



Mykonos

SANTA ROSALÍA

 **Rodrigo** Homes



A luxury haven inspired by Mykonos,
where the energy of the Mediterranean meets the exclusivity and tranquillity of Santa Rosalia

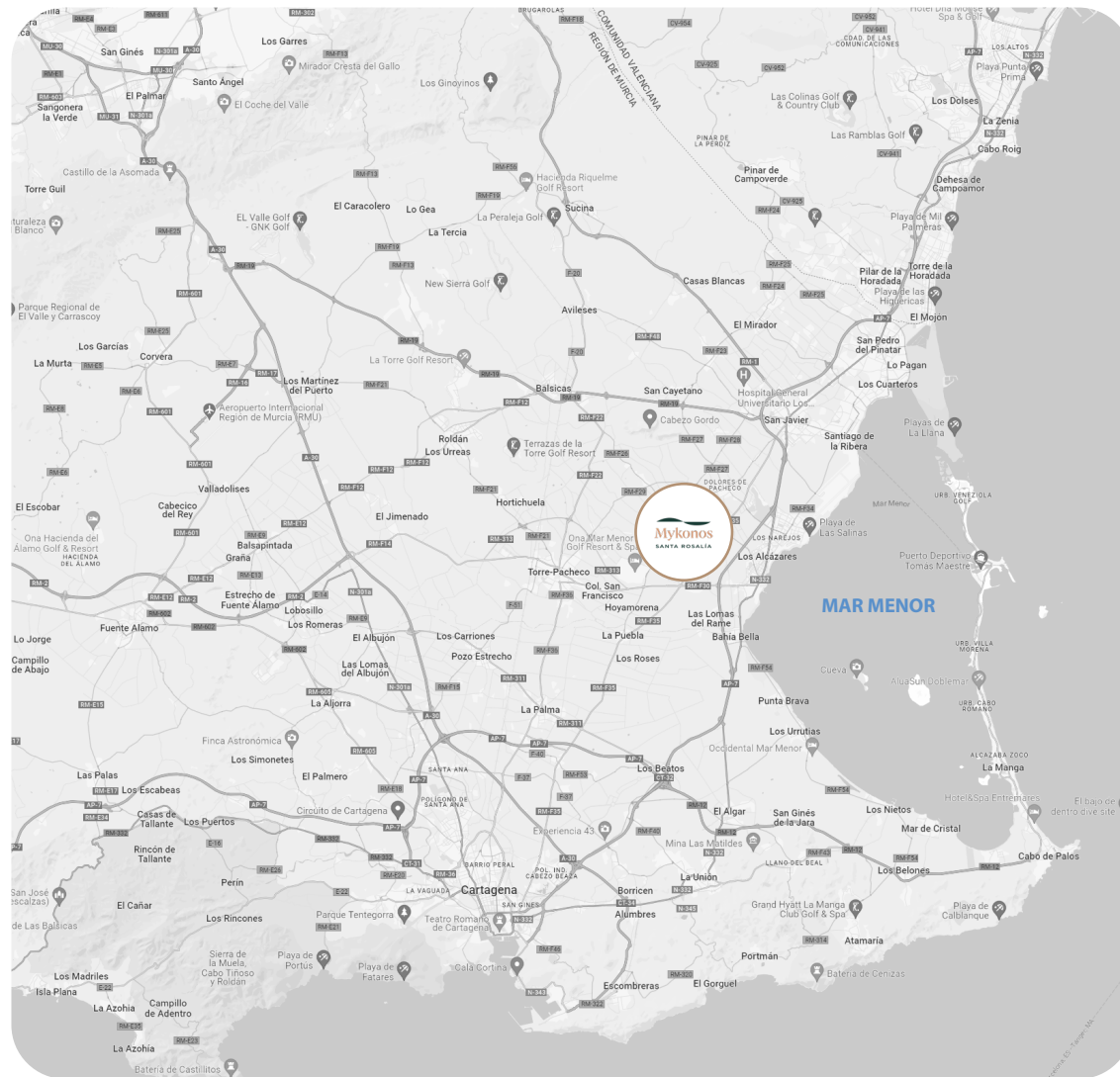
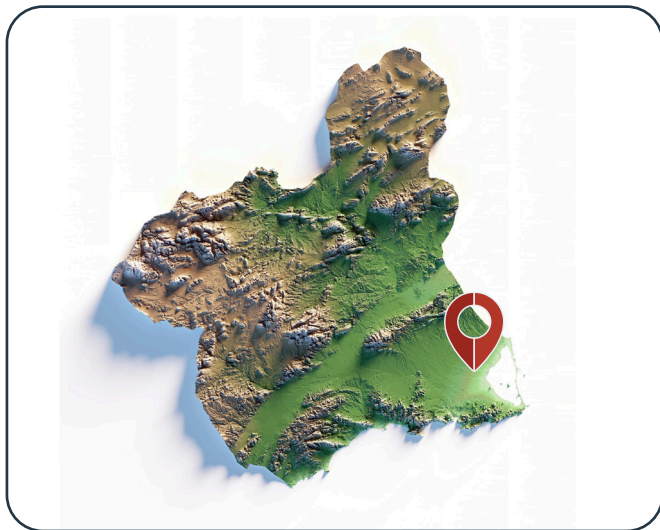
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Santa Rosalía, Torre-Pacheco (Murcia).



-  Murcia Airport **30 min**
-  Alicante Airport **60 min**
-  Mediterranean Sea **10 min**

The luxury of lakefront Living





A place to Dream

Discover Santa Rosalía, a true paradise where everything you need is within reach.



Paradisiacal areas around the lake.



Sports and leisure areas for the whole family.



Premium restaurants and services within walking distance.



A secure and private environment, designed for wellbeing and disconnection.

Whether you are looking for your ideal home or a highly profitable investment, these villas represent a unique opportunity in a privileged enclave.



Plots of up to 296m² for maximum privacy and comfort.



4 bedrooms and 5 bathrooms, with premium finishes.



Spacious and bright open concept living room-kitchen.



Private pool with jacuzzi and spacious terraces to enjoy the outdoors.



Breathtaking views of the lake and the lush gardens of the resort.







OUTDOOR CARPENTRY AND LOCKSMITHERY

- PVC outdoor carpentry, with hermetically sealed sliding doors, and thermal aluminium shutters.
- Tilt-and-turn windows in bathrooms.
- Double laminated glass in large windows. Motorization in large shutters is included and controlled by app.
- External garden doors with frame and panelling with aluminium profiles, according to design.
- Armoured entrance door, with CE marking, PVC exterior panel and smooth interior panel.
- Motorized vehicle access door to the garden.



FAÇADE AND PARTITIONS WALLS

- Façade enclosure with an exterior wall of 11 cm ceramic block and interior plasterboard lining, with thermal and acoustic insulation, according to CTE (Technical Building Code).
- Interior partition walls made of plasterboard (double board).
- Façade finished according to design combining natural stone and waterproof single-layer mortar, finished with paint coating.



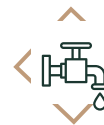
ROOF • SOLARIUM

- Solarium and walkable terraces waterproofed with asphalt sheets and XPS thermal insulation for energy saving, and finished with porcelain flooring and skirting.
- Combination of ceramic block walls with waterproof mortar coating and glass railings according to design.
- Pre-installation of plumbing and electricity for kitchen/barbecue.
- Pre-installation of plumbing for Jacuzzi.
- TV point and socket and ambient lighting.
- 2 solar photovoltaic panels.
- Bathroom.



INDOOR CARPENTRY

- Interior wooden doors lacquered in white colour. Design according to management.
- Wheelchair accessible doors with 82 cm special width in ground floor.
- Modular wardrobes with folding doors lacquered. Lined wardrobes in "lined textile" colour with drawers, shelves and clothes rank and 19mm board; interior LED lighting.
- Dressing room in master room, finished in "lined textile" colour, with 19mm board, drawers, shelves, clothes rank, trousers pull-out hangers and mirror.



PLUMBING, VENTILATION, SANITARY WARE AND SHW

- Hot and cold water plumbing installation with PPR piping system. In compliance with CTE.
- Stopcocks in each wet room.
- Installation of osmosis system integrated in kitchen tap.
- Top-quality porcelain sanitary ware. Suspended WC with built-in cistern in both bathrooms.
- Bathroom furniture with porcelain washbasins.
- Mirrors with LED lighting.
- Shower taps, with mixer, sprayer and hand shower.
- Built-in washbasin taps in all bathrooms, except for the solarium toilet.
- Shower tray with anti-slip treatment in all bathrooms, finished with the same porcelain flooring as the rest of the bathroom.
- Domestic hot water system for the home by means of aerothermal heat pump with 200-litre storage tank.
- Transparent safety glass shower screens in all bathrooms. Designer partition profiles.
- Forced ventilation system for interior air renewal by means of ventilation openings in PVC joinery and extractors in wet areas, to comply with CTE.







DECORATION AND PAINTING

- Walls and ceilings' smooth finished with white plastic paint.
- Living room wall with decorative natural stone cladding.
- Painted laminated plasterboard ceilings. Bathroom ceilings with special moisture-resistant panels.
- First floor terrace and solarium railings with safety glass.
- Interior stairs with LED lighting integrated into the wall (except for the staircase leading down to the basement).



KITCHEN

- Kitchen furniture with high-pressure laminate board doors and edges, with LED lighting in upper cabinets.
- Shock absorber hinges with Blum Motion system.
- Porcelain worktop.
- BOSCH appliances included (induction hob, oven, extractor fan, refrigerator and dishwasher integrated into the kitchen, microwave and washing machine).





FOUNDATIONS AND STRUCTURE

- Reinforced concrete foundations and structure. Compliance with CTE (Spanish Technical Building Code)



GROUND FLOOR GARDEN

- **Summer kitchen in ground floor garden, according to design, with steel/aluminum doors and porcelain.**
- countertop, includes sink with tap (whitegoods are not included).



POOL

- Reinforced concrete swimming pool, including a Jacuzzi area.
- Solar shower is included, as well as an internal staircase, pool shell with sprayed concrete and reinforcement, LED spotlights, wall and floor tiling with porcelain.
- Complete water treatment equipment by saline chlorination system with PH dosing pump.
- Pre-installation of heating pump.



FLOORING AND TILING

- Rectified porcelain flooring for interior and exterior.
- Ground floor garden with top-quality, anti-slip stoneware tiles and artificial grass.
- Bathrooms tiled with porcelain stoneware and decorative niches with LED lighting in the shower area.



MULTIFUNCTIONAL ZONE

- Underground floor with English patio, ventilation and natural lighting
- Finished with porcelain stoneware, interior walls and ceilings finished with plaster and paint.
- Pre-installations of electricity supply lines, telecommunications, lighting, air conditioning and plumbing for a future bathroom.
- English patio made with non-slip stoneware
- Exterior PVC carpentry, with hermetic sliding doors, motorized blinds on large windows and manual blinds on bathroom windows.
- Large windows and manual blinds on small window.



ELECTRICITY AND TELECOMMUNICATIONS

- Telecommunications and fibre optic installation according to CTE.
- White Simon 270 mechanisms.
- Spotlights embedded in garden, terrace and solarium's walls to provide ambient lighting.
- Installation of spotlights throughout the house.
- Video intercom. Interior monitor with a 7" colour screen, for garden pedestrian gate control
- Electrical socket for electric car in car park (charger is not included)
- Preinstallation of electricity line for awnings.



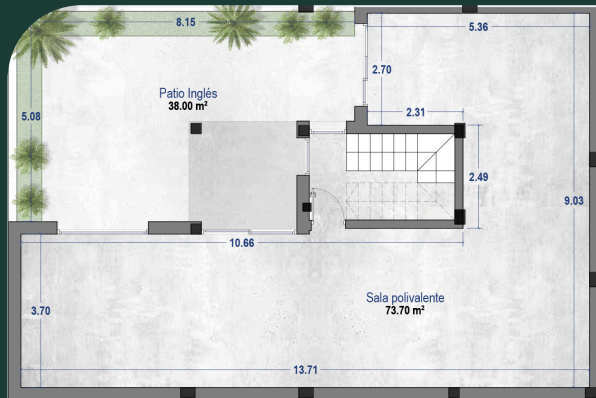
HEATING AND AIR CONDITIONING

- Installation of fibreglass duct air conditioning units, separate installation for ground floor and first floor (basement not included).
- Heating in all bathrooms by means of an electric towel rail radiator.





MULTIPURPOSE FLOOR



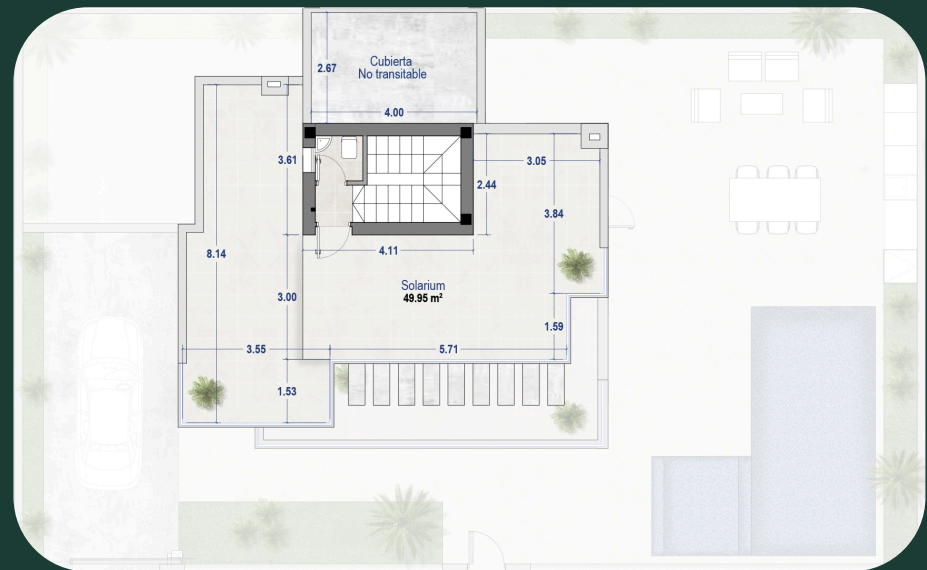
GROUND FLOOR



FRIST FLOOR



SOLARIUM





Santa Rosalía

MEDITERRANEAN HOMES



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