



LOS ALCAZARES  
GARDEN GOLF VÍCTOR DE MANUEL

Eficatium  
Group







# Eficatium Group

WE DEVELOP YOUR  
DREAMS



# SURROUNDINGS

The Region of Murcia is located in the southeast of the Iberian Peninsula and is also known as the “**COSTA CÁLIDA**” thanks to its more than 300 days of sunshine a year.

This Region stands out for its great landscape, its climate and geographical uniqueness, its gastronomic exquisiteness and the great hospitality of its people, which turns tourism into an international standard thanks to the benefits of these lands.

**GASTRONOMY:** It has a wide variety in its gastronomy, both local and international, with high quality products, among fish, seafood and of course the Murcian garden and what stands out is there excellent caldero.

**SPORT ACTIVITIES:** Thanks to its good climate, a wide variety of sport activities can be carried out throughout the year, among which the following stand out: Sailing, diving, surfing, canoeing, ecotourism, hiking, cycling, golf, among others.

**PLACES OF INTEREST:** You can also enjoy a wide variety of places and activities such as:

Festivals of all kinds, markets and fairs, hospitality and restaurants, historical monuments, beaches and nature, museums and exhibitions, shopping and leisure centers.











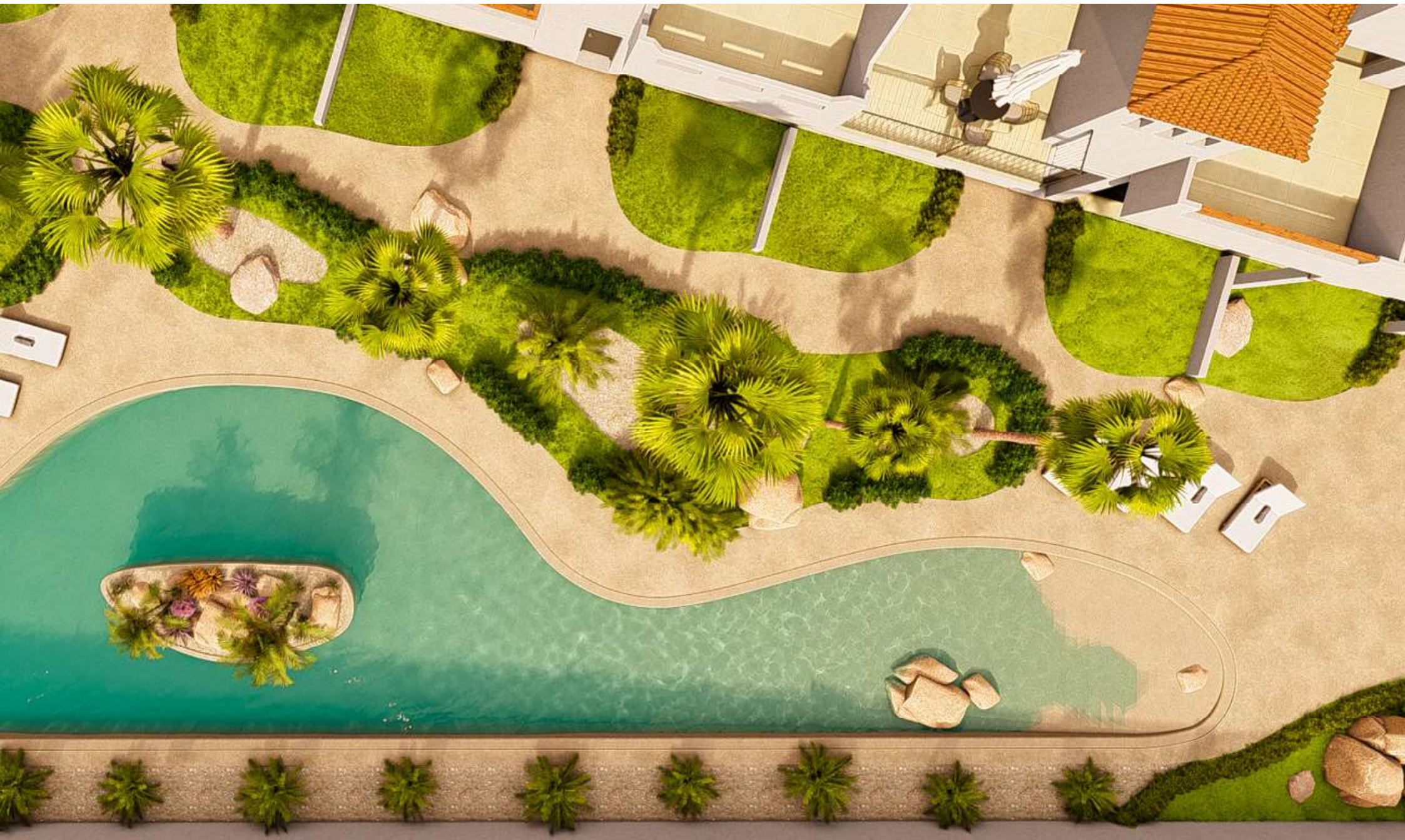
*Victor de Manuel*

GARDEN GOLF

LOS ALCAZARES - SERENA GOLF









# OUTDOORS

The sense of privacy and comfort is very important to us, for that reason in our homes you will find high walls in gardens and their terraces, a comforting pool and green areas accompanied by natural vegetation arranged to have contemplative views both exterior and interior.

In addition, you will find a large masonry wall, which has become the identity of the company and this generates a hierarchy and harmony in the facades, thus giving a warm contrast between the white and earth colors.









# INTERIORS

Our interiors convey a minimalist and warm feeling, we also seek a balance between aesthetics and functionality, we think about every detail and everything is designed to the millimeter.

You will find neutral and spacious spaces, accompanied by warm lighting where the white color stands out for its neutrality and allows it to be decorated without any limitations.









# GROUND FLOOR

APARTMENT MODEL  
CORNER TOWER

## GENERAL AREAS

### RIGHT APARTMENT

BUILT AREA 76.22 m<sup>2</sup>  
GARDEN AREA 50.17 m<sup>2</sup>

## OUTDOOR AREAS

- 1 - FRONT GARDEN
- 2 - BACK GARDEN
- 3 - FRONT TERRACE

## INTERIOR AREAS

- 4 - PATIO
- 5 - LIVINGROOM / KITCHEN
- 6 - BATHROOM
- 7 - BEDROOM
- 8 - MASTER BEDROOM
- 9 - MASTER BATHROOM

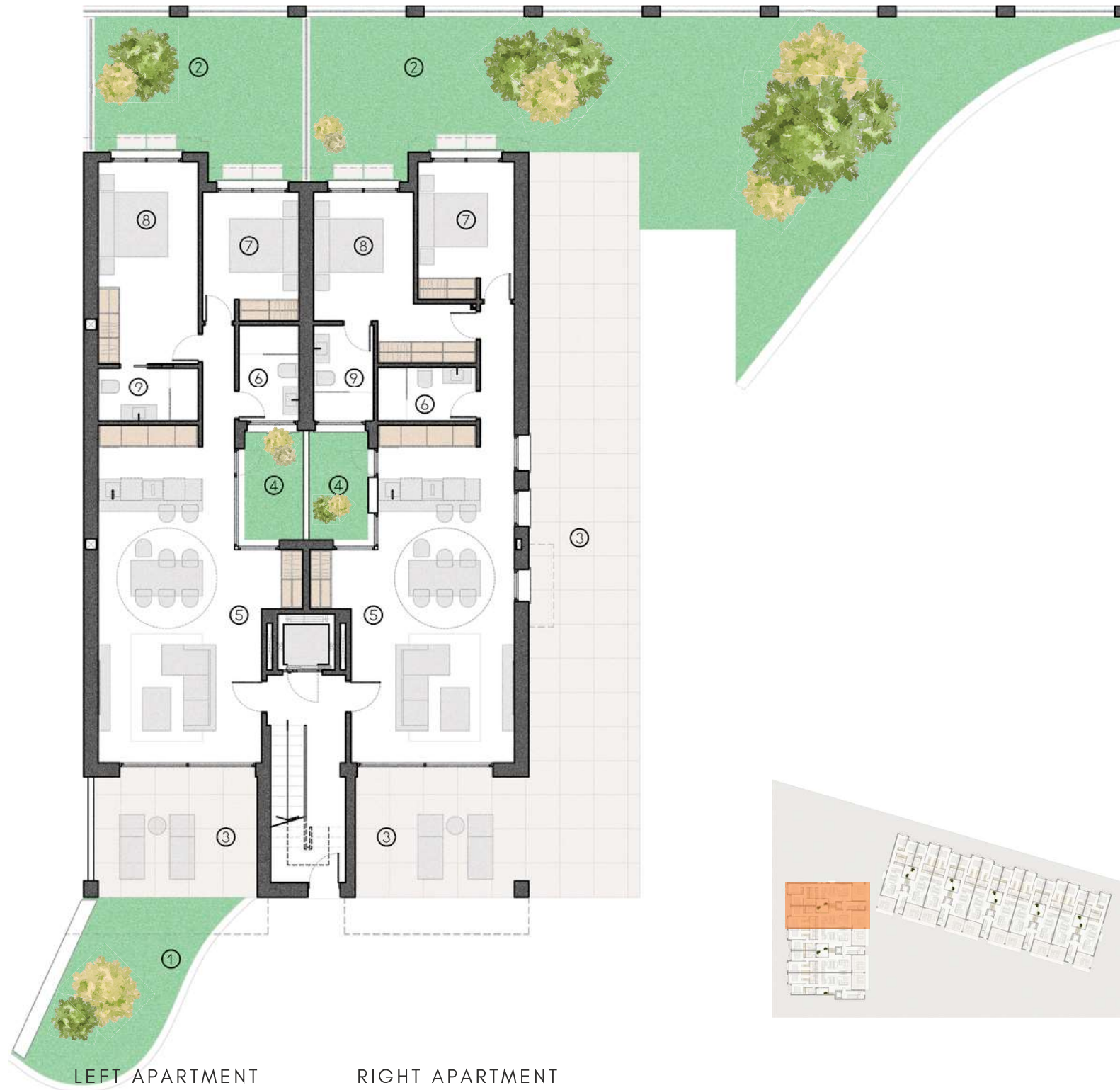


RIGHT APARTMENT

NOTE: Plans subject to possible modifications for technical reasons or requirements.



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# GROUND FLOOR

APARTMENT MODEL  
CORNER TOWER

## GENERAL AREAS

### RIGHT APARTMENT

BUILT AREA 76.22 m<sup>2</sup>  
GARDEN AREA 152.79 m<sup>2</sup>

### LEFT APARTMENT

BUILT AREA 76.22 m<sup>2</sup>  
GARDEN AREA 42.06 m<sup>2</sup>

## OUTDOOR AREAS

- 1 - FRONT GARDEN
- 2 - BACK GARDEN
- 3 - FRONT TERRACE

## INTERIOR AREAS

- 4 - PATIO
- 5 - LIVINGROOM / KITCHEN
- 6 - BATHROOM
- 7 - BEDROOM
- 8 - MASTER BEDROOM
- 9 - MASTER BATHROOM



# GROUND FLOOR

APARTMENT MODEL  
CORNER TOWER

## GENERAL AREAS

### RIGHT APARTMENT

BUILD AREA 76.22 m<sup>2</sup>  
GARDEN AREA 50.17 m<sup>2</sup>

### LEFT APARTMENT

BUILD AREA 76.22 m<sup>2</sup>  
GARDEN AREA 122.70 m<sup>2</sup>

## OUTDOOR AREAS

- 1 - FRONT GARDEN
- 2 - BACK GARDEN
- 3 - FRONT TERRACE

## INTERIOR AREAS

- 4 - PATIO
- 5 - LIVINGROOM / KITCHEN
- 6 - BATHROOM
- 7 - BEDROOM
- 8 - MASTER BEDROOM
- 9 - MASTER BATHROOM



LEFT APARTMENT

RIGHT APARTMENT

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LEFT APARTMENT

RIGHT APARTMENT

# GROUND FLOOR

APARTMENT MODEL  
CORNER TOWER

## GENERAL AREAS

### RIGHT APARTMENT

BUILT AREA 76.22 m<sup>2</sup>  
GARDEN AREA 168.08 m<sup>2</sup>

### LEFT APARTMENT

BUILT AREA 76.22 m<sup>2</sup>  
GARDEN AREA 50.27 m<sup>2</sup>

## OUTDOOR AREAS

- 1 - FRONT GARDEN
- 2 - BACK GARDEN
- 3 - FRONT TERRACE

## INTERIOR AREAS

- 4 - PATIO
- 5 - LIVINGROOM / KITCHEN
- 6 - BATHROOM
- 7 - BEDROOM
- 8 - MASTER BEDROOM
- 9 - MASTER BATHROOM





# GROUND FLOOR

APARTMENT MODEL  
CENTER TOWER

## GENERAL AREAS

### RIGHT APARTMENT

BUILD AREA 76.22 m<sup>2</sup>  
GARDEN AREA 50.22 m<sup>2</sup>

### LEFT APARTMENT

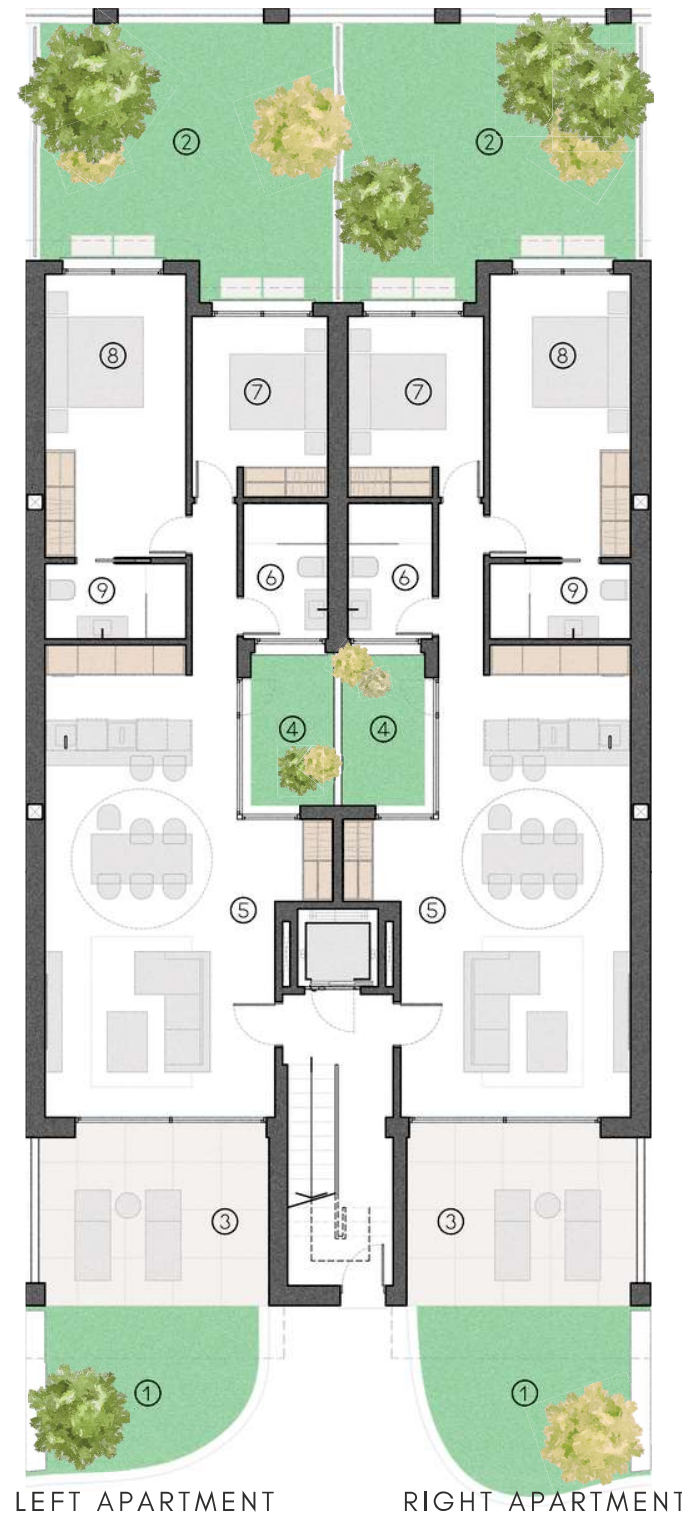
BUILD AREA 76.22 m<sup>2</sup>  
GARDEN AREA 49.43 m<sup>2</sup>

## OUTDOOR AREAS

- 1 - FRONT GARDEN
- 2 - BACK GARDEN
- 3 - FRONT TERRACE

## INTERIOR AREAS

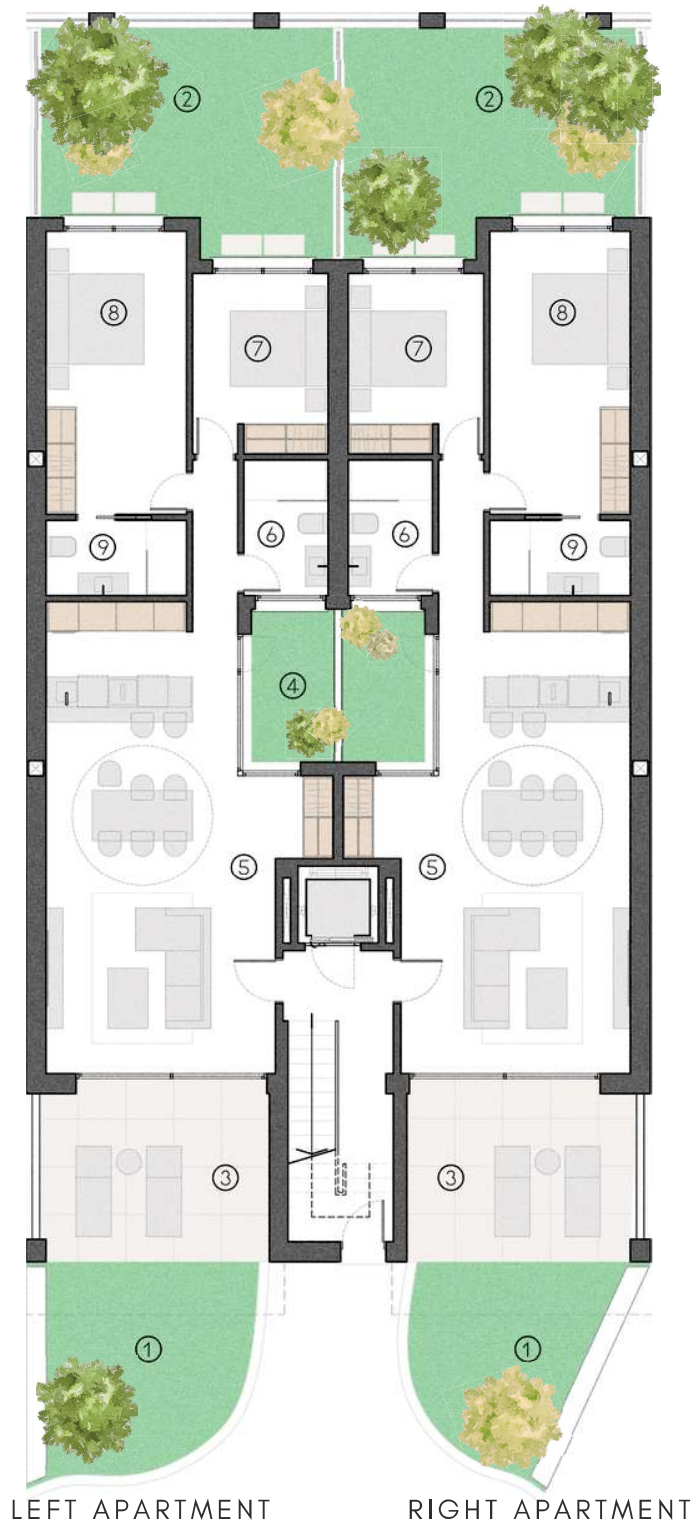
- 4 - PATIO
- 5 - LIVINGROOM / KITCHEN
- 6 - BATHROOM
- 7 - BEDROOM
- 8 - MASTER BEDROOM
- 9 - MASTER BATHROOM



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# GROUND FLOOR

APARTMENT MODEL  
CENTER TOWER

## GENERAL AREAS

### RIGHT APARTMENT

BUILT AREA 76.22 m<sup>2</sup>  
GARDEN AREA 43.96 m<sup>2</sup>

### LEFT APARTMENT

BUILT AREA 76.22 m<sup>2</sup>  
GARDEN AREA 42.77 m<sup>2</sup>

## OUTDOOR AREAS

- 1 - FRONT GARDEN
- 2 - BACK GARDEN
- 3 - FRONT TERRACE

## INTERIOR AREAS

- 4 - PATIO
- 5 - LIVINGROOM / KITCHEN
- 6 - BATHROOM
- 7 - BEDROOM
- 8 - MASTER BEDROOM
- 9 - MASTER BATHROOM





# FIRST FLOOR

DUPLEX APARTMENT MODEL  
CORNER TOWER

## GENERAL AREAS

RIGHT DUPLEX  
APARTMENT/SOLARIUM

BUILD AREA 101.09 m<sup>2</sup>  
TERRACE AREA 24.25 m<sup>2</sup>

LEFT DUPLEX  
APARTMENT

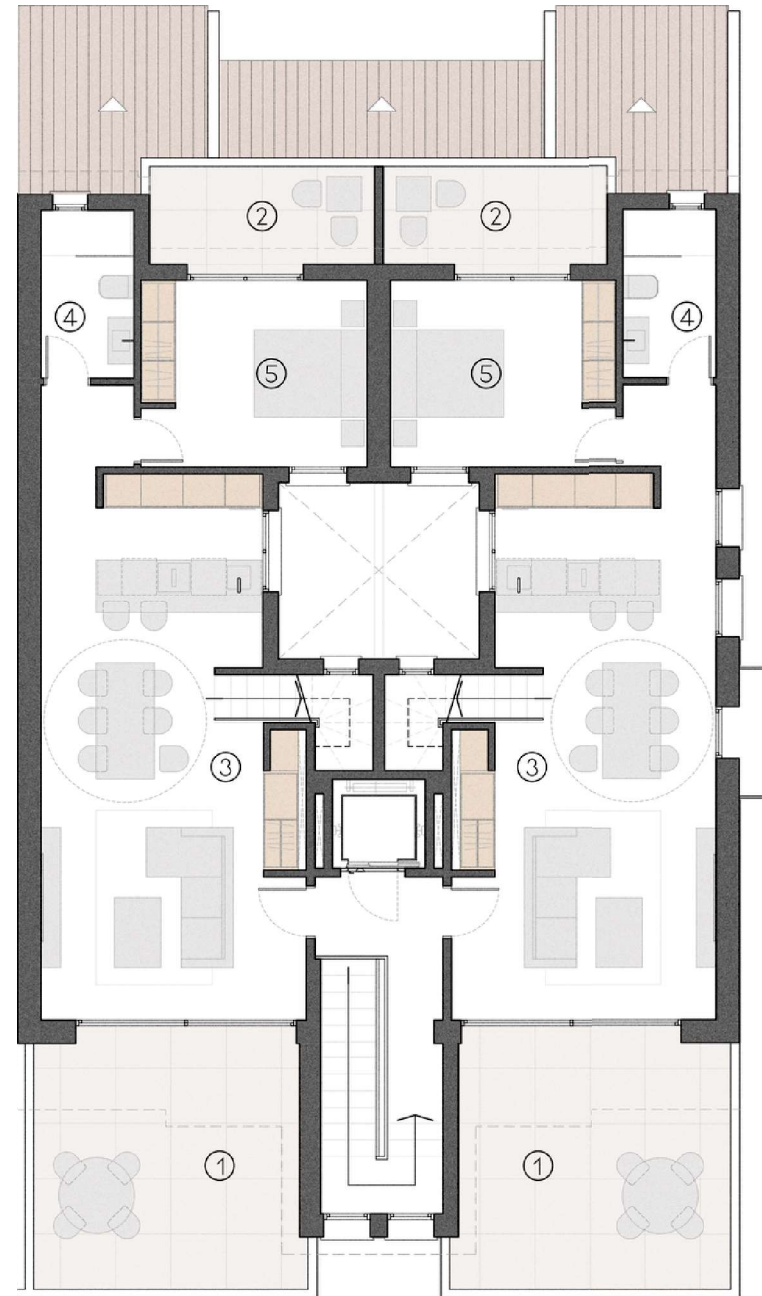
BUILD AREA 95.38 m<sup>2</sup>  
TERRACE AREA 24.25 m<sup>2</sup>

## OUTDOOR AREAS

- 1 - FRONT TERRACE
- 2 - BEDROOM TERRACE

## INTERIOR AREAS

- 3 - LIVINGROOM / KITCHEN
- 4 - BATHROOM
- 5 - BATHROOM



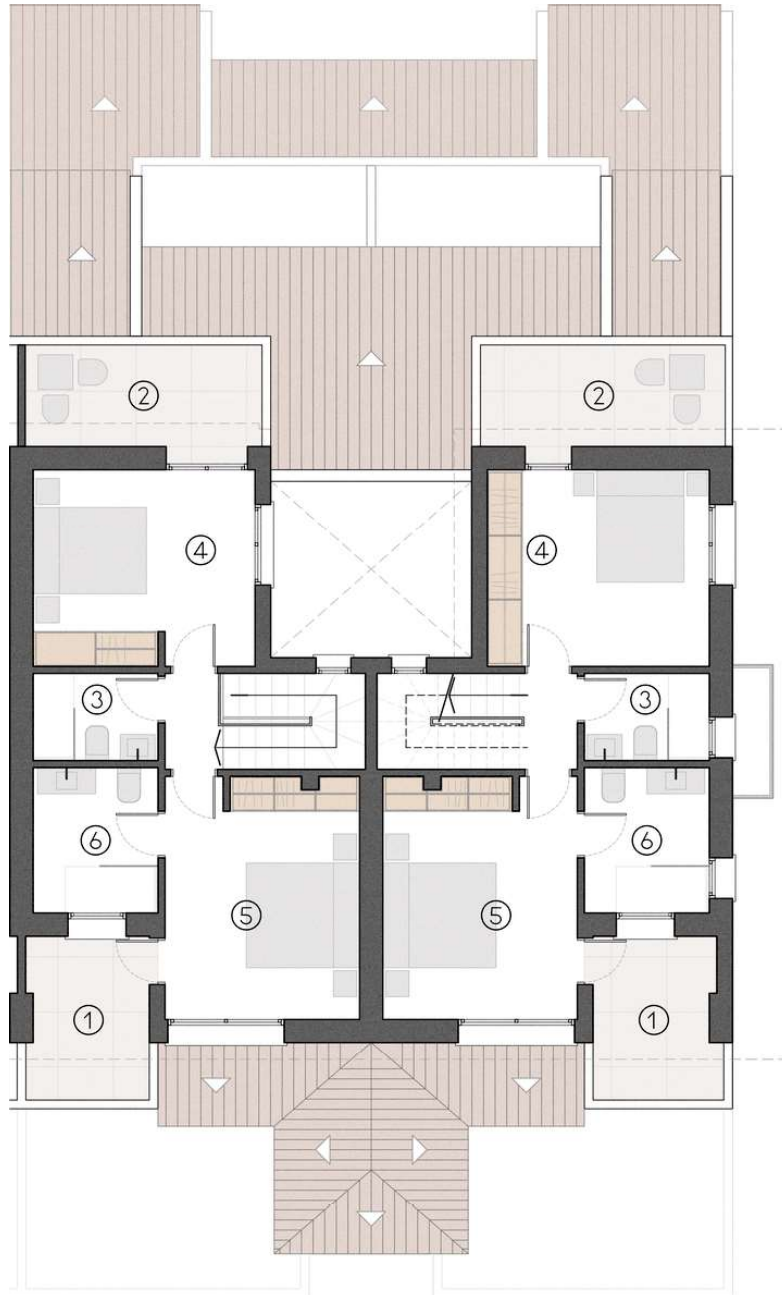
DUPLEX

DUPLEX / SOLARIUM

NOTE: Plans subject to possible modifications for technical reasons or requirements.

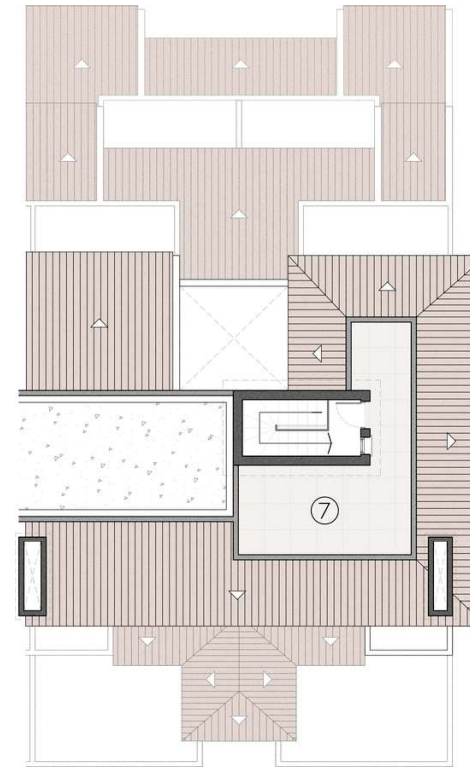


NOTE: Plans subject to possible modifications for technical reasons or requirements.



LEFT APARTMENT

RIGHT APARTMENT



# SECOND FLOOR

## FLOOR

DUPLEX APARTMENT MODEL  
CORNER TOWER

### GENERAL AREAS

#### RIGHT APARTMENT

BUILT AREA 76.22 m<sup>2</sup>  
TERRACE AREA 9.82 m<sup>2</sup>  
SOLARIUM AREA 15.48 m<sup>2</sup>

#### LEFT APARTMENT

BUILT AREA 76.22 m<sup>2</sup>  
GARDEN AREA 50.27 m<sup>2</sup>

### OUTDOOR AREAS

- 1 - BEDROOM TERRACE
- 2 - BEDROOM TERRACE
- 7 - SOLARIUM

### INTERIOR AREAS

- 3 - BATHROOM
- 4 - BEDROOM
- 5 - MASTER BEDROOM
- 6 - MASTER BATHROOM



# FIRST FLOOR

DUPLEX APARTMENT MODEL  
CENTER TOWER

## GENERAL AREAS

RIGHT DUPLEX  
APARTMENT/SOLARIUM

BUILT AREA 101.09 m<sup>2</sup>  
TERRACE AREA 24.25 m<sup>2</sup>

LEFT DUPLEX  
APARTMENT

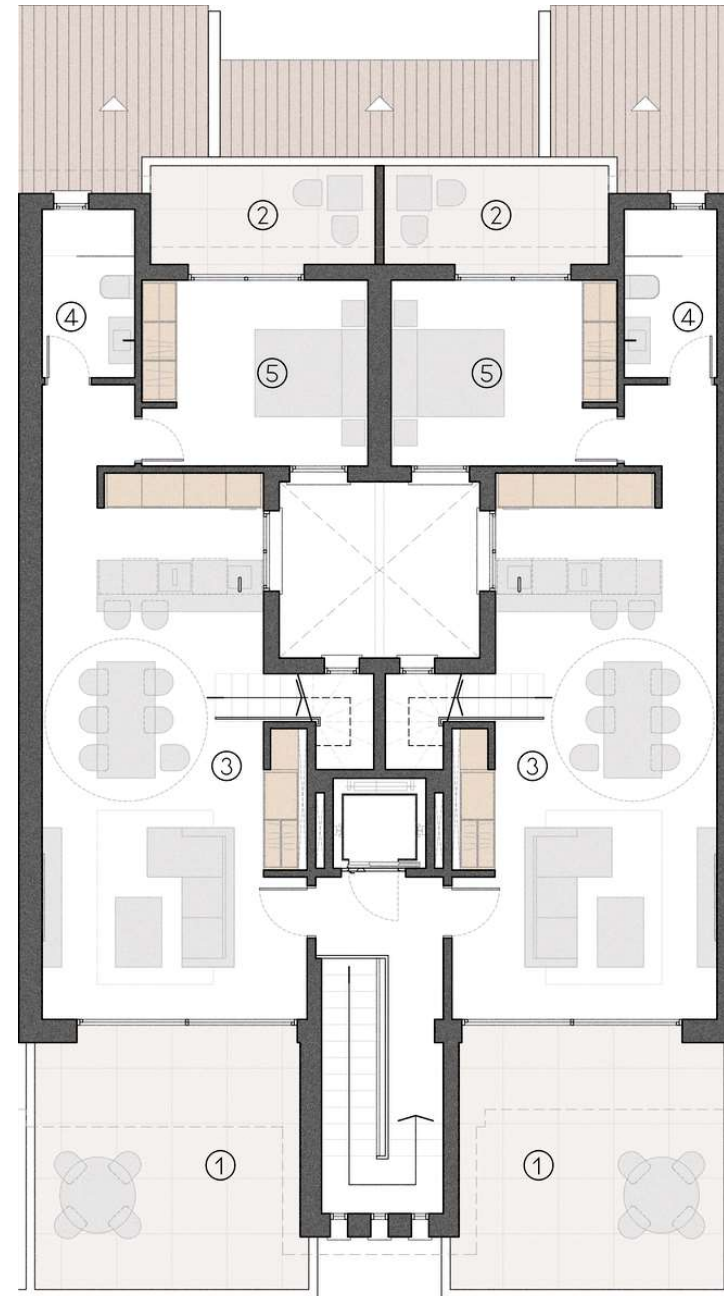
BUILT AREA 95.38 m<sup>2</sup>  
TERRACE AREA 24.25 m<sup>2</sup>

## OUTDOOR AREAS

- 1 - FRONT TERRACE
- 2 - BEDROOM TERRACE

## INTERIOR AREAS

- 3 - LIVINGROOM / KITCHEN
- 4 - BATHROOM
- 5 - BATHROOM



DUPLEX / SOLARIUM

DUPLEX

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LEFT APARTMENT

RIGHT APARTMENT



# SECOND FLOOR

DUPLEX APARTMENT MODEL  
CENTER TOWER

## GENERAL AREAS

### RIGHT APARTMENT

BUILT AREA 76.22 m<sup>2</sup>  
TERRACE AREA 9.82 m<sup>2</sup>  
SOLARIUM AREA 15.48 m<sup>2</sup>

### LEFT APARTMENT

BUILT AREA 76.22 m<sup>2</sup>  
GARDEN AREA 50.27 m<sup>2</sup>

## OUTDOOR AREAS

- 1 - BEDROOM TERRACE
- 2 - BEDROOM TERRACE
- 7 - SOLARIUM

## INTERIOR AREAS

- 3 - BATHROOM
- 4 - BEDROOM
- 5 - MASTER BEDROOM
- 6 - MASTER BATHROOM

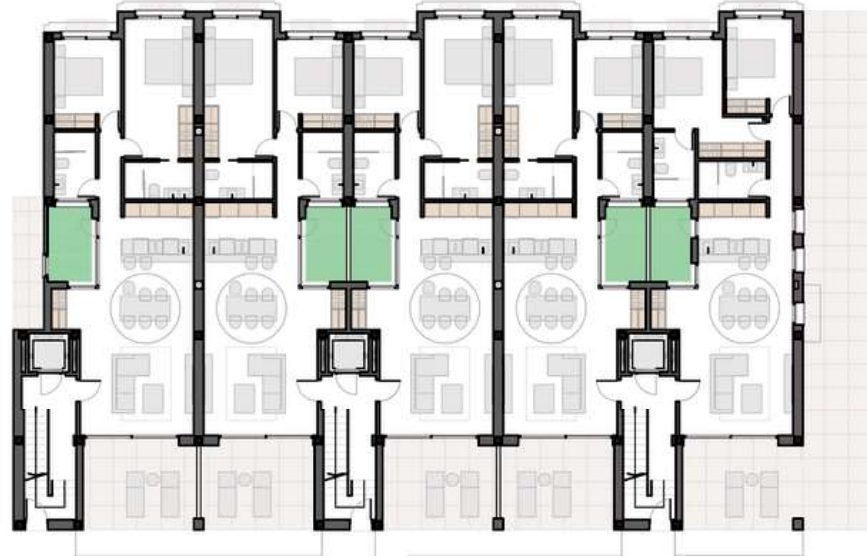




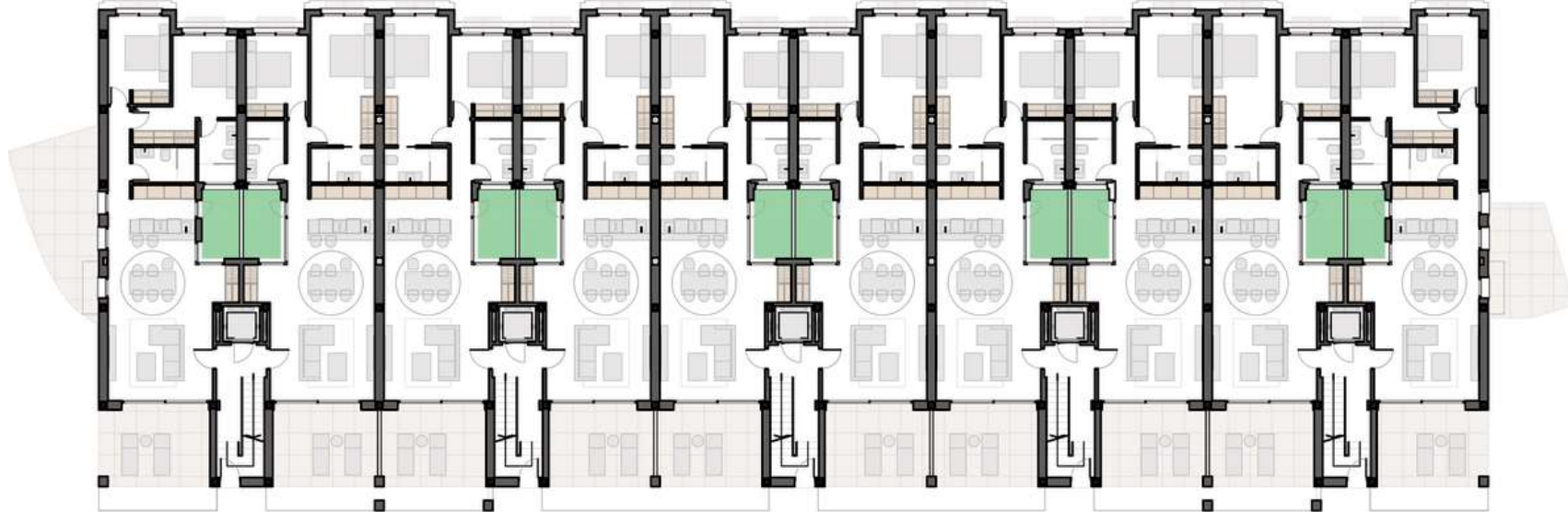
# MASTER PLAN GROUND FLOOR

Garden Golf Víctor de Manuel

<b>APTO.</b>	<b>APTO.</b>	<b>APTO.</b>	<b>APTO.</b>	<b>APTO.</b>
<b>1 - BD</b>	<b>2 - BI</b>	<b>2 - BD</b>	<b>3 - BI</b>	<b>3 - BD</b>
304 m <sup>2</sup>	209m <sup>2</sup>	210 m <sup>2</sup>	209 m <sup>2</sup>	319 m <sup>2</sup>



<b>APTO.</b>	<b>APTO.</b>	<b>APTO.</b>	<b>APTO.</b>	<b>APTO.</b>	<b>APTO.</b>	<b>APTO.</b>	<b>APTO.</b>	<b>APTO.</b>	<b>APTO.</b>
<b>4 - BI</b>	<b>4 - BD</b>	<b>5 - BI</b>	<b>5 - BD</b>	<b>6 - BI</b>	<b>6 - BD</b>	<b>7 - BI</b>	<b>7 - BD</b>	<b>8 - BI</b>	<b>8 - BD</b>
288 m <sup>2</sup>	216 m <sup>2</sup>	212 m <sup>2</sup>	212 m <sup>2</sup>	216 m <sup>2</sup>	216 m <sup>2</sup>	212 m <sup>2</sup>	212 m <sup>2</sup>	216 m <sup>2</sup>	334 m <sup>2</sup>







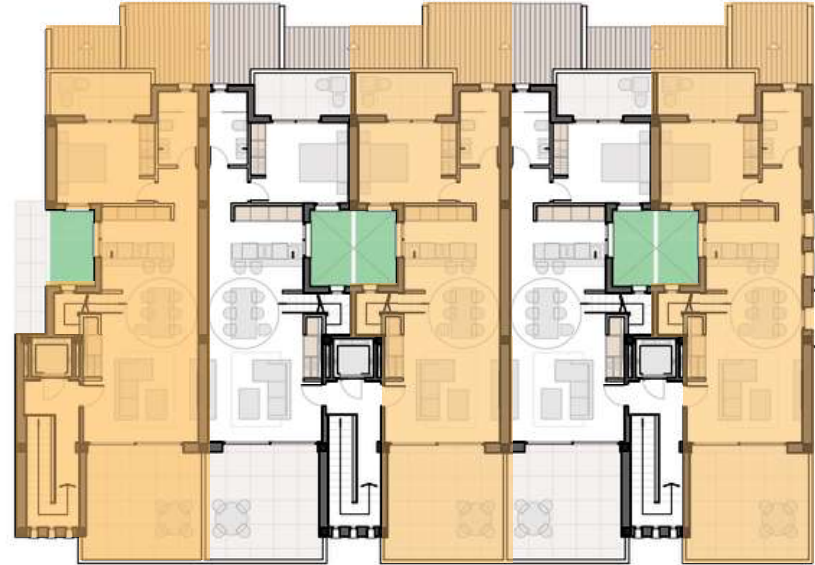
# MASTER PLAN FIRST FLOOR

Garden Golf Víctor de Manuel

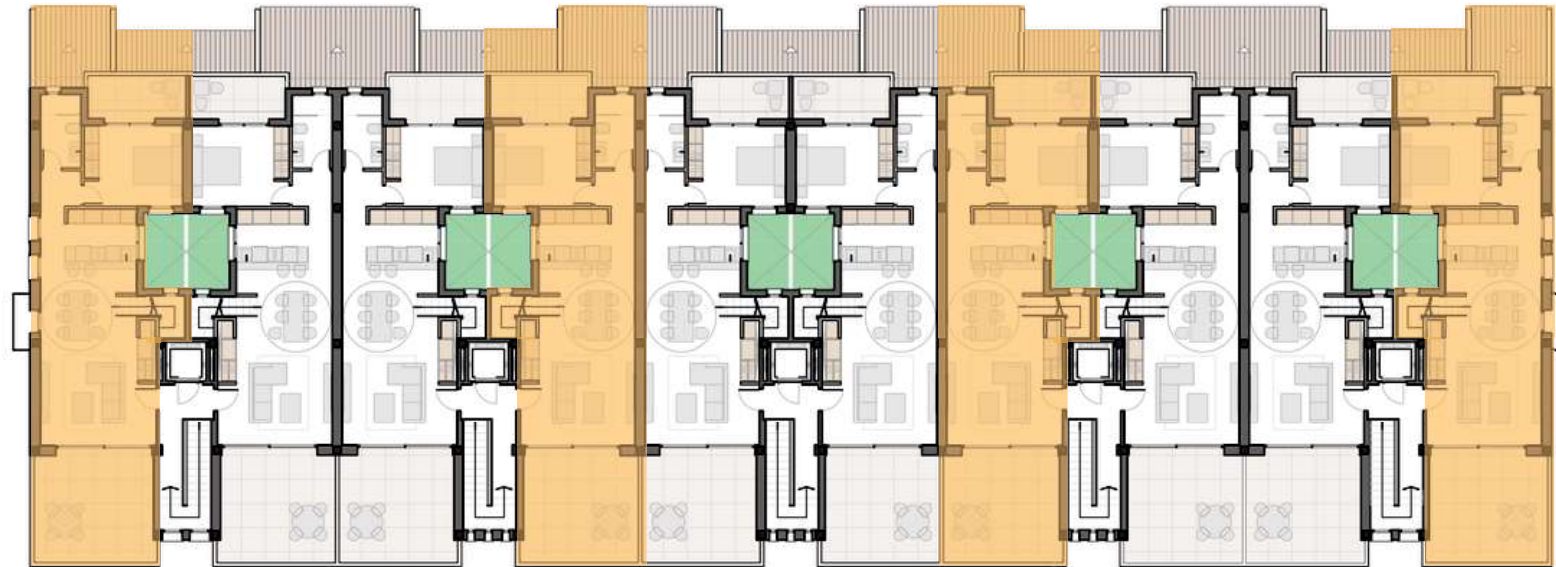


**APTO. WITH  
SOLARIUM**

<b>APTO.</b>	<b>APTO.</b>	<b>APTO.</b>	<b>APTO.</b>	<b>APTO.</b>
<b>1 - AD</b>	<b>2 - AI</b>	<b>2 - AD</b>	<b>3 - AI</b>	<b>3 - AD</b>
226 m <sup>2</sup>	198 m <sup>2</sup>	226 m <sup>2</sup>	198 m <sup>2</sup>	219 m <sup>2</sup>



<b>APTO.</b>	<b>APTO.</b>	<b>APTO.</b>	<b>APTO.</b>	<b>APTO.</b>	<b>APTO.</b>	<b>APTO.</b>	<b>APTO.</b>	<b>APTO.</b>	<b>APTO.</b>
<b>4 - AI</b>	<b>4 - AD</b>	<b>5 - AI</b>	<b>5 - AD</b>	<b>6 - AI</b>	<b>6 - BD</b>	<b>7 - AI</b>	<b>7 - AD</b>	<b>8 - AI</b>	<b>8 - AD</b>
219 m <sup>2</sup>	198 m <sup>2</sup>	198 m <sup>2</sup>	226 m <sup>2</sup>	198 m <sup>2</sup>	204 m <sup>2</sup>	226 m <sup>2</sup>	198 m <sup>2</sup>	198 m <sup>2</sup>	219 m <sup>2</sup>







# MASTER PLAN PARKING AREA

Garden Golf Víctor de Manuel

BLOQUE	APARTMENT	M2	FRONT TERRACE	PRIVATE BACKYARD	TERRACE 1	TERRACE 2	TERRACE 3	TERRACE 4	SOLARIUM	FRONT GARDEN	BACK GARDEN	GARAGE AND STORAGE ROOM	TOTAL M2	PRICE
1	APARTMENT / 1 - BD	76.22	15.75	5.28						138.70		69.01	304.96	349,900.00 €
	APARTMENT / 1 - AI	101.09			20.00	4.25	5.22	4.60	21.99			69.01	226.16	399,900.00 €
2	APARTMENT / 2 - BI	76.22	15.75	5.28						16.91	25.86	69.01	209.03	279,900.00 €
	APARTMENT / 2 - BD	76.22	15.75	5.28						18.10	25.86	69.01	210.22	274,900.00 €
	APARTMENT / 2 - AI	95.38			20.00	4.25	5.22	4.60				69.01	198.46	329,900.00 €
	APARTMENT / 2 - AD	101.09			20.00	4.25	5.22	4.60	21.99			69.01	226.16	349,900.00 €
3	APARTMENT / 3 - BI	76.22	15.75	5.28						16.20	25.86	69.01	208.32	249,900.00 €
	APARTMENT / 3 - BD	76.22	15.75	5.28						152.79		69.01	319.05	319,900.00 €
	APARTMENT / 3 - AI	95.38			20.00	4.25	5.22	4.60				69.01	198.46	309,900.00 €
	APARTMENT / 3 - AD	101.09			20.00	4.25	5.22	4.60	15.48			69.01	219.65	314,900.00 €
4	APARTMENT / 4 - BI	76.22	15.75	5.28						122.70		69.01	288.96	309,900.00 €
	APARTMENT / 4 - BD	76.22	15.75	5.28						23.03	27.14	69.01	216.43	284,900.00 €
	APARTMENT / 4 - AI	101.09			20.00	4.25	5.22	4.60	15.48			69.01	219.65	339,900.00 €
	APARTMENT / 4 - AD	95.38			20.00	4.25	5.22	4.60				69.01	198.46	339,900.00 €
5	APARTMENT / 5 - BI	76.22	15.75	5.28						18.98	27.14	69.01	212.38	294,900.00 €
	APARTMENT / 5 - BD	76.22	15.75	5.28						19.43	27.14	69.01	212.83	299,900.00 €
	APARTMENT / 5 - AI	95.38			20.00	4.25	5.22	4.60				69.01	198.46	344,900.00 €
	APARTMENT / 5 - AD	101.09			20.00	4.25	5.22	4.60	21.99			69.01	226.16	374,900.00 €
6	APARTMENT / 6 - BI	76.22	15.75	5.28						22.29	27.14	69.01	215.69	284,900.00 €
	APARTMENT / 6 - BD	76.22	15.75	5.28						23.08	27.14	69.01	216.48	289,900.00 €
	APARTMENT / 6 - AI	95.38			20.00	4.25	5.22	4.60				69.01	198.46	354,900.00 €
	APARTMENT / 6 - AD	101.09			20.00	4.25	5.22	4.60				69.01	204.17	349,900.00 €
7	APARTMENT / 7 - BI	76.22	15.75	5.28						19.43	27.14	69.01	212.83	289,900.00 €
	APARTMENT / 7 - BD	76.22	15.75	5.28						19.43	27.14	69.01	212.83	284,900.00 €
	APARTMENT / 7 - AI	101.09			20.00	4.25	5.22	4.60	21.99			69.01	226.16	379,900.00 €
	APARTMENT / 7 - AD	95.38			20.00	4.25	5.22	4.60				69.01	198.46	344,900.00 €
8	APARTMENT / 8 - BI	76.22	15.75	5.28						23.13	27.14	69.01	216.53	289,900.00 €
	APARTMENT / 8 - BD	76.22	15.75	5.28						168.08		69.01	334.34	349,900.00 €
	APARTMENT / 8 - AI	95.38			20.00	4.25	5.22	4.60				69.01	198.46	359,900.00 €
	APARTMENT / 8 - AD	101.09			20.00	4.25	5.22	4.60	15.48			69.01	219.65	409,900.00 €

### PAYMENT SCHEDULE

1. Reservation deposit 20.000 IVA inc.
2. 10 days before purchase contract 50% IVA inc.
3. Upon delivery the remaining amount

P R I C E L I S T

Garden Golf Víctor de Manuel



The Roca logo features the word "Roca" in a bold, black, sans-serif font. Below the text is a stylized black wave graphic that tapers to the right.

## QUALITY EXPERIENCE

We have more than 11 years of experience promoting and designing homes that change the lives of those who live in them, we have characterized ourselves throughout all these years by paying the necessary attention to small details and having high quality in our finishes, for For this reason we always try to collaborate with the best brands and materials on the market for the construction of our homes.

# QUALITY SPECIFICATIONS

**Foundation and structure:** Reinforced concrete, according to CTE (Technical Building Code). **Exterior walls and facade:** Double ceramic brick wall with air chamber and **Rock wool** or **polyurethane foam insulation**. Covered in white plaster. **Interior walls:** Ceramic brick with plaster plaster. **Roof:** Flat cover with thermal insulation. Waterproofing with asphalt fabric. According to CTE. **Hot water:** 100 liter capacity boiler. **Flooring and tiling:** In top quality porcelain stoneware, both inside and outside the home. Includes garden designed by our landscapers. **Exterior carpentry:** Windows in lacquered aluminum, gray (RAL 7022), with thermal break, **CORTIZO** brand or similar. Quadruple glazing (2 glasses / AC / 2 glasses) with air chamber and sun protection. Electric aluminum blinds only on balcony windows in bedrooms. **Interior carpentry:** Doors and white lacquered cabinets lined on the inside, doors and drawers with soft close. **Bathroom fittings:** Wall hanged toilets. Built-in showers made of the same floor as the bathroom. Includes bathroom furniture and mirrors with LED backlighting. **Plumbing fittings:** Built-in single-lever taps with water saving system. **Kitchen Units:** Fully furnished kitchen. Technological quartz countertop. Stainless steel sink. Includes induction hob with integrated **extractor, oven, microwave, washing machine, integrated refrigerator, integrated dishwasher**. **Balay** brand or similar. **Interior and exterior lighting:** LED lighting throughout the house and plugs according to regulations. **Paintwork:** Smooth white. **Air Conditioning:** Complete installation using **Johnson** ducts or similar.



# WHY CHOOSE US

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## YEARS PROMOTING

We are backed by extensive experience.



## CUSTOMIZATION

Our Architects will be in charge of designing your custom home.



## DELIVERY TIMES

Our commitment is real, you will have the home of your dreams within the agreed period.



## AFTER SALES

We have a group of 4 architects to help you throughout the construction process.



## AFTER DELIVERY

We have our own department to resolve your doubts from the delivery of the home of your dreams.





# CONTACT US

DO YOU HAVE QUESTIONS?

Chat with our team of advisors

Send us an email

Call us

(+34) 652 272 727



(+34) 673 774 737



We will reply to you as soon as possible!



[sales@eficatium.com](mailto:sales@eficatium.com)



PRETERA ALCAZARES

RM-F30

AP-7

CALLE DE LA INFANTA LEONOR

CALLE DE LA INFANTA ELENA

CALLE 14

CALLE JAZMIN

CALLE DEL RUSO

CALLE DE LA ESTRELLA

CALLE DE SAN VALENTIN

AVENIDA DEL 13 DE OCTUBRE

CALLE DE LA HUERTA

CALLE DEL DUQUE

N-332

CALLE DE LA ENCINA

CALLE SEGURA

CALLE DE LA HIEDRA

CALLE DE ANDALUCIA

CALLE DE SANTIAGO PÉREZ SOTO

CALLE 35

AVENIDA DE JUAN CARLOS I

CALLE 36

N-332

CALLE 45

CALLE DE LA INFANTA ELENA

AVENIDA DEL PRINCIPE FELIPE

AP-7

CALLE PLIEGO

CALLE GHEGIN

CALLE BENEI

CALLE LORCA







Mar Menor

Mar Menor

LOCATION  
Los Alcázares (Murcia)



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