

**EUROPEAN
PROPERTY
AWARDS**
DEVELOPMENT


ROLLS-ROYCE
MOTOR CARS
AUTHORIZED DEALER
PEA WOOD

★★★★★

BEST MIXED USE
DEVELOPMENT SPAIN

Santa Rosalia Lake
and Life Resort
by Jose Diaz Garcia, SA

2021-2022



José Díaz García

Périgord

our signature villa



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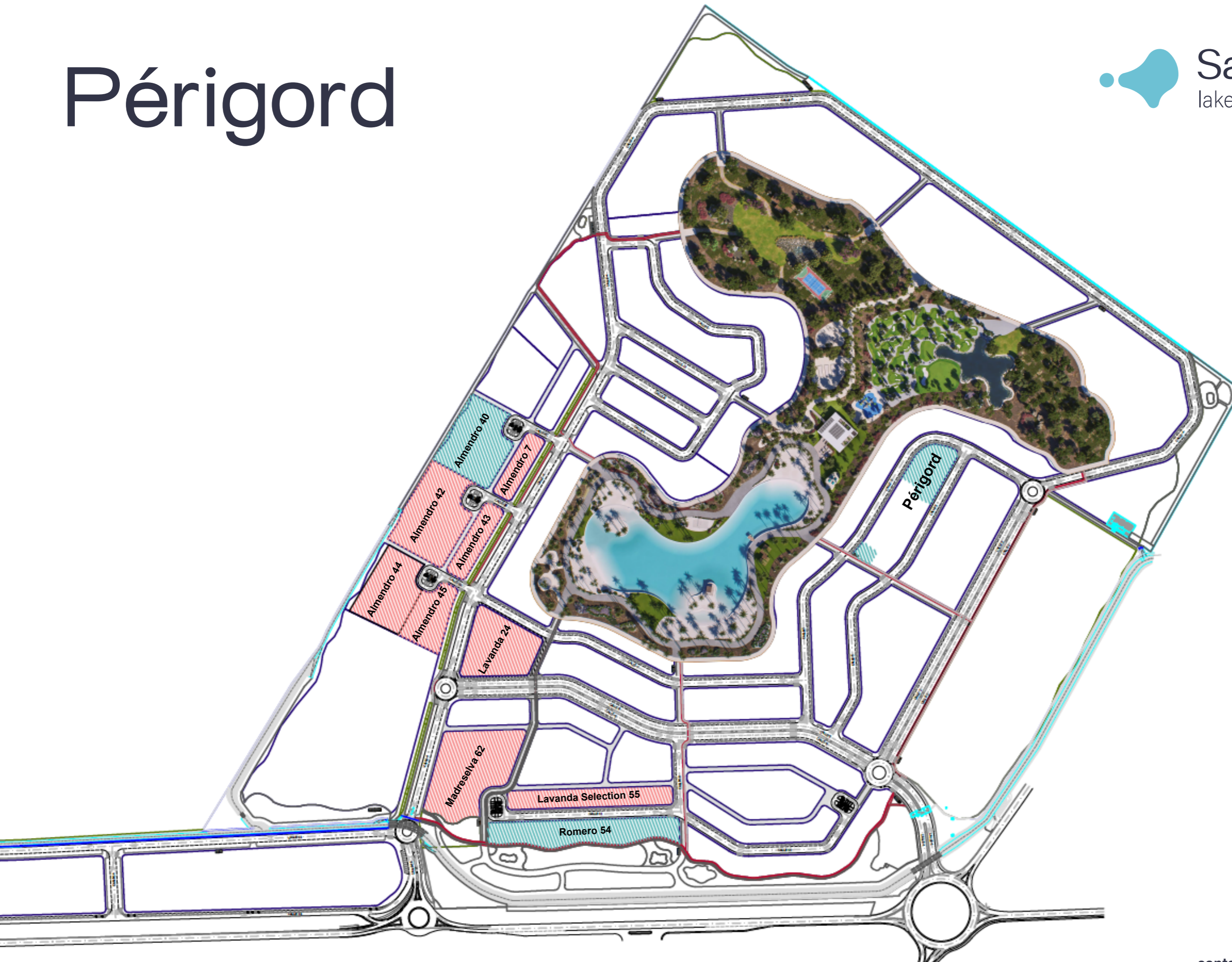
Living 100 meters from The Lake



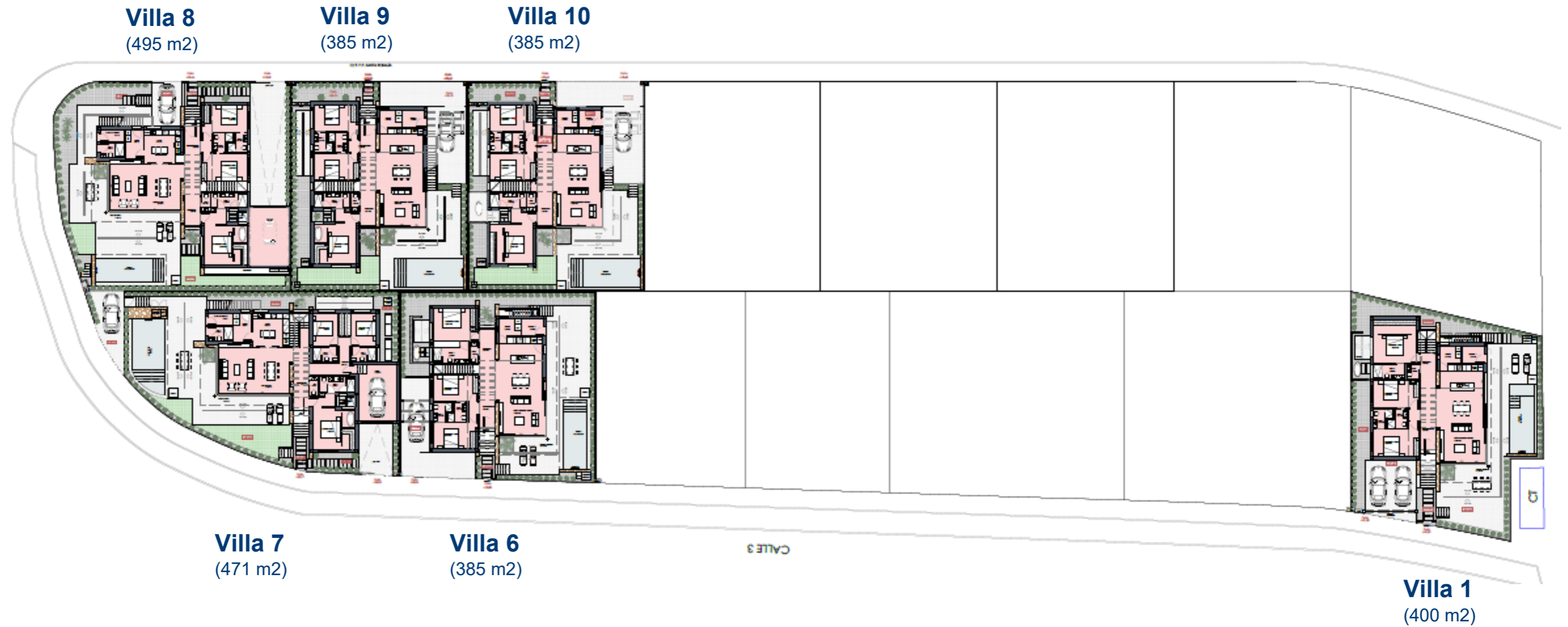
Périgord



Santa Rosalía
lake and life resort

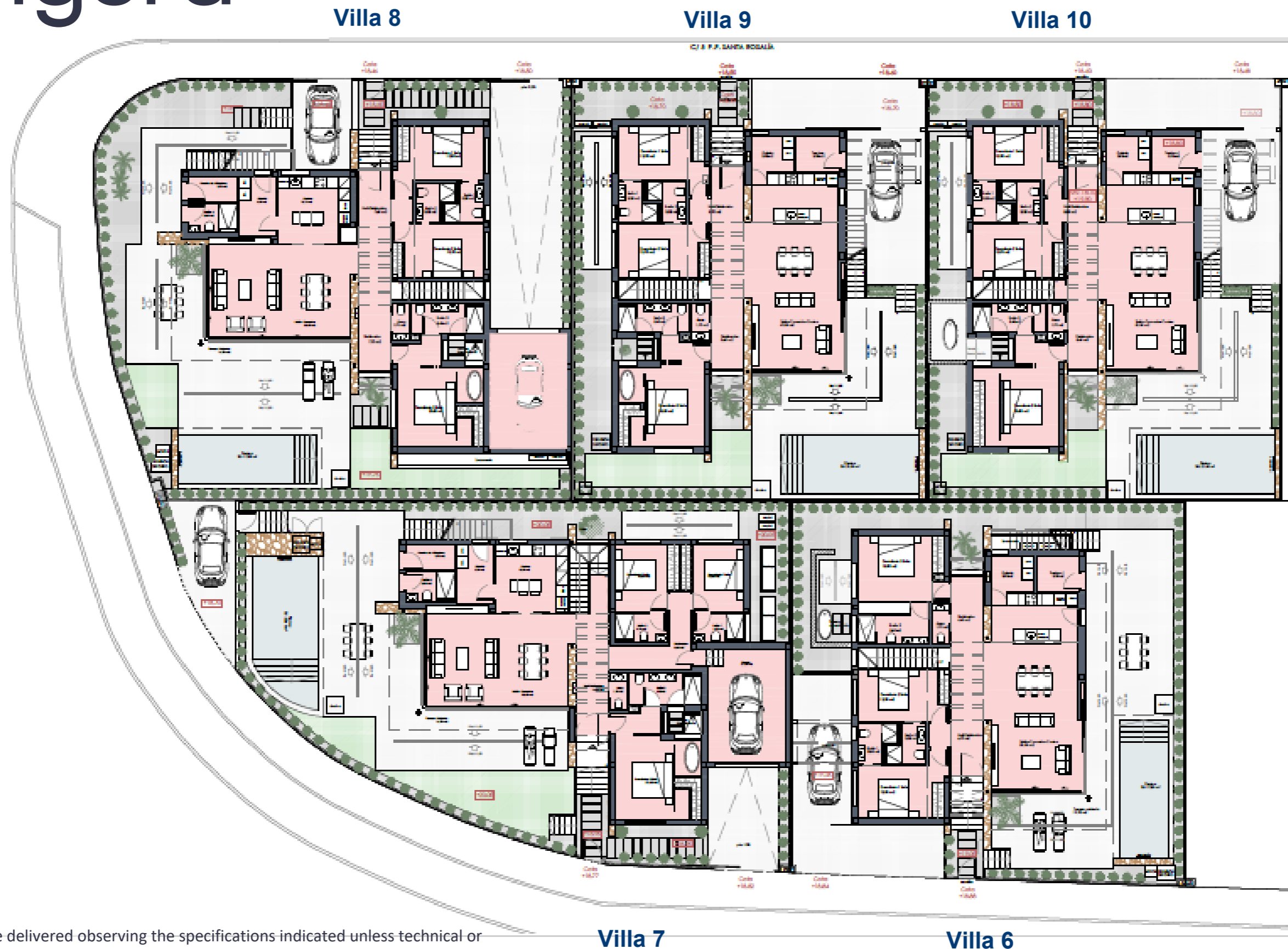


Périgord



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Périgord

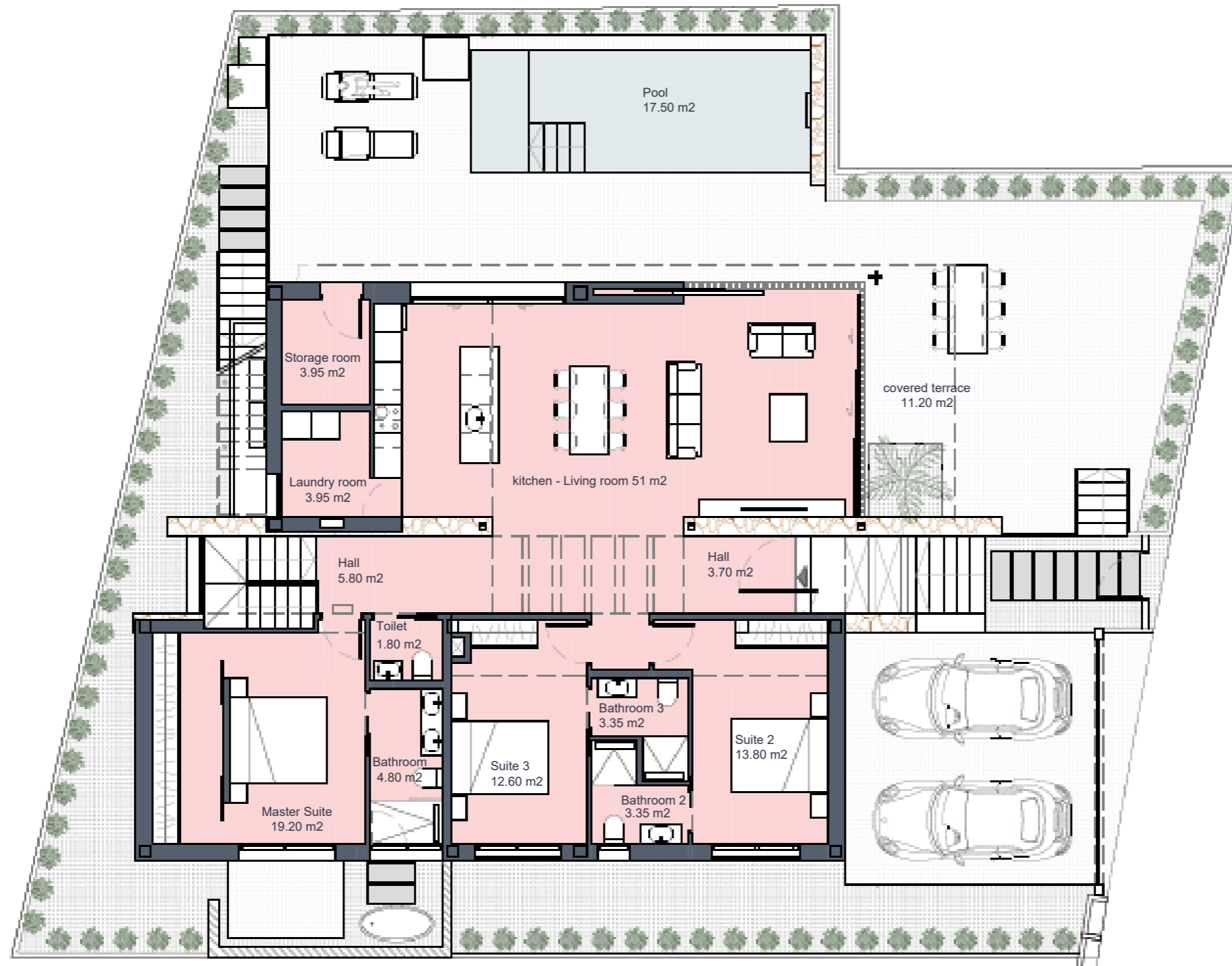


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Périgord

GROUND FLOOR



Santa Rosalía lake and life resort



SURFACES

Villa Signature 1	400 m ²
Superficie construida	
Ground floor	162,50 m ²
Basement	167,00 m ²
TOTAL INTERIOR	329,50 m²
Covered terrace	11,20 m ²
Uncovered spaces (Ground floor)	226,30 m ²
Solarium	55,90 m ²
TOTAL OUTDOOR SPACES	293,40 m²

Documento de carácter informativo, no contractual. Puede sufrir variaciones por razones técnicas, legales o comerciales. El mobiliario y electrodomésticos son meramente decorativos y no incluidos.

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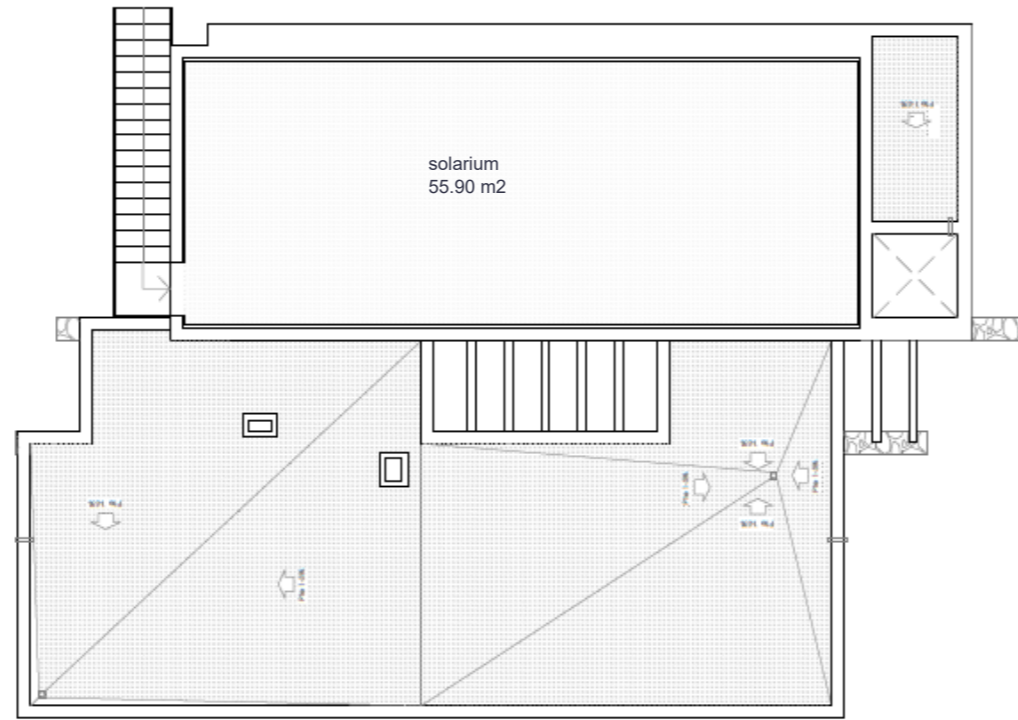


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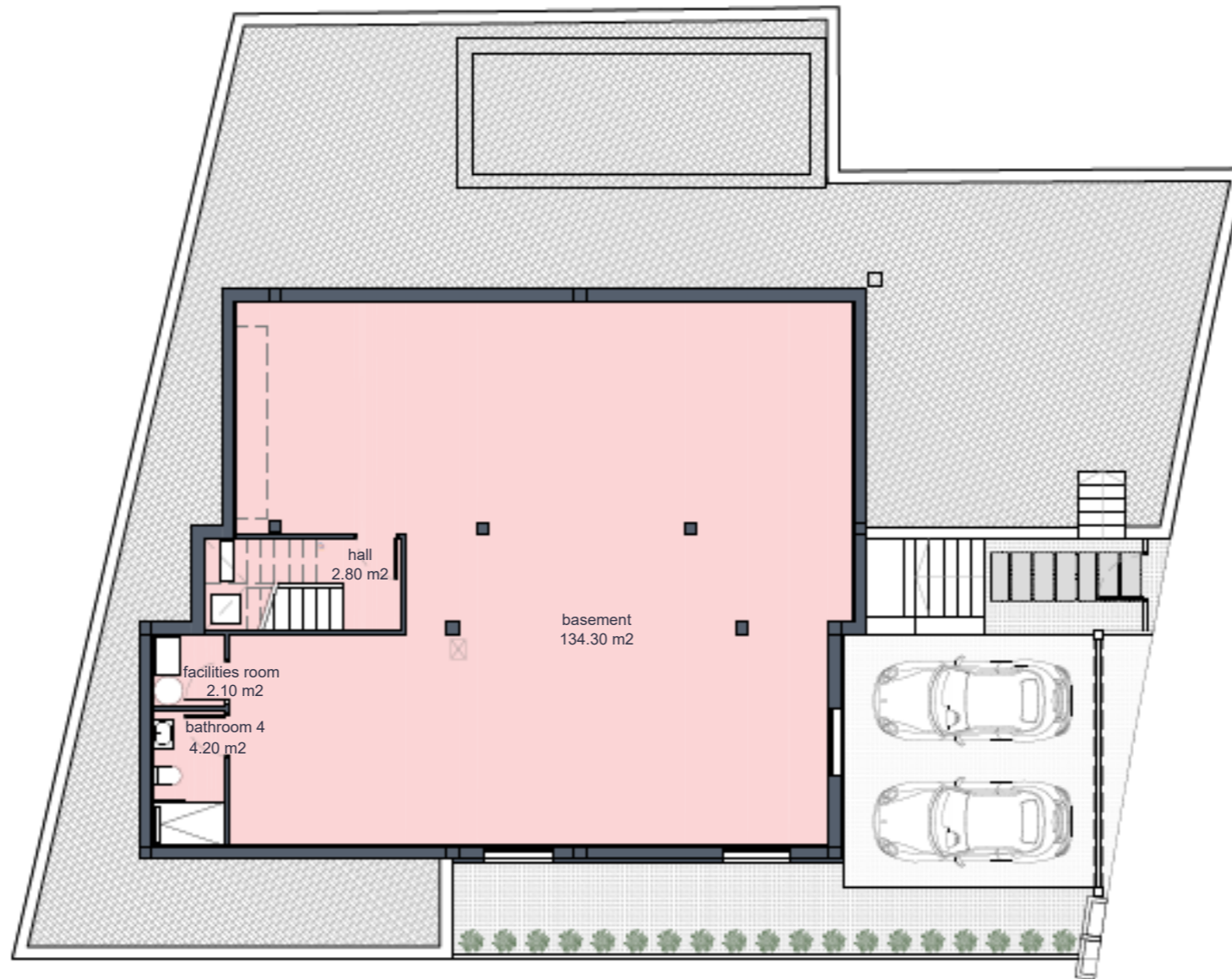




SOLARIUM



BASEMENT



Santa Rosalía lake and life resort



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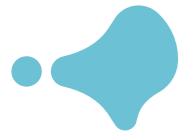
EUROPEAN
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ROLLS-ROYCE
LIFE

★★★★★
BEST FINISH LUXE
DEVELOPMENT BRAND

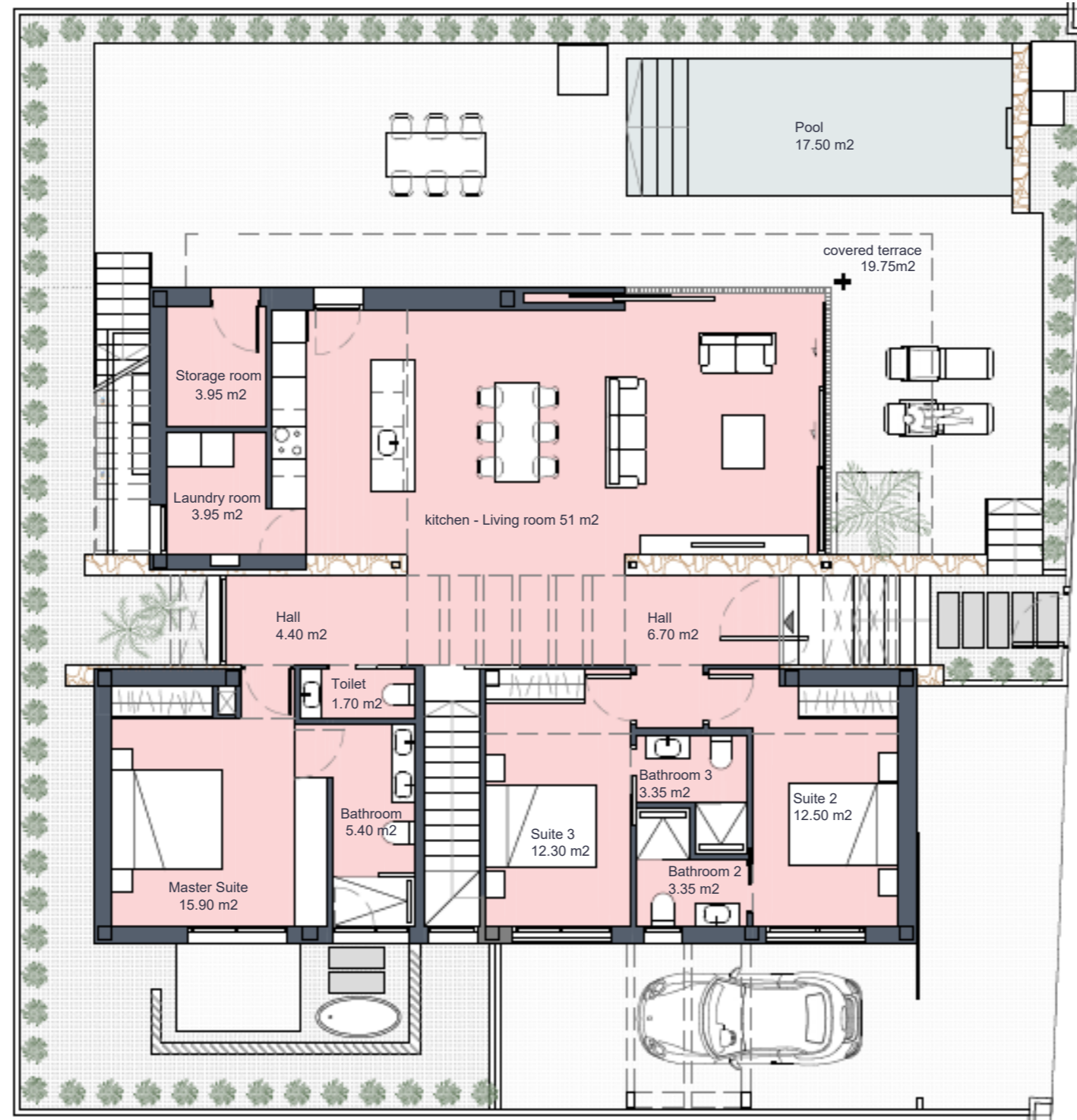
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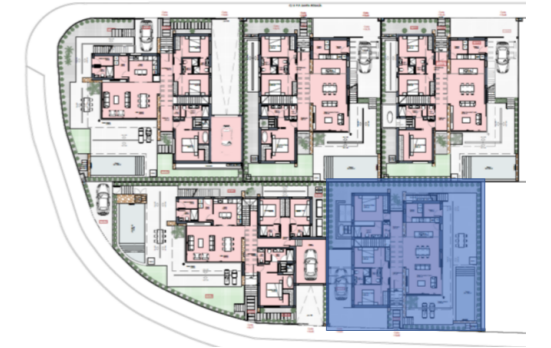


Périgord

GROUND FLOOR



Santa Rosalía lake and life resort



SURFACES

Villa Signature 6	385 m2
	Superficie construida
Ground floor	159,70 m2
Basement	168,80 m2
TOTAL INTERIOR	328,50 m2
Covered terrace	19,75 m2
Uncovered spaces (Ground floor)	205,55 m2
Solarium	55,90 m2
TOTAL OUTDOOR SPACES	281,20 m2

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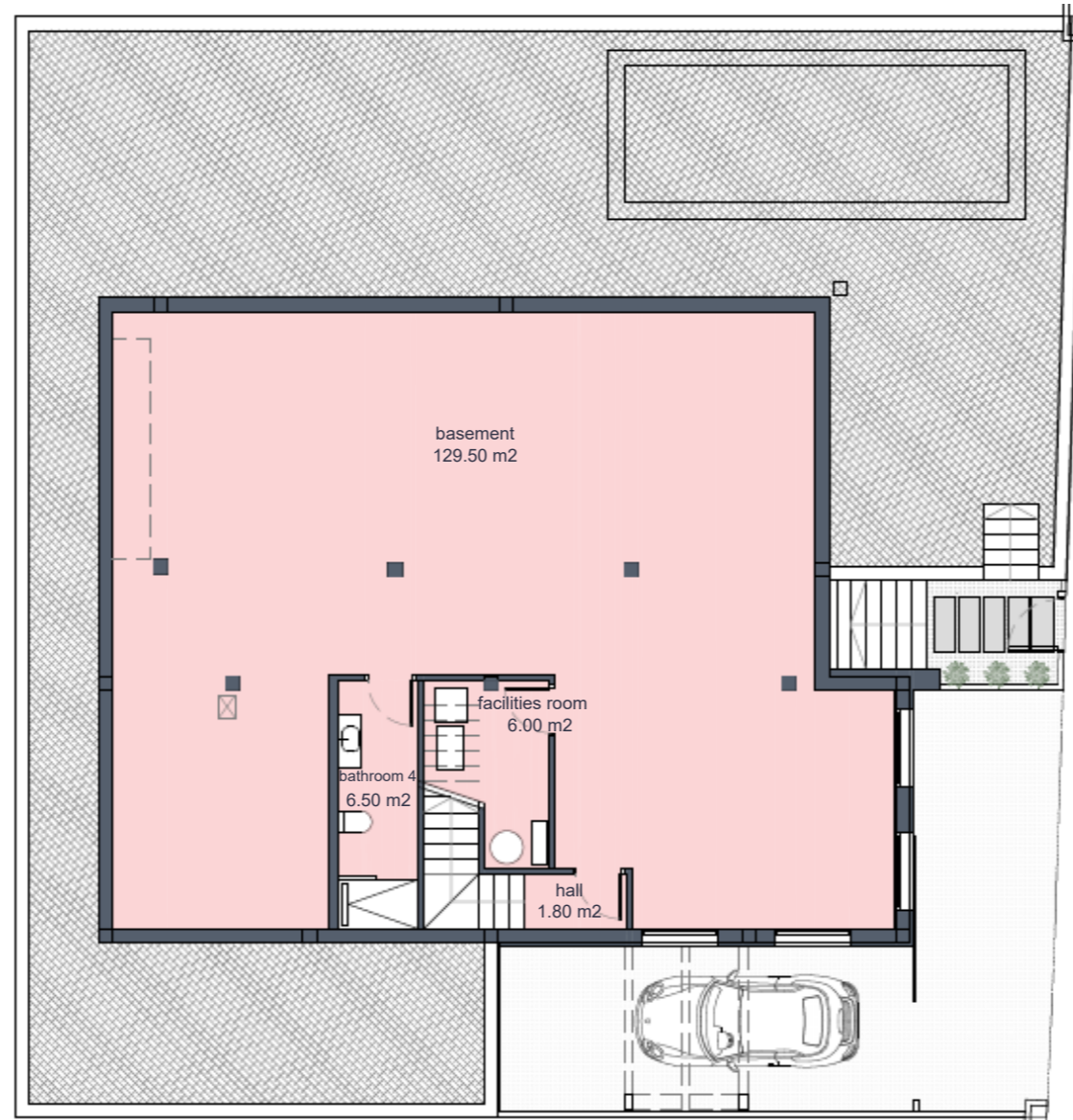


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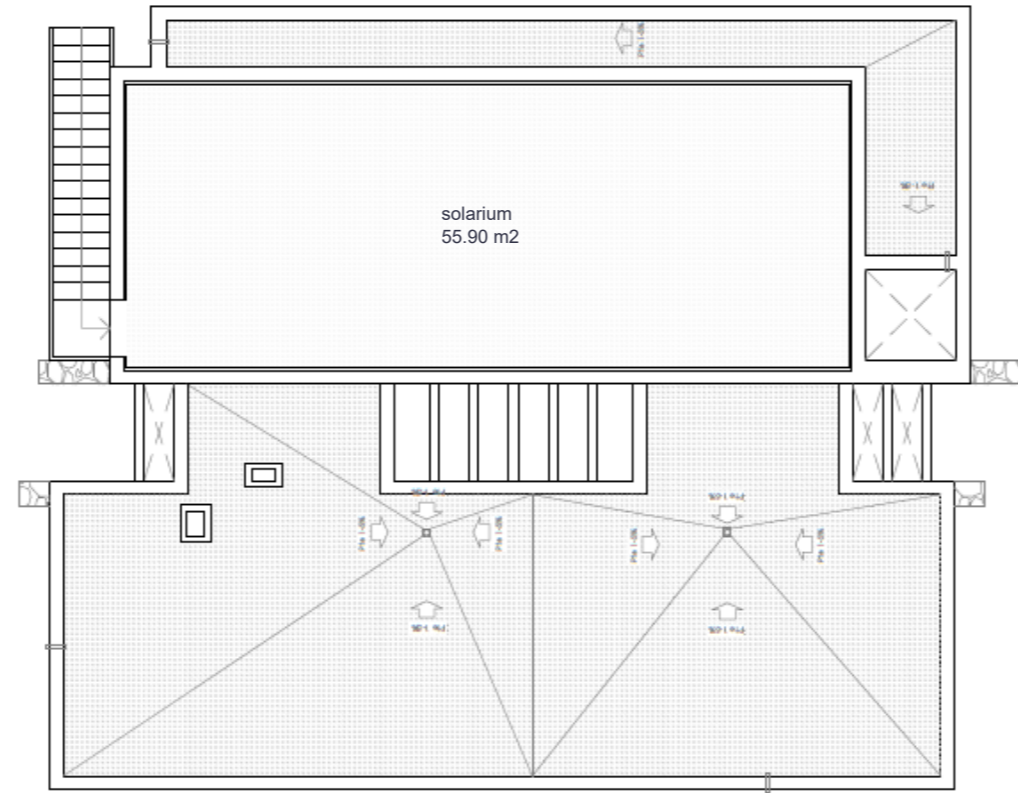




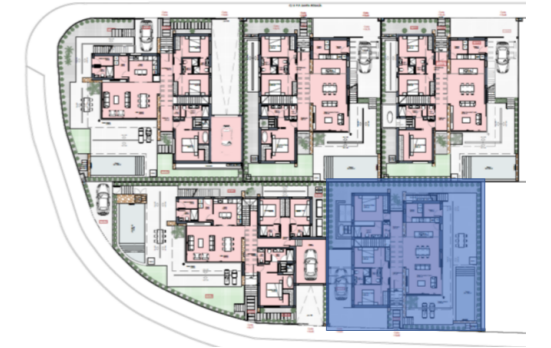
BASEMENT



SOLARIUM



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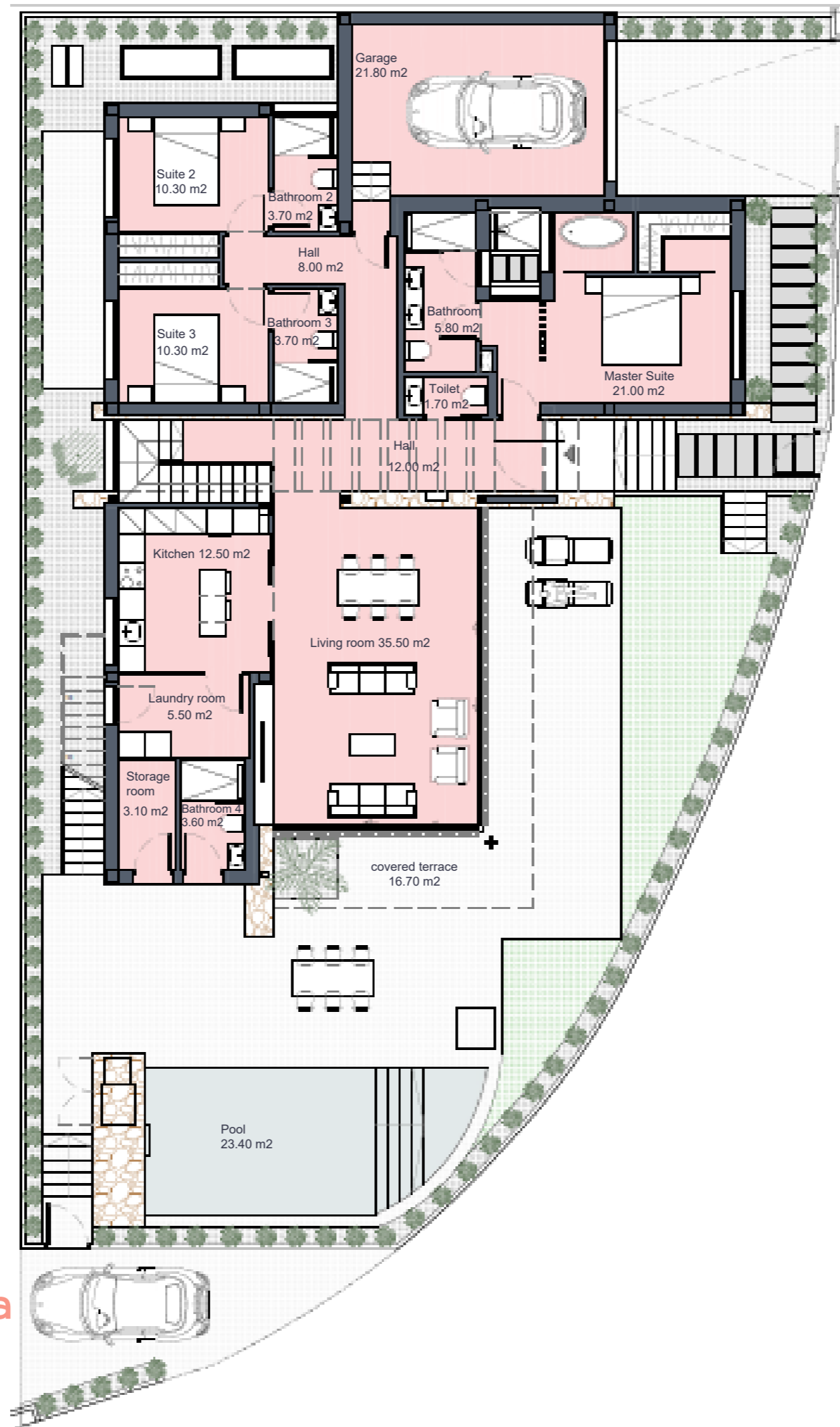




Périgord

GROUND FLOOR

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Santa Rosalía lake and life resort



SURFACES

Villa Signature 7	471,32 m ²
Superficie construida	
Ground floor	199,00 m ²
Basement	145,00 m ²
INTERIOR VIVIENDA	344,00 m²
Covered terrace	16,70 m ²
Uncovered spaces (Ground floor)	255,62 m ²
Solarium	64,50 m ²
TOTAL OUTDOOR SPACES	336,82 m²

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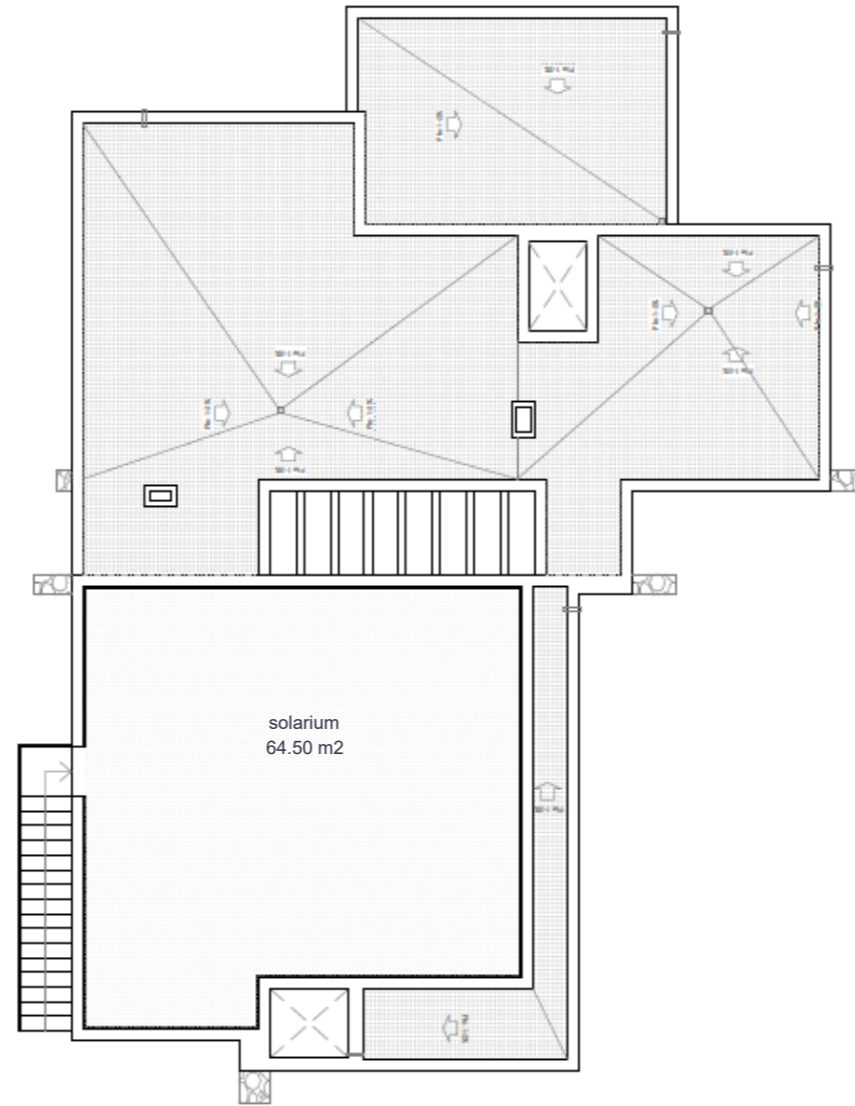
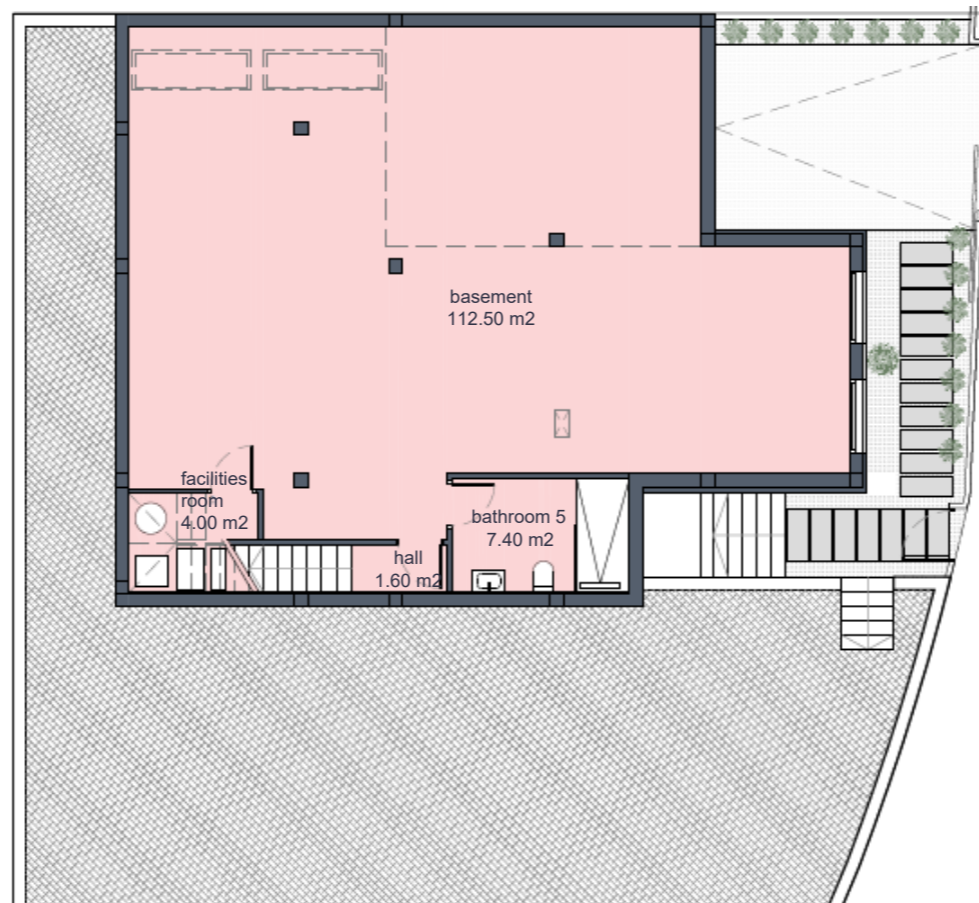
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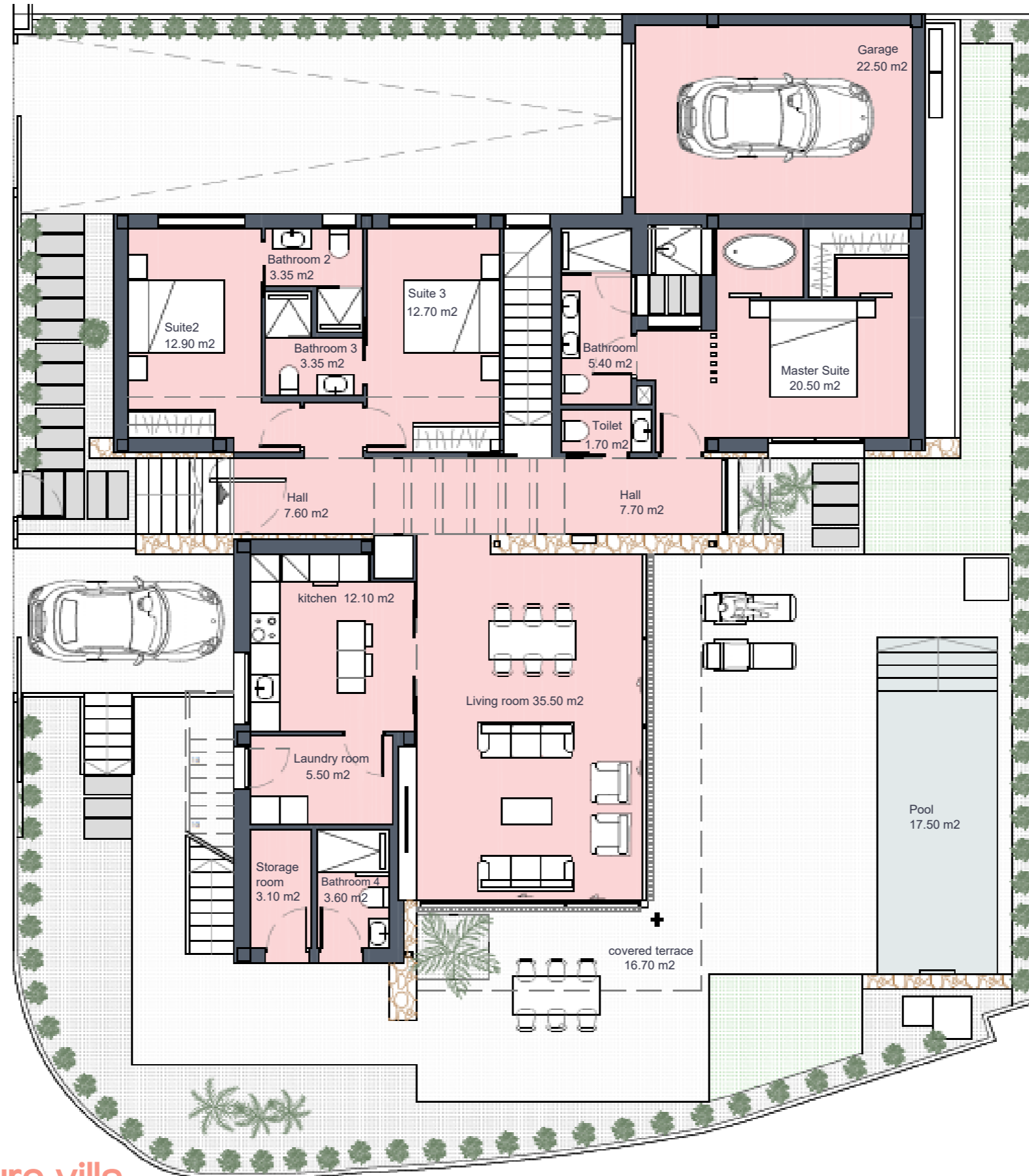
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Périgord

GROUND FLOOR



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Santa Rosalía lake and life resort



SURFACES

Villa Signature 8	495,12 m²
Superficie construida	
Ground floor	202,50 m ²
Basement	144,75 m ²
INTERIOR VIVIENDA	347,25 m²
Covered terrace	16,70 m ²
Uncovered spaces (Ground floor)	275,92 m ²
Solarium	64,50 m ²
TOTAL OUTDOOR SPACES	357,12 m²

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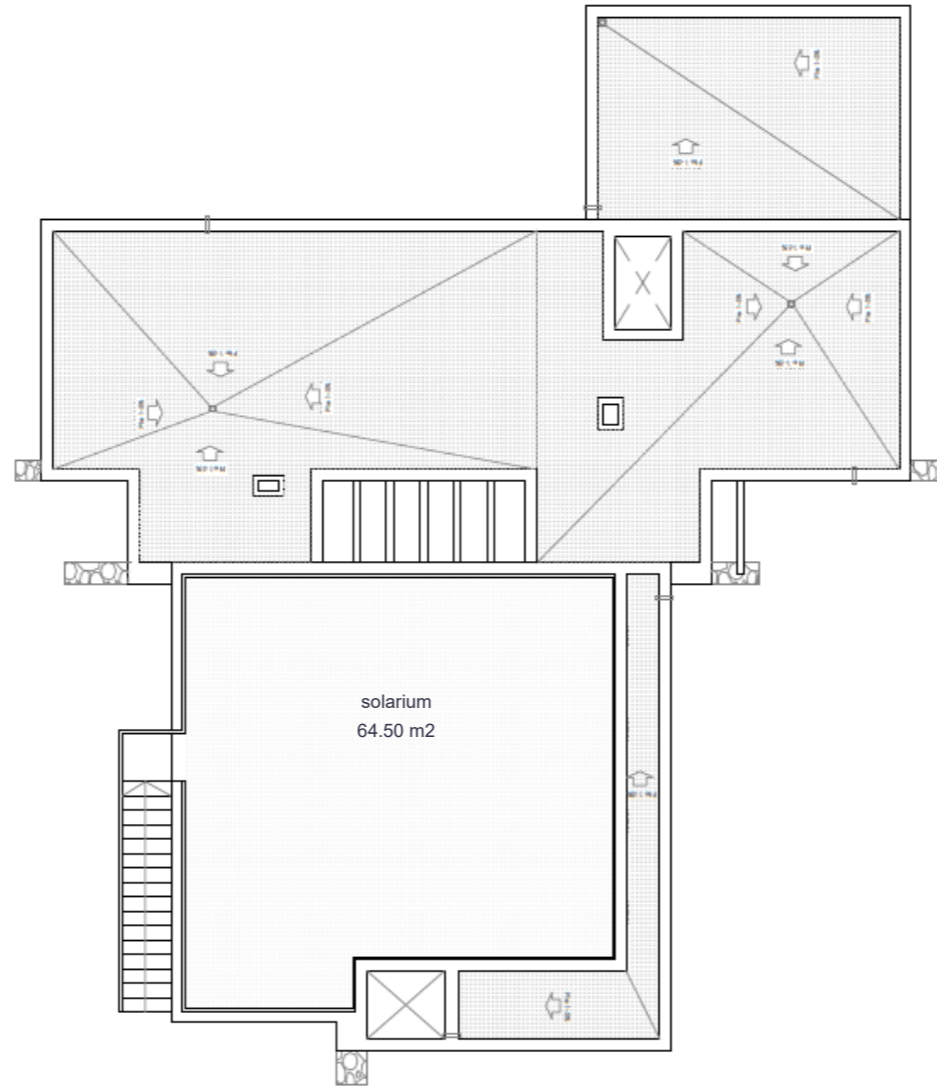
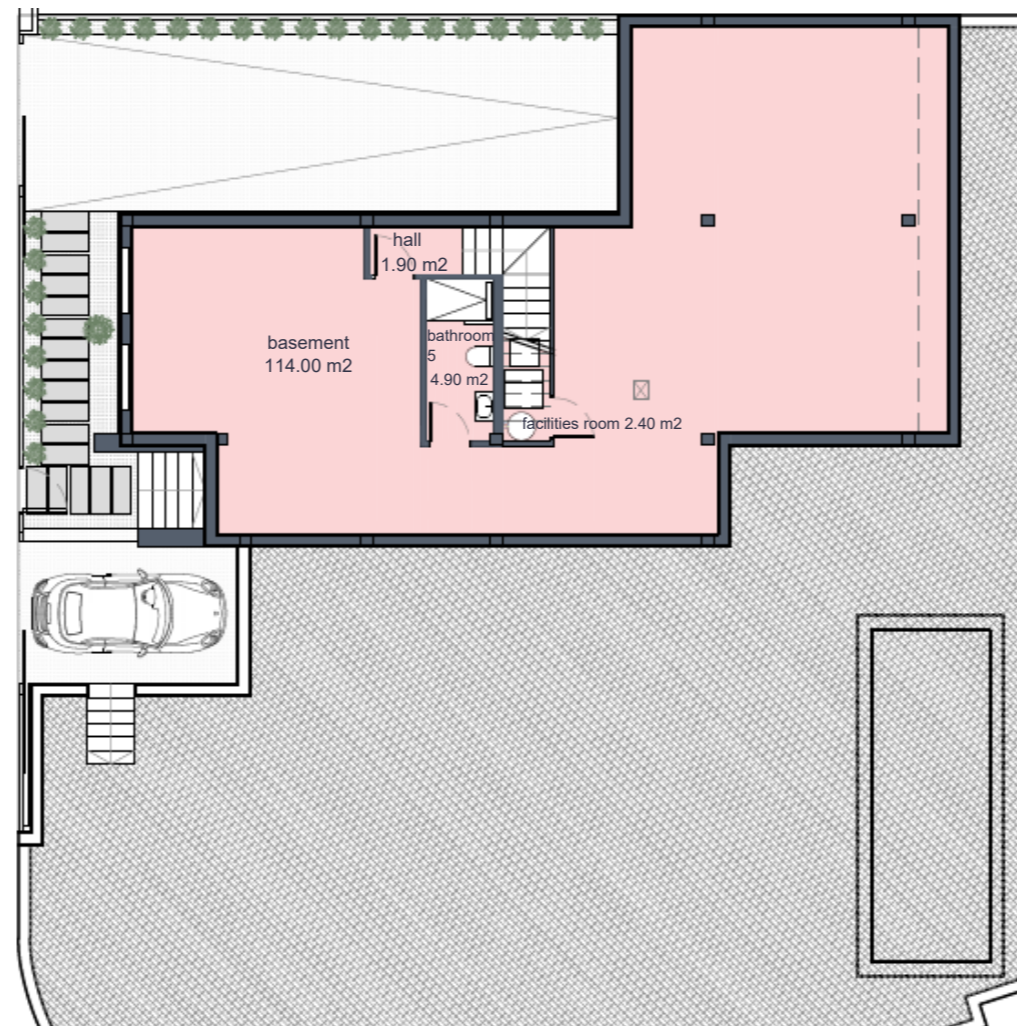
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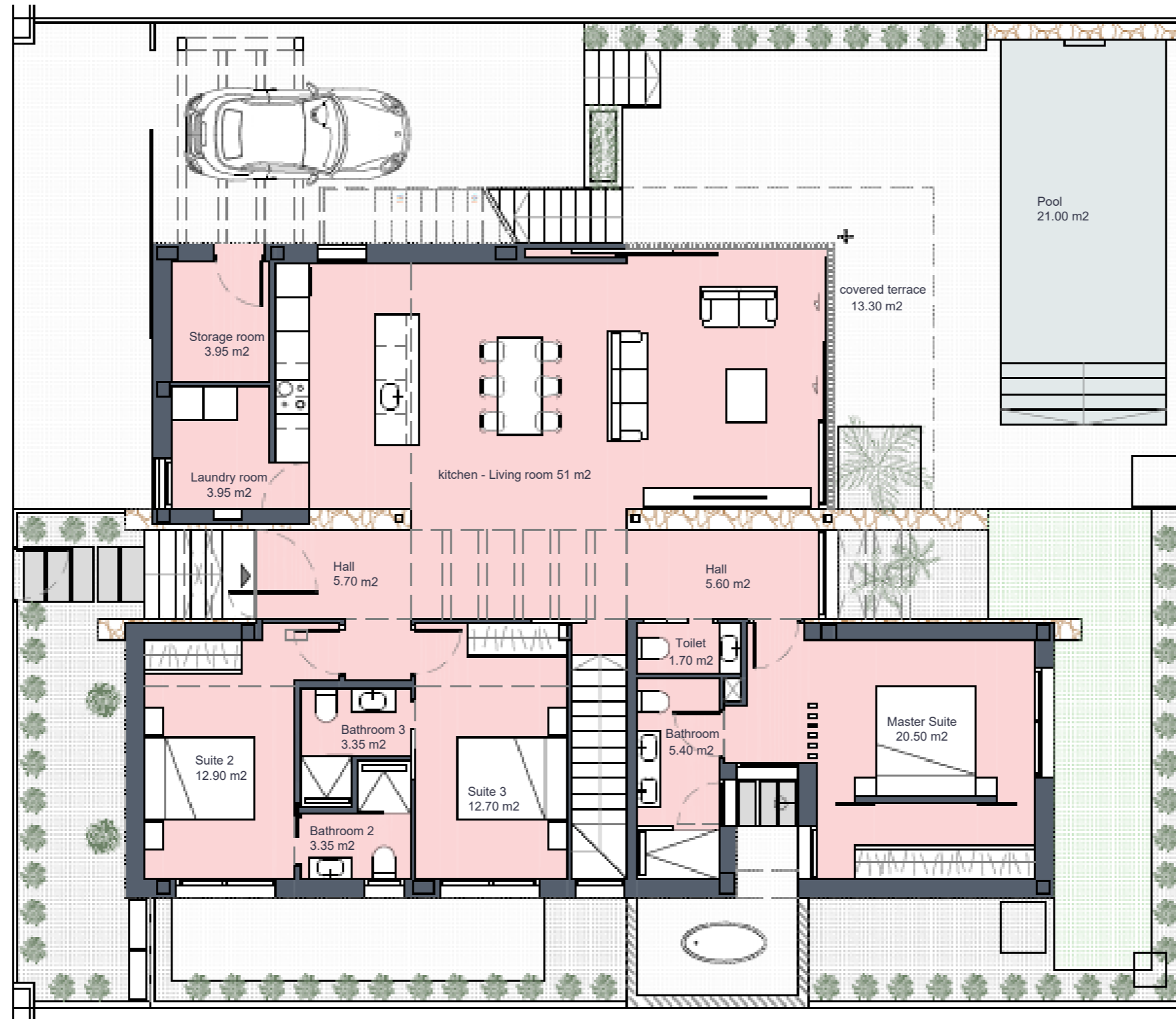


5 ★★★★★
BEST FINISH AND DEVELOPMENT AWARD
Santa Rosalía Lake and Life Resort
by José Díaz García, S.A.
2021-2022



Périgord

GROUND FLOOR



Santa Rosalía lake and life resort



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Villa Signature 9	385 m2
Superficie construida	
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INTERIOR VIVIENDA	328,70 m2
Covered terrace	13,30
Uncovered spaces (Ground floor)	205,70 m2
Solarium	55,90 m2
TOTAL OUTDOOR SPACES	274,90 m2

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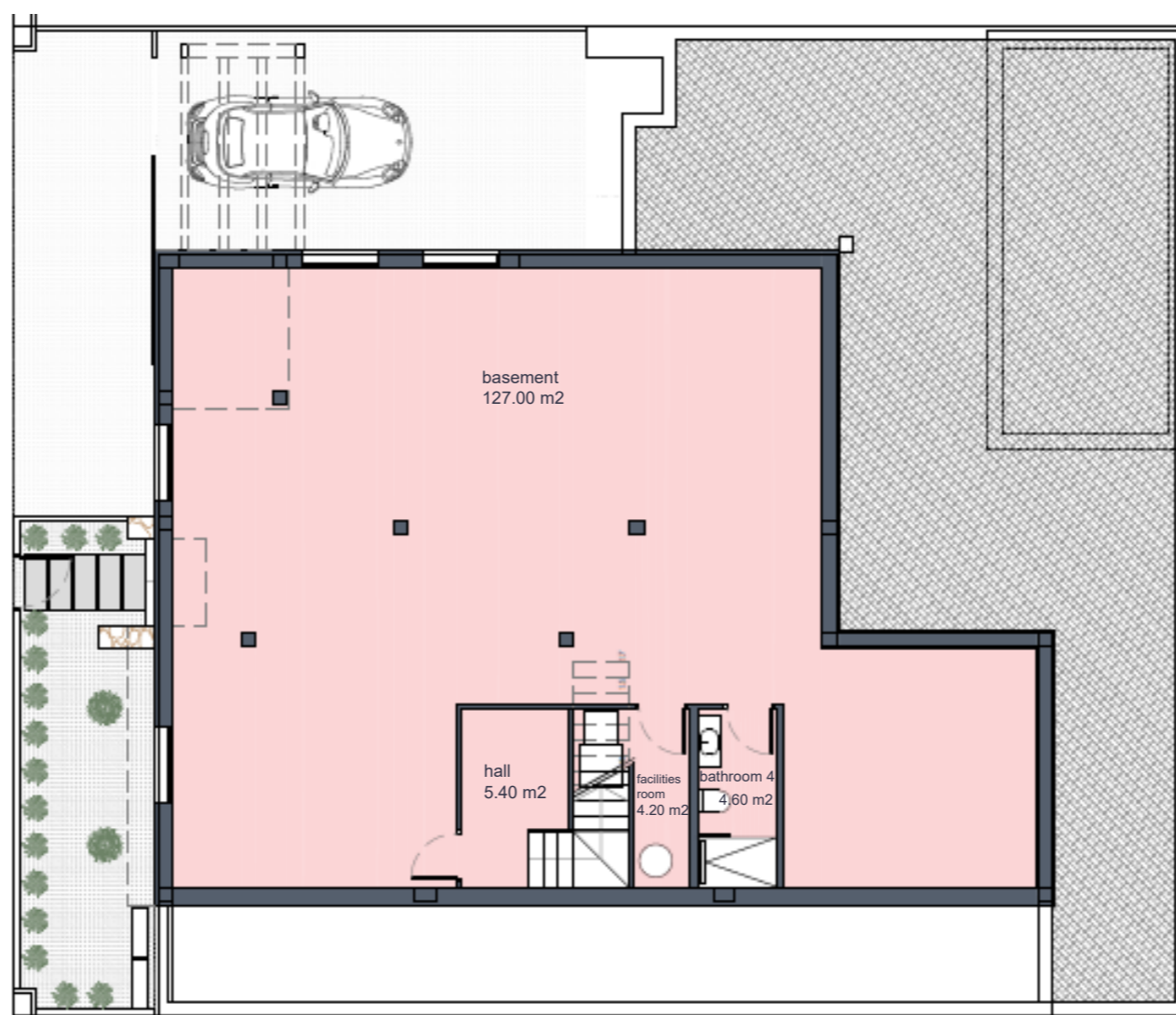


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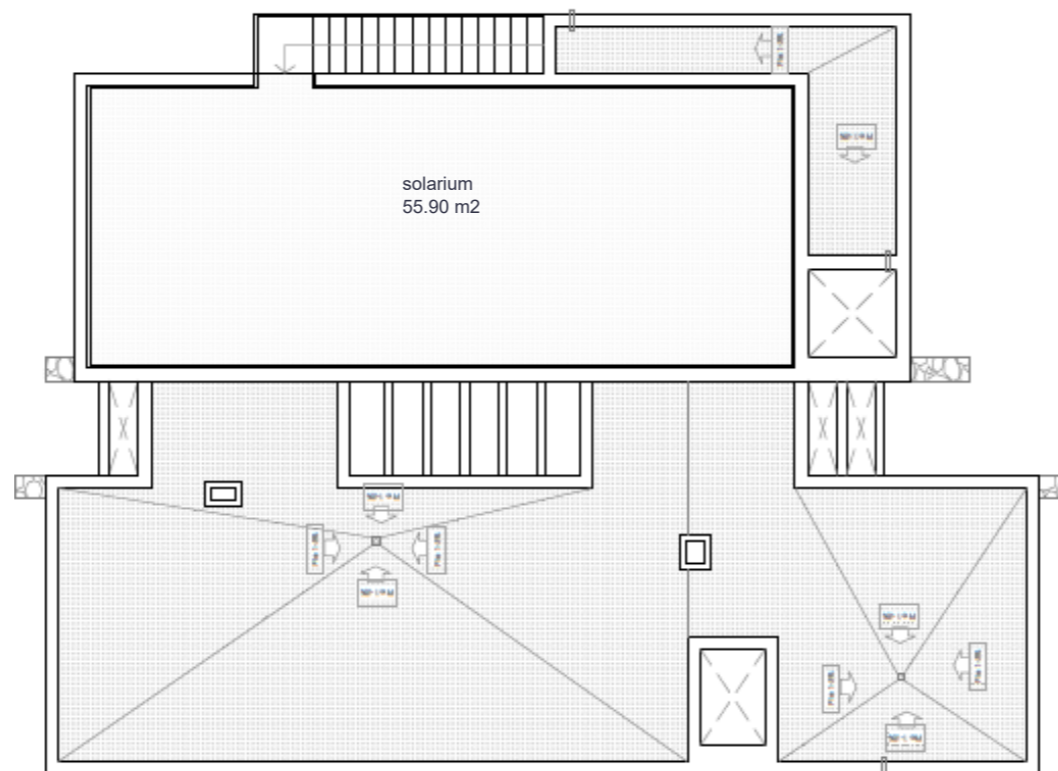




BASEMENT



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lake and life resort



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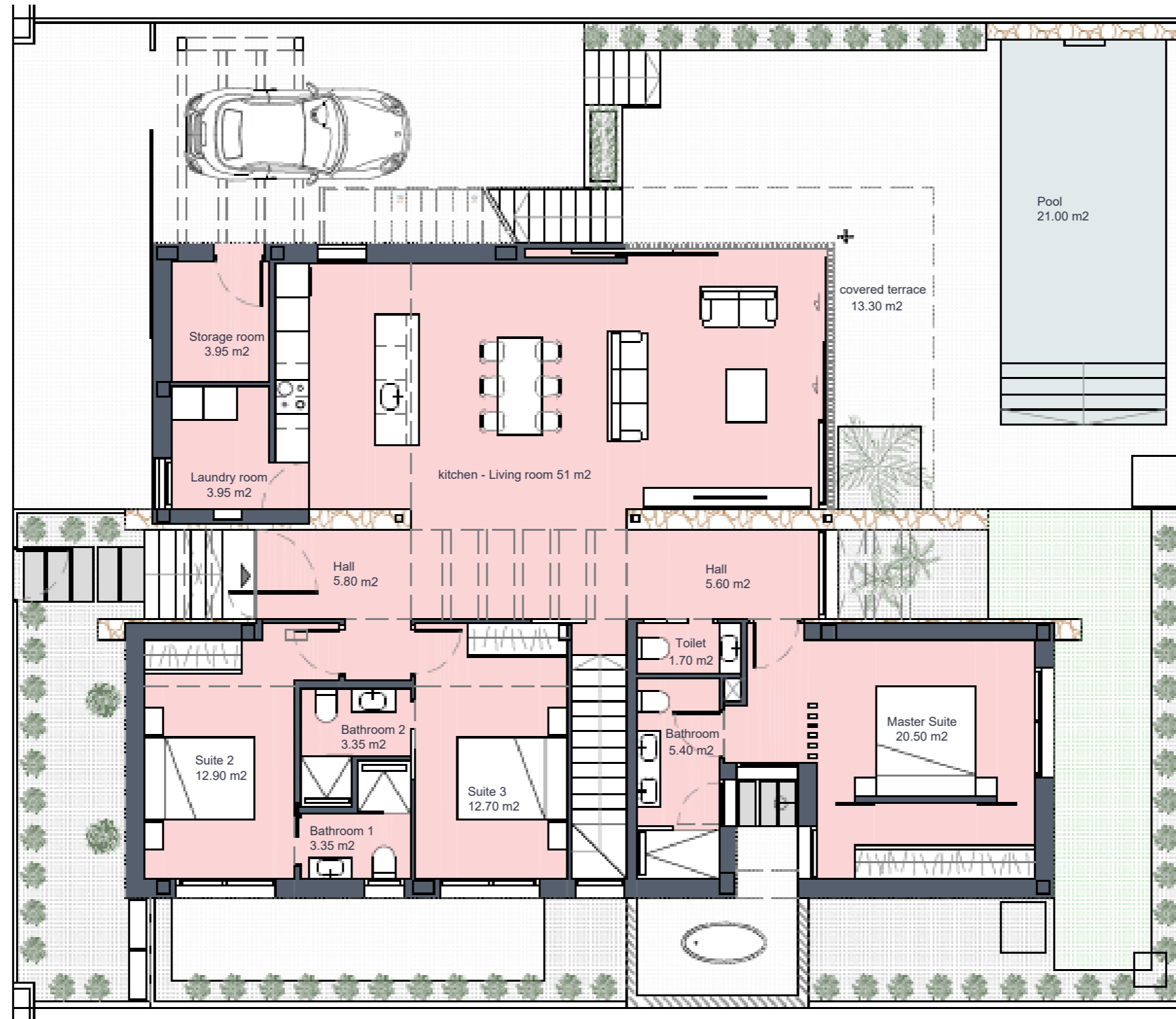
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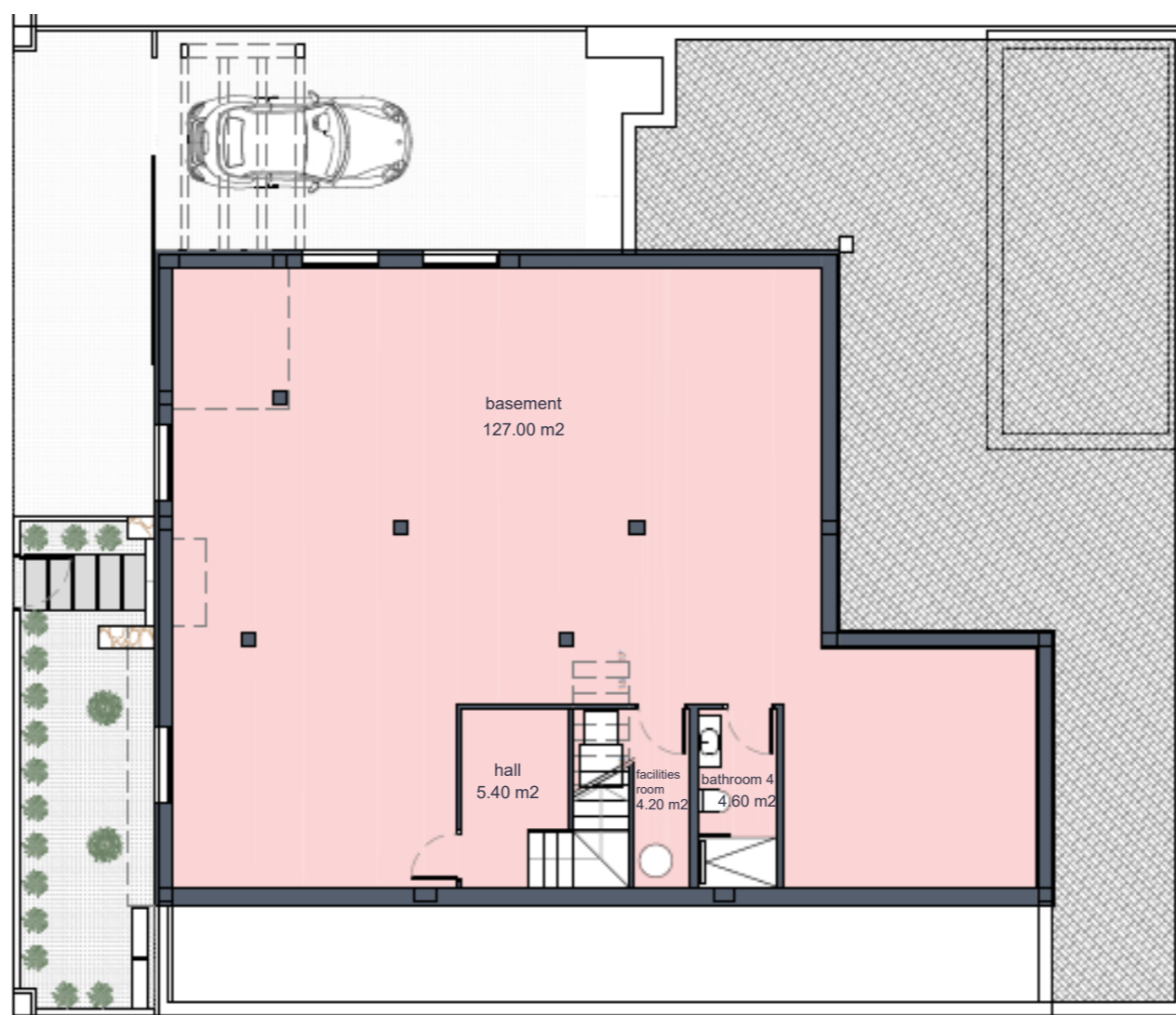


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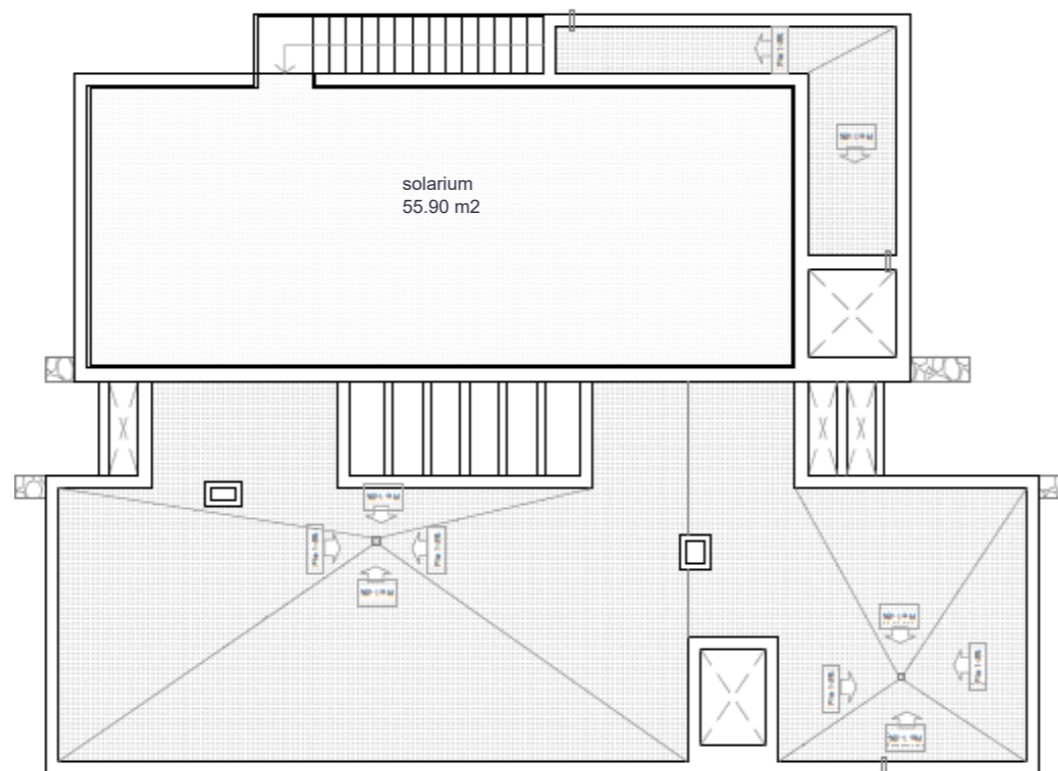




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PÉRIGORD

Featured specifications

- _ Solarium with pre-installation for kitchen, jacuzzi and solar panel.
- _ Basement finished (open plan) with floor, walls and ceiling with the same finishes as the rest of the house. Including full bathroom.
- _ Private pool with waterfall, pre-installation of heat pump and solar shower.
- _ Two balcony doors in the living room, one of them is hidden in wall.
- _ Masonry wall throughout the house (according to project).
- _ Same porcelain flooring indoor-outdoors. non-slip outdoor flooring.
- _ Ducted air conditioning with direct expansion heat pump in the ground floor and basement.
- _ Hot water Aerothermal Heat Pump system.
- _ Suspended toilet.
- _ Electric radiant floor in bathrooms.
- _ Built-in taps in bathrooms.
- _ Thermostatic showers.
- _ Furniture in each bathroom.
- _ Paneled kitchen and built-in appliances.
- _ Equipment included: Oven, microwave, induction hob, extractor hood, refrigerator, dishwasher, washer and dryer.
- _ Island and worktop in Silestone, porcelanic or similar.
- _ Access to hidden laundry room in kitchen cabinet. (Depending on project).
- _ Decorative wood slat latticework to separate spaces in the master suite. (villa 7, 8, 9 and 10).
- _ Hidden door access to bathroom in master suite. (villa 6)
- _ Lighting package with led technology.
- _ Basic home automation pack.
- _ Electric shutters in bedrooms.
- _ Dressing room in the Master suite.
- _ Pre-installation for electric vehicle charging point.

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Technical specifications

FOUNDATIONS AND STRUCTURE

_ Reinforced concrete structure, executed in accordance with current regulations and the Technical Building Code.

_ Foundation according to the results of the geotechnical study. Reinforced concrete slabs and walls.

FAÇADE AND ENCLOSURES

_ Combination of dry masonry finishes and one-coat mortar.

_ Ceramic brick walls, with air chamber and EPS insulation.

_ Interior divisions of the homes made of hollow brick partitions with a smooth plaster finish or ceramic coating depending on the area.

ROOFING

_ Inverted flat roofs, with non-slip ceramic flooring, waterproofed with asphalt fabric and with XPS insulation, to guarantee the best thermal insulation and watertightness.

CEILINGS

_ False ceiling of suspended laminated plasterboard. Water-repellent plate in wet areas.

OUTDOOR FLOORING

_ First-class porcelain stoneware and non-slip, placed with water-repellent adhesive.

_ Gravel areas and artificial grass (according to project).

_ Concrete in parking área.

INDOOR FLOORING

_ First-class porcelain stoneware, laid with water-repellent adhesive.

PAINTWORK

_ Plastic paint with a smooth finish and white colour on walls and ceiling.

CLADDING IN BATHROOMS

_ First-class porcelain stoneware, laid with water-repellent adhesive.

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OTHER CLADDINGS

Wallpaper on the headboard of the master suite.

EXTERIOR JOINERY

- _Thermo-lacquered aluminium, top brand and with thermal bridge.
- _Electric shutters integrated into the joinery in sleeping areas.
- _Pre-installation of electric roller-blinds.
- _Two-colour aluminium joinery in the master suite.

GLAZING

- _ Double-glazed windows with air chamber according to building technical code. With low-emission treatment to increase performance; increases energy efficiency and achieves greater comfort and energy savings.
- _Glass screen in showers.

INTERIOR JOINERY

KITCHEN

- _Furnished with large capacity high and low cabinets finished in melanin, doors with wood tones.

_Island and worktop in Silestone, porcelain or similar, with under-counter sink and black-finished mixer taps with high flow and with low flow, to optimise water consumption.

_Equipment included: Oven, microwave, induction hob, extractor hood, refrigerator, dishwasher, washer and dryer.

- _Dressing room in the Master suite. (depending on project, see plans)
- _Furniture in each bathroom.
- _Decorative wood slat latticework to separate spaces in the master suite. (villa 7, 8, 9 and 10).
- _Hidden door access to bathroom in master suite. (villa 6)

LIGHTING

Interior:

_Functional light: applied LED technology, white controls throughout the house and plugs according to regulations.

_Ambient light: LED strips in kitchen cabinet, living room, main bathroom suite headboard.

Exterior:

_LED strip embedded in the ceiling of the porch. In addition, wall lights and beacons placed according to the project plan.

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TOILETS AND TAPS

- _Suspended toilet and cushioned hinge seat.
- _Wall-mounted basin mixer tap and countertop basin in the master suite.
- _Built-in shower mixer and thermostatic, consisting of a hand shower and a shower head.
- _Outside bathroom area in Master Suite. (according to project)

HEATING AND AIR CONDITIONING

- _Ducted air conditioning with direct expansion heat pump.
- _Electric underfloor heating in bathrooms.
- _Installation of air renewal and extraction.
- _Pre-installation for electric towel racks in bathrooms.

DOMESTIC HOT WATER

- _High energy efficiency aerothermal heat pump system with accumulation for the production of domestic hot water.

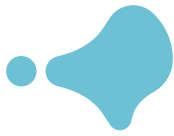
PLUMBING AND DRAINAGE

- _Plastic pipes resistant to extreme water temperatures.
- _Installation of PVC drainage in soundproof drains and downspouts.
- _General cut-off valve in each of the homes, with independent cut-off keys in the kitchen and bathrooms.
- _Outdoor water connections on the ground floor and solarium.

ELECTRICIDAD Y TELECOMUNICACIONES

- _Provision of electrical and telecommunications outlets as defined by current regulations.
- _Television and telephone sockets in living room-kitchen and bedrooms.
- _Installation of automatic video intercom.
- _Terraces and solarium with light points and plugs.
- _Pre-installation of charger for electric vehicle.
- _Home automation basic package.

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BASEMENT

_First-class porcelain stoneware. Same model as the rest of the property.

_Perimeter walls are self-supporting multiple partition walls with laminated plasterboard panels, waterproofing in wet areas, and mineral rock wool insulation across the perimeter.

_False ceiling of suspended laminated plasterboard. Water-repellent plate in wet areas.

_Plastic paint with a smooth finish and white colour on walls and ceiling.

_Applied LED technology, white controls and plugs according to regulations.

_Ducted air conditioning with direct expansion heat pump.

_Installation of air renewal and extraction.

_Provision of electrical and telecommunications outlets as defined by current regulations.

_Bathroom with wall-hung toilet.

EXTERIOR

_Private pool with waterfall, pre-installation of heat pump and solar shower.

_Gardening package: an olive tree, a palm tree, two cypresses and a perimeter hedge.

SOLARIUM

_Pre-installation for kitchen, jacuzzi and photovoltaic.

_Lighting and telecommunications point.

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