



LAS COLINAS
Golf & Country Club

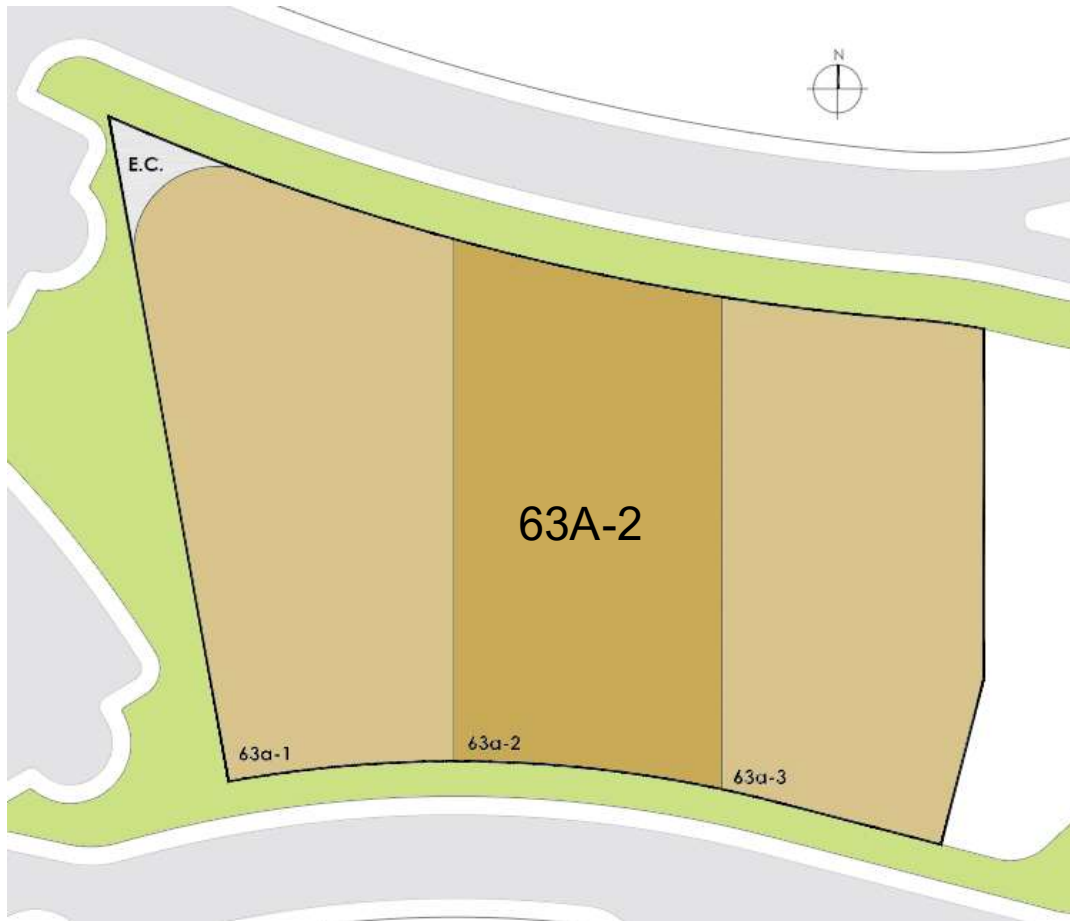
A world apart



AUR-63 COMMUNITY PLOT A2





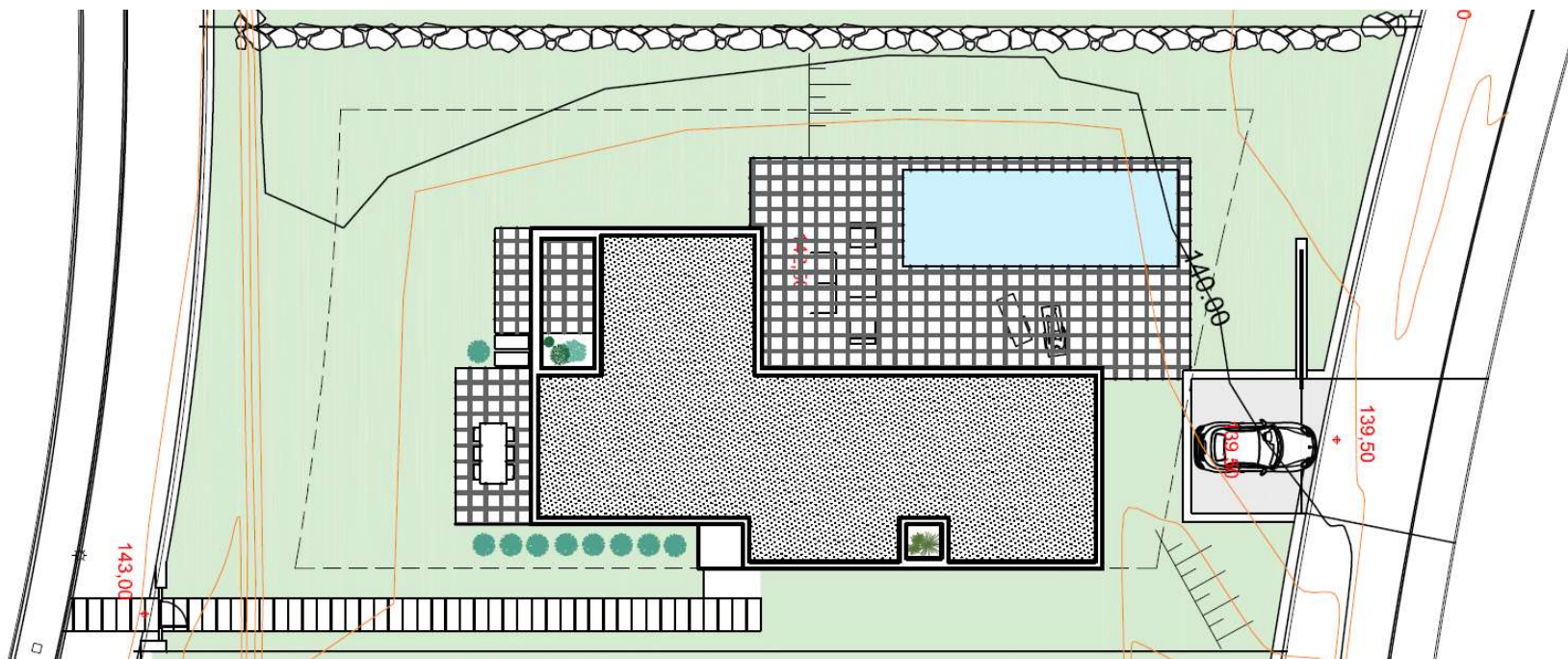


PARCELA / PLOT A2

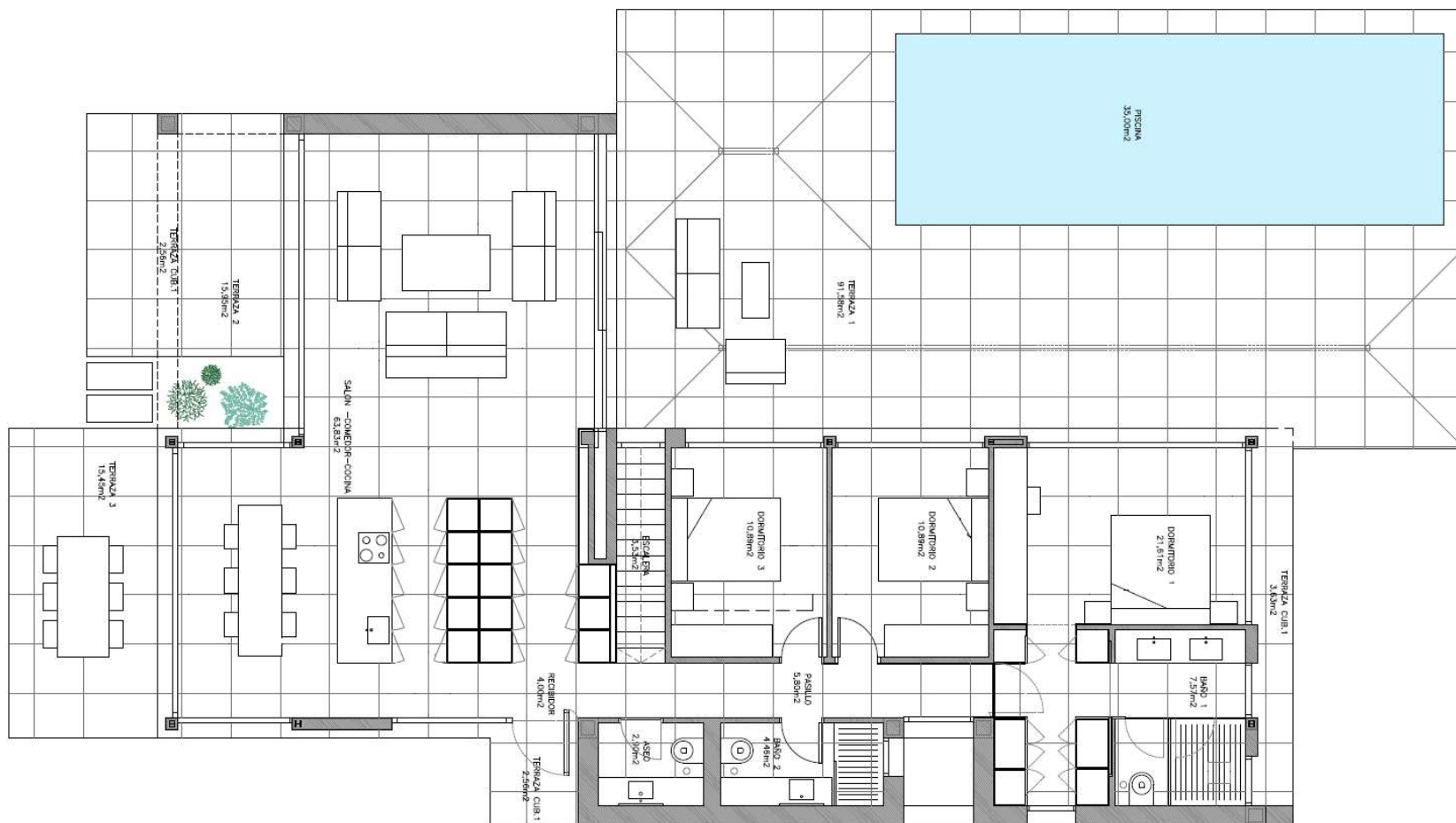
SUPERFICIE (m²) 955,12
SURFACE (sq.m)

EDIFICABILIDAD (m²) 172,49
BUILDABILITY (sq.m)

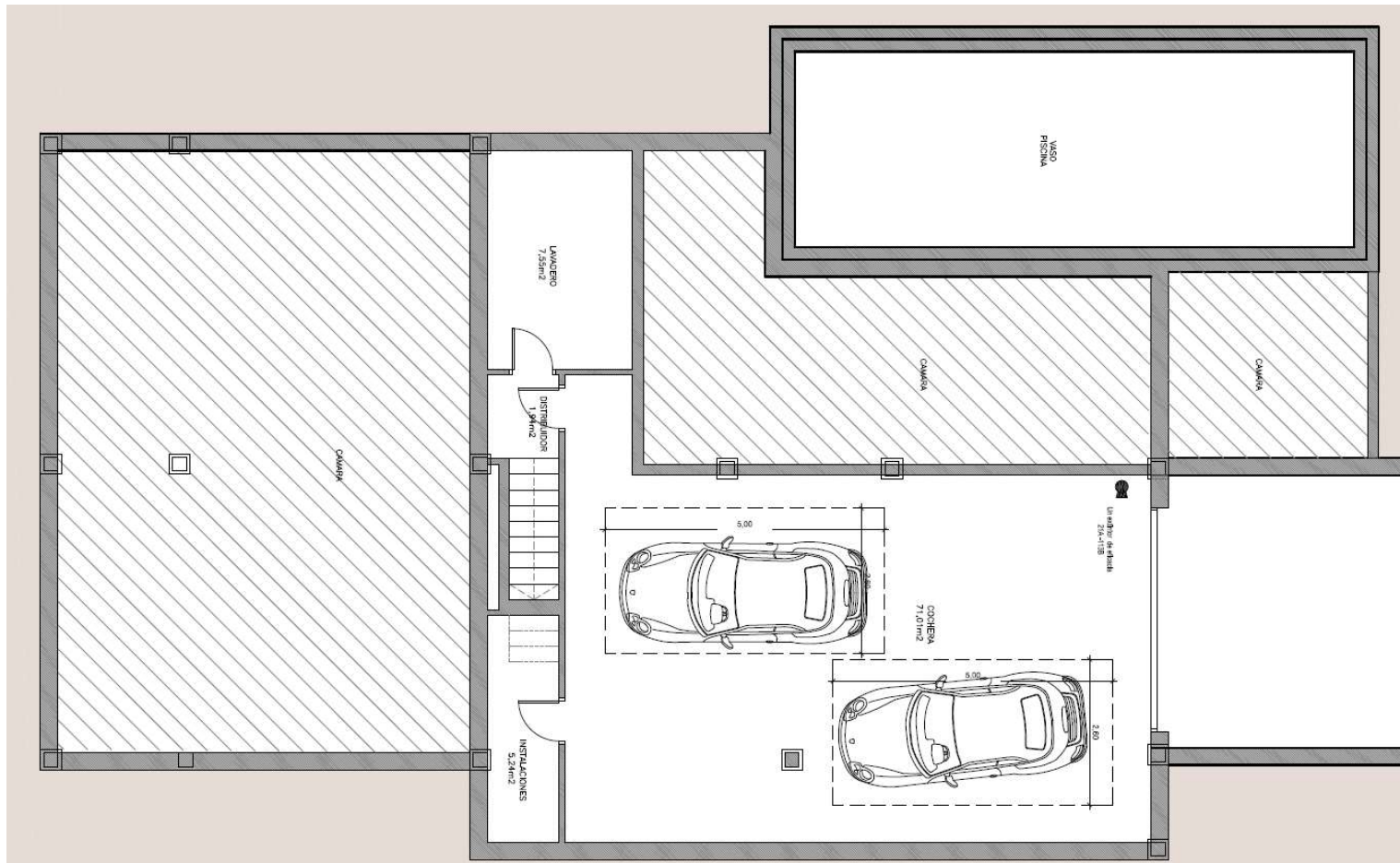
OVER PLOT PLAN



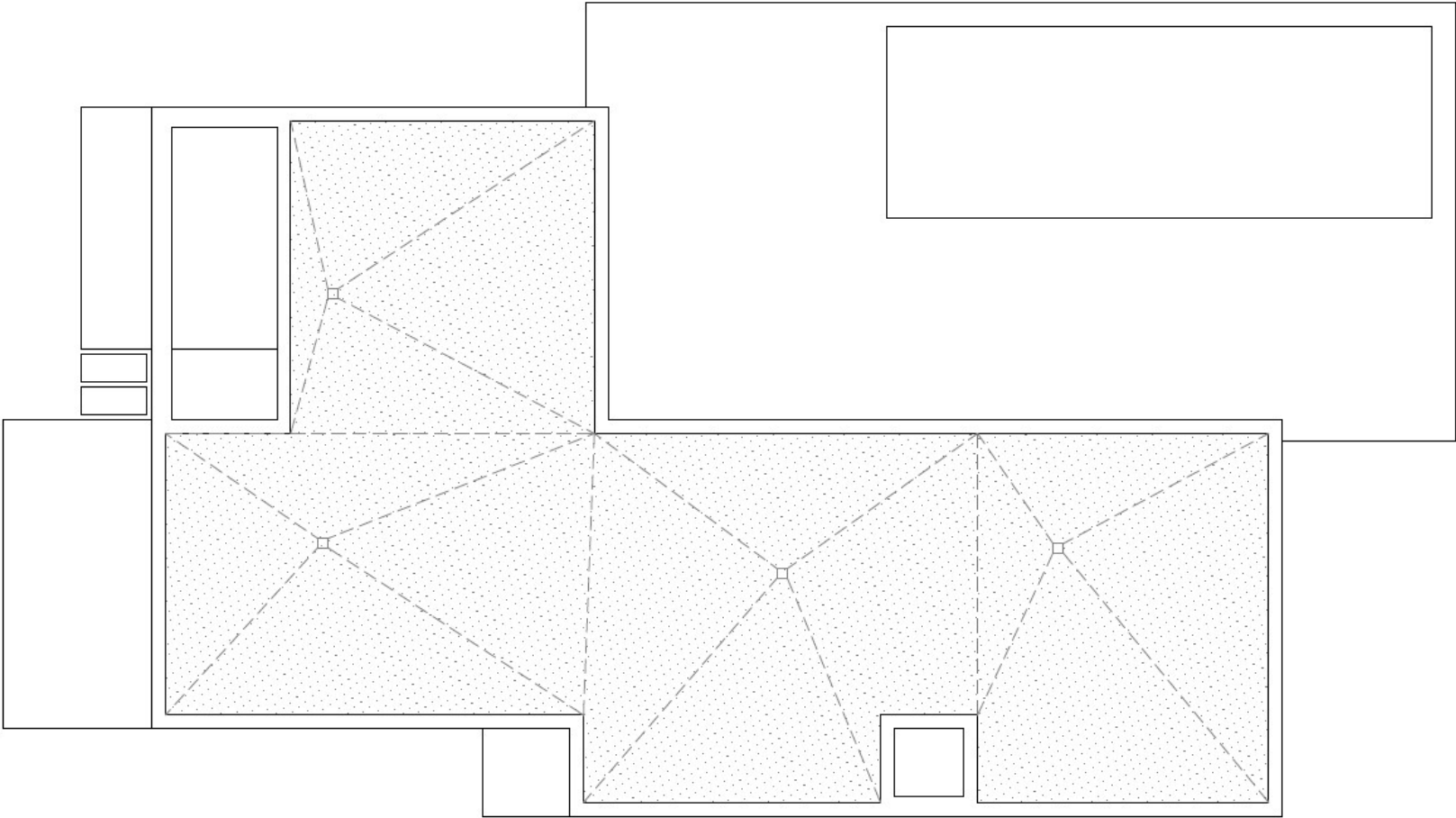
GROUND FLOOR PLAN



BASEMENT PLAN



ROOF 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 PETRALAVA 90x90 cm.
- Premium non-slip ceramic floor tiling in outdoor areas, SALONI PETRALAVA 90x90 cm.

Walls

- Ceramic walls tiling around shower and bath areas in bathrooms, SALONI PETRALAVA 90x90.
- Smooth acrylic paint finish for indoor walls and ceilings.

Outdoor carpentry

- Outdoor carpentry aluminium, with Thermal Break Bridge.
- Windows with double glazing.
- Graduable 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.
- Underfloor heating.

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 WHITE ZEUS.
- Stainless steel sink.

Sanitary fittings

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

Electrical installation

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

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, (maintenance for 1 year).
- Basic alarm system, (maintenance for 1 year).

PRICE & PAYMENT TERMS

AUR-63A1

Plot Surface	Built Area	Price without TAXES
955	170	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 30-07-2022



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