

COMMERCIAL DOSSIER

# SWING GOLF

PULPÍ · ALMERÍA



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## Live as you dream

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## **Live** as you dream

*At Metrovacesa, we are committed to being your partner throughout the home buying process, providing transparency and continuous support.*

*Buying your future home is a complex process and we want to be by your side every step of the way, ensuring that your journey to ownership is as smooth and informed as possible. We believe in clear and open communication, offering you full transparency regarding the details of your home, price, timelines and the necessary legal formalities.*

*With our team of experienced professionals, you can rely on us to defend your best interests, answer your questions and address any concerns quickly and honestly. In addition, we are committed to providing you with personalised support, tailored to your needs and preferences. We will make sure that we understand you and listen to your wishes, so that you can make informed and wise decisions at all times.*

*Your satisfaction is our priority, and we will strive to exceed your expectations in every interaction. We are committed to guiding you, providing you with the necessary information, advising you in making decisions and solving any problems that may arise along the way to make your dream home a reality.*

**We build innovative and sustainable housing;  
unique and cozy homes to live in.**

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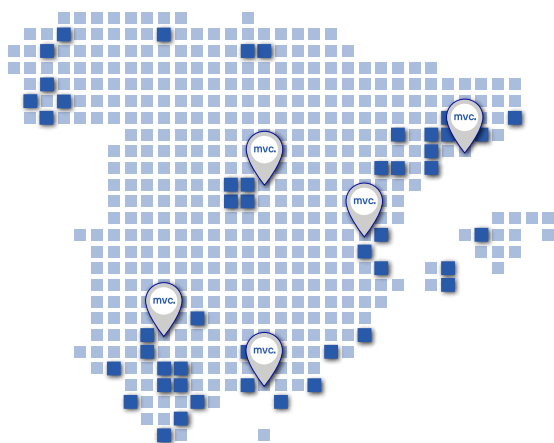




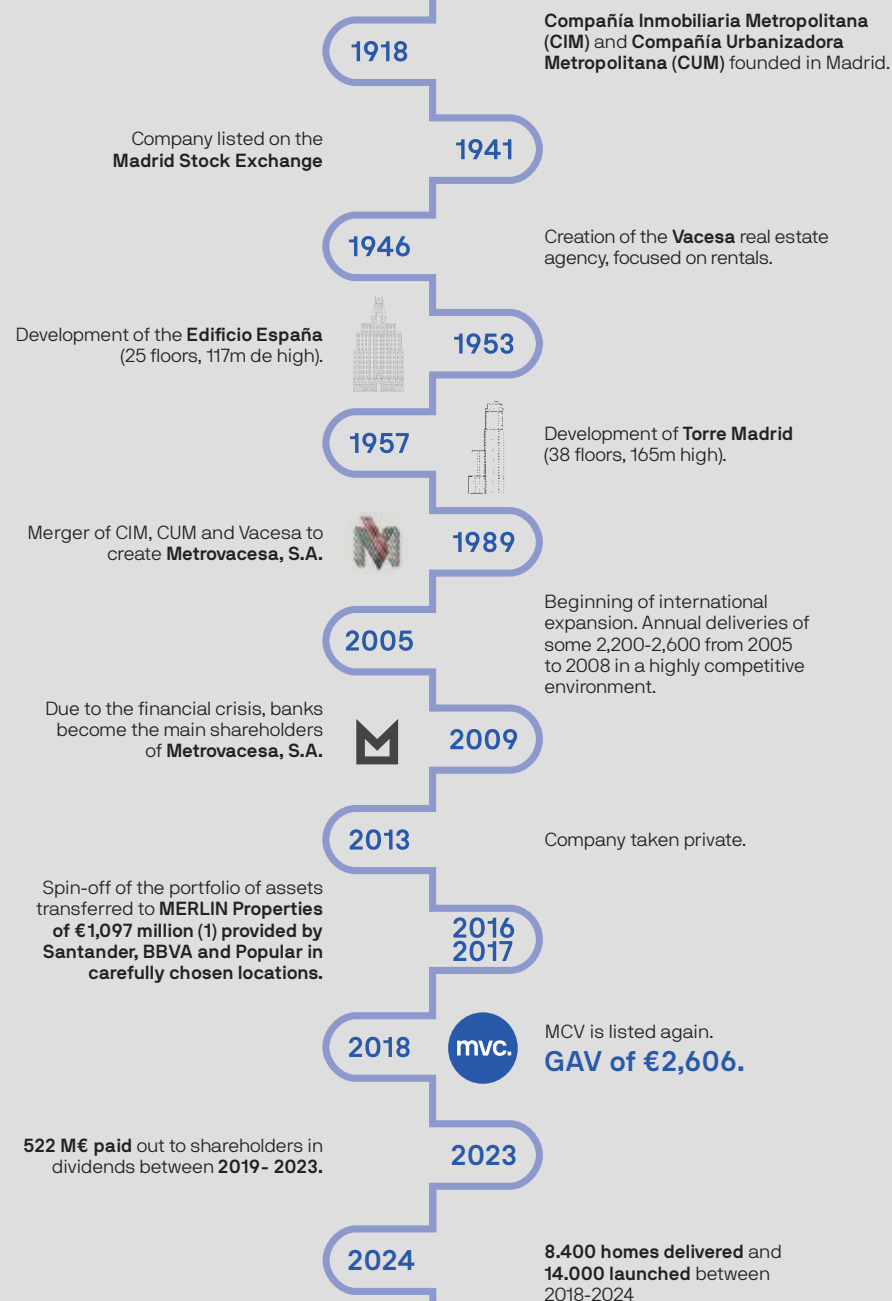
# More than 100 years building homes for you.

## metrovacesa

Although we look back on our past successes with pride, our sights are always set on creating the homes of the future: strategic locations, sustainable and environmentally friendly housing, homes created for your enjoyment with only the highest quality materials... With the guarantee of a great century-old company with national presence.



Delegations  
mcv.











# Your home between the golf course and the sea.

Located on the front line of Aguilón Golf and just a few kilometres from the Mediterranean, Swing Golf offers you a privileged environment where tranquillity, sport and nature come together.

Less than 10 minutes from San Juan de los Terreros, one of the most charming destinations on the Almeria coast, this residential complex connects you with wild beaches, crystal clear waters and a rich marine biodiversity that make this area a unique place for living or disconnecting.

With an enviable climate all year round, Swing Golf is perfect for those seeking well-being and quality of life. And thanks to its excellent connections - Almeria and Murcia airports less than 45 minutes away, and future connection with the AVE (fast railway) - you will always be well connected.

Swing Golf, where the sea, golf and your home come together.







## SWING GOLF

-  Marina
-  Train station
-  Airport
-  Medical centre
-  Shopping centre
-  School
-  Nature park
-  Golf

# 2

## Swing Golf: Inspire your day, elevate your life.

Welcome to Swing Golf, where each day becomes a perfect combination of well-being and tranquillity.

We have designed a space full of life, designed so you are inspired by each moment. With a style that exudes elegance and a refreshing feeling, spacious terraces from which to contemplate the serenity of the golf course, common areas carefully curated to share unique moments and a privileged location, close to everything you need.

An environment where every sunrise encourages you to enjoy, take a deep breath and start the day with a sense of calm and fulfilment.



Here, every single detail has been thought out to offer a unique living experience, where the architecture is integrated with the surroundings and natural light flows into every corner. Whether enjoying a sunset stroll, an afternoon in the common areas or simply contemplating the scenery from your terrace, at Swing Golf every moment becomes an opportunity to reconnect with yourself and with what really matters.





# Live between the greenery of the golf course and the blue sea.

In Pulpí, Swing Golf is born, a residential development of 54 homes designed for those looking for quality of life in a privileged natural environment.

Homes with 1, 2 and 3 bedrooms, with garage, storage room and multiple orientation and layout options to suit your lifestyle. Spacious terraces overlooking the golf course and the sea, architecture designed for comfort and an atmosphere that combines elegance, natural light and tranquillity.

Swimming pools, gardens and common areas designed to share and enjoy to the fullest. Swing Golf: your new home, where every day is extraordinary.







# 3

Designed for you.  
Built around  
your life.

At Swing Golf, every design decision has been made with clear purpose: to improve your daily life. The Arapiles Arquitectos team has created a residential complex with an innovative and functional architecture in harmony with the climate and landscape of Pulpí.





From the first sketches to the last details, everything has been designed to offer you comfort, well-being and quality of life. Spaces that adapt to your pace, to your family and to the way you really live.

Welcome to your new home. Welcome to Swing Golf.











# 4

A home  
designed for  
you and your  
family.

At Swing Golf you will find an exceptional home.

From the meticulous layout of the homes to the careful design of the finishes and the selection of premium materials, every detail is imbued with our commitment to excellence.

Homes where natural light floods into every room, where when you open a window you can feel the breeze from the terraces overlooking the sea will make you enjoy great moments of retreat or enjoyment with friends and family.



# Designed for living, designed to enjoy.

At Swing Golf, each home is designed to make you feel at home from day one.

You can choose between 1, 2 or 3 bedrooms, with spacious, bright and customisable spaces according to your style. Because your home should be as unique as you are.

You will have a parking space and storage room included, and the option of living on a first floor with a large outdoor space or in a pent-house with a terrace that provides you with views of the sea and the golf course.

Imagine your mornings with a sea breeze, and your sunsets among infinite shades of blues and greens.

Swing Golf is that place you dreamed of... now it can be yours.







# 5

## Imagine a day at Swing Golf.

The weather is pleasant, and the common areas of Swing Golf are bustling with life. The little ones run around the common areas, while the adults relax on the lawn next to the elevated pool overlooking the golf course, with the sea as a backdrop.

In the communal fitness area, some people start their day with vitality and well-being. The garden areas encourage you to disconnect, take a deep breath and reconnect with the calmness of the environment. In addition, you have bicycle racks to leave your bike after having visited every last spot in the area.

Here, every day is an invitation to live life to the fullest. Welcome to Swing Golf, where everything has a perfect place.





## CUADRO DE SUPERFICIES

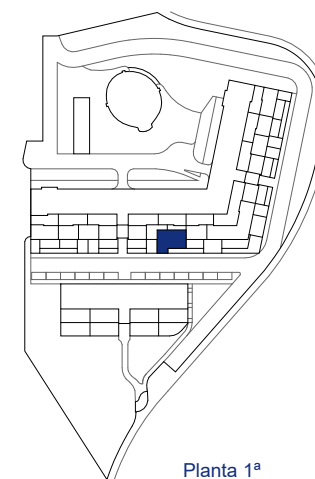
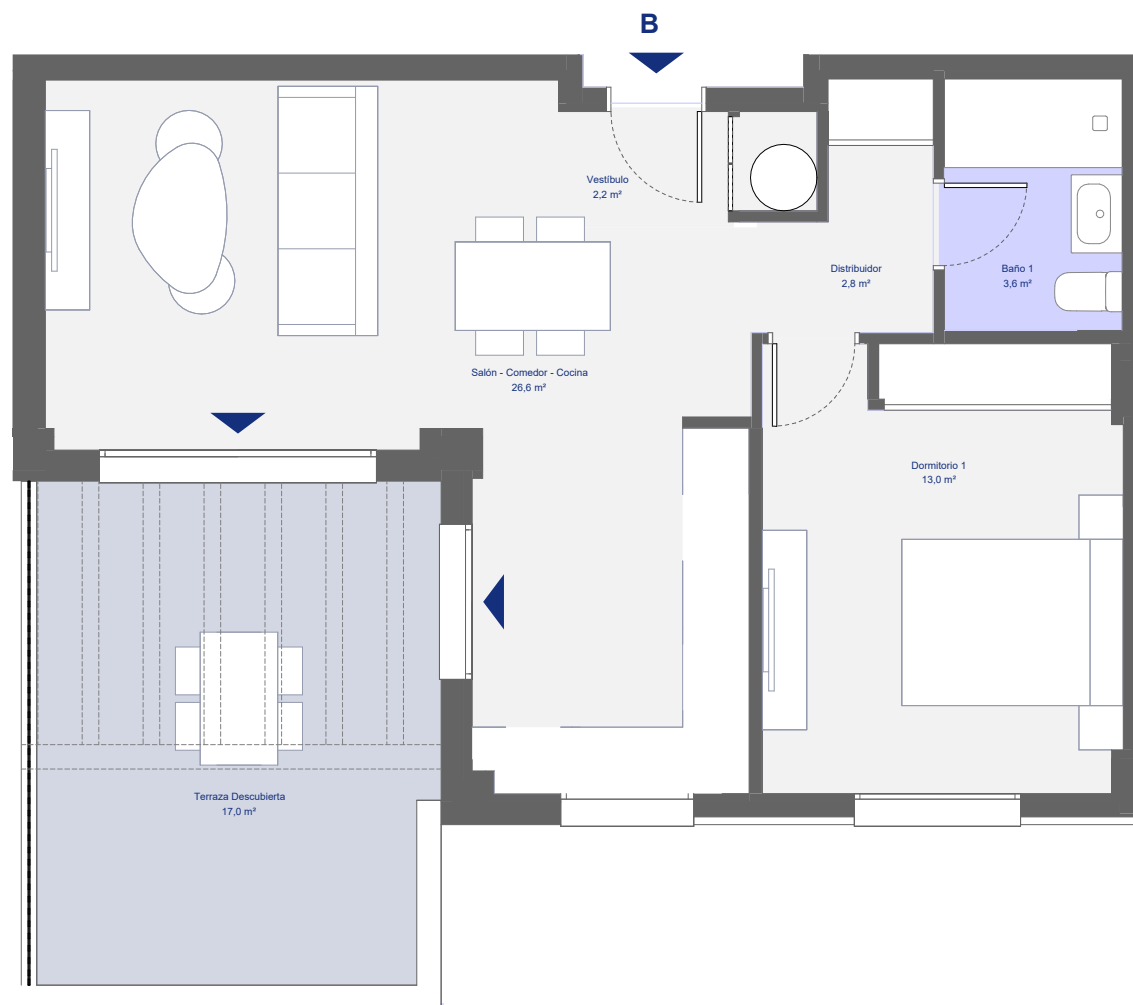
S. Útil Interior Vivienda	48,2 m <sup>2</sup>
<b>S. Cons. Int. Vivienda + p.p. ZZCC</b>	<b>72,4 m<sup>2</sup></b>
S. Útil Exterior Vivienda	17,0 m <sup>2</sup>
<b>S. Cons. Int. Viv. + p.p. ZZCC + S. Útil Ext. Viv.</b>	<b>89,4 m<sup>2</sup></b>

## CUADRO DE SUPERFICIES

ANDALUCÍA D218/2005

S. Útil Vivienda	53,0 m <sup>2</sup>
<b>S. Cons. Vivienda + p.p. ZZCC</b>	<b>78,2 m<sup>2</sup></b>

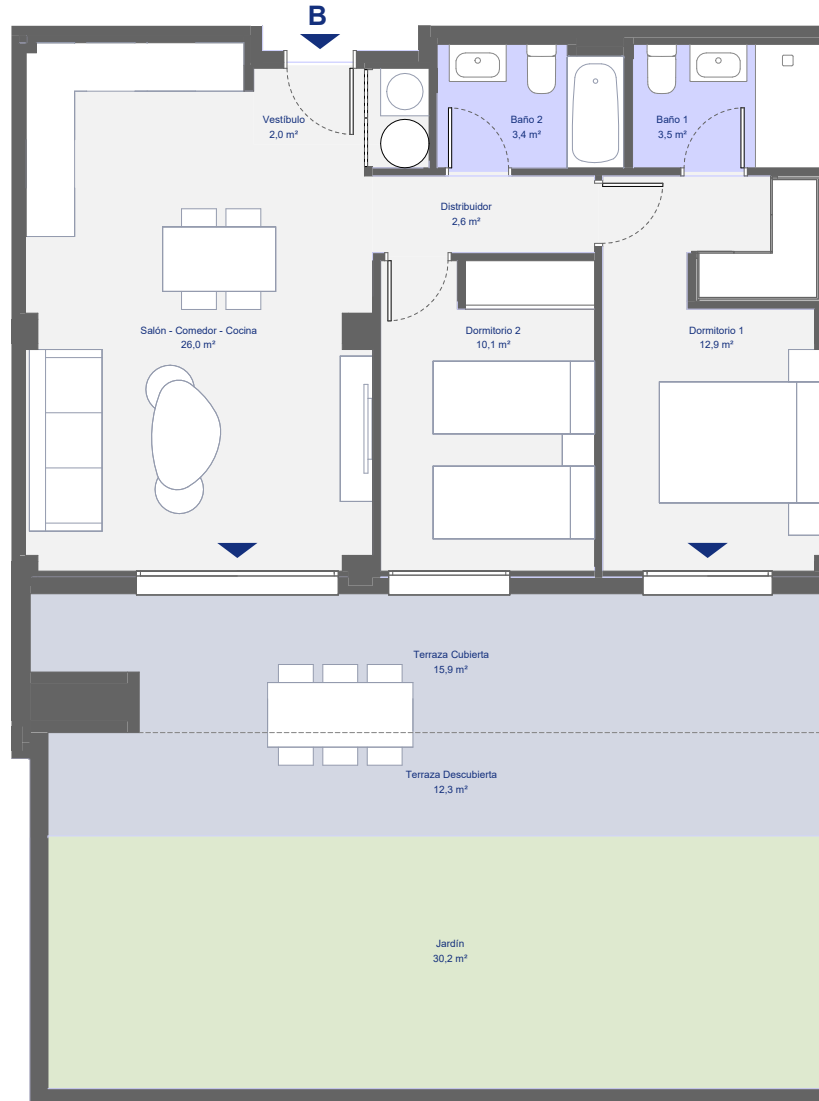
Las superficies indicadas están calculadas conforme al Decreto 218/2005 de información al consumidor en la compraventa y arrendamiento de viviendas en Andalucía.



Planta 1ª



This plan is not final, as it was prepared in accordance with the Building's Basic Design. Therefore, Metrovacesa reserves the right to include any modifications required due to technical and/or legal requirements or those ordered by any public administration or body, always adjusting them to the Execution Project. Accessory elements (for example, furniture included in the kitchen area or gardening elements) are merely illustrative. Doorways and the layout of sanitary fixtures are not binding. The areas indicated are approximate and may be subject to modifications for technical and/or legal reasons during the execution of the works.

**CUADRO DE SUPERFICIES**

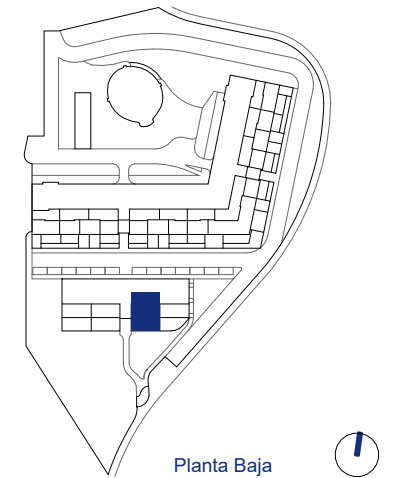
S. Útil Interior Vivienda	60,5 m²
<b>S. Cons. Int. Vivienda + p.p. ZZCC</b>	<b>86,3 m²</b>
S. Útil Exterior Vivienda	58,4 m²
<b>S. Cons. Int. Viv. + p.p. ZZCC + S. Útil Ext. Viv.</b>	<b>144,7 m²</b>

**CUADRO DE SUPERFICIES**

ANDALUCÍA D218/2005

S. Útil Vivienda	66,6 m²
<b>S. Cons. Vivienda + p.p. ZZCC</b>	<b>93,3 m²</b>

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**CUADRO DE SUPERFICIES**

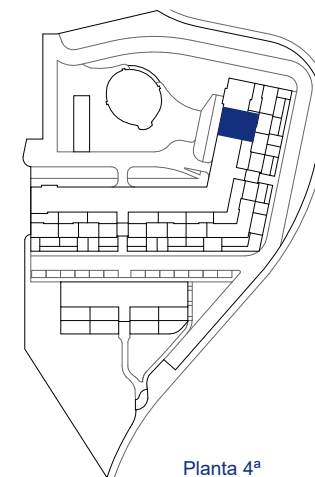
S. Útil Interior Vivienda	60,8 m²
<b>S. Cons. Int. Vivienda + p.p. ZZCC</b>	<b>88,6 m²</b>
S. Útil Exterior Vivienda	34,2 m²
<b>S. Cons. Int. Viv. + p.p. ZZCC + S. Útil Ext. Viv.</b>	<b>122,8 m²</b>

**CUADRO DE SUPERFICIES**

ANDALUCÍA D218/2005

S. Útil Vivienda	66,9 m²
<b>S. Cons. Vivienda + p.p. ZZCC</b>	<b>95,9 m²</b>

Las superficies indicadas están calculadas conforme al Decreto 218/2005 de información al consumidor en la compraventa y arrendamiento de viviendas en Andalucía.



Planta 4ª



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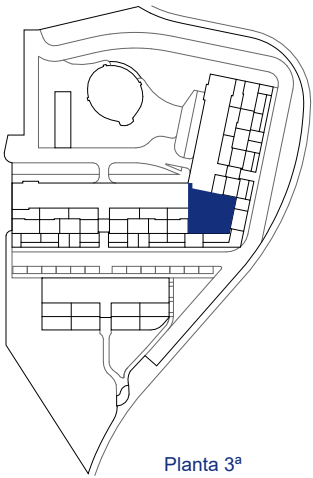
CUADRO DE SUPERFICIES

S. Útil Interior Vivienda	88,8 m²
<b>S. Cons. Int. Vivienda + p.p. ZZCC</b>	<b>125,8 m²</b>
S. Útil Exterior Vivienda	109,6 m²
<b>S. Cons. Int. Viv. + p.p. ZZCC + S. Útil Ext. Viv.</b>	<b>235,4 m²</b>

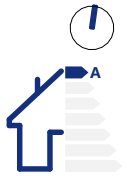
CUADRO DE SUPERFICIES  
ANDALUCÍA D218/2005

S. Útil Vivienda	97,7 m²
<b>S. Cons. Vivienda + p.p. ZZCC</b>	<b>136,1 m²</b>

Las superficies indicadas están calculadas conforme al Decreto 218/2005 de información al consumidor en la compraventa y arrendamiento de viviendas en Andalucía.



Planta 3ª



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# 6

## Technical Specifications

Metrovacesa, S.A. reserves the right to make any modifications on the grounds of technical or legal reasons, that may be indicated by the architect directing the development as being necessary or convenient for the correct completion of the building or that are required by the competent public bodies, in which case they will be replaced by others of equal or superior quality. The images in this brochure are for guidance purposes only and are not contractually binding.



# Modern design and attractive volumes.



## Foundations and Structure

Both the **foundations** and the **structure** will be of reinforced concrete. Subject to compliance with the Technical Building Code and ten-year guarantee.



## Facade

The **exterior enclosures** of each housing will be of brick walling with dry partitioning system fitted with insulation. The interior face of the enclosure will include thermal and acoustic insulation.



## Roofs

The **technical roofs**, which house the DHW and air conditioning equipment, will be non-trafficable roofs with thermal insulation and gravel protection.

The **terraces** for private use will be tiled with outdoor stoneware.



## Exterior carpentry

The entire dwelling will be fitted with **windows and exterior doors** with thermal break, with thermo-acoustic double glazing, shutters in bedrooms with thermal insulation inside with insulated shutter boxes.







# Maximum thermal and acoustic comfort.



## Interior carpentry

Access to the homes via entrance points through **armoured doors** to the interior of the house in white to match the interior carpentry.

Smooth white lacquered **doors**, with privacy locks on bathrooms and master bedroom.

**Modular wardrobes with interior lining**, doors lacquered in white to match the rest of carpentry elements, including suitcase shelf and hanging bar.



## Partitions and insulation

**Interior dividing walls** in dwellings will be completed with dry partition walls and thermo-acoustic insulation for increased comfort.

**Dividing walls** between dwellings and between dwellings and common areas will be built with sound-absorbing bricks lined on both sides.







## Bathrooms

The **vertical surfaces of bathrooms and toilets** will be tiled with porcelain stoneware in the bath and shower areas and finished with plastic paint on the remaining surfaces.

### Optional upgrades (at cost)

- Backlit mirror.
- Change of faucets to black.
- Shower screen.
- Hand-held bidet spray.
- Complete bathroom tiling.
- Under-basin cabinet.
- Change of bathtub for shower in secondary bathroom.



## Floor and wall tiling

For the flooring in the **main living areas and kitchens**, we will use porcelain stoneware with skirting of the same quality.

The **bathrooms** will be tiled with porcelain stoneware with skirting board of the same quality in the areas with paint finish.

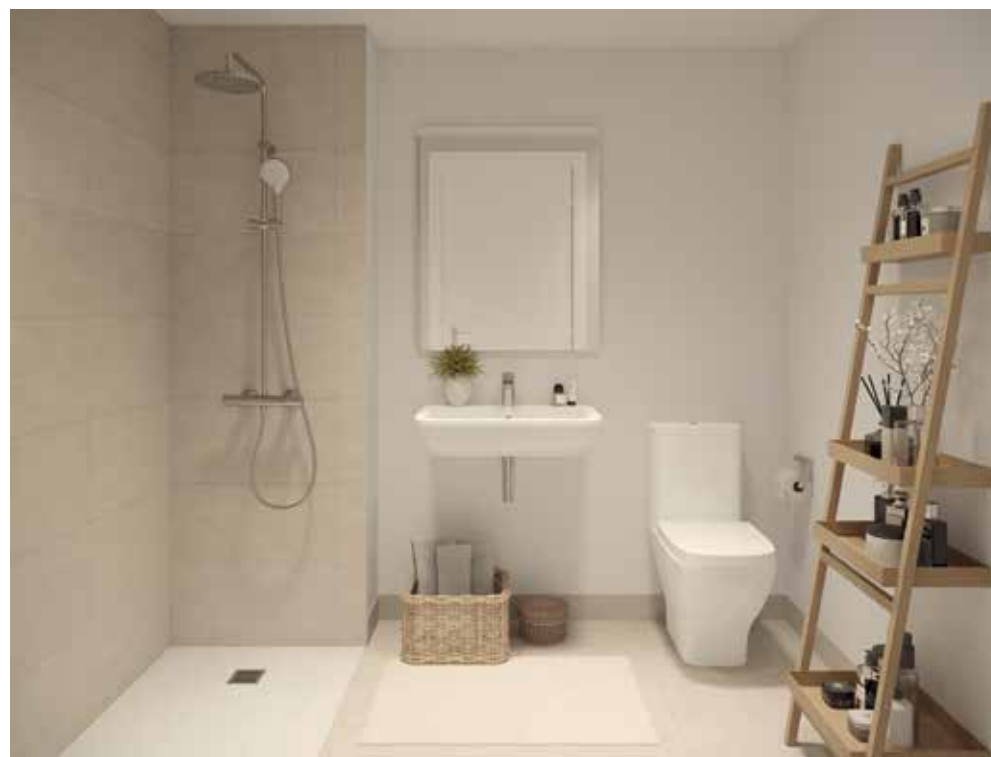


### Master bathroom includes:

- Toilet.
- Shower tray.
- Sink.
- Faucets.
- Shower set.

### Secondary bathroom includes:

- Toilet.
- Bathtub.
- Sink.
- Faucets.





# Experience comfort in a big way.



## Kitchen

Kitchen furnished with quartz or porcelain **countertop** and equipped with oven, microwave and ceramic hob. It does not include washing machine, dryer, dishwasher, or refrigerator, which are offered as extra customisation.

### Optional upgrades (at cost)

- Complete appliances.
- Appliance panelling.
- LED lighting under wall unit.
- Osmosis equipment.
- Wine cooler integrated in lower cabinet.

### Optional upgrades (free of charge)

- Combination of furniture colours.
- Countertop models.



## Suspended ceilings and paint

Plasterboard **suspended ceilings** throughout the dwelling, with an anti-humidity finish in bathrooms and wet areas and with suspended ceilings in areas intended for indoor air conditioning units.

Smooth **plastic paint** on non-tiled vertical surfaces and ceilings.





## Heating, air conditioning and hot water

Complete **air conditioning** installation, with **heat pump** (cooling and heating) and ducts fitted through suspended ceiling. Indoor unit on suspended ceiling in bathrooms and outdoor unit mounted on technical roof.

Domestic hot water production system using a **renewable energy system**.

Indoor water distribution network by means of polyethylene pipes.



## Sanitary fixtures and plumbing

In bathrooms, **vitrified porcelain** sanitary fixtures.

In main and secondary bathrooms, wall-hung washbasin.

The rest of the sanitary fixtures will have single-lever faucets and thermostatic faucets in the shower.



## Ventilation and extraction system

Installation of indoor air renewal systems with extraction vents in bathrooms and kitchens.



## Electricity, T.V. and telephone installations

Electrical installation according to R.E.B.T. with high electrification degree.

Top quality electrical mechanisms.

Television, telephone and telecommunications outlets in living room and bedrooms.

Video intercom with call receiver and colour image.







# A residential complex with spaces suited to the entire family.



## Access and common areas

**Swimming pool** for community use.

Space reserved for **gym and / or Social Club** for community use.

Large landscaped gardens designed for low water consumption.

Automated irrigation system in communal garden areas.

Provision of **bicycle racks**.



## Garage and storage room

Covered and uncovered parking spaces above ground level.

Concrete floor with pavement surface treatment.

Storage rooms finished with plastic paint and/or exposed concrete block.

Access door to storage rooms in steel sheet with ventilation and lock.



## Sustainability and energy savings

Water heating system generated by **aerothermal equipment**.

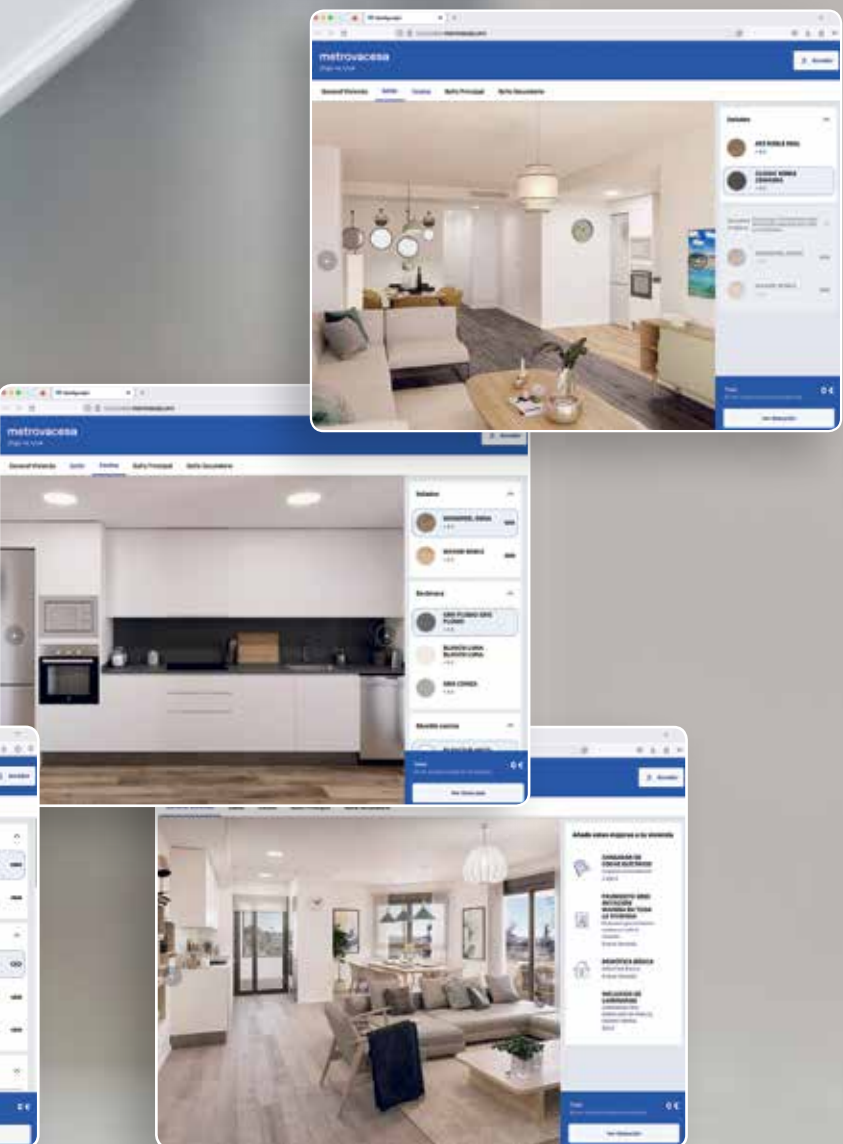
**Highly energy-efficient** DHW and A/C equipment.

Sunlighting study.

**DOMUM** seal of sustainability.







# 7

## Design your space. Choose your look.

Customise every detail and design your home with Choose Your Look. With a wide selection of materials and customisation options, we encourage you to design a space that reflects your personality and lifestyle.

From the floors to the finishes, every choice is yours. Unleash your creativity and make every corner a reflection of yourself.







## A home where every detail reflects your essence.

Let's build your home together. At Metrovacesa we help you choose the extras that will wrap you in comfort and the conviction that you are living in the house you always wanted to be in.

You can choose from free finishes such as the choice of bathroom materials, the colour of the flooring or the colour scheme of your kitchen.

Among the finishes at a cost are some as functional as the electric vehicle recharging point, the motorisation of the blinds or the installation of the bathroom partitions.

Your home is yours, customise it!







## We are committed to sustainability.

All our developments start off from a design that prioritises comfort, innovation and the quality of our constructions. As a result, our buildings incorporate efficient technologies.

We design buildings to respect sustainability and improve the environmental surroundings of our developments and the city:

- Design incorporating passive measures.
- Implementation of renewable energies.
- Efficient air conditioning systems.
- Incorporation of materials and systems that favour sustainability.

More information on our website.

# Innovative and sustainable housing.

In a world where every decision matters, choosing sustainable housing is not only a smart choice, but also a commitment to the future.

At Metrovacesa, we not only build houses, but we also create spaces that respect and protect our environment, offering you a conscious lifestyle full of benefits.





Imagine waking up every morning in a home that not only welcomes you but also contributes to a more sustainable world. From energy efficiency to responsible use of resources, every aspect of our homes has been designed with you and the environment in mind.

By choosing a sustainable home, you will benefit from lower energy consumption, which translates into lower bills and reduced environmental impact. In addition, you will enjoy a healthier and more comfortable indoor environment, thanks to the air quality and natural light provided by our way of conceiving and building developments.

**Join us on the path to a sustainable lifestyle.**





## Committed to sustainability and savings.

At Metrovacesa we work each day to ensure that our projects are not only modern and functional, but also respectful of the environment and efficient in the use of resources.

We distinguish ourselves by applying robust and demanding sustainability criteria to each project, reflecting our true commitment to the environment and the well-being of people.

For this reason, we are proud that Swing Golf has an A-A energy rating, a recognition that demonstrates our continuous effort to build more responsible, efficient homes designed to help you reduce energy consumption and save in your daily life.





## Circular Economy

Addressing the management of a development's resources and materials throughout its life cycle is our priority.

This icon is a reflection of that implication.



## Water resources

This icon guarantees that Metrovac-esa is working to reduce the impact of the water footprint of this development.



## Biodiversity

MVC's commitment is to protect, preserve and restore the environment in which we build our developments.

This icon reflects this commitment to your future home.







## Decarbonisation

Our commitment is to perform a Life Cycle Assessment (LCA) of all our developments with the aim of reducing CO2 emissions into the atmosphere. This icon showcases that actions related to decarbonisation have been studied in your future home.



## Energy efficiency

In most of our developments, we achieve the highest energy efficiency ratings and apply various strategies to improve the comfort of your future home.







## Domum Commitment

Born from the idea that the conception and design of our homes are based on sustainability as a fundamental pillar for their development. Aspects such as energy efficiency, circular economy, and a design in accordance with and adapted to the climatic and landscape characteristics of the area where they are located are the key elements in domum.

The final structure of domum is based on six categories that will determine Metrovacesa's commitment to each promotion.



The LCA is a tool that helps us to study the components of a building, during its useful life, from its extraction, construction, use, including demolition or disposal of the waste generated from such demolition.

This tool allows us to quantify emissions throughout the process and implement measures to reduce them.













Turn your new house into the home you've  
always dreamed of.

At Metrovacesa we build homes so that you can build your  
dreams in them.

Your well-being and that of your family is what drives us to  
keep improving every day.



