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ENVIRONMENT

San Pedro del Pinatar covers 22 km², it is located on the Mar Menor, the biggest natural lake in the world and one of the most appreciated tourist resorts in the Mediterranean. Offers two different beach-environments: amazing natural settings, as well as touristic areas where you can find leisure zones and restaurants.

Is located in a privileged environment, just 15 minutes walking distance to the beach La Puntica in Lo Pagán and 5 minutes by car to the city center, restaurants, shops...

San Pedro del Pinatar has everything to enjoy the sun and sea. The climate is typically Mediterranean, 315 days of sun a year and an annual average temperature of 17°C, gentle breezes and the sun shining for more than 3.200 hours a year. Only 46 kilometers from Murcia, it is on the borders of the Alicante Province.



San Pedro del Pinatar



AIRPORTS:

Murcia Airport - 30 mins.
Alicante Airport - 55 mins.



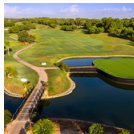
SERVICES:

Centre of San Pedro del Pinatar - 5 mins.
Health center San Pedro del Pinatar - 5 mins..
Los Arcos Hospital - 10 mins.



SHOPPING CENTERS:

Dos Mares - 5 mins.
Zenía Boulevard - 15 mins.
Espacio Mediterráneo - 25 mins..



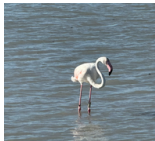
GOLF COURSES:

Lo Romero Golf - 20 mins.
Altaona Golf - 30 mins.
Las Ramblas Golf - 25 mins.
Roda Golf - 15 mins.



BEACHES AND WATER SPORT:

La Puntica Beach- 15 mins (walking)
Villanitos Beach - 8 mins. (by car)
Playa La Iliana - 10 mins. (by car)
Natural Park Las Salinas - 9 mins (by car)



THE SALINAS AND ARENALES:

Is one of those perfect natural paradises for those who want to escape the masses and tourist resorts. In this protected site for water birds and migratory birds, you can see flamingos, walk along the hiking trails enjoy a refreshing dip in the Med and see one of the most spectacular sunsets of the whole coast.



RESTAURANTS:

Venezuela - 15 mins (walking)
El Rubio 360 - 5 mins. (by car)
Mar de Sal - 10 mins (by car)
Hogar del Pescador- 5 mins (by car)



① Mediterranean style building
in white aluminium.

② Communal pool area on top of the roof



[redacted] exclusive residential with significant upgrades in the Mediterranean design and comfort of the houses. 12 modern turistic apartments first quality, with 1 bedroom and 1 bathroom or 2 bedrooms with 2 bathrooms. All apartments has accessibility regulations.

The residential has a common garden area with pool on top of the floor and each apartment has terraces where you can enjoy the sun all year round. Another important feature in this project is the storage in the common area, one per apartment.

[redacted] has a tourist rental license in accordance with Decree No. 174/2018 of the Region of Murcia, allowing private individuals to manage their apartment directly without requiring a business or professional status. The license guarantees the ongoing legality of the tourist activity with no expiration date. The building has been included in category 2 keys.

Between the Mediterranean Sea and Mar Menor is located the coastal town of San Pedro del Pinatar. A place to enjoy its magnificent natural park called Las Salinas, where you will find cycle-tourist routes to admire the fabulous fauna and flora, in which flamingos and other migratory birds stand out. Furthermore, you can take the famous mud baths, which are very characteristic of this place.





MASTERPLAN



SUPERFICIES

Planta	Uso	Sup. útil	Sup. const.
segunda	vivienda porche	62.20 m ² 8.65 m ²	73.29 m ² 8.65 m ²
Total		70.85 m ²	81.94 m ²



APARTMENT A

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This document is indicative. The promotor reserves the right to introduce modifications due to technical or legal requirements.



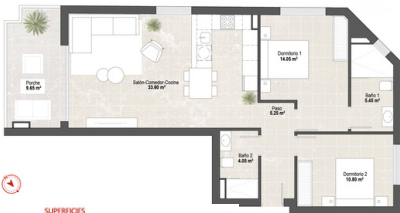
SUPERFICIES

Planta	Uso	Sup. útil	Sup. constr.
segunda	vivienda	44.75 m ²	52.15 m ²
	porche	8.95 m ²	8.95 m ²
Total		53.70 m ²	61.10 m ²



APARTMENT B

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SUPERFICIES

Planta	Uso	Sup. útil	Sup. const.
cuarta	vivienda	72.45 m ²	84.83 m ²
	porche	9.65 m ²	9.65 m ²
Total		82.10 m ²	94.48 m ²

APARTMENT C

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Mediterranean style apartment



BUILDING SPECIFICATIONS

STRUCTURE

Concrete foundation base slab, using special marine concrete.
Structure with reinforced concrete complying with the CTE regulation.
Concrete decorative finishes (as detailed drawings).

FACADE:

External double cavity walls using ceramic bricks, with cavity walls.
Cavity walls with thermal / acoustic insulation, As per current building regulations (CTE).
Facade as per 3D designs attached to the contract of sale.

FLOOR AND WALL TILING:

Installation of interior flooring in the house with Linkfloor vinyl flooring imitation wood from PORCELANOSA, measuring 22.8x180.

Bathrooms and kitchen tiled to first 1st grade in a modern style, PORCELANOSA.

PAINTING:

Smooth paint finish, in white mat finish.

INTERIOR CARPENTRY

Main entrance door to the property will be a security door.

Interior joinery finished in white with chrome fittings and handles,
Fitted wardrobes, with drawers, with white exterior finish.

EXTERIOR CARPENTRY: Aluminum

Bedroom windows and sliding doors in white aluminium with shutters in the same colour in bedrooms.
Electric blind in the living room and bedrooms.



EXTERIOR CARPENTRY: Aluminum

Bedroom windows and sliding doors in white aluminium with shutters in the same colour in bedrooms.
Electric blind in the living room and bedrooms.

GLASS:

On all windows and sliding doors, double glass with camera.
All glasses will be solar control.

KITCHEN:

Kitchen units will be as per plans and 3d images.
Worktops will be from Silestone or similar material.

PLUMBING AND SANITARY WARE:

All plumbing with PPR pipes insulated and PVC drains.
Sanitary ware of modern design with matching taps.
Bathroom cabinets and sink will be installed suspended in both bathrooms.
Shower tray with glass partition included.

ELECTRICITY:

Mechanisms and switches in chrome or white finish.
Wiring for installation in all rooms of the property.
Installing communal antenna and TV in living room and all bedrooms.
Pre-installation for telecommunications and fibre connections.
Installation to meet current telecommunications regulation.
Points for indoor and outdoor lighting according to regulations.

INSULATION:

Thermal insulation as per current building regulations.
Sound insulation as per current building regulations.

CLIMATIZATION:

Pre-installation with duct vents including expulsion, white colour. Airco is included, Haier or similar.

COMMUNAL GARDEN / OUTDOOR AREAS:

Exterior paving with premium quality stoneware.
Communal swimming pool with salt filtration system and heat pump. Stainless steel staircase. Common area with artificial turf, trees, and plants to be selected by the developer.
Communal zone with trees and planting supplied by the builder.

APPLIANCES:

Aero thermal system for hot water.
Are include all the whites good of the kitchen from BALAY or similar: fridge, dishwasher, extractor, vitroceramique, oven, microwave and whasing machine.
We include halogen LED inside the house, kitchen, livingroom, bedrooms and bathrooms.
Electric towel rail in bathrooms.

NOTE: The owners or management reserve the right of materials and qualities.
to make any changes on this list.

Rating criteria for tourist apartments. In brown what it is already included in the price of the apartments.

Área	Criterio					
Forma de pago	Tarjeta de crédito	OBLI	OBLI	OBLI	OBLI	OBLI
	Tarjeta de débito	OBLI	OBLI	OBLI	OBLI	OBLI
Limpieza	El establecimiento, sus instalaciones y mobiliario están en Perfectas condiciones de limpieza e higiene.	OBLI	OBLI	OBLI	OBLI	OBLI
Conservación	Las instalaciones y los equipamientos están en buen estado de funcionamiento.	OBLI	OBLI	OBLI	OBLI	OBLI
Aspecto General	El mobiliario está en consonancia con la categoría del establecimiento.	OBLI	OBLI	OBLI	OBLI	OBLI

Área	Criterio					
Servicio de atención al público	Servicio de atención al público suficientemente atendido	OBLI	OBLI	OBLI	OBLI	OBLI
	Caja fuerte para custodia de valores de los clientes, salvo que cada apartamento disponga de una	OBLI	OBLI	OBLI	OBLI	OBLI
	Servicio de depósito de equipajes en espacio habilitado al efecto y debidamente custodiado			OBLI	OBLI	OBLI
	Personal de recepción con al menos otro idioma además del español				OBLI	OBLI

Área	Criterio					
Servicio e instalaciones generales	Ascensor		OBLI Bajo +2	OBLI Bajo +1	OBLI Bajo + 1	OBLI Bajo +1
	Caja fuerte individual				OBLI	OBLI
	Aire Acondicionado			OBLI	OBLI	OBLI
	Calefacción			OBLI	OBLI	OBLI
	Suministro de agua fría y caliente permanente	OBLI	OBLI	OBLI	OBLI	OBLI
	Televisión con control remoto, de tamaño apropiado a la superficie de la estancia		OBLI	OBLI	OBLI	OBLI
	Conexión a internet				OBLI	OBLI
	Limpieza			OBLI 1 por semana	OBLI Diaria	OBLI Diaria

Área	Criterio					
Servicio e instalaciones generales	Cambio de lencería	OBLI 1 por semana	OBLI 1 por semana	OBLI 2 por semana	OBLI 2 por semana	OBLI 2 por semana
	Apartamentos adaptados conforme al artículo 6	OBLI	OBLI	OBLI	OBLI	OBLI
	Ventilación de dormitorios y salón al exterior o patios no cubiertos	OBLI	OBLI	OBLI	OBLI	OBLI
	Sistema de oscurecimiento que impida el paso de la luz a voluntad	OBLI	OBLI	OBLI	OBLI	OBLI
	Garaje o aparcamiento cubierto					OBLI
	Dispone de balcón, terraza, patio o porche					
	Piscina					

Área	Criterio					
Dormitorios y equipamiento	Superficie mínima habitaciones individuales	OBLI 6m2	OBLI 7m2	OBLI 8m2	OBLI 9m2	OBLI 10m2
	Superficie mínima habitaciones dobles	OBLI 8m2	OBLI 10m2 Primer dormitorios 8m2 Segundo dormitorio	OBLI 10m2	OBLI 12m2	OBLI 15m2
	Literas	4 m2 por plaza	4 m2 por plaza			
	Dimensiones mínimas cama individual	OBLI 0,80x 1,80m	OBLI 0,80 x1,80m	OBLI 0,90x1,90m	OBLI 0,90x1,90m	OBLI 1,05x1,90m
	Dimensiones mínimas cama doble	OBLI 1,35 x 1,90m	OBLI 1,35 x 1,90m	OBLI 1,35 x 1,90m	OBLI 1,50x 1,90m	OBLI 1,50x 1,90m
	Colchones bien conservados con un mínimo de 18cm de grueso	OBLI	OBLI	OBLI	OBLI	OBLI
	Cubre colchones higiénicos. Funda lavable y transpirable.	OBLI	OBLI	OBLI	OBLI	OBLI

Área	Criterio					
Dormitorios y equipamiento	Sábanas en buen estado	DBLI	OBLI	DBLI	DBLI	DBLI
	Almohadas modernas y en buen estado	DBLI	OBLI	DBLI	DBLI	DBLI
	Cubre almohadas higiénicos	DBLI	OBLI	DBLI	DBLI	DBLI
	Equipamiento básico:					
	a) Una o dos mesillas de noche o equivalente b) Un armario empotrado o no, con baldas o estantes y perchas en número suficiente que no serán de alambre. c) Al menos una silla, sillón o butaca por habitación. d) Una o dos lámparas o apliques de cabecera según sea doble o individual. e) Un enchufe adicional a disposición del cliente. f) Un juego de sábanas, mantas y colchas o edredones por plaza (más un 50% adicional).	DBLI	OBLI	DBLI	DBLI	DBLI

Área	Criterio					
Equipamiento sanitario	Aseo: ducha, inodoro y lavabo	OBLI	OBLI	OBLI	OBLI	OBLI
	Segundo baño/aseo	OBLI + 6 plazas	OBLI + 5 plazas	OBLI + 5 plazas	OBLI + 4 plazas	OBLI + 4 plazas
	Ventilación directa o forzada en baños o aseos	OBLI	OBLI	OBLI	OBLI	OBLI
	Espejo encima del lavabo	OBLI	OBLI	OBLI	OBLI	OBLI
	Punto de luz encima del lavabo		OBLI	OBLI	OBLI	OBLI
	Soporte para objetos de tocador cerca del lavabo			OBLI	OBLI	OBLI
	Toma de corriente cerca del espejo	OBLI	OBLI	OBLI	OBLI	OBLI
	Mamparas o cortinas en bañeras y duchas.	OBLI	OBLI	OBLI	OBLI	OBLI
	Un juego de toallas por cliente (más un 50% adicional) y colgadores	OBLI	OBLI	OBLI	OBLI	OBLI

Área	Criterio					
Equipamiento sanitario	Rollo de papel higiénico + un rollo adicional y escobilla	OBLI	OBLI	OBLI	OBLI	OBLI
	Papelera en el baño	OBLI	OBLI	OBLI	OBLI	OBLI
	Secador de pelo (al menos uno por apartamento)				OBLI	OBLI
	Taburete en el baño				OBLI	OBLI
	Espejo de aumento					OBLI
	Calefacción en el baño (si se dispone de colgador de toallas caliente se considera cumplido)			OBLI	OBLI	OBLI
	Amenities básico (jabón y gel de baño)	OBLI	OBLI	OBLI	OBLI	OBLI
Salón-Comedor	Dimensiones mínimas	OBLI 2,5 m ² x plaza y ≥10m ²	OBLI 2,5 m ² x plaza y ≥10m ²	OBLI 3 m ² x plaza y ≥10m ²	OBLI 3,5 m ² x plaza y ≥10m ²	OBLI 4 m ² x plaza y ≥10m ²
	Mobiliario idóneo y suficiente	OBLI	OBLI	OBLI	OBLI	OBLI

Área	Criterio					
Cocina	Ventilación directa o forzada	OBLI	OBLI	OBLI	OBLI	OBLI
	Equipamiento básico: a) Fregadero con agua fría y caliente. b) Cocina de al menos dos fuegos c) Horno y microondas d) Frigorífico e) Extractor o campana f) Lavadora g) Armarios y/o estanterías suficientes	OBLI	OBLI	OBLI	OBLI	OBLI
	h) Cafetera i) Utensilios de menaje en cantidad, calidad y variedad suficiente para la preparación de desayuno, comida y cena. j) Cubo de basura con bolsas k) Utensilios y productos de limpieza y lavado necesarios para una primera acogida. l) Plancha y tendedero (podrán estar en otra dependencia) m) Mantiles n) Tostador	OBLI	OBLI	OBLI	OBLI	OBLI
	Lavavajillas				OBLI	OBLI