



*New Residences*

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# NUESTRA SEÑORA DE VALVERDE 16



**ProAdvisers**  
— Renovación —



# OUR RESIDENCES

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Discover our new build homes at Nuestra Señora de Valverde 16, nestled in the heart of Fuencarral. This tranquil residential area offers all the services you need right at your fingertips.

You'll find excellent transport links, with easy access to Tres Olivos and Fuencarral metro stations, Fuencarral RENFE commuter train station, and several bus lines. Plus, it's a breeze to connect to major roads like the M30, M607, A1, and M40.

Currently under construction, these homes are expected to be completed by the last quarter of 2025.

These properties have been designed with excellent qualities, prioritizing sustainability and energy efficiency. The project seamlessly blends with the historical surroundings, preserving the beauty and character of the neighborhood.

All homes are exterior-facing and feature a variety of layouts: one-bedroom ground-floor units with gardens, one-bedroom and studio-style apartments, and one or two-bedroom duplex penthouses.





# RESIDENCES

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1

**Studio:** 41 m<sup>2</sup> studio apartment on the first floor, boasting an exterior balcony. Part of a brand-new development with a lift and full accessibility, this studio is equipped with a complete bathroom, fitted wardrobes, and an efficient hot/cold pump for air conditioning and heating

2

**Apartment:** 54 m<sup>2</sup> apartment on the first floor, boasting an exterior balcony. Located within a brand-new development with a lift and full accessibility, this home offers 1 comfortable bedroom, a complete bathroom, fitted wardrobes, and efficient air conditioning and heating via a hot/cold pump.

3

**Ground Floor Apartment:** 83 m<sup>2</sup> apartment on the ground floor, featuring a wonderful exterior garden. Part of a new build development, it offers a lift and full accessibility. This home includes 1 bedroom, a full bathroom, built-in wardrobes, and air conditioning/heating via a hot/cold pump.

4

**Duplex Apartment:** This 66 m<sup>2</sup> exterior duplex is located on the second floor and features a balcony. Part of a new build development, it offers a lift and full accessibility. It includes 1 bedroom, a full bathroom, built-in wardrobes, and air conditioning/heating via a hot/cold pump.

5

**Duplex Apartment:** 88 m<sup>2</sup> new build duplex apartment, featuring an exterior balcony. This home is designed for comfort and accessibility, with 2 bedrooms, 2 bathrooms, and built-in wardrobes. Enjoy efficient heating and cooling thanks to a hot/cold pump system. The apartment is adapted for accessibility and includes lift access.



# 1. STUDIO (1B)

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- 41 m<sup>2</sup> built area
- Studio layout
- 1 bathroom
- Balcony
- New build development
- Built-in wardrobes
- Individual heating: Hot/cold pump
- Accessible for people with reduced mobility
- Air conditioning
- 1st floor, exterior
- Lift access
- Energy Consumption (A): 32.24 kWh/m<sup>2</sup> year
- Emissions (A): 5.57 kg CO<sub>2</sub>/m<sup>2</sup> year

Price: € 207.700





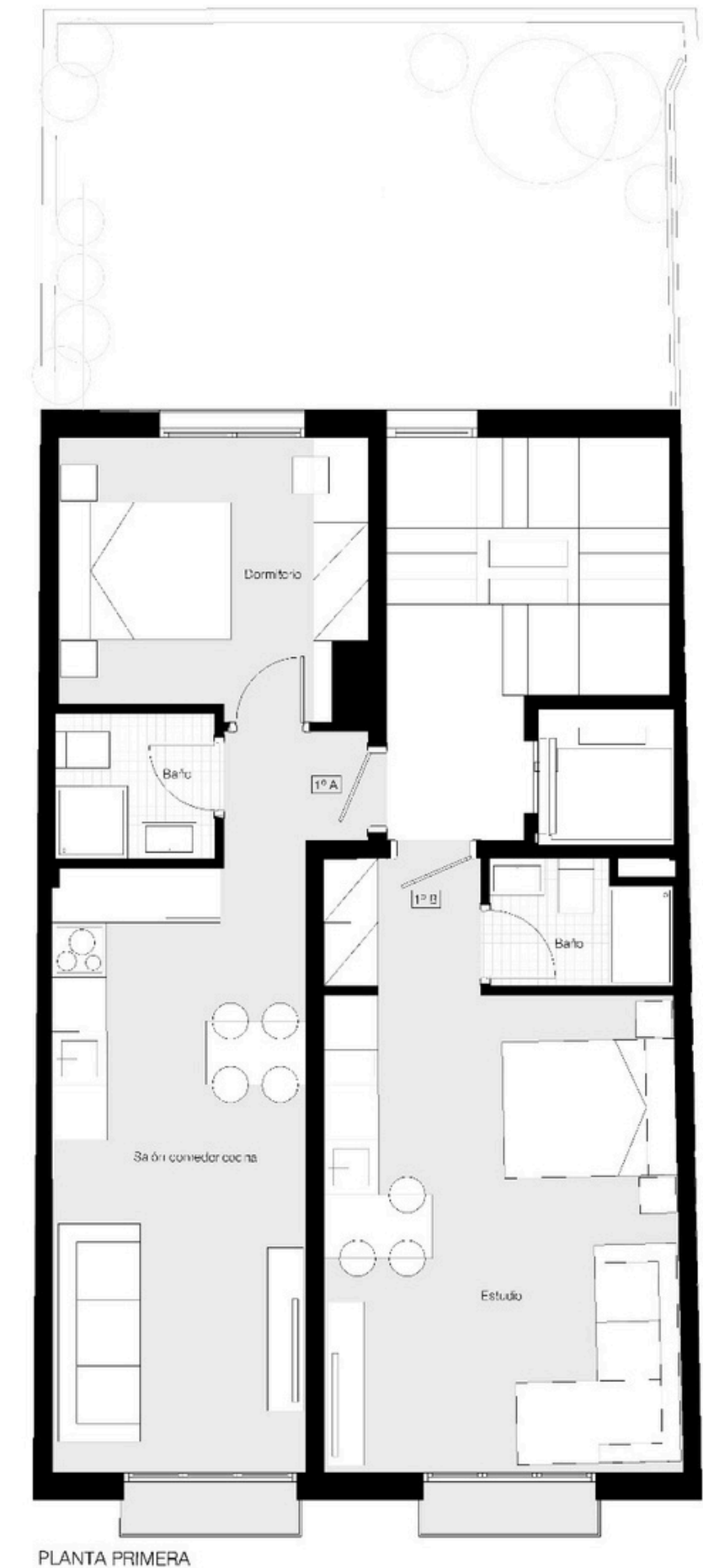




# FLOOR PLAN

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See the layout of the spaces, bathroom, and balcony.  
(Right-hand unit)



PLANTA PRIMERA



# 2. APARTMENT (1A)

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- 54 m<sup>2</sup> built area
- 1 bedroom
- 1 bathroom
- Balcony
- New build development
- Built-in wardrobes
- Individual heating and air conditioning (hot/cold pump system)
- Adapted access and home for people with reduced mobility
- 1st floor, exterior
- Lift access
- Energy Consumption (A): 32.24 kWh/m<sup>2</sup> year
- Emissions (A): 5.57 kg CO<sub>2</sub>/m<sup>2</sup> year

Price: € 298.800









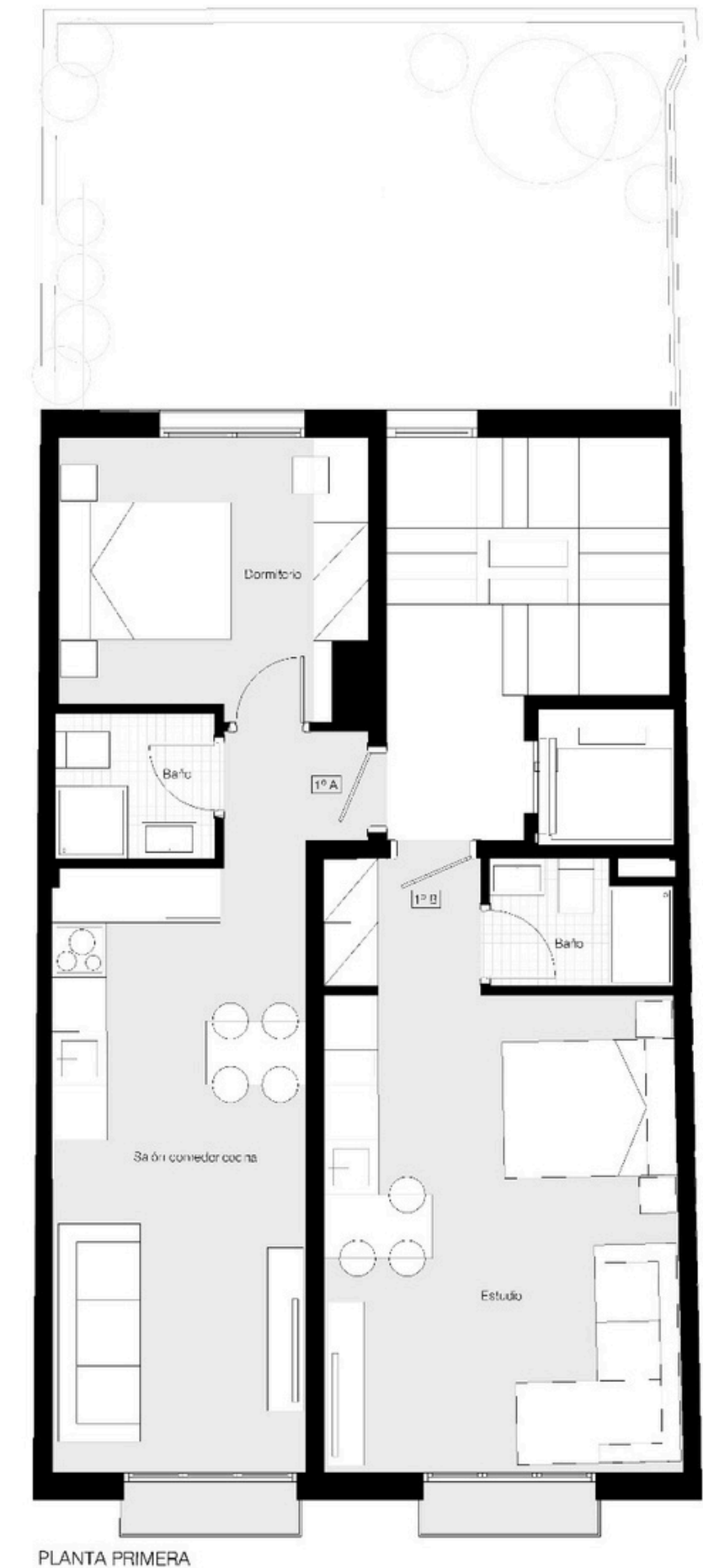




# FLOOR PLAN

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See the layout of the spaces, including the bedroom,  
bathroom, and balcony.  
(Left-hand unit)



PLANTA PRIMERA



# 3. GROUND FLOOR APARTMENT

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- 83 m<sup>2</sup> built area
- 1 bedroom
- 1 bathroom
- New build development
- Built-in wardrobes
- Individual heating and air conditioning (hot/cold pump system)
- Adapted access and home for people with reduced mobility
- Private garden
- Ground floor, exterior
- Lift access
- Energy Consumption (A): 32.24 kWh/m<sup>2</sup> year
- Emissions (A): 5.57 kg CO<sub>2</sub>/m<sup>2</sup> year

Price: € 338.600









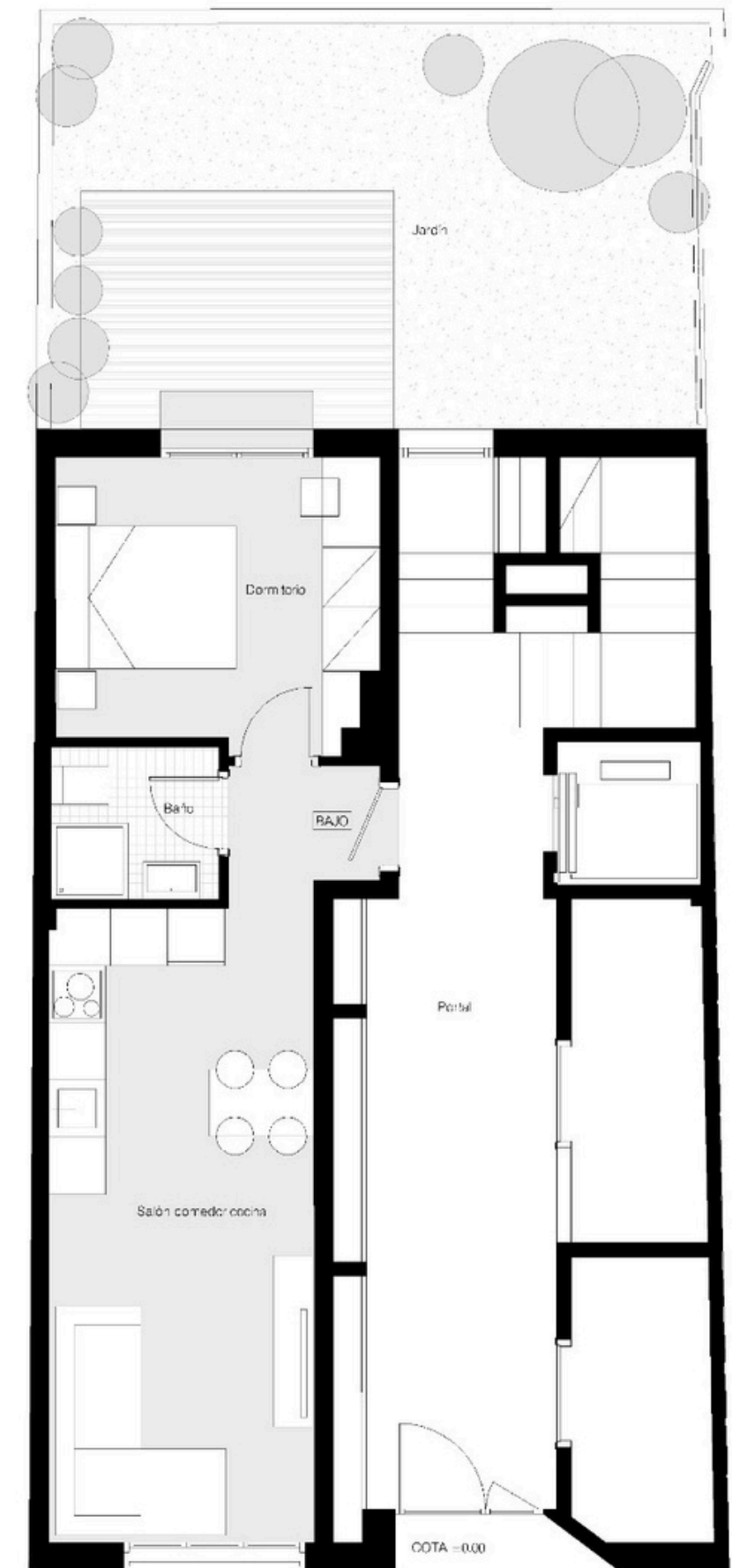




# FLOOR PLAN

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See the layout of the spaces, including the bedroom, bathroom, and balcony.



PLANTA BAJA



# 4. DÚPLEX (2B)

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- 66 m<sup>2</sup> built area
- 1 bedroom
- 1 bathroom
- Balcony
- New build development
- Built-in wardrobes
- Individual heating and air conditioning (hot/cold pump system)
- Adapted access and home for people with reduced mobility
- 2nd floor, exterior
- Lift access
- Energy Consumption (A): 32.24 kWh/m<sup>2</sup> year
- Emissions (A): 5.57 kg CO<sub>2</sub>/m<sup>2</sup> year

Price: € 398.400













# FLOOR PLAN

## FIRST PLANT

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See the layout of the spaces, including the bedroom,  
bathroom, and balcony.  
(Right-hand unit)

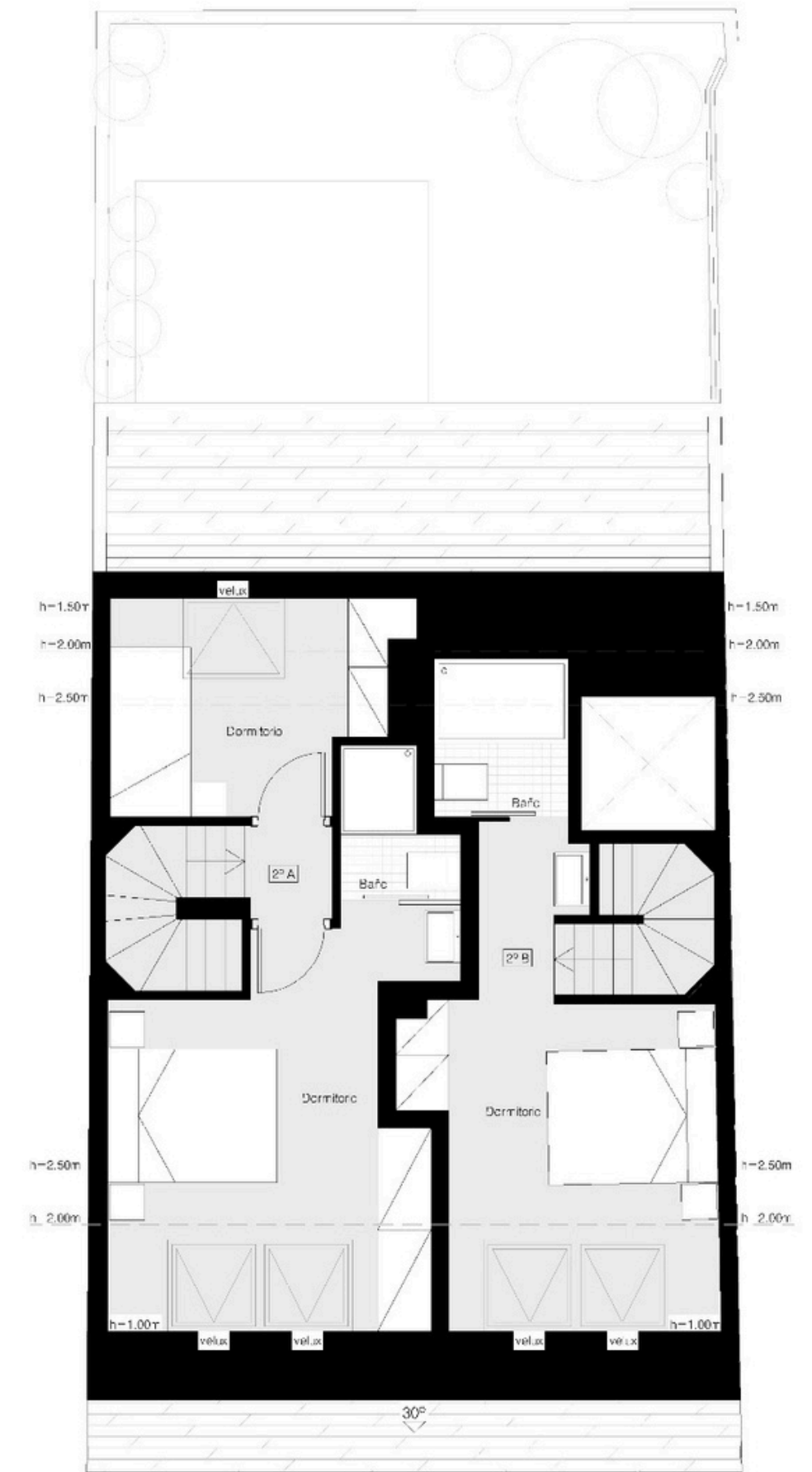




# FLOOR PLAN

## SECOND PLANT

Visualize the layout of the spaces, including the  
bedroom, bathroom, and balcony.  
(Right-hand unit)



PLANTA ÁTICO



# 5. DÚPLEX (2A)

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- 88 m<sup>2</sup> built area
- 2 bedrooms
- 2 bathrooms
- Balcony
- New build development
- Built-in wardrobes
- Individual heating and air conditioning (hot/cold pump system)
- Adapted access and home for people with reduced mobility
- 2nd floor, exterior
- Lift access
- Energy Consumption (A): 32.24 kWh/m<sup>2</sup> year
- Emissions (A): 5.57 kg CO<sub>2</sub>/m<sup>2</sup> year

Price : € 561.500













# FLOOR PLAN

## FIRST PLANT

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Visualize the layout of the spaces, including the  
bedrooms, bathroom, and balcony.  
(Left-hand unit)

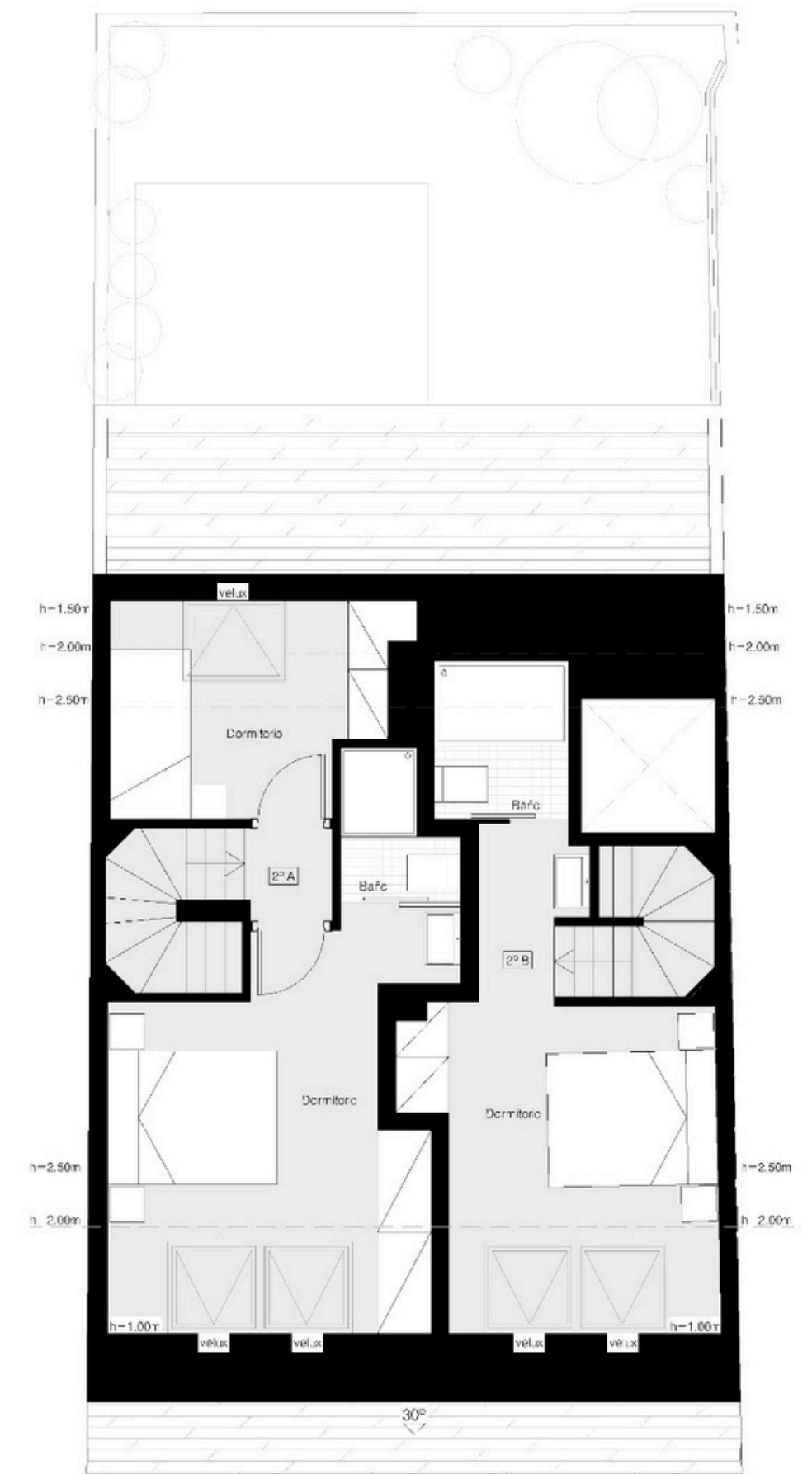




# FLOOR PLAN

## SECOND PLANT

Visualize the layout of the spaces, including the bedrooms, bathrooms, and balcony.  
(Left-hand unit)



PLANTA ÁTICO



# QUALITY SPECIFICATIONS

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## BUILDING ENVELOPE

- 30 cm brickwork with a single-layer render exterior and plasterboard lining with insulation on the interior. Exterior carpentry (windows).
- High-quality aluminum profiles with thermal break. Double glazing: Guardian Sun 4/16/6.

## FINISHES

- Interior plastered walls
- Porcelain tiling
- Laminate wood flooring
- Smooth plastic paint finish

## INSTALLATIONS

- Domestic hot water provided by a 100-liter electric storage heater.
- Centralized air conditioning and heating via console-controlled heat pump.

## SANITARYWARE

- Low-profile resin shower tray with glass screen.
- High-quality toilet and washbasin.

## INTERIOR CARPENTRY

- Solid white lacquered interior doors.
- Solid wood door frames with high-durability treatment.
- Solid wood kitchen cabinetry.

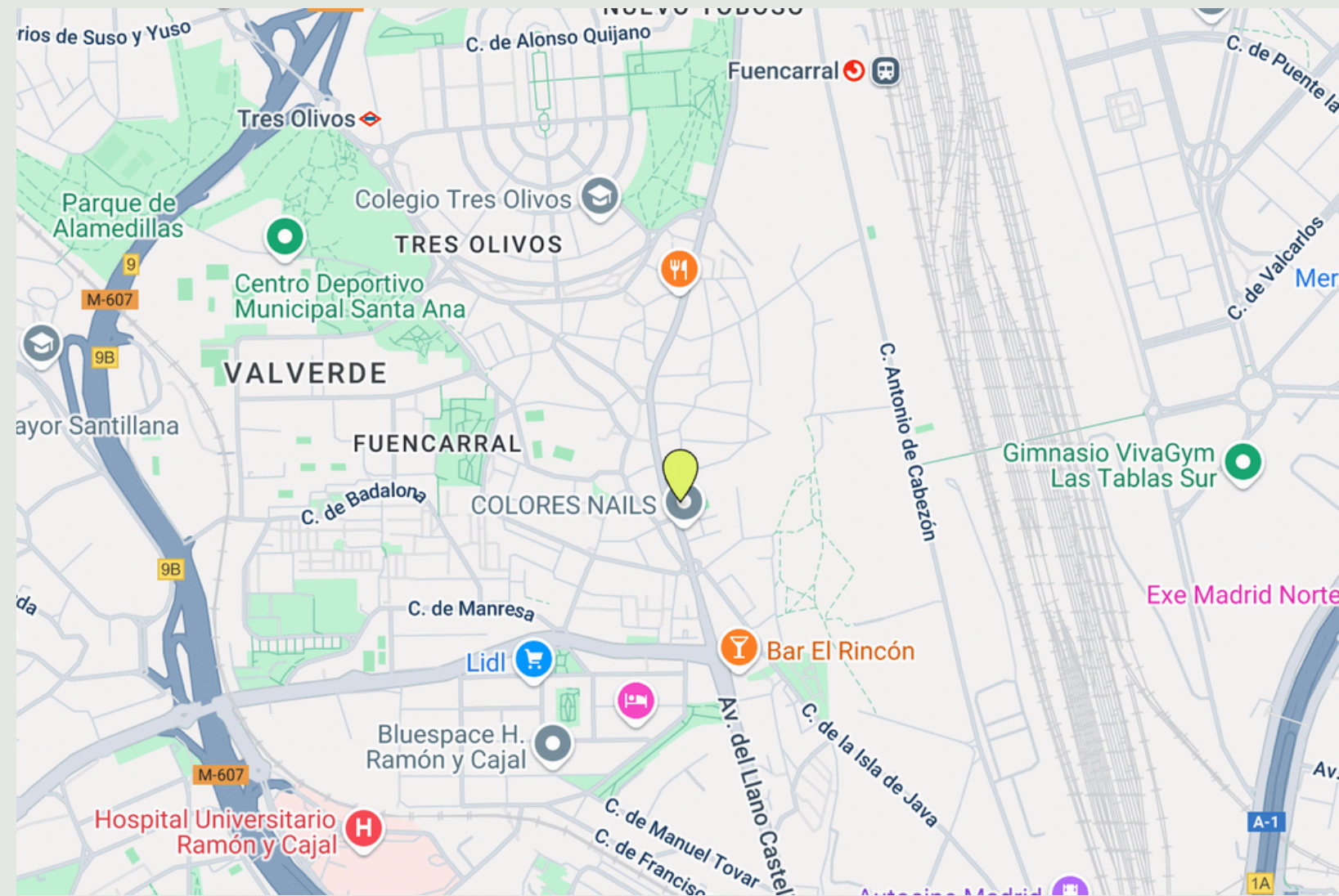
## APPLIANCES

- Fully equipped with: refrigerator, dishwasher, washing machine, oven, and induction hob.



# LOCATION

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Google Maps Link



# *Delivery Date &* RESERVATIONS

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## DELIVERY DATE

- The delivery date for the homes is scheduled for December 2025.

## RESERVATIONS

- Reserving a home requires an initial payment of 10% of the total value. The remaining 90% is paid at the time of signing the purchase agreement and handover of keys. Both payments can be made via bank transfer or cheque.
- The signing will take place at the offices of our lawyers, MarcRory & Asociados, located at Calle Pintor Rosales 44. ( <https://marcrory.com/> )





**ProAdvisers**

— Renovación —

# CONSTRUCTION MANAGER

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## INQUIRIES

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