

Developed by:  
**SAGUNTO PLAZA, COOP. V**



Plot, M81.1 FUSIÓN Sagunto  
(VALENCIA)

# 100 Freehold HOMES in a Cooperative

**1, 2, 3 and 4 bedrooms  
SWIMMING POOLS, GARAGE,  
STOREROOM, PADEL, GARDENS  
AND  
CHILDREN'S AREA**



Amounts insured

Managed by:  
**prygesa**

# Location Map

## Sagunto Plaza, Coop. V.

In full business and urban expansion, Sagunto is one of the biggest and best developments in Camp de Morvedre.

Your new house will provide you with your own calm space, with more than 2,100 m2 of relaxing communal areas and is just a few metres from the area's shopping centre.

Parks, schools, colleges, regional hospital, etc. With a total of 252 beds and the best, high-tech equipment, the **Sagunto Hospital** is the reference health centre in the whole of Camp de Morverde.

It is a unique location in the north of Valencia, in Camp de Morverde, among the mountains and just five minutes from the beach.

The Puerto de Sagunto beach has the distinction of a Blue Flag denoting the quality of its water, health services and security. Here you can enjoy a peaceful stroll, children's games, water sports, windsurfing and a great atmosphere. The beach has access for people with reduced mobility, taxi ranks, bus stops and a good range of restaurants and hotels.

Access to the award-winning "Best beach in Spain in 2018" (Canet de Berenguer) only takes 10 minutes, and together with the Puerto de Sagunto beach, they make up the two best beaches in the Mediterranean.

Just a short walk from your new house is the **Vida Nova Parc shopping centre**, which extends over 120,000 square metres, with 45,000 of these designated to shopping activity. It includes leisure activities with Yelmo cinemas, a broad range of restaurants and various shopping areas where you can go shopping.

In addition, at the **L'Epicentre shopping centre**, which has become the leading shopping and leisure centre in the North of Valencia with over 160,000 square metres of leisure, shopping and restaurants, you can get in shape at **Central Sport** with 2,500m2 of facilities equipped with the latest technology on the market, while leaving the young ones in the **Ocean Fantasy** ball park.

These large spaces, together with the **Carrefour** hypermarket and local businesses which will be installed on the premises on the residential plots will make up the area's shopping options.

The institutional plan includes offices and equipment such as schools, colleges, a hospital, hypermarket, etc. together with countless green areas with parks and gardens spread across the whole area.









# Sagunto Plaza, Coop. V.

## Freehold Homes

The largest residential complex in the Camp de Morvedre region is composed of 100 homes and is in a peaceful, family environment just three minutes from the centre of Sagunto.

With over 2,100 m2 of common areas, you can enjoy:

- Swimming pools with a large solarium area
- Padel tennis court
- Gardens
- Children's play area
- Parking spots and storerooms included in the price



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# Outdoor space infographic

## Sagunto Plaza, Coop. V.



The images show an indicative composition of possible results and flooring options. Furniture, screens and decoration not included, except those that are expressly indicated in the Specifications.

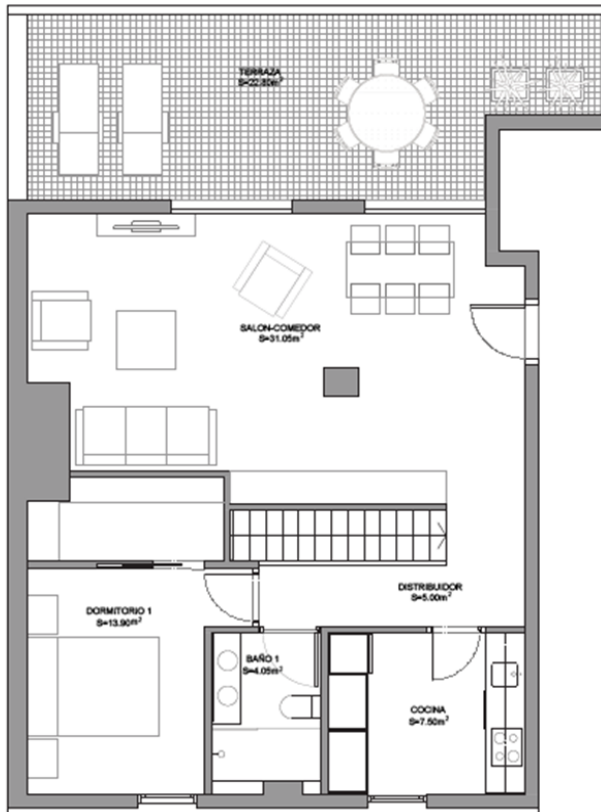


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# Layout of 1-bedroom property – VT M Type

## Sagunto Plaza, Coop. V.



### VIVIENDA TIPO F

COCINA	7.50 m <sup>2</sup>
SALÓN -COMEDOR	31.05 m <sup>2</sup>
VESTÍBULO	2.25 m <sup>2</sup>
DISTRIBUIDOR	14.45 m <sup>2</sup>
DORMITORIO 1	13.90 m <sup>2</sup>
DORMITORIO 2	9.60 m <sup>2</sup>
DORMITORIO 3	9.10 m <sup>2</sup>
BAÑO 1	4.05 m <sup>2</sup>
BAÑO 2	4.05 m <sup>2</sup>
LAVADERO	- m <sup>2</sup>

TOTAL ÚTIL INTERIOR **95.95 m<sup>2</sup>**

TERRAZA DESCUBIERTA **22.80 m<sup>2</sup>**

TOTAL ÚTIL EXTERIOR **22.80 m<sup>2</sup>**

TOTAL CONSTRUIDA PROPIA **114.58 m<sup>2</sup>**

TOTAL CONSTRUIDA C.E.C. **170.23 m<sup>2</sup>**

### Residencial VL

Parcela 8.1.1 PP-FUSIÓN III Puerto de Sagunto

Av. Mallada



C/ ALCALDESSA MARIA HERRAIZ, 4  
(SAGUNTO)

Developed by:   
**Sagunto Plaza**  
COOP. V.

Managed by:

**prygesa**

# Indoor space infographic

## Sagunto Plaza, Coop. V.

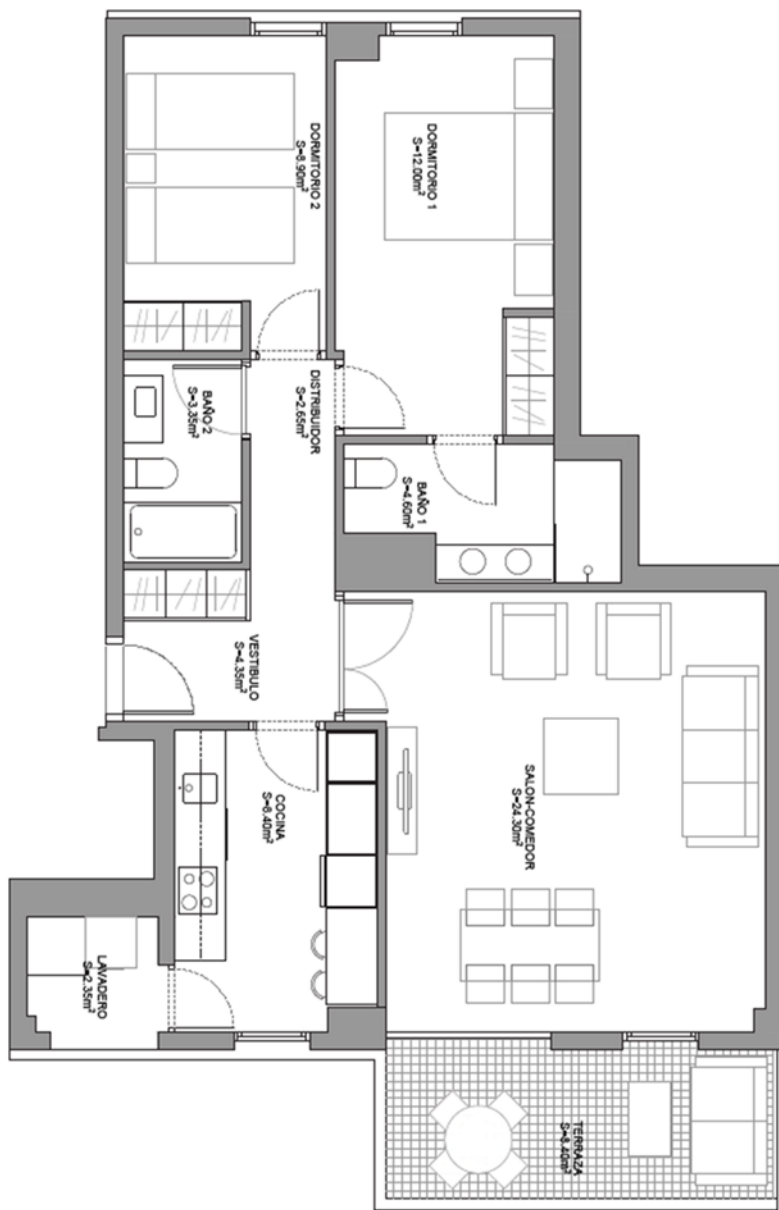


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# Layout of 2-bedroom property – VT D3 Type

## Sagunto Plaza, Coop. V.



### Residencial VL

Parcela 8.1.1 PP-FUSIÓN III Puerto de Sagunto



VIVIENDA TIPO D1 - opción b

COCINA	8.40 m²
SALÓN -COMEDOR	24.30 m²
VESTIBULO	4.35 m²
DISTRIBUIDOR	2.45 m²
DORMITORIO 1	12.00 m²
DORMITORIO 2	8.90 m²

BAÑO 1	4.60 m²
BAÑO 2	3.35 m²

TOTAL ÚTIL INTERIOR	68.55 m²
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TERRAZA	8.65 m²
LAVADERO	2.35 m²
TOTAL ÚTIL EXTERIOR	11.00 m²

TOTAL CONSTRUIDA PROPIA	85.80 m²
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TOTAL CONSTRUIDA C.E.C.	119.32 m²
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# Indoor space infographic

## Sagunto Plaza, Coop. V.

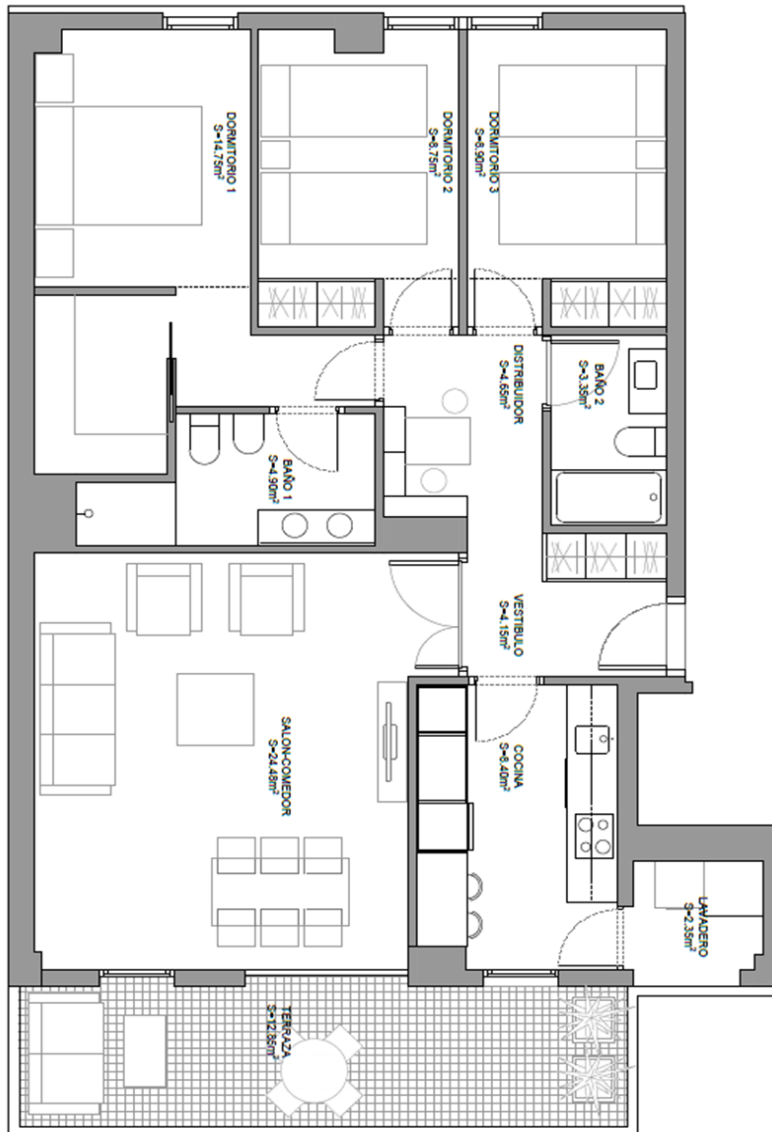


The images show an indicative composition of possible results and flooring options. Furniture, screens and decoration not included, except those that are expressly indicated in the Specifications.



# Layout of 3-bedroom property – VT A1 Type

## Sagunto Plaza, Coop. V.



### VIVIENDA TIPO A8

COCINA	8.40 m <sup>2</sup>
SALÓN -COMEDOR	24.48 m <sup>2</sup>
VESTIBULO	4.15 m <sup>2</sup>
DISTRIBUIDOR	4.65 m <sup>2</sup>

DORMITORIO 1	14.75 m <sup>2</sup>
DORMITORIO 2	8.75 m <sup>2</sup>
DORMITORIO 3	8.90 m <sup>2</sup>

BAÑO 1	4.90 m <sup>2</sup>
BAÑO 2	3.35 m <sup>2</sup>

TOTAL ÚTIL INTERIOR	82.33 m <sup>2</sup>
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TERRAZA	12.85 m <sup>2</sup>
LAVADERO	2.35 m <sup>2</sup>
TOTAL ÚTIL EXTERIOR	15.20 m <sup>2</sup>

TOTAL CONSTRUIDA PROPIA	102.81 m <sup>2</sup>
TOTAL CONSTRUIDA C.E.C.	152.74 m <sup>2</sup>

### Residencial VL

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Av. Mallada



C/ ALCALDESSA MARIA HERRAIZ, 4  
(SAGUNTO)

Developed by:



**Sagunto Plaza**  
COOP. V.

Managed by:

**prygesa**



# Indoor space infographic

## Sagunto Plaza, Coop. V.

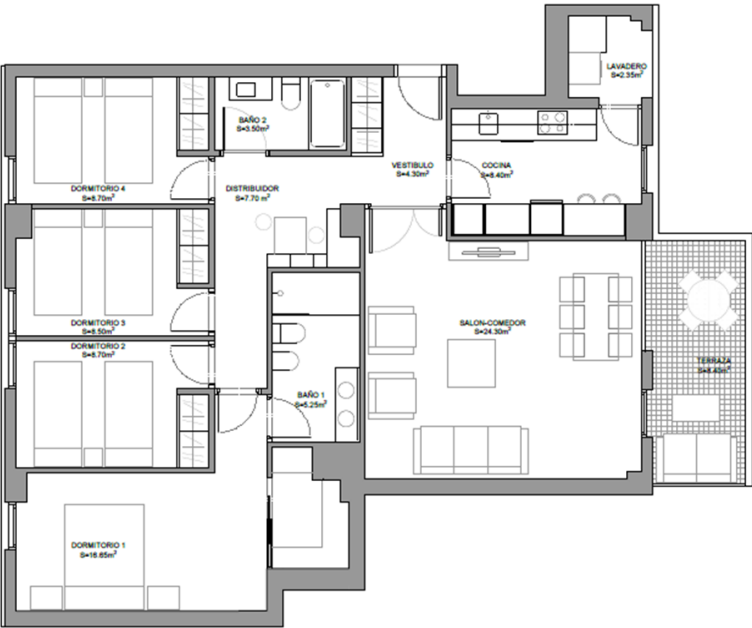


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# Layout of 3-bedroom property – VT L1 Type

## Sagunto Plaza, Coop. V.



### VIVIENDA TIPO E

COCINA	8.40 m <sup>2</sup>
SALÓN -COMEDOR	24.30 m <sup>2</sup>
VESTIBULO	4.30 m <sup>2</sup>
DISTRIBUIDOR	7.70 m <sup>2</sup>

DORMITORIO 1	16.65 m <sup>2</sup>
DORMITORIO 2	8.70 m <sup>2</sup>
DORMITORIO 3	8.50 m <sup>2</sup>
DORMITORIO 4	8.70 m <sup>2</sup>

BAÑO 1	5.25 m <sup>2</sup>
BAÑO 2	3.50 m <sup>2</sup>

TOTAL ÚTIL INTERIOR	96.00 m <sup>2</sup>
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TERRAZA	8.50 m <sup>2</sup>
LAVADERO EXT	2.35 m <sup>2</sup>
TOTAL ÚTIL EXTERIOR	10.85 m <sup>2</sup>

TOTAL CONSTRUIDA PROPIA	116.52 m <sup>2</sup>
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TOTAL CONSTRUIDA C.E.C.	173.10 m <sup>2</sup>
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### Residencial VL

Parcela 8.1.1 PP-FUSIÓN III Puerto de Sagunto



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Developed by:   
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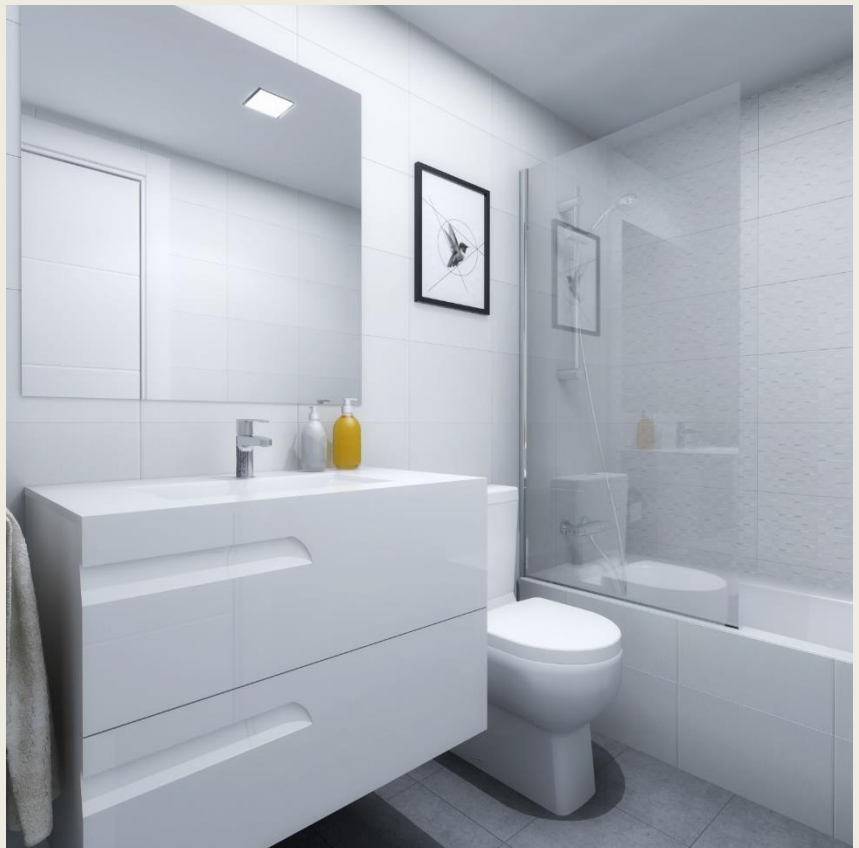


# Indoor space infographic

## Sagunto Plaza, Coop. V.

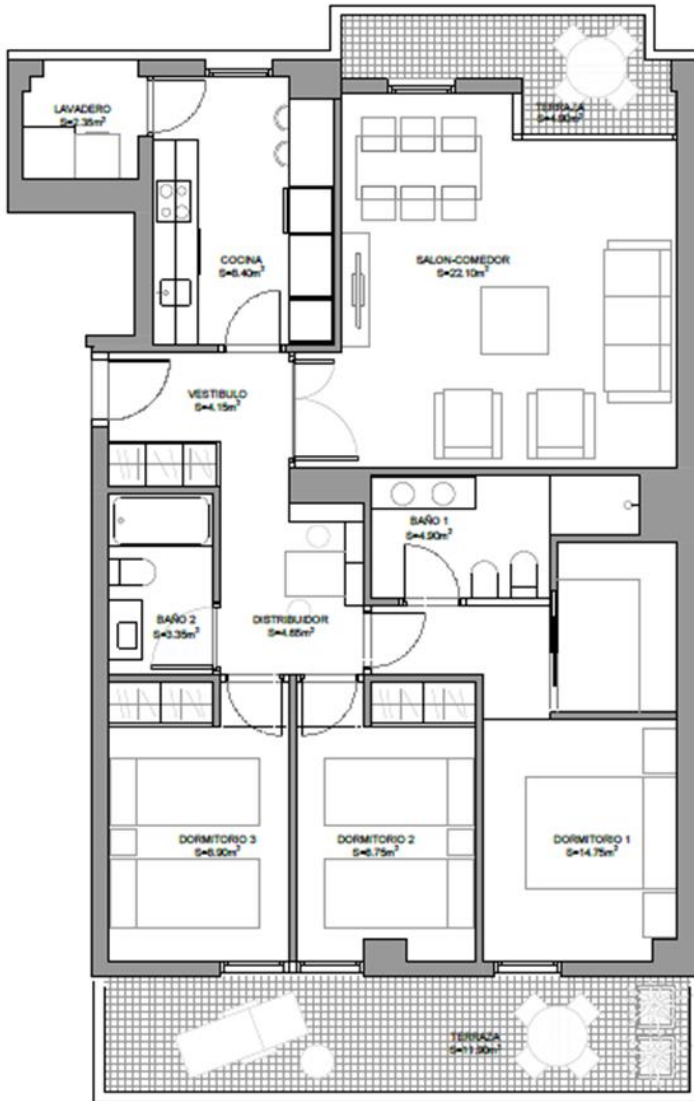


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# Layout of 4-bedroom property – VT E3 Type

## Sagunto Plaza, Coop. V.



### VIVIENDA TIPO A5

COCINA	8.40 m²
SALÓN -COMEDOR	22.10 m²
VESTIBULO	4.15 m²
DISTRIBUIDOR	4.65 m²
DORMITORIO 1	14.75 m²
DORMITORIO 2	8.75 m²
DORMITORIO 3	8.90 m²
BAÑO 1	4.90 m²
BAÑO 2	3.35 m²

TOTAL ÚTIL INTERIOR 79.95 m²

TERRAZA 16.80 m²  
LAVADERO 2.35 m²  
TOTAL ÚTIL EXTERIOR 19.15 m²

TOTAL CONSTRUIDA PROPIA 98.56 m²

TOTAL CONSTRUIDA C.E.C. 146.43 m²

### Residencial VL

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Av. Mallada



C/ ALCALDESSA MARIA HERRAIZ, 4  
(SAGUNTO)

Developed by:



**Sagunto Plaza**  
COOP. V.

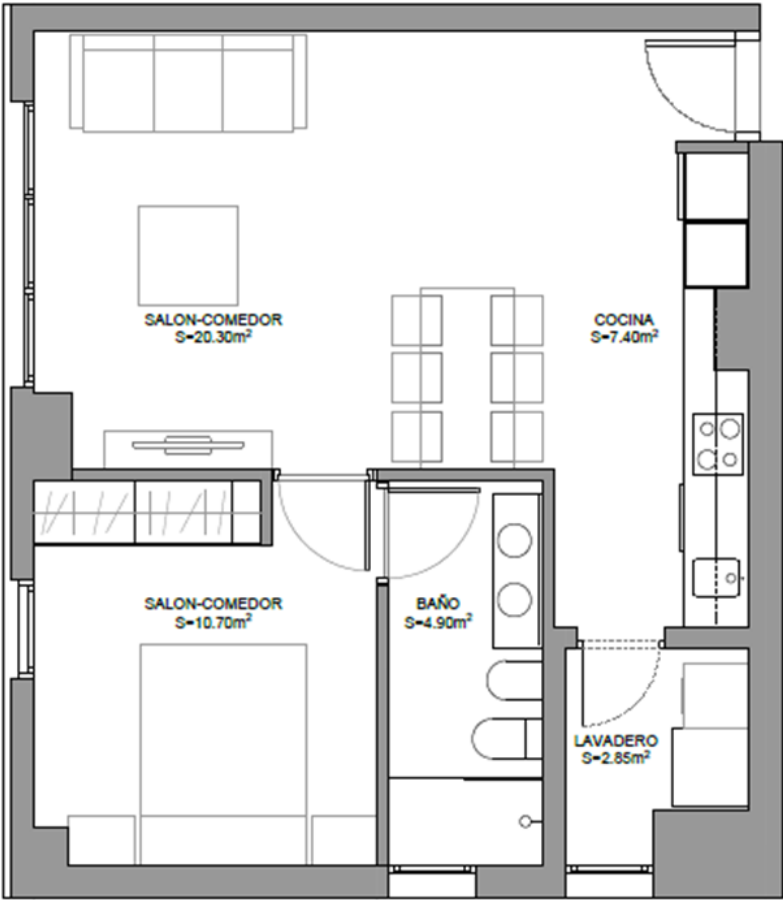
Managed by:

**prygesa**



# Layout of 3-bedroom Attic property – VT J Type

## Sagunto Plaza, Coop. V.



### VIVIENDA TIPO M

COCINA	7.40 m <sup>2</sup>
SALÓN -COMEDOR	20.30 m <sup>2</sup>

DORMITORIO 1	10.70 m <sup>2</sup>
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BAÑO 1	4.90 m <sup>2</sup>
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TOTAL ÚTIL INTERIOR	43.30 m <sup>2</sup>
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LAVADERO	2.85 m <sup>2</sup>
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TOTAL ÚTIL EXTERIOR	2.85 m <sup>2</sup>
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TOTAL CONSTRUIDA PROPIA	53.39 m <sup>2</sup>
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TOTAL CONSTRUIDA C.E.C.	79.32 m <sup>2</sup>
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### Residencial VL

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Estimated costs and Proposed Forecast Payment Method

Sagunto Plaza, Coop. V.

PROGRAMA DE VIVIENDAS  Consulte disponibilidad en el						PREVISIÓN DE		PROPUESTA DE FORMA DE PAGO PREVISTA					
						COSTE ESTIMADO desde (IVA* no incluido)	IVA* (10%)	20% del COSTE ESTIMADO hasta Entrega de Llaves					HIPOTECA ESTIMADA: 80% del Coste Estimado desde (IVA* no incluido)
								1 PAGO de (IVA* no Incluido) ADHESIÓN	30 PAGOS MENSUALES de (IVA* no Incluido)	1 PAGO de (IVA* no Incluido) ADJUDICACIÓN	4 Pagos EXTRA de (IVA* no incluido)	ÚLTIMO PAGO ESTIMADO	
VT- A1	3	2	80,45 m2	96,72m2	7,70m2	145.000 €	14.500 €	7.000 €	400 €	7.000 €	400 €	3.000 €	116.000 €
VT- A1	3	3	80,45 m2	96,72m2	7,70m2	149.000 €	14.900 €	7.000 €	400 €	7.000 €	400 €	3.800 €	119.200 €
VT- A1	3	4	80,45 m2	96,72m2	7,70m2	152.000 €	15.200 €	7.000 €	400 €	7.000 €	400 €	4.400 €	121.600 €
VT- A1	3	5	80,45 m2	96,72m2	7,70m2	155.000 €	15.500 €	7.500 €	450 €	7.000 €	450 €	2.800 €	124.000 €
VT- A1	3	6	80,45 m2	96,72m2	7,70m2	158.000 €	15.800 €	7.500 €	450 €	7.000 €	450 €	3.400 €	126.400 €
VT- A1	3	7	80,45 m2	96,72m2	7,70m2	162.000 €	16.200 €	7.500 €	450 €	7.000 €	450 €	4.200 €	129.600 €
VT- A1	3	8	80,45 m2	96,72m2	7,70m2	165.000 €	16.500 €	7.500 €	450 €	9.800 €	450 €	2.000 €	132.000 €
VT- A2	3	1	80,45 m2	96,72m2	7,70m2	145.000 €	14.500 €	7.000 €	400 €	7.000 €	400 €	3.000 €	116.000 €
VT- A2	3	3	80,45 m2	96,72m2	7,70m2	149.000 €	14.900 €	7.000 €	400 €	7.000 €	400 €	3.800 €	119.200 €
VT- A2	3	4	80,45 m2	96,72m2	7,70m2	152.000 €	15.200 €	7.000 €	400 €	7.000 €	400 €	4.400 €	121.600 €
VT- A2	3	5	80,45 m2	96,72m2	7,70m2	155.000 €	15.500 €	7.500 €	450 €	7.000 €	450 €	2.800 €	124.000 €
VT- A2	3	6	80,45 m2	96,72m2	7,70m2	158.000 €	15.800 €	7.500 €	450 €	7.000 €	450 €	3.400 €	126.400 €
VT- A2	3	7	80,45 m2	96,72m2	7,70m2	162.000 €	16.200 €	7.500 €	450 €	7.000 €	450 €	4.200 €	129.600 €
VT- A2	3	8	80,45 m2	96,72m2	7,70m2	165.000 €	16.500 €	7.500 €	450 €	9.800 €	450 €	2.000 €	132.000 €
VT- A3	3	2	80,45 m2	102,81m2	10,85m2	146.000 €	14.600 €	7.000 €	400 €	7.000 €	400 €	3.200 €	116.800 €
VT- A3	3	3	80,45 m2	102,81m2	10,85m2	150.000 €	15.000 €	7.000 €	400 €	7.000 €	400 €	4.000 €	120.000 €
VT- A3	3	4	80,45 m2	102,81m2	10,85m2	153.000 €	15.300 €	7.500 €	450 €	7.000 €	450 €	2.400 €	122.400 €
VT- A3	3	5	80,45 m2	102,81m2	10,85m2	156.000 €	15.600 €	7.500 €	450 €	7.000 €	450 €	3.000 €	124.800 €
VT- A3	3	6	80,45 m2	102,81m2	10,85m2	159.000 €	15.900 €	7.500 €	450 €	7.000 €	450 €	3.600 €	127.200 €
VT- A3	3	7	80,45 m2	102,81m2	10,85m2	163.000 €	16.300 €	7.500 €	450 €	9.400 €	450 €	2.000 €	130.400 €
VT- A3	3	8	80,45 m2	102,81m2	10,85 m2	166.000 €	16.600 €	7.500 €	450 €	10.000 €	450 €	2.000 €	132.800 €
VT- A4	3	1	80,45 m2	100,84m2	10,85m2	146.000 €	14.600 €	7.000 €	400 €	7.000 €	400 €	3.200 €	116.800 €
VT- A4	3	3	80,45 m2	100,84m2	10,85m2	150.000 €	15.000 €	7.000 €	400 €	7.000 €	400 €	4.000 €	120.000 €
VT- A4	3	4	80,45 m2	100,84m2	10,85m2	153.000 €	15.300 €	7.500 €	450 €	7.000 €	450 €	2.400 €	122.400 €
VT- A4	3	5	80,45 m2	100,84m2	10,85 m2	156.000 €	15.600 €	7.500 €	450 €	7.000 €	450 €	3.000 €	124.800 €
VT- A4	3	6	80,45 m2	100,84m2	10,85m2	159.000 €	15.900 €	7.500 €	450 €	7.000 €	450 €	3.600 €	127.200 €
VT- A4	3	7	80,45 m2	100,84m2	10,85m2	163.000 €	16.300 €	7.500 €	450 €	9.400 €	450 €	2.000 €	130.400 €
VT- A4	3	8	80,45 m2	100,84m2	10,85m2	166.000 €	16.600 €	7.500 €	450 €	10.000 €	450 €	2.000 €	132.800 €
VT- A5	3	1	80,45 m2	98,56m2	19,15m2	154.000 €	15.400 €	7.500 €	450 €	7.000 €	450 €	2.600 €	123.200 €
VT- A6	3	1	80,45 m2	96,72m2	11,60m2	148.000 €	14.800 €	7.000 €	400 €	7.000 €	400 €	3.600 €	118.400 €
VT- A7	3	1	80,45 m2	96,72m2	15,60m2	150.000 €	15.000 €	7.000 €	400 €	7.000 €	400 €	4.200 €	120.000 €
VT- A8	3	1	82,33 m2	102,81m2	15,20m2	153.000 €	15.300 €	7.500 €	450 €	7.000 €	450 €	2.400 €	122.400 €
VT- A9	3	2	79,95 m2	98,56 m2	7,25m2	145.000 €	14.500 €	7.000 €	400 €	7.000 €	400 €	3.000 €	116.000 €
VT- A9	3	3	79,95 m2	98,56 m2	7,25m2	149.000 €	14.900 €	7.000 €	400 €	7.000 €	400 €	3.800 €	119.200 €
VT- A9	3	4	79,95 m2	98,56 m2	7,25m2	152.000 €	15.200 €	7.000 €	400 €	7.000 €	400 €	4.400 €	121.600 €
VT- A9	3	5	79,95 m2	98,56 m2	7,25m2	155.000 €	15.500 €	7.500 €	450 €	7.000 €	450 €	2.800 €	124.000 €
VT- A9	3	6	79,95 m2	98,56 m2	7,25m2	158.000 €	15.800 €	7.500 €	450 €	7.000 €	450 €	3.400 €	126.400 €
VT- A9	3	7	79,95 m2	98,56 m2	7,25m2	162.000 €	16.200 €	7.500 €	450 €	7.000 €	450 €	4.200 €	129.600 €
VT- A9	3	8	79,95 m2	98,56 m2	7,25m2	165.000 €	16.500 €	7.500 €	450 €	9.800 €	450 €	2.000 €	132.000 €
VT- B	3	1	80,55 m2	97,88m2	7,90m2	142.000 €	14.200 €	7.000 €	400 €	7.000 €	400 €	2.400 €	113.600 €
VT- B	3	2	80,55m2	97,88m2	7,90m2	143.000 €	14.300 €	7.000 €	400 €	7.000 €	400 €	2.600 €	114.400 €
VT- B	3	3	80,55 m2	97,88m2	7,90m2	146.000 €	14.600 €	7.000 €	400 €	7.000 €	400 €	3.200 €	116.800 €
VT- B	3	4	80,55m2	97,88m2	7,90m2	150.000 €	15.000 €	7.000 €	400 €	7.000 €	400 €	4.000 €	120.000 €
VT- B	3	5	80,55 m2	97,88m2	7,90m2	152.000 €	15.200 €	7.000 €	400 €	7.000 €	400 €	4.400 €	121.600 €
VT- B	3	6	80,55m2	97,88m2	7,90m2	156.000 €	15.600 €	7.500 €	450 €	7.000 €	450 €	3.000 €	124.800 €
VT- B	3	7	80,55 m2	97,88m2	7,90m2	158.000 €	15.800 €	7.500 €	450 €	7.000 €	450 €	3.400 €	126.400 €
VT- B	3	8	80,55m2	97,88m2	7,90m2	162.000 €	16.200 €	7.500 €	450 €	7.000 €	450 €	4.200 €	129.600 €
VT- C	2	1	74,05 m2	92,26m2	6,75m2	140.000 €	14.000 €	7.000 €	400 €	7.000 €	400 €	2.000 €	112.000 €
VT- C	2	2	74,05 m2	92,26m2	6,75m2	140.000 €	14.000 €	7.000 €	400 €	7.000 €	400 €	2.000 €	112.000 €
VT- C	2	3	74,05 m2	92,26m2	6,75m2	143.000 €	14.300 €	7.000 €	400 €	7.000 €	400 €	2.600 €	114.400 €

PROPOSE YOUR METHOD OF PAYMENT. The Cooperative's Governing Body may evaluate alternative proposals to this method of payment, adjusted to the needs of each customer.

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# Estimated costs and Proposed Forecast Payment Method

## Sagunto Plaza, Coop. V.

PROGRAMA DE VIVIENDAS  Consulte disponibilidad en el						PREVISIÓN DE		PROPUESTA DE FORMA DE PAGO PREVISTA					
						COSTE ESTIMADO desde (IVA* no incluido)	IVA* (10%)	20% del COSTE ESTIMADO hasta Entrega de Llaves					HIPOTECA ESTIMADA: 80% del Coste Estimado desde (IVA* no incluido)
								1 PAGO de (IVA* no incluido) ADHESIÓN	30 PAGOS MENSUALES de (IVA* no incluido)	1 PAGO de (IVA* no incluido) ADJUDICACIÓN	4 Pagos EXTRA de (IVA* no incluido)	ÚLTIMO PAGO ESTIMADO	
Tipo	Dorm.	Altura	Sup. Útil Vivienda	Sup. Cons. Vivienda	Sup. Terrazas								
VT-C	2	4	74,05 m2	92,26m2	6,75m2	147.000 €	14.700 €	7.000 €	400 €	7.000 €	400 €	3.400 €	117.600 €
VT-C	2	5	74,05 m2	92,26m2	6,75m2	150.000 €	15.000 €	7.000 €	400 €	7.000 €	400 €	4.000 €	120.000 €
VT-C	2	6	74,05 m2	92,26m2	6,75m2	153.000 €	15.300 €	7.500 €	450 €	7.000 €	450 €	2.400 €	122.400 €
VT-C	2	7	74,05 m2	92,26m2	6,75m2	156.000 €	15.600 €	7.500 €	450 €	7.000 €	450 €	3.000 €	124.800 €
VT-C	2	8	74,05 m2	92,26m2	6,75m2	159.000 €	15.900 €	7.500 €	450 €	7.000 €	450 €	3.600 €	127.200 €
VT-D	2	1	68,55 m2	85,12m2	10,85m2	126.000 €	12.600 €	5.000 €	400 €	6.000 €	400 €	2.200 €	100.800 €
VT-D	2	2	68,55 m2	85,12m2	10,85m2	125.000 €	12.500 €	5.000 €	400 €	6.000 €	400 €	2.000 €	100.000 €
VT-D	2	3	68,55 m2	85,12m2	10,85m2	128.000 €	12.800 €	5.000 €	400 €	6.000 €	400 €	2.600 €	102.400 €
VT-D	2	4	68,55 m3	85,12m2	10,85m2	131.000 €	13.100 €	5.000 €	400 €	6.000 €	400 €	3.200 €	104.800 €
VT-D	2	5	68,55 m2	85,12m2	10,85m2	134.000 €	13.400 €	5.000 €	400 €	6.000 €	400 €	3.800 €	107.200 €
VT-D	2	6	68,55 m4	85,12m2	10,85m2	136.000 €	13.600 €	5.000 €	400 €	6.000 €	400 €	4.200 €	108.800 €
VT-D	2	7	68,55 m2	85,12m2	10,85m2	139.000 €	13.900 €	7.000 €	400 €	6.800 €	400 €	2.000 €	111.200 €
VT-D	2	8	68,55 m5	85,12m2	10,85m2	142.000 €	14.200 €	7.000 €	400 €	7.000 €	400 €	2.400 €	113.600 €
VT-E	4	1	96,00 m2	116,52m2	10,85m2	173.000 €	17.300 €	7.500 €	450 €	10.000 €	450 €	3.400 €	138.400 €
VT-E	4	2	96,00m2	116,52m2	10,85m2	169.000 €	16.900 €	7.500 €	450 €	10.000 €	450 €	2.600 €	135.200 €
VT-E	4	3	96,00m2	116,52m2	10,85m2	173.000 €	17.300 €	7.500 €	450 €	10.000 €	450 €	3.400 €	138.400 €
VT-E	4	4	96,00m2	116,52m2	10,85m2	176.000 €	17.600 €	9.000 €	450 €	10.000 €	450 €	2.500 €	140.800 €
VT-E	4	5	96,00m2	116,52m2	10,85m2	180.000 €	18.000 €	9.000 €	450 €	10.000 €	450 €	3.300 €	144.000 €
VT-E	4	6	96,00m2	116,52m2	10,85m2	184.000 €	18.400 €	9.000 €	450 €	10.000 €	450 €	4.100 €	147.200 €
VT-E	4	7	96,00m2	116,52m2	10,85m2	188.000 €	18.800 €	9.000 €	450 €	10.000 €	450 €	4.900 €	150.400 €
VT-E	4	8	96,00 m2	116,52m2	10,85m2	192.000 €	19.200 €	9.000 €	450 €	10.000 €	450 €	5.700 €	153.600 €
VT-F	3	9ªAT	95,95 m2	114,58m2	22,8m2	230.000 €	23.000 €	12.000 €	600 €	12.000 €	600 €	1.600 €	184.000 €
VT-G	3	9ª	87,80 m2	107,22m2	10,97m2	181.000 €	18.100 €	9.000 €	450 €	10.000 €	450 €	1.900 €	144.800 €
VT-H	2	9ªAT	84,57 m2	103,50m2	48,3m2	239.000 €	23.900 €	12.000 €	600 €	12.000 €	600 €	3.400 €	191.200 €
VT-I	2	9ª	72,80 m2	91,62m2	10,30m2	159.000 €	15.900 €	7.500 €	450 €	7.000 €	450 €	2.000 €	127.200 €
VT-J	3	9ªAT	96,85 m2	116,76m2	22,45m2	234.000 €	23.400 €	12.000 €	600 €	12.000 €	600 €	2.400 €	187.200 €
VT-K	3	9ªAT	94,41 m5	115,77m2	26,65m2	234.000 €	23.400 €	12.000 €	600 €	12.000 €	600 €	2.400 €	187.200 €
VT-L1	3	9ª	83,30m2	101,80m2	7,65m2	177.000 €	17.700 €	9.000 €	450 €	10.000 €	450 €	2.700 €	141.600 €
VT-L2	3	9ª	87,50m2	106,00m2	7,65m2	183.000 €	18.300 €	9.000 €	450 €	10.000 €	450 €	3.900 €	146.400 €
VT-M	1	9ª	43,3 m2	53,39m2	2,85m2	98.000 €	9.800 €	5.000 €	250 €	5.000 €	250 €	1.100 €	78.400 €
VT-N	1	9ª	48,45 m2	60,29m2	0m2	109.000 €	10.900 €	5.000 €	300 €	6.000 €	300 €	600 €	87.200 €
VT-O	3	BA	76,85 m2	99,27m2	35m2	146.000 €	14.600 €	7.000 €	400 €	7.000 €	400 €	1.600 €	116.800 €
VT-P	3	BB	79,05 m2	101,63m2	33,88m2	148.000 €	14.800 €	7.000 €	400 €	7.000 €	400 €	2.000 €	118.400 €
VT-Q	3	BA	76,60 m2	99,40m2	31,39m2	145.000 €	14.500 €	7.000 €	400 €	7.000 €	400 €	1.400 €	116.000 €
VT-R	3	BB	76,40 m2	98,16m2	32,11m2	144.000 €	14.400 €	7.000 €	400 €	7.000 €	400 €	1.200 €	115.200 €

**ESTIMATES ARE NOT FINAL.** The housing programme, the estimated costs and the planned payment method proposal must be approved at the Cooperative General Meeting and could be changed for technical, legal, or administrative reasons or by decision of the Cooperative.

- **An amount of SIX HUNDRED EUROS (€600) by way of a fee to Pre-register in the Cooperative must be included in the estimated cost of each property.** This amount will be allocated, where appropriate, to the Cooperative's Share Capital when the pre-registered party is admitted as a member thereof. This contribution to the Share Capital does not form part of the estimated cost of the Development.
- **The amount corresponding to the "ADHESION"** is expected to be paid upon signing the Cooperative Membership Agreement.
- **The amount corresponding to the "DELAY"** will be paid in 30 monthly payments, by means of direct debit/promissory notes, from the beginning of the work.

**PROPOSE YOUR METHOD OF PAYMENT.** The Cooperative's Governing Body may evaluate alternative proposals to this method of payment, adjusted to the needs of each customer.

**\*VAT:** That in force at the time of making each financial contribution will be applied. The current VAT rate applicable is 10%. The VAT corresponding to the amount financed through a mortgage is paid before or upon signing the Public Deed of allocation for the property and the delivery of keys.

# Specifications

## Sagunto Plaza, Coop. V.

### 01. STRUCTURE

Reinforced concrete. Consisting of bidirectional slabs and/or ironwork and pillars. Foundations based on conclusions from geotechnical study.

### 02. ROOF

Thermally insulated flat roof for private use or installation maintenance, anti-slip stone tiles.

### 03. FAÇADE

Brick façade, air chamber with thermal and acoustic insulation (compliant with the Spanish Building Code (CTE)) and self-supporting rear support with laminated plasterboard.

### 04. EXTERIOR CARPENTRY

Exterior anti-discolouration PVC carpentry, dimensions and composition according to the project.  
Aluminium roller blinds in the bedrooms based on the design and in the same colour as the carpentry.  
Double-glazing with low-emissivity.

### 05. INTERIOR CARPENTRY

Reinforced main door to the property with three anchor points, lacquered finish on both sides of the door.  
Grooved interior doors with steel hinges and fittings.  
Interior-lined wardrobes, with shelves and bar.

### 06. INTERIOR LAYOUT

Interior partition walls between the different rooms made of laminated plasterboard on both sides over a self-supporting framework and thermal-acoustic interior insulation.  
The separations between properties will be made of solid perforated soundproof brick and self-supporting rear support on both sides, by means of laminated plasterboard and thermal-acoustic insulation.

### 07. INTERIOR CLADDING

**Floors:** Stone tiles in the kitchens and bathrooms. Anti-slip stone tiles on terraces, and clotheslines. Floating laminate flooring in living room, entrance, bedrooms and hall. Laminate skirting boards to match the carpentry.

**Ceilings:** False ceilings in the kitchen, bathrooms and hallways.

**Walls:** Bathrooms fitted with designer tiling.

The rest of the rooms are finished with smooth plastic paint.

Choice of Specifications

It is the responsibility of the Cooperative SAGUNTO PLAZA, COOP. V. that the members opt for the **CUSTOMISATION OF SPACES WITH A CHOICE OF FINISHES** at no extra cost for the interior carpentry, laminate flooring in main areas, and bathroom and kitchen ceramic materials, provided that the economic agreement reached with the construction company awarded the project allows it.

### 08. HEATING AND DOMESTIC HOT WATER

Hot water and heating system from individual aerothermal system.

Temperature regulation via thermostats in the living room.

### 09. ELECTRICITY

High degree of electrification with installations compliant with the Spanish Low Voltage Electrotechnical Regulations (REBT).

Lighting in interior wet rooms (kitchens and bathrooms) provided from recessed or surface luminaires with LED technology.

### 10. COMMUNICATION

Video intercom at the main entrance to the complex and electronic intercom in lobbies.

Telephone line in living room, kitchen and bedrooms. Pre-installation for telecommunications services.

Collective TV antenna with sockets in living room, kitchen and bedrooms. Pre-installation for new communications, both cable TV and for various digital platforms.

### 11. PLUMBING AND BATHROOM EQUIPMENT

Mixer taps and drainage for washing machine and dishwasher.

White glazed porcelain bathroom fittings.

In the main bathroom, bath tubs and/or showers fitted with thermostatic mixer taps. Low-height shower trays. Single lever mixer taps in bathrooms.

Integrated washbasin units in bathrooms.

### 12. MISCELLANEOUS

Main entrance and entrances to properties decorated in natural stone (flooring and walls surrounding lift). Stairways with natural stone steps.

Hallway walls painted with plastic paint.

Lifts with automatic doors stopping on every apartment floor, garage floor and storage room floor.

Use of LED lighting and motion detection in common areas of the building.

Pre-installation of home automation technology in the properties.

Energy certification in progress.

### 13. COMMUNAL OUTDOOR AREA

Private common area with gardens, automatic irrigation and paved pathways. Treated salt water swimming pool in an enclosed area. Padel tennis court.

Special children's play area with rubber flooring.

### 14. GARAGE

Garage fitted with forced ventilation, CO detection and fire extinguishers.

Pre-installation for electric vehicle recharging in the garage.



# Customisation Options – Choice of Finishes

## Sagunto Plaza, Coop. V.

It is the responsibility of the Cooperative SAGUNTO PLAZA, COOP. V. to ensure that the members opt for the **PERSONALISATION OF SPACES WITH THEIR CHOICE OF FINISHES** at no extra cost.

To this end, various finishes will be available for the interior carpentry of the property, the laminate flooring of main areas (lobby, living room, bedrooms and foyer) and ceramic kitchen, bathrooms and toilets (floors and walls).

This proposal for the Personalisation of Spaces with Choice of Finishes is informative and intended to serve as a guideline; it must be approved at the Cooperative General Meeting and be allowed under the financial agreement with the Project contractor.

Interior carpentry	Laminated floor main areas	Ceramics in kitchen, bathrooms and toilet
White lacquer	Moritz Oak	Option 1
Oak	Mardi Grass	Option 2
European beech	Native Oak	Option 3

### **INTERIOR CARPENTRY**

Only one finish can be chosen from the three available (White Lacquer, Oak and Beech) for the interior carpentry of the entire property. The chosen finish will be applied to the interior doors of the property and to the doors of the wardrobes. The skirting board of the whole property will have the same finish as that of the chosen carpentry.

### **LAMINATE FLOORING IN MAIN AREAS**

Only one finish can be chosen from the three available (Moritz-Oak, Mardi Grass and Native Oak) for laminate flooring in main areas (living room, bedrooms, entrance and hall). The chosen finish will be applied to the cladding of all the main areas. It is not possible to combine different options in different rooms.

**Any interior carpentry finish may be combined with any choice of laminate flooring in main areas.**

### **CERAMICS IN KITCHEN AND BATHROOMS**

Each of the ceramic options (Option 1, Option 2 and Option 3) will include a composition for the kitchen, a composition for bathroom 1 and a composition for bathroom 2. For those homes with a toilet, there will be two options that will each include two compositions.

**The choice of a ceramic option will be in block and will imply the discarding of the other two options. It is not possible to interchange the compositions of the different options.**

# Access Procedure

## Sagunto Plaza, Coop. V.

Those interested in the Cooperative SAGUNTA PLAZA, Coop. V. can obtain information on its characteristics and conditions in person, preferably BY PRIOR APPOINTMENT, in the PRYGESA offices, on the website <http://www.prygesa.es>, by telephone on 664 302 009 or by e-mail at [comercial@prygesa.es](mailto:comercial@prygesa.es)

Those interested in becoming members of this Cooperative may pre-select a property in person. The pre-selection of a property will be formalised through the signature of the Pre-registration document and will be completed with the payment of SIX HUNDRED EUROS (€600) by means of a transfer into the

Cooperative's bank account. The account number will only be provided to interested parties who have pre-selected a property. This amount will be allocated, if applicable, to the Cooperative's Share Capital and will not be used to make any payment until the acceptance, where appropriate, of the pre-registered member of the Cooperative. This contribution to the Share Capital does not form part of the estimated cost of the Development.

The maximum deadline for making and justifying the payment of SIX HUNDRED EUROS (€600) will be 24 hours from the pre-selection of a property. Once the 24-hour period indicated above has elapsed without the transfer having been received, the pre-selection of the property will be null and void and the property may be placed on the market again, without any notification being required to do so and without the pre-registered party being entitled to lodge a complaint in this respect.

The pre-registered party will acquire the status of member of the Cooperative SAGUNTO PLAZA, COOP. V. by signing the Cooperative Membership Agreement with the Cooperative, it being a necessary pre-requisite to meet the following requirements:

- Provide the documentation required by the Cooperative complying with the requirements that apply in the case of Subsidised Housing.

In any case, if the pre-registered party wishes to renounce the property after signing the Pre-registration document and before signing the Cooperative Membership Agreement with the Cooperative, the refund of the Pre-registration fee must be authorised and approved by the Cooperative's Governing Body and will be made by means of transfer into the account indicated in the pre-registration document, and the property that such party had pre-registered will be placed on the market again.

**INFORMATIVE NOTE:** In relation to the loan to the Developer that the Cooperative SAGUNTO PLAZA, COOP. V. processes with the bank that finances the execution of the work, a personal guarantee may be requested from the members vis-à-vis the Cooperative, limited to the amount corresponding to the mortgage loan for the property chosen. This guarantee, if applicable, would not have any additional cost for the members, it would be valid until the delivery of the properties and would not have any value upon the signing of the Public Deed for the Award of the property and, where appropriate, subrogation in the mortgage loan corresponding to the property.

Without prejudice to the foregoing, depending on the bank that finances the execution of the work, it may be necessary to carry out a non-binding scoring or solvency study on pre-registered members prior to them becoming members of the Cooperative. In this case, the approval of the scoring or solvency study on each of the pre-registered members would be essential in order for them to become a member of the Cooperative. In the event that this solvency scoring is not passed, other procedures for access to the Cooperative may be arbitrated.



# Other developments

**prygesa**

**In Valencia**

## **PLANIFICACIÓN RESIDENCIAL Y GESTIÓN, S.A.**

(PRYGESA) is part of the **PRYCONSA Group**, one of the most consolidated and strongest business groups in the real estate market, having developed and built tens of thousands of properties over its 50-year history.



### **PARQUE CENTRAL**

Residential complex comprising of 93 homes with 2 or 3 bedrooms with swimming pool, padel courts, gardens, children's play area, car park and storeroom.

**Location:** Plots P-6.2, P-6.3 and P-6.4 of Stage 1 of the PAI 4-1 Parque Central Urban Development Project have been awarded by Prygesa.



### **QUATRE CARRERES URBAN**

Residencial de 116 viviendas de 1 a 4 dormitorios . Urbanización con jardines, piscina y zona de juegos infantiles.

**Situación:** Parcela 1B, UE-2, PP NPR-7



### **MARITIM PLAZA, COOP. V**

Residential complex of 18 properties with 2 bedrooms and 4 attic properties with 1 bedroom and a loft. Residential complex with private garden, swimming pool, children's play area and underground car park for cars and bicycles.

**Location:** C/ Ernesto Anastasio n 7-9 (Valencia)

## **UPCOMING DEVELOPMENTS IN MADRID, VALLADOLID AND MALAGA**

### **IN MADRID**

- El Cañaveral: **FUENTES DEL BOSQUE, S. COOP.** 204 high-rise homes, limited-price protected housing (VVPL).
- **JARDIN DE PELABRAVOS S. COOP.** 224 high-rise homes, limited-price protected housing (VPPL).
- El Cañaveral: **ALAMEDA DEL CAÑAVERAL PLAZA, S. COOP. MAD.:** 40 terraced single-family dwellings, limited-price protected housing (VPPL).

### **IN MALAGA**

- **HACIENDA CABELLO COMPLEX:** 80 high-rise homes, Freehold.

### **IN VALLADOLID**

- **LA VEGA PLAZA, S. COOP. CYL.** (Arroyo de la Encomienda): 50 high-rise homes, Freehold.
- **TREVIÑO PLAZA, S. COOP. CYL.** (Covaresa) 31 FREEHOLD HOMES IN A COOPERATIVE

### **IN GUADALAJARA**

- **152 HIGH RISE HOMES**

## DEVELOPMENTS DELIVERED

In Madrid (Valdebebas, Getafe, Móstoles, Villanueva de la Cañada, San Sebastián de los Reyes) and Ávila, PRYGESA has successfully managed various cooperatives made up of almost 1,572 homes subject to public protection methods, both Low Price (VPPB) and Limited Price (VPPL).



### **MIRADOR PARQUE VALDEBEBAS 2016, S. COOP. MAD. (VPPL)**

Residential complex comprising of 60 homes with 2, 3 or 4 bedrooms within an enclosed urbanisation with swimming pool, gardens, children's play area, common room and caretaker's office.

Scheduled delivery: 2019 (work in progress)

Location: Calle Antonio Miró Valverde nº 75 – Valdebebas (Madrid)



### **PARQUE DE VALDEBEBAS 2010, S. COOP. MAD. (VPPB)**

Residential complex comprising of 97 homes with 2 or 3 bedrooms within an enclosed urbanisation with swimming pool, gardens, children's play area, common room and caretaker's office.

Delivered: 2017

Location: Calle José Antonio Coderch nº 30 – Valdebebas (Madrid)



### **EL CAMPUS DE VALDEBEBAS, S.COOP. MAD. (VPPB)**

Residential complex comprising of 74 homes with 2 or 3 bedrooms within an enclosed urbanisation with swimming pool, padel tennis court, gardens, children's play area, common room and caretaker's office.

Delivered: 2014

Location: Calle Fina de Calderón nº 34 – Valdebebas (Madrid)



### **EL LAGO DE VALDEBEBAS, S. COOP. MAD. (VPPB)**

Residential complex comprising of 79 homes with 2 or 3 bedrooms within an enclosed urbanisation with swimming pool, padel tennis court, gardens, children's play area, common room and caretaker's office.

Delivered: 2014

Location: Calle Josefina Aldecoa nº 17 – Valdebebas (Madrid)



### **EL ENCINAR DE VALDEBEBAS, S. COOP. MAD. (VPPB)**

Residential complex comprising of 73 homes with 2 or 3 bedrooms within an enclosed urbanisation with swimming pool, padel tennis court, gardens, children's play area, common room and caretaker's office.

Delivered: 2014

Location: Calle Félix Candela nº 72 – Valdebebas (Madrid)



### **ATARAZANAS DE VALDEBEBAS, S.COOP. MAD. (VPPL)**

Residential complex comprising of 30 homes with 2 or 3 bedrooms within an enclosed urbanisation with swimming pool, gardens, children's play area, common room and caretaker's office.

Delivered: 2014

Location: Calle Francisco Umbral nº 61 – Valdebebas (Madrid)



### **VIVENCIA VALDEBEBAS, S. COOP. MAD. (VPPL)**

Residential complex comprising of 40 homes with 2, 3 or 4 bedrooms within an enclosed urbanisation with swimming pool, gardens, children's play area, common room and caretaker's office.

Delivered: 2014

Location: Calle Emma Penella nº 14 – Valdebebas (Madrid)





#### **FUENTE DEL REY - MÓSTOLES, S. COOP. MAD. (VPPL)**

Residential complex comprising of 126 homes with 2, 3 or 4 bedrooms within an enclosed urbanisation with swimming pool, gardens, children's play area and common room.

Delivered: 2012

Location: Calle del Unicornio nº 20 – Móstoles (Madrid)



#### **FUENTE DEL REY - GETAFE, S. COOP. MAD. (VPPB)**

Residential complex comprising of 94 homes with 2, 3 or 4 bedrooms within an enclosed urbanisation with swimming pool, gardens, children's play area and common room.

Delivered: 2012

Location: Avenida Dulcinea del Toboso nº 25 – Los Molinos/Getafe (Madrid)



#### **TEMPRANALES – SAN SEBASTIÁN DE LOS REYES (VPPB)**

Residential complex comprising of 78 homes on a private urbanisation with swimming pool and children's play area.

Delivered: 2012

Location: Calle de Gloria Fuertes nº 6 – San Sebastián de los Reyes (Madrid)



#### **MONTE OESTE 2010 (VPPL)**

Residential complex comprising of 46 homes with 3 or 4 bedrooms within an enclosed urbanisation with swimming pool, children's play area and common room.

Delivered: 2010

Location: Avenida De Madrid nº 28 - Villanueva de la Cañada (Madrid)



#### **PRYGE CAM MÓSTOLES VIVIENDA JOVEN, S.L.**

Residential complex comprising of 78 homes with 1 or 2 bedrooms under a public protection scheme for rental with option to purchase for young people. Enclosed urbanisation with swimming pool and children's play area.

Location: Calle Perseo nº 60-68 – Móstoles (Madrid)

**PLANIFICACIÓN RESIDENCIAL Y GESTIÓN, S.A. (PRYGESA)**, is part of the **PRYCONSA Group**, one of the most consolidated and strongest business groups in the real estate market, which has developed and built tens of thousands of properties during its more than 50 years of existence.

Since its creation, PRYGESA has been firmly committed to the segment of management of real estate Developments, both for sale and for rent, paying special attention to the management of Developments for groups, which has led it to become one of the most recognised and main companies in this segment.

In accordance with the philosophy of work and the search for customer satisfaction that characterises the PRYCONSA Group, PRYGESA was born with the vocation of incorporating the highest level of professionalism into the management of Developments for third parties. With this aim, PRYGESA has a professional team with wide and extensive experience in the real estate sector, with a team specialising in the best guarantee of success for its Cooperatives.

PRYGESA's vocation is to provide its customers with the best advice so that they can access the property they want in optimal financial conditions, making it possible for them to participate from the beginning in the development and genesis of their future home.

Our activity covers a wide range of real estate specialities: management of cooperatives, land management, management of rental developments, technical advice, legal advice, marketing, wealth management and administration of the same.

The trajectory of the PRYCONSA Group has been developed in the Spanish market as a whole, acquiring special relevance in the Madrid market, in which it is currently the main real estate group. To the trajectory of the PRYCONSA Group, PRYGESA brings proven experience with the management and completion in the last five years of nine Cooperatives with nearly 700 real estate units, for groups and for rent, and over 1,500 properties under management.

# prygesa

15 Años a tu lado



Sagunto Plaza  
COOP. V.



## **Information Office:**

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This dossier is provided upon express request from the client, who is aware that all the information it contains is intended to serve as a guideline only and is not legally binding because the Detailed Design remains pending. For this same reason the customer accepts that the information offered in the dossier may undergo technical, legal or administrative amendments or by decision of the Cooperative. Furniture not included. **This dossier is valid until 15 October 2019.**

The information relating to RD 515/89 is found at the Cooperative's registered office at C/ Colón, nº 60- 8ª Planta- Letra G- 46004 (Valencia)  
- Telephone (+34) 96 045 08 83.