



Menorca

SANTA ROSALÍA

 **Rodrigo** Homes

LOCATION

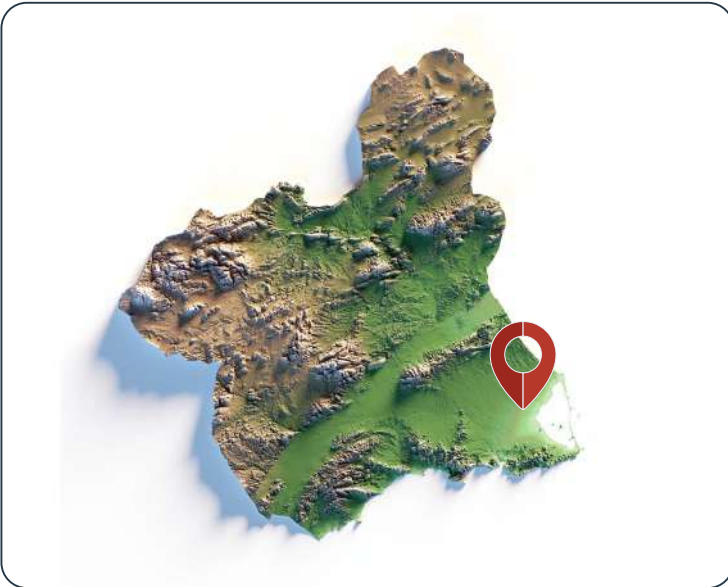
Menorca
SANTA ROSALÍA



Santa Rosalía, Torre-Pacheco (Murcia).

 **Rodrigo Homes**

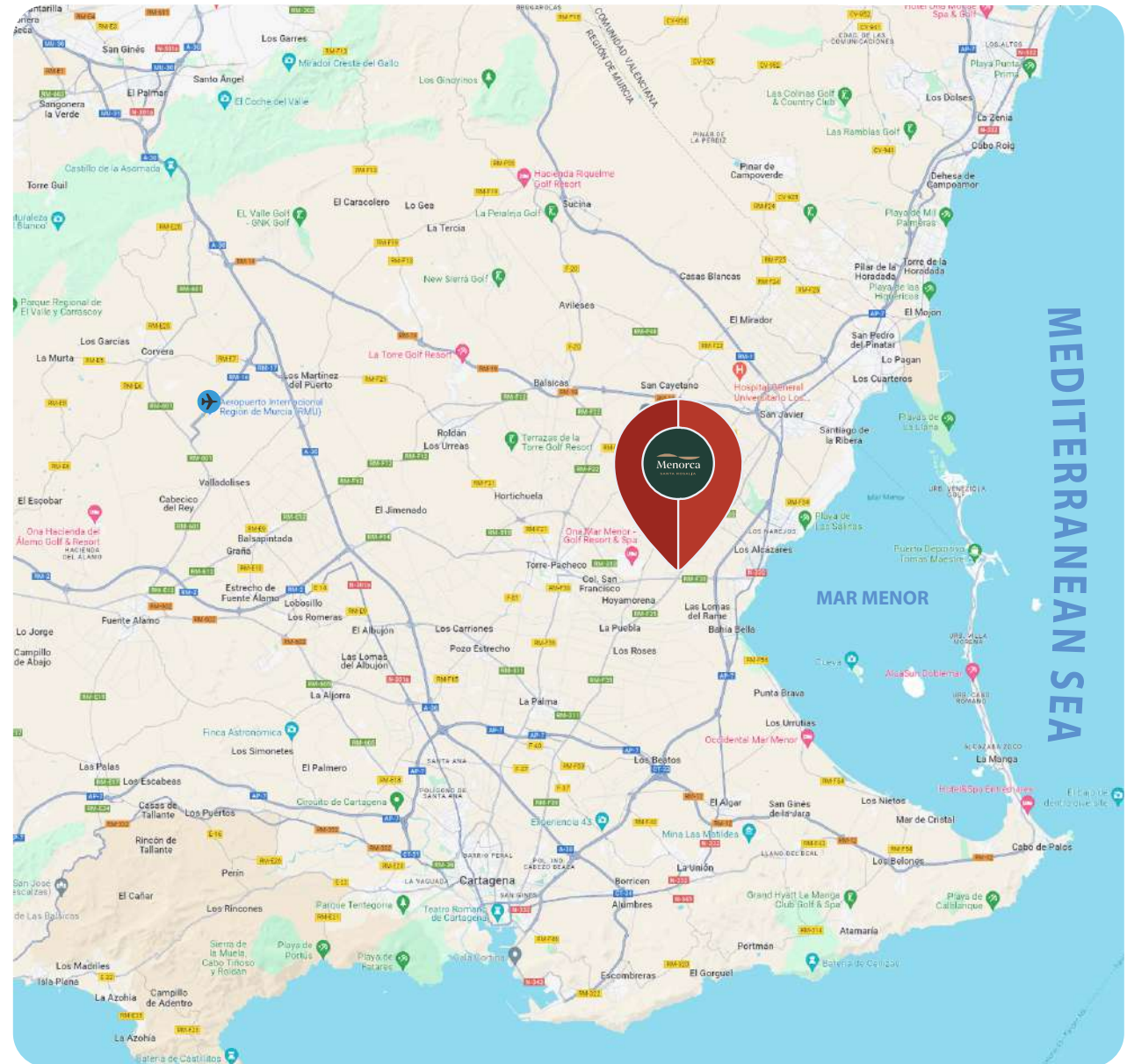
LOCATION



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

Menorca

SANTA ROSALÍA

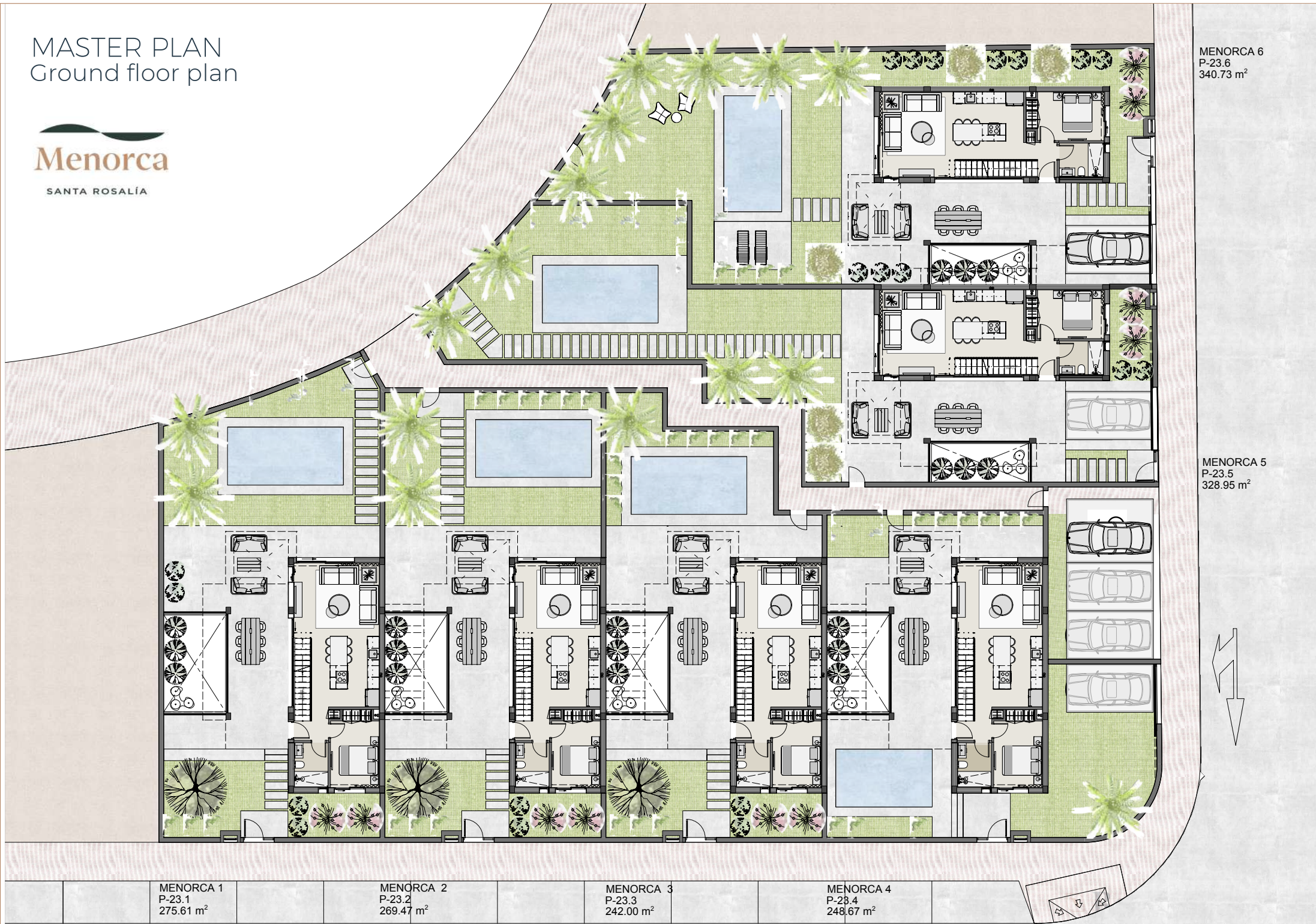


VILLAS


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MASTER PLAN
Ground floor plan



MENORCA 1
P-23.1
275.61 m²

MENORCA 2
P-23.2
269.47 m²

MENORCA 3
P-23.3
242.00 m²

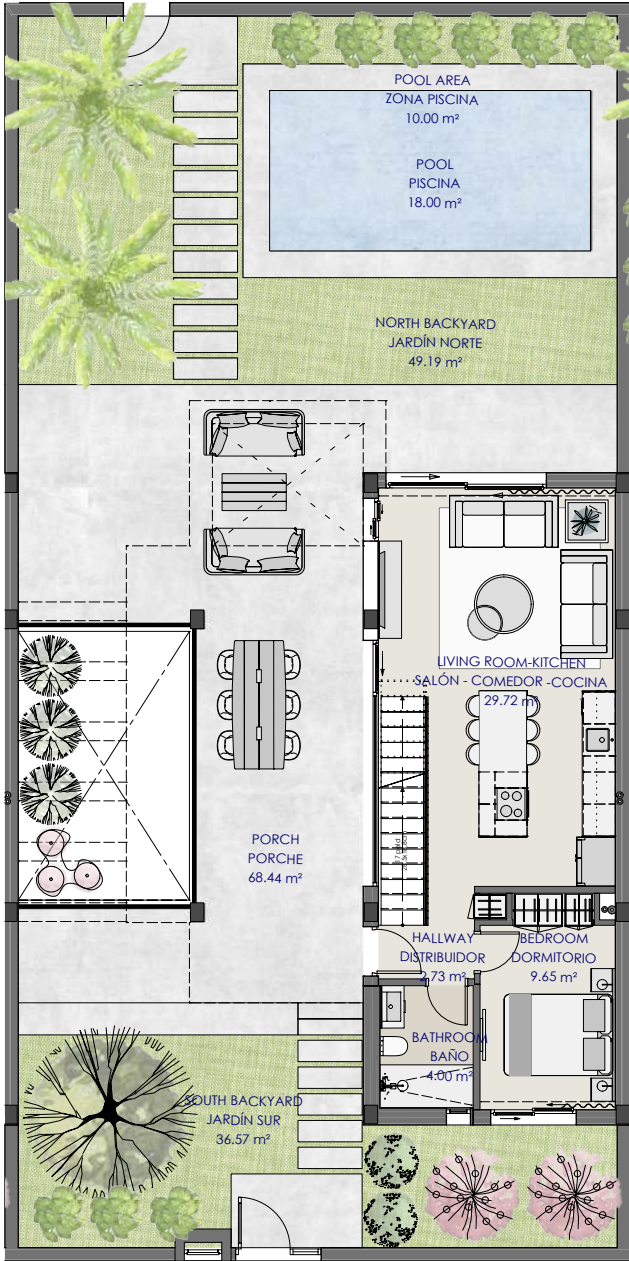
MENORCA 4
P-23.4
248.67 m²

MENORCA 6
P-23.6
340.73 m²

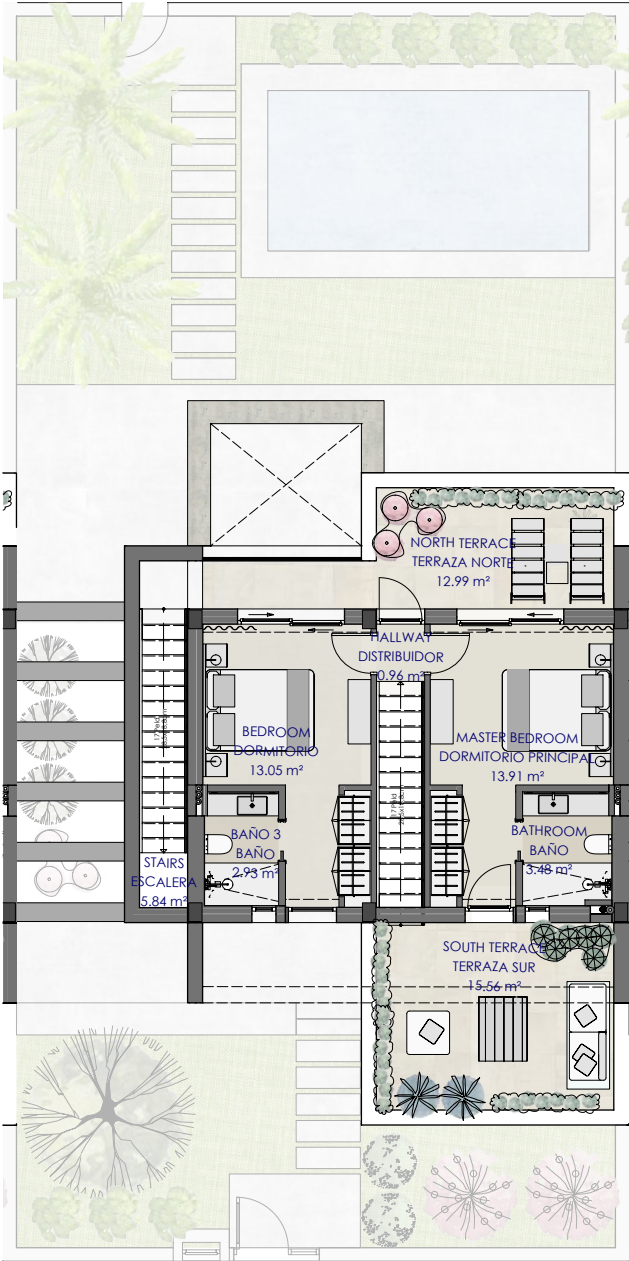
MENORCA 5
P-23.5
328.95 m²

MASTER PLAN

Ground floor

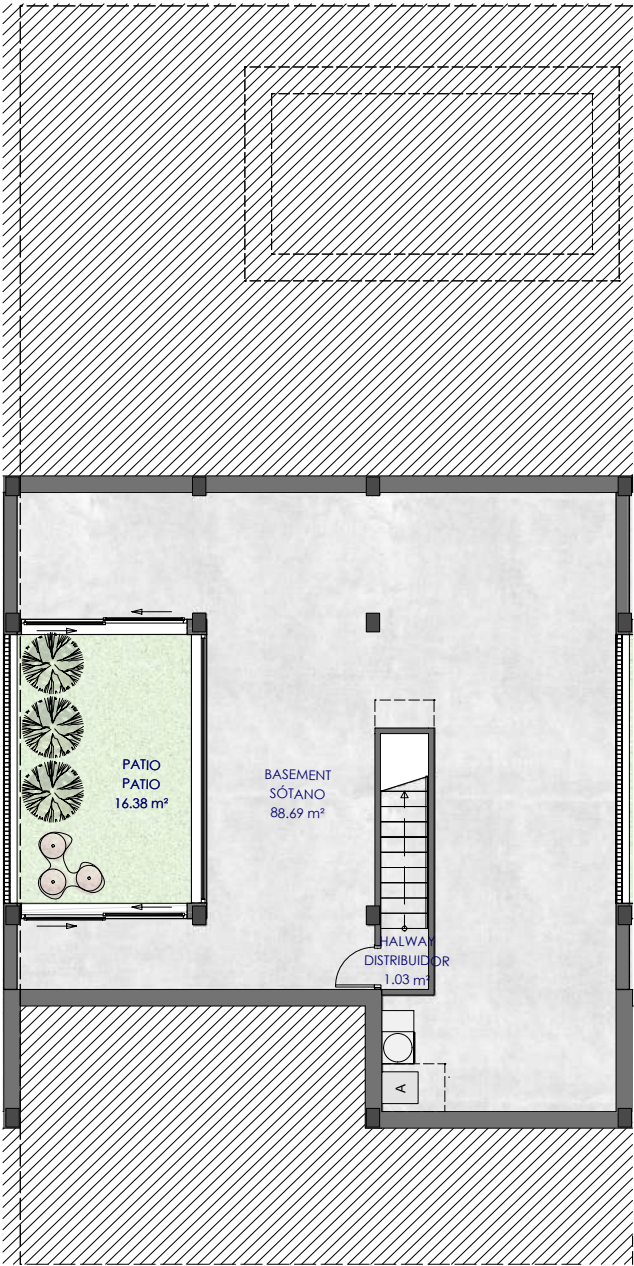


First floor

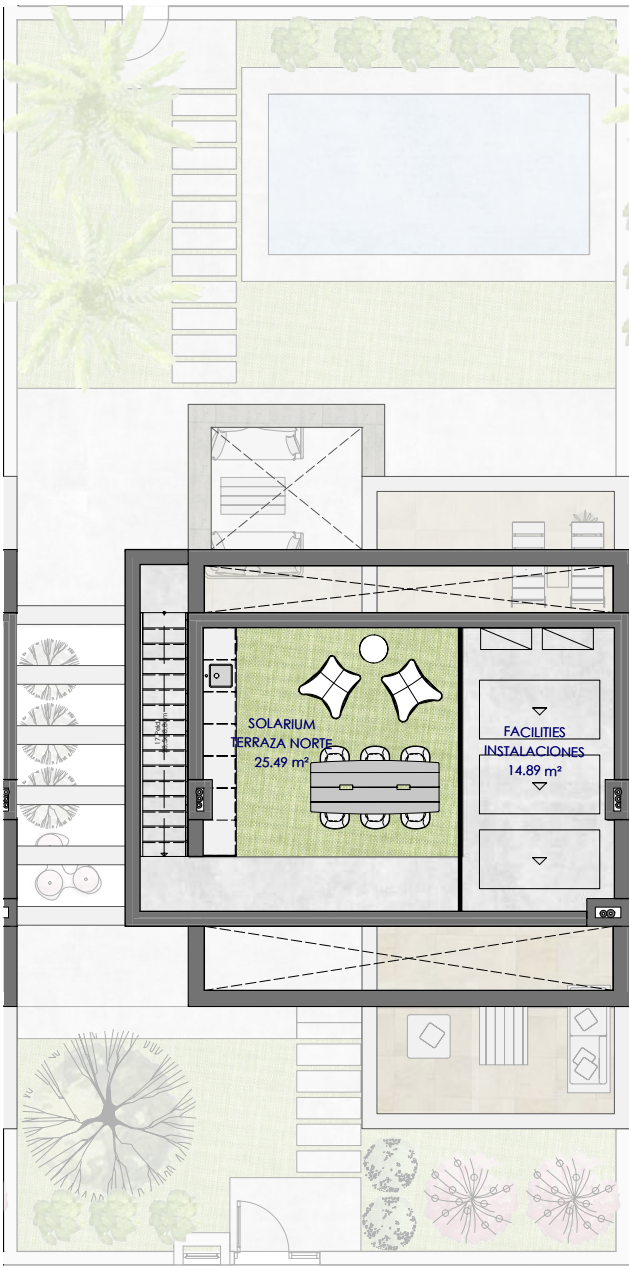


MASTER PLAN

Basement ▶



◀ Solarium



EXTERIOR VIEW


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LIVING ROOM

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LINING ROOM/ KITCHEN


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BEDROOM


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SOLARIUM


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QUALITY LIST

Foundations and Structure

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

Multifunctional zone

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

Facade and Partitions walls

- Facade enclosure with external wall in honeycomb bricks of 11 cm and plasterboard wall cladding (double board) in the interior; it includes thermal and acoustic insulation, according to CTE.
- Interior partitions of laminated gypsum plasterboard (double board)
- Façades finished according to design, combining large-format porcelain stoneware, decorative panels of palillerie and waterproof single-layer mortar, finished with paint coating.

Roof · Solarium

- Solarium and walkable terraces waterproofed with asphalt sheets and XPS thermal insulation, adapted for energy saving according to project, and finished with porcelain flooring and skirting board.
- Combination of ceramic block walls with waterproof mortar coating and glass railings according to design.

Flooring and Tiling

- Rectified porcelain indoor floor tiles
- Ground floor garden with top-quality, anti-slip stoneware tiles.
- Bathrooms tiled with porcelain stoneware tiles and decorative shelf with LED lighting in shower area.

Outdoor Carpentry and Locksmithery

- PVC outdoor carpentry, with hermetically sealed sliding doors, and thermal aluminium blinds.
- Tilt windows in bathrooms.
- Double laminated glass in large windows. Motorisation in large blinds is included with remote control or app.
- Design external garden doors, with lacquered steel profiles.
- Armoured entrance door, with CE marking, PVC exterior panel and smooth interior panel.
- Motorised vehicle access door to the garden (villas nº 4, 5 and 6).



QUALITY LIST

Indoor Carpentry

- Interior wooden doors lacquered in white colour. Design according to management.
- Wheelchair accessible doors with 82 cm special width in ground floor.
- The wardrobes in the 2 bedrooms on the first floor are modular with drawer units, shelves and clothes rack with 19 mm walnut imitation wood board, interior LED lighting by sensor and smoked glass doors with black profiles.

Plumbing, Ventilation, Sanitary ware and SHW

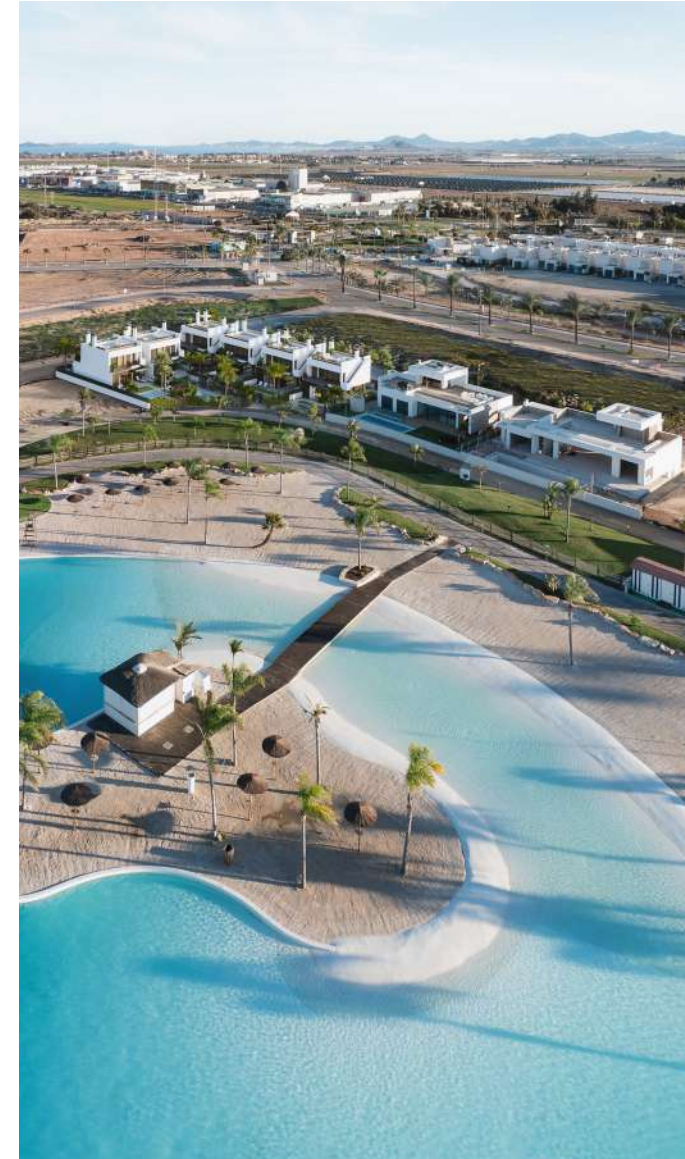
- Hot and cold water plumbing installation with stopcocks in each wet room, in compliance with CTE.
- Kitchen tap with osmosis system for water filtration
- Top-quality porcelain sanitary ware.
- Suspended WC with built-in cistern in both bathrooms.
- Design bathroom furniture, with porcelain washbasins.
- Mirrors with LED lighting.
- Shower taps with mixer, sprayer and hand shower.
- Built-in washbasin taps in the bathroom of the master bedroom.
- Shower tray with non-slip treatment in all bathrooms.
- 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.
- Forced ventilation system for interior air renewal by means of ventilation openings in PVC joinery and extraction system in wet areas, to comply with CTE.

Electricity and Telecommunications

- Telecommunications and fibre optic installation according to CTE.
- White Simon 82 mechanisms or similar ones.
- Spotlights embedded in garden, terrace and solarium's walls to provide ambient lighting.
- Pre-installation of spotlights throughout the house.
- Video intercom with interior monitor with a 7" colour screen, for pedestrian garden gate control.
- Power line for electric vehicle charger power supply. Charger not included.
- Pre-installation of electrical line for awnings

Heating and Air conditioning

- Fiberglass ducts pre-installation for air conditioning machines, with a separate pre-installation for ground and first floor.
- Heating in all bathrooms by means of an electric towel rail radiator.



QUALITY LIST

Pool

- Reinforced concrete pool, including Jacuzzi area.
- Solar shower, internal staircase, pool shell with sprayed concrete and reinforcement, LED spotlights, tiled walls and floor with glass mosaic tiles. Swimming pool border with mamperlan exterior paving.
- Complete water treatment equipment by saline chlorination system with PH dosing pump.
- Pre-installation of heating pump.

Decoration and Painting

- Walls and ceilings' smooth finished with plastic paint.
- Laminated plaster board ceilings.
- Bathrooms with special anti-humidity laminated plasterboard.
- Upper floor's terrace and solarium railing with safety glass. Interior staircase with LED lighting (from ground to first floor).

Kitchen

- Design kitchen units with fridge-freezer and dishwasher integrated, LED lighting.
- Shock absorber hinges with Blum Motion system.
- Synthetic marble or silestone or similar worktop
- Bosch electrical appliances are included (induction hob, oven, extractor fan, fridge and dishwasher integrated in kitchen, microwave, and washing machine)

Solarium

- Summer kitchen included: kitchen in solarium according to design, with steel/aluminium doors and porcelain worktop, including sink with tap.
- TV point and socket.
- Ambient lighting.
- Pre-installation for photovoltaic solar panels.

"The descriptions, measurements, qualities, in short, the entire contents of this brochure are subject to the variations and modifications that the Law, Regulations, Public Bodies and other Administrations introduce, as well as in the event of the concurrence of technical or constructive circumstances with qualities equal to or superior to those contemplated".





Santa Rosalía

MEDITERRANEAN HOMES



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