

Modular homes

with energy rating A

Puerto Lajas, Fuerteventura



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Fuerteventura, a paradise to build your ideal home

Are you dreaming of a home in a peaceful location with a warm climate and surrounded by nature? Fuerteventura is your ideal destination. This Canary Island offers a relaxed lifestyle, with white-sand beaches, turquoise waters, and a unique volcanic landscape.

Reasons to build your house in Fuerteventura:

-Privileged climate: Enjoy the sun and pleasant temperatures during all year.

-Lush nature: Explore its beaches, dunes, volcanoes and parks natural.

-Tranquility and security: Relax in a peaceful and safe environment.

Water sports: Practice surfing, windsurfing, kitesurfing and diving in its famous beaches.

-Delicious gastronomy: Savor Canarian cuisine with fresh products of the sea and the land.

-International connections: Fuerteventura airport offers flights to numerous European cities.



The Coastal Jewel of Puerto Lajas: Your House with Sea Views and an Unbeatable Wind Spot

Tranquility and Connection with Nature

Puerto Lajas is known for its **tranquility** and authentic atmosphere, ideal for escaping the hustle and bustle of tourism. It offers a dark-sand beach and crystal-clear waters, perfect for relaxing, swimming, or simply enjoying the volcanic landscape and ocean views. The wind conditions are excellent for sports such as **surfing, windsurfing, and kitesurfing**. The constant tourist demand can turn the property into a source of income through **vacation rentals**.

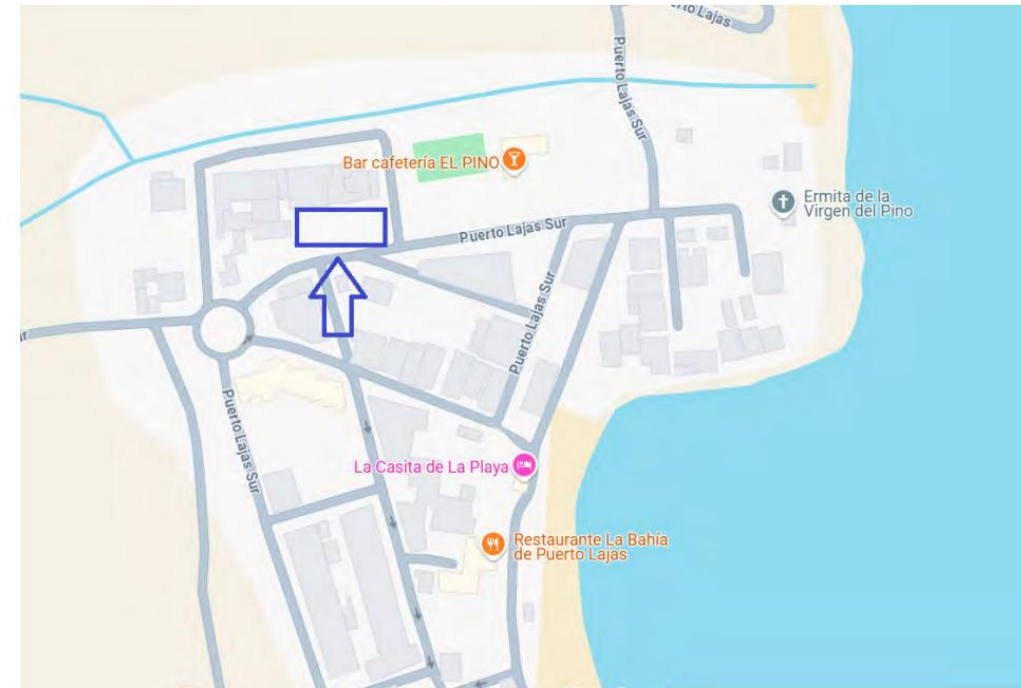
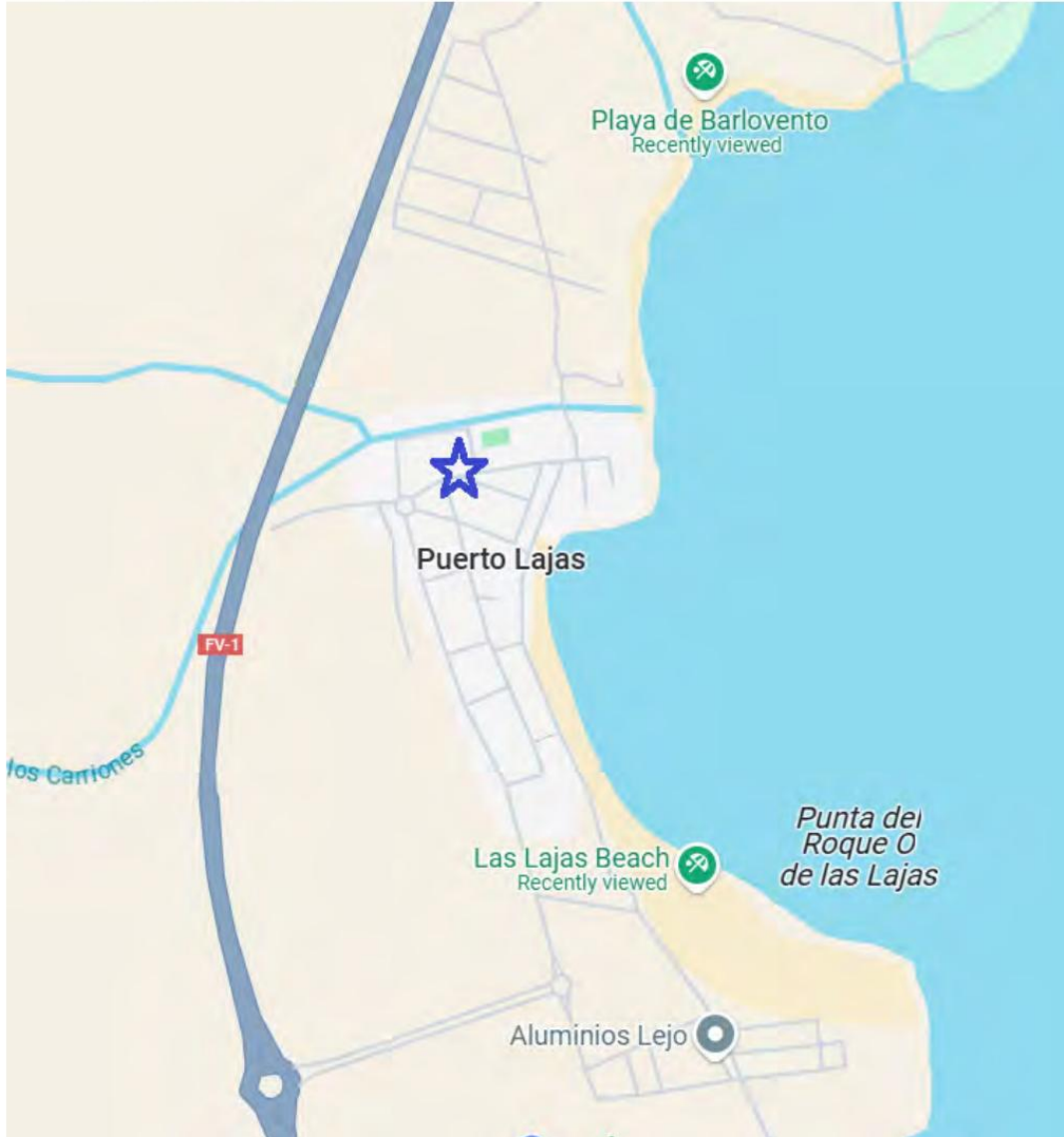


Investment Potential

Constant **tourist demand** can turn a property into a source of income through **vacation rentals**. Fuerteventura's excellent climate allows for a virtually continuous tourist season, ensuring **rental demand**.

For much of the year, not just during the summer months. This is crucial for the profitability of a vacation rental investment. The combination of a peaceful setting, nearby amenities, and a stable real estate market in Fuerteventura make Puerto Lajas an unbeatable investment option.

Your home with a private garden 200 meters from the sea.



Proximity to the beaches: Quick and easy access to the beaches, ideal for enjoying the sea, sunbathing, or practicing water sports.

Good road connections: just 10 minutes from the capital and 20 minutes from Corralejo, a major tourist center with famous beaches, a natural park, and a wide range of restaurants and leisure activities.

Quiet residential area: A quieter, more local feel, away from the hustle and bustle of more touristy areas, but within walking distance to local restaurants and bars.



In the heart of the quiet coastal town of **Puerto Lajas** we created a unique complex of **10 duplex homes** designed to offer quality of life, functionality, and a direct connection to the island's natural environment.

The homes blend seamlessly into the coastal landscape of Puerto Lajas, an area known for its tranquility, accessibility, and proximity to the sea.

The design respects local aesthetics and prioritizes energy efficiency and comfort.



Images without contractual value and may be subject to changes due to technical, legal or administrative requirements.



Homes designed for living with light, calm and quality

Two-story, two-bedroom duplex homes with a modern design and clean lines, combining contemporary aesthetics with durable materials adapted to Fuerteventura's climate.

Interior spaces have been designed to offer functionality, comfort and brightness.

The layout optimizes every corner, with high-quality materials and elegant finishes.



The bedrooms are quiet, perfect for rest, with natural light and good ventilation.

Integrated kitchens combine modern aesthetics and practicality, ideal for enjoying in company.

Everything has been designed to create a serene, warm home connected to the Fuerteventura environment.



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Ground floor

All duplexes feature a **private garden**: a front patio and a backyard with a large **storage room**, perfect for storing all your sports equipment. The living-dining room and open-plan kitchen create an open and connected atmosphere, ideal for family and social gatherings.



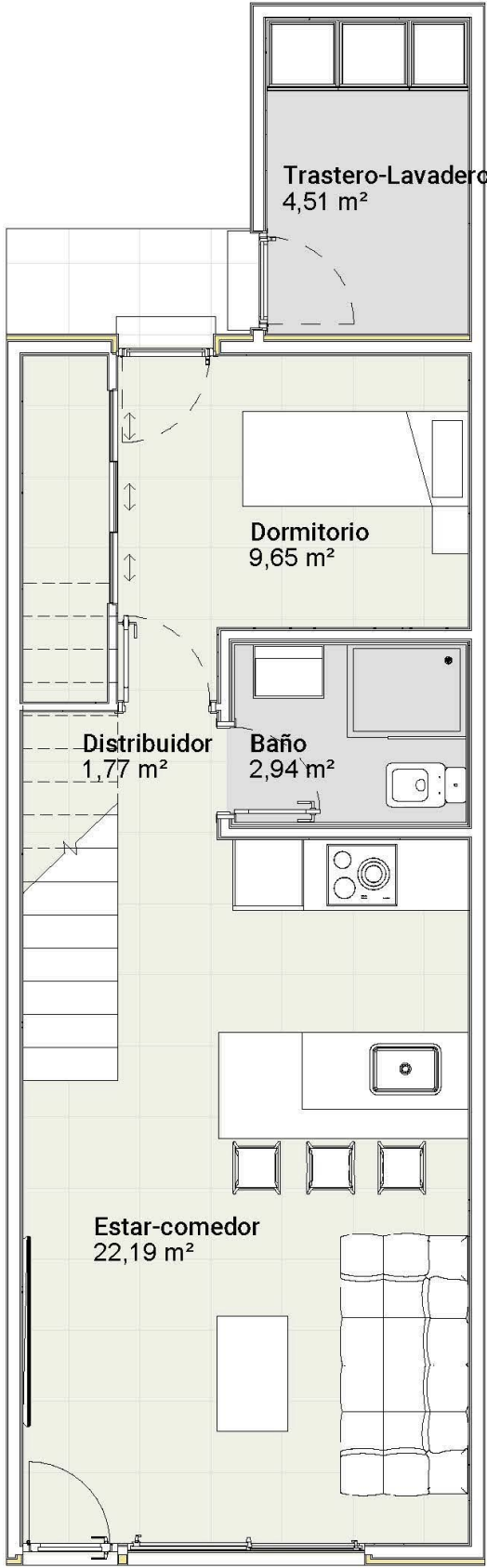
PLANTA BAJA GENERAL

Upper floor

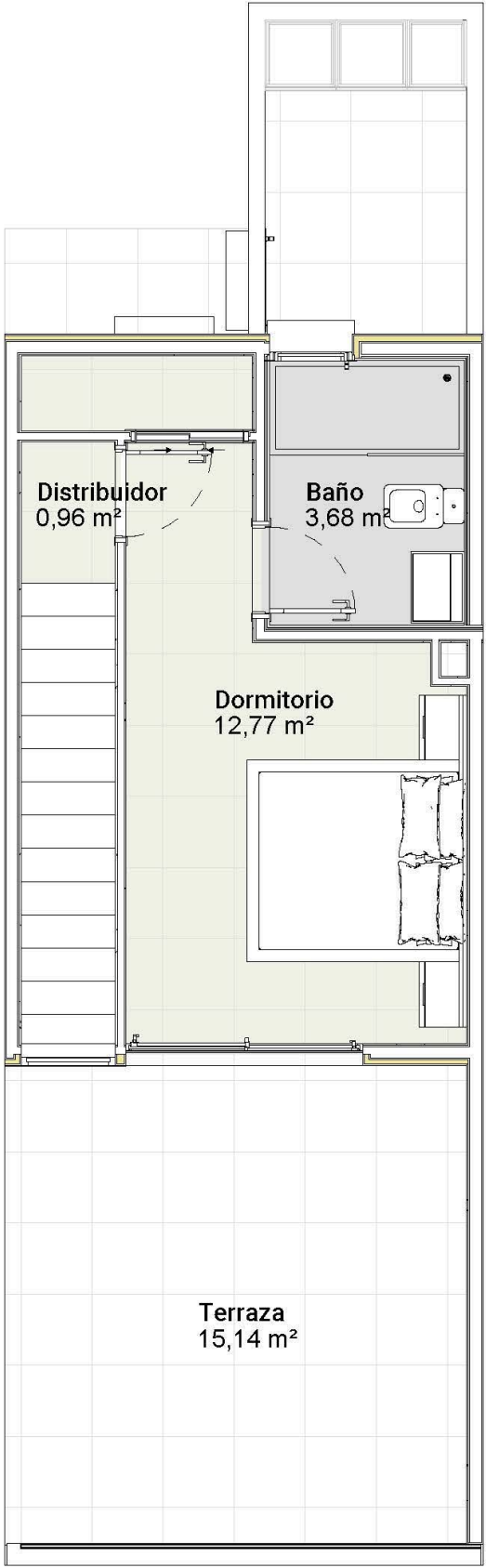
The first floor is designed to be a **private and comfortable retreat**, standing out for its spacious bedroom, dedicated bathroom and, above all, for the **large terrace** with spectacular **views of the sea**, which adds a valuable outdoor space for exclusive enjoyment to relax.



PLANTA PRIMERA GENERAL



PLANTA BAJA



PLANTA PRIMERA

SUPERFICIES ÚTILES

PLANTA BAJA	
Baño	2,94 m ²
Distribuidor	1,77 m ²
Dormitorio	9,65 m ²
Estar-comedor	22,19 m ²
Trastero-Lavadero	4,51 m ²
	41,06 m ²

PLANTA PRIMERA	
Baño	3,68 m ²
Distribuidor	0,96 m ²
Dormitorio	12,77 m ²
Terraza	15,14 m ²
	32,54 m ²
	73,60 m ²

SUPERFICIES CONSTRUIDAS

PLANTA BAJA	
Vivienda	41,74 m ²
Trastero-Lavadero	5,49 m ²
	47,23 m ²

PLANTA PRIMERA	
Vivienda	24,79 m ²
Terraza	16,95 m ²
	41,74 m ²
	88,97 m ²

Each home has:

- 2 bedrooms
- 2 bathrooms
- Living-dining room with integrated kitchen
- Private front garden
- Upper terrace with views and chill-out area
- Natural lighting in all rooms
- High-quality finishes with sustainable materials
- Garden storage room with storage-laundry room.



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PRICES



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Duplex nr	M2 Built	M2 front garden	M2 backyard	PRICE *without taxes
1	92.08	36.88	4.77	€ 275,000.00
2	88.97	25.51	5.94	€ 270,000.00
3	88.97	23.85	6.13	€ 265,000.00
4	88.97	22.2	7.8	€ 260,000.00
5	88.97	20.52	8.8	€ 255,000.00
6	88.97	16.7	9.6	€ 250,000.00
7	88.97	16.75	5.7	€ 290,000.00
8	88.97	16.29	7.2	€ 290,000.00
9	88.97	15.36	8.15	€ 290,000.00
10	88.97	16.61	9.02	€ 290,000.00

METHOD OF PAYMENT

- 5,000.00 Euros - to reserve your dream home
 - 20% minus 5,000.00 - at the start of the building
 - 80%- upon notarial deed with handover of the keys
- *plus taxes

CONSTRUCTION SYSTEM

MODULAR HOUSES WITH ENERGY RATING A



Construction times:

Since a large part of the structure is manufactured in the workshop using an **industrialized process**, construction times on site are drastically reduced. This allows for faster delivery of the house, minimizing unforeseen events and delays associated with traditional construction.

The estimated delivery time for the villas is 4 months from the start of construction.



Energy Efficiency and Thermal Comfort:

Prefabrication allows for more rigorous quality control and the optimal incorporation of highly efficient insulating materials. This results in **excellent thermal and acoustic insulation**, which translates into greater interior comfort and a significant reduction in energy consumption for air conditioning, achieving significant savings on bills.



QUALITY REPORT



The composition of the **exterior wall**:

Autoclave-mounted 9.5x45 starting profile placed on a concrete foundation. Treated 95x45 structural framework spaced 600mm apart for exterior walls and 6.0x45 for interior walls.

KNAUFF **acoustic mineral wool** - 100mm used as acoustic and thermal insulation.
OSB structural board 12mm on both sides.

Membrane layer 110 Rothoblaas, Eps80 – 50 mm

Exterior finish SATE system finished in white acrylic mortar

Interior finish: plasterboard panel finished in smooth plastic paint or tiling in wet areas.

The roof is composed of 45x145 mm pitch battens, laminated beams, and a deck 18mm OSB, traspir 110 Rothoblaas membrane , lana mineral UNIFIT 035 KNAUFF– 150 mm, membrane fleece 110 Rothoblaas, waterproofing with EPDM

Structure: PEFC certified material, with C24 resistance class SR EN 14081-1+A1:2011, assessed and verified by the CE and compliant with the requirements SR EN 14081-1 + A1: 2011, certified GL24 - GLUED LAMINATED TIMBER AND GLUED SOLID TIMBER SR EN 14080:2013 (EN 14080:2013).

Autoclave treatment with European approvals CSN 490600-1 and CSN ec 599-1.



PARTITION WALLS AND FALSE CEILINGS

Gypsum board system (PYL)

Placed on perimeter cladding, interior partitions and suspended false ceilings in specific areas, PLADUR, PLACO or KNAUFF brands

Finished in smooth matte white plastic paint.



WINDOWS

PVC A-70 Series Windows, 70 mm Frame, VIDRIO 3+3/14/6 SUNGUARD HPN 50/32

MAIN PROFILES: GREY BASE
DARK, BLACK INNER JOINT,
BLACK OUTER SEAL

METAL SECURITY ENTRANCE DOOR



**WOODEN DOOR
LACQUERED IN WHITE**

Chains in bathrooms and master bedroom.

**INTERIOR FLOORING
AND EXTERIOR**

Premium porcelain stoneware
In 60X60cm format

Cement grey tone.



SANITARY FITTINGS AND TAPS

Shower column
single-handed, black

Cabinet with sink
black faucet



Resin **shower tray**
extra-flat, white

White **toilet** with
soft-close lid



PLUMBING

FACILITY

Execution of plumbing network in compliance with current regulations and technical codes

Domestic Hot Water

Domestic hot water supply using an Ariston aerothermal heater or similar



ELECTRICITY

FACILITY

Execution of the electricity network in compliance with low voltage regulations and the current technical code

Automatic electricity and telecommunications panels

Halogen-free CX reinforced under-tub wiring

SIMON Series 27 or similar mechanism