
Residential
TERRAZAS 360°
Where living means
more
AURUM NOVUS
REAL ESTATE



We see property development as more than just building buildings:

We create environments that enhance the living experience and make a positive contribution to the urban landscape.

AURUM NOVUS
REAL ESTATE

We develop contemporary property projects that are tailored to the real needs of those seeking a better quality of life and a high return on their investment.

Energy efficiency,
prime locations and sustainable quality

Values you'll enjoy every day

Functional, modern architecture, where energy efficiency, intelligent layout and high-quality construction are at the heart of our projects.

At AURUM NOVUS REAL ESTATE, we carefully select plots located in areas with significant potential for growth and appreciation, focusing on strategic locations that combine urban development, quality of life and future investment prospects.

A development with a bright future, designed for those who think ahead. Properties offering high capital appreciation and a solid long-term investment outlook.

We develop functional, modern homes that comply with the latest building regulations, ensuring high standards of quality, design, safety and energy efficiency. Our projects feature intelligent layouts, top-quality materials and solutions designed for everyday comfort, creating contemporary spaces tailored to the needs of life today and tomorrow.



AURUM NOVUS
REAL ESTATE

In Grao de Castellón,
500 metres from the sea and surrounded by all amenities

Residential

TERRAZAS 360°

Overlooking the sea at Playa del Pinar, The Terrazas 360º residential development is within walking distance of the beaches of El Pinar, Gurugú and Serradal – three beaches linked by a single promenade. Over 4 km of coastline, allowing you to enjoy the Mediterranean every day.



AURUM NOVUS
REAL ESTATE

Residential
TERRAZAS 360°

LOCATION AND TRANSPORT LINKS
Azahar Coast – Castellón (Spain)

The dream of a life by the sea

Thanks to its strategic location, Castellón offers a smart alternative to other, more crowded coastal resorts.

Set in the idyllic surroundings of Grao de Castellón de la Plana, Terrazas 360° enjoys a strategic position on the Spanish Mediterranean coast.

The perfect city
for the new beginnings

Just a stone's throw from the sea, next to the iconic **Pinar del Grao de Castellón** and the tranquil **Pinar beach**, it offers the perfect balance between nature, comfort and quality of life. Castellón retains the authenticity of Mediterranean towns that have not yet been overrun by tourism, allowing you to enjoy wide beaches, natural spaces and a relaxed pace of life without sacrificing all the amenities of a modern city.







4.5 km of open, uncrowded beaches with fine sand, such as Gurugú beach, Pinar beach and Serradal beach.

A city with excellent transport links to Europe.
Castellón Airport (CDT) is linked to the city of Castellón de la Plana via the CV-10 motorway , providing direct and quick access in around 20 minutes.



AURUM NOVUS
REAL ESTATE

Residential
TERRAZAS 360°

WEATHER AND ACTIVITIES
Mild temperatures for enjoying the great outdoors all year round

Here, the Mediterranean is experienced much more fully

Sun, sea, nature and a vibrant social scene combine to offer an active yet relaxed lifestyle all year round.

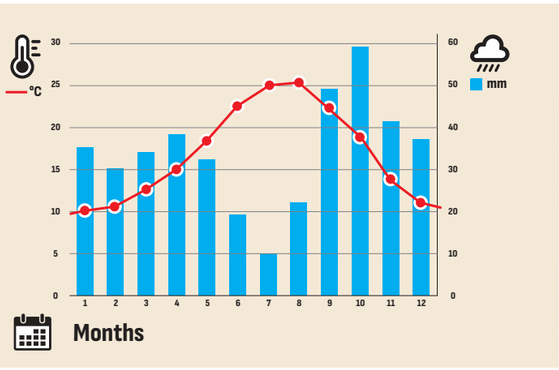
With over 300 days of sunshine a year, mild **winters and summers tempered** by the sea breeze, the city allows you to enjoy the outdoors in any season. Strolling by the sea, playing sport or relaxing on a terrace facing the beach is part of everyday life.

The average annual temperature is around 17–18°C, with a Mediterranean climate characterised by mild winters and warm summers, and over 300 days of sunshine a year.

This exceptional climate invites you to enjoy **a wide range of outdoor activities**: water sports, cycling routes, hiking, walks along the beach, a rich culinary tradition based on Mediterranean flavours, and a lively social scene, with restaurants, terraces and bars where you can enjoy pleasant evenings by the sea.



Annual rainfall and average temperatures



In moderation, **THE MEDITERRANEAN SUN** promotes vitamin D synthesis, regulates sleep, strengthens the immune system and *improves your mood!*



Vall D'uixó is home to Europe's longest navigable underground river.

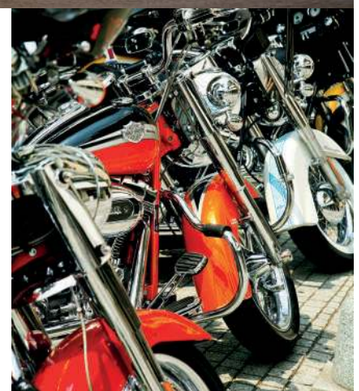








Peñíscola



History, nature, cuisine, culture, festivals, exhibitions, internationally renowned events...

The range of leisure, culinary and other activities in the area is spectacular!

Unforgettable activities for adventure lovers

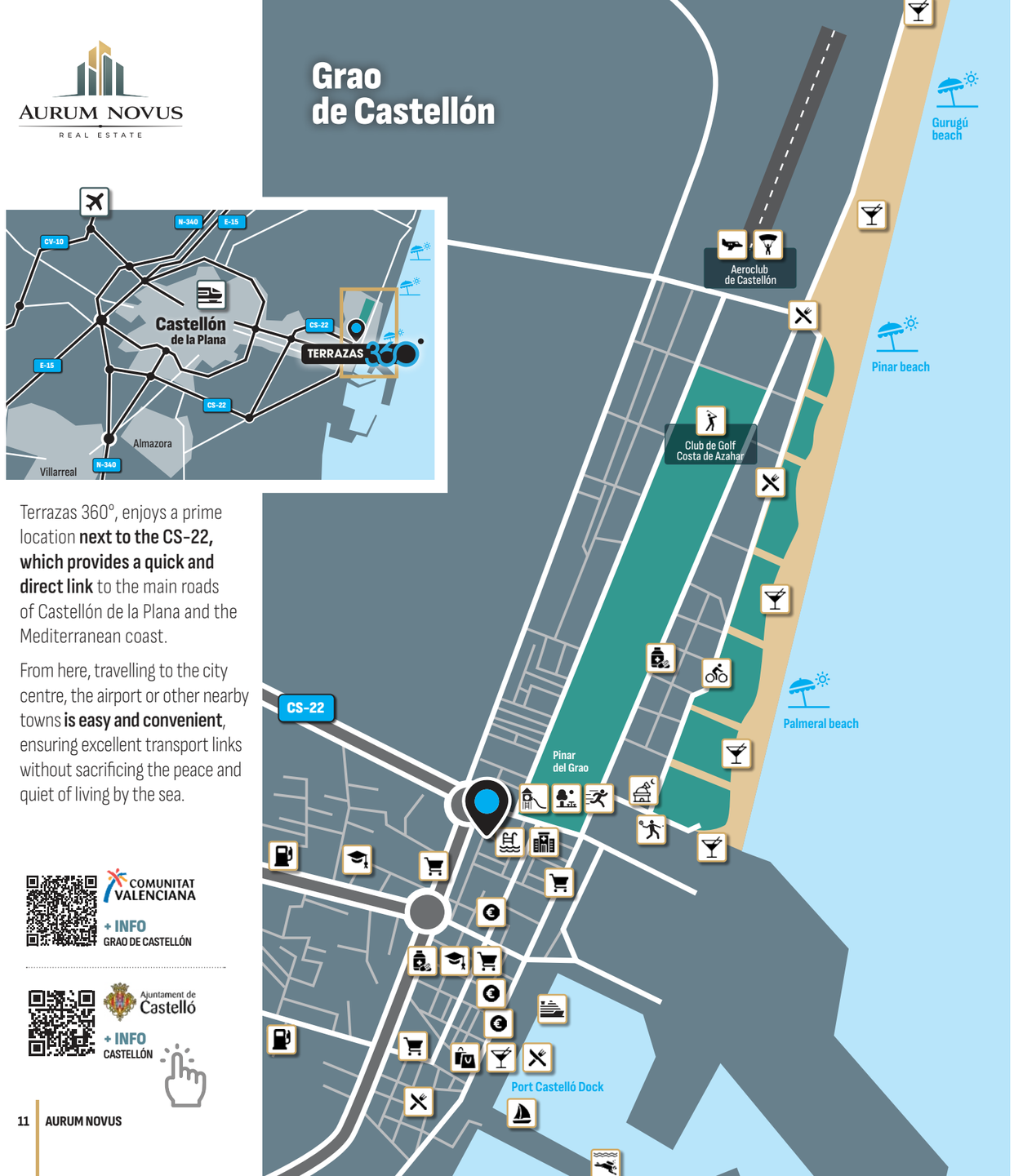
vuelacastellon.com

Keen golfers will find their ideal spot at the nearby courses of Pinar del Grao (Costa de **Azahar Golf** Club) and La Coma (**Mediterráneo Golf** Club). Both offer first-class facilities surrounded by nature.

A perfect opportunity to combine exercise, leisure and relaxation just a few minutes from home.



AURUM NOVUS
REAL ESTATE



Terrazas 360°, enjoys a prime location **next to the CS-22, which provides a quick and direct link** to the main roads of Castellón de la Plana and the Mediterranean coast.

From here, travelling to the city centre, the airport or other nearby towns **is easy and convenient**, ensuring excellent transport links without sacrificing the peace and quiet of living by the sea.

COMUNITAT VALENCIANA
+ INFO
GRAO DE CASTELLÓN

Ajuntament de Castelló
+ INFO
CASTELLÓN

Residential
TERRAZAS 360°

Supermarkets, schools, health centres and leisure facilities. All within easy reach to make your daily life easier and more enjoyable.

LOCATION AND SURROUNDINGS
Nearby access points and amenities

Everything you need at is right at your fingertips

Living in Grao de Castellón de la Plana means enjoying the convenience of having all the amenities you need just a few minutes from home.

Terrazas 360° is situated in a location that makes everyday life easier. Just a short walk away you'll find supermarkets, local shops, pharmacies, banks, schools... allowing you to run your daily errands quickly and conveniently.

All this, combined with the peace and quiet of the area and its proximity to the sea, makes every day a practical and enjoyable experience.

There is no shortage of leisure and wellness options either: gyms, sports centres, parks and green spaces for walking or playing sport, as well as cafés and restaurants where you can enjoy Mediterranean cuisine.

Just a few metres away is the **Emilio Fabregat Municipal Sports Complex**, a comprehensive sports centre **featuring a heated indoor pool** (water temperature 28°C and outdoor temperature 30°C year-round), where you can enjoy swimming and a variety of water-based **activities all year round**.

Pinar del Grao.
Costa de Azahar Golf Club.





Pinar del Grao.
Children's play area.



AURUM NOVUS
REAL ESTATE

22
Private housing

Residential

TERRAZAS 360°

- 2 and 3 bedroom homes
- Energy Efficiency Certificate A
- Fully soundproofed
- Private swimming pool and sun terrace
- Garages and storage rooms (optional)



AURUM NOVUS
REAL ESTATE

Residential

TERRAZAS 360°

Combines the efficiency of contemporary architecture with the Mediterranean lifestyle

The properties have an A energy rating, high-quality soundproofing and the option to add a parking space (€15,000) and a storage room (€5,000), completing a development designed to offer comfort, efficiency and peace of mind.





The Terrazas 360° building features an exclusive private swimming pool where you can relax, cool off and soak up the sun in a peaceful and secluded setting.

An ideal space for sharing moments of leisure and well-being without leaving home, making the most of the excellent Mediterranean climate for most of the year.





AURUM NOVUS
REAL ESTATE

Residential

TERRAZAS 360°

Experience the Mediterranean from your own terrace

The project is centred on a key concept: **the terrace as a natural extension of the home**. Spacious outdoor areas provide greater natural light and ventilation, as well as a seamless transition between indoors and outdoors, enhancing the experience of living by the sea.

Overlooking the sea, next to Playa del Pinar, an exclusive development of 22 homes designed to let you enjoy the light, the scenery and the Mediterranean lifestyle every day.











Residence types and floor plans

Residential TERRAZAS 360°

Each home has been designed to suit different lifestyles.

Practical layouts, spacious terraces and bright, airy spaces create homes designed to be enjoyed.



"El presente plano no es definitivo, ya que ha sido elaborado conforme al Proyecto Básico del Edificio y, por tanto, se reserva la facultad de incluir las modificaciones necesarias por exigencias técnicas y/o jurídicas u ordenadas por cualesquiera administraciones u organismo públicos, ajustándolos en todo caso al Proyecto de Ejecución. Los elementos accesorios (por ejemplo, el mobiliario incluido en la zona de la cocina o elementos de jardinería) son meramente ilustrativos. Los giros de puertas y la distribución de aparatos sanitarios no son vinculantes. Las superficies expresadas son aproximadas, pudiendo experimentar modificaciones por razones de índole técnico y/o legal en el desarrollo de la ejecución de las obras."

TERRAZAS 360°



VIVIENDA TIPO A

CUADRO DE SUPERFICIES ÚTILES

Superficie útil interior	A	82.10 m²
Superficie útil exterior	A	9.56 m²

CUADRO DE SUPERFICIES CONSTRUIDAS

Superficie construida interior	A	97.45 m²
Superficie construida exterior	A	11.27 m²



AURUM NOVUS
REAL ESTATE

TYPE A

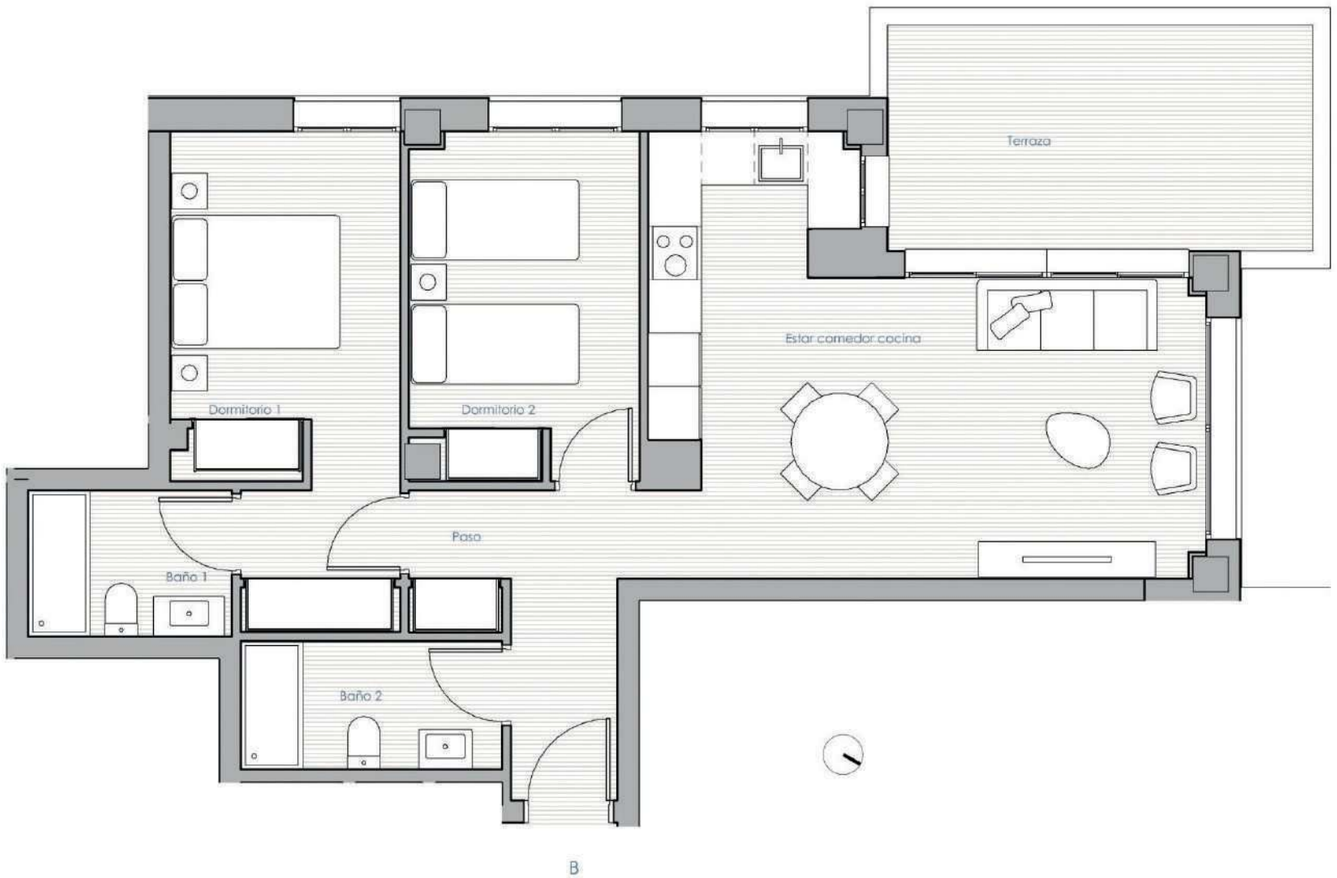
3 bedrooms with 2 full bathrooms and spacious terraces

All homes come with the option of a storage room (€5,000) and a garage (€15,000).

Each home has been designed to offer spacious, bright and functional spaces, created with your comfort in mind.

All properties feature:

- Induction hob
- Oven-microwave
- Extractor hood
- Hot/cold air conditioning
- CLIMALIT windows
- Polyurethane roller shutters
- Built-in washbasin with white-finished vanity unit
- Shower with extra-flat acrylic tray
- Reinforced front door
- Built-in wardrobe
- TV sockets in bedrooms and living room
- Video door entry system with smartphone connection
- Roof-mounted solar panels to reduce energy consumption in communal areas



"El presente plano no es definitivo, ya que ha sido elaborado conforme al Proyecto Básico del Edificio y, por tanto, se reserva la facultad de incluir las modificaciones necesarias por exigencias técnicas y/o jurídicas u ordenadas por cualesquiera administraciones u organismo públicos, ajustándolos en todo caso al Proyecto de Ejecución. Los elementos accesorios (por ejemplo, el mobiliario incluido en la zona de la cocina o elementos de jardinería) son meramente ilustrativos. Los giros de puertas y la distribución de aparatos sanitarios no son vinculantes. Las superficies expresadas son aproximadas, pudiendo experimentar modificaciones por razones de índole técnico y/o legal en el desarrollo de la ejecución de las obras."

TERRAZAS 360°



VIVIENDA TIPO B

CUADRO DE SUPERFICIES ÚTILES

Superficie útil interior	B	62.23 m²
Superficie útil exterior	B	12.24 m²

CUADRO DE SUPERFICIES CONSTRUIDAS

Superficie construida interior	B	76.33 m²
Superficie construida exterior	B	14.15 m²



AURUM NOVUS
REAL ESTATE

TYPE B

2 bedrooms with 2 full bathrooms and spacious terraces

All homes come with the option of a storage room (€5,000) and a garage (€15,000).

Each home has been designed to offer spacious, bright and functional spaces, created with your comfort in mind.

All properties feature:

- Induction hob
- Oven-microwave
- Extractor hood
- Hot/cold air conditioning
- CLIMALIT windows
- Polyurethane roller shutters
- Built-in washbasin with white-finished vanity unit
- Shower with extra-flat acrylic tray
- Reinforced front door
- Built-in wardrobe
- TV sockets in bedrooms and living room
- Video door entry system with smartphone connection
- Roof-mounted solar panels to reduce energy consumption in communal areas





"El presente plano no es definitivo, ya que ha sido elaborado conforme al Proyecto Básico del Edificio y, por tanto, se reserva la facultad de incluir las modificaciones necesarias por exigencias técnicas y/o jurídicas u ordenadas por cualesquiera administraciones u organismo públicos, ajustándolos en todo caso al Proyecto de Ejecución. Los elementos accesorios (por ejemplo, el mobiliario incluido en la zona de la cocina o elementos de jardinería) son meramente ilustrativos. Los giros de puertas y la distribución de aparatos sanitarios no son vinculantes. Las superficies expresadas son aproximadas, pudiendo experimentar modificaciones por razones de índole técnico y/o legal en el desarrollo de la ejecución de las obras."

TERRAZAS 360°



VIVIENDA TIPO C

CUADRO DE SUPERFICIES ÚTILES

Superficie útil interior	C	61.20 m²
Superficie útil exterior	C	7.92 m²

CUADRO DE SUPERFICIES CONSTRUIDAS

Superficie construida interior	C	71.66 m²
Superficie construida exterior	C	9.31 m²



AURUM NOVUS
REAL ESTATE

TYPE C

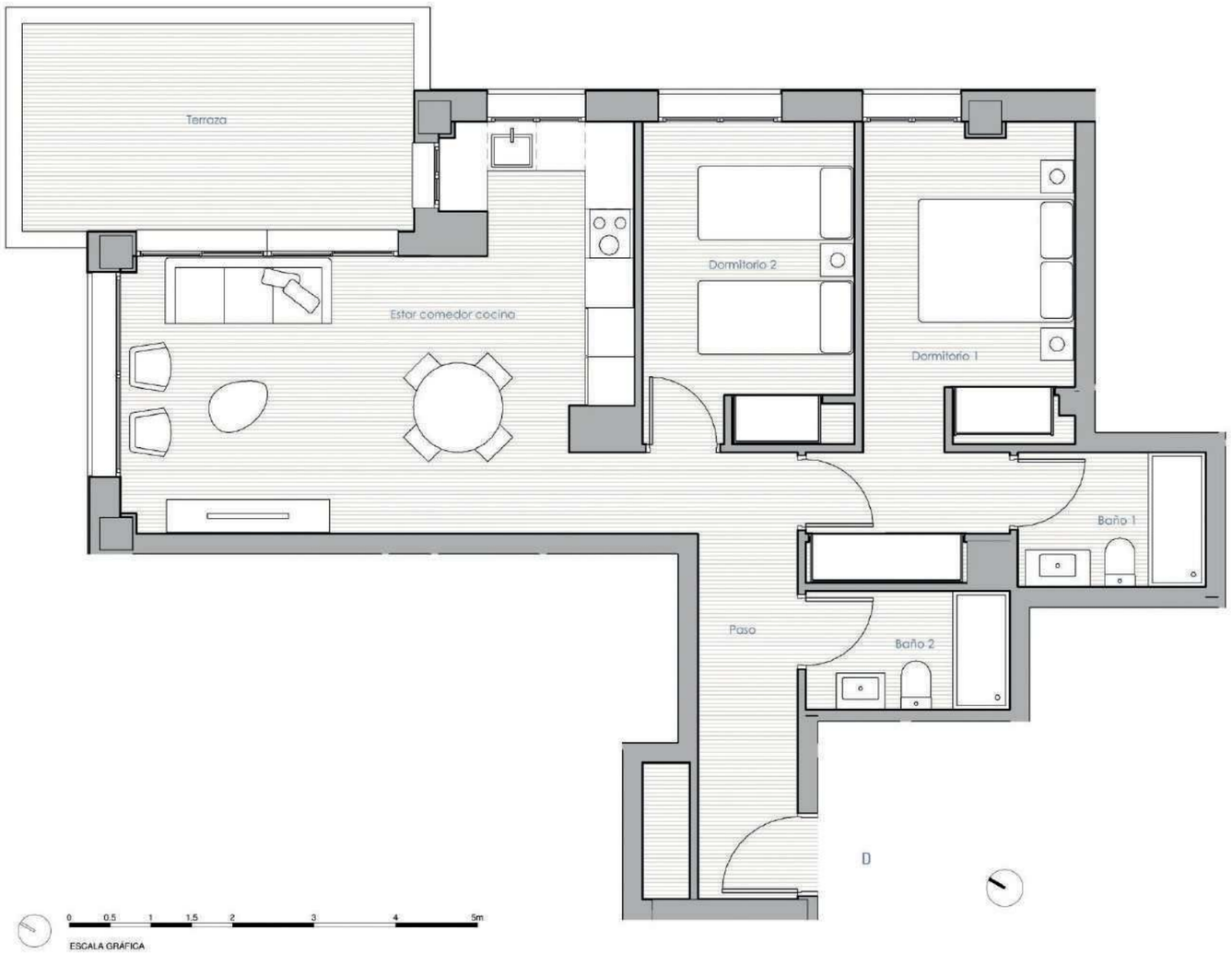
2 bedrooms with 2 full bathrooms and spacious terraces

All homes come with the option of a storage room (€5,000) and a garage (€15,000).

Each home has been designed to offer spacious, bright and functional spaces, created with your comfort in mind.

All properties feature:

- Induction hob
- Oven-microwave
- Extractor hood
- Hot/cold air conditioning
- CLIMALIT windows
- Polyurethane roller shutters
- Built-in washbasin with white-finished vanity unit
- Shower with extra-flat acrylic tray
- Reinforced front door
- Built-in wardrobe
- TV sockets in bedrooms and living room
- Video door entry system with smartphone connection
- Roof-mounted solar panels to reduce energy consumption in communal areas



"El presente plano no es definitivo, ya que ha sido elaborado conforme al Proyecto Básico del Edificio y, por tanto, se reserva la facultad de incluir las modificaciones necesarias por exigencias técnicas y/o jurídicas u ordenadas por cualesquiera administraciones u organismo públicos, ajustándolos en todo caso al Proyecto de Ejecución. Los elementos accesorios (por ejemplo, el mobiliario incluido en la zona de la cocina o elementos de jardinería) son meramente ilustrativos. Los giros de puertas y la distribución de aparatos sanitarios no son vinculantes. Las superficies expresadas son aproximadas, pudiendo experimentar modificaciones por razones de índole técnico y/o legal en el desarrollo de la ejecución de las obras."

TERRAZAS 360°



VIVIENDA TIPO D

CUADRO DE SUPERFICIES ÚTILES

Superficie útil interior	D	64.83 m²
Superficie útil exterior	D	12.24 m²

CUADRO DE SUPERFICIES CONSTRUIDAS

Superficie construida interior	C	71.66 m²
Superficie construida exterior	D	14.15 m²



AURUM NOVUS
REAL ESTATE

TYPE D

2 bedrooms with 2 full bathrooms and spacious terraces

All homes come with the option of a storage room (€5,000) and a garage (€15,000).

Each home has been designed to offer spacious, bright and functional spaces, created with your comfort in mind.

All properties feature:

- Induction hob
- Oven-microwave
- Extractor hood
- Hot/cold air conditioning
- CLIMALIT windows
- Polyurethane roller shutters
- Built-in washbasin with white-finished vanity unit
- Shower with extra-flat acrylic tray
- Reinforced front door
- Built-in wardrobe
- TV sockets in bedrooms and living room
- Video door entry system with smartphone connection
- Roof-mounted solar panels to reduce energy consumption in communal areas



"El presente plano no es definitivo, ya que ha sido elaborado conforme al Proyecto Básico del Edificio y, por tanto, se reserva la facultad de incluir las modificaciones necesarias por exigencias técnicas y/o jurídicas u ordenadas por cualesquiera administraciones u organismo públicos, ajustándolos en todo caso al Proyecto de Ejecución. Los elementos accesorios (por ejemplo, el mobiliario incluido en la zona de la cocina o elementos de jardinería) son meramente ilustrativos. Los giros de puertas y la distribución de aparatos sanitarios no son vinculantes. Las superficies expresadas son aproximadas, pudiendo experimentar modificaciones por razones de índole técnico y/o legal en el desarrollo de la ejecución de las obras."

TERRAZAS 360°



VIVIENDA TIPO E

CUADRO DE SUPERFICIES ÚTILES

Superficie útil interior	E	81.95 m²
Superficie útil exterior	E	9.53 m²

CUADRO DE SUPERFICIES CONSTRUIDAS

Superficie construida interior	E	97.45 m²
Superficie construida exterior	E	11.26 m²



AURUM NOVUS
REAL ESTATE

TYPE E

3 bedrooms with 2 full bathrooms and spacious terraces

All homes come with the option of a storage room (€5,000) and a garage (€15,000).

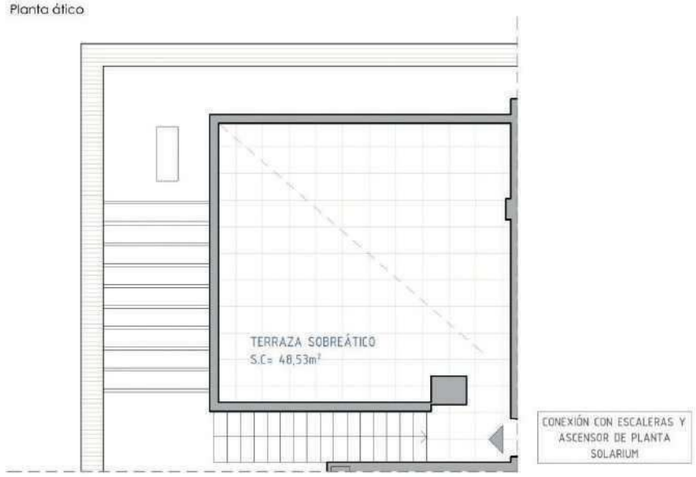
Each home has been designed to offer spacious, bright and functional spaces, created with your comfort in mind.

All properties feature:

- Induction hob
- Oven-microwave
- Extractor hood
- Hot/cold air conditioning
- CLIMALIT windows
- Polyurethane roller shutters
- Built-in washbasin with white-finished vanity unit
- Shower with extra-flat acrylic tray
- Reinforced front door
- Built-in wardrobe
- TV sockets in bedrooms and living room
- Video door entry system with smartphone connection
- Roof-mounted solar panels to reduce energy consumption in communal areas



Planta ático



Planta solarium

0 2 4m

ESCALA GRÁFICA

"El presente plano no es definitivo, ya que ha sido elaborado conforme al Proyecto Básico del Edificio y, por tanto, se reserva la facultad de incluir las modificaciones necesarias por exigencias técnicas y/o jurídicas u ordenadas por cualesquiera administraciones u organismo públicos, ajustándolos en todo caso al Proyecto de Ejecución. Los elementos accesorios (por ejemplo, el mobiliario incluido en la zona de la cocina o elementos de jardinería) son meramente ilustrativos. Los giros de puertas y la distribución de aparatos sanitarios no son vinculantes. Las superficies expresadas son aproximadas, pudiendo experimentar modificaciones por razones de índole técnico y/o legal en el desarrollo de la ejecución de las obras."

TERRAZAS 360°



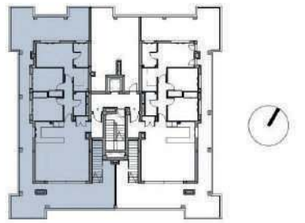
VIVIENDA TIPO F

CUADRO DE SUPERFICIES ÚTILES

Superficie útil interior	F	94.70 m²
Superficie útil exterior	F	138.93 m²

CUADRO DE SUPERFICIES CONSTRUIDAS

Superficie construida interior	F	113.48 m²
Superficie construida exterior	F	156.14 m²



AURUM NOVUS
REAL ESTATE

TYPE F

3 bedroom duplex penthouses, with 2 full bathrooms and spacious terraces

All penthouse flats come with **a storage room and a garage included** in the sale price.

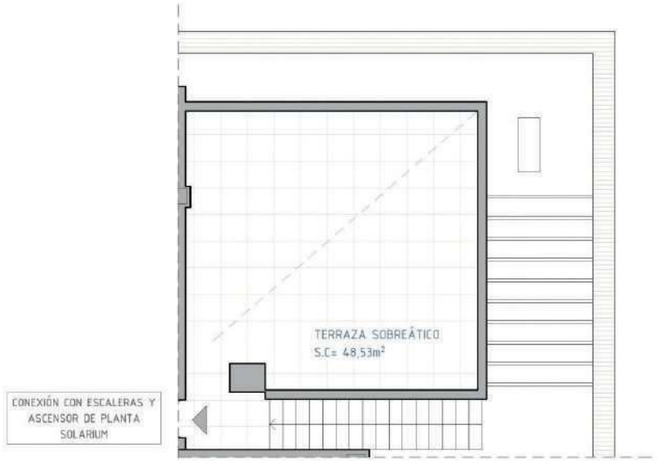
Each home has been designed to offer spacious, bright and functional spaces, created with your comfort in mind.

All properties feature:

- Induction hob
- Oven-microwave
- Extractor hood
- Hot/cold air conditioning
- CLIMALIT windows
- Polyurethane roller shutters
- Built-in washbasin with white-finished vanity unit
- Shower with extra-flat acrylic tray
- Reinforced front door
- Built-in wardrobe
- TV sockets in bedrooms and living room
- Video door entry system with smartphone connection
- Roof-mounted solar panels to reduce energy consumption in communal areas



Planta ático



Planta solarium

0 2 4m

ESCALA GRÁFICA

"El presente plano no es definitivo, ya que ha sido elaborado conforme al Proyecto Básico del Edificio y, por tanto, se reserva la facultad de incluir las modificaciones necesarias por exigencias técnicas y/o jurídicas u ordenadas por cualesquiera administraciones u organismo públicos, ajustándolos en todo caso al Proyecto de Ejecución. Los elementos accesorios (por ejemplo, el mobiliario incluido en la zona de la cocina o elementos de jardinería) son meramente ilustrativos. Los giros de puertas y la distribución de aparatos sanitarios no son vinculantes. Las superficies expresadas son aproximadas, pudiendo experimentar modificaciones por razones de índole técnico y/o legal en el desarrollo de la ejecución de las obras."

TERRAZAS 360°



VIVIENDA TIPO G

CUADRO DE SUPERFICIES ÚTILES

Superficie útil interior	G	94.49 m²
Superficie útil exterior	G	136.53 m²

CUADRO DE SUPERFICIES CONSTRUIDAS

Superficie construida interior	G	113.48 m²
Superficie construida exterior	G	153.35 m²



AURUM NOVUS
REAL ESTATE

TYPE G

3 bedroom duplex penthouses, with 2 full bathrooms and spacious terraces

All penthouse flats come with **a storage room and a garage included** in the sale price.

Each home has been designed to offer spacious, bright and functional spaces, created with your comfort in mind.

All properties feature:

- Induction hob
- Oven-microwave
- Extractor hood
- Hot/cold air conditioning
- CLIMALIT windows
- Polyurethane roller shutters
- Built-in washbasin with white-finished vanity unit
- Shower with extra-flat acrylic tray
- Reinforced front door
- Built-in wardrobe
- TV sockets in bedrooms and living room
- Video door entry system with smartphone connection
- Roof-mounted solar panels to reduce energy consumption in communal areas

AURUM NOVUS

REAL ESTATE

Specification Sheet

AURUM NOVUS
REAL ESTATE

Specification Sheet

New-build homes offering a high standard of comfort, designed for energy efficiency, superior insulation and contemporary finishes homes to enjoy today and see appreciate in value tomorrow

Energy performance certificate: CLASS A

The customisation of homes within the approved budget will be examined.



The developer reserves the right to make technical or commercial adjustments without compromising the intended quality.

A
FOUNDATIONS AND STRUCTURE

The foundations consist of a reinforced concrete slab and a grid-type floor structure, all designed in accordance with the Technical Building Code (CTE) and inspected by a Technical Control Body (OCT).

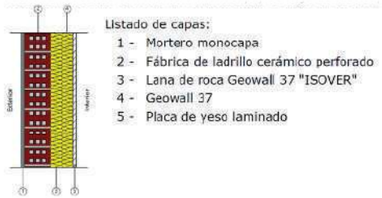
B
FACADES

The façade is constructed using 11 cm ceramic bricks and finished with a continuous cement mortar render, levelled and painted with high-durability, low-maintenance exterior acrylic paint.

On the terraces, the finish is made of porcelain tiles.

On the inside, the façades feature a lining of laminated plasterboard with double mineral wool insulation, which helps to reduce thermal bridges and improves the building's energy efficiency.

Facade detail:



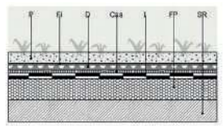
Listado de capas:
1 - Mortero monocapa
2 - Fábrica de ladrillo cerámico perforado
3 - Lana de roca Geowall 37 "ISOVER"
4 - Geowall 37
5 - Placa de yeso laminado

C
ROOFING

Inverted flat roof with sloping sections, double-layer bituminous waterproofing membrane and extruded polystyrene thermal insulation.

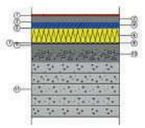
In service areas, the finish is washed gravel, and in walkable areas, porcelain paving is used, for both private and communal use.

Green roof detail:



Pr: Protección.
Fl: Capa filtrante.
D: Capa drenante.
Csa: Capa separadora bajo protección.
I: Impermeabilización.
FP: Formación de pendientes.
SR: Soporte resistente.

Walkable roof detail:



Listado de capas:
1 - Pavimento de de gres rústico
2 - Mortero de cemento
3 - Geotextil de poliéster
4 - Base de mortero
5 - Geotextil de poliéster
6 - Poliestireno extruido Ursa XPS F N-III L "URSA IBÉRICA AISLANTES"
7 - Geotextil de poliéster
8 - Impermeabilización asfáltica bicapa adherida
9 - Capa de regularización de mortero de cemento
10 - Formación de pendientes con hormigón celular a base

D
INTERIOR PARTITIONS

The interior partition walls of the homes are constructed using laminated plasterboard on metal studs, incorporating mineral wool thermal and acoustic insulation.

In bathrooms and kitchens, water-resistant, joint-free panels are used to prevent damp.

The partition between homes and communal areas is constructed using acoustic ceramic blocks, plastered and clad with plasterboard and insulation to prevent the transmission of sound and energy.

E
EXTERIOR JOINERY AND GLAZING

PVC windows in graphite grey, with thermal breaks and tilt-and-turn and sliding openings. These are high-performance profiles, designed to offer excellent thermal and acoustic insulation and airtightness.

Roller shutters in lacquered aluminium in the same colour, integrated into monoblock boxes.

Climalit-type double glazing, with a dehydrated air cavity to improve insulation.



F
INTERIOR JOINERY AND WARDROBES

Reinforced entrance door, smooth, white lacquered and fitted with a three-point security lock.

Interior doors lacquered in white, with chrome fittings and 70mm door frames.

Modular wardrobes, lacquered in white, with sliding or hinged doors depending on the design, fitted with a top shelf and hanging rail.



(*Images for illustrative purposes only*)

AURUM NOVUS
REAL ESTATE

Specification Sheet

New-build homes offering a high standard of comfort, designed for energy efficiency, superior insulation and contemporary finishes homes to enjoy today and see appreciate in value tomorrow

Energy performance certificate: CLASS A

The customisation of homes within the approved budget will be examined.



The developer reserves the right to make technical or commercial adjustments without compromising the intended quality.

G
FLOORING AND WALL COVERINGS

Flooring throughout the property

The homes feature SPC interior flooring in a wood-effect plank format (18 x 122 cm) throughout the property, a very contemporary option that combines design, comfort and great durability. It is a floor designed for everyday use, which works very well in both family homes and rental properties.

This flooring stands out for its warm, natural appearance, providing visual continuity throughout the home and creating a cosy atmosphere in every room. It also includes an IXPE acoustic underlay that significantly reduces noise from footsteps and adds extra comfort for everyday use.

SPC is a highly valued material in residential developments due to its resistance to continuous use and its stability, maintaining its performance over time. It is also waterproof, making it suitable for any indoor room, and is very easy to clean and maintain, which makes for a more comfortable and practical lifestyle.

Wall cladding in bathrooms

These are clad with large-format, waterproof SPC panels, featuring finishes that mimic stone and marble. This combination offers a contemporary and elegant style, creating functional spaces with a very pleasing visual continuity.

This type of cladding offers fully waterproof surfaces, perfect for wet areas. By using large-format panels, the surface has fewer joints, resulting in a cleaner look and conveying a sense of modernity.

Another major advantage is its ease of maintenance: it cleans quickly and without hassle, which is much appreciated in daily use.

The edges are finished with profiles, ensuring both aesthetic detail and the durability of the whole.

H
DOMESTIC HOT WATER

Hot water is produced by a wall-mounted monobloc aerothermal water heater, a highly efficient system that uses heat from the air to reduce electricity consumption. The planned capacity is 150 litres.



I
PLUMBING

The building has plant rooms for the pump unit and the water storage tanks.

The internal installation uses cross-linked polyethylene pipes or similar, with individual risers per dwelling and shut-off valves for each appliance, wet room and dwelling.

Sewage and rainwater drainage are carried out using PVC pipes.

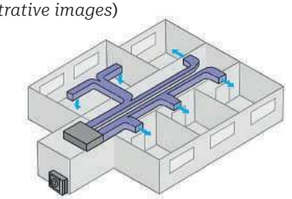
J
AIR CONDITIONING AND VENTILATION

The homes are fitted with hot and cold air conditioning via medium-pressure ducts (*Haier or similar*), with supply and return grilles in the living-dining room and bedrooms. The thermostat is located in the living room.

Haier's medium-pressure ducts offer efficient and quiet air conditioning (from 26 dB(A)) and UVC sterilisation (up to 99.998% effective), integrated hOn Wi-Fi control, a drain pump and DC Inverter motors for greater energy savings.

Ventilation in the bathrooms and kitchen is provided by a mechanical system, in compliance with current regulations.

(*Illustrative images*)





K
ELECTRICITY

Electrical installation with a high level of electrification, complying with the Low Voltage Electrotechnical Regulations (REBT).

Wiring prepared for digital services and TV, radio and telephone sockets in the living room and bedrooms.

Automatic video intercom.

Pre-installation for electric vehicle charging in the parking spaces.

LED lighting in communal areas.

State-of-the-art electrical fittings, compliant with regulations.

Photovoltaic panels on the roof to reduce community charges

L
LIFTS

1 automatic lift with memory function, accessible, suitable for people with reduced mobility, stopping at all floors, with automatic doors, an overload detection system, an emergency telephone and cabins decorated to match the building's style.

1 **Essentia series lift by Orona**, the leader in state-of-the-art premium lifts

- Includes all available functions.
- CAPACITY 8 people or 630 kg.
- Double doors measuring 0.90 x 2.10 metres.

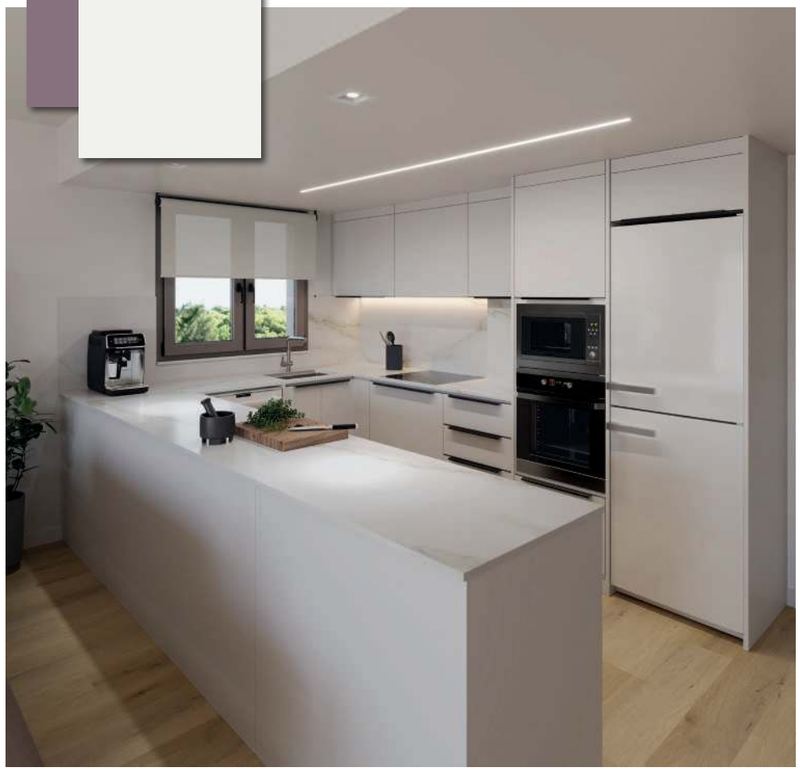
AURUM NOVUS
REAL ESTATE

Specification Sheet

New-build homes offering a high standard of comfort, designed for energy efficiency, superior insulation and contemporary finishes homes to enjoy today and see appreciate in value tomorrow

Energy performance certificate: CLASS A

The customisation of homes within the approved budget will be examined.



The developer reserves the right to make technical or commercial adjustments without compromising the intended quality.

- Eco-efficient with energy savings of up to 50% compared to a standard lift.
- Up to 50% savings on maintenance, motor-less electric operation.
- The lift suspends all functions and remains on standby until called.
- LED lights on the ceiling.
- Speed exceeding 1 metre per second.
- With stop memory.
- Voice alert if someone blocks the doors.
- Forced closure (Nudging function): This function reduces the blocking time.
- Direct voice connection to the maintenance company via SIM card and alarm.

Included options
s for control and safety

- Teleservice System: Complies with EN 81-28. The Teleservice System provides a constant communication channel with the assistance and rescue service, allowing anyone trapped to report their situation from inside the car.
- Orona Phone Unit: eService. Calls are made via a SIM card using GSM/GPRS.
- Ready for ARD: Prepared for Automatic Rescue
- Alarm button siren.

M
SANITARY WARE AND TAPS

Under-tank toilets with dual flush in white vitrified porcelain (*Roca or similar*).

Bathroom cabinets with 1 or 2 drawers and integrated washbasin.

Chrome-plated single-lever taps (*Roca or similar*).

Slate-effect resin shower tray. Non-slip.

Single-lever shower mixer with overhead shower and hand shower (*Roca or similar*).

N
KITCHEN

High-resistance melamine kitchen units, designed to specification.

Includes wall and base units, islands or peninsulas depending on layout, finger-pull handles, 10 cm plinths, full-extension drawers and soft-close hinges.



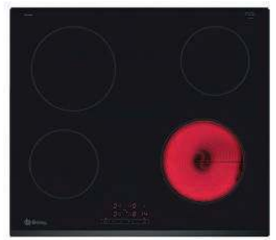
1.2 cm synthetic stone worktop (high-temperature and impact-resistant porcelain) with front cladding in the same material.

50×50 cm built-in stainless steel sink with single-lever taps (*Roca or similar*).

Appliances included (*Balay or similar*): induction hob, oven, built-in electric microwave and extractor hood.







Open-plan and semi-open-plan kitchens will be fitted with a high-efficiency extraction system, designed to ensure proper air circulation and the effective removal of smoke and odours, enhancing comfort and integration with the living-dining area. Matching the appliances.

Extractor with mechanical control, 3 power settings and LED lighting.

Traditional multi-layer aluminium filters, highly efficient and dishwasher-safe.

Can be installed in recirculation mode, allowing you to enjoy clean air even if the kitchen has no flue.

O
URBANISATION AND COMMON AREAS

First floor

Communal swimming pool (key-controlled *access for added security*), sun deck, communal and landscaped areas (vertical *garden*).

Garage

Automated entrance gate operated by remote control.

Parking spaces

Spacious XXL-sized spaces with pre-wiring for electric vehicle charging.

Storage rooms

Spacious storage rooms with capacity for two or more bicycles and other items.



Because a good home is all the more enjoyable when everything around it works better.

AURUM NOVUS
REAL ESTATE

VECINO plus

With our development, the buying experience doesn't end when the keys are handed over...

AFTER-SALES SERVICE
More than just handing over the keys

Dedicated Service for Property Owners

As part of our after-sales service, we offer **digital community management** via VecinoPlus, a solution designed to ensure that owners can enjoy their new community with greater convenience, access to information and peace of mind from day one.

Through the app, you can report issues, receive notifications, view relevant information, manage bills, cast your vote at meetings and access services related to communal areas easily **from your mobile**.

vecinoplus.com

A more modern, flexible and transparent way to start community life.

Partners

TEKNOS OBRAS TÉCNICAS

The project is being carried out by Teknos, a company with **extensive experience in the construction sector**. Throughout its history, it has been involved in new-build, refurbishment and maintenance projects, providing technical solutions tailored to each project.

Its approach combines technical expertise, controlled implementation processes and the use of high-performance materials, ensuring long-lasting, efficient results that meet the most demanding quality standards.

teknossl.es

OCTÓGONO CASTELLON
ARQUITECTURA INGENIERÍA Y URBANISMO

The project has been developed by Octógono Arquitectos, a practice with **extensive experience in new-build and renovation projects**. Throughout their career, they have carried out a wide range of residential housing projects, comprehensive refurbishments and energy efficiency improvements, always adopting a technical, functional and efficiency-focused approach.

Their work combines architectural design, site management and quality control, ensuring modern construction solutions and strict compliance with regulations to achieve solid, efficient and well-executed buildings.

octogono.com

AURUM NOVUS
REAL ESTATE

Design and functionality that enhance your life