



Presenting

Is the latest addition to the iconic coastline of Altea, redefining the concept of **luxury** seaside living.

The project consists of six **exclusive** villas and eight elegant apartments, situated in one of the most privileged locations in the region, with **panoramic** views over the Mediterranean Sea and the charming **port of Mascarat**.

With a **contemporary** design and a deep **respect** for the natural environment, Mascarat Suites combines **refined** architecture with authentic, natural materials, creating a **harmonious interplay** between indoor and outdoor living.

Mascarat Suites marks a **new chapter** in coastal luxury, uniting excellent design, unparalleled views, and a **serene, exclusive atmosphere**, elevating living in Altea to a **higher level**.



Vision *and* Mission



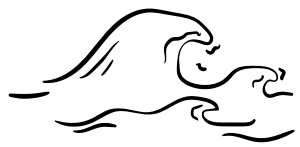
Vision Statement

Aims to set the standard for luxury coastal living, where exceptional design, unparalleled views, and absolute tranquility come together in an exclusive living environment.



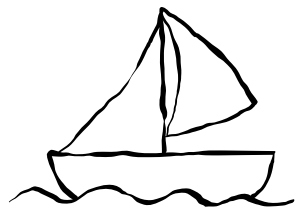
Mission Statement

We create homes with character that are not only seen but especially felt. A place where luxury, freedom, and the power of the sea together form a timeless lifestyle.



Sea
400 meters

Just 400 meters from the sea, this project offers a spectacular and unobstructed sea view. Wake up every day with the Mediterranean horizon as your backdrop.



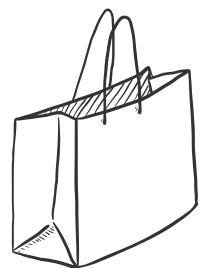
Port
350 meter

The exclusive marina is 350 meters away, but from the project, you can already enjoy a magnificent view of the harbor and the moored luxury yachts. A lively panorama that impresses both during the day and in the evening.



Airport
65 kilometers
45 Minutes

The project is conveniently located just 55 to 65 kilometers from Alicante Airport. By car, the travel time is approximately 45 to 50 minutes, depending on traffic conditions and the chosen route.



Amenities
1,1 kilometers

The nearest store is just 1.1 kilometers away, ideal for your daily shopping. Additionally, you will find several supermarkets in the immediate vicinity.



Project

8 Apartments

This exclusive project consists of 8 apartments, each with spacious terraces and beautifully landscaped gardens. Each apartment features a private pool and its own garage in the underground parking area. Additionally, residents can enjoy the communal swimming pools. All apartments are equipped with 3 bedrooms and 2 bathrooms, complemented by a guest toilet.



6 Villas

The exclusive villas feature 4 bedrooms and 3 bathrooms, complemented by a guest toilet. Each villa is equipped with a spacious private pool and a private garage attached to the house. Additionally, residents have access to the communal pools and facilities, where luxury, comfort, and privacy come together perfectly.

Stunning views

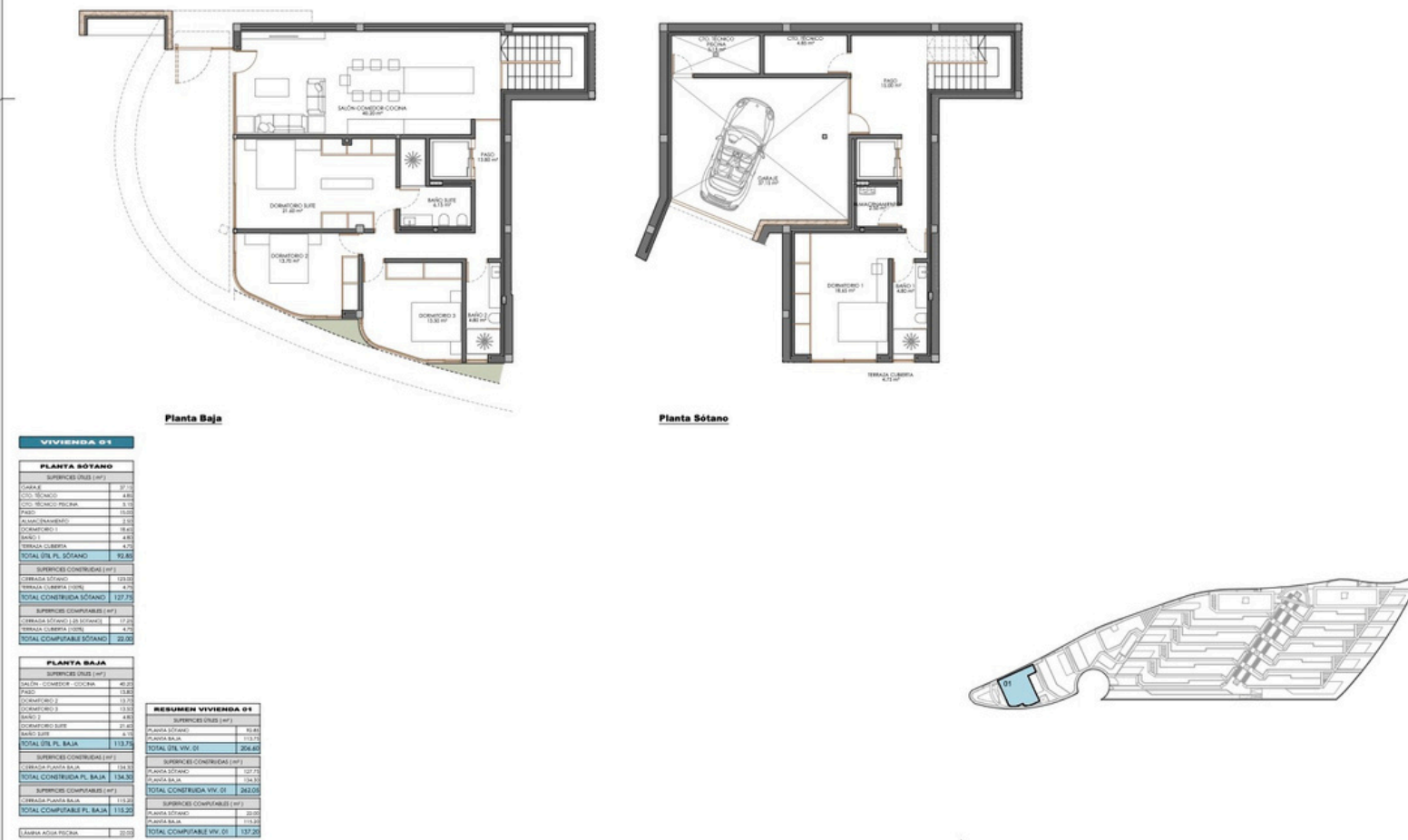
It's Time to Enjoy Now!





Exterior





Villa 1

Discover this modern villa with a plot of 465.08 m², perfect for those seeking comfort and privacy. The property features 4 bedrooms and 3 bathrooms, spread across a generous built-up area of 262.05 m². Enjoy outdoor living with a spacious terrace of 161.25 m², a private garden of 13.07 m², and an elegant pool of 22.00 m²—ideal for enjoying the Mediterranean climate all year round. The villa includes a garage of 37.15 m².

Floorplans Villas

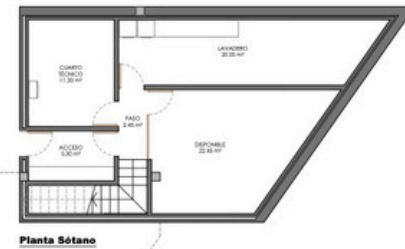
Villa 2

This spacious villa is situated on a plot of 476.01 m² and offers 4 bedrooms and 3 bathrooms + 1 guest toilet. The property has a generous built area of 387.60 m², finished with attention to detail and luxurious materials.

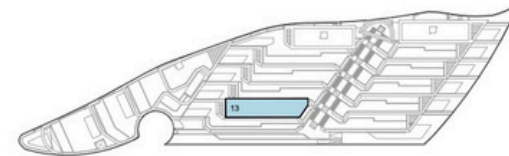
Outside, the villa features a spacious terrace of 153.30 m², a beautiful garden of 18.05 m², and a stylish swimming pool of 20.90 m².

The accompanying garage of 60.45 m² provides ample space for vehicles and extra storage.



VIVIENDA 13

VIVIENDA 15	
PLANTA BOTANO	
SUPERFICIES (USQ) (m ²)	
PLANTA	1,47
ALBAÑILERIA	0,00
PARED	0,00
TEJADO	0,00
OTRO	0,00
TOTAL PL. PL. BOTANO	1,47
SUPERFICIES COMPLEMENTA (m ²)	
ALBAÑILERIA COMPLEMENTA	0,00
TEJADO COMPLEMENTA	0,00
TOTAL COMPLEMENTA BOTANO	0,00
TOTAL COMPLETIBLE BOTANO	
1,47	
PLANTA BAJA	
SUPERFICIES (USQ) (m ²)	
ALBAÑILERIA	0,00
ALBAÑILERIA COMPLEMENTA	0,00
PARED	0,00
TEJADO	0,00
OTRO	0,00
TEJADO SUELO 1	0,00
TEJADO SUELO 2	0,00
OTRO	0,00
TOTAL PLANTA BAJA	0,00
TOTAL PLANTA BAJA	0,00
SUPERFICIES COMPLEMENTA (m ²)	
ALBAÑILERIA COMPLEMENTA	0,00
TEJADO COMPLEMENTA	0,00
OTRO COMPLEMENTA	0,00
TOTAL COMPLEMENTA BAJA	0,00
TOTAL COMPLETIBLE BAJA	0,00
RESUMEN VIVIENDA 15	
SUPERFICIES COMPLETIBLES (m ²)	
PLANTA (TOTAL)	1,47
PLANTA BAJA	0,00
TOTAL PL. VIV. 15	1,47
SUPERFICIES COMPLEMENTA (m ²)	
PLANTA (TOTAL)	0,00
PLANTA BAJA	0,00
TOTAL COMPLEMENTA VIV. 15	0,00
SUPERFICIES COMPLEMENTA (m ²)	
PLANTA (TOTAL)	0,00
PLANTA BAJA	0,00
TOTAL COMPLETIBLE VIV. 15	1,47
TOTAL COMPLETIBLE VIV. 15	
1,47	



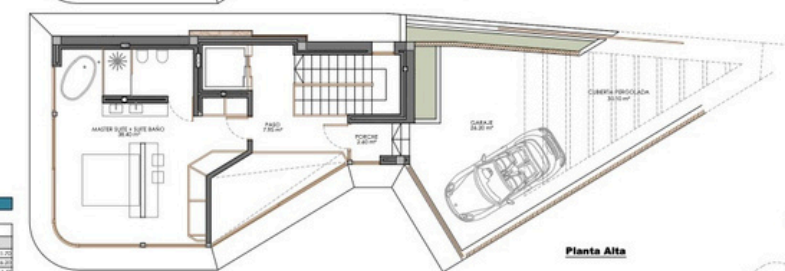
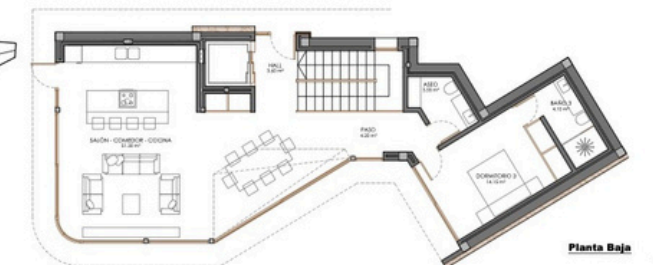
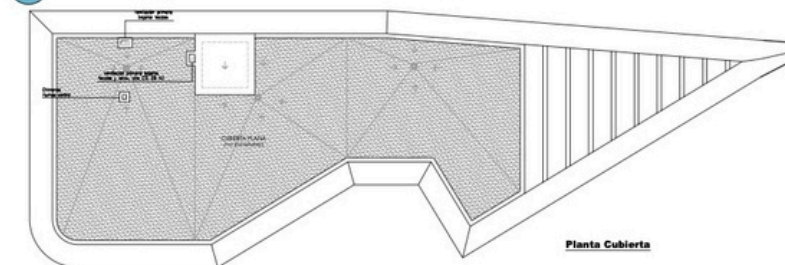
Villa 3

Villa 4

Located on a plot of 499.05 m², this modern villa features 4 bedrooms, each with its own bathroom, plus a guest toilet (4+1). The property has a generous built area of 298.75 m², finished with luxurious materials.

The outdoor space includes a terrace of 110.05 m², a garden of 25.13 m², and a stylish pool of 21.00 m².

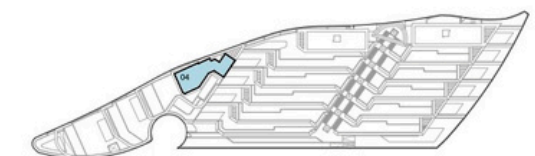
The property includes a garage of 26.20 m².

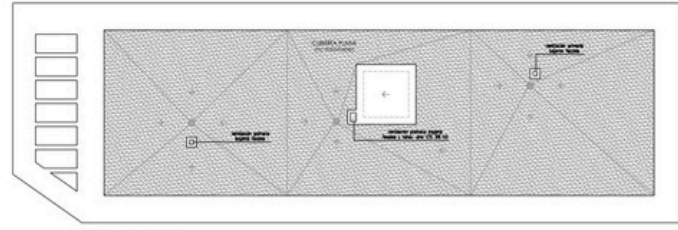
VIVIENDA 04

VIVIENDA 04	
PLANTA SÓTANO	
SUPERFICIE ÚTIL (m²)	
PASEO	0
COFRETEO (1)	0
BAÑO	0
COFRETEO (2)	0
BAÑO (2)	0
COC. DEB. 100 CM	0
COC. DEB. 100 CM	0
TOTAL ÚTIL PL. SÓTANO	0
SUPERFICIES CONTIGÜAS (m²)	
CERRAJE 10 CM	0
TOTAL CONTIGÜAS PL. SÓTANO	0
SUPERFICIES COMPUTABLES (m²)	
CERRAJE 10 CM	0
TOTAL COMPUTABLE PL. SÓTANO	0
PLANTA BAJA	
SUPERFICIE ÚTIL (m²)	
SALA DE COCINERÍA COCINA	0
PASEO	0
COFRETEO (1)	0
COFRETEO (2)	0
BAÑO (2)	0
TOTAL ÚTIL PL. BAJA	0
SUPERFICIES CONTIGÜAS (m²)	
CERRAJE PLANTA BAJA	0
TOTAL CONTIGÜAS PL. BAJA	0
SUPERFICIES COMPUTABLES (m²)	
CERRAJE PLANTA BAJA	0
TOTAL COMPUTABLE PL. BAJA	0

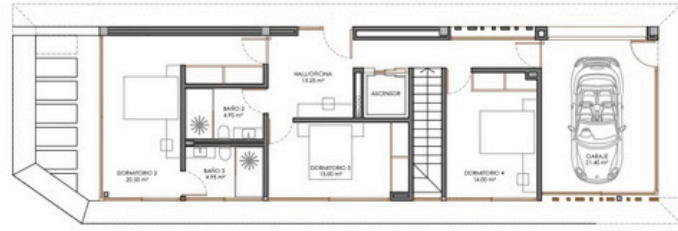
PLANTA ALTA	
SUPERFICIES ÚTILES (m²)	
WASHER SUITE + SUITE WASH	30.45
PANTRY	7.85
COCINA COMESTIBLE	7.85
TOTAL ÚTIL PL. ALTA	46.15
SUPERFICIES CONSERVADAS (m²)	
CORREDOR PLANTA ALTA	69.25
PÚBLICO CORRIDOR (HALL)	1.40
CARREAS (TOILE)	8.75
TOTAL CONSERV. PL. ALTA	79.50
SUPERFICIES COMPARTABLES (m²)	
CORREDOR PLANTA ALTA	50.35
PÚBLICO CORRIDOR	0.40
CARREAS (TOILE)	3.75
TOTAL COMPARTABLE PL. ALTA	54.50

RESUMEN VIVIENDA A	
SUPERFICIES ÚTILES (m²)	
PLANTA TIPO	100.00
PLANTA ALTA	100.00
TOTAL ÚTIL VIV. 04	200.00
SUPERFICIES CONSERVADAS (m²)	
PLANTA TIPO	100.00
PLANTA ALTA	100.00
TOTAL CONSERVADA VIV. 04	200.00
SUPERFICIES COMPARTABLES (m²)	
PLANTA TIPO	100.00
PLANTA ALTA	100.00
TOTAL COMPARTABLE VIV. 04	200.00



VIVIENDA 05

Planta Cubierta



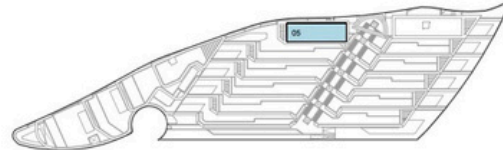
Planta Alta



Planta Baja



Planta Sótano



VIVEREDERA. 10	
PLANTA SÓTANO	
SERVICIOS SUBS (107)	
PAISO	17,7
PAISO 2	17,7
COPIADOR	89,0
COPIADOR 2	17,7
UNIDAD REPROD. PLANTA	17,7
ALMACEN	17,7
BALNEIO	1,0
TOTAL VTA. SÓTANO	145,55
SERVICIOS CONVENCIONALES (107)	
CERAMICA VESTIBULO	107,45
TOTAL CONVENCIONALES SÓTANO	107,45
TOTAL CONV. SÓTANO	
CERAMICA VESTIBULO	107,45
TOTAL CONV. SÓTANO	5
PLANTA BAJA	
SERVICIOS SUBS (107)	
ALTA COPIADOR CONVENCION	47,8
ALTA COPIADOR	17,7
ALTA COPIADOR 2	17,7
ALTA COPIADOR 3	17,7
ALTA COPIADOR 4	17,7
ALTA REPRODUCIDOR	17,7
TOTAL VTA. BAJA	112,40
SERVICIOS CONVENCIONALES (107)	
CERAMICA ALTA CONVENCION	107,45
TOTAL CONVENCIONALES BAJA	107,45
TOTAL CONV. BAJA	112,40
SERVICIOS CONVENCIONALES (107)	
CERAMICA ALTA CONVENCION	107,45
TOTAL CONVENCIONALES PLANTA BAJA	112,40
PLANTA ALTA	
SERVICIOS SUBS (107)	
PAISO ALTA	17,7
COPIADOR ALTA	17,7
COPIADOR 2 ALTA	17,7
COPIADOR 3 ALTA	17,7
COPIADOR 4 ALTA	17,7
REPRODUCIDOR ALTA	17,7
TOTAL VTA. ALTA	85,55
SERVICIOS CONVENCIONALES (107)	
CERAMICA ALTA CONVENCION	107,45
TOTAL CONVENCIONALES ALTA	107,45
TOTAL CONV. ALTA	118,75
SERVICIOS CONVENCIONALES (107)	
CERAMICA ALTA CONVENCION	107,45
TOTAL CONVENCIONALES PLANTA ALTA	118,75
RESUMEN VIVEREDERA. 10	
PLANTA SÓTANO	145,55
PLANTA BAJA	112,40
PLANTA ALTA	85,55
TOTAL VTA. VIV. SS	343,50
SERVICIOS CONVENCIONALES (107)	
PLANTA SÓTANO	107,45
PLANTA BAJA	107,45
PLANTA ALTA	107,45
TOTAL CONV. VIV. SS	322,35
SERVICIOS CONVENCIONALES (107)	
PLANTA SÓTANO	107,45
PLANTA BAJA	107,45
PLANTA ALTA	107,45
TOTAL CONVENCIONALES VIV. SS	322,35

Villa 5

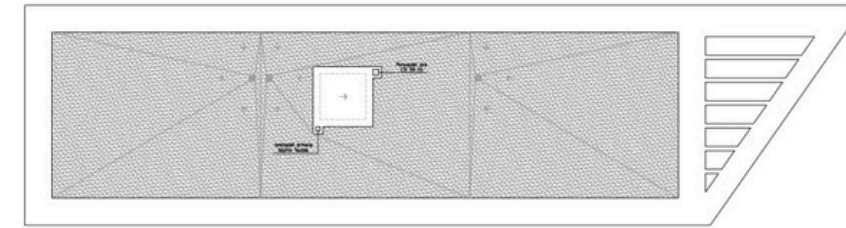
This villa, with an extra floor (+1), is situated on a plot of 521.90 m² and offers 4 bedrooms, 3 bathrooms + 1 guest toilet. The total built area is 368.60 m².

The villa features a spacious terrace of 107.08 m², an ample garden of 35.20 m², and an elegant swimming pool of 25.15 m².

The garage of 21.40 m² provides space for vehicle(s) and storage.

Villa 6

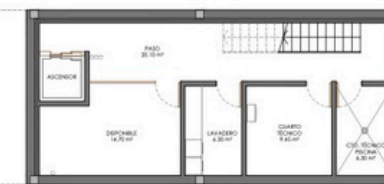
The property includes a garage of 21.40 m².

VIVIENDA 06Planta Cubierta

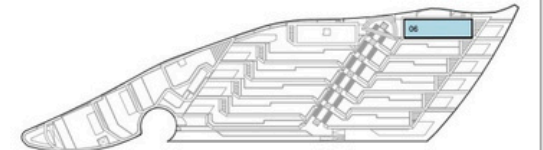
Planta Alta



Planta Baja



Planta Sótano

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RESUMEN VIVIENDA 06	
SUPERFICIES (m ²)	
PLANTA SÓTANO	52
PLANTA BAJA	144
PLANTA ALTA	291
TOTAL STE. VIV. 06	487
SUPERFICIES CONSTRUIDAS (m ²)	
PLANTA SÓTANO	80
PLANTA BAJA	133
PLANTA ALTA	114
TOTAL CONSTRUIDA VIV. 06	327
SUPERFICIES COMPUTABLES (m ²)	
PLANTA BAJA	138
PLANTA ALTA	88
TOTAL COMPUTABLE VIV. 06	226

Floorplans Apartments

Appartement 7 and 9

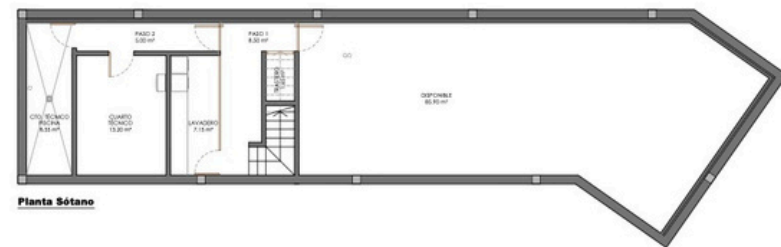
This spacious apartment of 317.50 m² offers a comfortable living environment with 3 bedrooms and 2 bathrooms + 1 guest toilet. The layout is ideal for families or those who desire extra space.

Enjoy the large terrace of 73.25 m², perfect for relaxing and enjoying the view. Additionally, there is a balcony of 10.06 m² and a garden of 21.20 m², perfectly combining indoor and outdoor living.

The apartment includes a parking space in the underground garage, providing extra convenience and security.



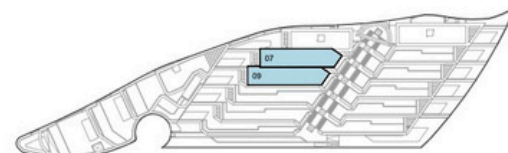
Planta Baja

**Planta Sótano**

VIVIENDAS 07/09	
PLANTA SÓTANO	
SUPERFICIES ÚTILES (m ²)	
PAISO 1	8.95
PAISO 2	5.00
DISPONIBLE	80.95
CUARTO TÉCNICO	53.25
CUARTO TÉCNICO-PELOTA	4.94
LABORATORIO	7.10
BALNEIO	7.60
TOTAL ÚTIL PL. SÓTANO	129.90
SUPERFICIES CONTRIBUIDAS (m ²)	
CERRADA SÓTANO	162.00
TOTAL CONTRIBUIDA SÓTANO	162.00
SUPERFICIES COMPUTABLES (m ²)	
CERRADA SÓTANO	0
TOTAL COMPUTABLE SÓTANO	0

PLANTA BAJA	
SUPERFICIES (m ²)	
SALÓN COMEDOR + COCINA	49.33
BAÑO	3.61
ALBIO	2.61
BAÑO	3.10
COMEDOR	20.00
COMEDOR 2	13.29
COMEDOR 3	13.29
TERRAZA PISCINA	17.43
TOTAL VIL PL. BAJA	146.50
SUPERFICIES COMPUTABLES (m ²)	
CERRADA PLANTA BAJA	136.43
TERRAZA COBERTA (SOTE)	1.00
TOTAL COMPUTABLE PL. BAJA	136.43
SUPERFICIES COMPUTABLES (m ²)	
CERRADA PLANTA BAJA	123.80
TERRAZA COBERTA (SOTE)	1.00
TOTAL COMPUTABLE PL. BAJA	123.80

RESUMEN VIVIENDA 07/09	
SUPERFICIES GRUES (m²)	
Puerta Sótano	129.80
Puerta Baja	146.50
TOTAL (SIL. VIV. 07/09)	276.40
SUPERFICIES CONCRETAS (m²)	
Puerta Sótano	161.00
Puerta Baja	156.40
TOTAL CONCRETA VIV. 07/09	317.50
SUPERFICIES COMPUTABLES (m²)	
Puerta Baja	129.80
TOTAL SUPERFICIES COMPUTABLES VIV. 07/09	129.80

**VIVIENDAS** 08 10 12

Planta Baja

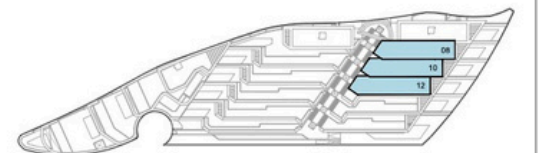


Planta Sótano

PLANTA SÓTANO	
SUPERFICIES (MS) (MF)	
PASEO 1	1
PASEO 2	1
CUARTO TÉCNICO	1
CUARTO TÉCNICO-PEQUEÑA	1
LAVADERO	1
W.C.	1
W.C.	1
TOTAL GR. PL. SÓTANO	43
SUPERFICIES CONSTRUIDAS (MF)	
CERRADA SÓTANO	1
TOTAL CONSTRUIDA SÓTANO	43
SUPERFICIES COMPUTABLES (MF)	
CERRADA SÓTANO	1
TOTAL COMPUTABLE SÓTANO	43

PLANTA BAJA	
SUPERFICIES ÚTILES (m ²)	
MULTI COMODORO COCINA	4
BALÑO	1
ALCO	1
ALCO 2	1
BALÑO 2	1
COMODORIO 1	3
COMODORIO 2	1
COMODORIO 3	1
BALCÓN REPOSICIÓN	2
TOTAL ÚTIL PL. BAJA	149
SUPERFICIES CONSTRUIDA (m ²)	
ALCO	1
BALCÓN COBERTOS (SOL)	1
TOTAL CONSTRUIDA PL. BAJA	156
SUPERFICIES COMPUENES (m ²)	
CERRADA PLANTA BAJA	12
BALCÓN COBERTOS (SOL)	1
TOTAL COMPUENTE PL. BAJA	124
LÁMINA ACQUA PÉDRA	

RESUMEN VIVIENDA 06/10/12	
SUPERFICIES (m ²) (m ²)	
Puerta 30'x40'	40
Puerta Sala	140
TOTAL ÚTIL VIV. 06/10/12	193.00
SUPERFICIES CONTRIBUIDAS (m ²)	
Puerta 30'x40'	61
Puerta Sala	112.2
TOTAL CONST. VIV. 06/10/12	216.18
SUPERFICIES COMPUTABLES (m ²)	
Puerta Sala	124.9
TOTAL COMP. VIV. 06/10/12	124.9



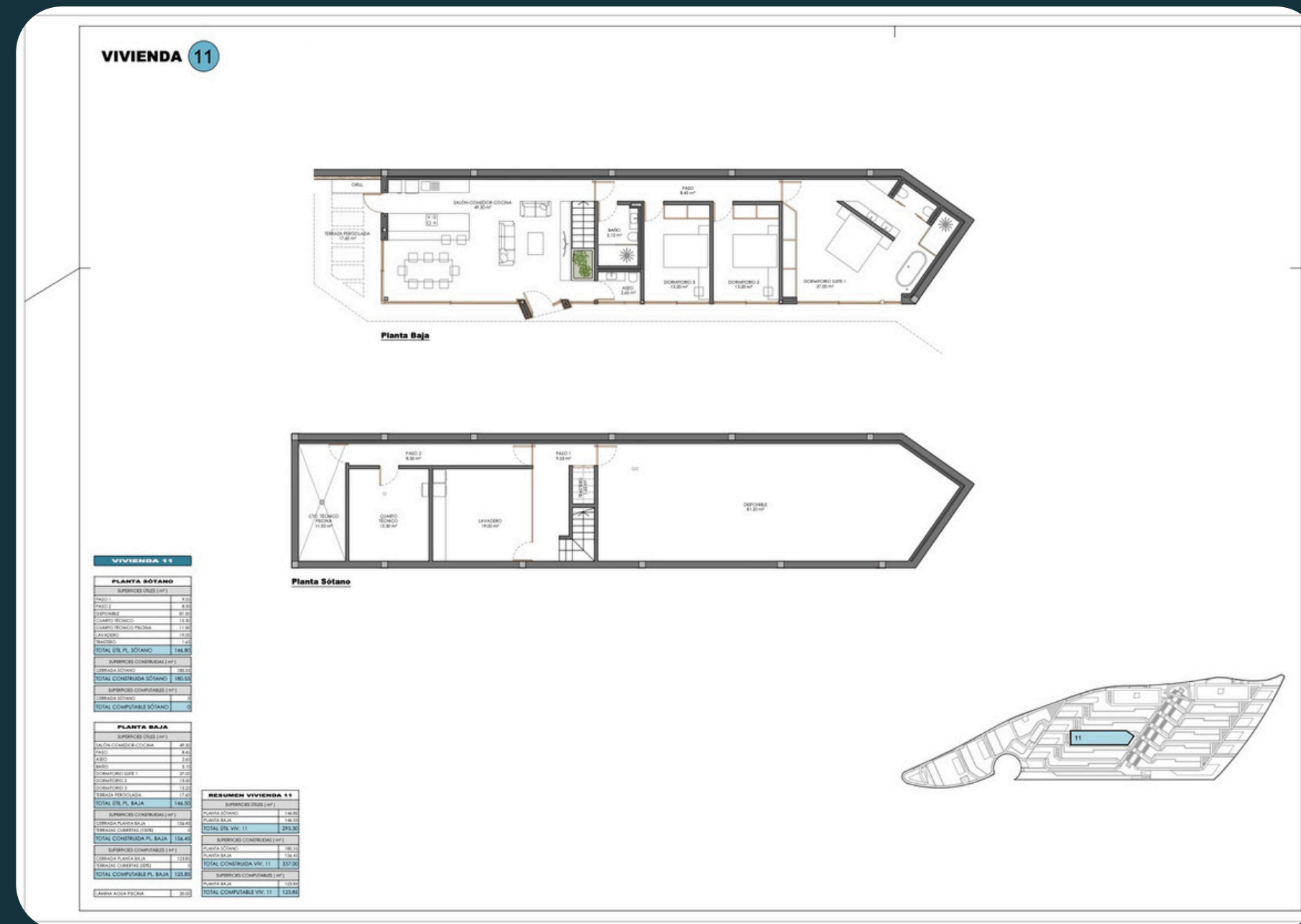
Apartment 8, 10, and 12

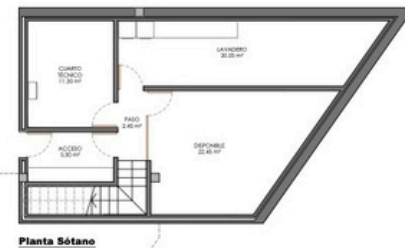
These apartments have a living area of 218.15 m² and offer 3 bedrooms and 2 bathrooms + 1 guest toilet, ideal for families or investors looking for a spacious home.

They feature a generous terrace of 70.23 m², a balcony of 10.03 m², and a garden of 21.50 m², allowing you to fully enjoy the Mediterranean climate. Additionally, there is a parking space included in the underground garage for safe and convenient parking.

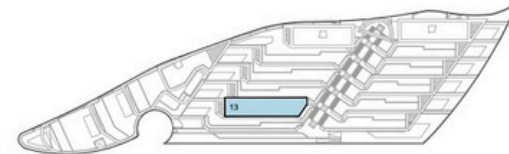
Appartement 11

This apartment has a living area of 337.00 m² and offers 3 bedrooms and 2 bathrooms plus 1 guest toilet, ideal for comfortable family living. Enjoy a generous terrace of 76.45 m², a balcony of 11.23 m², and a garden of 21.20 m², perfect for relaxation and outdoor living. Includes a parking space in the underground garage for optimal convenience and safety.



VIVIENDA 13

VIVIENDA 13	
PLANTA BÓTANO	
ÁREA DE BÓTANO (m ²)	10,00
PASEO	2,40
COCHINILLO	0,50
COCHINILLO (2x2x1)	1,50
COCHINILLO (2x2x1)	1,50
TOTAL PL. BÓTANO	6,90
SUPERFICIE CONTIGUA (m ²)	0,00
PLANTA CUBA	0,00
TOTAL CONTIGUIDAD BÓTANO	6,90
SUPERFICIE COMUNITARIA (m²)	
PLANTA COMUNICACIÓN	0,00
TOTAL COMUNITARIA BÓTANO	0
PLANTA BAJA	
SUPERFICIE ÚTIL (m ²)	86,00
SUPERFICIE COCINA	10,00
PASEO	12,00
COCHINILLO	0,50
COCHINILLO (2x2x1)	1,50
COCHINILLO (2x2x1)	1,50
COCHINILLO (2x2x1)	1,50
TOTAL PL. BAJA	37,00
SUPERFICIE CONTIGUA (m ²)	0,00
PLANTA COMUNICACIÓN	0,00
TOTAL CONTIGUIDAD BAJA	37,00
PLANTA ALTA	
SUPERFICIE ÚTIL (m ²)	85,00
COCHINILLO (2x2x1)	1,50
COCHINILLO (2x2x1)	1,50
COCHINILLO (2x2x1)	1,50
COCHINILLO (2x2x1)	1,50
TOTAL PL. ALTA	6,00
SUPERFICIE CONTIGUA (m ²)	0,00
PLANTA COMUNICACIÓN	0,00
TOTAL CONTIGUIDAD ALTA	6,00
RESUMEN VIVIENDA 13	
PLANTA BÓTANO	6,90
PLANTA BAJA	37,00
PLANTA ALTA	6,00
TOTAL ÚTIL VV. 13	50,90
SUPERFICIE COMUNITARIA (m²)	
PLANTA COMUNICACIÓN	0,00
TOTAL COMUNITARIA VV. 13	0,00
PLANTA COMUNICACIÓN	
SUPERFICIE ÚTIL (m ²)	284,00
PLANTA COMUNICACIÓN	0,00
TOTAL COMUNITARIA VV. 13	284,00
SUPERFICIE COMUNITARIA (m²)	
PLANTA COMUNICACIÓN	0,00
TOTAL COMUNITARIA VV. 13	0,00
PLANTA COMUNICACIÓN	
SUPERFICIE ÚTIL (m ²)	284,00
PLANTA COMUNICACIÓN	0,00
TOTAL COMUNITARIA VV. 13	284,00
SUPERFICIE COMUNITARIA (m²)	
PLANTA COMUNICACIÓN	0,00
TOTAL COMUNITARIA VV. 13	0,00
PLANTA COMUNICACIÓN	
SUPERFICIE ÚTIL (m ²)	284,00
PLANTA COMUNICACIÓN	0,00
TOTAL COMUNITARIA VV. 13	284,00
SUPERFICIE COMUNITARIA (m²)	
PLANTA COMUNICACIÓN	0,00
TOTAL COMUNITARIA VV. 13	0,00
PLANTA COMUNICACIÓN	
SUPERFICIE ÚTIL (m ²)	284,00
PLANTA COMUNICACIÓN	0,00
TOTAL COMUNITARIA VV. 13	284,00
SUPERFICIE COMUNITARIA (m²)	
PLANTA COMUNICACIÓN	0,00
TOTAL COMUNITARIA VV. 13	0,00
PLANTA COMUNICACIÓN	
SUPERFICIE ÚTIL (m ²)	284,00
PLANTA COMUNICACIÓN	0,00
TOTAL COMUNITARIA VV. 13	284,00
SUPERFICIE COMUNITARIA (m²)	
PLANTA COMUNICACIÓN	0,00
TOTAL COMUNITARIA VV. 13	0,00
PLANTA COMUNICACIÓN	
SUPERFICIE ÚTIL (m ²)	284,00
PLANTA COMUNICACIÓN	0,00
TOTAL COMUNITARIA VV. 13	284,00
SUPERFICIE COMUNITARIA (m²)	
PLANTA COMUNICACIÓN	0,00
TOTAL COMUNITARIA VV. 13	0,00
PLANTA COMUNICACIÓN	
SUPERFICIE ÚTIL (m ²)	284,00
PLANTA COMUNICACIÓN	0,00
TOTAL COMUNITARIA VV. 13	284,00
SUPERFICIE COMUNITARIA (m²)	
PLANTA COMUNICACIÓN	0,00
TOTAL COMUNITARIA VV. 13	0,00
PLANTA COMUNICACIÓN	
SUPERFICIE ÚTIL (m ²)	284,00
PLANTA COMUNICACIÓN	0,00
TOTAL COMUNITARIA VV. 13	284,00
SUPERFICIE COMUNITARIA (m²)	
PLANTA COMUNICACIÓN	0,00
TOTAL COMUNITARIA VV. 13	0,00
PLANTA COMUNICACIÓN	
SUPERFICIE ÚTIL (m ²)	284,00
PLANTA COMUNICACIÓN	0,00
TOTAL COMUNITARIA VV. 13	284,00
SUPERFICIE COMUNITARIA (m²)	
PLANTA COMUNICACIÓN	0,00
TOTAL COMUNITARIA VV. 13	0,00
PLANTA COMUNICACIÓN	
SUPERFICIE ÚTIL (m ²)	284,00
PLANTA COMUNICACIÓN	0,00
TOTAL COMUNITARIA VV. 13	284,00
SUPERFICIE COMUNITARIA (m²)	
PLANTA COMUNICACIÓN	0,00
TOTAL COMUNITARIA VV. 13	0,00
PLANTA COMUNICACIÓN	
SUPERFICIE ÚTIL (m ²)	284,00
PLANTA COMUNICACIÓN	0,00
TOTAL COMUNITARIA VV. 13	284,00
SUPERFICIE COMUNITARIA (m²)	
PLANTA COMUNICACIÓN	0,00
TOTAL COMUNITARIA VV. 13	0,0



Apartment 13

This apartment has a living area of 244.85 m² and features 3 bedrooms, 2 bathrooms, and 1 guest toilet, making it ideal for families or as an investment opportunity.

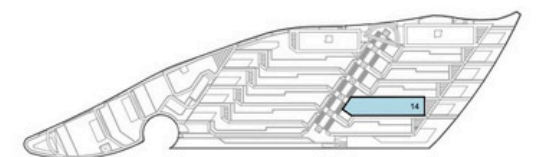
Enjoy a spacious terrace of 65.75 m², a balcony of 10.00 m², and a garden of 21.20 m², perfect for experiencing the Mediterranean climate outdoors. The apartment comes with a parking space in the underground garage for added convenience and security.

Apartment 14

This apartment offers a living space of 218.00 m² with 3 bedrooms and 2 bathrooms + 1 guest toilet, ideal for families or investors. It features a generous terrace of 68.22 m², a balcony of 11.20 m², and a garden of 21.50 m², allowing you to fully enjoy outdoor living. Includes a parking space in the underground garage for convenience and safety.

VIVIENDA 14

VIVIERINA 14	
PLANTA ROTAND	
PLANTA ROTAND	274
PLANTA ROTAND	274
PLANTA ROTAND	13,74
PLANTA ROTAND	13,74
PLANTA ROTAND	13,74
PLANTA ROTAND	13,74
PLANTA ROTAND	13,74
PLANTA ROTAND	13,74
TOTAL SUL PL. ROTAND	44,50
BURQUEES COMPAÑIAS (W)	
BURQUEES COMPAÑIAS (W)	41,78
TOTAL COMPAÑIAS (W)	41,78
BURQUEES COMPAÑIAS (W)	
BURQUEES COMPAÑIAS (W)	41,78
TOTAL COMPAÑIAS (W)	41,78
TOTAL COMPAÑIAS (W)	0
PLANTA BAJA	
BURQUEES (SUL)	
PLANTA BAJA	47,40
PLANTA BAJA	47,40
PLANTA BAJA	47,40
PLANTA BAJA	47,40
PLANTA BAJA	47,40
PLANTA BAJA	47,40
PLANTA BAJA	47,40
PLANTA BAJA	47,40
PLANTA BAJA	47,40
TOTAL SUL PL. BAJA	441,00
RESUMEN VIVIERINA 14	
BURQUEES COMPAÑIAS (W)	41,78
PLANTA ROTAND	274
PLANTA BAJA	47,40
TOTAL SUL VIV. 14	183
BURQUEES COMPAÑIAS (W)	
BURQUEES COMPAÑIAS (W)	41,78
PLANTA ROTAND	274
PLANTA BAJA	47,40
TOTAL COMPAÑIAS VIV. 14	365
BURQUEES COMPAÑIAS (W)	
BURQUEES COMPAÑIAS (W)	41,78
PLANTA ROTAND	274
PLANTA BAJA	47,40
TOTAL COMPAÑIAS VIV. 14	365
BURQUEES COMPAÑIAS (W)	
BURQUEES COMPAÑIAS (W)	41,78
PLANTA ROTAND	274
PLANTA BAJA	47,40
TOTAL COMPAÑIAS VIV. 14	365





Common outdoor spaces

- Entrance doors from the street made of galvanized steel and iroko wood slats.
- Communal swimming pool with 2 showers on the same premises, or private gymnasium and paddle court.
- Communal service bathrooms on the ground floor.
- Children's play area.
- Benches of the Bancal type with and without backrests from Santa & Cole, and 3 trash bins of the Barcelona type or similar.
- Automatic irrigation system.



Lighting

- Along the passage areas, lighting of the Rama type from Santa & Cole, 4.5 meters high or similar.
- In the living areas, lighting with bollards of the Cumbre type from BJC, 70 cm high or similar.

Swimming pool

- Individual pool with size depending on the house. Automatic cleaning system and water purification. Lighting with LED RGB underwater spots.
- Outdoor shower with hot/cold water, in a thoughtful design.

Claddings

- Walkways, stairs to the residential area, and lobby entrances are made of polished concrete.
- Children's play area with compacted sand surface.
- The grass around the pool is of an outdoor mosquito-absorbing type, brand Vilmrin or similar. (This changes if it concerns a gymnasium and paddle court.)
- The communal service bathrooms are equipped with class 3 non-slip tiles.

Materials

Foundation and structure

Foundation and structure made of reinforced concrete with mixed supports of concrete/metal, calculated and dimensioned according to data from the geotechnical specialist.

Roof

Accessible flat roof with double thermal insulation and finished with ceramic tiles or grass. Option for finishing with artificial grass.

Window frames

- Exterior doors and windows made of lacquered aluminum with high-quality thermal break according to energy efficiency. Tilt-/slide-/fixed systems.
- Safety glass with solar shading and low emission for high energy efficiency.
- Blackout system with automatic, home automation-controlled blinds, depending on the zones and orientation.

Facade

- Outer walls with a double-wall construction and thermal insulation of 6-8 cm thickness according to energy efficiency.
- Exterior cladding with two layers of plasterwork based on white, smooth, waterproof lime. Combined with ceramic cladding and masonry according to façade design.
- Balcony railings made of glass with concealed profiles, combined with masonry walls. Depending on the residence, glass balustrades can be replaced by lacquered slats in the same color as the exterior carpentry.



Interior woodwork

- Security door as the main entrance to the house, with a smooth, white lacquered finish and safety lock.
- Interior doors with integrated air vents and built-in wardrobes with internal layout, featuring hinged or sliding doors made of white lacquered MDF.
- Built-in wooden wardrobes, with hinged doors and smooth white lacquered finish, in the master bedroom and other bedrooms.

Floors

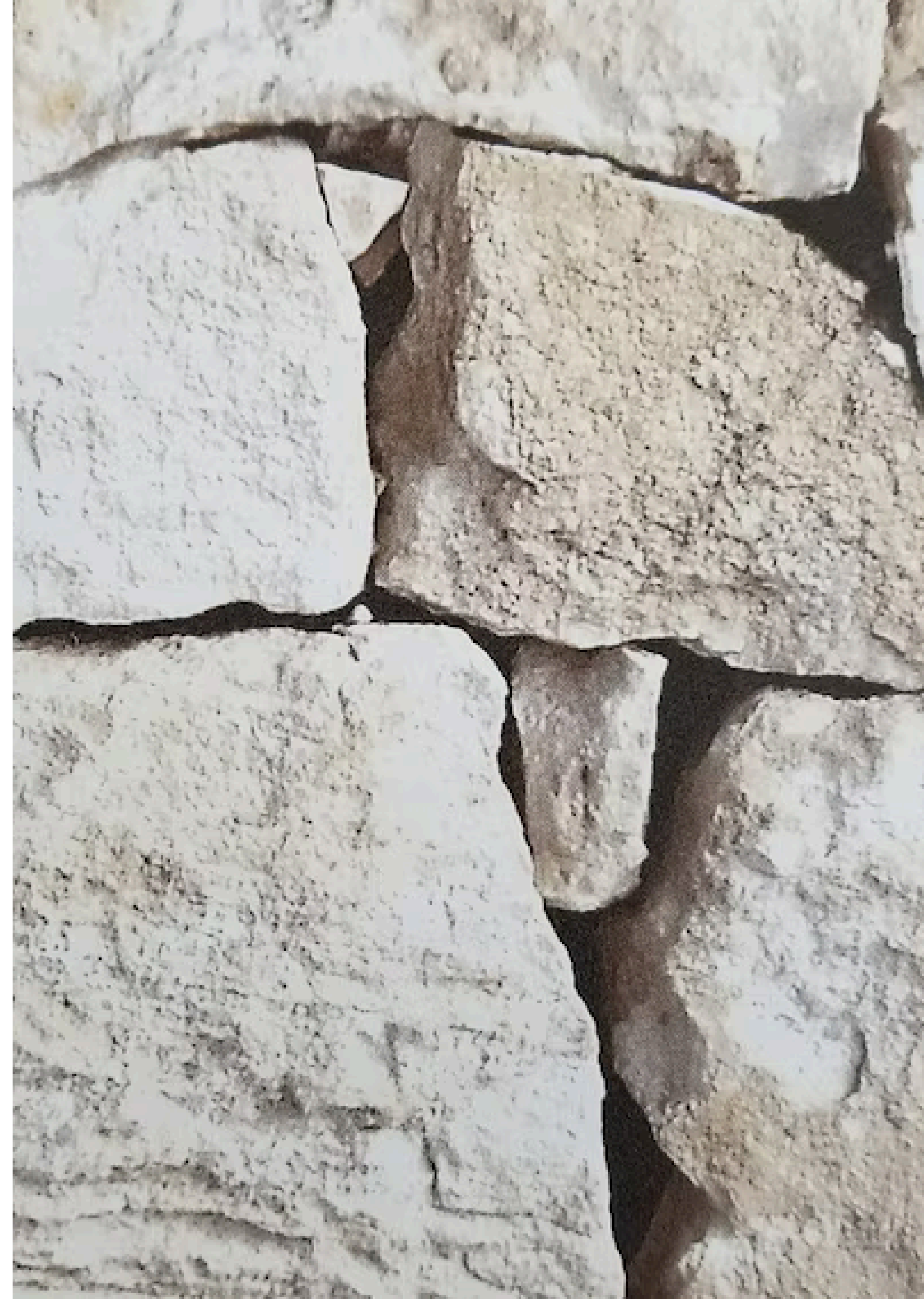
- Floors of the house are equipped with laminate AC4 floating parquet in the living room, bedrooms, hall, corridor, and office space in the kitchen.
- Baseboards made of MDF, painted white, in the living room, bedrooms, hall, corridor, and office kitchen.
- Floors in the kitchen and bathrooms are made of porcelain tiles from the brand Saloni or similar.
- Terrace floors are equipped with non-slip and frost-resistant porcelain tiles from the brand Saloni or similar.

Intern layout

- Separation between homes with plasterboard walls, constructed from double plasterboard sheets with rock wool insulation and a metal frame, on either side of a 3 mm metal plate.
- Interior walls of homes with plasterboard, rock wool insulation, and galvanized metal construction.
- Partition walls between homes and common areas consist of sound-absorbing ceramic bricks, plastered on the side of the common area and finished with plasterboard on the home side.

Plafonds

- Ceilings in the house are plastered and finished with smooth plastic paint, except in areas where ducts run; there, a lowered plasterboard ceiling is used.
- Water-resistant lowered plasterboard ceiling in kitchens and bathrooms, with inspection hatches for installations in bathrooms.
- Balconies have a water-resistant lowered plasterboard ceiling finished with plastic paint.



Walls

- The walls of the house are coated with two layers of smooth plastic paint, except in the bathrooms.
- Bathroom walls have porcelain tiles from the brand Saloni or similar. Kitchens feature backsplash panels of compact silicon (Silestone or similar), matching the countertop.
- Entrance halls are finished with HPL panels. Other common areas are plastered and painted.

Common areas

- Automated swing gates to the property and communal garage, operated by remote control.
- Driveway for vehicles with diamond-pattern flooring and built-in side lighting, featuring a unique and well-maintained design.
- Communal semi-Olympic pool with a single lane, automatic cleaning system. Outdoor shower with cold/hot water, changing rooms with individual lockers.
- Green spaces and various recreational areas with sports facilities all around. Optional gym and padel court.
- Communal panoramic funicular lift with double entry and personalized design.

Kitchens

- Designed kitchen with central island and Silestone countertop, fully equipped with appliances and water connection for refrigerator.
- Optional outdoor grill, equipped with a counter with hot/cold water and electrical connections.
- Kitchen appliances from the brand Balay or similar: electric oven, 3-burner ceramic hob, integrated extractor hood, microwave, sink from the brand Roca or similar.
- Mixer taps from Hansgrohe or similar, with water-saving function and pull-out showerhead.
- Provision for dishwasher (water, power, drainage).

Plumbing and piping

- Water pipes for cold and hot water made of polyethylene, with shut-off valves per residence and wet area.
- Separate sewer system (rain and wastewater) with soundproof PVC pipes within the building.
- Sanitary ware made of enameled porcelain, with dual flush toilet, non-slip bathtub and shower tray, brand Roca or similar.
- Mixer taps with low flow, automatic drainage, chrome siphon, and thermostat in bath and shower, brand Hansgrohe or similar.

Heating and hot water

- Hot water system with PEX pipes according to standards, with recirculation and storage tank, supplemented by energy-efficient aerothermal technology.
- Water-based underfloor heating, regulated by energy-efficient aerothermal technology, with separate zones per floor and rooms, controlled by home automation and programmable.
- Air conditioning through ducts with direct expansion, with separate zones and thermostats, controlled by home automation and programmable.
- Mechanical ventilation for air renewal with heat recovery.
- Natural cross-ventilation in almost all homes.
- Thermostat in the living room for temperature control.

Electricity and special installations

- Installations comply with low voltage regulations. Jung or similar switchgear.
- LED energy-efficient lighting in common areas, emergency lighting in parking garages and corridors.
- Access control with videophone and intercom per staircase.
- Collective antenna for TV/FM/DVB-T, with connections in the living room, kitchen, and bedrooms. Preparation for cable TV and digital platforms.
- KNX home automation system for controlling underfloor heating, sunshading, indoor and outdoor lighting, climate control, and leak detection in wet areas.
- Wi-Fi installation throughout the entire home.



Parking

- Two assigned parking spots per residence, depending on the type, in a communal garage, private garage, or on the premises. At least one parking spot with a charging point for electric cars.
- Mechanical ventilation, fire detection, and protection according to applicable standards.
- Automatic sliding or sectional doors for private garages, with remote control.
- Pedestrian doors to communal areas with a video intercom and electric locking.

