



Dénia Beach R E S O R T



99 Properties with
1, 2 and 3 Bedrooms
Luxury Penthouses
Dénia (ALICANTE)

Managed
by:
prygesa

Dénia Beach Resort, S. Coop.

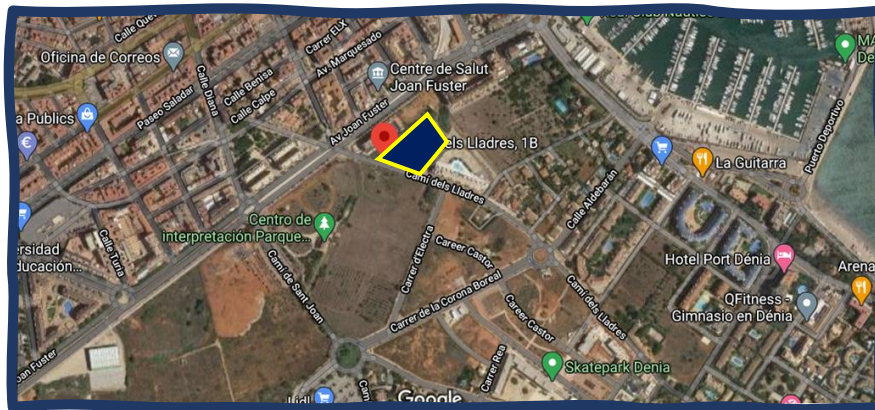
Location Plan








Discover Dénia, a city offering Mediterranean style on the Spanish Costa Blanca and a stone's throw from the Monte Montgó Natural Park.







A sailing destination where you can enjoy both the sea and mountains while basking in the unique climate or visiting its castle and museums (archaeological, ethnological and toy).

Pick a spot on the more than 18 kilometres of fine sandy beaches and rocky coves with certified quality and services.

The Dénia coastline is becoming a special destination for diving enthusiasts because of the crystal clear water to be found in this area. The sea also offers the chance to enjoy a large number of water sports, such as sailing, rowing, canoeing, windsurfing or kitesurfing, with regular regatta competitions being organised here.



-  Supermarkets
-  Restaurants
-  Golf Course
-  Hotels
-  Schools
-  Gyms
-  Beaches

-  Hospitals and health centres
-  Montgó Natural Park
-  Royal Sailing Club
-  Shopping centres
-  Airports
-  Ferry to the Balearic Islands

Explore the wilderness of Monte Montgó or relax at the Golf Club, a modern course with 27 holes surrounded by nature and with facilities of the highest quality.

The internationally recognised variety and quality of fish and shellfish in Dénia offers unbeatable gastronomy, with red shrimp or *arroz a banda* (a fishy rice dish) being the star dishes.

Internationally famous for its *fiestas*, in Dénia you will enjoy *Las Fallas* in March, the *Fiesta Mayor* and its parade in July and the *Moros y Cristianos* in August, as well as various concerts and cultural activities.

The international airports of Valencia and Alicante can be reached in just one hour via the A-7 motorway. Other land routes can also be easily accessed from Dénia, as can various sea connections to the Balearic Islands.

Dénia Beach Resort

Freehold Properties under a Cooperative Regime



Private development with:

- * Swimming pool
- * Beach club
- * Solarium
- * Padel tennis court
- * Running track
- * Landscaped and recreational gardens

All properties also include a garage space and storeroom.

Residential Development DÉNIA BEACH RESORT



- Scheduled delivery: 2nd half of 2024
- Space customisation based on a choice of finishes

Dénia Beach Resort

Floor Layout Plans



Dénia Beach Resort

Floor Layout Plans



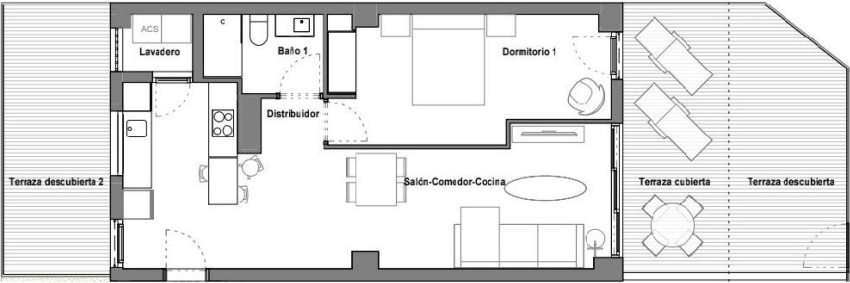
Penthouse Floor



Penthouse Roof Level

Dénia Beach Resort

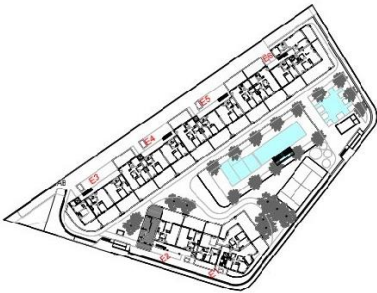
GF 1 Bedroom Property Plan



VIVIENDA TIPO F1

Baño 1	3,86 m ²
Distribuidor	1,39 m ²
Dormitorio 1	4,69 m ²
Lavadero	1,72 m ²
Salón-Comedor-Cocina	29,73 m ²
TOTAL ÚTIL INTERIOR	51,39 m²
Terraza cubierta	11,70 m ²
Terraza descubierta	12,25 m ²
Terraza descubierta 2	11,40 m ²
TOTAL ÚTIL EXTERIOR	35,44 m²

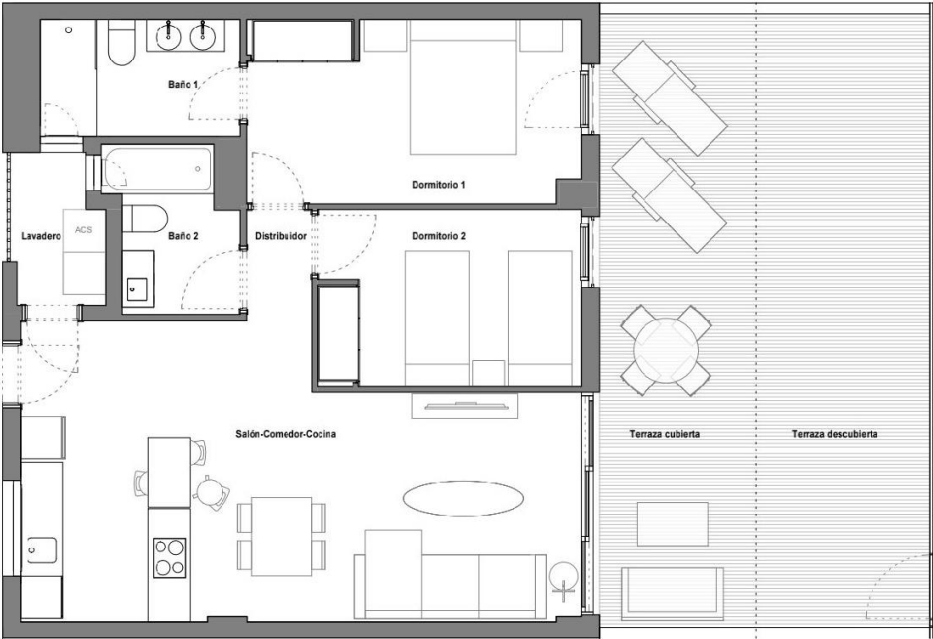
TOTAL CONSTRUÍDA INTERIOR	61,20 m²
TOTAL CONSTRUÍDA EXT. CUBIERTA	12,18 m²
TOTAL CONSTRUÍDA C.E.C. (incl. ext. cub.)	81,92 m²
TOTAL CONSTRUÍDA EXT. DESCUBIERTA	26,51 m²



No. of Units: 1

Dénia Beach Resort

GF 2 Bedroom Property Plan



VIVIENDA TIPO A1

Baño 1	4,65 m²
Baño 2	3,87 m²
Distribuidor	1,45 m²
Dormitorio 1	12,13 m²
Dormitorio 2	9,29 m²
Lavadero	2,48 m²
Salón-Comedor-Cocina	29,72 m²
TOTAL UTIL INTERIOR	63,58 m²

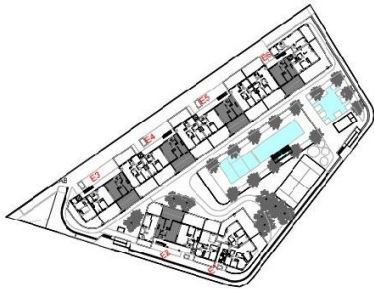
Terraza cubierta	18,42 m²
Terraza descubierta	20,93 m²
TOTAL UTIL EXTERIOR	39,36 m²

TOTAL CONSTRUIDA INTERIOR	74,10 m²
----------------------------------	-----------------

TOTAL CONSTRUIDA EXT. CUBIERTA	18,74 m²
---------------------------------------	-----------------

TOTAL CONSTRUIDA C.E.C. (incl. ext. cub.)	103,84m²
--	-----------------

TOTAL CONSTRUIDA EXT. DESCUBIERTA	22,62 m²
--	-----------------



No. of Units: 15

Dénia Beach Resort

GF 3 Bedroom Property Plan



VIVIENDA TIPO C1

Baño 1	4,30 m²
Baño 2	3,77 m²
Distribuidor	5,41 m²
Dormitorio 1	12,27 m²
Dormitorio 2	9,25 m²
Dormitorio 3	9,69 m²
Lavadero	3,12 m²
Salón-Comedor-Cocina	33,61 m²
TOTAL ÚTIL INTERIOR	81,43 m²

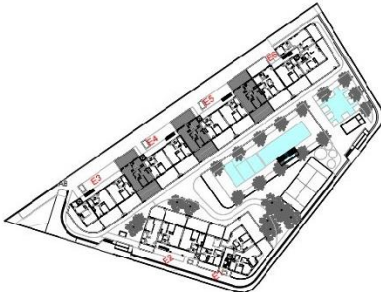
Terraza cubierta	18,42 m²
Terraza descubierta	20,93 m²
Terraza descubierta 2	32,72 m²
TOTAL ÚTIL EXTERIOR	72,08 m²

TOTAL CONSTRUIDA INTERIOR	64,38 m²
---------------------------	----------

TOTAL CONSTRUIDA EXT. CUBIERTA	18,74 m²
--------------------------------	----------

TOTAL CONSTRUIDA C.E.C. (incl. ext. cub.)	126,28 m²
---	-----------

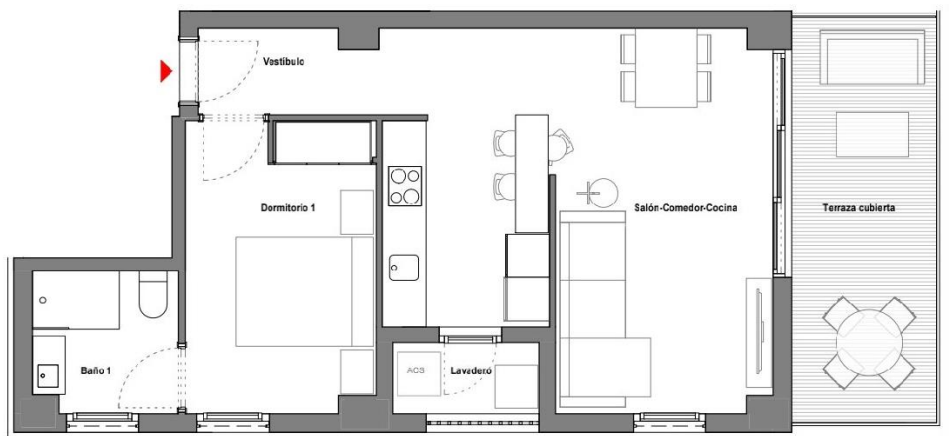
TOTAL CONSTRUIDA EXT. DESCUBIERTA	67,82 m²
-----------------------------------	----------



No. of Units: 3

Dénia Beach Resort

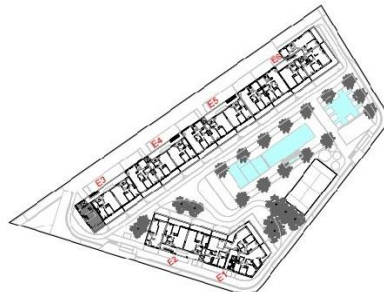
Standard 1 Bedroom Property Plan



VIVIENDA TIPO B

Baño 1	3,87 m ²
Dormitorio 1	10,45 m ²
Lavadero	1,98 m ²
Salón-Comedor-Cocina	24,65 m ²
Vestibulo	3,57 m ²
TOTAL ÚTIL INTERIOR	44,53 m²
Terraza cubierta	11,07 m ²
TOTAL ÚTIL EXTERIOR	11,07 m²

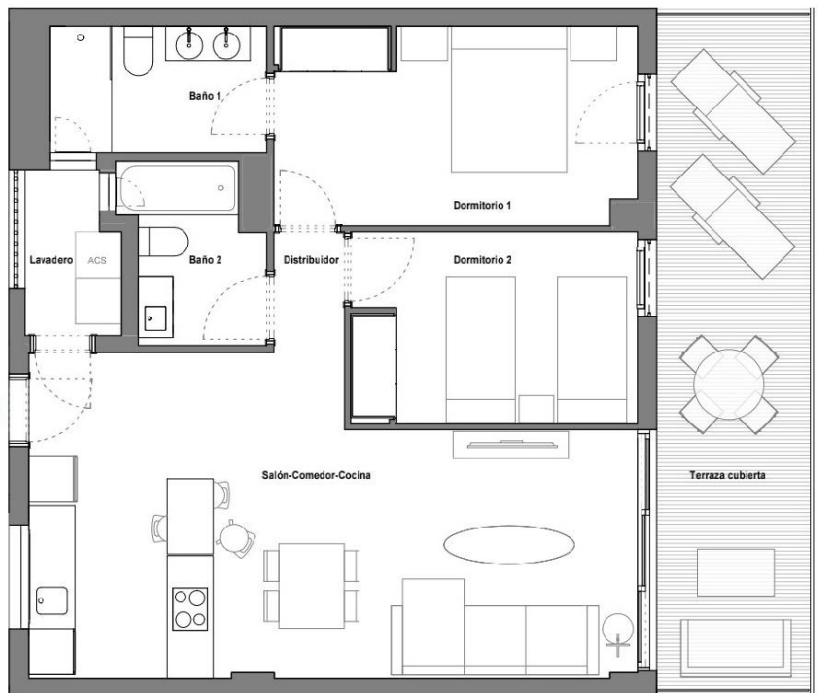
TOTAL CONSTRUIDA INTERIOR	53,57 m²
TOTAL CONSTRUIDA EXT. CUBIERTA	12,18 m²
TOTAL CONSTRUIDA C.E.C. (incl. ext. cub.)	73,40 m²



No. of Units: 3

Dénia Beach Resort

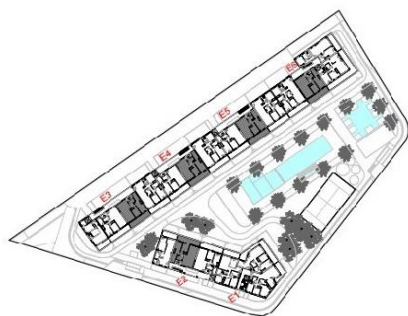
Standard 2 Bedroom Property Plan



VIVIENDA TIPO A:

Baño 1	4,65 m²
Baño 2	3,87 m²
Distribuidor	1,45 m²
Dormitorio 1	12,13 m²
Dormitorio 2	9,29 m²
Lavadero	2,48 m²
Salón-Comedor-Cocina	29,72 m²
TOTAL ÚTIL INTERIOR	63,58 m²
Terraza cubierta	17,30 m²
TOTAL ÚTIL EXTERIOR	17,30 m²

TOTAL CONSTRUIDA INTERIOR	74,10 m²
TOTAL CONSTRUIDA EXT. CUBIERTA	18,74 m²
TOTAL CONSTRUIDA C.E.C. (incl. ext. cub.)	103,64 m²



No. of Units: 15

Dénia Beach Resort

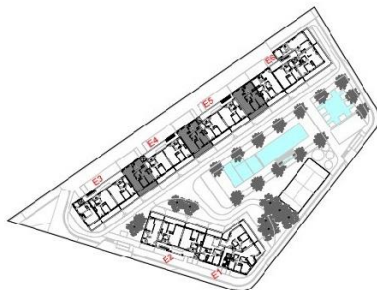
Standard 3 Bedroom Property Plan



VIVIENDA TIPO C

Baño 1	4.30 m²
Baño 2	3.77 m²
Distribuidor	5.41 m²
Dormitorio 1	12.27 m²
Dormitorio 2	9.25 m²
Dormitorio 3	9.69 m²
Lavadero	3.12 m²
Salón-Comedor-Cocina	33.61 m²
TOTAL ÚTIL INTERIOR	81.43 m²
Terraza cubierta	17.30 m²
TOTAL ÚTIL EXTERIOR	17.30 m²

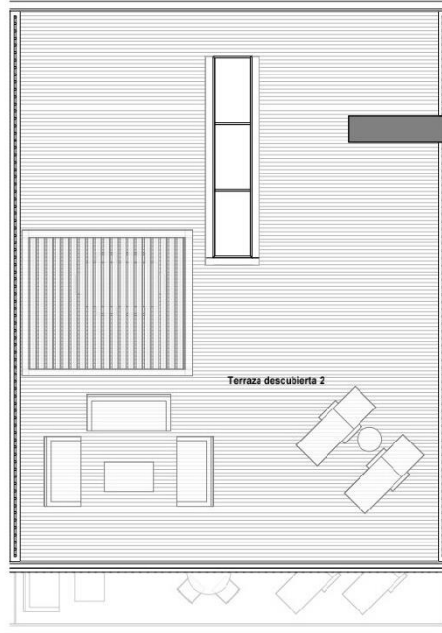
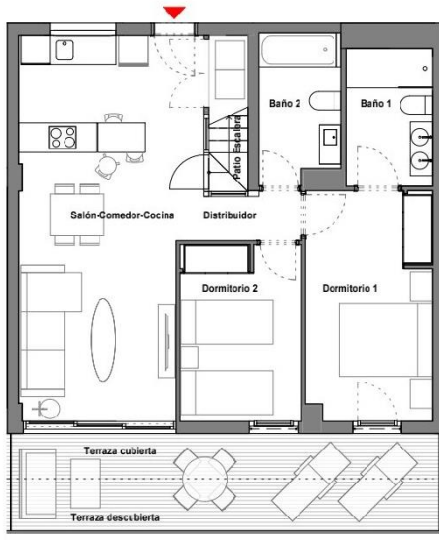
TOTAL CONSTRUIDA INTERIOR	54.38 m²
TOTAL CONSTRUIDA EXT. CUBIERTA	18.74 m²
TOTAL CONSTRUIDA G.E.C. (incl. ext. cub.)	126.28 m²



No. of Units: 9

Dénia Beach Resort

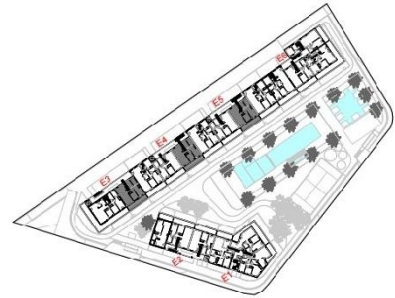
2 Bedroom Penthouse Property Plan



VIVIENDA TIPO A' at

Baño 1	4,96 m²
Baño 2	5,03 m²
Distribuidor	1,93 m²
Dormitorio 1	12,13 m²
Dormitorio 2	9,05 m²
Patio Escalera	2,57 m²
Salón-Comedor-Cocina	27,99 m²
TOTAL ÚTIL INTERIOR	63,66 m²
Terraza cubierta	7,36 m²
Terraza descubierta	9,95 m²
Terraza descubierta 2	90,42 m²
TOTAL ÚTIL EXTERIOR	107,72 m²

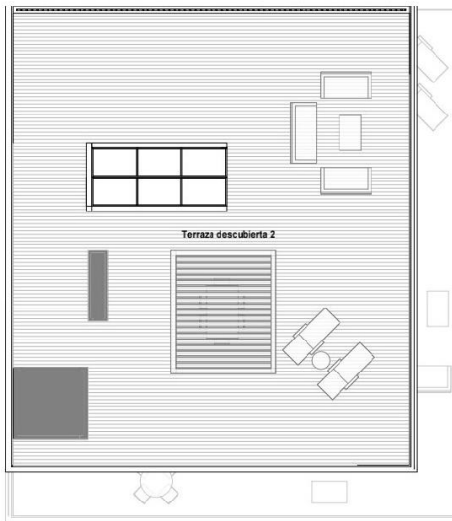
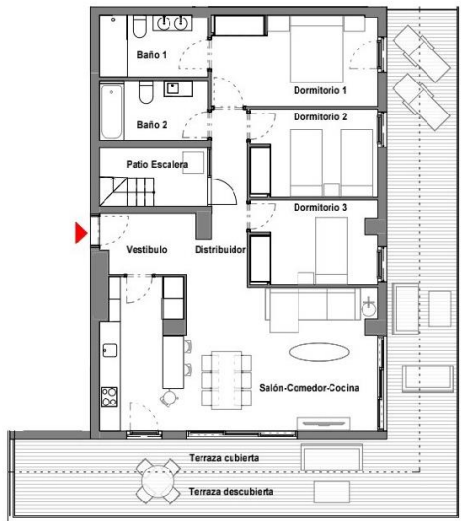
TOTAL CONSTRUÍDA INTERIOR	74,10 m²
TOTAL CONSTRUÍDA EXT. CUBIERTA	7,48 m²
TOTAL CONSTRUÍDA C.E.C. (incl. ext. cub.)	51,07 m²
TOTAL CONSTRUÍDA EXT. DESCUBIERTA	112,90 m²



No. of Units: 3

Dénia Beach Resort

3 Bedroom Penthouse Property Plan



VIVIENDA TIPO J at

Baño 1	5,42 m²
Baño 2	5,24 m²
Distribuidor	6,23 m²
Dormitorio 1	12,23 m²
Dormitorio 2	9,05 m²
Dormitorio 3	8,58 m²
Patio Escalera	5,18 m²
Salón-Comedor-Cocina	32,04 m²
Vestibulo	4,26 m²
TOTAL ÚTIL INTERIOR	88,24 m²

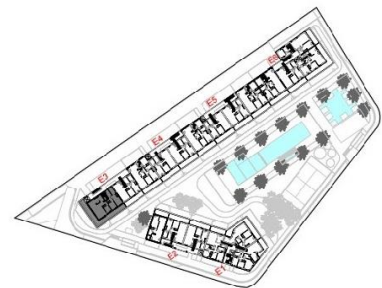
Terraza cubierta	10,03 m²
Terraza descubierta	31,51 m²
Terraza descubierta 2	128,49 m²
TOTAL ÚTIL EXTERIOR	180,04 m²

TOTAL CONSTRUIA INTERIOR 102,91 m²

TOTAL CONSTRUIA EXT. CUBIERTA 20,21 m²

TOTAL CONSTRUIA C.E.C. (incl. ext. cub.) 127,45 m²

TOTAL CONSTRUIA EXT. DESCUBIERTA 179,68 m²



No. of Units: 1

Dénia Beach Resort

Estimated Cost Schedule and Proposed Payment Method

PROGRAMA DE VIVIENDAS						COSTES ESTIMADOS			FORMA DE PAGO PREVISTA (IVA* No Inc)		
Consulte disponibilidad en el teléfono 664 300 003						COSTE ESTIMADO DESDE (IVA* no incluido)	IVA* (10%)	COSTE ESTIMADO (IVA* incluido)	20% del COSTE ESTIMADO		
Tipo	Portal	Planta	Dormitorios	Sup.Útil	Anejos Vinculados				ENTRADA DESDE	24 PAGOS DESDE	PAGO FINAL DESDE
VT A	2	1,2,3	2	80,88 m²	1 G + 1 T	186.400 €	18.640 €	205.040 €	19.000 €	700 €	1.480 €
	3	1,2,3	2	80,88 m²	1 G + 1 T	186.400 €	18.640 €	205.040 €	19.000 €	700 €	1.480 €
	4	1,2,3	2	80,88 m²	1 G + 1 T	189.400 €	18.940 €	208.340 €	19.000 €	700 €	2.080 €
	5	1,2,3	2	80,88 m²	1 G + 1 T	189.400 €	18.940 €	208.340 €	19.000 €	700 €	2.080 €
VT A at	2	Ático	2	167,30 m²	1 G + 1 T	283.400 €	28.340 €	311.740 €	29.000 €	1.100 €	1.280 €
	4	Ático	2	167,30 m²	1 G + 1 T	286.400 €	28.640 €	315.040 €	29.000 €	1.100 €	1.880 €
	5	Ático	2	167,30 m²	1 G + 1 T	286.400 €	28.640 €	315.040 €	29.000 €	1.100 €	1.880 €
VT A´	2	1,2,3	2	80,88 m²	1 G + 1 T	186.400 €	18.640 €	205.040 €	19.000 €	700 €	1.480 €
	3	1,2,3	2	80,88 m²	1 G + 1 T	186.400 €	18.640 €	205.040 €	19.000 €	700 €	1.480 €
	4	1,2,3	2	80,88 m²	1 G + 1 T	189.400 €	18.940 €	208.340 €	19.000 €	700 €	2.080 €
	5	1,2,3	2	80,88 m²	1 G + 1 T	189.400 €	18.940 €	208.340 €	19.000 €	700 €	2.080 €
	6	1,2,3	2	80,88 m²	1 G + 1 T	189.400 €	18.940 €	208.340 €	19.000 €	700 €	2.080 €
VT A´at	3	Ático	2	171,34 m²	1 G + 1 T	286.400 €	28.640 €	315.040 €	29.000 €	1.100 €	1.880 €
	4	Ático	2	171,34 m²	1 G + 1 T	289.400 €	28.940 €	318.340 €	29.000 €	1.200 €	80 €
	5	Ático	2	171,34 m²	1 G + 1 T	289.400 €	28.940 €	318.340 €	29.000 €	1.200 €	80 €
VT A´´at	6	Ático	2	234,88 m²	1 G + 1 T	331.400 €	33.140 €	364.540 €	34.000 €	1.300 €	1.080 €
VT A´´´at	6	Ático	2	153,47 m²	1 G + 1 T	276.400 €	27.640 €	304.040 €	28.000 €	1.100 €	880 €
VT A´1	2	Baja	2	102,93 m²	1 G + 1 T	202.400 €	20.240 €	222.640 €	21.000 €	800 €	280 €
	3	Baja	2	102,93 m²	1 G + 1 T	202.400 €	20.240 €	222.640 €	21.000 €	800 €	280 €
	4	Baja	2	102,93 m²	1 G + 1 T	205.400 €	20.540 €	225.940 €	21.000 €	800 €	880 €
	5	Baja	2	102,93 m²	1 G + 1 T	205.400 €	20.540 €	225.940 €	21.000 €	800 €	880 €
	6	Baja	2	102,93 m²	1 G + 1 T	205.400 €	20.540 €	225.940 €	21.000 €	800 €	880 €
VT A1	2	Baja	2	102,93 m²	1 G + 1 T	202.400 €	20.240 €	222.640 €	21.000 €	800 €	280 €
	3	Baja	2	102,93 m²	1 G + 1 T	202.400 €	20.240 €	222.640 €	21.000 €	800 €	280 €
	4	Baja	2	102,93 m²	1 G + 1 T	205.400 €	20.540 €	225.940 €	21.000 €	800 €	880 €
	5	Baja	2	102,93 m²	1 G + 1 T	205.400 €	20.540 €	225.940 €	21.000 €	800 €	880 €
VT B	3	1,2,3	1	55,60 m²	1 G + 1 T	132.400 €	13.240 €	145.640 €	14.000 €	500 €	480 €
VT B1	3	Baja	1	95,52 m²	1 G + 1 T	153.000 €	15.300 €	168.300 €	16.000 €	600 €	200 €
VT C	3	1,2,3	3	98,73 m²	1 G + 1 T	232.400 €	23.240 €	255.640 €	24.000 €	900 €	880 €
	4	1,2,3	3	98,73 m²	1 G + 1 T	235.400 €	23.540 €	258.940 €	24.000 €	900 €	1.480 €
	5	1,2,3	3	98,73 m²	1 G + 1 T	235.400 €	23.540 €	258.940 €	24.000 €	900 €	1.480 €
VT C´	6	1,2,3	3	98,73 m²	1 G + 1 T	235.400 €	23.540 €	258.940 €	24.000 €	900 €	1.480 €
FV C at	3	Ático	3	186,24 m²	1 G + 1 T	341.400 €	34.140 €	375.540 €	35.000 €	1.300 €	2.080 €
	4	Ático	3	186,24 m²	1 G + 1 T	344.400 €	34.440 €	378.840 €	35.000 €	1.400 €	280 €
	5	Ático	3	186,24 m²	1 G + 1 T	344.400 €	34.440 €	378.840 €	35.000 €	1.400 €	280 €
FV C´at	6	Ático	3	186,24 m²	1 G + 1 T	344.400 €	34.440 €	378.840 €	35.000 €	1.400 €	280 €
VT C1	3	Baja	3	153,50 m²	1 G + 1 T	263.400 €	26.340 €	289.740 €	27.000 €	1.000 €	1.680 €
	4	Baja	3	153,50 m²	1 G + 1 T	266.400 €	26.640 €	293.040 €	27.000 €	1.000 €	2.280 €
	5	Baja	3	153,50 m²	1 G + 1 T	266.400 €	26.640 €	293.040 €	27.000 €	1.000 €	2.280 €
VT C´1	6	Baja	3	153,50 m²	1 G + 1 T	266.400 €	26.640 €	293.040 €	27.000 €	1.000 €	2.280 €
VT D	6	1,2,3	2	77,63 m²	1 G + 1 T	191.400 €	19.140 €	210.540 €	20.000 €	700 €	1.480 €
VT D at	6	Ático	2	137,17 m²	1 G + 1 T	270.000 €	27.000 €	297.000 €	27.000 €	1.100 €	600 €
VT D1	6	Baja	2	86,56 m²	1 G + 1 T	201.000 €	20.100 €	221.100 €	21.000 €	800 €	- €
VT E	6	1,2,3	2	109,15 m²	1 G + 1 T	228.400 €	22.840 €	251.240 €	23.000 €	900 €	1.080 €
VT E at	6	Ático	2	193,40 m²	1 G + 1 T	335.400 €	33.540 €	368.940 €	34.000 €	1.300 €	1.880 €
VT E1	6	Baja	2	150,57 m²	1 G + 1 T	253.400 €	25.340 €	278.740 €	26.000 €	1.000 €	680 €
VT F	2	1,2,3	1	62,46 m²	1 G + 1 T	149.400 €	14.940 €	164.340 €	15.000 €	600 €	480 €
VT F at	2	Ático	1	63,42 m²	1 G + 1 T	168.400 €	16.840 €	185.240 €	17.000 €	600 €	2.280 €
VT F1	2	Baja	1	87,07 m²	1 G + 1 T	165.400 €	16.540 €	181.940 €	17.000 €	600 €	1.680 €
VT G	1	1,2,3	3	85,32 m²	1 G + 1 T	206.400 €	20.640 €	227.040 €	21.000 €	800 €	1.080 €
VT G at	1	Ático	3	222,12 m²	1 G + 1 T	344.400 €	34.440 €	378.840 €	35.000 €	1.400 €	280 €
VT G1	1	Baja	3	118,16 m²	1 G + 1 T	227.400 €	22.740 €	250.140 €	23.000 €	900 €	880 €
VT H	1	1,2,3	2	97,52 m²	1 G + 1 T	207.400 €	20.740 €	228.140 €	21.000 €	800 €	1.280 €
VT H at	1	Ático	2	97,29 m²	1 G + 1 T	232.400 €	23.240 €	255.640 €	24.000 €	900 €	880 €
VT H1	1	Baja	2	141,91 m²	1 G + 1 T	232.400 €	23.240 €	255.640 €	24.000 €	900 €	880 €
VT I	1	1,2,3	3	93,52 m²	1 G + 1 T	224.400 €	22.440 €	246.840 €	23.000 €	900 €	280 €
VT I at	1	Ático	3	215,68 m²	1 G + 1 T	353.400 €	35.340 €	388.740 €	36.000 €	1.400 €	1.080 €
VT I1	1	Baja	3	137,23 m²	1 G + 1 T	250.400 €	25.040 €	275.440 €	26.000 €	1.000 €	80 €
VT J at	3	Ático	3	269,51 m²	1 G + 1 T	401.400 €	40.140 €	441.540 €	41.000 €	1.600 €	880 €

THE COSTS SHOWN ARE ESTIMATES, NOT FINAL PRICES. The Financial Action Plan of the Cooperative, the housing programme, the approximate surface areas, the estimated costs foreseen and the proposal for the method of payment envisaged must be approved at the Cooperative General Meeting and, therefore, are informative and intended to serve as a guideline, rather than legally binding, and could be changed for technical, legal, or administrative reasons or by decision of the Cooperative.

- **Any interested party pre-selecting a property must pay the amount of SIX HUNDRED EUROS (€600) by way of a fee to Pre-register in the Cooperative.** 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 "DOWN PAYMENT-1ST PAYMENT"** is expected to be paid upon signing the Cooperative Membership Agreement.
- The amount corresponding to the "DOWN PAYMENT-2ND PAYMENT" is expected to be paid one month before the allocation of the plot to the Cooperative, once the Cooperative has the loan for the developer.
- **The amount corresponding to the "INSTALMENTS"** will be paid in **20** monthly payments by direct debit/promissory note from the moment that work begins.

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:** The rate 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 under the estimated cost schedule is included in the estimated cost schedule. 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 amendments for technical, legal or administrative reasons or by decision of the Cooperative. Furniture not included.



Dénia Beach R E S O R T



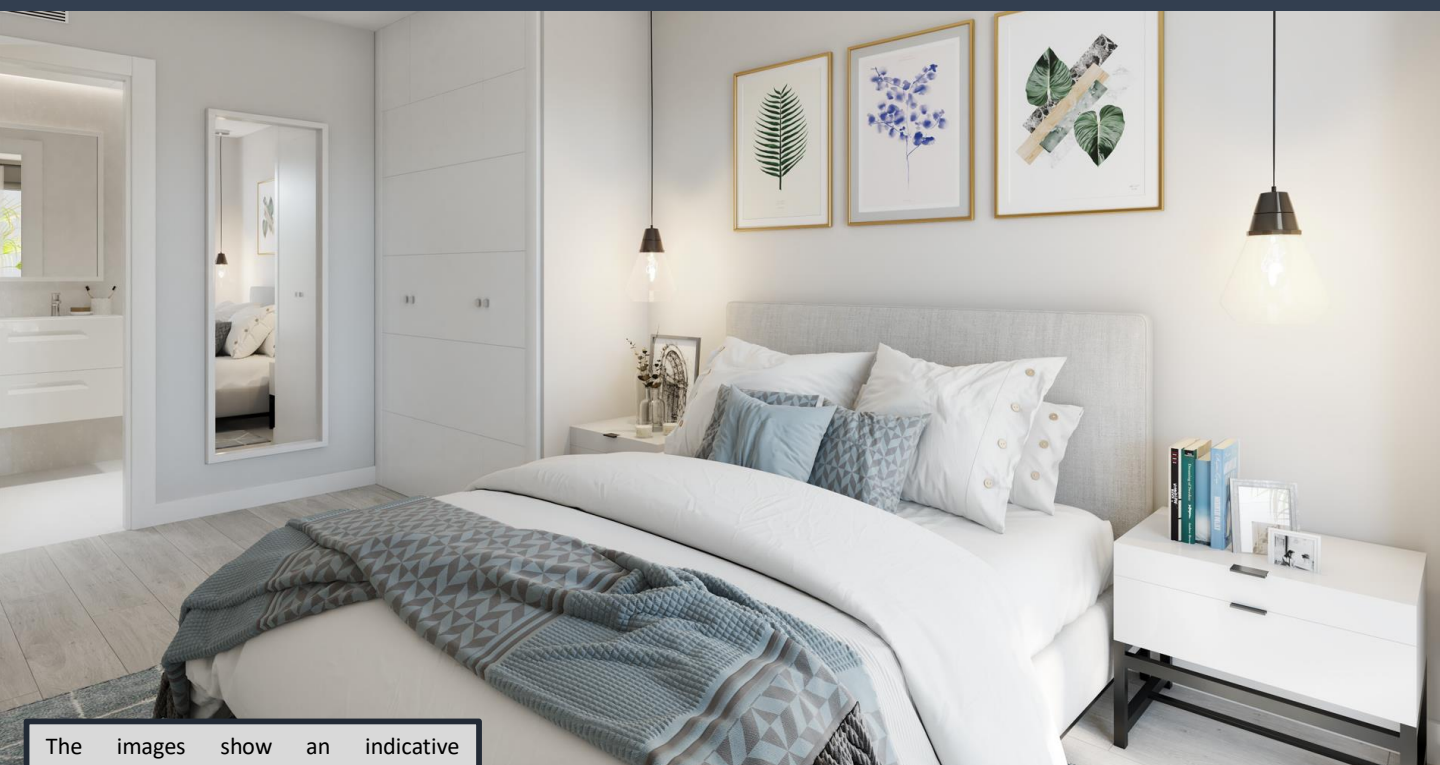
INTERIOR INFOGRAPHICS



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 amendments for technical, legal or administrative reasons or by decision of the Cooperative. Furniture not included.



INTERIOR INFOGRAPHICS



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



SPACE CUSTOMISATION BASED ON A CHOICE OF FINISHES



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



SPACE CUSTOMISATION BASED ON A CHOICE OF FINISHES



Dénia Beach Resort

Proposed Technical Specifications

01. STRUCTURE

Reinforced concrete. Foundations based on conclusions from geotechnical study.

02. ROOF

Thermally insulated inverted flat roof finished with non-slip stone tiles on rooftop spaces for private use.

03. FAÇADE

Façade depending on architectural composition, 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 carpentry in a colour based on the composition of the façade, dimensions and composition according to the design.

Aluminium roller blinds in the bedrooms based on the design and in the same colour as the carpentry.

05. INTERIOR CARPENTRY

Reinforced main door to the property with a wood finish on both sides of the door.

Lacquered interior doors with steel hinges and fittings.

Fitted wardrobes with lacquered hinged doors, internally lined 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 ceramic brick and self-supporting reinforcement on both sides in laminated plasterboard and thermal-acoustic insulation.



07. INTERIOR CLADDING

Floors: Stone tiles in kitchens, bathrooms and toilets. Non-slip stone tiles on terraces, and clotheslines. Imitation wood porcelain stoneware flooring in living room, hall, bedrooms and hallway.

Saloni brand stoneware floor tiles. Laminate skirting boards to match the carpentry.

Ceilings: Hung ceilings in kitchen, bathrooms and corridors made from laminated plasterboard, except in wet rooms where the air conditioning equipment is located, where a detachable system will be used for access.

Walls: Bathrooms and toilets fitted with designer tiling. Saloni brand tiles. The rest of the rooms are finished with smooth plastic paint.

Choice of Specifications

The future owners will have the option to CUSTOMISE THE SPACES WITH A CHOICE OF FINISHES for the interior carpentry, ceramic materials, provided that the economic agreement reached with the construction company awarded the project allows.

08. CLIMATE CONTROL AND HOT WATER

Cold-hot air conditioning system based on air supply grilles in the living room and bedrooms. Temperature regulation via thermostats in the living room. Hot water from individual athermal system.

09. ELECTRICITY

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

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 amendments for technical, legal or administrative reasons or by decision of the Cooperative. Furniture not included.



10. COMMUNICATION

Installation of free Spanish, Russian, French, English and German TV signal capture equipment. Pre-installation of communal Wi-Fi network service with Internet access in communal areas.

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

Network point in living room and bedrooms.

Collective TV antenna with sockets in living room, kitchen and bedrooms.

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

Dénia Beach Resort

Proposed Technical Specifications

11. PLUMBING AND BATHROOM EQUIPMENT

Water drainage via noise-absorbing pipes.

Water supply provided via cross-linked polyethylene pipes.

White glazed porcelain bathroom fittings. Integrated sink unit in main bathroom. Roca brand toilets.

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

12. KITCHEN FURNISHINGS

Installation of kitchen furnishings with upper and lower high-capacity cupboards. Oven, stainless steel extractor fan, induction hob on quartz agglomerate countertop, type Silestone, Compac or equivalent, single lever mixer tap sink.

13. DOMOTIC INSTALLATION

Installation of basic domotics, including air conditioning control, smoke detection in kitchen, flood detection in kitchen and bathrooms with automatic water supply shut-off.



14. MISCELLANEOUS

Decorated access lobby and hallway to properties.

Lifts with automatic doors stopping on every apartment floor, the garage floor and storeroom floor.

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

The terraces on both penthouse and ground floors will have waterproof electricity sockets and water supply points.

15. COMMUNAL OUTDOOR AREA

Private communal area with gardens and paved pathways. Outdoor private swimming pool for adults and children, running track, padel tennis court and Chill Out area (Beach Club)

Special children's play area with rubber flooring.

16. GARAGE

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

Pre-installation for electric vehicle recharging in the garage.



17. BUILDING ENERGY RATING

The building is expected to receive an A-class energy rating for non-renewable primary energy consumption and an A-class carbon dioxide emissions rating.

18. POSSIBLE EXTRAS

JUST MOVE IN PACK

- ❖ Motorised blind style rolling curtains built in to hidden curtain rail.
- ❖ Electric towel rail, installation of screen and mirror in bathrooms
- ❖ Electrical appliances (microwave, refrigerator, dishwasher and washer-dryer)
- ❖ Lighting throughout the property (toilets, kitchen, transit areas, living room and bedrooms)
- ❖ Kitchenware, including cutlery, crockery and house linen
- ❖ Installation of jacuzzi on penthouse roof levels



Dénia Beach Resort

Access Procedure

Those interested in the DÉNIA BEACH RESORT Cooperative can obtain information on its characteristics and conditions in person, preferably BY PRIOR APPOINTMENT, at the PRYGESA offices, on the website at <http://www.prygesa.es>, by calling 960 450 882 (883) / 664 300 003 or by e-mail at 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 by signing the Pre-registration document and will be completed with the payment of SIX HUNDRED EUROS (€600) by means of a transfer into the bank account held by the Cooperative. 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 gain DÉNIA BEACH RESORT Cooperative membership status when signing the Cooperative Membership Agreement following the necessary compliance with the following requirements:

- Be accepted as a member by the Cooperative's Governing Body.
- Accept/approve/ratify the Articles of Association, the Internal Regulations and the resolutions adopted by the corporate bodies.
- Accept/approve/ratify the appropriate Development Action Plan.
- Provide the documentation required by the Cooperative complying with the requirements that apply in the case of Subsidised Housing.
- Pass the scoring or solvency analysis determined by the Financial Entity, as the case may be.
- Sign the Cooperative Membership Agreement with the Cooperative and pay the amounts corresponding to the obligatory contributions to the share capital and other relevant financial obligations.

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: Regarding the loan to the Developer that the DÉNIA BEACH RESORT Cooperative processes with the bank that finances execution of the work, a personal guarantee may be requested from the members vis-à-vis the Cooperative, which will be limited to the amount corresponding to the mortgage loan for their chosen property. 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.

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.

OTHER DEVELOPMENTS IN VALENCIA



QUATRE CARRERES URBAN

A residential development of 116 properties with 1 to 4 bedrooms. A development with gardens, swimming pool and children's play area.

Location: Plot 1B, UE-2, PP NPR-7

WORK UNDER WAY!!

Come and reserve yours NOW!



MARITIM PLAZA, COOP. V

Residential development of 18 properties with 2 bedrooms and 4 penthouse 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)

WORK TO BEGIN SHORTLY!!

Come and reserve yours NOW!



PARQUE CENTRAL

A residential development of 91 properties with 1 to 4 bedrooms and exclusive penthouses with views of the future Parque Central. A residential development with swimming pool, padel tennis court and recreation areas. Garage and storeroom.

Location: C/ Maestro Sosa - corner of C/ San Vicente (opposite the AVE train station) (Valencia)

FIND OUT MORE!

OTHER DEVELOPMENTS THROUGHOUT SPAIN

MADRID

- El Cañaveral: **FUENTES DEL BOSQUE, S. COOP.** 204 high-rise homes, limited-price protected housing (VPPL).
- **JARDIN DE PELABRAVO S. COOP.** 228 high-rise homes, limited-price protected housing (VPPL).
- El Cañaveral: **ALAMEDA DEL CAÑAVERAL PLAZA, S. COOP.** MAD.: 40 terraced properties with 4 bedrooms
- **EL CANTIZAL (LAS ROZAS).** 41 properties with 2 to 4 bedrooms

VALLADOLID

- **LA VEGA PLAZA, S. COOP. CYL.** (Arroyo de la Encomienda): 50 high-rise homes, Freehold. (COVARESA)
- **RESIDENCIAL LAS TERRAZAS DE PAULA LÓPEZ.** (Covaresa) 31 FREEHOLD PROPERTIES IN A COOPERATIVE (COVARESA)
- **RESIDENCIAL RIVERA SANTO DOMINGO PLAZA.** 4-bedroom 2-storey chalets

MALAGA

- **RESIDENCIAL HACIENDA CABELLO:** 80 high-rise properties, Freehold.

IN GUADALAJARA

- **VILLANUEVA DE LA TORRE S. COOP.** 152 HIGH-RISE FREEHOLD PROPERTIES. Ground-floor properties with 2 and 3 bedrooms, terrace and garden.



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



Dénia Beach

R E S O R T

Information Office

C/ Colón, nº 60 – 8ª Planta,
Letra G. 46004 (Valencia)

Central Office in Madrid.
More offices in:
Valladolid and Malaga

comercial@prygesa.es

664 300 003

prygesa.es

