

EUROPEAN PROPERTY AWARDS DEVELOPMENT

ROLLS-ROYCE
MOTOR CARS
AUTHORIZED DEALER
PLA WOOD

★★★★★

BEST MIXED USE DEVELOPMENT SPAIN

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

2021-2022

EUROPEAN PROPERTY AWARDS DEVELOPMENT

LAUFEN

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2023-2024



ALMENDRO 39



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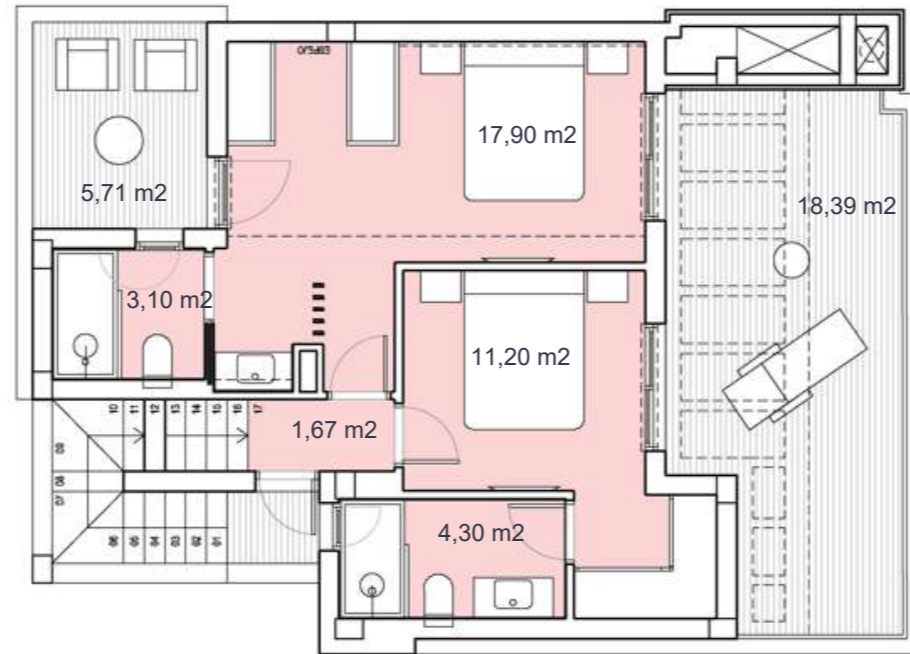
The properties will be delivered observing the specifications indicated unless technical or administrative reasons prevent this, in which case they may be modified by the project management without any detriment to the initial quality standards expected. 20/06/23.



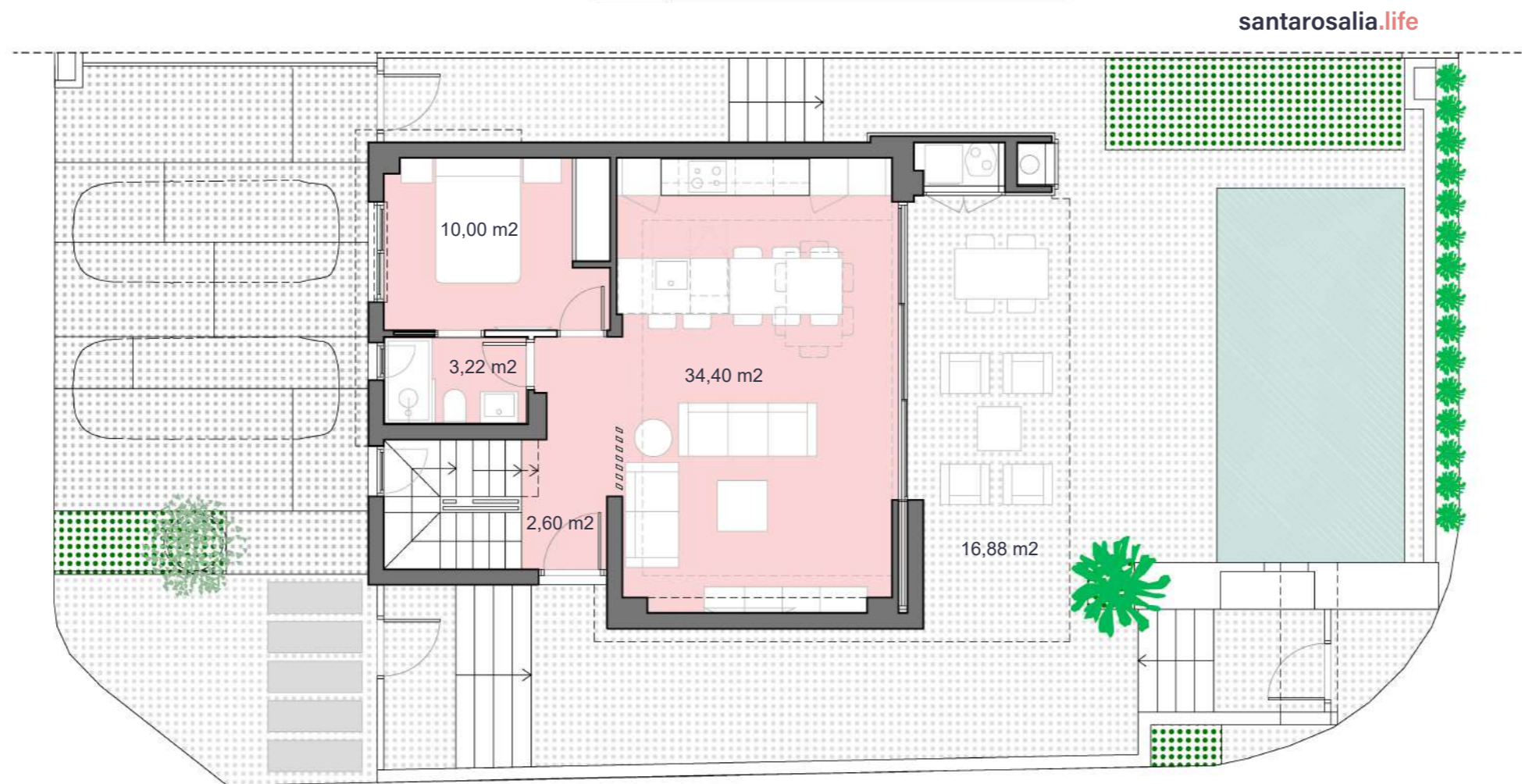
ALMENDRO 39



FIRST FLOOR



GROUND FLOOR



Santa Rosalía lake and life resort



SURFACES

Villa 1	247,91 m²
	construction surface
Gound floor	65,00 m ²
First floor	49,00 m ²
Basement	66,00 m ²
TOTAL INTERIOR	180,00 m²
Terrace first floor	24,10 m ²
Solarium	45,72 m ²
TOTAL TERRACES	69,82 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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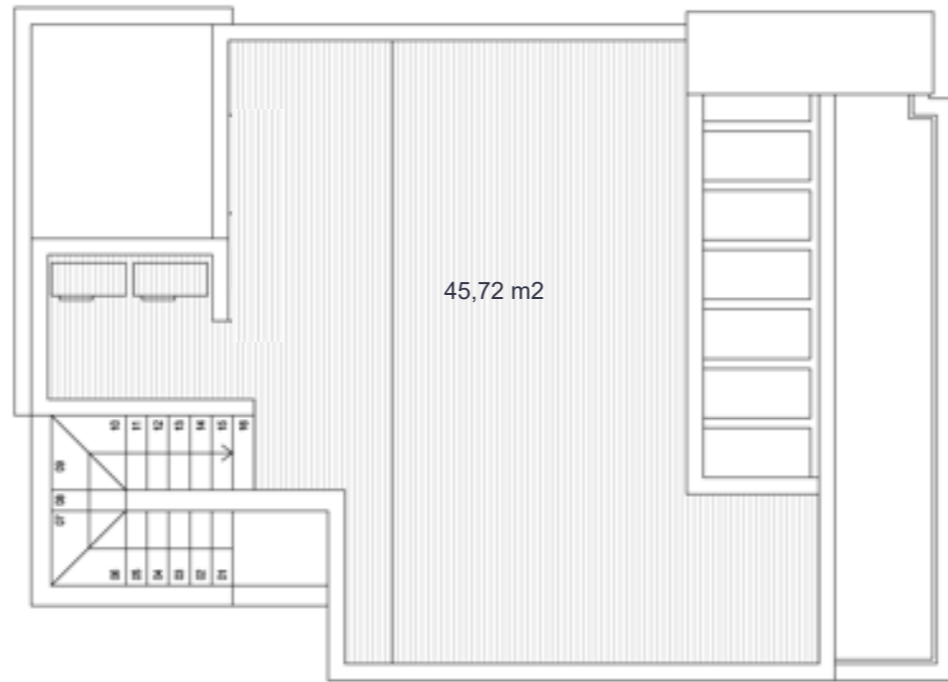


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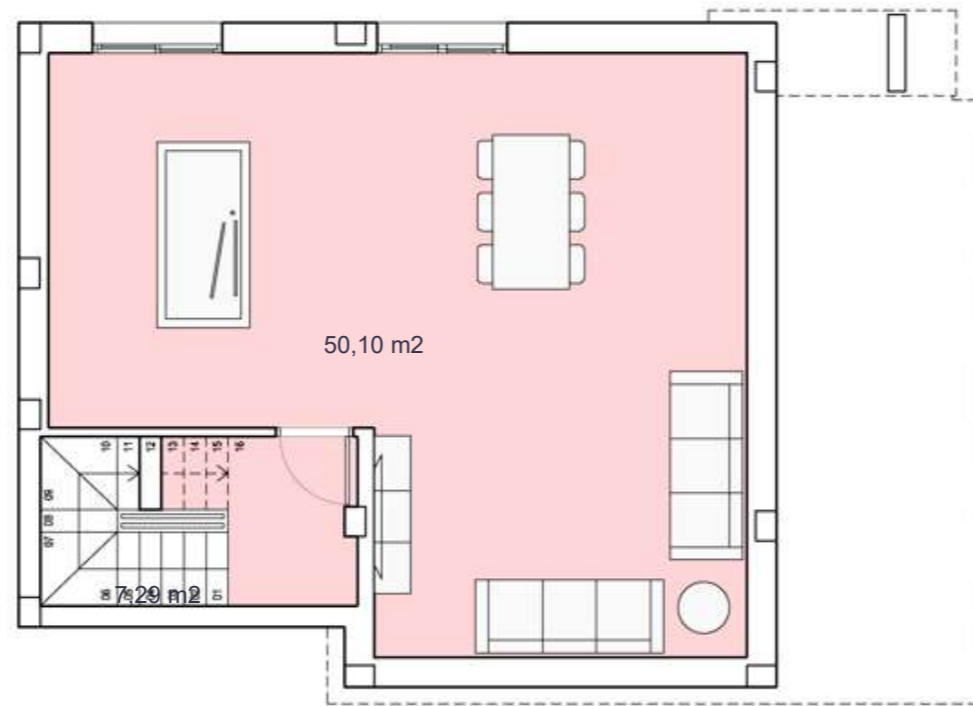


ALMENDRO 39

SOLARIUM



BASEMENT



Santa Rosalía lake and life resort



SURFACES

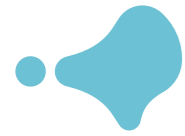
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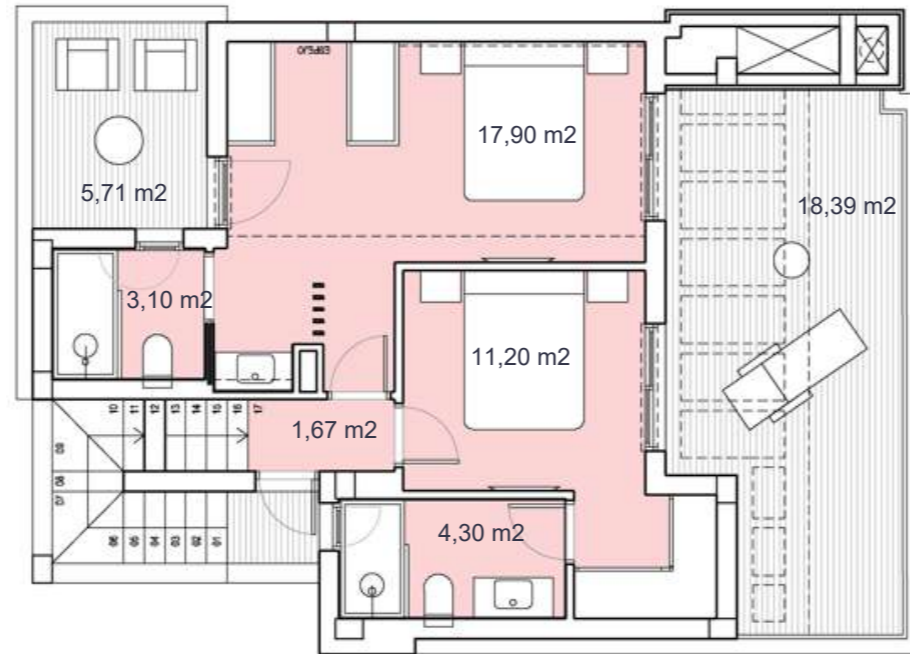
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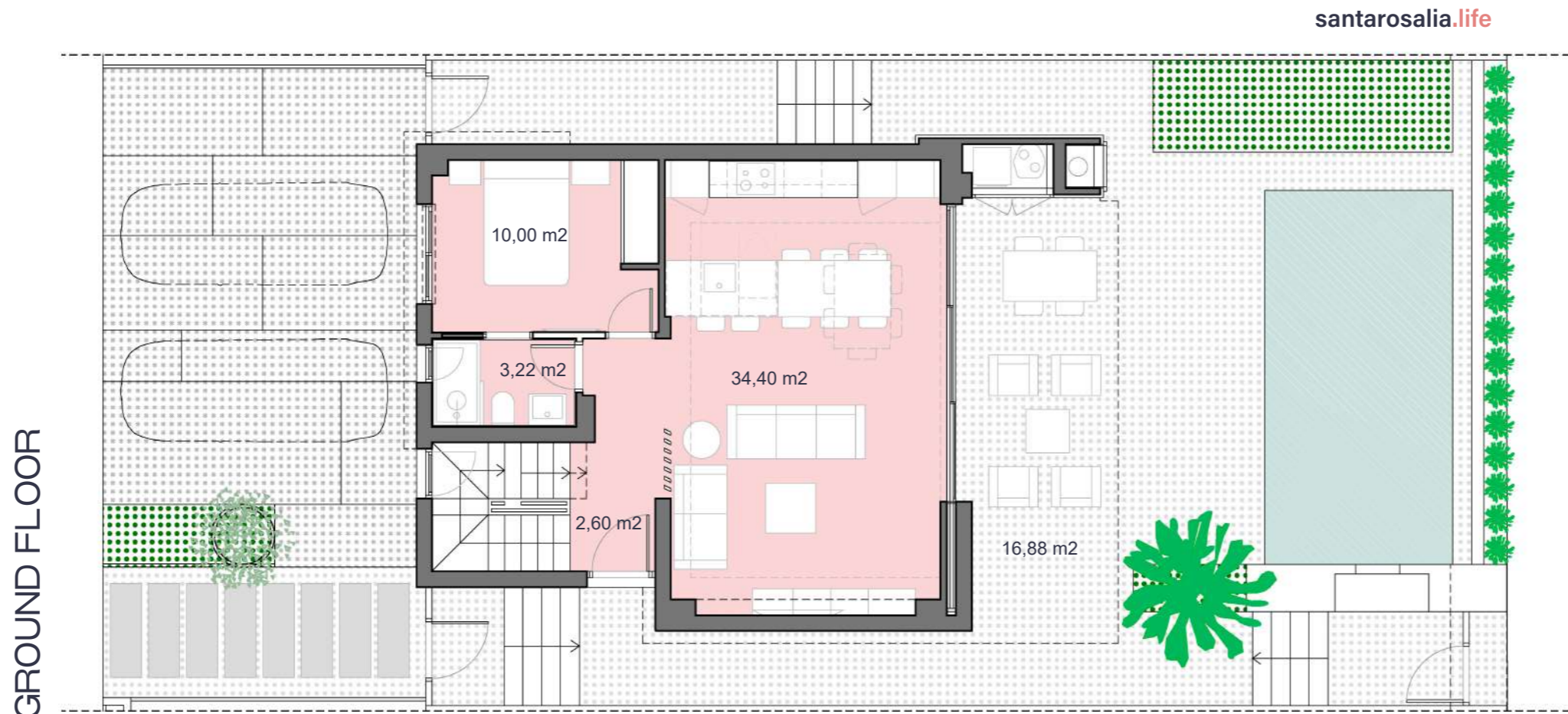
ALMENDRO 39



FIRST FLOOR



Santa Rosalía lake and life resort



GROUND FLOOR

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SURFACES

Villa 2	233,57 m²
	construction surface
Ground floor	65,00 m ²
First floor	49,00 m ²
Basement	66,00 m ²
TOTAL INTERIOR	180,00 m²
Terrace first floor	24,10 m ²
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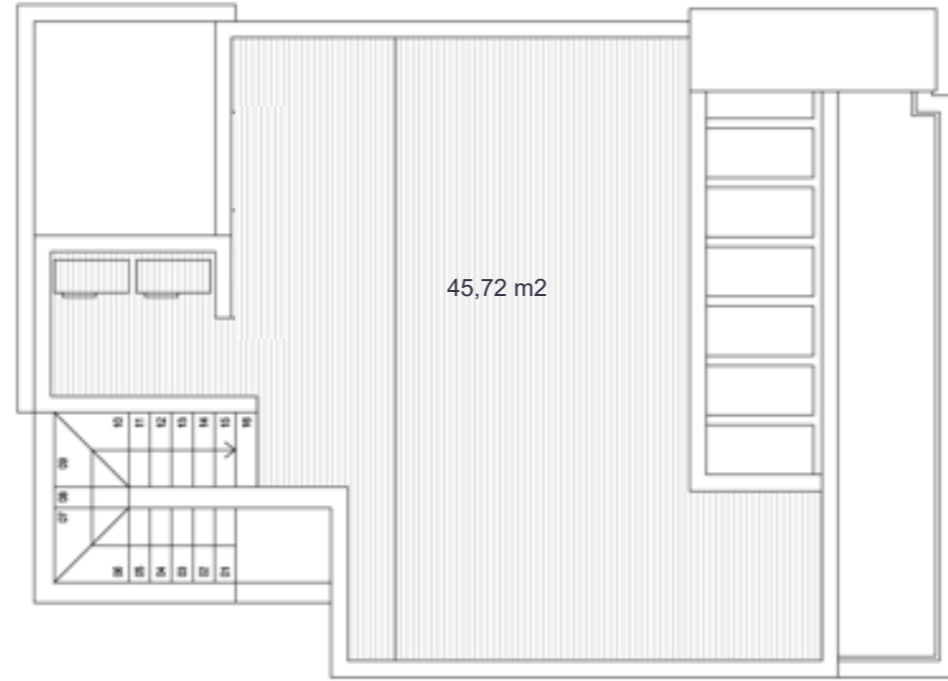
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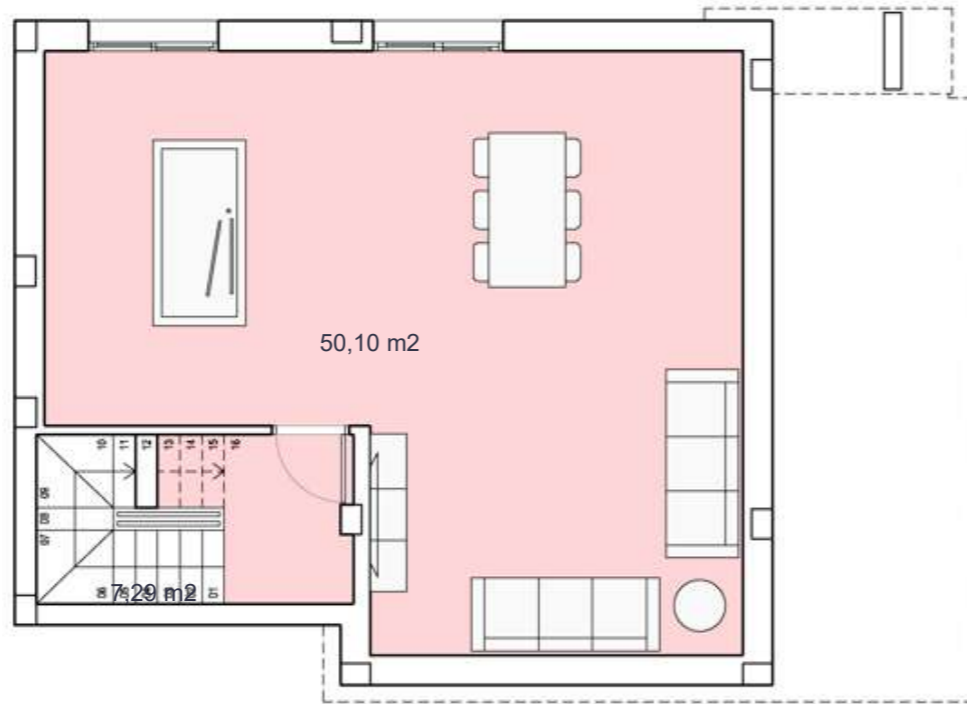
ALMENDRO 39



SOLARIUM



BASEMENT



Santa Rosalía lake and life resort



SURFACES

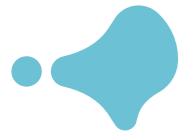
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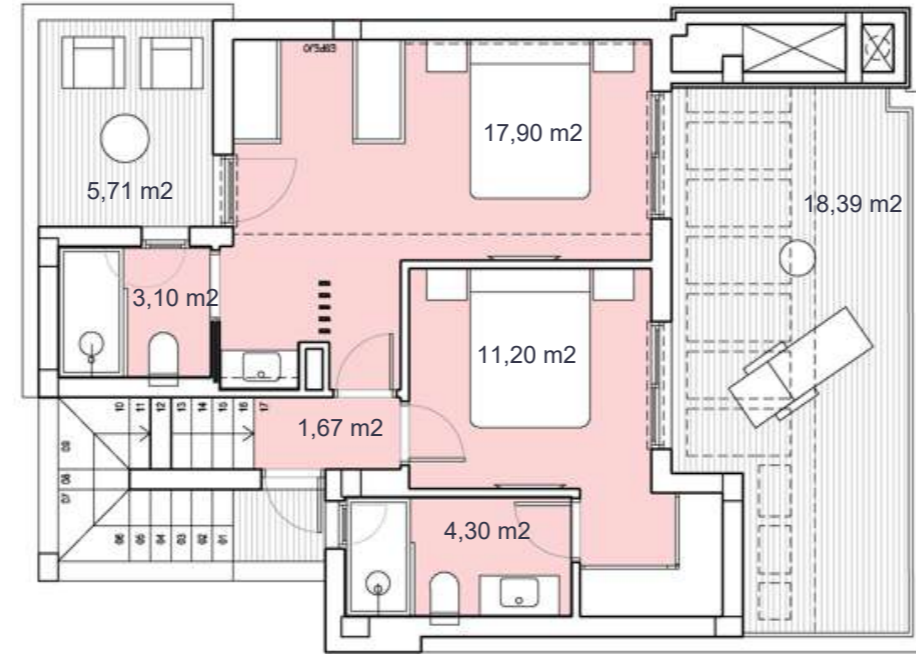
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ALMENDRO 39

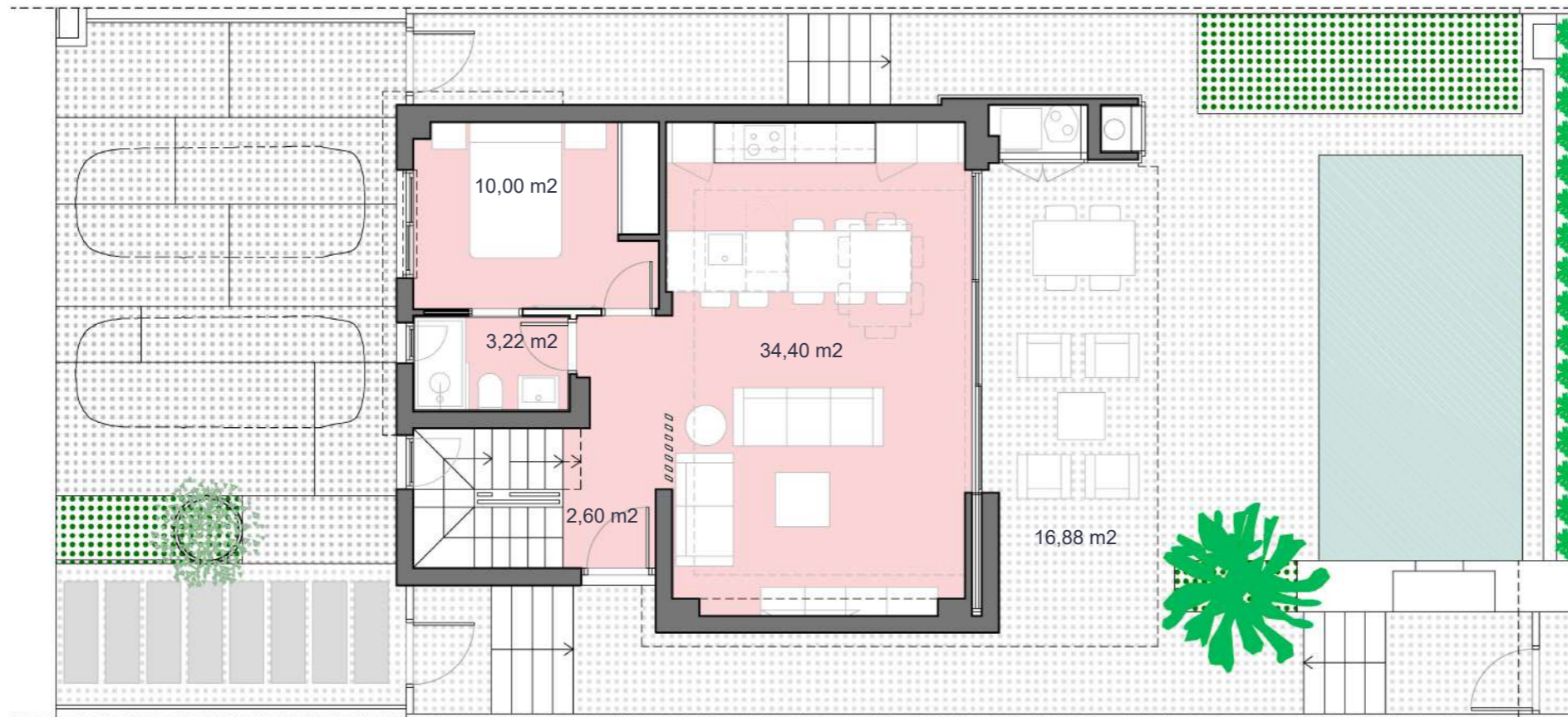


Santa Rosalía lake and life resort



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GROUND FLOOR



SURFACES

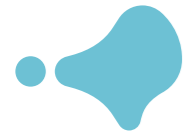
Villa 3	233,57 m²
	construction surface
Ground floor	65,00 m ²
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Basement	66,00 m ²
TOTAL INTERIOR	180,00 m²
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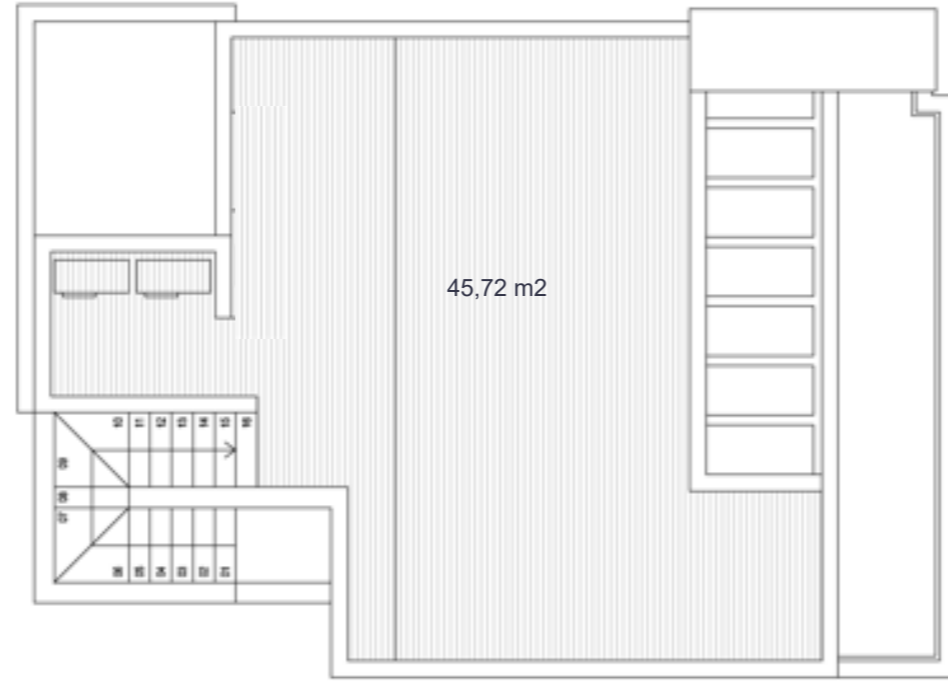
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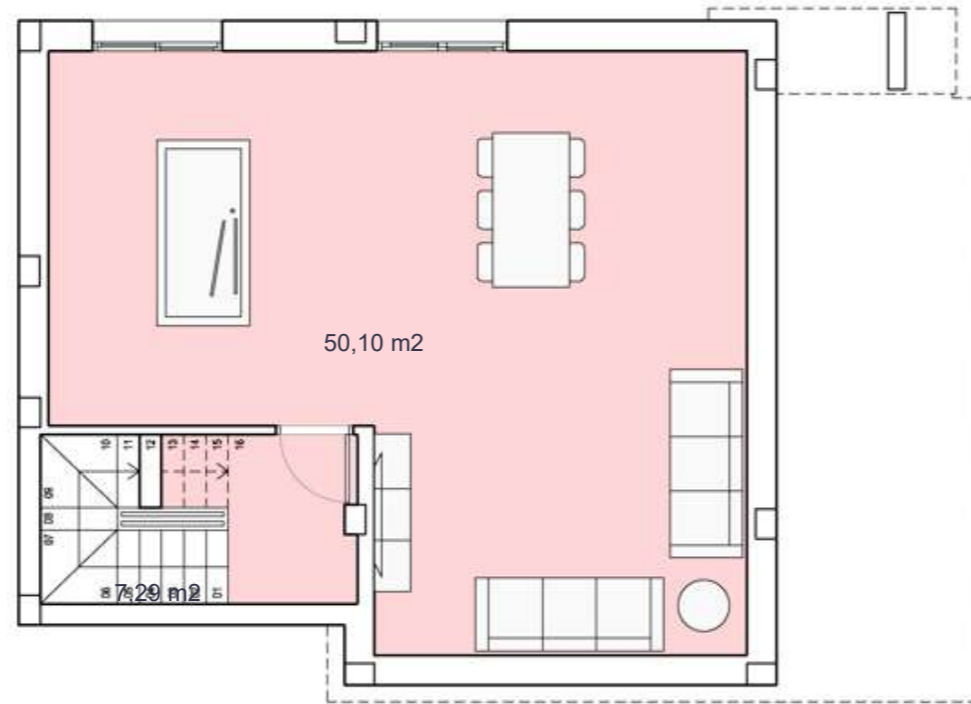
ALMENDRO 39



SOLARIUM



BASEMENT



Santa Rosalía lake and life resort



SURFACES

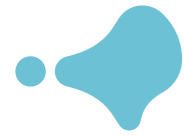
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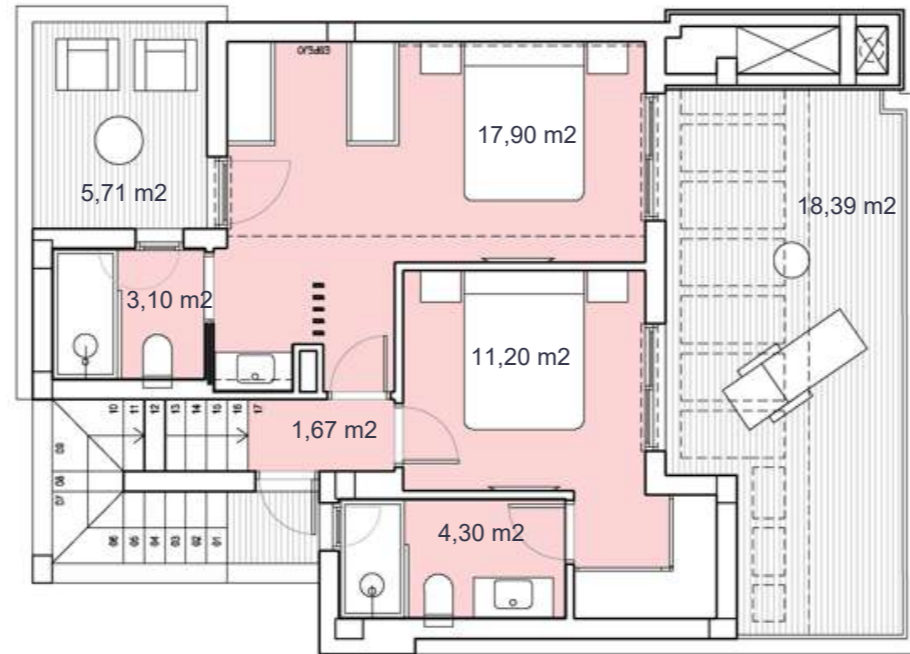
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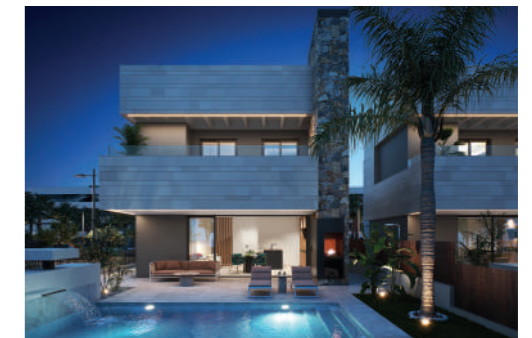
ALMENDRO 39



FIRST FLOOR

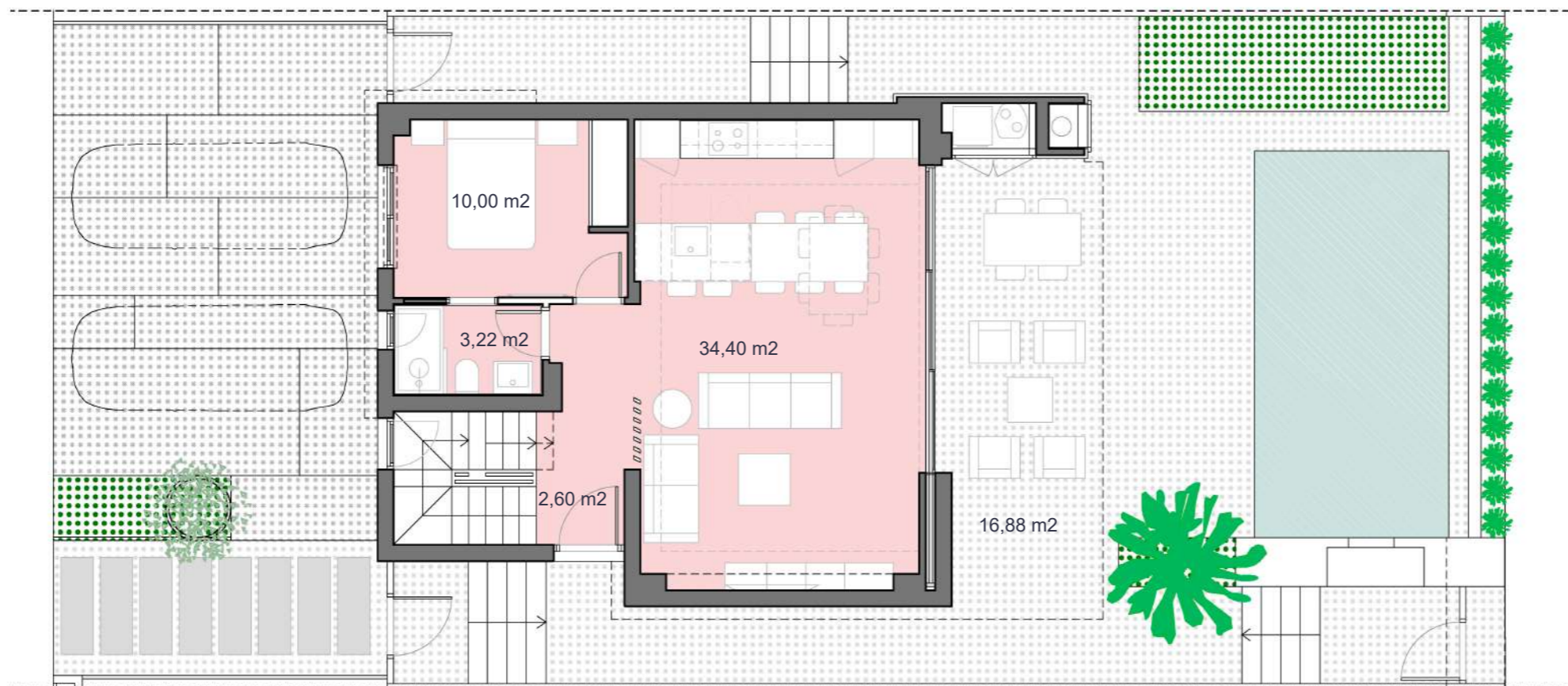


Santa Rosalía lake and life resort



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GROUND FLOOR



SURFACES

Villa 4	233,57 m2
	construction surface
Ground floor	65,00 m2
First floor	49,00 m2
Basement	66,00 m2
TOTAL INTERIOR	180,00 m2
Terrace first floor	24,10 m2
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TOTAL TERRACES	69,82 m2

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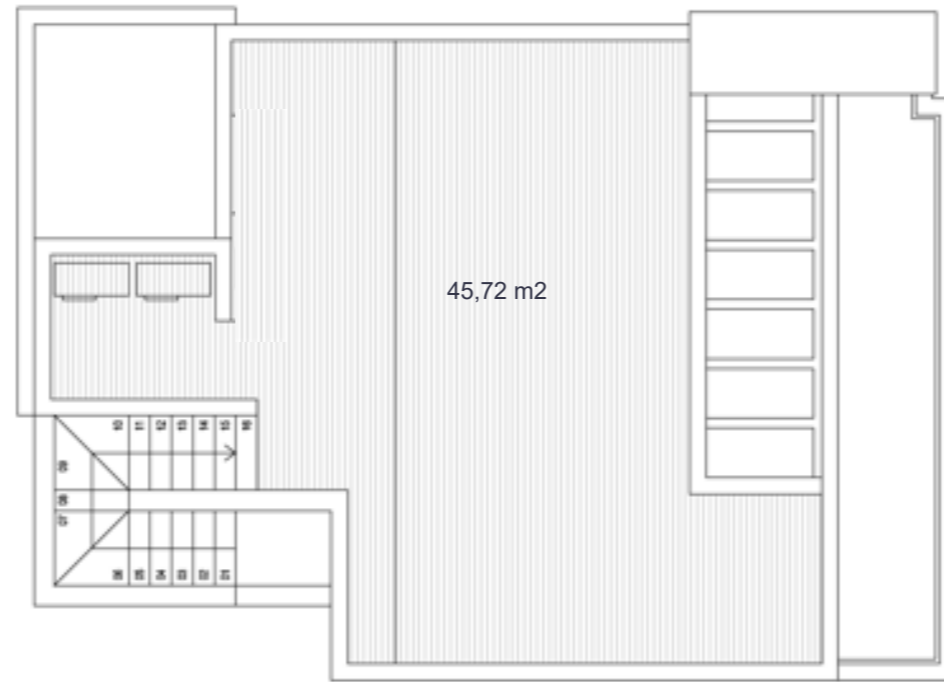
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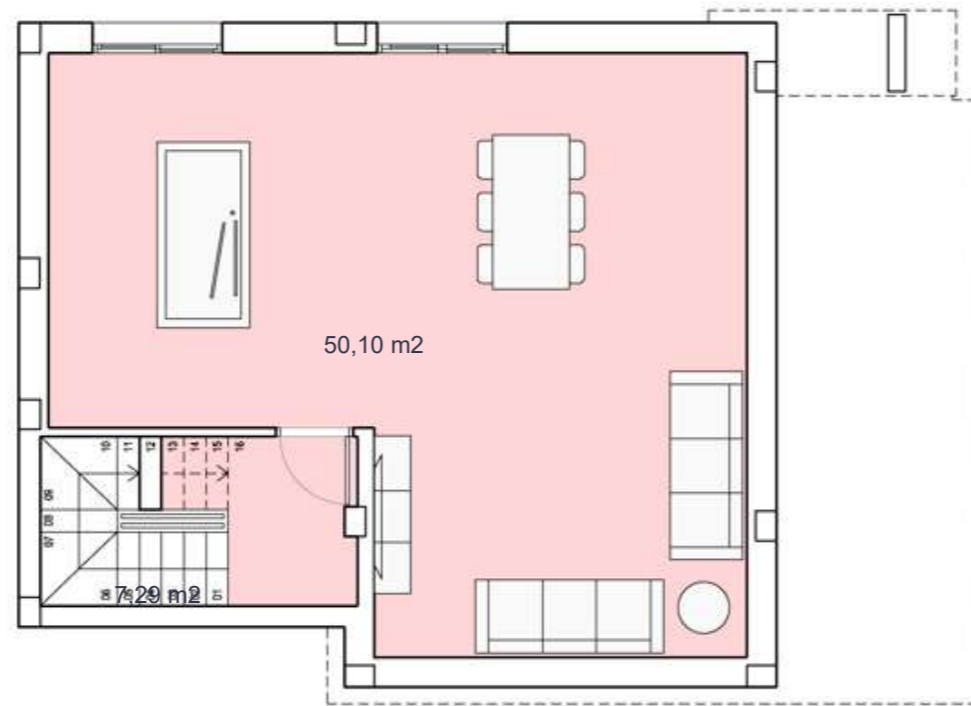
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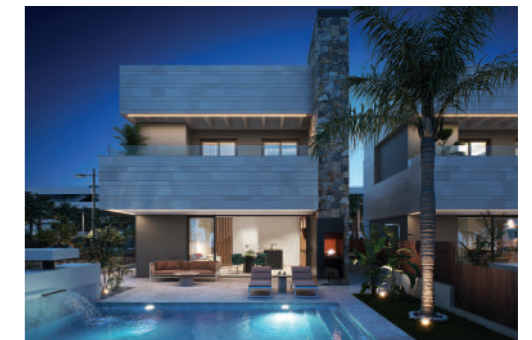
SOLARIUM



BASEMENT



Santa Rosalía lake and life resort



SURFACES

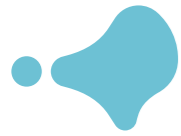
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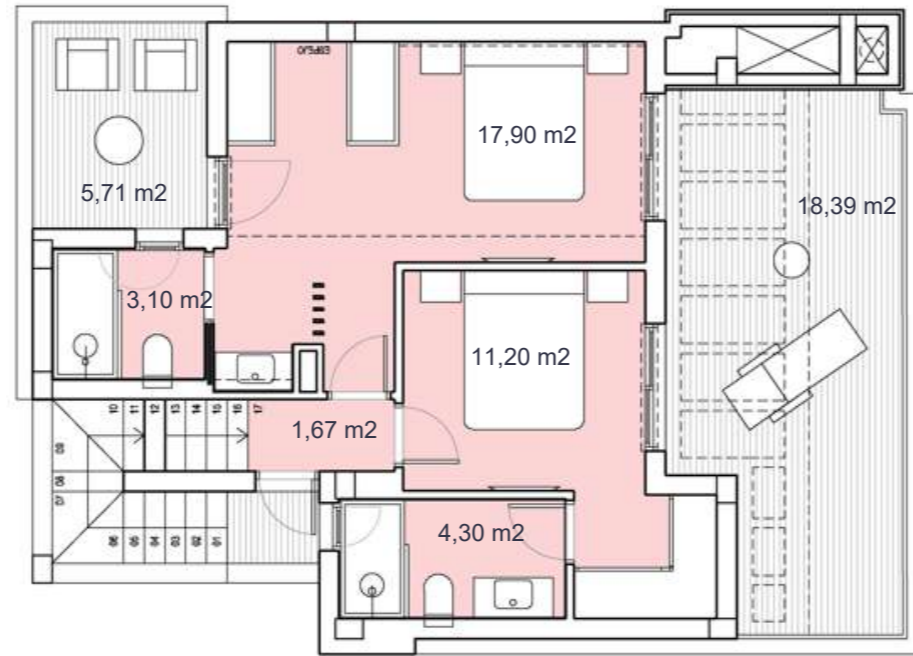
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ALMENDRO 39



FIRST FLOOR

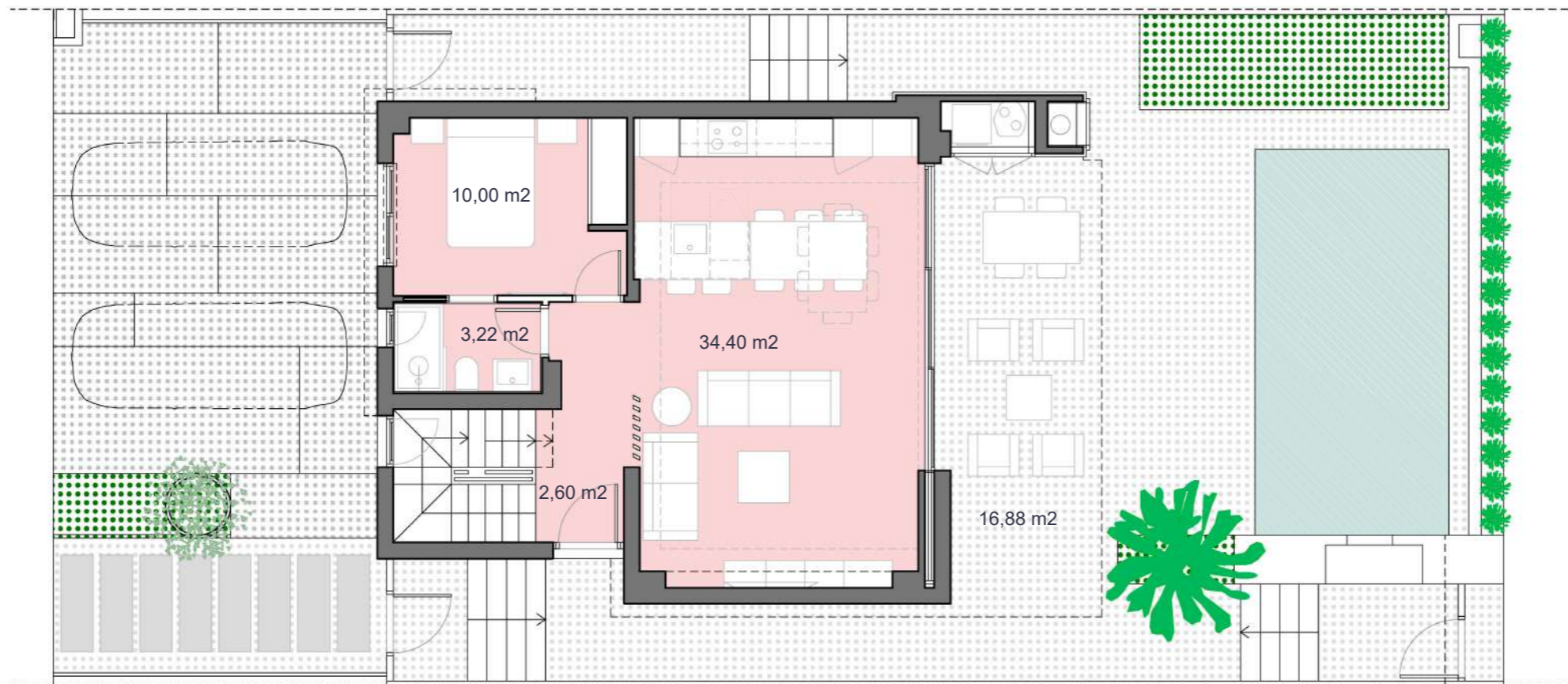


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GROUND FLOOR



SURFACES

Villa 5	233,57 m ²
construction surface	
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First floor	49,00 m ²
Basement	66,00 m ²
TOTAL INTERIOR	180,00 m²
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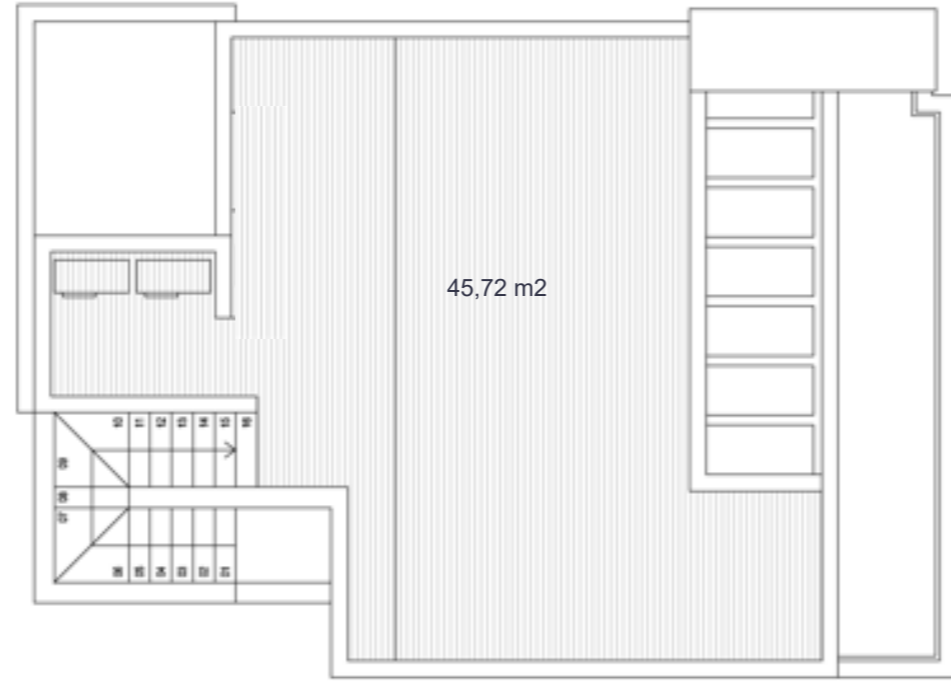
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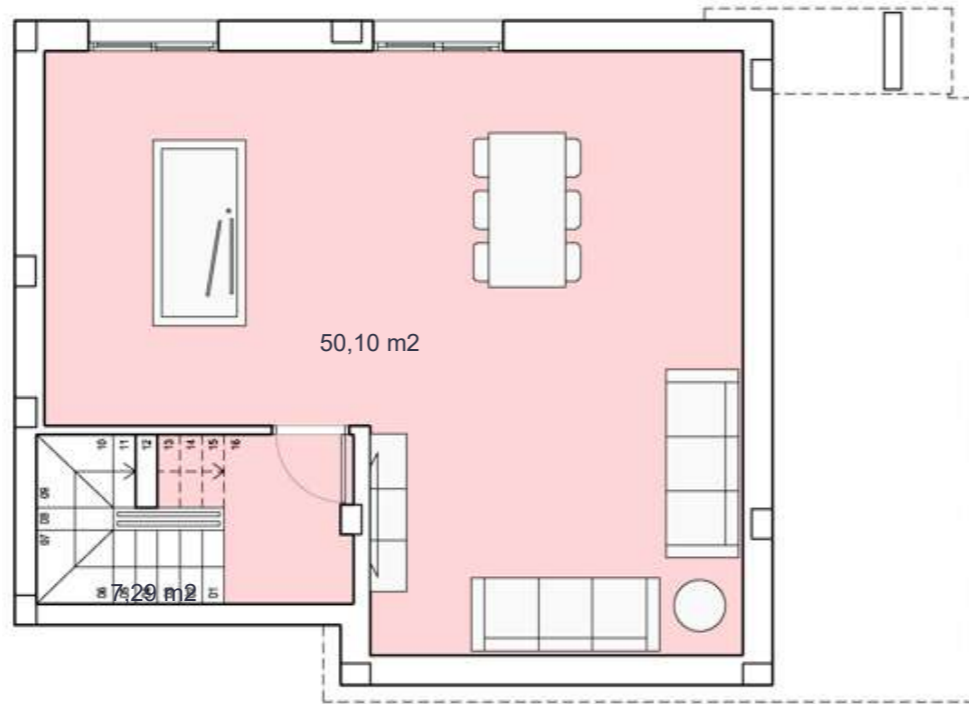
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SOLARIUM



BASEMENT



Santa Rosalía lake and life resort



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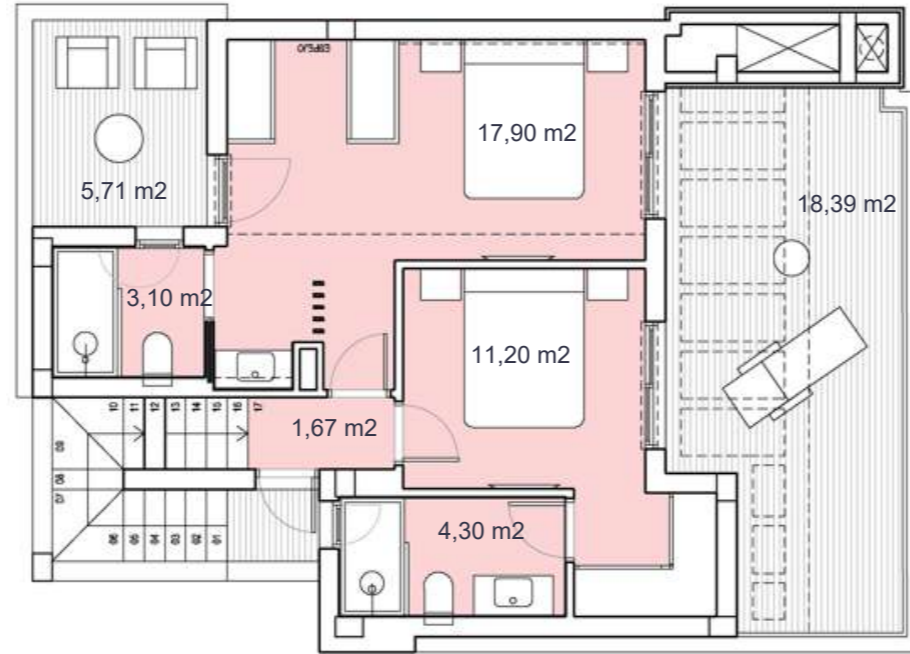
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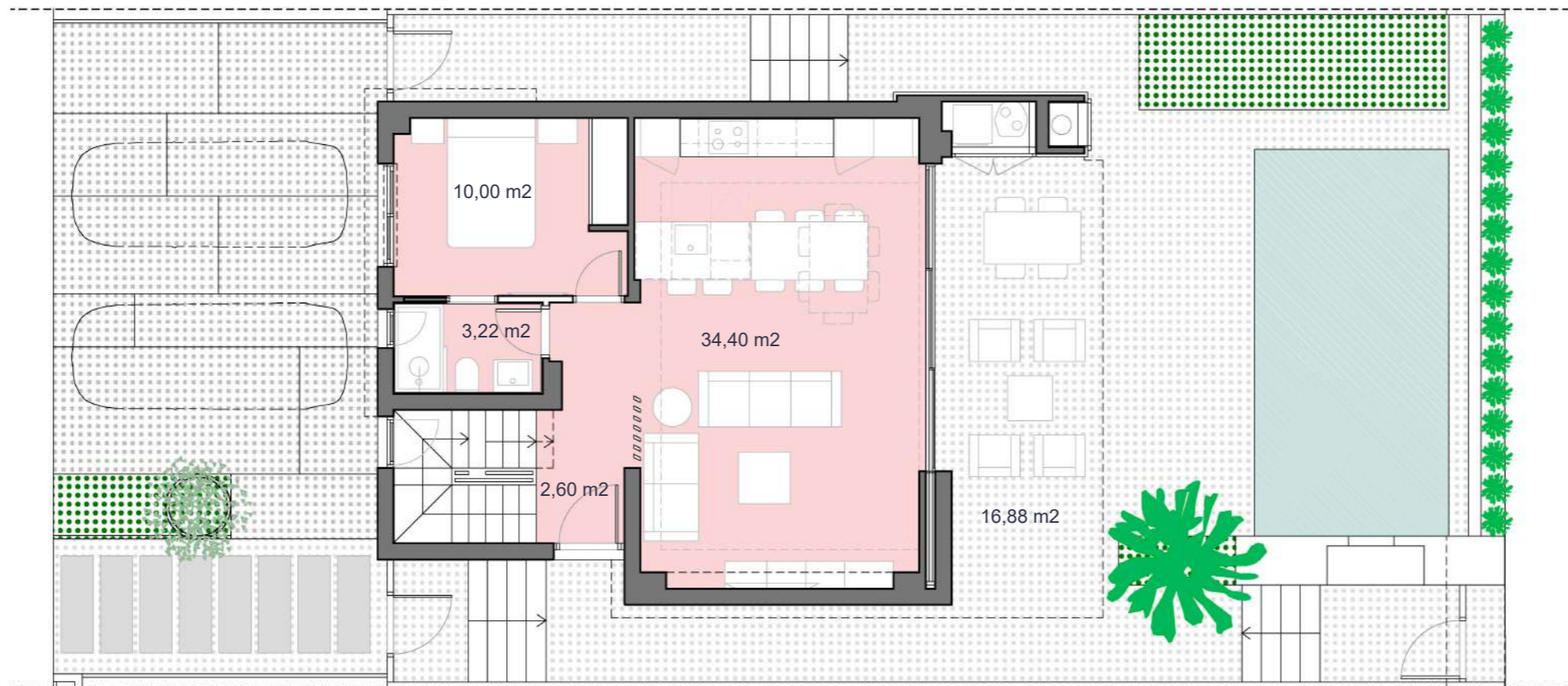


Santa Rosalía lake and life resort



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GROUND FLOOR



SURFACES

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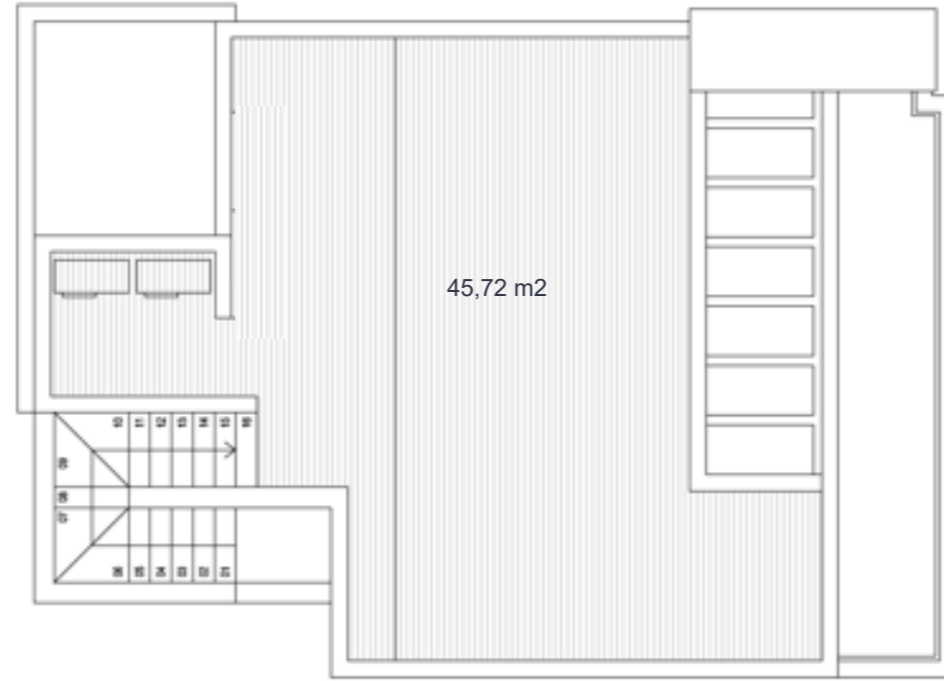
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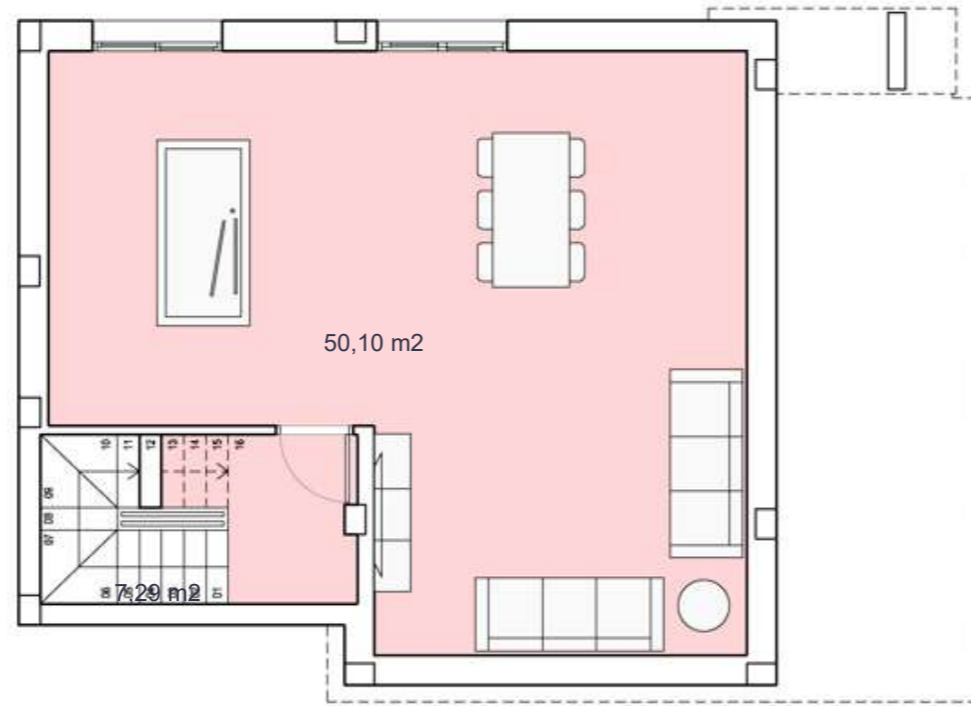
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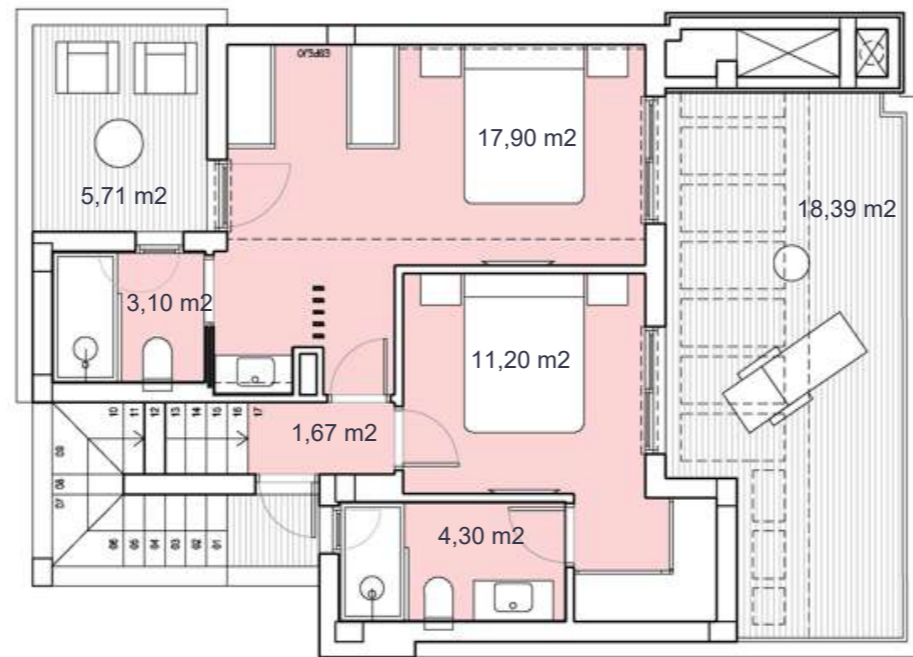
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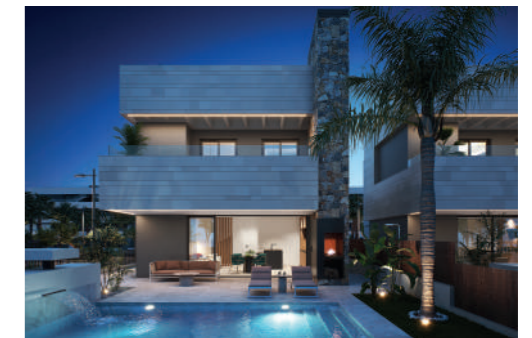
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FIRST FLOOR

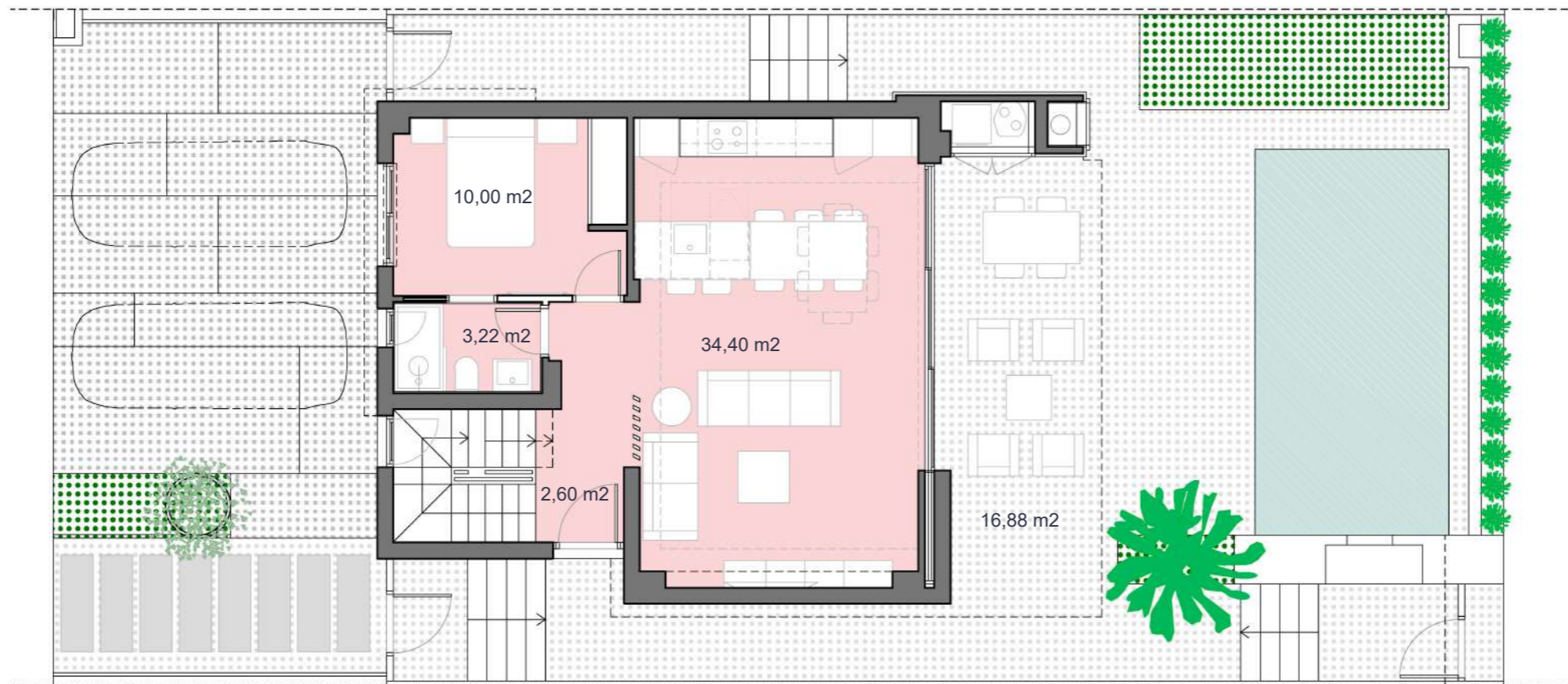


Santa Rosalía lake and life resort



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GROUND FLOOR



SURFACES

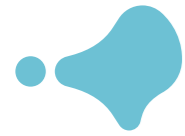
Villa 7	233,57 m²
	construction surface
Ground floor	65,00 m ²
First floor	49,00 m ²
Basement	66,00 m ²
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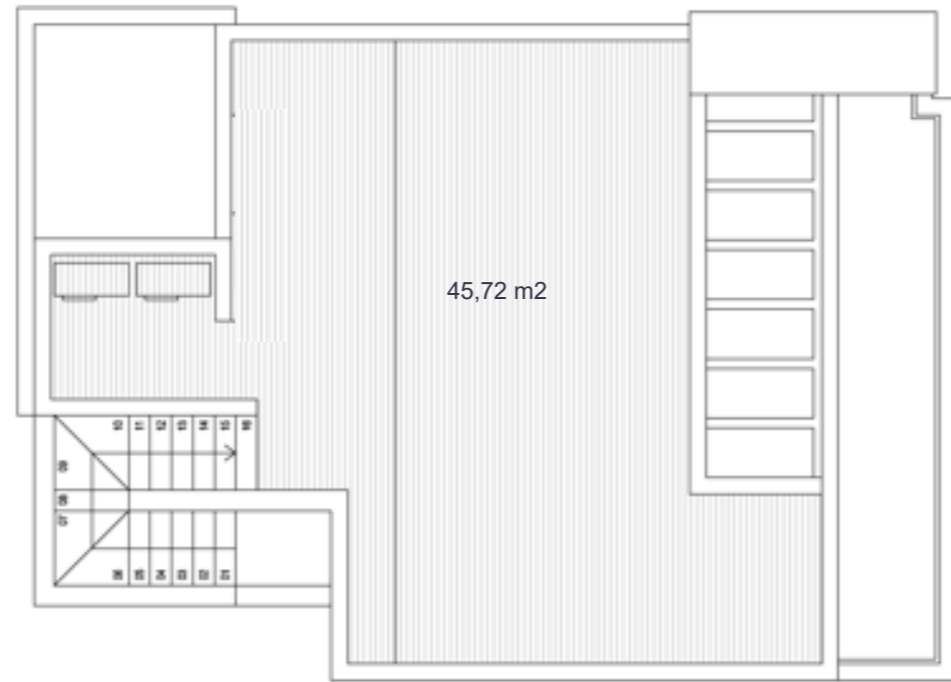
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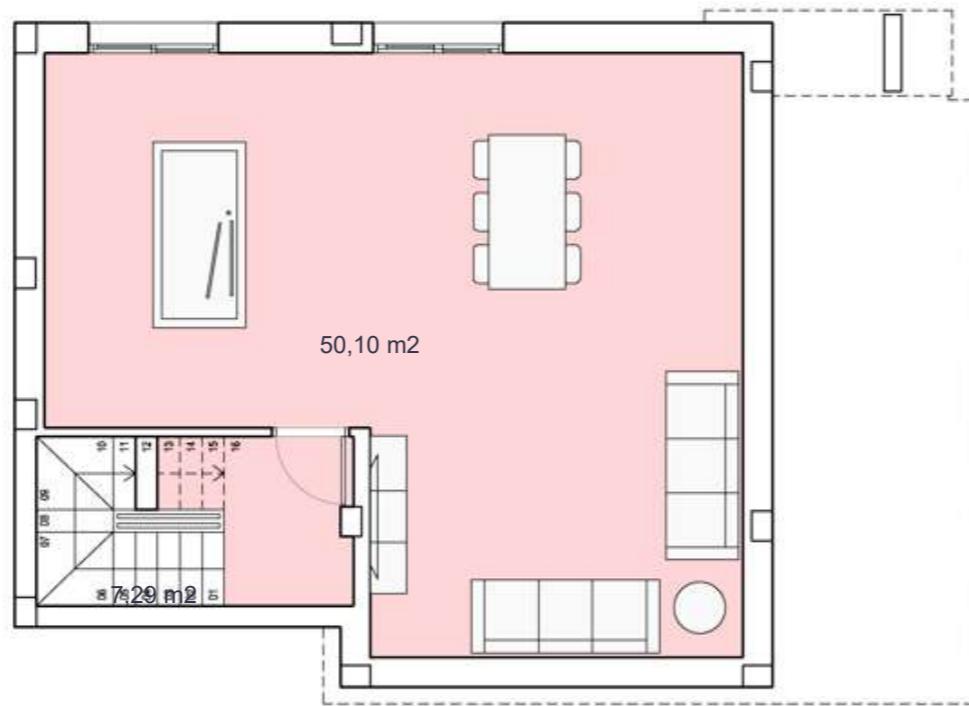
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SOLARIUM



BASEMENT



Santa Rosalía lake and life resort



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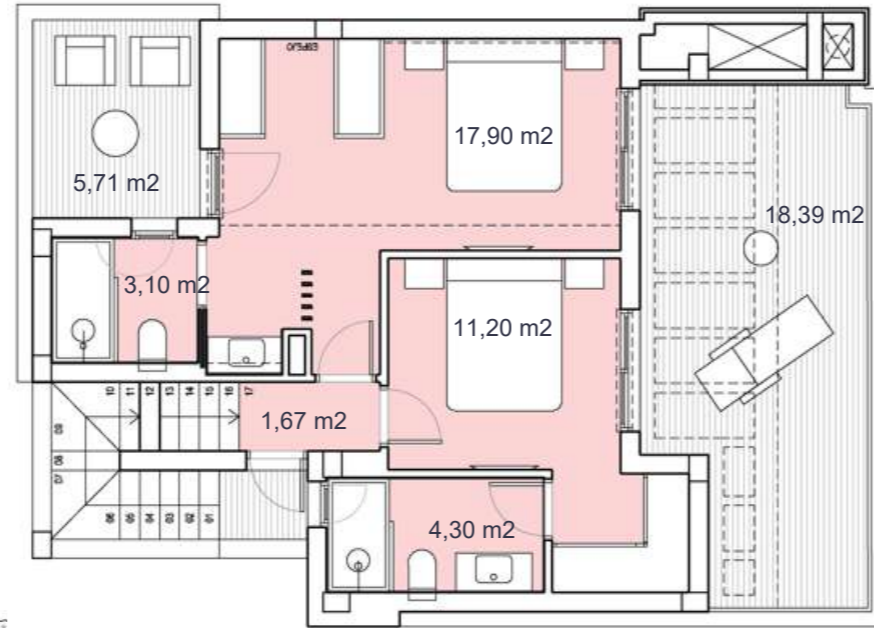
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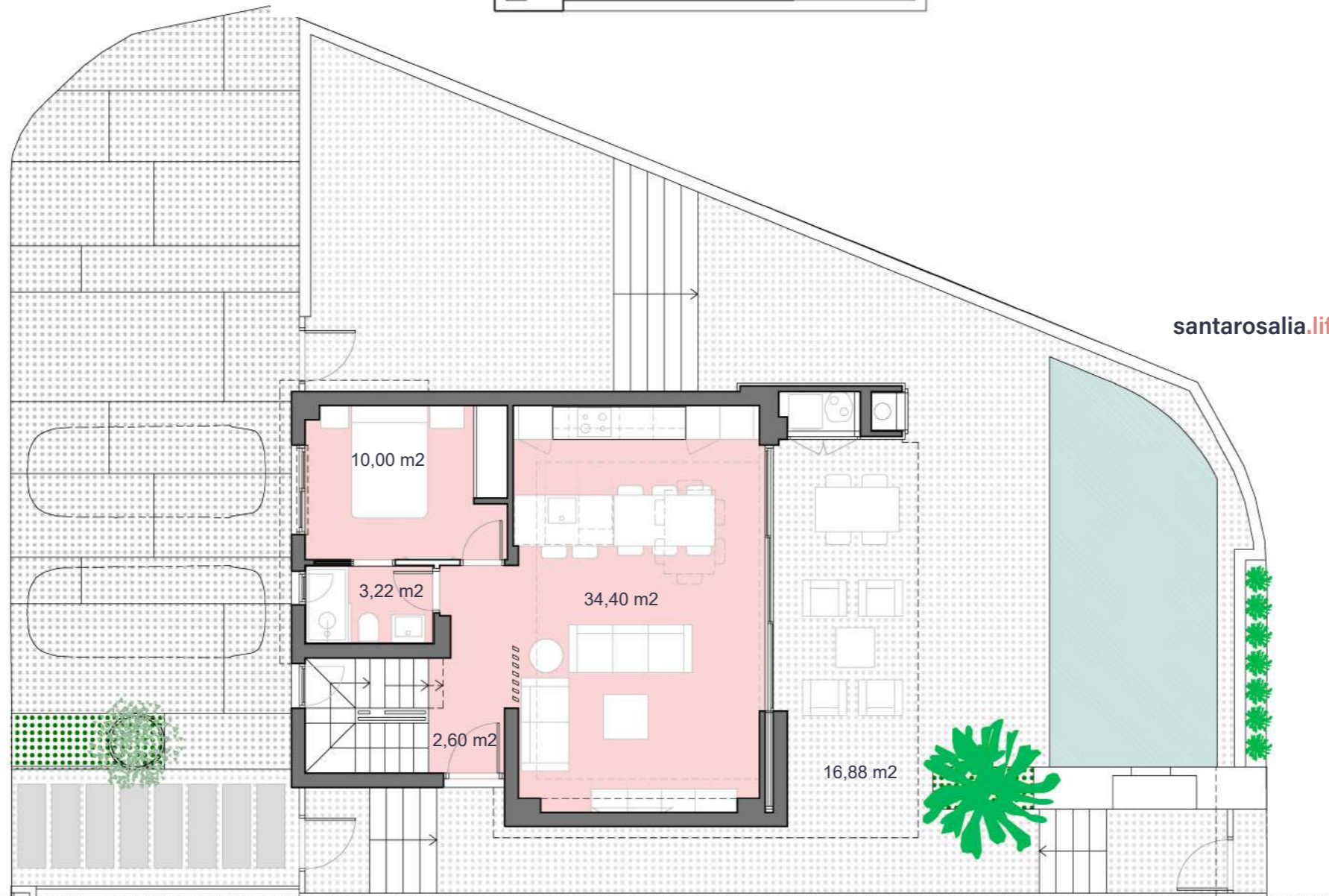
ALMENDRO 39



FIRST FLOOR



GROUND FLOOR



Santa Rosalía lake and life resort



SURFACES

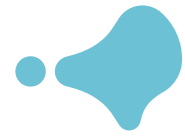
Villa 8	286,51 m²
	construction surface
Gound floor	65,00 m ²
First floor	49,00 m ²
Basement	66,00 m ²
TOTAL INTERIOR	180,00 m²
Terrace first floor	24,10 m ²
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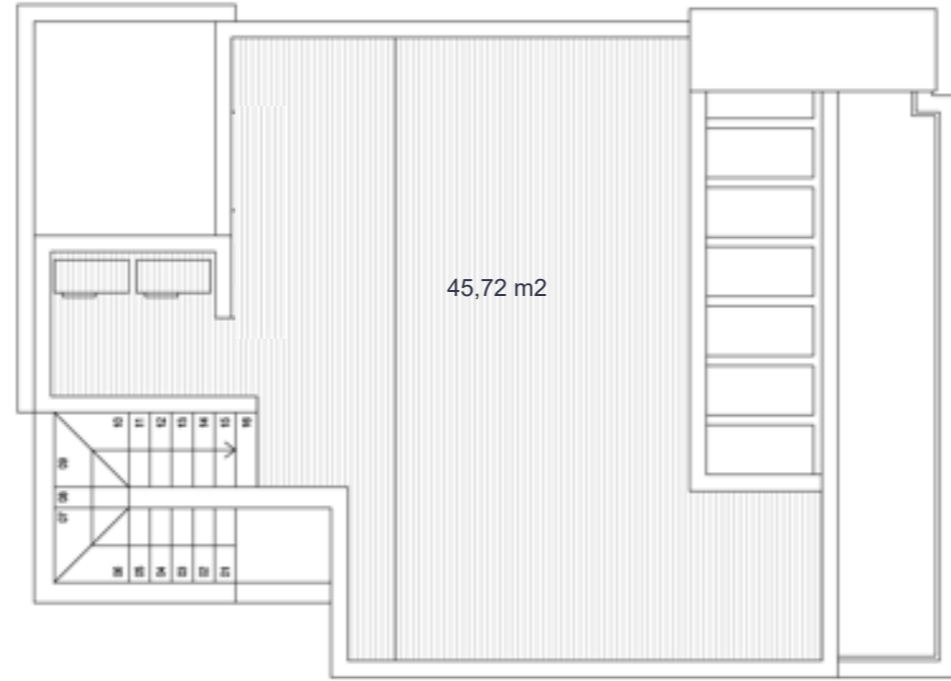
José Díaz García



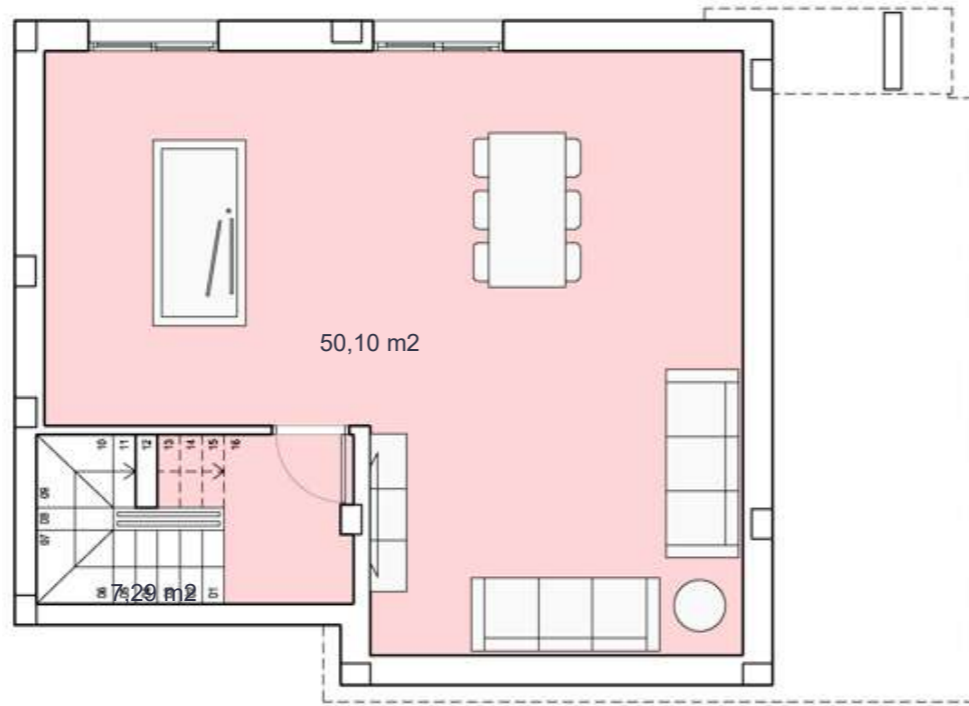
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Featured specifications

- _ Solarium with pre-installation for kitchen, jacuzzi and solar panel.
- _ Basement (concrete finish).
- _ Private pool with waterfall, pre-installation of heat pump and solar shower.
- _ Three-piece balcony door (4.7m) hidden in wall.
- _ Masonry wall.
- _ Limestone façade cladding (as per project).
- _ Exterior carpentry in aluminium with thermal bridge breakage.
- _ Same porcelain flooring indoor-outdoors. non-slip outdoor flooring.
- _ Ducted air conditioning (one independent unit per floor).
- _ Hot water Aerothermal Heat Pump system.
- _ Electric radiant floor in bathrooms.
- _ Built-in taps in bathrooms.
- _ Hung lavatories.
- _ Thermostatic shower in main suite.
- _ Furniture (hung) in each bathroom.

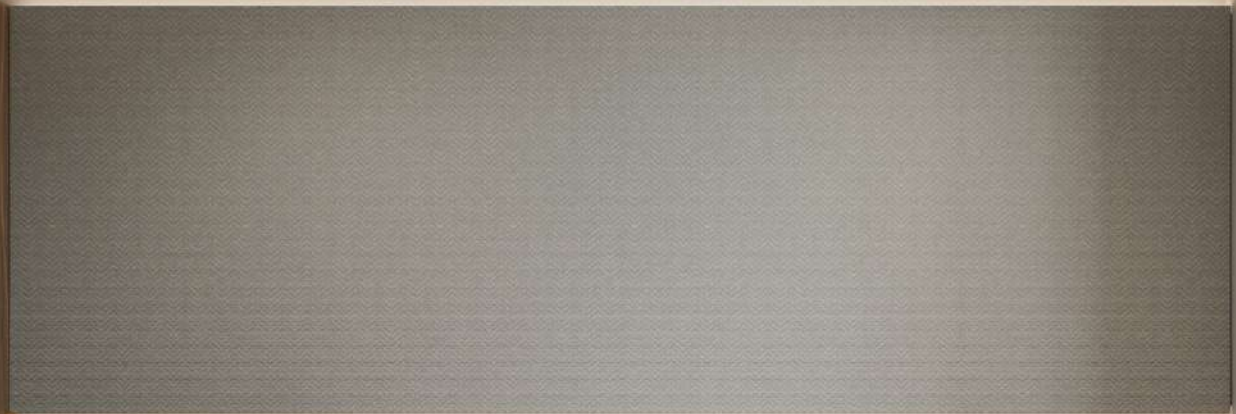
- _ Paneled kitchen and built-in appliances.
- _ Equipment included: ceramic hob, extractor hood, electric oven and integrated microwave.
- _ Top and Peninsula in Silestone, porcelanic or similar.
- _ Decorative wood slat latticework to separate spaces, in hall-living room and the master suite.
- _ Lighting package with led technology.
- _ Standard home automation pack.
- _ Electric shutters in bedrooms.
- _ Dressing room in both bedroom suites.
- _ Barbecue built into masonry wall.
- _ Pre-installation for electric vehicle charging point.

Destacados

- _Solárium con preinstalación para cocina, jacuzzi y fotovoltaica.
- _Sótano (acabado en hormigón).
- _Piscina privada con cascada, preinstalación para bomba de calor y ducha solar.
- _Balconera de tres hojas correderas que se oculta en la pared (paso abierto 4'7m).
- _Muro de mampostería desde planta baja hasta solárium (según proyecto).
- _Piedra Caliza en revestimientos de fachada (según proyecto).
- _Continuidad del pavimento porcelánico interior-exterior. Siendo el exterior antideslizante.
- _Climatización por conductos con unidad independiente por planta.
- _Sistema de agua caliente sanitaria por Aerotermia.
- _Suelo radiante eléctrico en baños.
- _Inodoros suspendidos.
- _Griferías empotradas en baños.
- _Ducha termostática empotrada en master suite.
- _Mueble suspendido en cada baño.
- _Cocina panelada y con electrodomésticos integrados:
- _Horno, microondas, vitrocerámica y campana extractora de humos incluidos.
- _Península y encimera de Silestone, porcelánico o similar.
- _Celosía decorativa de lamas de madera, para separar espacios, en hall-salón y master suite.
- _Paquete de iluminación con tecnología led.
- _Paquete estándar de domótica.
- _Persianas eléctricas en dormitorios.
- _Vestidor en ambos dormitorios suites.
- _Barbacoa integrada en muro de mampostería.
- _Lavadero integrado en muro de mampostería.
- _Preinstalación punto de carga para vehículo eléctrico.









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, limestone cladding, 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. All are walkable.

CEILINGS

- False ceiling of suspended laminated plasterboard in bathrooms and hallways. Water-repellent plate in wet areas. Mortising in living room-kitchen and in the master suite.

OUTDOOR FLOORING

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

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. (According to the project).
- Master suite toilet walls Gresite black circle or similar.

OTHER CLADDINGS

- Wallpaper in the vertical wall of the living room (According to the project) and on the headboard of the master suite bedroom.

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.
- Fixed glass in showers.
- Aluminium laminated glass railing on terraces.

INTERIOR JOINERY

- Kitchen:

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

_Black tinted glass on vertical faces and cabinet doors (according to the project).

_Top and peninsula 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: ceramic hob, extractor hood, electric oven and integrated microwave.

- Dressing rooms/Wardrobes:

_Dressing rooms in both bedroom suites, with folding doors and recessed vertical claw, lined interior and drawers. (According to project plan).

_Built-in wardrobe in bedroom; lined interior with drawers. (According to project plan).

- Suspended washbasin cabinet with drawer in each bathroom.
- Main entrance door in armoured wood with security lock. Two-colour finish; white inside.
- Decorative wood slat latticework to separate spaces, in hall-living room and the master suite.

- 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 and master suite headboard.

- Exterior: LED strip embedded in the ceiling of the porch on the ground floor and the main terrace on the first floor. In addition, wall lights and beacons placed according to the project plan.

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, consisting of a hand shower and a shower head. Thermostatic shower in the master suite.

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.

ELECTRICITY AND TELECOMMUNICATIONS

- Provision of electrical and telecommunications outlets as defined by current regulations.
- Television, radio and telephone sockets in living room-kitchen and bedrooms.
- Pre-installation of cable television.
- Installation of automatic video intercom.
- Terraces and solarium with light points and plugs.
- Pre-installation of charger for electric vehicle.
- Home automation standard package.

OUTDOORS

- Private pool with waterfall, pre-installation of heat pump and solar shower.
- Barbecue integrated in masonry wall.
- Integrated laundry in masonry wall.
- Parking spaces for one vehicle.

BASEMENT

- Basement finished in concrete.
- Casement windows (according to the project).
- Pre-installation of a water drive pump, water intake and electricity and telecommunications points.

SOLARIUM

- Pre-installation for kitchen, jacuzzi and photovoltaic.
- Lighting and telecommunications point.

Memoria Técnica

CIMENTACIÓN Y ESTRUCTURA

- Estructura de hormigón armado, ejecutada conforme la normativa vigente y el Código Técnico de la Edificación.
- Cimentación de acuerdo con los resultados del estudio geotécnico. Losas y muros de hormigón armado.

FACHADA Y CERRAMIENTOS

- Combina acabados de mampostería en seco, aplacado de piedra caliza y mortero monocapa.
- Paredes de ladrillo cerámico, con cámara de aire y aislamiento EPS.
- Divisiones interiores de vivienda realizadas mediante tabiques de ladrillo hueco con acabado de yeso liso o revestimiento, cerámico según zona.

CUBIERTA

- Cubiertas planas invertidas, con pavimento cerámico antideslizante, impermeabilizadas con tela asfáltica y con aislamiento XPS, para garantizar el mejor aislamiento térmico y su estanqueidad. Todas son transitables.

TECHOS

- Falso techo de placa de yeso laminado en baños y pasillos. Placa hidrófuga en zonas húmedas. Cajeados en salón-cocina y en master suite.

PAVIMENTO EXTERIOR

- Gres porcelánico de primera categoría, antideslizante y antiheladizo, colocado con adhesivo hidrófugo.

PAVIMENTO INTERIOR

- Gres porcelánico de primera categoría, colocado con adhesivo hidrófugo.

PINTURA

- Pintura plástica con acabado liso y color blanco en paredes y techo.

REVESTIMIENTO EN BAÑOS

- Gres porcelánico de primera categoría, colocado con adhesivo hidrófugo.(Según proyecto).
- En pared del lavabo master suite Gresite black circle o similar.

OTROS REVESTIMIENTOS

- Papel pintado en parámetro vertical del salón (según proyecto) y en cabecero del dormitorio master suite.

CARPINTERÍA EXTERIOR

- En aluminio termolacado, gama alta y con rotura de puente térmico.
- Persianas eléctricas integradas en carpintería en zonas de noche.
- Preinstalación de estores eléctricos.
- Carpintería de aluminio bicolor en master suite.

VIDRIOS

- En ventanas doble acristalamiento con cámara de aire según CTE. Con tratamiento bajo emisivo para elevar las prestaciones; aumenta la eficiencia energética y se consigue un mayor confort y ahorro energético.
- Fijo de vidrio en duchas.
- Barandilla de vidrio laminado de aluminio en terrazas.

CARPINTERÍA INTERIOR

- Cocina:

_Amueblada con muebles altos y bajos de gran capacidad con acabado en melanina, puertas con tonos en madera.

_Vidrio tintado negro en sobre vertical y puertas armarios (según proyecto).

_Encimera y península en Silestone, porcelánico o similar, con fregadero bajo encimera y grifería monomando de caño alto acabado negro y de bajo caudal, para optimizar el consumo de agua.

_Equipamiento incluido: Vitrocerámica, campana extractora, horno eléctrico y microondas integrados.

- Vestidores/Armarios:

_Vestidores en ambos dormitorios suites, con puertas abatibles e interior forrado y cajoneras. (Según proyecto).

_Armario empotrado en dormitorio; interior forrado y con cajoneras. (Según proyecto).

- Mueble suspendido con cajón en cada baño.
- Puerta principal de entrada en madera acorazada con cerradura de seguridad. Acabado bicolor; blanco al interior.
- Celosía decorativa de láminas de madera, para separar espacios, en hall-salón y master suite.

ILUMINACIÓN

- Interior:

_Luz funcional: Tecnología LED aplicada, mecanismos color blanco en toda la vivienda y enchufes según normativa.

_Luz ambiental: Tiras LED en mueble de cocina, salón, baño suite Principal y cabecero de la master suite.

- Exterior: Tira LED encastrada en el techo del porche en planta baja y de la terraza principal en planta primera. Además, apliques y balizas colocados según proyecto.

SANITARIOS Y GRIFERÍA

- Inodoro suspendido y asiento de bisagra amortiguada.
- Grifería de lavabo empotrada en pared y lavabo sobre encimera en master suite.
- Grifería de ducha empotrada, compuesta por teleducha y rociador. Ducha termostática en master suite.

CALEFACCIÓN Y AIRE ACONDICIONADO

- Climatización por conductos con bomba de calor por expansión directa.
- Suelo radiante eléctrico en baños.
- Instalación de renovación y extracción de aire.
- Preinstalación para toalleros eléctricos en baños.

AGUA CALIENTE SANITARIA

- Sistema de bomba de calor por aerotermia de alta eficiencia energética con acumulación para la producción de agua caliente sanitaria.

FONTANERÍA Y SANEAMIENTO

- Tuberías plásticas resistentes a temperaturas de agua extremas.
- Instalación de saneamiento de PVC en desagües y bajantes insonorizadas.
- Llave de corte general en cada una de las viviendas, con llaves de corte independientes en cocina y baños.
- Tomas de agua en exteriores de planta baja y solárium.

ELECTRICIDAD Y TELECOMUNICACIONES

- Dotación de tomas eléctricas y de telecomunicaciones definida por la normativa vigente.
- Tomas de televisión, radio y telefonía en salón-cocina y dormitorios.
- Preinstalación de televisión por cable.
- Instalación de videoportero automático.
- Terrazas y solárium con puntos de luz y enchufes.
- Preinstalación de cargador para vehículo eléctrico.
- Paquete estándar de domótica.

EXTERIORES

- Piscina privada con cascada, preinstalación de bomba de calor y ducha solar.
- Barbacoa integrada en muro de mampostería.
- Lavadero integrado en muro de mampostería.
- Plazas de aparcamiento para un vehículo.

SÓTANO

- Sótano acabado en hormigón.
- Ventanas abatibles (según proyecto).
- Preinstalación de bomba de impulsión de agua, toma de agua y puntos de luz y telecomunicaciones.

SOLÁRIUM

- Preinstalación para cocina, jacuzzi y fotovoltaica.
- Punto de luz y telecomunicaciones.



