

Mediterráneo 23

EXCLUSIVE SEA VIEWS

BY ASMDC



Mediterráneo 23

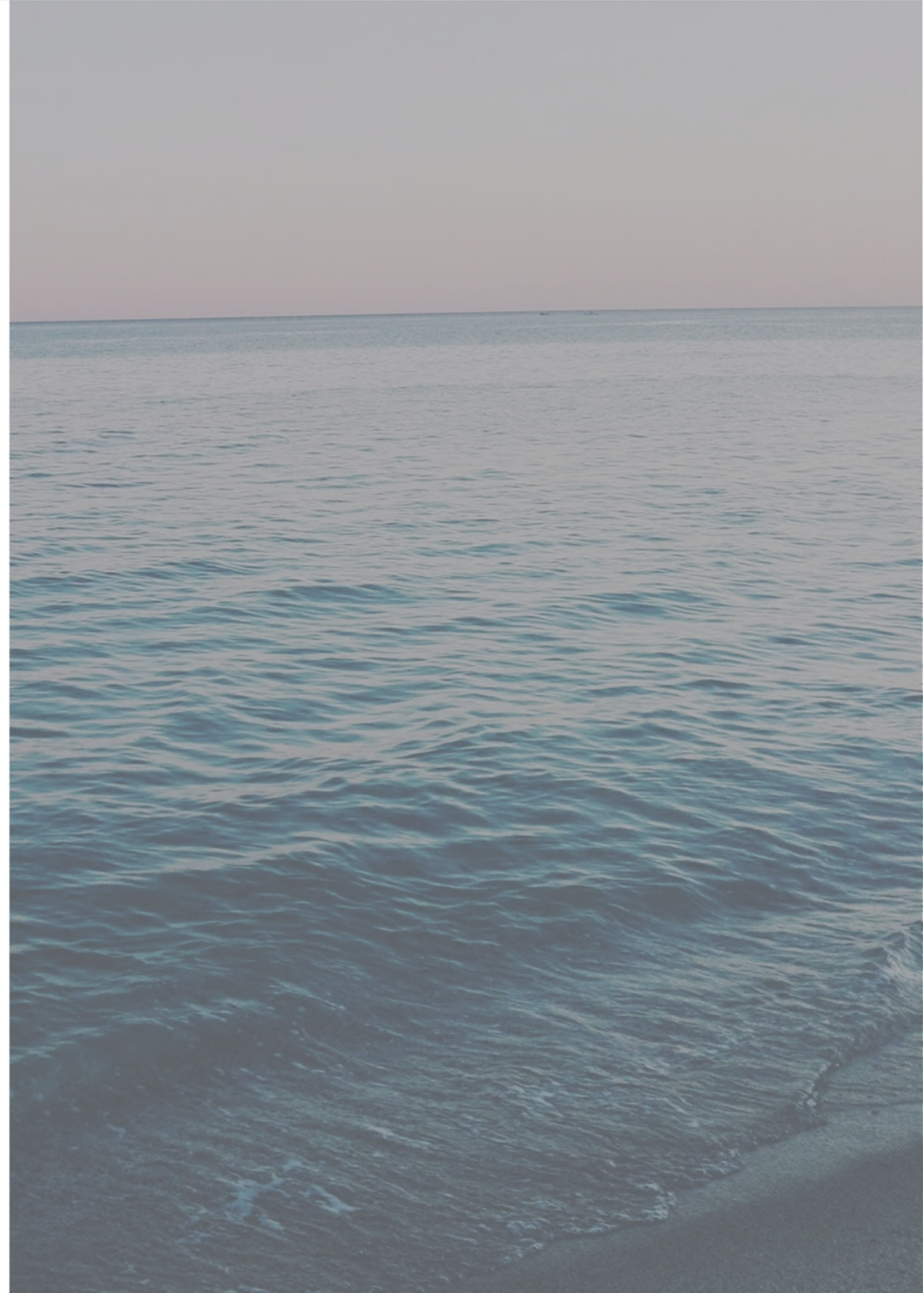
The “Mediterraneo 23” building is located on the first line of the coast about 50 meters from the beach of Puerto de Sagunto with exclusive sea views.

In addition to the wide gastronomic diversity presented in a large number of local restaurants, entertainment, holiday and sports areas, the city also has a good infrastructure of services for holidays, living and working all year round.

The house consists of 6 floors with 9 apartments and a large functional common room. The house has 7 Eurostudios and 2 duplexes (penthouse) with a balcony on the first floor and a large terrace on the second floor of the apartment.

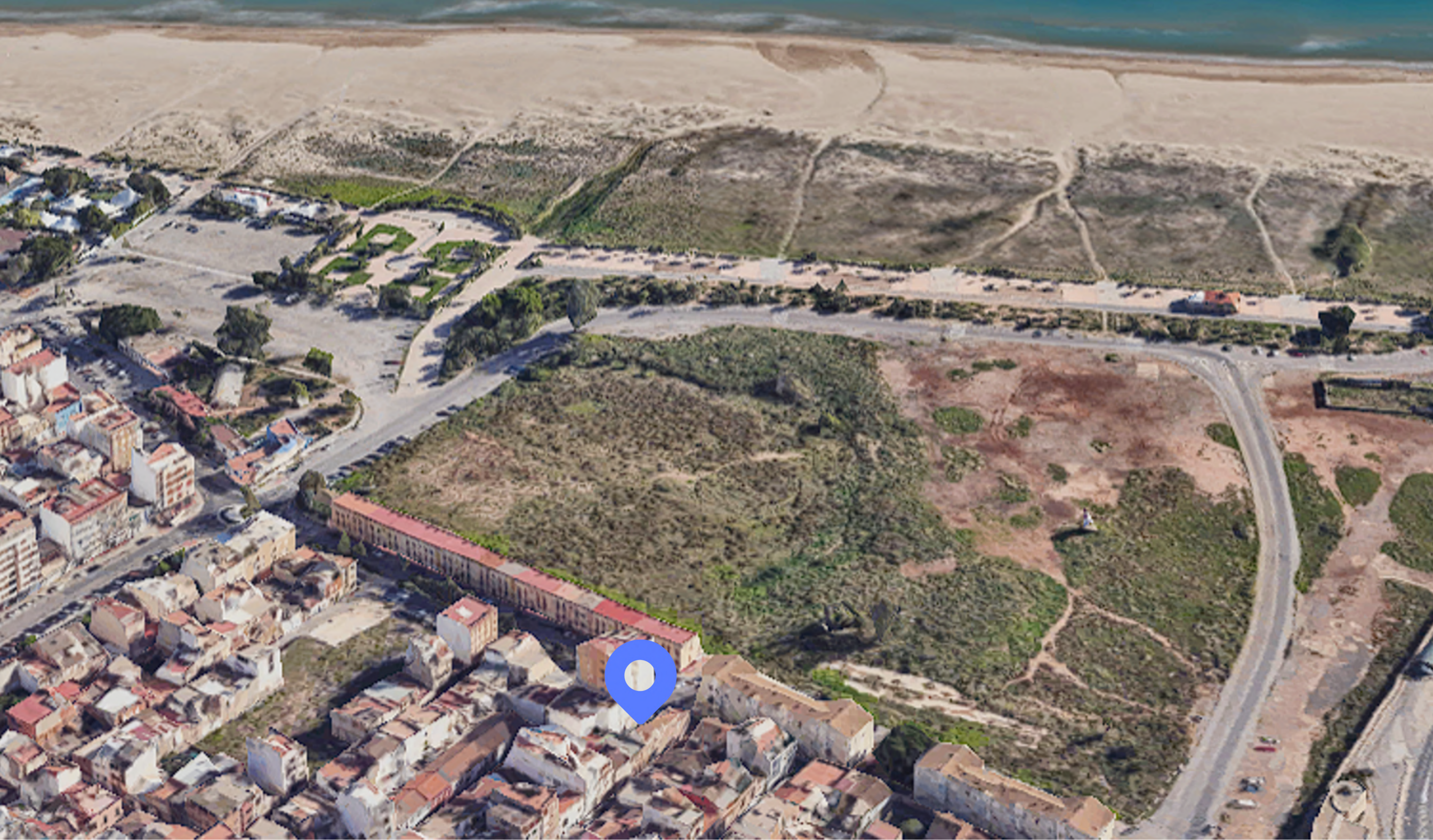
Ideal for holidays and investment, from € 118,000.

(Without VAT)



Mediterráneo 23

Puerto de Sagunto



The magnificent puerto

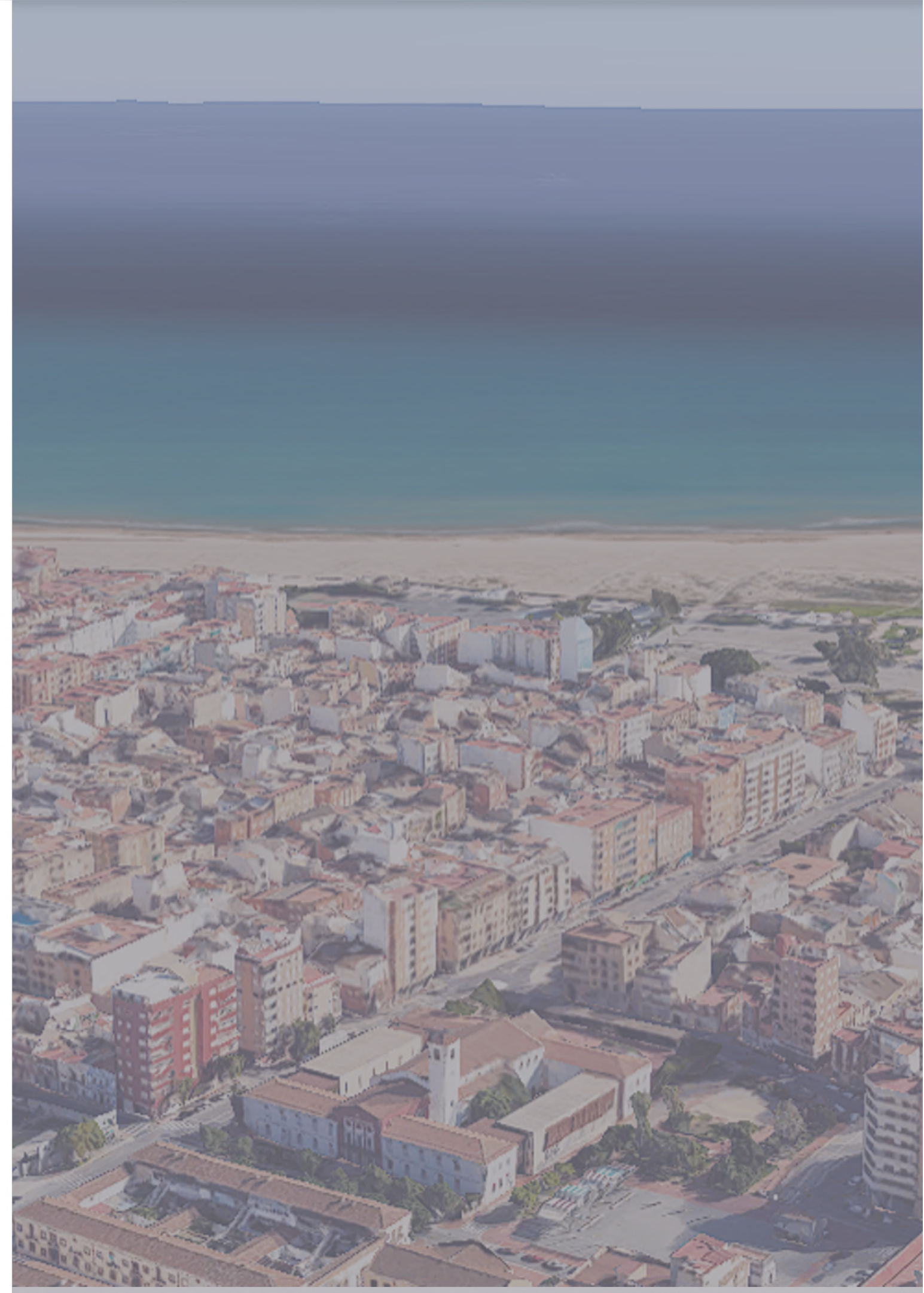
The Puerto de Sagunto is a city where the population lives all year round. An impressive promenade that extends along the entire coastline, Beach of the Puerto de Sagunto has a blue flag.

The terraces and restaurants are always open all year round, both in winter and summer. Therefore it is possible enjoy the sun and the Mediterranean climate even in winter months.

The long street of restaurants allows you to enjoy a great selection of any cuisine from around the world.

Our exclusive house is located on this street. Life on the beach and in the city of Puerto de Sagunto never stops, the city has shopping centers with the best brands and many supermarkets located throughout the city territory.

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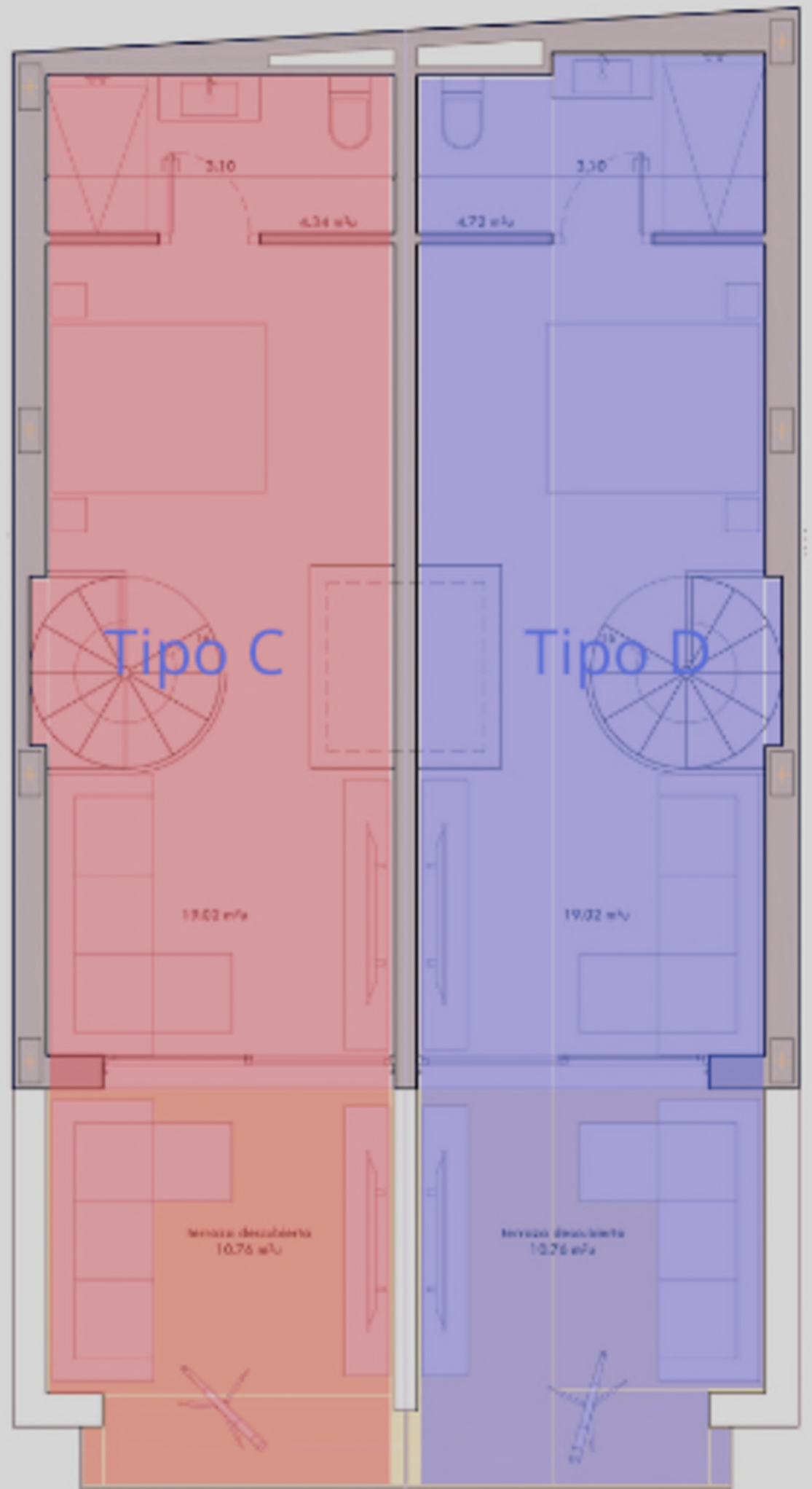
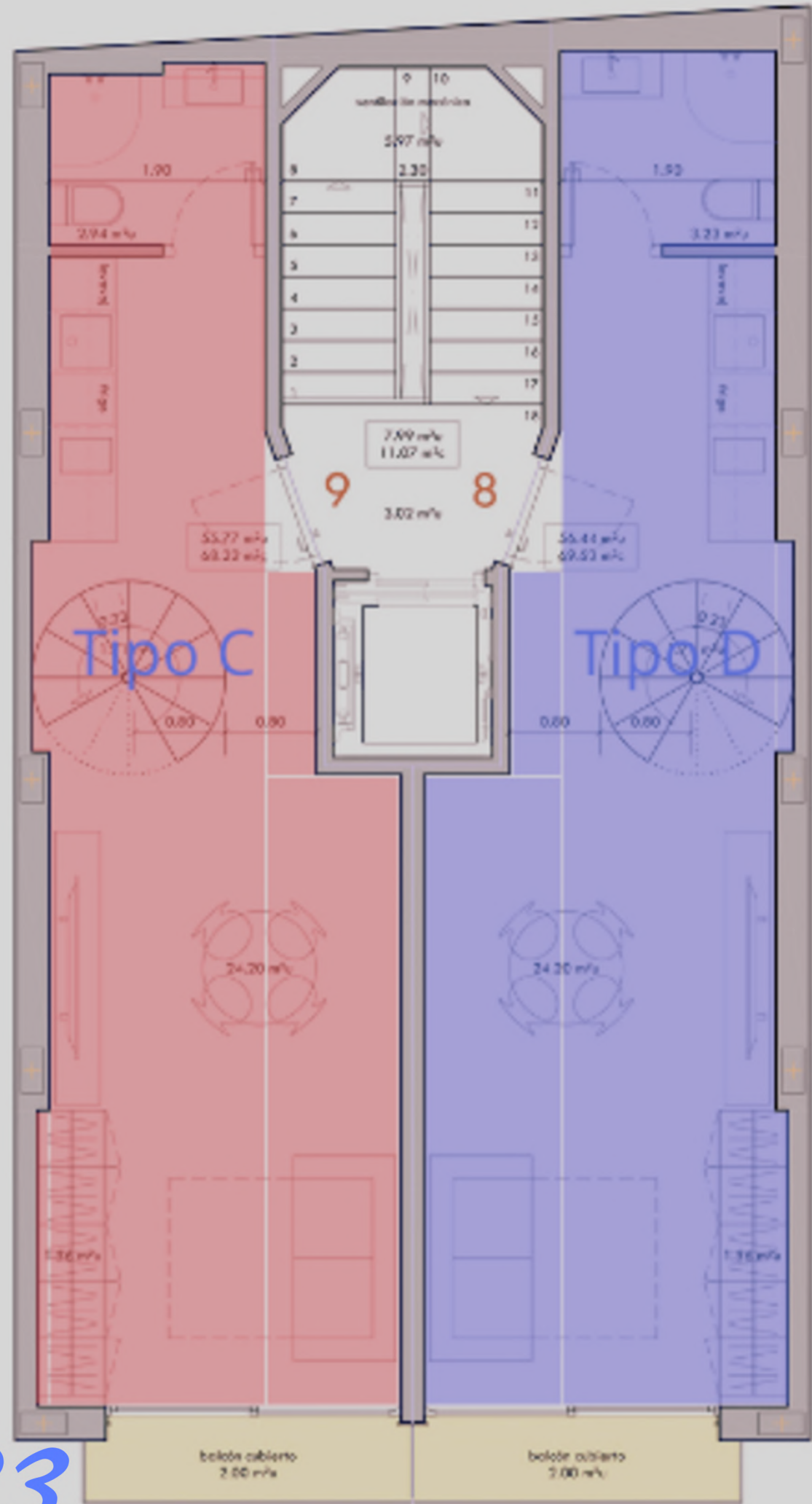
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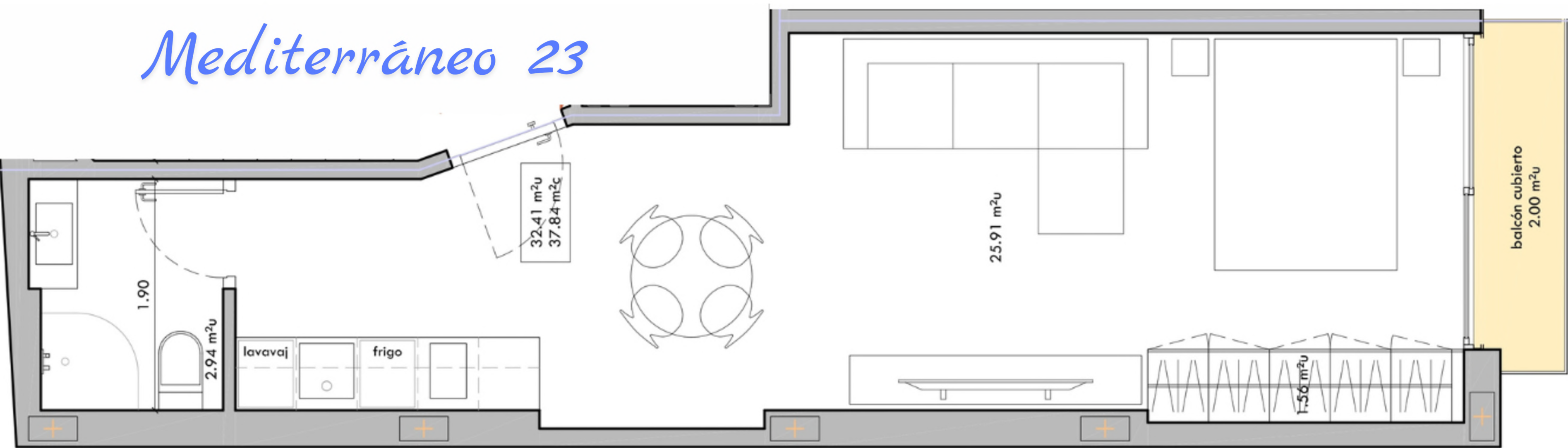
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TIPO A

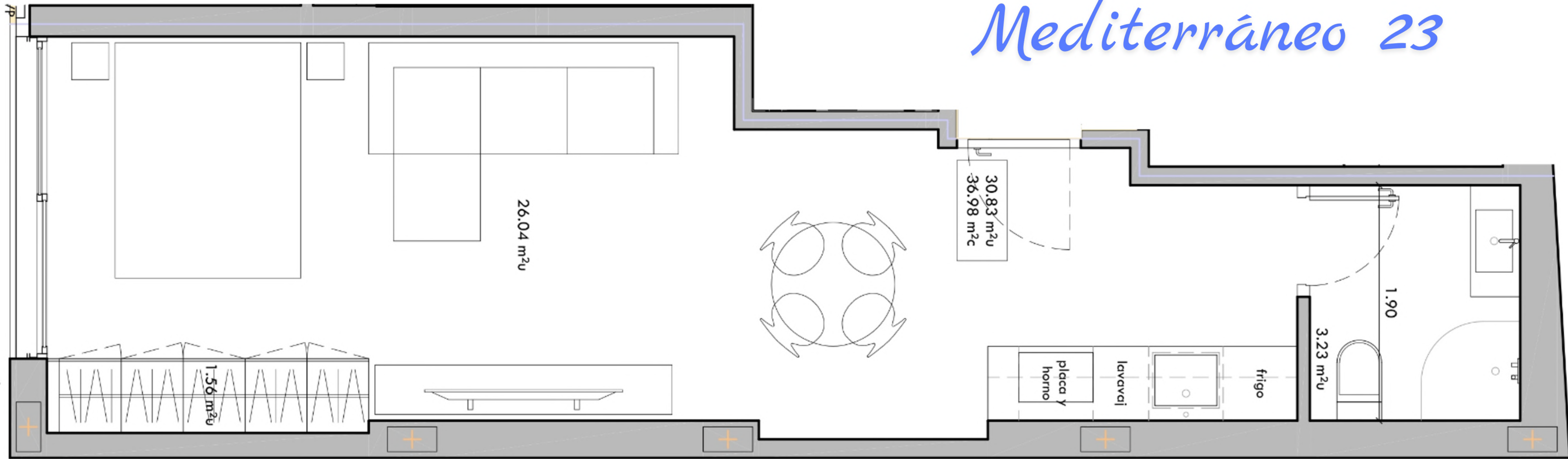
Dining room	
Kitchen	25,9m2
Bedroom	
Bathroom	2,9m2
Balcony	2.0m2
S. Util	32,4m2
S. Constr	37,8m2

PRICES

1 Floor	122000 €
2 Floor	131000 €
3 Floor	140000 €

Without VAT

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TIPO B*

Dining room	
Kitchen	25,9m2
Bedroom	
Bathroom	3,2m2
Balcony	2.0m2
S. Util	32,7m2
S. Constr	38,4m2

PRICES

0 Floor	122000 €
1 Floor	122000 €
2 Floor	131000 €
3 Floor	140000 €

Without VAT

Floor 0 has different measurements: (26,0m2), (3,2m2), (0,0m2), (30,8m2), (36,9m2)

DUPLEX C

Dining room

Kitchen

24,2m²

Bedroom

Bathroom

2,9m²

Balcony

2,0m²

Dining rm²

19,0m²

Bedrm²

Bathroom²

4,7m²

Terrace

10,7m²

S. Util

55,7m²

S. Constr

68,2m²

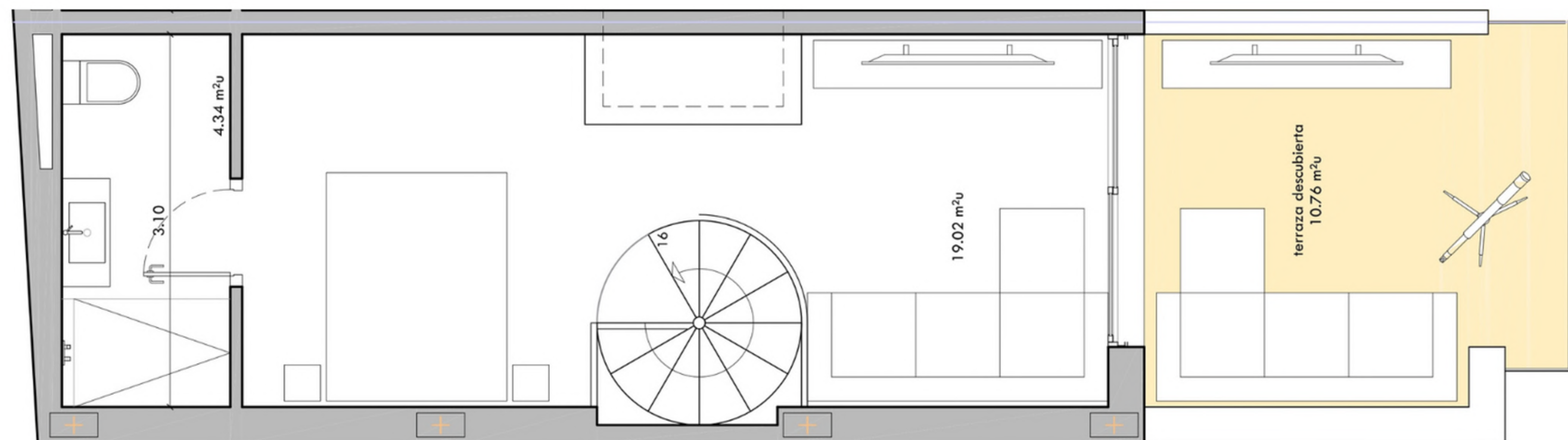
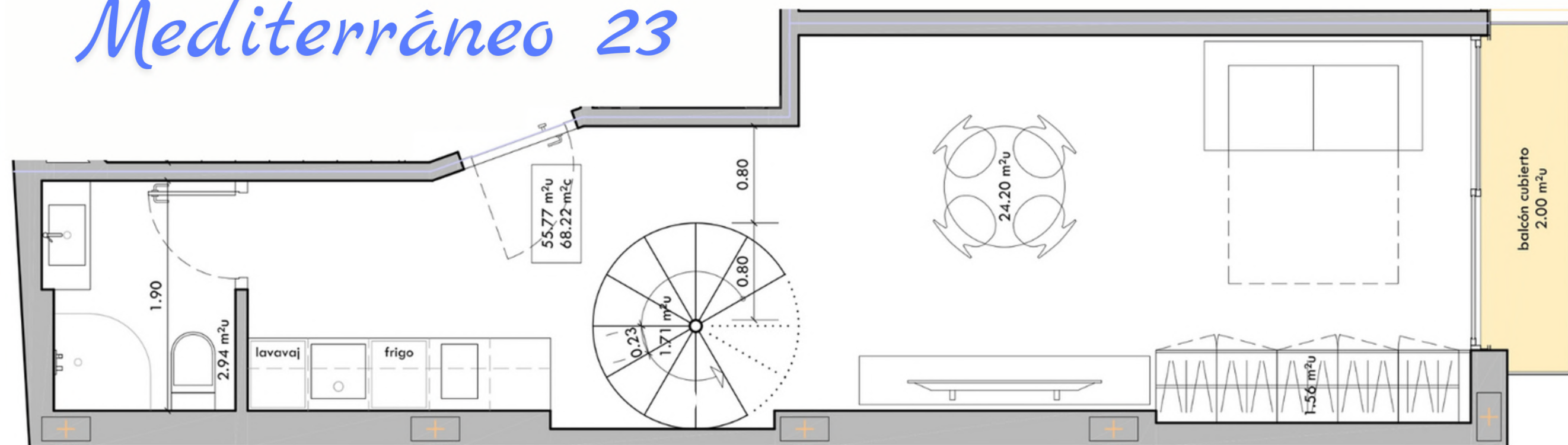
PRICES

Flat

293000 €

Without VAT

Mediterráneo 23



DUPLEX D

Dining room
Kitchen 24,2m²
Bedroom
Bathroom 3,2m²
Balcony 2,0m²

Dining rm2
Bedrm2 19,0m²
Bathroom2 4,7m²
Terrace 10,7m²

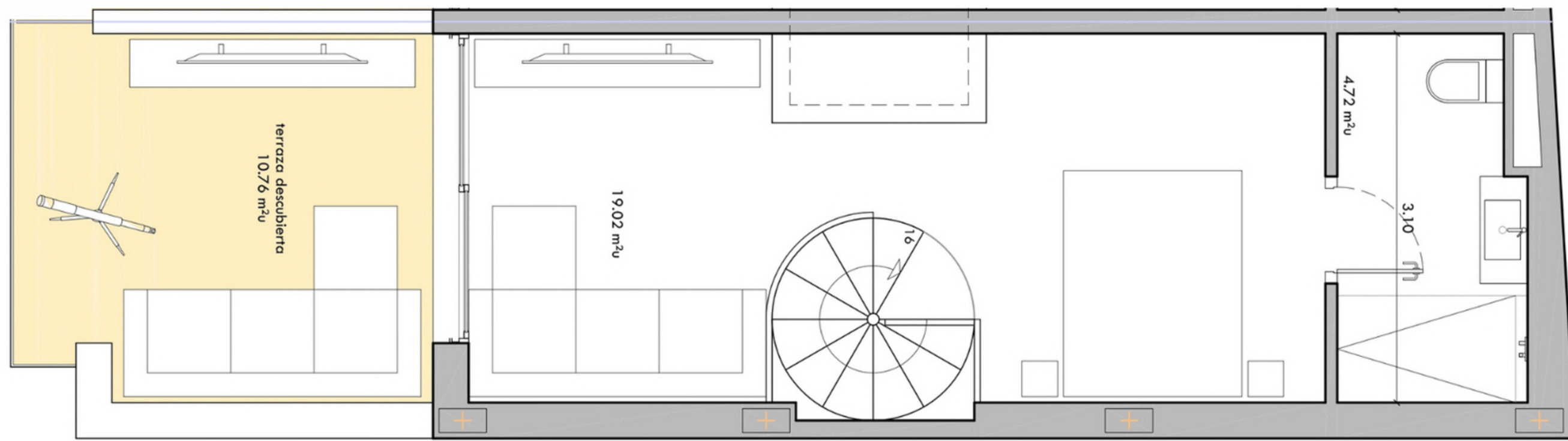
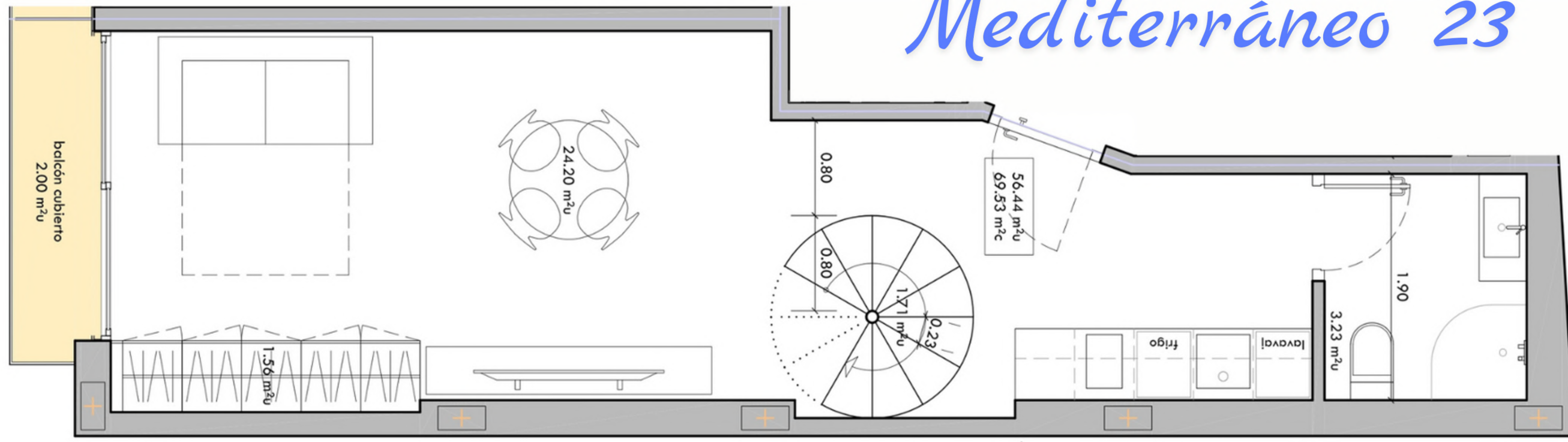
S. Util 56,4m²
S. Constr 69,5m²

PRICES

Flat 293000 €

Without VAT

Mediterráneo 23



Quality report

ESTRUCTURE

- Reinforced concrete foundation structure

FACADE

- Facade combined with continuous architectural cladding according to design

DECK

- Step coverings on private terraces with porcelain paving.
- Passage coverings on attic terraces with extruded polystyrene insulation to improve thermal insulation.

PARTITIONS

- The partitions and walls are made with a new and more modern material in Spain, the aerated block, more ecological, fireproof and with a better acoustic and thermal insulation system.

FLOORING IN COMMON ROOMS

- Porcelain stoneware flooring in hallways and factory distribution areas.
- Facing the stairs with gray granite.

INTERNAL COATINGS

- Smooth plastic paint on horizontal and vertical interior walls of homes.
- The kitchen and bathrooms are tiled with top quality porcelain stoneware.

INTERIOR CARPENTRY WORKS

- Interior doors made of smooth wood covered with white varnish.
- Built-in wardrobes from the Block system with mezzanine, drawers and bar, with smooth wooden doors covered with white varnish.
- Entrance doors to armored houses.



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Quality report

EXTERIOR WOOD TREATMENTS

- **Carpentry in windows and balcony doors from anodized aluminum profiles with thermal bridge breakage according to the façade design**

PLUMBING

- **Embedded installation according to current regulations with polyethylene pipes.**
- **Hot water for domestic needs through aerothermal system.**

SANITATION AND VENTILATION

- **Embedded downspouts with tube**

POLYVINYL CHLORIDE

- **Mechanical installation of house ventilation on the roof according to KTE.**

ENAMEL

- **Double glazing system in façade carpentry with advanced low-emissivity treatment to improve the insulation of the home.**
- **Safety glazing according to CTE regulations in impact protection areas.**

ELECTRICITY, TELECOMMUNICATIONS AND TELEPHONY

- **Electrical installation according to RETB with approved mechanisms.**
- **Telecommunications installation in accordance with ICT regulations to guarantee access to telecommunications services in the building.**
- **Public satellite dish**
- **Video intercom.**



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Quality report

FLOOR COVERING IN HOUSES

- **General laminate flooring type AC4 inside homes, placed on a foam insulating base.**
- **Top quality porcelain floors in bathrooms.**
- **Non-slip porcelain tiles on terraces**

EQUIPMENT

- **Kitchen with high and low furniture made of postformed MDF. Equipped with electric oven, ceramic hob and Teka hood or similar.**
- **SILESTONE OR COMPAC type kitchen countertops**
- **bathroom furniture**
- **Flat shower trays**
- **Approved taps and toilets from Roca or similar companies.**
- **Installation of custom hot/cold air conditioning using heat pump and ducts.**



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