

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

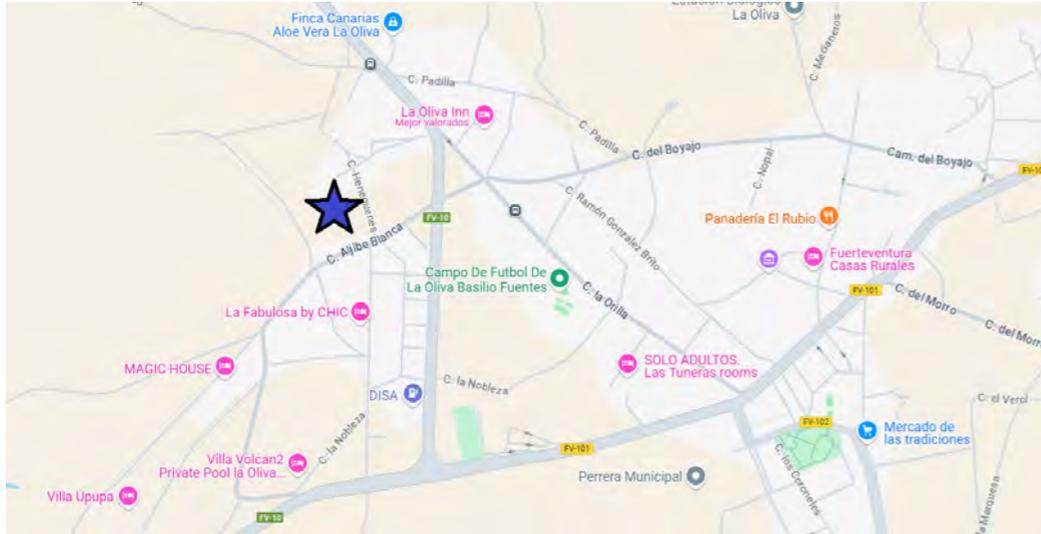
La Oliva is a treasure of contrasting landscapes. From the Stunning white-sand beaches with turquoise waters like **El Cotillo** and **Corralejo** are just minutes away, as are the majestic **Corralejo Dunes Natural Park** , a visual spectacle of golden sand that blends with the ocean. If you love hiking,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



Services and Connectivity

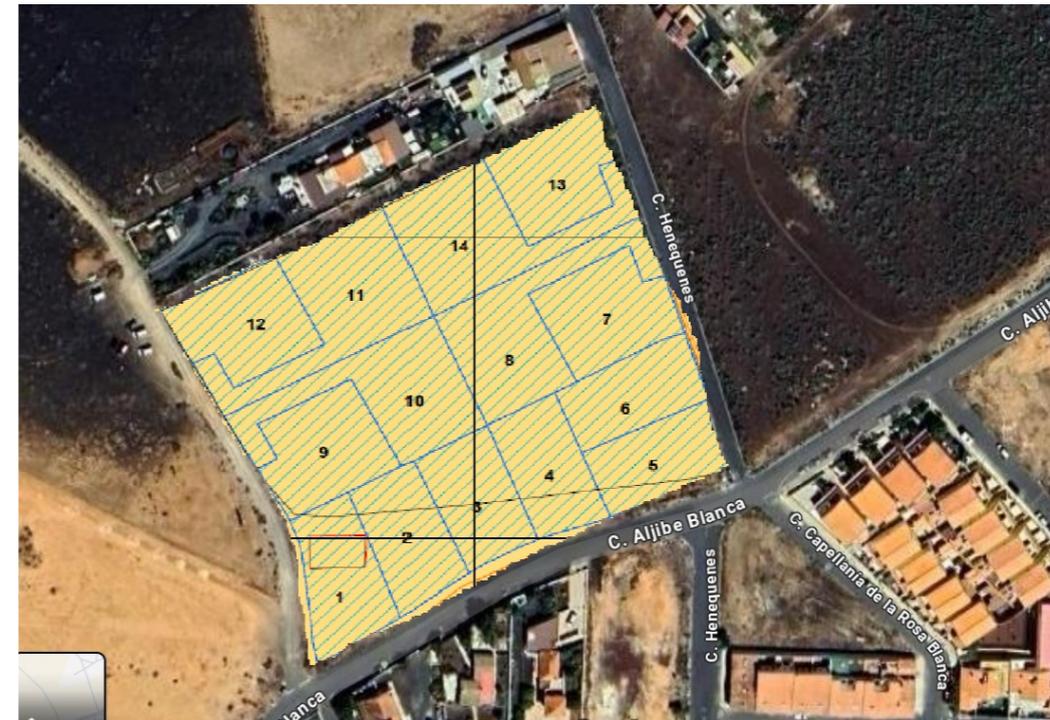
Despite its peaceful atmosphere, La Oliva offers all the essential services for a comfortable life. You'll find **supermarkets, health centers, pharmacies, banks** , and a wide range of **restaurants** where you can enjoy local and international cuisine. Furthermore, the proximity to Corralejo, one of 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 potential 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.



INDEPENDENT VILLA MODELS



VILLA "ALOE"

80 m2
2 bedrooms
1 bathroom
living room
kitchen
storage room

from **247,000 Euros**
*plus taxes



VILLA "ORCHID"

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 ALOE



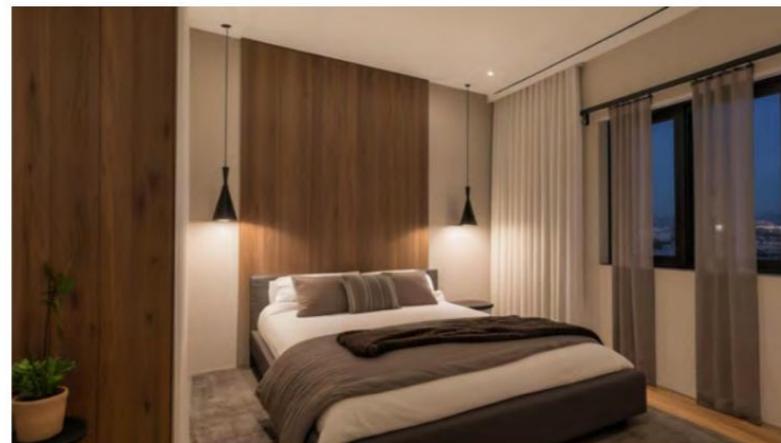


SUPERFICIES ÚTILES	
Nombre	Área
Dormitorio 1	11,08 m ²
Dormitorio 2	8,41 m ²
Baño	4,48 m ²
Lavandería	4,10 m ²
Estar-comedor	29,83 m ²
Terraza	13,98 m ²
	71,88 m ²

SUPERFICIE CONSTRUIDA	
Nombre	Área
Terraza	13,98 m ²
Vivienda	66,53 m ²
	80,51 m ²



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	310.000,00€
S9	1.200 m2	SOLD
S10	1.589 m2	309.000,00€
S11	1.779 m2	310.000,00€
S12	1.200 m2	274.000,00€
S13	1.200 m2	274.000,00€
S14	1.778 m2	319.000,00€

*plus tax

VILLA ORCHID





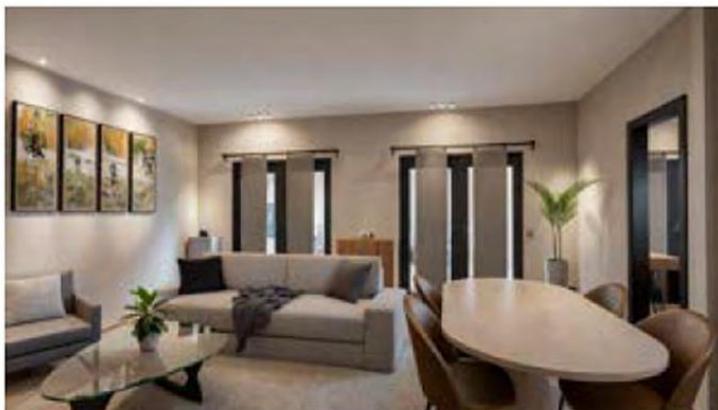
SUPERFICIES ÚTILES	
Nombre	Área
Estar-comedor	22.23 m ²
Dormitorio 1	12.95 m ²
Dormitorio	12.20 m ²
Dormitorio 2	9.77 m ²
Cocina	7.97 m ²
Trastero	4.38 m ²
Baño 1	4.26 m ²
Baño 2	3.87 m ²
	77.61 m ²
Terraza	11.10 m ²
	11.10 m ²
	88.70 m ²

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



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VILLA ORCHID



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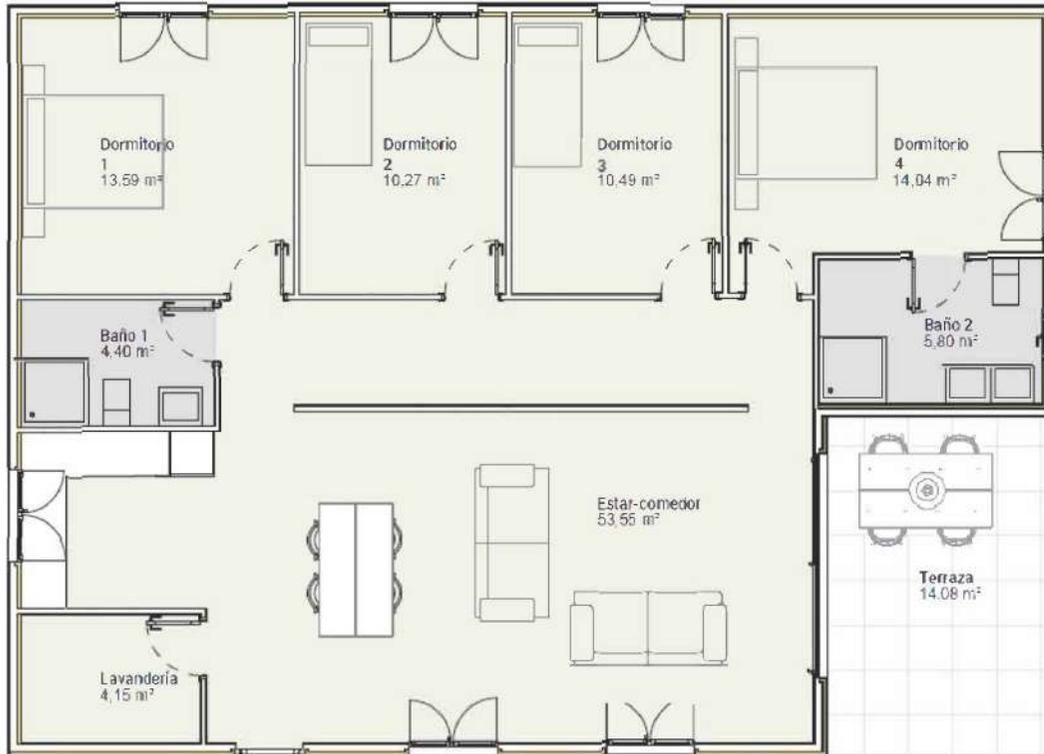
PLOT SURFACE VILLA ORQUIDEA PRICE

PLOT	SURFACE	VILLA ORQUIDEA PRICE
S1	1.091 m ²	SOLD
S2	1.000 m ²	SOLD
S3	1.000 m ²	SOLD
S4	1.000 m ²	SOLD
S5	1.000 m ²	SOLD
S6	1.000 m ²	SOLD
S7	1.200 m ²	SOLD
S8	1.589 m ²	340.000,00 €
S9	1.200 m ²	SOLD
S10	1.589 m ²	339.000,00 €
S11	1.779 m ²	340.000,00 €
S12	1.200 m ²	304.000,00 €
S13	1.200 m ²	304.000,00 €
S14	1.778 m ²	349.000,00 €

* 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

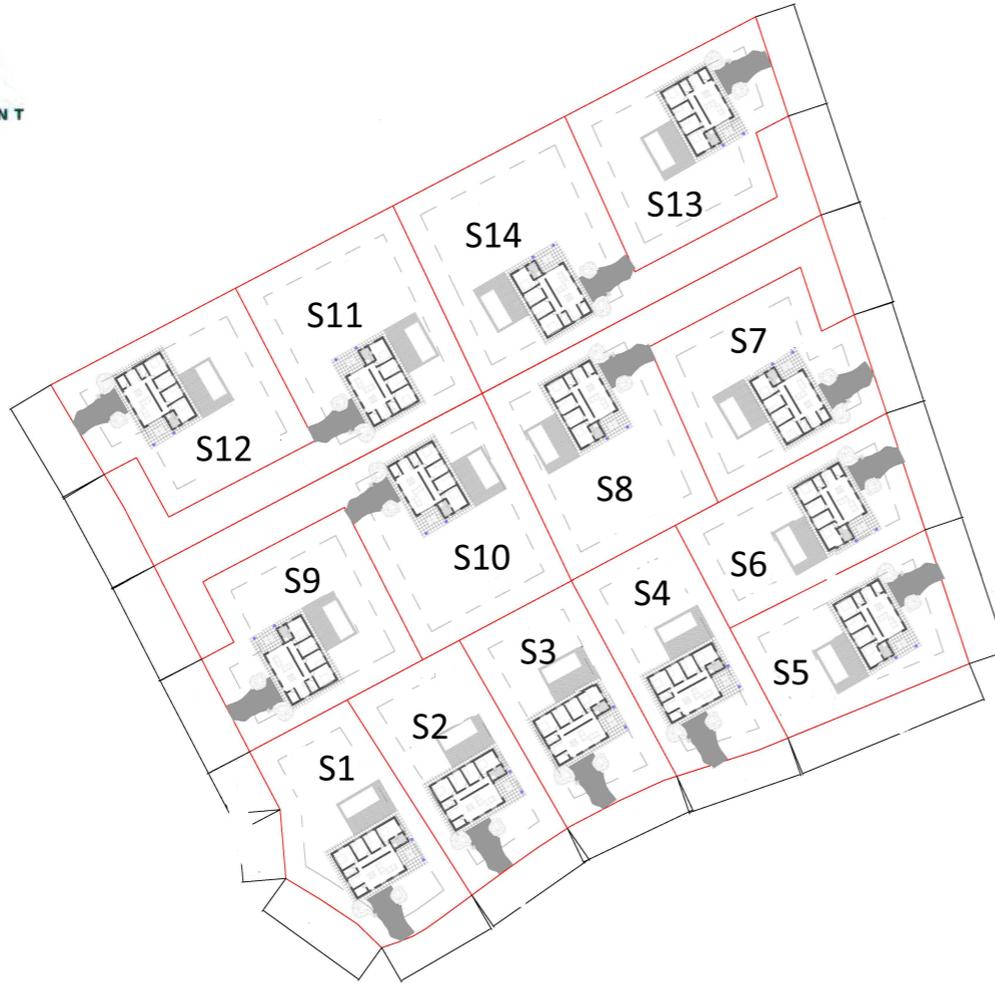


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VILLA DRAGO



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	378.000,00€
S9	1.200 m2	SOLD
S10	1.589 m2	377.000,00€
S11	1.779 m2	378.000,00€
S12	1.200 m2	342.000,00€
S13	1.200 m2	342.000,00€
S14	1.778 m2	387.000,00€

*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:

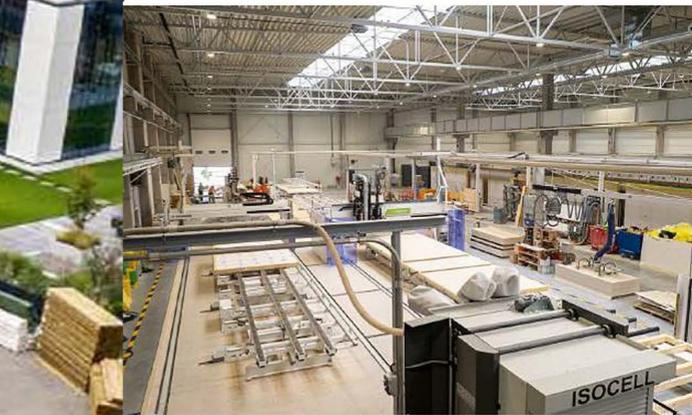
Prefabrication allows for more rigorous quality control and the optimal incorporation of highly efficient insulating materials. This results in excellent thermal and acoustic insulation, which translates into greater interior comfort and a significant reduction in energy consumption for air conditioning,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



Modern Technology, Durable Future: UNIKA System

We build based on the synergy between nature and engineering. The foundation of our homes is certified KVH structural timber, planed on all four sides and rigorously selected according to moisture content. Thanks to this, the structure achieves exceptional stability, low thermal conductivity, and natural resistance to warping and cracking—key features in demanding climates.

The interior structure and rigidity of the construction are supported by innovative Fermacell® gypsum-fiber boards. This solution has revolutionized timber construction, offering uncompromising strength, fire protection, and stability, while maintaining excellent acoustic insulation.





DIN EN ISO 9001

fermacell®

DÖRKEN

sto

KNAUF

MEMORIA DE CALIDADES



Composition of the **exterior wall**:

- White acrylic mortar finish
- Sto Glasfasergewebe F mesh
- Sto Prefa Armat reinforcing compound, 0.02 cm
- Termoorganika polystyrene, 5 cm
- Sto Prefa Coll dispersion adhesive, 0.1 cm
- Fermacell board, 1.25 cm
- Knauf Supafil Timber Frame mineral wool, $\lambda = 0.034$ / ISOVER DOMO PLUS, $\lambda_D = 0.038$ – 12 cm
- KVH structural timber, 12 cm
- Delta®-Dawi GP vapor barrier membrane, 0.02 cm
- Fermacell board, 1.25 cm, finished with smooth plastic paint or ceramic tiling in wet areas.

Composition of the **interior wall**:

- Fermacell board, 1.25 cm
- Knauf Supafil Timber Frame mineral wool, $\lambda = 0.034$ / ISOVER DOMO PLUS, $\lambda_D = 0.038$ – 10 cm
- KVH structural timber, 10 cm
- Fermacell board, 1.25 cm



Composition of the **roof**:

- Waterproofing with asphalt felt membrane
- Inclined batten system
- OSB board, 1.8 cm
- Rothoblaas membrane
- KVH structural timber, 6 × 24 cm
- ISOVER DOMO PLUS mineral wool, $\lambda_D = 0.038$
- Rothoblaas membrane

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.



Grey milled metal security entrance door



EXTERIOR CARPENTRY

Premium-class windows based on the REHAU SYNEGO (80 mm) profile system with double glazing.

- Extreme energy savings: The 7-chamber profile significantly reduces air conditioning costs in summer and heating expenses in winter.
- Silence and comfort: Excellent acoustic insulation that blocks exterior noise, creating a peaceful indoor environment.
- HDF Technology: The exceptionally smooth surface of the profiles makes cleaning easier and maintains an impeccable appearance for years.
- Sealing 2.0: The innovative gasket system eliminates drafts and protects against moisture in all weather conditions.

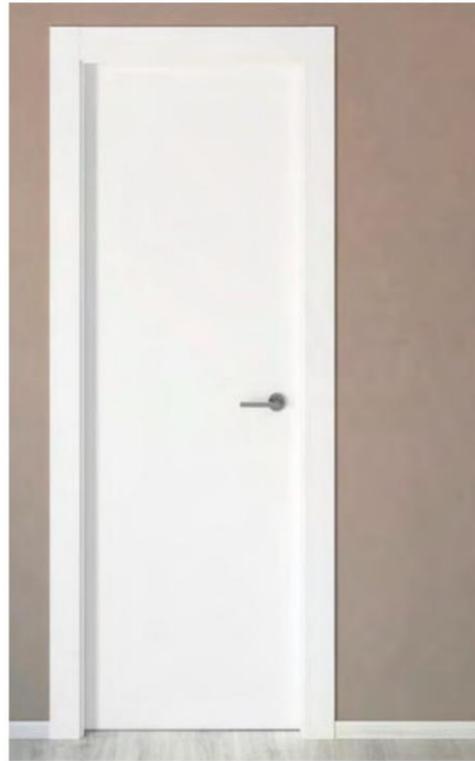


**WOODEN DOOR
LACQUERED IN WHITE**

Chairs 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 gas boiler



ELECTRICITY

OFF-GRID PHOTOVOLTAIC SOLAR INSTALLATION

Photovoltaic Power = 5.90 kWp, Nominal Power = 5 kVA (4 kW)

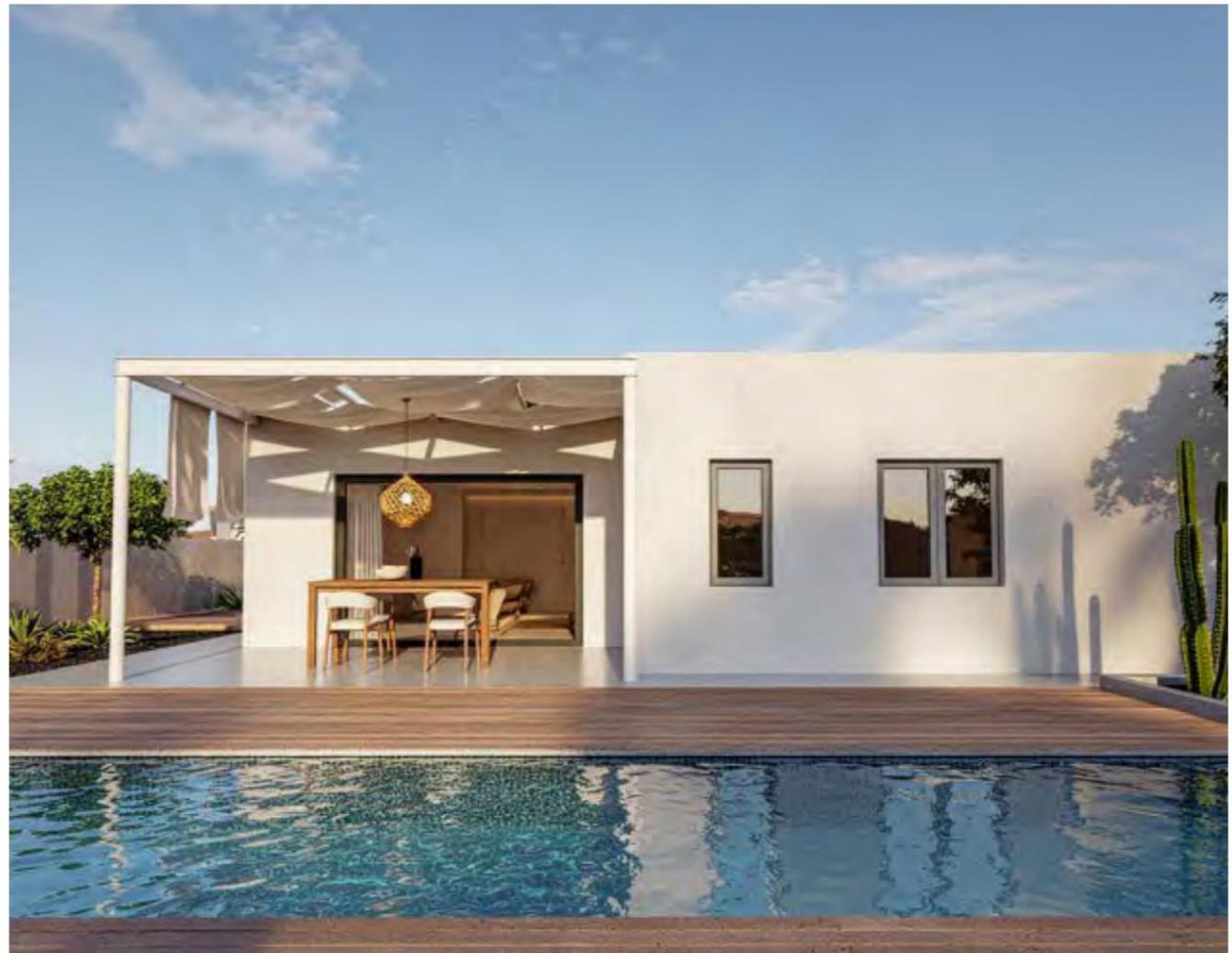
Electrical network installation compliant with low-voltage regulations and current technical code

Automatic electrical and telecommunications panels

Halogen-free reinforced conduit cabling

SIMON Series 27 or similar switches





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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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