

LA RESERVA – SOTOGRANDE

VILLAGE VERDE
PENTHOUSE



CHARLES KENT

THE GOLF PROPERTIES





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*Charles
Kent*

I
THE
CHARLES KENT
BRAND



*It is a singular voice to be heard
The voice of an ideal
Of breathing
Where golf and serenity are essential
A way of living your best life
Here and now*



WHERE
D R E A M S
COME
TRUE

Charles Kent bespeaks a loftiness of vision. Aspirations that reach for the heavens. Carefully chosen and mastered trajectories. To live on the most prestigious golf courses, on your favourite playground, while experiencing the world, if perhaps a little differently.

Charles Kent is the promise of life in the open air and a refuge for yourself and your loved ones. A life where your passion can be expressed and enjoyed every day. A life to be shared, even with those who do not play. Each villa or penthouse is designed so one can contemplate, breathe and be together without getting in each other's way, or even work, from a distance or in ways which have yet to be invented.

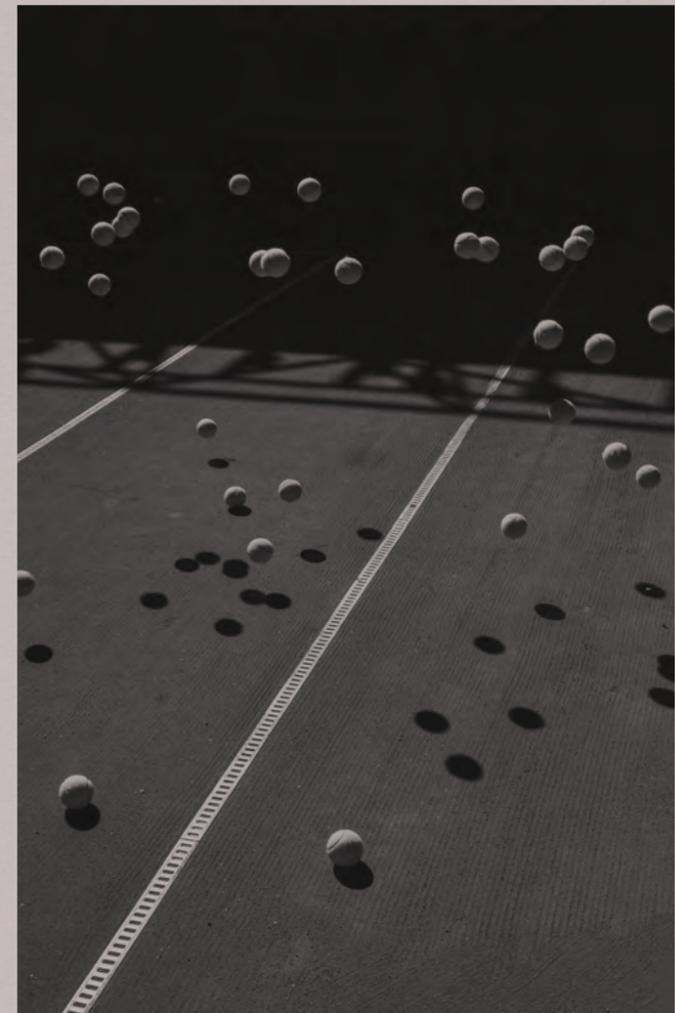
In a Charles Kent residence, you rediscover the joy of quiet mornings, communing with nature, views of wide open spaces, carefully preserved like the bonds with the loved ones and friends we have chosen to surround us. Charles Kent embodies the philosophy of those who in golf have found a modus vivendi that encompasses freedom, pleasure, elegance and intimacy. A life open to the world and to others, in a haven of tranquillity, where all is calm, luxury and serenity.



A LIFE
OF PASSION
AND SHARING,



SHELTERED FROM
THE DISORDER
OF THE WORLD



FROM ST ANDREWS
TO MARBELLA

GOLF'S LATEST DESTINATIONS

Charles Kent is first and foremost a brand with a singular passion and respect for the sport of golf. To demonstrate our sincere and intimate understanding of this discipline, we have chosen to go back to its roots. So, up North, in the direction of St Andrews, the home of golf, or to be more precise, the Old Course, one of the five most prestigious courses in the world, both for its long history, intertwined with that of the sport, and for the talent required to complete certain of its holes. Who hasn't shuddered at the mention of the "Hell Bunker" or the "Road Hole"? And what golfer doesn't secretly dream of one day crossing the iconic Swilcan Bridge, on the 18th hole of the legendary Old Course?

The magnificent and historic Hamilton Grand building is where we decided to establish our business. It is both a symbol and point of anchorage, from which Charles Kent wishes to accompany you towards other new, but already renowned golfing destinations: from St Andrews to Marbella and many other resorts that have become so attractive to the aficionados of this sport. Terre Blanche in Fayence, voted the "Best Golf Resort in Continental Europe" by the well-known magazine Golf World, or La Zagaleta, one of the most prestigious courses in Andalusia. The coastal resort of Marbella is home to no less than 60 golf courses and this magnificent setting enjoys ten out of twelve months of superb weather every year. The Real Club Valderrama, La Reserva and Almenara in Sotogrande, as well as Las Colinas in Orihuela are also among the legendary addresses chosen by Charles Kent to construct exceptional properties and perhaps a place of your dreams.





PERFECTLY AT HOME IN THE WORLD OF YOUR DREAMS

Our residences are built at the heart of or in close proximity to the most prestigious golf resorts in Europe, but also in regions whose appeal goes far beyond that of the sport. These exceptional properties are sold ready for use and consequently can be lived in all year round or on a semi-residential basis. There's no reason to wait, when your comfort and passion are concerned.

Whether a villa or a penthouse, each Charles Kent property features ample living spaces, reception areas and master bedrooms. They include numerous terraces and openings onto their natural surroundings or directly onto the golf courses themselves. Our properties

are equipped with the most sophisticated amenities, designed to indulge the passion and enhance the performance of every golfer by facilitating their comfort in both life and play. They include a private putting green, a TrackMan room, a dressing room adapted for golfing equipment and a wardrobe consisting of the most exclusive brands, a private, personal golf cart to carry you around the resort. This superb package is completed by two sets of clubs, fitted to the game of the property's new owner by Taylor Made and a year's complimentary membership in the resort of your choice.



LIFE IS JUST
AS RELAXED
AND EFFORTLESS
IN AND AROUND
THE GOLF
RESORTS



Charles Kent villas and penthouses are above all designed to enhance people's experience of the sport of golf, yet they are also intended as gateways. Pathways to other worlds, other pleasures and other people, not necessarily players, but those who recognise at the heart of this sport, the desire for tranquillity and a shared life in the open air.

Non-golfers as well as the friends and family of a golfing enthusiast, are all part of the Charles Kent community. For them, away from the pleasures of the fairway, there are private swimming pools, spas, tennis courts and fitness rooms, games areas and home-cinema rooms. Life is just as relaxed and effortless in and around the golf resorts.

The delights of the French Riviera need no introduction, with its myriad of world-famous sites as well as those more hidden away, with its gourmet restaurants of the highest repute, its cultural treasures, museums and galleries and its prestigious festivals. It is also home to a huge range of sporting activities, both on land and at sea, as an alternative to its marvellous golf courses. The Costa del Sol, another central location for our properties, is not to be outdone and offers a lifestyle of the highest quality, combining sea and mountains, festivities and relaxation, alongside some beautiful escapes to the pristine white villages of Andalusia.



TO PLAY
OR NOT
TO PLAY,



IS NEVER
REALLY THE
QUESTION...





*We all have our own
imaginary map of little corners
of paradise on Earth*



THAT FEELING OF BEING AT HOME,
WHEREVER YOU ARE

YOU
HAVE
REACHED

YOUR
DESTINATION

We all have our own imaginary map of little corners of paradise on Earth; places where we dream of living and perhaps even playing golf. Charles Kent builds extraordinary residences, but first and foremost they are designed with your dreams in mind. For what greater luxury exists, than to be able to feel yourself perfectly at home, especially when you purchase a ready-to-live-in property?

Name a destination, close to or at the heart of a course or resort, from your list of golfing desires and we'll do everything within our power to acquire the necessary land and build and equip a living space that meets your aspirations. We are unrivalled at finding those rare gems that fulfil the even most fabulous dreams.

And because we all seek a unique way of living, we design your future property by being attentive to your rhythms, your needs and your fantasies, as well as those of your family and entourage. You are tempted by an architectural dream? Don't hesitate to inquire. We firmly believe that anything is possible and in an unlimited horizon for every desire.



VILLAGE VERDE PENTHOUSE:
THE PROPERTY



NESTLED BETWEEN
THE GOLF COURSE,
THE MOUNTAINS
AND THE SEA, THIS
MAGNIFICENT
PENTHOUSE PROMISES
ENJOYMENT FOR
EVERYONE.

This penthouse situated in the La Reserva club in Sotogrande boasts an embarrassment of riches. It is without a doubt one of the most extraordinary penthouses in the region and the only one to offer spectacular panoramas of the mountainous massifs of the Straights of Gibraltar, the deep blue Mediterranean Sea as well as a balcony overlooking the golf course fairways. The impression that pervades this 500 m2 property is one of absolute calm that it shares with the resort itself, which offers numerous activities and which in the coming years will be fully privatised.





THE VILLAGE VERDE
PENTHOUSE,
AN ULTRA-LUXURIOUS
REFUGE PERCHED
AT THE HEART OF
AN EDEN-LIKE
VILLAGE, WHERE LIFE
UNFOLDS GENTLY
IN THE PEACEFUL
SURROUNDINGS OF
WATERFALLS AND
FLOWERING SHRUBS.





THE VILLAGE
VERDE, A LIFE
OF BLISS FOR
THE MODERN
ROBINSON
CRUSOE.
HAPPINESS WITH
AN UNSPOILT
VIEW, FAR FROM
THE MADDING
CROWDS.

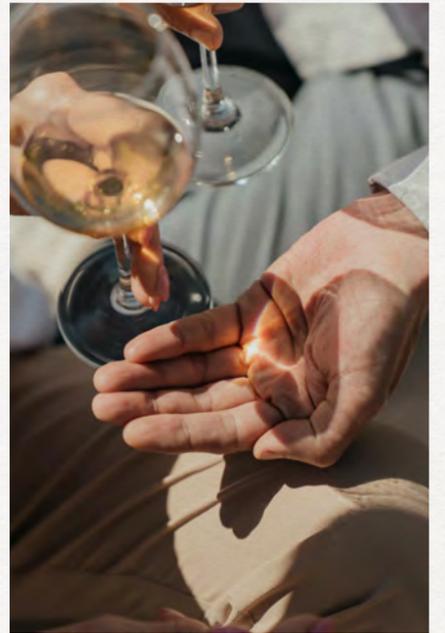




AN OPEN-AIR JACUZZI
FOR THOSE FOR WHOM
THE SEA SEEMS JUST A
LITTLE TOO FAR AWAY.







SUBTLE TOUCHES OF GREEN,
 VEGETATION OR TEXTILES, IN
 THE VILLAGE VERDE PENTHOUSE.
 A WHOLE NEW WAY OF TAKING
 A COUNTRY BREAK, WITH ALL
 THE COMFORTS OF HOME.



Open spaces for shared family activities.

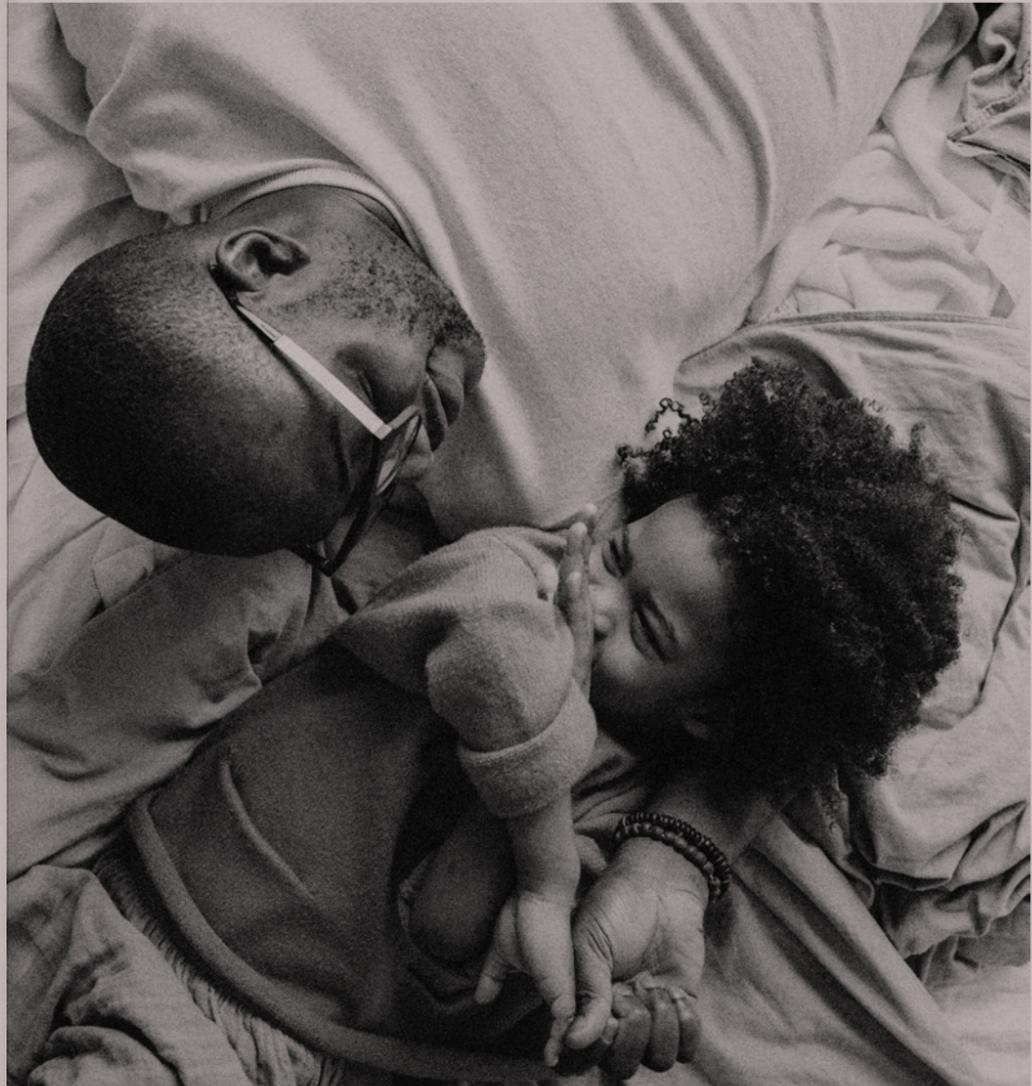
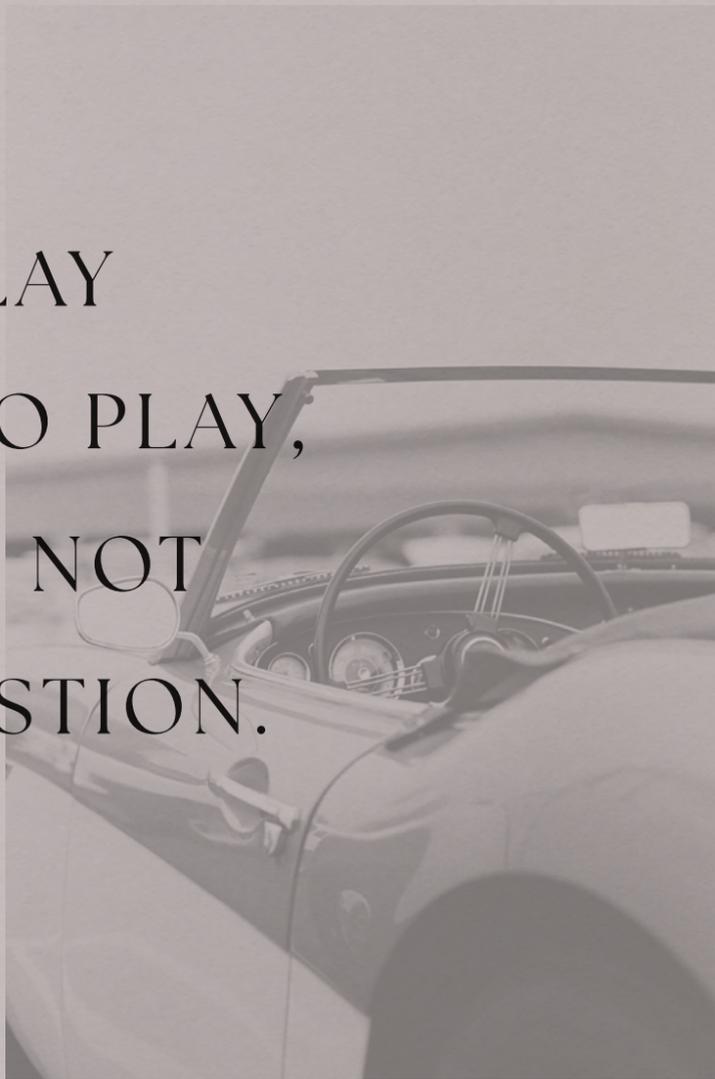








TO PLAY
OR NOT TO PLAY,
THAT IS NOT
THE QUESTION.





So much more than just a season.
Summer as a way of life.



Blue, green and ochre: the shades of nature in Andalusia.



Sharing more than just a passion for golf.





Sweet dreams to be done or cool stories to be heard in the intimacy of the bedroom.



The rooms of this penthouse, with its atmosphere of a hanging garden, are fitted out in different varieties of wood. A noble material with the power to inspire us all.





A massive dressing room make this bedroom so much more than a simple space for sleeping.



Open-space is the keyword: light streams into every area of the Village Verde penthouse.





III

VILLAGE VERDE



A HAVEN OF PEACE AND SECURITY FOR FAMILIES



The Village Verde has re-imagined village life for the 21st century, in a haven of peace and security, where everyone knows each other within an amiable community, united by the same desire for a quiet life with time for oneself and one's loved ones.

This special place, conceived for living, socialising and leisure, perfectly designed to fit in with its natural environment, is set in a 6-hectare gated park. Car-free, it offers ultramodern facilities, designed for both adults and children, as the village is primarily intended for families.

The 25m main pool sits next to a sandy-bottomed paddling pool, where even the youngest can splash around without risk. They can also enjoy the many gardens and playgrounds of the Village Verde, as well as the beautiful croquet lawn, while their parents can take time out to stroll or jog around the paths reserved for pedestrians.

An on-site international school allows residents to extend their stay all year round and for those who wish, never leave this paradise of tranquillity.



IV

PLAYING GOLF IN THE VICINITY OF VILLAGE VERDE PENTHOUSE

WELCOME TO
SOTOGRANDE,

AT THE
HEART OF
THE GOLDEN
TRIANGLE OF
ANDALUSIAN
GOLF.



If Andalusia is often described as “the Mecca of European golf” with over 120 clubs, it would appear that Sotogrande has managed to gather together its most fabulous temples, with its fifteen courses, some of which have already gained an almost mythical status. With its exclusive atmosphere, nestled between the beaches of the Mediterranean and the peaks of the Sierra Carbonera, this secluded golfing paradise boasts 7 world-renowned clubs and facilities of the highest quality. This seaside resort was built on the site of a former golf course, which seems to have predestined the municipality of San Roque in its becoming a must for all golf enthusiasts seeking excellent weather all year round.



THE REAL CLUB VALEDERRAMA

On the way to this golfing Eldorado, it's everyone's dream to set foot on the first tee of the notoriously exclusive, 18-hole, Real Club Valderrama, reserved for its hand-picked members and, in very small numbers, a few foreign visitors. The course, which Nick Faldo dubbed "the best in Europe", is one of the masterpieces of the American Trent Jones, the world's leading golf course architect.

The Real Club Valderrama was the very first European course to host the Ryder Cup, in 1997. Perfectly integrated into its natural environment, just 150 metres from the sea, it combines long distance tee shots, wide fairways and meticulously contoured, fast paced, elevated greens. It represents a real challenge, even for experienced, hardened golfers, particularly the iconic 17th hole, a par 5, which some of the most daring players attempt in two shots – a risky bet in anybody's book. The diversity of holes is another characteristic of the Real Club Valderrama, alongside the lush vegetation, that gives one the impression of playing in a luxuriant Garden of Eden, but which also adds an extra level of difficulty for certain shots, the perfect place to mislay a ball or two.

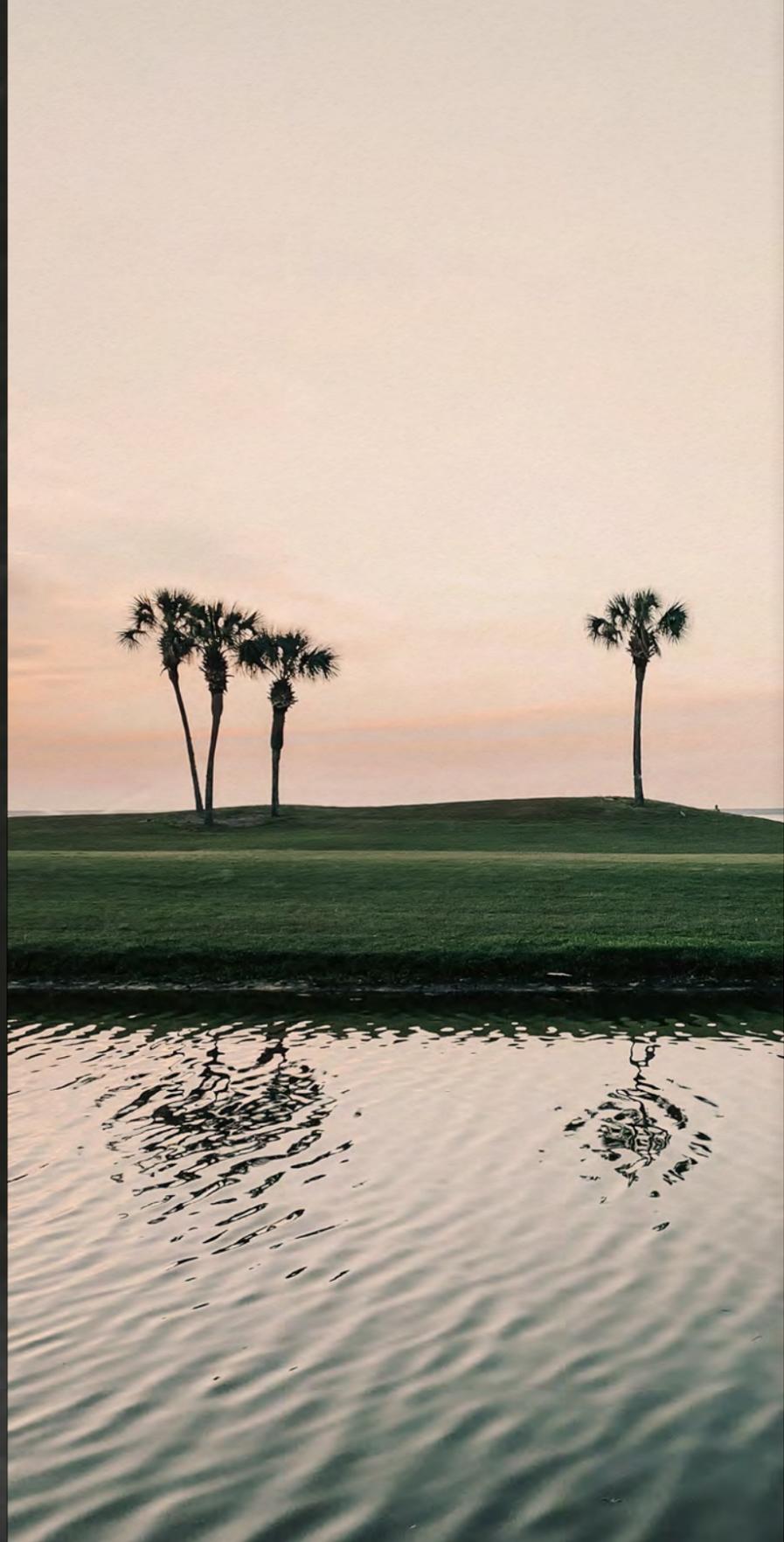
LA RESERVA CLUB
SOTOGRADE
&
THE REAL CLUB
SOTOGRADE

Another must in this hotbed of golf is La Reserva Club Sotogrande. Set on a hillside in stunning natural surroundings, this 18-hole, championship course was designed in 2003 by the American golfing architect and course designer Cabell B Robinson. With its wide fairways leading to large greens, and its gentle yet technically challenging undulations, it is ranked among the top ten golf courses in Spain by the magazine Golf World. A half-dozen of its holes are situated close to water features, but they are not intended as part of the course's difficulties, but rather as an echo of the Mediterranean, which from the first tee, stretches as far into the distance as the eye can see.

In close proximity to the Villa Escorial Once, the Real Club Sotogrande is another playground that is well worth a visit. The club is closely linked to the foundation in the early 1960s of the Sotogrande complex by Joseph McMicking. It was he, who chose this Andalusian enclave to develop his project for a luxury residential site. The Real Club, founded in 1964, was the cornerstone of this project. In 1987, the legendary golfer Severiano Ballesteros won the Spanish professional championship on this course.



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vraiment penser à Soto-
grande...



THE FINCA CORTESIN
GOLF CLUB

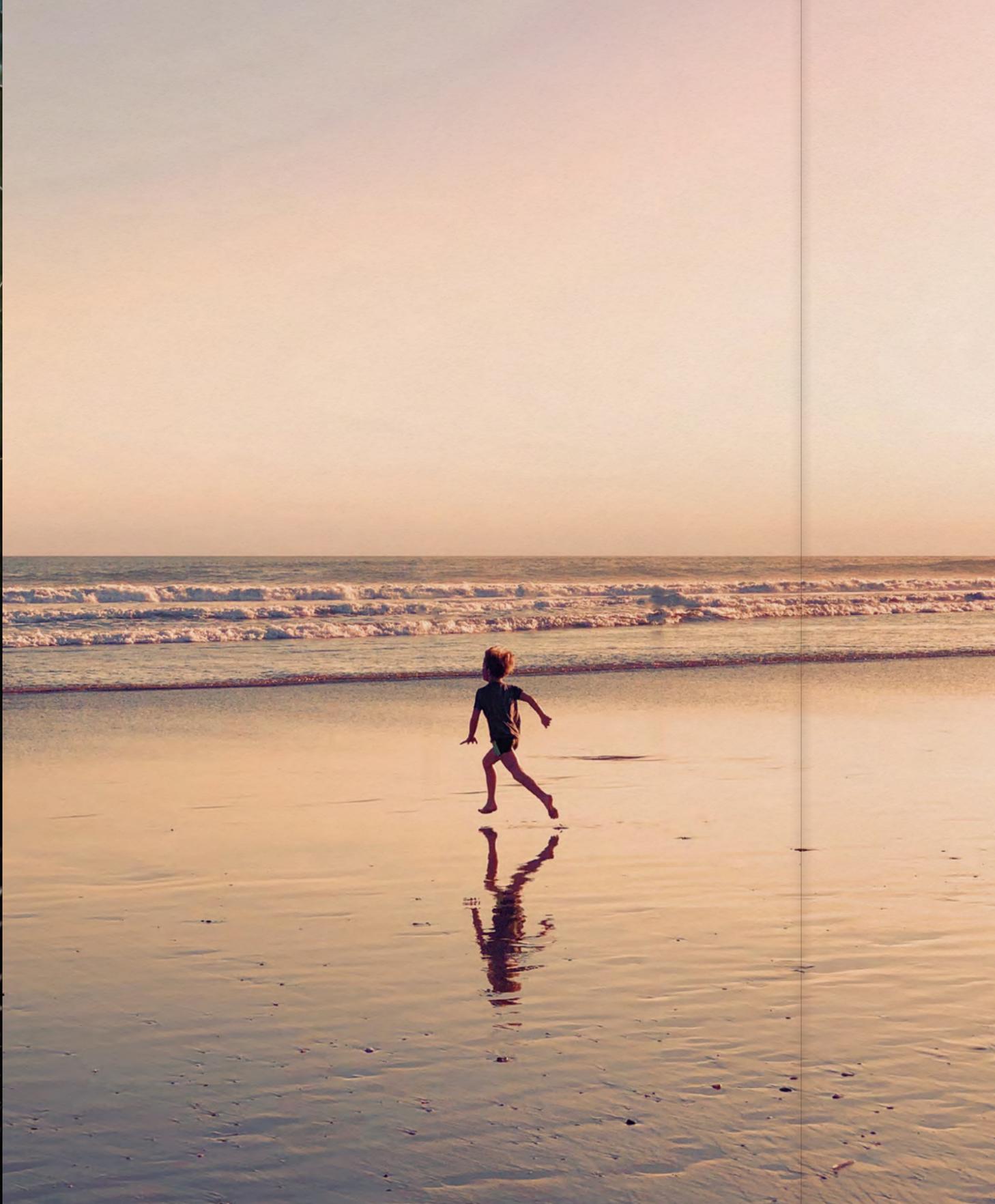
Finally, the Finca Cortesin Golf Club, with its course of rare beauty, is a wonderful setting for practicing your swing. Its 18 holes are characterized by their amazing diversity, making each game very pleasant, or even fun. Designed by the same Cabell Robinson, the course is impeccably maintained and the fairways and greens, renovated in 2017 are outstanding. The Finca Cortesin has hosted the European Tour's Volvo World Match-Play Championship on three occasions and has been named "one of the five best golf courses in Spain" several times by the specialist press. In short, the Finca Cortesin is simply unmissable.



IV

OUT AND ABOUT AROUND VILLAGE VERDE PENTHOUSE





OUT
AND ABOUT
AROUND
VILLAGE VERDE
PENTHOUSE

SPORT ON EVERY HORIZON

Is golf your only sporting interest? Or are you also a fan of polo, surfing, kite-surfing or snorkelling? At the very least, in Sotogrande you will find a wide choice of facilities to help keep you in perfect physical shape. Nicknamed “the Wimbledon of polo”, this coastal resort boasts some of the best polo fields in the world and an intense rhythm of competition between June and September, with tournament finals every two weeks or so. Polo arrived on the peninsula thanks to Sotogrande’s founder Joseph McMicking, a Filipino from Manila of British origin, and his wife, whose nephew built the region’s first polo field, the Beach Ground, the forerunner of the famous Santa Maria Polo Club.

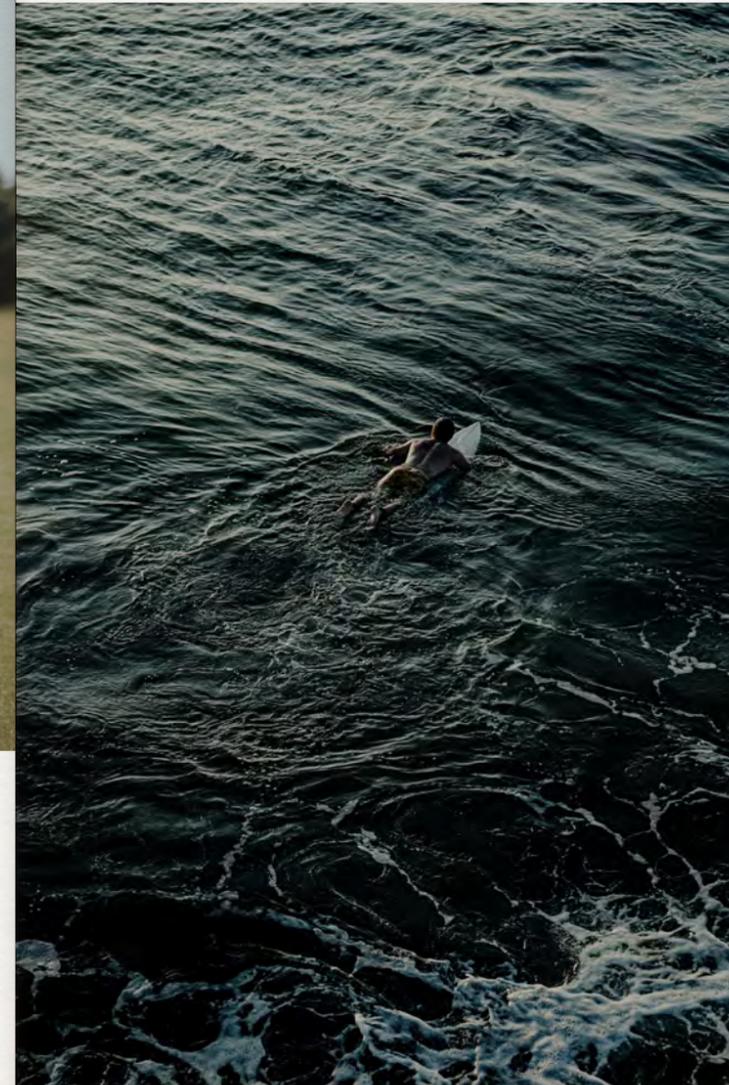


CLOSER TO THE WATER

For those whose idea of pleasure knows no bounds, Tarifa, on the southernmost tip of the country, is the place to be for swimmers and surfers alike. There are more surf shops in this windswept paradise than in Maui on the island of Hawaii. And then there's the difficult choice between Playa de Bolonia and Punta Paloma, two of the most beautiful beaches in Spain.

For those who love fishing, Zahara de los Atunes is a small seaside resort that owes its name to the ancient tradition of fishing for blue-fin tuna in the Strait of Gibraltar. There is surely nothing better than a barbecue with food caught in your own nets. The perfect way to finish a great day out on a boat.

A little closer to Village Verde penthouse, you could head for the Trocadero or La Reserva, two beach clubs that have plenty of facilities to keep you occupied, including excellent restaurants, or where you can simply relax and soak up the sun. At the end of the day, be sure to enjoy the pretty sights of the marina, a festival of colourful shopfronts interlaced with restaurants and bars with a unique nightlife atmosphere, that perhaps only Spain can conjure up.



DISCOVER THE BEST ADDRESSES



There is no shortage of restaurants in Sotogrande and its gastronomic culture is in keeping with the culinary tradition of the Cadiz region, updated and revisited to meet contemporary and international expectations. Enjoy fresh fish and seafood from the Mediterranean and the Atlantic: fried whitebait, charcoal-grilled sardines and octopus, red tuna steaks... All feature prominently on the menus of local restaurants, alongside other Andalusian specialities such as gazpacho, salmrejo, ajoblanco, oxtail casserole, many cuts of pork and cold cured meats from the neighbouring mountains. And of course, to accompany your drinks, there are always the delicious plates of tapas. But what if we were to recommend a few of our favourite addresses... Joplet.

LA RESERVA CLUBHOUSE RESTAURANT

In the restaurant of this exceptionally elegant resort, your taste buds are in for a real treat. The excellent cuisine is Andalusian, but with a slight twist to bring it into line with more contemporary tastes. At the helm is Christophe Müller, a French chef formerly of the Collonges-au-Mont-d'Or tavern, fief of the celebrated Bocuse family. Sundays are dedicated to the barbecue menu and a fine list of Argentinean wines is available.

THE RESTAURANTS OF THE FINCA CORTESIN ESTATE

Discover re-imagined Spanish specialities at El Jardín de Luz, or try the fusion cuisine bringing together Iberian tradition and a Japanese influence at Rei. Dine in the extravagant décor of Don Giovanni, one of the best Italian restaurants in the country with its flavours of Sicily. Or simply have lunch in the Club House restaurant overlooking the course. A massive choice, with something for every taste!

CANCHA II ASADOR ARGENTINO

In the San Rique hacienda, at the heart of the Ayala Polo Club, this Argentinian restaurant with a direct view of the polo field is undoubtedly one of the best restaurants of the region. A feast of Argentinian meat, grilled over charcoal, in a décor which plays on the use of noble and rustic wood. The wine list is a tribute to the Tierra del Fuego.

CORTIJO

One of the restaurants at the spectacular SO/Sotogrande hotel, one of the Accor group's world-leading hotels, offers some of the most innovative Andalusian cuisine around. You could start out with an aperitif at MIXO or Hi-SO, two of the SO/Sotogrande's bars, or finish your evening with an after-dinner drink. Once you arrive in the confines of this Andalusian farm, remodelled to offer unconventional luxury, you'll most certainly find it hard to leave.

PURATAPA

This boutique-style gastro-bar situated at Torreguadiaro is famed for its highly creative tapas. As such, it has rapidly become one of the most popular addresses in Sotogrande. Its owners also run the Bokana Bar situated at the Sotogrande marina.

CASA MANÉ, THE CABANA SOTOGRANDE AND THE BODEGUITA DEL PUERTO

These three addresses, extremely popular with the locals, and certainly worth taking note of to enjoy fresh, simple, rustic yet tasty cuisine. The Almadraba tuna at the Casa Mané is an unmissable part of the Sotogrande Tuna Experience.

THE BOKANA BAR

Situated in the very trendy Ribera del Marlin, just down from the marina, this chic, urban-style bar offers a choice of tapas-influenced bar food or a more gastronomic, sit-down version, as you wish. Creative Mediterranean cuisine at its best.



VI

THE PENTHOUSE LAYOUT AND SURFACES

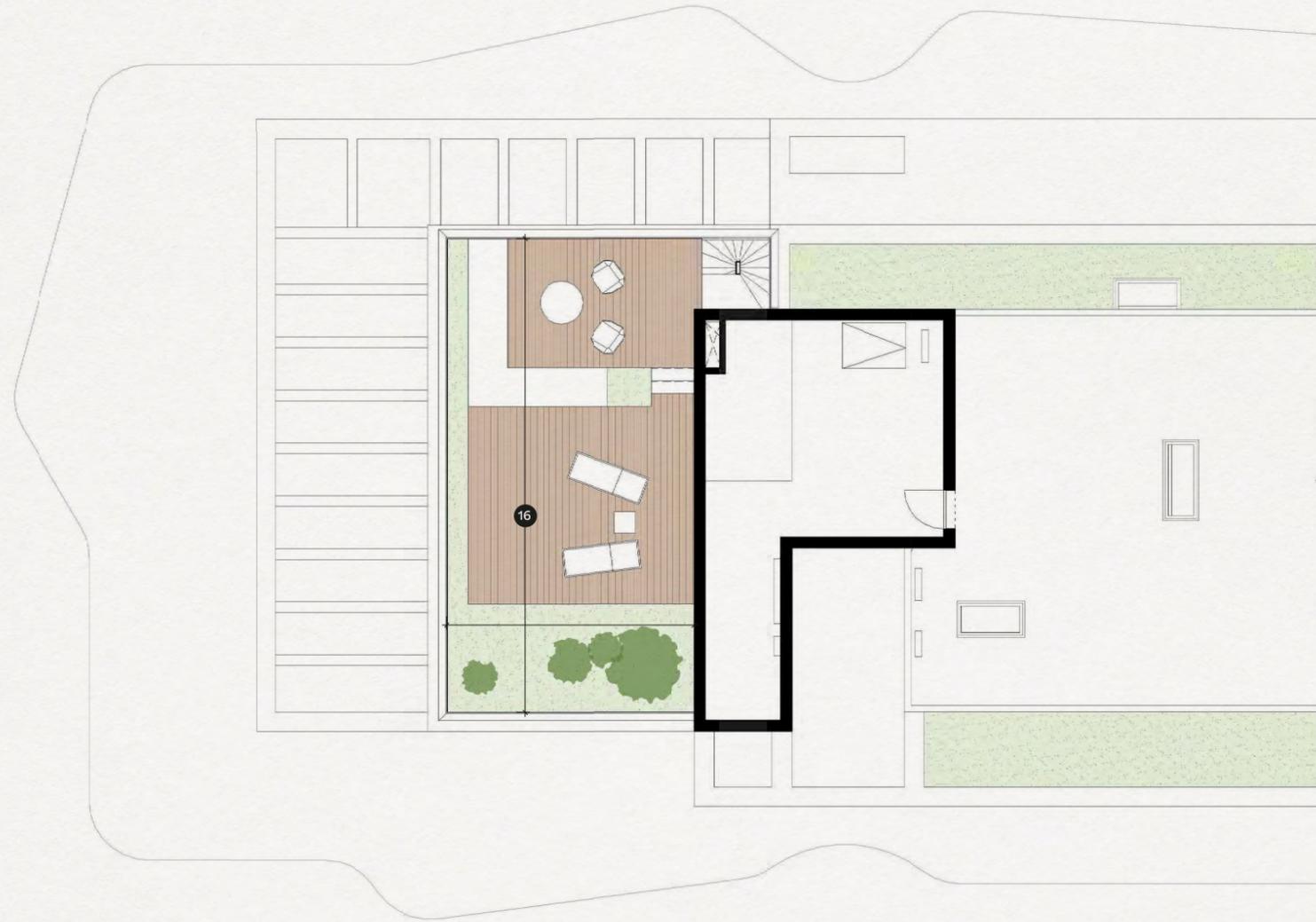


GROUND FLOOR

Area
 Interior area: 218,25 sqm
 Built area: 284,87 sqm
 Covered terrace: 3,32 sqm
 Uncovered Terrace: 342,88 sqm

- 1 2 Entrance Hall: 27,68 sqm
- 3 Opened Kitchen & living-room: 69,81 sqm
- 4 Bedroom I: 25,06 sqm
- 5 Bedroom II: 18,43 sqm
- 6 Bedroom III: 17,44 sqm
- 7 Bedroom IV: 18,10 sqm
- 8 Bathroom I: 13,10 sqm
- 9 Bathroom II: 4,96 sqm
- 10 Bathroom III: 4,90 sqm
- 11 Bathroom IV: 4,69 sqm
- 12 Guest Toilet: 2,44 sqm
- 13 Laundry: 2,23 sqm
- 14 Uncovered Terrace: 277,44 sqm
- 15 Corridor: 9,41 sqm

This document is for information only. The areas and measurements shown are approximate and maybe modified for technical reasons and/or administrative issues.



ROOF TERRACE

16 Uncovered Terrace: 65,44 sqm

This document is for information only. The areas and measurements shown are approximate and maybe modified for technical reasons and/or administrative issues.

TECHNICAL SPECIFICATIONS

STRUCTURAL SYSTEM

The structural system used in Village Verde is composed of reinforced concrete beams, slabs, and pillars. Predominantly, the horizontal structure is a solid slab with thickness ranging from 20 to 35 cm, resting on a very wide pillar span that allows for flexibility in the layout design while providing a feeling of spaciousness. Foundation and all reinforced slabs and pillars have been dimensioned according to the European Union stability codes.

FACADE AND ISOLATION

The facade combines two materials: wood and lime plastering. This combination creates a very elegant overall perception.

The lime plastering is reminiscent of the traditional Andalusian architecture and provides texture and warmth to the facade. This lime plaster is rendered on a sound-proof brick block and is painted in white to enhance the contrast with the thermotreated pine tree Wood . Both facade finishes –lime plaster and bam-boo wood– articulate different facade planes that create a harmonious combination. The entire facade is isolated with high performance Rockwool panels to comply with the most demanding energy efficiency certified standards and ensure maximum soundproof.

The facade inside walls are covered with plaster-board panels painted in soft tones.

INTERIOR PARTITIONS

The interior partitions are made of plaster-board with Rockwool panels in between, to provide both heat and sound isolation. The ceilings are also plaster-board panels.

These interior partitions and ceilings are painted in washable matt smooth plastic paint. The colours have been selected in soft shades: White (RAL9010) and Gray (RAL9006) to provide a subtle contrast. All the interior partitions have aluminum skirting flash with the wall partitions.

BASEMENT PARKING AND STORAGE ROOMS

Two assigned parking slots and a storage room. The size of the parking slots (5,50 x 2,70 m minimum size) Access to the apartment building is through automatic glass doors. Several water outlets are available in the garage. All parking spaces have an electrical

charger pre-installation, in line with Village Verde's commitment to sustainability.

Bicycle Park rooms are also located in the garage area. There are two staircases and two elevators per block. Each staircase is connected to the ground floor entrance. Thanks to the grading of the ground, and to the audacious design solution with glass, the entrances allow for natural light and visual connection with the landscape at the ground floor.

SUSTAINABLE CONSTRUCTION: BREEAM AND WELL CERTIFICATES

The project has been designed with the highest construction efficiency standards to comply with the parameters of BREEAM (Building Research Establishment Environmental Assessment Methodology certificate) at category GOOD. In addition to the BREEAM certificate, the design is also oriented to obtaining the WELL certificate. WELL is a dynamic evaluation system for buildings and communities to measure and monitor the building features which impact on the health and well-being of its occupants.

CONSTRUCTION SPECIFICATIONS CEILINGS AND LIGHTING

Ceilings are plaster board, painted, and finished in high quality paint. Recessed ceilings above windows enable to conceal curtain or rolling blind tracks. For optimal comfort standards in each room, the lighting design has been done by lighting experts. Apartments feature indirect lighting that helps create differentiated ambiances, with warm LED lights embedded in recessed ceilings. The luminaires selected have a minimalist design that provide indirect lighting and are manufactured with recessed spotlights to avoid glare providing homogeneous lighting of 3000 K colour temperature at the same time. Sound System.

ALUMINIUM FRAMING

CORTIZO aluminium frames, double glazing and solar control sheets provide the highest isolation standards. with double glazing and solar control in anthracite grey (RAL7016). Bedrooms are equipped with automatic foldable and orientable aluminium shutters lacquered in the same colour as the aluminium frame, for enhanced lighting comfort.

INTERIOR FLOORING

The interior flooring is large format (120 x 60 cm), porcelain tile from the Berna collection of Porcelanosa, in beige (caliza) or soft grey color (Acero/Topo). The large rectangular format tiles enhance spaciousness in every room.

EXTERIOR FLOORING

Terraces combine three different finishes:

- Anti-slip large format porcelain from the Berna collection in colours Caliza, Acero or Topo, in seamless transition from the interior to the terrace;
- Laminated bamboo wood decking to bring a natural accent to this space.
- Vegetation embedded in the terrace floor to create a green carpet with an integrated irrigation system.

To enhance a seamless and more spacious feel, there is no gap between the interior and the exterior flooring and therefore the same porcelanic tiles form the interior are extended to the terrace in a 120 x 60 cm format. This is made possible through the floating exterior flooring STEx from Butech, mounted on a structure that allows for a smooth water runoff below.

TERRACE BALUSTRADES

White wall and glass balustrades that circle the facade like attractive flowing ribbons.

FRONT DOOR

Apartment entry doorways feature a wood plated threshold niche at the front of the house. This initial threshold, veneered in dark Wenge/Chestnut wood, leads to the sober double steel armoured door of the entrance, framed with a fosseted LED strip lighting. The 2.40 m high armoured door will be veneered on the outside with the same wood as the entrance niche and lacquered in matt white on the inside.

KITCHEN

Diseño: Bulthaup tipo B3 in gravel color g Fully equipped with the following Siemens appliances:

- Combi refrigerator integrated in the kitchen KI86SAFE0
- Integrated oven with stainless steel frame. HB514AERO
- Microwave integrated in the kitchen front. BF525LM50
- Ceiling mounted fume hood 90 cm. Frecan TR9
- Integrated Dishwasher 60 cm wide. SN61HX04AE
- 80 cm high performance induction plate. EX875LEC1E
- Pando wine cellar PVMB 60-53

HEATING, COOLING AND HOT WATER SYSTEM

Aerothermal energy Mitsubishi brand is a renewable source of energy that provides for one of the most efficient home heating, cooling and hot water systems available.

Room temperature is regulated through independent thermostatic control devices.

Hot and cold-water installation pipes are insulated in compliance with the code currently in force.

SUITES

Master bedroom

The Main Suite with en-suite bathroom has been conceived as a spacious private sanctuary. It comprises a full bathroom (with a shower booth, bathtub, two washbasins and a toilet booth), a dressing room with smoked glass panes or built-in closets, and a huge sleeping area with lots of natural light coming in through the large window that opens onto the terrace. The glass separation between bedroom and bathroom adds to the feeling of spaciousness. The amount of light and visibility of the bathroom can be adjusted with a floor to ceiling orientable wooden slat screen.

Additional suites

The other bedrooms are more modestly sized. They include a private bathroom and a built-in closet with matte lacquer painted doors.

BATHROOMS

Main bathroom

- Bathrooms are fitted with the same large floor tiles used for the floors of the rest of the apartment. On the walls, tiles of 120 x 45 cm horizontal format, and special pieces "Bottega Spiga" by Porcelanosa in given spaces like shower and toilet booths, while others will be painted with high quality plastic paint.
- Showers are equipped with the Shower deck by Butech system, that allows for a completely flat shower floor with practicable ceramic tiles, in its anti-slip version to meet the applicable safety specifications.
- Showers are fitted with glass screens and equipped with a 35 x 35 cm Neptune Slim Square ceiling mounted rain shower and NK-Concept C by Noken by Porcelanosa thermostatic taps.
- The main bathroom has a tropical wood counter with two round Lounge by Porcelanosa wash basins, and Round by Noken collection taps or the like.
- Our designers have selected a freestanding bathtub by Krion (Slim model, 150 x 80 cm) with a separate tap column of the Round by Noke collection.

- The toilet chosen is the suspended wall-mounted Architect by Noken Porcelanosa with the push button integrated into the wall.

Additional bathrooms

These feature the same finishes as the main bathrooms, with colors that match the finishes selected for the apartment (gray or sand color).

Master bathroom

- Showerdeck de Butech
- Showerdeck by Butech
- Gres Porcelánico colección Bottega modelo Spiga color Acero
- Porcelanic tile , Botega collection, steel color by Porcelanosa
- Rociador empotrado Neptune Slim Square 35 x 35 cm
- Built-in shower Neptuno Slim square 35 x 35 cm
- Grifería termostática pack Nk-concept C de Noken Thermostatic shower pack, NK concept, by Noken
- Tropical Wood sink counter with round wash basin, Type Lounge
- Grifería empotrada modelo ROUND by Porcelanosa
- Built-in tap. ROUND model by Porcelanosa.
- Lavabo redondo blanco modelo LOUNGE by Porcelanosa
- Round wash basin type LOUNGE by Porcelanosa

GARDENS AND COMMON AREAS

OUTDOOR POOLS

Village Verde swimming pools are cutting-edge in design and technology. Three different pools are strategically situated within the condominium:

- A sand pool: connected to the children area and therefore quite shallow. Access is through a beach of fine sand of a selected granulometry, with a line of sunbeds, a Gastrobar and toilets.
- A main pool: the largest in size, with multiple rest areas along its perimeter.
- A lap pool: 25 m long, of semi-Olympic dimensions.

All pools are equipped with perlite ultra-filtering system. This system allows for the lowest level of chlorine as the code permits. The salt in the water generates chlorine; in normal conditions, no added salt or chlorine is required.

GARDENS

Landscape architects have created the complete landscaping design that includes garden and pool areas, main entrances, walking lanes and individual accesses to the buildings. Sustainability is underscored through integrating autochthonous trees,

plants, and flowers with natural stone elements. Design decisions seek to optimize water consumption and reduce maintenance costs. Green walls and fences are set up for privacy. The external perimeter of the project allows its easy integration with the landscaping.

CONCIERGE SERVICE

Space office for the concierge service at the main entrance of the complex.

The complex main entrance holds a security post, from where the control of all the security cameras are manned.

FACILITIES AND AMENITIES

The following facilities are available to the residents: croquet court; forest running trail; children's playground with slides, swings and climbing frames; terraces, and a community Gastrobar for events and activities.

The Masterplan will develop in future phases, other services such as a forest gym.

ACCESSIBILITY

All common facilities are adapted for persons with mobility impairments. The main access lane, although designed for pedestrian transit, is also conceived as the main access for firefighters and therefore has the width and accessibility to be transited on wheels if required.

Along the main driveway, integrated with plants in the alignment meanders, are a number of visitor parking slots as extra courtesy parking for busy seasons. Corridors in the common areas inside the buildings are of a comfortable 2.60 m width.



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