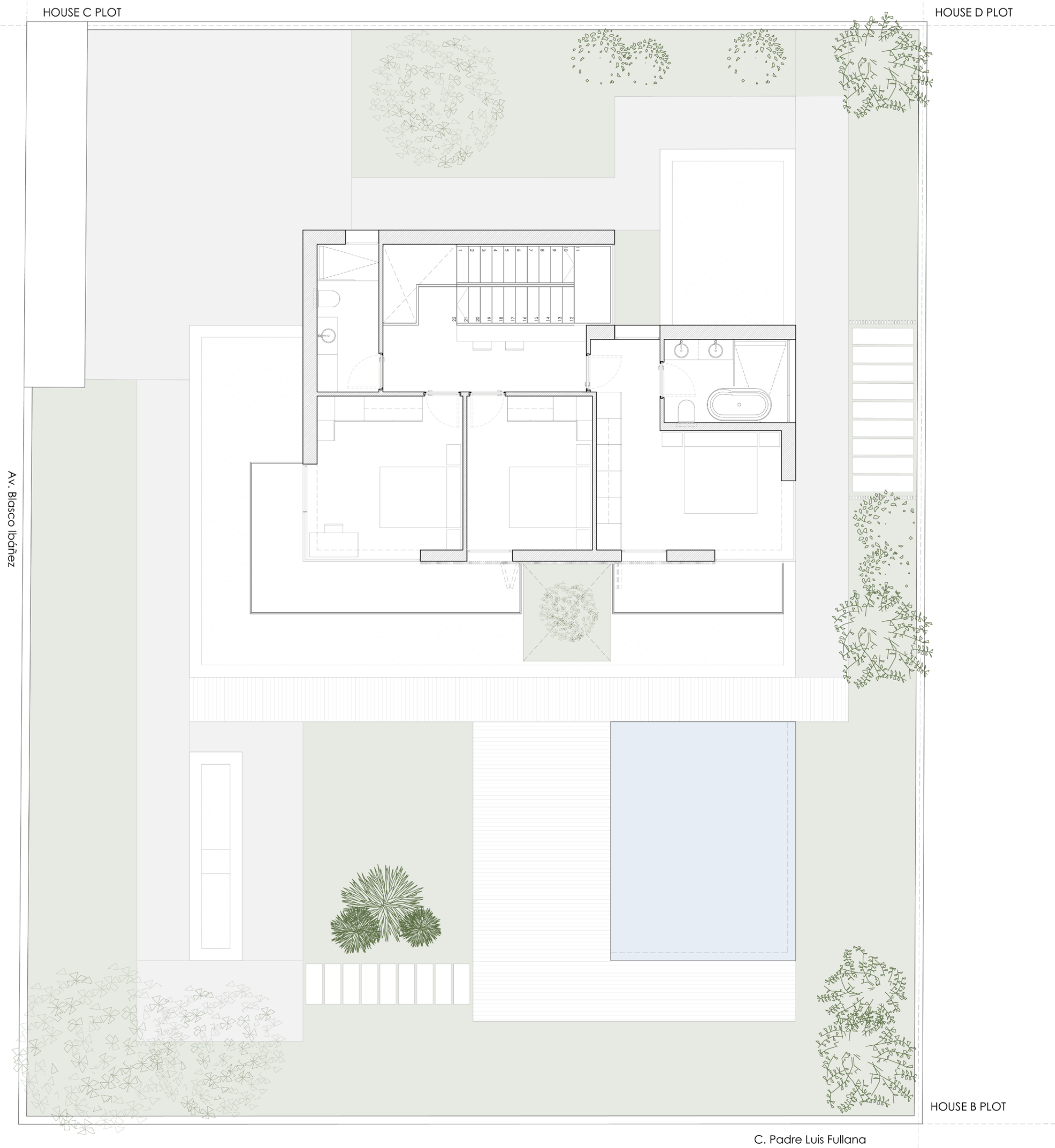
USEABLE SURFACE AREA	
<b>GROUND FLOOR</b>	<b>m<sup>2</sup></b>
Hall – stairs	13.21
Living room – dining room – kitchen	57.16
Landing GF	3.63
Bathroom 01	3.63
Toilet	2.40
Laundry room	3.82
Bedroom 01	14.01
Bedroom 02	10.35
<b>USEABLE SURFACE AREA GF</b>	<b>108.21</b>
<b>FIRST FLOOR</b>	<b>m<sup>2</sup></b>
Landing 1st Floor	9.19
Bedroom 03	14.85
Bedroom 04	11.78
Bedroom 05	18.15
Bathroom 02	4.02
Bathroom 03	6.27
<b>USEABLE SURFACE AREA 1<sup>ST</sup> FLOOR</b>	<b>64.28</b>
<b>TOTAL USEABLE SURFACE AREA</b>	<b>172.49</b>

**PLOT SURFACE** **601.85**

BUILT SURFACE AREA	
<b>GROUND FLOOR</b>	<b>m<sup>2</sup></b>
Construction GF	129.14
Barbecue and toilet volume	6.69
Entrance porch	2.82
Covered living room terrace	25.18
Plot entrance porch	13.25
<b>GROUND FLOOR BUILT SURFACE AREA</b>	<b>177.09</b>
<b>FIRST FLOOR</b>	<b>m<sup>2</sup></b>
Construction 1 <sup>st</sup> floor	75.60
Paved terrace 01	11.32
Paved terrace 02	5.11
<b>FIRST FLOOR BUILT SURFACE AREA</b>	<b>92.03</b>
<b>TOTAL BUILT AREA</b>	<b>269.12</b>
<b>PLOT DEVELOPMENT</b>	<b>m<sup>2</sup></b>
Exterior parking	38.71
Paved entrance	9.72
Paved perimeter area	89.66
Paved swimming pool area	32.01
Swimming pool	26.96
Clothes drying area	7.13
Landscaped area	207.07



## VILLA A FIRST FLOOR FLOORPLAN



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ELEGANCE

ARCHITECTS

**MURAD  
GARCÍA**  
estudio

COMMERCIALISATION

  
**LUCAS FOX**  
INTERNATIONAL PROPERTIES

DEVELOPERS

ENSANCHE GESTIÓN  
GLOBAL SL

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