



URBANIZACIÓN PARQUE CANTAL
C.R. LOS SAUCOS
PHASE II & III

EDIFICACIONES PORRAS FONTIVEROS S.A.

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INDEX

URBANIZACIÓN PARQUE CANTAL
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	PROJECT
4	Generic description of the housing development.
	LOCATION
6	Situation of the plot.
	INFOGRAPHICS
8	Computer graphics of the buildings.
	DETAILED BUILDING SPECIFICATIONS
10	Foundation, structure, facade, divisions housing and partition.
11	Flooring, tiling, toilets, faucets, and plumbing.
12	Exterior and interior carpentry, false ceilings and painting.
13	Entrance halls, corridors, car parks and common areas.
14	Electricity, television, telephone, other facilities and energy rating.
15	Information and insurance.
	VIEWS
16	Panoramic views.
	HOUSES
18	Apartments floor plans.
28	General floor plans.

PROJECT

URBANIZACIÓN PARQUE CANTAL
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PHASE II & III

The “C. R. Los Saúcos”, phases 2 and 3, complete the development which Edipsa has been carrying out in its plots situated in the Urbanization Parque Cantal, in Rincón de la Victoria. Phase 2 will occupy the central part of the plot and Phase 3 the western part.

The second phase will be formed by 41 houses, the third will have 23 houses, both available on ground-floor properties plus three higher levels and top-floor, parking and storage. It has been designed with the quality and equipment which Edipsa gives to all its developments, among which a large landscaped area with swimming pools and a children’s recreational park are included.

You can choose between different types of housing; two, three or four bedrooms of great amplitude, being able to find ground floors and attics with magnificent terraces to enjoy the best views of Rincon de la Victoria. All the houses have been carefully designed to be lived, with unbeatable views to the sea and predominance of the south orientation; designed to enjoy the magnificent climate that we have in the area.

The second phase will have five blocks forming a single volume, which will be accessed from the entrance of the first phase of the complex. The third phase will have two blocks forming a single volume in a “L” shape, which will be accessed from the entrance located on Calle Miró.

El Cantal is a residential area established between La Cala del Moral and Rincón de la Victoria, for which all services are available in the surrounding area. The land is situated just south of the Parque Arqueológico and the Cueva del Tesoro. Additionally, its location probably offers the best views from which to contemplate the bay of Malaga from Rincón de la Victoria.

The Urbanization Parque Cantal is perfectly accessible, to the south with the old national 340 road, which goes through the neighbourhoods of La Cala and Rincón de la Victoria, and in the north with its direct access to the motorway.

Edipsa will allow you to participate in the choice of some of the qualities of your homes, as part of our quality procedures, you can choose from different types of tiles, floors, paintings or wood joinery.

At Edipsa we are sure that in the “C.R. Los Saúcos Phase II & III” you will find a home which meets your expectations, with the quality and the guarantee that distinguishes our product from the rest of the market.

Thanks for trusting us.



“The representation of Phase II and Phase III, the common areas and the pool may experience variations for technical reasons, according to this, the current design is not binding.”

LOCATION



Fuente: Google Earth

"The representation of Phase II and Phase III, the common areas and the pool may experience variations for technical reasons, according to this, the current design is not binding."



Aerial view of the Cantal Park Urbanization from the A-7



Aerial view of the plot of C.R. Los Saucos

INFOGRAPHICS



"The representation of Phase II and Phase III, the common areas and the pool may experience variations for technical reasons, according to this, the current design is not binding."

"The representation of Phase II and Phase III, the common areas and the pool may experience variations for technical reasons, according to this, the current design is not binding."

SPECIFICATIONS

DETAILED BUILDING SPECIFICATIONS

Construction built in accordance with the standards set by The Technical Building Code (CTE)

FOUNDATIONS AND STRUCTURE

- Foundations and structure made of reinforced concrete with reticular concrete slabs in accordance with current regulations.

FAÇADE

- Façade made of solid brick, ½ a foot thick, insulated with rock wool and panelled with double laminated plasterboard, Pladur or a similar brand with its corresponding insulation.
- Façade rendered and painted with masonry paint in a soft colour.
- Terrace railings in aluminium and safety glass.

HOUSING DIVISIONS

- Interior division with common areas with ½ foot of solid brick and plaster to common area and double-plated sheets of laminated Placo, Pladur or similar brand plaster to the residence. With its corresponding insulation. In accordance with CTE.
- Division between residences with ½ foot of solid brick with double plated laminated plaster of Placo, Pladur or similar brand at both residences. With its corresponding insulation. Complying with CTE.

INTERIOR WALLS

- Interior walls made of laminated plasterboard (Pladur or a similar brand), of varying thicknesses depending on the location and the structure of profile framing using galvanized steel sheets. All walls are insulated in accordance with requirements of the CTE.

FLOORING AND TILING

- Flooring in entrance hall and hall, living-dining-room and bedrooms in the apartments is oak laminate floors AC-4. Option of white marble by ordering.
- Flooring in kitchen, laundry room, bathrooms and toilet by first class ceramic tiles. Two preselected options.
- First quality non-slip ceramic tiles flooring in terraces.
- Wall tiles in kitchen, laundry room, bathrooms and toilet are first class ceramic tiles.

SANITARY WARE AND BATHROOM FITTINGS

- Sanitary ware made of first class glazed porcelain in white.
- Sink with countertop in main bathroom.
- Wall washbasin glazed porcelain first quality in white color in secondary baths and toilets.
- Shower tray made of first class glazed porcelain in white.
- First class mixer taps in washbasin, bidet and bath.

PLUMBING

- Production of clean hot water supply with collective capacity from solar panels on roof and individual support via natural gas thermostatic heater located in the washroom of the residence, in accordance with CTE requirements.
- Polythene (or similar) water pipes, insulated according to regulation.
- Hot water supply to washing-machine and dishwasher.
- Cold water supply to terraces and gardens. (Penthouses and groundfloors)

SPECIFICATIONS

EXTERIOR CARPENTRY

- Sliding exterior windows and doors made of lacquered aluminium, doubleglazed, varying thickness and compositions depending on their position in the façade in accordance with requirements established by the CTE. Ventilation system and heat channel breakage included.
- Aluminium blinds with compact system PVC shutter boxes, in bedrooms and living-dining area.
- Enclosed laundry area with metallic structure and aluminium slats.

INTERIOR CARPENTRY

- Security Front door, covered in oak on the exterior surface, with a security lock and antibumping system.
- Interior doors are in lacquered white with steel metalwork.
- Kitchen door with plain opaque glass.
- Double doors in living-room with plain opaque glass.
- Built-in wardrobes with sliding, lacquered white doors including shelf and clothes rail.

FALSE CEILINGS AND PAINTWORK

- Smooth plaster ceilings in the entrance hall, hall, kitchen, laundry room and main bathroom.
- False ceilings in second bathroom and toilet for access to a future air-conditioning unit.
- White acrylic paint on all ceilings throughout the apartment, except the secondary bathroom.
- White acrylic paint on all interior walls in the apartment. Beige color as second option.

COMMUNAL ENTRANCE HALLS, CORRIDORS AND CAR PARKS

- Communal entrance halls have flooring in first class marble, walls with marble skirting boards, decorative mirrors and all other walls are painted with acrylic paint, the colour is chosen by the Project Management Team.
- Stairs from the communal entrance hall to apartments in marble and railings with banisters in wood.
- Marble flooring at corridors of communal areas.
- Illumination with LED technology in hallway, gates and communal exterior areas.
- Smooth concrete floors in basement car parks.
- CO2 detection system by sensors and automated ventilation system.
- Fire detection system formed by sensors, alarms and automated ventilation system.
- Incendiary sprinkler system formed by BIES, counter-incendiary group, fire extinguishers and alarm buttons with alarm bells.
- Store rooms are painted and the floors are tiled with ceramic tiles.

COMMUNAL AREAS

- Enclosed area.
- Adult and children's swimming pools with separate showers and toilets.
- Garden areas with automatic sprinkler system.
- Children's playground with special paving and certificate of approval.
- Lifts with capacity for 6 people with automatic doors.
- Automatic doors to the basement with remote control.

SPECIFICATIONS

ELECTRICITY

- Higher rating of electricity supply in accordance with Low Voltage Regulations (REBT).
- Electric mechanisms in white.
- Recessed lighting on terraces.

TELEVISION AND TELEPHONE

- Aerial socket in all bedrooms, living-rooms and kitchen.
- Telephone socket in main bedroom, living-room and kitchen.
- Analogue aerial installation, digital and connection point for satellite dish.
- Cable connection in master bedroom and living room for TV and Internet operators.

OTHER INSTALLATIONS

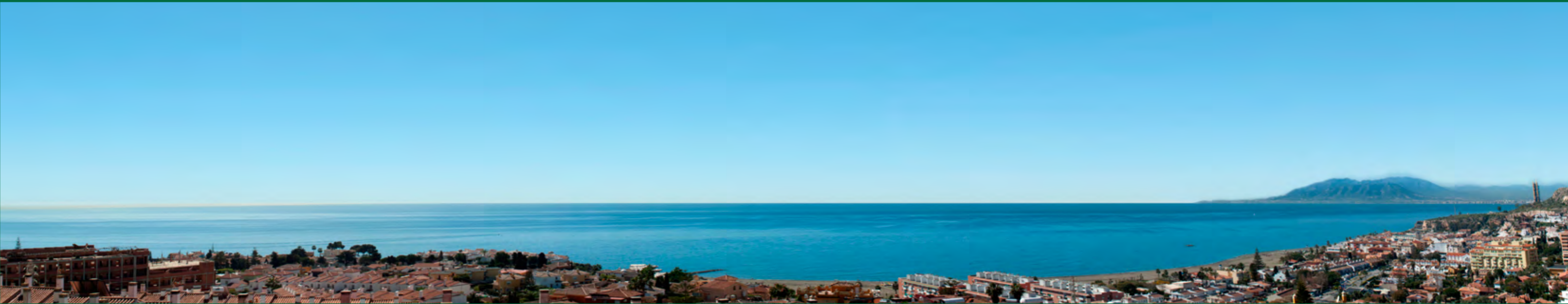
- Video intercom with receptor in entry to complex and in doorways.
- Furnished kitchen with electrical appliances (sink, extractor fan, oven and glass ceramic hob).
- Preinstallation of air-conditioning in living-room and bedrooms, with forecast interior unit in the second bathroom and covered condenser (unit).
- Ventilation system throughout the apartment in accordance with CTE.
- Extractor fan gas outlet to roof.
- Gas water heater gas outlet to roof.

ENERGY RATING

- In process.

INFORMATION AND INSURANCE

- Amounts paid while building is underway are guaranteed, by Generali España, S.A. according to the disposition of the Law 38/1999 (Ley de Ordenación de la Edificación) at the cost of the vendor.
- Additionally, as stated by the Law of The Town Planning and Development Act (Ley de Ordenación de la Edificación), the vendor has acquired a ten year insurance plan with the company Generali España, S. A. and assigned a company for quality control of foundations and structure, C&F, while the building is underway and on its completion.
- All the information required by the RD 218/2005 of 11th October, is at public disposition at EDIPSA's sales office or head office.
- Any furniture that appears in the plans is merely informative.
- Mortgage: Pending constitution.
- When the keys are handed over, a community fund will be set up with the amount of 300 euros from the owner of each apartment.
- Guarantees for each of the individual parts of the build, including documentation and instruction manuals for the apartment and complex, at the handing over of the property. In addition to this, the Building Log Book will be made available to clients with contents established by current housing regulation.



Views from the plot of the development



Views of the plot from above of the Archaeological Park of the Cantal

PLANS

BLOCK 4 - FLOOR 1 A - PHASE II

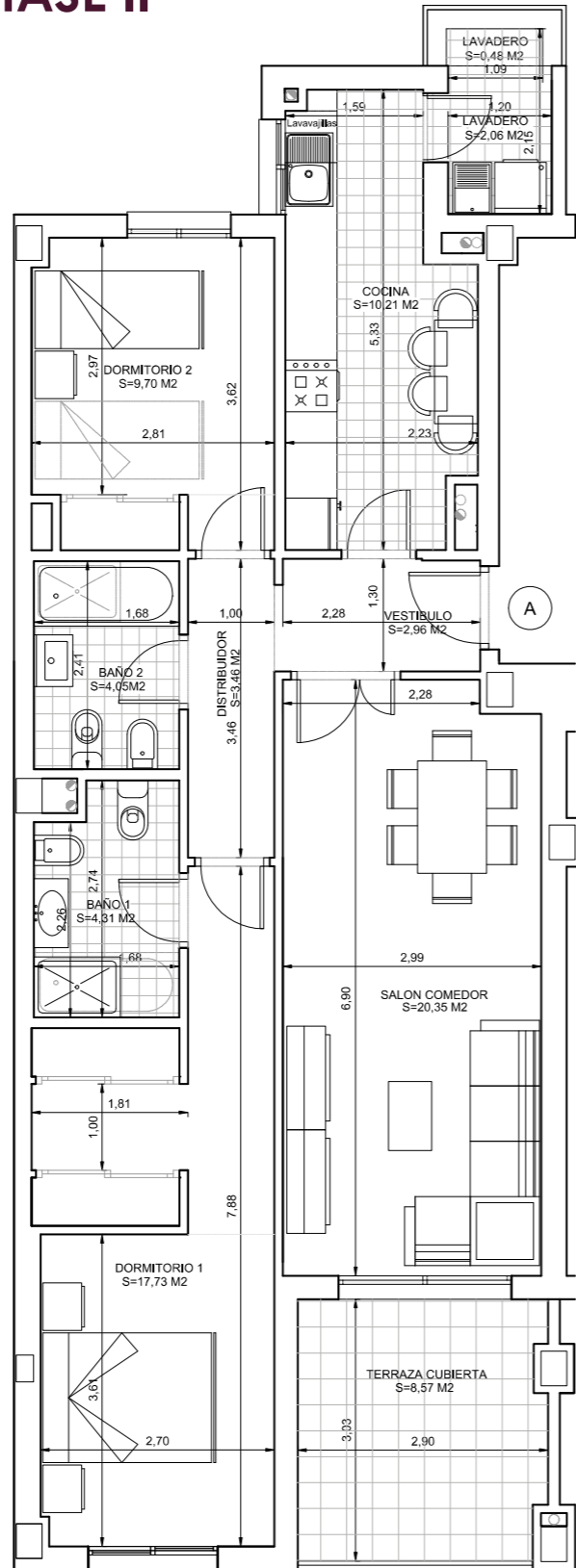
2 Bedrooms

CUADRO DE SUPERFICIES		S/DECRETO 218/2005
SUP. UTIL....	78,09 M ² .	75,67 M ² .
SUP. CONST....	108,75 M ² .	109,34 M ² .

Las terrazas y lavaderos cubiertos están computados al 50 % en el cuadro de superficies y no están incluidos los m². de terrazas descubiertas, patios y solárium.



This guidelines are subject to change due to technical, constructive or legal reasons. Every plan or image in this book is non-binding.



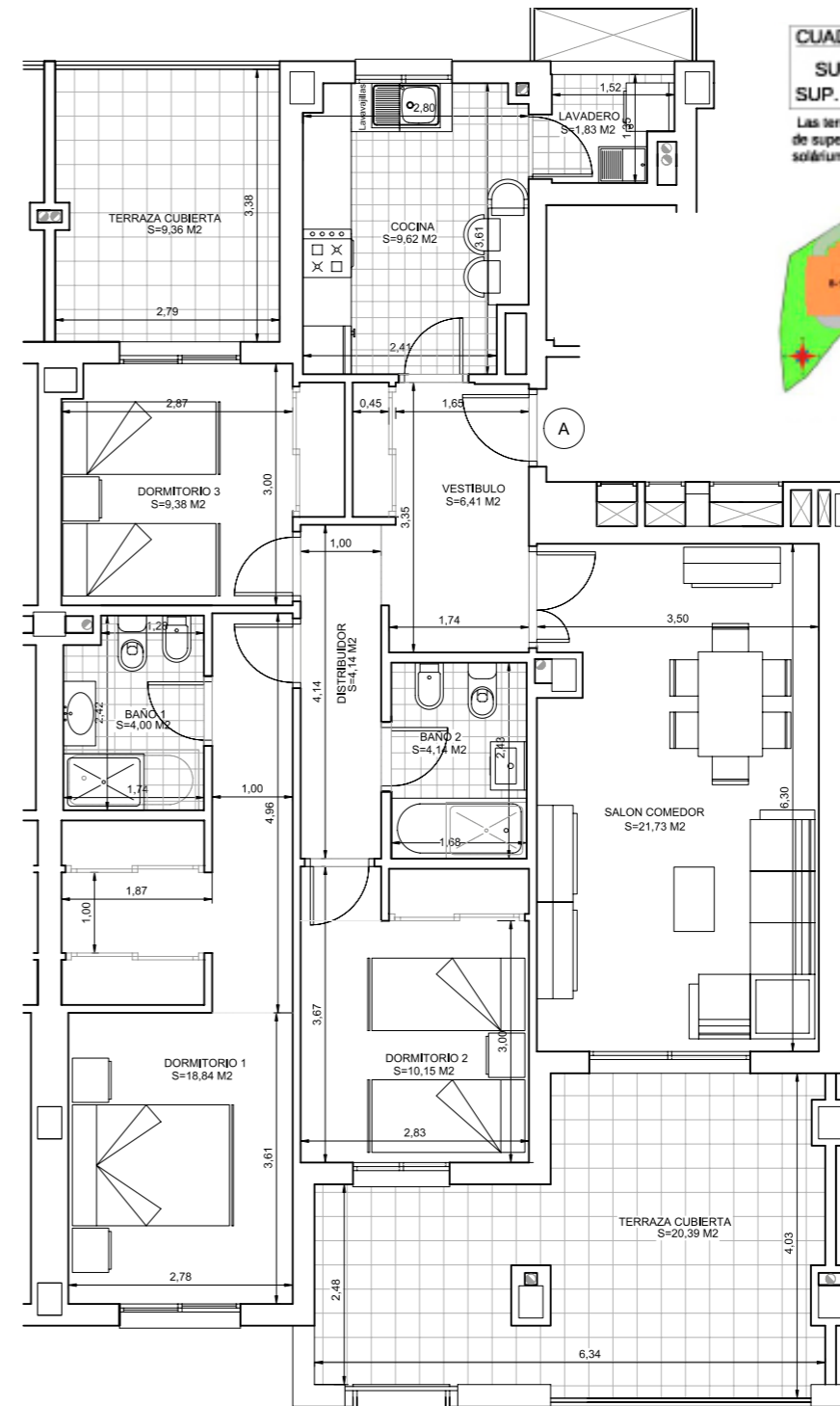
BLOCK 5 - FLOOR 3 A - PHASE II

3 Bedrooms

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CUADRO DE SUPERFICIES		S/DECRETO 218/2005
SUP. UTIL....	104,20 M ² .	96,31 M ² .
SUP. CONST....	136,95 M ² .	134,95 M ² .

Las terrazas y lavaderos cubiertos están computados al 50 % en el cuadro de superficies y no están incluidos los m². de terrazas descubiertas, patios y solárium.



PLANS

BLOCK 5 - PENTHOUSE C - PHASE II

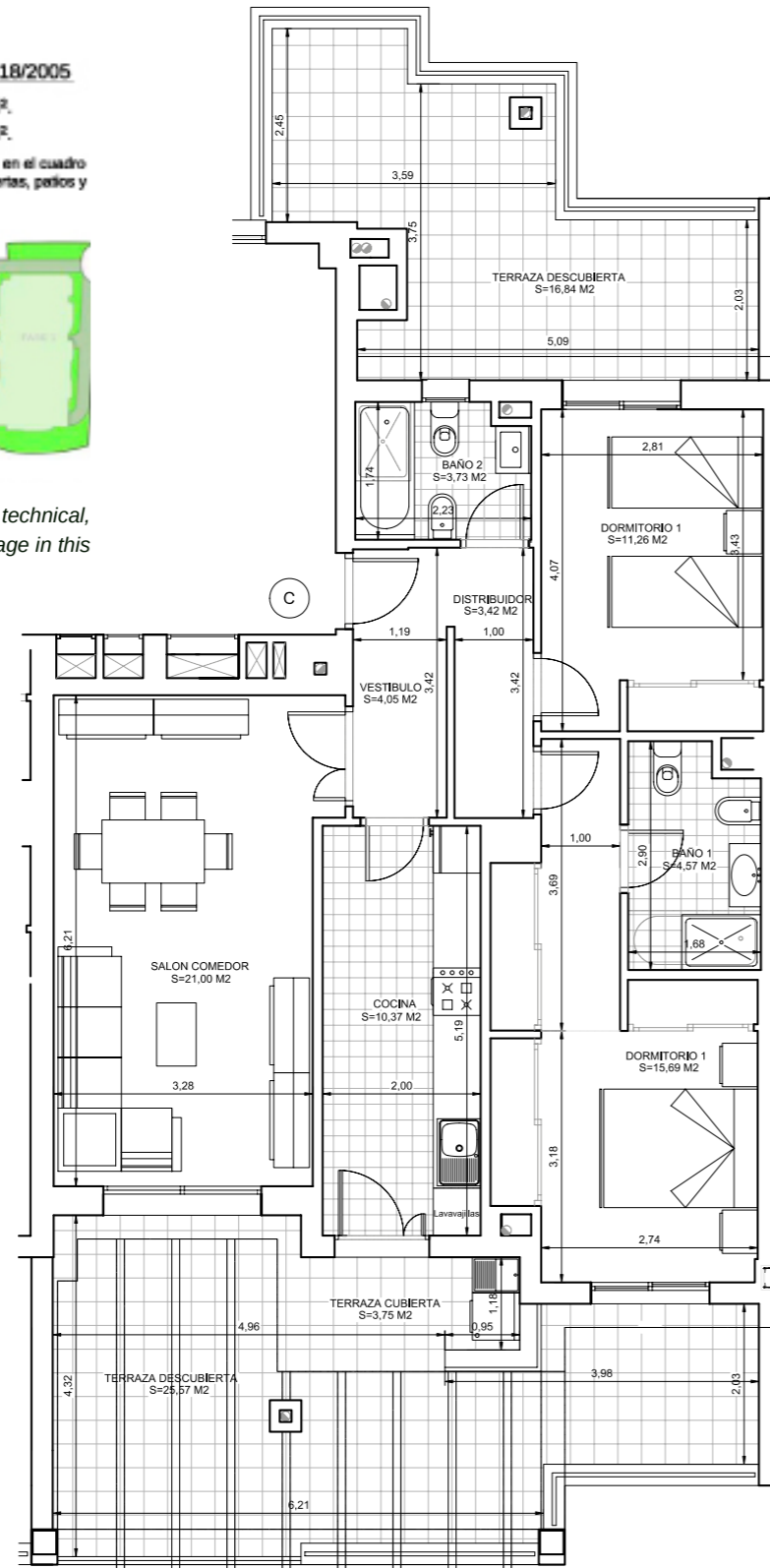
2 Bedrooms

CUADRO DE SUPERFICIES	S/DECRETO 218/2005	
SUP. UTIL....	75,97 M ² .	81,50 M ² .
SUP. CONST....	107,75 M ² .	114,26 M ² .

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BLOCK 7 - GROUND FLOOR A - PHASE II

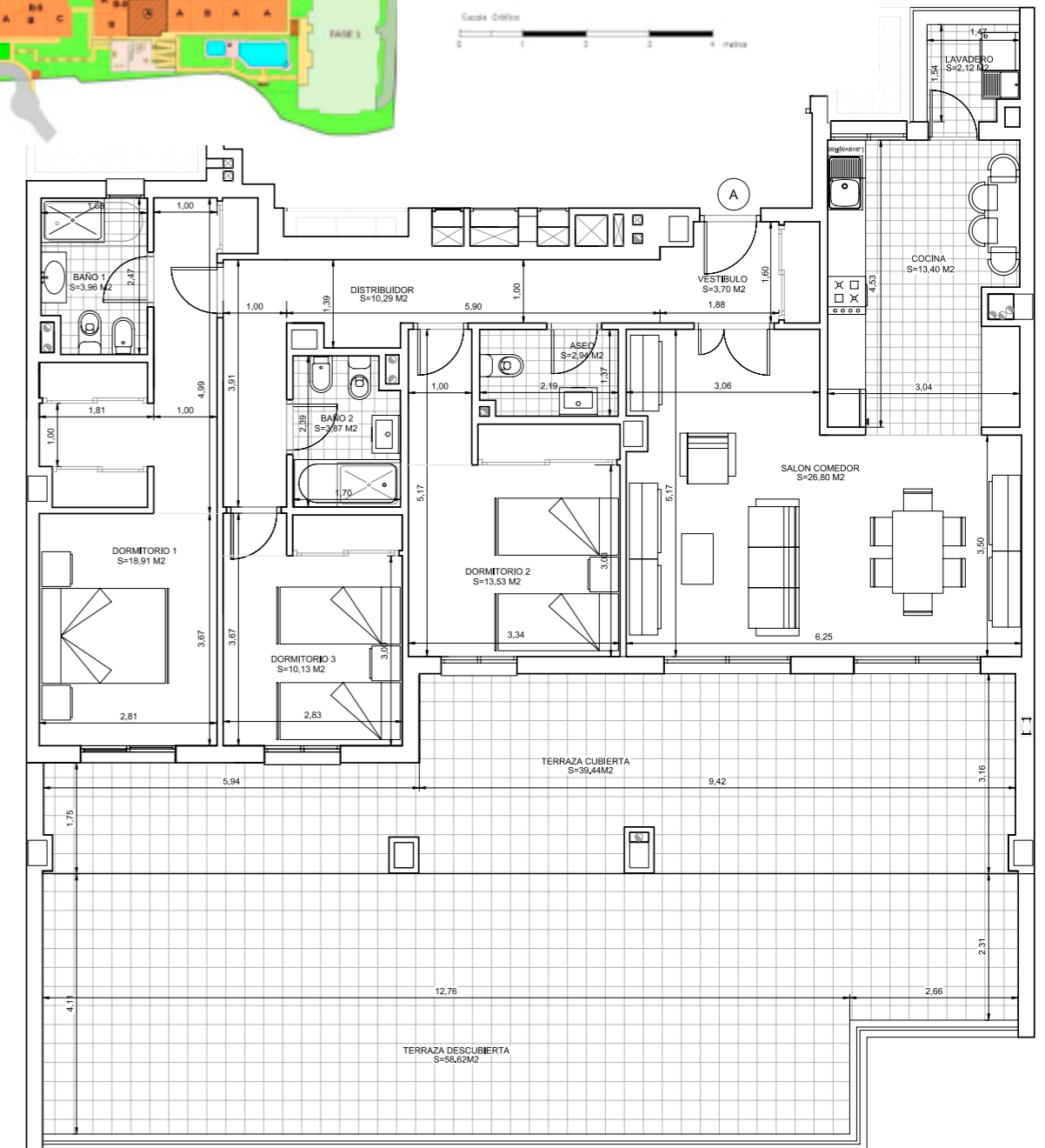
3 Bedrooms

CUADRO DE SUPERFICIES	S/DECRETO 218/2005	
SUP. UTIL....	128,31 M ² .	118,28 M ² .
SUP. CONST....	177,29 M ² .	167,45 M ² .

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PLANS

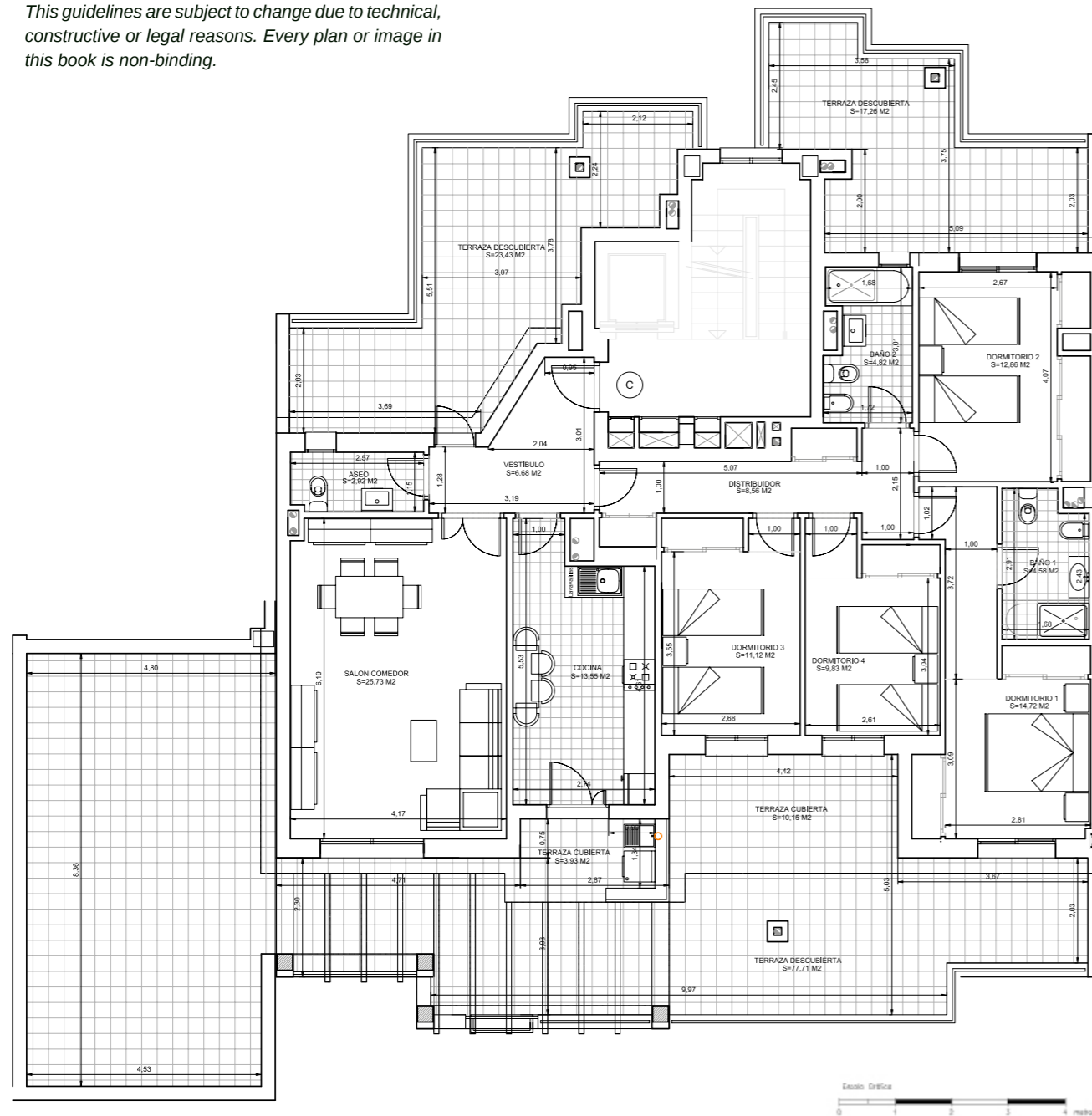
BLOCK 7 - PENTHOUSE C - PHASE II

4 Bedrooms

CUADRO DE SUPERFICIES	S/DECRETO 218/2005	
SUP. UTIL....	122,41 M ² .	126,91 M ² .
SUP. CONST....	177,77 M ² .	184,34 M ² .

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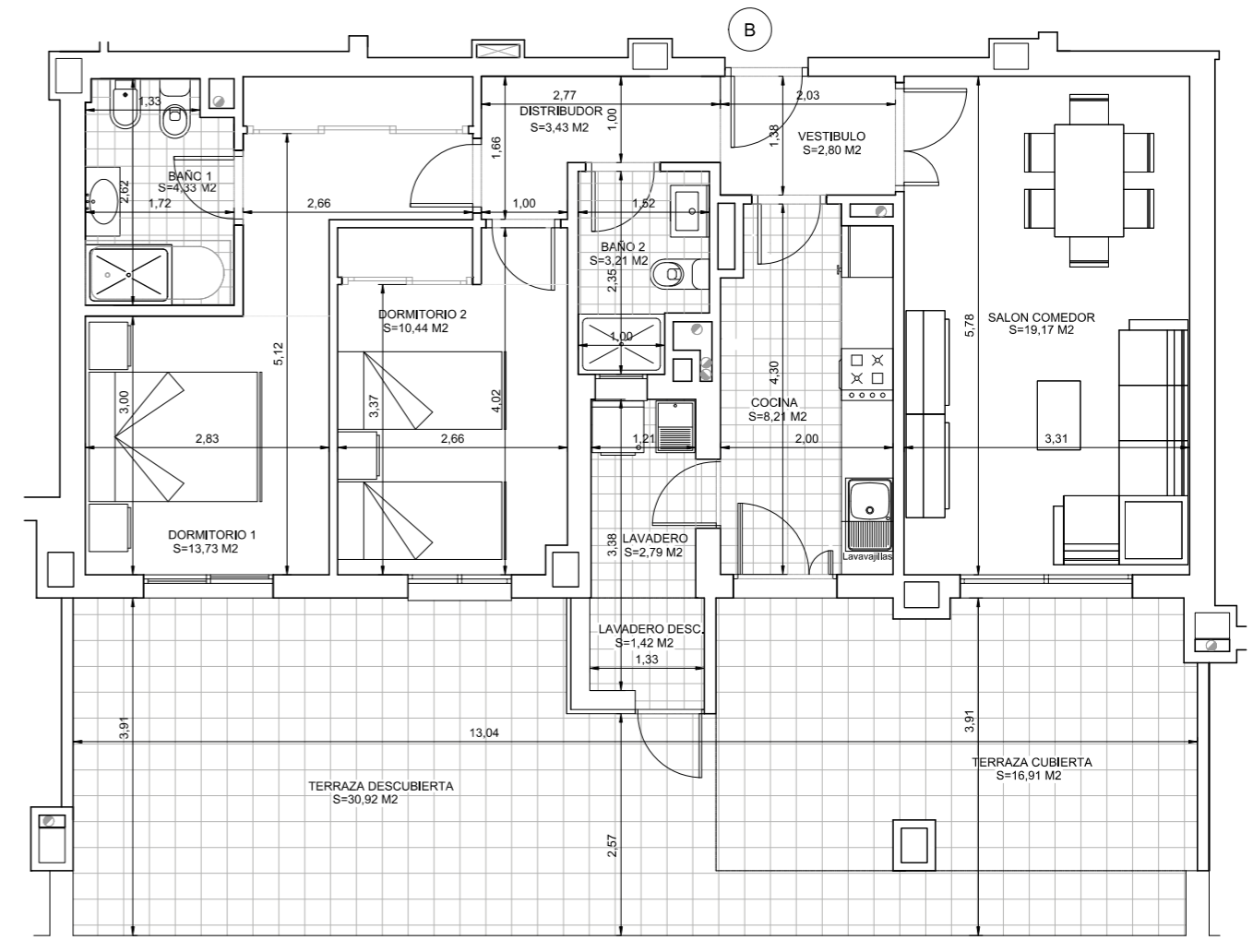
BLOCK 9 - GROUND FLOOR B - PHASE III

2 Bedrooms

CUADRO DE SUPERFICIES	S/DECRETO 218/2005	
SUP. UTIL....	75,17 M ² .	71,85 M ² .
SUP. CONST....	105,85 M ² .	103,43 M ² .

Las terrazas y lavaderos cubiertos están computados al 50 % en el cuadro de superficies y no están incluidos los m². de terrazas descubiertas, patios y solárium.

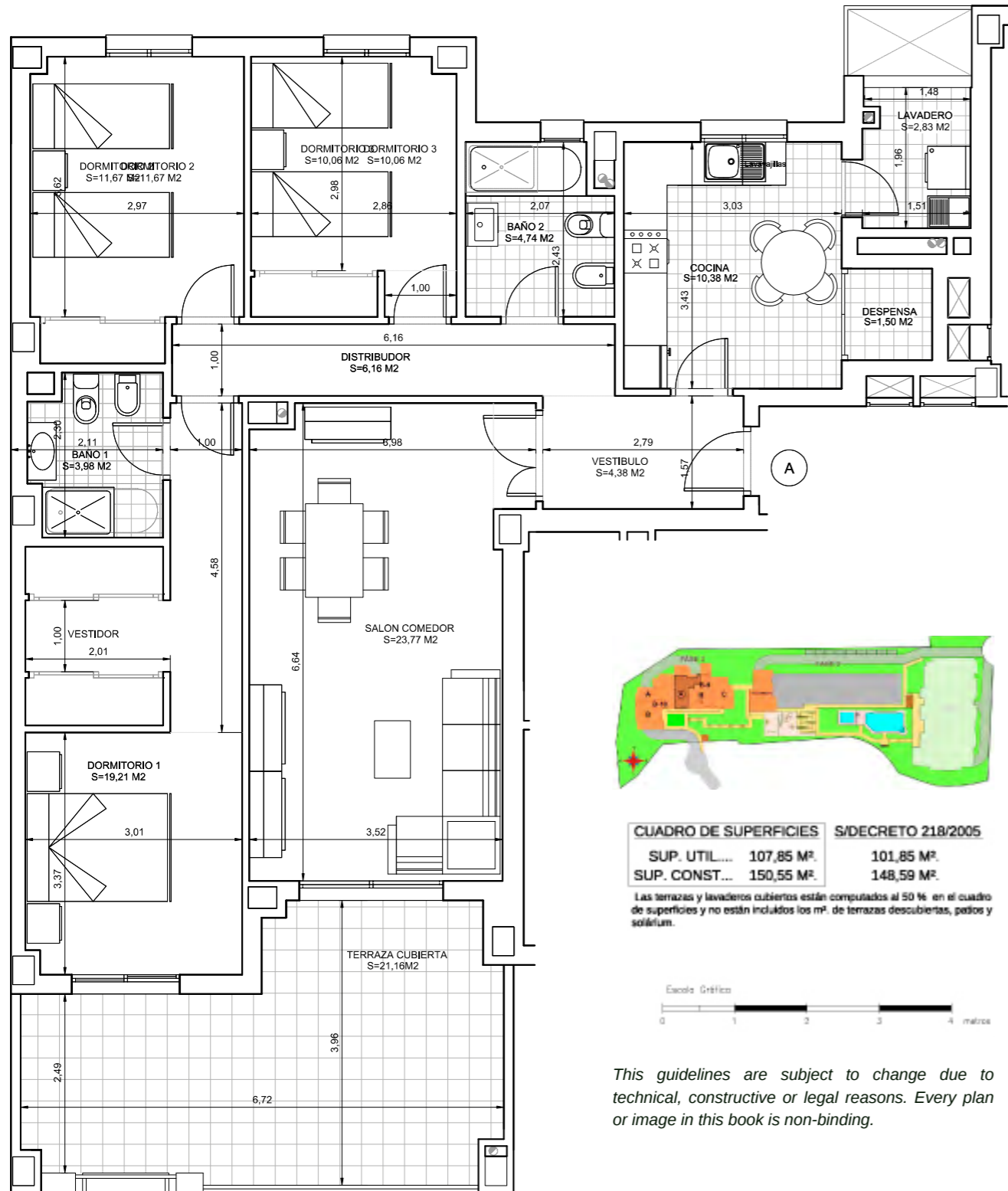
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PLANS

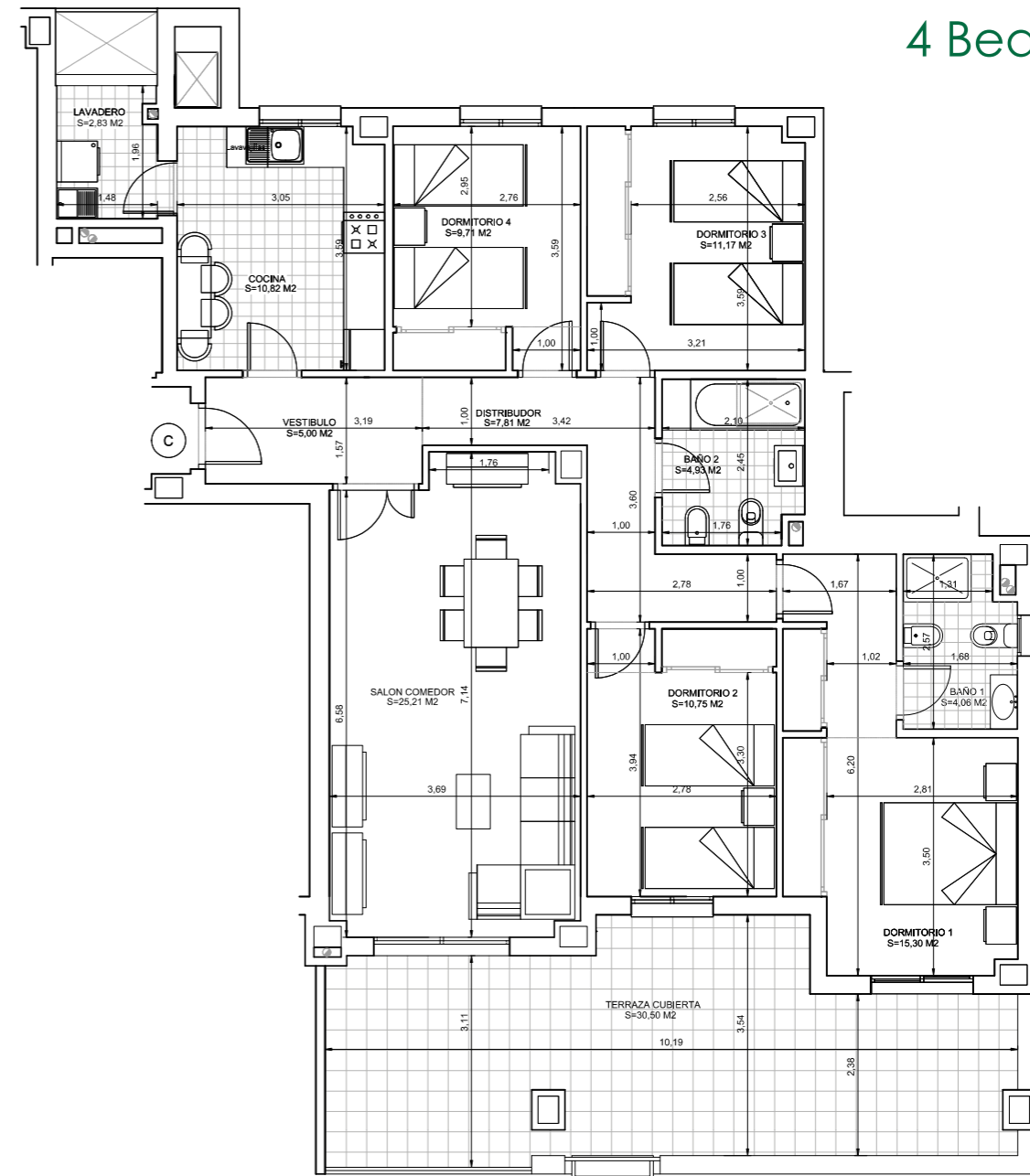
BLOCK 9 - FLOOR 1 A - PHASE III

3 Bedrooms



BLOCK 9 - FLOOR 3 C - PHASE III

4 Bedrooms



CUADRO DE SUPERFICIES S/DECRETO 218/2005

SUP. UTIL....	121,43 M ² .	113,10 M ² .
SUP. CONST....	167,92 M ² .	161,79 M ² .

Las terrazas y lavaderos cubiertos están computados al 50 % en el cuadro de superficies y no están incluidos los m². de terrazas descubiertas, patios y solarium.

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PLANS

BLOCK 9 - PENTHOUSE E - PHASE III

3 Bedrooms

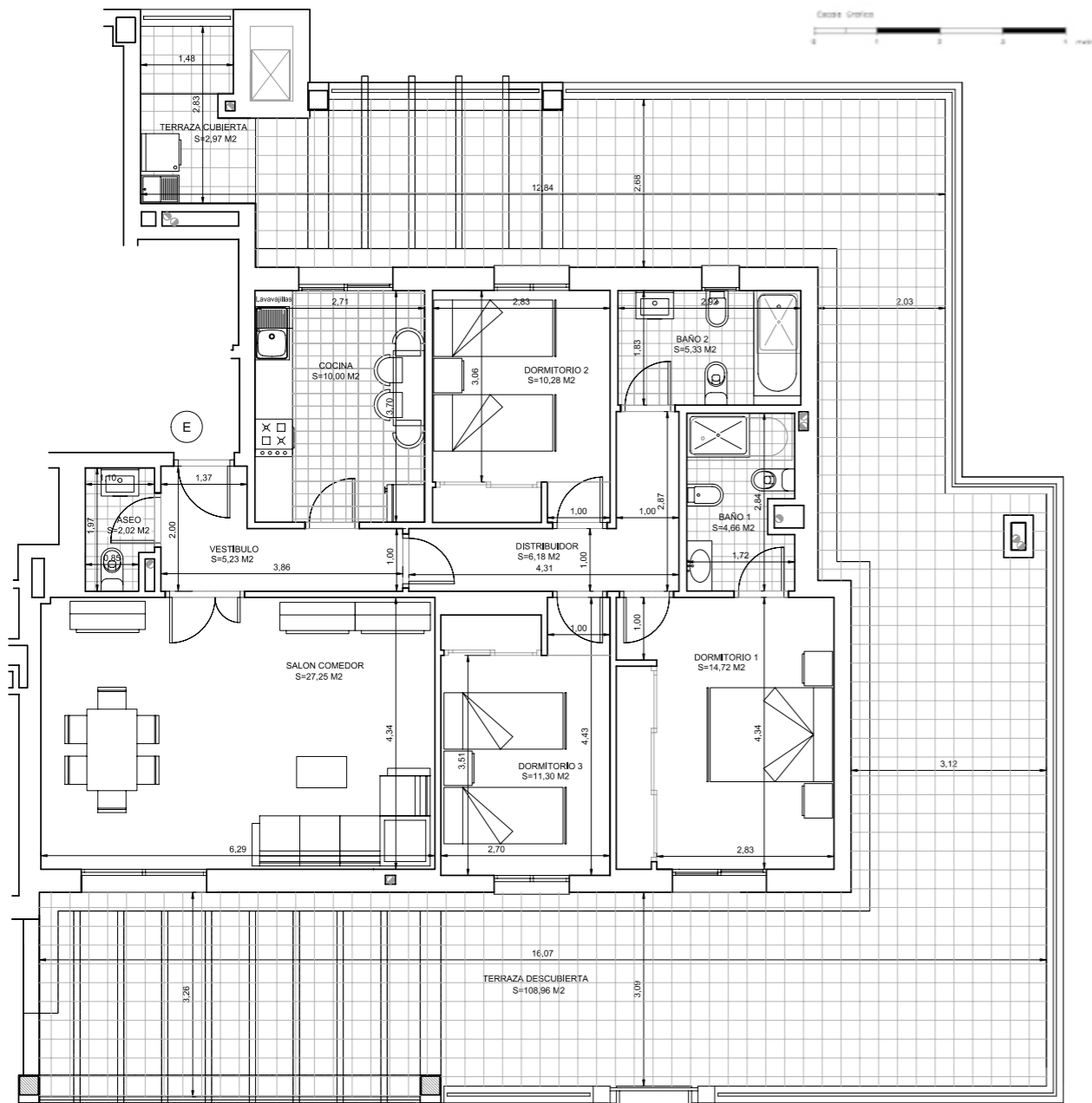


CUADRO DE SUPERFICIES S/DECRETO 218/2005

SUP. UTIL....	98,46 M ² .	106,67 M ² .
SUP. CONST....	145,01 M ² .	155,01 M ² .

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BLOCK 10 - FLOOR 2 - PHASE III

4 Bedrooms

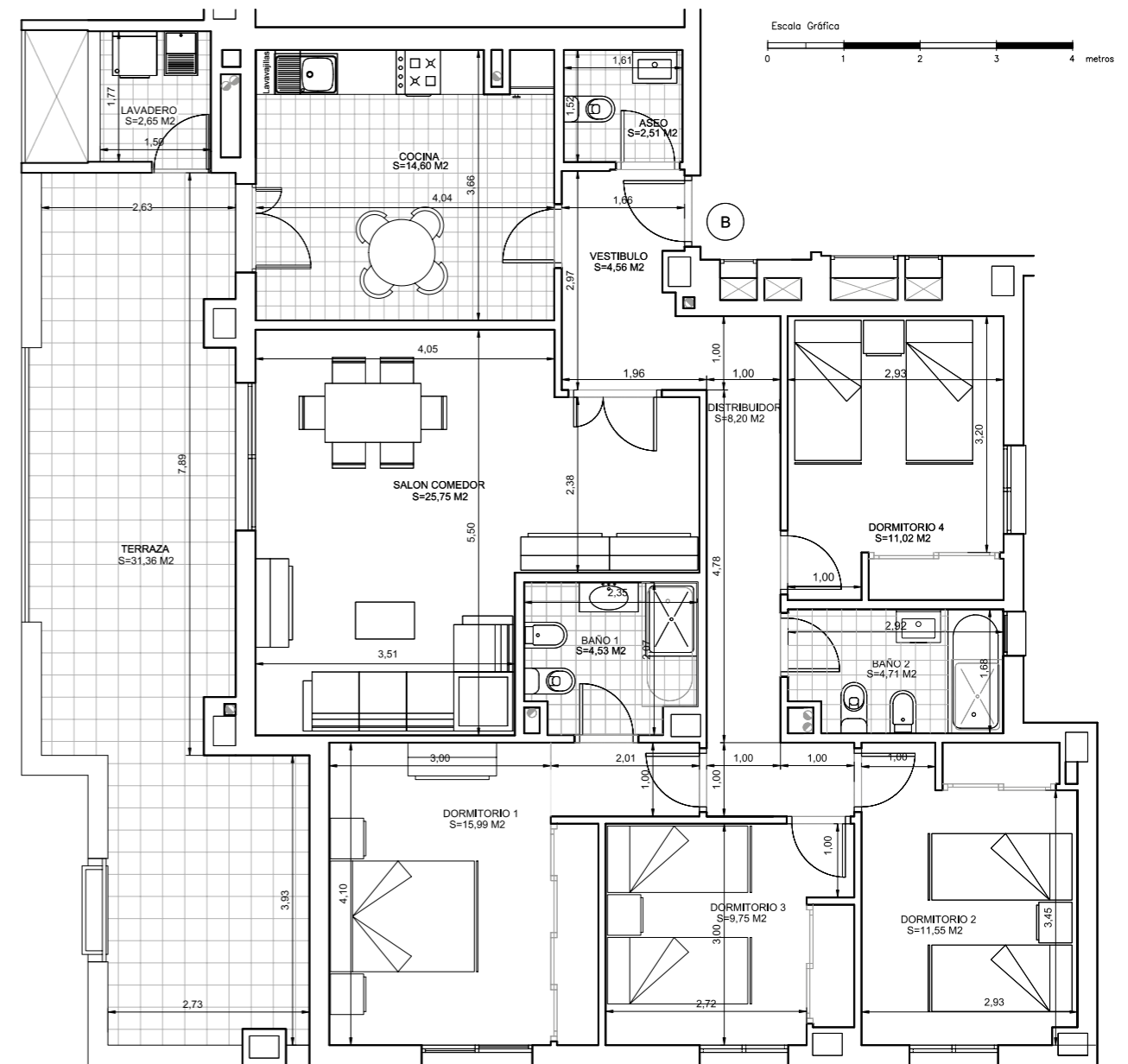


CUADRO DE SUPERFICIES S/DECRETO 218/2005

SUP. UTIL....	130,18 M ² .	121,68 M ² .
SUP. CONST....	179,74 M ² .	173,06 M ² .

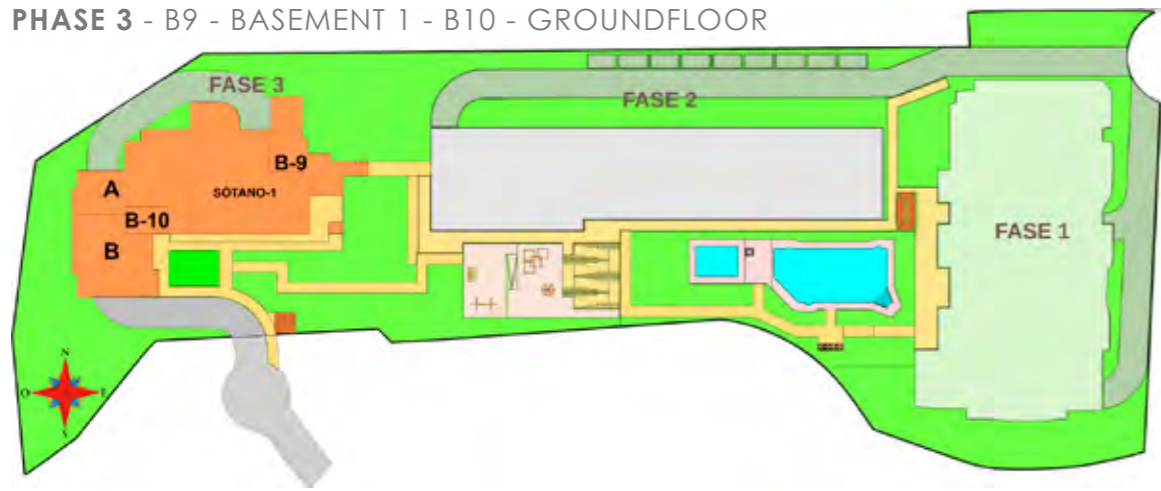
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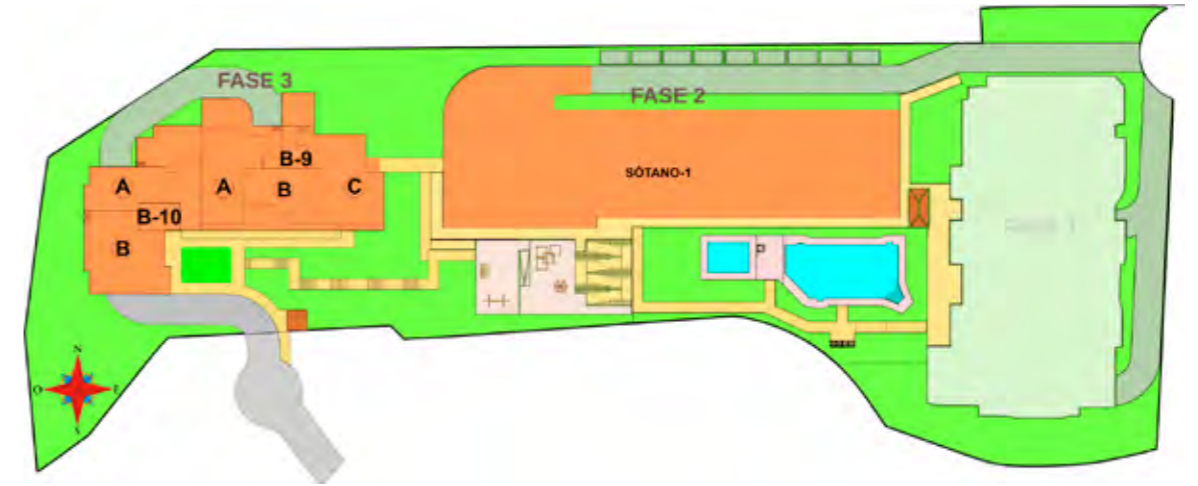


GENERAL PLANS

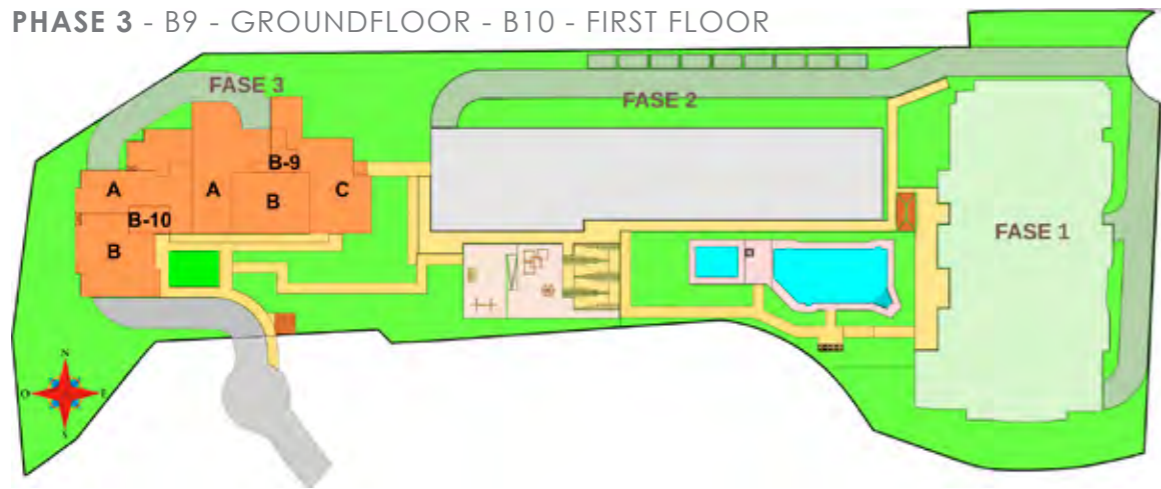
PHASE 3 - B9 - BASEMENT 1 - B10 - GROUND FLOOR



PHASE 3 - B9 - SECOND FLOOR - B10 - THIRD FLOOR - PHASE 2 - BASEMENT 1



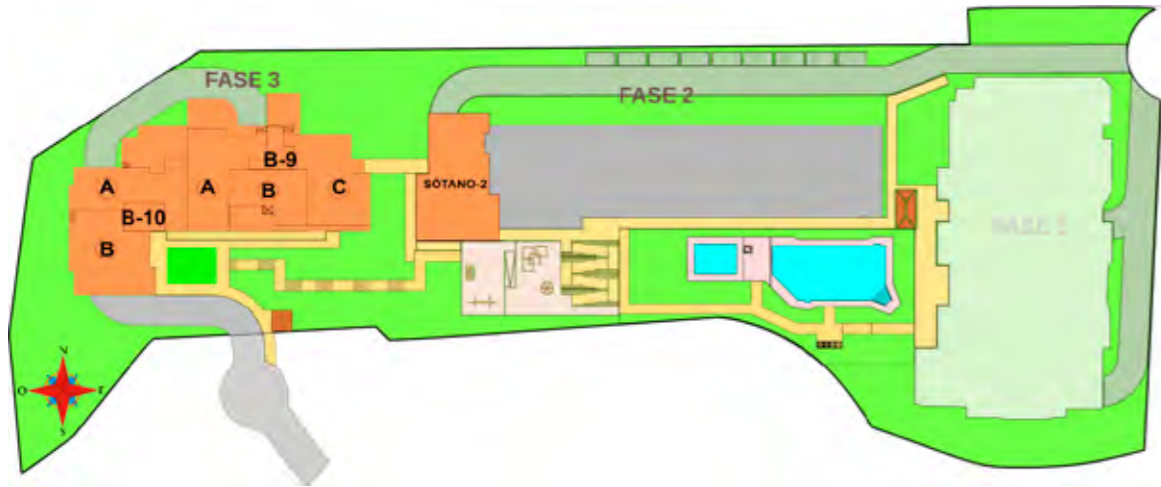
PHASE 3 - B9 - GROUND FLOOR - B10 - FIRST FLOOR



PHASE 3 - B9 - THIRD FLOOR - B10 - PENTHOUSE - PHASE 2 - GROUND FLOOR



PHASE 3 - B9 - FIRST FLOOR - B10 - SECOND FLOOR - PHASE 2 - BASEMENT 2



PHASE 3 - B9 - PENTHOUSE - B10 - ROOFTOP - PHASE 2 - FIRST FLOOR



"The representation of Phase II and Phase III, the common areas and the pool may experience variations for technical reasons, according to this, the current design is not binding."

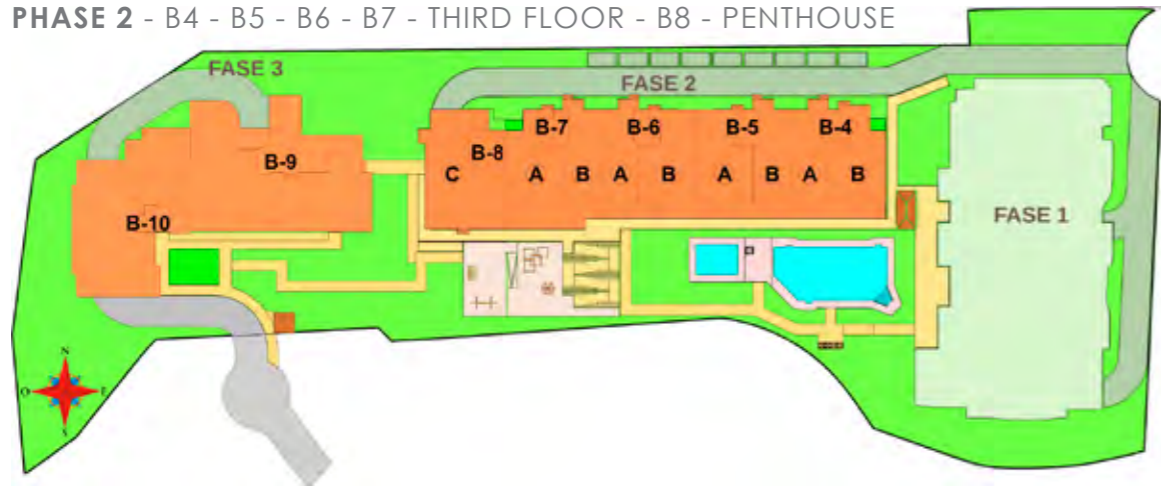
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GENERAL PLANS

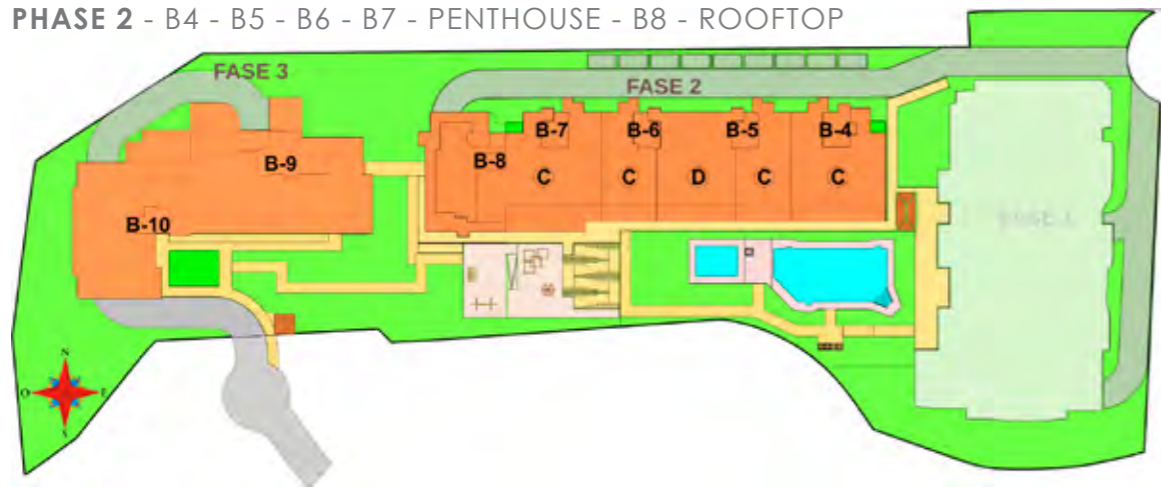
PHASE 3 - B9 - ROOFTOP - PHASE 2 - SECOND FLOOR



PHASE 2 - B4 - B5 - B6 - B7 - THIRD FLOOR - B8 - PENTHOUSE



PHASE 2 - B4 - B5 - B6 - B7 - PENTHOUSE - B8 - ROOFTOP



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