

Proamar Residential. Corinto, Sagunto Beach



Description

This residential complex, located on Corinto beach in Sagunto, has 112 apartments, 103 semi-detached houses and 25 chalets on separate plots.

Set amidst its own green area and other townships, it has a pool, one private tennis court and two private paddle courts surrounded by spacious undeveloped terrain, right next to the beach.

The access infrastructures are modern and highly capable, and within a radius of thirty kilometres is

an airport, a future AVE station, three golf courses and a casino that has an adjoining games complex.

Due to its proximity to Valencia and Sagunto, and the accessibility and the conditions of the surrounding area, the Proamar Residential Complex is just the place to spend a wonderful summer holiday or even live there permanently.

Location



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Construction materials and services for semi-detached houses

FOUNDATIONS: Made of reinforced concrete slabs, with concrete walls in areas adjacent to the gardens.

STRUCTURE: Earthquake-resistance reinforced concrete, with flat sections.

FAÇADES: Finished in one coat of scraped mortar in ochre and white, executed in double brick with thermal and acoustic insulation inside the air cavity. Doors and windows in white varnished aluminium. Thermal Climalit-type 4+4 glazing. MAJORCAN-STYLE STORM WINDOWS in white varnished aluminium, with mobile slats, for selective light and ventilation control in all rooms and lounges.

STAIRS: All interior stairs are made of ivory marble. Banisters with metal sections and finished with wooden handrails.

COMMON AREAS: The complex has a PRIVATE SPORTS COMPLEX* in the Apartment block areas, shared with the Semi-detached homes as an extra leisure area, with a pool, children's play area, and a tennis court and two paddle tennis courts, all of which is set amidst green areas and paved walks, with street lights and benches.

GARAGE: A semi-basement area underneath the whole apartment, for use as a garage and games room, with natural ventilation, and access to the ground floor and separate, individual access from the street.

TILING AND PAVING: 41x41 cm zirconium stoneware tiles will be laid inside of the house with PEI-IV or similar resistance, in a light colour. 24x24 cm tiles in terracotta on terraces with anti-slip surface or similar, including the respective skirting, plugs, ornamental borders and stairs in the same material, made by a top Spanish firm. High-resistant earthenware, easy to clean tiles in kitchen and bathrooms.

EXTERIOR CARPENTRY: White varnished aluminium with thermal Climalit-type double glazing, and Majorcan storm windows in aluminium with moveable slats in all windows.

COATINGS: The latest design in Zirconium, decorated with ornamental borders. Walls in gypsum plaster, and PLAIN PAINT FINISH. Ceilings in gypsum plaster or raised with plaster and with MOULDINGS IN LOUNGES and corridors.

BATHROOMS: Master bathroom in colour, with ROCA or similar washbasin with cabinet. GROHE or similar single-push tap fittings. Fully fitted second bathroom with ROCA or similar bathroom fixtures in white, pedestal-type basin and Grohe or similar make single-push tap fittings.

KITCHEN: Equipped with furniture in high and low pieces, in a modern design, and top quality finish, FIBRE sink and appliances consisting of a 3-speed smoke extractor, electric, self-cleaning oven with rotating spit, and cooking top with four Teka or similar make gas rings in tempered glass.

VARIOUS INSTALLATIONS: Plumbing and electrical installations executed with components from first-class firms, responding to the requirements of the applicable official guidelines and fully guaranteed. Complete PIPED PROPANE GAS installation to consumption points in kitchen and galleries. ELECTRONIC INTERCOM and common telecommunications infrastructure for satellite and terrestrial TV and radio, and telephone and cable TV connections in the lounge, bedrooms and kitchen. Complete decorative FIREPLACE in the lounge and dining room on the ground floor. BARBECUE on the back terrace, and connections for a stove on the semi-basement and games room floor.

The semi-detached houses in the Proamar Complex have a PRE-INSTALLED HEATING system with a double hot water circuit.

INTERIOR CARPENTRY: Entrance door to the apartment ARMoured, DIERRE or similar make, reinforced and with metal door frame and anchoring elements, finished in white polyester. Interior doors decorated with mouldings on two panels, in OAK, lined and with joint covers in veneered DM. Handles and trim in brass. Built-in wardrobes with plain doors in oak veneer, with SHELVING and clothes hanging bar.

OPTIONS: The García Ojeda group has set itself the objective of satisfying the demands and wishes of our clients. For this reason, continuing with the line adopted in other residential complexes constructed by our group, we are able to CUSTOMISE YOUR HOME at a minimum cost, and based on a tight schedule, to satisfy your every need and taste with respect to the lay-out of the apartment, the ceramic coatings, bathroom fixtures, kitchen and electrical appliances, with the possibility of making additions to the fitting out of the facilities.

Finance

Personalised financing conditions. Please see our sales manager at the point of sale and let us have your proposals. Always provided that no really exceptional reasons are involved, we will always be able to offer you a satisfactory solution.

Proamar Residential. Corinto, Sagunto Beach

Construction materials and services for apartments

FOUNDATIONS: In reinforced concrete slabs, with concrete walls around the perimeter, forming the semi-basement floor for garages and junk rooms.

STRUCTURE: Earthquake-resistant reinforced concrete, with flat sections.

FAÇADES: Finished in one coat of scraped mortar in ochre and white, executed with double brick and thermal and acoustic insulation inside the air cavity. Doors and windows in white varnished aluminium. Thermal Climalit-type 4+4 glazing. MAJORCAN-STYLE STORM WINDOWS in white varnished aluminium, with mobile slats, for selective light and ventilation control in all rooms and lounges.

STAIRWAY: All large access areas give straight onto the OUTDOOR AREA, and enhance the whole building, given their spaciousness and suggestive design, filling it and all the entrances to the apartments with the light and colour of the Mediterranean. The banisters will be made of brick and finished with enamelled ceramic pieces in the manner of a handrail, following the curved line of the planes. Paving in these zones and in the stairs and access landings to the apartments will be paved in enamelled rustic pavestones or similar material, with an anti-slip finish and laid with open joints.

LIFT: Incorporating latest-generation technology and mechanics. Fast and silent, they have a large comfortable cabin and are extremely easy to operate.

COMMON AREAS: The area surrounding the apartments is closed off and fenced along its whole perimeter, with controlled access from each apartment. Inside the area, and shared with the semi-detached houses as an extra leisure area, there will be a

PRIVATE SPORTS COMPLEX: with a pool, children's play area, and a tennis court and two paddle tennis courts, all of which is set amidst green areas and paved walks, with street lights and benches.

GARAGE: There is a semi-basement floor to be used for JUNK ROOMS AND GARAGES, with automatic fire detection and fighting mechanisms. CO2 detection and natural and artificial ventilation. Doors opened by remote control.

TILING AND PAVING: 43x43 cm first-class quality earthenware tiles inside of the apartment and terraces, with PEI-V or similar resistance, including the respective skirting, plugs, ornamental borders and stairs in the same material, made by a top Spanish firm. High-

resistant earthenware, easy to clean tiles in kitchen and bathrooms.

EXTERIOR CARPENTRY: In white varnished aluminium and Climalit-type double glazing with Majorcan storm windows with moveable slats in all windows.

COATINGS: Based on top quality and design CERAMIC TILING, with ornamental borders. Walls in gypsum plaster and finished in PLAIN PAINTWORK. Ceilings in gypsum plaster or raised in plaster with MOULDINGS IN LOUNGES and corridors.

BATHROOMS: Master bathroom in colour, ROCA or similar CABINET under wash basin, GROHE or similar single-push tap fittings.

Fully fitted second bathroom with Roca or similar bathroom mixtures in white, pedestal washbasin and Grohe or similar single-push tap fittings.

KITCHEN: Equipped with furniture in high and low pieces, in a modern design, and top quality finish, FIBRE sink and appliances consisting of a 3-speed smoke extractor, electric, self-cleaning oven with rotating spit, and cooking top with four Teka or similar make gas rings in tempered glass.

VARIOUS INSTALLATIONS: Plumbing and electrical installations executed with components from first-class firms, responding to the requirements of the applicable official guidelines and fully guaranteed. Complete PIPED PROPANE GAS installation to consumption points in kitchen and galleries. VIDEO INTERCOM and common telecommunications infrastructure for satellite and terrestrial TV and radio, and telephone and cable TV connections in the lounge, master bedroom and kitchen. The Proamar Complex apartments also have the option of a PRE-INSTALLED HEATING system or full heating system.

Finance

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Construction materials and services for chalets

FOUNDATIONS: In reinforced concrete slab, with concrete walls in areas adjacent to gardens.

STRUCTURE: Earthquake-resistant concrete with flat sections.

FAÇADES: Finished in bare waterproof brick combined in ochre, doubled in brick with thermal and acoustic insulation inside the air cavity. Doors and windows in white varnished aluminium. Thermal CLimalit4+4 -type glazing with MAJORCAN STORM WINDOWS in white varnished aluminium with moveable slats for selective light and ventilation control in all rooms and lounges.

STAIRWAY: Stairs inside the chalets will be made ivory marble. Banisters will have metal sections and a wooden handrail.

GARAGE: There is a semi-basement floor underneath the whole of the chalet, for use as a garage and for other uses, with natural lighting and ventilation. The interior of the garage has whitewashed painted walls and anti-slip stone paving.

TILING AND PAVING: 45x45 cm top quality stoneware tiles will be laid throughout the inside of the house with PEI-IV or similar resistance, in a light colour. 33x33 cm tiles in terracotta on terraces with anti-slip surface or similar, including the respective skirting, plugs, ornamental borders and stairs in the same material, made by a top Spanish firm. High-resistant earthenware, easy to clean tiles in kitchen and bathrooms.

EXTERIOR CARPENTRY: In white varnished aluminium with thermal Climalit-type double glazing and Majorcan storm windows in aluminium with moveable slats in all windows.

COATINGS: Based on top quality and design CERAMIC TILING, with ornamental borders. Walls in gypsum plaster and finished in PLAIN PAINTWORK. Ceilings in gypsum plaster or raised in plaster with MOULDINGS IN LOUNGES and corridors.

BATHROOMS: Master bathroom in colour, with CABINET under washbasin, ROCA or similar make. GROHE or similar make single-push tap fittings. Fully fitted second bathroom with ROCA or similar fixtures in white, pedestal washbasin and Grohe or similar make single-push tap fittings.

KITCHEN: Equipped with furniture in high and low pieces, in a modern design, and top quality finish, FIBRE sink and appliances consisting of a 3-speed smoke extractor, electric, self-cleaning oven with rotating spit, and cooking top with four Teka or similar make gas rings in tempered glass.

VARIOUS INSTALLATIONS: Plumbing and electrical installations executed with components from first-class firms, responding to the requirements of the applicable official guidelines and fully guaranteed. Complete PIPED PROPANE GAS installation to consumption points in kitchen and galleries. ELECTRONIC INTERCOM and common telecommunications infrastructure for satellite and terrestrial TV and radio, and telephone and cable TV connections in the lounge, bedrooms and kitchen. Complete decorative FIREPLACE in the lounge and dining room on the ground floor. BARBECUE on the back terrace, and connections for a stove on the semi-basement and games room floor.

Individual SECURITY ALARM STATION connected to the entrance door with acoustic alarm and optional connection to the central station.

HEATING: The chalets in the Proamar Complex have a COMPLETE HEATING SYSTEM INSTALLED with a double hot water circuit and combined sealed watertight water heater and aluminium radiators.

INTERIOR CARPENTRY: Entrance door to the apartment ARMoured, reinforced and with metal door frame and security locks and anchoring elements, finished in white polyester. Interior doors decorated with mouldings on two panels, in OAK, lined and with joint covers in veneered DM. Handles and trim in brass. Built-in wardrobes with plain doors in oak veneer, with SHELVING and clothes hanging bar.

FACINGS, ENTRANCES AND GARDENS: The plots of each chalet are bounded by enclosures made of concrete block, finished in one coat of scraped mortar to a height of one metre, as a metal facing support on the Main façade and in mesh or similar material in the rest. In each enclosure, a grilled pedestrian entrance door will be installed, measuring 2.20 x 1 and a grilled door for entrance to the garage, measuring 2.2 x 2.50 with a pre-installation for the automatic opening of the same. The garden areas will be filled with Vegetable earth and water and electrical mains connection for each plot. The paved pedestrian entrances and cobbled areas leading to the garage and houses respectively will be made of printed concrete.

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