



# SA RODA RESIDENTIAL COMPLEX COSTA BRAVA - BEGUR

■ C O R R E D O R M A T Ó ■

REAL ESTATE & PROPERTY MANAGEMENT  
IMMOBILIÀRIA & ADMINISTRACIÓ DE FINQUES



# 1. LOCATION

A corner in paradise

Begur (Girona)

Where the waters of the Costa Brava meet the natural majesty of the Baix Empordà, a magical place emerges.

Begur stands as an unrivaled jewel on the Costa Brava, fusing tradition with exclusive charm. Its crystal clear waters and natural beauty make it unique.



*12 exclusive homes, with premium finishes and panoramic views of the Medes Islands.*

Sa Roda. Twelve exclusive semi-detached homes, with premium finishes and panoramic views of the Medes Islands. A corner in paradise where the waters of the Costa Brava meet the natural majesty of the Baix Empordà, a magical place emerges. Begur stands as an unrivaled jewel on the Costa Brava, fusing tradition with exclusive charm. Its crystal clear waters and natural beauty make it unique. Look out the window and get lost in the infinite blue of the sea, admire the protected Medes Islands or the exuberant landscapes that paint the Empordà. When you open the door, you immerse yourself in a relaxed Mediterranean lifestyle, you delight in delicious cuisine that fuses the best of the region and you immerse yourself in the most paradisiacal beaches of the Catalan coast. The uniqueness of Begur has inspired the creation of Sa Roda since its beginnings. The project architects carried out an exhaustive analysis of the landscape, ensuring a harmonious integration of the homes with their surroundings. The result is a perfect fusion between architecture and environment, which reflects a deep commitment to the preservation and respect for the landscape. Sa Roda is distinguished by its subtle and elegant interior architecture, with avant-garde tradition. Each room combines clean lines, high-quality materials and a sophisticated color palette. This approach creates interior spaces that exude luxury and simplicity, incorporating furniture and accessories that reflect a contemporary and refined aesthetic, providing an exclusive and welcoming atmosphere. Each home incorporates state-of-the-art appliances, resistant surface countertops, marble and granite, designer taps and high-end coatings, creating a sophisticated atmosphere, turning a luxury home not only into something opulent but also into a living experience.

# 2. LIFE STYLE

Mediterranean beauty

Around

Look out the window and get lost in the infinite blue of the sea, admire the protected Medes Islands or the exuberant landscapes that paint the Empordà.

When you open the door, you immerse yourself in a relaxed Mediterranean lifestyle, you delight in delicious cuisine that fuses the best of the region and you immerse yourself in the most paradisiacal beaches of the Catalan coast.





# 3. ARCHITECTURE

## Geological architecture

### Construction

The uniqueness of Begur has inspired the creation of life in Sa Roda since its beginnings. The project architects carried out an exhaustive analysis of the landscape, ensuring a harmonious integration of the homes with their surroundings.

The result is a perfect fusion between architecture and environment, which reflects a deep commitment to the preservation and respect for the landscape.



## Foundation and structure

Earth containment: based on double-sided reinforced concrete walls, supported on the foundation plane.

Horizontal structure – slabs: using bidirectional lightened reinforced concrete slabs

## Deck

Flat walkable roof, EPS acoustic insulation panel, double layer waterproofing based on asphalt sheets, thermal insulation using a layer of extruded Polystyrene; stoneware tile finish.



## Facade

Facade with continuous exterior coating of mortar with finishes according to the color treatment established in the color chart prescribed in the Municipal Building Regulations of the Municipality of Begur.

Facade walls of separation between houses: Reinforced concrete walls covered with natural stone from Begur, according to elevation plans.





## Subtle and elegant interior Avant-garde tradition

Each room combines clean lines, high-quality materials and a sophisticated color palette.

This approach creates interior spaces that radiate luxury and simplicity, incorporating furniture and accessories that reflect a contemporary and refined aesthetic, providing an exclusive and welcoming atmosphere.

## External woodwork

Lacquered aluminum carpentry, with profiles provided with thermal break and Climalit type double glass.

Motorized aluminum roller blinds with thermal insulation.

## Exterior locksmith

Facade railings 110 cm high, made of white lacquered steel, according to the aesthetic and façade treatment conditions of municipal ordinances.

Automatic vehicle doors and fencing at access from the street with a metal profile grille.

Pergolas on residential terraces, made up of tubular steel profiles, lacquered in white.





# 4. TYPES OF HOUSING

## Every detail counts

Each home incorporates state-of-the-art appliances, countertops with resistant and easy-to-clean surfaces, cabinets with intelligent storage systems and ergonomically designed faucets are key elements. This creates an efficient and aesthetically appealing culinary space for contemporary living.

## Kitchen

Kitchen furniture from the Porcelanosa brand, model Emotions E4.70, composed of base units and integrated appliances.

XTONE porcelain countertop from Porcelanosa.

Kitchen equipped with SIEMENS brand appliances:

Integrated dishwasher

Integrated refrigerator

cooking plate

Multifunction oven

Microwave

Integrated ceiling hood from PANDO

Stainless steel sink, Andano 700 U model or similar

Noken Round series kitchen faucets.



## Interior carpentry

Entrance door to the security home, with two 1 mm galvanized steel sheets and finished with wood veneer, with high security glass side fixing with wooden slats according to carpentry design.

White interior passage door, stainless steel closure and handles.

White pre-lacquered MDF built-in cabinets with chrome hanging bars.

Interior covering

The floors will be large format porcelain stoneware from Porcelanosa.

Walls: Painted laminated plasterboard.

Bathroom walls: Large-format porcelain stoneware pieces from Porcelonosa.

Ceilings: Continuous false ceiling with painted laminated plasterboard.

## Interior compartmentation

Vertical separation between homes of 25 cm total thickness and composed of laminated plasterboard + insulation.

Interior enclosures of the home composed of laminated plasterboard.

The laminated plasterboards will be water-repellent in humid rooms.

Interior locksmith

Handrail in stairwell using GlassFit CC-775 "COMENZA" modular handrail system or similar, without handrail, with AISI 316 stainless steel side adapter.



# 5. MATERIALS





# 5. MATERIALS

## Sustainable materials First natural qualities

Marbles and granites, designer taps and high-end coatings create a sophisticated atmosphere. These bathrooms offer a relaxing and luxurious experience, fusing aesthetics and functionality for an oasis of well-being.



## Facilities

A luxury home is not limited to opulence; It is a sublime life experience. It represents the fusion of meticulous design and impeccable details.

## Plumbing and sanitation

Installation for hot and cold water through cross-linked polyethylene ducts.

Heating, air conditioning and domestic hot water

For the production of domestic hot water as well as for cooling in summer and heating in winter, an Aerothermal installation system will be used with the support of photovoltaic panels located on the roof.

## Bathrooms

Main bathroom

Taps: Porcelanosa, thermostatic in the showers.

Hidden shower tray from Porcelanosa and fixed screen with safety glass

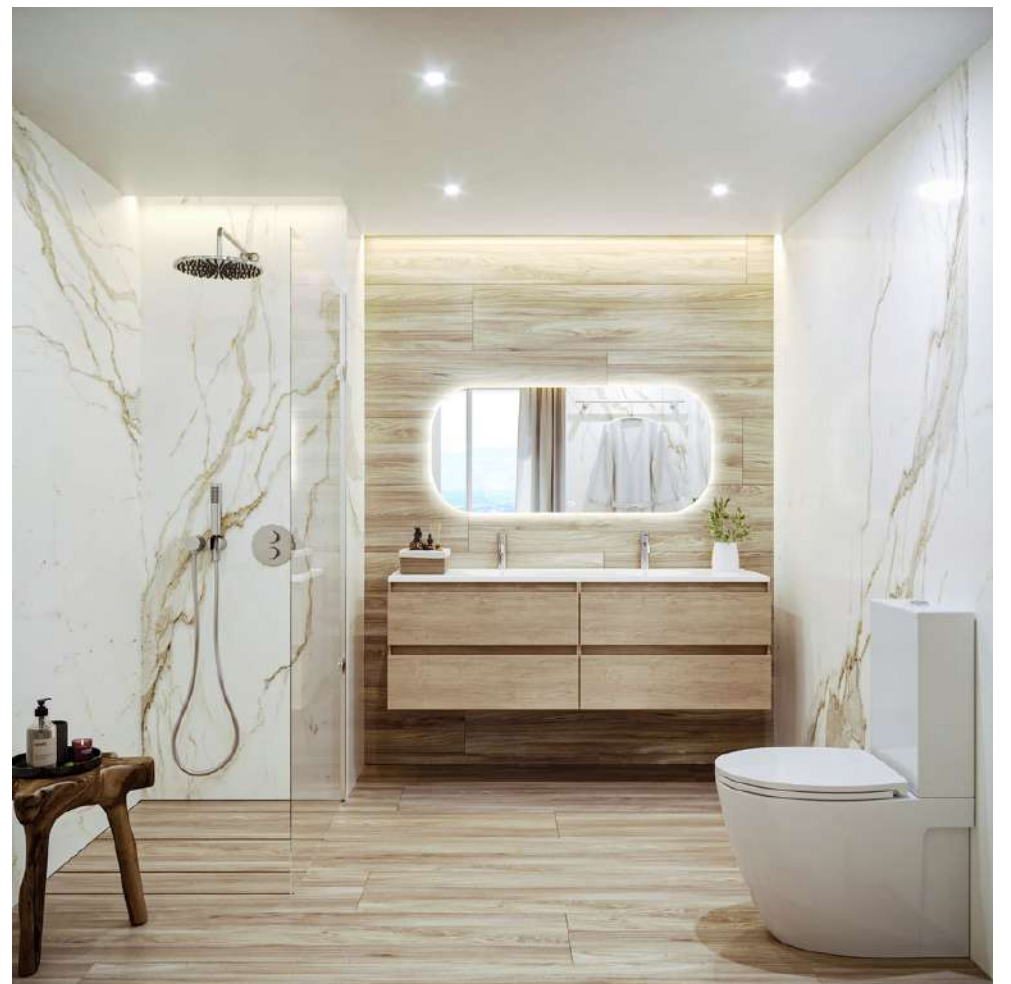
Furniture: suspended with double drawers and Krypton countertops from Porcelanosa

Secondary bathrooms

Taps: from Porcelanosa, thermostatic in the showers (type with shower)

Shower tray: Slate model from Porcelanosa (type with shower), fixed screen with safety glass and anti-limescale treatment.

Furniture: suspended with double drawers and Krypton countertops from Porcelanosa.



The distribution of hot and cold air conditioning will be carried out with ducts with supply and return grilles, in the living room and bedrooms.

A mechanical ventilation system is also available inside the home with a hydro-adjustable ventilation machine.

photovoltaic installation

There is an installation of photovoltaic panels for the electrical production of the home, located on the covered floor.

# 5. GENERAL REPORT OF QUALITIES

## FOUNDATIONS AND STRUCTURE

Foundations: according to the results extracted from the Geotechnical Study

- Earth containment: based on double-sided reinforced concrete walls, supported on the foundation plane
- Load-bearing structure: Vertical load-bearing elements based on reinforced concrete pillars.
- Horizontal structure – slabs: using bidirectional lightened reinforced concrete slabs.
- An independent technical control body will guarantee the perfect execution of the structure, which will also be covered by the ten-year insurance.

## COVERS

Flat walkable roof, composed of: Formation of slopes using lightened concrete; Elastified EPS acoustic insulation panel with low thermal conductivity with anti-puncture sheet, double layer waterproofing based on asphalt sheets, thermal insulation using a layer of extruded polystyrene; degrees tile finish

## FACADES

Facade with continuous exterior coating of mortar with finishes according to the color treatment established in the color chart prescribed in the Municipal Building Regulations of the Municipality of Begur; main sheet of high-density perforated ceramic brick factory (gero); thermal insulation, consisting of a Fixrock 50mm system + mineral wool, 60 mm thick; free-standing self-supporting lining, made with a laminated plasterboard, screwed directly to a self-supporting structure of metal profiles formed by guides and studs, with thermal insulation of 50mm mineral wool and interior finish: Smooth texture plastic paint, white, matte finish, background coat and two finishing coats.

Facade walls separating homes: Reinforced concrete walls covered with natural stone from Begur, according to elevation plans.

## EXTERNAL WOODWORK

Lacquered aluminum carpentry, with profiles provided with thermal break and low-emissive Climalit type double glass, with transparent butyral glass reflector for solar control.

Motorized aluminum roller blinds with thermal insulation.

## EXTERIOR LOCKSMITH

Vertical separation between homes of 25 cm total thickness and composed of laminated gypsum board + 50 mm mineral wool insulation + perforated brick factory sheet (gero) + 50 mm mineral wool insulation + laminated gypsum board.

- Interior enclosures of the home composed of laminated plasterboard type Pladur N 15mm + self-supporting structure of metal profiles formed by 48 mm studs and channels, with 50mm mineral wool insulation + laminated plasterboard type Pladur N 15mm.
- Laminated plasterboards will be water-repellent in humid rooms.



## INTERIOR CARPENTRY

The entrance door to the security home, with two 1 mm galvanized steel sheets and finished with wood veneer, with a fixed high security glass side with wooden slats according to carpentry design.

- Folding, blind interior passage door, made of a single sheet of MDF board, pre-lacquered in white, smooth; MDF rebates; MDF flashing on both sides. Even stainless steel hinges, hanging hardware, closing hardware and handles.
- Interior sliding doors pre-lacquered in white, smooth; MDF rebates; MDF flashing on both sides. Even handles with stainless steel closing handle.
- White pre-lacquered MDF built-in cabinets with chrome hanging bars.

## INTERIOR LOCKSMITH

Handrail in stairwell using GlassFit CC-775 "COMENZA" modular handrail system or similar, without handrail, with AISI 316 stainless steel side adapter, mirror-polished finish, maximum height 90 cm, for tempered laminar safety glass, composed of two moons joined by four colorless sheets of polyvinyl butyral.

## INTERIOR COVERINGS

Living room - dining room - kitchen

- Floor: large format porcelain stoneware from Porcelanosa, Nobu Arce model or similar
  - Walls: Painted laminated plasterboard
  - Ceiling: Continuous false ceiling with painted laminated plasterboard
- Foyer - hallway
- Floor: large format porcelain stoneware from Porcelanosa, Nobu Arce model or similar

Walls: Painted laminated plasterboard

- Ceiling: Continuous false ceiling with painted laminated plasterboard

Bedrooms

- Floor: large format porcelain stoneware from Porcelanosa, Nobu Arce model or similar
  - Walls: Painted laminated plasterboard
  - Ceiling: Continuous false ceiling with painted laminated plasterboard
  - Master bathroom - suite
  - Floor: large format porcelain stoneware from Porcelanosa, Nobu Arce model or similar
  - Walls: Combination according to design, of large-format stoneware pieces from the porcelanosa house, Calicatta Gold Polished and Nobu Arce models or similar.
  - Ceiling: Continuous false ceiling with painted water-repellent laminated plasterboard
  - Bathroom 1 (in corner homes) or Toilet (in central homes) First Floor
  - Floor: large format porcelain stoneware from Porcelanosa, Nobu Arce model or similar
  - Walls: large format porcelain stoneware from Porcelanosa, Savannah Topo model or similar
  - Ceiling: Continuous false ceiling with painted water-repellent laminated plasterboard
  - Bathroom 2 Ground Floor
  - Floor: porcelain stoneware from Porcelanosa, Nobu Arce model or similar
  - Walls: large format porcelain stoneware from Porcelanosa, Savannah Topo model or similar
  - Ceiling: Continuous false ceiling with painted laminated plasterboard
  - Bathroom 3 (in central homes)
  - Floor: porcelain stoneware from Porcelanosa, Nobu Arce model or similar
  - Walls: large format porcelain stoneware from Porcelanosa, Savannah Topo model or similar
  - Ceiling: Continuous false ceiling with painted laminated plasterboard
- watershed - iron
- Floor: porcelain stoneware from Porcelanosa, Botega Caliza model or similar
  - Walls: large format porcelain stoneware from Porcelanosa, Botega Caliza model or similar
  - Ceiling: Continuous false ceiling with painted laminated plasterboard
  - Terraces
  - Terrace flooring: porcelain stoneware, from Porcelanosa, Nobu Arce model or similar
  - Covered - parking
  - Flooring: Gres de Breda ceramic tiles.
  - Stairs
- Flooring: porcelain stoneware from Porcelanosa



## KITCHENS

Porcelanosa brand kitchen furniture, Emotions E4.70 models, composed of base and column modules Prepared to receive integrated appliances

- X-TONE porcelain countertop from Porcelanosa
- Kitchen equipped with SIEMENS brand appliances:
  - Integrated dishwasher
  - Integrated refrigerator
  - Cooking plate
  - Multifunction oven
  - Microwave
- Integrated ceiling hood from PANDO
- Stainless steel sink, Andano 700 U model or similar
- Noken Round series kitchen faucets

## BATHROOMS

Sanitaryware: from the Porcelanosa house

- Taps: from Porcelanosa, thermostatic in the showers.
- Shower tray: Shower Deck, hidden shower tray from Porcelanosa
- Screen: fixed with safety glass and anti-limescale treatment.
- Furniture: suspended with double drawers and Krion countertops from Porcelanosa.

Bathroom 1 (in corner homes) or Toilet (in central homes) First Floor

Main bathroom – suite

Sanitaryware: from the Porcelanosa house

Taps: from Porcelanosa, thermostatic in the showers.

Shower tray: Shower Deck, hidden shower tray from Porcelanosa

Screen: fixed with safety glass and anti-limescale treatment.

Furniture: suspended with double drawers and Krion countertops from Porcelanosa

Bathroom 2 Ground Floor

Sanitaryware: from the Porcelanosa house

- Faucets: from Porcelanosa, thermostatic in the showers.
- Shower tray: Slate model from Porcelanosa
- Screen: fixed with safety glass and anti-limescale treatment.
- Furniture: suspended with double drawers and Krion countertops from Porcelanosa.

Bathroom 3 (in central homes)

Sanitaryware: from the Porcelanosa house

- Faucets: from Porcelanosa, thermostatic in the showers.
- Shower tray: Slate model from Porcelanosa
- Screen: fixed with safety glass and anti-limescale treatment.
- Furniture: suspended with double drawers and Krion countertops from Porcelanosa.

## FACILITIES

PLUMBING AND SANITATION

Installation for hot and cold water through cross-linked polyethylene ducts.

- Water intakes are available on covered floors and in the garden.



## HEATING, AIR CONDITIONING AND SANITARY HOT WATER

For the production of domestic hot water as well as for cooling in summer and heating in winter, an Aerothermal installation system will be used with the support of photovoltaic panels located on the roof.

- Aerothermal systems allow the generation of heating, cooling and domestic hot water thanks to the technology of the aerothermal heat pump. The energy necessary to heat the home comes from two sources: 20-25% of the electricity supply and the remaining 75-80% of the outside air free of charge, which allows a quick amortization of the installation.
- Heating/cooling control will be done through a programmable thermostat in the living-dining room and bedrooms.
- The distribution of hot and cold air conditioning will be carried out with ducts with supply and return grilles, in the living room and bedrooms.
- There is also a mechanical ventilation system inside the home with a hydro-adjustable ventilation machine in false ceilings and distribution through ducts to the wet rooms of the home.

## PHOTOVOLTAIC INSTALLATION

There is an installation of photovoltaic panels for the electrical production of the home, located on the covered floor. The distribution of the photovoltaic field will be carried out based on the installed inverter equipment.

- The energy produced that is not self-consumed will be injected into the electrical grid right at the time of its generation.

## ELECTRICITY

The homes have high electrification of 9.2 KW

- The rooms have top-quality white design mechanisms, sufficient to guarantee the optimal use of each of the surfaces that make up the home.
- The homes have television, FM and telephone or internet outlets in all rooms, except the bathrooms. Likewise, there is an electronic video intercom for opening the access doors.
- In the garden and on the terrace on the first floor and on the covered floor, a waterproof electrical outlet and installation of a light point have been planned.

## TELECOMMUNICATIONS

The homes are delivered with an antenna installation for the reception of digital channels, TV (DTT and satellite) / Radio (FM and digital) sockets in all rooms, except bathrooms; telephone/data sockets in all rooms except bathrooms; and pre-installation of fiber optics.

## CHIMNEY

Chapel model fireplace from the DAE house or similar, in steel painted with heat-resistant paint, with direct smoke extraction to the cover.

## LIFT

Installation of an electric elevator for a single-family home, with stops on all 3 floors of the home, with reduced maintenance and minimal consumption.

## SWIMMING POOL AND EXTERIOR LANDSCAPING

Private pool for each home in the garden.

lateral plot enclosures made by fencing with reinforced simple twist mesh, according to the specifications of the municipal Building Ordinances.

- Exterior garden space adapted to the original topography according to the specifications of the ordinances and with retaining walls covered with local stone.



# 5. PLANS

## LOW LEVEL



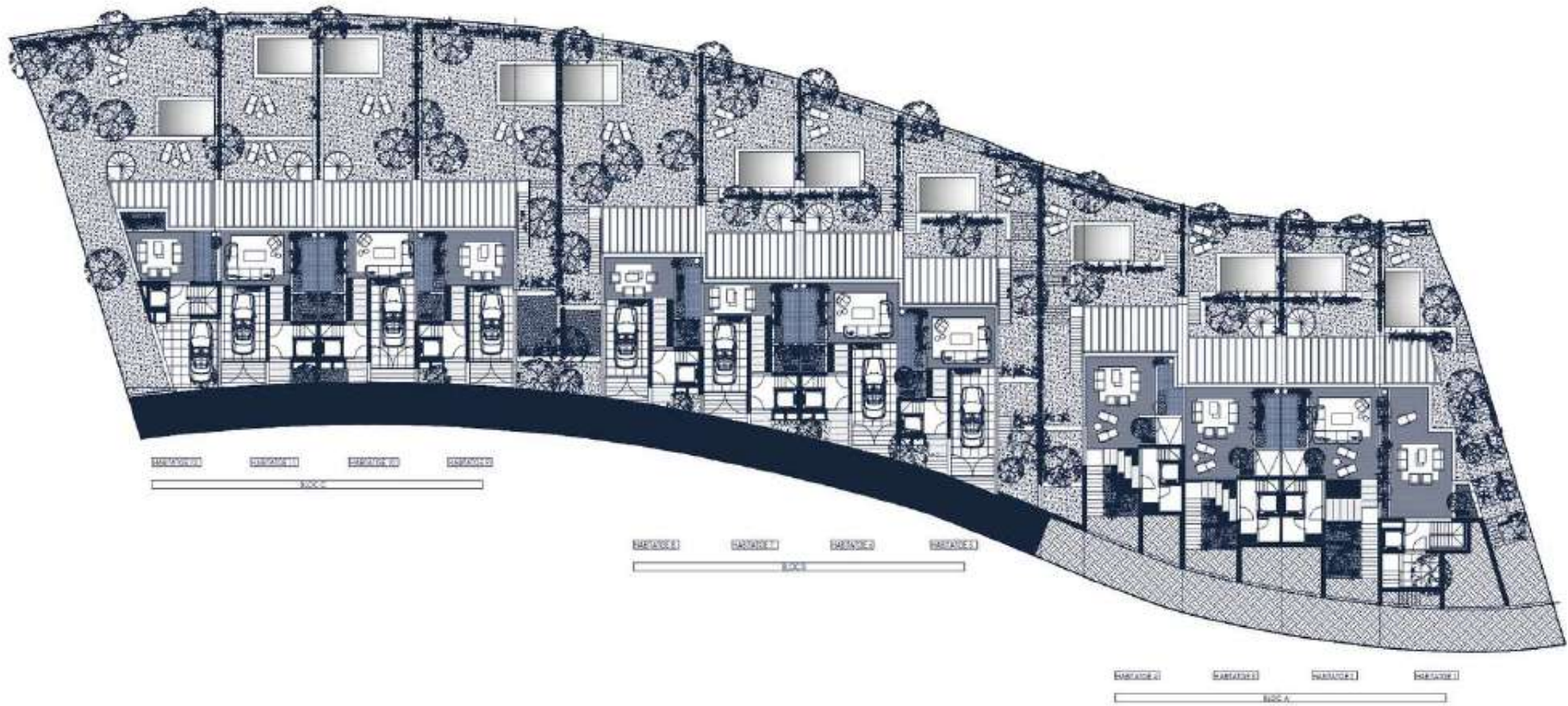
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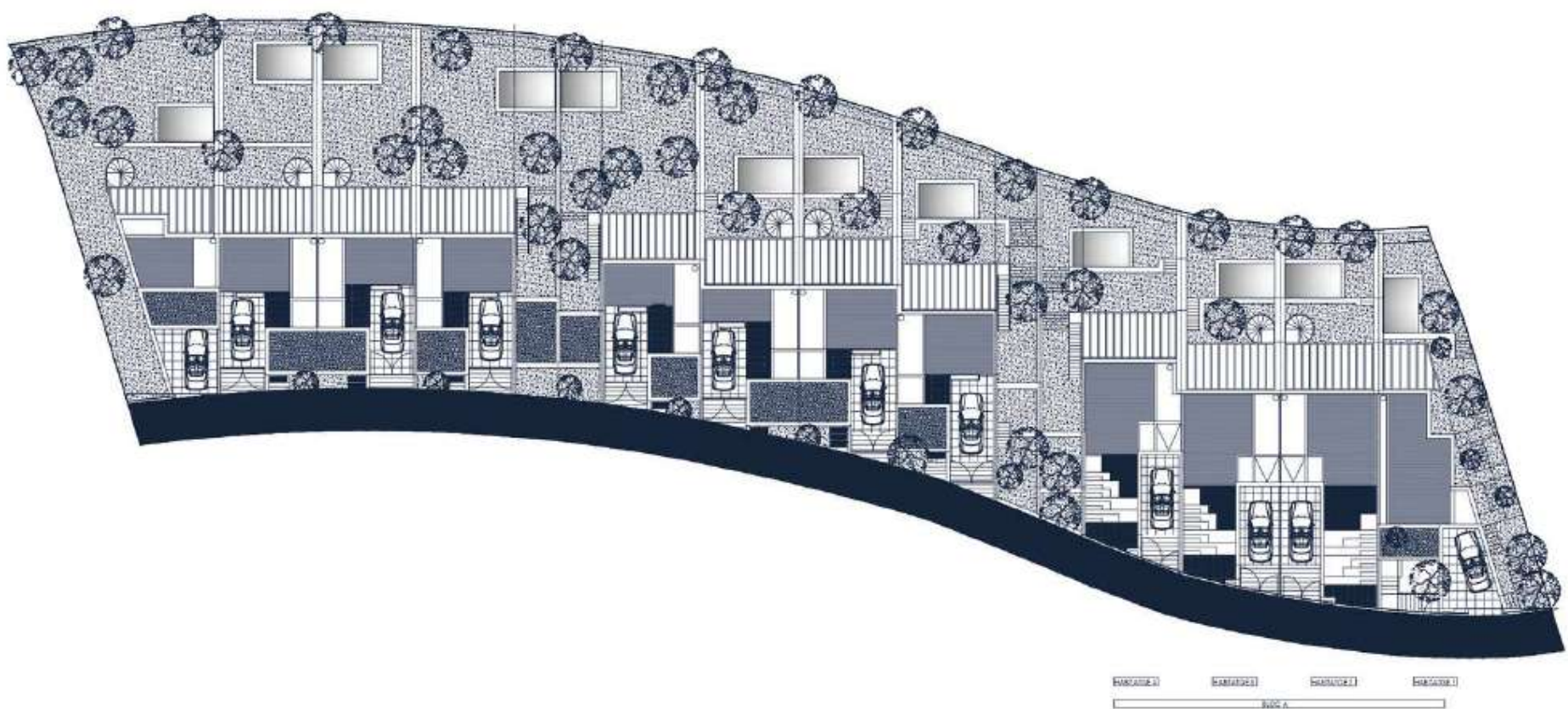


# 5. PLANS

## ACCESS FLOOR



## PLOT PLAN





# HOUSE 1 850.000€

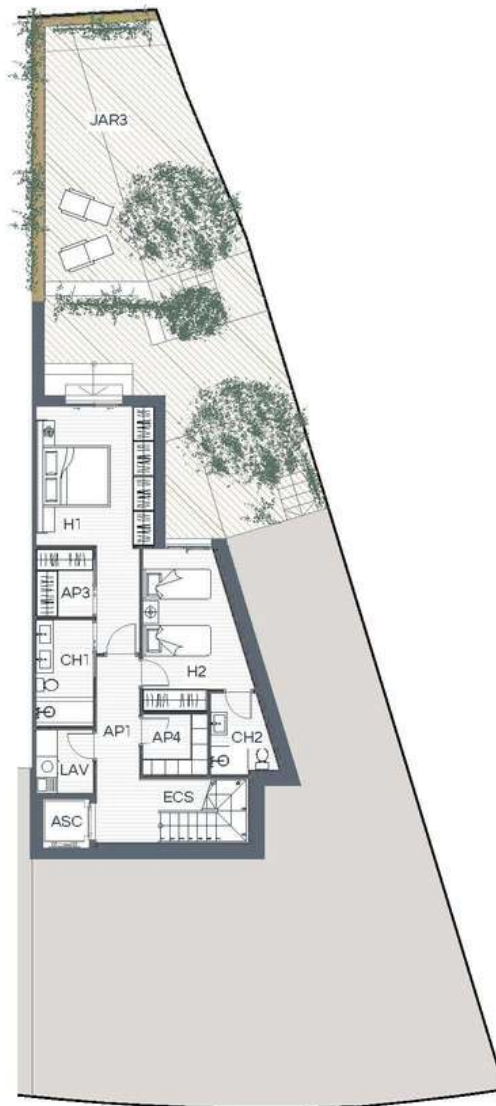
Dirección | Carrer Lluís Miró i Plaça 76, Begur, Costa Brava  
 Superficies útiles 207.47m<sup>2</sup>

Proyecto Complejo residencial Sa Roda life  
 Escala | 1/150  
 Plano | Vivienda 01

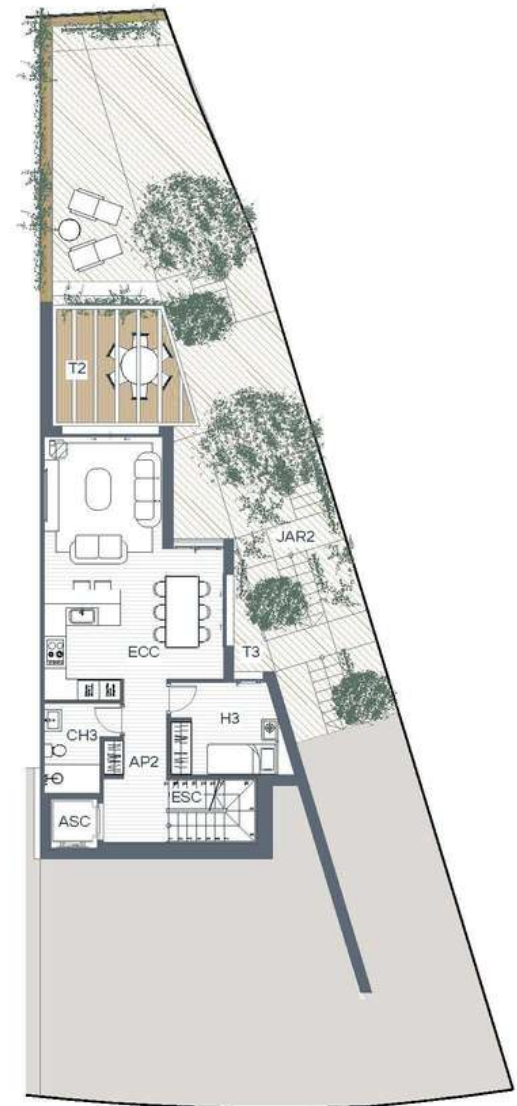
## Vivienda n°01

Superficie útil interior/ exterior 207.47m<sup>2</sup>  
 Superficie zona jardín/piscina 124.46m<sup>2</sup>  
 Superficie construida 161.01m<sup>2</sup>

E	Entrada	3.51m <sup>2</sup>
ESC	Escalera	2.21m <sup>2</sup>
ASC	Ascensor	1.77m <sup>2</sup>
ECC	Estar-Comedor-Cocina	29.98m <sup>2</sup>
H3	Dormitorio 3	7.97m <sup>2</sup>
CH3	Baño 3	4.42m <sup>2</sup>
AP2	Pasillo 2	7.21m <sup>2</sup>
ESC	Escalera	4.43m <sup>2</sup>
ASC	Ascensor	1.77m <sup>2</sup>
H1	Dormitorio Pral.	16.53m <sup>2</sup>
H2	Dormitorio 2	11.11m <sup>2</sup>
VST	Vestidor	3.02m <sup>2</sup>
CH1	Baño Pral.	4.73m <sup>2</sup>
CH 2	Baño 2	3.59m <sup>2</sup>
OFI	Ofice	3.06m <sup>2</sup>
LAV	Lavado-Plancha	2.81m <sup>2</sup>
AP1	Pasillo 1	9.54m <sup>2</sup>
ESC	Escalera	2.21m <sup>2</sup>
ASC	Ascensor	1.77m <sup>2</sup>
PK	Aparcamiento	19.56m <sup>2</sup>
PV	Paso vehiculos	1.14m <sup>2</sup>
AC	Acceso peatonal	5.02m <sup>2</sup>
PC	Patio de acceso	10.10m <sup>2</sup>
T1	Terraza 1	35.65m <sup>2</sup>
T2	Terraza 2	12.21m <sup>2</sup>
T3	Terraza 3	2.12m <sup>2</sup>
JAR1	Parterre lateral	22.38m <sup>2</sup>
JAR2	Jardín lateral	18.00m <sup>2</sup>
JAR3	Jardín	74.08m <sup>2</sup>
PS	Piscina	10.00m <sup>2</sup>



LOW LEVEL



FIRST FLOOR

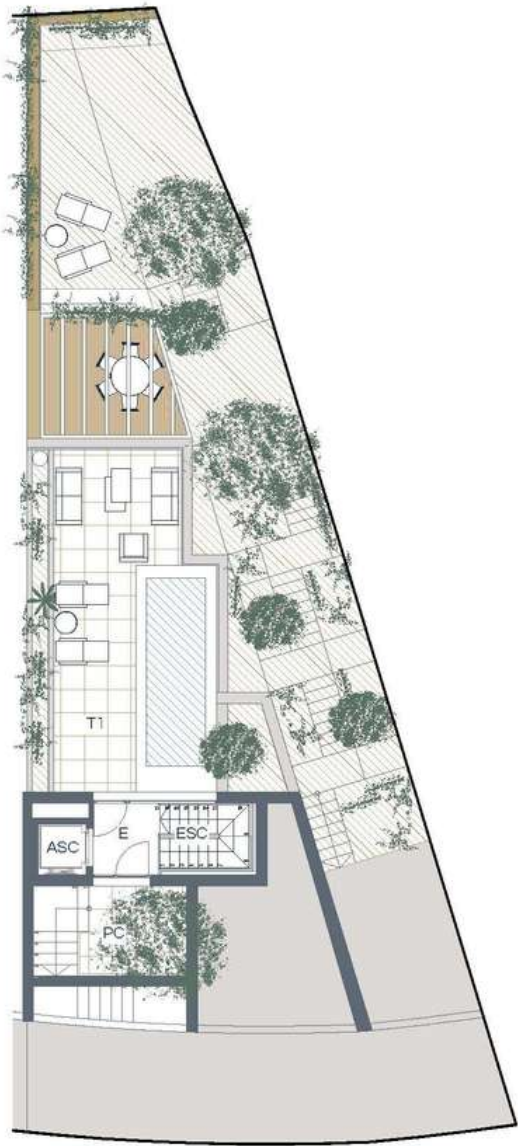


# HOUSE 1

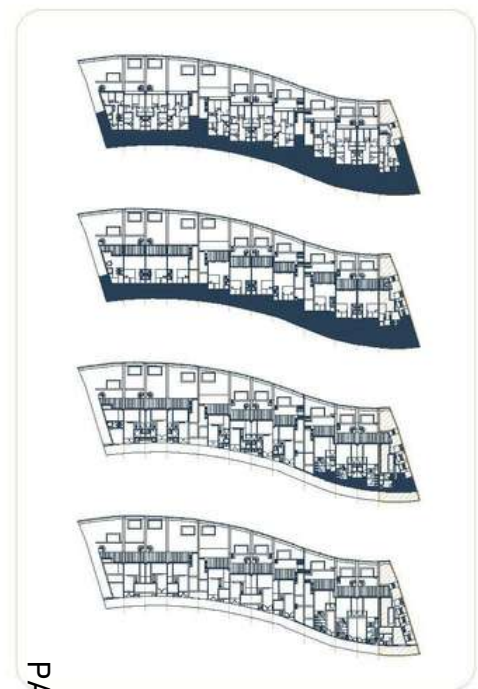
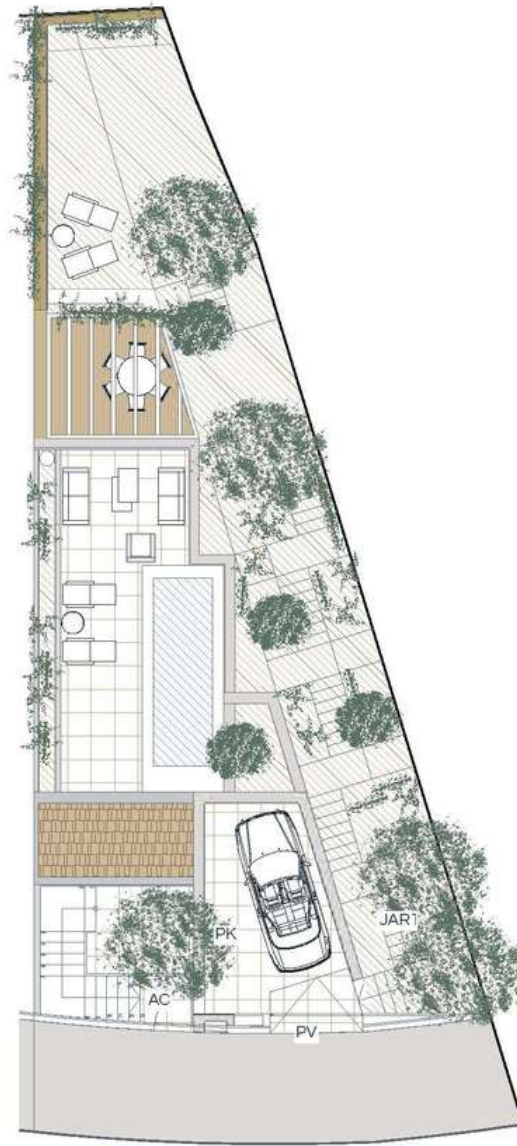
Dirección | Carrer Lluís Miró i Plaça 76, Begur, Costa Brava  
 Superficies útiles 207,47m<sup>2</sup>

Proyecto Complejo residencial Sa Roda life  
 Escala | 1/150  
 Plano | Vivienda 01

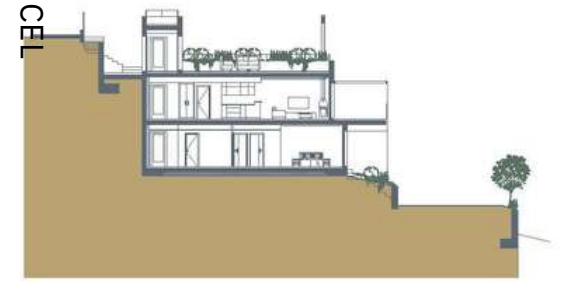
# 01



ACCESS FLOOR



PARCEL



El presente plano es un avance de proyecto y es orientativo, no constituye documento contractual, sujeto a modificaciones por exigencias técnicas, técnicas o administrativas derivadas de todos los permisos y licencias urbanísticas, así como por modificaciones constructivas o de diseño realizadas durante el proyecto y de la dirección de obra. Las superficies máximas tienen carácter provisional hasta la obtención de la correspondiente licencia de obras. El tipo de suelo no es el definitivo, y por lo tanto no tiene carácter contractual, pudiendo ser objeto de cambio por la promotora. La jardinería, el mobiliario urbano y el amueblamiento son ficticios, teniendo carácter únicamente a efectos decorativos.



# HOUSE 2 870.000€

Dirección | Carrer Lluís Miró i Plaja 76, Begur, Costa Brava  
 Superficies útiles 235.79m<sup>2</sup>

Proyecto Complejo residencial Sa Roda l'Ife  
 Escala | 1/150  
 Plano | Vivienda 02

## Vivienda nº2

Superficie útil interior/ exterior 235.79m<sup>2</sup>  
 Superficie zona jardín/ piscina 89.57m<sup>2</sup>  
 Superficie construida 175.32m<sup>2</sup>

E	Entrada	5.33m <sup>2</sup>
INS	Instalaciones	2.85m <sup>2</sup>
ESC	Escalera	1.51m <sup>2</sup>
ASC	Ascensor	1.77m <sup>2</sup>
ECC	Estar-Comedor-Cocina	41.58m <sup>2</sup>
OFI	Office	3.77m <sup>2</sup>
CH4	Baño 4	2.80m <sup>2</sup>
AP2	Pasillo 2	8.05m <sup>2</sup>
ESC	Escalera	4.19m <sup>2</sup>
ASC	Ascensor	1.77m <sup>2</sup>
H1	Dormitorio Pral.	14.90m <sup>2</sup>
H2	Dormitorio 2	7.96m <sup>2</sup>
H3	Dormitorio 3	12.05m <sup>2</sup>
CH1	Baño Pral.	5.18m <sup>2</sup>
CH2	Baño 2	3.92m <sup>2</sup>
CH3	Baño 3	3.11m <sup>2</sup>
LAV	Lavado-Plancha	5.24m <sup>2</sup>
AP1	Pasillo 1	16.52m <sup>2</sup>
ESC	Escalera	2.29m <sup>2</sup>
ASC	Ascensor	1.77m <sup>2</sup>
PK	Aparcamiento	22.26m <sup>2</sup>
T1	Terraza 1	44.14m <sup>2</sup>
T2	Terraza 2	21.46m <sup>2</sup>
ESC2	Escalera terraza	3.64m <sup>2</sup>
P	Porche	4.76m <sup>2</sup>
PV	A peatona vial	5.39m <sup>2</sup>
PH	A peatonal hogar	26.52m <sup>2</sup>
JAR	Jardín	47.65m <sup>2</sup>
PS	Piscina	10.00m <sup>2</sup>



LOW LEVEL



FIRST FLOOR



# HOUSE 2

Promotor | Goaf Homs

Dirección | Carrer Lluís Miró i Plaja 76, Begur, Costa Brava

Superfícies útils 235.79m<sup>2</sup>

Proyecto Complejo residencial Sa Roda life

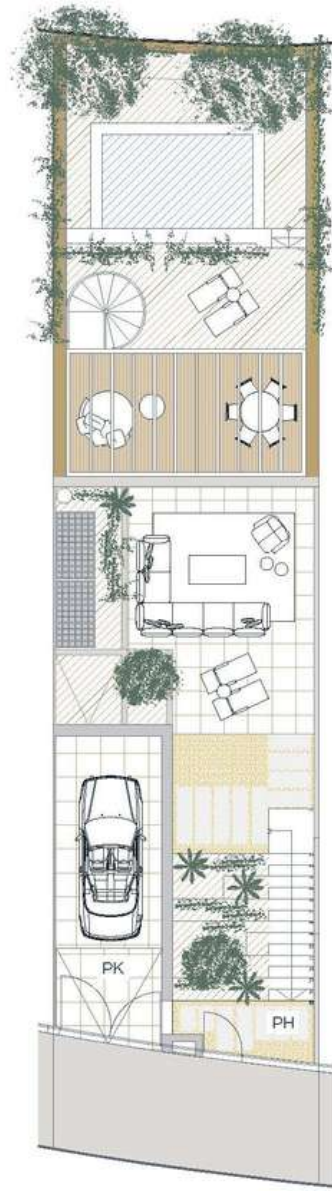
Escala | 1/150

Plano | Vivienda 02

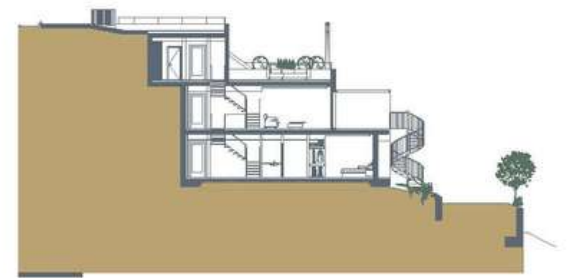
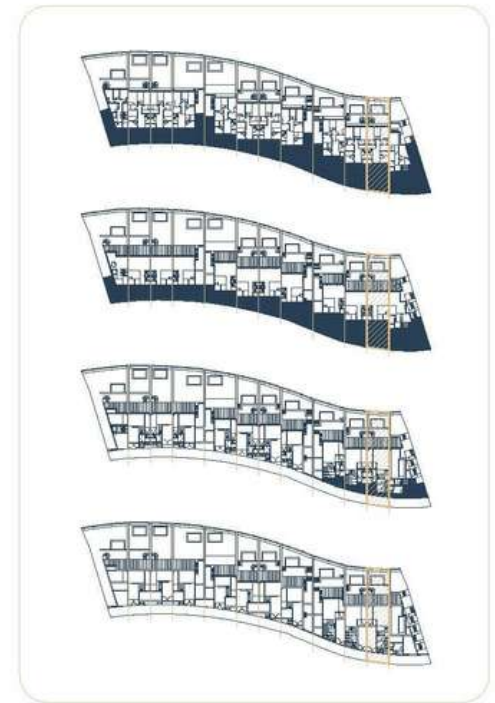
# 02



ACCESS FLOOR



PARCEL



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# HOUSE 3 870.000€

Dirección | Carrer Lluís Miró i Plaça 76, Begur, Costa Brava  
 Superfícies útils 238.13m<sup>2</sup>

Projecto Complejo residencial Sa Roda life  
 Escala | 1/150  
 Plano | Vivienda 03

## Vivienda nº03

Superficie útil interior/ exterior 238.13m<sup>2</sup>  
 Superficie zona jardín/piscina 86.57m<sup>2</sup>  
 Superficie construida 177.95m<sup>2</sup>

E	Entrada	5.33m <sup>2</sup>
INS	Instalaciones	2.85m <sup>2</sup>
ESC	Escalera	1.51m <sup>2</sup>
ASC	Ascensor	1.77m <sup>2</sup>
ECC	Estar-Comedor-Cocina	41.58m <sup>2</sup>
OFI	Office	3.77m <sup>2</sup>
CH4	Baño 4	2.80m <sup>2</sup>
AP2	Pasillo 2	3.74m <sup>2</sup>
ESC	Escalera	4.19m <sup>2</sup>
ASC	Ascensor	1.77m <sup>2</sup>
H1	Dormitorio Pral.	14.93m <sup>2</sup>
H2	Dormitorio 2	7.96m <sup>2</sup>
H3	Dormitorio 3	12.05m <sup>2</sup>
CH1	Baño Pral.	5.18m <sup>2</sup>
CH2	Baño 2	3.92m <sup>2</sup>
CH3	Baño 3	3.11m <sup>2</sup>
LAV	Lavado-Plancha	6.21m <sup>2</sup>
AP1	Pasillo 1	16.52m <sup>2</sup>
ESC	Escalera	2.29m <sup>2</sup>
ASC	Ascensor	1.77m <sup>2</sup>
PK	Aparcamiento	5.70m <sup>2</sup>
T1	Terraza 1	16.79m <sup>2</sup>
T2	Terraza 2	35.62m <sup>2</sup>
ESC2	Escalera terraza	23.07m <sup>2</sup>
P	Porche	4.30m <sup>2</sup>
PV	A peatonal vial	5.49m <sup>2</sup>
PH	A peatonal hogar	18.64m <sup>2</sup>
JAR	Jardín	51.44m <sup>2</sup>
PS	Piscina	10.00m <sup>2</sup>



LOW LEVEL



FIRST FLOOR



# HOUSE 3

Dirección | Carrer Lluís Miró i Plaia 76, Begur, Costa Brava  
 Superfícies útils 238.13m<sup>2</sup>

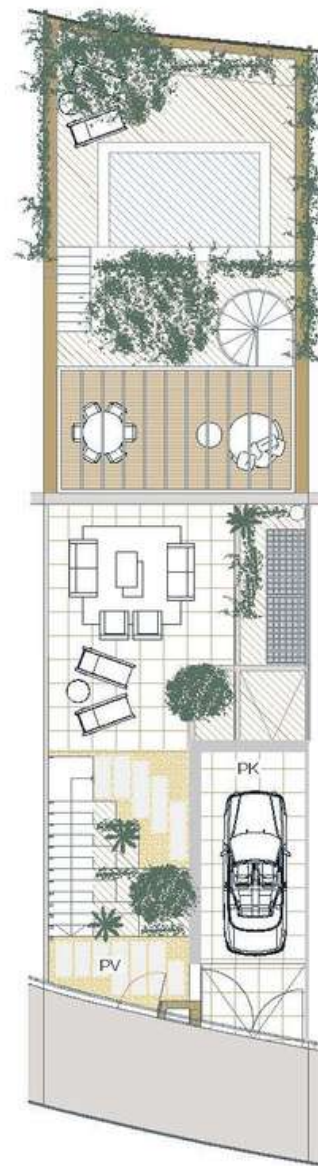
Proyecto Complejo residencial Sa Roda life  
 Escala | 1/150  
 Plano | Vivienda 03

# 03



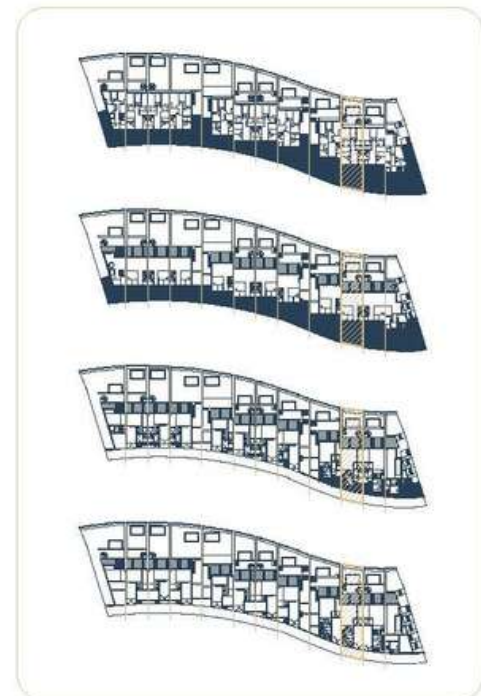
ACCESS FLOOR

PLANTA ACCESO



PARCEL

PARCELA



El present plano es un acervo de proyecto y no muestra de cualquier documento contractual, sujeto a modificaciones por exigencias técnicas, jurídicas o administrativas derivadas de todos los permisos y licencias reglamentarias, así como por necesidades constructivas o de diseño derivadas del desarrollo del proyecto y de la ejecución de obra. Las superficies y otros datos son carácter provisional hasta la obtención de la correspondiente licencia de obras. El tipo de suelo no es de dudarse, y que en tanto no haya el factor constructivo, pudiendo ser objeto de cambio por la estructura. La pintura, el mobiliario urbano y el arbolado son típicos, levantado y colocados únicamente a efectos de orientación.



# HOUSE 4 890.000€

Dirección | Carrer Lluís Miró i Plaça 76, Begur, Costa Brava  
 Superfícies útils 203.36m<sup>2</sup>

Projecto Complejo residencial Sa Roda life  
 Escala | 1/150  
 Plano | Vivienda 04

## Vivienda nº4

Superficie Útil interior/exterior 203.36m<sup>2</sup>  
 Superficie zona jardín/piscina 153.47m<sup>2</sup>  
 Superficie construida 177.99m<sup>2</sup>

E	Entrada	5.33m <sup>2</sup>
IMS	Instalaciones	2.85m <sup>2</sup>
ESC	Escalera	1.51m <sup>2</sup>
ASC	Ascensor	2.85m <sup>2</sup>
ECC	Estar-Comedor-Cocina	41.58m <sup>2</sup>
OFI	Office	2.95m <sup>2</sup>
CH3	Baño 3	3.62m <sup>2</sup>
AP2	Pasillo 2	3.74m <sup>2</sup>
ESC	Escalera	4.19m <sup>2</sup>
ASC	Ascensor	1.77m <sup>2</sup>
H1	Dormitorio Pral.	12.30m <sup>2</sup>
H2	Dormitorio 2	6.40m <sup>2</sup>
H3	Dormitorio 3	10.08m <sup>2</sup>
H4	Dormitorio 4	7.47m <sup>2</sup>
CH1	Baño Pral.	4.93m <sup>2</sup>
CH2	Baño 2	4.86m <sup>2</sup>
LAV	Lavado-Plancha	5.96m <sup>2</sup>
AP1	Pasillo 1	17.52m <sup>2</sup>
ESC	Escalera	2.21m <sup>2</sup>
ASC	Ascensor	1.77m <sup>2</sup>
PK	Aparcamiento	21.09m <sup>2</sup>
T1	Terraza 1	6.19m <sup>2</sup>
T2	Terraza 2	23.07m <sup>2</sup>
ESC2	Escalera terraza	4.30m <sup>2</sup>
P	Porche	4.82m <sup>2</sup>
PV	A.Peatonal vial	6.19m <sup>2</sup>
PH	A.Peatonal hogar	18.06m <sup>2</sup>
T3	A.Terrassament	6.19m <sup>2</sup>
JAR1	Terraza jardín	10.09m <sup>2</sup>
JAR2	Jardín	102.95m <sup>2</sup>
PS	Piscina	10.00m <sup>2</sup>



LOW LEVEL



FIRST FLOOR



# HOUSE 4

Dirección | Carrer Lluís Miró i Plaça 76, Begur, Costa Brava  
 Superfícies útils 203.36m<sup>2</sup>

Proyecto Complejo residencial Sa Roda life  
 Escala | 1/150  
 Plano | Vivienda 04

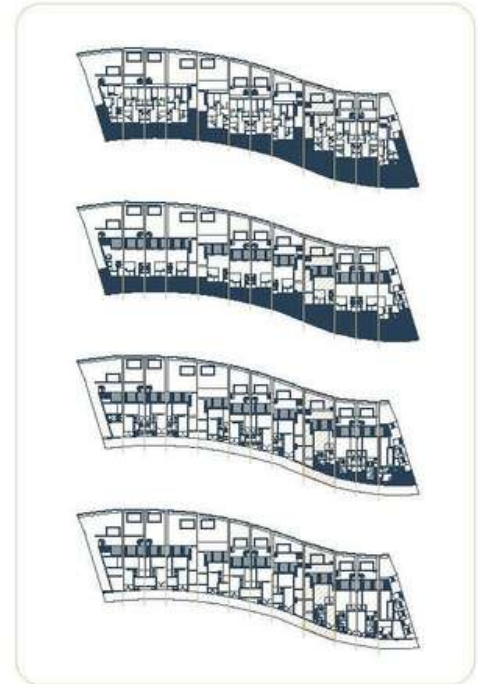
# 04



ACCESS FLOOR



PARCEL



El present plan és un treball de projecte i es manté, no constitueix document contractual, qualsevol modificació per excepcions tècniques, artíficials o administratives derivades de tots els permisos i licències requerides, así como por irregularidades constructivas o de abasto derivades del desenvolupament del projecte i de la direcció de obra. Les superfícies útils lliures variaran proporcionalment a la corresponent índex de obra. El seu ús i gaudi no és definitiu, i per si mateix no té caràcter contractual, quedant en vigor de tant que se'n promoua. La gestió, el manteniment urbà i el aparcament són febrils, tenint en compte precisament a efectes decoratius.

# HOUSE 5 890.000€

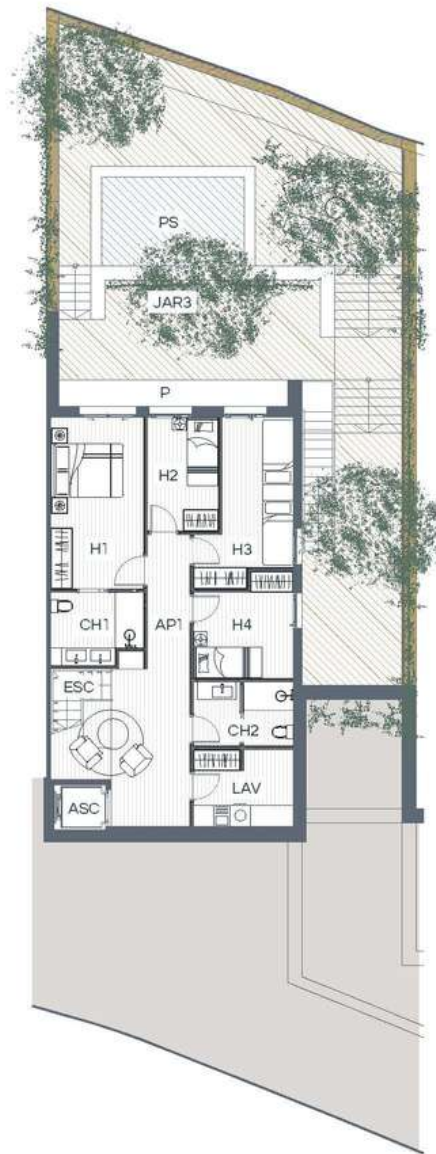
Dirección | Carrer Lluís Miró i Plaça 76, Begur, Costa Brava  
Superficies útiles 221.80m<sup>2</sup>

Proyecto Complejo residencial Sa Roda life  
Escala | 1/150  
Plano | Vivienda 05

## Vivienda n°05

Superficie útil interior/ exterior 221.80m<sup>2</sup>  
Superficie zona jardín/piscina 142.84m<sup>2</sup>  
Superficie construida 174.20m<sup>2</sup>

E	Entrada	4.02m <sup>2</sup>
ESC	Escalera	1.51m <sup>2</sup>
ASC	Ascensor	1.83m <sup>2</sup>
ECC	Estar-Comedor-Cocina	41.72m <sup>2</sup>
OFI	Office	2.95m <sup>2</sup>
CH3	Baño 3	3.62m <sup>2</sup>
AP2	Pasillo 2	3.61m <sup>2</sup>
ESC	Escalera	4.19m <sup>2</sup>
ASC	Ascensor	1.83m <sup>2</sup>
H1	Dormitorio Pral.	12.53m <sup>2</sup>
H2	Dormitorio 2	6.40m <sup>2</sup>
H3	Dormitorio 3	10.08m <sup>2</sup>
H4	Dormitorio 4	7.47m <sup>2</sup>
CH1	Baño Pral.	4.93m <sup>2</sup>
CH2	Baño 2	4.86m <sup>2</sup>
LAV	Lavado-Plancha	5.96m <sup>2</sup>
AP1	Pasillo 1	17.30m <sup>2</sup>
ESC	Escalera	2.21m <sup>2</sup>
ASC	Ascensor	1.83m <sup>2</sup>
PV	Paso vehiculo	1.92m <sup>2</sup>
PK	Aparcamiento	23.99m <sup>2</sup>
T1	Terraza 1	24.84m <sup>2</sup>
T2	Terraza 2	23.07m <sup>2</sup>
ESC2	Escalera terraza	4.30m <sup>2</sup>
P	Porche	4.82m <sup>2</sup>
JAR4	Parterre	6.26m <sup>2</sup>
JAR1	Terraza-jardín 2	13.03m <sup>2</sup>
JAR2	Terraza-jardín 1	10.37m <sup>2</sup>
JAR3	Jardín	103.18m <sup>2</sup>
PS	Piscina	10.00m <sup>2</sup>



LOW FLOOR



FIRST FLOOR



# HOUSE 5

Dirección | Carrer Lluís Miró i Plaça 76, Begur, Costa Brava  
 Superfícies útils 221.80m<sup>2</sup>

Proyecto Complejo residencial Sa Roda life  
 Escala | 1/150  
 Plano | Vivienda 05

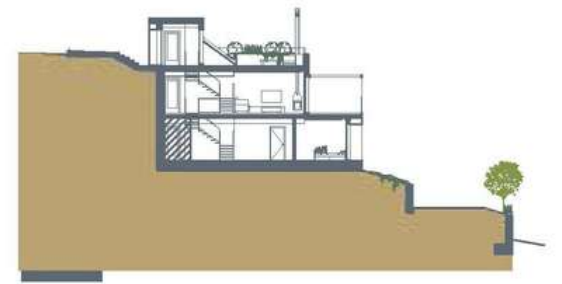
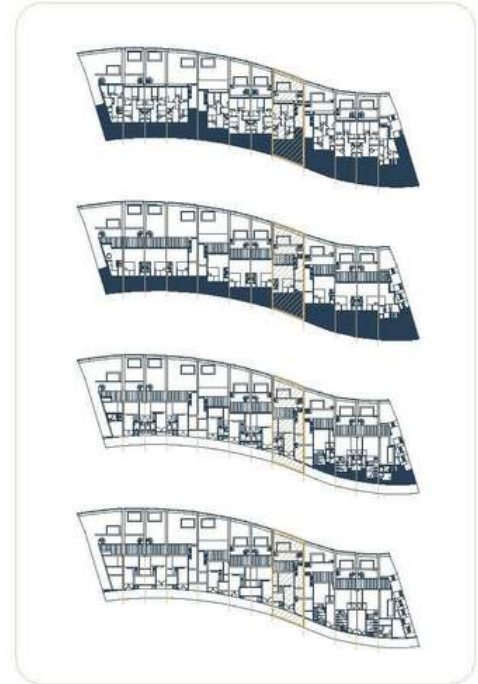
# 05



ACCESS FLOOR



PARCEL



El present plano és un avís de projecte i no s'entén com a document contractual, està a disposició per empreses, bureaus, juristes i administratius derivats de tots els permisos i licències reglamentaris, así com per necessitats estructurals o de obra derivats del despatx del projecte i de la direcció de obra. Les superfícies i les seves condicions promissas fins a l'obtenció de la corresponente llicència de obra. El tipus de suela no es el definitiu, y per lo tant no hauria d'entendre's contractuals pudent ser objecte de canvi per la promotor. La jardineria, el mobiliari urbani y el anillament son fitxos, tenendo valides únicament a efectos decoratius.

# HOUSE 6 870.000€

Dirección | Carrer Lluís Miró i Plaja 76, Begur, Costa Brava  
Superficies útiles 231.51m<sup>2</sup>

Proyecto Complejo residencial Sa Roda l'ife  
Escala | 1/150  
Plano | Vivienda 06

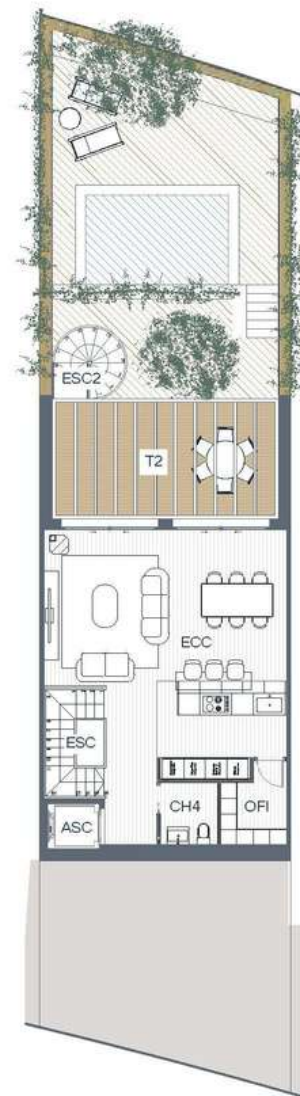
## Vivienda nº06

Superficie útil interior/ exterior 231.51m<sup>2</sup>  
Superficie zona jardín/ piscina 74.67m<sup>2</sup>  
Superficie construida 170.27m<sup>2</sup>

E	Entrada	4.02m <sup>2</sup>
ESC	Escalera	1.52m <sup>2</sup>
ASC	Ascensor	1.83m <sup>2</sup>
ECC	Estar-Comedor-Cocina	41.73m <sup>2</sup>
OFI	Office	3.77m <sup>2</sup>
CH4	Baño 4	2.80m <sup>2</sup>
AP2	Pasillo 2	3.61m <sup>2</sup>
ESC	Escalera	4.19m <sup>2</sup>
ASC	Ascensor	1.83m <sup>2</sup>
H1	Dormitorio Pral.	15.16m <sup>2</sup>
H2	Dormitorio 2	8.14m <sup>2</sup>
H3	Dormitorio 3	12.23m <sup>2</sup>
CH1	Baño Pral.	5.18m <sup>2</sup>
CH2	Baño 2	3.92m <sup>2</sup>
CH3	Baño 3	3.11m <sup>2</sup>
LAV	Lavado-Plancha	5.96m <sup>2</sup>
API	Pasillo 1	16.27m <sup>2</sup>
ESC	Escalera	2.21m <sup>2</sup>
ASC	Ascensor	1.83m <sup>2</sup>
PK	Aparcamiento	22.98m <sup>2</sup>
T1	Terraza 1	37.20m <sup>2</sup>
T2	Terraza 2	21.46m <sup>2</sup>
ESC2	Escalera terraza	3.64m <sup>2</sup>
P	Porche	4.76m <sup>2</sup>
JAR1	Parterre	6.10m <sup>2</sup>
JAR2	Jardín	58.58m <sup>2</sup>
PS	Piscina	10.10m <sup>2</sup>



LOW FLOOR



FIRST FLOOR

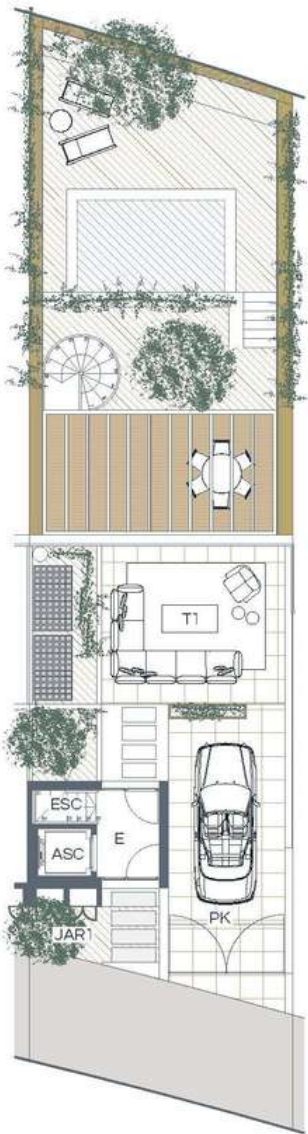


# HOUSE 6

Dirección | Carrer Lluís Miró i Plaça 76, Begur, Costa Brava  
 Superficies Útiles 231.51m<sup>2</sup>

Proyecto Complejo residencial Sa Roda lfe  
 Escala | 1/150  
 Plano | Vivienda 06

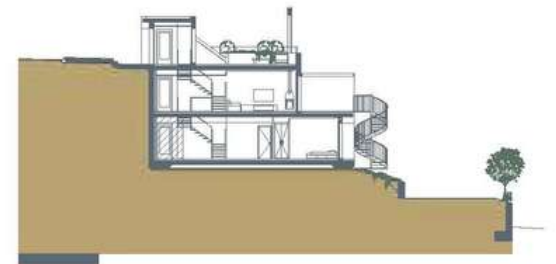
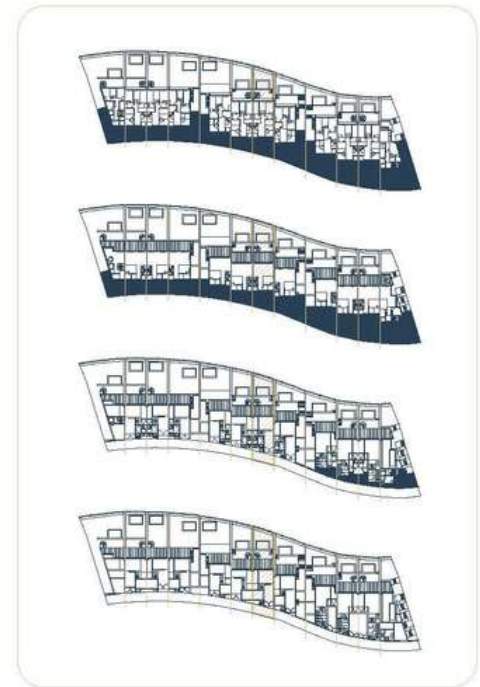
# 06



ACCESS FLOOR



PARCEL



El presente plano es un avance de proyecto y es orientativo; no constituye documento contractual, salvo a modificaciones por aspectos técnicos, jurídicos y administrativos derivadas de todos los permisos y licencias reglamentarias, así como por necesidades constructivas o de ajuste derivadas del desarrollo del proyecto y de la dirección de obra. Las superficies sólo tienen carácter preliminar hasta la obtención de la correspondiente licencia de obras. El sito de suelo no es el definitivo, y por lo tanto no tiene carácter contractual, pudiendo ser objeto de cambio por la promotoría. La jardinería, el mobiliario urbano y el amueblamiento son hitos, sirviendo valores orientativos a efectos informativos.

# HOUSE 7 870.000€

Dirección | Carrer Lluís Miró i Plaja 76, Begur, Costa Brava  
Superfícies útils 211,18m<sup>2</sup>

Proyecto Complejo residencial Sa Roda l'ife  
Escala | 1/150  
Plano | Vivienda 07

## Vivienda nº07

Superficie útil interior/ exterior 211,18m<sup>2</sup>  
Superficie zona jardin/piscina 84,72m<sup>2</sup>  
Superficie construida 171,96m<sup>2</sup>

E	Entrada	4,02m <sup>2</sup>
ESC	Escalera	1,51m <sup>2</sup>
ASC	Ascensor	1,83m <sup>2</sup>
ECC	Estar-Comedor-Cocina	41,73m <sup>2</sup>
OFI	Office	3,77m <sup>2</sup>
CH4	Baño 4	2,80m <sup>2</sup>
AP2	Pasillo 2	3,61m <sup>2</sup>
ESC	Escalera	4,19m <sup>2</sup>
ASC	Ascensor	1,83m <sup>2</sup>
H1	Dormitorio Pral.	15,16m <sup>2</sup>
H2	Dormitorio 2	8,14m <sup>2</sup>
H3	Dormitorio 3	12,23m <sup>2</sup>
CH1	Baño Pral.	5,18m <sup>2</sup>
CH2	Baño 2	3,92m <sup>2</sup>
CH3	Baño 3	3,11m <sup>2</sup>
LAV	Lavado-Plancha	5,96m <sup>2</sup>
AP1	Pasillo 1	16,27m <sup>2</sup>
ESC	Escalera	2,21m <sup>2</sup>
ASC	Ascensor	1,83m <sup>2</sup>
PV	Paso vehiculo	6,01m <sup>2</sup>
PK	Aparcamiento	17,06m <sup>2</sup>
T1	Terraza 1	18,94m <sup>2</sup>
T2	Terraza 2	21,46m <sup>2</sup>
ESC2	Escalera terraza	3,64m <sup>2</sup>
P	Porche	4,76m <sup>2</sup>
JAR1	Parterre	3,16m <sup>2</sup>
JAR2	Jardin	71,56m <sup>2</sup>
PS	Piscina	10,00m <sup>2</sup>



LOW FLOOR



FIRST FLOOR

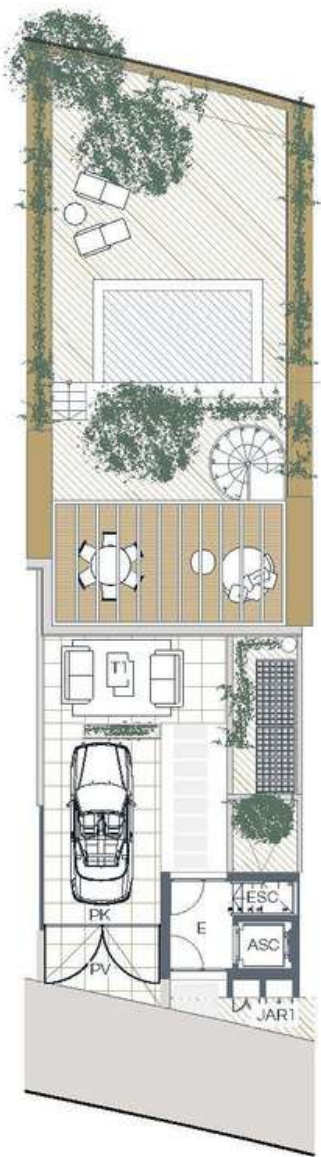


# HOUSE 7

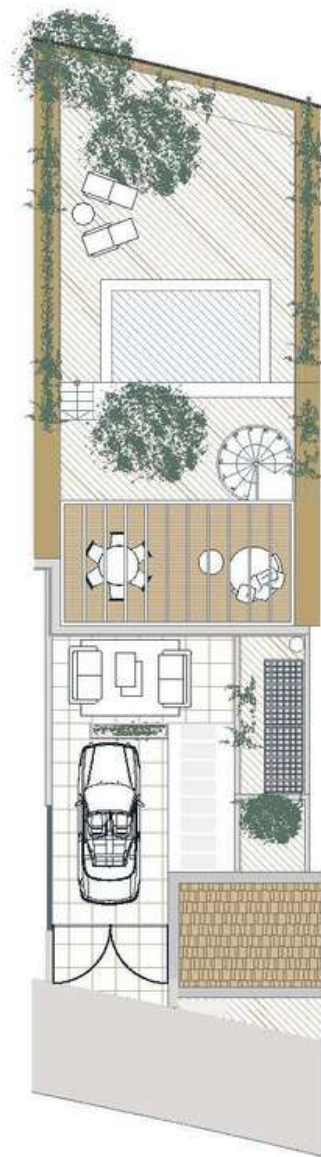
Dirección | Carrer Lluís Miró i Plaça 76, Begur, Costa Brava  
 Superfícies útils 211.18m<sup>2</sup>

Projecto Complejo residencial Sa Roda life  
 Escala | 1/150  
 Plano | Vivienda 07

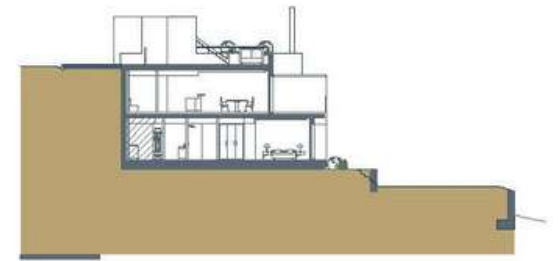
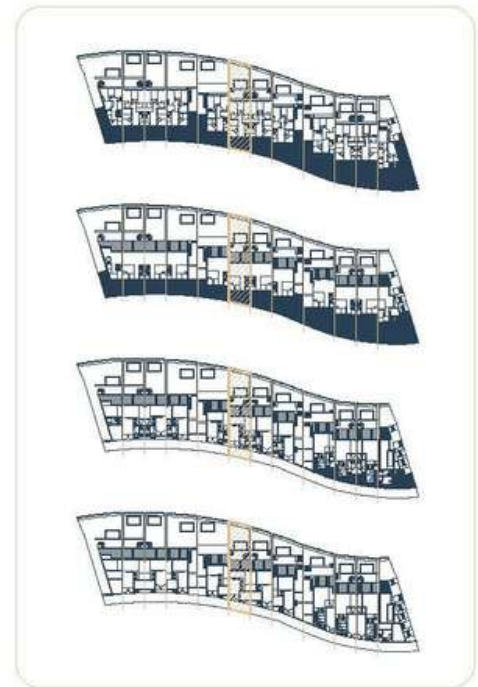
# 07



ACCESS FLOOR



PARCEL



El presente plano es un trabajo de proyecto y es preliminar, no constituye documento contractual, salvo a modificaciones por errores técnicos, artísticos e inmobiliarios, derivadas de todos los permisos y licencias requeridos, así como por necesidades constructivas o de diseño derivadas del desarrollo del proyecto y de la dirección de obra. Las superficies útiles tienen carácter preliminar hasta la obtención de la correspondiente licencia de obras. El uso de suelo no es definitivo, y por lo tanto no tiene carácter contractual, pudiendo ser objeto de cambios por la promotor. La parcela, el mobiliario urbano y el arbolado son de titularidad ajena, teniendo carácter de elementos decorativos.

# HOUSE 8 890.000€

Dirección | Carrer Lluís Miró i Plaja 76, Begur, Costa Brava  
Superficies útiles 226.57m<sup>2</sup>

Proyecto Complejo residencial Sa Roda life  
Escala | 1/150  
Plano | Vivienda 08

## Vivienda nº08

Superficie útil interior/ exterior 226.57m<sup>2</sup>  
Superficie zona jardín/piscina 151.62m<sup>2</sup>  
Superficie construida 172.84m<sup>2</sup>

E	Entrada	4.02m <sup>2</sup>
ESC	Escalera	1.51m <sup>2</sup>
ASC	Ascensor	1.83m <sup>2</sup>
ECC	Ester-Comedor-Cocina	41.73m <sup>2</sup>
OFI	Office	2.95m <sup>2</sup>
CH3	Baño 3	3.62m <sup>2</sup>
AP2	Pasillo 2	3.61m <sup>2</sup>
ESC	Escalera	4.19m <sup>2</sup>
ASC	Ascensor	1.83m <sup>2</sup>
H1	Dormitorio Pral.	12.53m <sup>2</sup>
H2	Dormitorio 2	6.40m <sup>2</sup>
H3	Dormitorio 3	10.08m <sup>2</sup>
H4	Dormitorio 4	7.47m <sup>2</sup>
CH1	Baño Pral.	4.93m <sup>2</sup>
CH2	Baño 2	4.86m <sup>2</sup>
LAV	Lavado-Plancha	5.96m <sup>2</sup>
AP1	Pasillo 1	17.30m <sup>2</sup>
ESC	Escalera	2.21m <sup>2</sup>
ASC	Ascensor	1.83m <sup>2</sup>
PV	Paso vehículo	5.68m <sup>2</sup>
PK	Aparcamiento	16.79m <sup>2</sup>
T1	Terraza 1	33.04m <sup>2</sup>
T2	Terraza 2	23.07m <sup>2</sup>
ESC2	Escalera terraza	4.30m <sup>2</sup>
P	Porche	4.82m <sup>2</sup>
JAR1	Parterre	4.30m <sup>2</sup>
T3	Terraza, jardín	9.22m <sup>2</sup>
JAR2	Jardín	128.10m <sup>2</sup>
PS	Piscina	10.00m <sup>2</sup>



LOW FLOOR



FIRST FLOOR



# HOUSE 8

Dirección | Carrer Lluís Miró i Plaça 76, Begur, Costa Brava  
 Superfícies útils 226.57m<sup>2</sup>

Projecto Complejo residencial Sa Roda life  
 Escala | 1/150  
 Plano | Vivienda 08

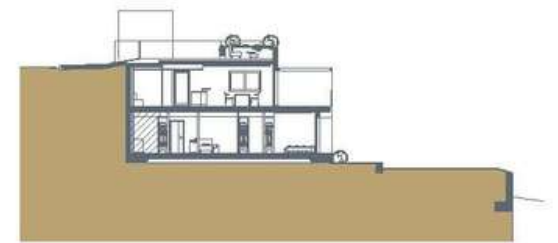
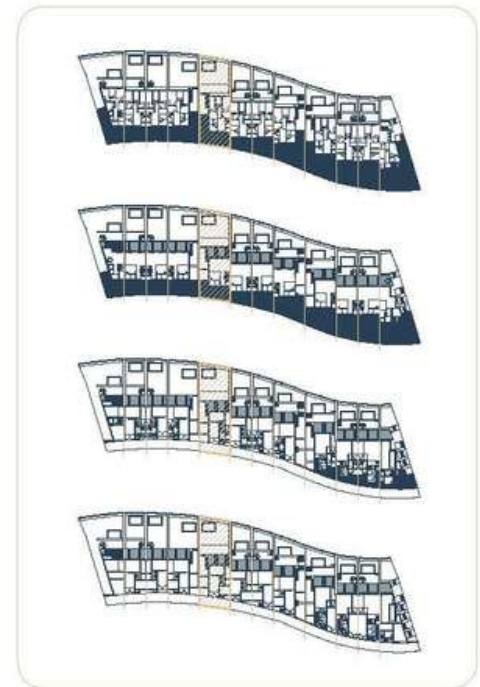
# 08



ACCESS FLOOR



PARCEL



El presente plano es un avance de proyecto y es preliminar, no constituye documento contractual, tanto a nivel de planos de ejecución técnica, jurídica o administrativa derivadas de todos los permisos y licencias requeridos, así como por necesidades constructivas o de obra derivadas del desarrollo del proyecto y de la ejecución de obra. Las superficies útiles tienen carácter provisional hasta la obtención de la correspondiente licencia de obras. El uso de suelo no es definitivo, y por lo tanto no tiene carácter contractual, pudiendo ser objeto de cambio por la promotor. La presente, al haberse utilizado y el acondicionamiento son ficticios, teniendo carácter únicamente a efectos decorativos.

# HOUSE 9 890.000€

## Vivienda nº09

Superficie útil Interior/ exterior	229.16m <sup>2</sup>
Superficie zona Jardín/piscina	152.98m <sup>2</sup>
Superficie construida	172.74m <sup>2</sup>

E	Entrada	4.02m <sup>2</sup>
ESC	Escalera	1.51m <sup>2</sup>
ASC	Ascensor	1.83m <sup>2</sup>
ECC	Ester-Comedor-Cocina	41.73m <sup>2</sup>
OFI	Office	2.95m <sup>2</sup>
CH3	Baño 3	3.62m <sup>2</sup>
AP2	Pasillo 2	3.61m <sup>2</sup>
ESC	Escalera	4.19m <sup>2</sup>
ASC	Ascensor	1.83m <sup>2</sup>
H1	Dormitorio Pral.	12.53m <sup>2</sup>
H2	Dormitorio 2	6.40m <sup>2</sup>
H3	Dormitorio 3	10.08m <sup>2</sup>
H4	Dormitorio 4	7.47m <sup>2</sup>
CH1	Baño Pral.	4.93m <sup>2</sup>
CH2	Baño 2	4.86m <sup>2</sup>
LAV	Lavado-Plancha	5.96m <sup>2</sup>
AP1	Pasillo 1	17.30m <sup>2</sup>
ESC	Escalera	2.21m <sup>2</sup>
ASC	Ascensor	1.83m <sup>2</sup>
PV	Paso vehiculo	5.70m <sup>2</sup>
PK	Aparcamiento	16.79m <sup>2</sup>
T1	Terraza 1	35.62m <sup>2</sup>
T2	Terraza 2	23.07m <sup>2</sup>
ESC2	Escalera terraza	4.30m <sup>2</sup>
P	Porche	4.82m <sup>2</sup>
JAR1	Parterre	4.41m <sup>2</sup>
T3	Terraza Jardín	12.05m <sup>2</sup>
JAR2	Jardín	126.53m <sup>2</sup>
PS	Piscina	10.00m <sup>2</sup>

Dirección | Carrer Lluis Miró | Plaça 76, Begur, Costa Brava  
Superficies útiles 229.16m<sup>2</sup>

Proyecto Complejo residencial Sa Roda Ille  
Escala | 1/150  
Plano | Vivienda 09



LOW FLOOR



FIRST FLOOR



# HOUSE 9

Dirección | Carrer Lluís Miró | Plaça 76, Begur, Costa Brava  
 Superficies útiles 229.16m<sup>2</sup>

Proyecto Complejo residencial Sa Roda life  
 Escala | 1/150  
 Plano | Vivienda 09

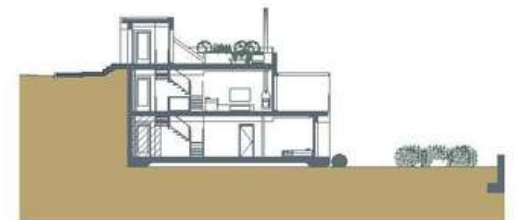
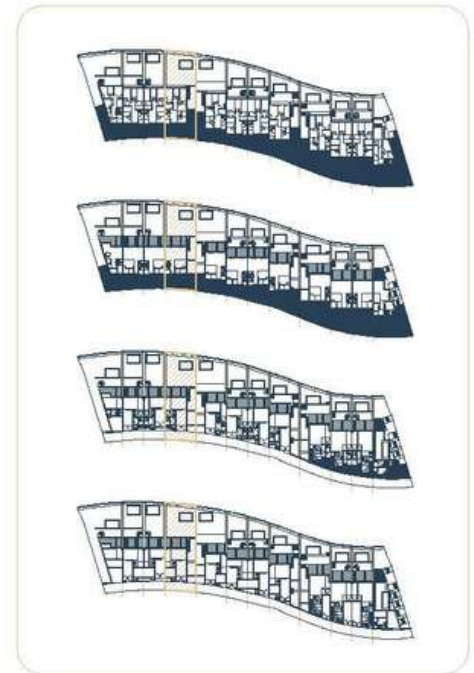
# 09



FLOOR ACCESS



PARCEL



El presente plano es un avance de proyecto y es orientativo, no constituye documento contractual, sujeto a modificaciones por motivos técnicos, jurídicas o administrativas derivadas de todos los permisos y licencias reglamentarios, así como por variaciones constructivas o de diseño derivadas del desarrollo del proyecto y de la ejecución de obra. Las superficies útiles tienen carácter provisional hasta la obtención de la correspondiente licencia de obras. El tipo de suelo no es el definitivo, y por lo tanto no tiene carácter contractual, pudiendo ser objeto de cambio por la promotora. La jardinería, el mobiliario urbano y el amueblamiento son ficticios, teniendo carácter únicamente estrictamente decorativo.

# HOUSE 10 870.000€

## Vivienda nº10

Superficie útil interior/ exterior	226.85m <sup>2</sup>
Superficie zona jardín/piscina	86.34m <sup>2</sup>
Superficie construida	170.27m <sup>2</sup>

E	Entrada	4.02m <sup>2</sup>
ESC	Escalera	1.51m <sup>2</sup>
ASC	Ascensor	1.83m <sup>2</sup>

ECC	Estar-Comedor-Cocina	41.73m <sup>2</sup>
OFI	Office	3.77m <sup>2</sup>
CH4	Baño 4	2.80m <sup>2</sup>
AP2	Pasillo 2	3.61m <sup>2</sup>
ESC	Escalera	4.19m <sup>2</sup>
ASC	Ascensor	1.83m <sup>2</sup>

H1	Dormitorio Pral.	15.16m <sup>2</sup>
H2	Dormitorio 2	8.14m <sup>2</sup>
H3	Dormitorio 3	12.23m <sup>2</sup>
CH1	Baño Pral.	5.18m <sup>2</sup>
CH2	Baño 2	3.92m <sup>2</sup>
CH3	Baño 3	3.11m <sup>2</sup>
LAV	Lavado-Plancha	5.96m <sup>2</sup>
AP1	Pasillo 1	16.27m <sup>2</sup>
ESC	Escalera	2.21m <sup>2</sup>
ASC	Ascensor	1.83m <sup>2</sup>

PV	Paso vehiculo	3.22m <sup>2</sup>
PK	Aparcamiento	20.22m <sup>2</sup>
T1	Terraza 1	34.23m <sup>2</sup>
T2	Terraza 2	21.46m <sup>2</sup>
ESC2	Escalera terraza	3.64m <sup>2</sup>
P	Porcho	4.76m <sup>2</sup>

JAR1	Parterre	4.13m <sup>2</sup>
JAR2	Jardín	72.20m <sup>2</sup>
PS	Piscina	10.00m <sup>2</sup>

Dirección | Carrer Lluís Miró | Playa 76, Begur, Costa Brava  
Superficies útiles 226.85m<sup>2</sup>

Proyecto Complejo residencial Sa Roda life

Escala | 1/150

Plano | Vivienda 10



LOW FLOOR



FIRST FLOOR



# HOUSE 10

Dirección | Carrer Lluís Miró i Plaça 76, Begur, Costa Brava  
 Superfícies útils 226.85m<sup>2</sup>

Proyecto Complejo residencial Sa Roda life  
 Escala | 1/150  
 Plano | Vivienda 10

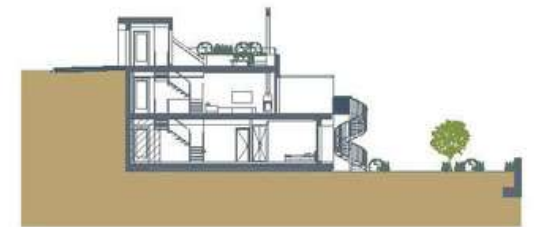
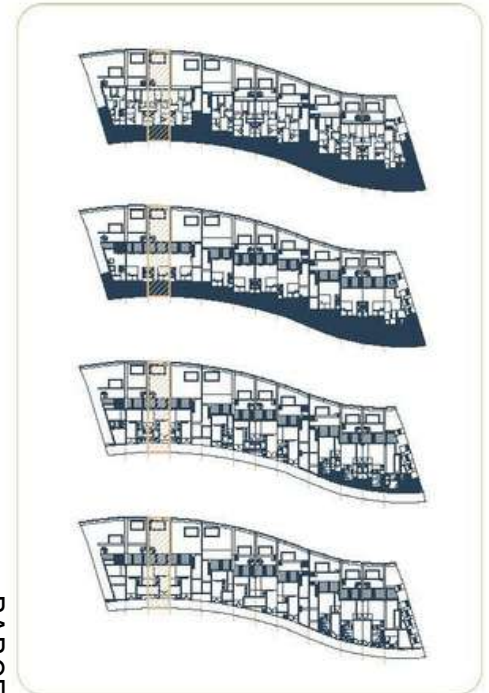
# 10



ACCESS FLOOR



PARCEL



El presentat plànol és un document de projecte i no vinculatiu. Els canvis i modificacions respecte al projecte original, podran ser realitzats durant el desenvolupament de l'obra, sempre que no impliquin canvis de volum, estructura, funcionalitat o característiques essencials de l'obra. Les superfícies útils tenen caràcter provisional fins a la obtenció de la corresponent licència de obra. El tipus de sòl no és definitiu, i pot variar segons el nivell de desenvolupament de l'obra. La presentació, el detall i el desenvolupament de l'obra, tenen caràcter provisional i no vinculatiu.

# HOUSE 11 870.000€

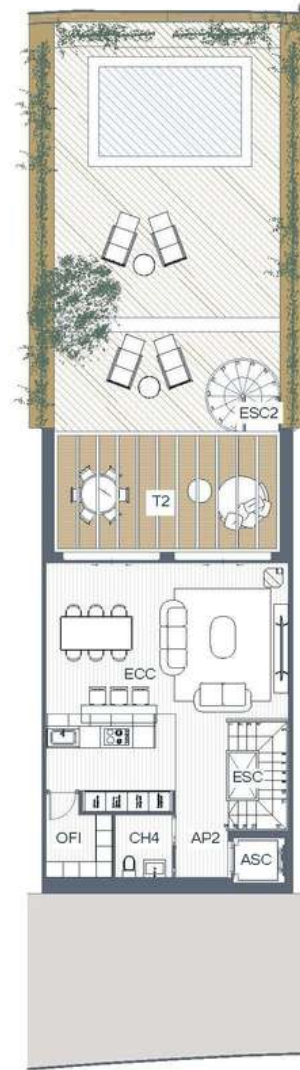
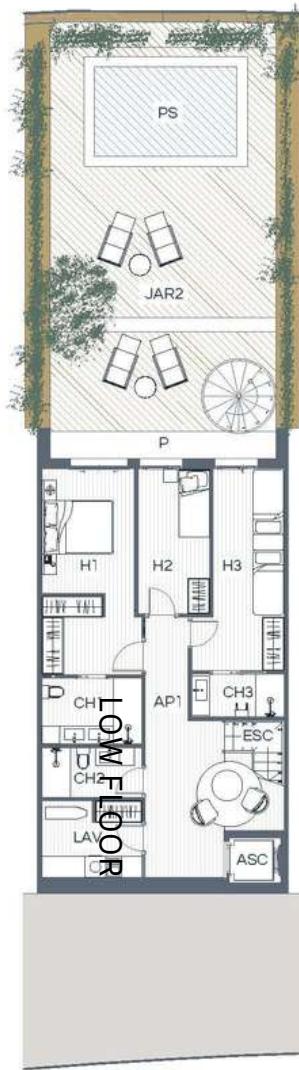
Dirección | Carrer Lluís Miró | Plaja 76, Begur, Costa Brava  
Superfícies útils 227.82m<sup>2</sup>

Projecto Complejo residencial Sa Roda l'ife  
Escala | 1/150  
Plano | Vivienda 11

## Vivienda nº11

Superficie útil interior/ exterior 227.82m<sup>2</sup>  
Superficie zona jardín/piscina 87.68m<sup>2</sup>  
Superficie construida 170.27m<sup>2</sup>

E	Entrada	4.02m <sup>2</sup>
ESC	Escalera	1.51m <sup>2</sup>
ASC	Ascensor	1.83m <sup>2</sup>
ECC	Estar-Comedor-Cocina	41.73m <sup>2</sup>
OFI	Office	3.77m <sup>2</sup>
CH4	Baño 4	2.80m <sup>2</sup>
AP2	Pasillo 2	3.61m <sup>2</sup>
ESC	Escalera	4.19m <sup>2</sup>
ASC	Ascensor	1.83m <sup>2</sup>
H1	Dormitorio Pral.	15.16m <sup>2</sup>
H2	Dormitorio 2	8.14m <sup>2</sup>
H3	Dormitorio 3	12.23m <sup>2</sup>
CH1	Baño Pral.	5.18m <sup>2</sup>
CH2	Baño 2	3.92m <sup>2</sup>
CH3	Baño 3	3.11m <sup>2</sup>
LAV	Lavado-Plancha	5.96m <sup>2</sup>
API	Pasillo 1	16.27m <sup>2</sup>
ESC	Escalera	2.21m <sup>2</sup>
ASC	Ascensor	1.83m <sup>2</sup>
PV	Paseo vehiculo	5.78m <sup>2</sup>
PK	Aparcamiento	17.06m <sup>2</sup>
T1	Terraza 1	35.80m <sup>2</sup>
T2	Terraza 2	21.46m <sup>2</sup>
ESC2	Escalera terraza	3.64m <sup>2</sup>
P	Porche	4.76m <sup>2</sup>
JAR1	Parterre	4.53m <sup>2</sup>
JAR2	Jardin	73.15m <sup>2</sup>
PS	Piscina	10.00m <sup>2</sup>



FIRST FLOOR

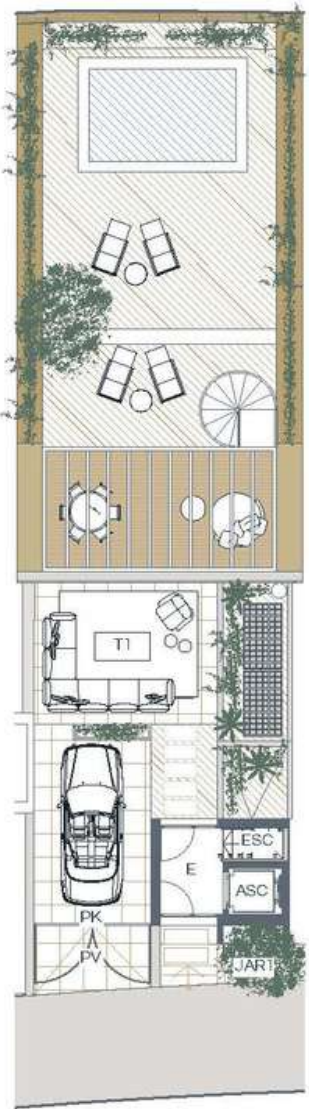


# HOUSE 11

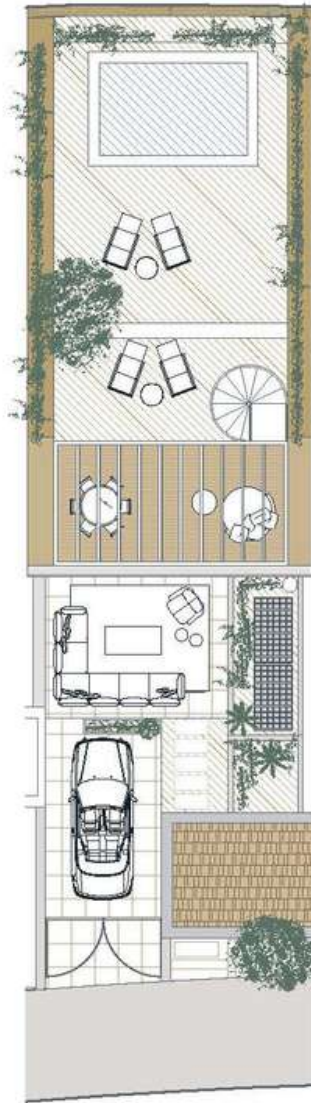
Dirección | Carrer Lluís Miró i Plaça 76, Begur, Costa Brava  
 Superfícies útils 227.82m<sup>2</sup>

Projecto Complejo residencial Sa Roda life  
 Escala | 1/150  
 Plano | Vivienda 11

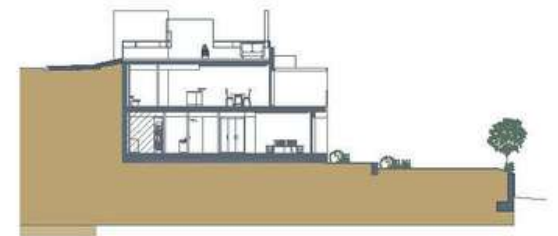
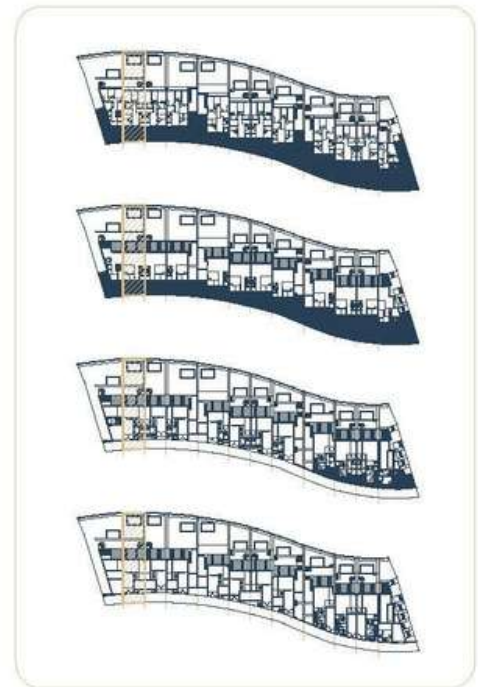
# 11



ACCESS FLOOR



PARCEL



El present plano és un terme de projecte i no constitueix document contractual, tota modificació per exigències tècniques, artístiques o administratives derivades de tots els permisos i licències requerides, así como per necessitats constructives o de ús, derivades del desenvolupament del projecte i de la direcció de obra. Les superfícies útils lliures i altres particulars passen a ser els de la correspondència tècnica de obra. El seu ús i aplicació no és definitiva, i per lo tant no té caràcter contractual, quedant en tot moment de camp per la gestió. La jardineria, el mobiliari urbà i els arbraments són fitxes, tenint valor únicament a efectes decoratius.

# HOUSE 12 850.000€

Dirección | Carrer Lluís Miró i Plaja 76, Begur, Costa Brava  
 Superfícies útils 185.01m<sup>2</sup>

Projecto Complejo residencial Sa Roda life  
 Escala | 1/150  
 Plano | Vivienda 12

## Vivienda nº12

Superficie útil interior/ exterior 185.01m<sup>2</sup>  
 Superficie zona jardín/piscina 192.62m<sup>2</sup>  
 Superficie construída 154.71m<sup>2</sup>

E	Entrada	2.92m <sup>2</sup>
ESC	Escalera	1.98m <sup>2</sup>
ASC	Ascensor	1.77m <sup>2</sup>
ECC	Estar-Comedor-Cocina	26.70m <sup>2</sup>
OFI	Office	3.90m <sup>2</sup>
CH3	Baño 3	4.42m <sup>2</sup>
AP2	Pasillo 2	6.06m <sup>2</sup>
ESC	Escalera	4.12m <sup>2</sup>
ASC	Ascensor	1.77m <sup>2</sup>
H1	Dormitorio Pral.	9.91m <sup>2</sup>
H2	Dormitorio 2	6.10m <sup>2</sup>
H3	Dormitorio 3	9.95m <sup>2</sup>
H4	Dormitorio 4	7.46m <sup>2</sup>
CH1	Baño Pral.	4.71m <sup>2</sup>
CH 2	Baño 2	4.61m <sup>2</sup>
LAV	Lavado-Plancha	3.68m <sup>2</sup>
AP1	Pasillo 1	13.87m <sup>2</sup>
ESC	Escalera	2.24m <sup>2</sup>
ASC	Ascensor	1.77m <sup>2</sup>
PK	Aparcamiento	18.87m <sup>2</sup>
T1	Terraza 1	24.93m <sup>2</sup>
T2	Terraza 2	19.55m <sup>2</sup>
ESC2	Escalera terraza	3.64m <sup>2</sup>
JAR1	Parterre	14.17m <sup>2</sup>
JAR2	Jardín	168.44m <sup>2</sup>
PS	Piscina	10.00m <sup>2</sup>



LOW FLOOR



FIRST FLOOR

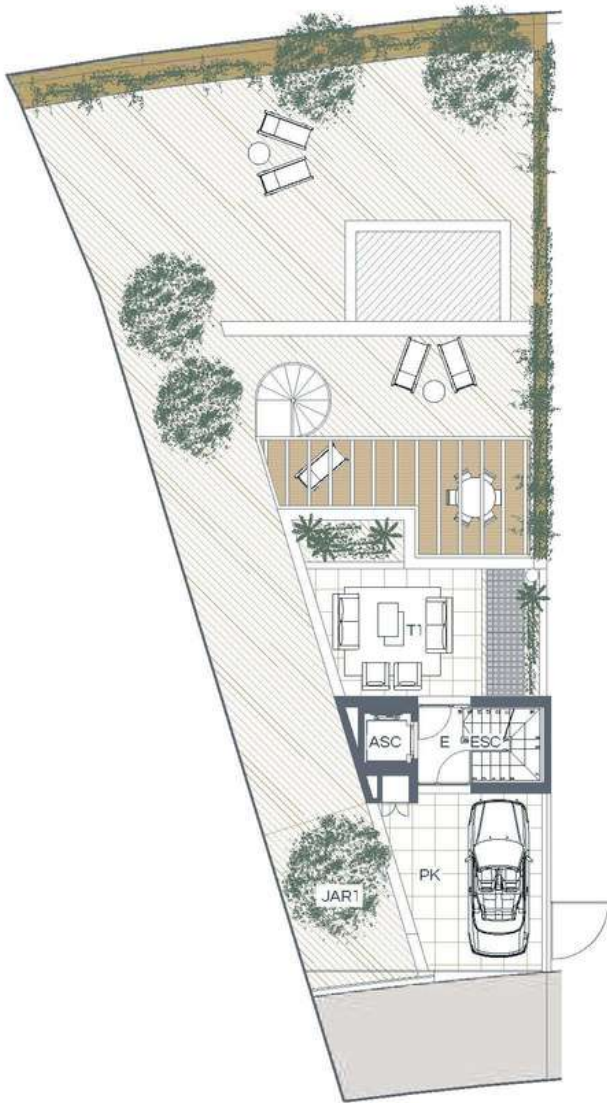


# HOUSE 12

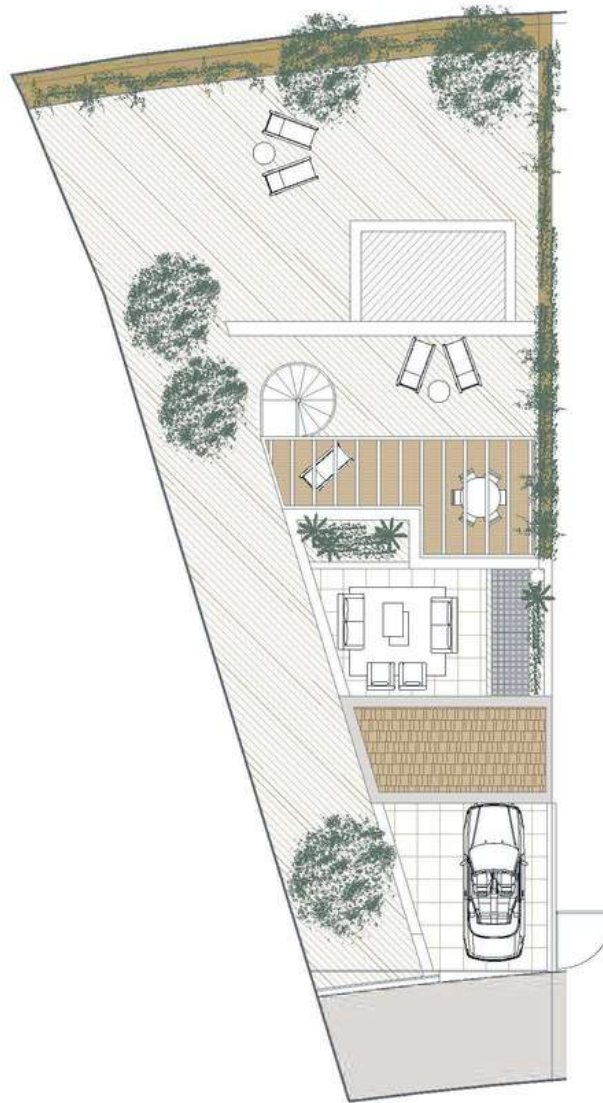
Dirección | Carrer Lluís Miró i Plaça 76, Begur, Costa Brava  
 Superficies útiles 185,01m<sup>2</sup>

Proyecto Complejo residencial Sa Roda life  
 Escala | 1/150  
 Plano | Vivienda 12

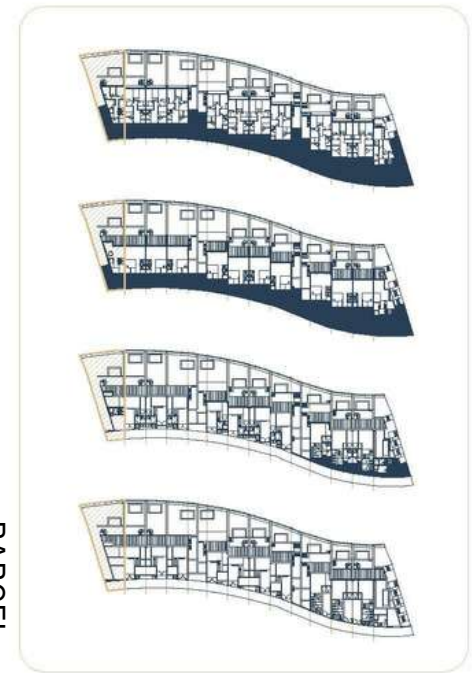
# 12



ACCESS FLOOR



PARCEL



El presente plano es un avance de proyecto y es preliminar, no constituye documento contractual, sujeto a modificaciones por razones técnicas, jurídicas o administrativas derivadas de todos los permisos y licencias reglamentarias, así como por necesidades constructivas o de diseño derivadas del desarrollo del proyecto y de la dirección de obra. Las superficies útiles tienen carácter provisional hasta la obtención de la correspondiente licencia de obras. El tipo de suelo no es el definitivo, y por lo tanto no tiene carácter contractual pudiendo ser objeto de cambio por la promotora. La información al respecto urbano y el emplazamiento son fidedignos, basados en datos suministrados a efectos decorativos.

# ■ C O R R E D O R M A T Ó ■

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IMMOBILIÀRIA & ADMINISTRACIÓ DE FINQUES**

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