



LAS COLINAS
Golf & Country Club

A world apart



ADELFA COMMUNITY PLOT 33-7



Parcela 33-7 ■ Plot 33-7



Parcela 33-7 ■ Plot 33-7



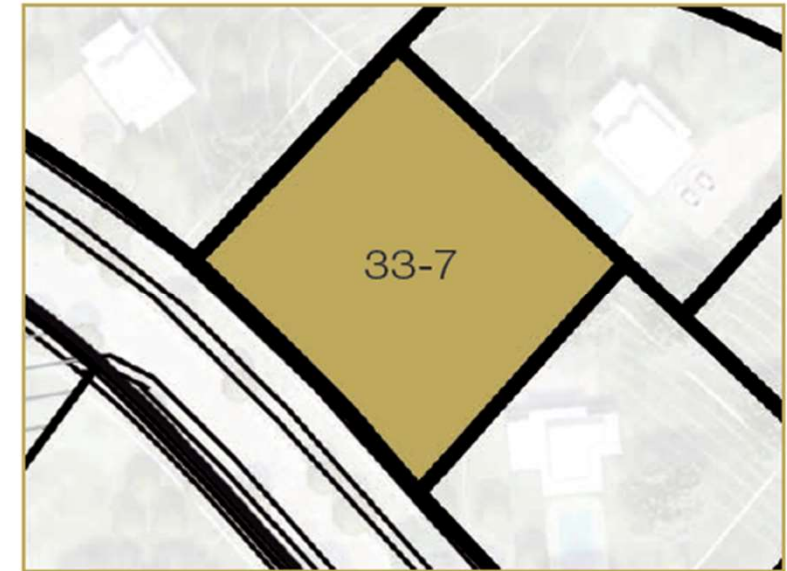
Parcela 33-7 ■ Plot 33-7

Comunidad Adelfa - Adelfa Community

Parcela 33-7 ■ Plot 33-7

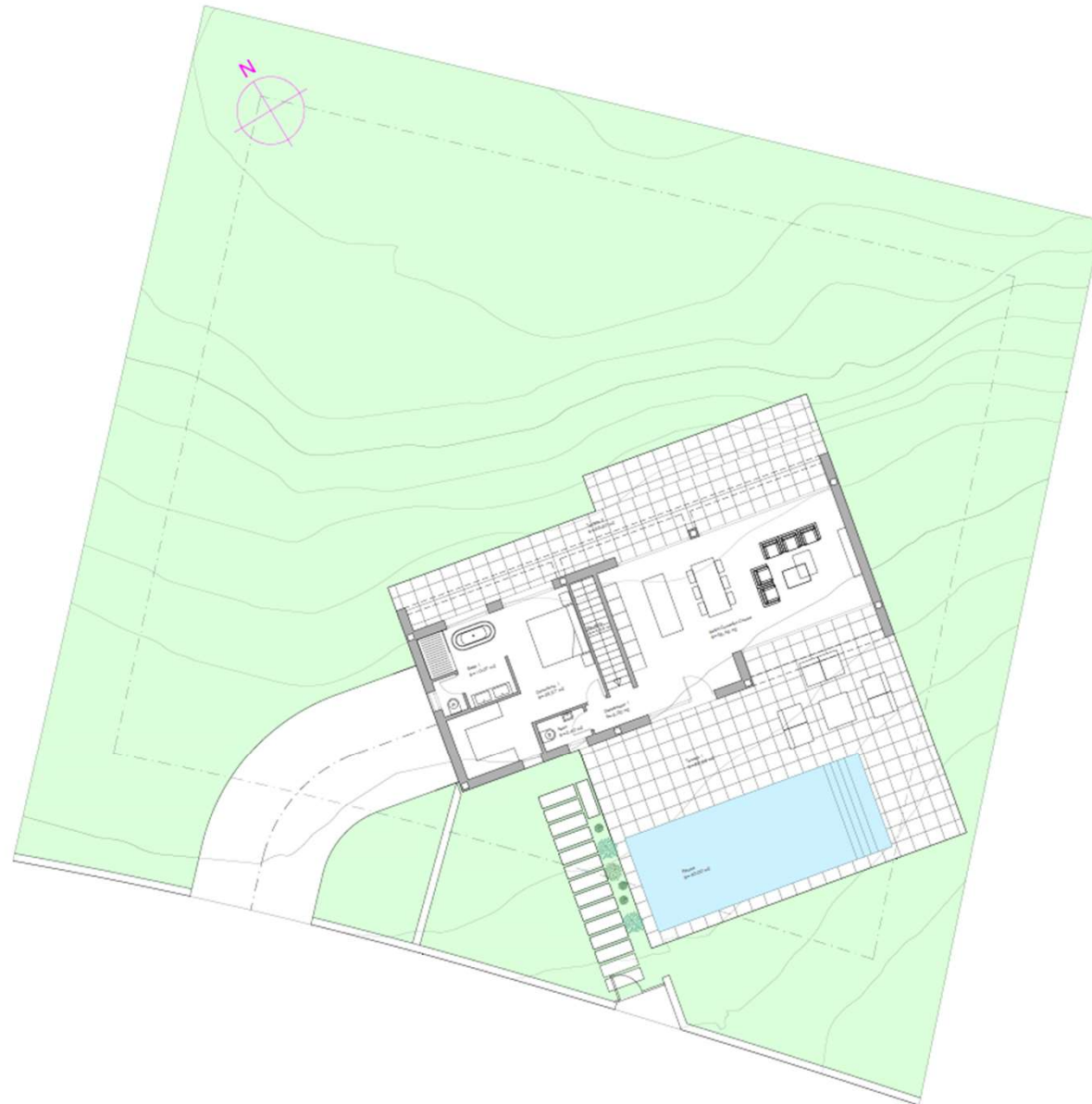
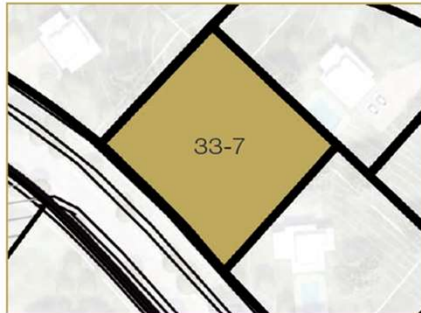


PARCELA PLOT	SUPERFICIE m ² SURFACE sq. metres	EDIFICABILIDAD m ² BUILDABLE AREA sq. metres
33-7	1.317,84	230



OVER PLOT PLAN

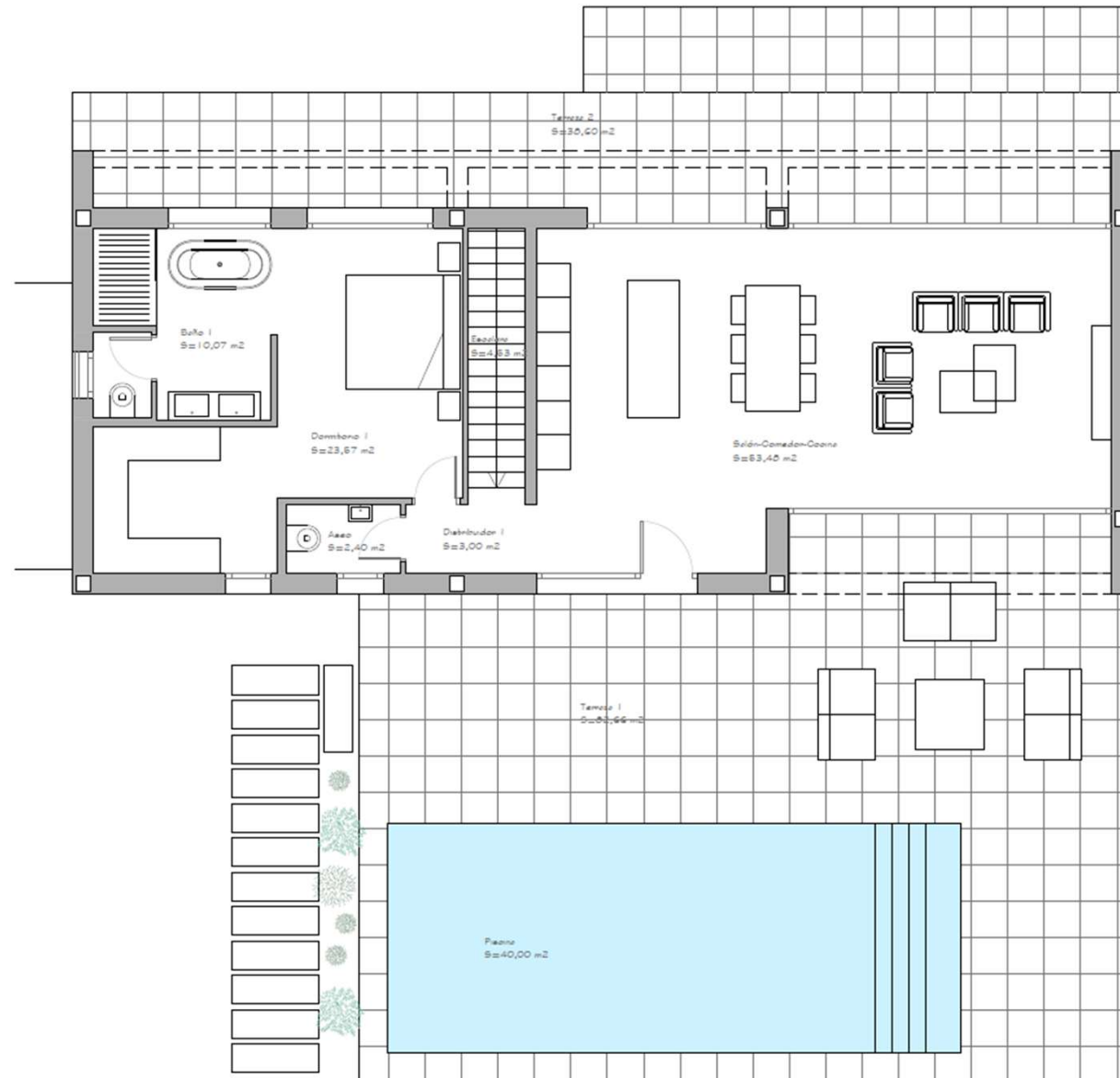
PARCELA PLOT	SUPERFICIE m ² SURFACE sq. metres	EDIFICABILIDAD m ² BUILDABLE AREA sq. metres
33-7	1.317,84	230



Parcela 33-7 ■ Plot 33-7

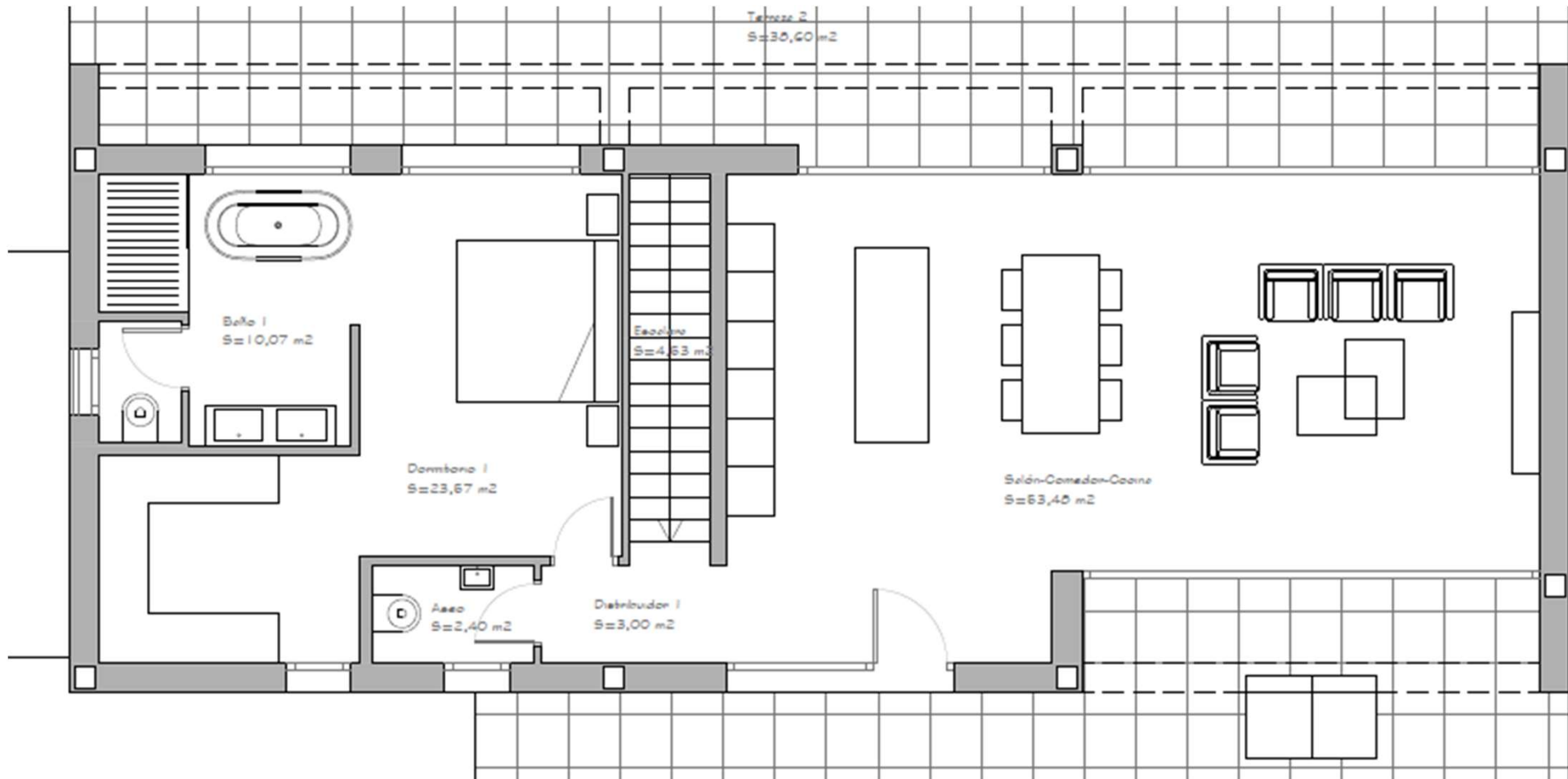
FIRST FLOOR PLAN

PARCELA PLOT	SUPERFICIE m ² SURFACE sq. metres	EDIFICABILIDAD m ² BUILDABLE AREA sq. metres
33-7	1.317,84	230



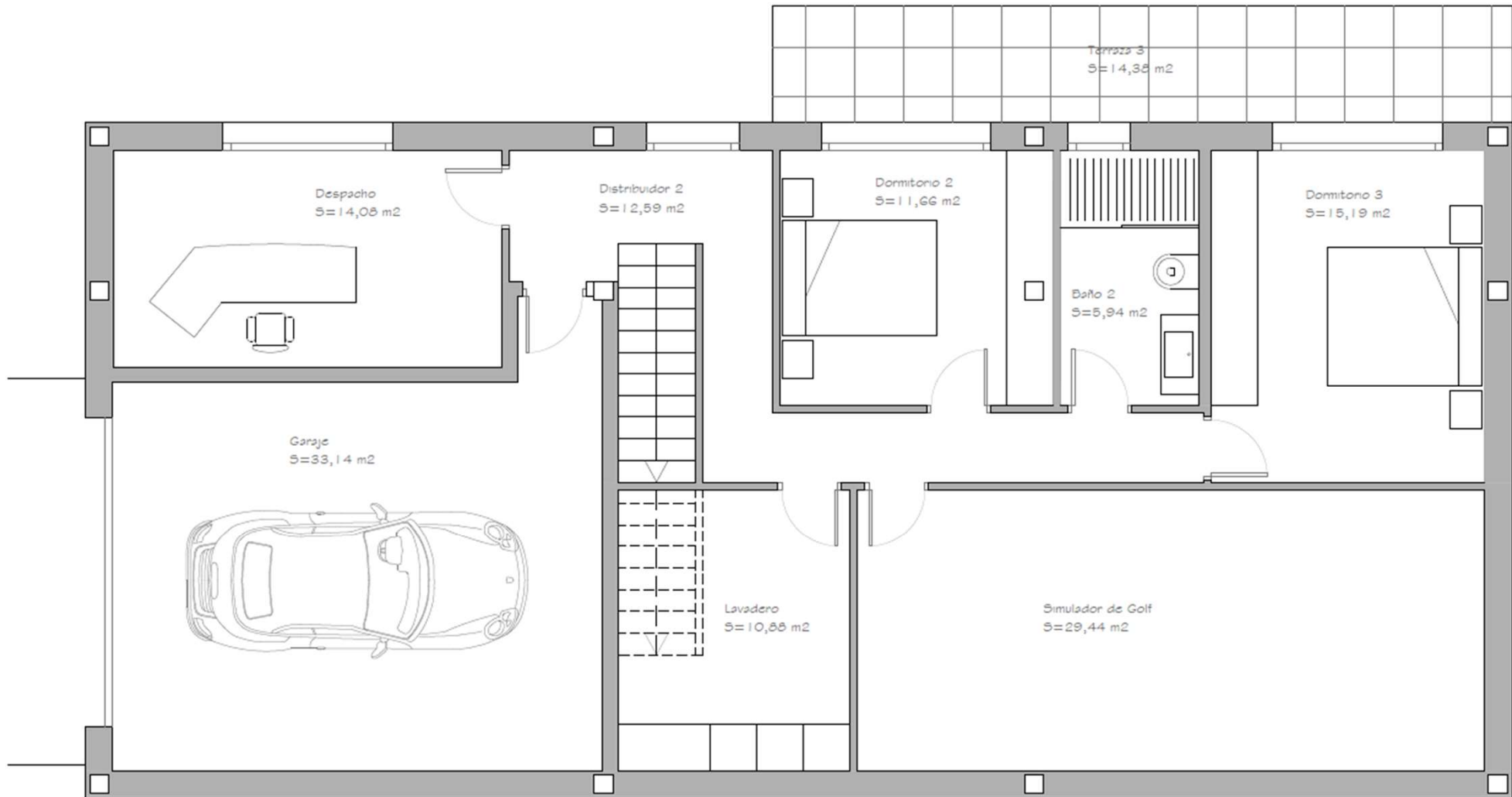
Parcela 33-7 ■ Plot 33-7

FIRST FLOOR PLAN



Parcela 33-7 ■ Plot 33-7

GROUND FLOOR PLAN



Parcela 33-7 ■ Plot 33-7

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 and walls

- Premium ceramic floor tiling indoor areas, SALONI 50X100 cm.
- Premium non-slip ceramic floor tiling in outdoor areas, SALONI 50X100 cm.

Floors and walls.

- Ceramic wall tiling around shower and bath areas in bathrooms, SALONI 50X100 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.

- Interior doors: colour lacquered doors.
- Built-in wardrobes, colour lacquered wood, lined on the inside with melamine board.

QUALITY REPORT

Heating and air conditioning systems.

- Full installation of conduit and heat pump:
 - Mitsubishi
 - Fancoils carrier
 - Underfloor Heating

Kitchen.

- Fully fitted kitchen.
- Appliances:
 - MICROWAVE OVEN SIEMENS
 - WASHING MACHINE SIEMENS
 - COOKER HOOD SIEMENS
 - FRIDGE INT SIEMENS
 - FREEZER INT SIEMENS
 - DISHWASHER INT SIEMENS
 - INDUCTION HOB SIEMENS
 - OVEN SIEMENS
- Kitchen worktops with man-made stone surfaces, brand SILESTONE INTEGRITY WHITE ZEUS.

Sanitary fittings.

- Drainage network using acoustic PVC.
- Individual hot water production with support from solar panels.
- Cold and hot water distribution system using reticulated polyethylene pipes.
- Bathroom fittings, Toilet DURAVIT STARCK 3, bath ROCA MODEL HALL.
- Chrome single lever taps, HANSGROHE MODEL LOGIS.
- Bath furniture, 80*60 cm, white lacquered doors, integrated sink .

Electrical Installation.

- Electrical installation for high electrification level.
- Telephone and television connections in living room, dining room, kitchen and bedrooms. National and satellite TV channel reception. Switches and connectors SIMON/Bticino
- Video door phone
- Motorised vehicles door.
- Interior & Exterior Lighting
- Smart Home System

QUALITY REPORT

Others

■ Individual swimming pool. 10,00 x 4,00, saline purification and autofill system, including:

- Excavation
- Construction of pool
- Stair
- Mozaic tiling
- Pump & filter system
- Electric, sewage & water connection
- Tiled edge
- 2 spot lights
- Salt system for pool
- Exterior Shower

Included in the Price:

- Garage and Media room 47.8m²
- Smart home system
- Garden (standart design max price 10000€)

Optionals not included in Price

- Outdoor kitchen BBQ +7000€
- Solarium rooftop terrace +9000€
- Photovoltaic solar panel installation 3KW +8000€
- Indoor furniture pack +35000€

PRICE & PAYMENT TERMS

	Plot Surface	Built Area	Price Without TAXES
PROPERTY ADELFA 33-7	1317,84	230 + 47	1.490.000 €

Method	Amount	VAT 10%	Total
Reservation:	6.000 €	600 €	6.600 €
Sales Contract:	441.000 €	44.100 €	485.100 €
Commencement of works:	298.000 €	29.800 €	327.800 €
Completion of structure:	298.000 €	29.800 €	327.800 €
Completion at notary:	447.000 €	44.700 €	491.700 €
TOTAL	1.490.000 €	149.000 €	1.639.000 €

*Notary & Registration taxes not included

**Optionals not included in price

Price valid until 30-10-2022



LAS COLINAS
Golf & Country Club

unmundoaparte.com

aworldapart.es

