

# PLAYAMAR XIII

PILAR DE LA HORADADA

**okey** oo   
Viviendas

# CONTENT



- 1 About us
- 2 Environment
- 3 Playamar XIII Residential
- 4 Building specifications

## ABOUT US

Okey Viviendas is a company dedicated to the construction and real estate developments. Since 1986 different types of promotions have been realized in several places of the Mediterranean coast: Murcia, Lo Pagán, San Pedro del Pinatar, Torre de la Horadada, Pilar de la Horadada, Torrevieja, Oliva and Mallorca. Since then, more than 1800 houses have been delivered, and we still have a lot to deliver as many promotions are on construction right now and about to come out the of the design stage soon.

We are benchmark in the Levante Area, an established company that treasures experience and with good prospects to increase its value. The members of our multidisciplinary team are highly trained professionals that guarantee the work in all our projects. In addition to all the above, we have a firm commitment to offer best qualities and innovation, care for the little details that make a big difference and a close-to-client after sales service. All of these allow us to keep doing what we love, that is building people's dreams!

### RESPONSABILITY

We actively engage with our client's projects

### QUALITY

We put at your disposal our experience with the quality that precedes us

### WARRANTY

Our work demonstrates the support we offer our clients.

### AFTER SALES SERVICE

We take care of our clients all through the purchase process: before, during and after the sale.

## ENVIRONMENT

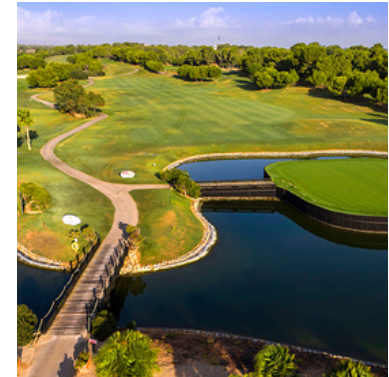
Located in the Alicante province, Pilar de la Horadada offers two different beach-environments: amazing natural settings, as well as touristic areas where you can find leisure zones and restaurants.

Playamar XIII is located in a privileged environment, just 9 minutes by bike from the beaches of Torre de la Horadada and the beaches of San Pedro del Pinatar and a few steps from the town center and the shopping area.

Pilar de la Horadada has everything to enjoy the sun and sea. The climate is typically Mediterranean, with average temperatures of 18°C, gentle breezes and the sun shining for more than 3.200 hours a year.



*Las higuercas Beach*



**AIRPORTS:**

Murcia Airport - 30 mins.  
Alicante Airport - 45 mins

**SERVICES:**

Centre of Pilar de la Horadada - 6 mins (walking)  
Health center Pilar de la Horadada - 4 mins. (by car)  
Torrevieja Hospital - 25 mins. (by car)

**SHOPPING CENTERS:**

Dos Mares - 10 mins  
Zenía Boulevard - 10 mins  
Espacio Mediterráneo - 20 mins.

**GOLF COURSES:**

Lo Romero Golf - 8 mins.  
Colinas Golf & Country - 20 mins.  
Las Ramblas Golf - 20 mins.  
Roda Golf - 17 mins.



**BEACHES AND WATER SPORT:**

Las Villas Beach- 13 mins (by bike)  
Horadada Beach - 8 mins. (by car)  
Las Higuericas Beach- 8 mins. (by car)  
Natural Park Las Salinas - 9 mins (by car)



**AGRICULTURE:**

Agriculture is a mainstay of the local economy. With the good climate and the enterprising spirit of local farmers, Pilar de la Horadada has become one of the most advanced agricultural areas in southeast Spain. Pilar de la Horadada is now the biggest pepper producer.



**RESTAURANTS:**

Casa Araez - 13 mins (walking)  
El Gallego - 5 mins. (by car)  
Nostrissima- 12 mins. (walking)  
Vinoteca Vincore- 800m  
Calle Mayor - 7 mins (by car)



⌚ *Mediterranean style apartment  
in white aluminium.*

⌚ *Communal pool area.*



## PLAYAMAR XIII RESIDENTIAL

Playamar XIII is an exclusive residential with significant upgrades in the Mediterranean design and comfort of the houses. 12 modern apartments first quality, with 3 bedrooms on the ground floor and 2 bedrooms on the top floor with a solarium of more than 65 m<sup>2</sup> that affords with great privacy. In the solarium you can enjoy our closed summer kitchen, toilet and pergola.

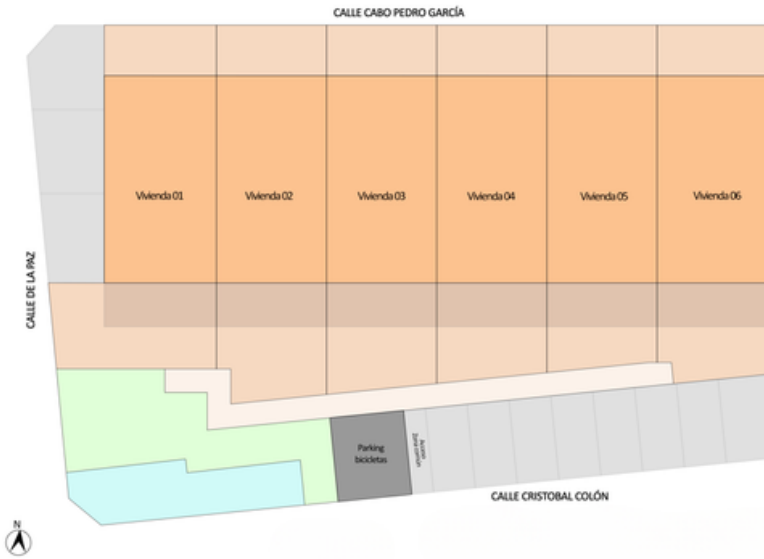
The residential has a common garden area with pool and each apartment has big terraces where you can enjoy the sun all year round. Another important feature in this project is the storage for bikes in the common area, with a capacity of 2 bikes per top floor apartment.

Located in "Del Pilar al Mar" path is a route that has been traced along the urban promenade, which starts in the town center and ends at one of the beaches of Torre de la Horadada. The route is 3 km. and can be done on foot, by bicycle or on roller skates.

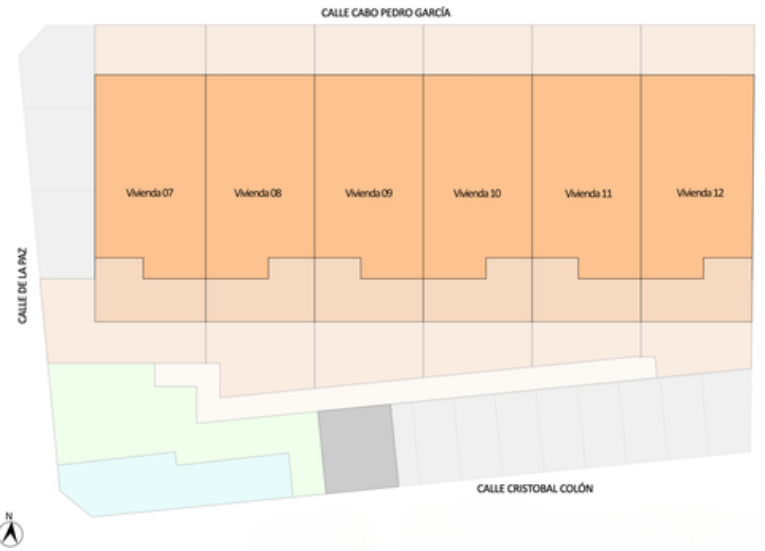
The coastline of Pilar de la Horadada stretches for more than 4 kilometres and boasts extensive beaches of fine white sand in intense contrast to the small and private, sheltered coves. At Pilar de la Horadada you can enjoy more than 320 days of sunshine per year, so you can learn about its history, festivals, traditions and culinary wealth, or practice all sorts of sports in its modern facilities.



Playamar XIII view of the plot

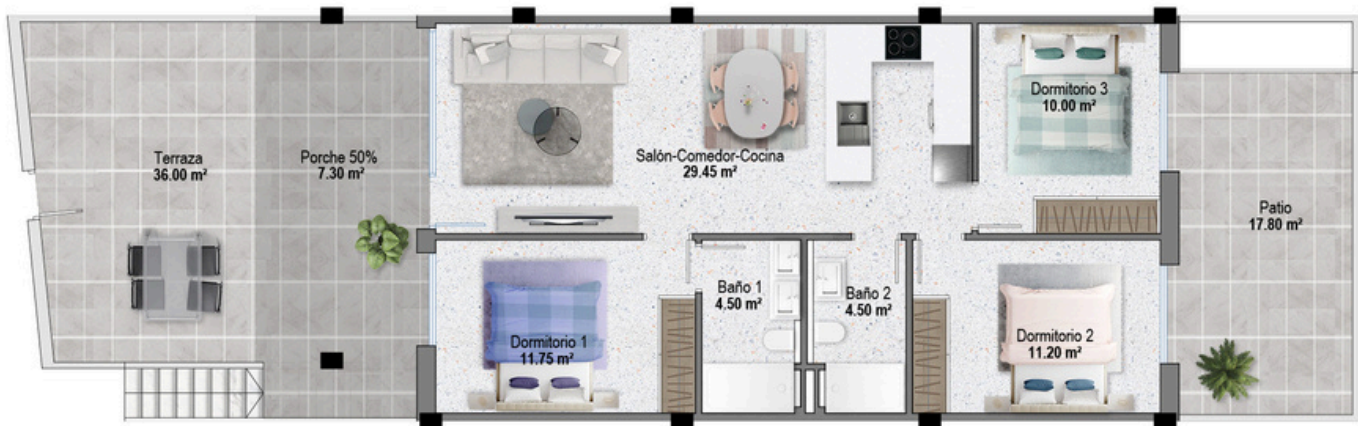


GROUND FLOOR



TOP FLOOR

# MASTERPLAN



PLANTA BAJA

CUADRO DE SUPERFICIES			
Planta	Uso	S. Útil	S. Const.
Baja	Vivienda	71.40 m2	80.63 m2
	Terraza	36.00 m2	36.00 m2
	Patio	17.80 m2	17.80 m2
<b>Total m2</b>		<b>125.20 m2</b>	<b>134.43 m2</b>

GROUND FLOOR APARTMENT 3 BEDROOMS

\*Este documento es orientativo. El promotor se reserva el derecho a introducir modificaciones por exigencias técnicas o legales  
 This document is indicative. The promotor reserves the right to introduce modifications due to technical or legal requirements.



PLANTA PRIMERA

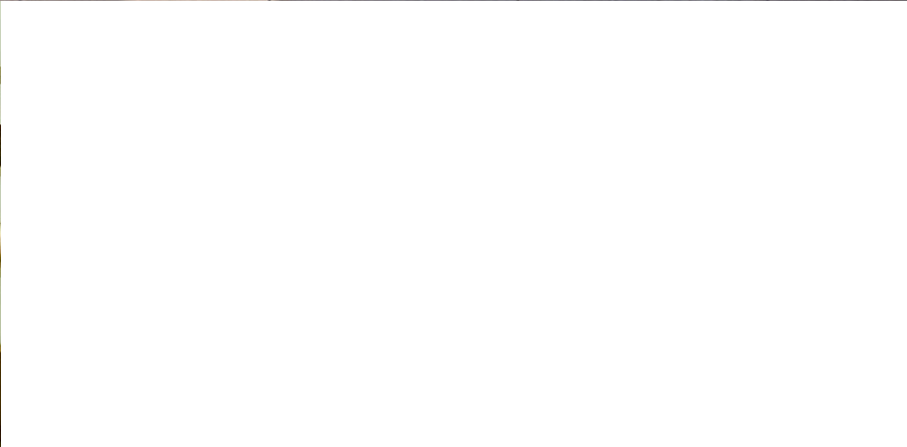


SOLARIUM

CUADRO DE SUPERFICIES			
Planta	Uso	S. Útil	S. Const.
Primera	Vivienda	67.95 m2	77.13 m2
	Terraza	15.05 m2	15.05 m2
Solarium	Solarium	65.60 m2	65.60 m2
<b>Total m2</b>		<b>148.60 m2</b>	<b>157.78 m2</b>

TOP FLOOR APARTMENT 2 BEDROOMS/ SOLARIUM

\*Este documento es orientativo. El promotor se reserva el derecho a introducir modificaciones por exigencias técnicas o legales  
 This document is indicative. The promotor reserves the right to introduce modifications due to technical or legal requirements.





*Mediterranean style apartment*



## BUILDING SPECIFICATIONS

### STRUCTURE:

- Concrete foundation base slab, using special marine concrete.
- Structure with reinforced concrete complying with the CTE regulation.
- Concrete perimeter foundation for boundary walls.
- Concrete for paved/tiled garden area (as detail drawings).
- Concrete decorative finishes (as detailed drawings).

### FACADE:

- External double cavity walls using ceramic bricks, with cavity walls. Cavity walls with thermal / acoustic insulation, as per current building regulations (CTE).
- Facade as per 3D designs attached to the contract of sale.

### FLOOR AND WALL TILING:

- Tiles inside the property will be of modern style, top quality size 60x60.
- Paved outdoor areas with top quality tiles. Bathrooms and kitchen tiled to first 1st grade in a modern style.

### PAINTING:

- Smooth paint finish, in white mat finish.

### INTERIOR CARPENTRY

- Main entrance door to the property will be a security white door of aluminum paneling. Interior joinery finished in white with chrome fittings and handles. Fitted wardrobes, with drawers, with white exterior finish.

### EXTERIOR CARPENTRY: Aluminum

- Bedroom windows and sliding doors in white aluminium with shutters in the same colour in bedrooms.
- Electric shutters in the living room and bedrooms.



Bathroom



Bedroom

#### GLASS:

Double glass with camera windows and sliding doors  
All windows are made with solar control system

#### KITCHEN:

Kitchen units will be as per plans and 3d images.  
Worktops will be from Silestone or similar material.

#### PLUMBING AND SANITARY WARE:

All plumbing with PPR pipes insulated and PVC drains.  
Sanitary ware of modern design with matching taps. Bathroom cabinets and sink will be installed suspended in both bathrooms.  
Shower tray with glass partition included.

#### ELECTRICITY:

Mechanisms and switches in chrome or white finish.  
Wiring for installation in all rooms of the property.  
Installing of communal antenna and TV in living room and all bedrooms.  
Pre-installation for telecommunications and fibre connections.  
Installation to meet current telecommunications regulation.  
Points for indoor and outdoor lighting according to regulations.

#### INSULATION:

Thermal insulation as per current building regulations.  
Sound insulation as per current building regulations.

#### CLIMATIZACION:

Pre-installation with duct vents including expulsion, white colour.  
Airco is included, model Haier or similar.

#### EXTERIOR WALLS AND FENCES:

The plots are divided by a wall of a height of 1,20 and 1,40 m in white plaster.  
Galvanized entrance gate to the garden.  
Galvanized door for the parking area.

#### COMMUNAL GARDEN / OUTDOOR AREAS:

Communal swimming pool, including walls, including salt purification system, stainless steel ladder.  
Communal zone with trees and planting supplied by the builder.

#### APPLIANCES:

Aero thermal system for hot water.  
Are included all the white goods of the kitchen from BALAY or similar: fridge, dishwasher, extractor, induction, oven, microwave and washing machine.  
We include halogen LED inside the house, kitchen, livingroom, bedrooms and bathrooms.  
Heated floor bathroom

#### EXTRAS:

Included in solarium artificial grass, pergola, summer kitchen, toilet, standard shower and illumination.

Included on the ground floors is an aluminum enclosure for the washing machine and arothermal system in the patio.

#### NOTE:

The owners or management reserve the right of materials and qualities to make any changes on this list

*The images are indicative, subject to possible modifications.*