

HOUSES - CAL FEDERAL

■ CORREDOR MATÓ ■
REAL ESTATE & PROPERTY MANAGEMENT
IMMOBILIÀRIA & ADMINISTRACIÓ DE FINQUES

SEMI-DETACHED SINGLE-FAMILY HOMES WITH HIGH ENERGY EFFICIENCY AND LOW ENVIRONMENTAL IMPACT

CALONGE



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02. SITUATION

8 HOUSES semi-detached houses with gardens

Calonge i Sant Antoni is a municipality in the Baix Empordà region, bordered by the municipalities of Palamós, Forallac, Sant Sadurn de l'Heura, Santa Cristina d'Aro, and finally Castell-Platja d'Aro.

Surrounded by nature, with a vibrant social life and connected to an excellent transport network, Calonge enjoys a privileged location.

The development is located in the Catalan countries sector, on the eastern edge of the municipality. It is next to the municipal sports complex and a 10-minute walk from the historic center.

The project's main objectives are: to achieve a low environmental impact and high energy efficiency. To offer a high-quality product at a competitive cost



02. GRAPHIC DOCUMENTATION

Site plan

HOUSE 38

- Plot Area 268,93 m2
- Garden surface 192,46 m2
- Built Area 142,70 m2
- Useful Surface..... 115,20 m2

Cadastral reference: - - - - -

HOUSE 39

- Plot Area 154,00 m2
- Garden surface 76,75 m2
- Built Area 140,70 m2
- Useful Surface..... 115,20 m2

Cadastral reference: - - - - -

HOUSE 40

- Plot Area 154,00 m2
- Garden surface 76,75 m2
- Built Area 140,70 m2
- Useful Surface..... 115,20 m2

Cadastral reference: - - - - -

HOUSE 41

- Plot Area 154,00 m2
- Garden surface 76,75 m2
- Built Area 140,70 m2
- Useful Surface..... 115,20 m2

Cadastral reference: - - - - -

HOUSE 42

- Plot Area 154,00 m2
- Garden surface 76,75 m2
- Built Area 140,70 m2
- Useful Surface..... 115,20 m2

Cadastral reference: - - - - -

HOUSE 43

- Plot Area 154,00 m2
- Garden surface 76,75 m2
- Built Area 140,70 m2
- Useful Surface..... 115,20 m2

Cadastral reference: - - - - -

HOUSE 44

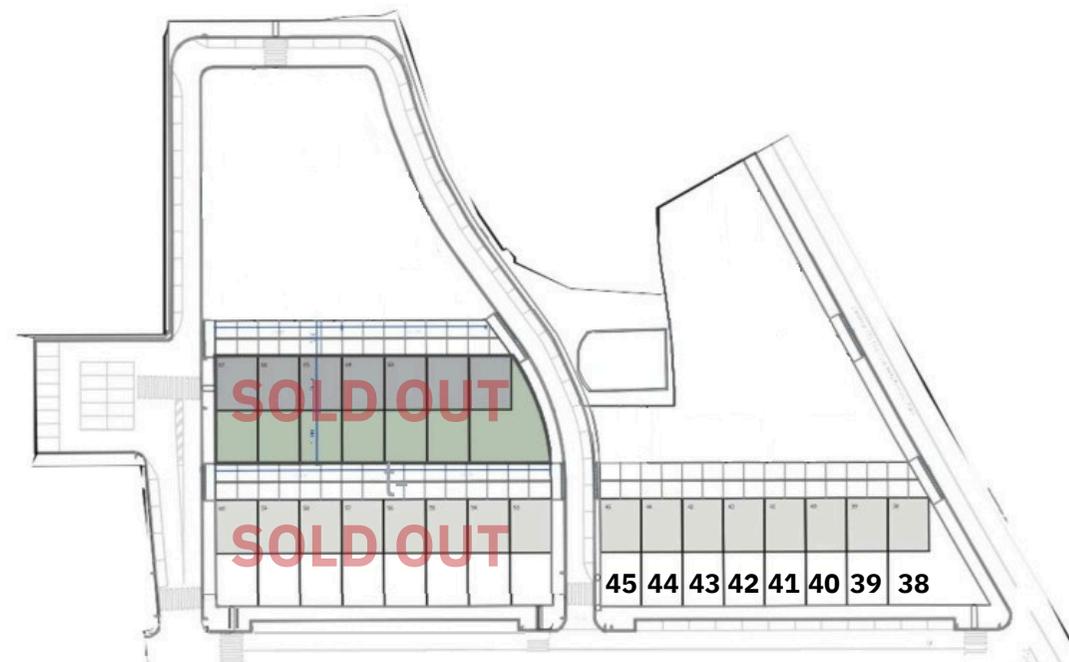
- Plot Area 154,00 m2
- Garden surface 76,75 m2
- Built Area 140,70 m2
- Useful Surface..... 115,20 m2

Cadastral reference: - - - - -

HOUSE 45

- Plot Area 159,00 m2
- Garden surface 77,75 m2
- Built Area 142,43 m2
- Useful Surface..... 115,20 m2

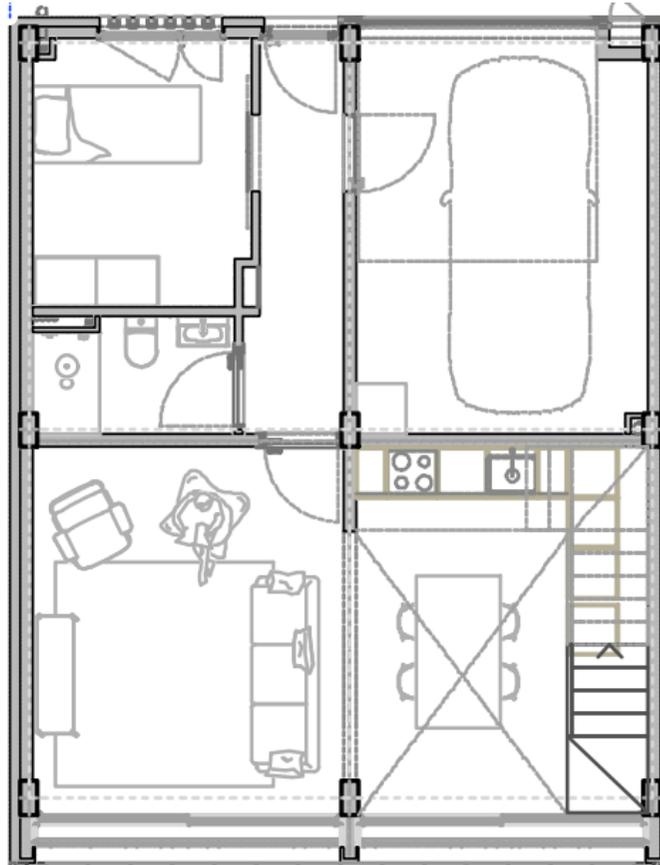
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*Adding a bedroom on the first floor means removing the open ceiling above the living area.

GROUND FLOOR

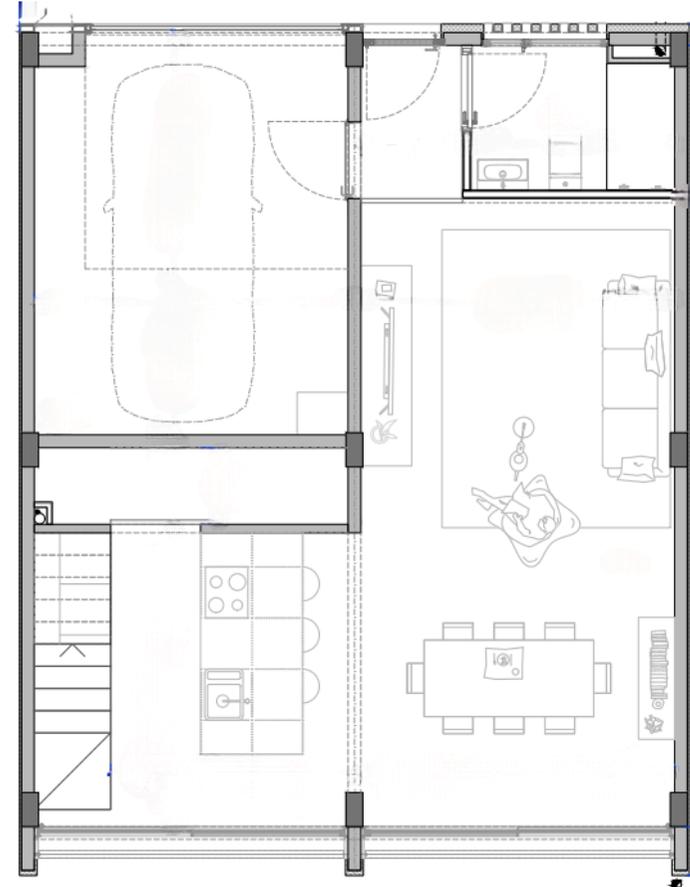
OPTION A



Useful surfaces

Parking	16.45 m ²
Lobby	5.04 m ²
Bedroom 1	8.07 m ²
Bathroom 1	3.19 m ²
Living Dinning Kitchen	31.59 m ²

OPTION B



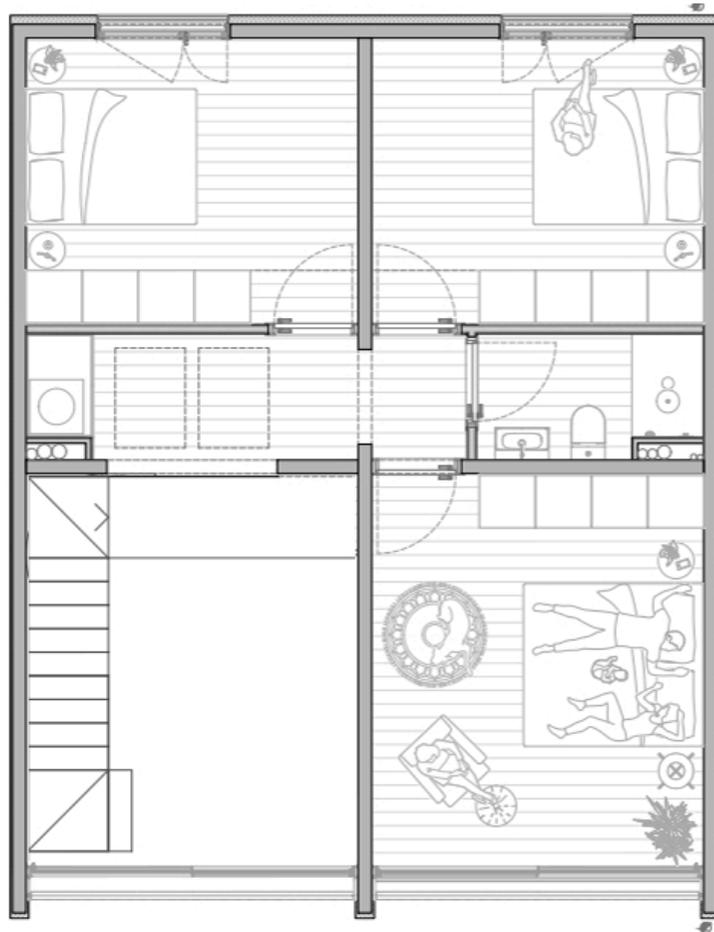
Useful surfaces

Parking	16.45 m ²
Lobby	2.90 m ²
Bathroom 1	4.80 m ²
Pantry	3.33 m ²
Living Dinning Kitchen	36.86 m ²

The project offers full flexibility for modifications and adaptations to the plans.
The measurements provided are indicative and may vary by up to 5%.

FIRST FLOOR

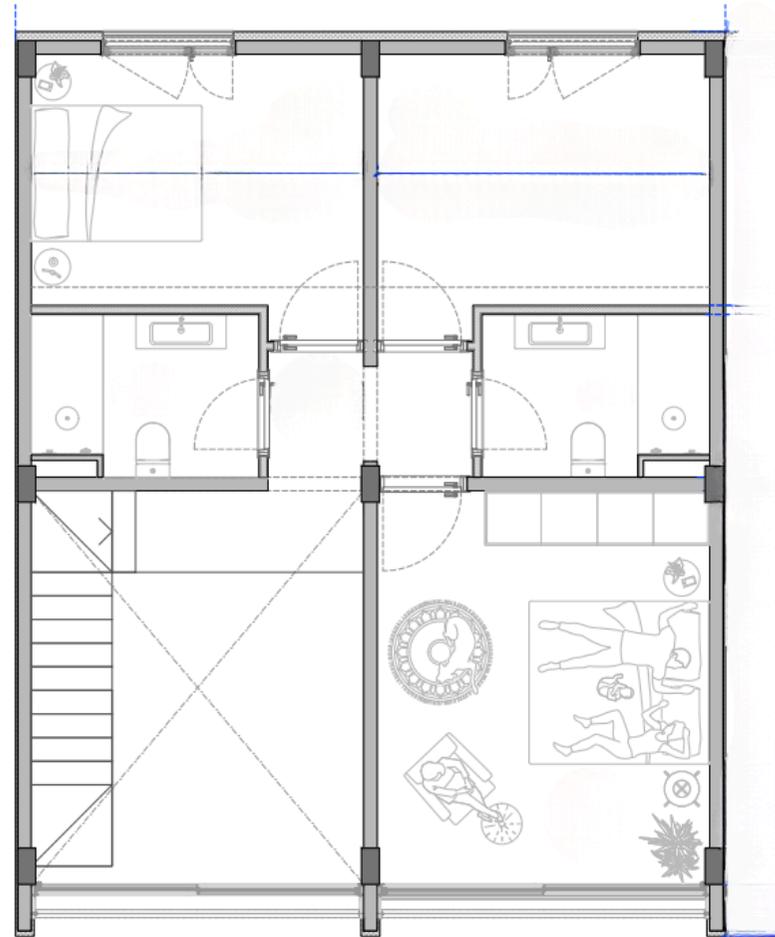
OPTION A



Useful surfaces

Distributor	8.46 m2
Bedroom 2	11.01 m2
Bedroom 3	11.73 m2
Bedroom 4	16.06 m2
Bathroom 2	3.34 m2

OPTION B



Useful surfaces

Distributor	4.34 m2
Bedroom 2	10.75 m2
Bedroom 3	10.75 m2
Bedroom 4	16.06 m2
Bathroom 2	4.35 m2
Bathroom 3	4.35 m2

The project offers full flexibility for modifications and adaptations to the plans.
The measurements provided are indicative and may vary by up to 5%.

03. QUALITY REPORT



Bathrooms

The bathroom fixtures will be ROCA.

The bathroom cabinets will be complete with 2/3 drawers and Roca single lever faucets.

The shower tray will be extra-flat acrylic.



Kitchen

The kitchen cabinets will be made with water-repellent MDF countertops and lacquered aluminum drawers with a throat opening system.

The kitchen will be equipped with an induction cooktop, extractor hood, electric oven, and microwave from Bosch or Balay.

The countertop and kitchen front will be made of synthetic stone (Neolith or Silestone).

Up to four door and countertop colors are available.





Flooring and wall covering

Parquet like ceramic stoneware flooring throughout the ground and first floors (choose from 4 options), with a water repellent, white lacquered baseboard, as well as the interior woodwork.

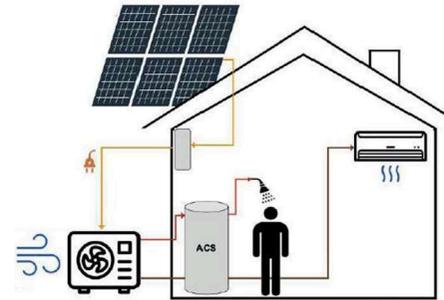
The bathrooms will be clad with ceramic tiles in neutral tones (choose from 4 options).

Walls and false ceilings will be painted with premium quality smooth white plastic paint, after preparing the substrate, priming, and applying two coats of finish



Partitioning and interior carpentry

All partitions will be drywalled, using laminated plasterboard on metal profiles filled with rock slabs. The interior doors will be plain white, block-type.



Air conditioning

Comprehensive cooling and heating system using split heat pump units, and domestic hot water (DHW) production using a highly energy efficient aerothermal heat pump.

Photovoltaic panel installation is possible. OPTIONAL

Ceiling fan coil and distribution system with air duct network and white enameled aluminum diffusion grilles.

Electric installation and lighting

Electrical installation in accordance with current regulations. Efelog Logus 90 lighting systems.

The homes will be delivered with LED lighting in the hall, hallways, bathrooms, and kitchen.

Drinking water supply

The drinking water supply will comply with current regulations and will be installed with cross-linked polyethylene pipes, a material that improves the installation's durability and efficiency and is chemically neutral.

The installation will include stopcocks in the bathrooms and kitchen, and a main shutoff valve





Exterior joinery

Aluminum joinery with thermal break and concealed frames, CORAZÓN 70 (hinged) and CORAZÓN VISION (sliding), by CORTIZO, with low emission and solar control glass: 44.1 / 12A / 33.1 BE or equivalent with Alufactory-ALU-SET.

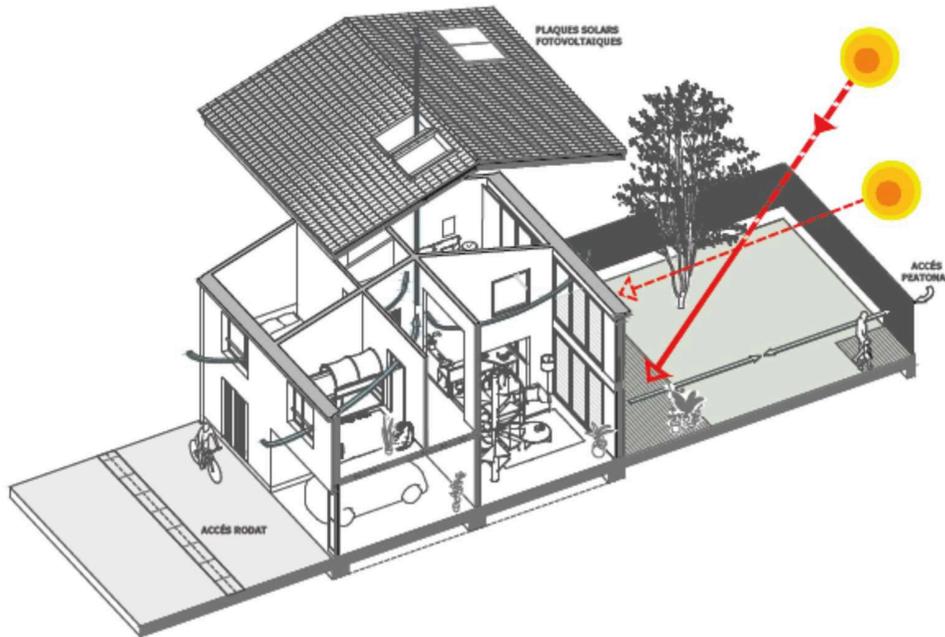
Manually operated roof windows with VELUX-type sun protection system.
 OPTIONAL



Exteriors

Motorized blinds with stackable and adjustable aluminum slats (Gradhermetic or similar). Flooring made of non-slip stoneware tiles (Greco gres) or concrete (Breinco).

04. CONCEPT



Materials

Construction using industrialized construction systems and materials. The walls are made of ceramic masonry and the façade is finished with an exterior thermal insulation system (ETICS).

We work with bare, neutral materials, with the aim of maximizing the characteristics of each material and reducing the environmental impact.

Sustainability

The home is organized into a ground and first floor. This central space, with two wings, connects to the exterior with direct views, natural light, and ventilation. It acts as an interior courtyard connecting the different floors. .



ENERGY EFFICIENCY

Energy certificate: A Maximum solar radiation capture Maximum thermal insulation Maximum interior inertia



PROGRAMMATIC FLEXIBILITY

Functional spaces for different programs. Minimum distribution spaces. Maximum interior volume.



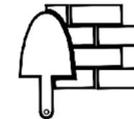
PRIVATE GARDEN

Large area for gardening



PERSONALIZATION

Selection of interior finishes Adaptation of interior layout



CONSTRUCTIVE SIMPLICITY

industrialized construction systems and materials Wooden structure floors and roof (not visible) SATE façade (Exterior Thermal Insulation System)



RENEWABLE ENERGY SOURCES

DHW system with aerothermal energy. Photovoltaic solar panels (optional). Efficient artificial lighting - LED.



NATURAL LIGHTING AND VENTILATION

Natural ventilation system Maximum entry of natural light Main spaces on the façade



The ETICS system has several advantages, the most notable being:
Energy and cost savings: Installing an ETICS is an investment, as it helps us save on energy consumption in the home, thus reducing household bills.

Avoids thermal bridges: One of the basic principles of passive buildings is the absence of thermal bridges. One of the characteristics of the ETICS is its effectiveness in preventing thermal bridges.



Efficiency

A significant effort is made to thoroughly insulate homes, minimize thermal bridges, and control the placement of openings to maximize solar radiation and prevent thermal loss. This minimizes lifetime consumption.



Distribution 1

On the ground floor, connected to the street, we find the parking, the entrance hall, a bedroom and a bathroom. Connected to the garden, we find the kitchen-dining room and the living room. On the first floor is the sleeping area, with a bathroom and three double bedrooms.

Distribution 2

On the ground floor, connected to the street, we find the parking, the entrance hall and a bathroom. Connected to the garden, we find the kitchen-dining room and the living room. On the first floor is the sleeping area, with two bathrooms and three double bedrooms.

*The minimum possible has been built without sacrificing spatial quality. However, all modifications are possible on plan



05. INFORMATION

PHASE 3

8 Semi-detached houses

Selling prices

From 435.000 €

Terms of payment

- 1) €9,000 deposit + VAT
- 2) Withing 30 days of signing the reservation, a depoit contract for 10% of the total, less the €9,000 depost.
- 3) With the roof covering the home, a deposit increase of 10% of the total.
- 4) The remainig 80% will be due at the time of the sale.



PROMOCIONES
MOLINA 2025

* Any of the aforementioned materials that, for reasons beyond our control, are unavailable or cannot be installed will be replaced with one of equivalent quality. It is at the discretion of the Project Management to make modifications to the common elements of the development. The information described in this report and in all attached documents is for guidance only and has no contractual value. All information related to Royal Decree 515/89 is available in our offices.