

AYAMONTE HOMES

COSTA ESURI
AYAMONTE I HUELVA
(Costa de la Luz)





Knowing

The Project

This project is located in Costa Esuri, an urbanization that is growing strongly thanks to its privileged location a few minutes from the best beaches and golf courses of the Costa de la Luz and the Algarve.

A link to everything that matters

This project is surrounded by an environment of nature and possibilities to enjoy the countryside, the sea and outdoor sports.

In addition to great beaches, in the vicinity there are many routes and traditional villages that preserve the flavor of deep Andalusia.

You can enjoy the Province of Huelva, the proximity to Seville or the mountains of Extremadura but also, thanks to the Centennial Bridge, the entire tourist offer of the Algarve is within your reach.

Swimming pool, gardens, solarium, beach and golf

Quality golf all year round

Within Costa Esuri you can enjoy the Valle Guadiana Links Golf course with spectacular views of the Guadiana River and the sea. In addition, less than 20 minutes away are some of the best golf courses in the Algarve and the Costa de la Luz.

Huelva is the Spanish province with the highest sunshine, even above Malaga or the Canary Islands, which offers the possibility of enjoying golf continuously throughout the year.

In addition to the driving range and pitching area available on the golf course within Costa Esuri, our own common area has a putting green next to the pool for your enjoyment.

105 3 bedroom detached villas



THE VILLAS

Gated community with wide landscaped streets, large independent plots, communal areas and homes that meet the most demanding requirements in sustainability and insulation.

Plots from 500m² with two types of housing:

- EAGLE - with 138m² built

- FAIRWAY - with 152m² built.

Contemporary design, leading brands such as PORCELANOSA and maximum energy rating (CEE A) including photovoltaic panels for electricity generation.

CUSTOMIZATION PACKS available.

* The pools on the plots are not included in the price



Kitchens



Furnished and Equipped

With sink, washing machine, integrated dishwasher, refrigerator, induction hob, extractor hood and electric oven, Porcelanosa brand. Pavimiento with porcelain ceramics of first quality Porcelanosa brand. Coating of the same porcelain material as the countertops in kitchen fronts.



LIVING ROOM



Open concept, glazing of windows and exterior façade doors of low emissive glass. Aluminum or PVC profiles with thermal break in gray. Porcelanosa brand top quality floating flooring throughout the house except wet rooms.



Bathrooms



Sanitary Ware and Taps PORCELANOSA Brand - NOKEN

- SHOWER tray in white with manual mixer mixer single-lever taps, telephone shower (Porcelanosa-NOKEN brand).
- White vitrified porcelain washbasin (Porcelanosa-NOKEN brand), manual mixer single-lever taps with tap and chrome drain with plug and overflow (NOKEN brand), in all bathrooms and toilets.
- White vitrified porcelain toilet with low double flush tank, stopcocks and locks, discharge and closing mechanisms, with seat and enameled lid, with chromed metal parts. (Porcelanosa-NOKEN brand) in bathrooms and toilets.

Bedrooms

INTERIOR CARPENTRY

Smooth interior doors lacquered in white of 35 mm. of thickness of leaf, in lacquered DM, fittings and knobs in chromed brass.

In bedrooms smooth interior doors lacquered in white 35 mm thick leaf, solid

lacquered, fittings and knobs in chromed brass.

Front of built-in wardrobe in the bedrooms, and interior lining in wood with division of loft and hanging bar.



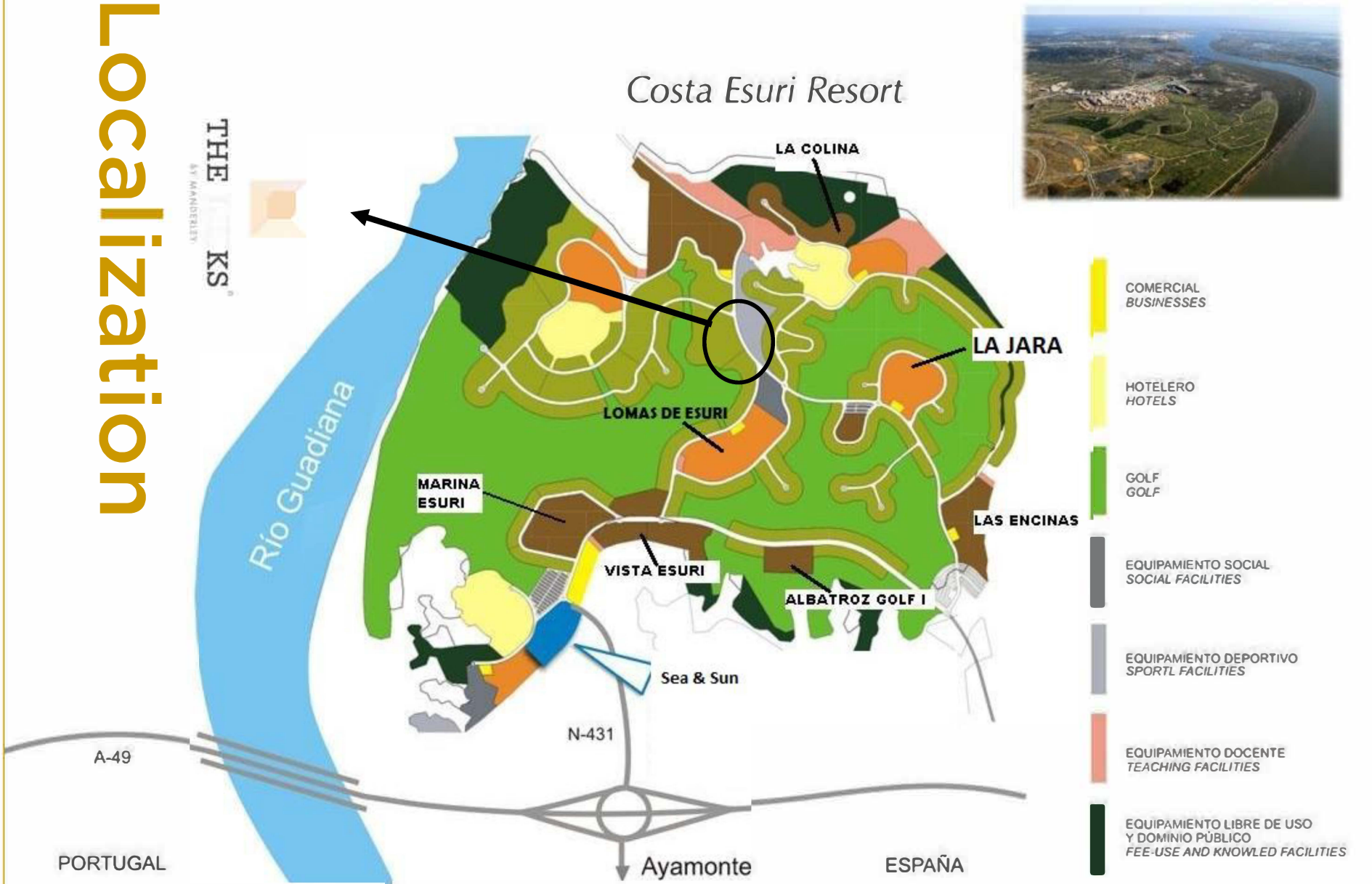
Exteriors

Jardinería

- In Fairway common front outdoor garden with grass in tepe and front of Plygala Mirtyfolia to define in gardening project and irrigation system installed.
- In Eagle common front outdoor garden with grass in tepe, a sculpture tree, dividing hedge with Eleagnus, mixed border to be defined in gardening project and irrigation system installed.
- Rear interior garden compacted and finished with layer of topsoil of 10cms with pre-installation of irrigation system.
- Interior front and rear garden compacted and finished with layer of topsoil of 10 cms with pre-installation of irrigation system.



Localization

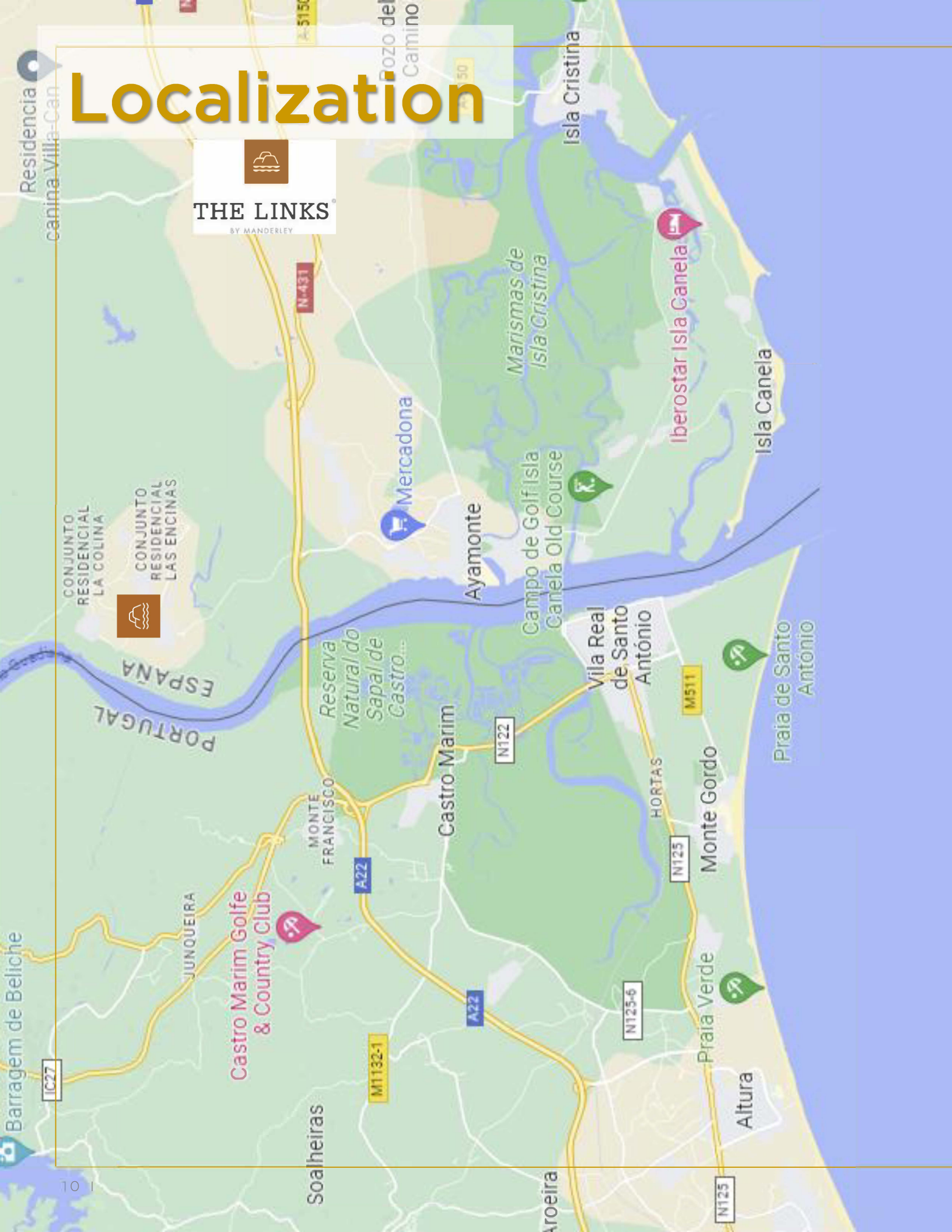


Localization



THE LINKS

BY MANDERLEY



CONJUNTO RESIDENCIAL LA COLINA
CONJUNTO RESIDENCIAL LAS ENCINAS

Residencia canina Villa-Can



Mercadona

Ayamonte

Marismas de Isla Cristina

Campo de Golf Isla Canela Old Course

Iberostar Isla Canela

Isla Cristina

Isla Canela

Vila Real de Santo António

Praia de Santo António

Monte Gordo

Altura

Castro Marim

MONTE FRANCISCO

Soalheiras

JUNQUEIRA

Castro Marim Golfe & Country Club

Reserva Natural do Sapal de Castro...

PORTUGAL
ESPAÑA

Barragem de Beliche

IC27

M1132-1

A22

N122

N-431

A-515

50

N125-6

N125

M511

N125

Location Map

1st Phase - 11 homes

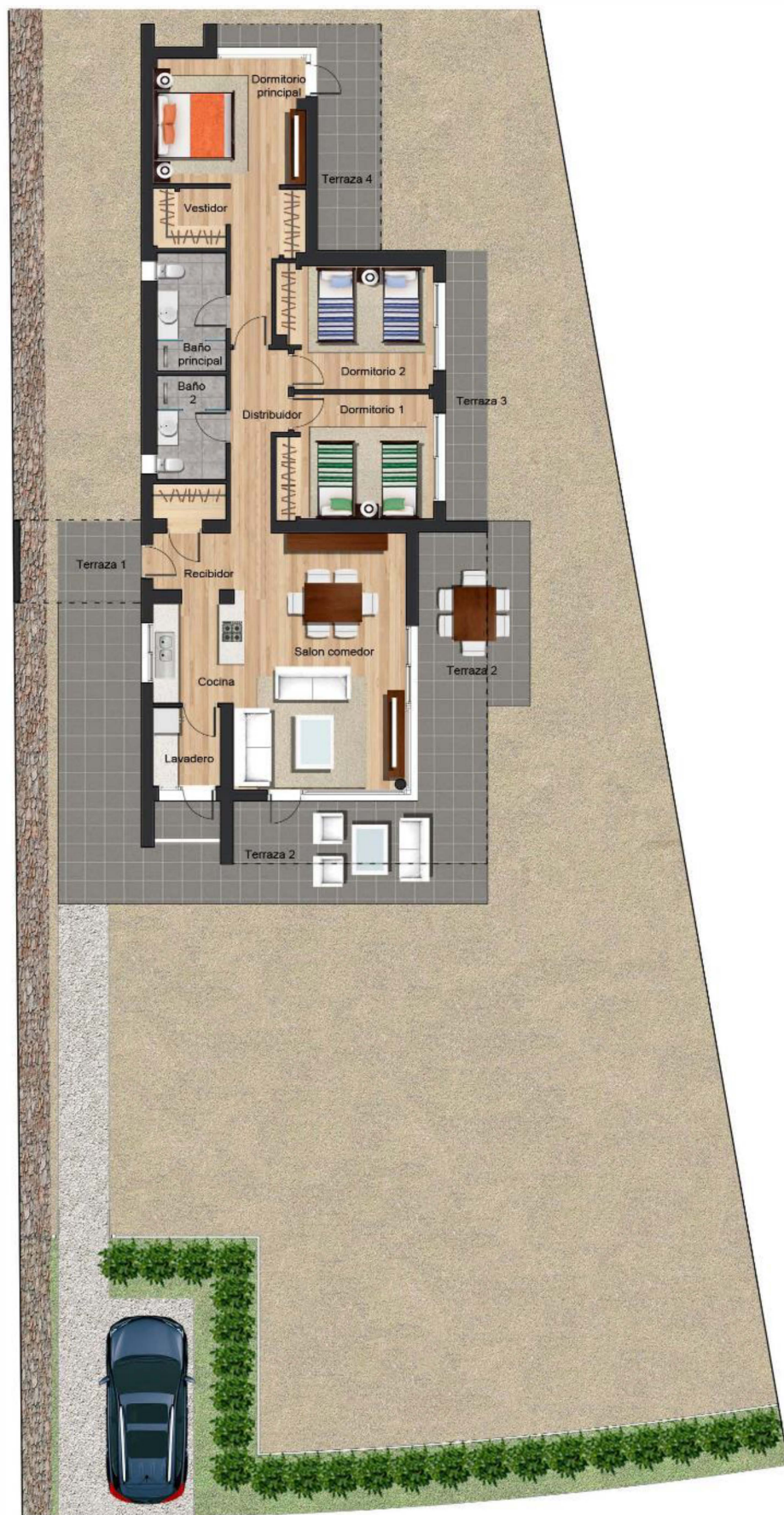
House	Model	Areas (sqm)		
		House	Built	Garden
1	Fairway	679.42	151.70	527.72
2	Fairway	618.94	151.70	467.24
3	Fairway	611.23	151.70	459.53
4	Fairway	585.74	151.70	434.04
5	Fairway	555.65	151.70	403.95

House	Model	Areas (sqm)		
		House	Built	Garden
40	Eagle	650.65	138.52	512.13
41	Eagle	535.25	138.52	396.73
42	Eagle	526.02	138.52	387.50
43	Eagle	531.28	138.52	392.76
44	Eagle	556.98	138.52	418.46
45	Eagle	614.69	138.52	476.17

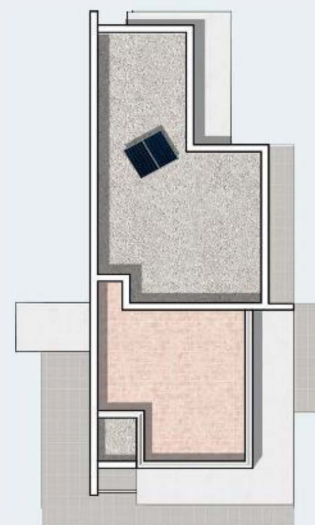


X VENDIDO

MODELO FAIRWAY. EQUIPAMIENTO BASICO.
URBANIZACIÓN COSTA ESURI. PARCELA R20. AYAMONTE (HUELVA)



PLANTA BAJA
ESCALA 1:150



PLANTA CUBIERTA
ESCALA 1:300

Superficie total (m ²)	152.81
Construida total	151.70
Construida computable	115.03
Terrazas cubiertas	
- Terraza 1	6.14
- Terraza 2	20.43
- Terraza 4	9.95
Areas comunes	1.11

Terrazas descubiertas (m ²)	36.85
Terraza 2	30.12
Terraza 3	6.73

Superficie util (m ²)	95.52
Recibidor + distribuidor	4.77
Salon-comedor	25.14
Cocina	6.14
Lavadero	3.19
Distribuidor	5.45
Dormitorio principal	16.73
Vestidor	2.70
Baño principal	4.85
Dormitorio 2	11.24
Dormitorio 3	11.03
Baño 2	4.28

Plans

MODELO FAIRWAY. EQUIPAMIENTO AMPLIADO. URBANIZACIÓN COSTA ESURI. PARCELA R20. AYAMONTE (HUELVA)

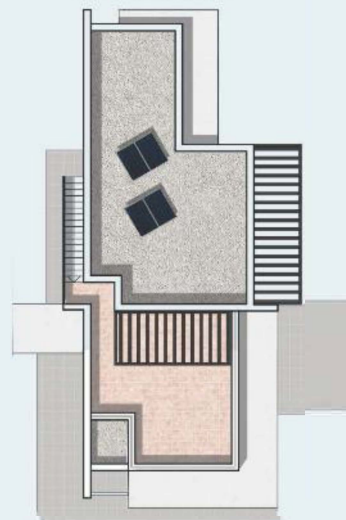


PLANTA BAJA
ESCALA 1:150

AVISO: El presente documento es de carácter informativo, no contractual. Las superficies referidas en este plano son orientativas y pueden sufrir variaciones por razones técnicas, legales o de ejecución. El mobiliario que figura en este plano es orientativo y no forma parte del producto vendido.

THE LITER[®]

BY MANDERLEY



PLANTA CUBIERTA
ESCALA 1:300

Superficie total (m ²)	152.81
Construida total	151.70
Construida computable	115.03
Terrazas cubiertas	
- Terraza 1	6.14
- Terraza 2	20.43
- Terraza 4	9.95
Areas comunes	1.11

Terrazas descubiertas (m ²)	98.39
Terraza 1	10.13
Terraza 2	39.62
Terraza 3	13.46
Solarium (cubierta)	35.18

Superficie util (m ²)	95.52
Recibidor	2.95
Aseo	1.82
Salon-comedor	25.14
Cocina	6.14
Lavadero	3.19
Distribuidor	5.45
Dormitorio principal	16.73
Vestidor	2.70
Baño principal	4.85
Dormitorio 2	11.24
Dormitorio 3	11.03

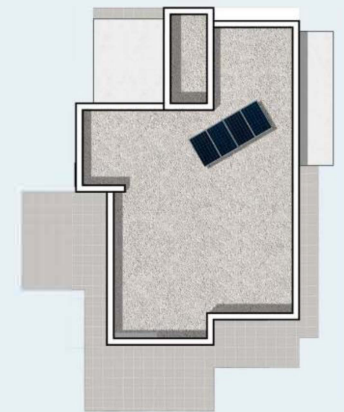
LISTADO DE EXTRAS:

- Pérgola de acero terraza 3
- Pérgola de acero aparcamiento
- Solarium en cubierta + escaleras - pérgola
- Instalación fotovoltaica (1'8 kWp)
- Aseo entrada
- Jardinería completa (tepe o hierbo artificial)
- Zona de barbacoa
- Ampliación zona aterrazada
- Piscina
- Punto de recarga coche eléctrico
- Rejas
- A/C
- Cajoneras armarios

EAGLE MODEL. BASIC EQUIPMENT.
COSTA ESURI COMPLEX. PLOT R20. AYAMONTE (HUELVA)



FLOOR PLAN
SCALE 1:150



OVERHEAD VIEW
SCALE 1:300

Total Area (sqm)	139.21
Built area	138.50
House	117.54
Covered terraces	
- Terrace 1	11.85
- Terrace 2	9.11
Communal area	1.11

Open terraces (sqm)	62.14
Terrace 1	1.57
Terrace 2	6.53
Terrace 3	27.98
Terrace 4	16.84
Laundry yard	9.22

Total Net living area (sqm)	100.17
Hall + corridor	10.45
Living room	27.17
Kitchen	9.00
Laundry room	3.30
Master bedroom	13.36
Walk in closet	3.86
Master bathroom	5.68
Bedroom 2	11.79
Bedroom 3	11.22
Bathroom 2	4.34

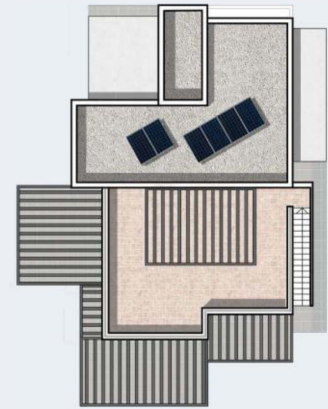
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EAGLE MODEL. WITH EXTRA FEATURES.

COSTA ESURI COMPLEX. PLOT R20. AYAMONTE (HUELVA)



FLOOR PLAN
SCALE 1:150



OVERHEAD VIEW
SCALE 1:300

Total Area (sqm)	139.21	
Built area	138.50	
House	117.54	
Covered terraces		
- Terrace 1	11.85	20.96
- Terrace 2	9.11	
Communal area	1.11	

Open terraces (sqm)	116.62	
Terrace 1	1.57	
Terrace 2	11.69	
Terrace 3	27.98	
Terrace 4	16.84	
Laundry yard	9.22	
Solarium (roof)	49.32	

Total Net living area (sqm)	100.06	
Hall + corridor	8.75	
Guest Bathroom	1.59	
Living room	27.17	
Kitchen	9.00	
Laundry room	3.30	
Master bedroom	13.36	
Walk in closet	3.86	
Master bathroom	5.68	
Bedroom 2	11.79	
Bedroom 3	11.22	
Bathroom 2	4.34	

EXTRA FEATURES AVAILABLE

- Stainless steel pergolas on terraces
- Stainless steel pergola parking
- Rooftop solarium + stairs + pergola
- Photovoltaic panel instalation (1'8 kWp)
- Guest bathroom
- Extra closet
- Landscaping (Natural or artificial lawn)
- Barbecue area
- Extra terrace area
- Pool
- Electric car charging station
- Window Bars
- Full A/C
- Drawers in closets

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Prices and Taxes



**EAGLE MODEL
FROM 290.000 € + VAT**

**FAIRWAY MODEL
FROM 280.000 € + VAT**

We inform our clients that the sale price does not include the following: (I.V.A. and A.J.D. taxes.), other expenses of the sale (expenses of Property Registry, Notary, Management, or possible financing). Document F.I.A. available to the consumer according to Decree 218/2005 Junta de Andalucía.

Pack of Customization



Smarthome / Ecohome / Sustainability

-
- Electric car charger installation
- Installation of aérothermal machine for air conditioning.
-



Comfort

- Drawers inside wardrobe
- Incorporation of Gabanero wardrobe
- Visitor toilet facility
-



Exterior

- Pergola: car parking and/or exterior of bedrooms and terraces
- Brise Soleil lattice in living eaves in housing A
-



Safety

Fixed steel grille



Garden

Perimeter garden with natural grass tepe
Perimeter garden with artificial grass
Barbecue
Swimming pool



Solarium On Deck

** Ask us for the complete price list of each customization pack and deadlines for contracting*

Payment Methods

1. Standard Protocol 20/20:

- *Signature of reservation contract, payment of € 2,500 + 10% VAT (€ 2,750)*
- *At the beginning of the works, signing of a private contract of sale, payment of 20% of the value of the house discounting the reservation already paid + 10% VAT.*
- *Payment of 20% in quarterly payments until completion of work.*
- *60% remaining to the signing of deeds before a notary.*

2. Protocol 10/30:

- *Signature of reservation contract, payment of € 2,500 + 10% VAT (€ 2,750)*
- *At the beginning of the works, signing of a private contract of sale, payment of 10% of the value of the house discounting the reservation already paid + 10% VAT.*
- *Payment of 30% in quarterly payments until completion of work.*
- *60% remaining to the signing of deeds before a notary.*

3. Protocol 10/20:

- *Signature of reservation contract, payment of € 2,500 + 10% VAT (€ 2,750)*
- *At the beginning of the works, signing of a private contract of sale, payment of 10% of the value of the house discounting the reservation already paid + 10% VAT.*
- *Payment of 20% in quarterly payments until completion of work.*
- *70% remaining to the signing of deeds before a notary.*

All amounts delivered to the developer (30/40%) will be guaranteed by bank guarantee.

CEE



Certificación Energética A
con generación por paneles fotovoltaicos



PROMUEVE:

AYAMONTE HOMES

