

La Oliva Gardens

Modular houses with energy rating A



UNIKA

CONSULTING & MANAGEMENT

La Oliva, Fuerteventura

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.



La Oliva: Unique Nature and Landscapes with the Best Beaches in the Canary Islands

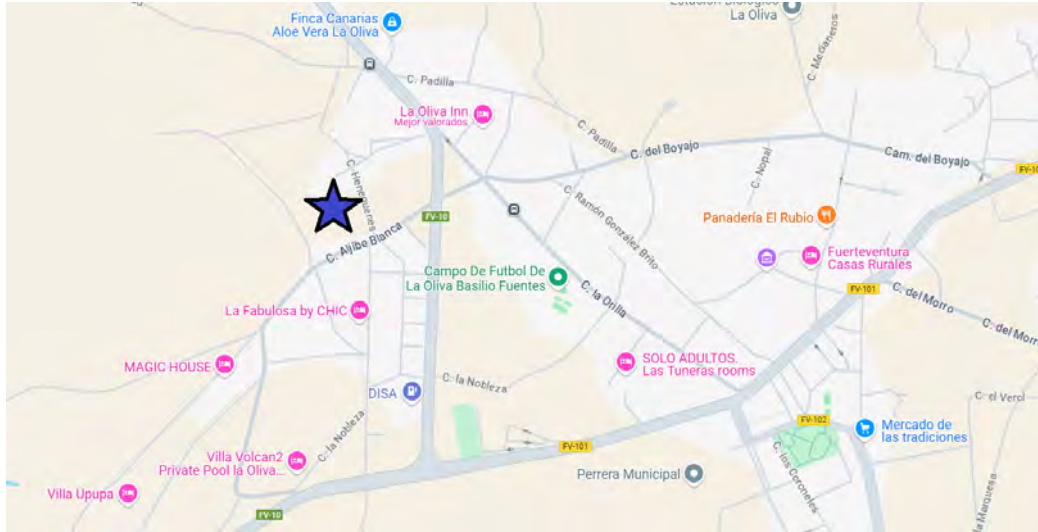
La Oliva is a treasure of contrasting landscapes. From the Stunning white-sand beaches with turquoise waters like **El Cotillo** and **Corralejo** are just minutes away, as are the majestic Corralejo **Dunes Natural Park** , a visual spectacle of golden sand that blends with the ocean. If you love hiking, the Malpaís de la Arena trails or the climb to **Tindaya** Mountain will offer unforgettable panoramic views.



Services and Connectivity

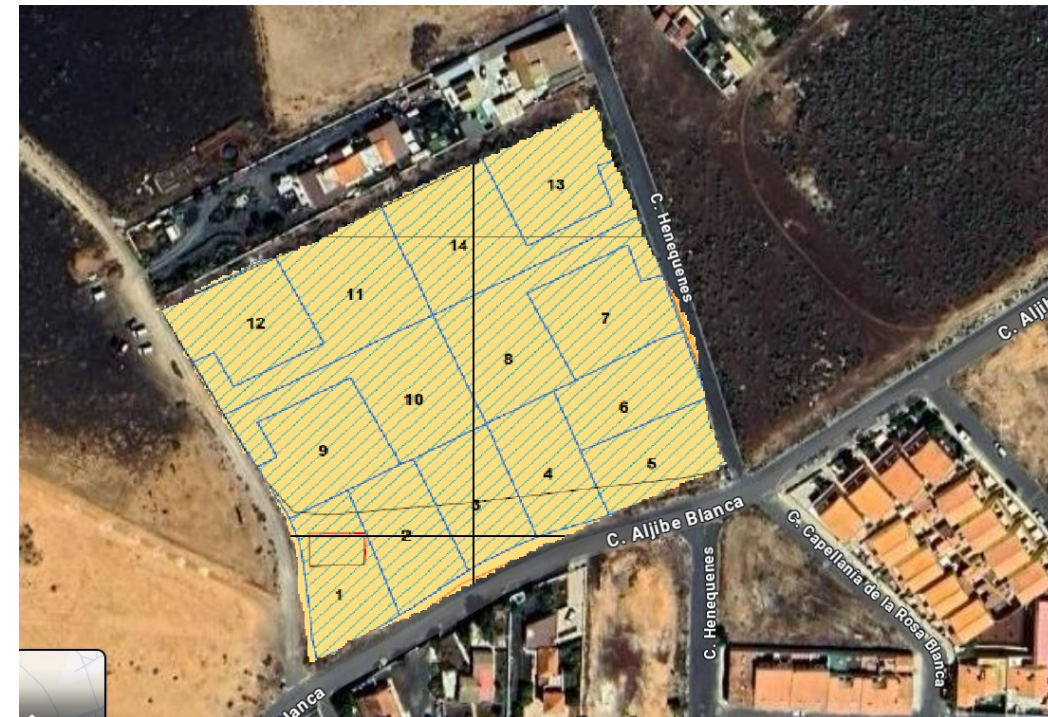
Despite its peaceful atmosphere, La Oliva offers all the essential services for a comfortable life. You'll find **supermarkets, health centers, pharmacies, banks** , and a wide range of **restaurants** where you can enjoy local and international cuisine. Furthermore, the proximity to Corralejo, one of the island's most important tourist centers, further expands the leisure, shopping, and dining options.

LOCATION OF THE PROMOTION "La Oliva Gardens"

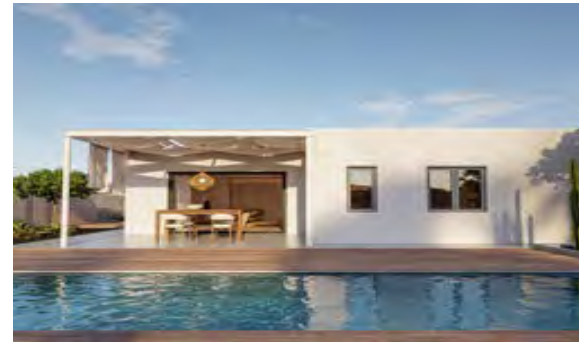


14 independent **plots** between 1,000 m2 and 1,779 m2 with no common areas and **no community fees**.

The plots have a building potencial between 250 m2 and 445 m2 with the option of a **private pool**. Choose one of our models or create your ideal home with us.



INDEPENDIENT VILLAS MODELS



VILLA ALOE

80 m2
2 bedrooms
1 bathroom
living room & kitchen
storage room
from **247.000 Euros**

*plus taxes

VILLA ORQUIDEA

100 m2
3 bedrooms
2 bathrooms
living room & kitchen
storage room
from **277.000 Euros**

*plus taxes

VILLA DRAGO

140 m2
4 bedrooms
2 bathrooms
living room & kitchen
storage room
from **315.000 Euros**

*plus taxes

VILLA MAGNOLIA

199 m2
4 bedrooms
3 bathrooms
living room & kitchen
swimming pool
from **497.000 Euros**

* plus taxes



VILLA ALOE



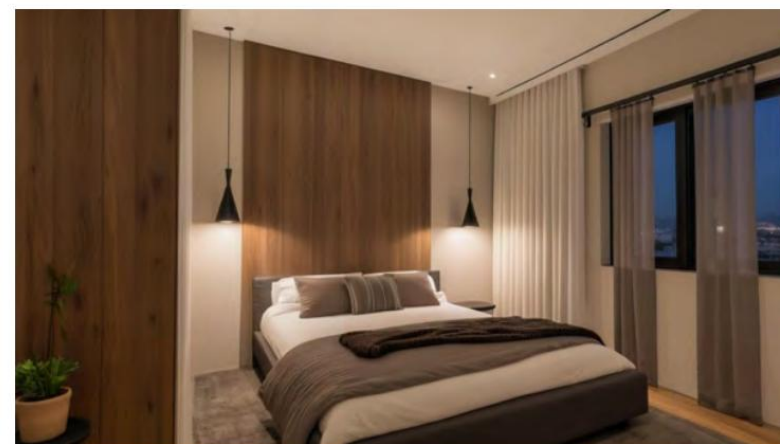


SUPERFICIES ÚTILES	
Nombre	Área
Dormitorio 1	11,08 m²
Dormitorio 2	8,41 m²
Baño	4,48 m²
Lavandería	4,10 m²
Estar-comedor	29,83 m²
Terraza	13,98 m²
	71,88 m²

SUPERFICIE CONSTRUIDA	
Nombre	Área
Terraza	13,98 m²
Vivienda	66,53 m²
	80,51m²



VILLA ALOE





PLOT SURFACE VILLA ALOE PRICE

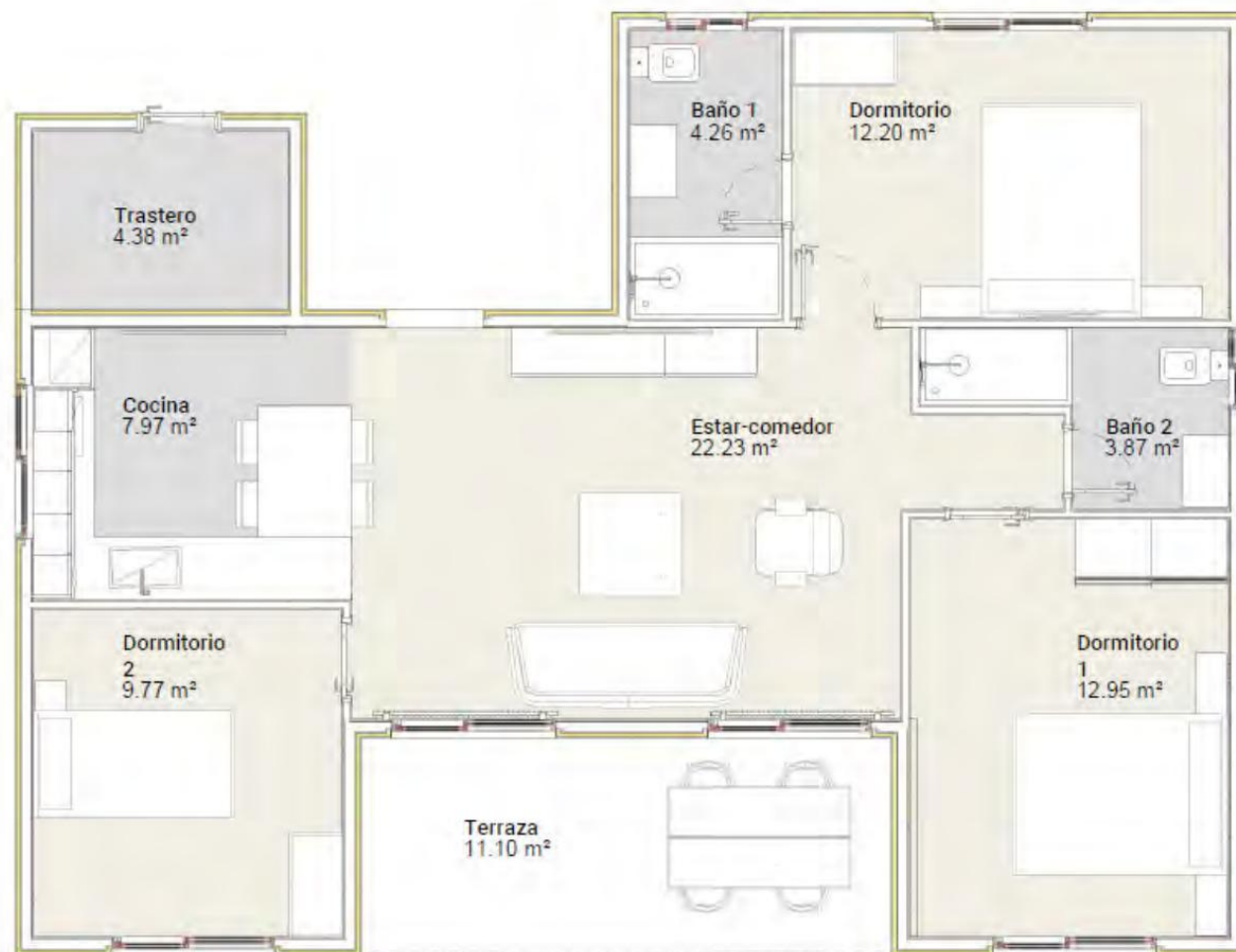
S1	1.091 m2	SOLD
S2	1.000 m2	SOLD
S3	1.000 m2	SOLD
S4	1.000 m2	SOLD
S5	1.000 m2	SOLD
S6	1.000 m2	SOLD
S7	1.200 m2	SOLD
S8	1.589 m2	300.000,00€
S9	1.200 m2	SOLD
S10	1.589 m2	299.000,00€
S11	1.779 m2	300.000,00€
S12	1.200 m2	264.000,00€
S13	1.200 m2	264.000,00€
S14	1.778 m2	309.000,00€

*plus tax



VILLA ORCHID



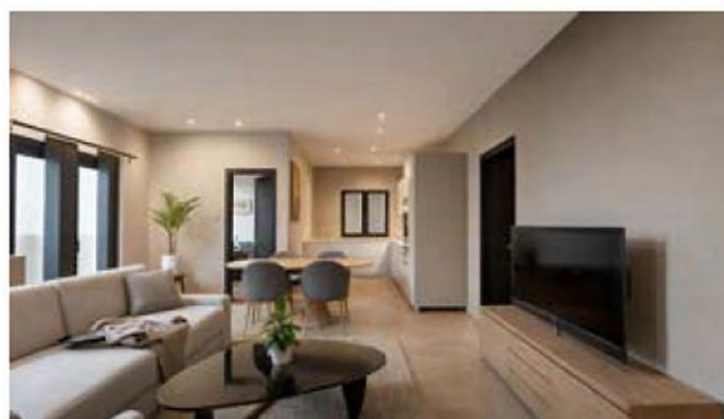
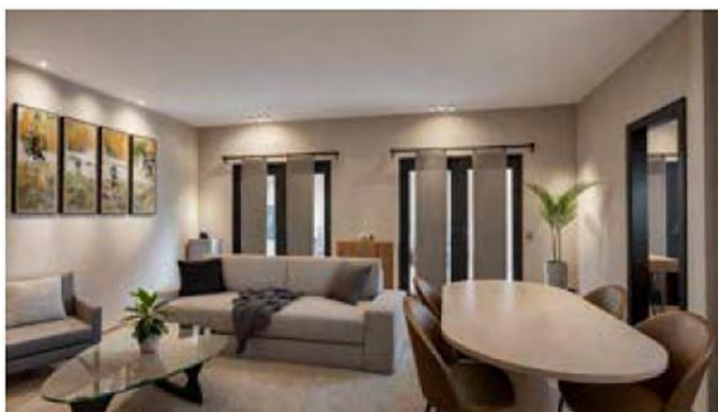


SUPERFICIES ÚTILES	
Nombre	Área
Estar-comedor	22.23 m ²
Dormitorio 1	12.95 m ²
Dormitorio	12.20 m ²
Dormitorio 2	9.77 m ²
Cocina	7.97 m ²
Trastero	4.38 m ²
Baño 1	4.26 m ²
Baño 2	3.87 m ²
77.61 m ²	
Terraza	11.10 m ²
11.10 m ²	
88.70 m ²	

SUPERFICIE CONSTRUIDA	
Nombre	Área
Vivienda	89.27 m ²
Terraza	11.09 m ²
100.36 m ²	



VILLA ORCHID



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



PLOT	SURFACE	VILLA ORQUIDEA PRICE
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S1	1.091 m2	SOLD
S2	1.000 m2	SOLD
S3	1.000 m2	SOLD
S4	1.000 m2	SOLD
S5	1.000 m2	SOLD
S6	1.000 m2	SOLD
S7	1.200 m2	SOLD
S8	1.589 m2	330.000,00 €
S9	1.200 m2	SOLD
S10	1.589 m2	329.000,00 €
S11	1.779 m2	330.000,00 €
S12	1.200 m2	294.000,00 €
S13	1.200 m2	294.000,00 €
S14	1.778 m2	339.000,00 €

* plus tax

VILLA DRAGO





SUPERFICIES ÚTILES	
Nombre	Área

Estar-comedor	53,55 m ²
Dormitorio 1	13,59 m ²
Dormitorio 2	10,27 m ²
Dormitorio 3	10,49 m ²
Dormitorio 4	14,04 m ²
Baño 2	5,80 m ²
Baño 1	4,40 m ²
Lavandería	4,15 m ²
	116,28 m ²
Terraza	14,08 m ²
	14,08 m ²
	130,36 m ²

SUPERFICIE CONSTRUIDA	
Nombre	Área

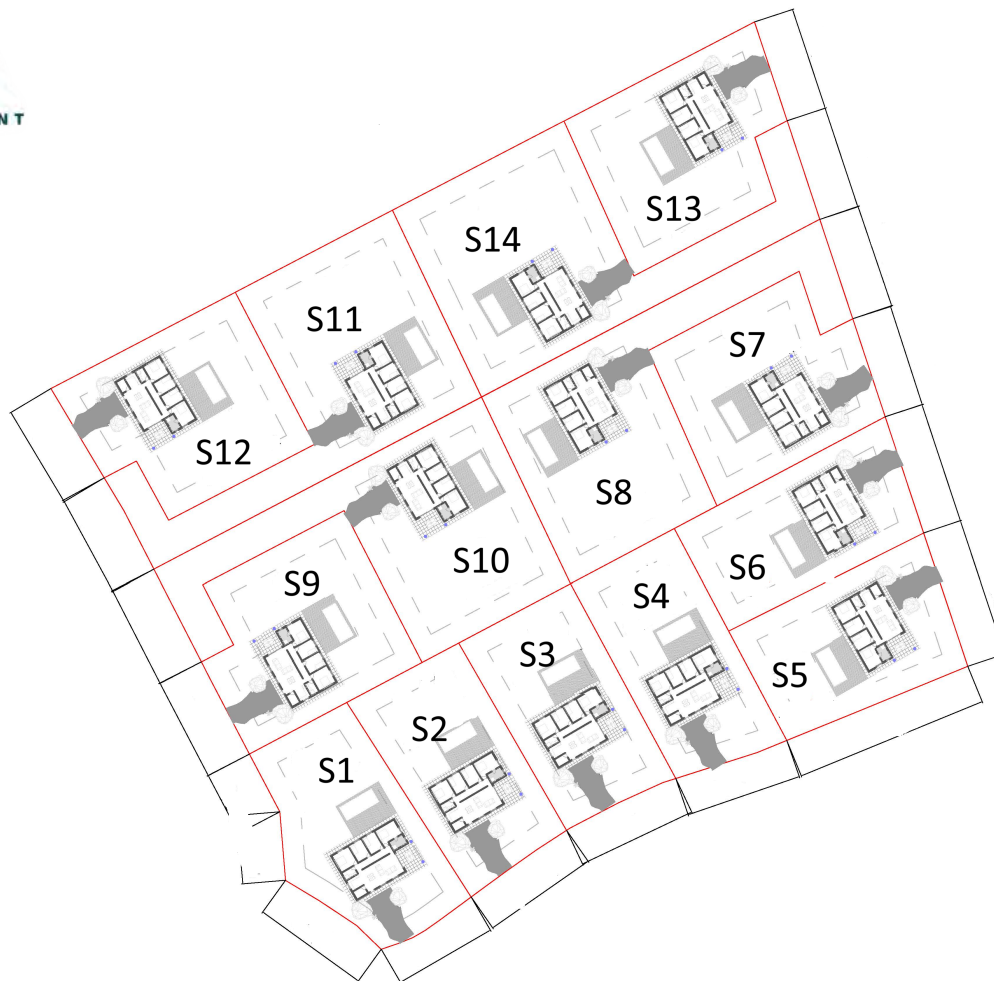
Terraza	14,08 m ²
Vivienda	128,60 m ²
	142,67 m ²



VILLA DRAGO



Imágenes sin valor contractual pudiendo experimentar cambios por exigencias técnicas, legales o administrativas.



PLOT SURFACE VILLA DRAGO PRICE

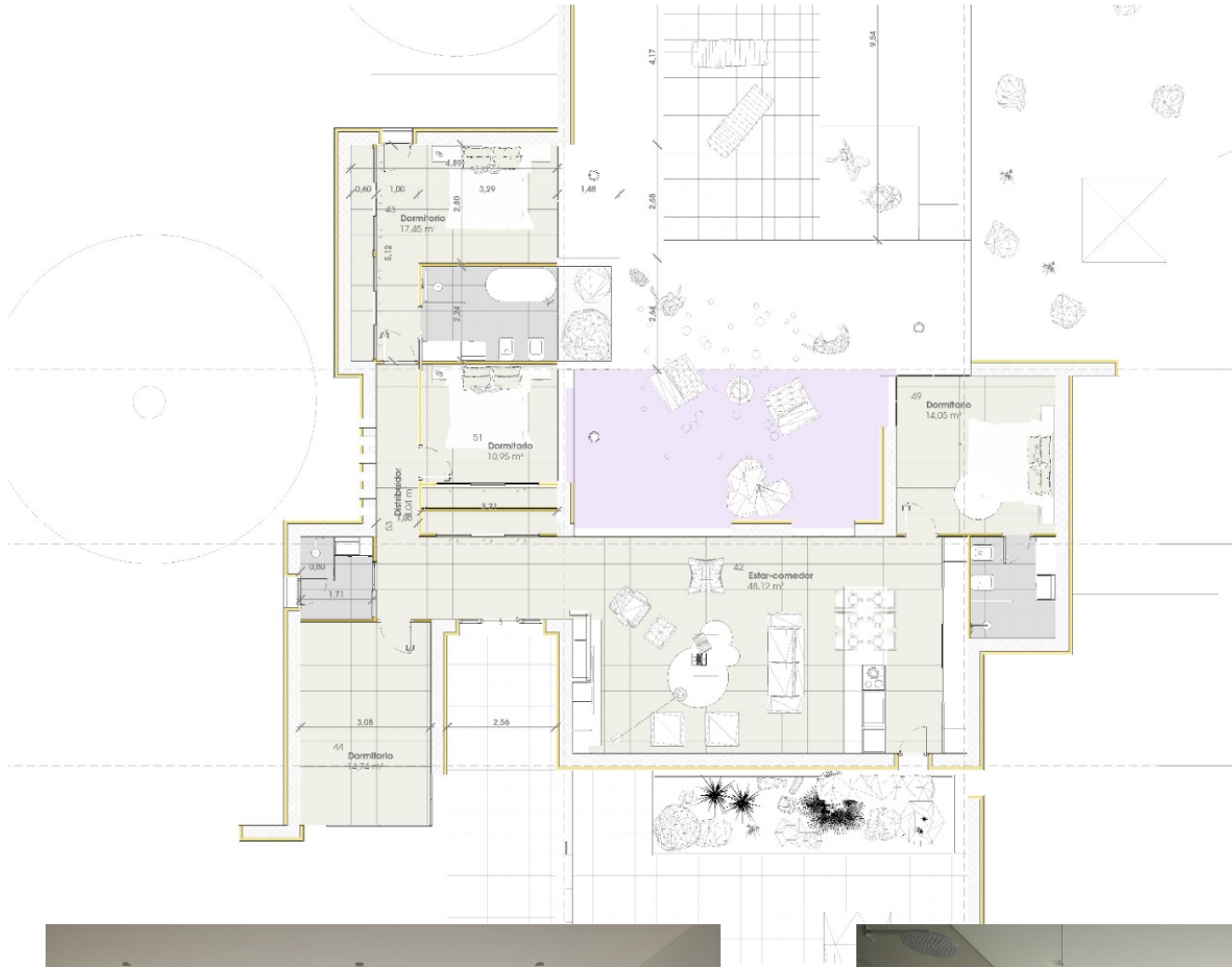
S1	1.091 m2	SOLD
S2	1.000 m2	SOLD
S3	1.000 m2	SOLD
S4	1.000 m2	SOLD
S5	1.000 m2	SOLD
S6	1.000 m2	SOLD
S7	1.200 m2	SOLD
S8	1.589 m2	368.000,00€
S9	1.200 m2	SOLD
S10	1.589 m2	367.000,00 €
S11	1.779 m2	368.000,00€
S12	1.200 m2	332.000,00€
S13	1.200 m2	332.000,00€
S14	1.778 m2	377.000,00€

*plus tax



VILLA MAGNOLIA





SUPERFICIES ÚTILES		
Nivel	Identificación	Superficie
	Descripción	Útil

00_PB	Estar-comedor	48,12 m²
00_PB	Dormitorio	17,45 m²
00_PB	Dormitorio	14,74 m²
00_PB	Baño	7,21 m²
00_PB	Baño	3,33 m²
00_PB	Dormitorio	14,05 m²
00_PB	Dormitorio	10,95 m²
00_PB	Distribuidor	4,04 m²
00_PB	Baño	4,83 m²
00_PB	Porche	25,87 m²
00_PB	Distribuidor	10,70 m²
Total general		161,29 m²

SUPERFICIES CONSTRUIDAS				
Nivel	Nombro	Superficie construida	COMPUTABLE	Porcentaje de cómputo

00_PB	PORCHE	27.04 m²	0.00 m²	0,00%
00_PB	VIVIENDA	171.00 m²	171.00 m²	100,00%
		199,20 m²	171,66 m²	



VILLA MAGNOLIA





PLOT SURFACE VILLA **MAGNOLIA** PRICE

S7	1.200 m2	SOLD
S8	1.589 m2	535.000,00€
S9	1.200 m2	SOLD
S10	1.589 m2	534.000,00€
S11	1.779 m2	535.000,00€
S12	1.200 m2	499.000,00€
S13	1.200 m2	499.000,00€
S14	1.778 m2	544.000,00€

*plus tax

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 atherothermal heater or similar



ELECTRICITY

FACILITY

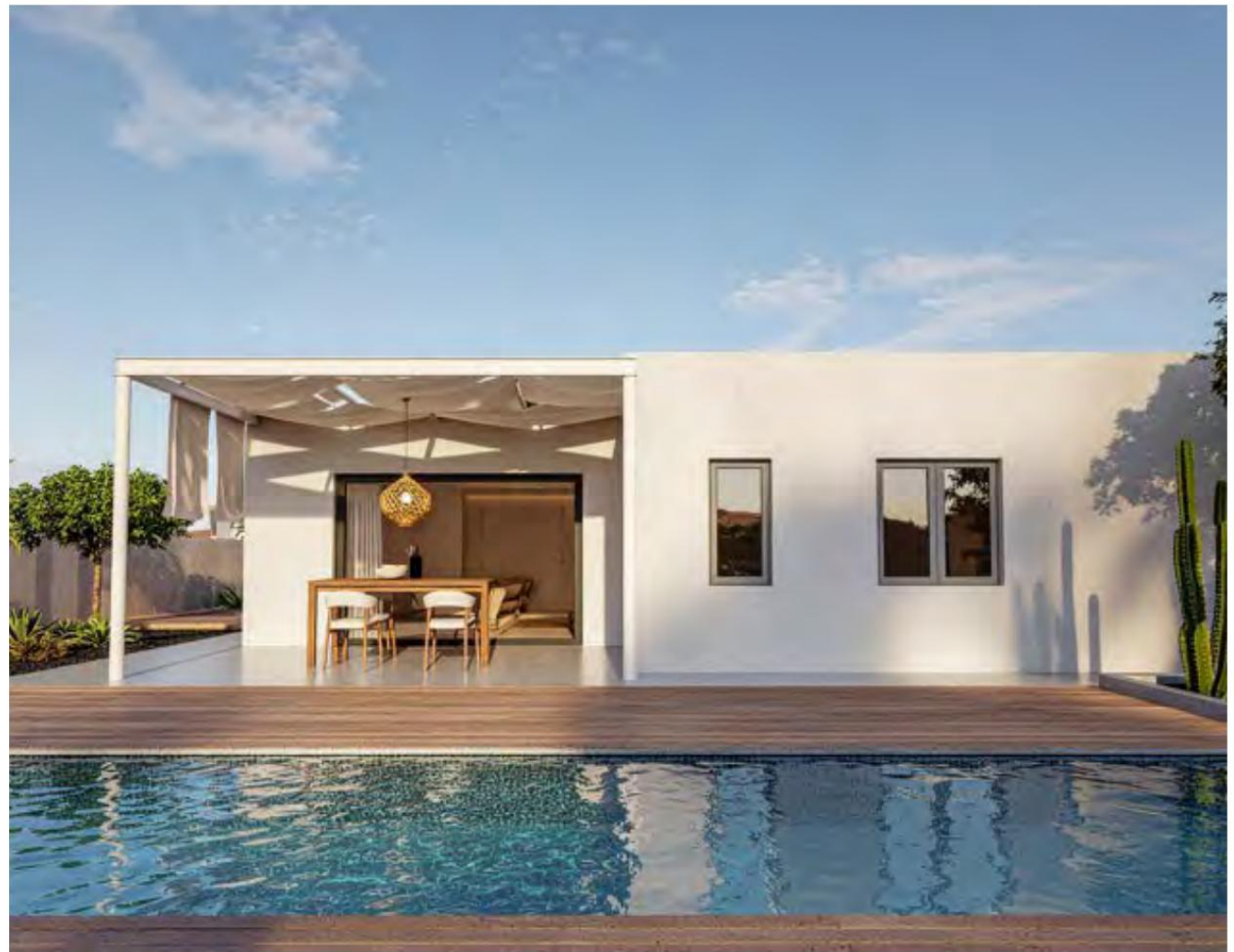
Execution of the electricity network in compliance with low voltage regulations and the current technical code

Automatic electricity and telecommunications panels

Halogen-free CX reinforced under-tub wiring

SIMON Series 27 or similar mechanism





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EXTRAS
AVAILABLE

POOL

Private pool
Fiber coating finish
white color
Outdoor purification booth

ZONA SOLARIUM

Paved outdoor area of
the chosen size .

PERGOLA

Wooden pergola
with cover.



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