

BLUE  MED
I N V E S T

EDIFICIO TONELEROS

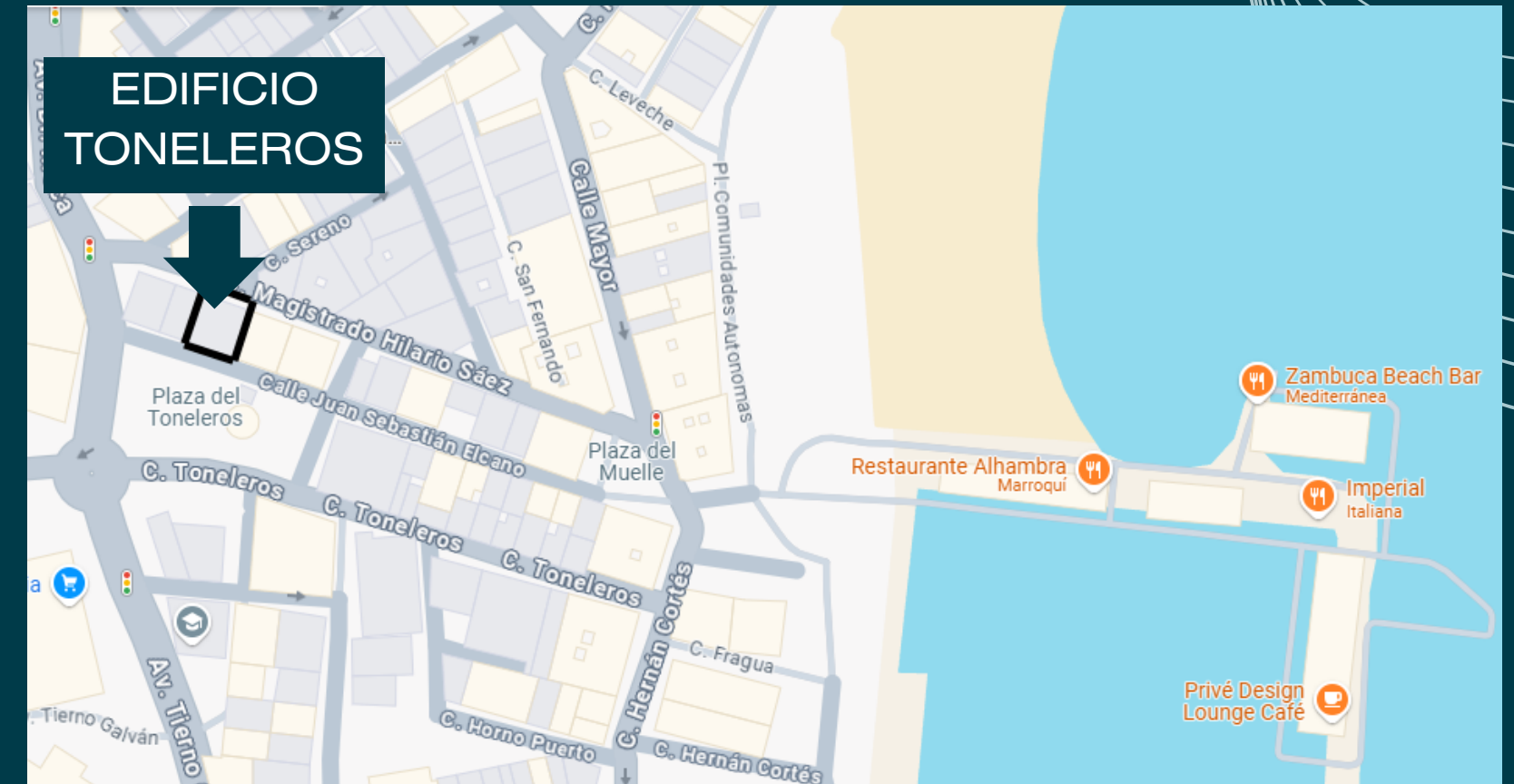
Plaza Toneleros · Puerto de Mazarrón (Murcia)

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SITUATION

- Edificio Toneleros will be situated in the very heart of Puerto de Mazarrón, one of the most dynamic and emblematic zones of the Murcian coast
- Situated at only 230metres from the Promenade and the beach, it is surrounded by a wide range of services, shops, business, eating places and entertainment venues.
- Thanks to its excellent location, the area combines the quiet of the coastal surroundings with the vitality of the constantly developing town centre, making it a privileged setting for both residence as well as for investment.



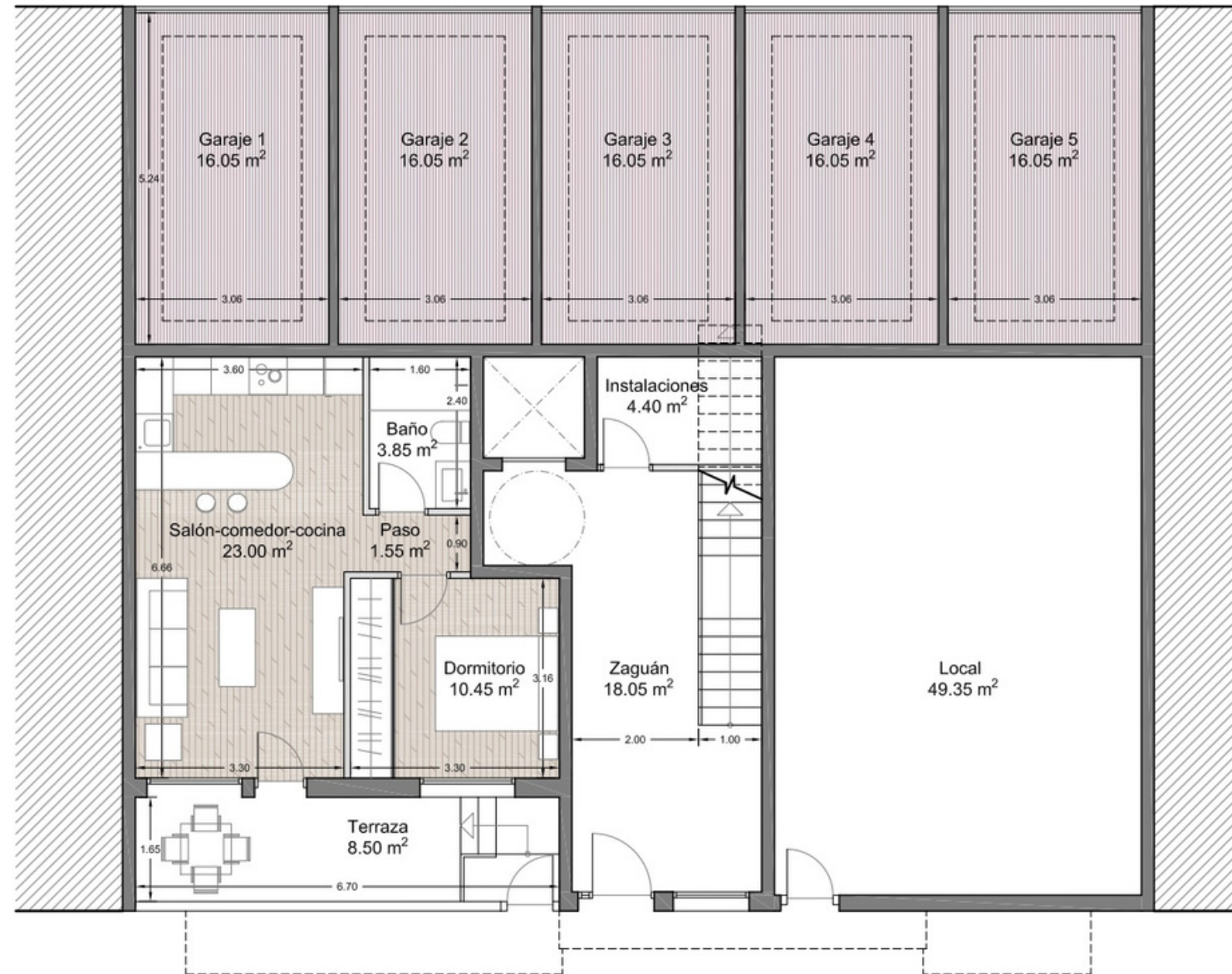
PROJECT

- "Edificio Toneleros" is a modern and functional project, offering the perfect combination of location, design and quality of life.
- This newly-constructed building of modern design will have a ground floor, plus 3 upper floors. There will be a total of 10 dwellings, 1 commercial unit and 5 parking places(optional)..
- Each detail has been carefully thought out to offer efficient, light and comfortable spaces.



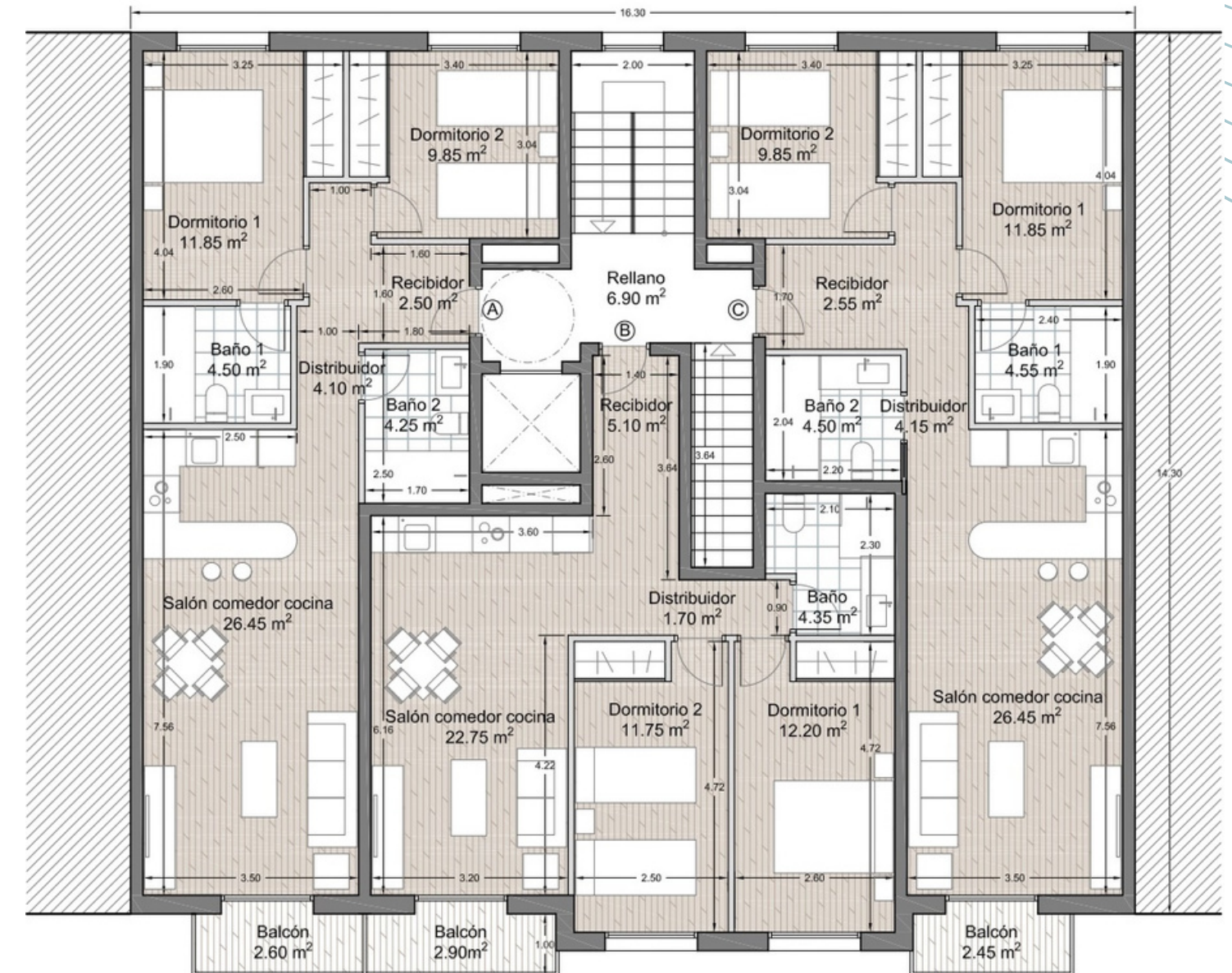
Modernity, closeness to the sea and all services at your reach
Your new life in Puerto de Mazarron begins here!

TYPES · GENERAL



- **GROUND FLOOR:**

- Dwelling.
- Raw commercial unit.
- 5 garages of 16,05 m².



- 1st, 2nd & 3rd floors:
- Each floor has 3 properties (Types A, B y C).
- 3rd floor properties include solarium.

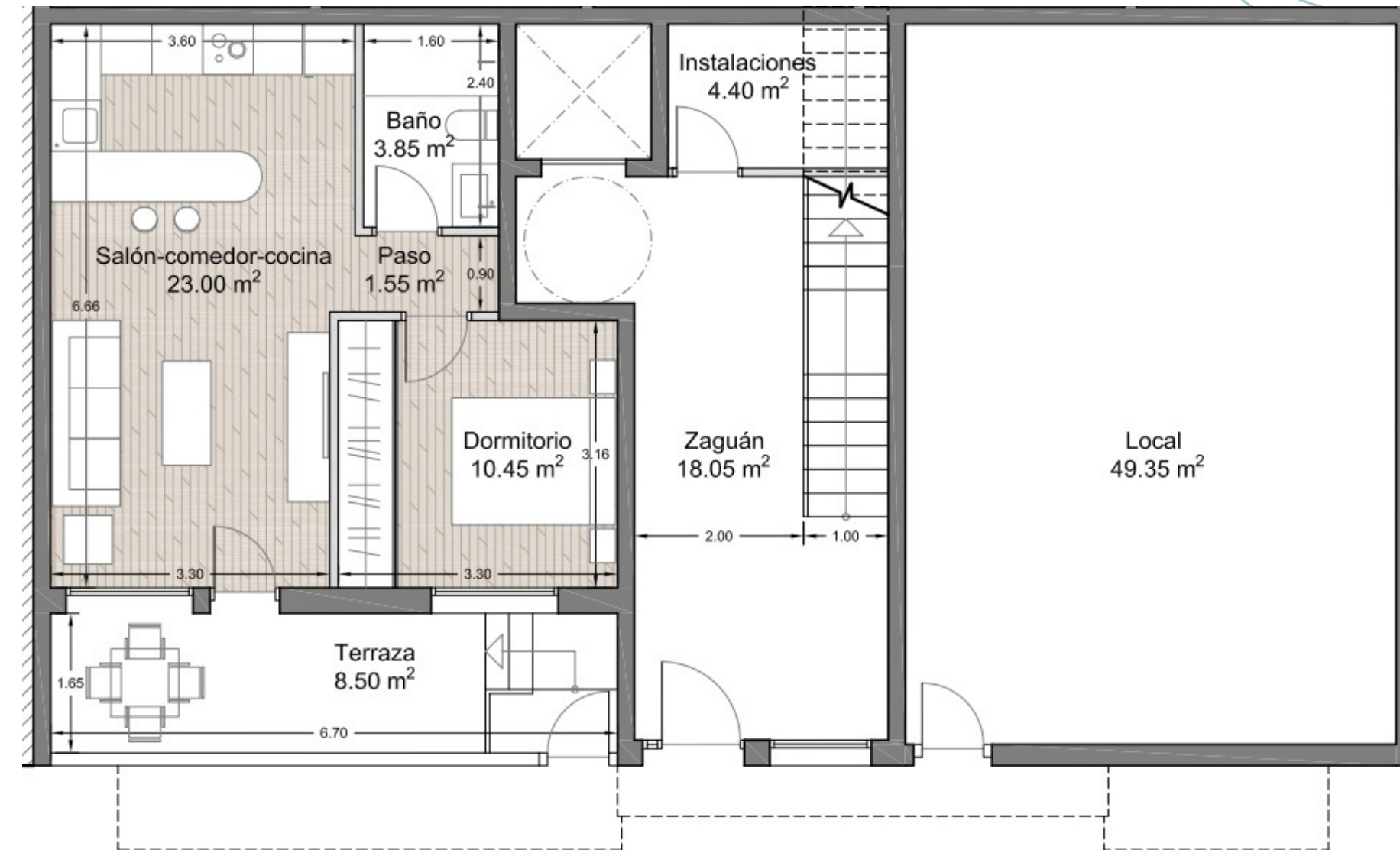
GROUND FLOOR & AND COMMERCIAL UNIT

• GROUND FLOOR PROPERTY

- Total constructed area · 50.73m²
- Total useful area · 38.85m²
- Living room-dining room-kitchen · 23.00m²
- Hall · 1.55m²
- Bedroom · 10.45m²
- Bathroom · 3.85m²
- Terrace · 8.5 m²

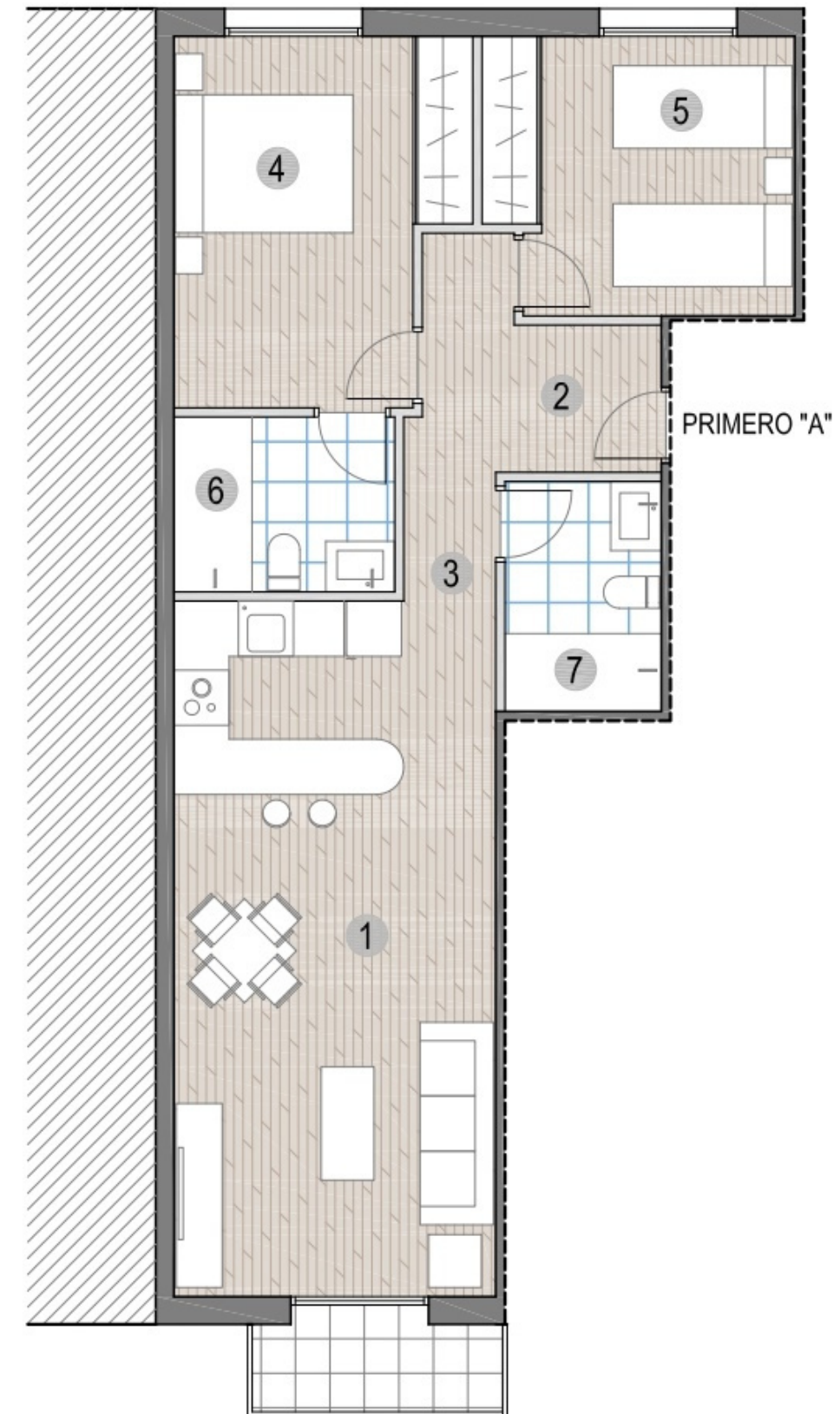
• COMMERCIAL UNIT

- Total constructed area · 54.05m²
- Total useful area · 49.35m²



APARTMENT TYPE A

- Total constructed area · 83.36m²
- Total useful area · 63.50m²
- Living room-diningroom-kitchen 26.45m²
- Hall · 2.50m²
- Corridor · 4.10m²
- Master bedroom: 11.85 m²
- Bedroom: 9.85m²
- Bathroom ensuite: 4.50m²
- Bathroom: 4.25m²
- 2.60m² South facing balcony.
 - Views over Plaza Toneleros.



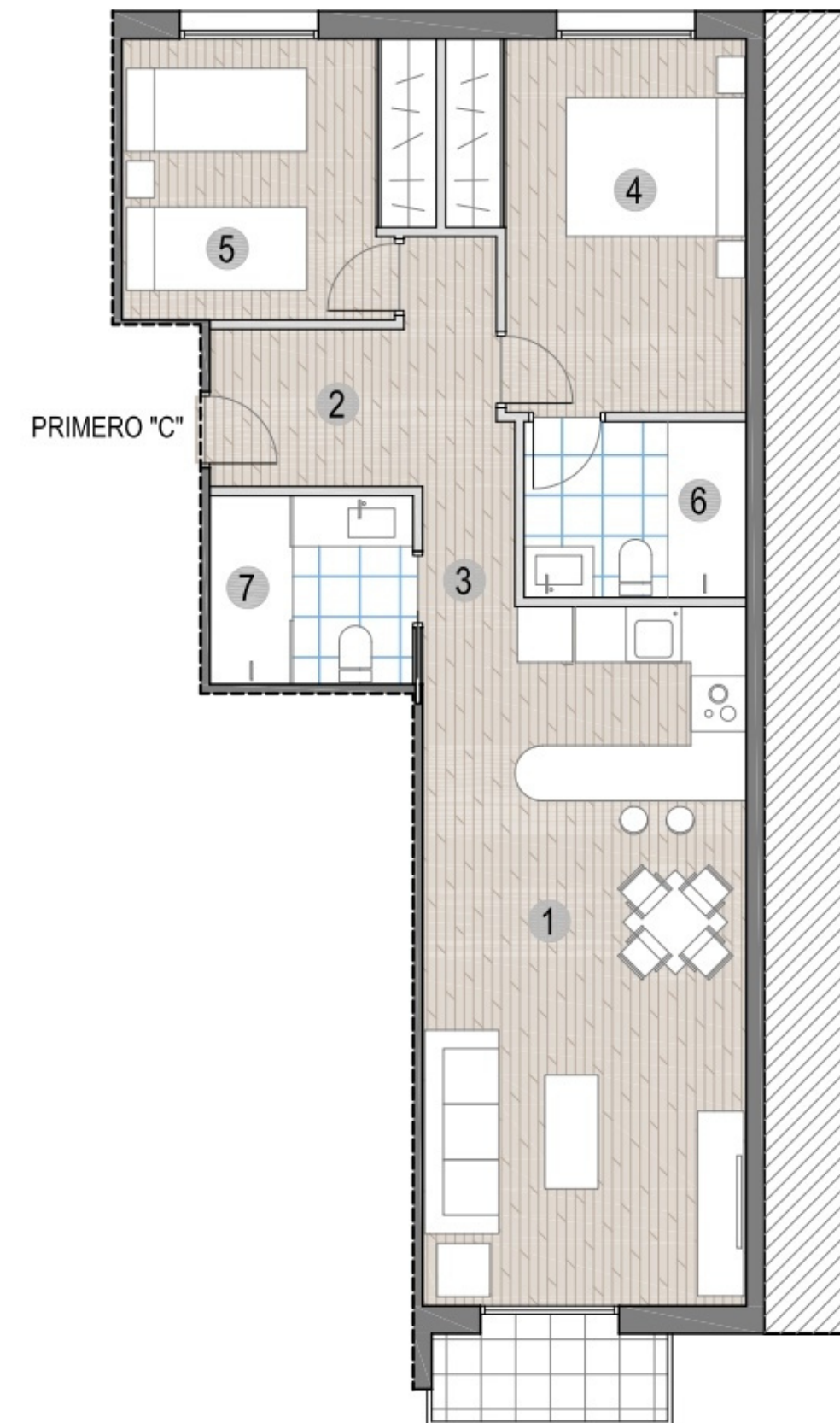
APARTMENT TYPE B

- Total built area · 73.22m²
- Total useful area · 57.85m²
- Living room-dining room-kitchen· 22.75m²
 - Hall · 5.10m²
 - Corridor · 1.70m²
 - Master Suite: 12.20 m²
 - Bedroom: 11.75m²
 - Bathroom: 4.35m²
- B 2.90m² south facing balcony.
 - Views over Plaza Toneleros.



APARTMENT TYPE C

- Total built area · 83.02m²
- Total useful area· 61.30m²
- Living room-dining room-kitchen· 26.45m²
- Hall · 2.55m²
- Corridor · 4.15m²
- Master bedroom 11.85m²
- Bedroom: 9.85m²
- Bathroom ensuite: 4.55m²
- Bathroom: 4.00m²
- 2.45m² southfacing balcony
- Views over Plaza Toneleros.



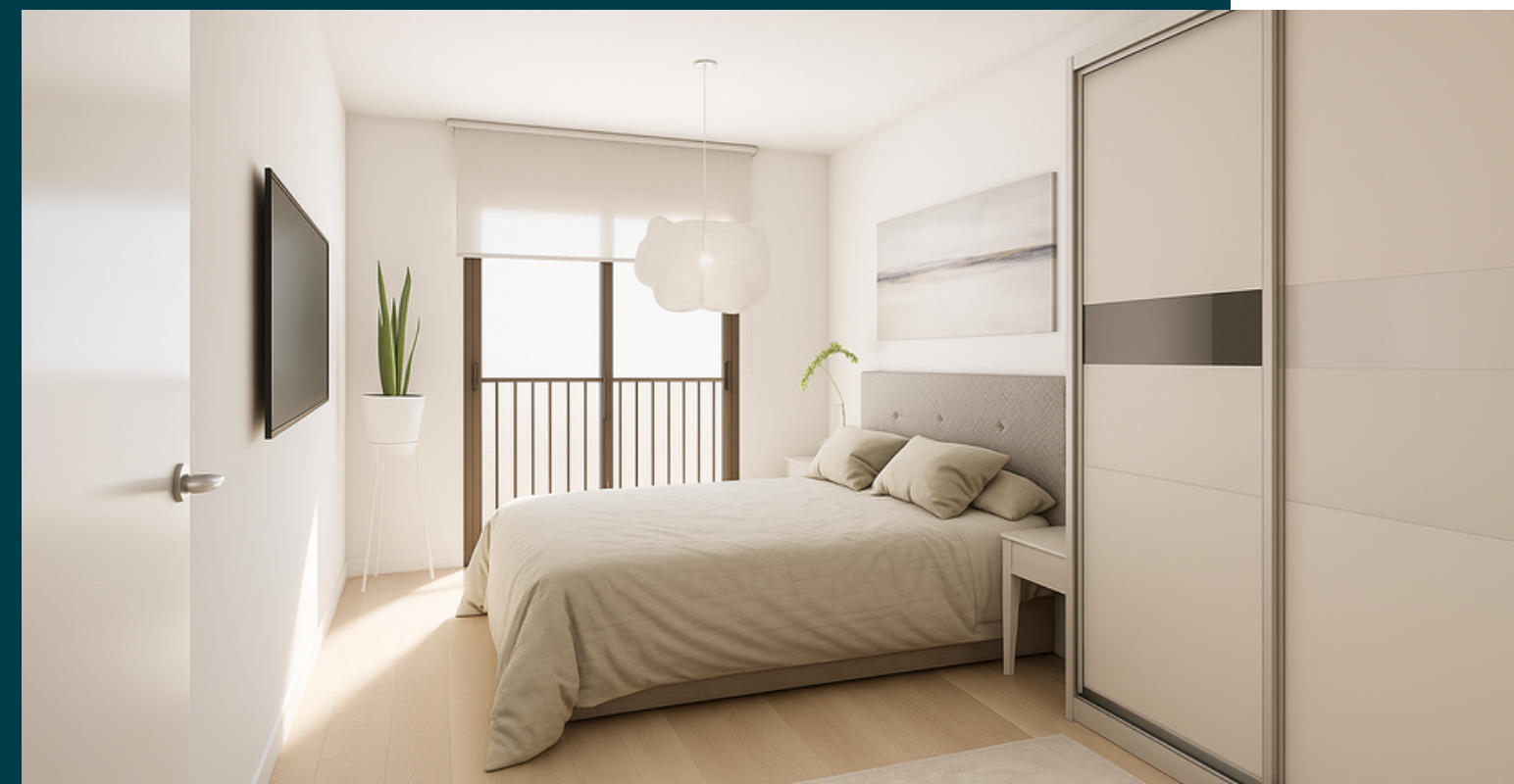
QUALITIES

• STRUCTURE & ENCLOSURES

- Exterior carpentry in thermo-lacquered aluminum in anthracite gray, with double glazing in Climalit (4 + 6 + 4 mm).
- Anthracite gray aluminum roller blinds in bedrooms and living room.
- Interior carpentry in white lacquered DM, with smooth doors and 7 cm decorative flashings.
- Armored entrance door with multi-point security lock (6 points).
- Built-in wardrobes with lacquered DM doors, including a separate loft..

• FLOORING AND TILING

- Interior flooring in stoneware ceramic tiles.
- Ceramic tiling in bathrooms and kitchen up to the ceiling, in neutral, modern tones.
- Non-slip exterior flooring on terraces and sunrooms.



QUALITIES

- INTERIOR AND EXTERIOR CARPENTRY
- Exterior carpentry in anthracite gray thermo-lacquered aluminum, with Climalit double glazing (4+6+4 mm).
- Anthracite gray aluminum roller shutters in the bedrooms and living room.
- Interior carpentry in white lacquered MDF, with plain doors and 7 cm decorative flashing.
- Armored entrance door with a multi-point security lock (6 points).
- Built-in wardrobes with lacquered MDF doors, including a separate loft.
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- PLUMBING AND SANITARY FIXTURES
- Plumbing installation in PPR pipes (15 mm and 20 mm).
- Contemporary white porcelain sanitary fixtures.
- High-quality chrome-plated single-lever faucets.
- Domestic hot water production using an arothermal system.



QUALITIES

- **ELECTRICITY AND TELECOMMUNICATIONS**

- Recessed electrical installation in compliance with Low Voltage Electrical Regulations.
- Pre-installed air conditioning.
- Power points (16 A sockets) distributed throughout all rooms.
- Video intercom in the main entrance.
- Telecommunications outlets (TV, telephone, and internet) in the living room, master bedroom, and kitchen.
- Common telecommunications infrastructure (CTI)

- **COMMON AREAS AND GARAGES**

- Elevator with access to all floors.
- Entrance hall with modern finishes, LED lighting, and a security door.
- Non-slip flooring in common areas.
- Garage with polished concrete paving, motorized door, and pre-installation for an electric car.



The developer reserves the right to modify any of the qualities for others of equal or higher level due to technical or supply needs..

CONTACT & VISITS

CONSULTATION WITH NO OBLIGATION

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:09:00 am to 18:00pm

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