



RESIDENTIAL COMPLEX



Murcia

S4L. SPACE FOR LIVING

A new style of care-free living

1- and 2-bedroom units with all services included, set within a residential complex featuring extensive green spaces, beautifully landscaped gardens with meticulous attention to detail, an adult swimming pool, children's pool, indoor and outdoor gym, as well as a social area and a range of other amenities designed to enhance your quality of life.

A residential complex that encourages networking and promotes a healthy and sustainable lifestyle, equipped with technology that enhances the energy efficiency of the complex and the individual units.

SPACE FOR LIVING: worry-free living is possible.

Located in **Guadalupe** (Murcia), within a vibrant university environment and with excellent connections to Murcia city centre.



Move-in ready option with a fully furnished unit.



Development:

c/ Maestro Pedro Ortín Cano, 2
30107 Guadalupe, Murcia.



Google Maps

Guadalupe, a fulfilling lifestyle just 6 kilometres from Murcia city centre

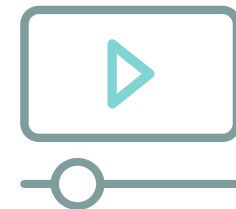
A flourishing residential neighbourhood located just 6 kilometres from Murcia city centre, featuring a wide and growing range of services, green spaces and parks for sports or to recharge.

- 4-minute walk from the El Portón tram station.
- 8-minute bike ride to nearby schools.
- 10-minute walk to the La Noria Outlet shopping centre.
- 10-minute walk to gyms and supermarkets.
- 10-minute walk to UCAM campus.
- 15-minute ride via sustainable transport to Universidad de Murcia (UMU).

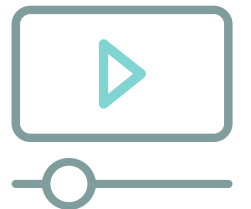


Units

Unit
model



Common
areas





We focus on sustainability and efficiency

As a demonstration of Iberdrola Inmobiliaria's commitment to the environment, every last detail of **SPACE FOR LIVING** has been designed to ensure maximum sustainability and comfort, while also complying with the highest efficiency standards. The building complex itself also boasts an "A" energy efficiency rating. To achieve this, the complex has the following features:



Photovoltaic solar panels.



Energy-efficient elevators.



Aerothermal hot water system.



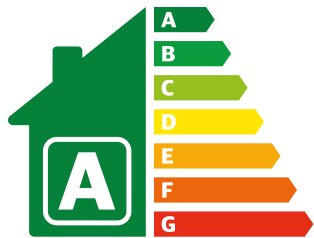
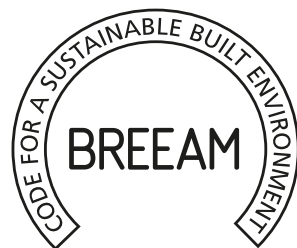
Efficient heating and cooling with a state-of-the-art heat pump system.



High-quality thermal and acoustic insulation to reduce energy use.



Green spaces to reduce the development's carbon footprint and create a habitat for birds.



Excellent

Amenities*

SPACE FOR LIVING designed for people who value time as their most precious resource.

This exclusive residential complex features 120 units and a wide range of services and amenities, allowing you to make the most of your time and focus on what truly matters. A place where there is always someone to talk to or exercise with.

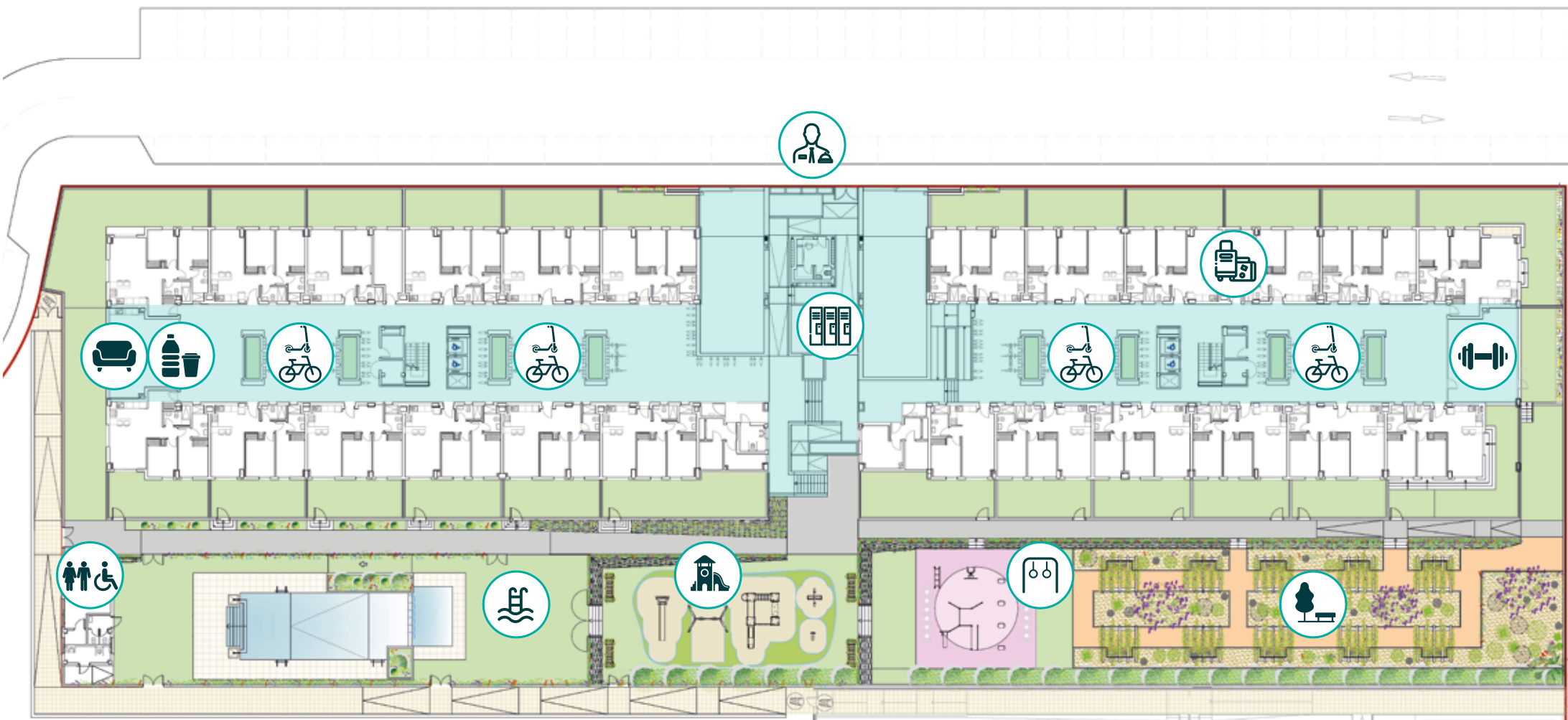


Services included:

-  Water and electricity.
-  High-speed wi-fi.
-  Adults-only pool and a separate pool for children with sunbathing area.
-  Play area.
-  Recreation room.
-  Indoor and outdoor gyms.
-  Green spaces with walkways, benches, pergolas and community gardens.
-  Toilet facilities in common areas.
-  Reception service.
-  Bicycle parking.
-  Vending area/Coffee point.
-  Luggage storage service.
-  Management app.
-  Electric chargers for cars, bicycles and scooters.
-  Cleaning.
-  Optional private parking space.

(*). Check the services included in your rent, as well as applicable financial and time limits for your future rental at S4L.

Amenities Plan



-  Swimming pool.
-  Play area.
-  Recreation room.
-  Calisthenics area.
-  Gym.
-  Reception.
-  Mediterranean Oasis area.
-  Restrooms.
-  Bicycle parking.
-  Vending area.
-  Luggage storage service.
-  Smart lockers.
-  Common areas.
-  Units.



Full gym space.



Recreation area to enjoy on your own or with others.

120 units with 1 or 2 bedrooms across 2 buildings.





Featuring the best common areas in Murcia.



Live surrounded by nature, peacefulness
and relaxation. Enjoy your new home at
SPACE FOR LIVING.

A project designed for everyone: students,
professionals, families etc.
A sustainable model for living.





Take advantage of Murcia's wonderful climate: you can work out in the indoor or outdoor gym, stroll through the gardens and appreciate a slower-paced life.

Access to the complex is monitored for peace of mind. As soon as you enter **SPACE FOR LIVING**, you'll begin to enjoy the services that await you.





1- and 2- bedroom units, with optional furnishing.

Fully furnished and equipped kitchens in all units (ceramic-glass hob, oven, extraction hood, washer/dryer combo and microwave).





Modern furnishings that adapt to your lifestyle.

Comfort and quality: features of your future
unit at **SPACE FOR LIVING.**





Spacious primary bedroom with built-in wardrobe with clothes rail and drawers.

In the two-bedroom units, the secondary room can be adapted to suit your needs: bedroom, home office, etc.

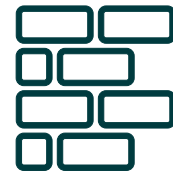
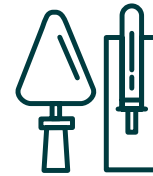




Ground-floor units with private gardens, mid-level units with terraces, or penthouse units with spectacular terraces offering some of the best sunsets in Murcia.



Fully equipped bathrooms with the highest quality materials. At **SPACE FOR LIVING** you'll find one-bedroom units with one bathroom, and two-bedroom units with one or two bathrooms.



Specifications

FACADES AND ROOF

The façade has been designed with a smooth, fine-rendered continuous finish in white, creating an attractive and contemporary appearance. The decorative finishes will combine thermal performance with a modern design. Internally, a laminated plasterboard lining will be installed, incorporating thermal and acoustic mineral wool insulation.

Walkable roof.

INTERNAL PARTITIONS

Internal partitions between rooms: self-supporting dry partition system made of laminated plasterboard with thermal and acoustic rock wool insulation.

Partitions between residential units: perforated solid concrete brick wall with dry laminated plasterboard lining on both sides, incorporating low-emission thermal and acoustic insulation.

EXTERNAL JOINERY

PVC window and door frames, PROFILPLAST Series 5000 or equivalent, with an anthracite grey lacquered finish, RAL 7016, thermal break and hinged/sliding or fixed opening system, as specified in the project design.

Roller shutters with aluminium slats and injected insulation, manually operated, installed in the living room, bedrooms and kitchen, in a colour matching the external window and door frames.

Double low-emissivity thermal and acoustic glazing.



Security entrance door to each unit (reinforced), fitted with a peephole and featuring a water-repellent exterior finish. White lacquered finish on the interior face, matching the internal joinery of the dwelling, and RAL 7016 finish on the exterior face.

INTERNAL JOINERY

Internal doors with a white lacquered finish and aluminium handles in a matt stainless-steel finish.

Built-in wardrobe fronts with hinged doors, featuring a white lacquered finish to match the rest of the internal joinery. Internally fitted with a top storage shelf, hanging rail and drawer unit.

Skirting boards made of water-resistant MDF, with a white lacquered finish.

FLOORING

Internal flooring: porcelain stoneware flooring by NEWKER, Newker WoodWork Oak model, 20 × 120 cm, RC.

Uncovered balconies and terraces: non-slip porcelain stoneware flooring by NEWKER, Tempo Grey model, 60 × 60 cm format, Class 3.

Covered gallery corridor: porcelain stoneware flooring by NEWKER, Tempo Grey model, in a 60 × 60 cm format, Class 3.

Staircases and covered common areas: non-slip porcelain stoneware flooring by NEWKER, Tempo Grey model, in a 60 × 60 cm format, Class 3.

WALL TILING

Bathrooms: porcelain stoneware wall tiles by NEWKER, Tempo Grey model, in a 30 × 60 cm format.

Kitchen: rectified porcelain stoneware wall tiles by NEWKER, City White X model, in a 60 × 120 cm format, installed between the countertop and the upper kitchen cabinets. The remaining walls will be finished with plastic paint, in accordance with the project.

PAINTING AND CEILINGS

Plastic paint finish on the interior vertical and horizontal surfaces of the unit.

Moisture-resistant paint suitable for use in bathrooms and kitchens.

Suspended ceilings made of plasterboard, with recessed curtain pelmets in designated areas, in accordance with the project.

Continuous moisture-resistant suspended ceilings in kitchens, finished with smooth plastic paint.

Metal suspended ceilings with linear slats in bathrooms where air-conditioning units are installed. In the remaining bathrooms, continuous suspended ceilings made of plasterboard.

Continuous external suspended ceilings specially designed for outdoor use (covered galleries, stair and lift cores, etc.).

Suspended ceilings made of plasterboard in communal areas, in accordance with the project.



KITCHEN

Modern fitted kitchen with high- and low-level cabinets offering ample storage capacity, including the following appliances and fittings:

- 2-zone induction hob, HAIER, model CID 30G3.
- Integrated pull-out extractor hood, HAIER, model CCEI16-1XGG.
- Stainless steel oven, HAIER, model FIDCX502.
- Countertop microwave oven, HAIER, model CMGA23TNDW.
- Washer-dryer, HAIER, model COW4854TWM6.
- Combi fridge-freezer, HAIER, model CNCQ2T618EW.
- Stainless steel sink with drainer, IKEA VATTUDALEN model, with single-lever mixer tap in stainless steel finish, RAMÓN SOLER KITCHEN model.

BATHROOMS

Vitreous china close-coupled toilet with dual-flush mechanism, RAMÓN SOLER, AQUITANIA model.

Vanity unit with integrated washbasin, IKEA HAVBACK/BACKSJON model, with two drawers and dimensions according to the project, including a mirror with integrated LED lighting above the vanity unit. Single-lever washbasin mixer tap by RAMÓN SOLER, New Fly model.

POLIARTI resin shower tray, Premium model.

Single-lever shower mixer tap with shower rail, RAMÓN SOLER, Titanium model.

DEBAÑO shower screen.

ELECTRICAL INSTALLATION AND
TELECOMMUNICATIONS

The unit is equipped with the electrical outlets and telecommunications points required by the Spanish Low Voltage Electrotechnical Regulations (REBT).

Electrical accessories: sockets, switches, etc., ABB, Niessen Zenit model.

Collective radio and television distribution system, with TV and telephone outlets in the living room and bedrooms.

Video intercom system, FERMAX, VEO-XS model.

Fire detectors installed in the units, with pilot indicator lights for identification in the external corridors.

PLUMBING AND HVAC

Domestic hot water production using an air-source heat pump system by MIDEA.

Water distribution pipes made of polyethylene and sound-insulated sanitary drainage pipes within the property. The property will be equipped with a main shut-off valve and individual shut-off valves in each wet room.

Installation of a heating and cooling heat pump system using HAIER units, with Wi-Fi control and high-quality ductwork.



EXTERNAL ENCLOSURES

Metal perimeter fencing, consisting of rigid Hercules-type panels, to separate gardens from roads and access areas. Partially supported on a concrete wall, depending on the type and design.

Fencing between terraces will be installed to ensure privacy and security between the different properties.

VARIOUS COMMUNAL INSTALLATIONS

Security and reception booth.

Self-consumption photovoltaic system for the homes and communal areas.

Eco-efficient and digital lift by TK ELEVATOR, EOX model.

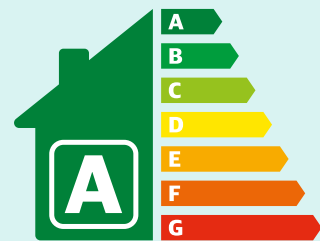
Electric vehicle charging point (EVCP) installation, with cable distribution trunking installed on the ceiling of the parking level.

Communal Wi-Fi in the homes and communal areas.

Closed-Circuit Television (CCTV) system, including the installation of security cameras.

ENERGY RATING

A” energy rating for all units in accordance with Royal Decree 390/2021.

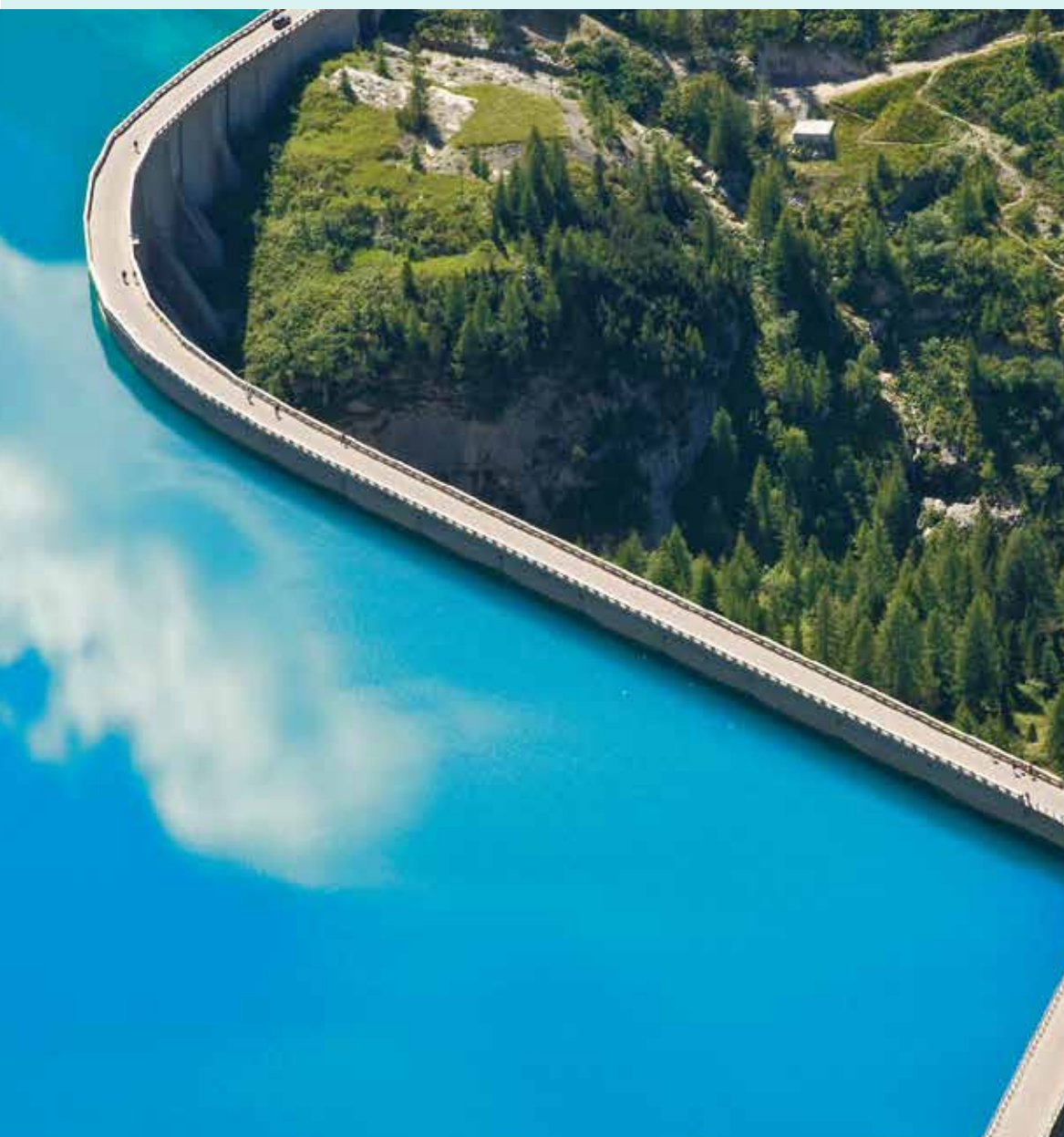


GARAGE AND COMMUNAL AREAS

- Leisure room.
- Fitness room.
- Street furniture, seating areas, calisthenics areas and children’s play areas.
- Vending areas.
- Bicycle and scooter parking areas with power outlets on the ground floor.
- Outdoor swimming pool.
- Basement level, underground parking area and technical rooms.
- Automated vehicle and garage access gates.



- Green areas, equipped with pedestrian pathways and community gardens, with planting in accordance with the project.
- Mailbox.
- Gated and fenced private residential development.
- Smart lockers.
- NOTE:
IBERDROLA INMOBILIARIA S.A.U. reserves the right to make changes to these Building Specifications for any technical, legal or administrative reasons, or due to force majeure.



A matter of trust

At **Iberdrola Inmobiliaria** we develop projects that adapt to our clients' needs. These projects include primary residences and housing intended for tourism.

Iberdrola Inmobiliaria stands out thanks to the quality of the materials and finishes used in its residential developments. These are all in line with its new sustainability model that improves the relationship people have with their surroundings.

Furthermore, our customer service ensures your utmost satisfaction and trust.

Developer: IBERDROLA INMOBILIARIA, S.A.U.
Address: c/Nanclares de Oca, 5, 28022, Madrid and Tax ID (CIF) no. A-79850574.
Registered in the Madrid Central Mercantile Register, Volume 729, Folio 74, Page M-14744, Entry 1.

The documentation referenced in Royal Legislative Decree 1/2007 of 16 November approving the General Law for Consumer and User Protection is publicly available at our sales office.

The visual material appearing in this brochure is for illustrative purposes only. It is based on a preliminary project design and is subject to technical and planning changes until the project plan is finalised. The final design will be made available to the purchaser at the sales office once it has been duly approved by the City Council.

The furnishings used in this brochure and the characteristics thereof are for staging purposes only and are not contractually binding.
The information appearing in this brochure has been translated into English from the original Spanish. In case of any dispute, the original language version shall prevail.



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