





Following the success of Nature Views 1, which set a new standard in Los Balcones (Torrevieja) with its Mediterranean lifestyle concept and excellent value for money.

Is an exclusive development comprising 20 modern, light-filled homes in Los Balcones, Torrevieja. The complex features landscaped gardens, a swimming pool, a gym, parking, and spectacular views of the Pink Salt Lake.

These contemporary, bright homes boast high-quality finishes, spacious interiors, and a practical design. All homes include a garage, and the penthouses also feature a private solarium.

Enjoy a full range of communal facilities designed for the whole family: spacious swimming pools for adults and children, a fully equipped gym, and pleasant gardens where you can relax and create unforgettable memories.

Experience incredible views of the Pink Salt Lake in Torrevieja, whose unique and magical, almost otherworldly, appearance provides some of the most beautiful sunsets imaginable, right from your own home.

Located in Costa Blanca south, the coastal city of Torrevieja is since some decades ago one of the most important vacation and recognized tourist areas all over the country among our foreign visitors, who look for the sun, the beaches and many other things that we can offer to them.

It was in the middle of the 19th century when in the south of this city, Federico Linares, born in Orihuela, decided to build a big villa as a recreational house surrounded of lemon trees and orchards. Even the press of those years used to publish about it, and about the parties that were held on it, where the high society enjoyed. But this was remembered above all because of some specific thing about the house; it had many rooms, and all of them had its own balcony ("balcón" in Spanish), so thereafter this build was popularly known as "Villa Balcones", creating (without intending it) the future name of this location.

Los Balcones is, with no doubts, one of the most traditional residential for vacation and second home areas in the province of Alicante. It was in early 70's when the urban configuration that currently we know, was originated, casually together with the birth of the Torrevieja's Tennis Club, that offered a new incentive to live close to these courts, in order to practice a very popular sport in those years.

If someone thinks about Los Balcones, it immediately comes to their minds the idea of nature and services, because not all the people have the privilege of living, even having amazing views, to one of the biggest salt lakes in Europe. Close to the sea, but also to the inner zone, it is very known its quiet and family environment, with secure parks and streets, and 2 hospitals very close. We should not forget the proximity to the main motorways and roads, and to many other services we could find around.





Salt Lake

Many times we think it is essential to travel to the other part of the world to see amazing natural landscapes, until we realize that some of them are next to here, and even we can be lucky of having those views from our houses.

The Salt Lake of Torrevieja is a huge lake, not very deep, but large, with 1400 hectares, which is part of the Parque Natural de las Lagunas de La Mata y Torrevieja, a protected area since 1992. Here it produces salt from (at least) the 14th century, and with 800.000 tons per year, this is one of the most productive in Europe.

But there is something really special why this salt lake is very famous; the color of the water is pink, for that reason there is something magical in this place, like from the other world, that give us every single day one of the most beautiful sunsets that you can see.

It is precisely this microalgae that gives that color, which produces that, in addition that the estetic value is undeniable, this is completely full of life because this is the basis of the diet of some bird species like the slender-billed gull, and specially for the flamingos, whose pink plumaje is due to that algae. A singular and majestic bird that year by year chose this lake for raising their chicks, and give us the opportunity to see them over the water.

If you want to know more, you just have to go to their information offices, where you could make some environmental education activities and where you could know more than 150 flora species.

With no doubts, this is one more reason to make your life “la vie en rose”.

Beaches and coves

If there is something that really defines our area are the beaches and coves, that make much more beautiful our coastal facade offering to the visitors one of our most appreciated goods; the sun and the Mediterranean Sea.

If we draw a straight line to the coast (in fact, the CV-95 road is it), we could check that the sea is just 3,5 km from here, right on the spot that delimits the beaches of Torrevieja from the Orihuela Costa ones. In both cases you have many options for your swimming, but if you want to know which are the closer ones, we tell you:

- Cala Ferris:

When we talk about Cala Ferris we do it about one of the most important and beautiful caves in the whole area, because this is one of the virgin places that we can find in Torrevieja.

It combines a small beach with fine golden sand, with other full of rocks. Its crystalline water with large posidonia meadows, are home to numerous marine species, which make them especially suitable for snorkeling.

But what really makes this special are the dunes and the palm grove which surround the beach, make them completely unique in this area, creating a microspace that you could not believe how this is as close from your house.

- Playa de Punta Prima

Located in the south of the location with the same name, belonging to Orihuela Costa, and with a length of 234 meters and 6600 m2, we can find with Punta Prima beach. Its popularity is not just high on summer, because, like this is protected by a down small steep cliff, this creates a special microclimate and maintains the temperature to swim even on autumn or spring.

That Cliff was the reason why, some years ago, the access to this beach was very difficult. So, after doing some improvement works, not just that problem was solved, but from thereafter it was consider one of the beaches with more quantity and quality of services in the whole area: lift, public toilets, lifeguards, foot wash, restaurants, umbrellas, hammocks, handicapped parkings, accesible beach, etc. All these improvements gave to this beach some prestigious awards like Ecoplaya 2010, y Q certification of tourist quality, SICTED, Blue Flag, Q Qualitur, ISO 9001 e ISO 14001.





Gastronomy

Los Balcones offers paradisiacal environments in which to live authentic mediterranean experiences, being gastronomy one of its fundamental pillars.

It is a coastal district, so it is not surprising that its cuisine revolves around fresh fish, coming from the main markets all around here like Torrevieja, Guardamar or San Pedro del Pinatar. In addition, its proximity to several towns in the Vega Ground, allows it to have fruits, vegetables, with a freshness and a very intense flavor which are distributed all over Europe.

If talk about prestigious restaurants, in a perimeter of 50 km around we can find 5 restaurants with some Michelin Star, and 21 with Soles Repsol, which gives a good account of the quality offered by the restoration service in our environment. Of course, without forgetting the infinity of local bars and restaurants, smaller and more modest, whose quality in no way detracts from the previous ones, and which offer as a result a wide variety of delicious dishes that faithfully reflect the gastronomy of this land.





Amenities

Los Balcones is a small town that can show off about its privileged location, because this is an imaginary central spot around which turn and are at your disposal many services.

Its strategic location, next to a spot where different roads converge like CV-95 as the main entrance to Torrevieja south, and the Denia Avenue, as an alternative from the inner areas to access to Orihuela Costa without using the N-332 road, will make your trips more agile and comfortable.

Nature Views is close to the AP-7 motorway, the main road in the south-east of Spain, which we have an entrance and an exit in 500 meters. Moreover, also very close we have 2 airports (Alicante-Elche y Murcia), and even 4 railroad stations with high speed train stops.

If what we want is to take a walk, a meal, or go shopping, in addition to the numerous shops and restaurants into the location and in Torrevieja city, so close you could find 2 malls like CC Las Habaneras, and CC La Zenia, this last one, the largest open air in Europe.

We can not forget those who love sports, because in the proximitys you could find the Villamarting Golf Club, Torrevieja Sport City, Real Club Náutico Torrevieja, and the historical Torrevieja's Tennis Club, with 40 years of life, a few meters from your new home.

One point to take into account, and of great importance, is the fact that it is very close to the University Hospital (public) and QuirónSalud (private), which provides that added security of living near this type of health facilities.

Gas stations, natural Parks, and the best beaches you can dream of...Do you need more reasons?







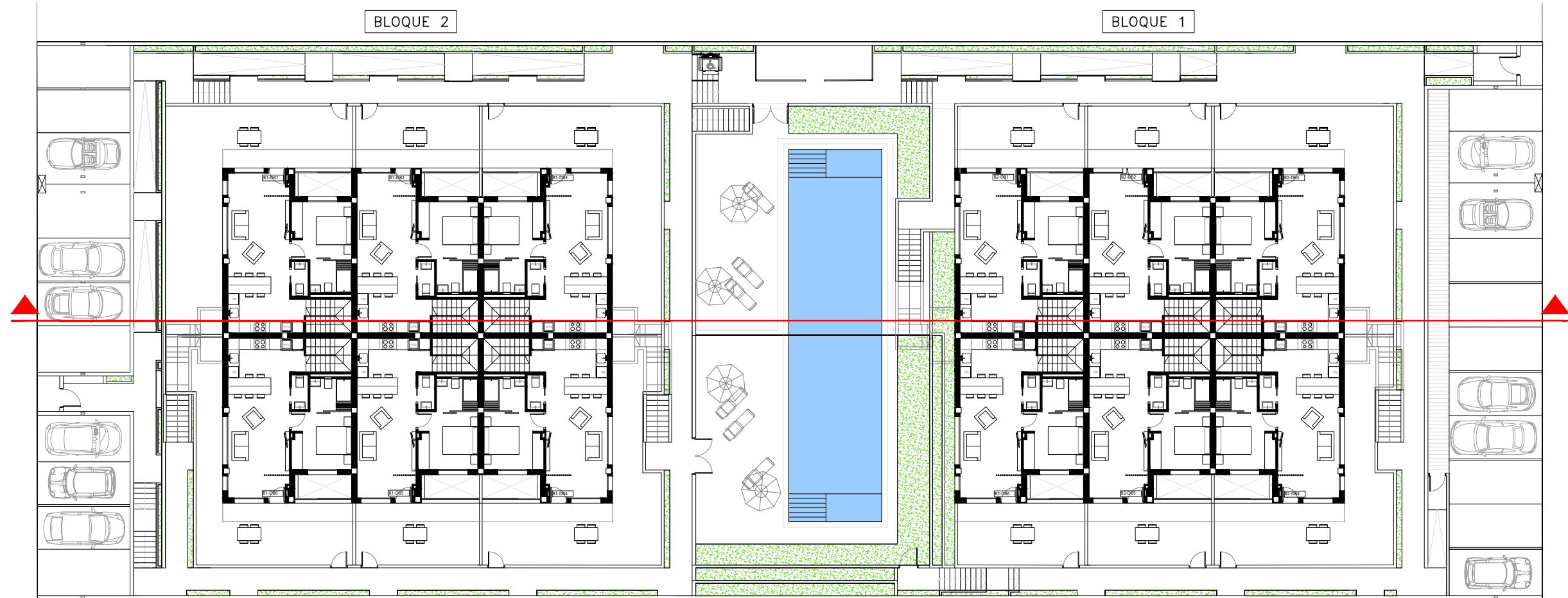
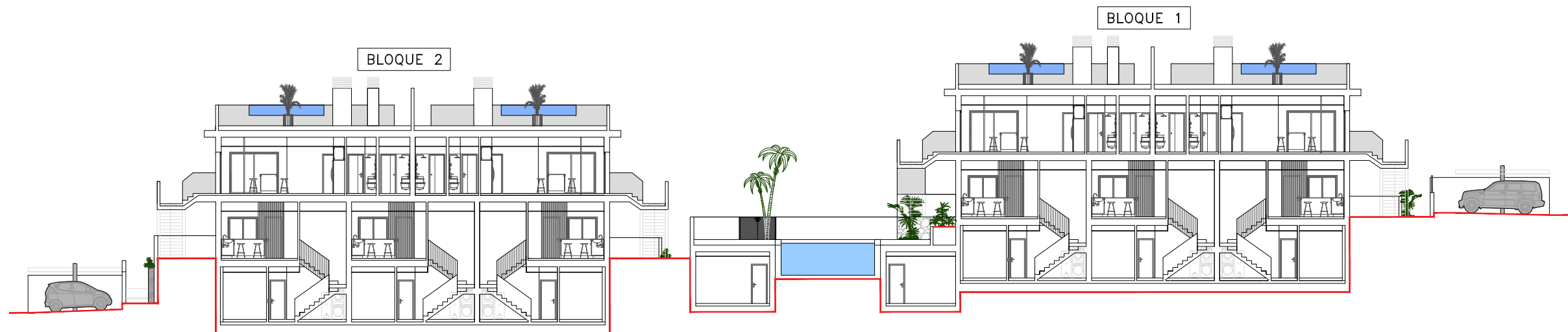












LAGUNA ROSA
CALLE JAVEA

CALLE CALPE

PLANTA BAJA



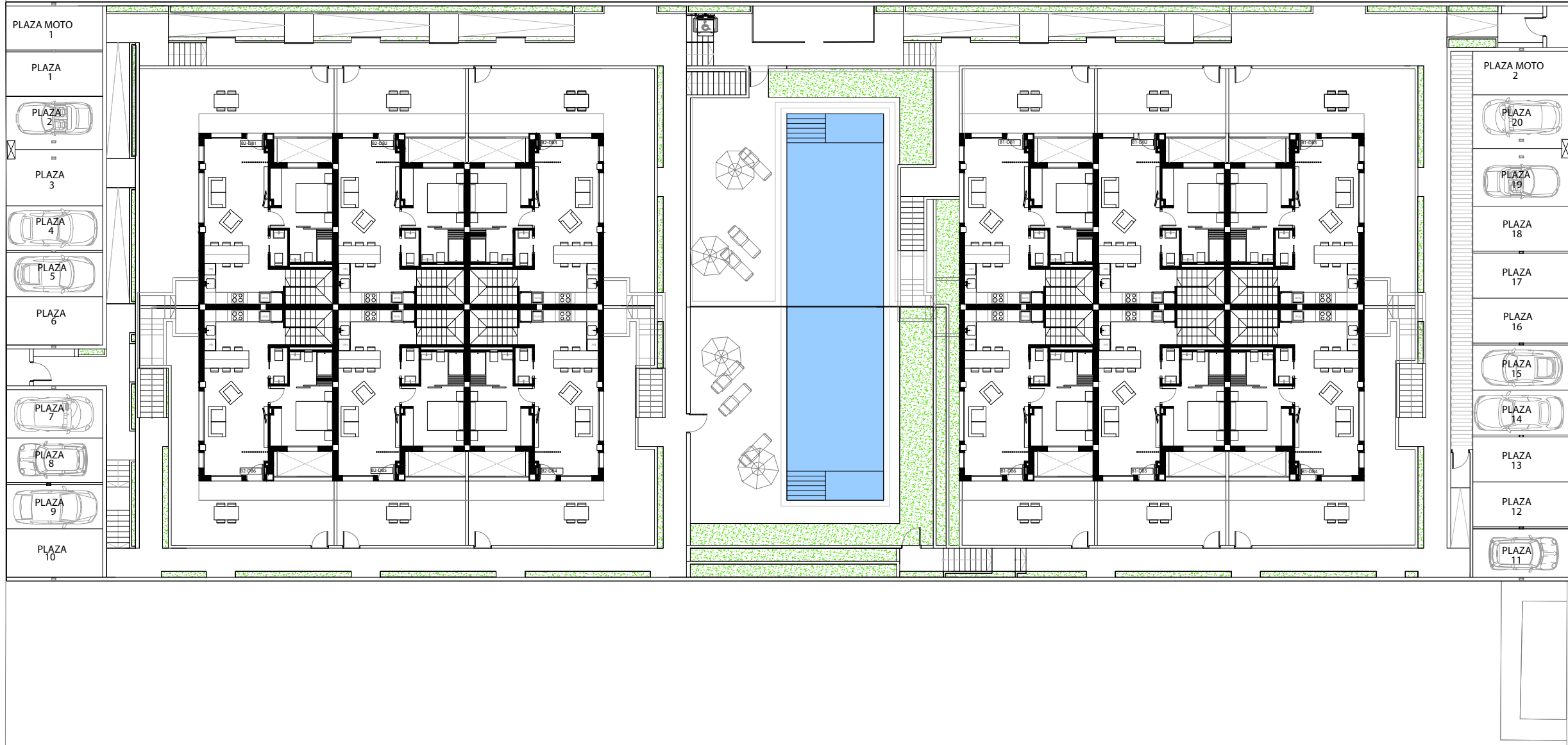
LAGUNA ROSA

CALLE JAVEA

PLANTA BAJA

BLOQUE 2

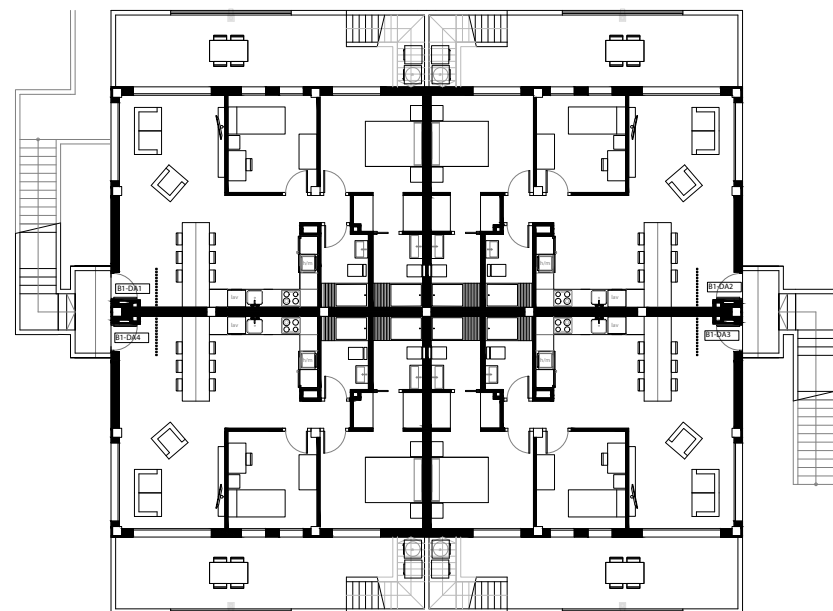
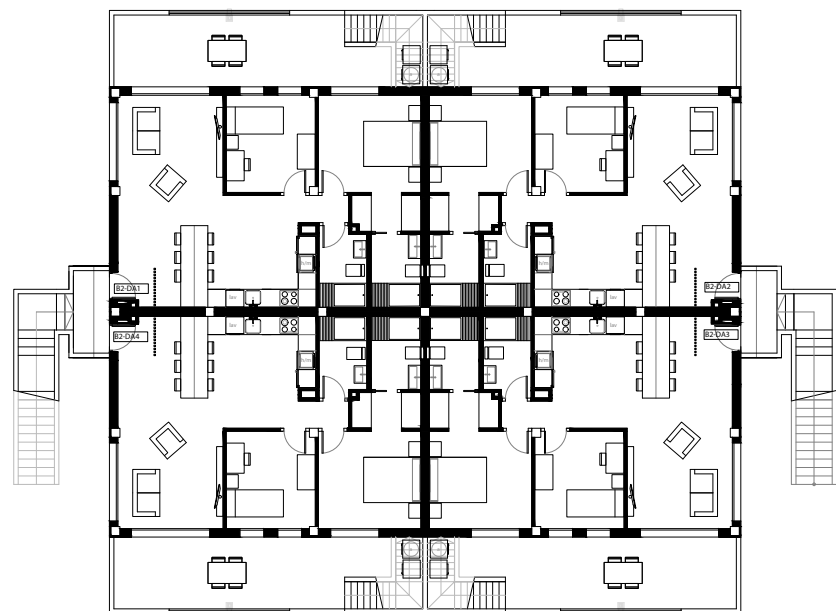
BLOQUE 1



CALLE CALPE



CALLE JAVEA



CALLE CALPE

PLANTA PRIMERA



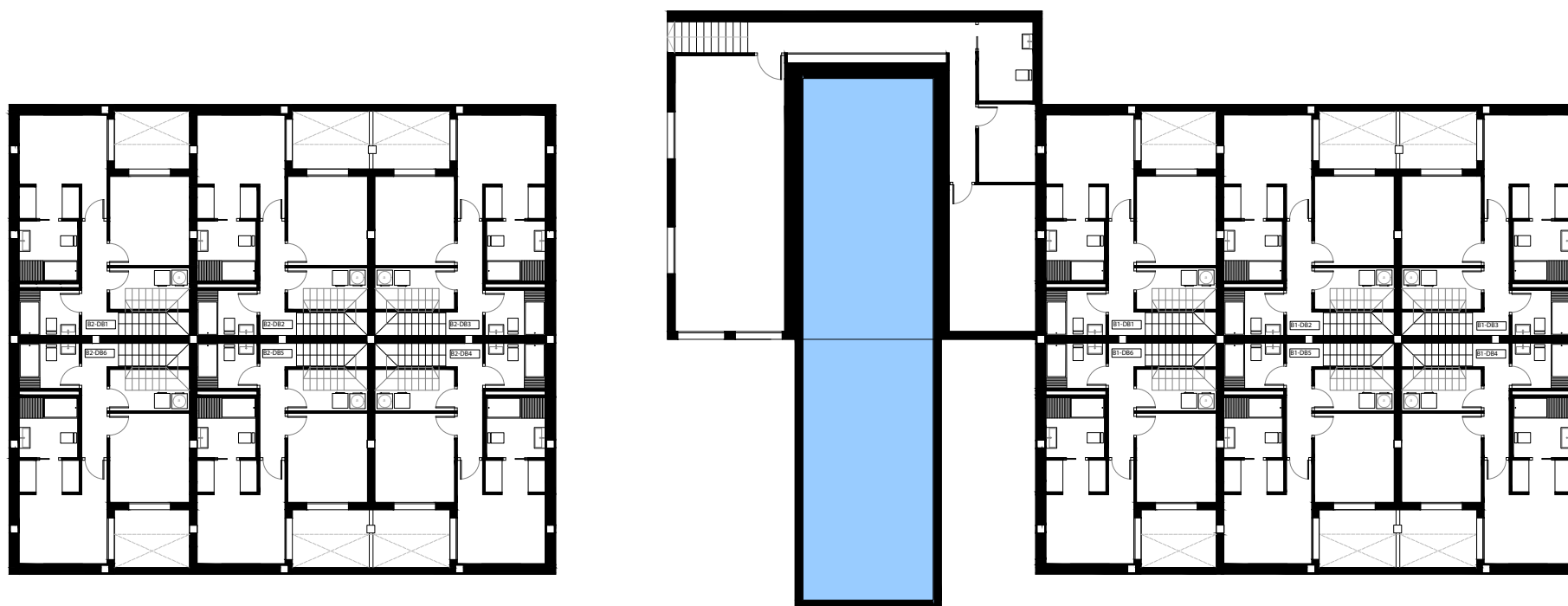
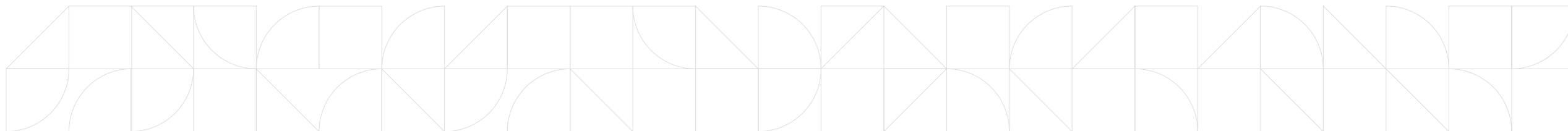
CALLE JAVEA



CALLE CALPE

PLANTA CUBIERTA

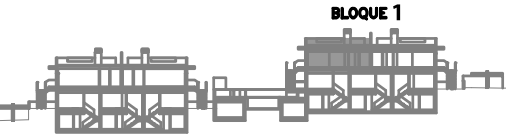
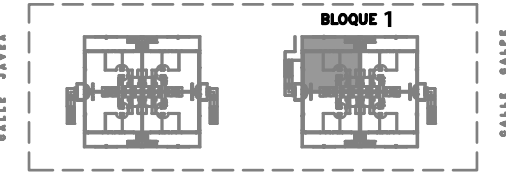
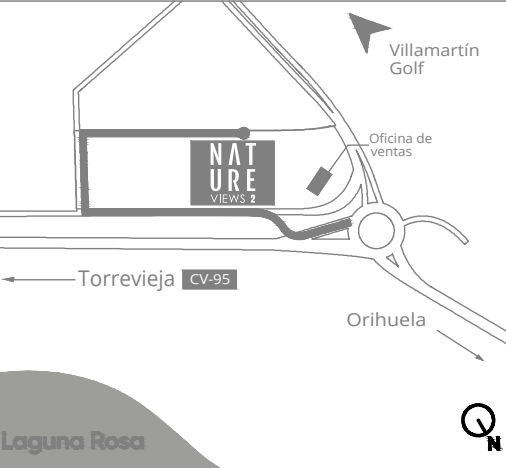




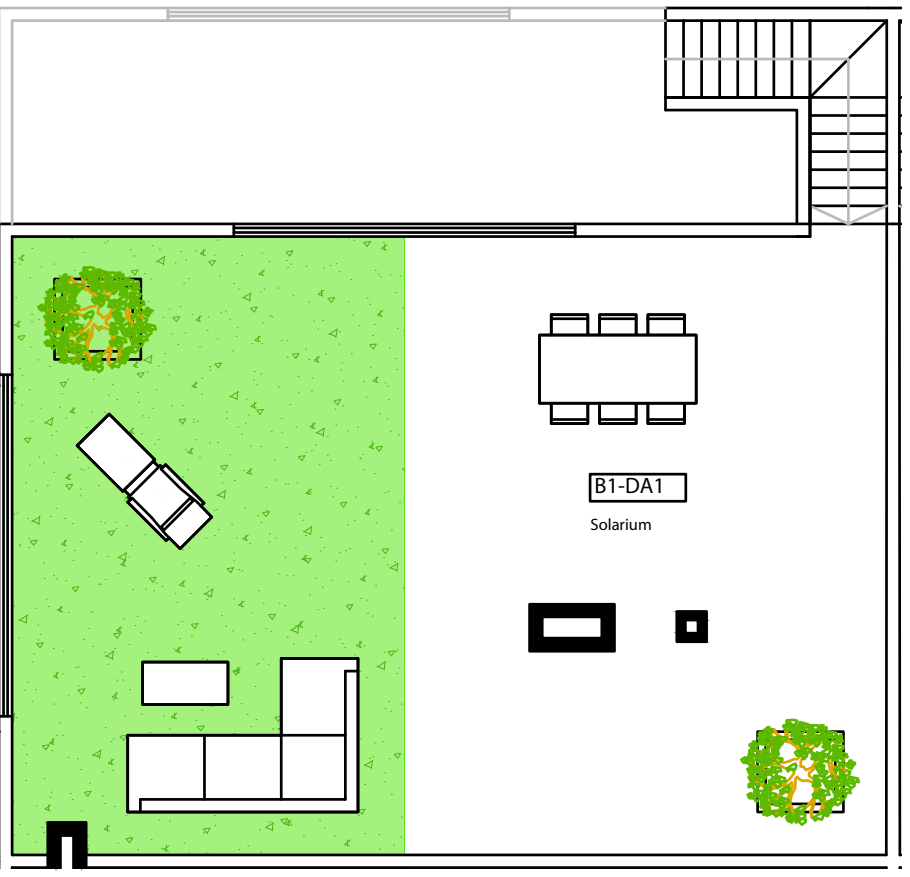
PLANTA SÓTANO

PROPERTY
Property location

B1-DA1



P2



P3



BUILT SURFACES

House	78.11	m ²
Terrace P 2	20.25	m ²
Terrace P 3	74.18	m ²
Total Terraces	94.43	m ²
TOTAL	172.54	m ²

USEFUL SURFACES

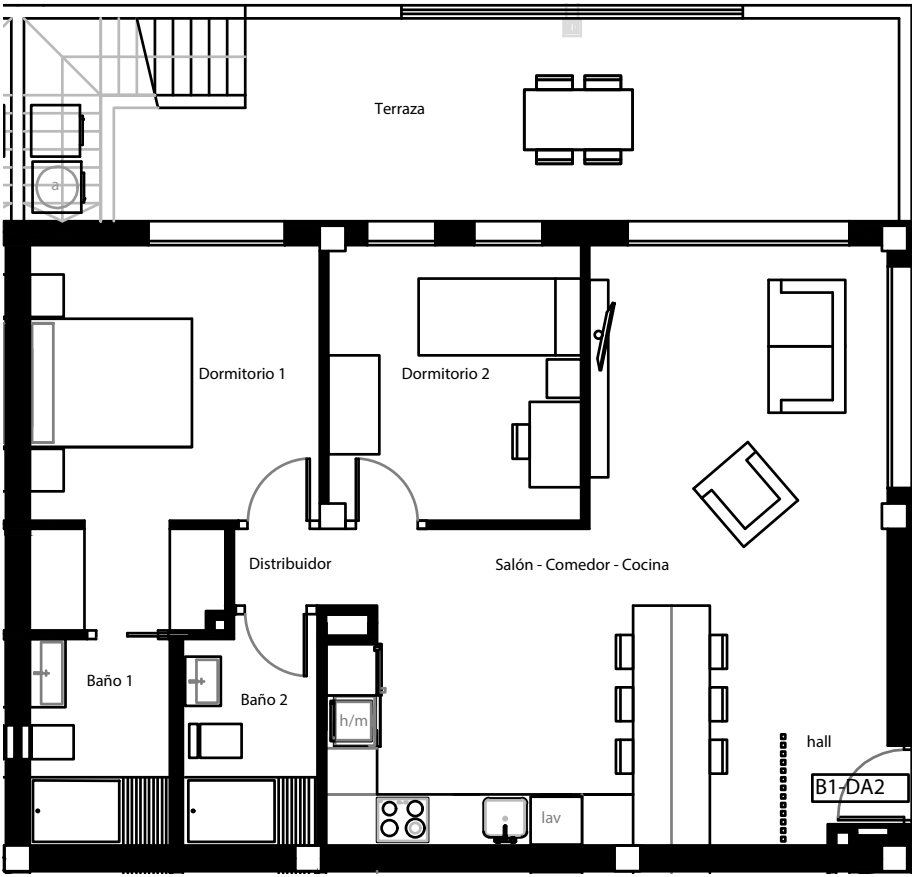
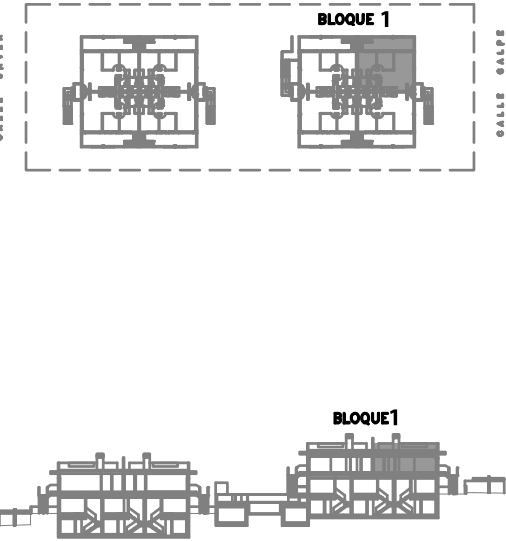
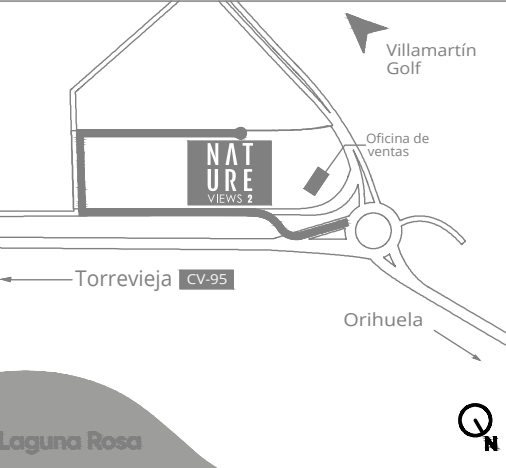
P 2		
Living-Room-Kitchen	33.57	m ²
Bedroom 1	13.70	m ²
Bedroom 2	9.50	m ²
Hall	1.38	m ²
Bathroom 1	4.00	m ²
Bathroom 2	4.10	m ²
Corridor	1.50	m ²
Total P2	67.75	m ²

Total House	67.75	m ²
Total Terrace P 2	20.25	m ²
Total Terrace P 3	74.18	m ²

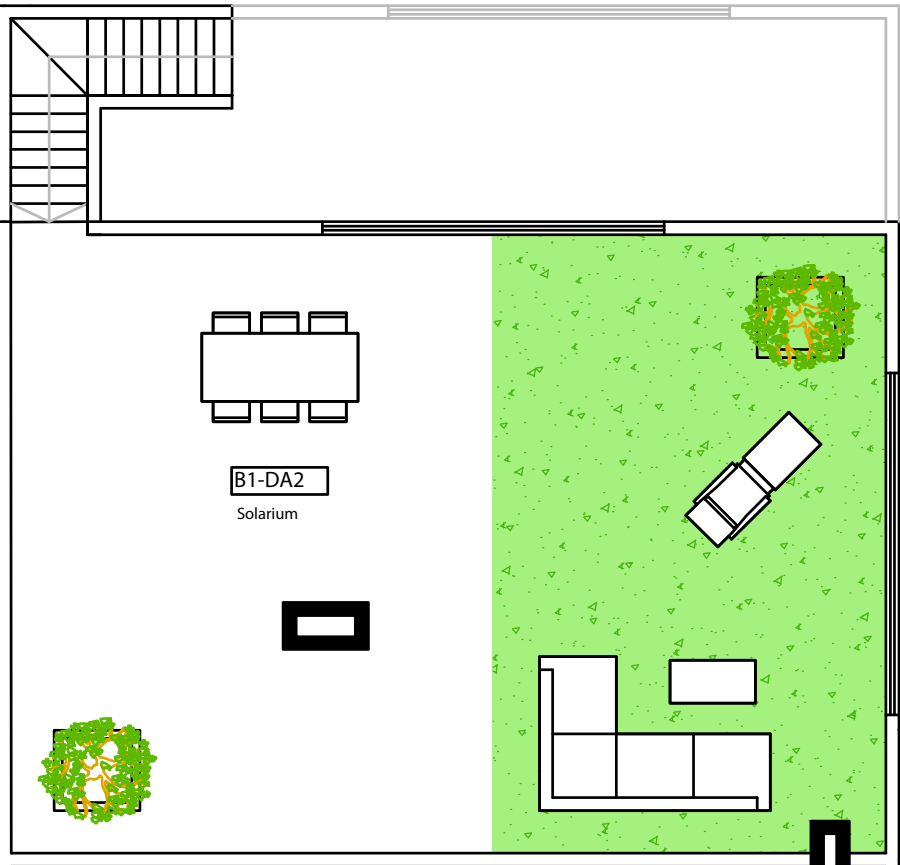


PROPERTY
Property location

B1-DA2



P2



P3



BUILT SURFACES

House	78.11	m ²
Terrace P 2	20.25	m ²
Terrace P 3	74.18	m ²
Total Terraces	94.43	m ²
TOTAL	172.54	m ²

USEFUL SURFACES

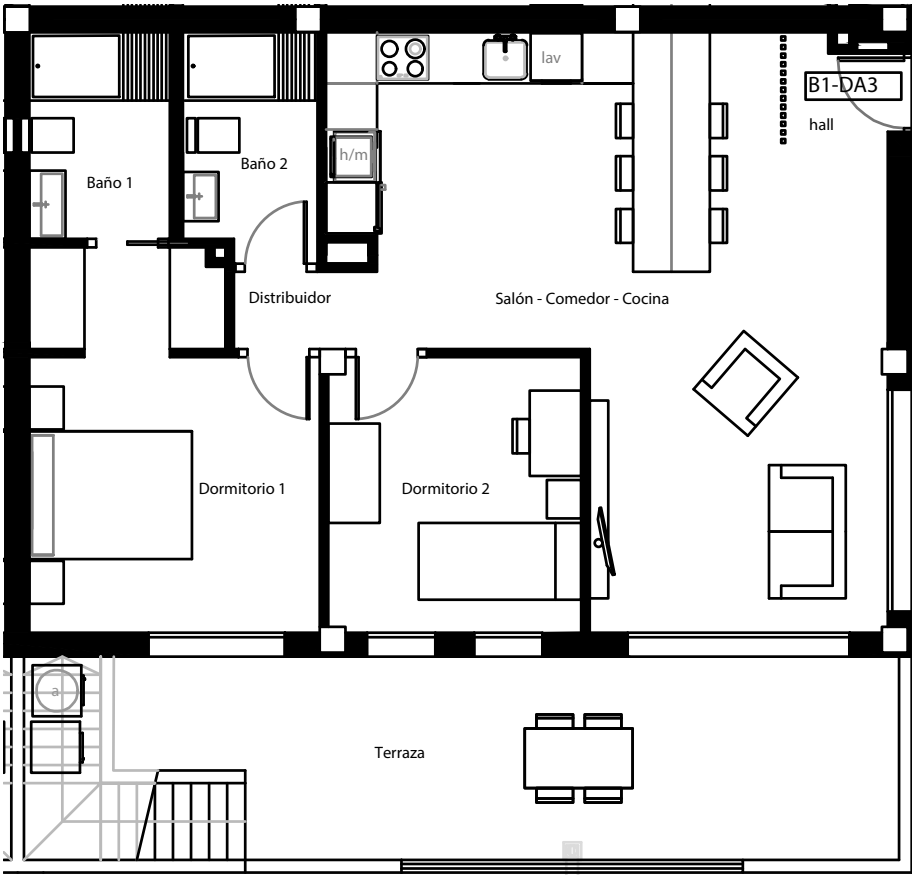
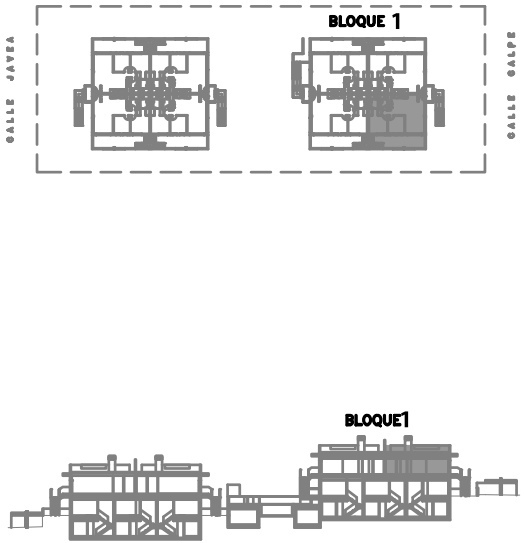
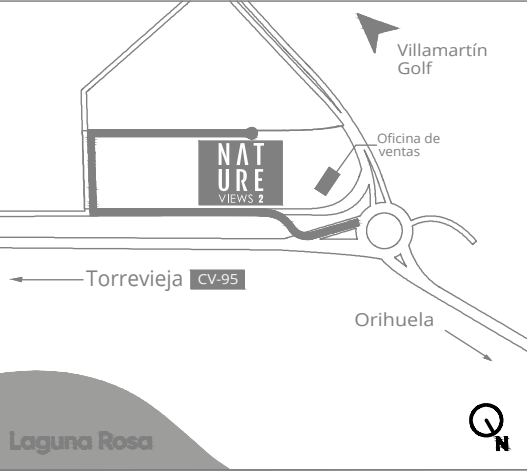
P 2		
Living-Room-Kitchen	33.57	m ²
Bedroom 1	13.70	m ²
Bedroom 2	9.50	m ²
Hall	1.38	m ²
Bathroom 1	4.00	m ²
Bathroom 2	4.10	m ²
Corridor	1.50	m ²
Total P2	67.75	m ²

Total House	67.75	m ²
Total Terrace P 2	20.25	m ²
Total Terrace P 3	74.20	m ²

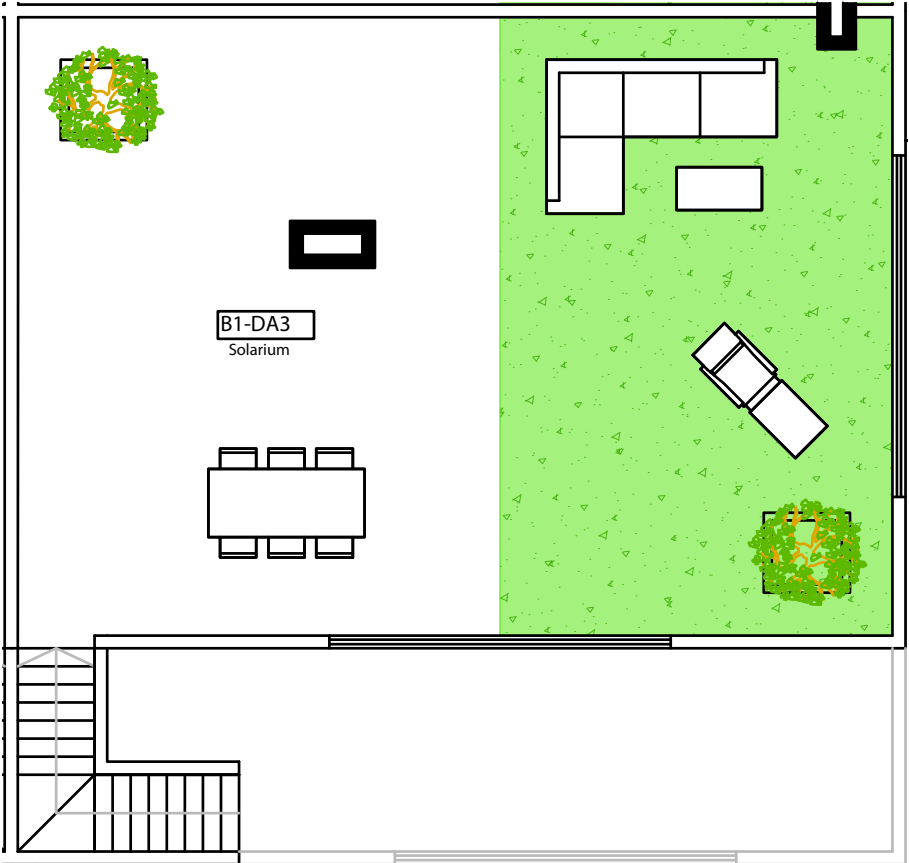


PROPERTY
Property location

B1-DA3



P2



P3



BUILT SURFACES

House	78.11	m ²
Terrace P 2	20.25	m ²
Terrace P 3	74.18	m ²
Total Terraces	94.43	m ²
TOTAL	172.54	m ²

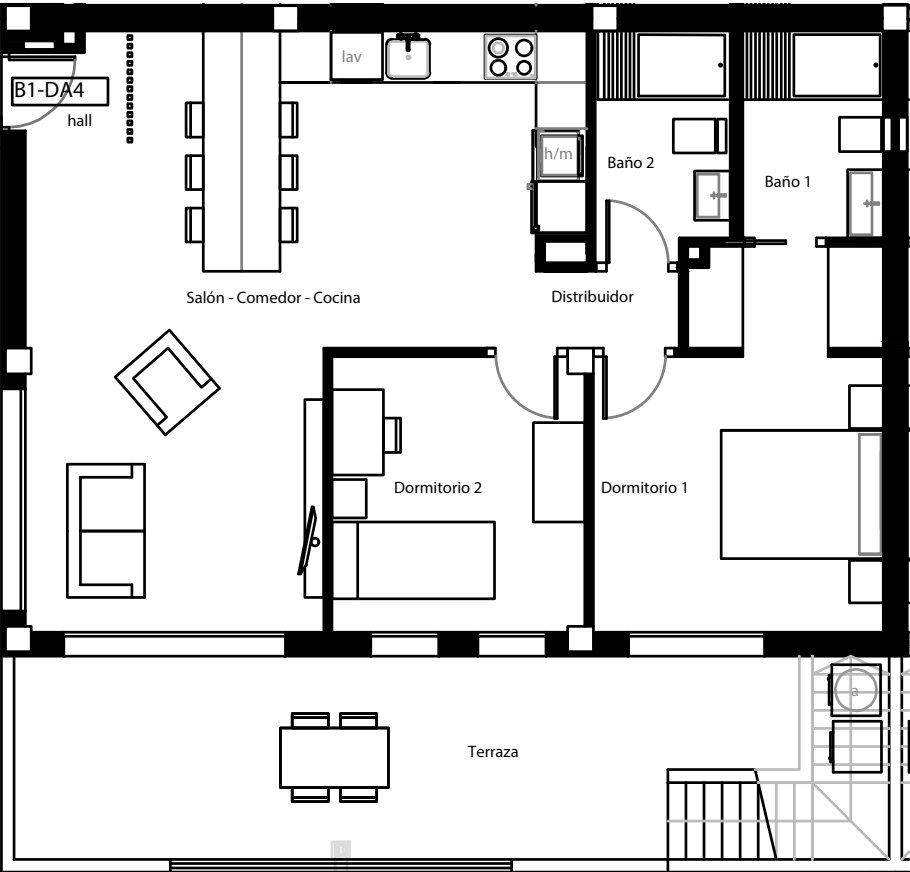
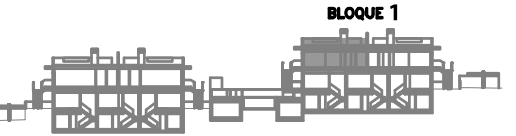
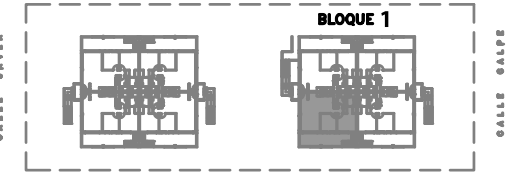
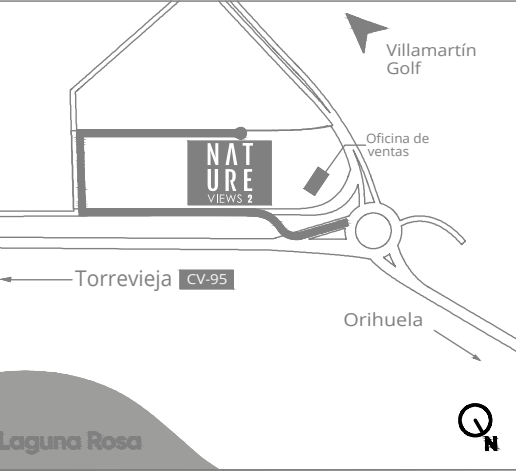
USEFUL SURFACES

P 2		
Living-Room-Kitchen	33.57	m ²
Bedroom 1	13.70	m ²
Bedroom 2	9.50	m ²
Hall	1.38	m ²
Bathroom 1	4.00	m ²
Bathroom 2	4.10	m ²
Corridor	1.50	m ²
Total P2	67.75	m ²

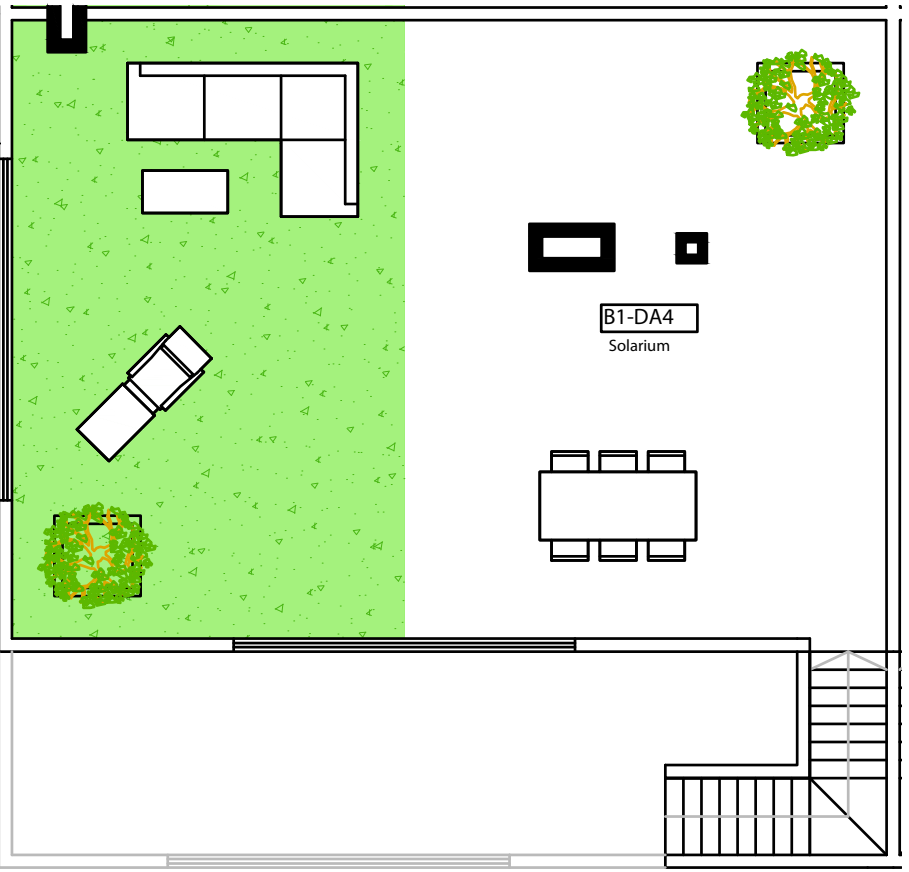
Total House	67.75	m ²
Total Terrace P 2	20.25	m ²
Total Terrace P 3	74.18	m ²

PROPERTY
Property location

B1-DA4



P2



P3



BUILT SURFACES

House	78.11	m ²
Terrace P 2	20.25	m ²
Terrace P 3	74.18	m ²
Total Terraces	94.43	m ²
TOTAL	172.54	m ²

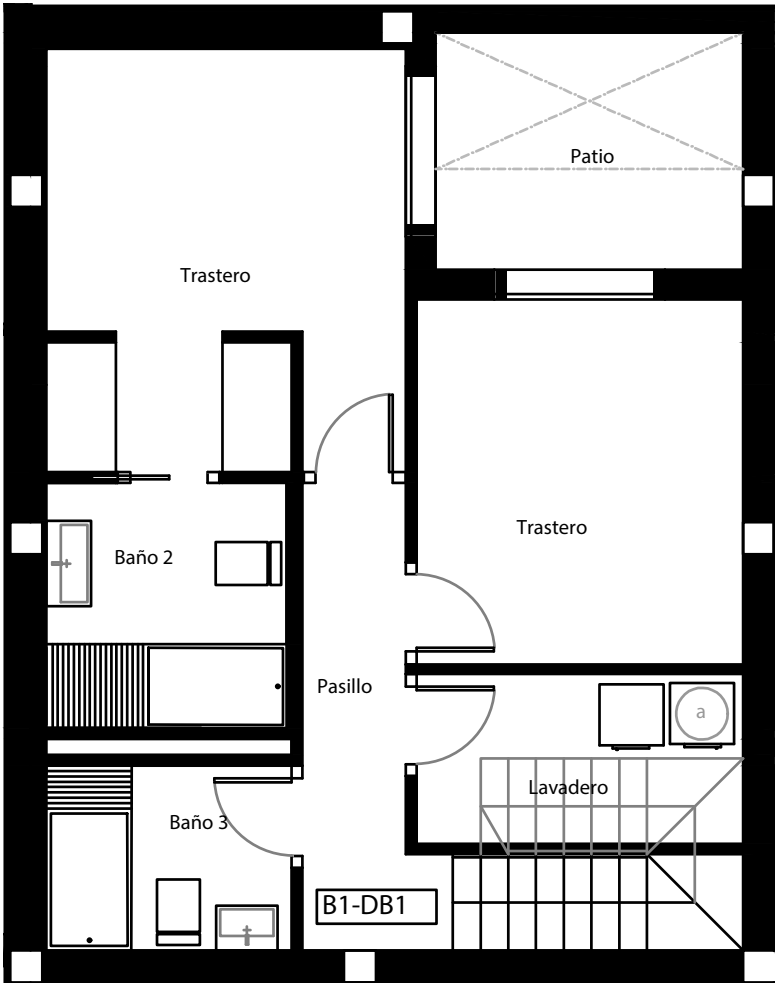
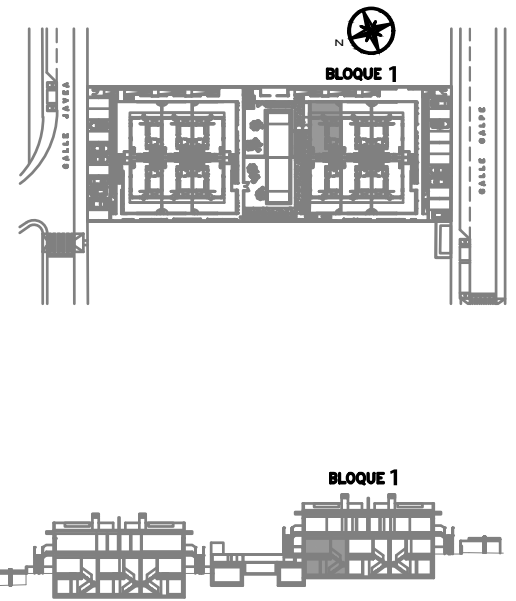
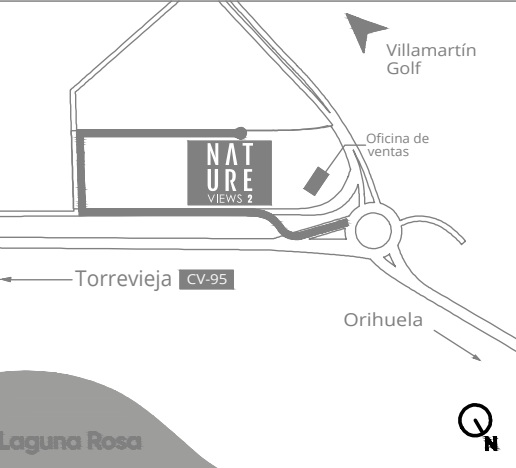
USEFUL SURFACES

P 2		
Living-Room-Kitchen	33.57	m ²
Bedroom 1	13.70	m ²
Bedroom 2	9.50	m ²
Hall	1.38	m ²
Bathroom 1	4.00	m ²
Bathroom 2	4.10	m ²
Corridor	1.50	m ²
Total P2	67.75	m ²

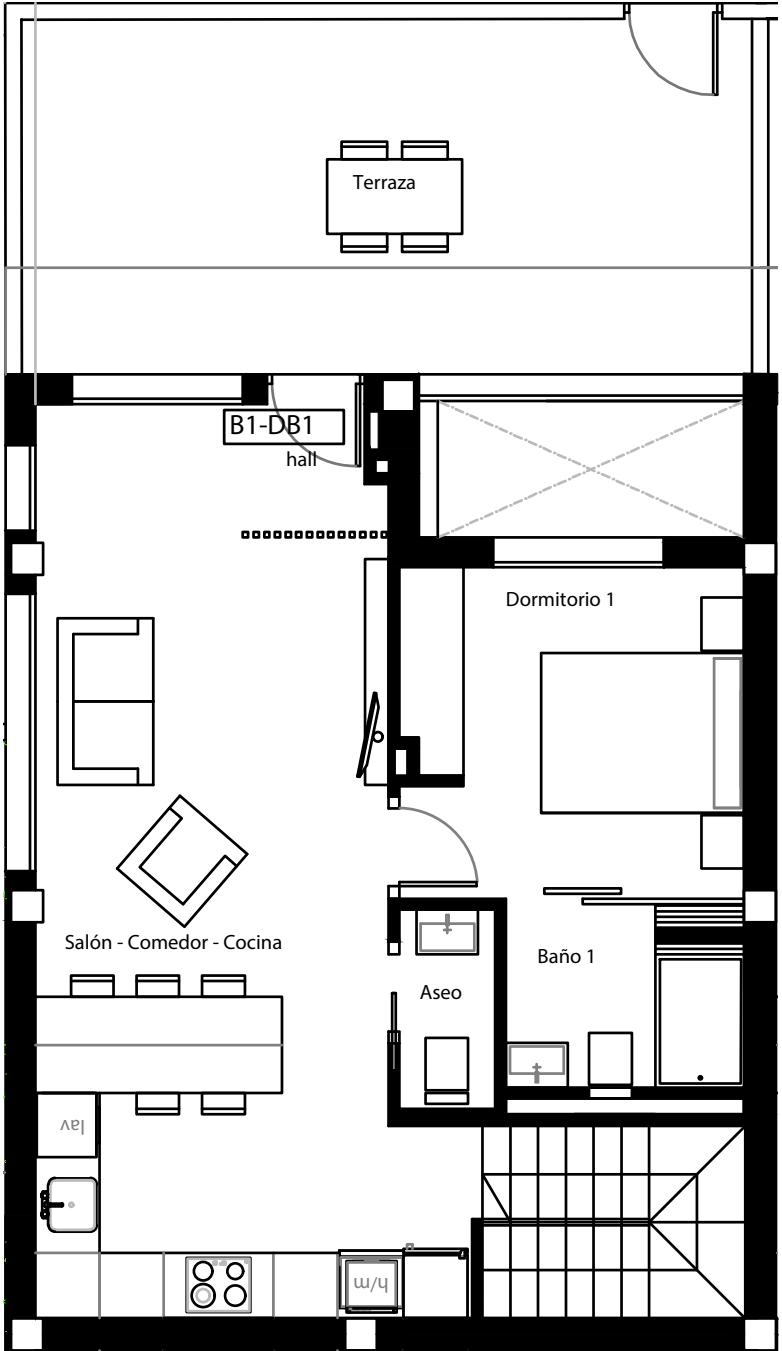
Total House	67.75	m ²
Total Terrace P 2	20.25	m ²
Total Terrace P 3	74.20	m ²

PROPERTY
Property location

B1-DB1



P -1



P 1



BUILT SURFACES

House	115.66	m ²
P -1	57.26	m ²
P 1	58.40	m ²
Terrace P -1	6.40	m ²
Terrace P 1	22.80	m ²
Total Terraces	29.20	m ²
Stairs	4.41	m ²

TOTAL 149.27 m²

USEFUL SURFACES

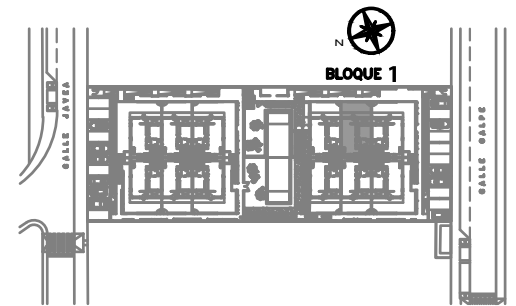
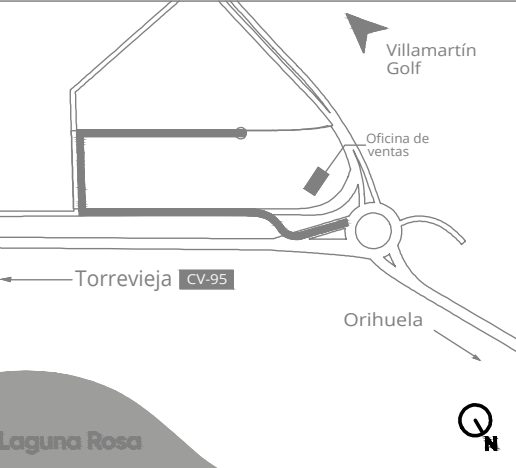
P 1		
Living-Room-Kitchen	28.10	m ²
Bedroom 1	10.00	m ²
Hall	1.47	m ²
Toilet	1.65	m ²
Bathroom 1	4.00	m ²
Total P1	45.22	m ²

P -1		
Storage Room	13.10	m ²
Storage Room	10.45	m ²
Bathroom 2	5.15	m ²
Bathroom 3	4.00	m ²
Corridor	4.65	m ²
Laundry Room	4.85	m ²
Total P1	42.20	m ²

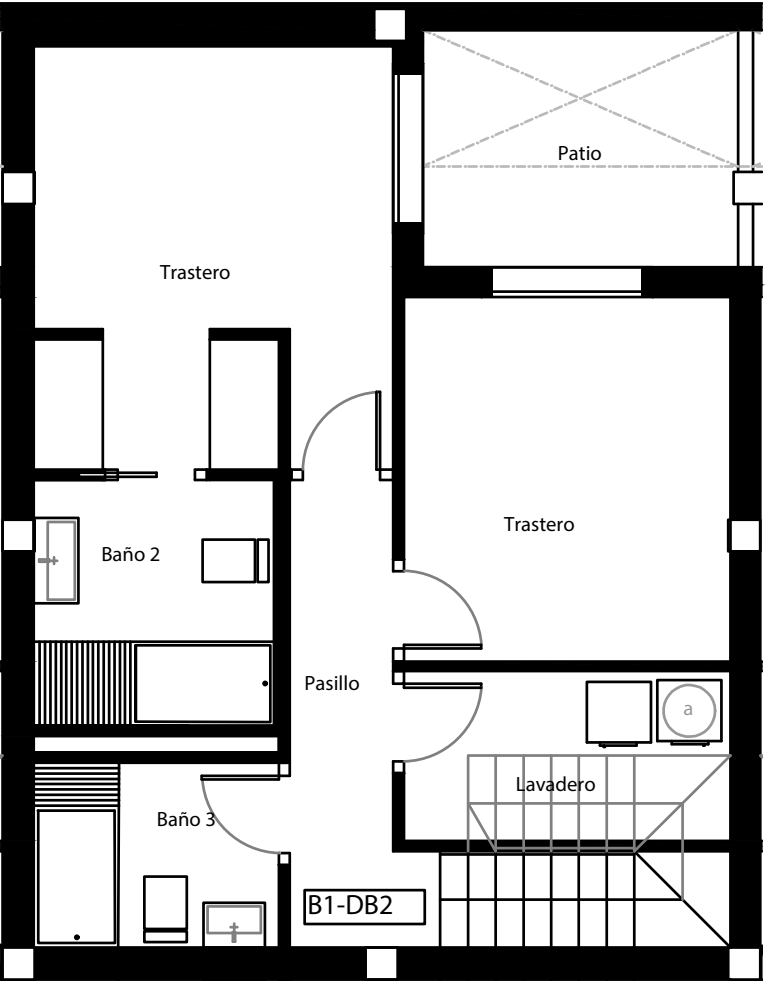
Total House	87.42	m ²
Total Terrace P 1	22.80	m ²
Total Terrace P -1	6.40	m ²
Stair	4.41	m ²

PROPERTY

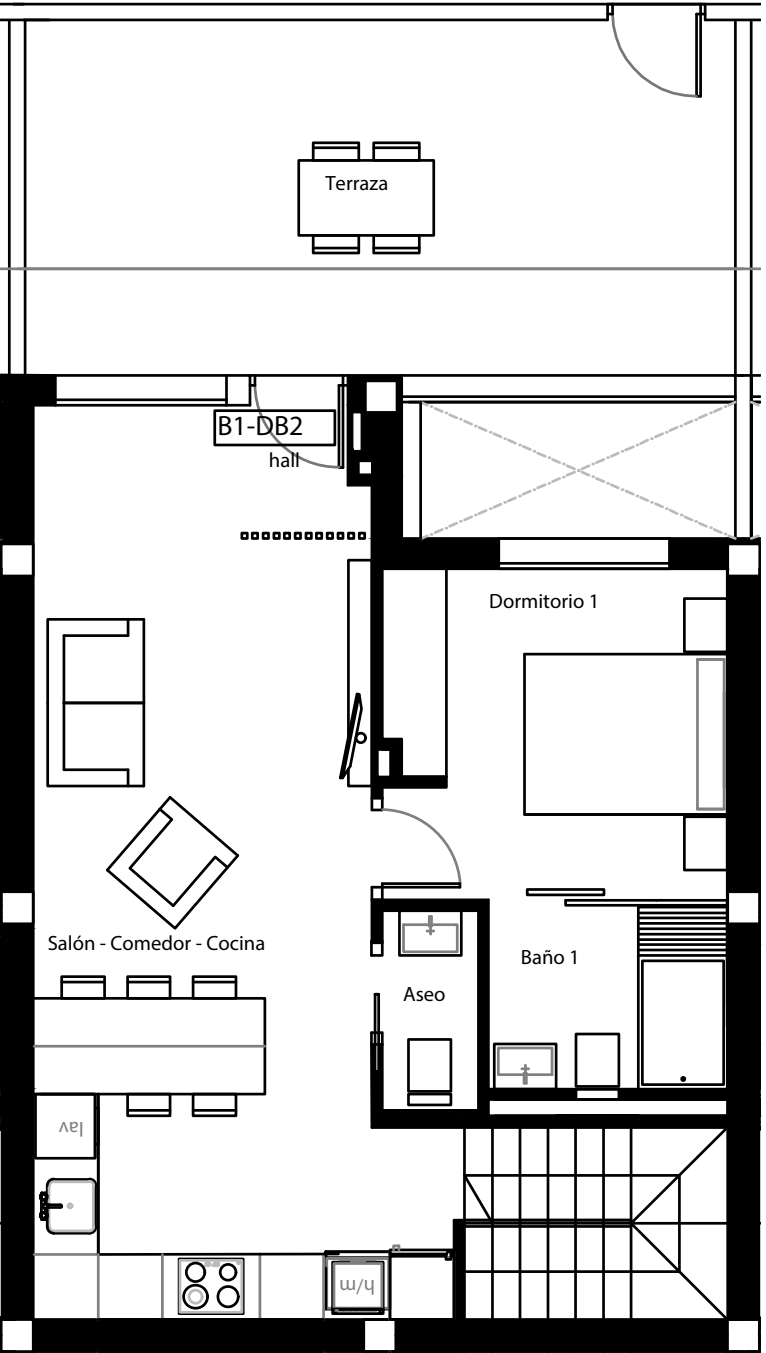
Property location



B1-DB2



P -1



P 1



BUILT SURFACES

House	110.80	m ²
P -1	54.64	m ²
P 1	56.16	m ²
Terrace P -1	6.50	m ²
Terrace P 1	22.15	m ²
Total Terraces	28.65	m ²
Stairs	4.42	m ²

TOTAL 143.87 m²

USEFUL SURFACES

P 1		
Living-Room-Kitchen	26.90	m ²
Bedroom 1	10.00	m ²
Hall	1.47	m ²
Toilet	1.65	m ²
Bathroom 1	4.00	m ²
Total P1	44.02	m ²

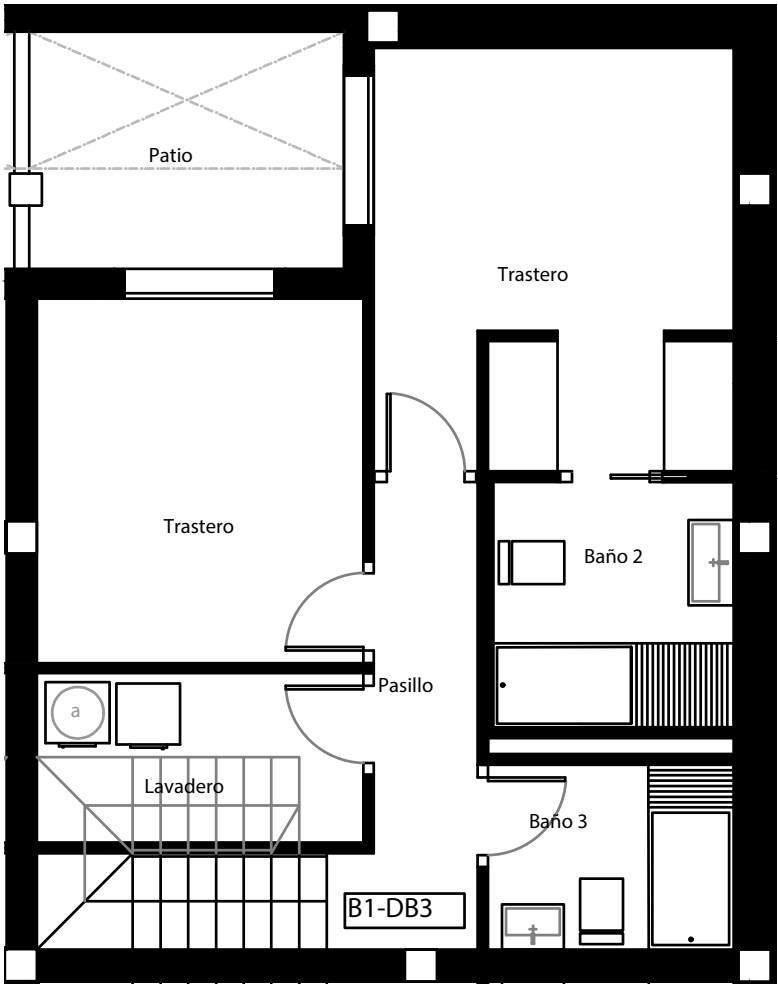
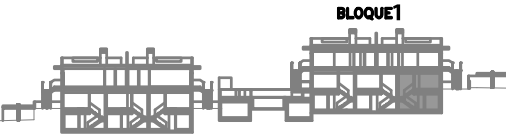
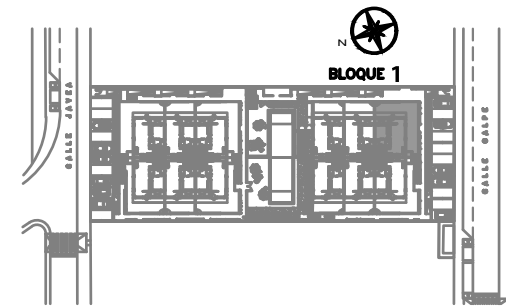
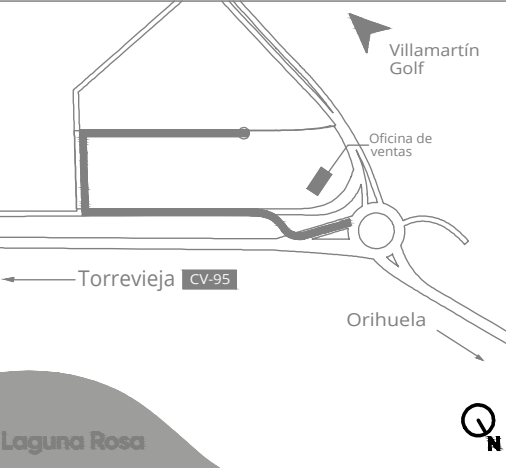
P -1		
Storage Room	13.10	m ²
Storage Room	10.45	m ²
Bathroom 2	5.15	m ²
Bathroom 3	4.00	m ²
Corridor	4.65	m ²
Laundry Room	4.85	m ²
Total P1	42.20	m ²

Total House	86.22	m ²
Total Terrace P 1	22.15	m ²
Total Terrace P -1	6.50	m ²
Stair	4.42	m ²

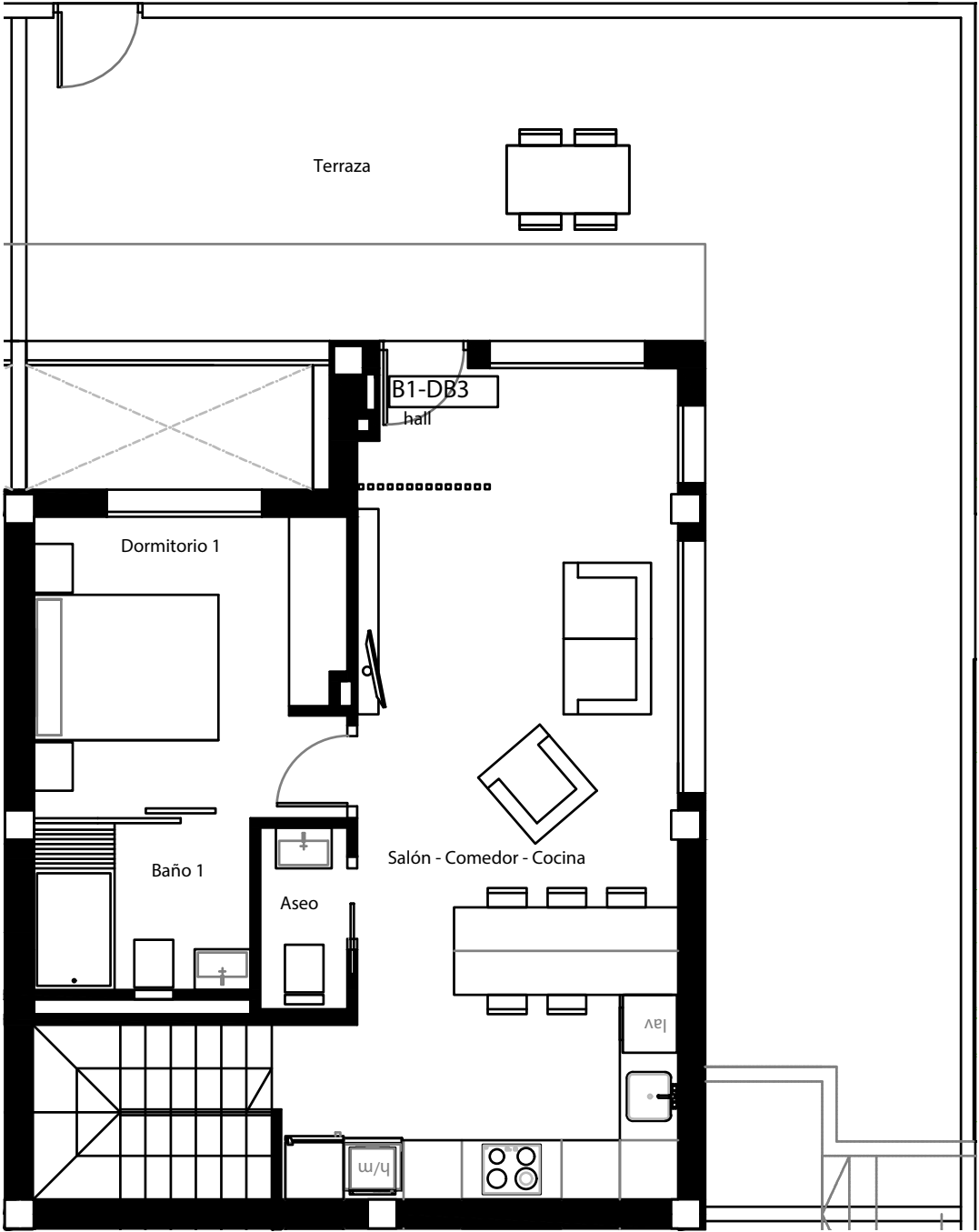


PROPERTY
Property location

B1-DB3



P -1



P 1



BUILT SURFACES

House	115.51	m ²
P -1	57.11	m ²
P 1	58.40	m ²
Terrace P -1	6.50	m ²
Terrace P 1	55.54	m ²
Total Terraces	62.04	m ²
Stairs	4.44	m ²

TOTAL 181.99 m²

USEFUL SURFACES

P 1		
Living-Room-Kitchen	28.10	m ²
Bedroom 1	10.00	m ²
Hall	1.47	m ²
Toilet	1.65	m ²
Bathroom 1	4.00	m ²
Total P1	45.22	m ²

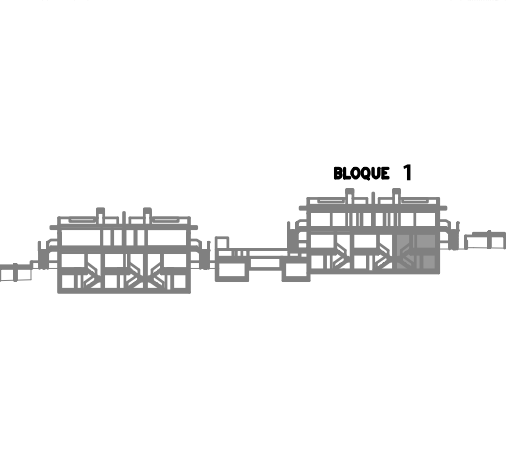
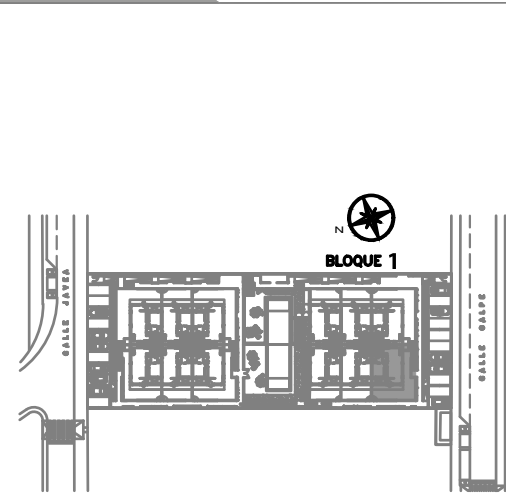
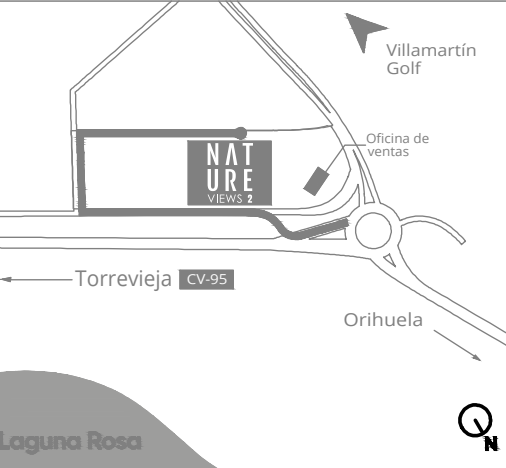
P -1		
Storage Room	13.10	m ²
Storage Room	10.45	m ²
Bathroom 2	5.15	m ²
Bathroom 3	4.00	m ²
Corridor	4.65	m ²
Laundry Room	4.85	m ²
Total P1	42.20	m ²

Total House	87.42	m ²
Total Terrace P 1	55.54	m ²
Total Terrace P -1	6.50	m ²
Stair	4.44	m ²



PROPERTY
Property location

B1-DB4



P -1

P 1



BUILT SURFACES

House	115.51	m ²
P -1	57.11	m ²
P 1	58.40	m ²
Terrace P -1	6.50	m ²
Terrace P 1	50.97	m ²
Total Terraces	57.47	m ²
Stairs	4.44	m ²

TOTAL 177.42 m²

USEFUL SURFACES

P 1		
Living-Room-Kitchen	28.10	m ²
Bedroom 1	10.00	m ²
Hall	1.47	m ²
Toilet	1.65	m ²
Bathroom 1	4.00	m ²
Total P1	45.22	m ²

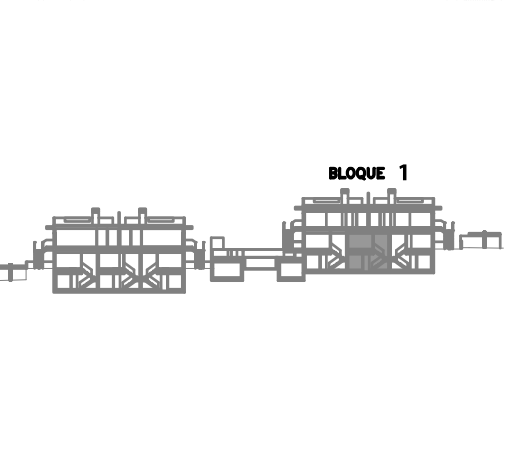
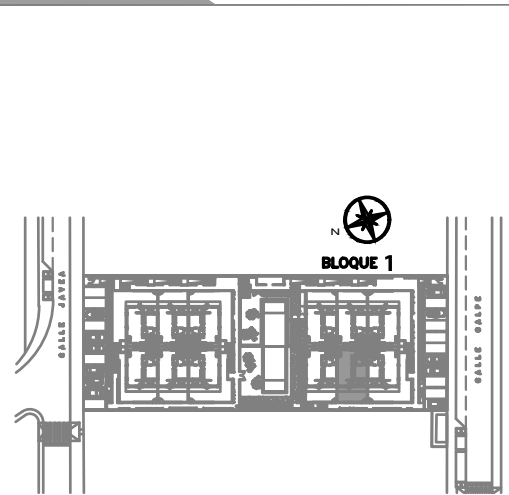
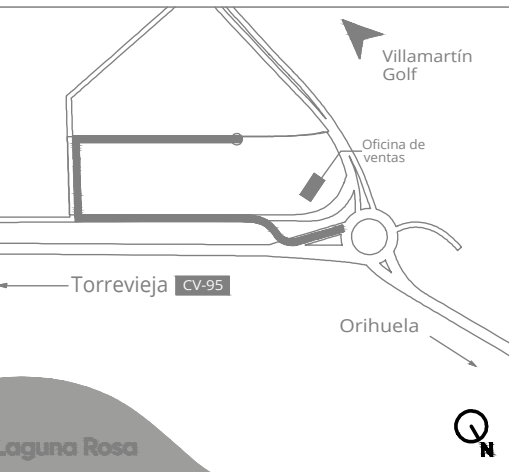
P -1		
Storage Room	13.10	m ²
Storage Room	10.45	m ²
Bathroom 2	5.15	m ²
Bathroom 3	4.00	m ²
Corridor	4.65	m ²
Laundry Room	4.85	m ²
Total P1	42.20	m ²

Total House	87.42	m ²
Total Terrace P 1	50.97	m ²
Total Terrace P -1	6.50	m ²
Stair	4.44	m ²

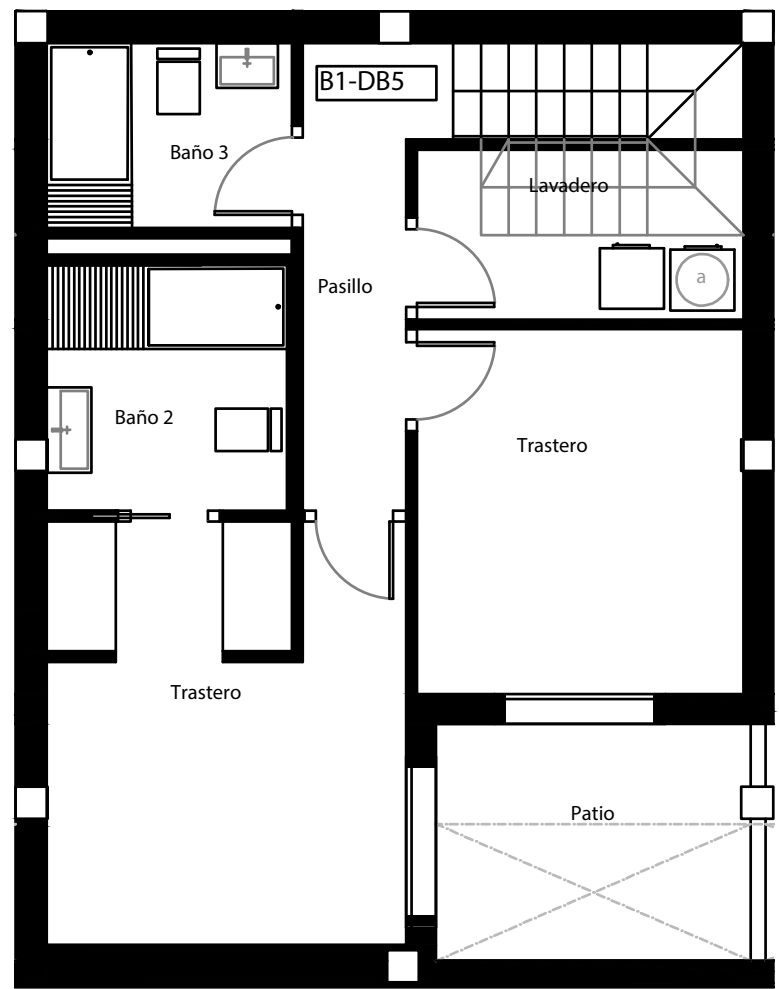
S

PROPERTY

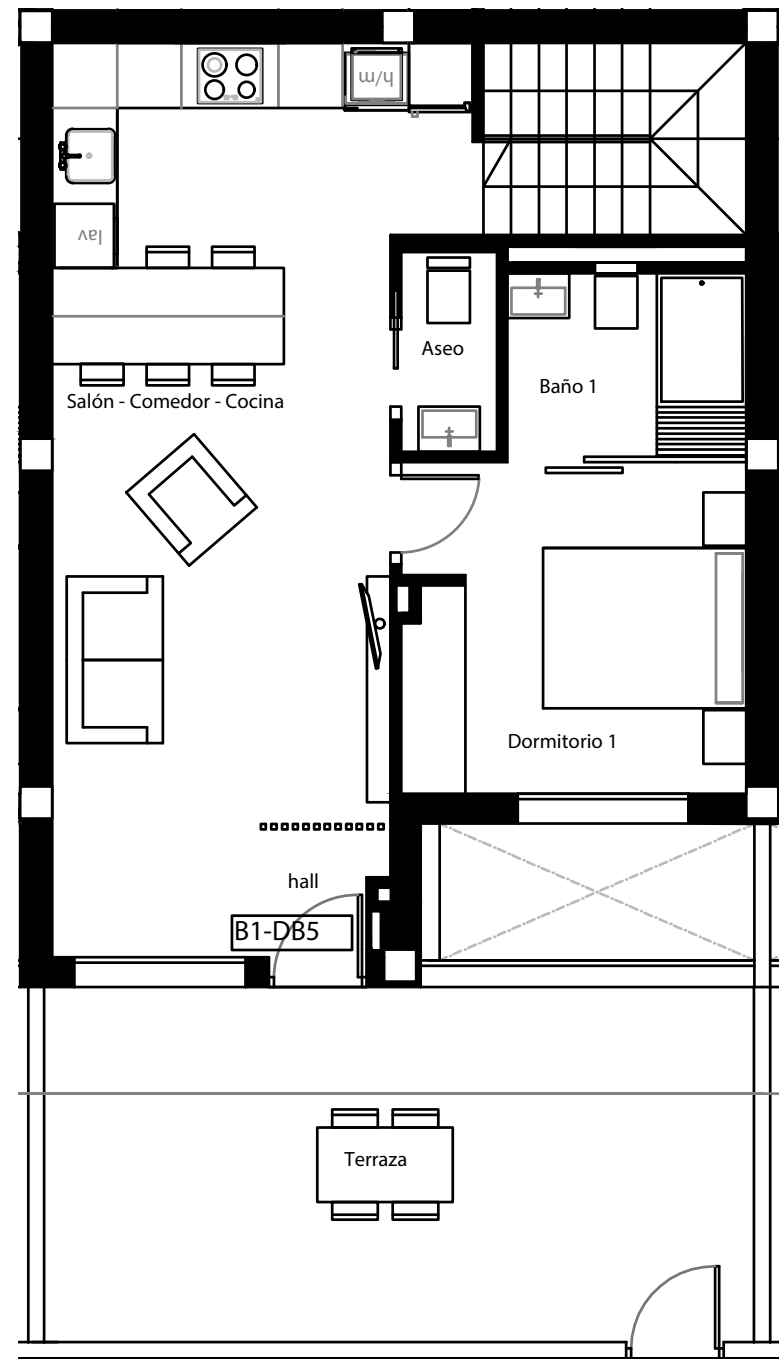
Property location



B1-DB5



P -1



P 1



BUILT SURFACES

House	110.80	m ²
P -1	54.64	m ²
P 1	56.16	m ²
Terrace P -1	6.50	m ²
Terrace P 1	22.15	m ²
Total Terraces	28.65	m ²
Stairs	4.42	m ²

TOTAL 143.87 m²

USEFUL SURFACES

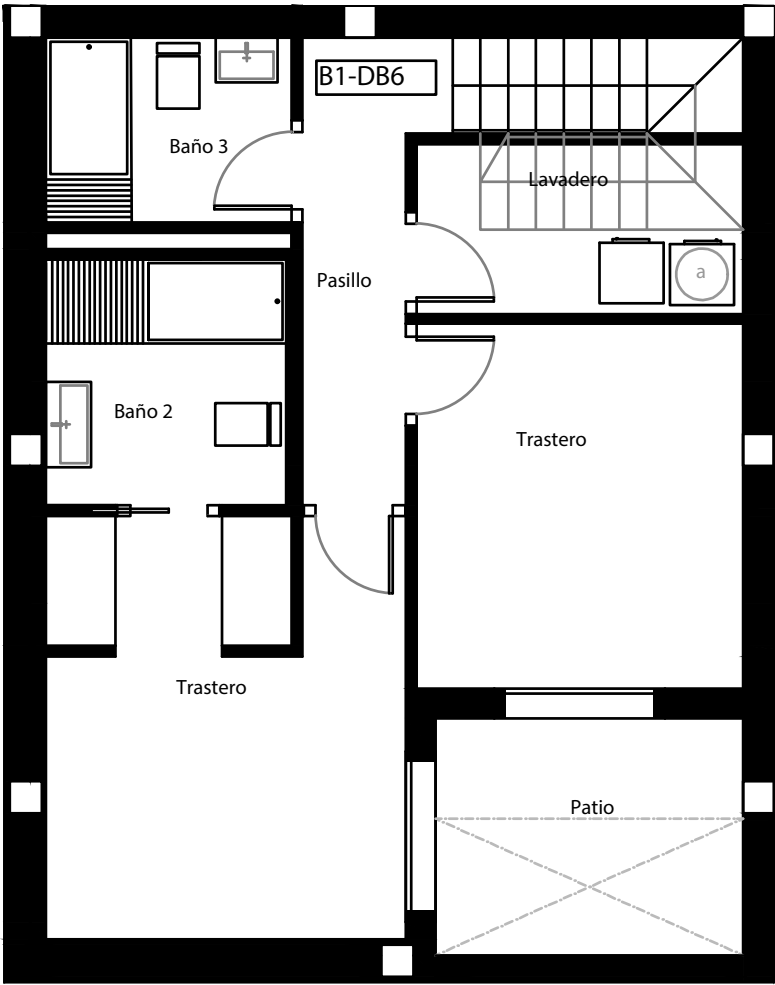
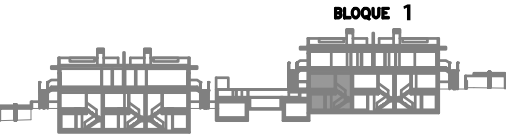
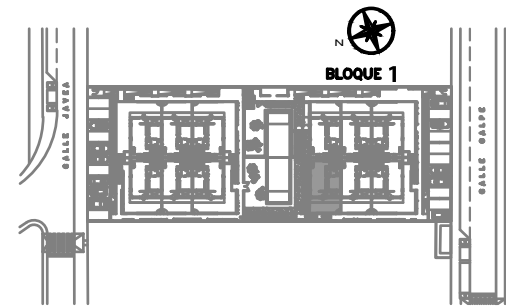
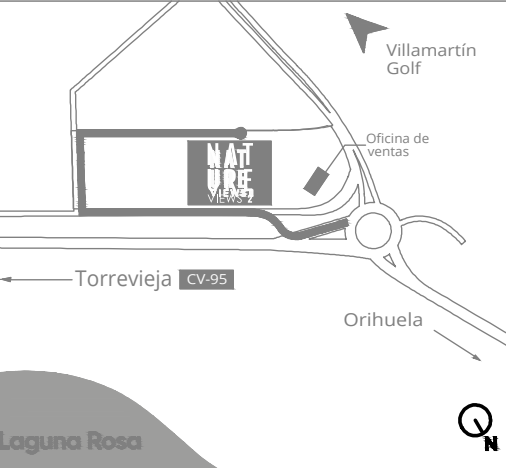
P 1		
Living-Room-Kitchen	26.90	m ²
Bedroom 1	10.00	m ²
Hall	1.47	m ²
Toilet	1.65	m ²
Bathroom 1	4.00	m ²
Total P1	44.02	m ²

P -1		
Storage Room	13.10	m ²
Storage Room	10.45	m ²
Bathroom 2	5.15	m ²
Bathroom 3	4.00	m ²
Corridor	4.65	m ²
Laundry Room	4.85	m ²
Total P1	42.20	m ²

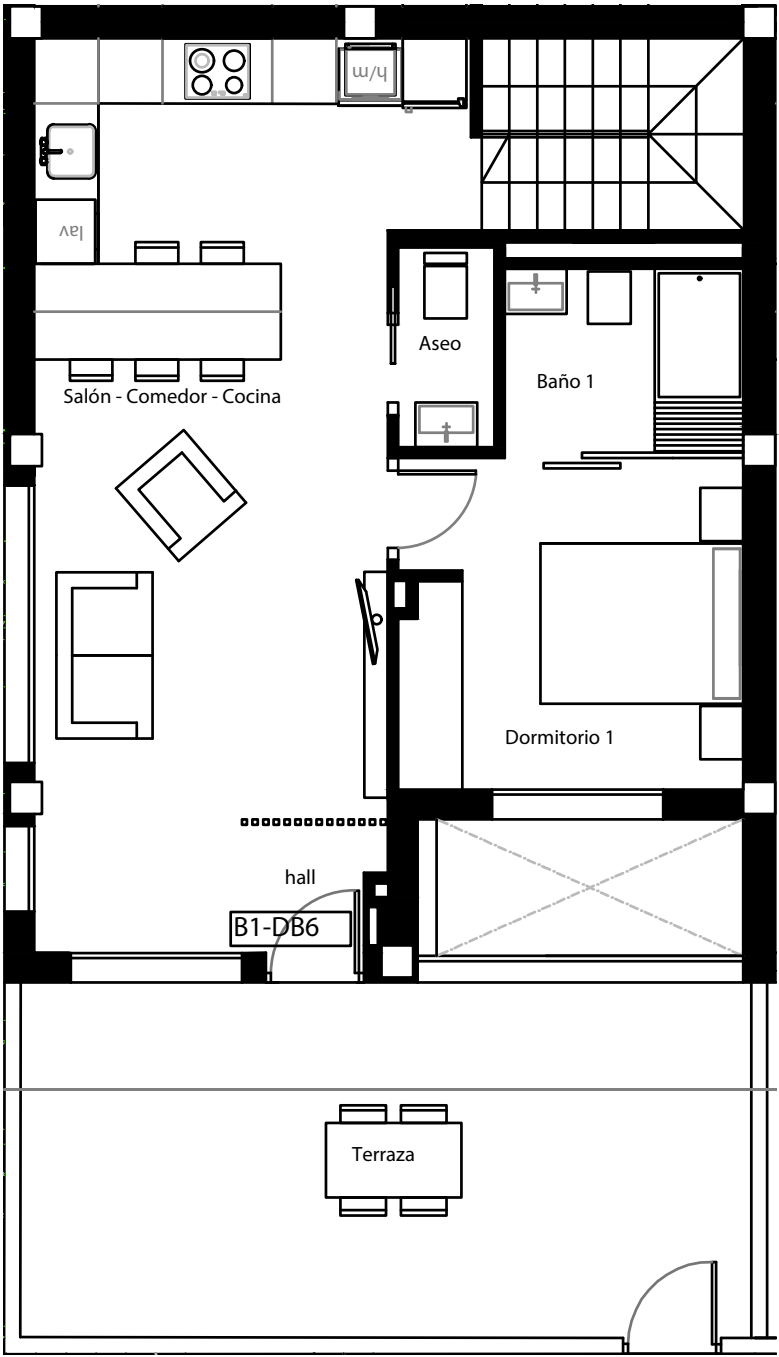
Total House	86.22	m ²
Total Terrace P 1	22.15	m ²
Total Terrace P -1	6.50	m ²
Stair	4.42	m ²

PROPERTY
Property location

B1-DB6



P -1



P 1



BUILT SURFACES

House	115.66	m ²
P -1	57.26	m ²
P 1	58.40	m ²
Terrace P -1	6.40	m ²
Terrace P 1	22.80	m ²
Total Terraces	29.20	m ²
Stairs	4.41	m ²

TOTAL 149.27 m²

USEFUL SURFACES

P 1		
Living-Room-Kitchen	28.10	m ²
Bedroom 1	10.00	m ²
Hall	1.47	m ²
Toilet	1.65	m ²
Bathroom 1	4.00	m ²
Total P1	45.22	m ²

P -1		
Storage Room	13.10	m ²
Storage Room	10.45	m ²
Bathroom 2	5.15	m ²
Bathroom 3	4.00	m ²
Corridor	4.65	m ²
Laundry Room	4.85	m ²
Total P1	42.20	m ²

Total House	87.42	m ²
Total Terrace P 1	22.80	m ²
Total Terrace P -1	6.40	m ²
Stair	4.41	m ²

QUALITIES

THE INNER URBAN AREA

Urbanization and Access

Security: This exclusive residential complex will have two main pedestrian entrances, both controlled by a common access key/fob system and monitored by 24-hour CCTV. The entrance from Calpe Street will have a video intercom system for access to Building 1 only, while the entrance from Jávea Street will have a video intercom system for access to Building 2 only.

Additionally, there is a third, secondary pedestrian entrance without a video intercom system, located at the opposite end of the main entrance on Calpe Street.

Centralized mailboxes for all 20 apartments, including mail for the building management office.

Common areas

Bicycle parking spaces, large common areas indoors, and natural recreational areas.

Pedestrian walkways will have a finished surface of either smooth or textured concrete, with the specific design to be determined by the project architect.

Landscaping will consist of palm trees, other types of trees, and shrubs in various areas of the property.

An irrigation system with automatic timers will be installed to facilitate maintenance and ensure efficient water use.

Common area lighting will feature LED technology.

A fitness room will be equipped with a treadmill, an elliptical trainer, and a stationary bike, along with auxiliary fitness equipment and air conditioning.

A restroom for common use will be located in the basement.

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Swimming pool

Recreational area adjacent to the communal pool, featuring a two-level pool with two access points. The pool includes a staircase with a stainless steel handrail, a children's area on each level, and is finished with mosaic tiles. It also has a filtration system and LED lighting.

Wi-Fi is available in the pool area.

The poolside area has tiled flooring, and is landscaped with shrubs and trees.

The entire area is surrounded by a perimeter fence and access gates.

THE BUILDINGS

Foundation

Constructed with reinforced concrete footings.

Structure

It consists of pillars, slabs, and stairs made of reinforced concrete.

Facade and Roof

The facade will feature a combination of different colors of textured, rendered plaster, sealed with exterior paint.

The walls separating neighboring units are solid, approximately 1.60m high, and the balconies will have railings with a combination of solid wall sections and transparent, safety-glass panels.

The roof will be covered with various types of paving materials, with thermal insulation installed according to building regulations and a waterproof membrane under the paving. This sustainable construction method promotes energy efficiency and enhances comfort in the homes, in accordance with Spanish building regulations (CTE).

Common areas

For the staircases leading to the apartments, the treads and railings are made of concrete and finished with a single layer of coating.

Energy Rating

The houses have an energy rating of B.

QUALITIES

THE HOUSING

Masonry

Exterior walls are constructed with a double layer of brick, with thermal and acoustic insulation between the layers, in accordance with the CTE (Technical Building Code). Interior partitions are made of 7 cm thick hollow brick, laid with cement mortar, and party walls between adjacent dwellings are double-layered with additional acoustic insulation.

The dividing walls between ground-floor duplex apartments and neighboring units, as well as those separating them from common areas, will be solid walls 1.60 m high, finished with a textured plaster finish.

The dividing walls between upper-floor duplex apartments and neighboring units will also be solid walls 1.60 m high, finished with a textured plaster finish.

Tiling

The entire bathroom is tiled using a combination of high-quality, domestically produced ceramic tiles, from floor to ceiling, featuring both smooth and textured surfaces.

Floor

High-quality, domestically produced porcelain tile (75x75cm) will be used for the interior flooring, with a matching white porcelain baseboard. A layer of material with thermal and acoustic insulation properties will be installed between floors.

For the ground-floor terrace and the private rooftop solarium, high-quality, domestically produced, non-slip ceramic tiles will be used in combination with artificial turf, and additional thermal insulation will be added to the roof deck.

Continuous coating

A combination of areas with continuous plaster finish using white plaster on vertical walls, with PVC corner beading, and areas with drywall.

Smooth plaster or drywall to be determined by the project architect for the entire dwelling. In the bathroom, where an indoor air conditioning unit will be installed, removable panels will be used for access to the unit for installation and maintenance.

Paint

The entire interior of the house is painted with a smooth, flat-finish acrylic paint, with walls and ceiling in an off-white color.

Interior carpentry

Armored entrance door by the Italian manufacturer DIERRE, model Sparta 5 or similar, with multiple locking points, high-security lock with anti-drill and anti-pry protection, classified with Class 3 anti-intrusion protection, finished on the inside with melamine in a light oak color and on the outside with dark-colored PVC paneling. Hardware in black.

Interior doors, standard panel doors with a fixed transom panel extending to the ceiling, finished in oak-color melamine or similar, with black door handles and hinges.

All homes include a built-in wardrobe in the master bedroom with hinged or sliding doors (with soft-close mechanism) finished in oak-color melamine or similar. Hardware in black.

The interior of the wardrobes will be finished in white melamine or similar, and will include a hanging rod and a top shelf.

Exterior carpentry

High-quality aluminum profiles of national renown, lacquered in RAL 7022 or a similar color, with thermal break, and featuring sliding windows.

(Except for the secondary bedroom in the upper-level duplex units, which will have standard hinged windows)

Sliding patio doors.

Motorized aluminum blinds, controlled by a push-button switch located inside each room.

Windows and patio doors with double-glazed units with solar control, featuring a 4+4+16+4+4 mm configuration (Planiterm XN glass).

Laminated glass partitions and doors (5+5 mm white glass) separating the main bedroom from its bathroom.

QUALITIES

THE HOUSING

Plumbing

This system consists of the main water supply from the street to the meter panel, individual connections to each dwelling, and the internal plumbing network for both hot and cold water.

Each dwelling has its own shut-off valve, located in the bathroom, kitchen, and toilet areas, with dedicated hot and cold water connections for the washing machine and dishwasher.

The hot water pipes are insulated to minimize heat loss.

Drain pipes are made of PVC and installed according to regulations.

Ground-floor apartments will have a cold water tap on their terrace, and upper-level apartments will have one on their private rooftop terrace.

Domestic hot water is produced individually using a heat pump system with electric backup heating, with a storage tank capacity of at least 110 liters, located in the utility room.

Toilets

The master bathroom and the guest bathroom both feature a vanity unit with a drawer and sink, black-colored faucets, and a mirror.

The shower bases have a slate-like finish in white, and all bathrooms include black-colored faucets and sliding or hinged glass shower doors with black-colored hardware and frames.

The master bathroom has a floor-mounted toilet with a visible tank.

The guest bathroom has a wall-mounted toilet with a concealed tank.

The kitchen sink is black, and the single-lever faucet is also black.

Electricity

The electrical installation features a high power capacity of 9.2 kW, with overcurrent and short-circuit protection in the main electrical panel. All metal components of the building and dwelling are grounded to the foundation's grounding system.

A video intercom system with a color screen is installed at the main entrance to each dwelling, accessible from the street.

High-quality, brand-name electrical components are used throughout.

Electric vehicle charging infrastructure is provided. A pre-installation (ducting only) will be completed from each individual dwelling's meter to its designated parking space.

Telecommunications

The homes are delivered with the following outlets installed:

1. Living room: 5 outlets (fiber optic / TV / data and telephone network (double outlet) / data and telephone network (single outlet) / coaxial cable or spare outlet). Therefore, there are actually 5 outlet panels with a total of 6 outlets, since one panel has two outlets.
2. Master bedroom: 4 outlets (TV / data and telephone network / data and telephone network / coaxial cable or spare outlet).
3. Other bedrooms and rooms: 2 outlets (TV and data/telephone network).
4. Hall or entrance: One configurable outlet (a base plate with a cover and conduit is installed, allowing the homeowner to install whatever they need, such as a fiber optic, telephone, or data outlet).

Alarm

Alarm system with 3 indoor detectors and a keypad.

Option to control the system remotely via a smartphone app.

QUALITIES

THE HOUSING

Air conditioning/Heating

Installation of a heating and cooling system, with air distribution through ducts and return air through grilles in the false ceiling (heat pump included).

Kitchen

A stylish kitchen design with a countertop and backsplash made of compact quartz, featuring a combination of upper and lower cabinets, with drawers equipped with soft-close mechanisms and door and drawer fronts in a combination of white laminate and wood-effect laminate.

Equipment

The home includes recessed LED lighting in the ceilings, as well as LED strip lighting in the built-in cabinets. All terrace lighting is also included.

The home comes equipped with the following appliances: a ceramic stovetop, a filter-type range hood, an oven and microwave, an integrated refrigerator/freezer, and an integrated dishwasher. The laundry room includes a combination washer/dryer and a hot water heater.

Ventilation

To comply with the CTE (Technical Building Code) requirements for ventilation in residential buildings, the following ventilation systems will be installed:

- For kitchens: forced exhaust ventilation with a filter-type range hood connected to a vertical exhaust pipe extending to the roof.
- A forced ventilation or air renewal system for the rest of the dwelling, in accordance with the CTE.

Private basement area for residential units on the ground floor of the building

The basements will be finished with ceramic flooring, plasterboard walls and ceilings, and painted surfaces.

The internal courtyards, protected by the first floor slab, will be open to the exterior, providing natural light and ventilation. They will have non-slip ceramic flooring and plastered walls with a smooth, brushed finish.

The bathrooms will have ceramic tile coverings and will be fully equipped with a vanity unit with a drawer and sink, black-colored faucets, and a mirror. Shower trays will have a white, slate-effect finish, and all bathrooms will include black-colored shower fittings and sliding or hinged glass shower doors.

The main bedroom bathroom will have a floor-mounted toilet with a visible tank.
The secondary bathroom will have a wall-hung toilet with a concealed tank.

The closets in the main bedroom on the basement level will have interior shelves but no doors.

QUALITIES

NOTE: This document merely outlines the general characteristics of the materials to be used in the project. The developer reserves the right to make any modifications or revisions deemed necessary by the project's technical supervisor or due to circumstances beyond the developer's control, always with the aim of improving the project and ensuring compliance with applicable regulations. If, due to manufacturing reasons, any of the models specified herein becomes unavailable, it will be replaced with an alternative model of similar characteristics, as determined by the developer.

For all purposes, the abbreviation "CTE" refers to the Technical Building Code and, more generally, to the regulations applicable to construction.

NOTE: Images/Plans are not binding and are for illustrative purposes only. They are subject to change due to technical or legal requirements imposed by the project's technical supervisor or competent authority, or due to circumstances beyond the developer's control. During the project development, the technical supervisor or the developer reserves the right to make modifications to the project for technical or administrative reasons, without this implying any reduction in the quality of the materials or entailing any additional cost. The furniture shown in the interior renderings is NOT included, which the client expressly acknowledges and accepts. The fixtures and fittings of the dwellings will be exclusively those specified in this specifications document, and not those shown in any other promotional material or communication from the developer or any intermediaries.