

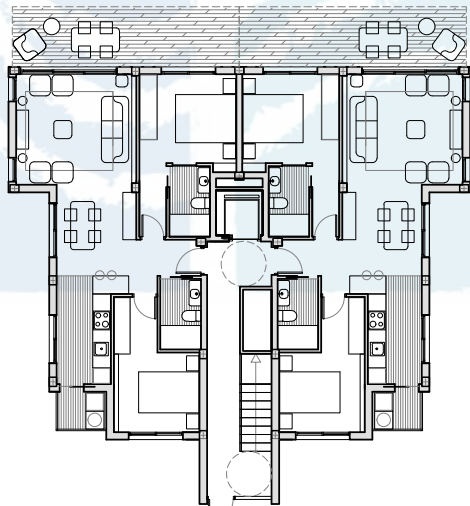


RESIDENCIAL
BARNUEVO
la Perla de la Ribera

15 APARTMENTS IN SAN JAVIER

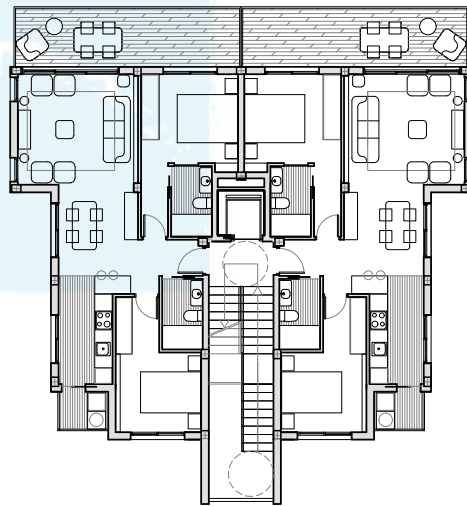






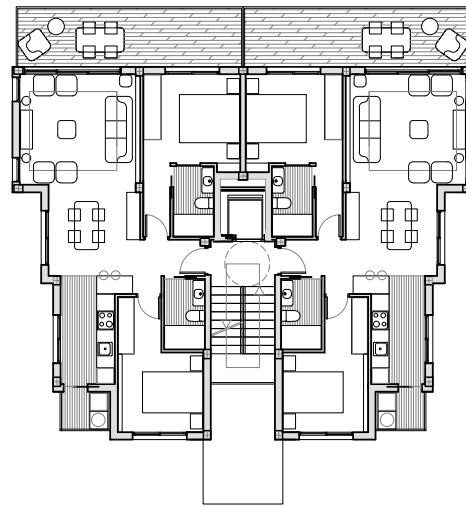
PLANTA BAJA GROUND FLOOR

BLOQUE 1	B1V2 85.55 m ²	B1V1 85.55 m ²
BLOQUE 3	B3V2 85.55 m ²	B3V1 85.55 m ²



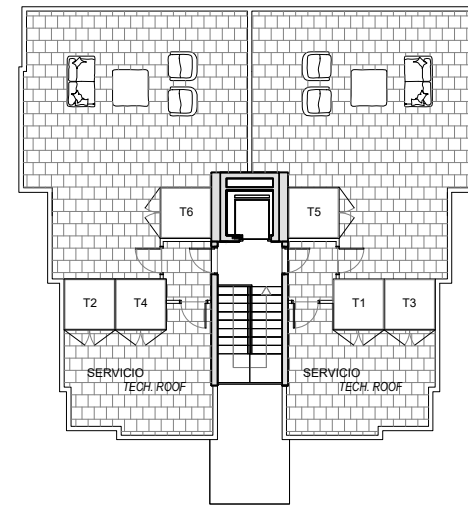
PLANTA PRIMERA 1st FLOOR

BLOQUE 1	B1V4 85.55 m ²	B1V3 85.55 m ²
BLOQUE 3	B3V4 85.55 m ²	B3V3 85.55 m ²



PLANTA SEGUNDA 2nd FLOOR

BLOQUE 1	B1V6 86.75 m ²	B1V5 86.75 m ²
BLOQUE 3	B3V6 86.75 m ²	B3V5 86.75 m ²



SOLARIUM SOLARIUM

BLOQUE 1	sB1V6 56.70 m ²	sB1V5 56.70 m ²
BLOQUE 3	sB3V6 56.70 m ²	sB3V5 56.70 m ²





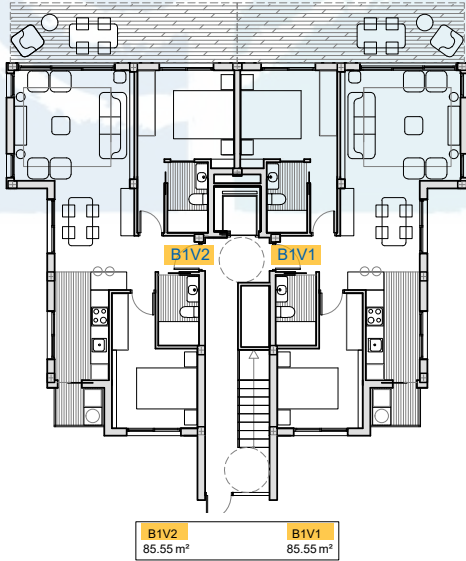
BLOQUE 1

RESIDENCIAL
BARNUEVO

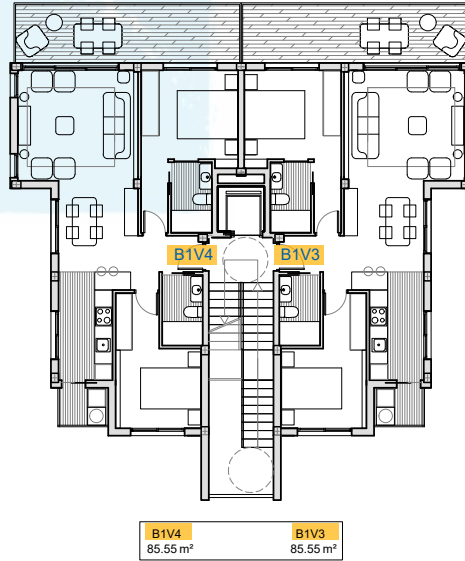
Documento carente de valor contractual / Document without contractual value

BLOQUE 1

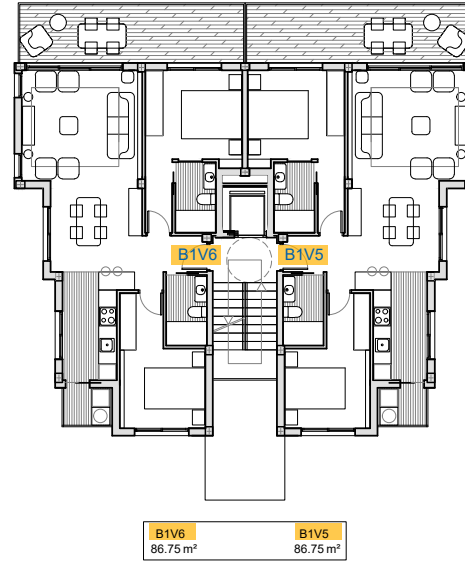
PLANTA BAJA GROUND FLOOR



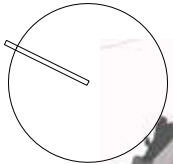
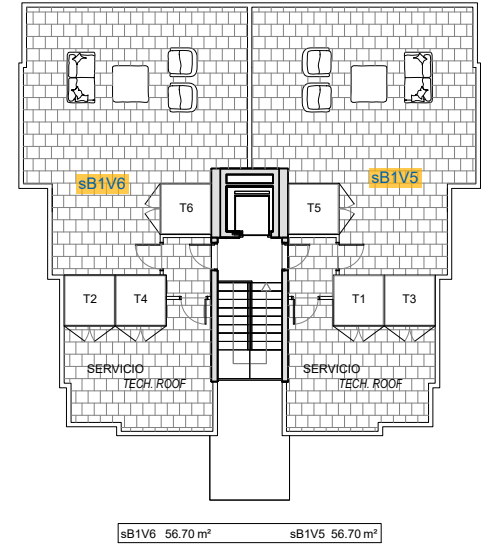
PLANTA PRIMERA 1st FLOOR



PLANTA SEGUNDA 2nd FLOOR



SOLARIUM SOLARIUM



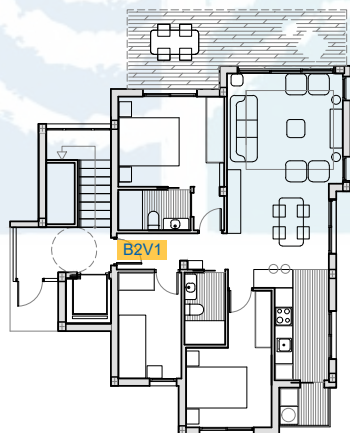


BLOQUE 2

RESIDENCIAL
BARNUEVO

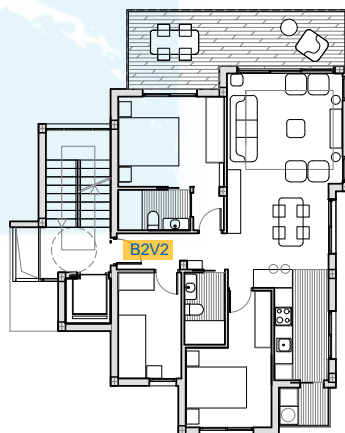
BLOQUE 2

PLANTA BAJA GROUND FLOOR



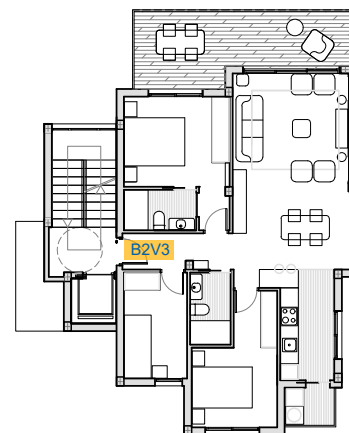
B2V1
106.80 m²

PLANTA PRIMERA 1st FLOOR



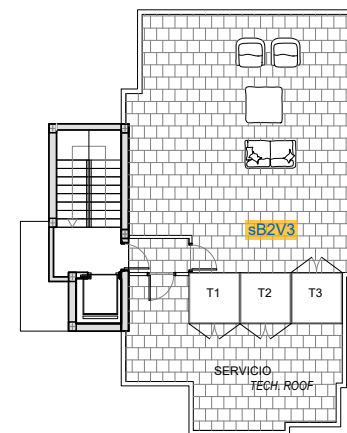
B2V2
106.80 m²

PLANTA SEGUNDA 2nd FLOOR

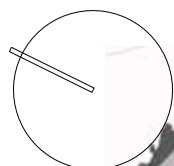


B2V3
108.45 m²

SOLARIUM SOLARIUM



sB2V3 61.45 m²



BLOQUE 2



BLOQUE 2

RESIDENCIAL
BARNUEVO

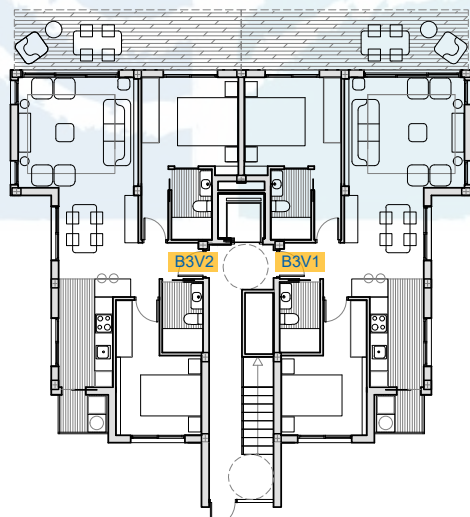


BLOQUE 3

RESIDENCIAL
BARNUEVO

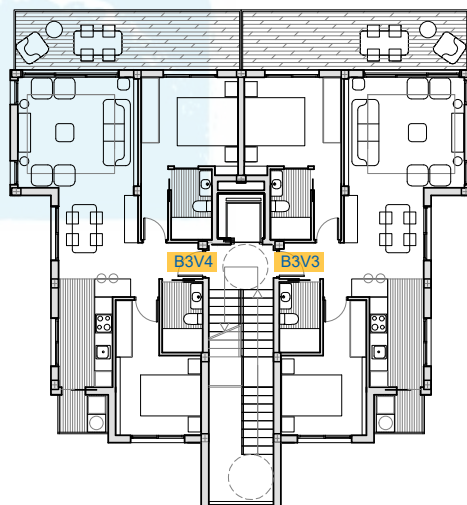
BLOQUE 3

PLANTA BAJA GROUND FLOOR



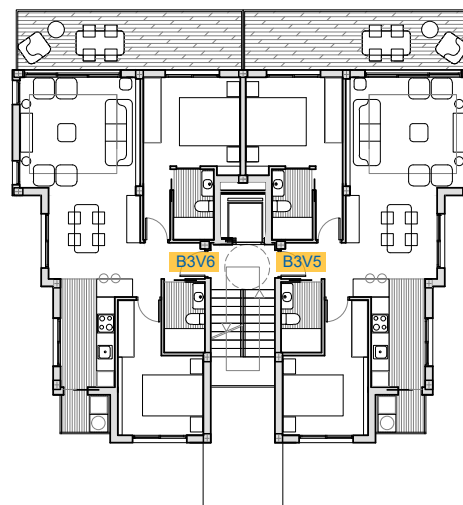
B3V2 85.55 m² B3V1 85.55 m²

PLANTA PRIMERA 1st FLOOR



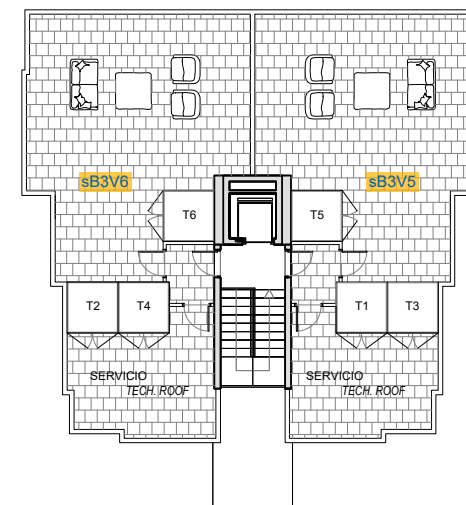
B3V4 85.55 m² B3V3 85.55 m²

PLANTA SEGUNDA 2nd FLOOR

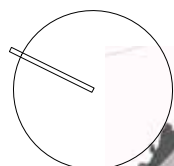


B3V6 86.75 m² B3V5 86.75 m²

SOLARIUM SOLARIUM



sB3V6 56.70 m² sB3V5 56.70 m²



TI PO 1- APARTAMENTO 2 DORMITORIOS/
TYPE 1 APARTMENT - 2 BEDROOMS

BLOQUE 1 & BLOQUE 3

PLANTA BAJA / GROUND FLOOR

SUPERFICIE CONSTRUIDA VIVIENDA

APARTMENT GROSS FLOOR AREA 85,55 m²

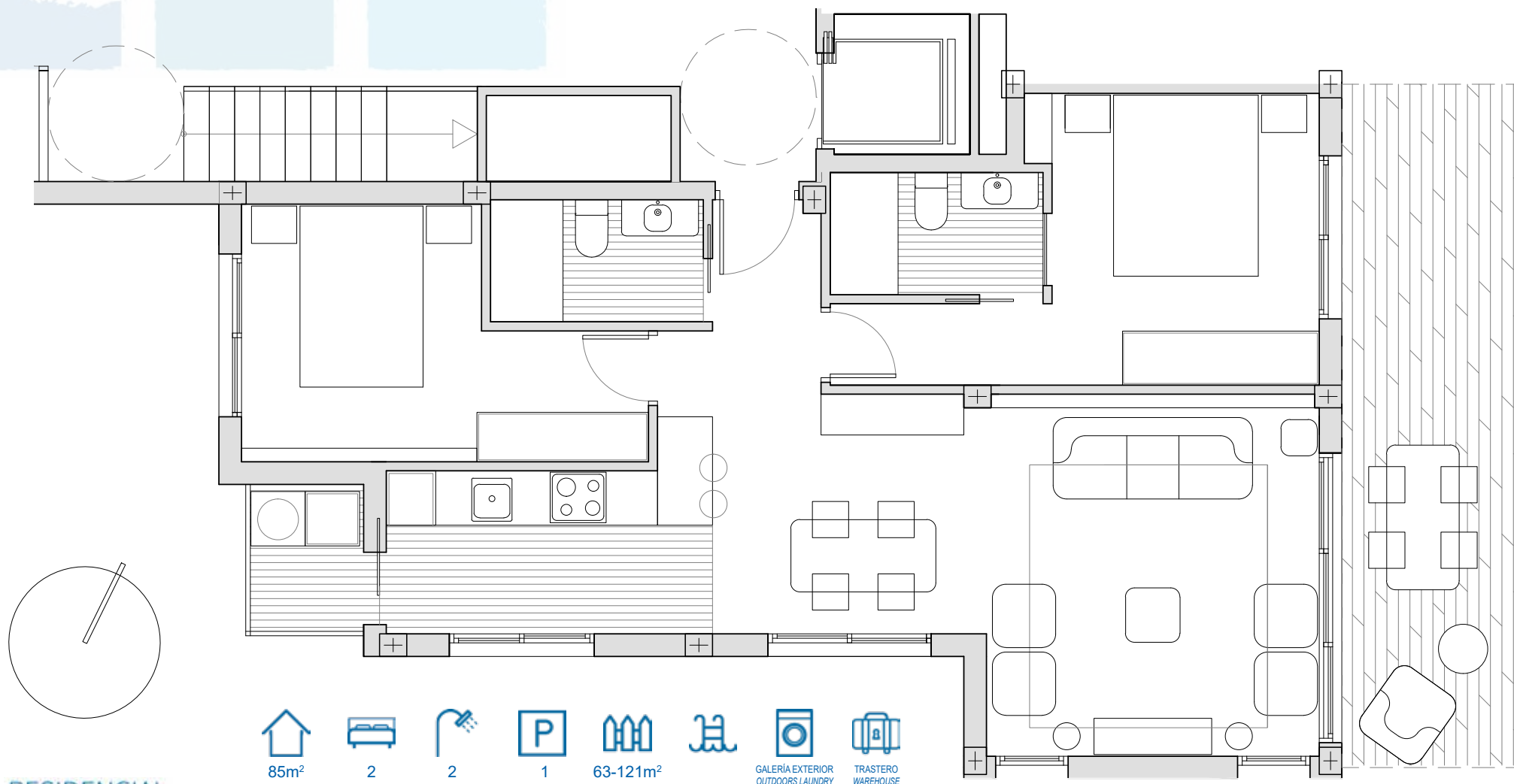
TERRAZA

TERRACE 15,10 m²

JARDÍN DESDE

GARDEN FROM 63,75 m²

TRASTERO WAREHOUSE



85m²



2



2



1



63-121m²



3-4



GALERÍA EXTERIOR
OUTDOORS LAUNDRY



TRASTERO
WAREHOUSE

RESIDENCIAL
BARNUEVO

TI PO 1- APARTAMENTO 2 DORMITORIOS/

TYPE 1 APARTMENT - 2 BEDROOMS

BLOQUE 1 & BLOQUE 3

PLANTA 1/ 1st FLOOR

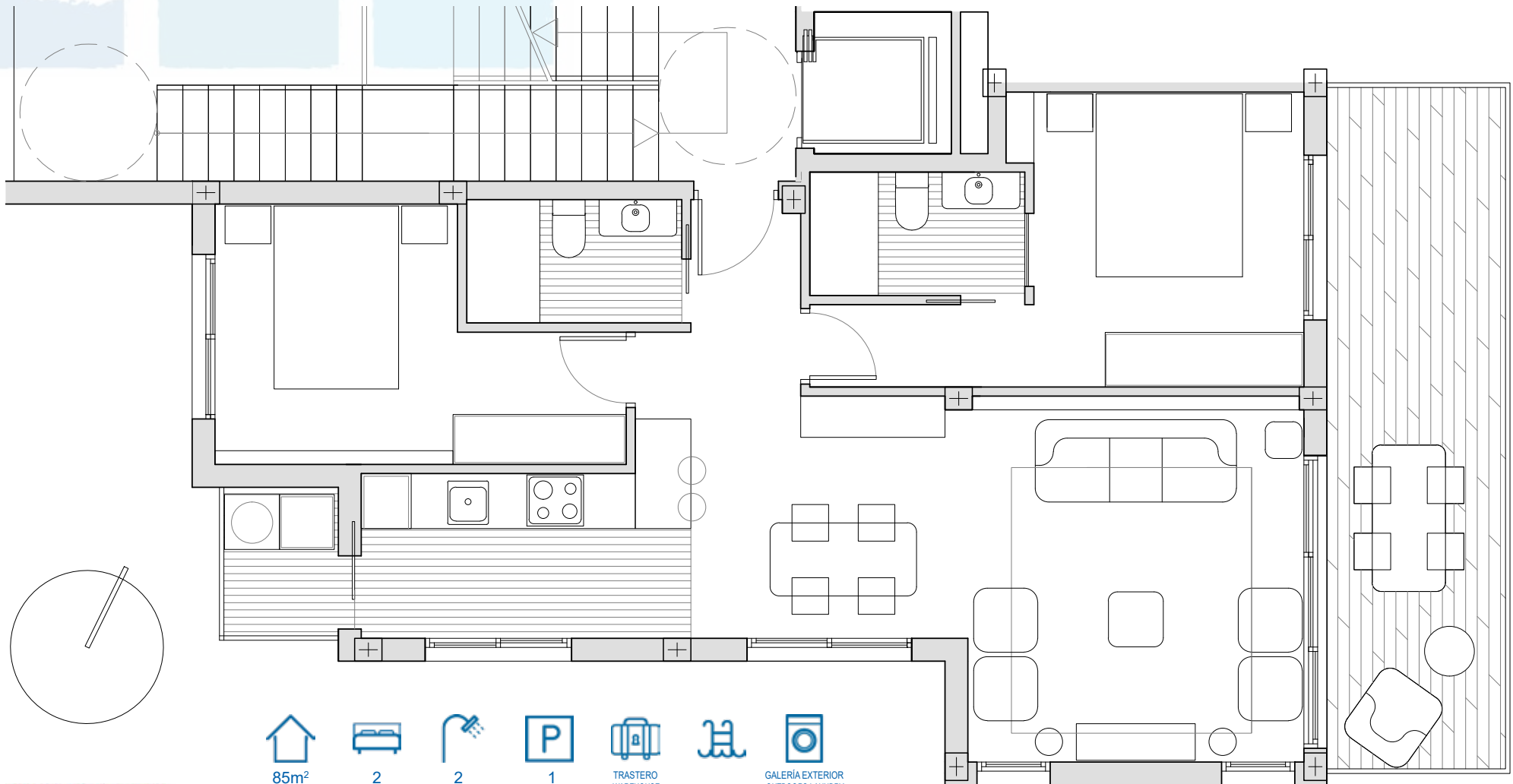
SUPERFICIE CONSTRUIDA VIVIENDA

APARTMENT GROSS FLOOR AREA 85,55 m²

TERRAZA

TERRACE 15,10 m²

TRASTERO **WAREHOUSE**



85m²



2



2



1



TRASTERO
WAREHOUSE



GALERÍA EXTERIOR
OUTDOORS LAUNDRY

RESIDENCIAL
BARNUEVO

TI PO 1- APARTAMENTO 2 DORMITORIOS/

TYPE 1 APARTMENT - 2 BEDROOMS
BLOQUE 1 & BLOQUE 3

PLANTA 2/ 2nd FLOOR

SUPERFICIE CONSTRUIDA VIVIENDA

APARTMENT GROSS FLOOR AREA 86,75 m²

TERRAZA

TERRACE 15,10 m²

SOLARIUM

SOLARIUM 56,70 m²

TRASTERO WAREHOUSE



86m²



2



2



1



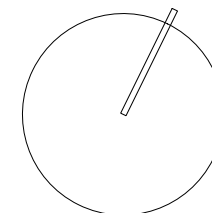
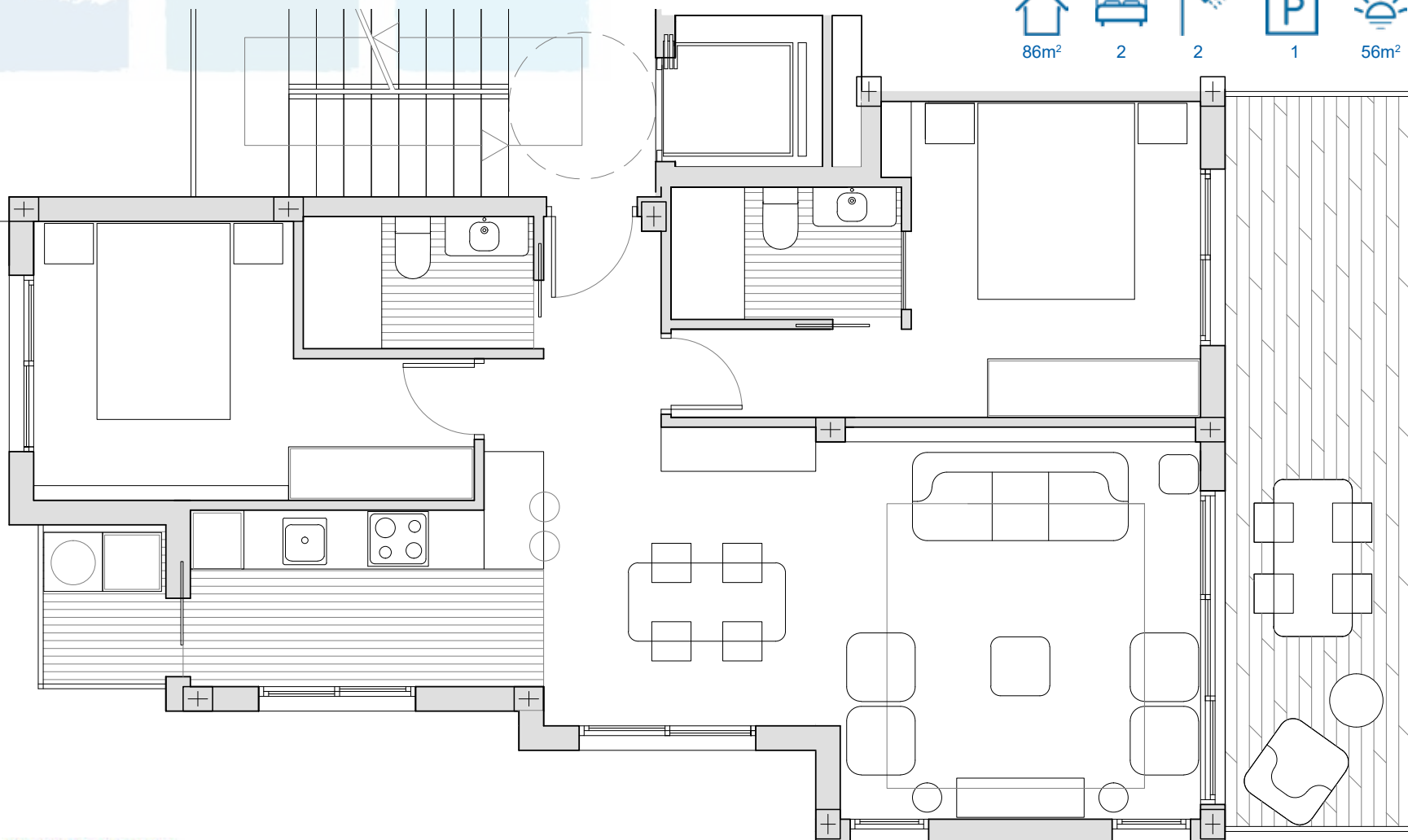
56m²

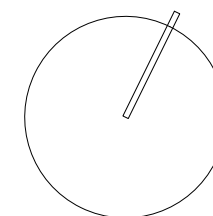
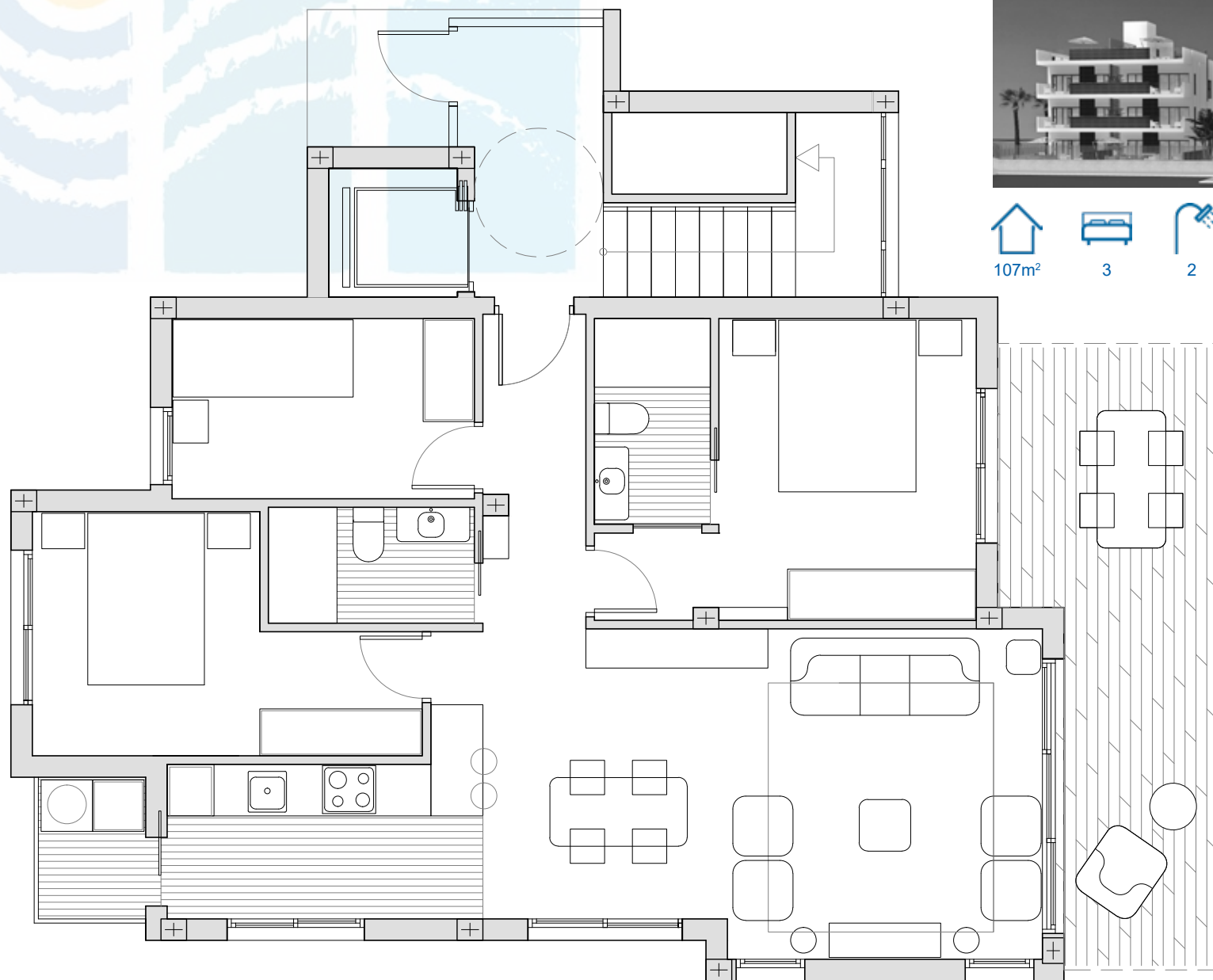
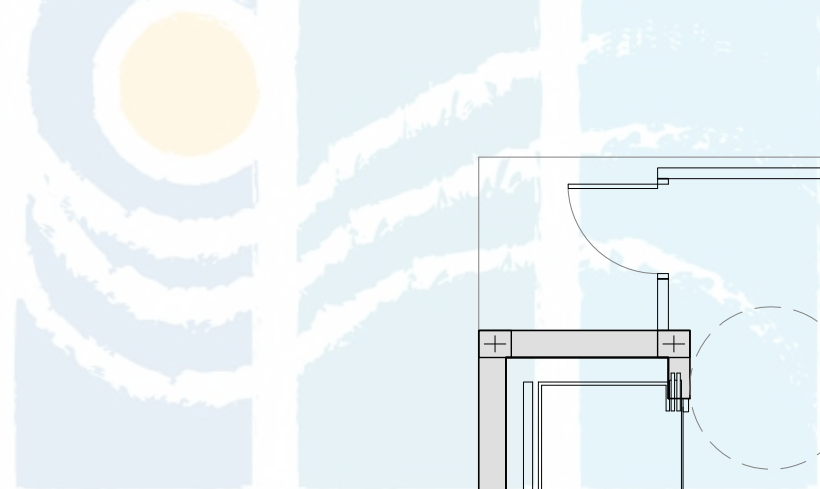


GALERÍA EXTERIOR
OUTDOORS LAUNDRY



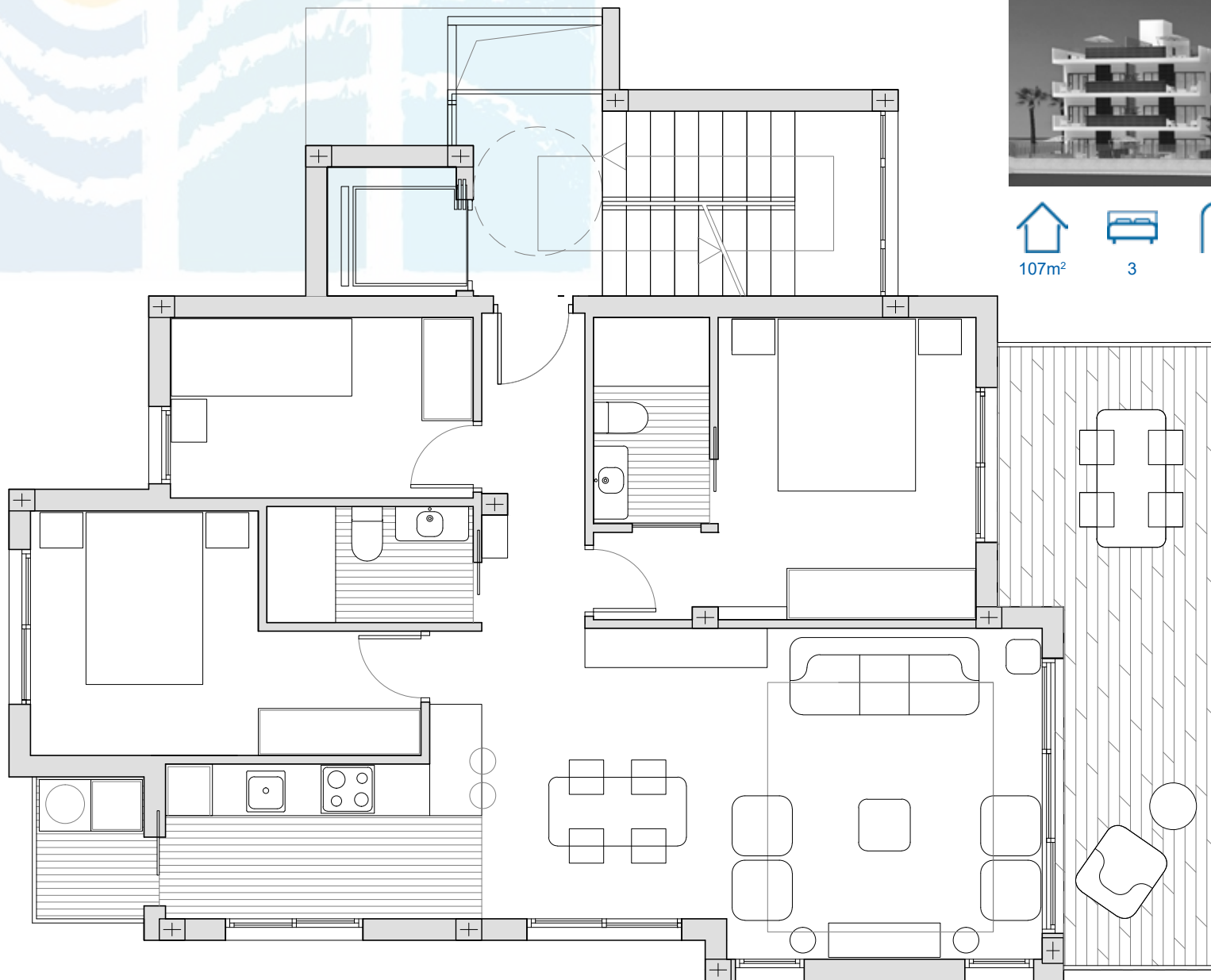
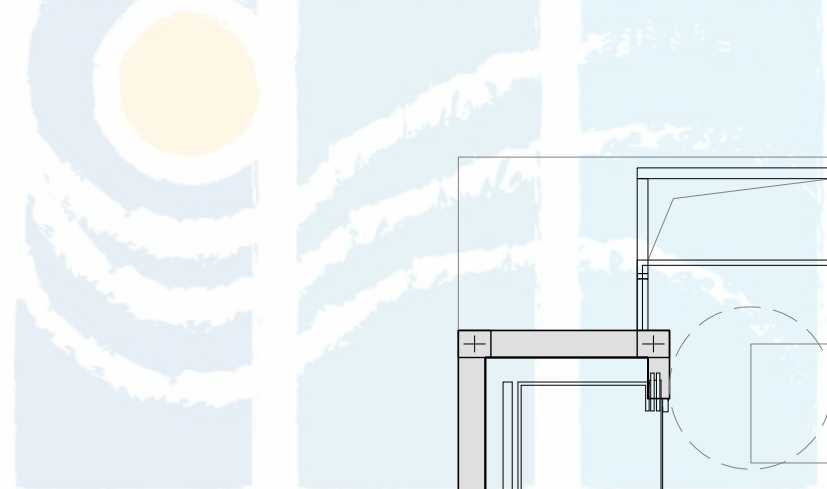
TRASTERO
OUTDOORS LAUNDRY





TI PO 2- APARTAMENTO 3 DORMITORIOS/
TYPE 2 APARTMENT - 3 BEDROOMS
BLOQUE 2
PLANTA BAJA / GROUND FLOOR

SUPERFICIE CONSTRUIDA VIVIENDA		
APARTMENT GROSS FLOOR AREA	106,80	m²
TERRAZA		
TERRACE	16,00	m²
JARDÍN		
GARDEN	60,50	m²
TRASTERO	WAREHOUSE	



107m²



3



2



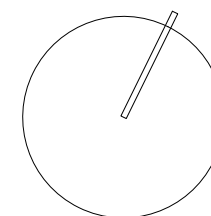
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GALERÍA EXTERIOR
OUTDOORS LAUNDRY



TRASTERO
WAREHOUSE



TI PO 2- APARTAMENTO 3 DORMITORIOS/
TYPE 2 APARTMENT - 3 BEDROOMS

BLOQUE 2

PLANTA 1 / 1st FLOOR

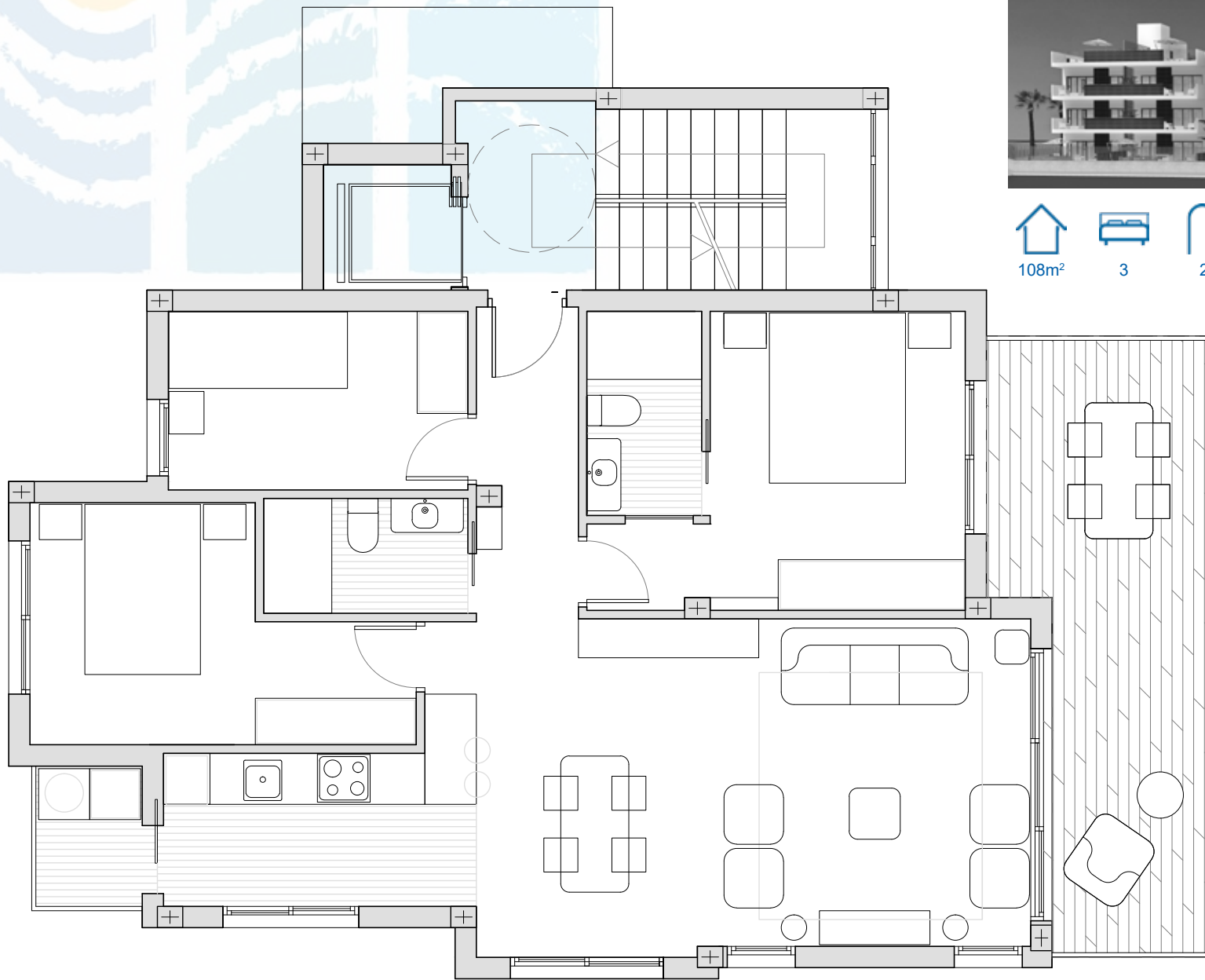
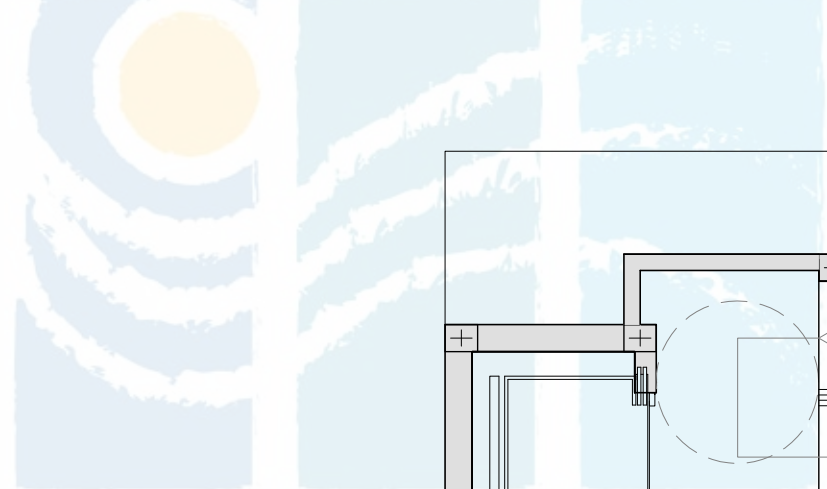
SUPERFICIE CONSTRUIDA VIVIENDA

APARTMENT GROSS FLOOR AREA 106,80 m²

TERRAZA

TERRACE 16,00 m²

TRASTERO WAREHOUSE




108m²


3

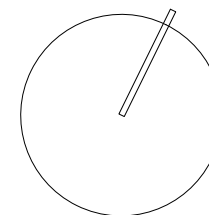

2


1


61m²


GALERIA EXTERIOR
OUTDOORS LAUNDRY


TRASTERO
WAREHOUSE



TI PO 2- APARTAMENTO 3 DORMITORIOS/
TYPE 2 APARTMENT - 3 BEDROOMS

BLOQUE 2

PLANTA 2 / 2nd FLOOR

SUPERFICIE CONSTRUIDA VIVIENDA	
APARTMENT GROSS FLOOR AREA	108,45 m ²
TERRAZA	
TERRACE	16,00 m ²
SOLARIUM	
SOLARIUM	61,45 m ²
TRASTERO	WAREHOUSE













QUALITY SPECIFICATIONS



Structure: Reinforced concrete.

Foundation: reinforced concrete footings

Terraces: reversed flat roof, thermal insulation, with 80mm extruded polystyrene XPS rigid planks.

Outdoors paving: Non-slip and freezing-resistant pavements on walkable areas.

Coating: 2 layers of water-resistant rendering.

Facades: 24x12x10cm brick, with a one-layer plastering+ closed-cell structure extruded polystyrene panels (XPS)+ Perforated ceramic brick.

Party walls: Double layer of double-hollowed ceramic brick with a chamber and Rockwool insulation in party walls in the houses. Air soundproofing

House Inner flooring: 60x60cm porcelain tiles.

House wet areas flooring: 60x60cm porcelain tiles.

Terrace and covered areas pavement: porcelain tiles, with slip-resistant treatment.

Kitchen flooring: 60x60cm porcelain tiles.

Stairs flooring: silestone-type, with polished and brightened finishing

Paint: smooth paint in general and enamelled in the bathrooms.

Bathroom cladding: ceramic tiling

False ceiling: Plasterboard panelled/suspended false ceiling depending on the area.

Special features, In specific areas, hidden RGB LED linear light in the ceiling plasterboard.



Doors: 35mm white-enamelled MDF board doors from the floor to the ceiling

Entrance door: armoured white-coloured in the exterior side

Wardrobes: with lacquered white matt and upper shelves. Textured interior finishing. Drawers, bars and shelves.

Board skirting: High white-enamelled MDF board.

Metalwork: Tilted, fixed and sliding with anodized grey-lacquered thermal break aluminium profile and motorized shutter.

Glazing: All metalwork glazed with Climait and laminated safety glass.



WC with built-in tank and a flush button.

Sinks on counter.

Basin Taps: Wall-mounted taps for basins

Shower taps: Wall-mounted taps for showers composed of: bath and shower single-lever mixer tap + showerhead + adjustable base with water intake.

Showers with a ground-level tray

Screens: Safety-glass fixed screens in bathrooms.

Mirrors.



Telecommunications installation according to the Regulations on Common Telecommunication facilities.

Integrated Services **Digital Network** (Channelling) to install cable TV.



Installation of a **video intercom** with a colour screen.

Alarm installation with volumetric sensors and an interior siren.

Individual DHW production, by means of a highly energy-efficient heating pump.

Heating and air-conditioning pre-installation by ducts along the whole house by an individual heating pump, an external unit on the roof, an interior unit on the false ceiling in the secondary bathroom and impulsion ducts in grids.



Bright white or grey **household appliances.** (*Extra)

Counter: type white Dalian or type white Silestone.

Built-in sink

Single-lever tap with aerator.

Equipped with an **extractor hood.**



Pedestrian access gate with galvanized and lacquered steel frame and aluminium slats. Mail box and house signalling.

Motorized sliding access gate for vehicles
Complete installation of a **swimming-pool** with a glass-mosaic finishing, lighting and a water treatment system and equipment in a built-in booth on the ground..

Non-slip outdoors paving

Landscaping: selection of Mediterranean vegetation in the community areas and garden lightning system.

