



 EUROPEAN PROPERTY AWARDS DEVELOPMENT  ROLLS-ROYCE HOTEL CASAS AUTOMOTIVE DESIGN PER MODO ★★★★★ BEST MIXED USE DEVELOPMENT SPAIN Santa Rosalia Lake and Life Resort by Jose Diaz Garcia, SA 2021-2022	 EUROPEAN PROPERTY AWARDS DEVELOPMENT LAUFEN ★★★★★ BEST MIXED USE DEVELOPMENT SPAIN Santa Rosalia Lake and Life Resort by Jose Diaz Garcia, SA 2022-2023	 EUROPEAN PROPERTY AWARDS DEVELOPMENT LAUFEN ★★★★★ BEST MIXED USE DEVELOPMENT SPAIN Santa Rosalia Lake and Life Resort by Jose Diaz Garcia, SA 2023-2024	 EUROPEAN PROPERTY AWARDS DEVELOPMENT Roca LAUFEN ★★★★★ BEST MIXED USE DEVELOPMENT SPAIN Santa Rosalia Lake and Life Resort by Jose Diaz Garcia, SA 2024-2025	 EUROPEAN PROPERTY AWARDS ARCHITECTURE Roca LAUFEN ★★★★★ BEST MIXED USE ARCHITECTURE SPAIN Santa Rosalia Lake and Life Resort by Jose Diaz Garcia, SA 2024-2025
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# LAUREL 48





This artistic impressions is for illustration purposes only. It is not meant to be an exact rendition and may be modified for technical, legal or commercial reasons. The furniture and appliances shown are purely decorative and are not included.





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# LAUREL 48



The properties will be delivered observing the specifications indicated unless technical or administrative reasons prevent this, in which case they may be modified by the project management without any detriment to the initial quality standards expected. 23/10/24.

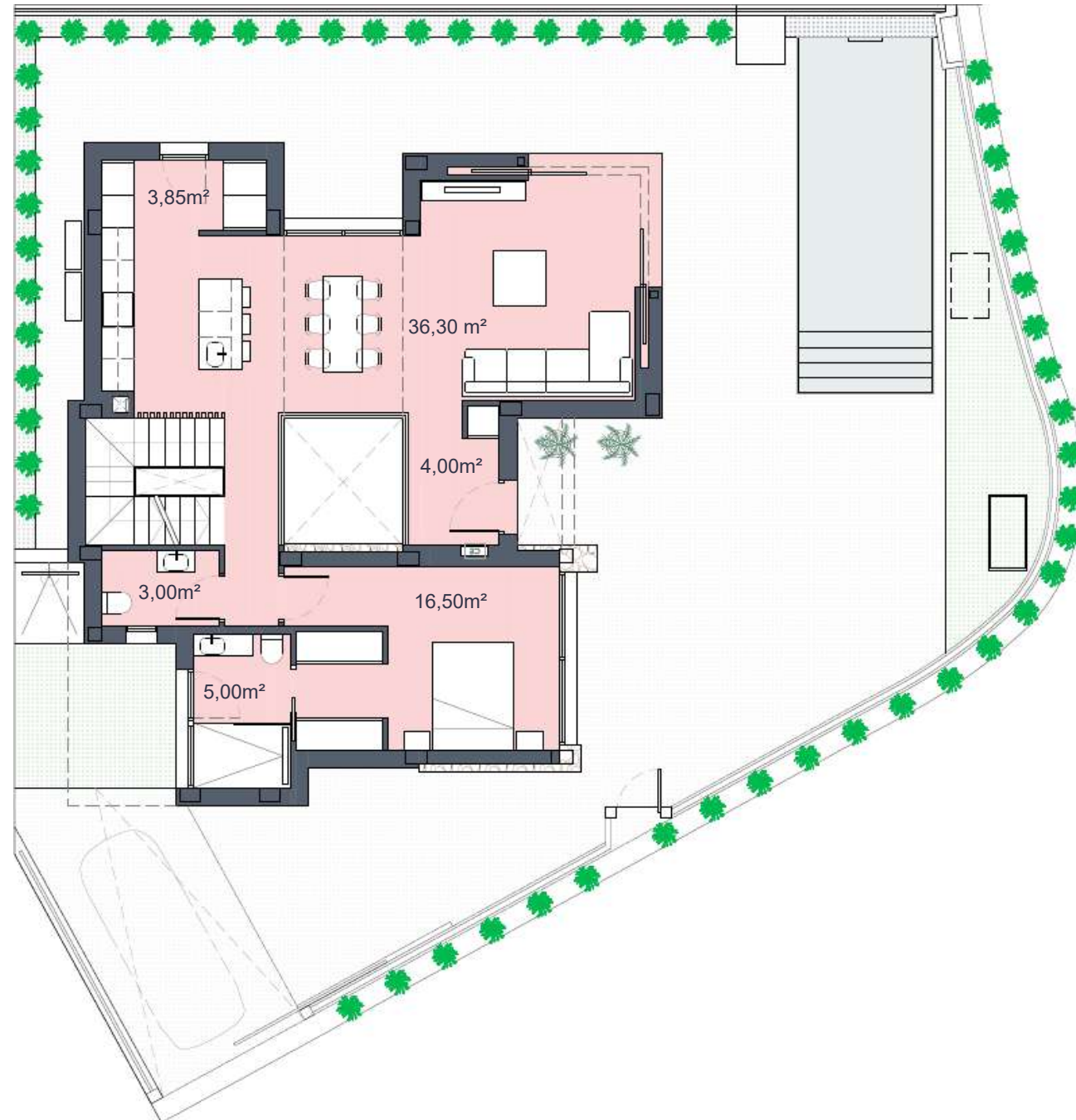
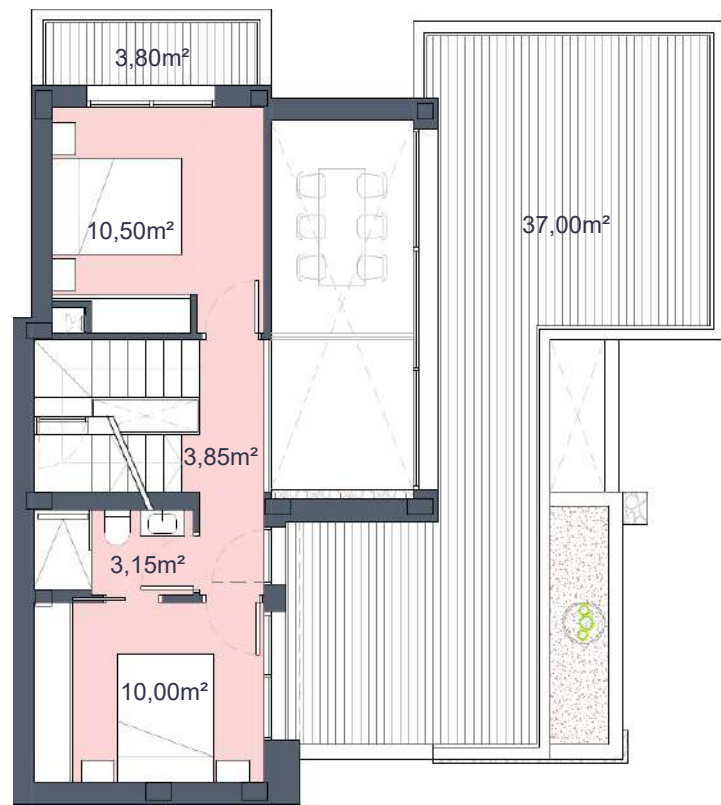
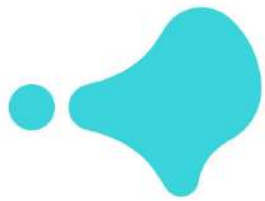


# LAUREL 48



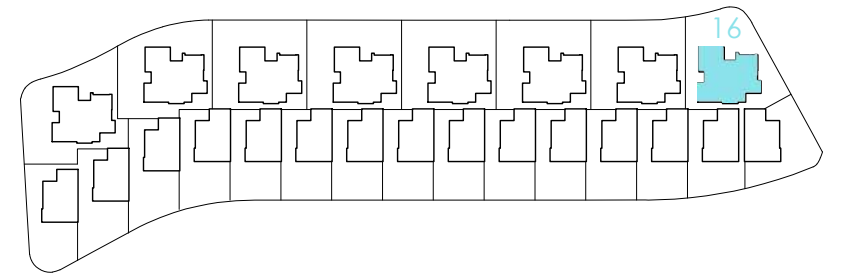
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# Santa Rosalía

lake and life resort



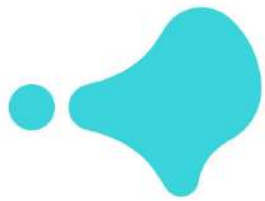
## SURFACES

VILLA 16	303,10	m2
construction surface		
Ground floor	109,00	m2
First floor	40,00	
Basement	103,00	m2
TOTAL INTERIOR	252,00	m2
Outdoor spaces on the ground floor	194,10	m2
Terraces first floor	40,80	m2
Solarium	45,00	m2
TOTAL TERRACES	279,90	m2

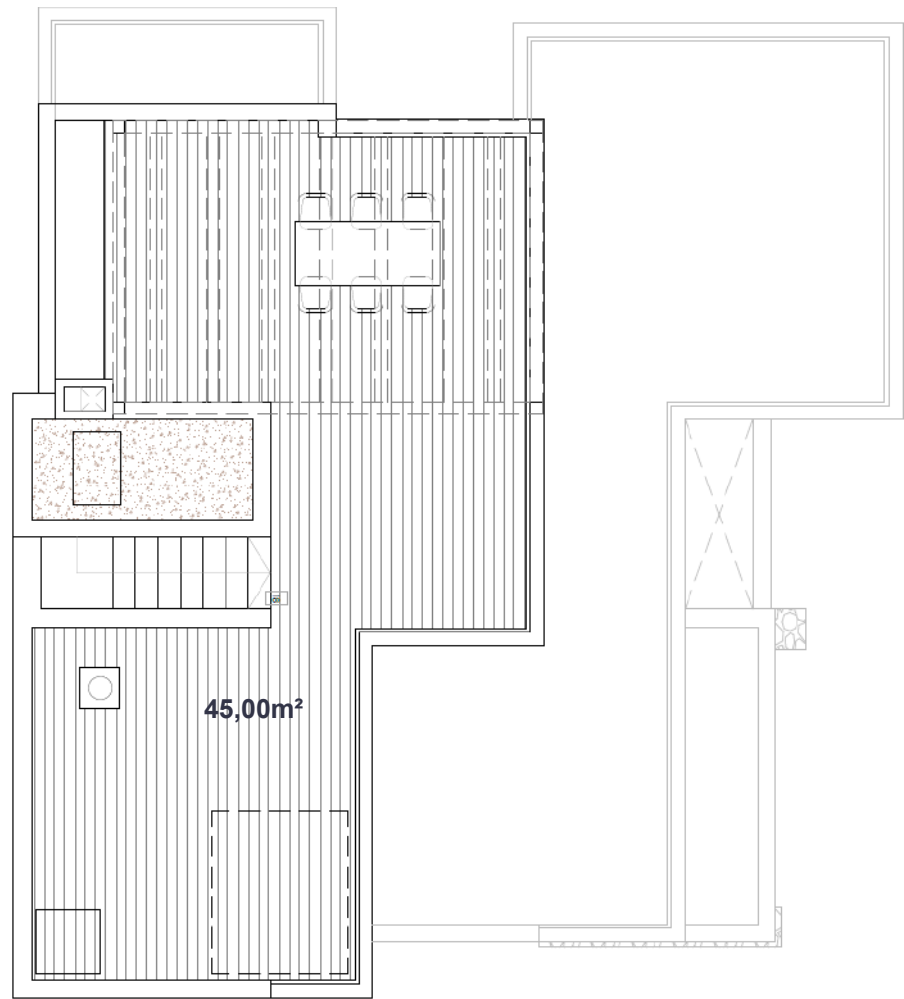
Documento de carácter informativo, no contractual. Puede sufrir variaciones por razones técnicas, legales o comerciales. El mobiliario y los electrodomésticos son decorativos y no están incluidos.

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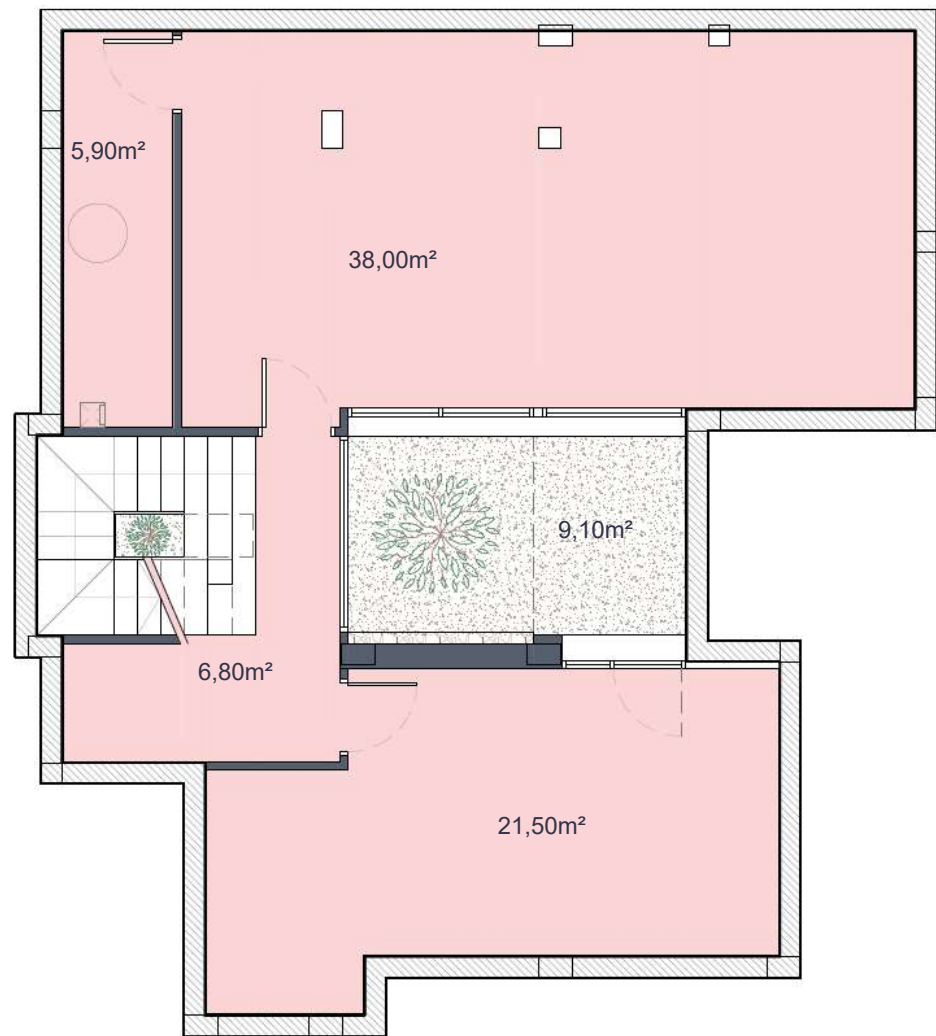




SOLARIUM (without pergola)

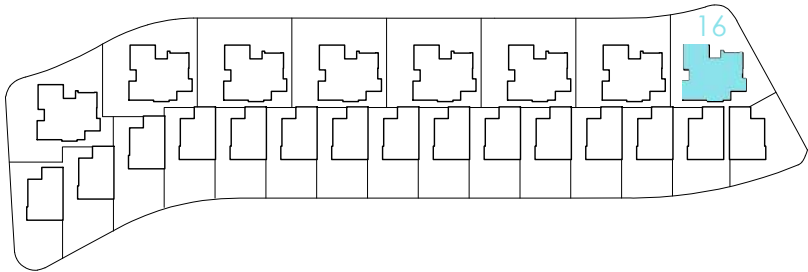


BASEMENT



# Santa Rosalía

lake and life resort



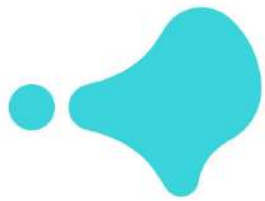
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VILLA 16	303,10	m2
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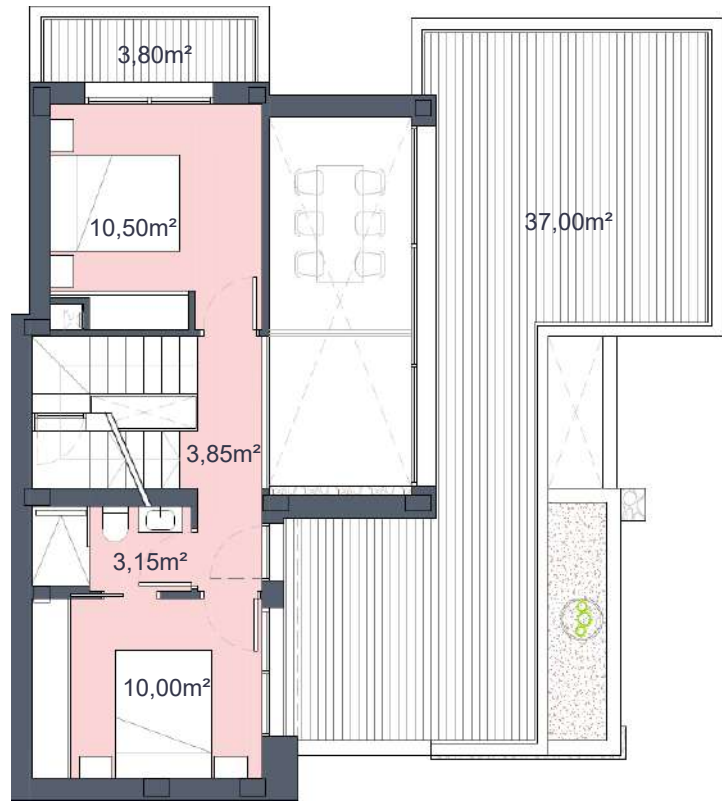
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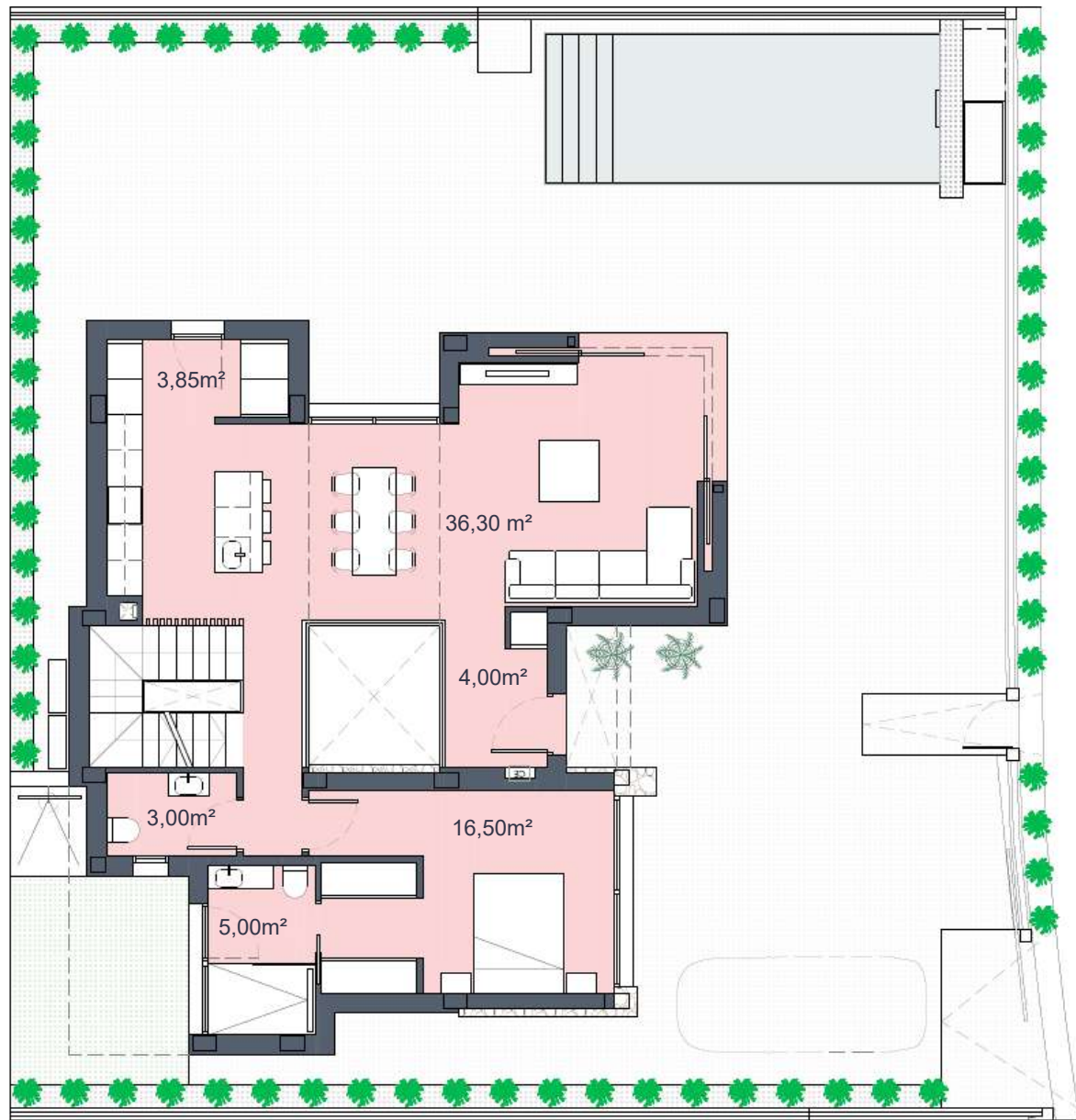




FIRST FLOOR

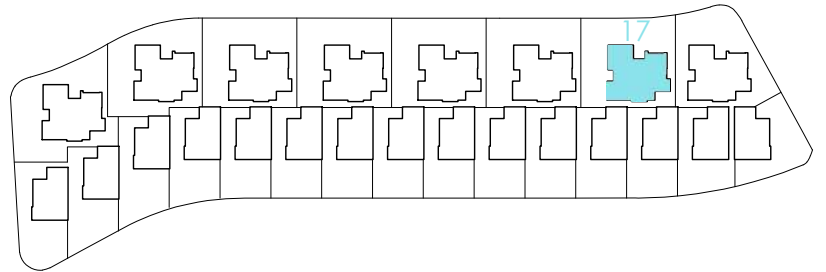


GROUND FLOOR



# Santa Rosalía

lake and life resort



## SURFACES

**VILLA 17** **313,00 m2**

construction surface

Ground floor	109,00	m2
First floor	40,00	m2
Basement	103,00	m2

**TOTAL INTERIOR** **252,00 m2**

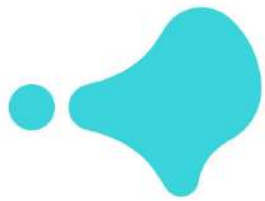
Outdoor spaces on the ground floor	204,00	m2
Terraces first floor	40,80	m2
Solarium	45,00	m2

**TOTAL TERRACES** **289,80 m2**

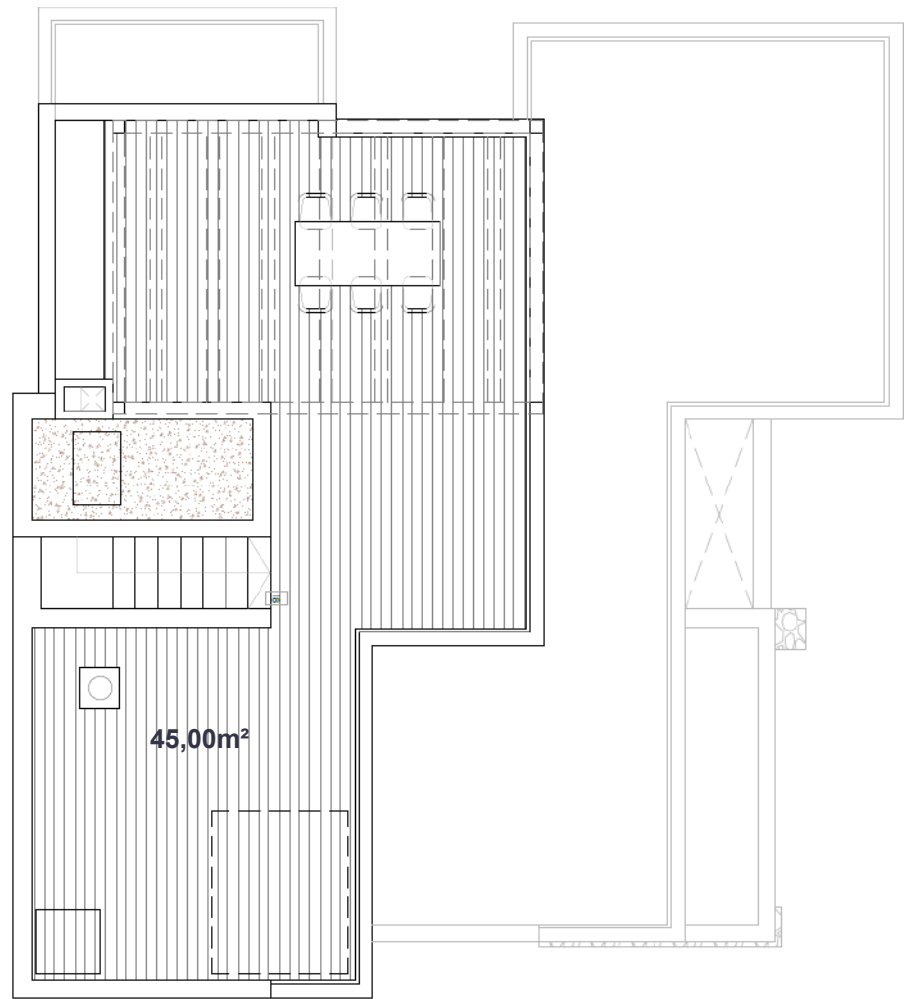
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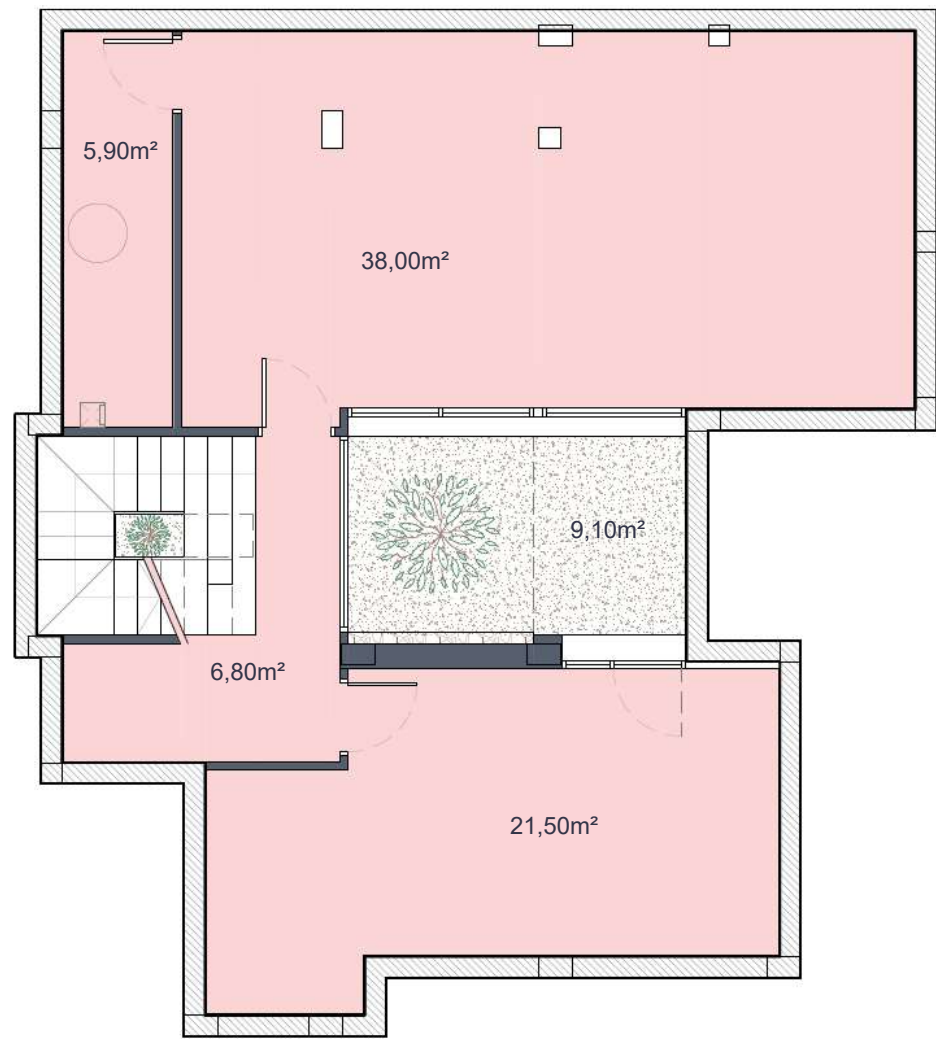




SOLARIUM (without pergola)

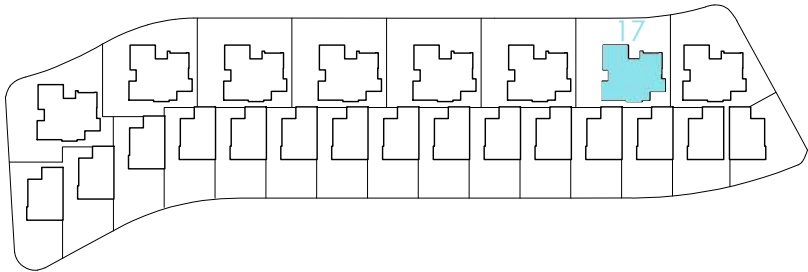


BASEMENT



# Santa Rosalía

lake and life resort



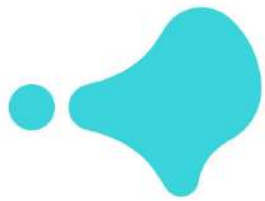
## SURFACES

VILLA 17	313,00	m2
construction surface		
Ground floor	109,00	m2
First floor	40,00	m2
Basement	103,00	m2
TOTAL INTERIOR	252,00	m2
Outdoor spaces on the ground floor	204,00	m2
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Solarium	45,00	m2
TOTAL TERRACES	289,80	m2

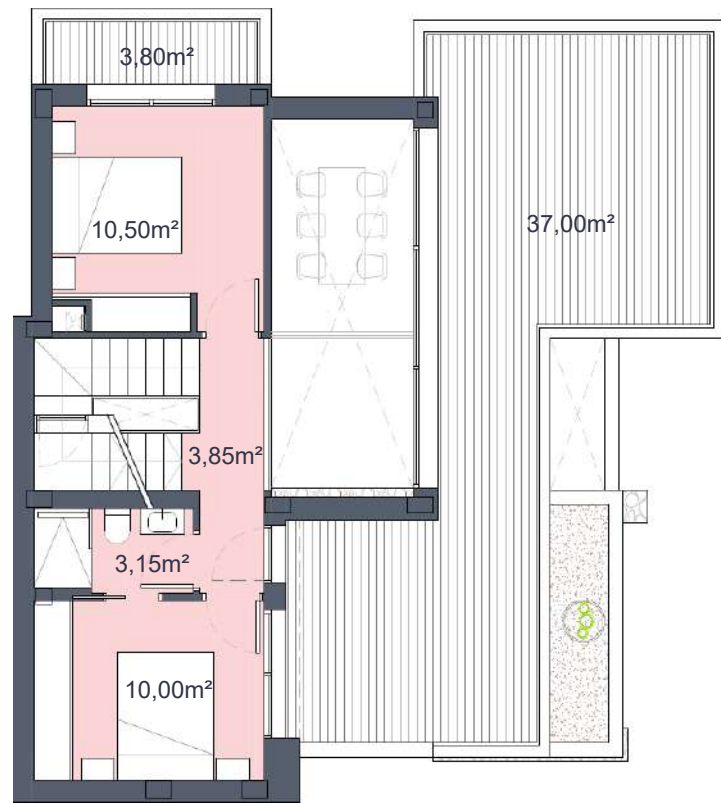
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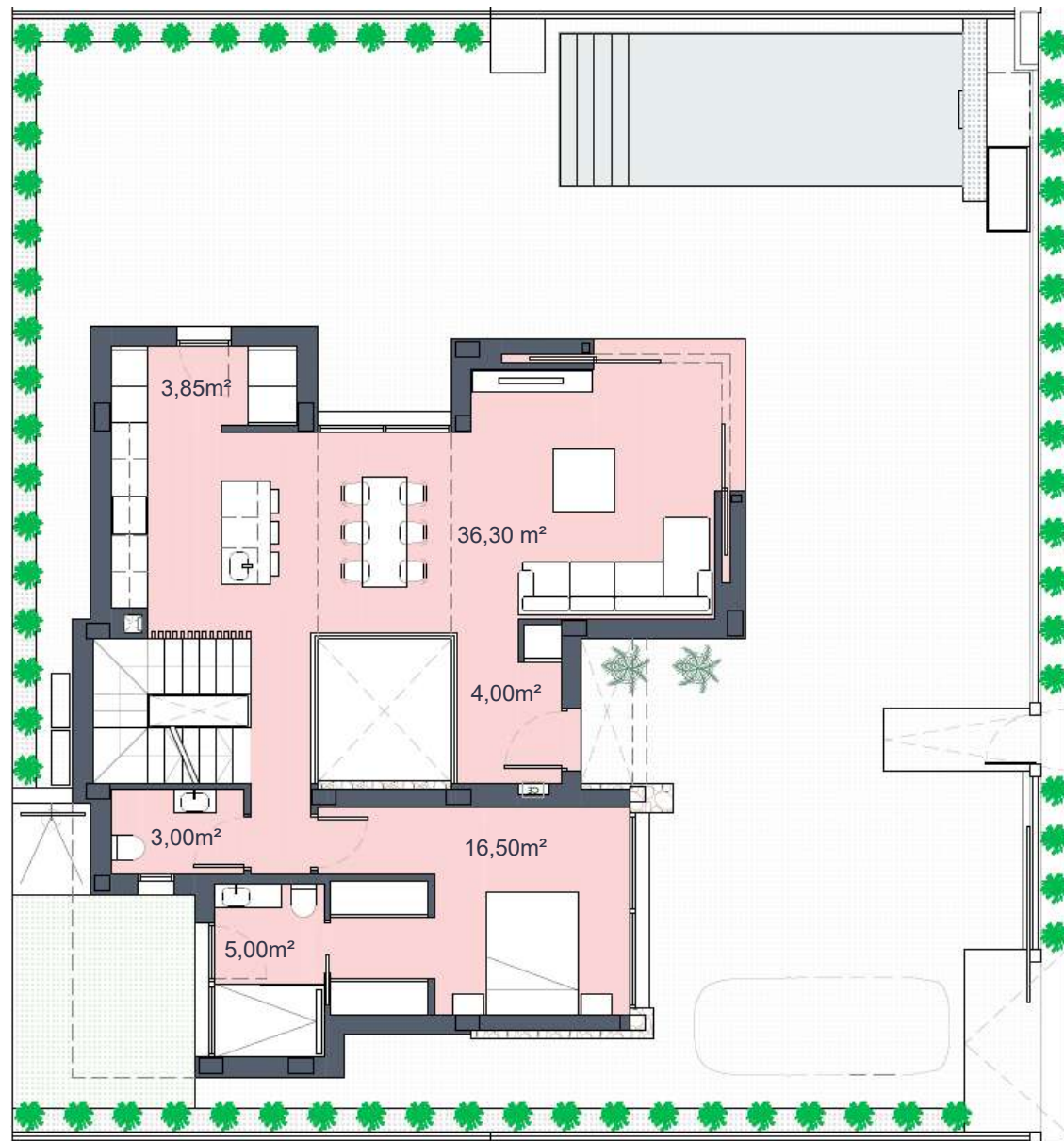




FIRST FLOOR

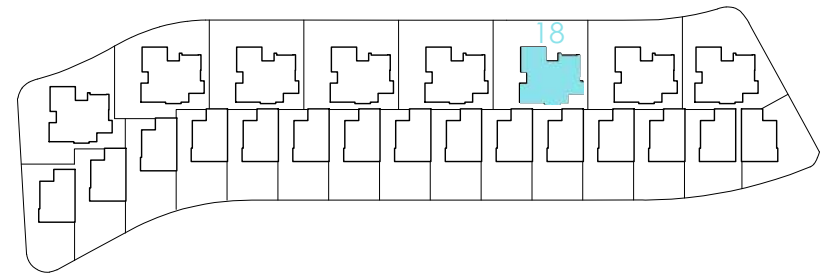


GROUND FLOOR



# Santa Rosalía

lake and life resort



## SURFACES

VILLA 18	311,00	m2
construction surface		
Ground floor	109,00	m2
First floor	40,00	
Basement	103,00	m2
TOTAL INTERIOR	252,00	m2
Outdoor spaces on the ground floor	202,00	m2
Terraces first floor	40,80	m2
Solarium	45,00	m2
TOTAL TERRACES	287,80	m2

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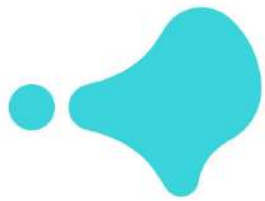
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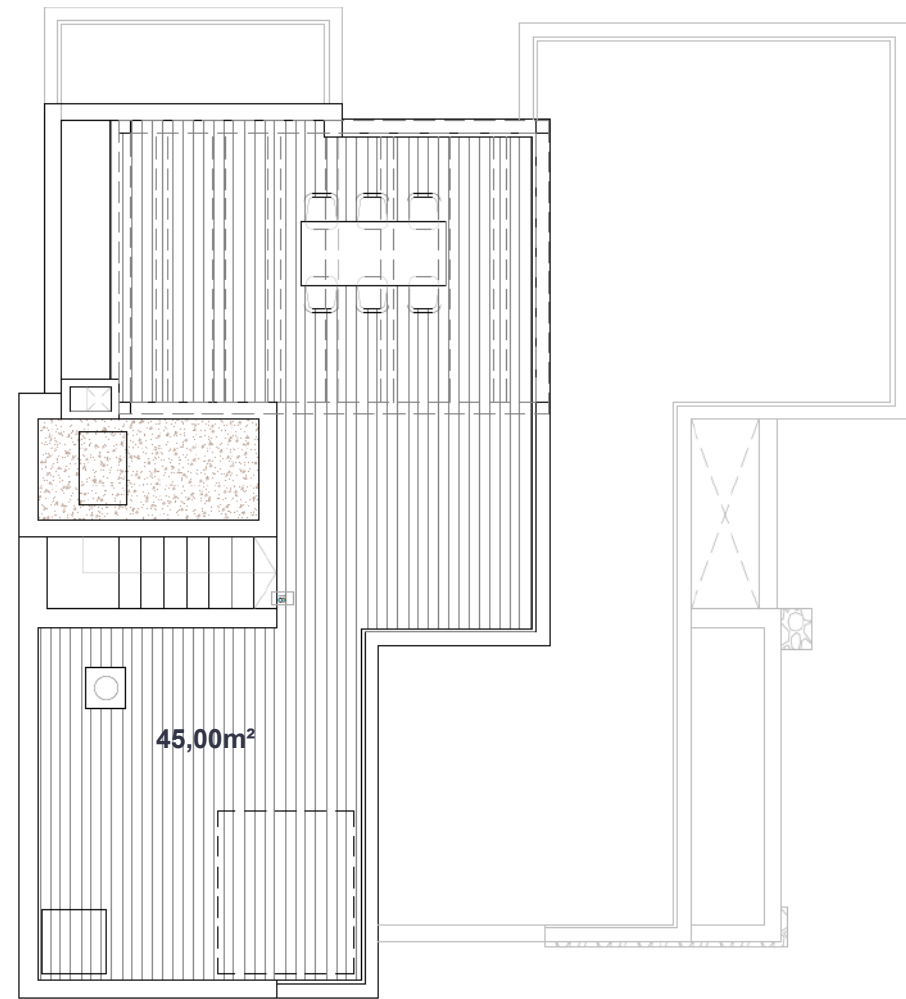
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LAUREL 48

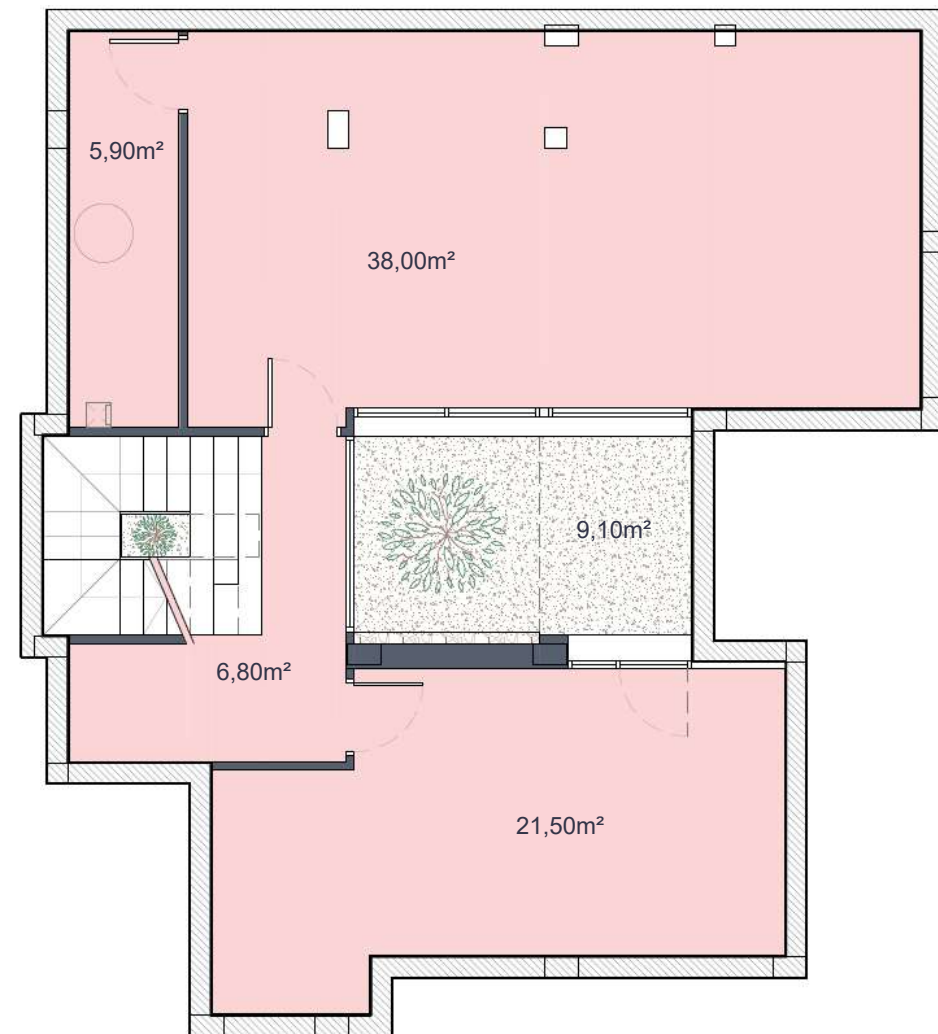




SOLARIUM (without pergola)

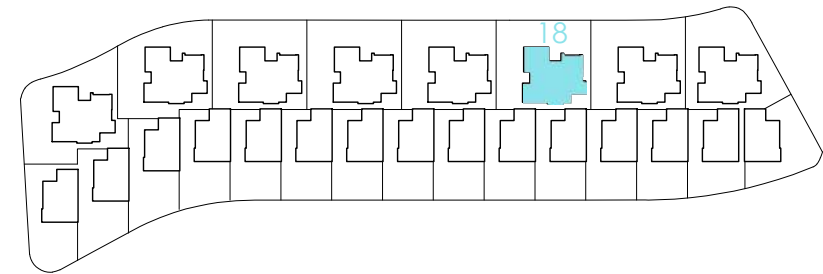


BASEMENT



# Santa Rosalía

lake and life resort



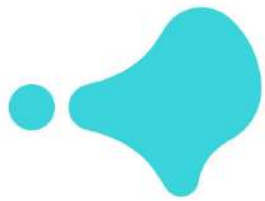
## SURFACES

VILLA 18	311,00	m2
construction surface		
Ground floor	109,00	m2
First floor	40,00	
Basement	103,00	m2
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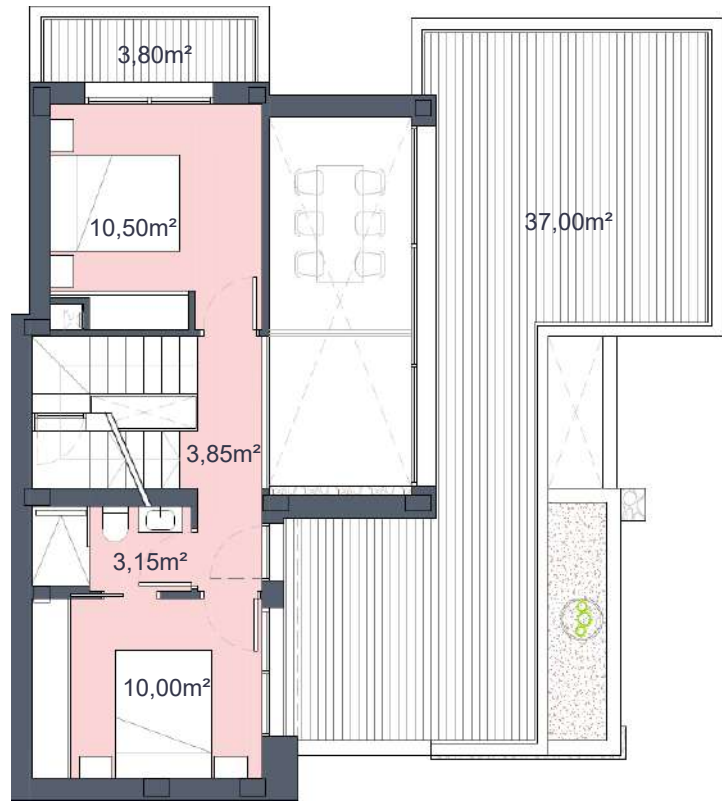
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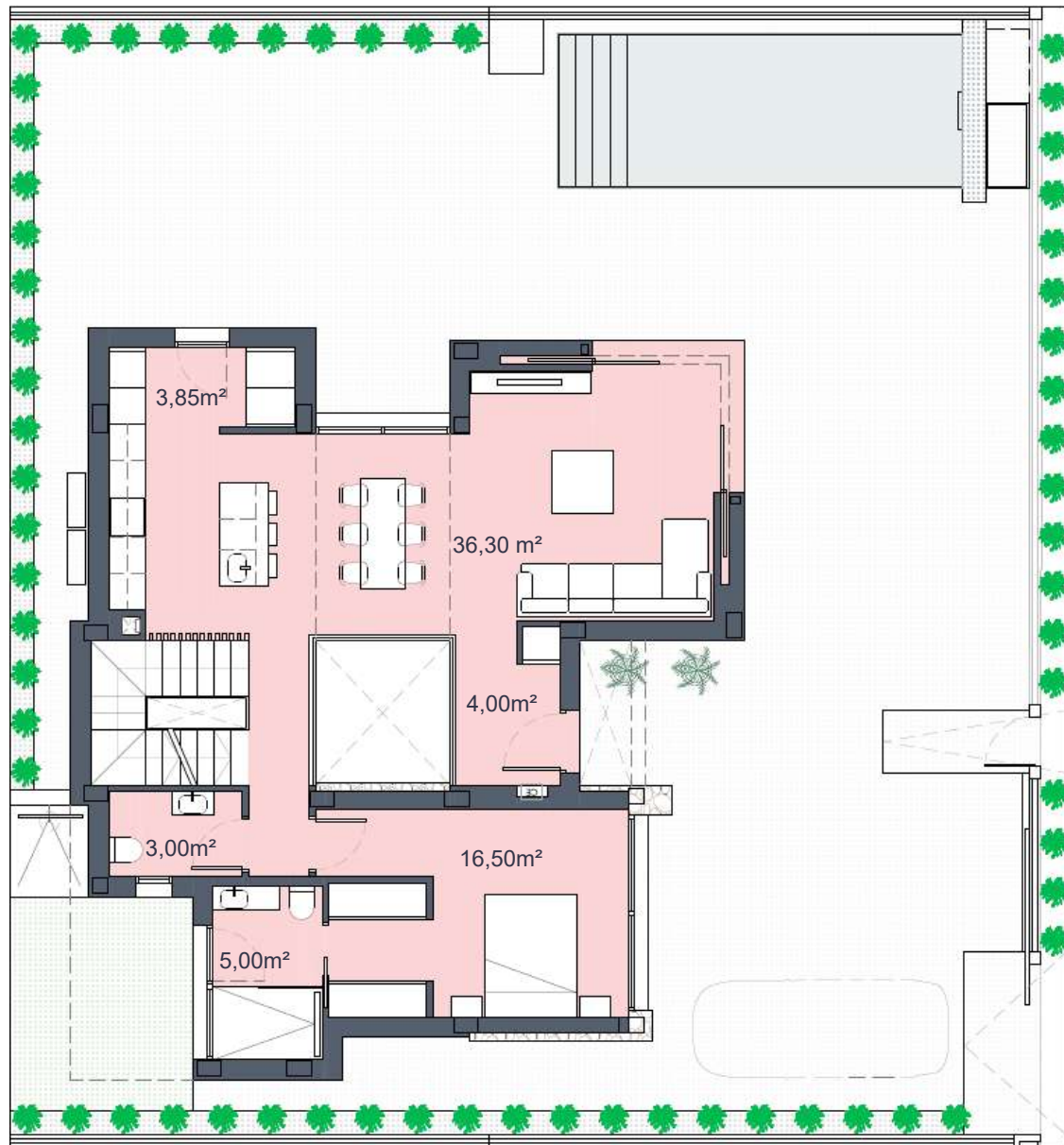




FIRST FLOOR

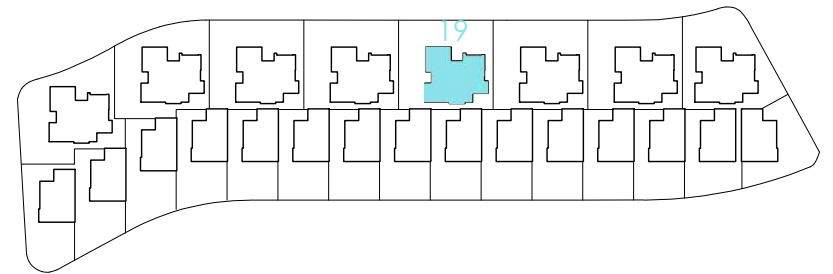


GROUND FLOOR



# Santa Rosalía

lake and life resort



## SURFACES

**VILLA 19** **311,00** **m2**

construction surface

Ground floor	109,00	m2
First floor	40,00	
Basement	103,00	m2

**TOTAL INTERIOR** **252,00** **m2**

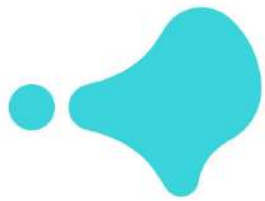
Outdoor spaces on the ground floor	202,00	m2
Terraces first floor	40,80	m2
Solarium	45,00	m2

**TOTAL TERRACES** **287,80** **m2**

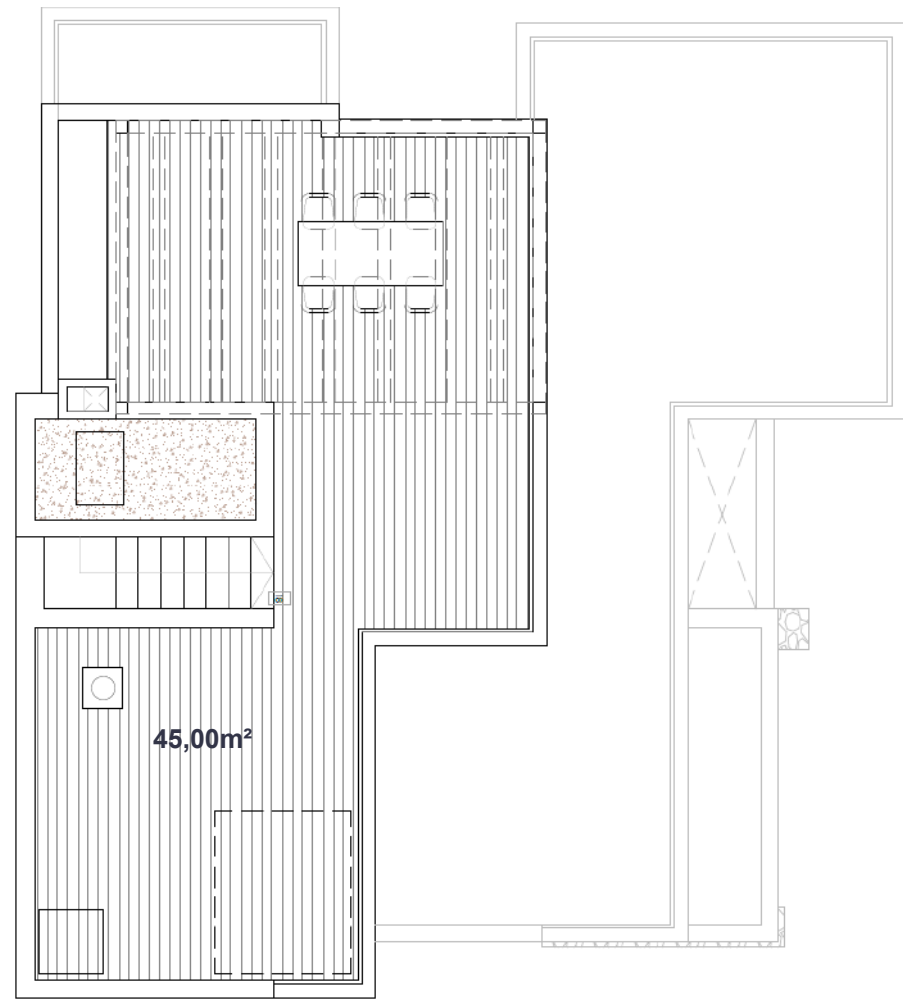
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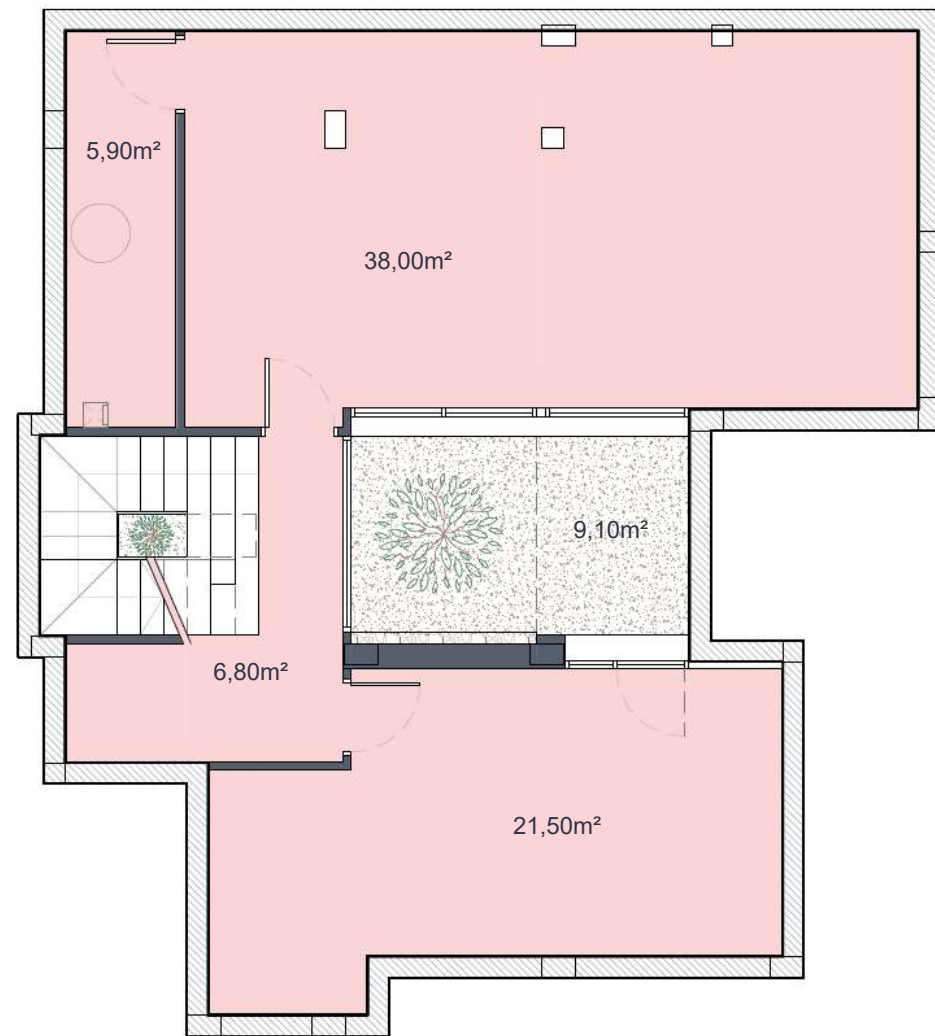




SOLARIUM (without pergola)

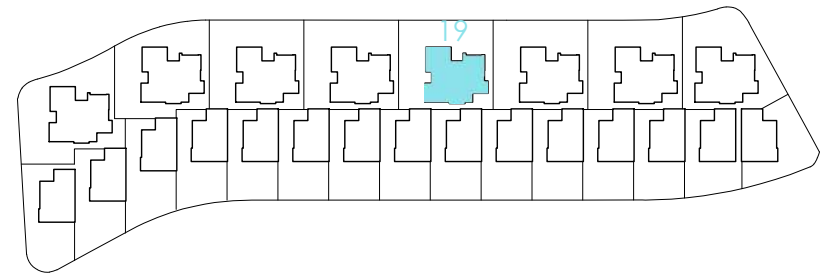


BASEMENT



# Santa Rosalía

lake and life resort



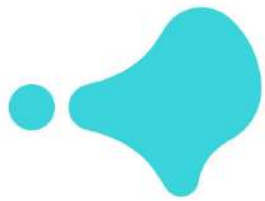
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VILLA 19	311,00	m2
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TOTAL TERRACES	287,80	m2

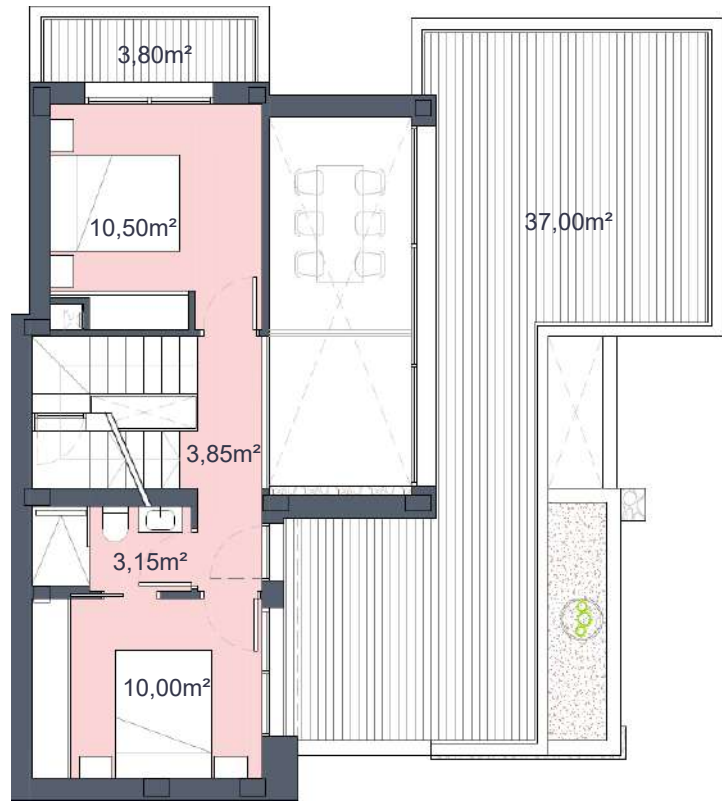
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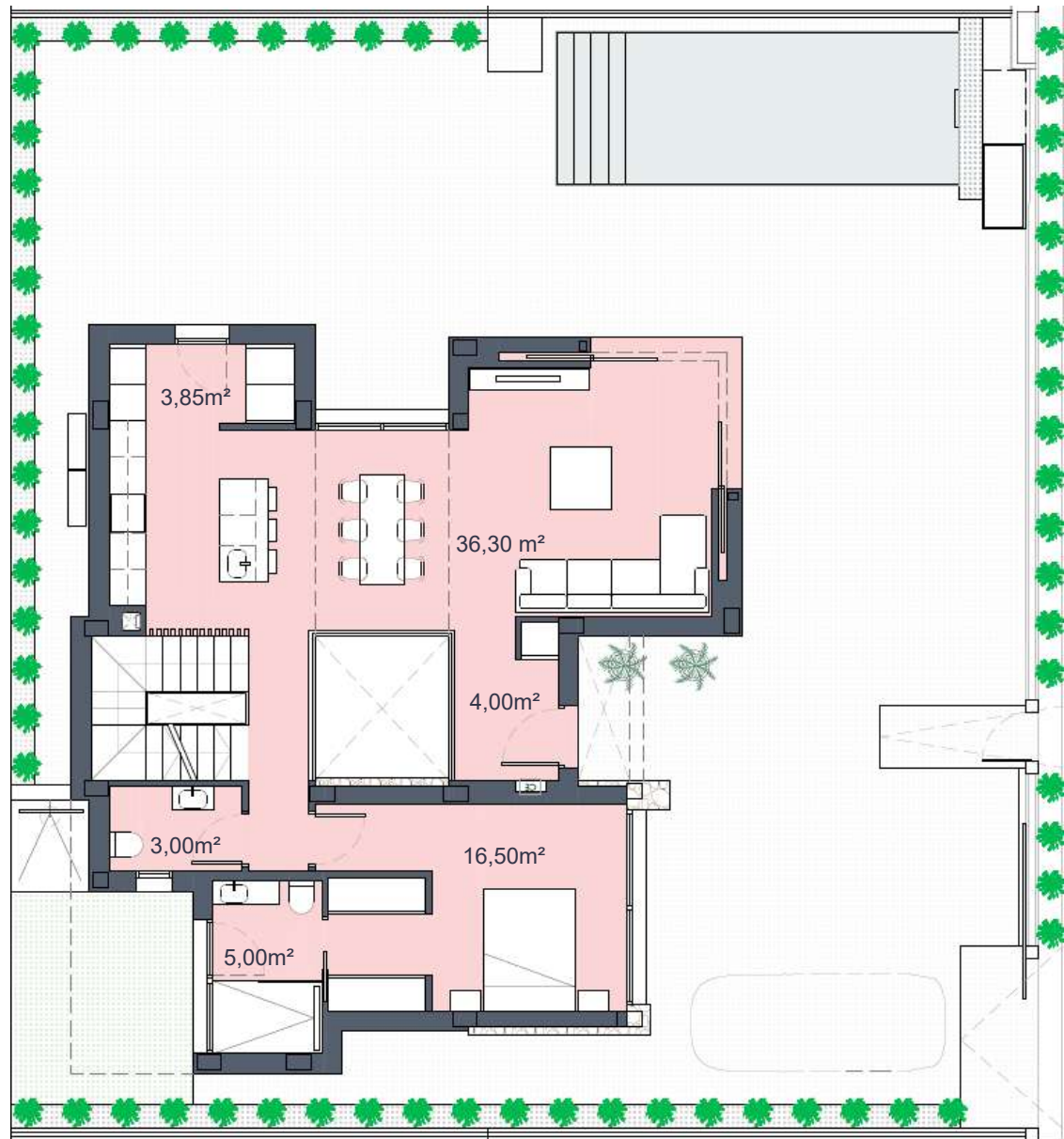




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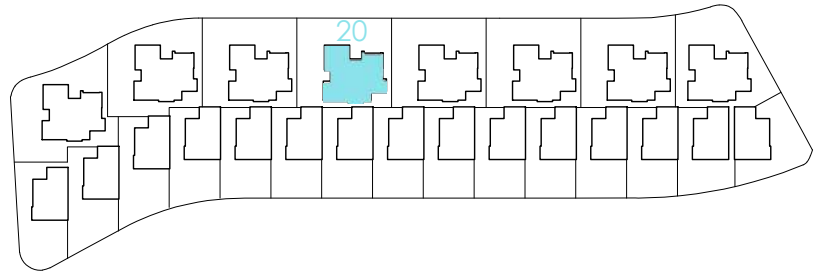


GROUND FLOOR



# Santa Rosalía

lake and life resort



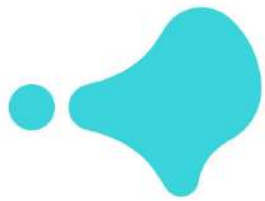
## SURFACES

VILLA 20	313,00	m2
construction surface		
Ground floor	109,00	m2
First floor	40,00	
Basement	103,00	m2
TOTAL INTERIOR	252,00	m2
Outdoor spaces on the ground floor	204,00	m2
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Solarium	45,00	m2
TOTAL TERRACES	289,80	m2

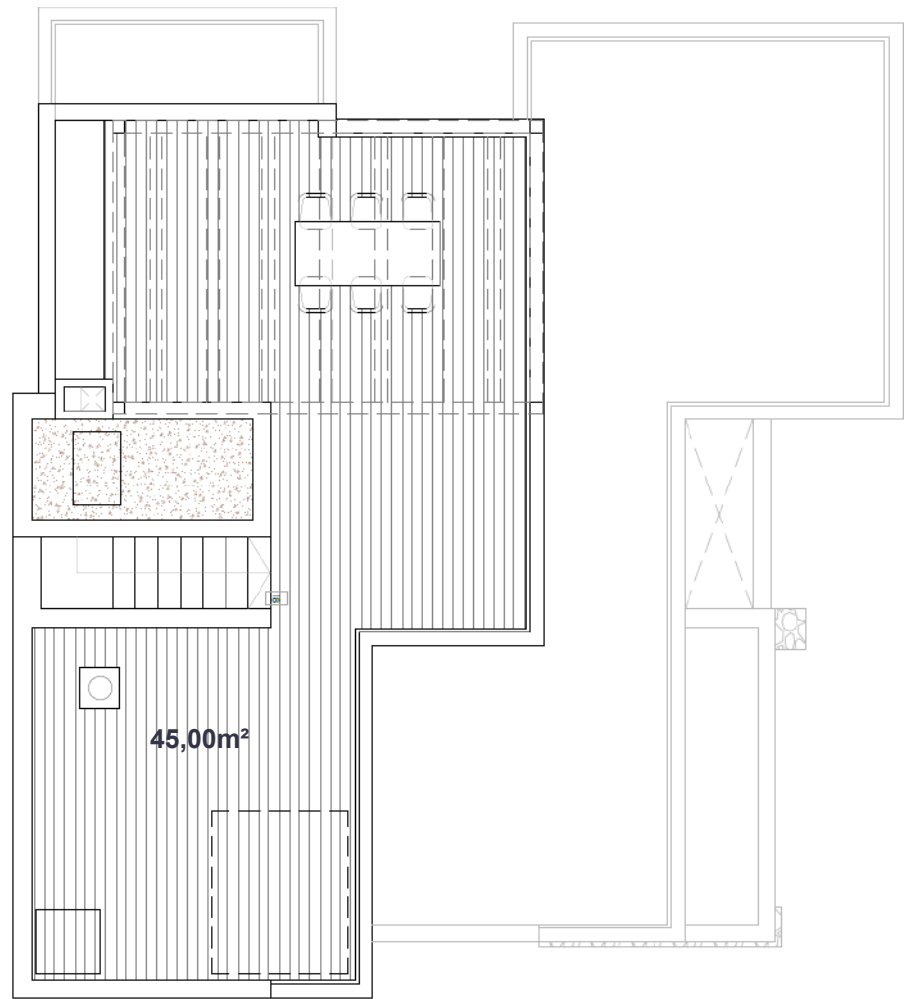
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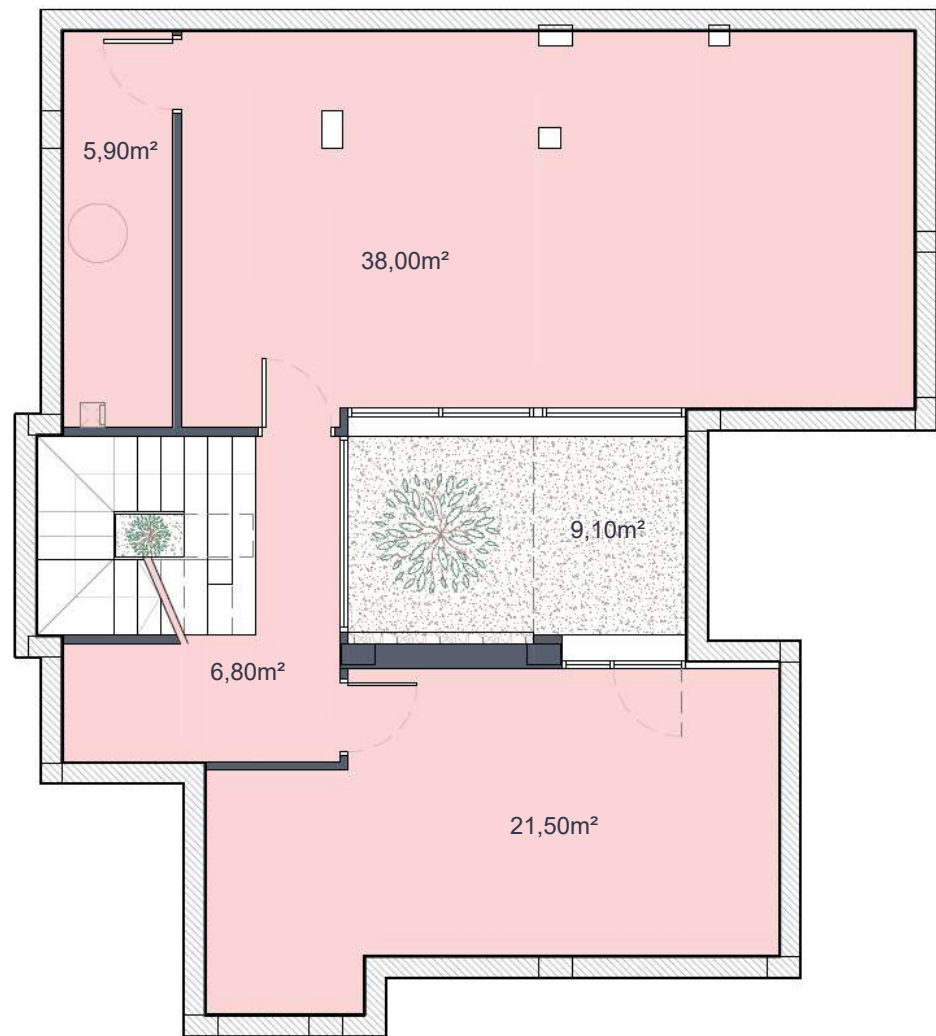




SOLARIUM (without pergola)

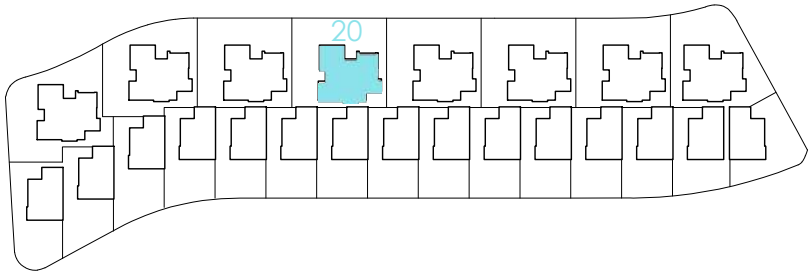


BASEMENT



# Santa Rosalía

lake and life resort



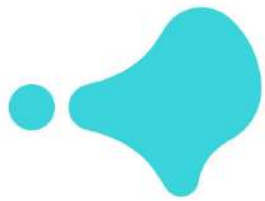
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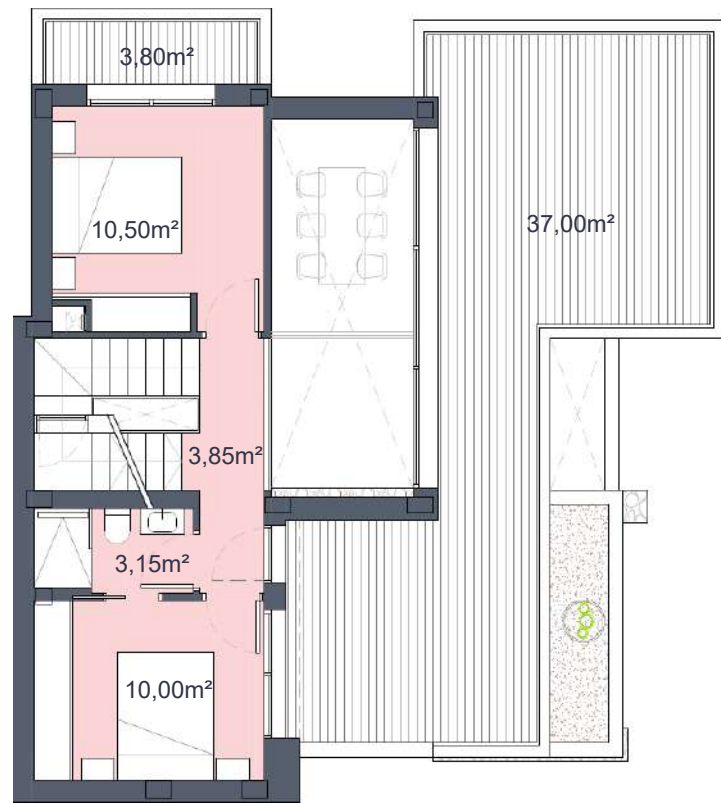
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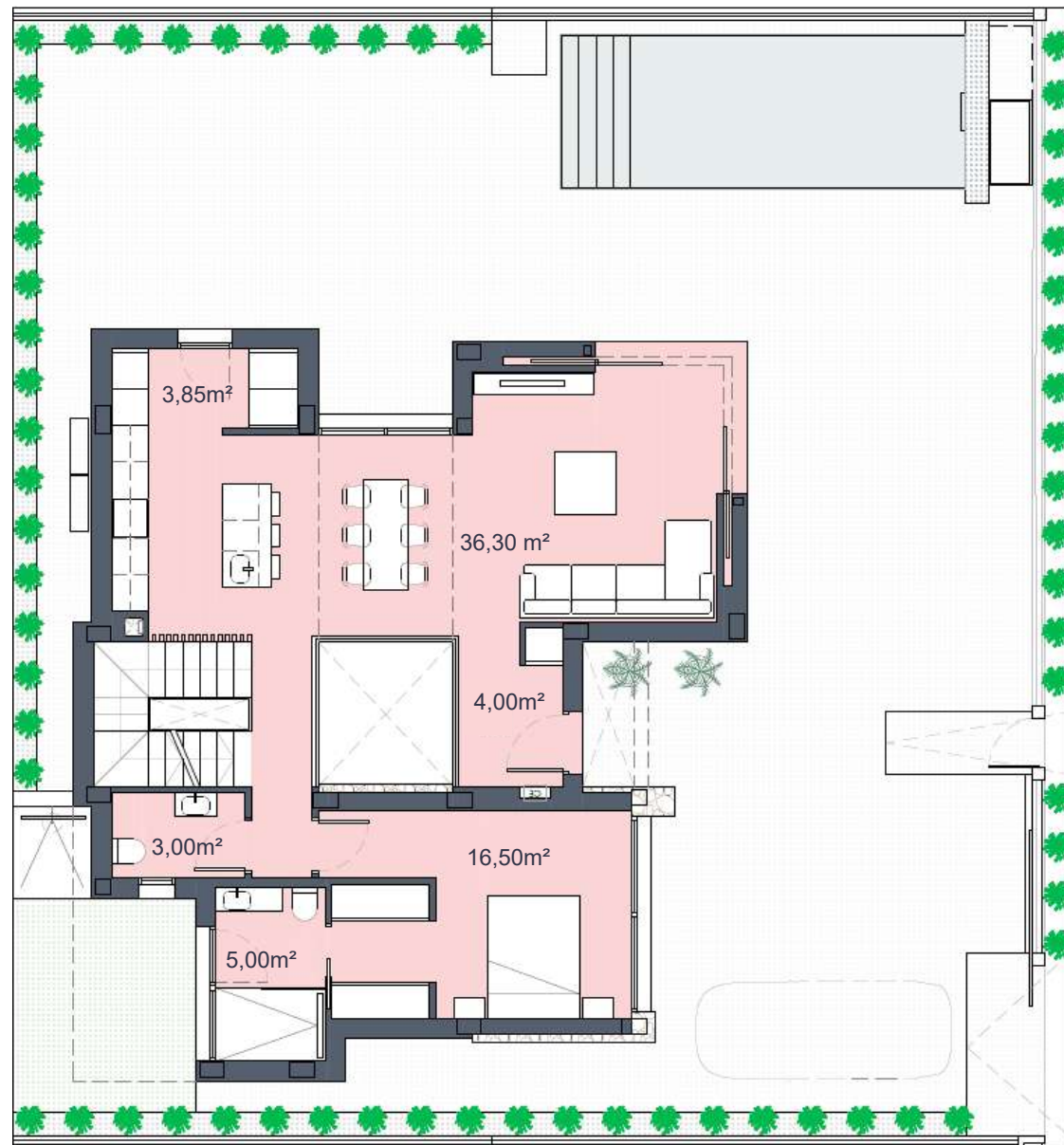




FIRST FLOOR

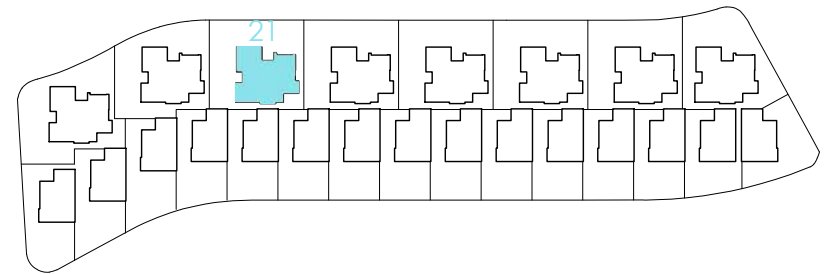


GROUND FLOOR



# Santa Rosalía

lake and life resort



## SURFACES

VILLA 21	313,10	m2
construction surface		
Ground floor	109,00	m2
First floor	40,00	
Basement	103,00	m2
<b>TOTAL INTERIOR</b>	<b>252,00</b>	<b>m2</b>
Outdoor spaces on the ground floor	204,10	m2
Terraces first floor	40,80	m2
Solarium	45,00	m2
<b>TOTAL TERRACES</b>	<b>289,90</b>	<b>m2</b>

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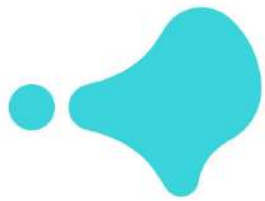
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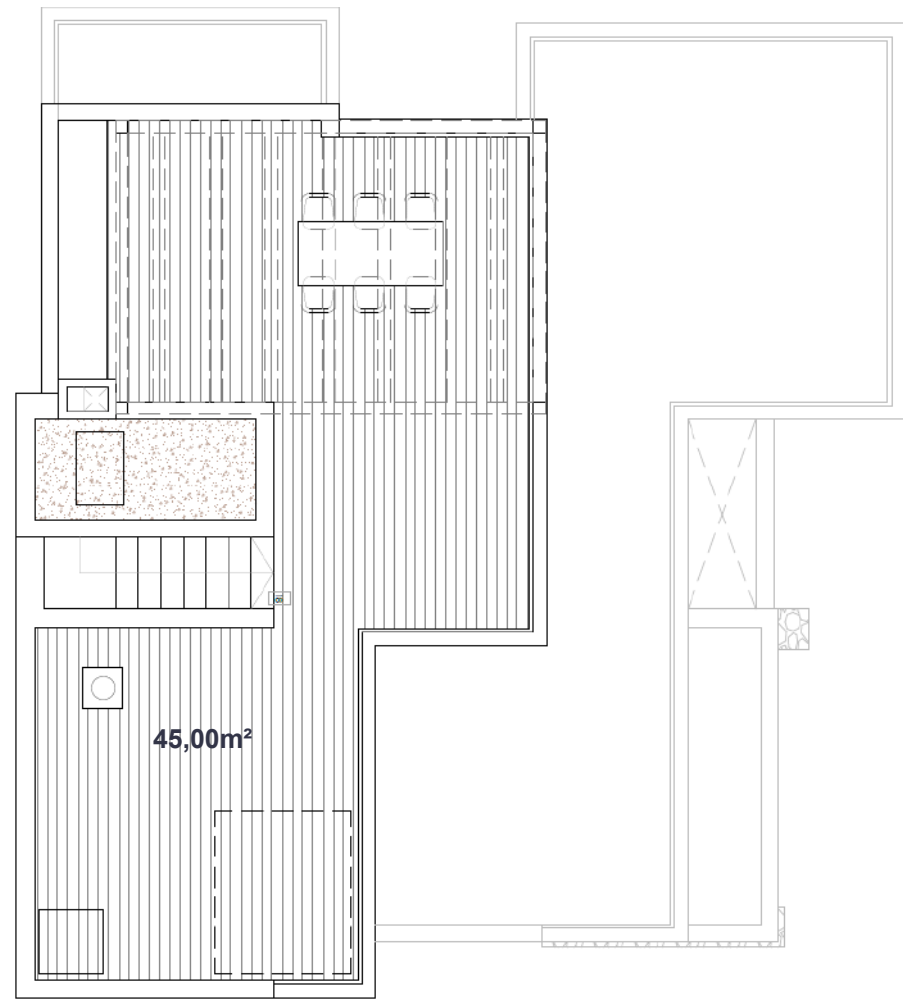
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LAUREL 48

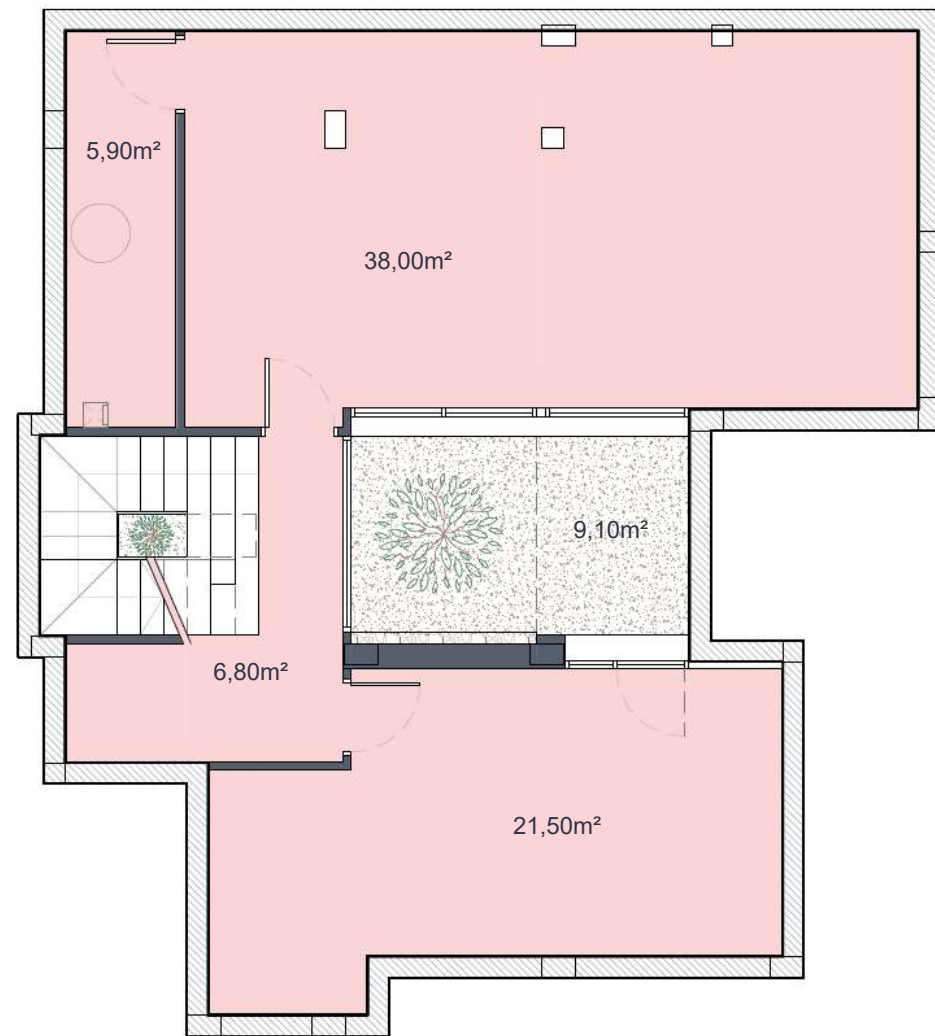




SOLARIUM (without pergola)

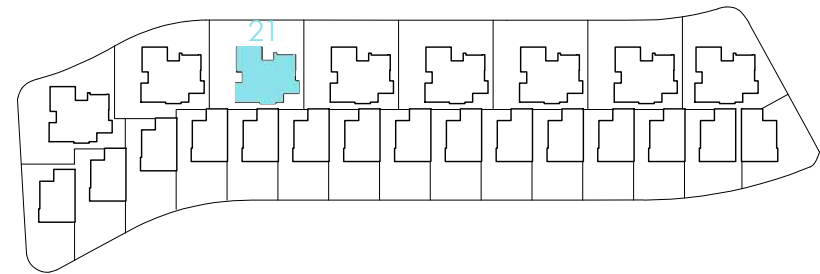


BASEMENT



# Santa Rosalía

lake and life resort



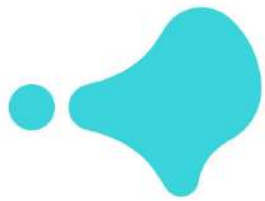
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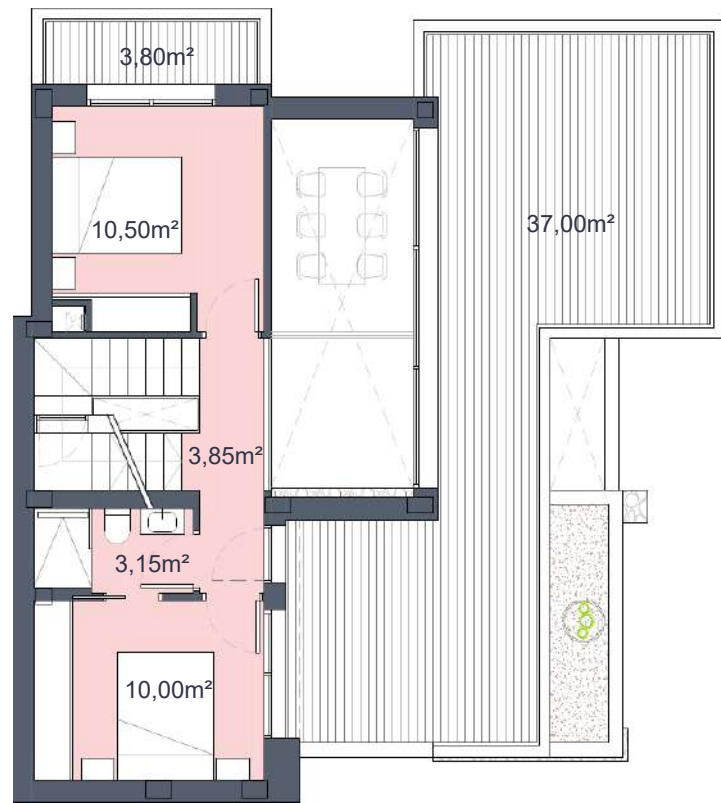
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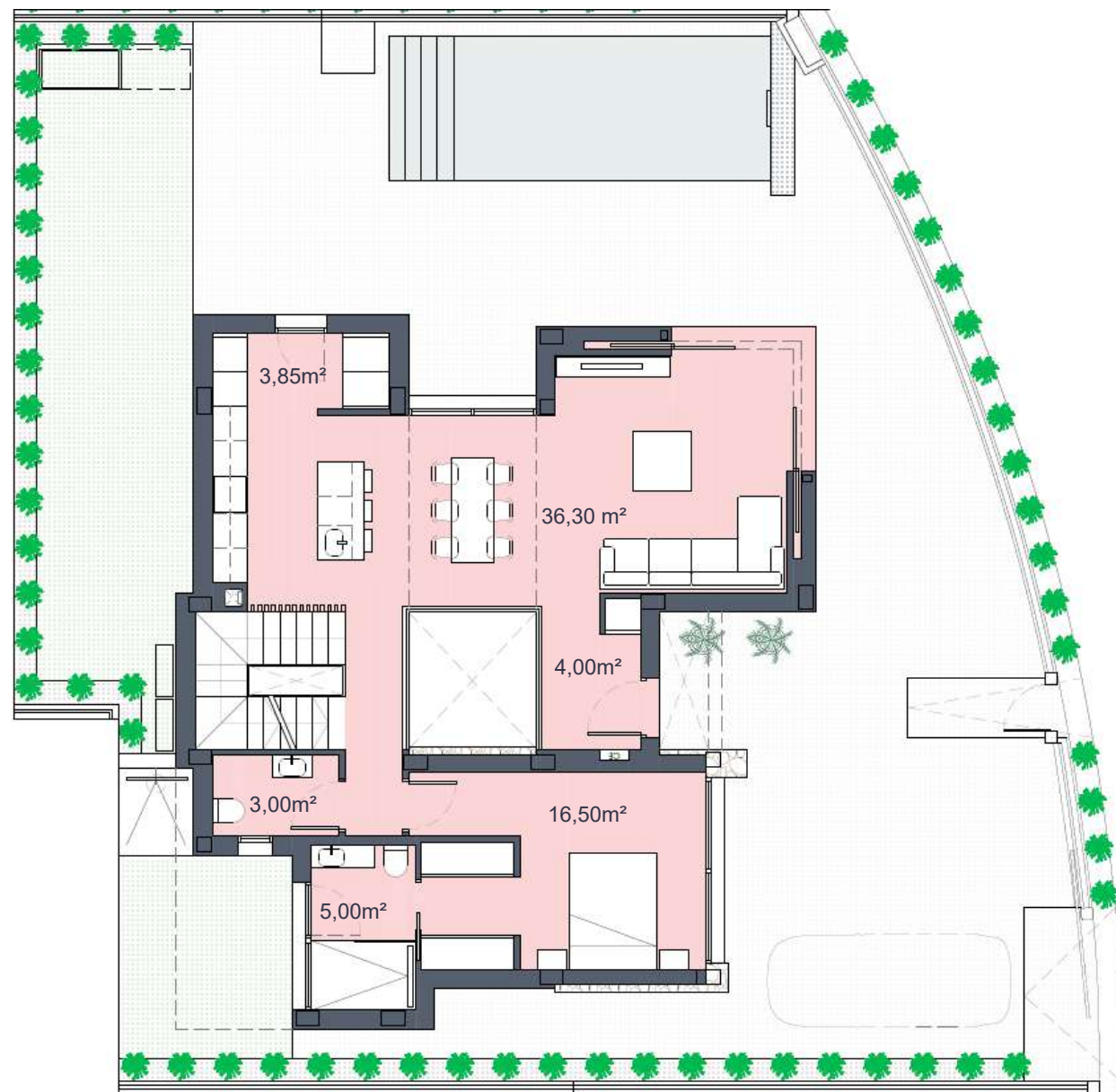




FIRST FLOOR

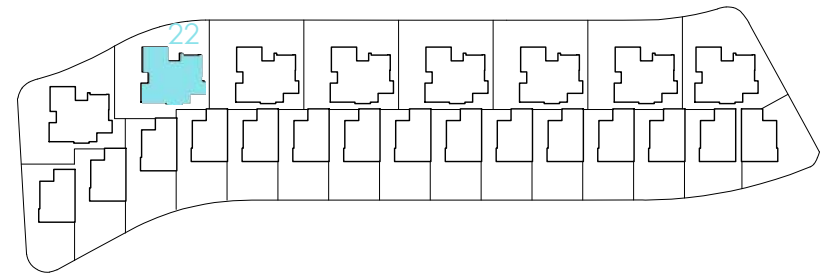


GROUND FLOOR



# Santa Rosalía

lake and life resort



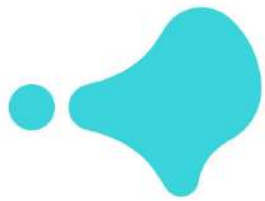
## SURFACES

VILLA 22	298,70	m2
construction surface		
Ground floor	109,00	m2
First floor	40,00	
Basement	103,00	m2
TOTAL INTERIOR	252,00	m2
Outdoor spaces on the ground floor	189,70	m2
Terraces first floor	40,80	m2
Solarium	45,00	m2
TOTAL TERRACES	275,50	m2

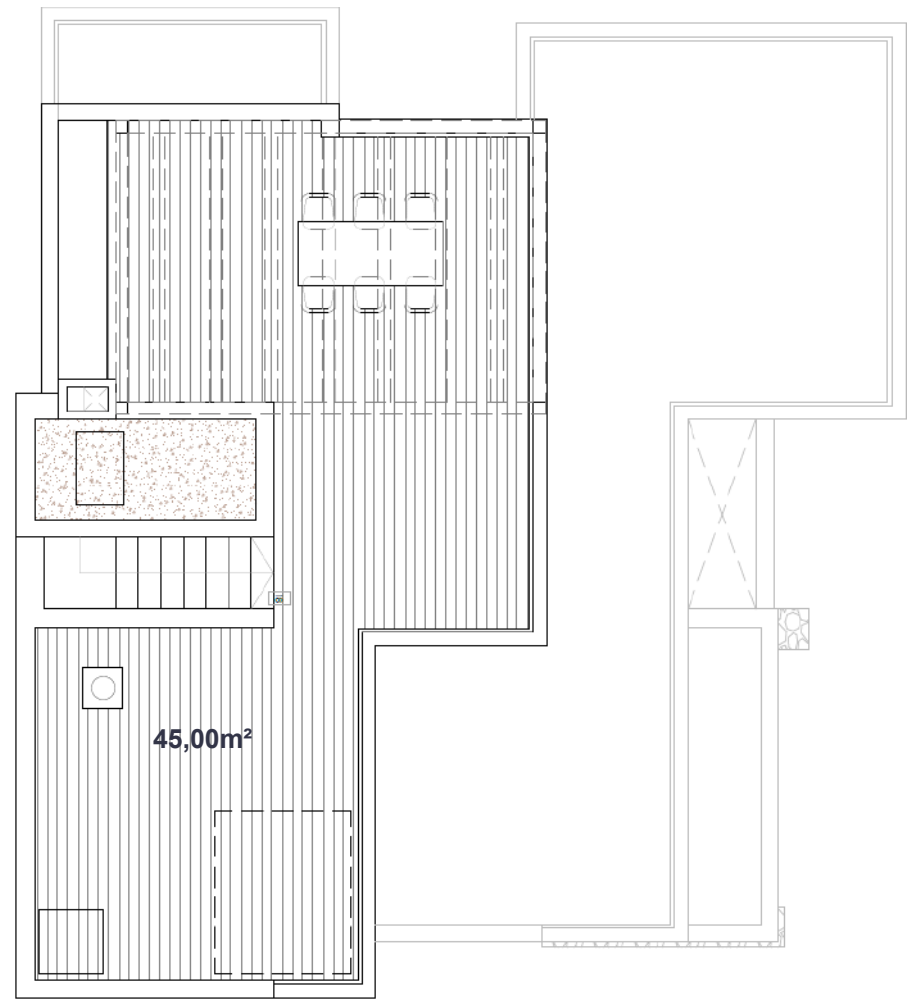
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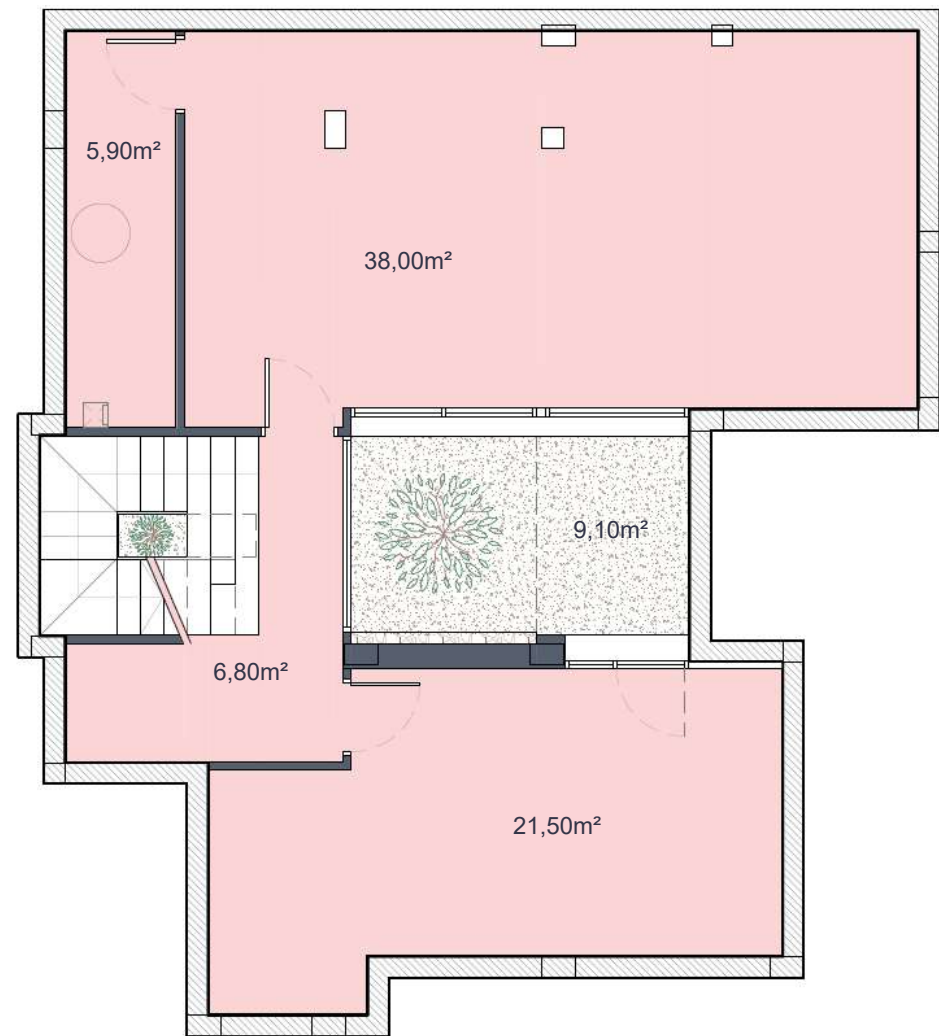




SOLARIUM (without pergola)

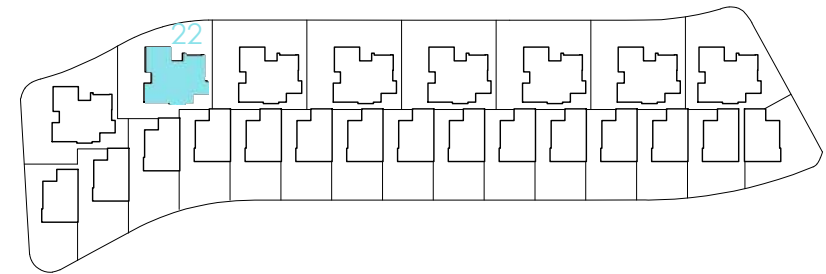


BASEMENT



# Santa Rosalía

lake and life resort



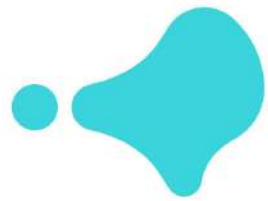
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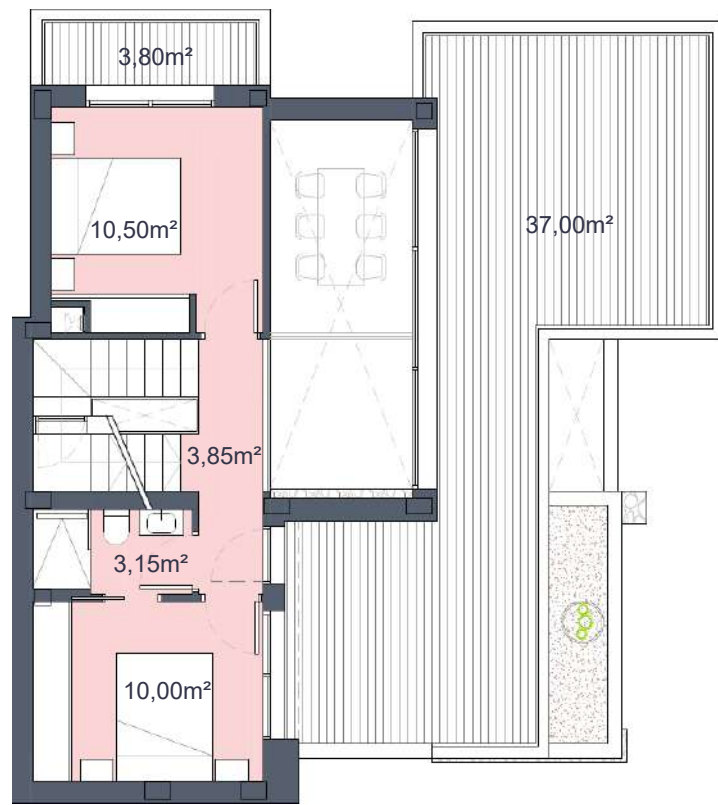
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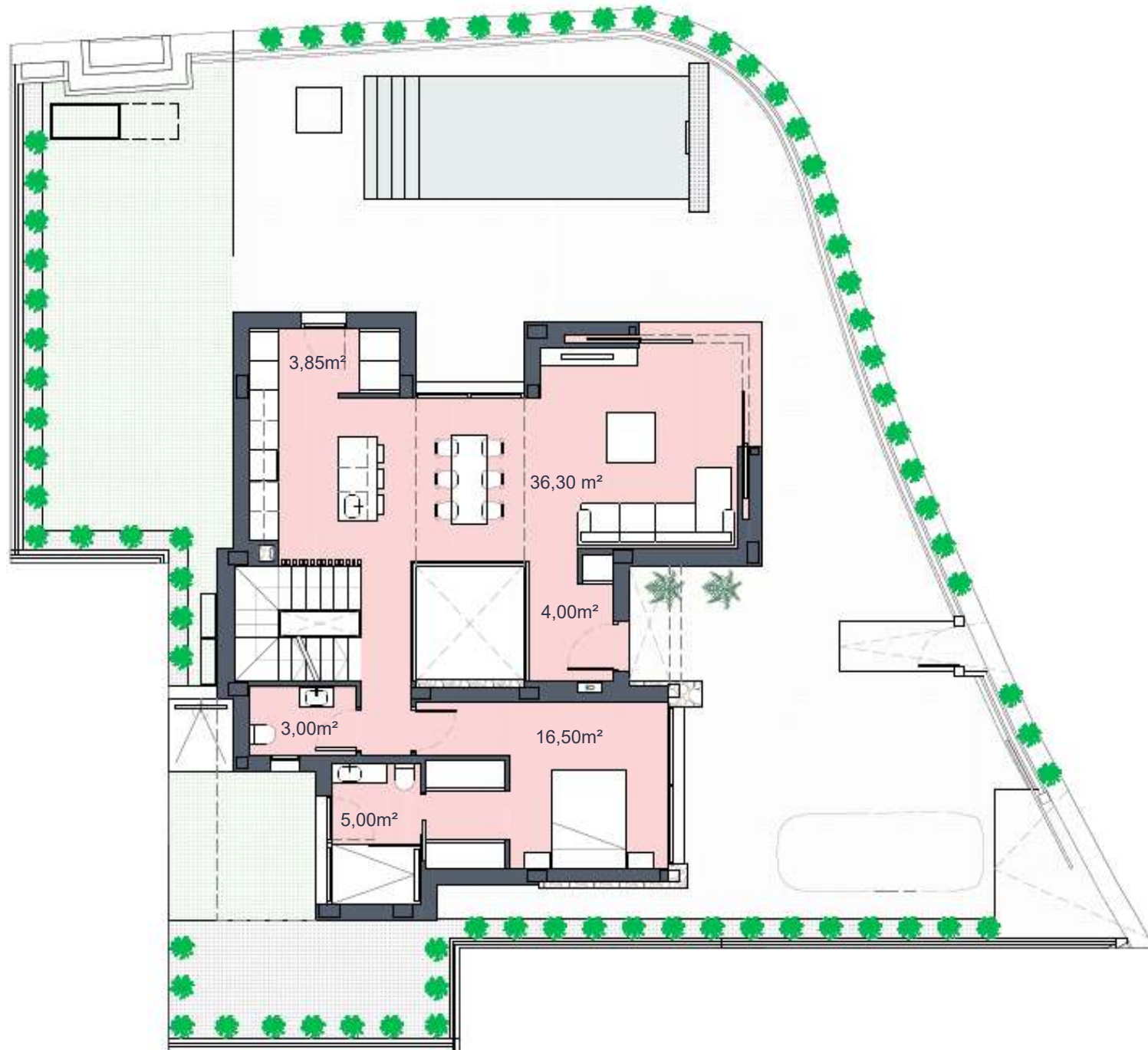




FIRST FLOOR

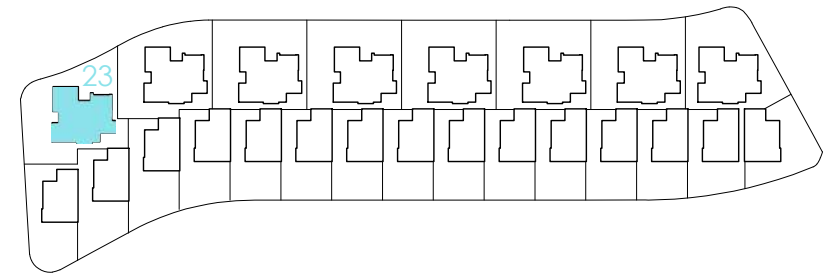


GROUND FLOOR



# Santa Rosalía

lake and life resort



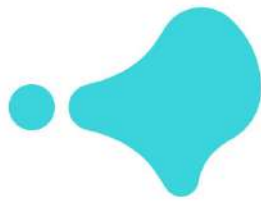
## SURFACES

VILLA 23	320,50	m2
construction surface		
Ground floor	109,00	m2
First floor	40,00	
Basement	103,00	m2
TOTAL INTERIOR	252,00	m2
Outdoor spaces on the ground floor	211,50	m2
Terraces first floor	40,80	m2
Solarium	45,00	m2
TOTAL TERRACES	297,30	m2

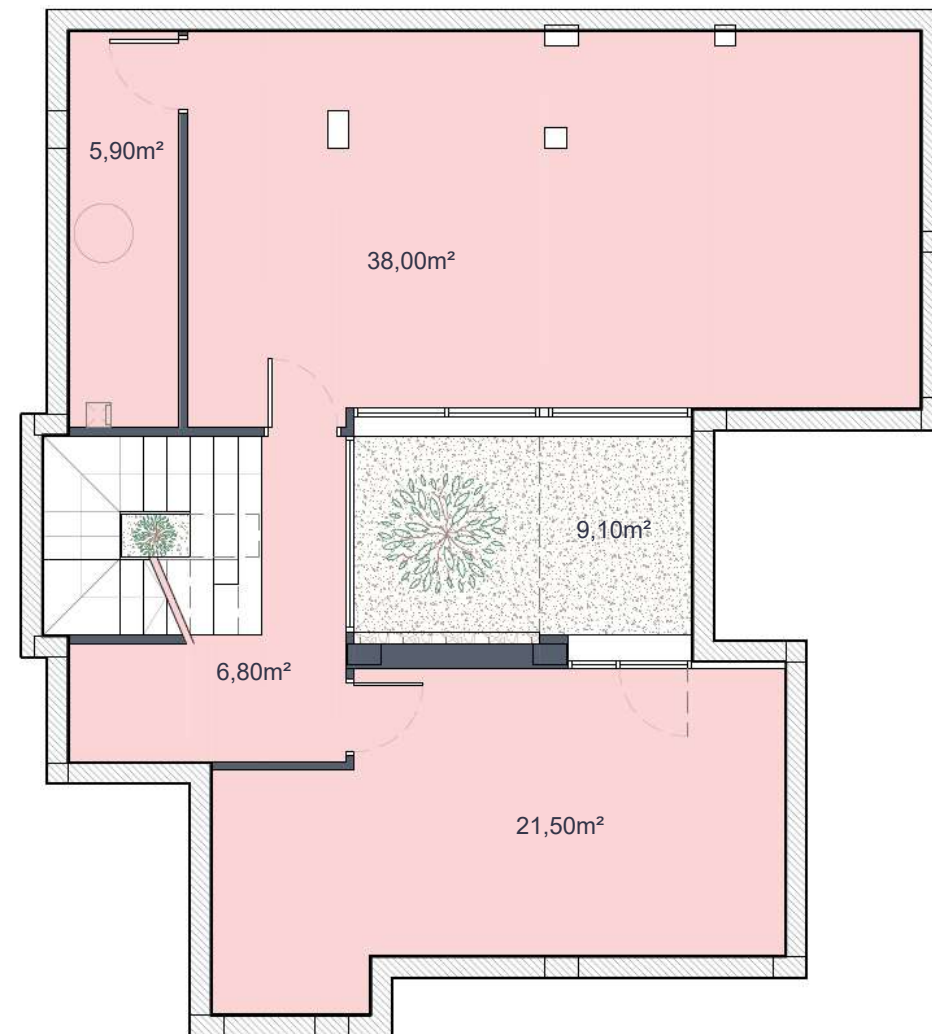
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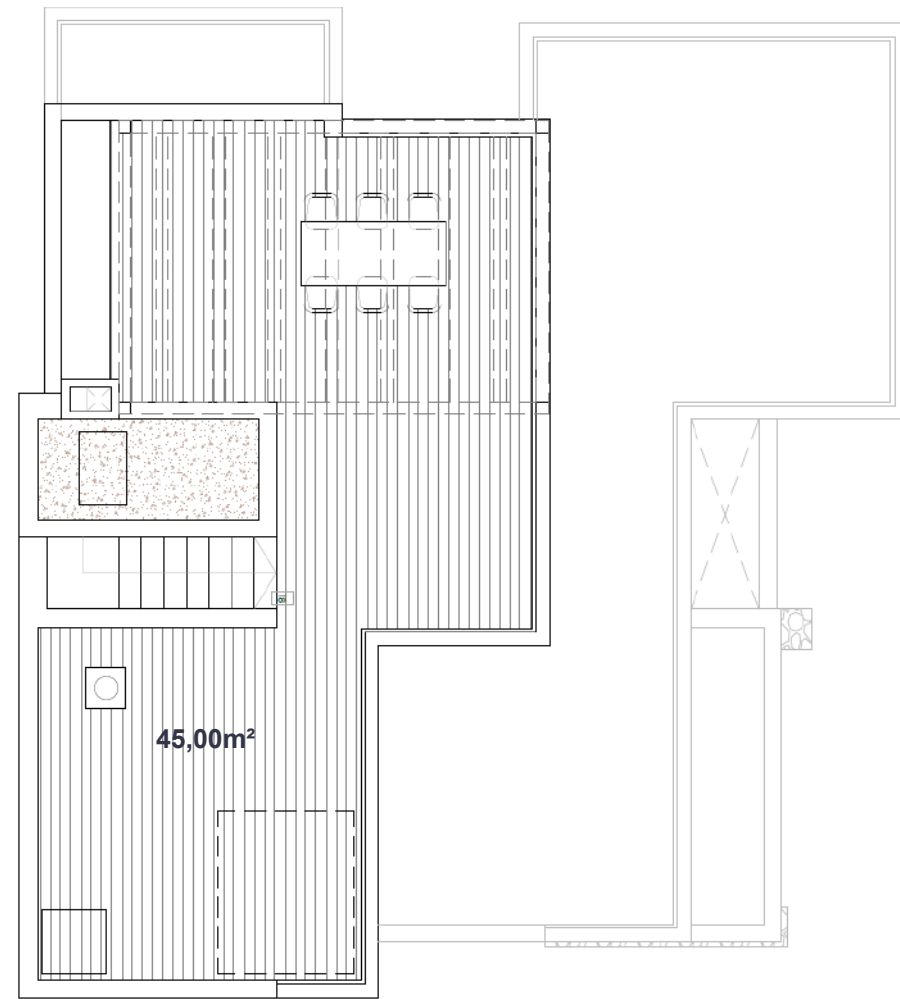




BASEMENT

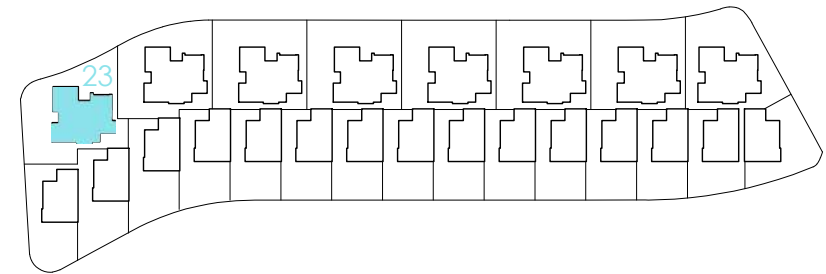


SOLARIUM (without pergola)



# Santa Rosalía

lake and life resort



## SURFACES

VILLA 23	320,50	m2
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# LAUREL 48

## *Featured specifications*

- \_ Solarium with pre-installation for kitchen, jacuzzi and solar panel.
- \_ Basement (concrete finish) with interior glazed patio and natural light.
- \_ Private pool with waterfall, pre-installation of heat pump and solar shower.
- \_ Three-piece balcony door hidden in wall.
- \_ Interior masonry wall.
- \_ Facade masonry (as per project).
- \_ Limestone façade cladding (as per project).
- \_ Exterior carpentry in aluminium with thermal bridge breakage.
- \_ Same porcelain flooring indoor-outdoors. non-slip outdoor.
- \_ Ducted air conditioning on the ground floor.
- \_ Hot water Aerothermal Heat Pump system.
- \_ Electric radiant floor in bathrooms.
- \_ Wall-hung toilets.
- \_ Built-in taps in bathrooms.
- \_ Thermostatic shower in each bathroom.
- \_ Furniture (hung) in each bathroom.
- \_ Solatube in bathroom of first floor.
- \_ Paneled kitchen and built-in appliances.
- \_ Equipment included: ceramic hob, extractor hood, integrated electric oven and microwave.
- \_ Top and Peninsula in Silestone, porcelanic or similar.
- \_ Lighting package with led technology.
- \_ Standard home automation pack.
- \_ Electric shutters in bedrooms.
- \_ Pre-installation for electric vehicle charging point.

The properties will be delivered observing the specifications indicated unless technical or administrative reasons prevent this, in which case they may be modified by the project management without any detriment to the initial quality standards expected. 23/10/24





# LAUREL 48

## Technical specifications

### FOUNDATIONS AND STRUCTURE

\_ Reinforced concrete structure, executed in accordance with current regulations and the Technical Building Code.

\_ Foundation according to the results of the geotechnical study.  
Reinforced concrete slabs and walls.

### FAÇADE AND ENCLOSURES

\_ Combination of dry masonry finishes, limestone cladding, and one-coat mortar.

\_ Ceramic brick walls, with air chamber and EPS insulation.

\_ Interior divisions of the homes made of hollow brick partitions with a smooth plaster finish or ceramic coating depending on the area.

### ROOFING

\_ Inverted flat roofs, with non-slip ceramic flooring, waterproofed with asphalt fabric and with XPS insulation, to guarantee the best thermal insulation and watertightness.

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### CEILINGS

\_ False ceiling of suspended laminated plasterboard (as per Project).  
Water-repellent plate in wet areas.

### OUTDOOR FLOORING

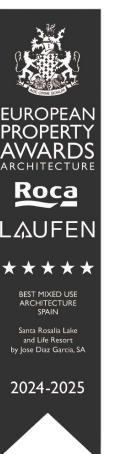
\_ First-class porcelain stoneware, non-slip and anti-freeze, placed with water-repellent adhesive.

### INDOOR FLOORING

\_ First-class porcelain stoneware, laid with water-repellent adhesive.

### PAINTWORK

\_ Plastic paint with a smooth finish and white colour on walls and ceiling.





# LAUREL 48

## CLADDINGS

- \_Interior masonry wall.
- \_First-class porcelain stoneware in bathrooms, laid with water-repellent adhesive.(According to the project).

## EXTERIOR JOINERY

- \_Thermo-lacquered aluminium, top brand and with thermal bridge.
- \_Electric shutters integrated into the joinery in sleeping areas.
- \_Pre-installation of electric roller-blinds.

## GLAZING

- \_Double-glazed windows with air chamber according to building technical code. With low-emission treatment to increase performance; increases energy efficiency and achieves greater comfort and energy savings.
- \_Shower screen in bathrooms.

- \_Enclosure of the inner patio in the basemer
- \_Glass railing on the ground floor.
- \_Skylight that closes the interior patio.

## INTERIOR JOINERY

- \_Kitchen:
  - Furnished with large capacity high and low cabinets finished in melanin.
  - Top and peninsula in Silestone, porcelain or similar, with under-counter sink and black-finished mixer taps with high flow and with low flow, to optimise water consumption.
  - Equipment included: ceramic hob, extractor hood, electric oven and integrated microwave.
- \_Wardrobes with folding doors, lined interior and drawers. (According to project plan).
- \_Suspended washbasin cabinet with drawer in each bathroom.
- \_Main entrance door armoured with security lock. Two-colour finish; white inside.

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# LAUREL 48

## LIGHTING

\_Interior: applied LED technology, white controls throughout the house and plugs according to regulations.

\_Exterior: LED strip embedded in the ceiling of the porch on the ground floor. In addition, wall lights and beacons placed according to the project plan.

## TOILETS AND TAPS

\_Wall-hung toilet and cushioned hinge seat.

\_Wall-mounted basin mixer tap and countertop basin in the master suite.

\_Built-in and thermostatic shower, consisting of a shower head and hand shower.

## EATING AND AIR CONDITIONING

\_Ducted air conditioning with direct expansion heat pump.

\_Electric underfloor heating in bathrooms.

\_Installation of air renewal and extraction.

\_Pre-installation for electric towel racks in bathrooms

## DOMESTIC HOT WATER

\_High energy efficiency aerothermal heat pump system with accumulation for the production of domestic hot water.

## PLUMBING AND DRAINAGE

\_Plastic pipes resistant to extreme water temperatures.

\_General cut-off valve in each of the homes, with independent cut-off keys in the kitchen and bathrooms.

\_Outdoor water connections on the ground floor and solarium.

## ELECTRICITY AND TELECOMMUNICATIONS

\_Provision of electrical and telecommunications outlets as defined by current regulations.

\_Television and telephone sockets in living room-kitchen and bedrooms.

\_Installation of automatic video intercom.

\_Terraces and solarium with light points and plugs.

\_Pre-installation of charger for electric vehicle.

\_Home automation standard package.



# LAUREL 48

## OUTDOORS

\_Private pool with waterfall, pre-installation of heat pump and solar shower.

\_Parking spaces for one vehicle.

## BASEMENT

\_Basement finished in concrete.

\_Pre-installation of a water drive pump, water intake and electricity and telecommunications points.

\_Interior patio:

- Thermo-lacquered aluminium, top brand and with thermal bridge.
- Double-glazed windows with air chamber according to building technical code. Illuminated masonry wall.
- Volcanic stone.

## SOLARIUM

\_Pre-installation for kitchen, jacuzzi and photovoltaic.

\_Lighting and telecommunications point.