



LAS COLINAS
Golf & Country Club

A world apart



AUR-63 COMMUNITY PLOT A1





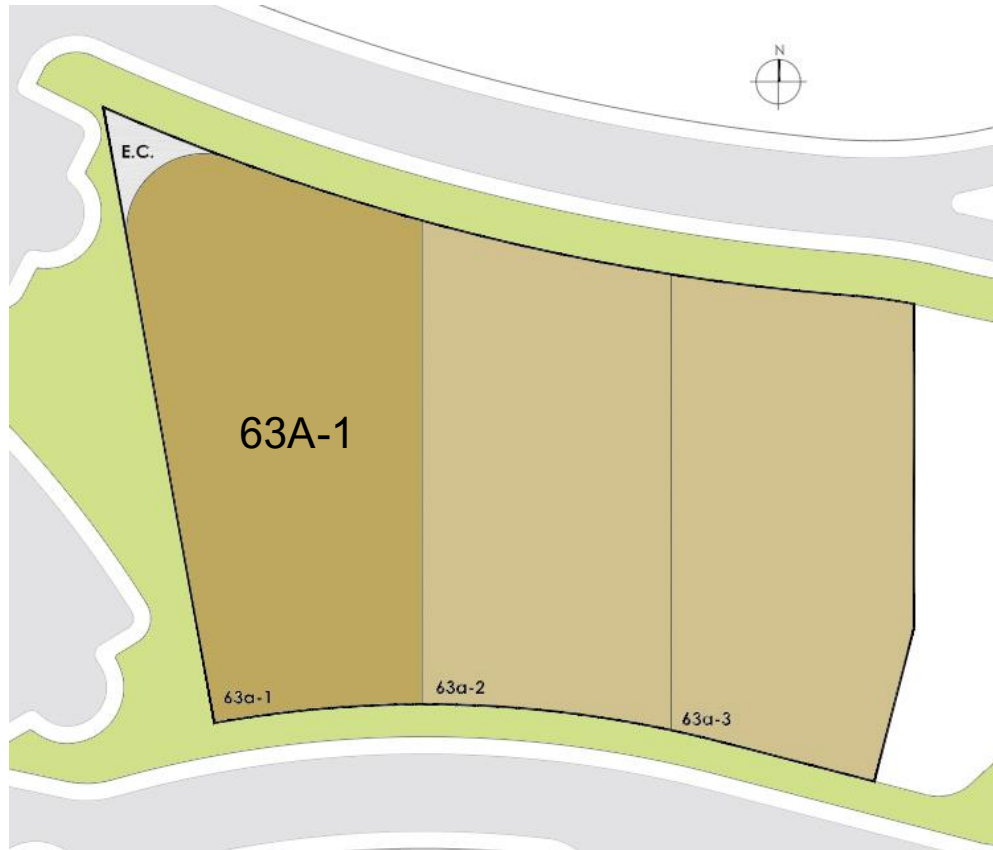




The image is a preliminary draft of the property, and is created by computer as an illustration, but is not binding. The final design may undergo some changes.



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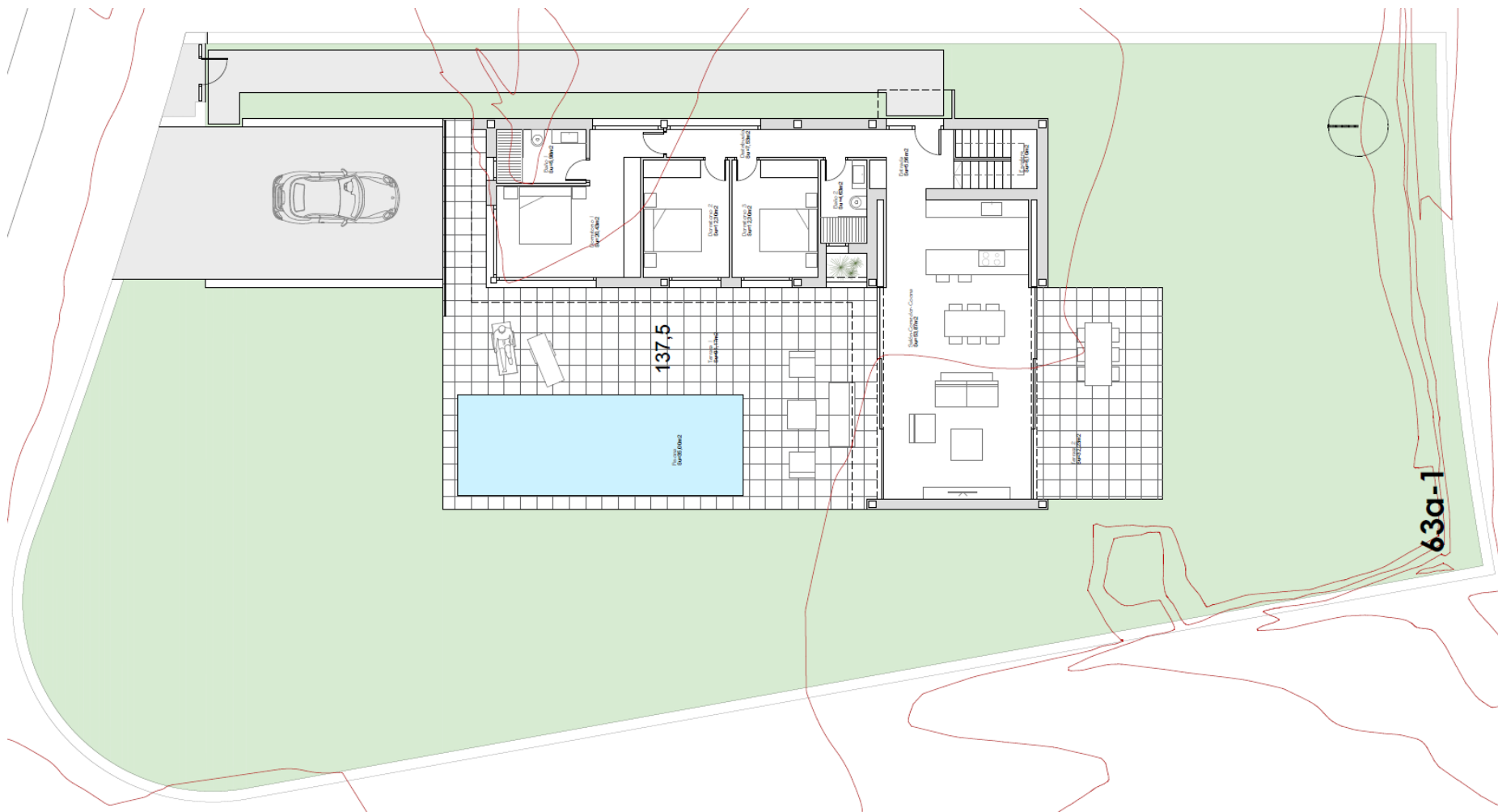


PARCELA / PLOT A1

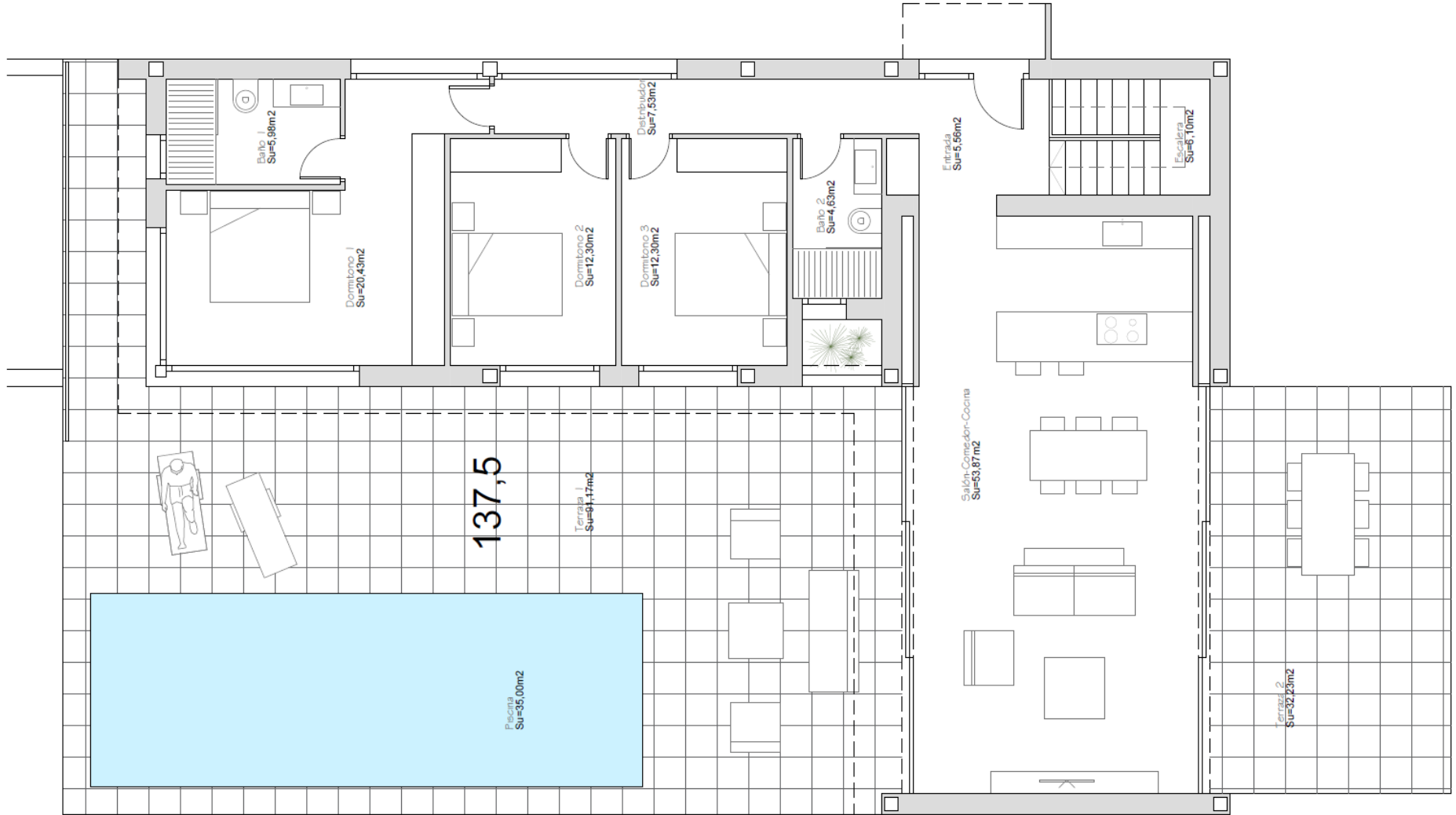
SUPERFICIE (m ²) SURFACE (sq.m)	1126,01
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EDIFICABILIDAD (m ²) BUILDABILITY (sq.m)	172,49
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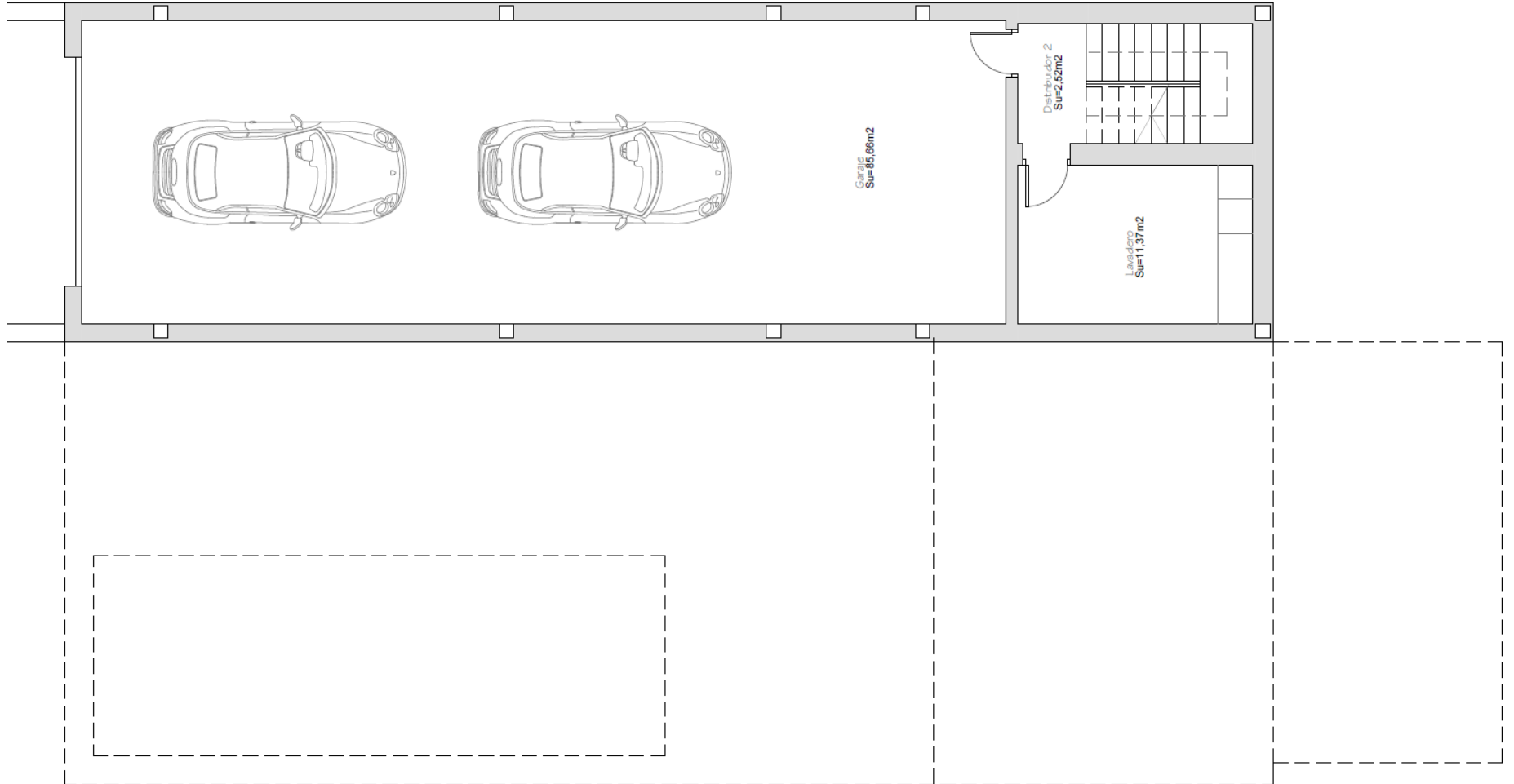
OVER PLOT PLAN



GROUND FLOOR PLAN



BASEMENT PLAN



QUALITY REPORT

Structure

- Reinforced concrete. Which complies with the resistance and durability standards set out under Code EHE-08 and other existing regulations.

Façade and partitions

- External enclosures, built with hollow ceramic bricks and including thermal-acoustic insulation chamber.
- Internal laminated plasterboard partitions.
- Hydraulic mortar on façades, brand WEBER or similar, white colour.

Roof

- Flat roof, not passable; with washed gravel finish, thermal insulation and water proofing.

Floors

- Premium ceramic floor tiling indoor areas, SALONI 45x90 cm.
- Premium non-slip ceramic floor tiling in outdoor areas, SALONI 45x90 cm.

Walls

- Ceramic walls tiling around shower and bath areas in bathrooms, SALONI 45x90 cm.
- Smooth acrylic paint finish for indoor walls and ceilings.

Outdoor carpentry

- Outdoor carpentry aluminium, with Thermal Break Bridge.
- Windows with double glazing.
- Motorized aluminium blinds in bedrooms.

Indoor carpentry

- Indoor doors, colour lacquered wood.
- Built-in wardrobes, colour lacquered wood, line on the inside with melamine board.

Heating and air conditioning systems

- Full installation of conduit and heat pump.
- Electric underfloor heating in bathrooms.

QUALITY REPORT

Kitchen

- Fully fitted kitchen.
- Appliances Siemens:
 - Microwave
 - Washing machine
 - Cooker hood
 - Fridge Int
 - Freezer Int
 - Dishwasher
 - Induction hob
 - Oven
- Kitchen worktop with man-made stone surfaces, brand SILESTONE INTEGRITY WHITE ZEUS.
- Stainless steel sink.

Sanitary fittings

- Drainage network using acoustic PVC.
- Cold and hot water distribution system using reticulated polyethylene pipes.
- Bathroom fitting. Toilet DURAVIT STARCK 3. Chrome single lever taps, HANSGROHE LOGIS.
- Bathroom furniture with integrated sink.

Electrical installation

- Electrical installation for high electrification level.
- Telephone and television connection in living room, kitchen and bedrooms. National and satellite TV channel reception. Switches and connectors Bticino.
- Video door phone.
- Motorized vehicles door.
- Interior and exterior LED lighting.

QUALITY REPORT

Swimming pool

■ Individual swimming pool (3,5x10 m2). Saline purification and autofill system, including:

- Excavation
- Construction of the pool
- Stair
- Mozaic tiling
- Pump and filter system
- Electric, sewage and water connection
- Tiled edge
- 2 spot lights
- Salt system for pool
- Exterior shower
- Heating pump preinstallation

Included in price

- Osmosis.
- Garage.
- Standard garden (max. 9.000 €).
- Internet connection, VEGAFIBRA (maintenance for 1 year).

PRICE & PAYMENT TERMS

ENEBRO 63A

Plot Surface	Built Area	Price without TAXES
1.126	172,5	1.200.000 €

Method	Amount	VAT 10%	Total
Reservation:	6.000 €	600 €	6.600 €
Sales contract:	354.000 €	35.400 €	389.400 €
Commencement of works:	240.000 €	24.000 €	264.000 €
Completion of structure:	240.000 €	24.000 €	264.000 €
Completion at notary:	360.000 €	36.000 €	396.000 €
TOTAL	1.200.000 €	120.000 €	1.320.000 €

*Notary and registration taxes not included.

**Optionals not included in price.

Price valid until 30-11-2021



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