





ALMENDRO 38



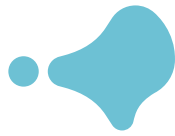
ALMENDRO 38

 **Santa Rosalía**
lake and life resort



The properties will be delivered observing the specifications indicated unless technical or administrative reasons prevent this, in which case they may be modified by the project management without any detriment to the initial quality standards expected. 12/05/25.

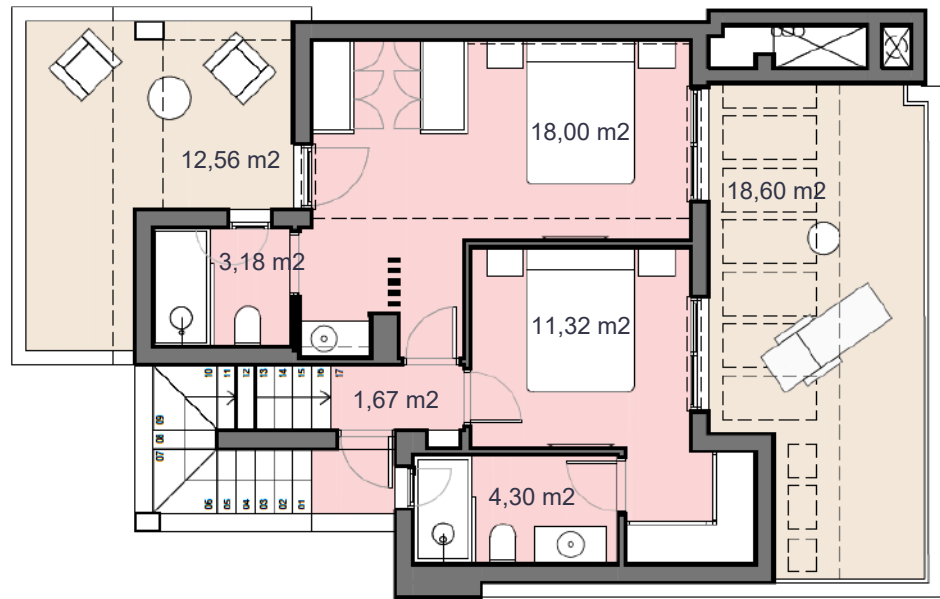
 **creamos
espacio**
José Díaz García



GROUND FLOOR



FIRST FLOOR



santarosalia.life



Santa Rosalía

lake and life resort



SURFACES

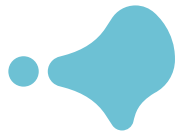
VILLA 1	299,45	m2
construction surface		
Ground floor	71,88	m2
First floor	49,00	m2
Basement	128,33	m2
TOTAL INTERIOR	249,21	m2
Terraces first floor	31,16	m2
Solarium	45,72	m2
TOTAL TERRACES	76,88	m2

Documento de carácter informativo, no contractual. Puede sufrir variaciones por razones técnicas, legales o comerciales. El mobiliario y electrodomésticos son meramente decorativos y no incluidos.

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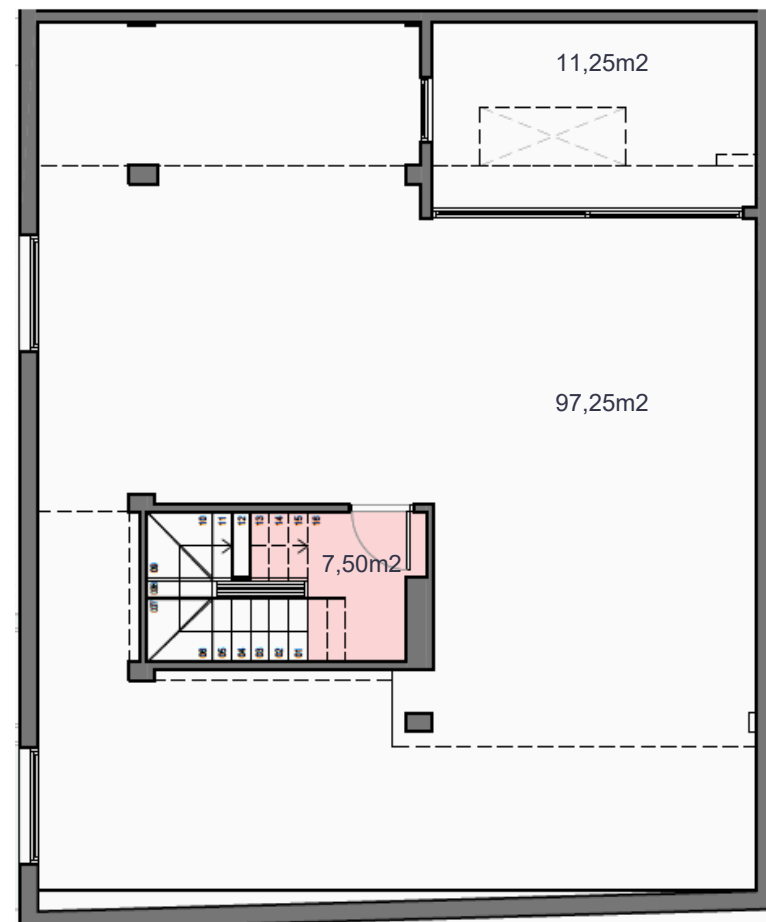


José Díaz García

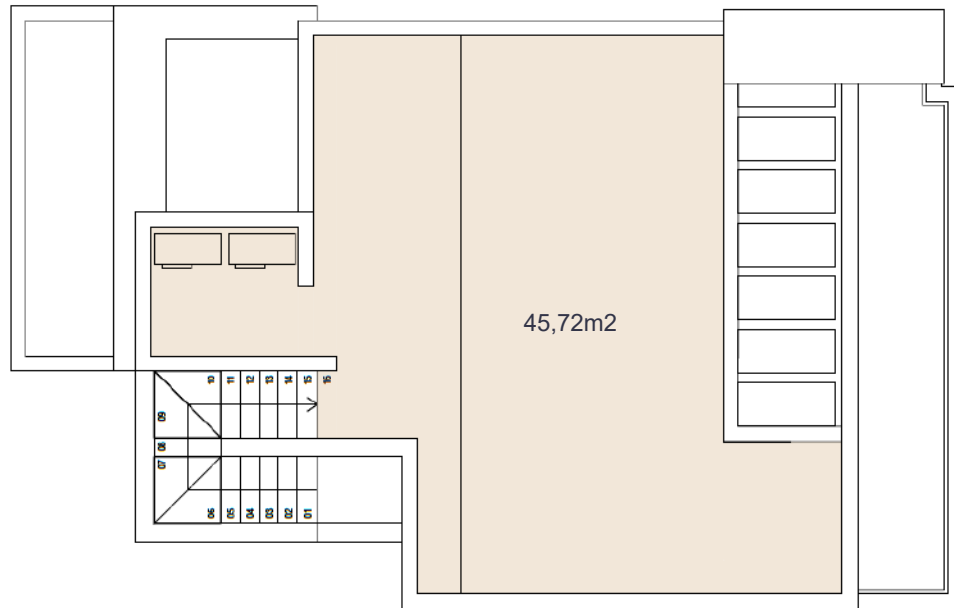


ALMENDRO 38

BASEMENT



SOLARIUM



Santa Rosalia lake and life resort



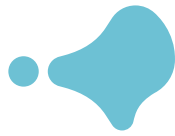
SURFACES

VILLA 1	299,45	m2
construction surface		
Ground floor	71,88	m2
First floor	49,00	m2
Basement	128,33	m2
TOTAL INTERIOR	249,21	m2
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TOTAL TERRACES	76,88	m2

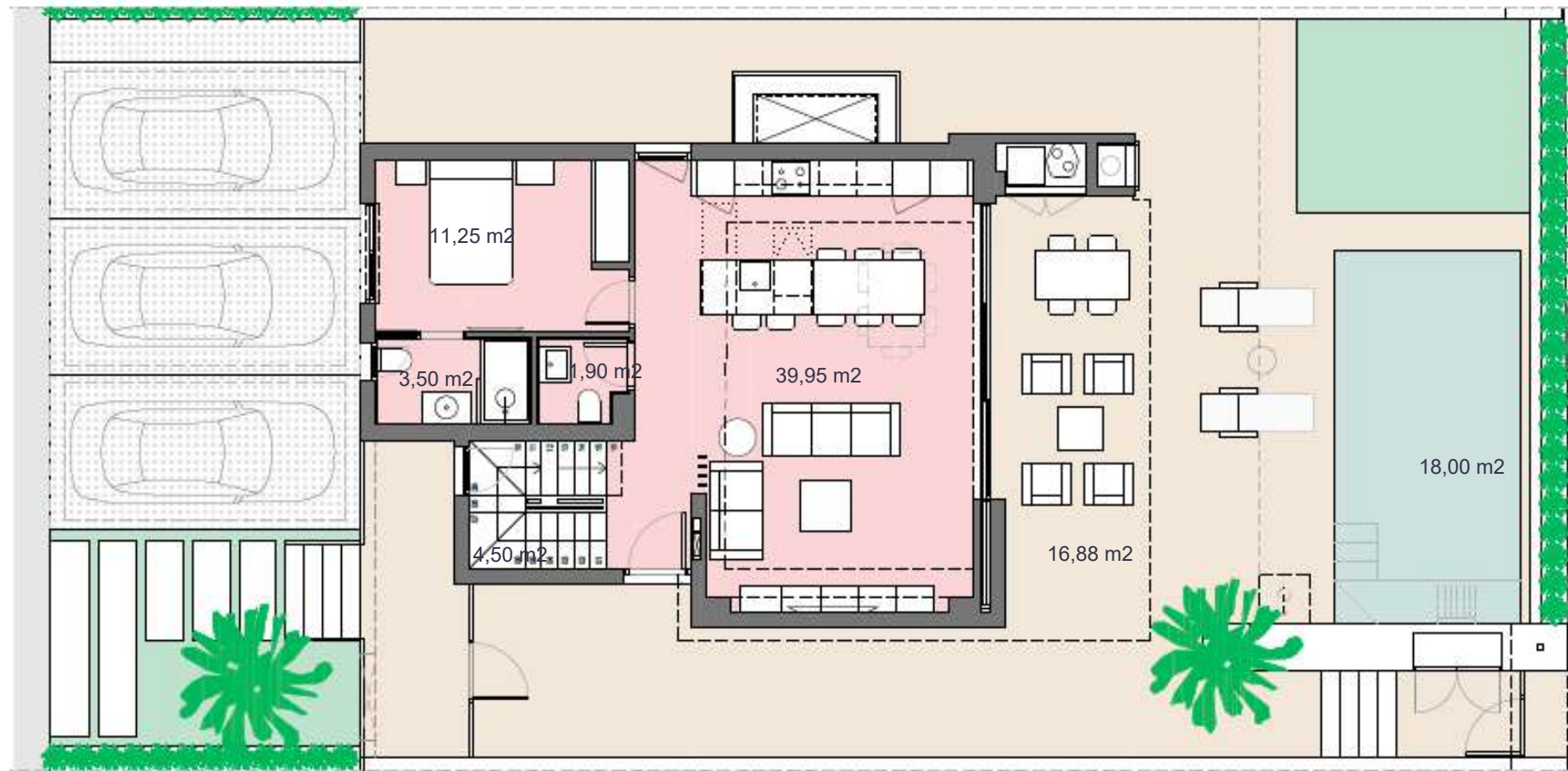
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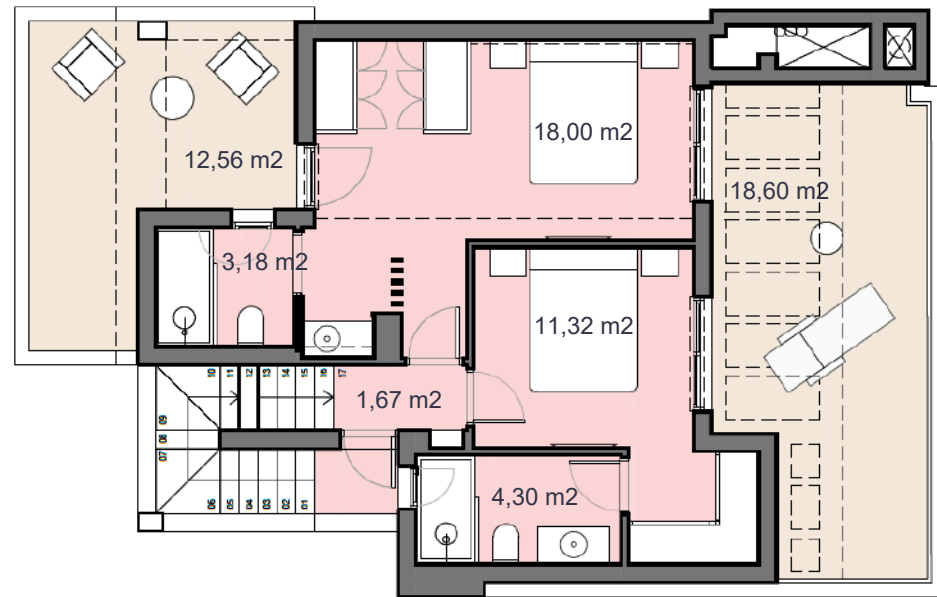




GROUND FLOOR



FIRST FLOOR



Santa Rosalía

lake and life resort



SURFACES

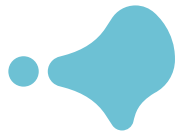
VILLA 2	293,90	m2
construction surface		
Ground floor	71,88	m2
First floor	49,00	m2
Basement	124,85	m2
TOTAL INTERIOR	245,73	m2
Terraces first floor	31,16	m2
Solarium	45,72	m2
TOTAL TERRACES	76,88	m2

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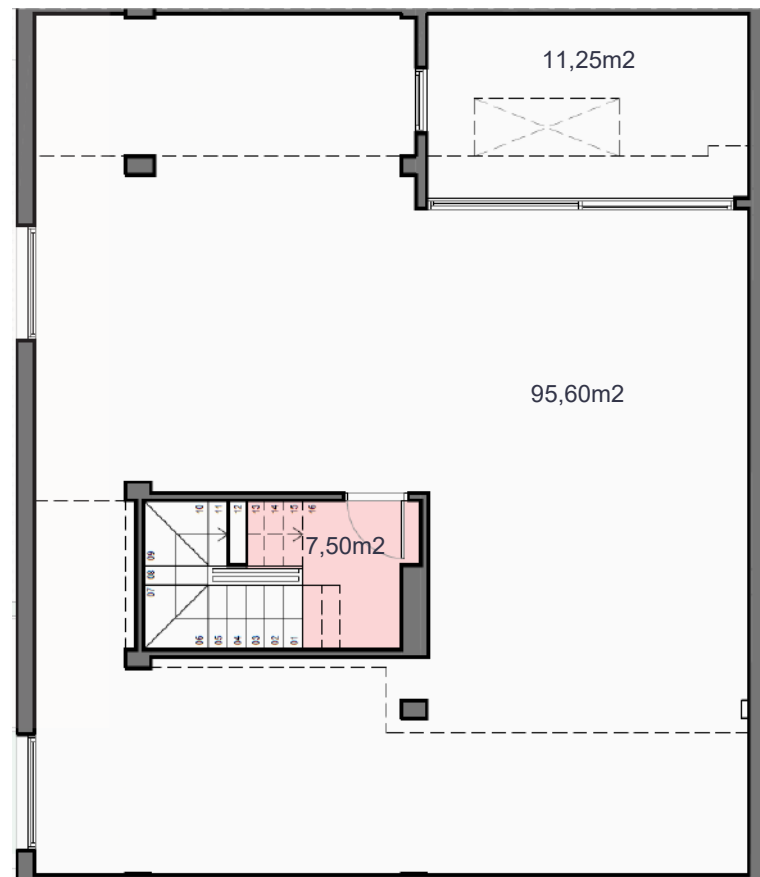


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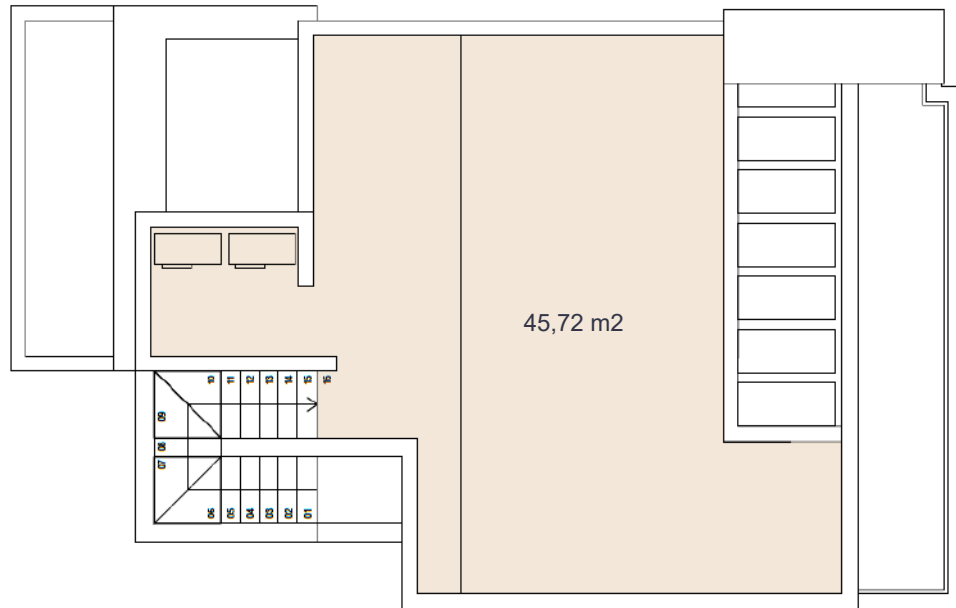


ALMENDRO 38

BASEMENT



SOLARIUM



Santa Rosalia lake and life resort



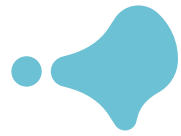
SURFACES

VILLA 2	293,90	m2
construction surface		
Ground floor	71,88	m2
First floor	49,00	m2
Basement	124,85	m2
TOTAL INTERIOR	245,73	m2
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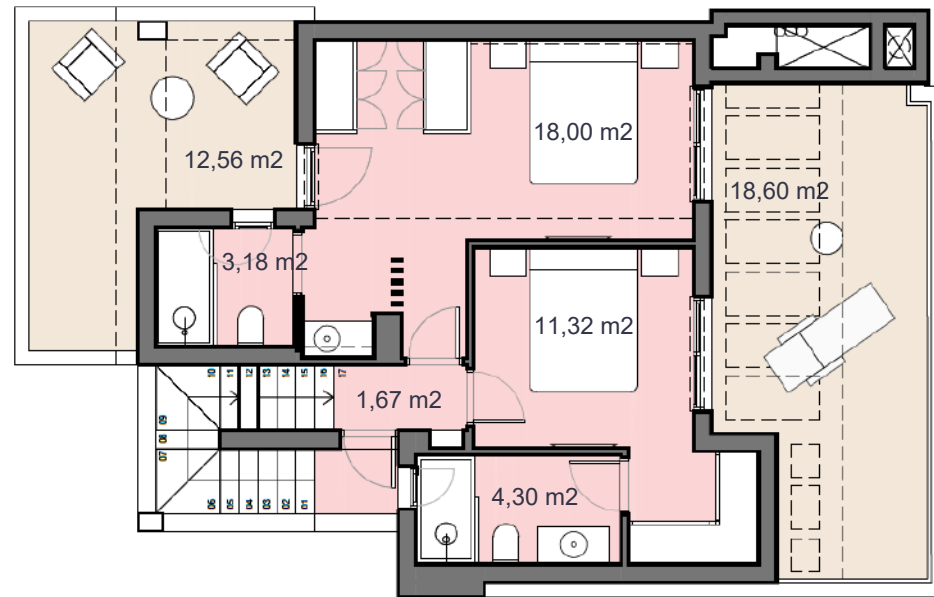
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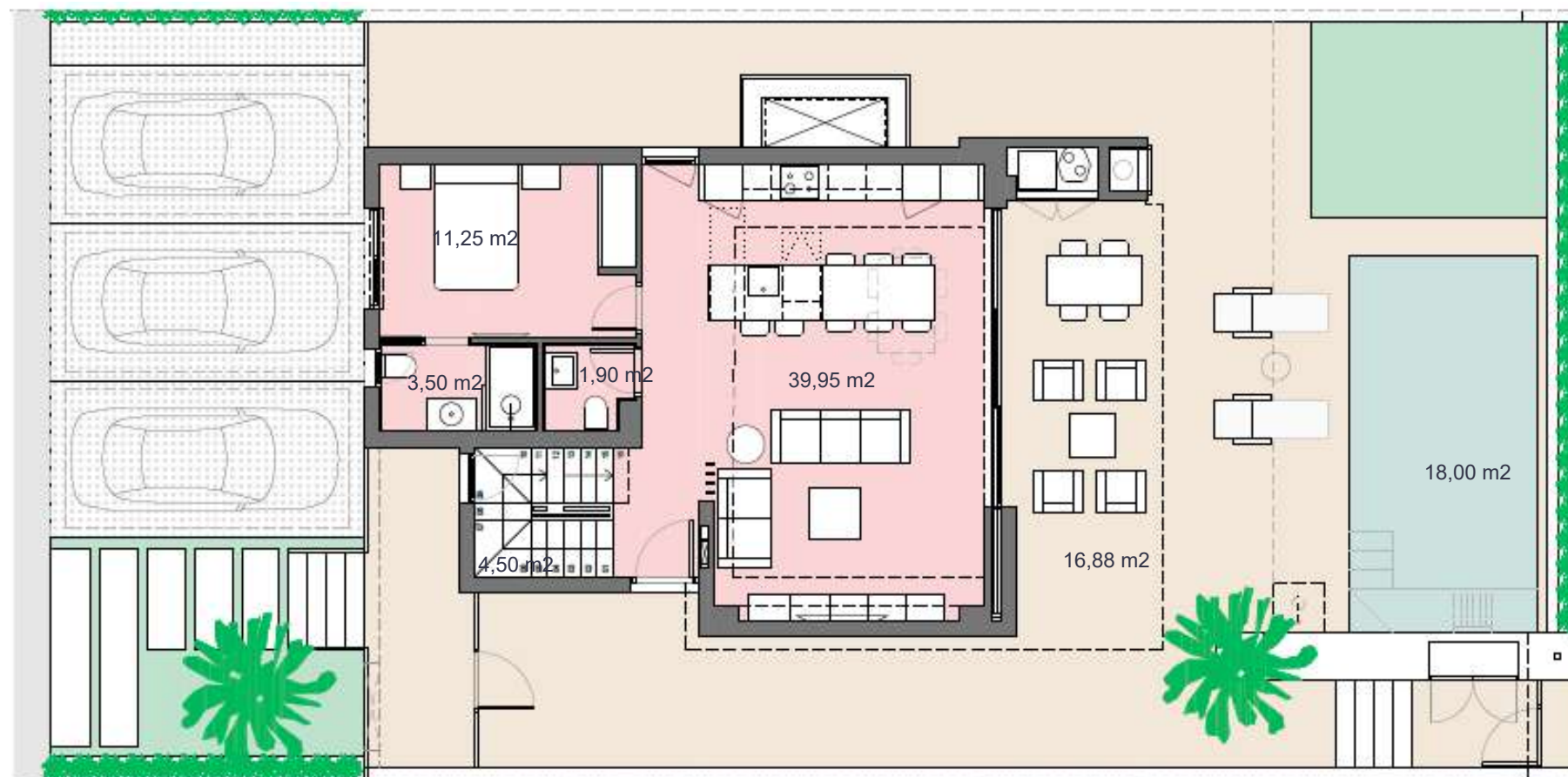


ALMENDRO 38

FIRST FLOOR



GROUND FLOOR



Santa Rosalía lake and life resort



SURFACES

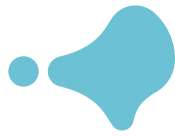
VILLA 3	292,90	m2
construction surface		
Ground floor	71,88	m2
First floor	49,00	m2
Basement	124,85	m2
TOTAL INTERIOR	245,73	m2
Terraces first floor	31,16	m2
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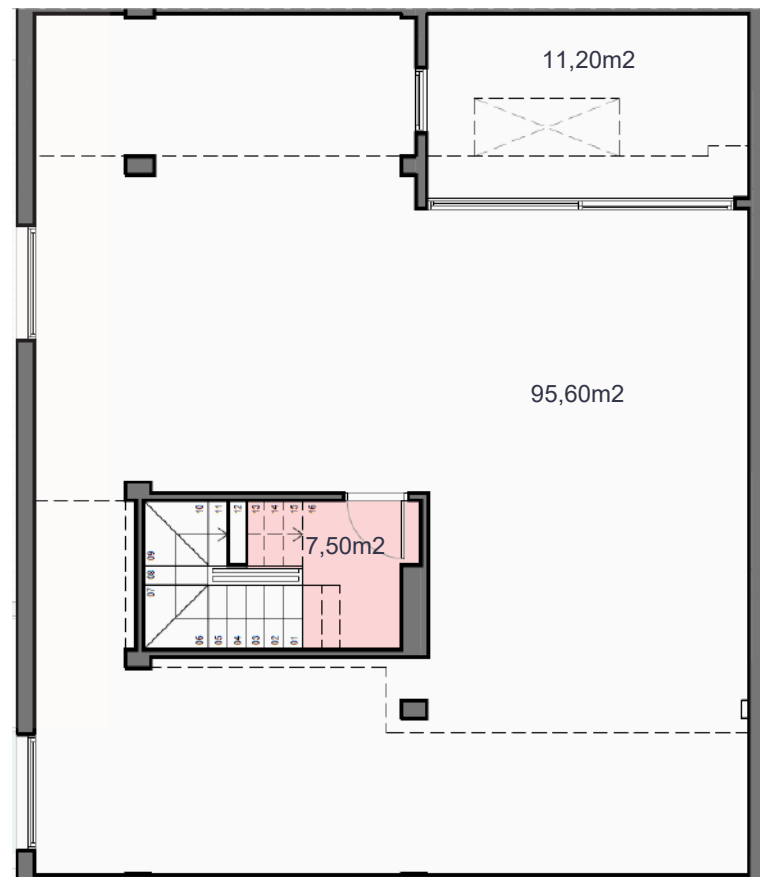


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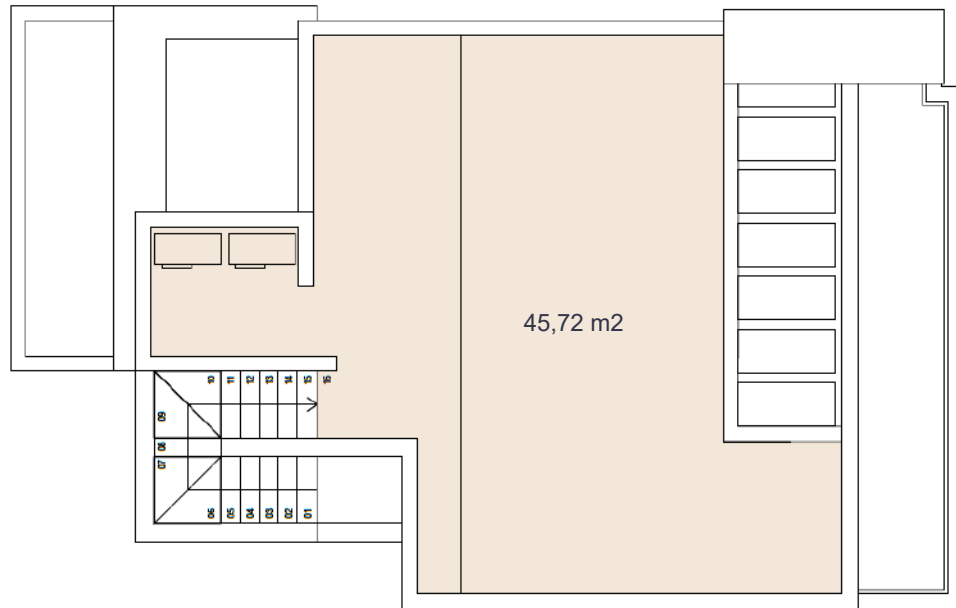


ALMENDRO 38

BASEMENT



SOLARIUM



Santa Rosalia lake and life resort



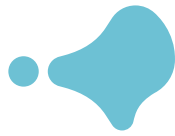
SURFACES

VILLA 3	292,90	m2
construction surface		
Ground floor	71,88	m2
First floor	49,00	m2
Basement	124,85	m2
TOTAL INTERIOR	245,73	m2
Terraces first floor	31,16	m2
Solarium	45,72	m2
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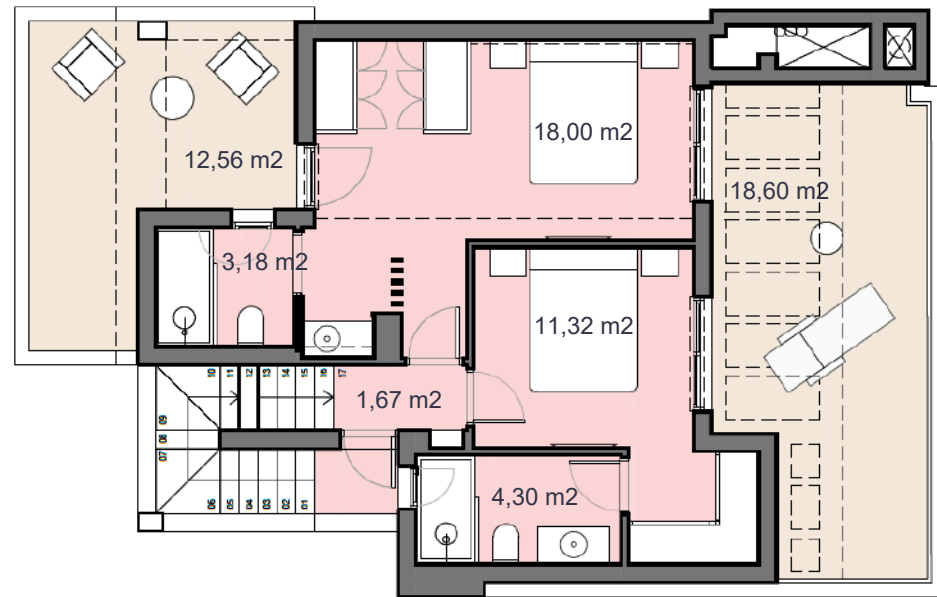




GROUND FLOOR



FIRST FLOOR



Santa Rosalía

lake and life resort



SURFACES

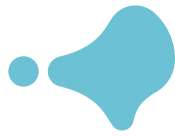
VILLA 4	291,85	m2
construction surface		
Ground floor	71,88	m2
First floor	49,00	m2
Basement	124,85	m2
TOTAL INTERIOR	245,73	m2
Terraces first floor	31,16	m2
Solarium	45,72	m2
TOTAL TERRACES	76,88	m2

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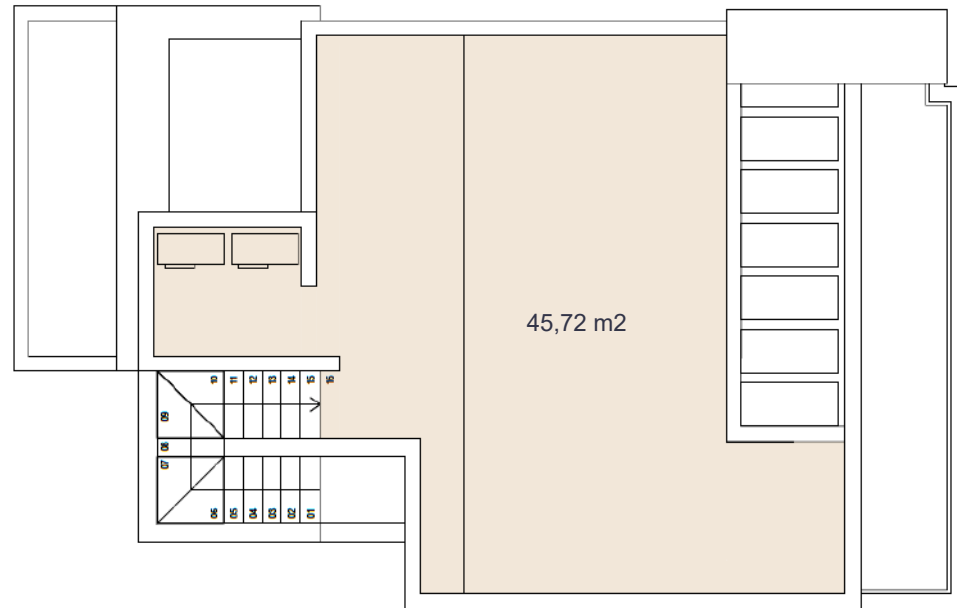


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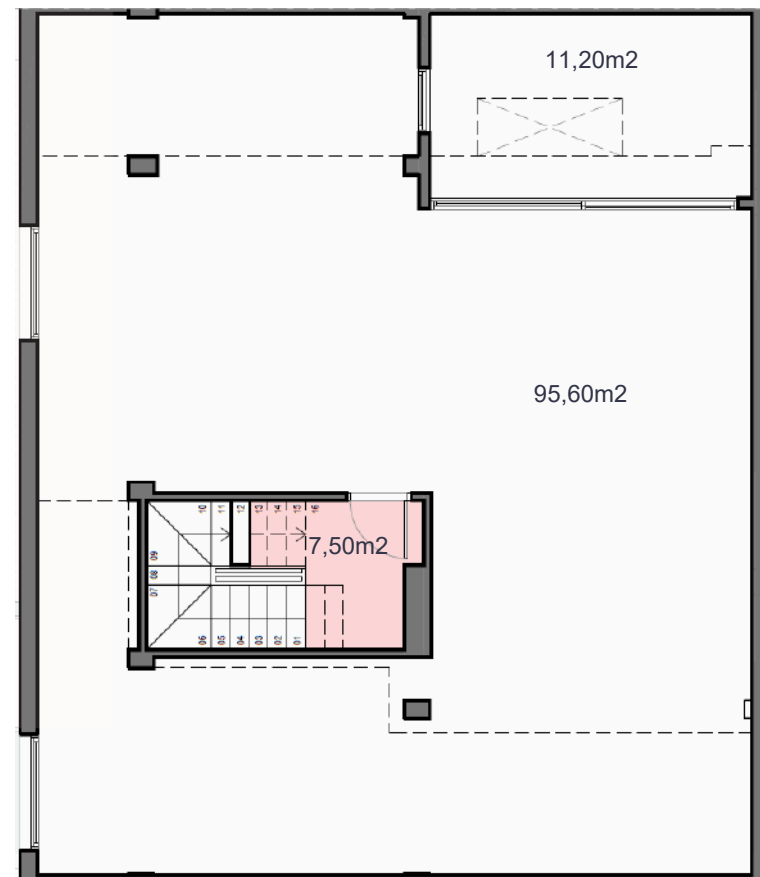


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SOLARIUM



BASEMENT



Santa Rosalía lake and life resort



SURFACES

VILLA 4	291,85	m2
construction surface		
Ground floor	71,88	m2
First floor	49,00	m2
Basement	124,85	m2
TOTAL INTERIOR	245,73	m2
Terraces first floor	31,16	m2
Solarium	45,72	m2
TOTAL TERRACES	76,88	m2

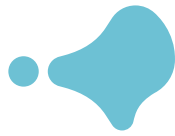
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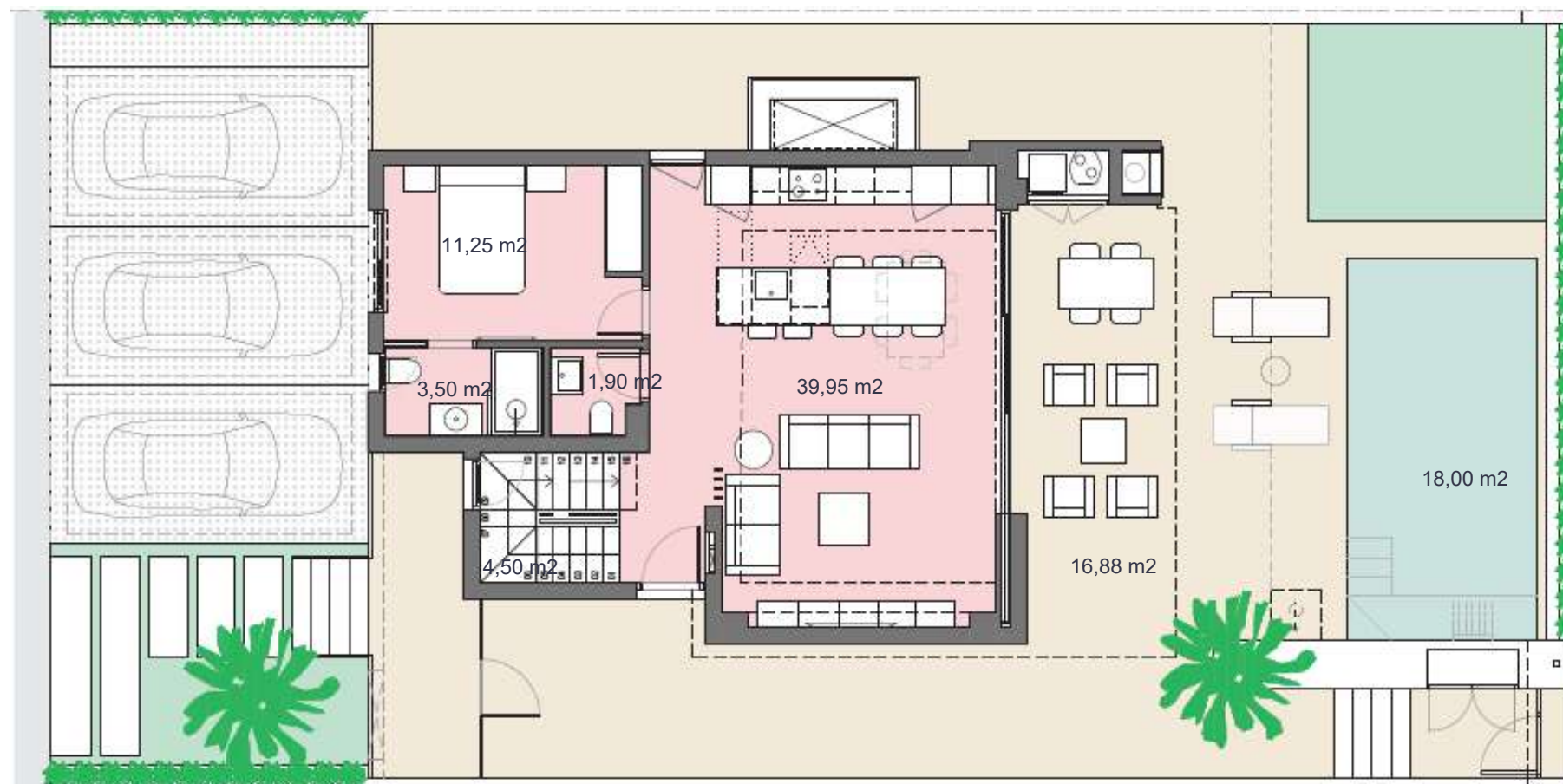


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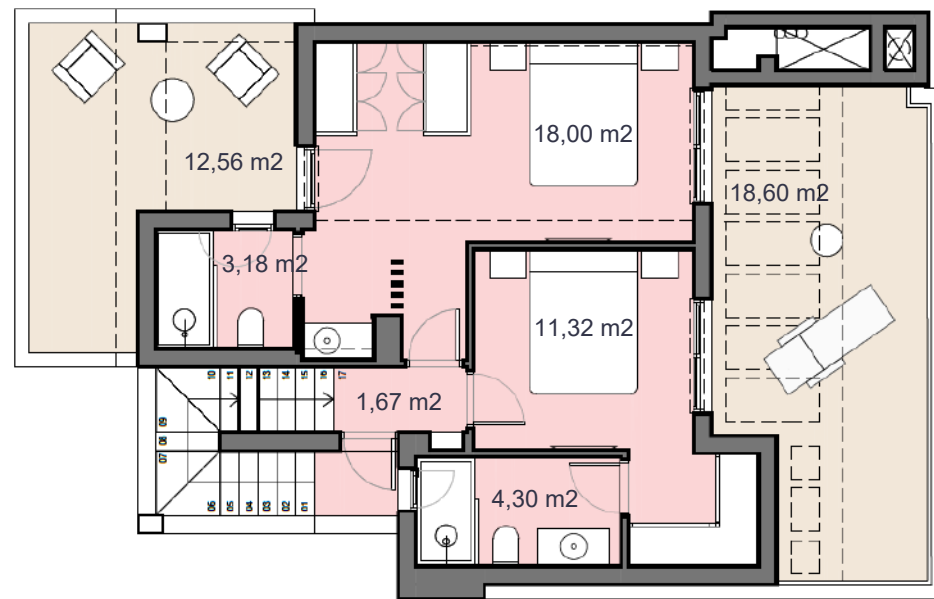
ALMENDRO 38



GROUND FLOOR



FIRST FLOOR



Santa Rosalía lake and life resort



SURFACES

VILLA 5	290,85	m2
construction surface		
Ground floor	71,88	m2
First floor	49,00	m2
Basement	124,85	m2
TOTAL INTERIOR	245,73	m2
Terraces first floor	31,16	m2
Solarium	45,72	m2
TOTAL TERRACES	76,88	m2

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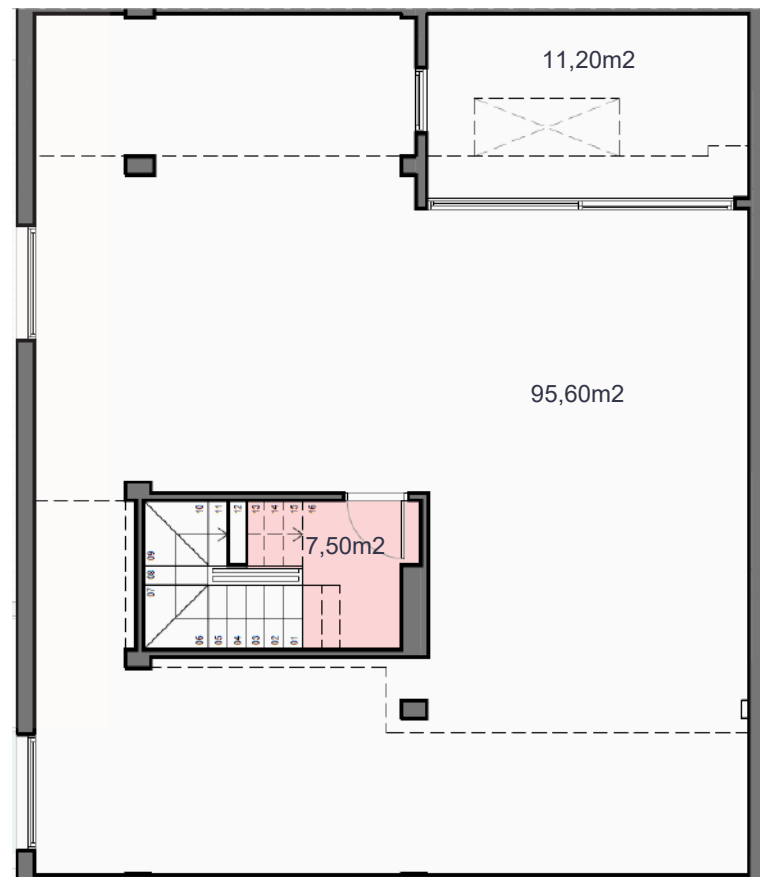
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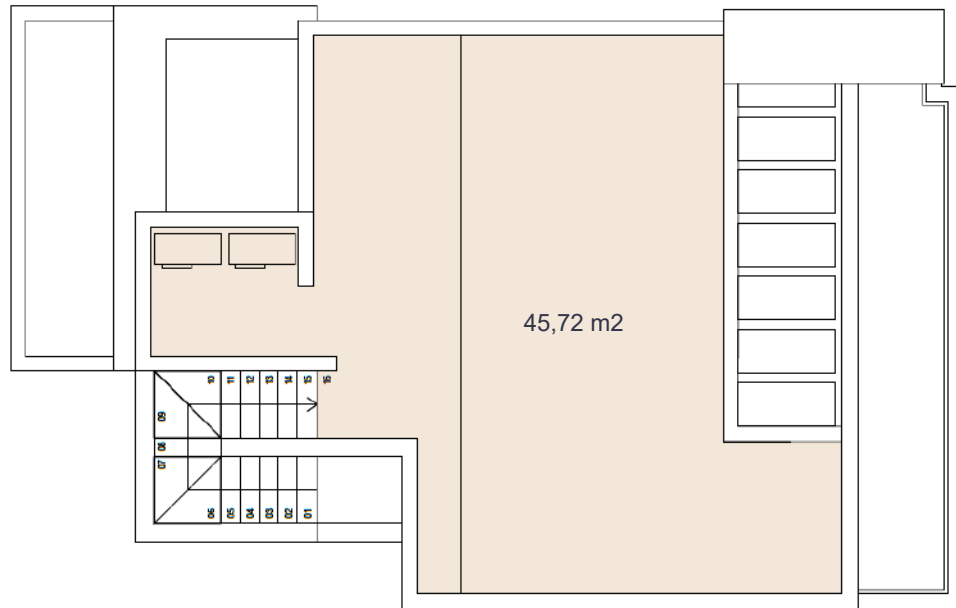
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BASEMENT



SOLARIUM



Santa Rosalía

lake and life resort

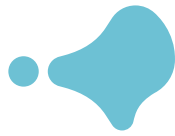


SURFACES

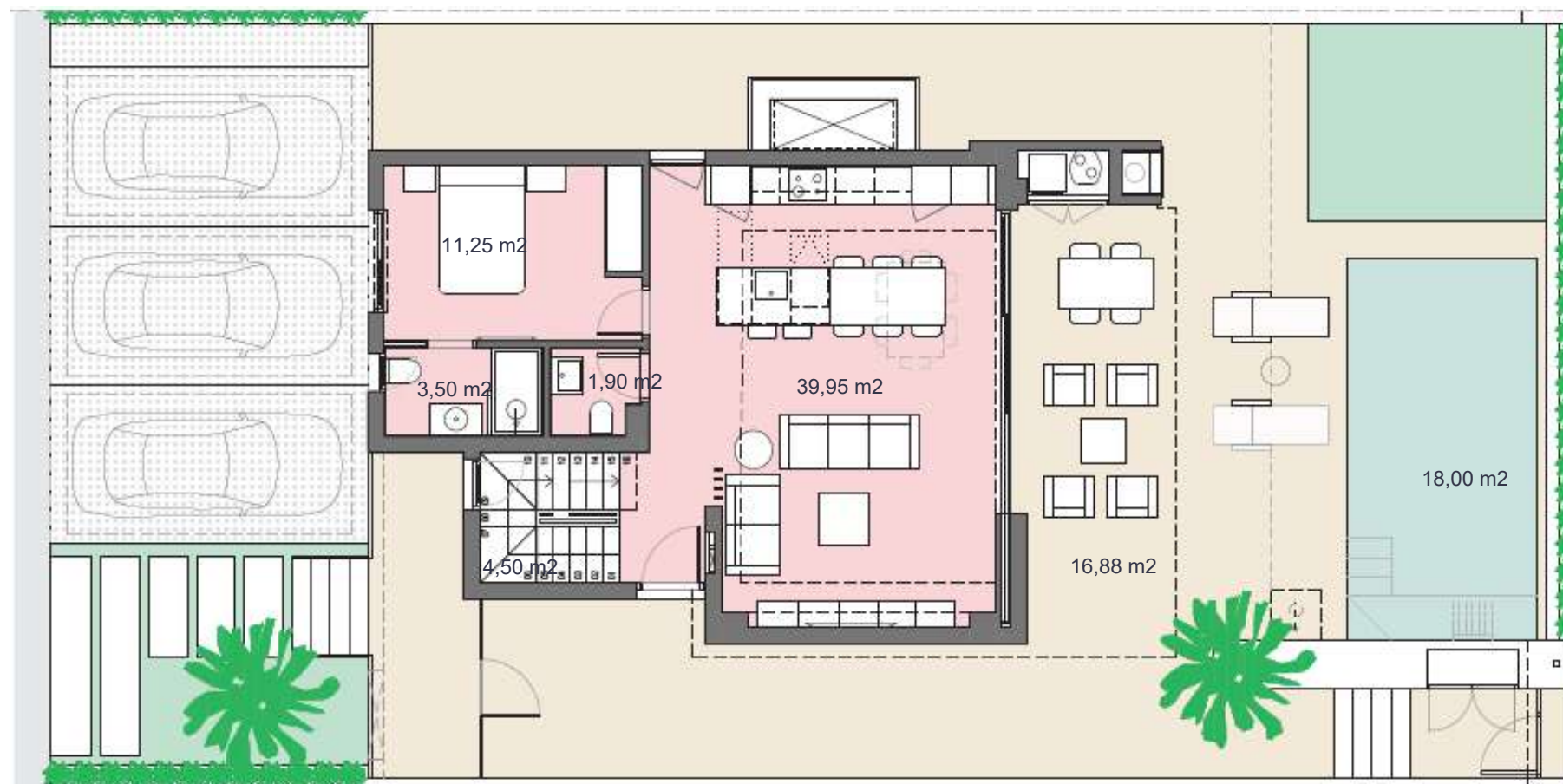
VILLA 5	290,85	m2
construction surface		
Ground floor	71,88	m2
First floor	49,00	m2
Basement	124,85	m2
TOTAL INTERIOR	245,73	m2
Terraces first floor	31,16	m2
Solarium	45,72	m2
TOTAL TERRACES	76,88	m2

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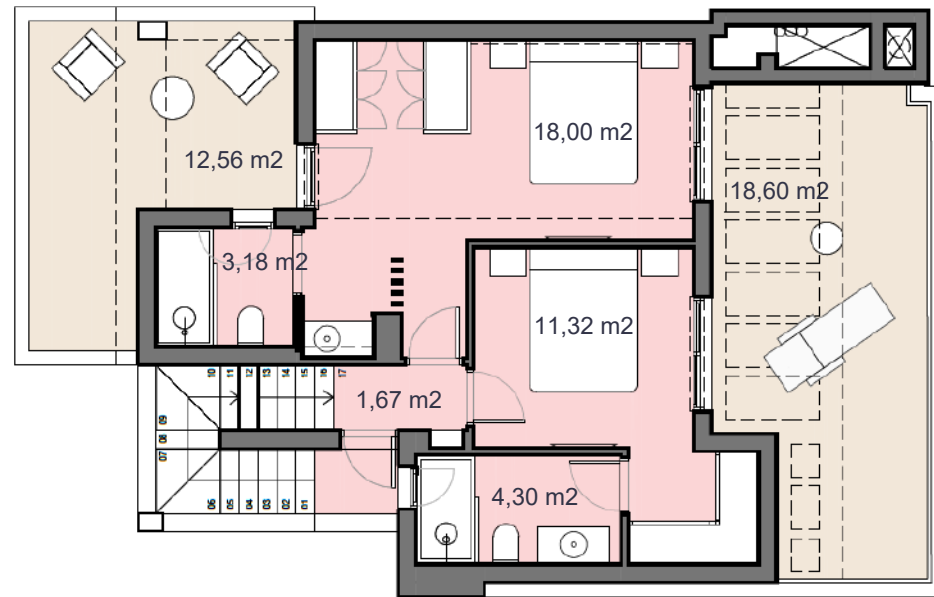
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GROUND FLOOR



FIRST FLOOR



Santa Rosalía lake and life resort



SURFACES

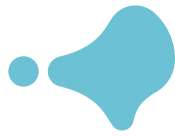
VILLA 6	289,80	m2
construction surface		
Ground floor	71,88	m2
First floor	49,00	m2
Basement	124,85	m2
TOTAL INTERIOR	245,73	m2
Terraces first floor	31,16	m2
Solarium	45,72	m2
TOTAL TERRACES	76,88	m2

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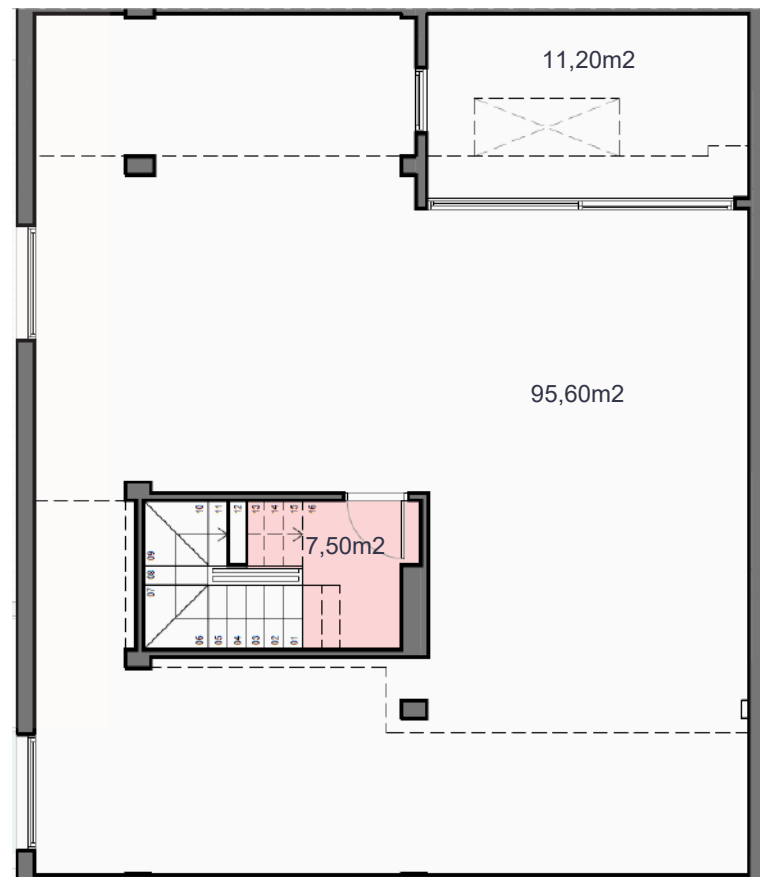


José Díaz García

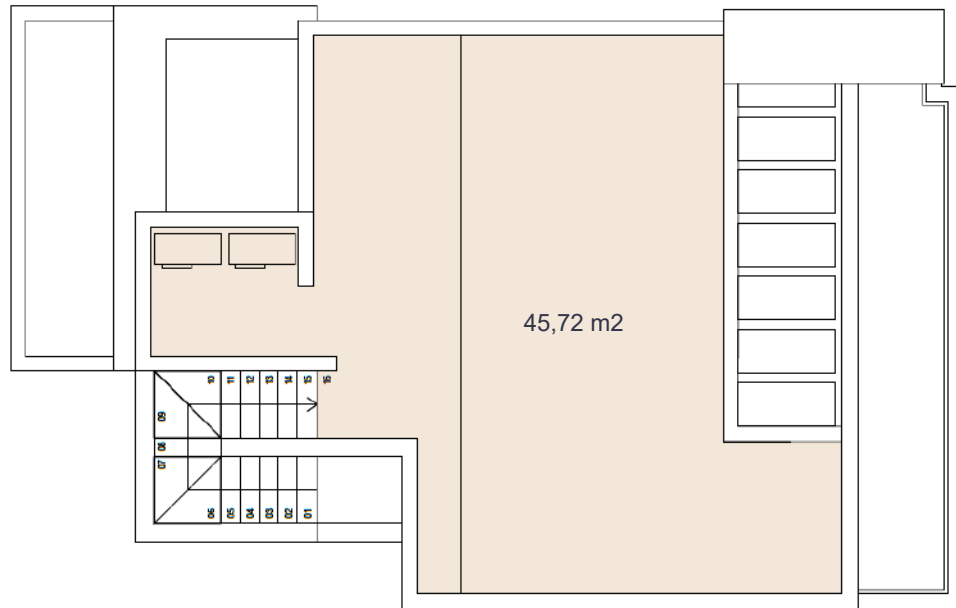


ALMENDRO 38

BASEMENT



SOLARIUM



Santa Rosalia lake and life resort



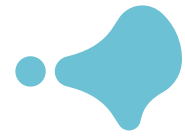
SURFACES

VILLA 6	289,80	m2
construction surface		
Ground floor	71,88	m2
First floor	49,00	m2
Basement	124,85	m2
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Solarium	45,72	m2
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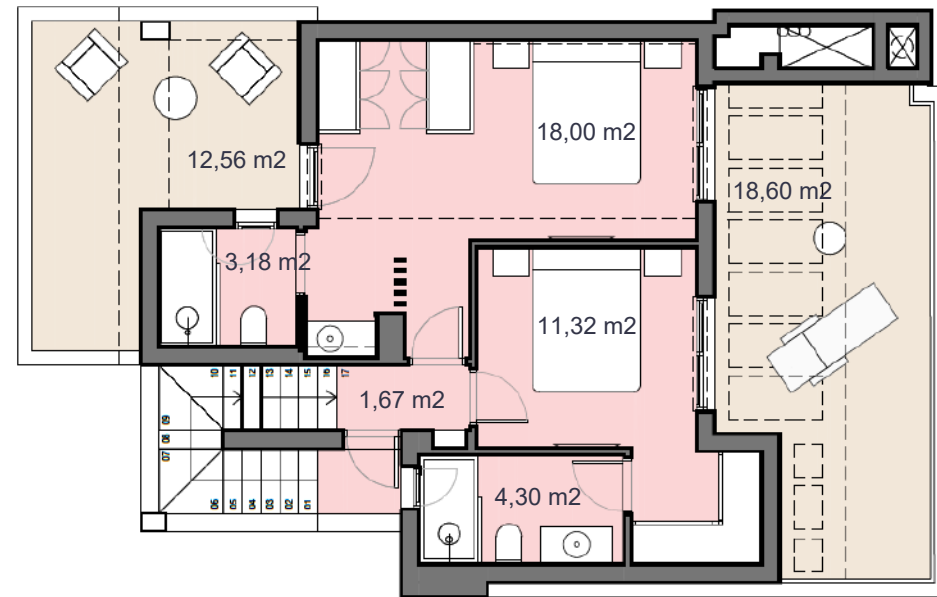
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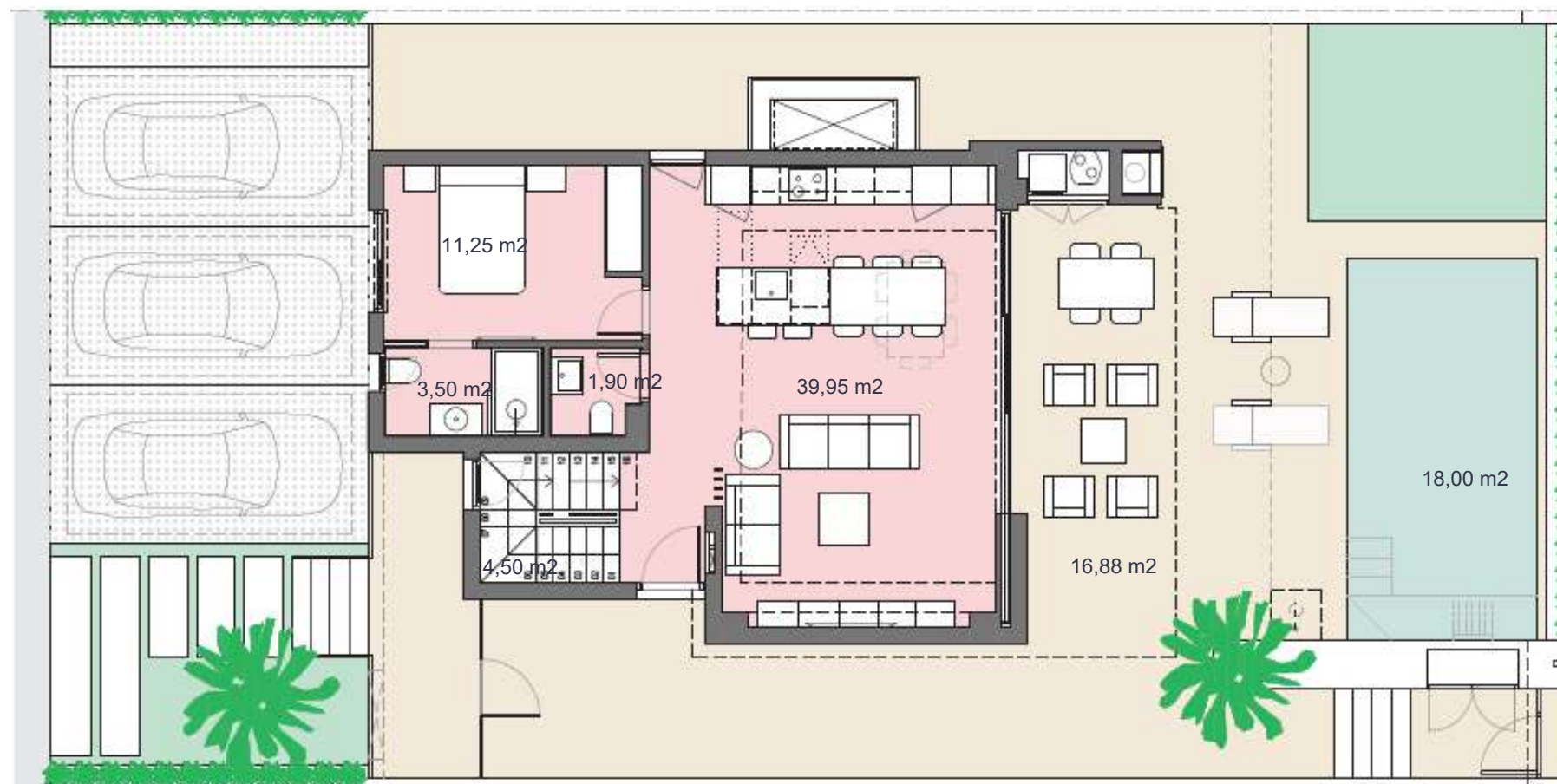


ALMENDRO 38

FIRST FLOOR



GROUND FLOOR



Santa Rosalía lake and life resort



SURFACES

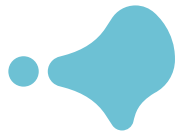
VILLA 7	289,75	m2
construction surface		
Ground floor	71,88	m2
First floor	49,00	m2
Basement	124,85	m2
TOTAL INTERIOR	245,73	m2
Terraces first floor	31,16	m2
Solarium	45,72	m2
TOTAL TERRACES	76,88	m2

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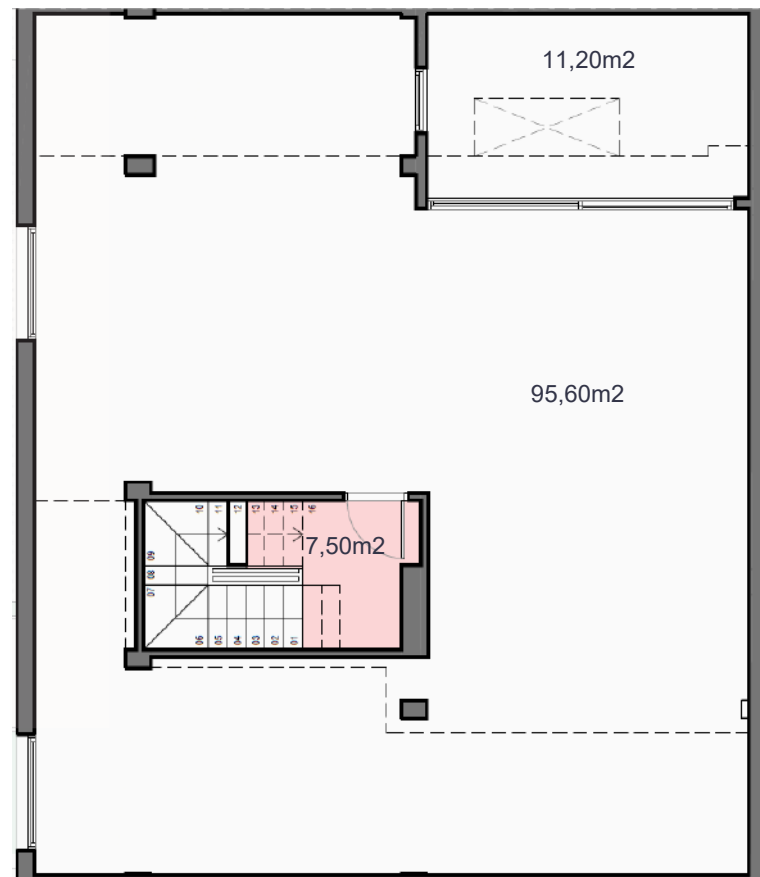


José Díaz García

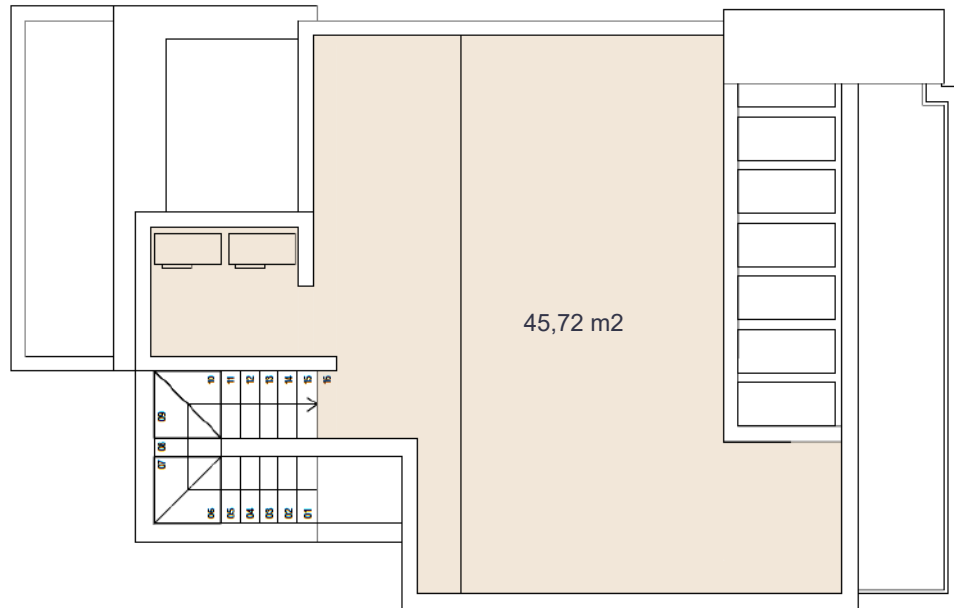


ALMENDRO 38

BASEMENT



SOLARIUM



Santa Rosalia lake and life resort



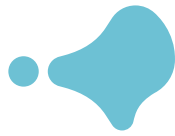
SURFACES

VILLA 7	289,75	m2
construction surface		
Ground floor	71,88	m2
First floor	49,00	m2
Basement	124,85	m2
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Terraces first floor	31,16	m2
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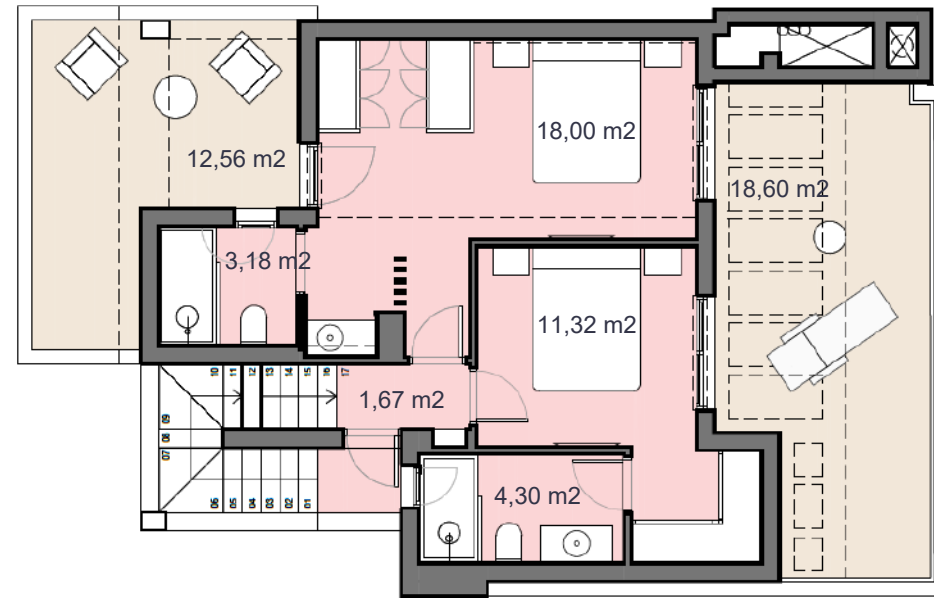




GROUND FLOOR



FIRST FLOOR



Santa Rosalía lake and life resort



SURFACES

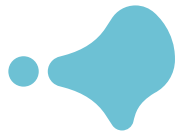
VILLA 8	316,30	m2
construction surface		
Ground floor	71,88	m2
First floor	49,00	m2
Basement	126,13	m2
TOTAL INTERIOR	247,01	m2
Terraces first floor	31,16	m2
Solarium	45,72	m2
TOTAL TERRACES	76,88	m2

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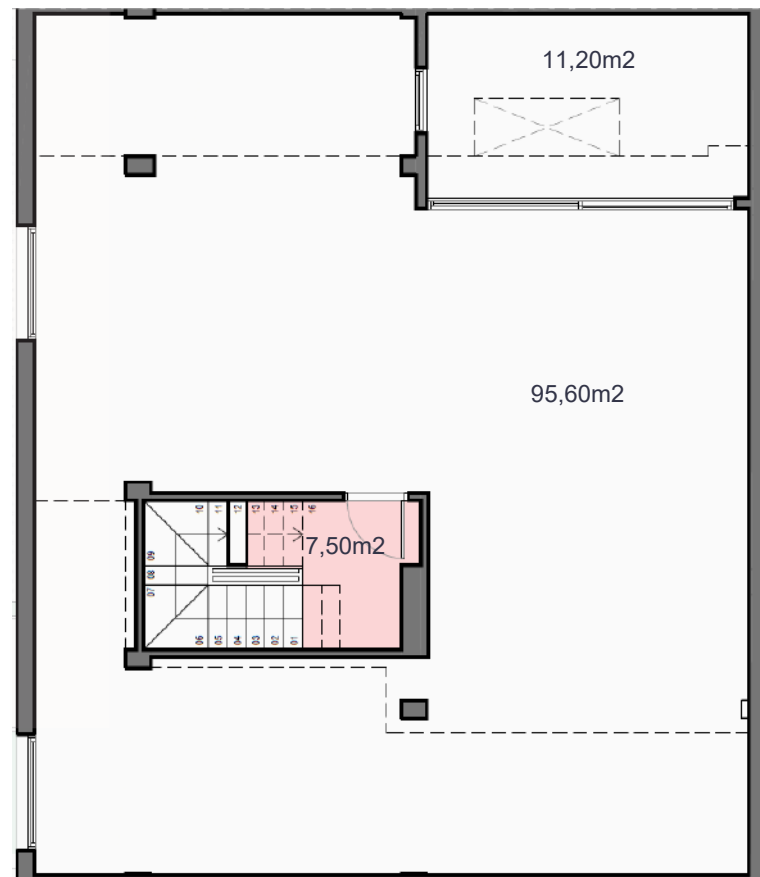


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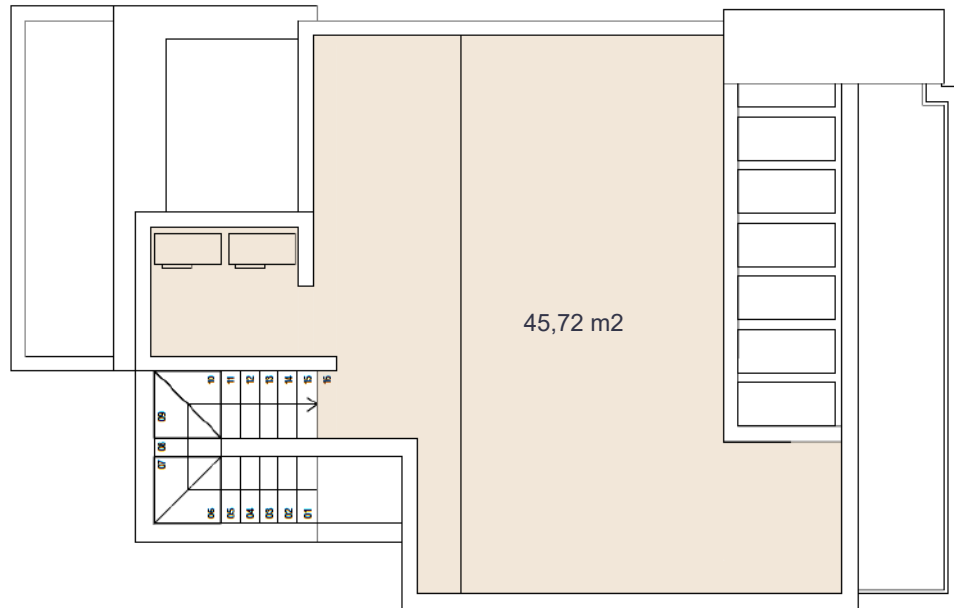


ALMENDRO 38

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SOLARIUM



Santa Rosalia lake and life resort



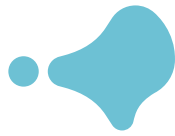
SURFACES

VILLA 8	316,30	m2
construction surface		
Ground floor	71,88	m2
First floor	49,00	m2
Basement	126,13	m2
TOTAL INTERIOR	247,01	m2
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TOTAL TERRACES	76,88	m2

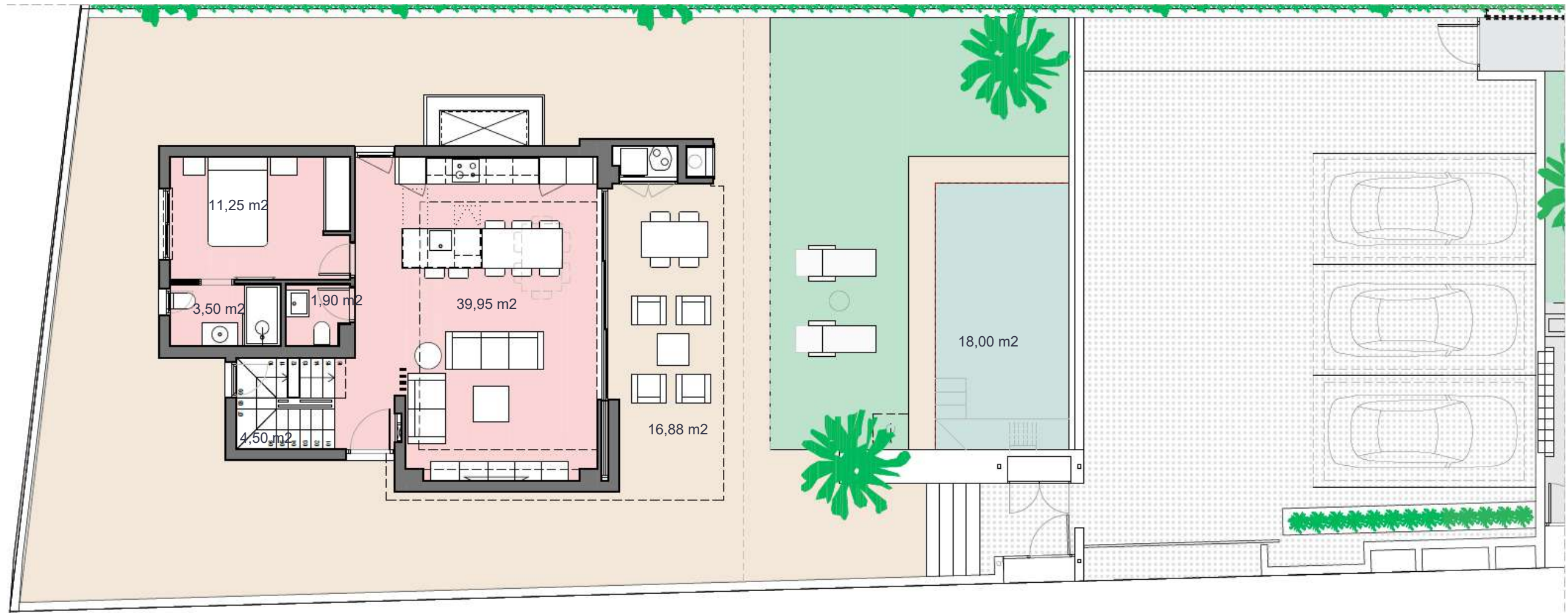
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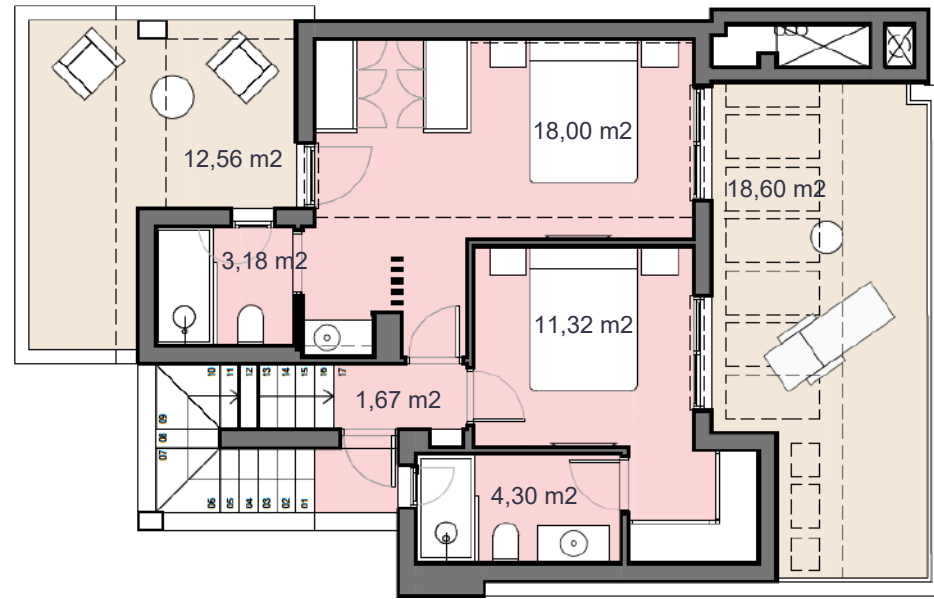




GROUND FLOOR



FIRST FLOOR



Santa Rosalía

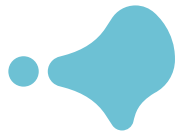
lake and life resort



SURFACES

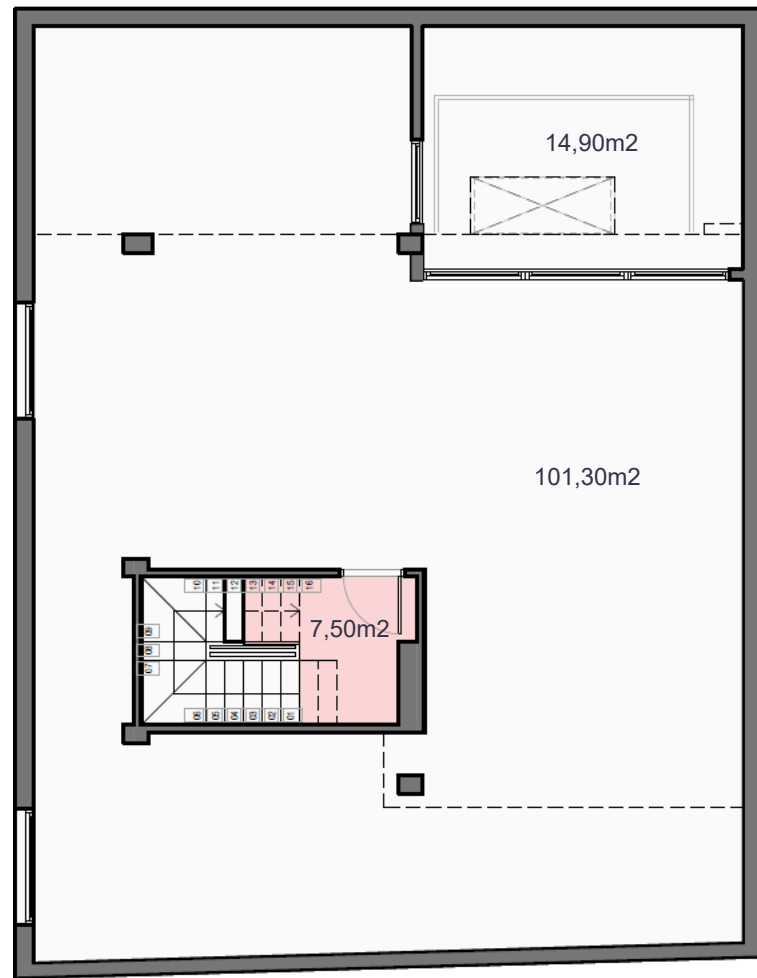
VILLA 9	435,57	m2
construction surface		
Ground floor	71,88	m2
First floor	49,00	m2
Basement	137,36	m2
TOTAL INTERIOR	258,24	m2
Terraces first floor	31,16	m2
Solarium	45,72	m2
TOTAL TERRACES	76,88	m2

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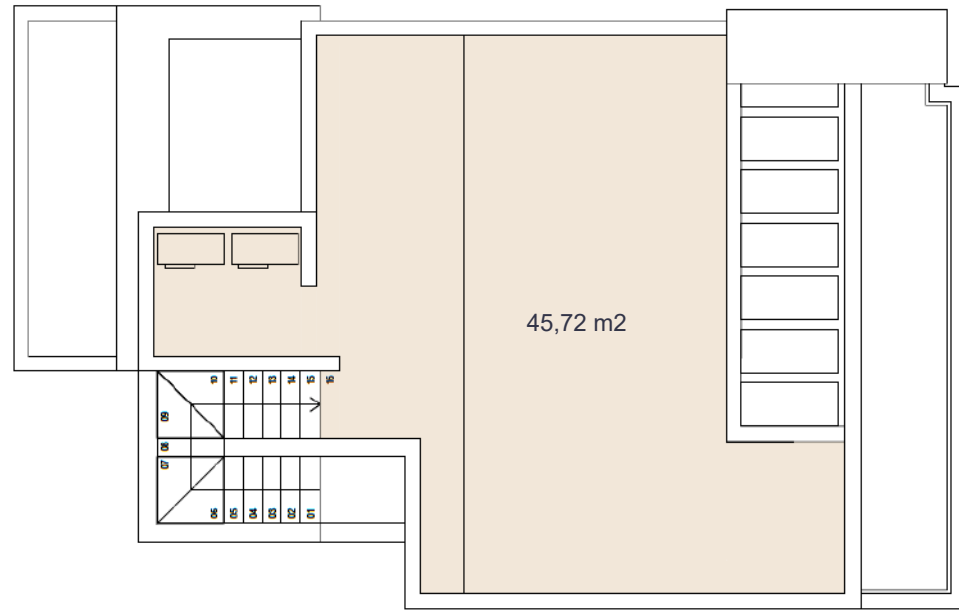


ALMENDRO 38

BASEMENT



SOLARIUM



Santa Rosalia lake and life resort



SURFACES

VILLA 9	435,57	m2
construction surface		
Ground floor	71,88	m2
First floor	49,00	m2
Basement	137,36	m2
TOTAL INTERIOR	258,24	m2
Terraces first floor	31,16	m2
Solarium	45,72	m2
TOTAL TERRACES	76,88	m2

Documento de carácter informativo, no contractual.
Puede sufrir variaciones por razones técnicas, legales o comerciales. El mobiliario y electrodomésticos son meramente decorativos y no incluidos.

This plan is for illustration purposes only and may be modified for technical, legal or commercial reasons.
The furniture and appliances shown are purely decorative and are not included.



Featured specifications

- _Paddle Court shared with Encina.
- _Solarium with pre-installation for kitchen, jacuzzi and solar panel.
- _Basement (concrete finish).
- _Private pool with waterfall, pre-installation of heat pump and solar shower.
- _Three-piece balcony door (4.7m) hidden in wall.
- _Masonry wall.
- _Limestone façade cladding (as per project).
- _Exterior carpentry in aluminium with thermal bridge breakage.
- _Same porcelain flooring indoor-outdoors. non-slip outdoor flooring.
- _Ducted air conditioning (one independent unit per floor).
- _Hot water Aerothermal Heat Pump system.
- _Electric radiant floor in bathrooms.
- _Built-in taps in bathrooms.
- _Hung lavatories.
- _Thermostatic shower in main suite.
- _Furniture (hung) in each bathroom.
- _Paneled kitchen and built-in appliances.
- _Equipment included: ceramic hob, extractor hood, electric oven and integrated microwave.
- _Kitchen Top and island in Silestone, porcelanic or similar.
- _Decorative wood slat latticework to separate spaces, in hall-living room and the master suite.
- _Lighting package with led technology.
- _Standard home automation pack.
- _Electric shutters in bedrooms.
- _Dressing room in both bedroom suites in the first floor.
- _Barbecue built into masonry wall.
- _Pre-installation for electric vehicle charging point.









Technical specifications

FOUNDATIONS AND STRUCTURE

- Reinforced concrete structure, executed in accordance with current regulations and the Technical Building Code.
- Foundation according to the results of the geotechnical study. Reinforced concrete slabs and walls.

FAÇADE AND ENCLOSURES

- Combination of dry masonry finishes, limestone cladding, and one-coat mortar.
- Ceramic brick walls, with air chamber and EPS insulation.
- Interior divisions of the homes made of hollow brick partitions with a smooth plaster finish or ceramic coating depending on the area.

ROOFING

- Inverted flat roofs, with non-slip ceramic flooring, waterproofed with asphalt fabric and with XPS insulation, to guarantee the best thermal insulation and watertightness. All are walkable.

CEILINGS

- False ceiling of suspended laminated plasterboard in bathrooms and hallways. Water-repellent plate in wet areas. Mortising in living room-kitchen and in the master suite.

OUTDOOR FLOORING

- First-class porcelain stoneware, non-slip and anti-freeze, placed with water-repellent adhesive.

INDOOR FLOORING

- First-class porcelain stoneware, laid with water-repellent adhesive.

PAINTWORK

- Plastic paint with a smooth finish and white colour on walls and ceiling.

CLADDING IN BATHROOMS

- First-class porcelain stoneware, laid with water-repellent adhesive. (According to the project).
- Master suite toilet walls Gresite black circle or similar.

OTHER CLADDINGS

- Wallpaper in the vertical wall of the living room (According to the project) and on the headboard of the master suite bedroom.

EXTERIOR JOINERY

- Thermo-lacquered aluminium, top brand and with thermal bridge.
- Electric shutters integrated into the joinery in sleeping areas.
- Pre-installation of electric roller-blinds.
- Two-colour aluminium joinery in the master suite.

GLAZING

- Double-glazed windows with air chamber according to building technical code. With low-emission treatment to increase performance; increases energy efficiency and achieves greater comfort and energy savings.
- Fixed glass in showers.
- Aluminium laminated glass railing on terraces.

INTERIOR JOINERY

- Kitchen:

_Furnished with large capacity high and low cabinets finished in melanin, doors with wood tones.

_Black tinted glass on vertical faces and cabinet doors (according to the project).

_Top and island in Silestone, porcelain or similar, with under-counter sink and black-finished mixer taps with high flow and with low flow, to optimise water consumption.

_Equipment included: ceramic hob, extractor hood, electric oven and integrated microwave.

- Dressing rooms/Wardrobes:

_Dressing rooms in both bedroom suites in the first floor, with folding doors and recessed vertical claw, lined interior and drawers. (According to project plan).

_Built-in wardrobe in ground floor suite; lined interior with drawers. (According to project plan).

- Suspended washbasin cabinet with drawer in each bathroom.
- Main entrance door in armoured wood with security lock. Two-colour finish; white inside.
- Decorative wood slat latticework to separate spaces, in hall-living room and the master suite.

- Interior:

_Functional light: applied LED technology, white controls throughout the house and plugs according to regulations.

_Ambient light: LED strips in kitchen cabinet, living room, main bathroom suite and master suite headboard.

- Exterior: LED strip embedded in the ceiling of the porch on the ground floor and the main terrace on the first floor. In addition, wall lights and beacons placed according to the project plan.

TOILETS AND TAPS

- Suspended toilet and cushioned hinge seat.
- Wall-mounted basin mixer tap and countertop basin in the master suite.
- Built-in shower mixer, consisting of a hand shower and a shower head. Thermostatic shower in the master suite.

HEATING AND AIR CONDITIONING

- Ducted air conditioning with direct expansion heat pump in ground floor and first floor.
- Electric underfloor heating in bathrooms.
- Installation of air renewal and extraction.
- Pre-installation for electric towel racks in bathrooms.

DOMESTIC HOT WATER

- High energy efficiency aerothermal heat pump system with accumulation for the production of domestic hot water.

PLUMBING AND DRAINAGE

- Plastic pipes resistant to extreme water temperatures.
- Installation of PVC drainage in soundproof drains and downspouts.
- General cut-off valve in each of the homes, with independent cut-off keys in the kitchen and bathrooms.
- Outdoor water connections on the ground floor and solarium.

ELECTRICITY AND TELECOMMUNICATIONS

- Provision of electrical and telecommunications outlets as defined by current regulations.
- Television, radio and telephone sockets in living room-kitchen and bedrooms.
- Pre-installation of cable television.
- Installation of automatic video intercom.
- Terraces and solarium with light points and plugs.
- Pre-installation of charger for electric vehicle.
- Home automation standard package.

OUTDOORS

- Private pool with waterfall, pre-installation of heat pump and solar shower.
- Barbecue integrated in masonry wall.
- Integrated laundry in masonry wall.
- Parking spaces for one vehicle.

BASEMENT

- Basement finished in concrete.
- Casement windows (according to the project) and skylight.
- Pre-installation of a water drive pump, water intake and electricity and telecommunications points.

SOLARIUM

- Pre-installation for kitchen, jacuzzi and photovoltaic.
- Lighting and telecommunications point.

COMMUNAL AREAS TOGETHER WITH ENCINA 37

- Paddle court.
- Children area.
- Gated community.



















The outdoor kitchen, solar shower and pergola are extras and not included.









The basement is delivered in concrete.
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