

EN

NATURE VIEWS

Torre Vieja

natureviews.es

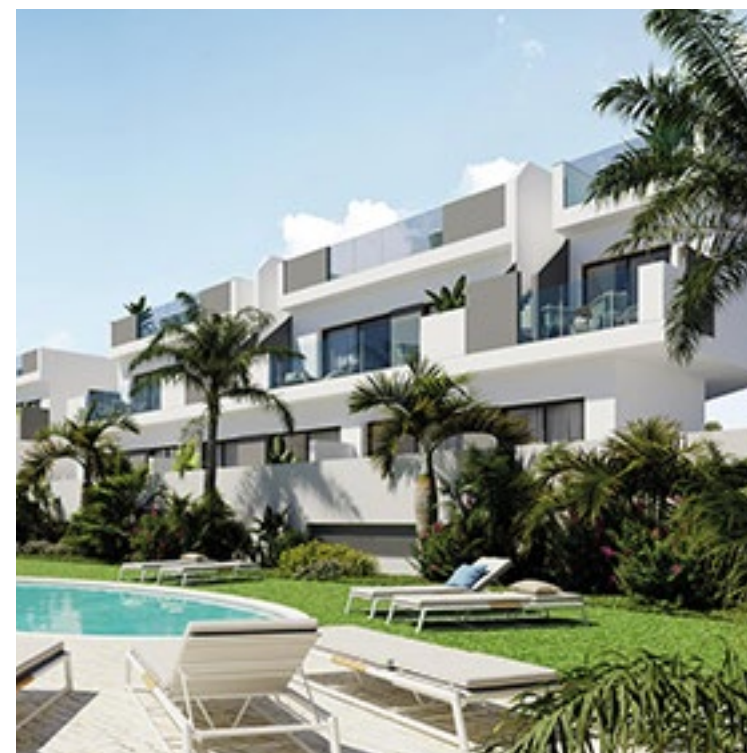
Phases 1, 2A,
2B, 3A, 3B & 4

Commercializes:

 **MPC** Builders and
Real Estate

 **LEVANTE**
VENTURES

Mediterranean life





Nature Views

Some novels require to be read at a certain age, in a specific mood, and in the appropriate context and ambient, neither before nor after, to fully enjoy and to perceive the nuances. This is exactly what has happened to us with Nature Views.

The project that now you have in front of you, was already in our mind many years ago, but for some different reasons that was not its moment. Throughout all this time it has been taking by the way some elements and improvements that have completed and enriching what we were just imagining, and after this necessary maturation process, now we see became in a reality which we are tremendously proud.

For us, living means appreciating and being part of the environment that surround us, because as important is that as the cement that joins the whole elements of a house. When we chose the name of Nature Views, and those green and pink colors, it was because we are fully conscious that the amazing views of the Salt lake Salada and the lemon trees are, in fact, one of the main values of these houses.

White sunny houses, and with natural light inside, clearly influenced by the mediterranean lifestyle. But at the same time, taking care every detail of those things that almost anybody can perceive in a first sight, like the materials and the high quality finishings used in the construction, which are the consequence of our 30-year-experience building homes.

The semi-detached villas stand out for at first sight by the perfect balance that transmits the combination of pure and minimalistic lines, with other curly and organic ones, very smart and elegant. In the terrace you could enjoy your meals with family and friends, sunbathing, and refreshing in the swimming pool of 10 m2 included.

If you finally choose our townhouses, you should select between having views to the Salt lake Salada, or to the pool, and also between top or ground floor. Anyway, you will provide a fantastic house full of natural light, with an spacious living room joined to the kitchen.

If your choice is the top floor, you could enjoy with the views or sunbathing in its solarium. And if your choice is a ground floor, to the terrace you should add a basement which you could use as a guest house, playroom for children, or just as a that special area where to enjoy with your love ones.

Whatever your choice, you will have the privilege of living in an exclusive residential full of big communal areas; gardens, garden-gym, playground, and obviously, 2 big communal swimming pools, one of them for adults, and the other one for children.

Definitely, we offer you the possibility of living our mediterranean lifestyle and make it completely yours. Because if we analyze this, Nature Views has almost everything to become in a small paradise with views to your new life.

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 turns 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.

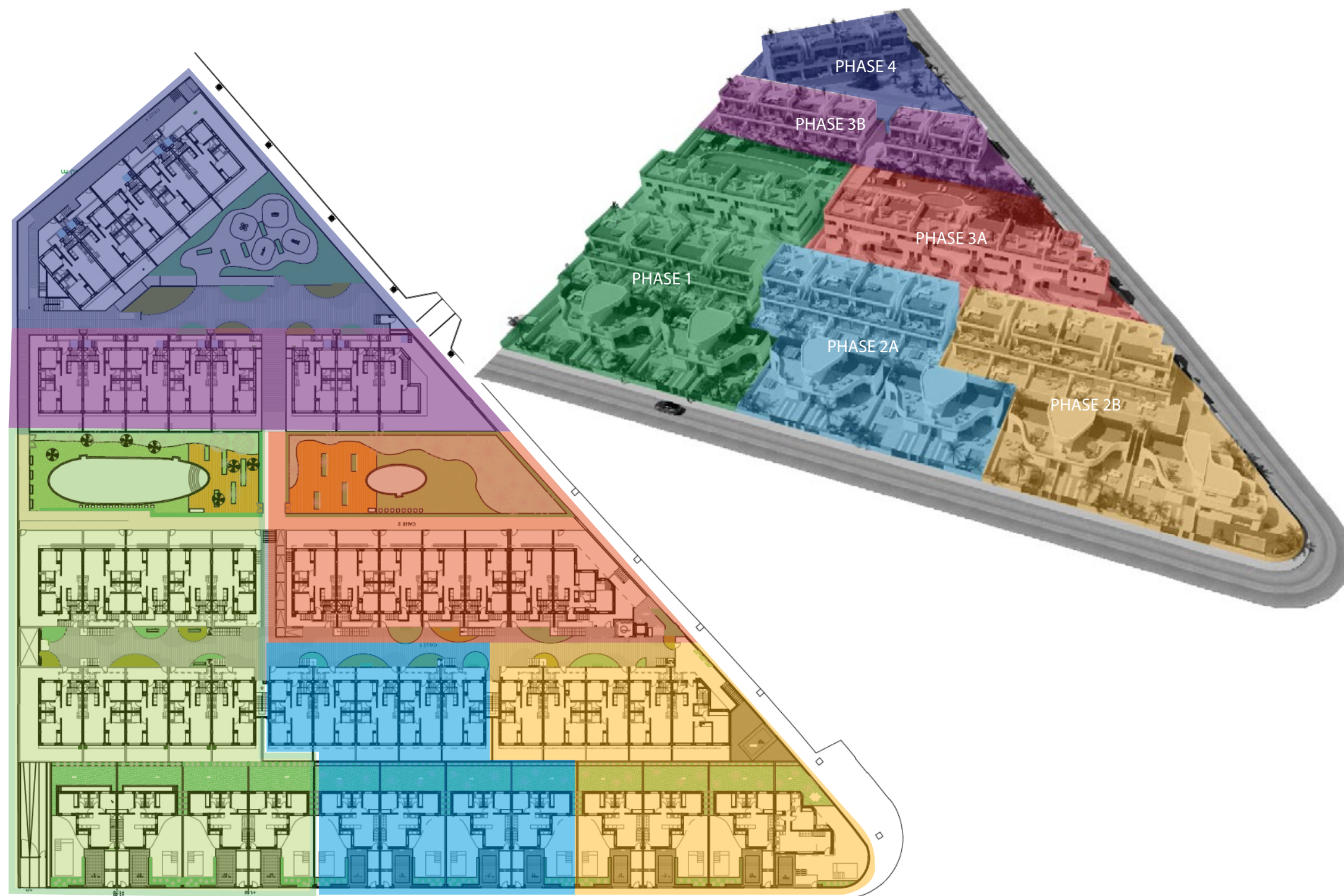
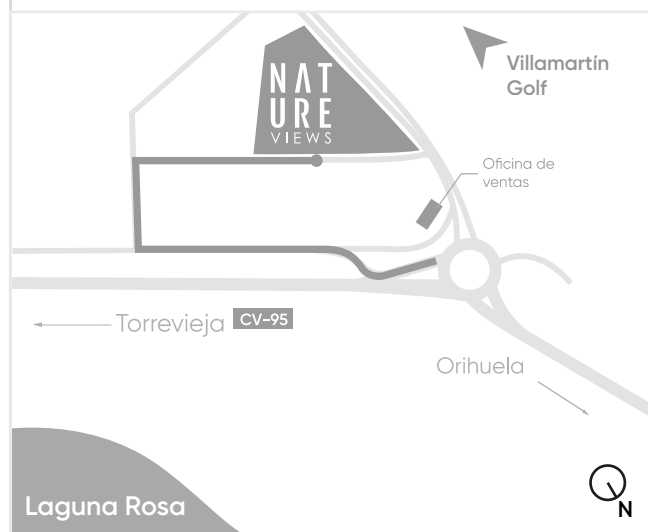
If what we want is to take a walk, a meal, or go shopping, in addition to the numerous shops and restaurants into the location and in Torrevieja city, so close you could find 2 malls like CC Las Habaneras, and CC La Zenia, this last one, the largest open air in Europe.

We can not forget those who love sports, because in the proximities 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?

MASTERPLAN PHASES



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Promotes:

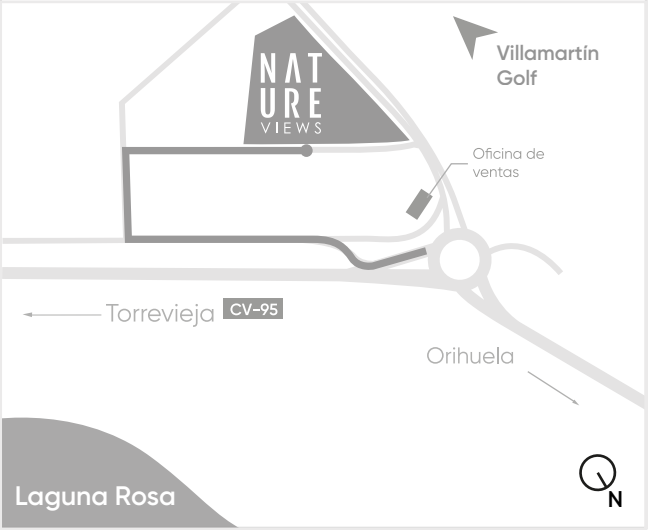


LEVANTE
VENTURES

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MASTERPLAN BLOCKS



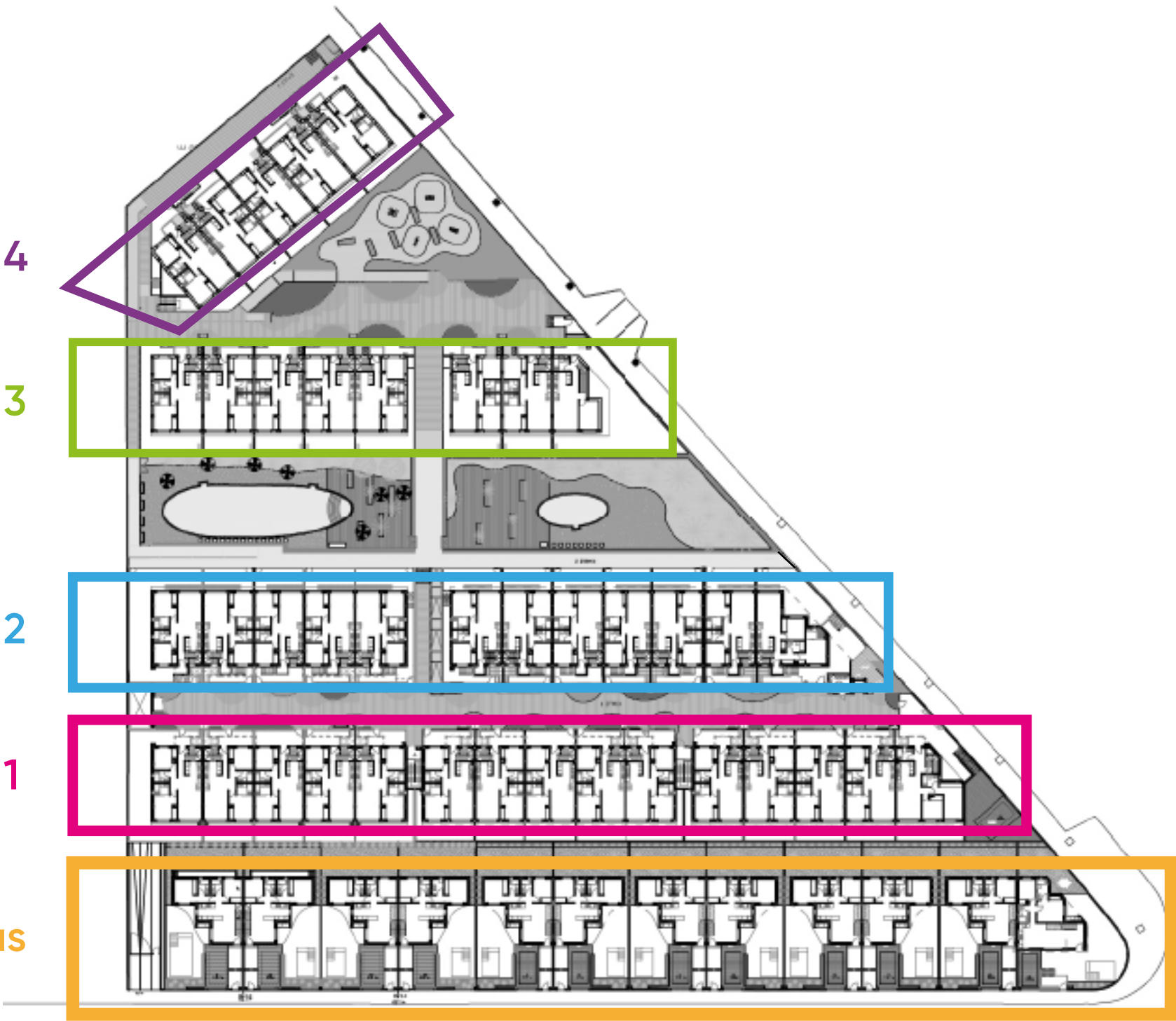
Block 4

Block 3

Block 2

Block 1

Villas



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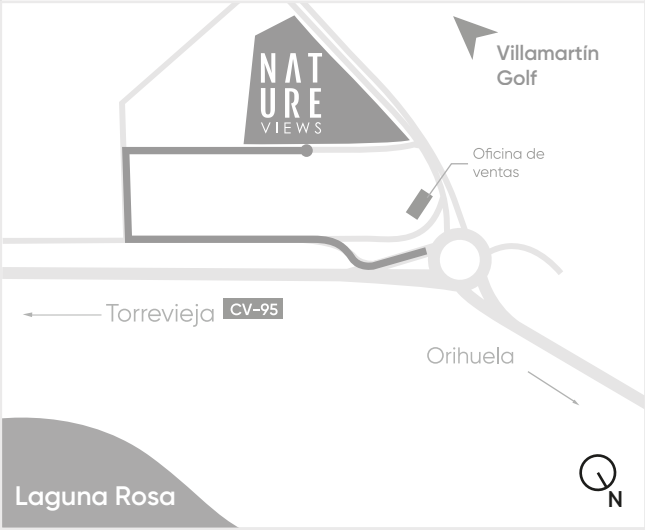
LEVANTE
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Builders and
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BASEMENT PHASE 1, 2A, 2B, 3A, 3B & 4



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Promotes:



Commercializes:





Semidetached
villas

Nº	Property	Bedrooms	Baths	Plot Surface	Basement	Ground Floor	First Floor	Stairs PB to P1	Total area house	Ground floor Terrace	Solarium	Total Surface	Parking space	P.V.P.
1	VP-1	3	3	227,51	70,28	72,15	12,39	7,14	161,96	134,93	61,20	358,09	81	R
2	VP-2	3	3	224,45	70,28	72,15	12,39	7,14	161,96	134,93	61,20	358,09	82	R
3	VP-3	3	2	224,45	-	72,15	12,39	7,14	91,68	134,93	61,20	287,81	83	R
4	VP-4	3	2	224,45	-	72,15	12,39	7,14	91,68	134,93	61,20	287,81	84	R

Townhouse
Block 1

Floor	Nº	Property	Bedrooms	Baths	Stairs access houses	Property Surface	P-1 Surface	Terrace Surface	Basement Terrace Sur.	Total Terraces	Solarium	Stairs	Total Surface	Parking space	Nº Storage	Orientation	P.V.P.
Ground	1	BLOQUE 1 - DB - 1	2	3	-	77,71	55,46	82,92	8,16	91,08	-	-	224,25	15	-	Salt lake	R
Ground	2	BLOQUE 1 - DB - 2	2	3	-	75,62	63,31	33,06	10,38	43,44	-	-	182,37	16	-	Salt lake	R
Ground	3	BLOQUE 1 - DB - 3	2	3	-	75,62	63,24	33,06	10,38	43,44	-	-	182,30	17	-	Salt lake	R
Ground	4	BLOQUE 1 - DB - 4	2	3	-	75,62	63,24	33,06	10,38	43,44	-	-	182,30	18	-	Salt lake	R
Ground	5	BLOQUE 1 - DB - 5	2	3	-	77,71	69,43	41,00	12,26	53,26	-	-	200,40	19	-	Salt lake	R
Top	11	BLOQUE 1 - DA - 1	2	2	9,30	77,45	-	19,00	-	19,00	70,30	4,20	180,25	3	11	Salt lake	R
Top	12	BLOQUE 1 - DA - 2	2	2	9,30	75,27	-	18,50	-	18,50	69,20	4,20	176,47	4	12	Salt lake	R
Top	13	BLOQUE 1 - DA - 3	2	2	9,30	75,27	-	18,50	-	18,50	69,20	4,20	176,47	5	13	Salt lake	R
Top	14	BLOQUE 1 - DA - 4	2	2	9,30	77,45	-	19,00	-	19,00	70,30	4,20	180,25	7	14	Salt lake	R

Townhouse
Block 2

Floor	Nº	Property	Bedrooms	Baths	Stairs access houses	Property Surface	P-1 Surface	Terrace Surface	Basement Terrace Sur.	Total Terraces	Solarium	Stairs	Total Surface	Parking space	Nº Storage	Orientation	P.V.P.
Ground	6	BLOQUE 2 - DB - 5	2	3	-	77,71	65,21	47,54	10,38	57,92	-	-	200,84	2	-	Swim. Pool	R
Ground	7	BLOQUE 2 - DB - 4	2	3	-	75,62	63,31	32,37	10,38	42,75	-	-	181,98	6	-	Swim. Pool	R
Ground	8	BLOQUE 2 - DB - 3	2	3	-	75,62	63,67	32,37	10,38	42,75	-	-	182,04	8	-	Swim. Pool	R
Ground	9	BLOQUE 2 - DB - 2	2	3	-	75,62	63,67	32,37	10,38	42,75	-	-	182,04	9	-	Swim. Pool	R
Ground	10	BLOQUE 2 - DB - 1	2	3	-	77,71	65,36	87,54	10,56	98,10	-	-	241,17	14	-	Swim. Pool	R
Top	15	BLOQUE 2 - DA - 4	2	2	9,30	77,45	-	19,00	-	19,00	70,30	4,20	180,25	10	15	Swim. Pool	R
Top	16	BLOQUE 2 - DA - 3	2	2	9,30	75,27	-	18,50	-	18,50	69,20	4,20	176,47	11	1	Swim. Pool	R
Top	17	BLOQUE 2 - DA - 2	2	2	9,30	75,27	-	18,50	-	18,50	69,20	4,20	176,47	12	2	Swim. Pool	R
Top	18	BLOQUE 2 - DA - 1	2	2	9,30	77,45	-	19,00	-	19,00	70,30	4,20	180,25	13	3	Swim. Pool	R

Phase 2A

Semidetached
villas

Nº	Property	Bedrooms	Baths	Plot Surface	Basement	Ground Floor	First Floor	Stairs PB to P1	Total area house	English patio Terrace	Ground floor Terrace	Solarium	Pool	Total Surface	Parking space	P.V.P.
5	VP-5	3	3	225,41	70,28	72,15	12,39	7,14	161,96	8,07	135,19	61,20	10,00	376,42	85	414.000 €
6	VP-6	3	3	225,40	70,28	72,15	12,39	7,14	161,96	8,06	135,27	61,20	10,00	376,49	86	R
7	VP-7	3	3	225,48	70,28	72,15	12,39	7,14	161,96	8,06	135,37	61,20	10,00	376,59	87	R
8	VP-8	3	3	225,58	70,28	72,15	12,39	7,14	161,96	8,06	135,40	61,20	10,00	376,62	88	R

Townhouse
Block 1

Floor	Nº	Property	Bedrooms	Baths	Stairs access houses	Property Surface	P-1 Surface	Terrace Surface	Basement Terrace Sur.	Total Terraces	Solarium	Stairs	Total Surface	Parking space	Nº Storage	Orientation	P.V.P.
Ground	19	BLOQUE 1 - DB - 6	2	3	-	76,21	70,89	44,72	15,05	59,77	-	-	206,87	20	-	Salt lake	R
Ground	20	BLOQUE 1 - DB - 7	2	3	-	74,12	63,44	36,10	12,75	48,85	-	-	186,41	21	-	Salt lake	R
Ground	21	BLOQUE 1 - DB - 8	2	3	-	74,12	64,37	36,10	12,75	48,85	-	-	187,34	22	-	Salt lake	R
Ground	22	BLOQUE 1 - DB - 9	2	3	-	74,12	63,44	36,10	12,75	48,65	-	-	186,41	23	-	Salt lake	R
Ground	23	BLOQUE 1 - DB - 10	2	3	-	76,21	70,48	44,72	15,05	59,77	-	-	206,46	24	-	Salt lake	R
Top	49	BLOQUE 1 - DA - 5	2	2	8,30	77,45	-	22,08	-	22,08	78,30	5,30	191,43	51	4	Salt lake	R
Top	50	BLOQUE 1 - DA - 6	2	2	12,50	75,31	-	22,08	-	22,08	78,30	5,30	193,49	49	5	Salt lake	R
Top	51	BLOQUE 1 - DA - 7	2	2	12,50	75,31	-	22,08	-	22,08	78,30	5,30	193,49	48	17	Salt lake	R
Top	52	BLOQUE 1 - DA - 8	2	2	8,30	77,45	-	22,08	-	22,08	78,30	5,30	191,43	47	16	Salt lake	R

*Townhouses delivery date: 4th quarter 2024

**Villas delivery date: 1st quarter 2025

Phase 2B

Semidetached
villas

Nº	Property	Bedrooms	Baths	Plot Surface	Basement	Ground Floor	First Floor	Stairs PB to P1	Total area house	English patio Terrace	Ground floor Terrace	Solarium	Pool	Total Surface	Parking space	P.V.P.
9	VP-9	3	3	225,67	70,28	72,15	12,39	7,14	161,96	8,13	135,39	61,20	10,00	376,68	89	R
10	VP-10	3	3	225,61	70,28	72,15	12,39	7,14	161,96	8,06	135,40	61,20	10,00	376,62	90	R
11	VP-11	3	3	225,26	70,28	72,15	12,39	7,14	161,96	8,13	135,39	61,20	10,00	376,68	91	R
12	VP-12	3	3	226,88	75,63	72,15	12,39	7,14	167,31	3,88	147,44	59,50	10,00	388,13	92	515.000€

Townhouse
Block 1

Floor	Nº	Property	Bedrooms	Baths	Stairs access houses	Property Surface	P-1 Surface	Terrace Surface	Basement Terrace Sur.	Total Terraces	Solarium	Stairs	Total Surface	Parking space	Nº Storage	Orientation	P.V.P.
Ground	24	BLOQUE 1 - DB - 11	2	3	-	76,21	70,93	44,72	15,05	59,77	-	-	206,91	25	-	Salt lake	R
Ground	25	BLOQUE 1 - DB - 12	2	3	-	74,12	63,44	36,22	12,75	48,85	-	-	186,41	26	-	Salt lake	R
Ground	26	BLOQUE 1 - DB - 13	2	3	-	74,12	64,37	36,10	12,75	48,85	-	-	187,34	27	-	Salt lake	R
Ground	27	BLOQUE 1 - DB - 14	2	3	-	74,12	63,42	35,90	12,75	48,85	-	-	186,39	28	-	Salt lake	R
Ground	28	BLOQUE 1 - DB - 15	2	3	-	94,37	117,90	156,85	67,72	224,57	-	-	436,84	29	-	Salt lake	R
Top	53	BLOQUE 1 - DA - 9	2	2	8,30	77,45	-	22,08	-	22,08	78,30	5,30	191,43	35	6	Salt lake	R
Top	54	BLOQUE 1 - DA - 10	2	2	12,50	75,31	-	22,08	-	22,08	78,30	5,30	193,49	34	7	Salt lake	R
Top	55	BLOQUE 1 - DA - 11	2	2	12,50	75,31	-	22,08	-	22,08	78,30	5,30	193,49	33	8	Salt lake	R
Top	56	BLOQUE 1 - DA - 12	2	2	8,30	78,34	-	43,12	-	43,12	84,45	5,30	219,51	31	9	Salt lake	R

*Townhouses delivery date: 4th quarter 2024

**Villas delivery date: 1st quarter 2025

Phase 3A



Townhouse
Block 2

Floor	Property	Bedrooms	Baths	Stairs access houses	Property Surface	P-1 Surface	Terrace Surface	Basement Terrace Sur.	Total Terraces	Solarium	Stairs	Total Surface	Parking space	Nº Storage	Orientation	P.V.P.
Ground	BLOQUE 2 - DB - 6	2	3	-	77,71	66,00	58,81	12,87	71,68	-	-	215,39	50	-	Swim.Pool	R
Ground	BLOQUE 2 - DB - 7	2	3	-	75,62	64,35	38,33	12,75	51,08	-	-	191,05	45	-	Swim.Pool	R
Ground	BLOQUE 2 - DB - 8	2	3	-	75,62	64,35	38,33	12,75	51,08	-	-	191,05	44	-	Swim.Pool	R
Ground	BLOQUE 2 - DB - 9	2	3	-	75,62	64,35	38,33	12,75	51,08	-	-	191,05	42	-	Swim.Pool	R
Ground	BLOQUE 2 - DB - 10	2	3	-	75,62	65,89	39,94	13,00	52,94	-	-	194,45	37	-	Swim.Pool	R
Ground	BLOQUE 2 - DB - 11	2	3	-	75,62	65,87	39,94	13,00	52,94	-	-	194,43	36	-	Swim.Pool	R
Ground	BLOQUE 2 - DB - 12	2	3	-	81,35	99,52	100,99	5,85	106,84	-	-	287,71	32	-	Swim.Pool	R
Top	BLOQUE 2 - DA - 5	2	2	8,30	77,45	-	22,08	-	22,08	78,30	5,30	191,43	46	10	Swim.Pool	R
Top	BLOQUE 2 - DA - 6	2	2	12,50	75,27	-	22,08	-	22,08	78,30	5,30	193,45	43	18	Swim.Pool	R
Top	BLOQUE 2 - DA - 7	2	2	12,50	75,27	-	22,08	-	22,08	78,30	5,30	193,45	41	19	Swim.Pool	R
Top	BLOQUE 2 - DA - 8	2	2	8,30	75,27	-	22,08	-	22,08	78,30	5,30	189,25	40	20	Swim.Pool	R
Top	BLOQUE 2 - DA - 9	2	2	8,30	75,27	-	22,08	-	22,08	78,30	5,30	189,25	39	21	Swim.Pool	R
Top	BLOQUE 2 - DA - 10	2	2	11,50	82,26	-	8,43	-	8,43	78,30	5,30	185,79	38	22	Swim.Pool	R

*Townhouses delivery date: 4th quarter 2024

Townhouse
Block 3

Floor	Property	Bedrooms	Baths	Stairs access houses	Property Surface	P-1 Surface	Terrace Surface	Basement Terrace Sur.	Total Terraces	Solarium	Stairs	Total Surface	Parking space	N° Storage	Orientation	P.V.P.
Ground	BLOQUE 3 - DB - 1	2	3	-	76,15	63,08	64,64	13,11	77,75	-	-	216,98	52	-	Swim.Pool	R
Ground	BLOQUE 3 - DB - 2	2	3	-	74,06	63,45	35,45	12,74	48,19	-	-	185,70	53	-	Swim.Pool	R
Ground	BLOQUE 3 - DB - 3	2	3	-	74,06	63,45	36,25	12,74	48,99	-	-	186,50	54	-	Swim.Pool	R
Ground	BLOQUE 3 - DB - 4	2	3	-	74,06	63,45	35,85	12,74	48,59	-	-	186,10	55	-	Swim.Pool	R
Ground	BLOQUE 3 - DB - 5	2	3	-	76,15	63,45	55,85	12,74	68,59	-	-	208,19	56	-	Swim.Pool	R
Ground	BLOQUE 3 - DB - 6	2	3	-	76,15	63,45	55,60	12,74	68,34	-	-	207,94	57	-	Swim.Pool	R
Ground	BLOQUE 3 - DB - 7	2	3	-	74,06	63,45	35,85	12,74	48,59	-	-	186,10	58	-	Swim.Pool	R
Ground + Top	BLOQUE 3 - DB - 8	2	3	-	66,21 + 26,56	61,58	84,16+7,25	65,12	156,53	23,40	-	246,14	59 + 1	-	Swim.Pool	R
Top	BLOQUE 3 - DA - 1	2	2	-	77,39	-	17,35	-	17,35	80,75	5,30	180,79	64	24	Swim.Pool	315.000 €
Top	BLOQUE 3 - DA - 2	2	2	-	75,25	-	16,80	-	16,80	80,75	5,30	178,10	65	25	Swim.Pool	305.000 €
Top	BLOQUE 3 - DA - 3	2	2	-	75,25	-	16,80	-	16,80	80,75	5,30	178,10	66	26	Swim.Pool	305.000 €
Top	BLOQUE 3 - DA - 4	2	2	-	77,39	-	17,35	-	17,35	80,75	5,30	180,79	67	27	Swim.Pool	310.000 €
Top	BLOQUE 3 - DA - 5	2	2	-	75,25	-	17,35	-	17,35	80,75	5,30	178,65	68	28	Swim.Pool	310.000 €
Top	BLOQUE 3 - DA - 6	2	2	-	77,39	-	16,80	-	16,80	80,75	5,30	180,24	69	29	Swim.Pool	305.000 €

*Townhouses delivery date: 3rd quarter 2025

Townhouse
Block 4

Floor	Property	Bedrooms	Baths	Stairs access houses	Property Surface	P-1 Surface	Terrace Surface	Basement Terrace Sur.	Total Terraces	Solarium	Stairs	Total Surface	Parking space	Nº Storage	Orientation	P.V.P.
Ground	BLOQUE 4 - DB - 1	2	3	-	76,15	81,75	68,11	18,75	86,86	-	-	226,66	74	-	Bio-healthy park	R
Ground	BLOQUE 4 - DB - 2	2	3	-	74,06	63,45	44,08	12,75	56,83	-	-	194,34	75	-	Bio-healthy park	R
Ground	BLOQUE 4 - DB - 3	2	3	-	74,06	63,45	44,08	12,75	56,83	-	-	194,34	76	-	Bio-healthy park	R
Ground	BLOQUE 4 - DB - 4	2	3	-	74,06	63,45	44,08	12,75	56,83	-	-	194,34	77	-	Bio-healthy park	R
Ground	BLOQUE 4 - DB - 5	2	3	-	76,15	63,19	127,20	13,00	140,20	-	-	279,54	78	-	Bio-healthy park	R
Top	BLOQUE 4 - DA - 1	2	2	-	75,25	-	17,35	-	17,35	80,85	5,30	178,75	73	30	Bio-healthy park	R
Top	BLOQUE 4 - DA - 2	2	2	-	77,39	-	16,80	-	16,80	78,80	5,30	178,29	72	31	Bio-healthy park	309.000 €
Top	BLOQUE 4 - DA - 3	2	2	-	75,25	-	16,80	-	16,80	78,80	5,30	176,15	71	32	Bio-healthy park	309.000 €
Top	BLOQUE 4 - DA - 4	2	2	-	77,39	-	17,35	-	17,35	78,80	5,30	191,71	70	33	Bio-healthy park	330.000 €

*Townhouses delivery date: 4th quarter 2025



1.- Semi-detached villas

Promotes:



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Torre Vieja



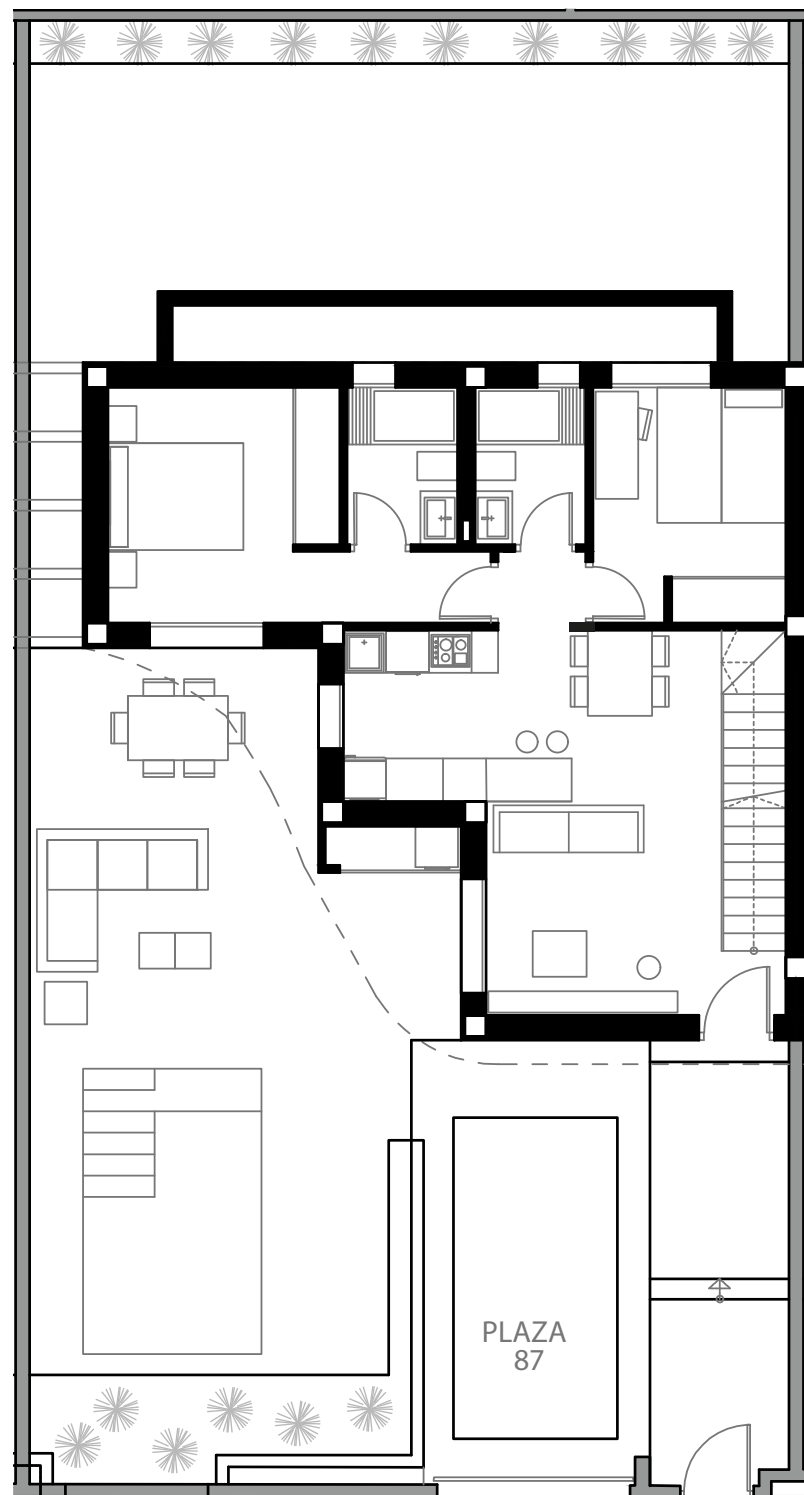
1.- Semi-detached villas



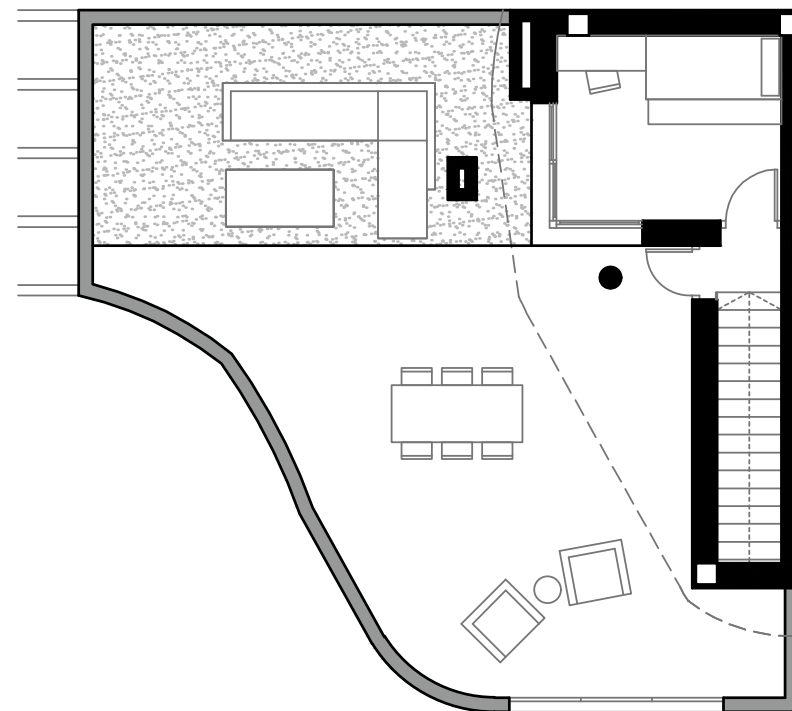
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PROPERTY Phase 2A: VP-7

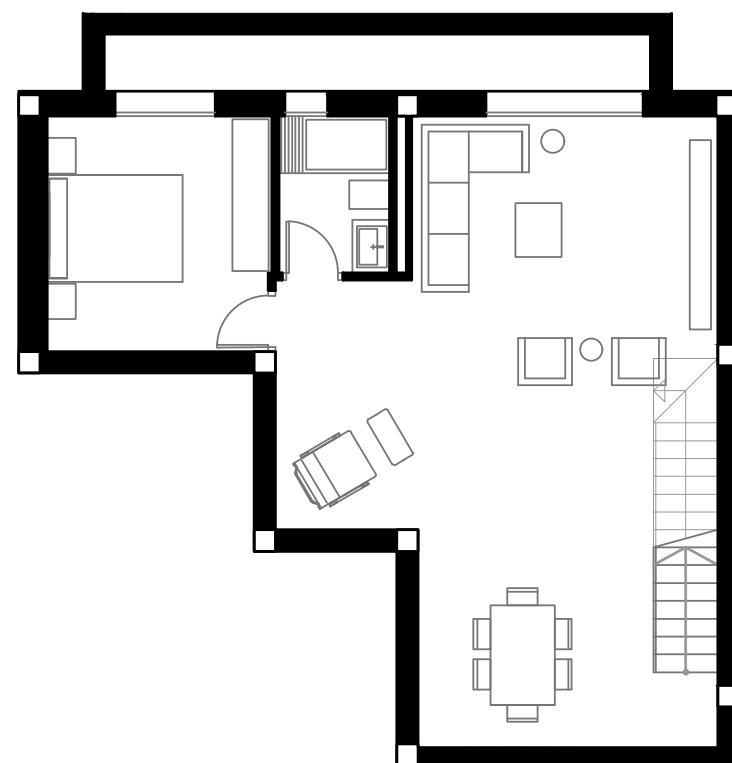
Property location



P 0



P 1



P -1



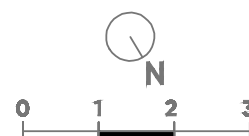
BUILT SURFACES

Plot Surface	225.48 m ²
P -1	70.28 m ²
Ground Floor	72.15 m ²
1st Floor	12.39 m ²
Stairs GF to 1st Floor	7.14 m ²
Total House	161.96 m ²
GF Terrace+Garden+Parking	135.27 m ²
Solarium	61.20 m ²
TOTAL	376.49 m ²

USEFUL SURFACES

P 0	
Living-Room-Kitchen	27.70 m ²
Bedroom 1	13.08 m ²
Bedroom 2	8.91 m ²
Bathroom 1	3.41 m ²
Bathroom 2	3.41 m ²
Corridor	1.10 m ²
Total P 0	57.61 m ²
P 1	
Bureau	8.20 m ²
Stairs	0.64 m ²
Total P 1	8.84 m ²
P -1	
Basement	44.38 m ²
Store Room	10.67 m ²
Bathroom 3	3.41 m ²
Total Basement	58.46 m ²
Total House	124.91 m ²
Total Ground Floor Terrace	130.15 m ²
Total Solarium	56.95 m ²

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Promotes:



Commercializes:





2.- Ground floor townhouses

Promotes:



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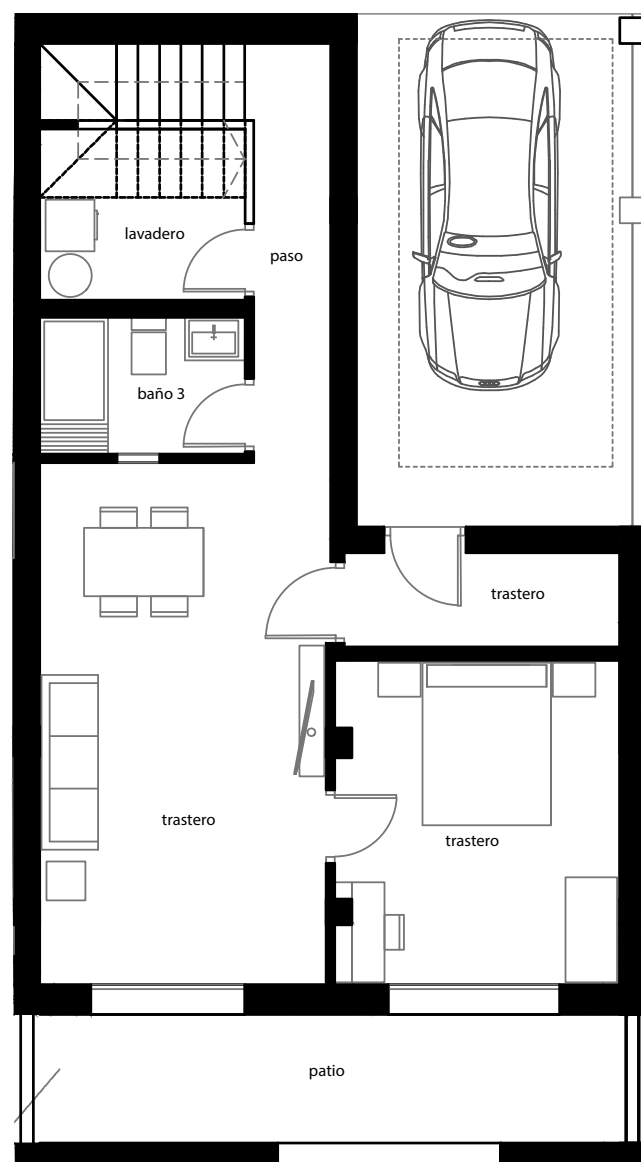
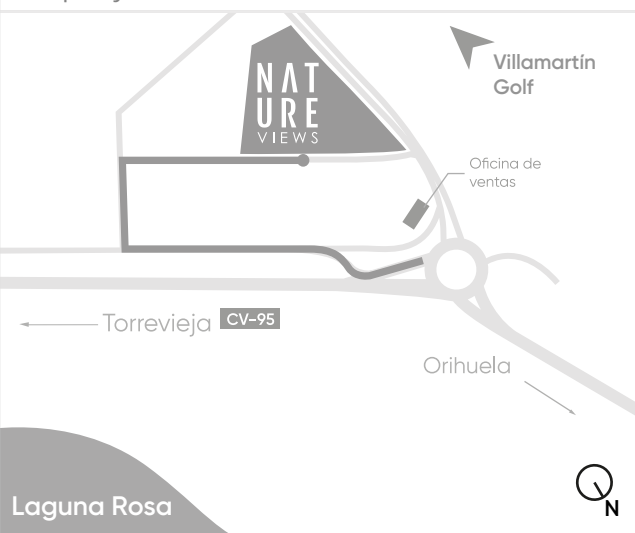
2.- Ground floor townhouses



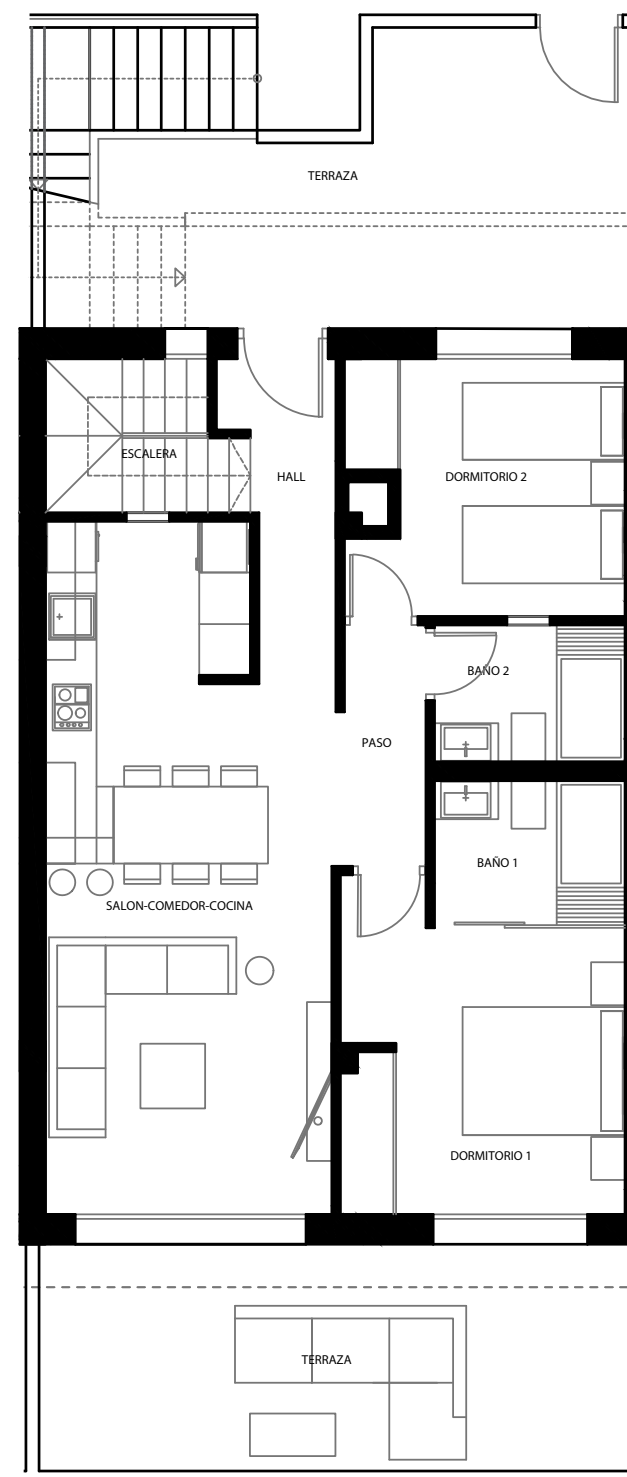
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PROPERTY Phase 4: BLOQUE 4-DB-2

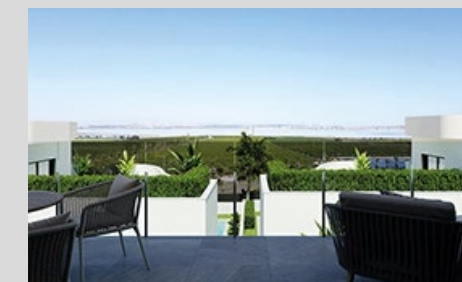
Property location



P-1



P 0



BUILT SURFACES

House	137.51	m ²
P -1	63.45	m ²
P 0	74.06	m ²
Terrace P -1	12.75	m ²
Terrace P 0	44.08	m ²
Total Terraces	56.83	m ²
Stairs	-	m ²

TOTAL 194.34 m²

USEFUL SURFACES

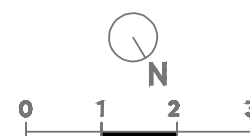
P 0		
Living-Room-Kitchen	25.64	m ²
Bedroom 1	11.52	m ²
Bedroom 2	9.81	m ²
Bathroom 1	3.77	m ²
Bathroom 2	3.57	m ²
Corridor	2.68	m ²
Hall	3.92	m ²
Stairs	3.87	m ²
Total P 0	64.78	m ²

P -1		
Storage room	20.95	m ²
Storage room	12.60	m ²
Storage room	3.55	m ²
Bathroom 3	3.85	m ²
Laundry Room	5.70	m ²
Corridor	4.40	m ²
Total P -1	51.05	m ²

Total House	115.83	m ²
Total Terrace P -1	10.40	m ²
Total Terrace P 0	37.45	m ²



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Promotes:



Commercializes:





3.- Top floor townhouses

Promotes:



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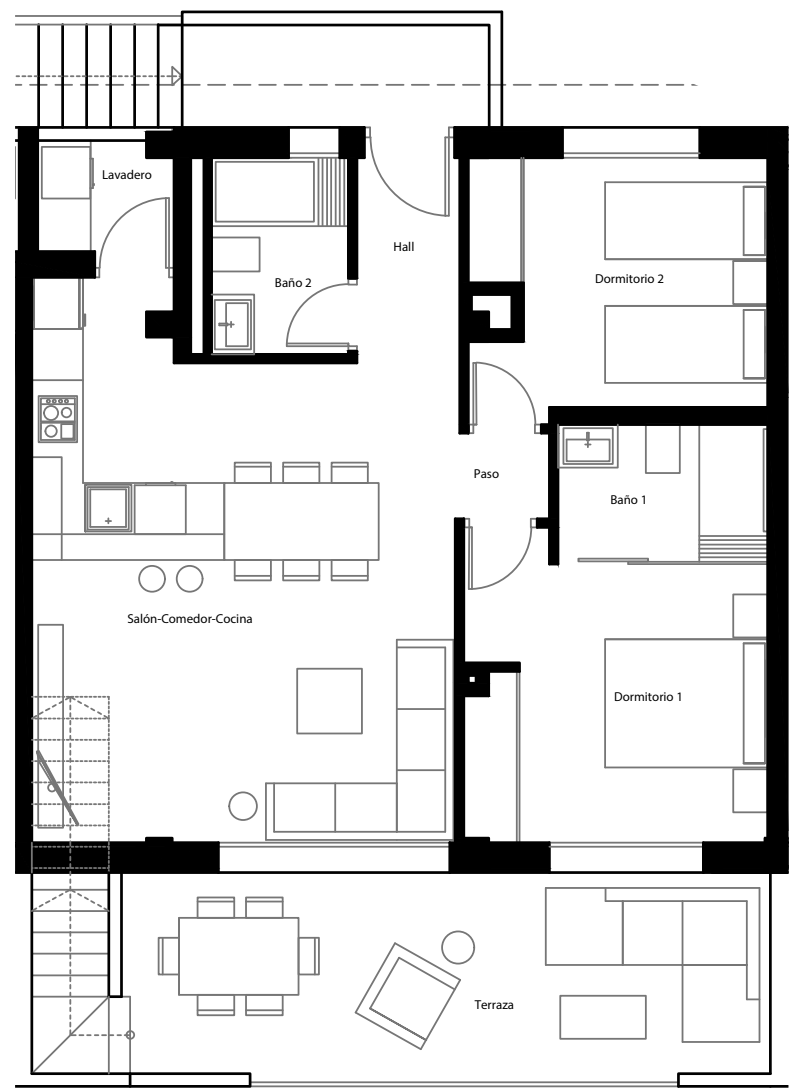
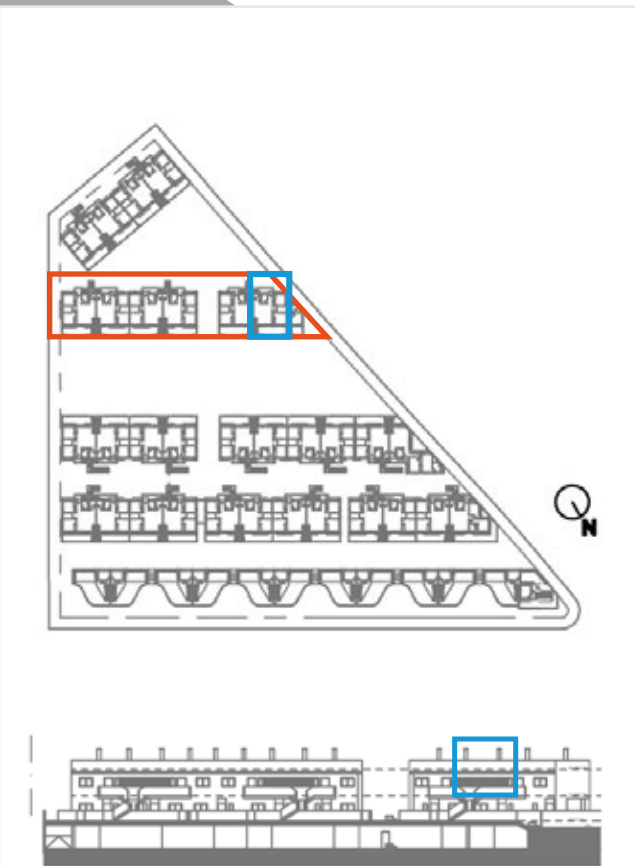
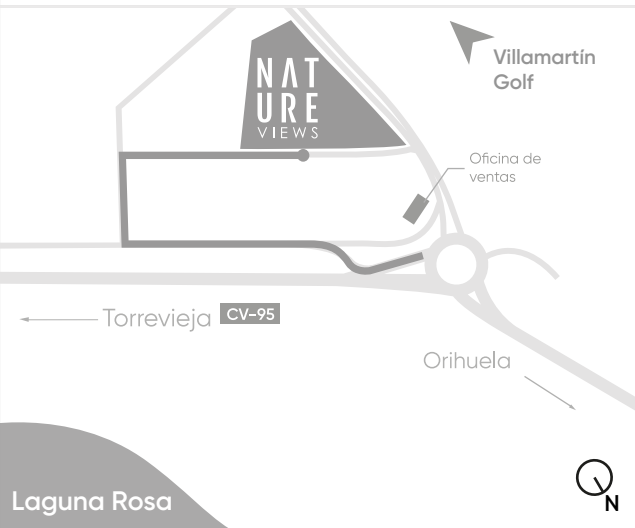
3.- Top floor townhouses



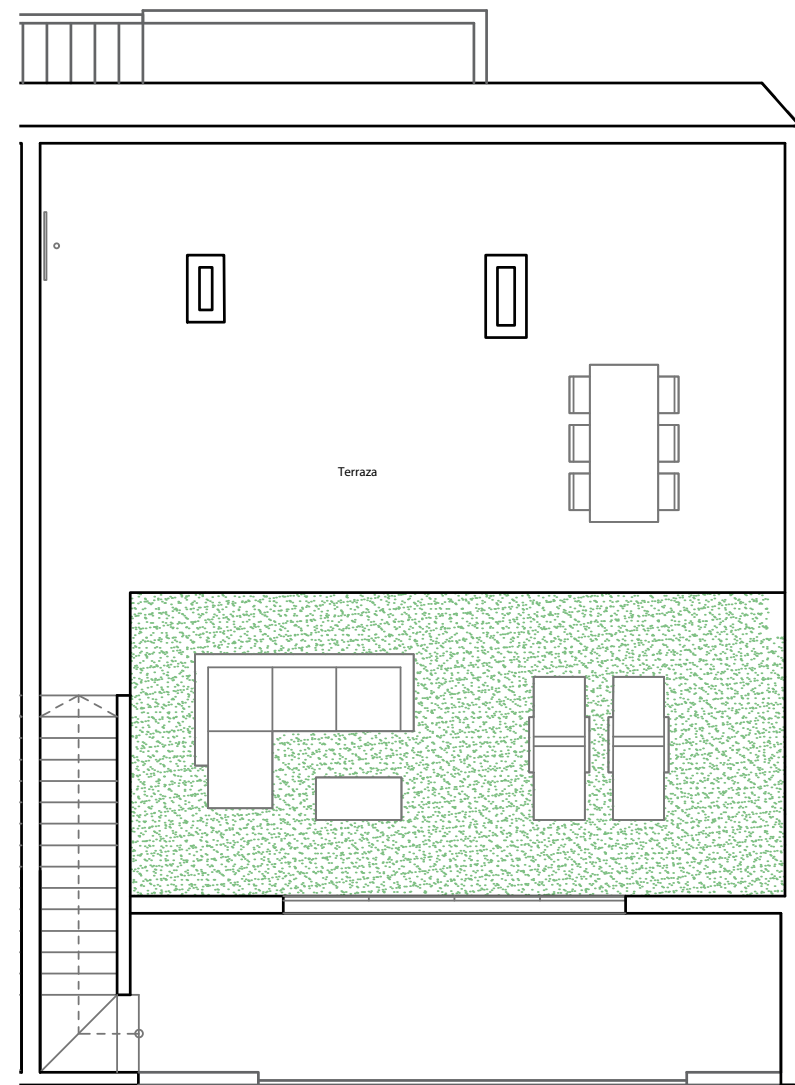
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PROPERTY Phase 3B: BLOQUE 3-DA-6

Property location



P1



P2



BUILT SURFACES

House	77.39	m ²
P 1	77.39	m ²
P 2	-	m ²
Terrace P 1	22.10	m ²
Terrace P 2	80.75	m ²
Total Terraces	102.85	m ²
Stairs	-	m ²

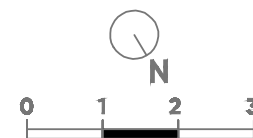
TOTAL	180.24	m ²
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USEFUL SURFACES

P 1		
Living-Room-Kitchen	29.45	m ²
Bedroom 1	11.95	m ²
Bedroom 2	9.80	m ²
Bathroom 1	3.92	m ²
Bathroom 2	3.68	m ²
Corridor	1.05	m ²
Hall	2.88	m ²
Laundry Room	2.07	m ²
Total P 1	64.80	m ²

Total House	64.80	m ²
Total Terrace P 1	18.25	m ²
Total Terrace P 2	73.45	m ²

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Promotes:



Commercializes:



QUALITIES

THE INNER DEVELOPMENT

Development and access

Security. The exclusive residential complex will have pedestrian access controlled by a common access key/keychain, video intercom, monitored by Closed Circuit TV Cameras 24 hours a day.

Centralized mailboxes for the 84 homes.

Common areas

Bicycle parking spaces, large indoor common areas and natural recreation areas.

The pedestrian passage areas will be finished with floated and/or printed concrete paving and artificial grass areas, to be specified by the FD.

Gardening depending on the area composed of palm trees, other trees, and in some areas and shrubs in various areas of the plot.

Irrigation system with programmers, to facilitate maintenance and correctly manage water consumption.

Bio-healthy area and children's games outside.

Lighting installations in common areas, equipped with LED technology.

Swimming pool

Recreation area next to community pools of approximately 900 m², with a swimming pool for adults with access ladder and stainless steel bar, and another for children, finished in tile, with purification installation and lighting with LED spotlights.

WIFI in the pool area.

Beach area with printed concrete, artificial grass and bushes with trees.

All this surrounded by perimeter fencing and an access door, to control your access.

The semi-detached villas include a 10m² pool.

Basement

With regulated access with control for motorized door for vehicles to the garage.

Vehicle entry and exit access will be through Calpe street.

From the basement there is pedestrian access to the common areas on the ground floor, and there is also an elevator, with an automatic closing system, accessible for the disabled and with pre-installation for a telephone connection to the outside.

Equipped with regulatory installations such as electrical lighting, fire detection, carbon monoxide and forced ventilation, all according to current regulations.

Floor finish in gray polished concrete, with signage paint on walls and pillars.

Entrance and exit ramps with printed or scratched concrete, in colors and textures to be chosen by the FD.

Storage rooms in the basement with metal door, ventilation and interior light point. Interior walls of painted concrete and the rest plastered with a single-layer burnished finish.

The basement has a channeling planned from the centralization of meters, as a provision for possible installation by each owner of all the upper floor duplexes and ground floor duplexes block 2, in their electric vehicle charging point square.

In the ground floor duplexes of block 1, a charging socket will be provided from the house for your car in your parking space.

In the semi-detached villas, they will have a charging socket provided in their own square.

From the basements it will be possible to access the duplex apartments on the ground floor, entering through their private part and ascending by internal stairs.

QUALITIES

BUILDINGS

Foundation

Made with reinforced concrete footings.

Structure

Formed by pillars, slabs and reinforced concrete stairs.

All low and high townhouses homes have a reinforced area planned for the possible location of a Jacuzzi (pre-installation not included).

Facade and roof

The facade will be finished with a combination of different colors of monolayer scratched and waterproofed with exterior paint.

The separations between neighbors are blind approximately 1.60m high and have balcony railings with wall areas and laminated transparent safety glass areas.

Coating with various types of flooring on the roof, with thermal insulation based on 10cm expanded polystyrene and waterproofing by means of a sheet, under flooring.

Sustainable construction, with energy savings and improved comfort in the homes on the top floor.

Common areas

On the access stairs to homes, ceramic treads and masonry railings finished in monolayer.

Energetic qualification

The houses have an energy rating B.

THE HOUSE

Brickwork

External enclosures with double brick factory, and intermediate thermo-acoustic insulation according to CTE. Interior partition with double hollow brick of 7 cm., received with cement mortar and party walls between houses with double partition and acoustic insulation.

Tiled

Combination of 1st national quality ceramic coverings from floor to ceiling in bathrooms with Relief of 30x90cm, combined with areas finished in paint.

Laundry room also finished in ceramic coverings on all its walls, combined with areas finished in paint.

Floor

Porcelain flooring of 1st national quality in the interior of the house, 60x60cm., with white porcelain baseboard.

Between floors, a sheet with thermal and acoustic insulation properties will be placed.

For the ground floor terraces and private solarium on the roof, non-slip ceramic stoneware of 1st national quality of 31x60cm will be used in combination with artificial grass, adding thermal insulation on the roof.

Continuous lining

Continuous plastering with white plaster on vertical walls, with PVC lifeguards.

Smooth plaster throughout the house.

In the common bathroom, where a future location for an interior air conditioning machine is planned, they will be removable plates for installation and maintenance.

Paint

Plastic paint with a smooth finish throughout the house. Off-white walls and ceilings.

QUALITIES

Internal carpentry

Armored entrance door of the Italian brand DIERRE model Sparta 5, with side locking points, maximum security lock with anti-drill and anti-leverage protection, classified with Class 3 anti-intrusion protection, white lacquered inside and finished on the outside in board White PVC.

2.10 m high passage doors, plain blind with top fixed, finished in white, with chrome closing handles.

All the houses are equipped with two built-in wardrobes with folding and/or sliding leaves in white.

The interiors will be finished with Textile White melamine, equipped with a hanging rail and an upper mezzanine in all the cabinets.

External carpentry

Aluminum of recognized national prestige, lacquered in color RAL 7022 or similar, with RPT, with sliding opening windows, except bathrooms with tilt-and-turn opening located in: ground floor villas, ground floor duplex and upper floor duplex. Balcony doors with opening with sliding leaves.

Aluminum blinds with motorized push-button operation on the inside, in each room.

Open aluminum blinds in laundry room.

Windows and French windows with double glazing with solar control, configuration (4+4) +16+(4+4) mm Planiterm XN. Separations and door with 5+5 white laminated glass, between the main bedroom and its bathroom.

Plumbing

Composed of connection from the outside to battery meters, connections to homes and internal network in the home with hot and cold water.

Shut-off keys per dwelling, in bathrooms, kitchen and toilets, with bi-thermal water intakes for the washing machine and dishwasher.

Hot water pipes, insulated to reduce heat losses.

Drains made according to standards with PVC.

The ground and upper floor duplex homes will have a cold water point on their terrace. In addition, the tall duplexes in their solarium will have a point for a type of mobile shower with cold water.

The villas will have a point on the ground floor-plot for a type of mobile shower with cold water.

Domestic hot water (DHW) is produced individually using aerothermal equipment and electrical resistance support, with a capacity of at least 110l, located in the laundry room.

Toilet

Toilets of the first Spanish brand, both in the common bathroom and in the bathroom of the main room.

In the bathroom of the main room and the common bathroom, washbasin furniture with front in novo natural or novo albino finish, and sides in matte white.

In both bathrooms mirror with indirect lighting.

Shower trays in all Roc-Stone bathrooms with a white slate finish or similar, from the Spanish brand Poalgi or similar.

Fixed shower screens included in all bathrooms.

Thermostatic faucets in showers, single-lever faucets in sinks and sink.

All homes have a tap to the outside.

Steel sink of the brand EURO FREGADERO STEEL LUXOR 50 440X540 mm.

Electricity

Installation with a high degree of electrification 9.2 KW, with panel protections against overcurrents and electrical derivations, all the metallic elements of the home and building being connected to the ground connection at the foundation.

All homes will have a TV point and plug on the terraces.

In addition, the house on the upper floor in its private solarium, will have a TV point and electricity.

The houses with a basement floor will have a TV point installation, plugs and a TLF socket. Video intercom installation with color screen, in all homes. Top brand mechanisms.

QUALITIES

Telecommunications

The houses are delivered with the following sockets installed:

1. Living room 5 sockets (Optical fiber / Television / Data and telephone network / Data and telephone network / Coaxial cable or reserve socket).
2. Master bedroom 4 sockets (Television / Data and telephone network / Data and telephone network / Coaxial cable or spare socket).
3. Other bedrooms and rooms, 2 sockets (Television and data network/Telephony).
4. Hall or vestibule: A configurable socket (a base with cover and conduit is left for the user to install whatever they may need (fiber optic socket or telephone or data socket, for example). The urbanization will have the following supported telecommunications services:
5. Radio and digital terrestrial television. It is delivered with service.
6. Digital satellite radio and television. All the pre-installation is delivered to support two different satellites, placing one of the antennas with the delivery of a digital receiver for each home.
7. Fiber optics. It is delivered with the centralized connection at the RITI community site, in the absence of an operator making the timely connection of the service there. Additionally, a modem terminal must be installed in the home.
8. Data and telephony network. All rooms interconnected with a Category 6 class E network. Connection terminal in the RITI community area.

Alarm

Alarm system with 3 interior detectors and keyboard.

Possibility that it can be controlled with an APP for remote control with a Smartphone.

Ventilation

To meet the CTE requirements for air ventilation in homes, they will be equipped with the following ventilation systems:

- For kitchens with forced smoke ventilation with hood type filtering group with individual tube up to the roof.
- Ventilation system or forced air renewal for the rest of the house according to CTE.

Home appliances

All the houses include in the price the following home appliances: oven, microwave, dishwasher, ceramic hob, extractor hood, washing machine and fridge.

Air conditioning / Heating

Pre-installation of Hot/Cold Air Conditioning, impulsion through ducts and returns through grids in the false ceiling (heat pump not included).

In semi-detached villas on the first floor, pre-installation of Split is included (machine not included).

Kitchen

Designer kitchen with countertop and compact quartz front between wall and base units, equipped with base and wall units, with drawers equipped with cushioned guides and drawer and door fronts in a combination of white laminate and wood laminate areas.

Equipments

Interior recessed lighting in the ceilings of the house, Led type, is included. Led strip is also included in the fitted wardrobes.

In addition, all lighting on the terrace is included in all homes.

Private basement ground floor townhouses in block

The basements are finished with ceramic flooring, plaster walls and paint finishes, and plaster ceilings finished in paint.

Covered English patios, open to the outside with lighting and ventilation. They will be finished in non-slip ceramic flooring, and washed/burnished monolayer plastered walls.

Electrical installation, they will have a TV point installation, plugs and a TLF socket. Lighting included in recessed ceiling type LED.

In housing basement floors, distribution of partitions according to plans is included.

Bathroom finished with toilets and ceramic tiles.

QUALITIES

Private garden on the ground floor townhouses:

- Semi-detached houses:

Plot with non-slip ceramic exterior pavement. Rest of plot composed of artificial grass and topsoil. Part of the perimeter will have a natural vegetal hedge, according to the plan.

The separation fences between neighbors and interior common areas will be made with blind enclosures 1.60-1.80m high finished in scraped monolayer.

The villas will have a point on the ground floor-plot for a type of mobile shower with cold water.

- Ground floor townhouses:

Terraces with non-slip ceramic exterior paving.

The separation fences between neighbors and interior common areas will be made with a 1.60m high blind enclosure finished in scraped monolayer.

They will have a cold water point on their terrace.

In the block homes there is an "English patio" on all ground floors to illuminate and ventilate the basement of each home.

Pre-installation for split air conditioning in the basement living room (only in the ground floor duplexes of phases 2 and 3).

- Top floortownhouses:

In detail, in addition to everything specified above, the solarium of the homes will be delivered finished with:

- Staircase with concrete structure, masonry enclosures and handrails for climbing, steps finished in ceramic stoneware.
- It will have a TV point and plug, and lighting on the exterior wall.
- In its private solarium there will be a point for a type of mobile shower with cold water.

Private basement in some semi-detached villas

The basements are finished with ceramic flooring, plaster walls and paint finishes, and plaster ceilings finished in paint.

Electrical installation, they will have a TV point installation, plugs and a TLF socket. Lighting included in recessed ceiling type LED.

In housing basement floors, pre-installation of Split is included. (machine not included).

Bathroom finished with toilets and ceramic tiles.

NOTE: The present report has the purpose of specifying the general characteristics of the materials of the work referred to, reserving the promoter the possible modifications or revisions that are introduced by the facultative management (DF) of the work always according to the criterion of improvement and correct adaptation to it.

If for manufacturing reasons of our suppliers, any of the models specified here are no longer manufactured, it will be replaced by an alternative one with similar characteristics.

It should be clarified that the abbreviation of CTE refers to a regulation applied to construction (Technical Building Code)

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NOTE: THE DELIVERY DATE IS: 12 months from the start of the work execution.

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