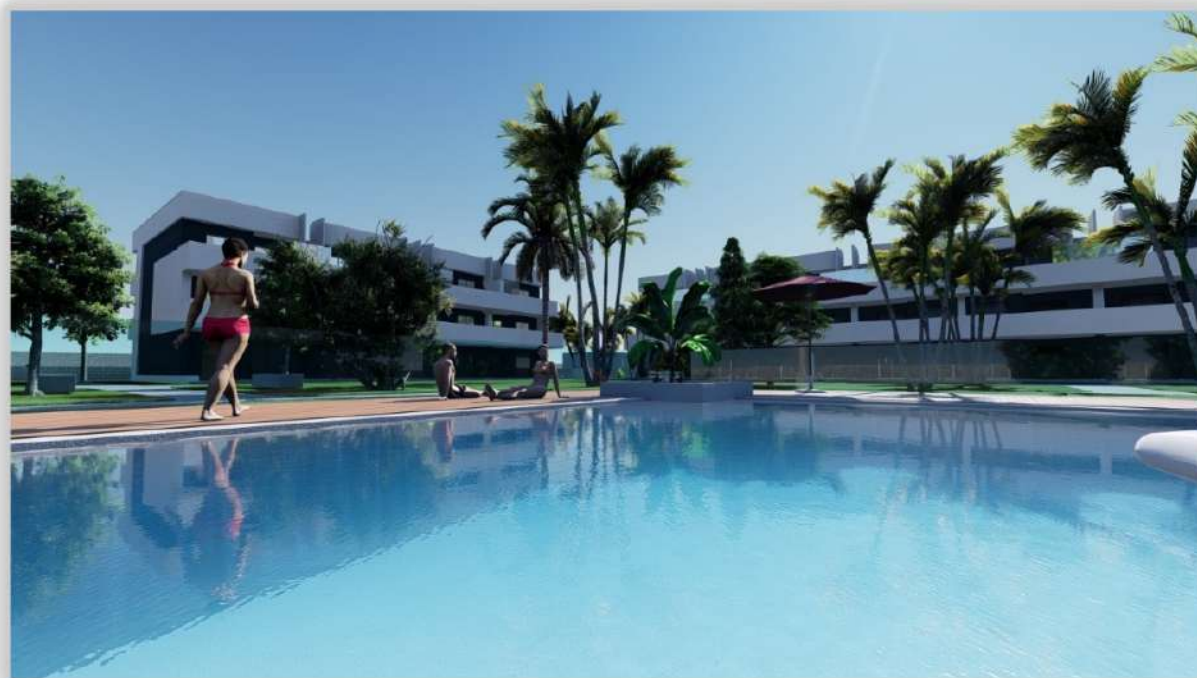


OASIS
LAGUNA 3



Hay casas para vivir y casas para sentir...



**Complejo Residencial,
apartamentos con Piscina, SPA,
Garaje y trasteros**

Closed residential complex of touristic
apartments, Swimming Pool, SPA, Garage
and storages

From the Contrimar group, we are pleased to present our new Oasis Laguna Project, located in the El Raso Urbanization of Guardamar del Segura. This new residential complex will consist of 108 touristic apartments distributed on the ground floor, first floor, and second floor + solarium. All the homes will have a parking space and storage room in the basement, which will be accessible from the community stairs or from the elevator on each floor. The common areas will include a pool area, reception/meeting room, outdoor gym, pétanque area, mini-golf, and spa.

DETAILS TO HIGHLIGHT IN OUR NEW DEVELOPMENT:

RENTAL-ALLOWED HOUSING: These apartments offer something that no other can in this residential area. You can enjoy your home for 4 months a year for personal use, and the rest of the year it can be rented out, where you can obtain profitability without having to worry about anything, as a specialized rental company will manage everything for you.

UNBEATABLE VIEWS OF THE LAGUNA DE LA MATA: From all the first and second-floor homes in our new development, you can enjoy privileged views of the Laguna de La Mata. Being the last development adjacent to it, you will have a dreamlike panorama of this natural setting.

PROXIMITY TO THE BEACH: Just 10 minutes by car or 15 minutes by bike, you can enjoy Moncayo Beach.

CLOSE TO SHOPPING CENTERS AND URBAN AREAS: Located just 10 minutes by car from the Habaneras shopping center, 9 minutes from the dining and entertainment area of Ciudad Quesada, or 8 minutes from the center of Guardamar del Segura, making our development have an unbeatable location.

FULLY FURNISHED HOMES: Another point that identifies Grupo Contrimar is the facilities we always offer clients when purchasing a home. Therefore, all the homes in our new project will be fully furnished and ready to live in, with lighting, furniture, appliances, and fully finished bathrooms.

VARIOUS TYPES OF HOUSING TO CHOOSE FROM: We offer various types of housing to choose from in different orientations. 2 bedrooms + 2 bathrooms and 3 bedrooms + 2 bathrooms types. All 3-bedroom homes will be corner units, making them even more exclusive for clients. Among these, we offer homes with South, East, and West orientations. All with terraces/porches facing the green area and Laguna de La Mata.

GOLF COURSES: For lovers of this sport, it's worth mentioning that just 15 minutes by car, you can enjoy one of the best golf courses in Spain, located in the La Finca de Algorfa urbanization. Also, note the beautiful golf courses of La Marquesa and Vistabella, which are 10 and 20 minutes by car respectively.





CONTRIMAR
PROMOTORA INMOBILIARIA

OASIS
LAGUNA 3



CONTRIMAR
CORPORATION

OASIS
LAGUNA 3



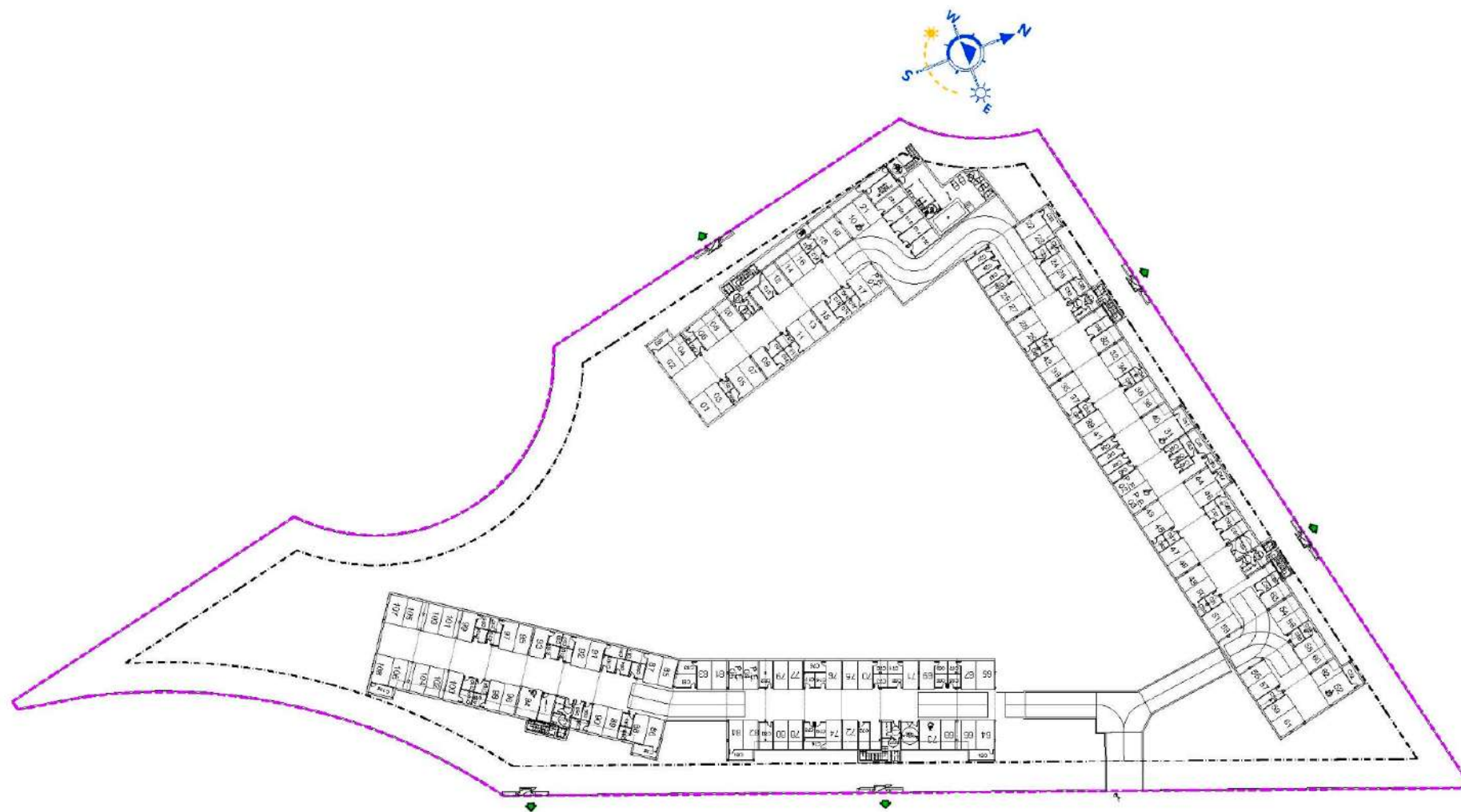


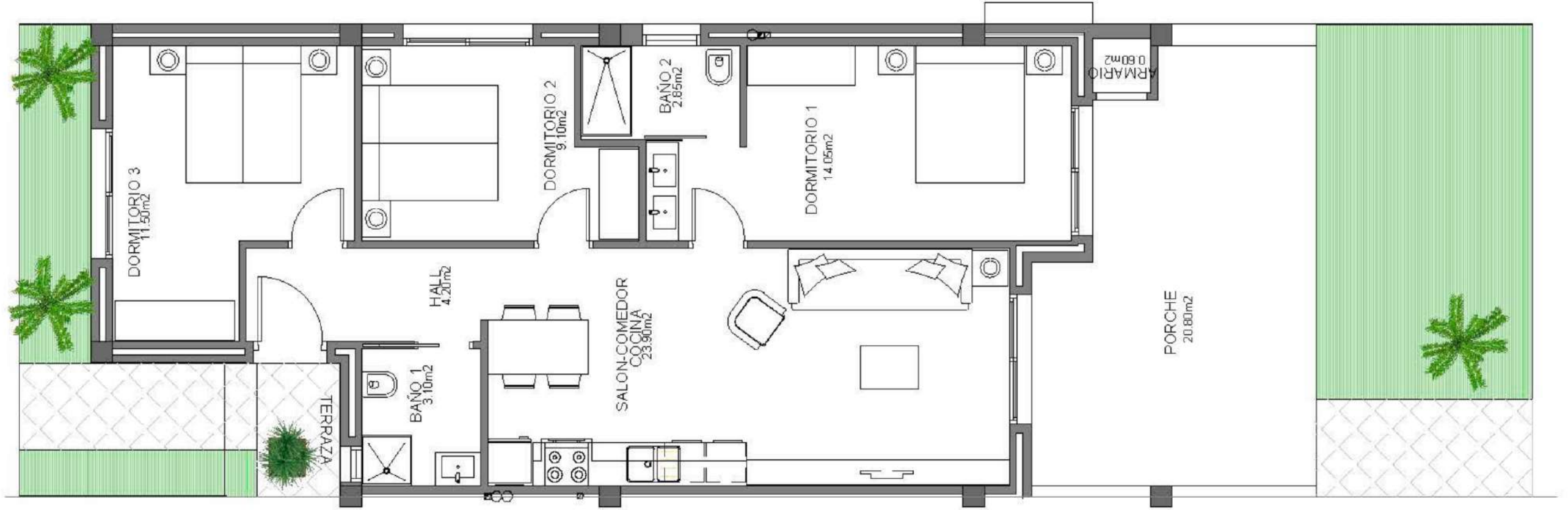
CONTRIMAR
CONSTRUTORA DE OBRAS DE CONCRETO

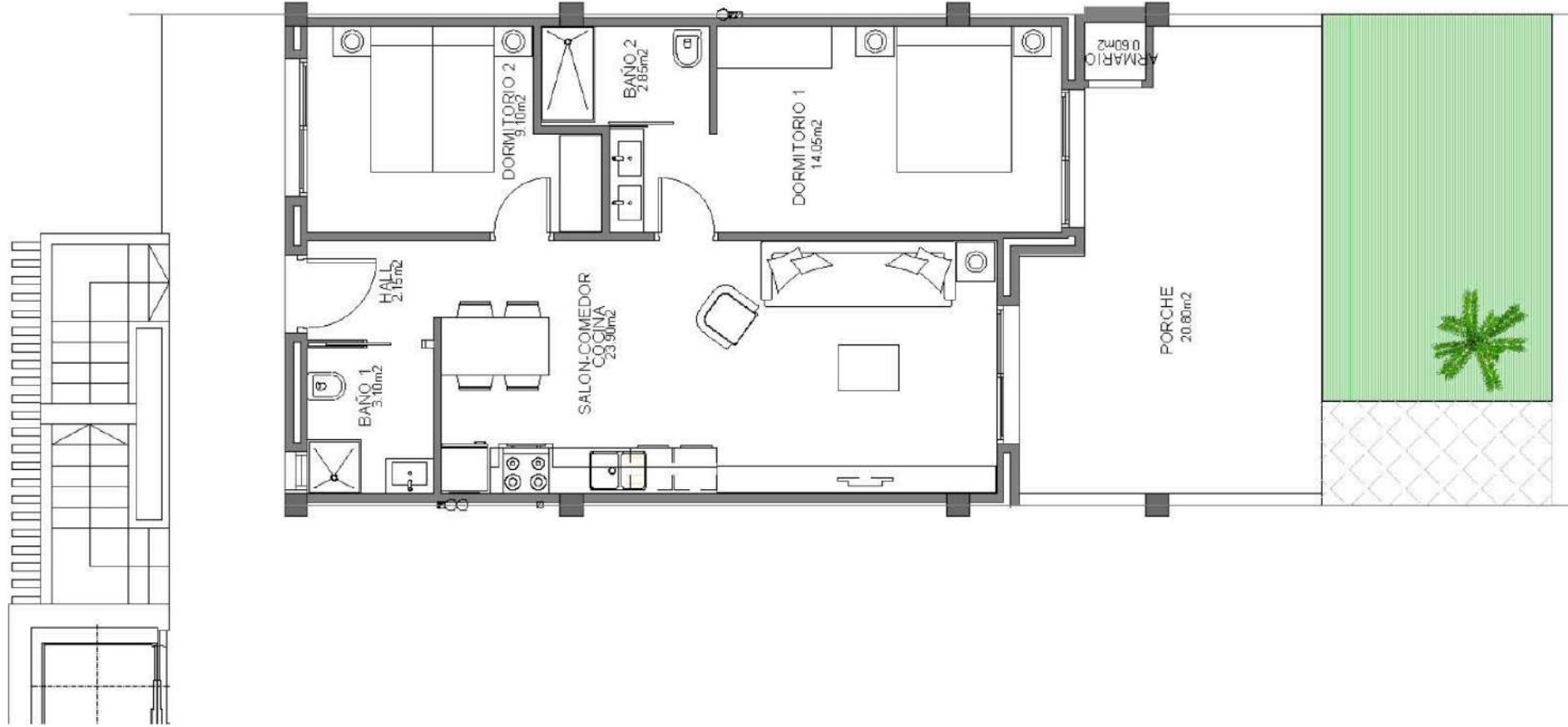
OASIS
LAGUNAS 3



108 apartamentos con piscina y sótano para garaje
Parcela AH-48 "EL RASO". T.M. GUARDAMAR DEL SÉGURA







The building will be executed in compliance with all existing regulations on Basic Building Standards and special regulations.

- **FOUNDATION:** It will be carried out using slab, tie beams, and foundation walls.
- **STRUCTURE:** Unidirectional slabs throughout the building.
- **EXTERIOR ENCLOSURES:** Ceramic enclosures with thermal-acoustic insulation.
- **FACADES:** Exterior treatment with single-layer materials and Alucobond in a colour to be determined by the project management.

BASEMENT FLOOR:

- Basement floor for garages with trowelled pavement.
- Direct access from residences and common area to garage.
- Storage room and garage included in the property.

COMMON AREA:

- **LEISURE AREA:**
 - The community floor will be equipped with a green area consisting of a large pool with a children's area, an adults' area, a shower, as well as a pétanque area, large play areas for children, an outdoor gym, and mini-golf.
 - Meeting room
- **PROPERTY ACCESS:**
 - In the entrance to the property, the pavement will be non-slip terrazzo.
 - Gated community.

PAVEMENT:

- **INTERIOR STAIRS:**
 - Non-slip ceramic tile flooring, first quality.
- **EXTERIOR STAIRS AND TERRACES:**
 - Non-slip ceramic tile flooring, first quality.
- **HOUSING DEPENDENCIES:**
 - First quality ceramic tile flooring in all rooms.

TILING:

- Tiling with first quality ceramic tiles

FALSE CEILINGS:

- False ceilings of plasterboard to be painted in bathrooms and in any room that the project management deems appropriate due to the necessary circumstances of the installations.

EXTERIOR CARPENTRY:

- Sliding windows in high-quality matte black aluminium R9111 with thermal break.
- Motorized aluminium shutters in the same colour, MONOBLOC type.
- Low-emissivity double glazing with argon gas chamber.

INTERIOR CARPENTRY:

- Entrance door to the residence in matte black aluminum R9111 with three security points, with knob and peephole.
- Interior passage doors in smooth wood lacquered in white with 7cm architraves.
- Built-in wardrobes in bedrooms finished in wood, with LED lights, top shelf, hanging bar, and drawers.

FURNITURE:

- Residence fully furnished with first-quality furniture.
- White goods included.
- Bed linen included.

KITCHEN:

- High-quality kitchen furniture with upper and lower cabinets.
- Integrated extractor hood.
- Porcelain countertop, Coverlam brand, Paladio model.
- Stainless steel sink.
- Kitchenware set included

BATHROOMS:

- Cold and hot water installation according to NT-BE-IFC Standards with PPR conduits. Hot water conduits covered to prevent heat loss.
- Premium taps with single control and built- in ceiling shower.
- Mechanical ventilation installation.
- Sanitary ware in vitrified porcelain, white color, with W.C. lid of the same color.
- Shower tray integrated with the same floor as the property.
- Shower screens and bathroom furniture.

SOLARIUM:

- Terrace formed by concrete slopes, waterproof insulation, and ceramic pavement.
- Water and light outlet.

PAINT:

- Smooth White Paint.

ELECTRICAL INSTALLATION:

- Electrical installation carried out in accordance with the new Low Voltage Regulation.
- Installation according to telecommunications regulations.
- Telephone and TV sockets in all rooms.
- Lighting package throughout the property.
- Video intercom installation.

OTHERS:

- Mailbox installation in common areas, in accordance with the standards of the General Directorate of Post for the installation of domiciled lockers.
- Collective TV antenna installation according to telecommunications regulations.
- Installation for sanitary hot water according to regulations.
- Community covered spa.
- Air conditioning through ducts. Machine included.
- Electric water heater.