



ROMANO GOLF VILLAS
LUXURY HOME

ABREVIATED INFORMATION DOCUMENT

DEVELOPER AND BUILDER

Obras y Servicios Vialti S.L.
CIF: B19584127
Plaza Al Andalus Bloque 9 Local 1
18800 Baza (Granada)

MARKETING COMPANY

Torres Mingorance S.L.
CIF: B18382986
Avenida Ricardo Soriano nº20 Local 1
29601 Marbella (Málaga)

PROJECT MANAGER AND CONSTRUCTION MANAGER

Juan Antonio Serrano Tirao · Collegiate Architect nº 1095 of the Official College of Architects in Malaga
Serrano Font S.L.P.
Plaza Marqués de Salamanca Local 3
29601 Marbella (Málaga)

GENERAL PLAN OF THE PROPERTY LOCATION

Here joint as Anex I

EQUIPMENT LAYOUT FLOOR PLAN

Here joint as Anex II

USEFUL SQUARE METRES OF DWELLINGS AND SURROUNDINGS

1. Basement.

Basement	
Room	Useful area
Basement Access	5,14 m ²
Stairs	7,14 m ²
Exterior Stairs	6,80 m ²
Machinery room	16,61 m ²
Storage	149,80 m ²
Total Area	185,49 m²

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2. Ground Floor

Ground Floor	
Room	Useful area
Toilet	2,36 m ²
Bathroom 2	6,13 m ²
Bathroom 3	5,04 m ²
Bathroom 4	5,57 m ²
Kitchen	16,76 m ²
Corridor	4,33 m ²
Bedroom 2	11,65 m ²
Bedroom 3	12,93 m ²
Bedroom 4	15,63 m ²
Stairs	7,14 m ²
Laundry	7,50 m ²
Living-Dinning	40,02 m ²
Terrace	75,68 m ²
Hall	12,78 m ²
Closet	4,32 m ²
Total Area	227,84 m²

3. First Floor

First Floor	
Room	Useful area
Master Bathroom	12,13 m ²
Hall	2,31 m ²
Master Bedroom	21,83 m ²
Stairs	7,14 m ²
Terrace	121,74 m ²
Walk-in Closet	13,60 m ²
Total Area	178,75 m²

4. Summary

	Real useful area ¹	Useful área according to Andalusian goverment ²
Villa	592,08 m ²	412.73 m ²

¹ Total useful área including private exterior áreas..

² Surface according to decree 218/2005 of October 11, by which the regulation of information to the cpnsumer in the purchase and lease of houses in Andalusia is approved.



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DESCRIPTION OF THE HOME AND SURROUNDING AREAS

Building located on Guatemala street in the city of Estepona, Malaga province.

The home has three floors. The basement will be open space and will be destined for storeroom and machinery/installations. The machinery room will be accessed from exterior stairs. The ground floor includes kitchen, laundry room, living-dinning room, a toilet, three bedrooms and three complete bathrooms. The first floor consists of the master bedroom, master bathroom and walk-in closet.

The covers are flat, passable or non-passable, depending on the case.

The exterior of the home will include a pool, a car park area and garden.

GENERAL TECHNICAL DESCRIPTION OF THE DWELLING

1. Electrical installation description:

For the electrical installation of the house, a level of electrification adapted to the intended use has been adopted (in this case, a high level of electrification), taking into account the Low Voltage Electrotechnical Regulation REBT 842/2002. It consists of a series of interior circuits such as:

- Lighting.
- General use outlets.
- Kitchen and oven.
- Dishwasher and washing machine.
- Bathroom and kitchen.
- Air conditioning and ACS production through aerothermia.

The aforementioned circuits will be protected by magnetotherms that will be housed in a box located in the basement of the house and by means of a differential.

2. Plumbing and sanitation network description:

For the cold water network, the execution of a connection to the meter located in the outer enclosure of the plot has been planned.

Once inside the house, the interior installation is developed, which branches out to serve the different wet rooms, such as kitchen, toilet and / or bathroom. It has a general cut-off valve and other cut-off valves in each of the wet rooms, from where the installation starts to look for each of the devices or elements that have to be supplied with both cold and hot water.

The hot water preparation is produced through an aerothermal system.

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Concerning the sanitation and/or sewerage network, the building will have a separate water collection system, which consists of:

- The rainwater collection network, which serves terraces and roofs, will be made up of PVC conducts and drainpipes of various diameters.
- The sewage network will collect the sewage. Said installation will be constituted by conducts and PVC drainpipes of various diameters.

Both networks run independently through the building. The box before the connection to the general network will be siphonic to avoid odors coming from the general network. All the boxes are prefabricated polypropylene. Siphonic sinks will be placed on the roofs and patios.

The waters of the different wet rooms are collected and led to the different downpipes. These downspouts are collected by the hanging network or in the buried network, as the case may be, and from there to the connections to the general network, following at all times the indications of the supplying company.

The horizontal pipes are PVC of different diameters, according to calculation, and will have a minimum slope of 1%.

3. Air conditioning pre-installation description:

The installation of air conditioning for the home is individual and consists of refrigeration, electrical, drainage, etc. between the outdoor unit / s and the indoor units (fancoil type) provided for the different rooms to be air-conditioned.

4. Fire protection system and network descriptions:

The house complies with the provisions of the applicable Standard to reduce the risk of building users suffering damage from an accidental fire to acceptable limits, ensuring that occupants can evacuate the building in safe conditions, limiting the extension of the fire within the building itself and allowing the action of the extinguishing and rescue equipment.

The fire resistance of the materials and construction elements meet the minimum requirements. The facilities/machinery room is equipped with fire extinguishers and emergency lighting.

5. Technical telecommunications description:

The telecommunications installation has been proposed in compliance with the Regulation currently in force on common infrastructure in buildings for access to telecommunications services.

In the homes, a series of outlets have been adopted for the reception of digital terrestrial television and telephone, as well as the forecast for incorporating satellite television and

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broadband telecommunications services, adapting to the particular characteristics of the home.

QUALITY SPECIFICATIONS

Here joint as Anex III

SALE PRICE

Taxable Base	XXX.XXX €
VAT*	XXX.XXX €
TOTAL	XXX.XXX €

(*)Value Added Tax, at the rate in force at the time of accrual, currently the rate is 10%.

Other taxes and expenses on behalf of the buyer:

- Legal Acts, stamps and duties
- Notary Public fees corresponding to private purchase contract and Title Deed
- Property Registry fees
- Purchase agreement and title deed processing fees
- Any other tax or expense that according to the Law corresponds to the buyer

PAYMENT TERMS

Reservation: 50.000€, moment in which a promise to purchase agreement is signed while the building license is being processed.

Purchase Agreement: Rest up to 30% of the total sale price

Structure Completion: 30% of the total sale price

Purchase Contract /Title Deed: 40% of the total sale price

The amounts paid on account will be guaranteed according to the Law:

Guaranteeing Entity: CAJAMAR CAJA RURAL SOC. COOP. DE CRÉDITO

Entity Address: Plaza Barcelona 5, (04006) ALMERIA

Special and exclusive account code for deposit of anticipated amounts:

ES20 3058 3011 1027 8300 0014

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LEGAL TITLE OF THE DEVELOPER ON THE PLOT

The company OBRAS Y SERVICIOS VIALTI S.L. has full ownership of the plot located in Calle Guatemala, Estepona (Malaga) with Cadastral reference , under public deed before the Notary Jose Antonio Lopez Frias, on March 28, 2018, with the number 570 of his protocol order and registered in the Property Registry of Estepona number 1.

BUILDING LICENSE

The procedures for obtaining the building permit will start once the reservation contract is signed, establishing a period of 4 months for this procedure.

DELIVERY DATE OF THE DWELLING

The delivery date of the house will be 12 months after obtaining the building license.

CHARGES AND EASEMENTS OF HOUSING, FACILITIES OR ACCESS

Free of charges and easements

METHOD OF HOW THE PURCHASE AGREEMENT WILL BE DOCUMENTED

The purchase agreement shall be drawn up in accordance with applicable legislation, except for special clauses established by mutual agreement between the buying party and the selling party.

The buyer will not bear the expenses derived from the title corresponding to the seller.

The buyer has the right to choose the Notary.

There is the possibility that any of the contracting parties reciprocally compelled each other to submit the purchase agreement to a public deed as soon as the consent and other necessary requirements for its validity had taken place.

The buyer has the right to request a copy of the purchase agreement to be formalized.

SUPPORTING DOCUMENTATION

The detailed documentation that supports all the agreements specified in this document is available to the consumer for consultation at Avenida Ricardo Soriano nº20 Local 6 of Marbella (Málaga).

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OTHER CONSIDERATIONS

The data given by the developer in this present document is solely for information purposes. The information given to the consumer has a valid period of ten natural days counting from the date of this present document.

Prior to the formalization of the corresponding reservation or sale contract, the interested party must not pay partial amounts on any account or for any reason, or by any means, therefore, the amounts paid in contravention of this rule will not grant the interested party any right over the property .

Except as mentioned in the previous section, any amount paid by the purchaser of a property to the seller, unless it is unequivocally stated that such payment is made in another concept, will be applied to account of the total sale price.

The present document is merely for information purposes without therefore supposing reservation of any kind on the property described.

In Estepona, on April 01th 2019

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