



VELLMARI

HOMES - NERJA



VELLMARI
HOMES - NERJA

Living in a dream place



We invite you to discover our new project "VELLMARI HOMES", a residential complex of 7 homes where the protagonists are natural light and the rational use of space.



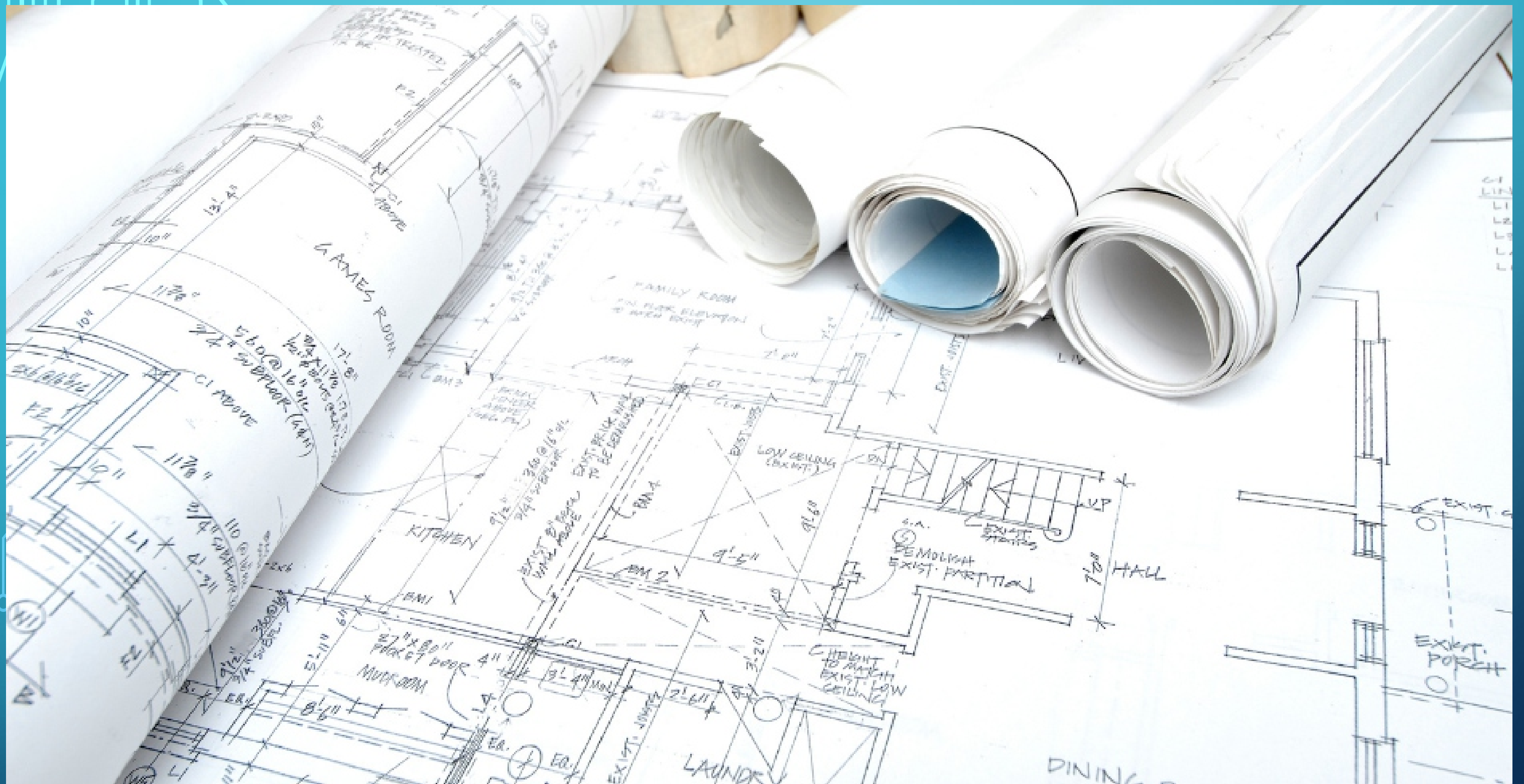


In its modern design, we have managed to bring together in a single property all the elements that the current residential market demands, creating a home suitable for becoming both a first home and a vacation home or even an investment to dedicate it to the holiday rentals market.

All houses will have a private swimming pool and a sun roof terrace, several terraces and an internal distribution that provides total comfort in its use, as well as double private parking space under each house and the option of being able to acquire some more parking spaces on surface.



Compact homes that definitely, due to their characteristics and design, offer all the advantages of an individual villa, but without their high maintenance costs.

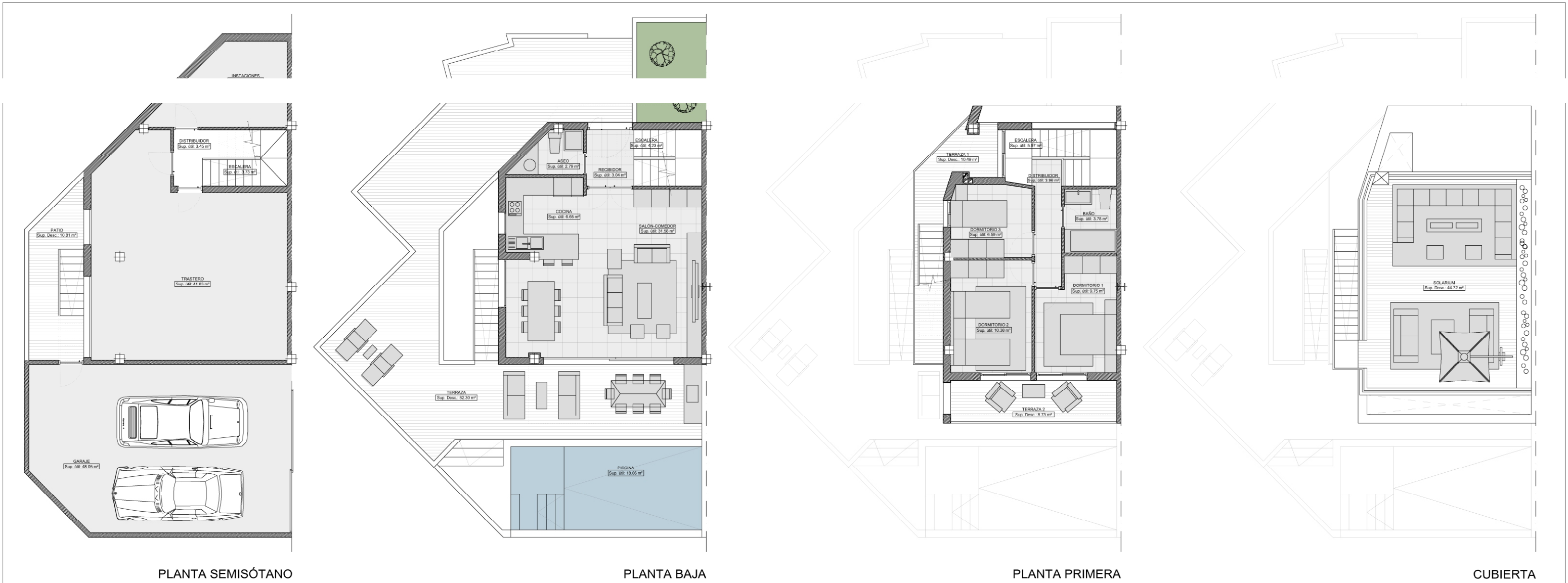


HOUSE PLANS

LOCATION PLAN



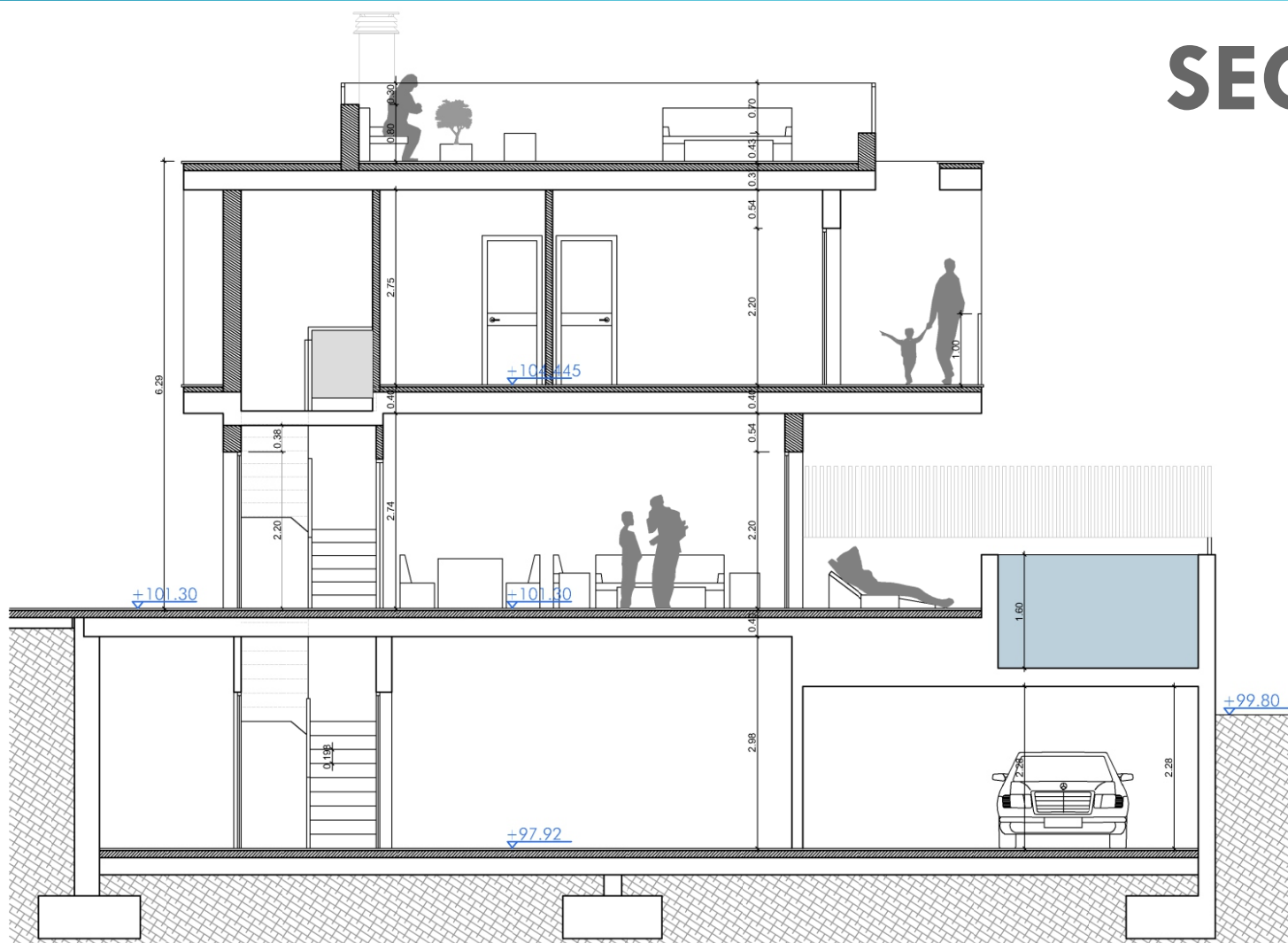
HOUSE ONE



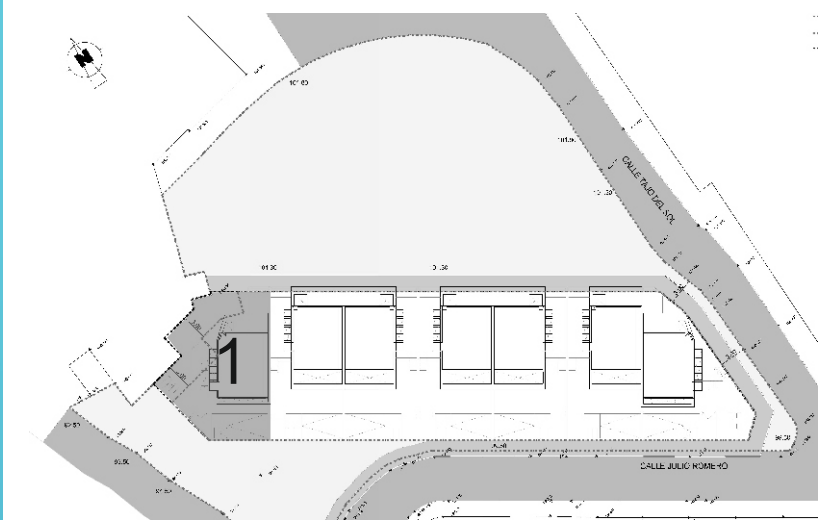
HOUSE 1

LOCATION, SECTION, BUILT AREAS

SECTION

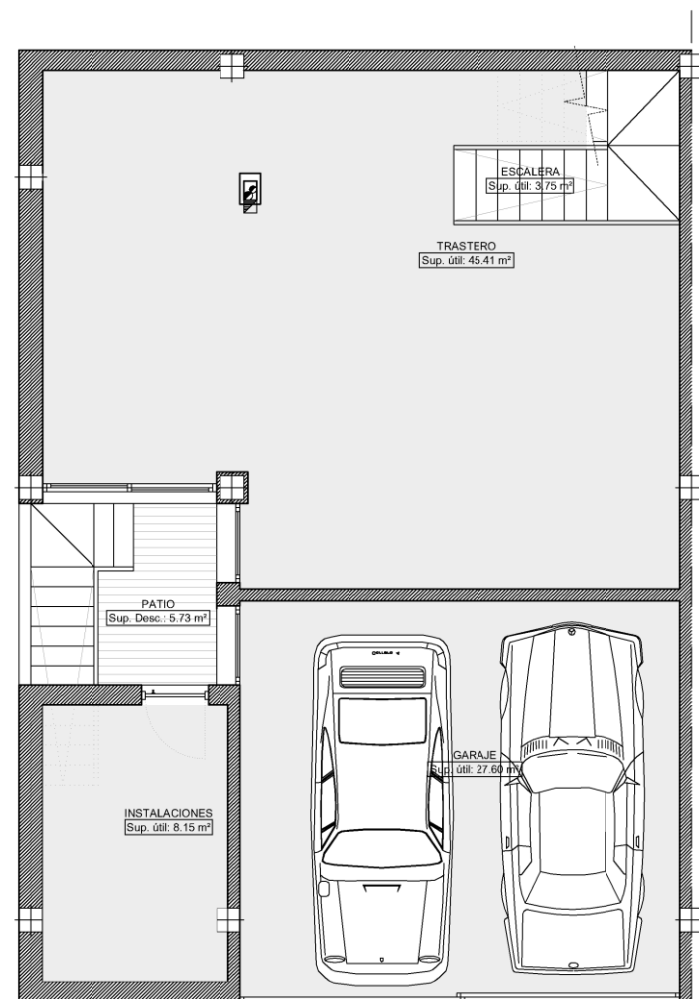


LOCATION

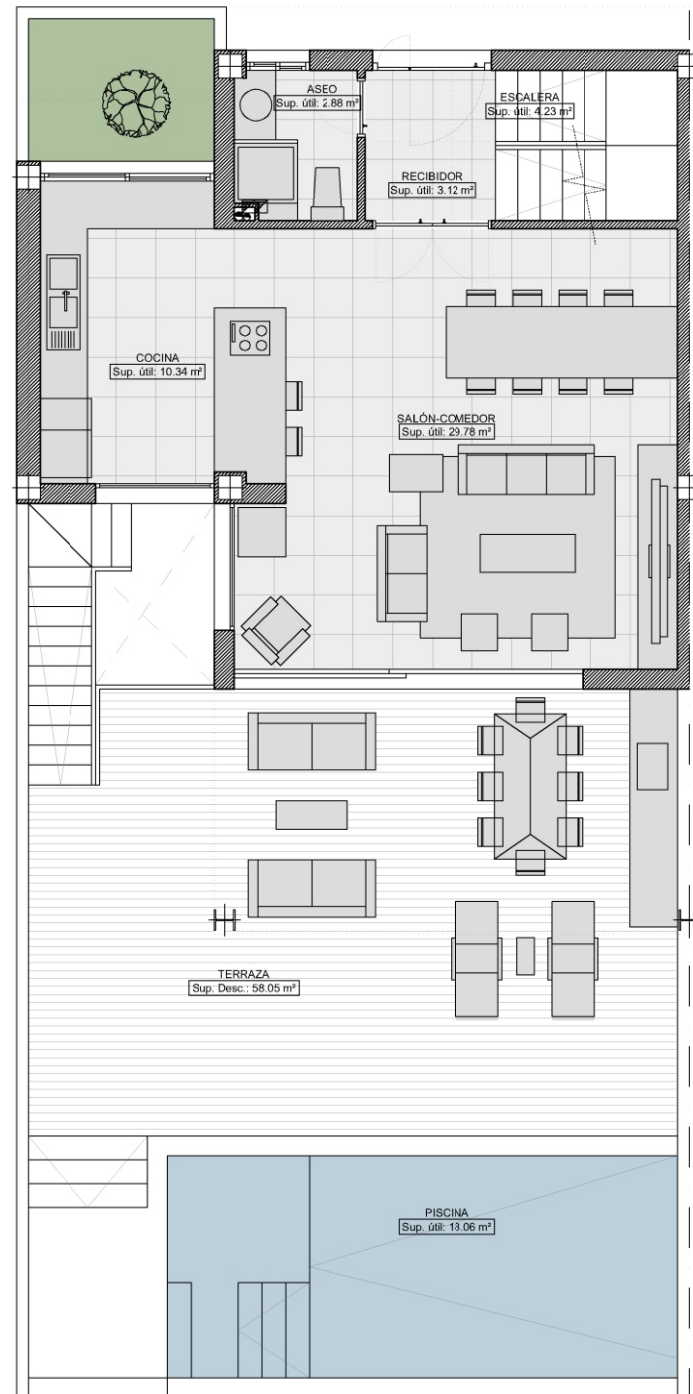


CUADRO I: SUPERFICIES (VIVIENDA Nº 1)					
Planta Semisótano (Trast.)		Planta Baja (Viv.)		Planta Primera (Viv.)	
Garaje	48.05 m²	Recibidor	3.04 m²	Distribuidor	3.96 m²
Trastero	41.83 m²	Escalera	4.23 m²	Dormitorio 1	9.75 m²
Instalaciones	10.28 m²	Salón-Comedor	31.58 m²	Dormitorio 2	10.38 m²
Escalera	3.73 m²	Cocina	6.65 m²	Dormitorio 3	6.59 m²
Distribuidor	3.45 m²	Aseo	2.79 m²	Baño 1	3.78 m²
				Escalera	5.97 m²
Sup. útil Pl. Semisót. 107.34 m²					
		Sup. útil Planta Baja 48.29 m²		Sup. útil Planta 1ª 40.43 m²	
		Total Superficie útil Vivienda 88.72 m²			
Patio 10.81 m²		Terraza 82.30 m²		Terraza 1 10.49 m²	Solarium 44.72 m²
		Piscina 18.06 m²		Terraza 2 8.73 m²	
Sup. Desc. Pl. Semis. 10.81 m²		Sup. Descubierta P.B. 100.36 m²		Sup. Descubierta P.1ª 19.22 m²	Sup. Desc. Cubierta 44.72 m²
Sup. Const. Pl. Semis. 118.33 m²					
		Sup. Const. Pl. Baja 56.85 m²		Sup. Const. P.1ª 50.01 m²	

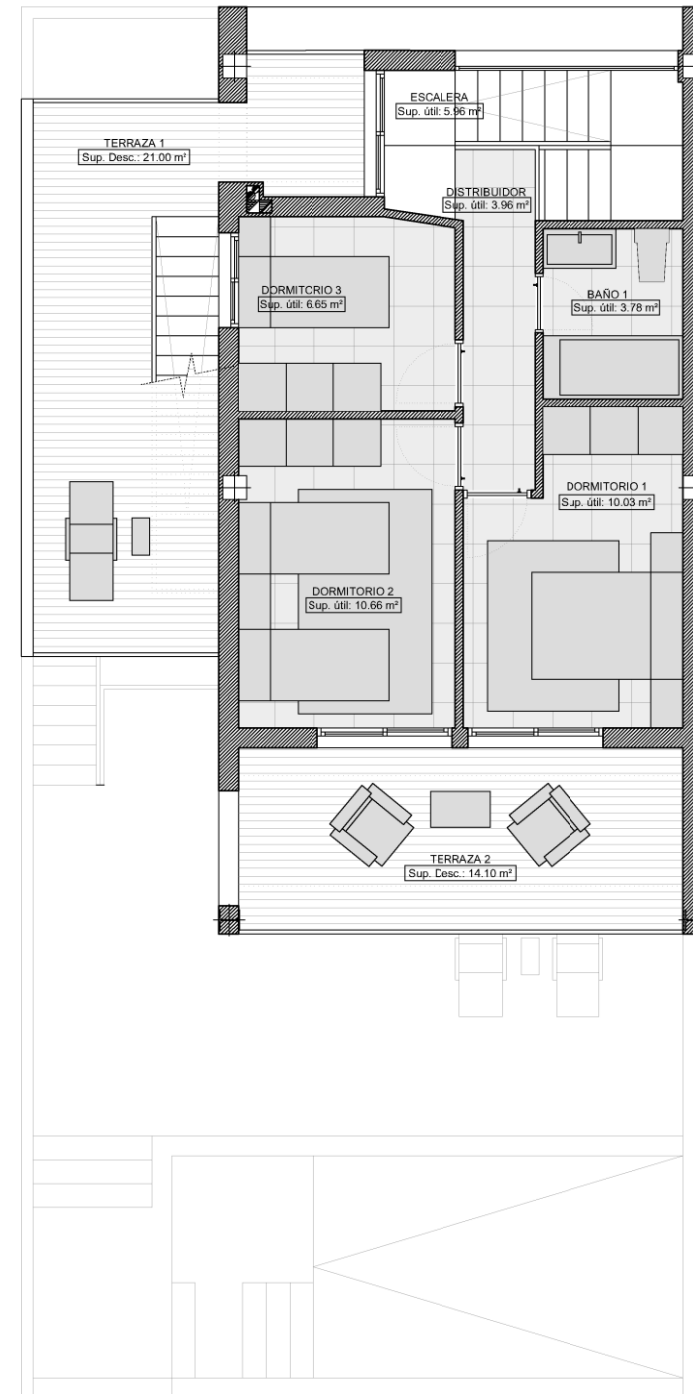
HOUSES 2, 4 & 6



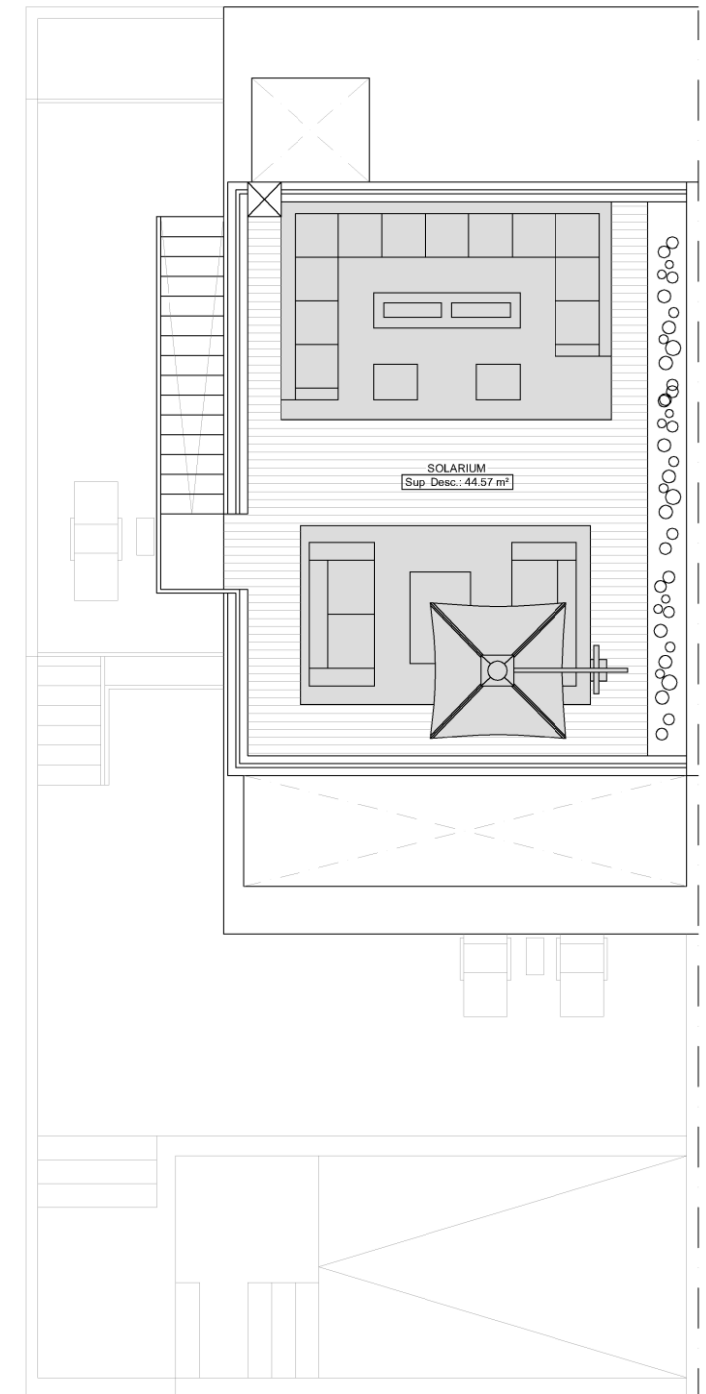
PLANTA SEMISÓTANO



PLANTA BAJA (V. 2 - 4 - 6)



PLANTA PRIMERA

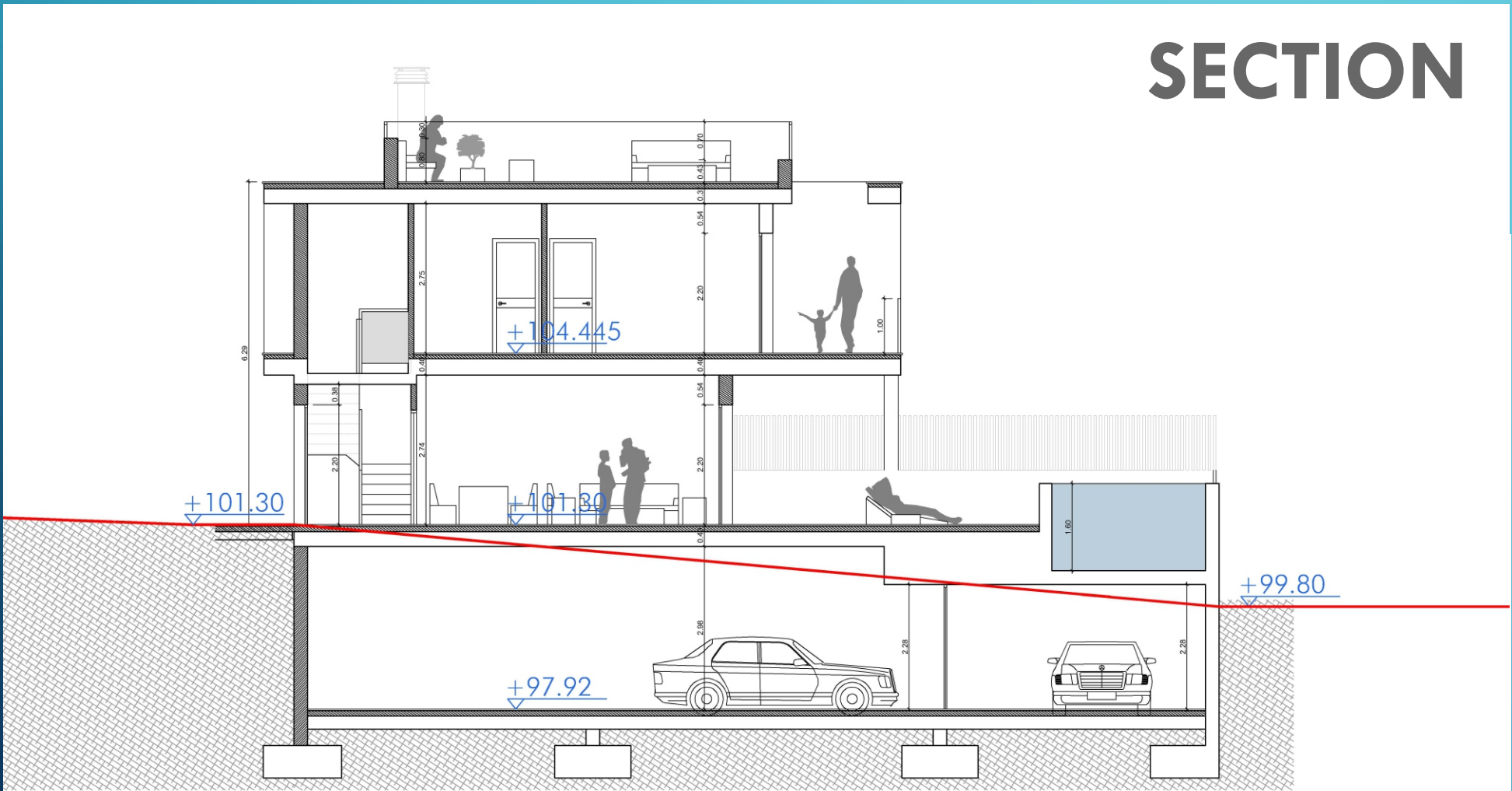


CUBIERTA

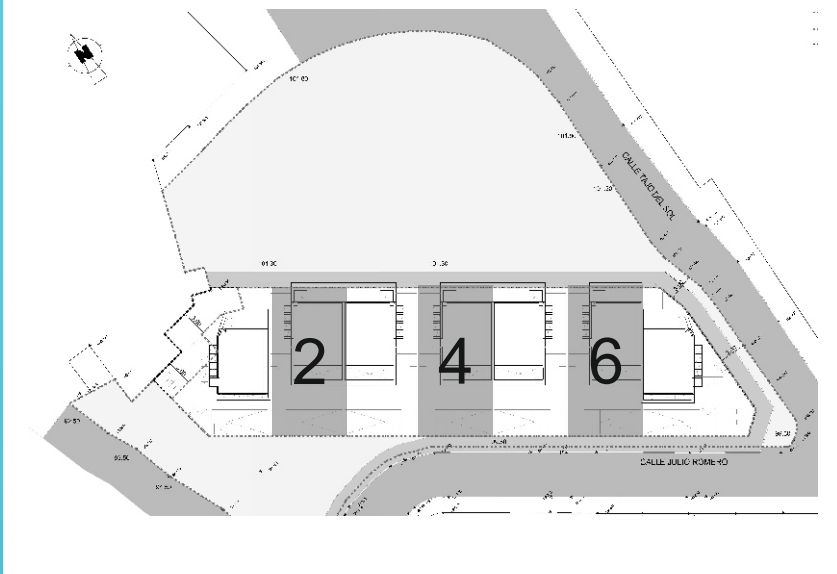
HOUSES 2, 4 & 6

LOCATION, SECTION, BUILT AREAS

SECTION

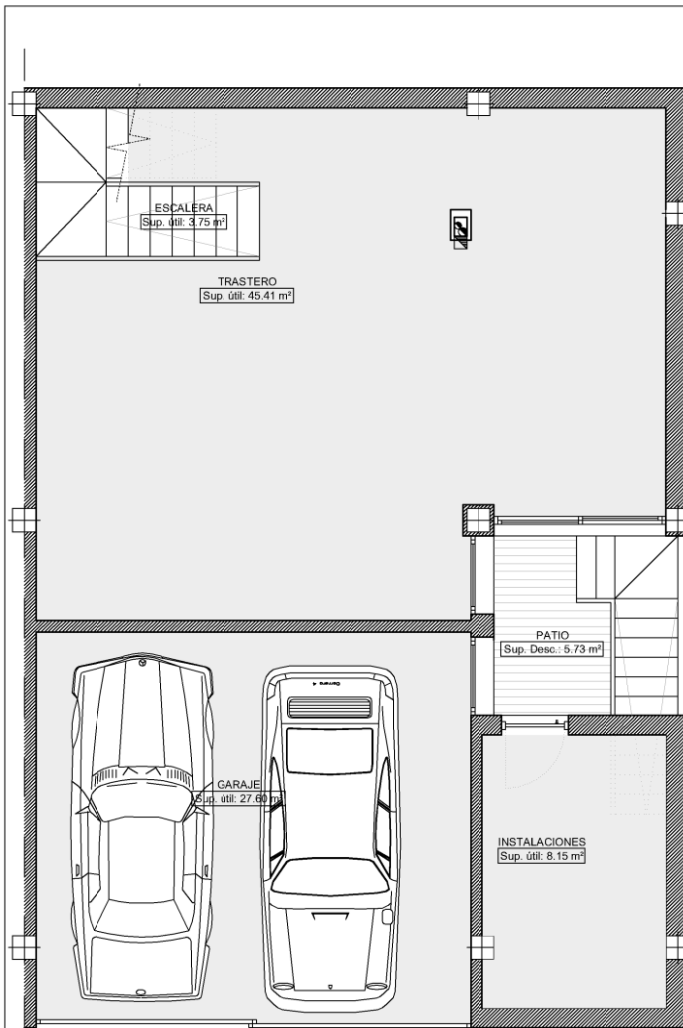


LOCATION

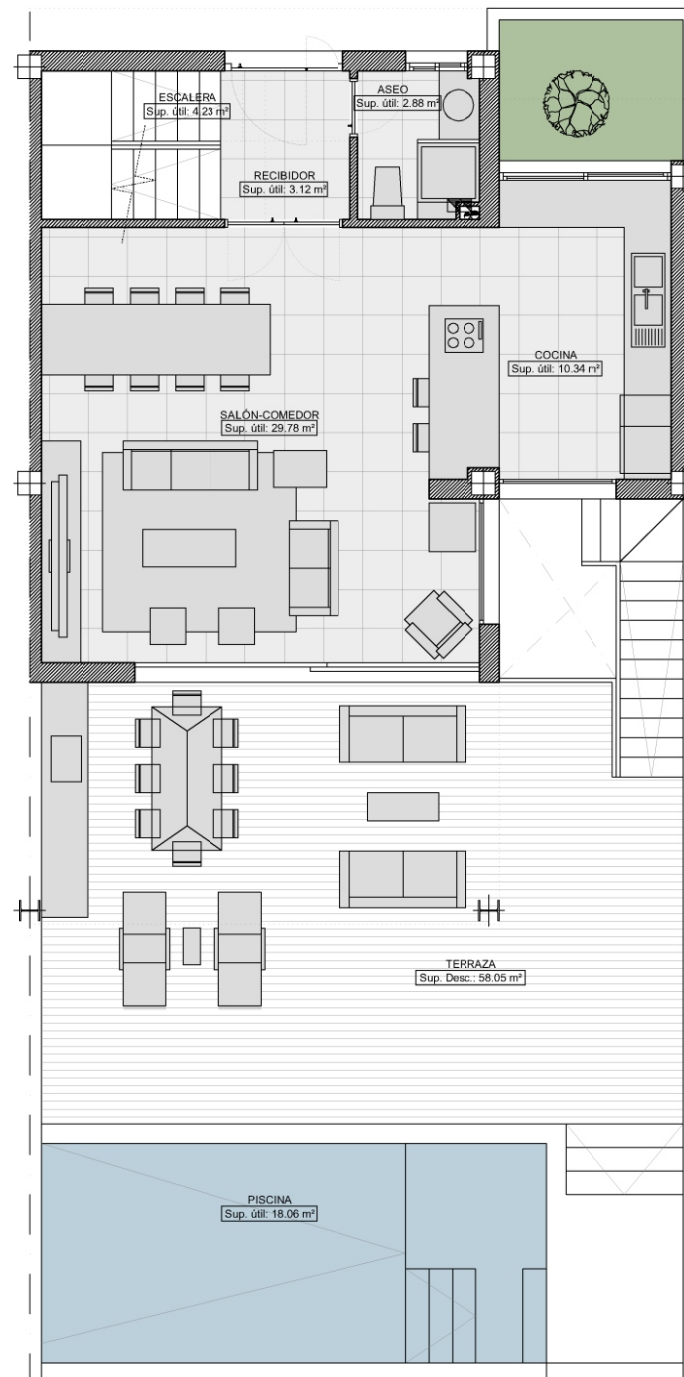


CUADRO I: SUPERFICIES (VIVIENDAS Nº 2 - 4 - 6)							
Planta Semisótano (Trast.)		Planta Baja (Viv.)		Planta Primera (Viv.)		Cubierta	
Garaje	27.60 m²	Recibidor	3.12 m²	Distribuidor	3.96 m²		
Trastero	45.41 m²	Escalera	4.23 m²	Dormitorio 1	10.03 m²		
Instalaciones	8.15 m²	Salón-Comedor	29.78 m²	Dormitorio 2	10.66 m²		
Escalera	3.75 m²	Cocina	10.34 m²	Dormitorio 3	6.65 m²		
		Aseo	2.88 m²	Baño 1	3.78 m²		
				Escalera	5.96 m²		
Sup. útil Pl. Semisót.	84.91 m²						
		Sup. útil Planta Baja	50.35 m²	Sup. útil Planta 1ª	41.04 m²		
		Total Superficie útil Vivienda		91.39 m²			
Patio	5.73 m²	Terraza	58.05 m²	Terraza 1	21.00 m²	Solarium	44.57 m²
		Piscina	18.06 m²	Terraza 2	14.10 m²		
Sup. Desc. Pl. Semis.	5.73 m²	Sup. Descubierta P.B.	76.11 m²	Sup. Descubierta P.1ª	35.10 m²	Sup. Desc. Cubierta	44.57 m²
Sup. Const. Pl. Semis.	96.24 m²						
		Sup. Const. Pl. Baja	59.16 m²	Sup. Const. P.1ª	49.40 m²		

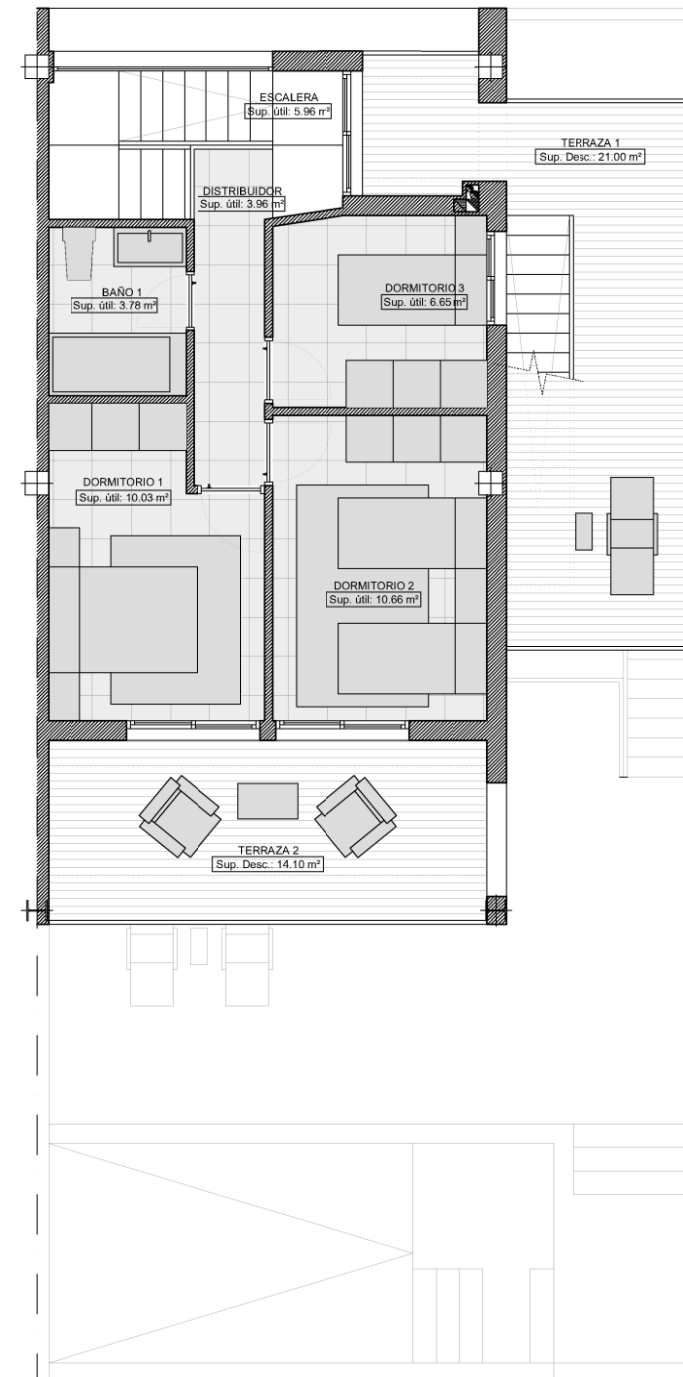
HOUSES 3 & 5



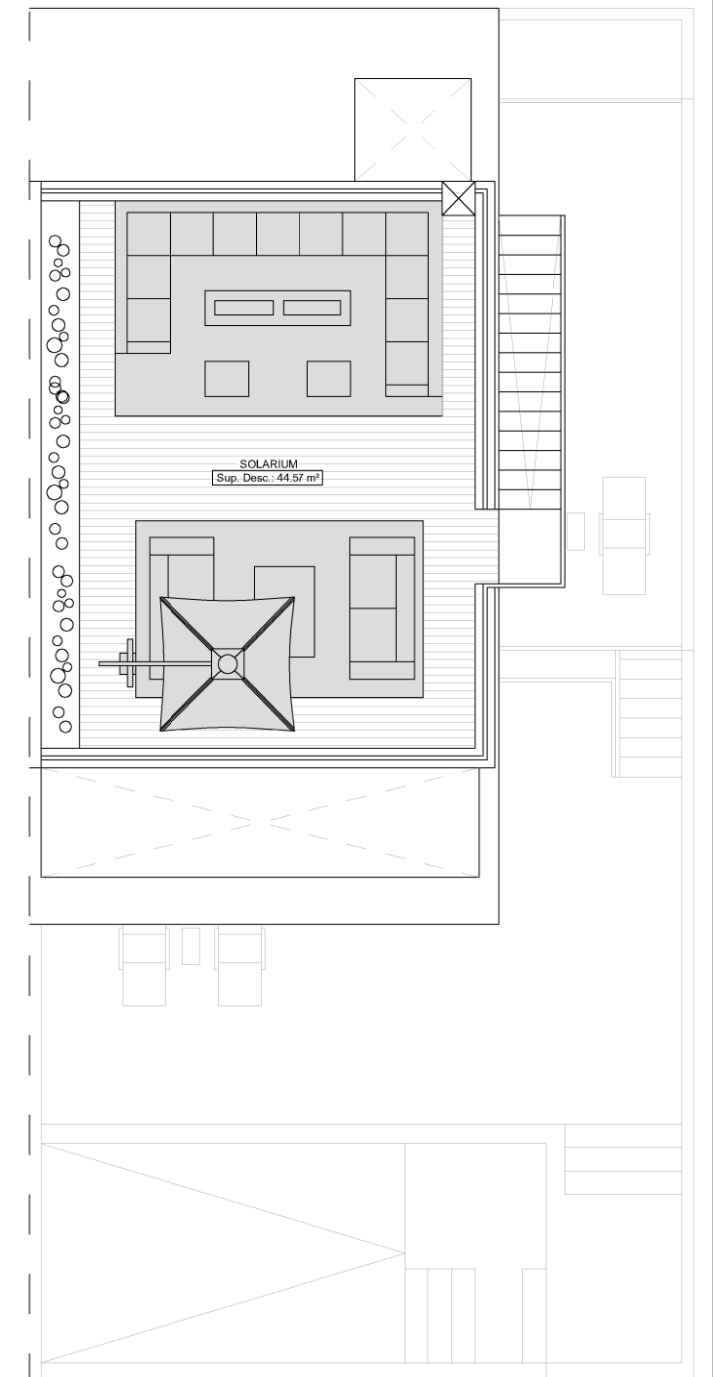
PLANTA SEMISÓTANO



PLANTA BAJA (V. 3 - 5)



PLANTA PRIMERA

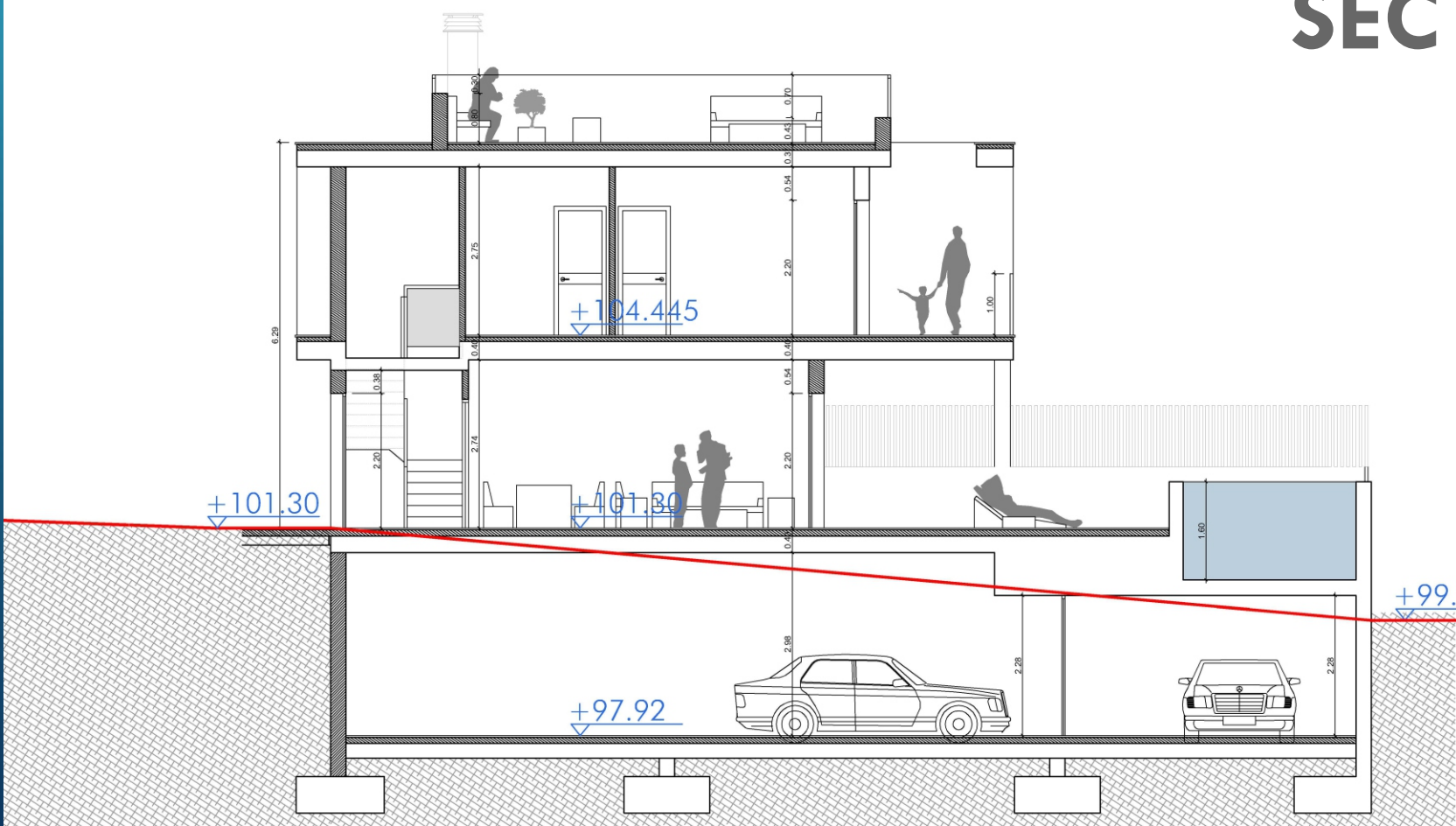


CUBIERTA

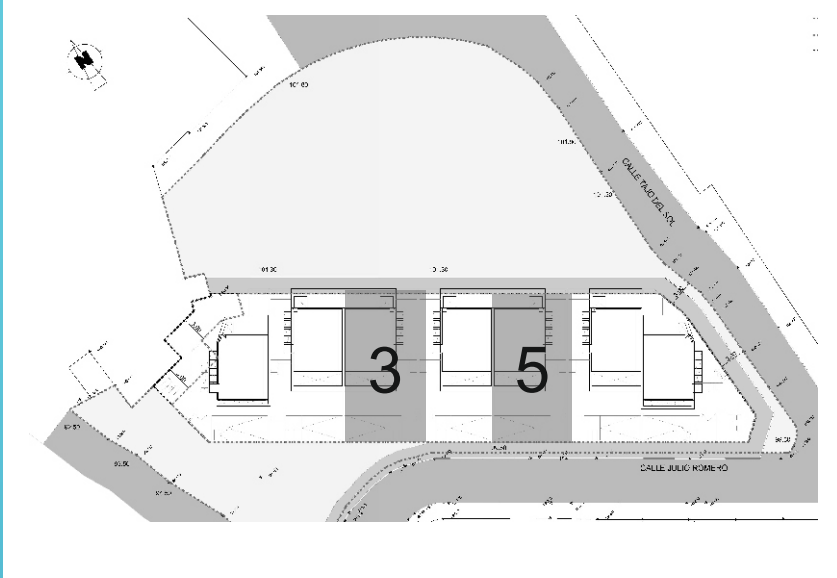
HOUSES 3 & 5

LOCATION, SECTION, BUILT AREAS

SECTION

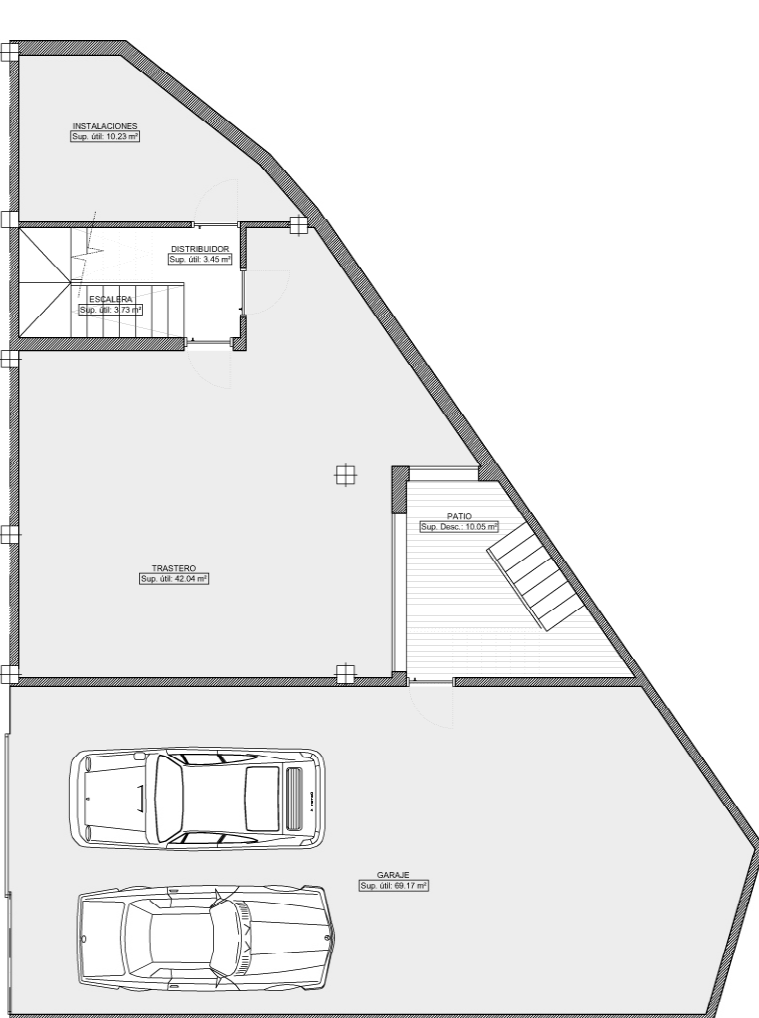


LOCATION

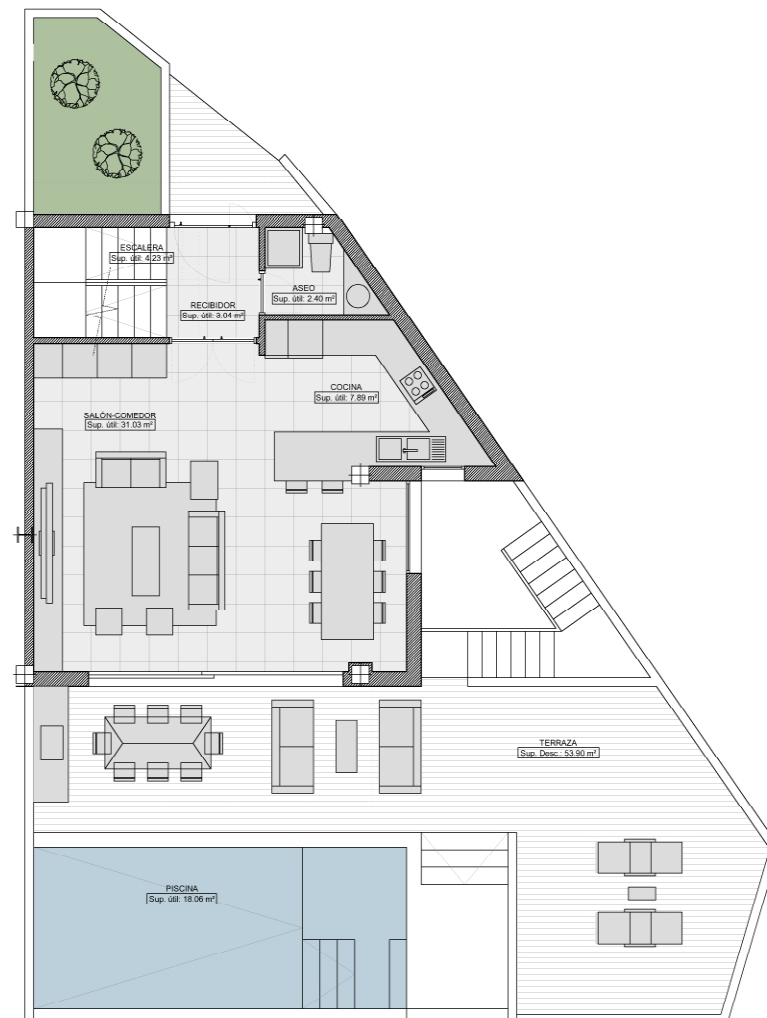


CUADRO I: SUPERFICIES (VIVIENDAS Nº 3 - 5)					
Planta Semisótano (Trast.)		Planta Baja (Viv.)		Planta Primera (Viv.)	
Garaje	27.60 m²	Recibidor	3.12 m²	Distribuidor	3.96 m²
Trastero	45.41 m²	Escalera	4.23 m²	Dormitorio 1	10.03 m²
Instalaciones	8.15 m²	Salón-Comedor	29.78 m²	Dormitorio 2	10.66 m²
Escalera	3.75 m²	Cocina	10.34 m²	Dormitorio 3	6.65 m²
		Aseo	2.88 m²	Baño 1	3.78 m²
				Escalera	5.96 m²
Sup. útil Pl. Semisót.	84.91 m²				
		Sup. útil Planta Baja	50.35 m²	Sup. útil Planta 1ª	41.04 m²
		Total Superficie útil Vivienda	91.39 m²		
Patio	5.73 m²	Terraza	58.05 m²	Terraza 1	21.00 m²
		Piscina	18.06 m²	Terraza 2	14.10 m²
Sup. Desc. Pl. Semis.	5.73 m²	Sup. Descubierta P.B.	76.11 m²	Sup. Descubierta P.1ª	35.10 m²
Sup. Const. Pl. Semis.	96.24 m²			Sup. Desc. Cubierta	44.57 m²
		Sup. Const. Pl. Baja	59.16 m²	Sup. Const. P.1ª	49.40 m²

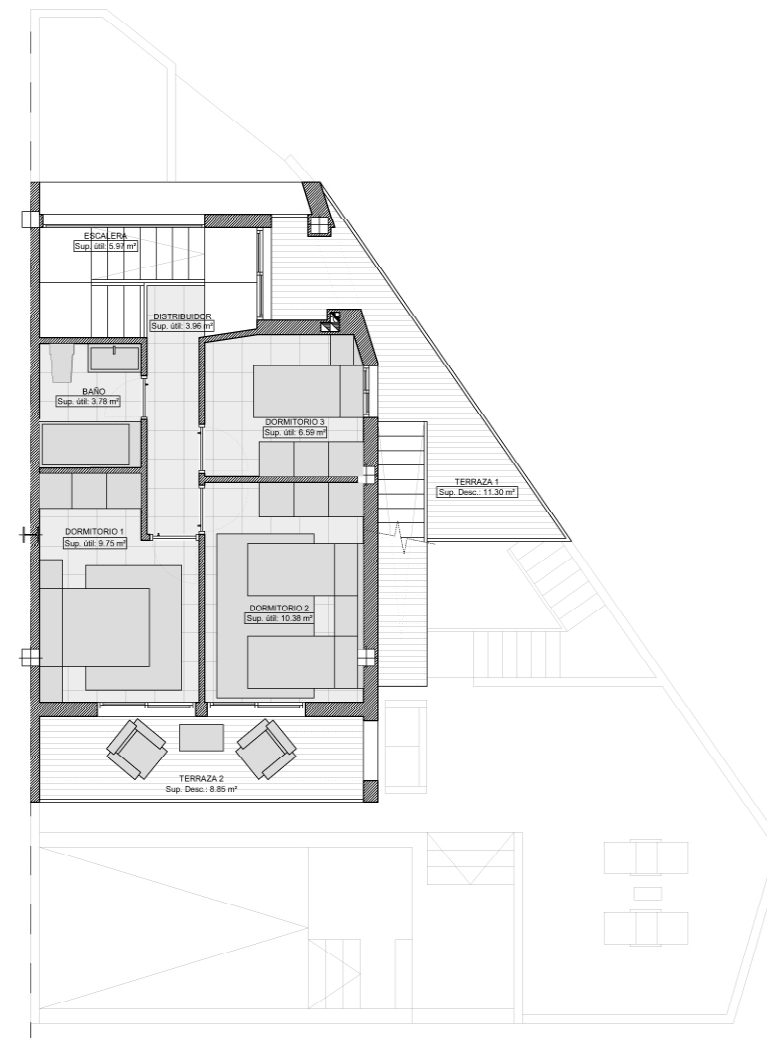
HOUSE 7



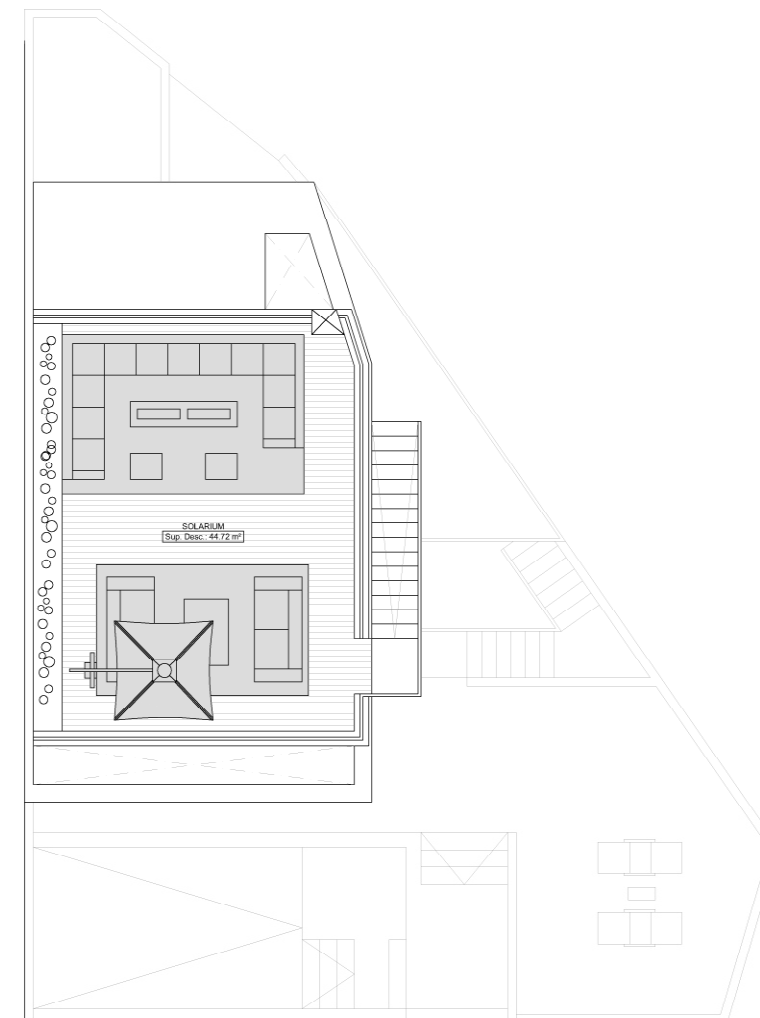
PLANTA SEMISÓTANO



PLANTA BAJA



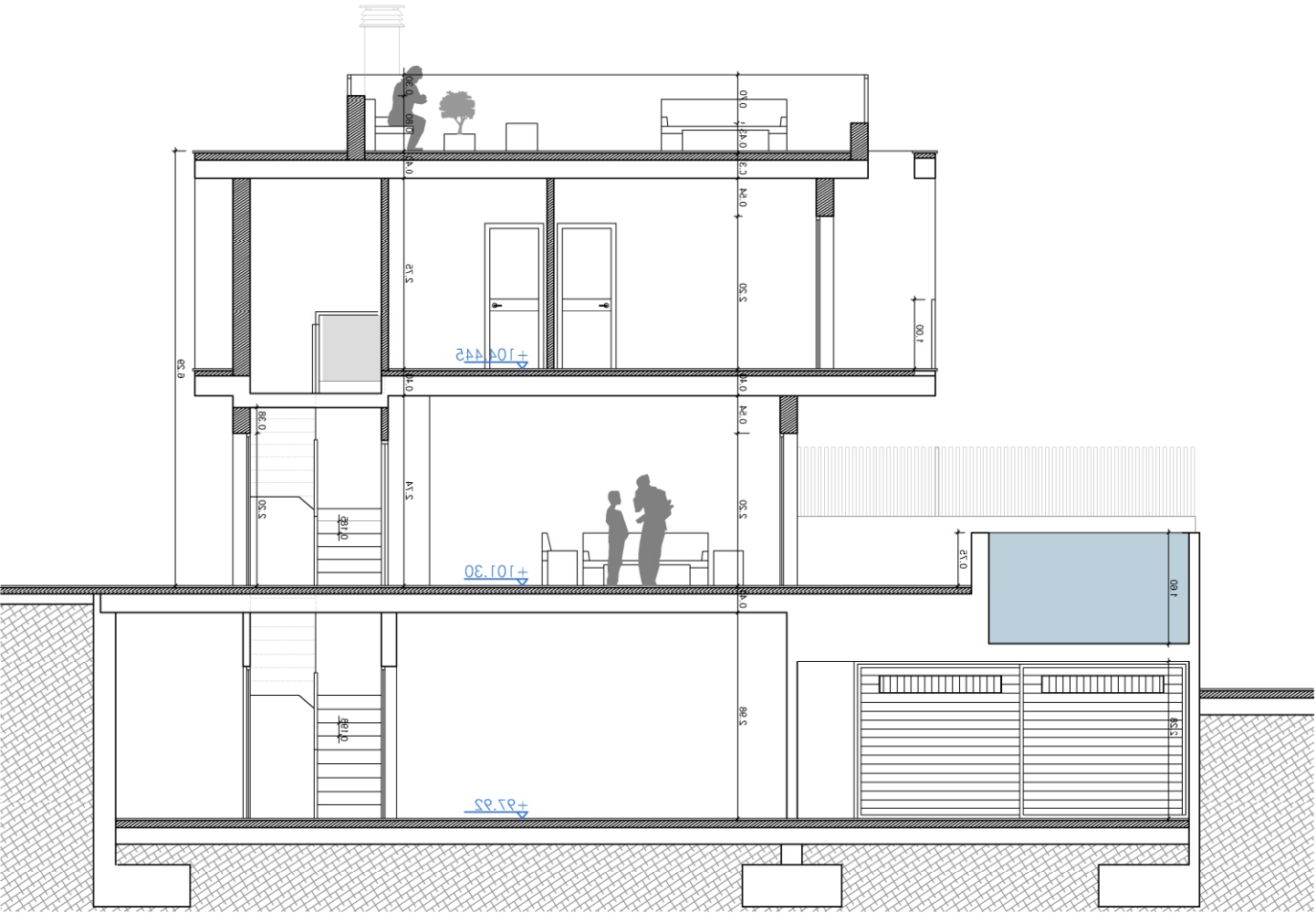
PLANTA PRIMERA



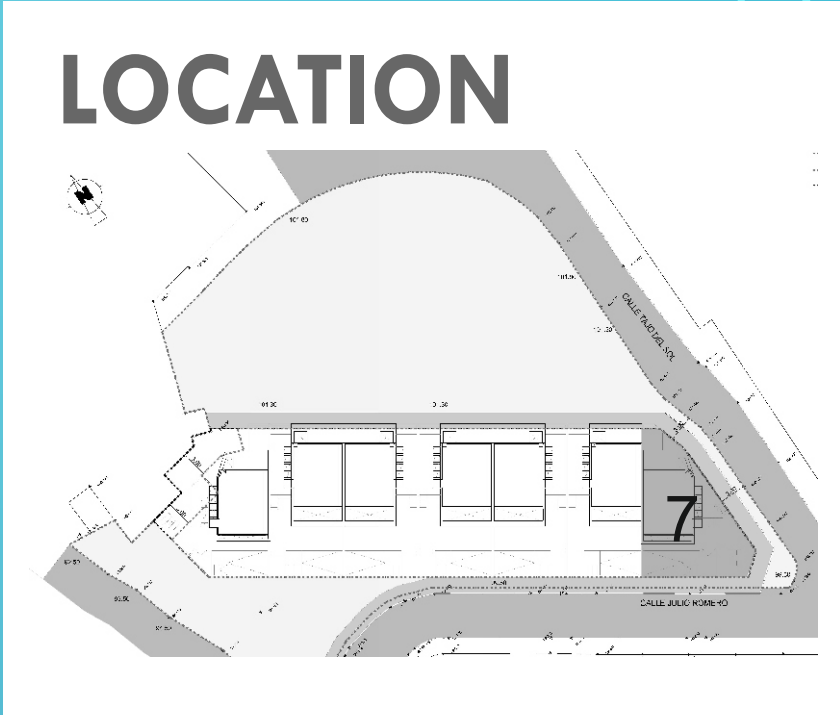
CUBIERTA

HOUSE 7

LOCATION, SECTION, BUILT AREAS



SECTION



LOCATION

CUADRO I: SUPERFICIES (VIVIENDA Nº 7)					
Planta Semisótano (Trast.)		Planta Baja (Viv.)		Planta Primera (Viv.)	
Garaje	69.17 m²	Recibidor	3.04 m²	Distribuidor	3.96 m²
Trastero	42.04 m²	Escalera	4.23 m²	Dormitorio 1	9.75 m²
Instalaciones	10.23 m²	Salón-Comedor	31.03 m²	Dormitorio 2	10.38 m²
Escalera	3.73 m²	Cocina	7.89 m²	Dormitorio 3	6.59 m²
Distribuidor	3.45 m²	Aseo	2.40 m²	Baño 1	3.78 m²
				Escalera	5.97 m²
Sup. útil Pl. Semisót. 128.62 m²					
		Sup. útil Planta Baja 48.59 m²		Sup. útil Planta 1ª 40.43 m²	
		Total Superficie útil Vivienda 89.02 m²			
Patio 10.05 m²		Terraza 53.90 m²		Terraza 1 11.30 m²	Solarium 44.57 m²
		Piscina 18.06 m²		Terraza 2 8.85 m²	
Sup. Desc. Pl. Semis. 10.05 m²		Sup. Descubierta P.B. 71.96 m²		Sup. Descubierta P.1ª 20.15 m²	Sup. Desc. Cubierta 44.57 m²
Sup. Const. Pl. Semis. 141.17 m²					
		Sup. Const. Pl. Baja 56.71 m²		Sup. Const. P.1ª 49.14 m²	

EQUIPMENT AND QUALITIES

KITCHENS:

Fully fitted lacqued in white color, including large capacity wall units.

Silestone-type stone worktop (choice of color) with built-in sink and top-brand taps.

Top brand appliances (ceramic hob, oven, extractor hood, refrigerator, washing machine and dishwasher)

BATHROOMS:

Main and secondary bathroom: shower with fixed glass screen and thermostatic taps, washbasin embedded in furniture, leading brand toilets.

TELECOMMUNICATIONS:

Collective installation of satellite and terrestrial television according to regulations, with television, telephone and data sockets in living room, kitchen and bedrooms.

Installation of optic fiber from the telecommunications enclosure to each home

USB sockets in main bedroom

ELECTRICAL INSTALLATION:

Electrical panel with protection elements with independent circuits for different uses.

Waterproof switches and plugs on terraces

Lighting with recessed spotlights in false ceiling, LED type, in bathrooms, kitchens, corridors and halls

PLUMBING AND AIR CONDITIONING

Polyethylene water distribution pipes and soundproof PVC sanitary downpipes

Sanitary hot water through aerothermal system

Air conditioning system with heat pump

TILES:

Premium quality porcelain tiles flooring in large format (75x75) in living room, kitchen and bedrooms.

Premium quality porcelain tiles in bathrooms

Non-slip porcelain tiles on terraces, solarium and pool area.

OUTER CARPENTRY

Anthracite gray lacquered aluminum exterior carpentry, with double glazing and thermal break, with low-emissivity and transmittance glass.

Blinds in bedrooms.

Armored front door in white.

Laminated safety glass railings on terrace parapets

INTERIOR AND EXTERIOR WALLS

Exterior cladding in sound-resistant brick and rock wool, plastered with mortar, coated according to the project, finished with white stone paint.

Interior walls in wet areas duly insulated, dividing walls between each house acoustically insulated with sound-resistant brick and rock wool.

INSULATION

Thermal and acoustic insulation of exterior walls.

Asphalt and thermal insulation, non-slip flooring in sunroof terrace.

INTERIOR FINISHINGS

Interior walls in plasterboard and ceilings finished with suspended plaster plates on ceilings in kitchens, bathrooms and toilets, and plaster or plaster plates in the rest of the rooms, depending on the project

WOOD CARPENTRY

Interior doors lacquered in white with chrome handles.

Modular wardrobes with doors of the same design as the interior doors, internally equipped with a hanging rail and a shelf for the trunk.

FOUNDATION/STRUCTURE

Structure consisting of waffle slabs and pillars, in compliance with what is indicated in the geotechnical study of the project and in the current Spanish technical code.

ROOF

Walkable flat roof, according to project.



PRICES

HOUSE NUMBER	PRICE
1	460.000,00 €
2	435.000,00 €
3	430.000,00 €
4	435.000,00 €
5	435.000,00 €
6	435.000,00 €
7	460.000,00 €

METHOD OF PAYMENT

1. €10,000 when reserving the property
2. 40% of the price on signing of the purchase contract (with building license granted)
3. 15% of the price on building structure completion
4. 10% of the price on completion of the exterior enclosure of the house
5. 10% of the price on completion of the plumbing and electricity installations
6. 10% of the price on coating completion (flooring and tiling)
7. The remaining 15%, once the home is finished, upon signing the Public Deed of Sale before a notary

**ALL DOWN PAYMENTS
GRANTED BY:**





1 Year Warranty

In bricklaying works

3 Years warranty

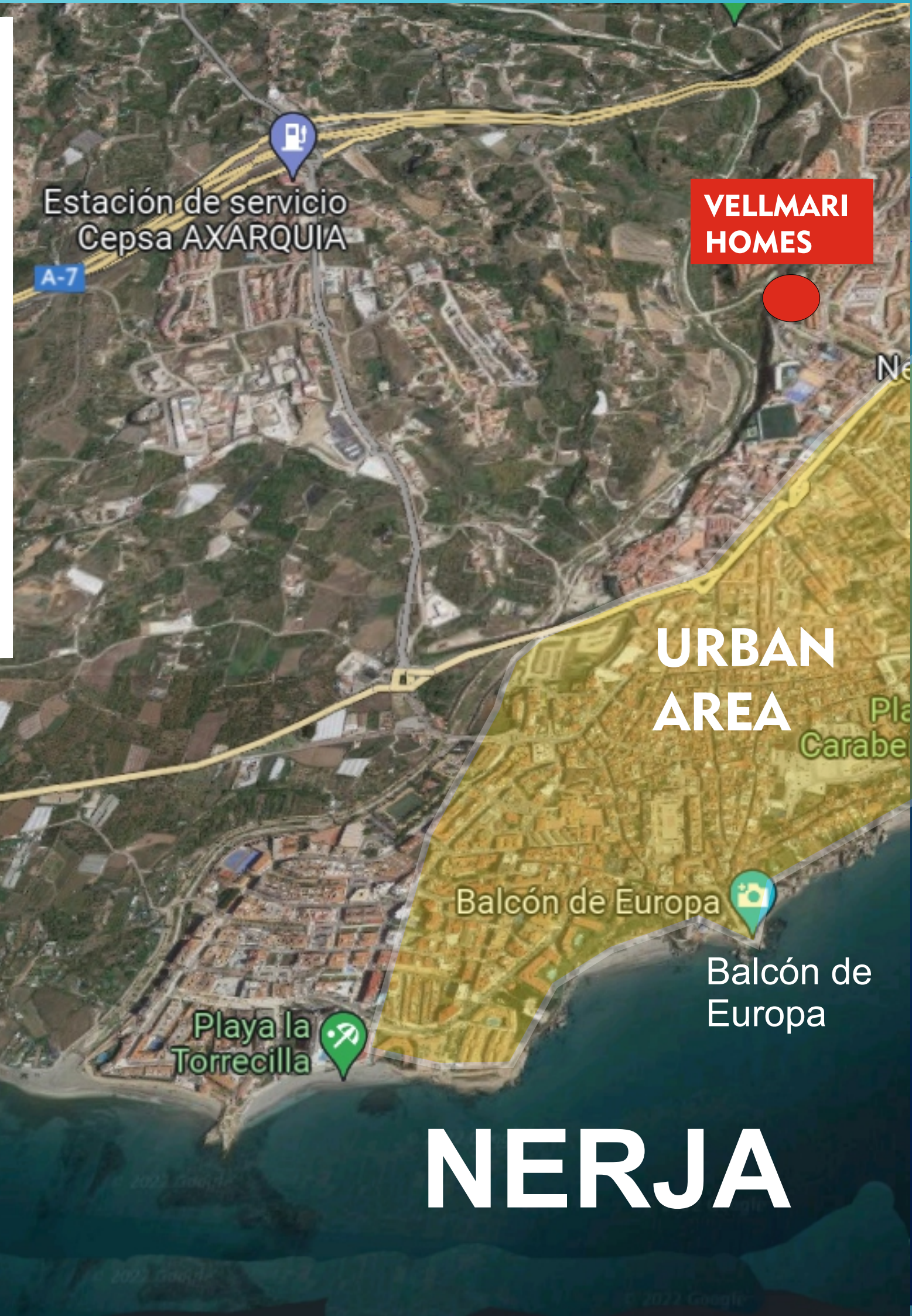
In installations and hidden flaws or defects

10 Years warranty

In Foundation and Structure

Economic warranty

Down payments guaranteed





LOCATION

The complex is located in the northwest extension of the urban area of Nerja, in a fully consolidated urban area, next to the "Almijara I" urbanization. Approximately 800 meters from Burriana Beach, a 15-minute walk from the center of Nerja, 300 meters from the current health center and the municipal sports center, and 150 meters from the emergency heliport. VELLMARI HOMES - NERJA.



**In Nerja - Costa del Sol,
a natural paradise**





In Nerja - Costa del Sol,
where **TRADITION** still
prevails







INFORMACIÓN Y RESERVAS:

The information, plans and details included in this dossier are exclusively indicative and provisional, and subject to changes due to commercial, technical, administrative or any other needs. The architectural recreation of the plots and their surroundings, and/or furniture in the infographics are considered artistic impressions without correlation with reality.