

Plaza Toneleros · Puerto de Mazarrón (Murcia)



SITUATION

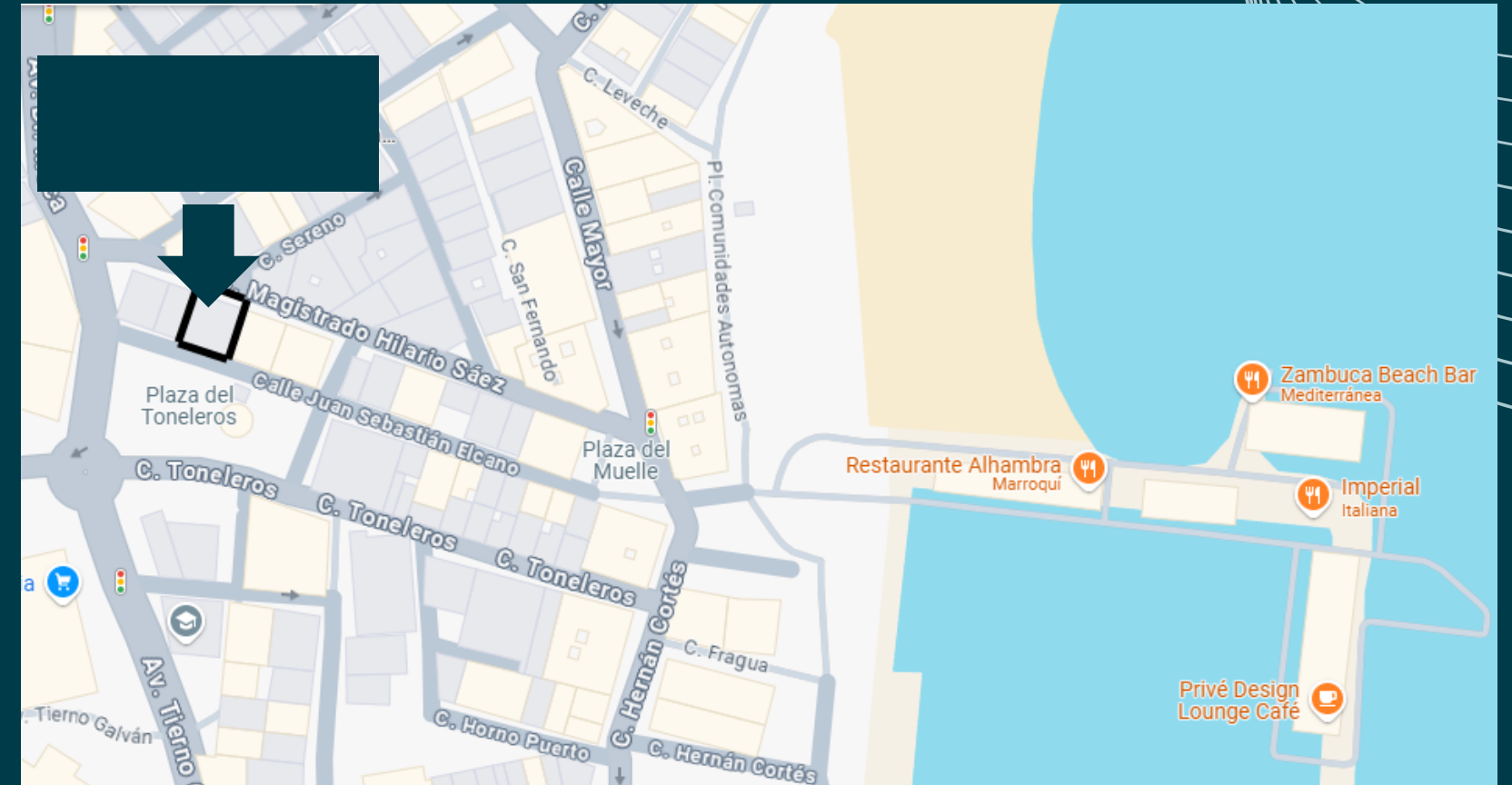
- Will be situated in the very heart of Puerto de Mazarrón, one of the most dynamic and emblematic zones of the Murcian coast

Situated at only 230metres from the

- Promenade and the beach, it is surrounded by a wide range of services, shops, business, eating places and entertainment venues.

Thanks to its excellent location, the area

- combines the quiet of the coastal surroundings with the vitality of the constantly developing town centre, making it a privileged setting for both residence as well as for investment.



PROJECT

- Is a modern and functional project, offering the perfect combination of location, design and quality of life.

This newly-constructed building of modern

- design will have a ground floor, plus 3 upper floors. There will be a total of 10 dwellings, 1 commercial unit and 5 parking places(optional)..

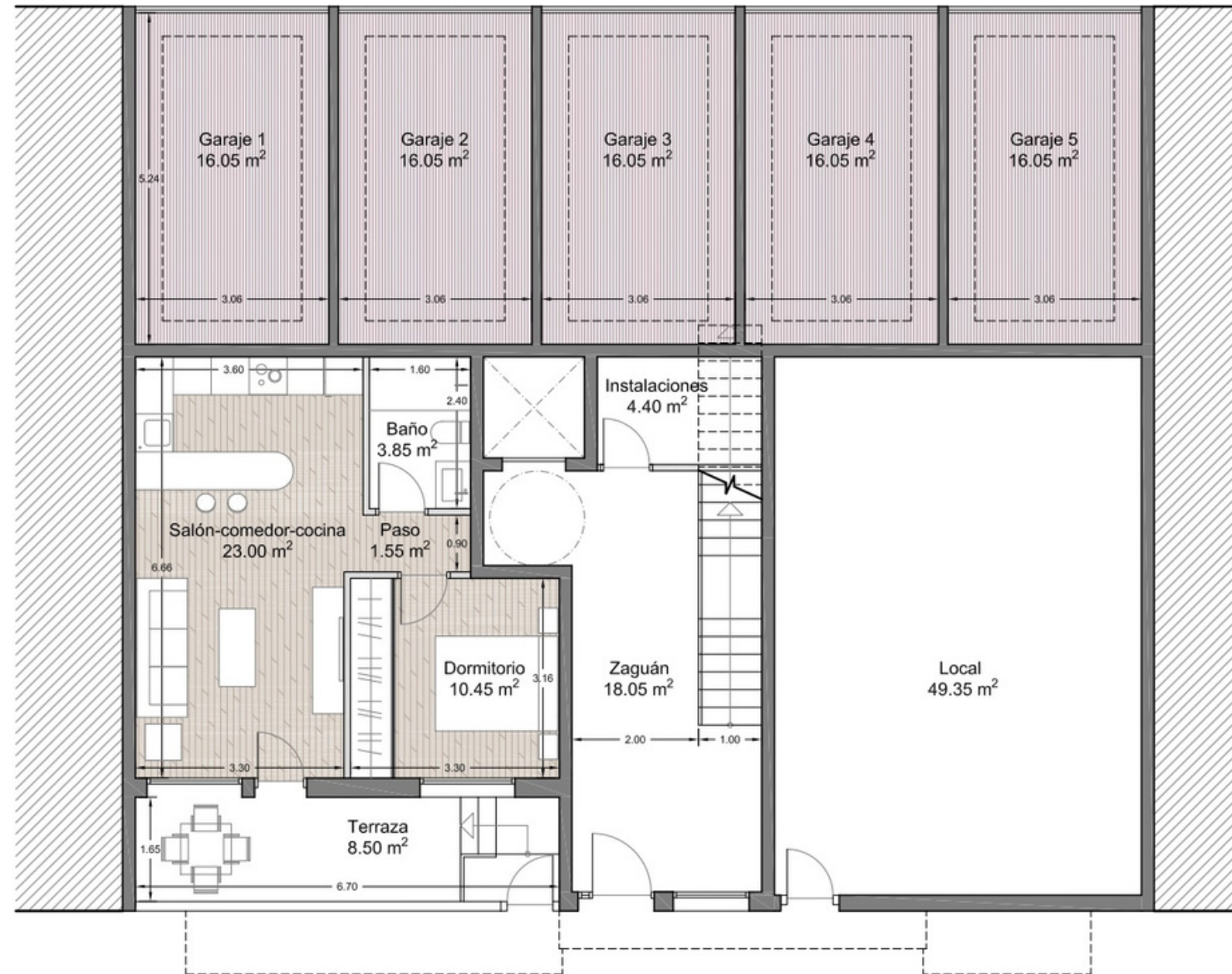
Each detail has been carefully thought out to

- offer efficient, light and comfortable spaces.

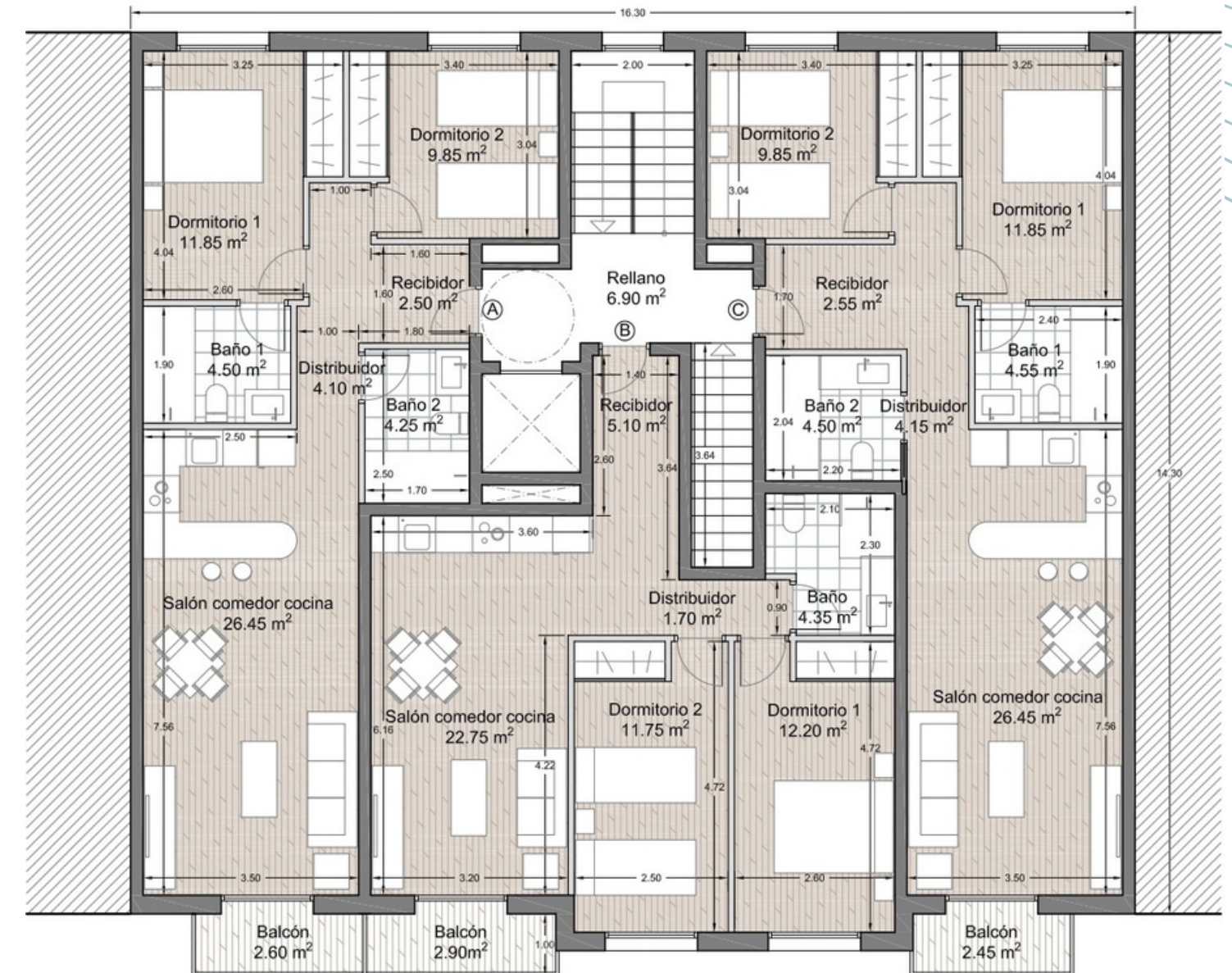


Modernity, closeness to the sea and all services at your reach
Your new life in Puerto de Mazarron begins here!

TYPES · GENERAL



- GROUND FLOOR:
 - Dwelling.
 - Raw commercial unit.
 - 5 garages of 16,05 m².



- 1st, 2nd & 3rd floors:
 - Each floor has 3 properties (Types A, B y C).
 - 3rd floor properties include solarium.

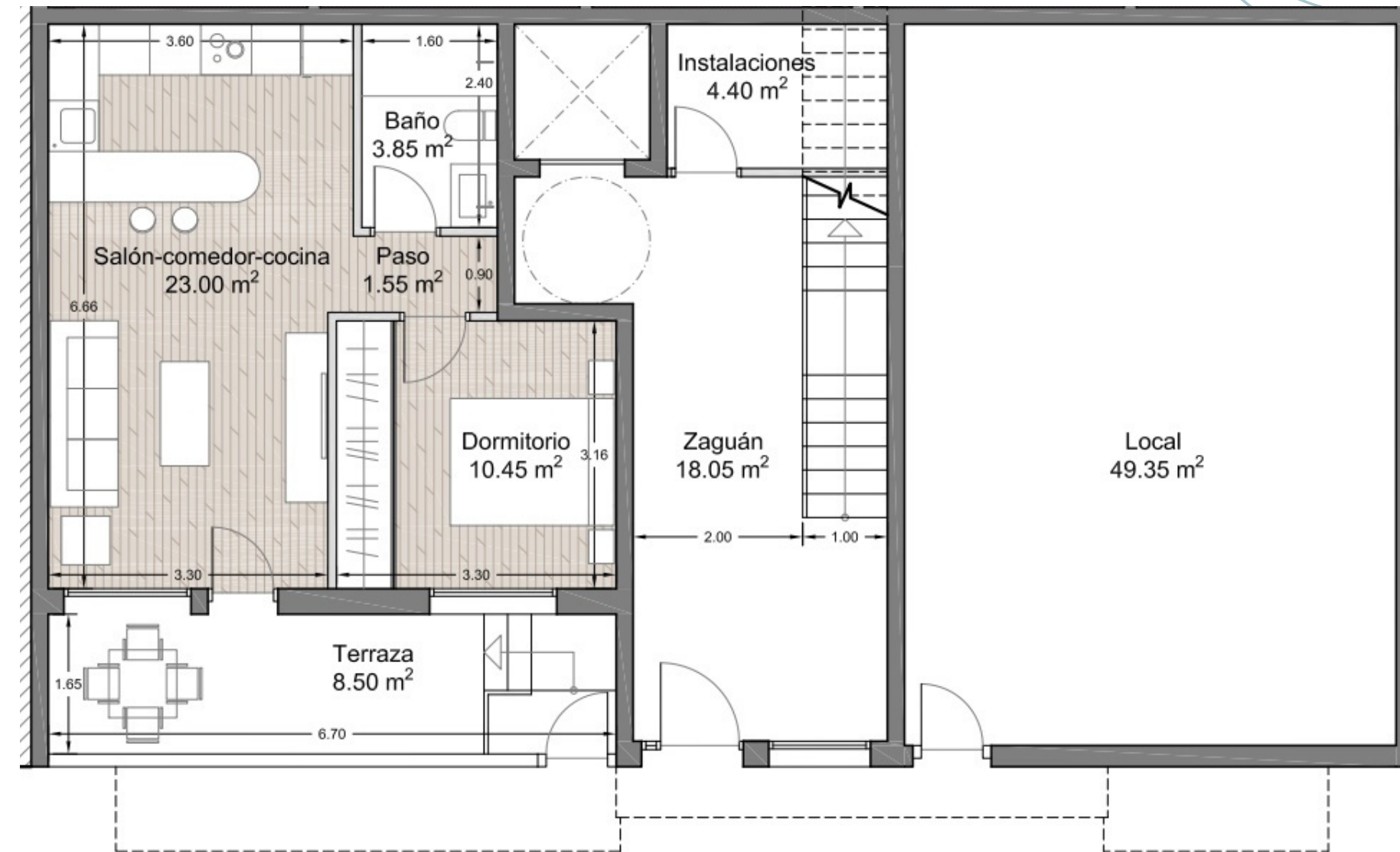
GROUND FLOOR & AND COMMERCIAL UNIT

• GROUND FLOOR PROPERTY

- Total constructed area · 50.73m²
- Total useful area · 38.85m²
- Living room-dining room-kitchen · 23.00m²
- Hall · 1.55m²
- Bedroom · 10.45m²
- Bathroom · 3.85m²
- Terrace · 8.5 m²

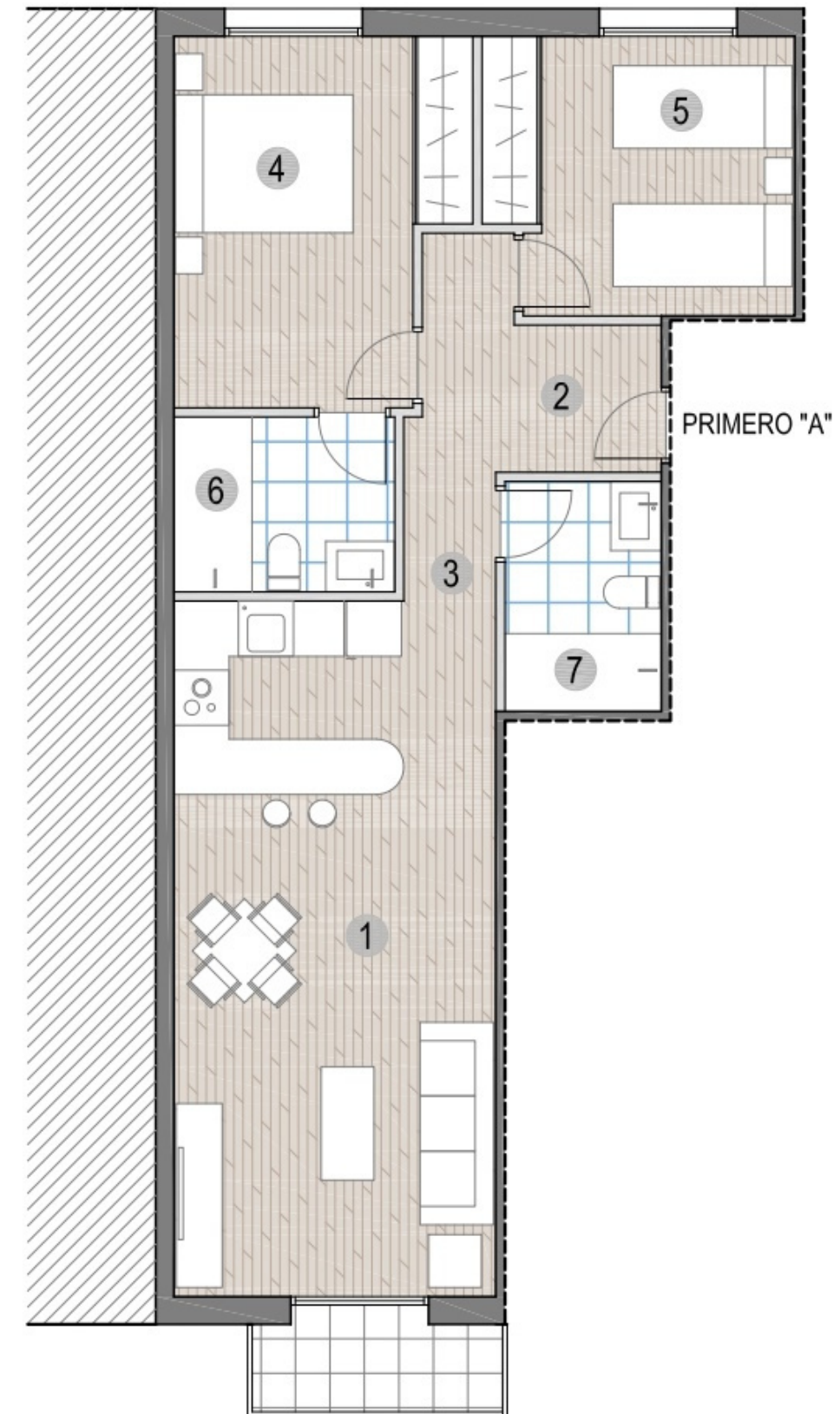
• COMMERCIAL UNIT

- Total constructed area · 54.05m²
- Total useful area · 49.35m²



APARTMENT TYPE A

- Total constructed area · 83.36m²
- Total useful area · 63.50m²
- Living room-diningroom-kitchen 26.45m²
- Hall · 2.50m²
- Corridor · 4.10m²
- Master bedroom: 11.85 m²
- Bedroom: 9.85m²
- Bathroom ensuite: 4.50m²
- Bathroom: 4.25m²
- 2.60m² South facing balcony.
 - Views over Plaza Toneleros.



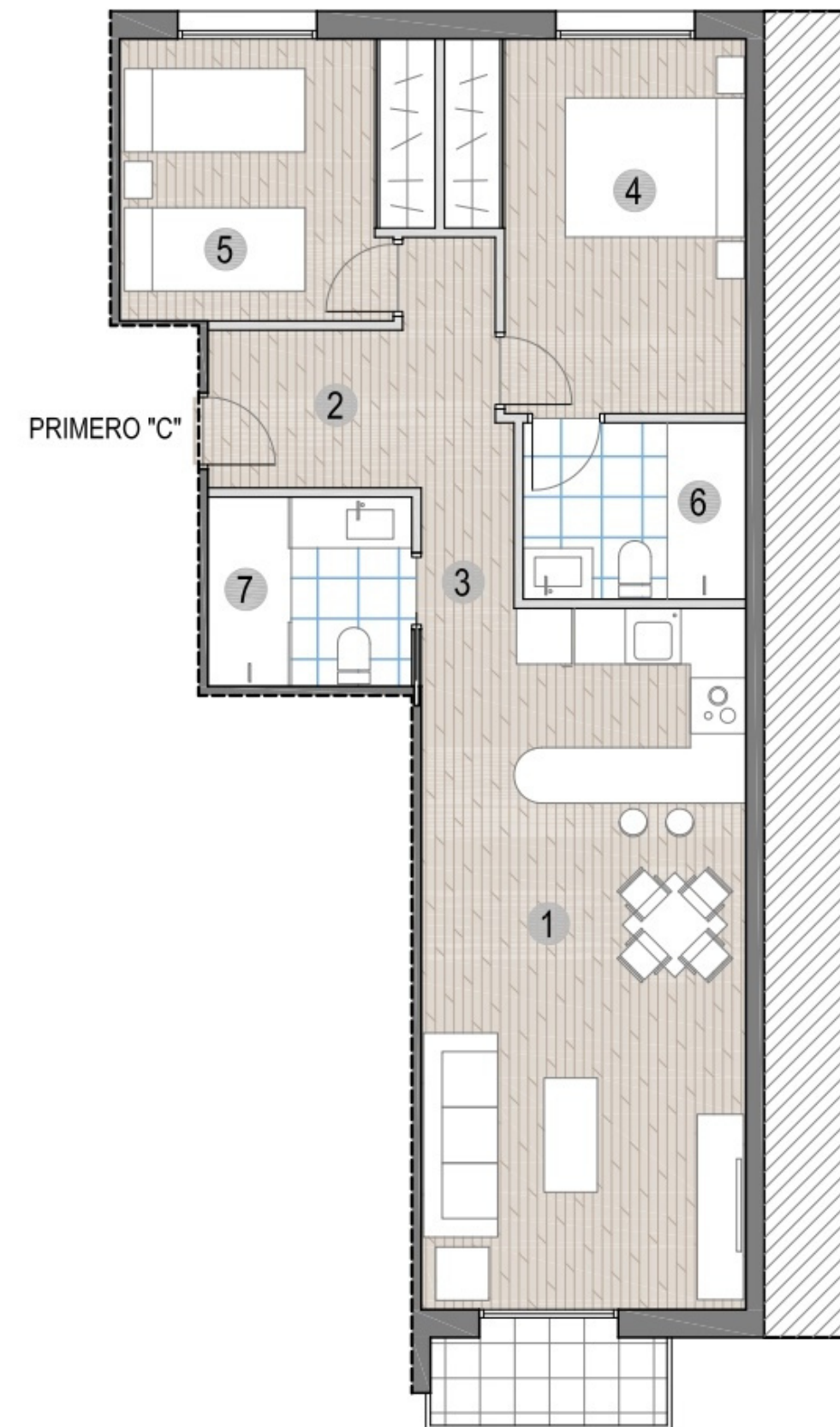
APARTMENT TYPE B

- Total built area · 73.22m²
- Total useful area · 57.85m²
- Living room-dining room-kitchen· 22.75m²
 - Hall · 5.10m²
 - Corridor · 1.70m²
 - Master Suite: 12.20 m²
 - Bedroom: 11.75m²
 - Bathroom: 4.35m²
- B 2.90m² south facing balcony.
 - Views over Plaza Toneleros.



APARTMENT TYPE C

- Total built area · 83.02m²
- Total useful area· 61.30m²
- Living room-dining room-kitchen· 26.45m²
- Hall · 2.55m²
- Corridor · 4.15m²
- Master bedroom 11.85m²
- Bedroom: 9.85m²
- Bathroom ensuite: 4.55m²
- Bathroom: 4.00m²
- 2.45m² southfacing balcony
- Views over Plaza Toneleros.



QUALITIES

• STRUCTURE & ENCLOSURES

- Exterior carpentry in thermo-lacquered aluminum in anthracite gray, with double glazing in Climalit (4 + 6 + 4 mm).
- Anthracite gray aluminum roller blinds in bedrooms and living room.
- Interior carpentry in white lacquered DM, with smooth doors and 7 cm decorative flashings.
- Armored entrance door with multi-point security lock (6 points).
- Built-in wardrobes with lacquered DM doors, including a separate loft..

• FLOORING AND TILING

- Interior flooring in stoneware ceramic tiles.
- Ceramic tiling in bathrooms and kitchen up to the ceiling, in neutral, modern tones.
- Non-slip exterior flooring on terraces and sunrooms.



QUALITIES

- INTERIOR AND EXTERIOR CARPENTRY
- Exterior carpentry in anthracite gray thermo-lacquered aluminum, with Climalit double glazing (4+6+4 mm).
- Anthracite gray aluminum roller shutters in the bedrooms and living room.
- Interior carpentry in white lacquered MDF, with plain doors and 7 cm decorative flashing.
- Armored entrance door with a multi-point security lock (6 points).
- Built-in wardrobes with lacquered MDF doors, including a separate loft.
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- PLUMBING AND SANITARY FIXTURES
- Plumbing installation in PPR pipes (15 mm and 20 mm).
- Contemporary white porcelain sanitary fixtures.
- High-quality chrome-plated single-lever faucets.
- Domestic hot water production using an atherothermal system.



QUALITIES

- **ELECTRICITY AND TELECOMMUNICATIONS**

- Recessed electrical installation in compliance with Low Voltage Electrical Regulations.
- Pre-installed air conditioning.
- Power points (16 A sockets) distributed throughout all rooms.
- Video intercom in the main entrance.
- Telecommunications outlets (TV, telephone, and internet) in the living room, master bedroom, and kitchen.
- Common telecommunications infrastructure (CTI)

- **COMMON AREAS AND GARAGES**

- Elevator with access to all floors.
- Entrance hall with modern finishes, LED lighting, and a security door.
- Non-slip flooring in common areas.
- Garage with polished concrete paving, motorized door, and pre-installation for an electric car.



The developer reserves the right to modify any of the qualities for others of equal or higher level due to technical or supply needs..