

**Where serenity and comfort meet**







## Los Lagos - II Phase

**Where serenity** and comfort meet

Los Lagos development is the best example of a Patrimi home. Its double orientation allows us to take advantage of the sunlight throughout the day, benefiting from the excellent climate.





LOS LAGOS

Where serenity and comfort meet



# Location

Los Lagos phase II development is located on plot R12, sited at La Finca Golf Resort.

It is placed next to the first line of golf facing the 11th fairway at La Finca Golf course, one of the most emblematic complexes in the southeast of Spain and a common refuge for golf lovers.

Located just 4 minutes from Algorfa, in Costa Blanca South, this complex with indoor parking, community pool and garden areas is the perfect place for those who want to enjoy the Mediterranean lifestyle: proximity to the beach, golf and mountains, surrounded by tranquility, but with access to all types of services and leisure areas.

Few minutes away from the most beautiful beaches of the southern Costa Blanca and places of exceptional beauty such as the Laguna Rosa de Torrevieja or the Dunes of Guardamar del Segura.

Its proximity and easy access to the AP-7 highway and main national roads connect Los Lagos phase II with numerous towns on the Costa Blanca such as Orihuela, Cartagena, Elche, Murcia and Alicante.

The airports of Alicante and Murcia are less than 30 minutes driving with connections to the main European capitals.



## Near projects

Liège & Leuven Villas, EONIA Villas, Dinant Villas.



C. Dolores, 1 Algorfa, Alicante

## Projects

- 01 Los Lagos R12
- 02 EONIA Villas
- 03 Dinant Villas
- 04 Liège & Leuven Villas

## Services

- A La Finca Golf Resorts
- B Shopping Center
- C Caddie Master-Proshop



## PATRIMI SALES OFFICE

Avenida Antonio Pedrera Soler, Centro Comercial La Finca 1, local comercial 3, Algorfa, Alicante. info@patrimi.com







Lagos

 **LAGOS** *Where serenity and comfort meet*



# The project

On plot R12, will be develop 4 buildings of 5 semi-detached houses with different distribution.

Housing models within each block of 5 homes: GARDA, ONEGA and GARDA 3D

GARDA AND ONEGA GROUND FLOOR (model B)

It has 2 bedrooms and 2 bathrooms, terrace and garden with variable surface area depending on its location. This home has access to the terrace and garden from the master bedroom, as well as from the area that integrates the living room-kitchen.

GARDA AND ONEGA FIRST FLOOR (model A)

It has 2 bedrooms, 2 bathrooms, terrace and solarium on the upper floor. The distribution of the house revolves around the open plan kitchen integrated with the living area connecting the two bedrooms, bathrooms and terrace. These houses enjoy private access to go up to their solarium.

GARDA 3D (modelo dúplex)

It has 3 bedrooms and 2 bathrooms, living room-kitchen, 2 terraces partially covered on the ground floor with a landscaped garden. On this level, there are two bedrooms and the general bathroom and the living-dining-kitchen with direct access to spacious terraces. On top floor it is placed the master bedroom with an ensuite bathroom and a large solarium.

## Features



2 - 3



2







LOS  
LAGOS

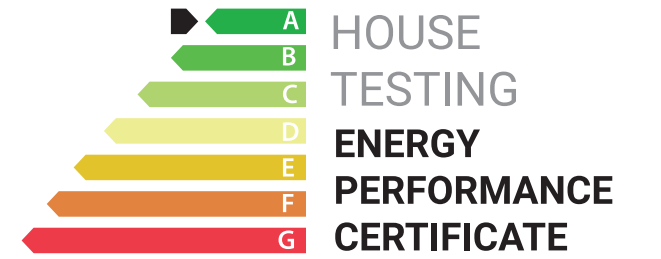
Where serenity and comfort meet



# Orientation

Its south orientation provides natural lighting at any time of the year and natural heating from dawn to sunset, which reduces energy consumption.

Sun all the day long. The opened concept properties with windows and sliding doors that allows cross ventilation and lets the light in. The properties are situated so, that the light can enter everywhere, but at the same time it offers some fresh and cozy corners.







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## Design

Our Los Lagos Phase II development takes place on an incredible plot where homes have been implemented with a careful design and large spaces to achieve maximum comfort.

Its design focuses on the comfort and well-being of its residents and combines contemporary style and Mediterranean character, inheriting traditional morphology with the use of stones on the façade and canopies.

In this project, elements are intertwined and volumes are highlighted to create shadows between the homes and highlighting defined orthogonal shapes between modules.

The design of the project has been improved and adapted to market circumstances after having already sold more than 150 homes of our flagship development.





PATRIMI



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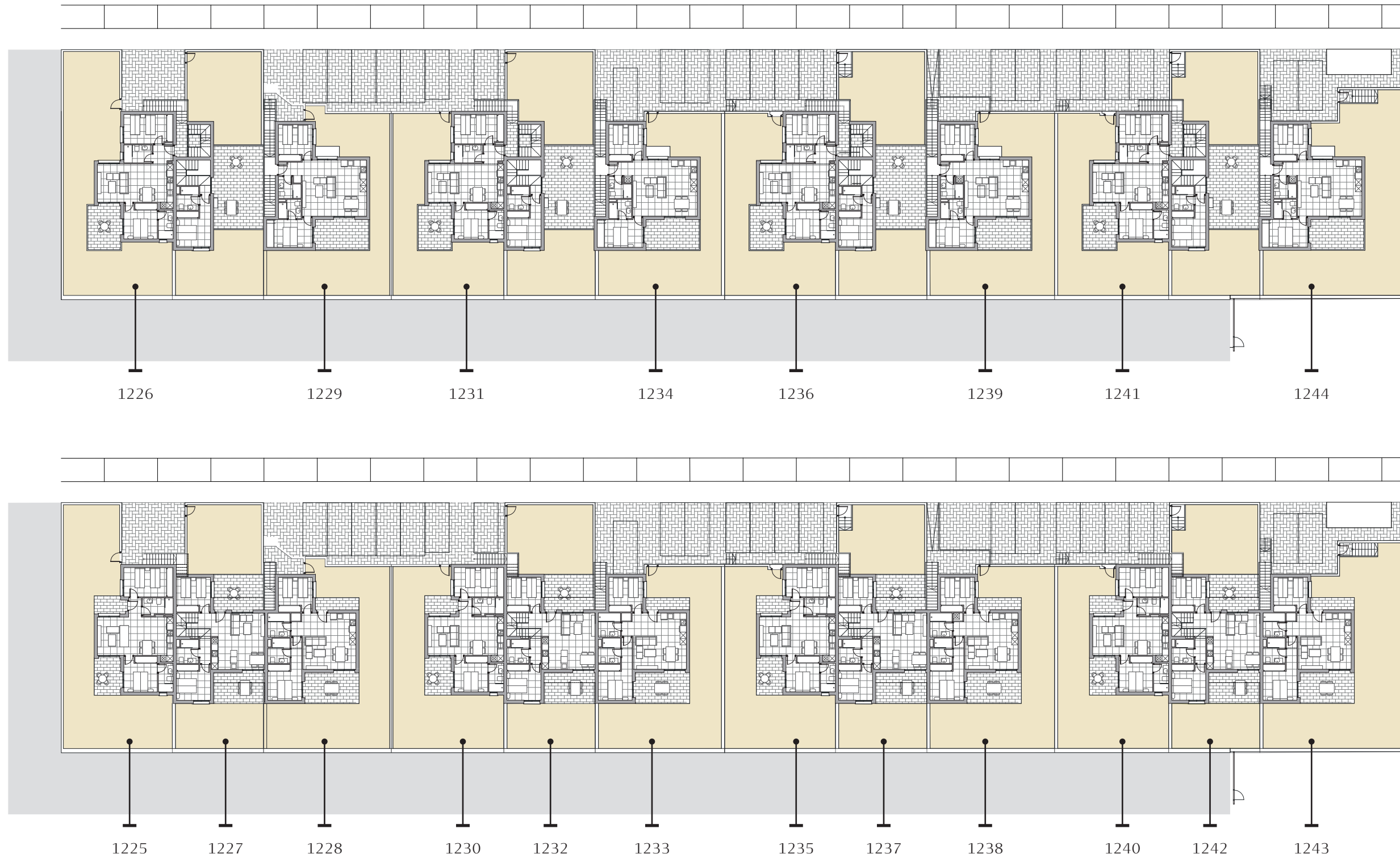


LOS LAGOS Phase II

 **LOS LAGOS**

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Num.	Model	Plot	Garden
1225	Onega B	214	120
1228	Garda B	208	102
1230	Onega B	188	95
1233	Garda B	208	100
1235	Onega B	185	95
1238	Garda B	205	102
1240	Onega B	190	95
1243	Garda B	255	142
1226	Onega A	-	-
1229	Garda A	-	-
1231	Onega A	-	-
1234	Garda A	-	-
1236	Onega A	-	-
1239	Garda A	-	-
1241	Onega A	-	-
1244	Garda A	-	-
1227	Garda 3D	195	81
1232	Garda 3D	201	86
1237	Garda 3D	201	83
1242	Garda 3D	202	83



First floor - Garda 3D

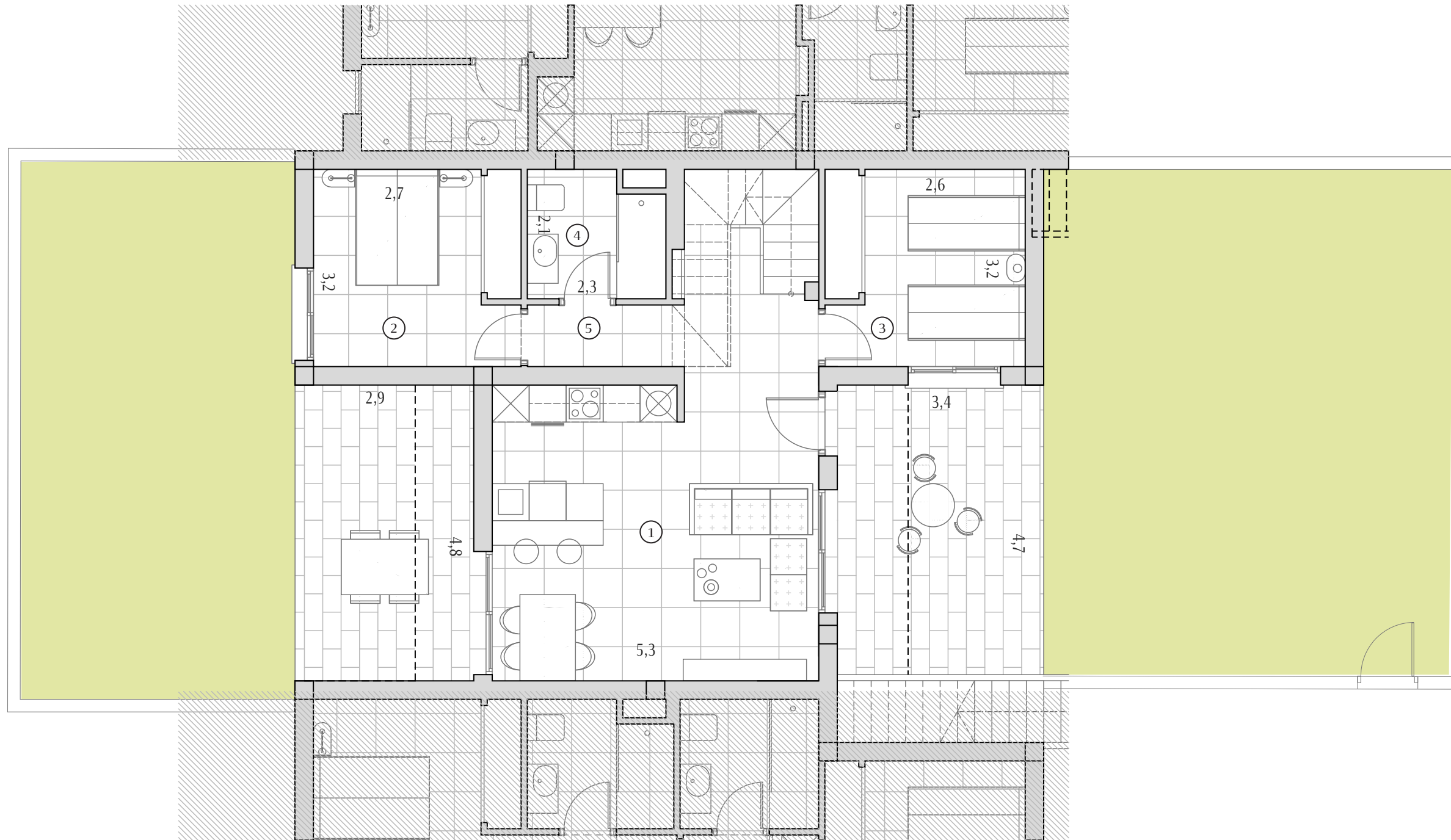
1227-1232-1237-1242

3 2

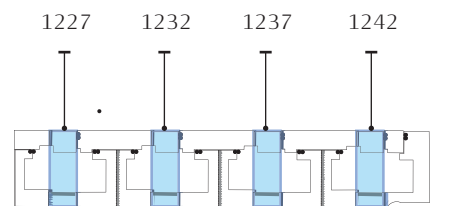
All measures are expressed in M2.

Built	90,15
Terraces	31,30

1	Kitchen - Living	26,70
2	Bedroom 1	10,80
3	Bedroom 2	10,40
4	Bathroom 1	4,50
5	Hall	3,50



Houses	1227	1232	1237	1242
Plot	198	198	198	198



Scale 1:75  
A3



First floor - Garda 3D

1227-1232-1237-1242

3 2

All measures are expressed in M2.

Built 90,15

Terraces 31,30

1 Bedroom 3 12,30

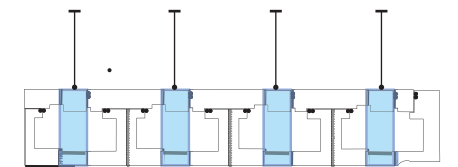
2 Bathroom 2 4,50

3 Solarium 38,00



Houses	1227	1232	1237	1242
Plot	198	198	198	198

1227 1232 1237 1242





**Ground floor - Omega B**

1225 - 1230 - 1235 - 1240

2 2

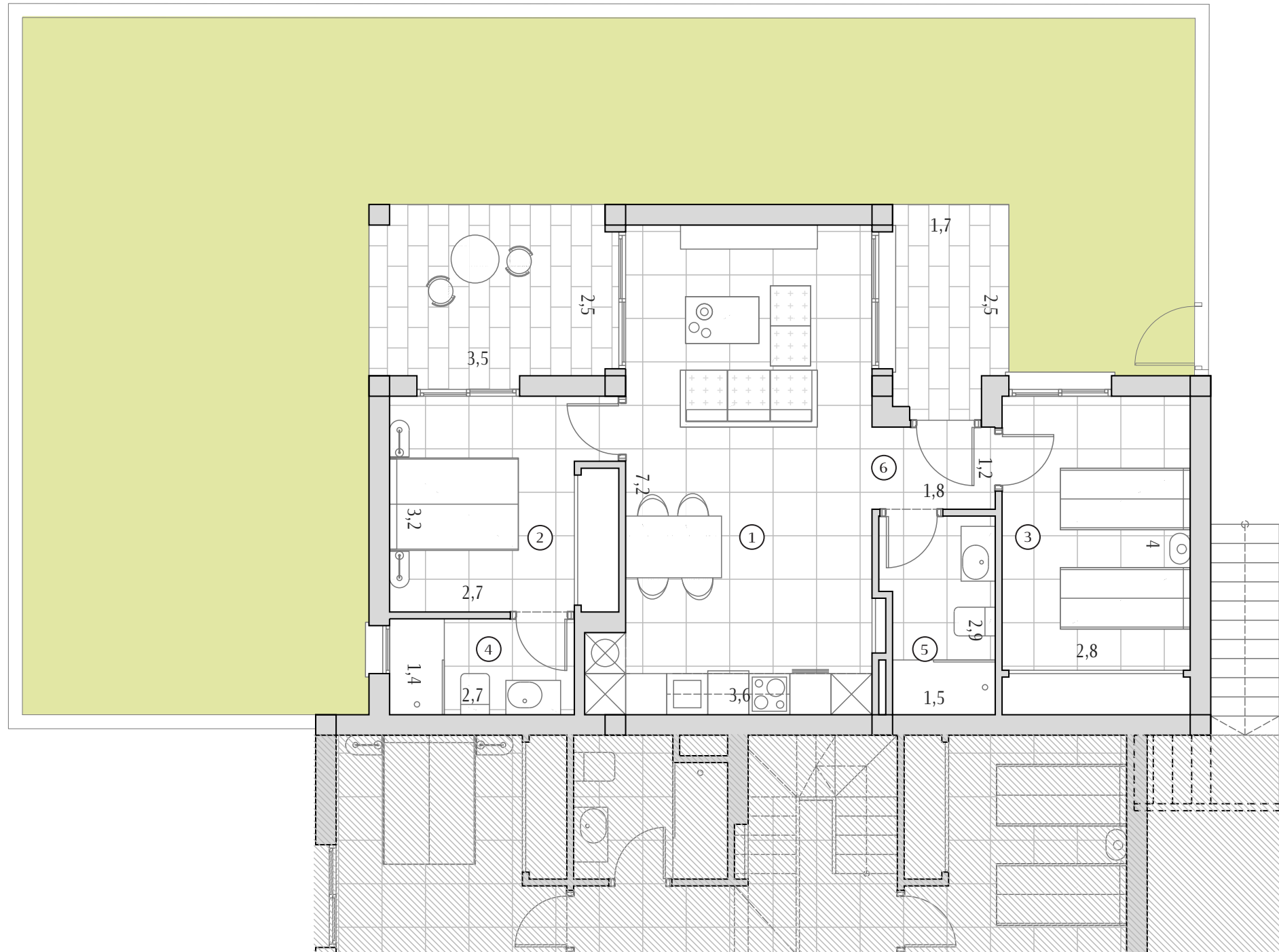
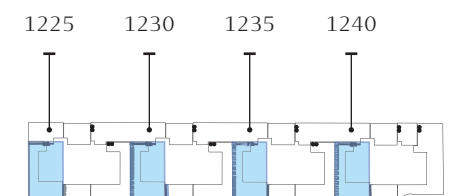
All measures are expressed in M2.

**Built** 69,40

**Terraces** 14,70

1	Kitchen - Living	26,60
2	Bedroom 1	10,50
3	Bedroom 2	12,80
4	Bathroom 1	3,90
5	Bathroom 2	4,60
6	Hall	3,50

Houses	1225	1230	1235	1240
Plot	184	184	184	184





Ground floor - Garda B

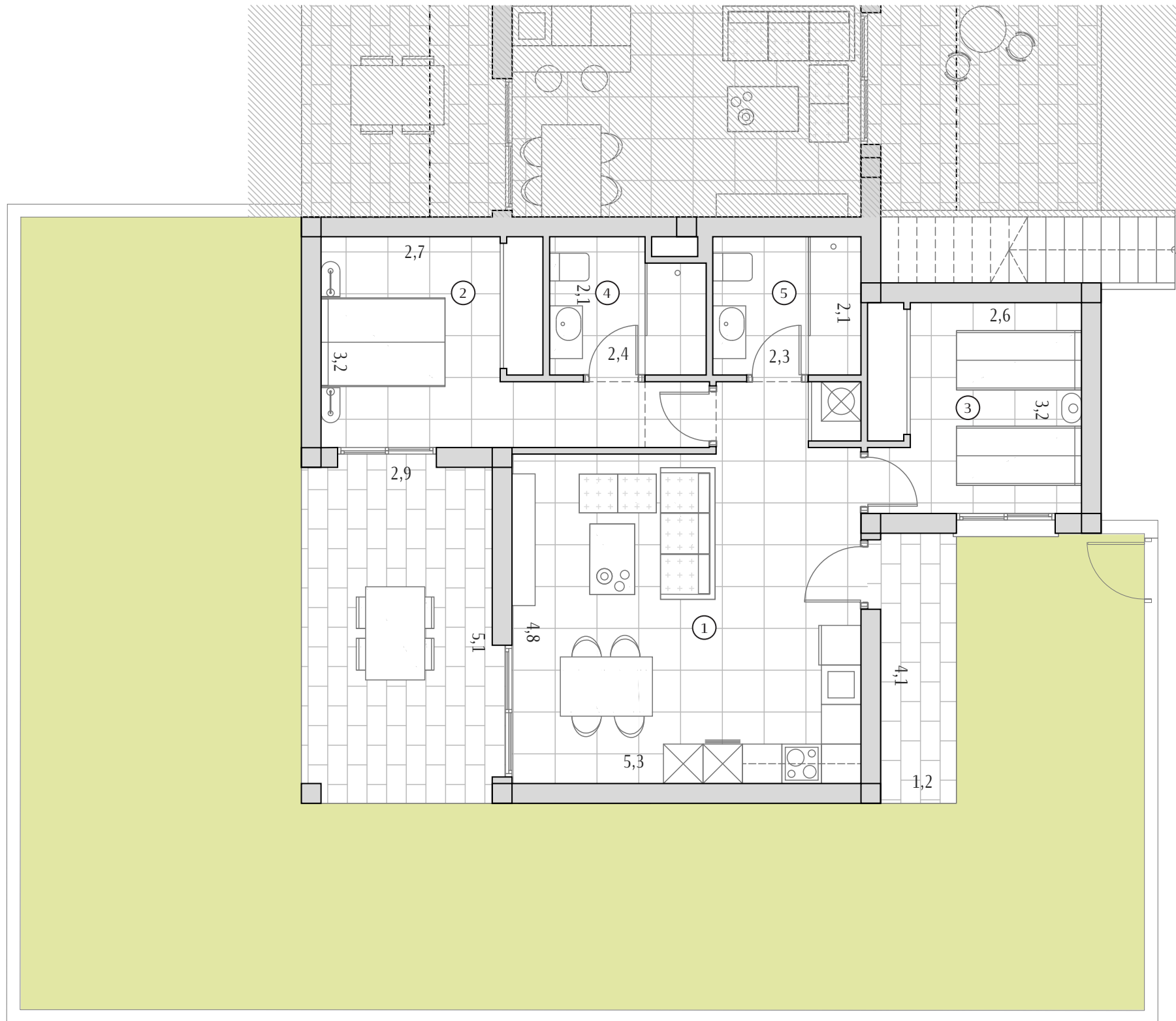
1228-1233-1238-1243

 2  2

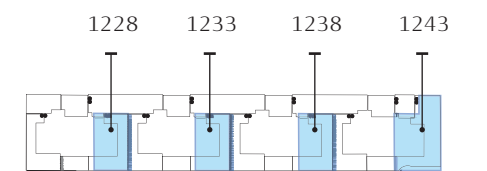
All measures are expressed in M2.

<b>Built</b>	71,00
<b>Terraces</b>	19,51

<b>1</b>	<b>Kitchen - Living</b>	28,11
<b>2</b>	<b>Bedroom 1</b>	13,20
<b>3</b>	<b>Bedroom 2</b>	10,31
<b>4</b>	<b>Bathroom 1</b>	4,63
<b>5</b>	<b>Bathroom 2</b>	4,72



<b>Houses</b>	1228	1233	1238	1243
<b>Plot</b>	200	200	200	200





First floor - Omega A

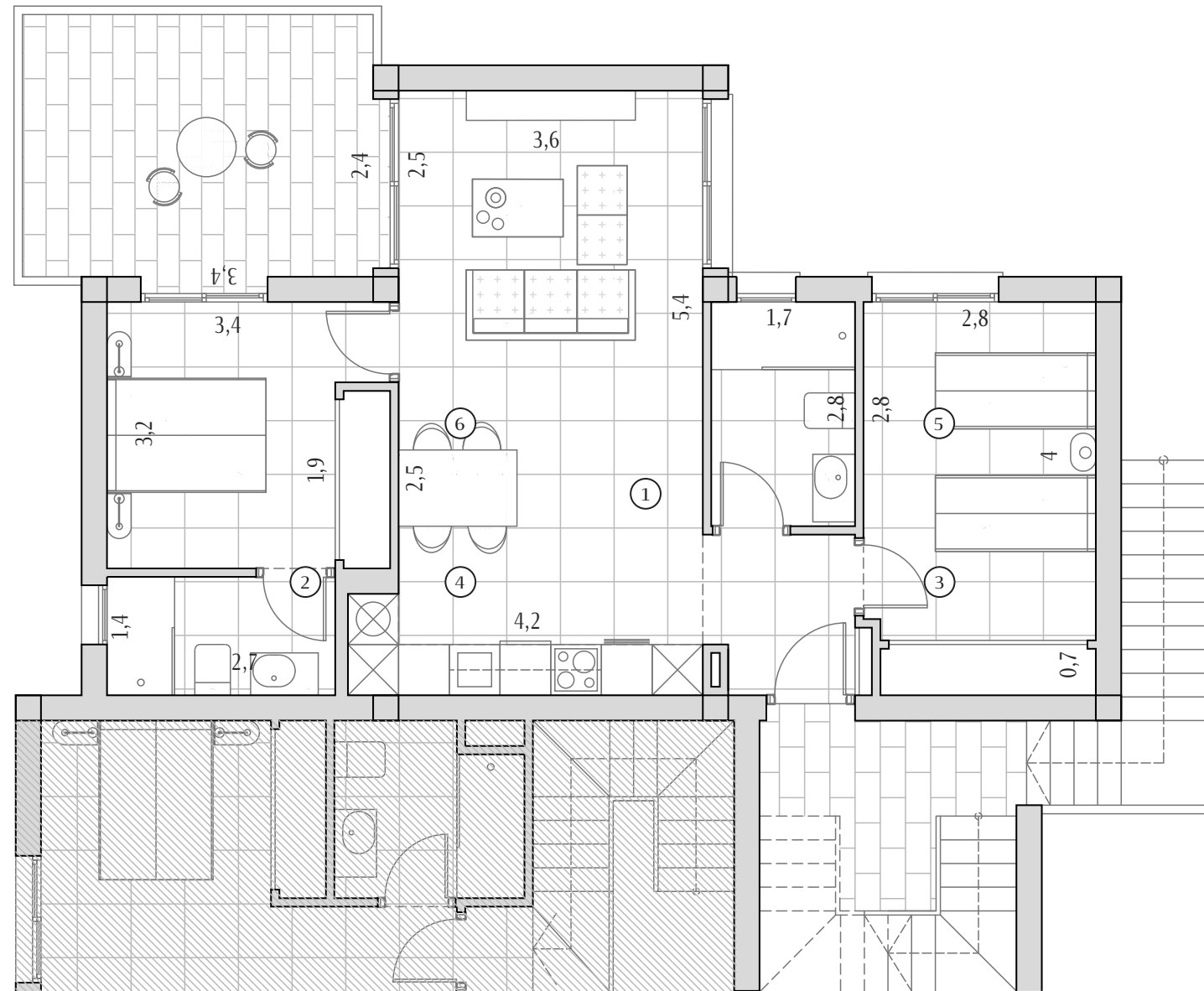
1226 - 1231 - 1236 - 1241

 2  2

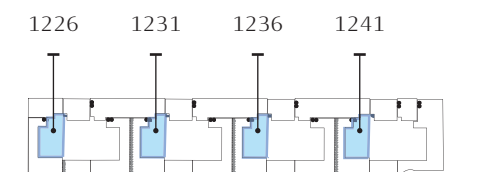
All measures are expressed in M2.

Built	70,10
Terraces	13,10

1	Kitchen - Living	26,50
2	Bedroom 1	10,50
3	Bedroom 2	12,70
4	Bathroom 1	3,90
5	Bathroom 2	4,60
6	Hall	3,50
7	Solarium	61,00



Houses	1225	1230	1235	1240
Plot	-	-	-	-



Scale  1:75  
A3

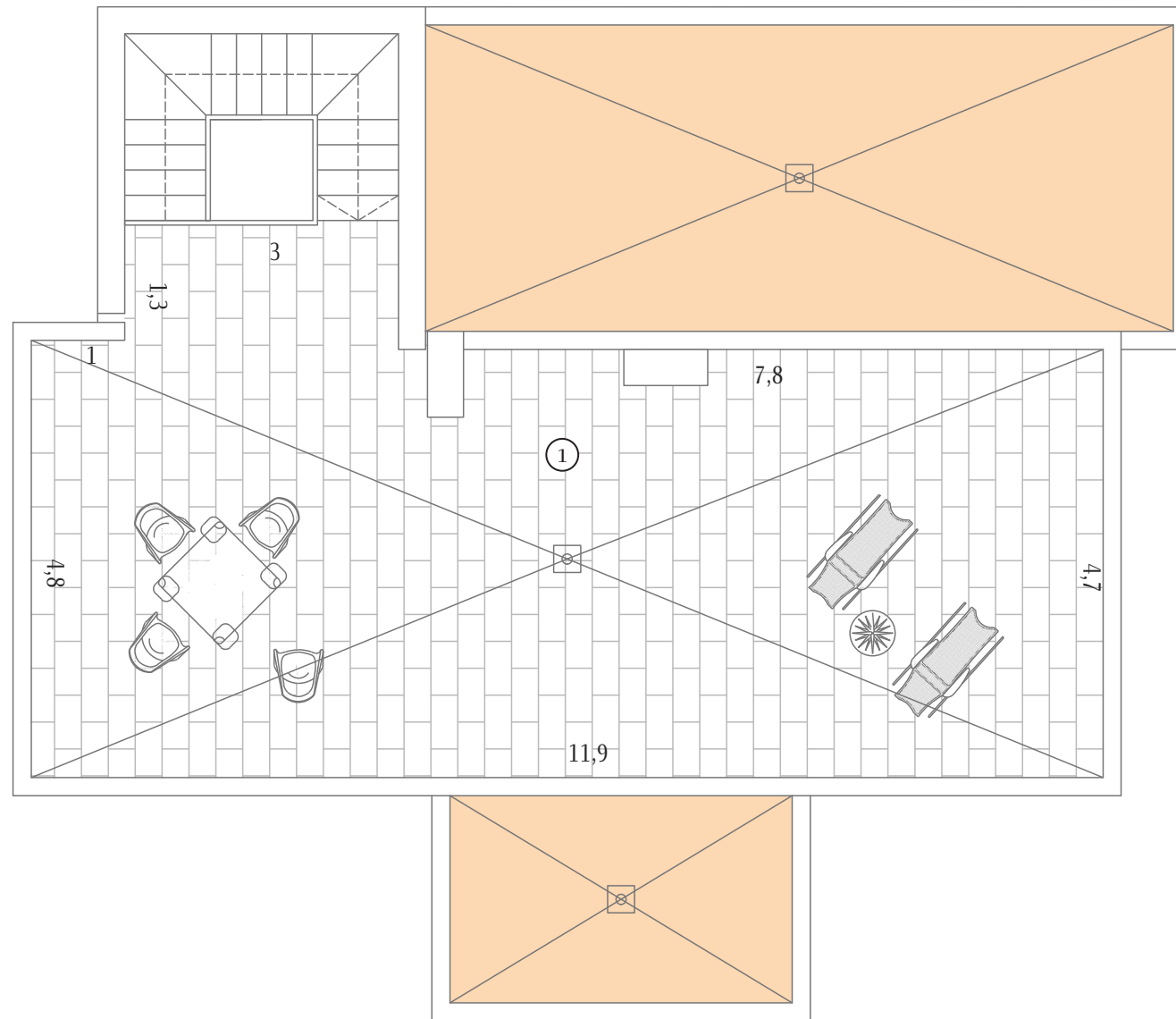


**Solarium floor - Omega A**  
1226 - 1231 - 1236 - 1241

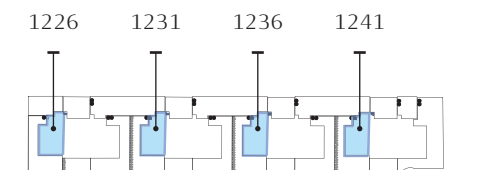
2 2

All measures are expressed in M2.

<b>Built</b>	70,10
<b>Terraces</b>	13,10
<b>1 Solarium area</b>	61,00



<b>Houses</b>	1225	1230	1235	1240
<b>Plot</b>	-	-	-	-

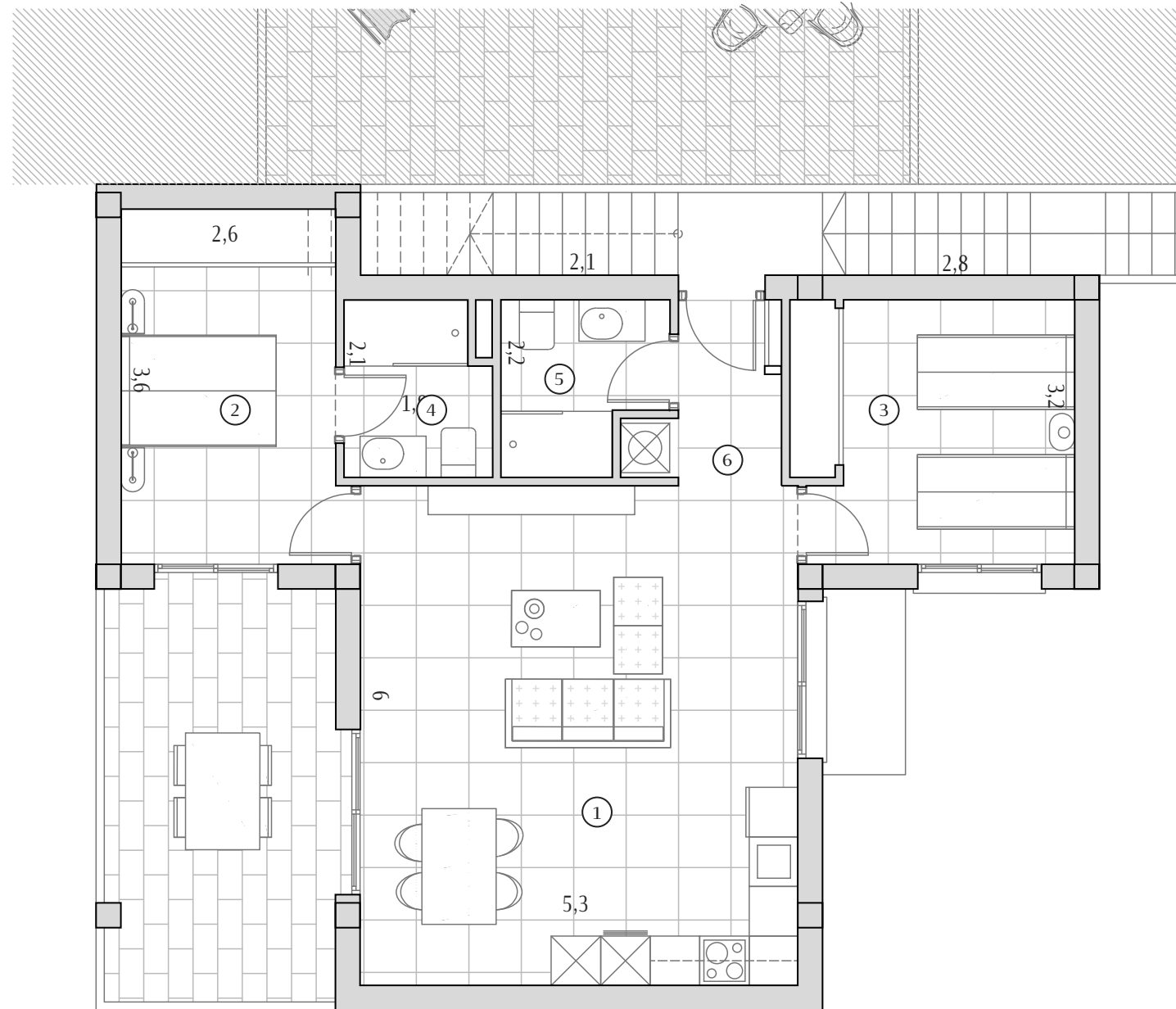




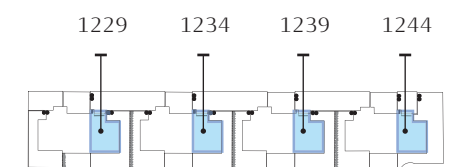
All measures are expressed in M2.

Built	72,10
Terraces	22,32

1	Kitchen - Living	31,12
2	Bedroom 1	11,37
3	Bedroom 2	10,70
4	Bathroom 1	3,63
5	Bathroom 2	3,84
6	Hall	3,25
7	Solarium	31,00



Houses	1229	1234	1239	1244
Plot	-	-	-	-



Scale	1:75
	A3



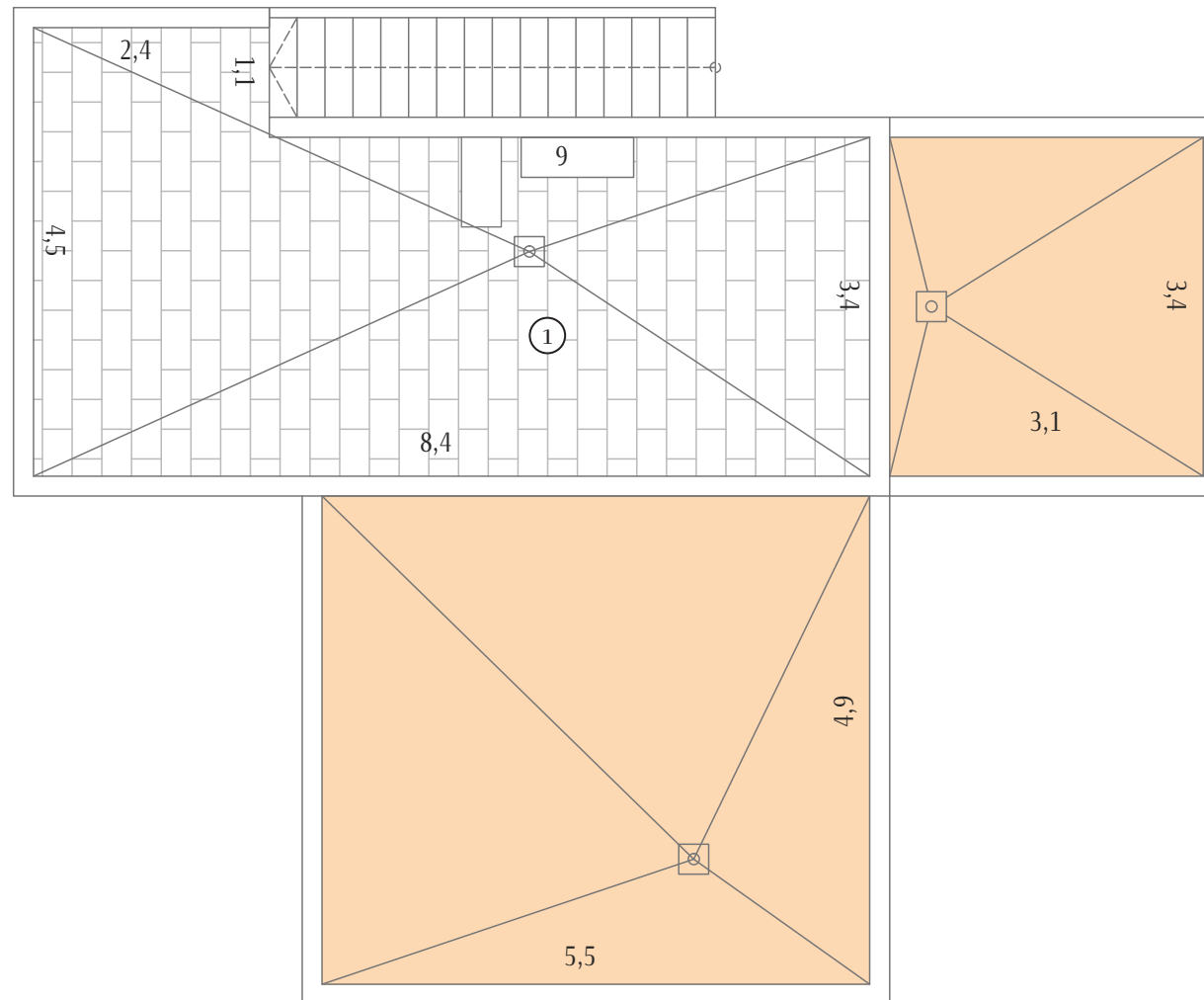
Solarium floor - Garda A

1229 - 1234 - 1239 - 1244

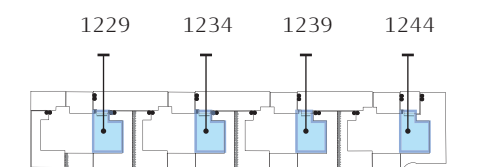
2 2

All measures are expressed in M2.

Built	72,10
Terraces	22,32
<b>1 Solarium area</b>	<b>31,00</b>

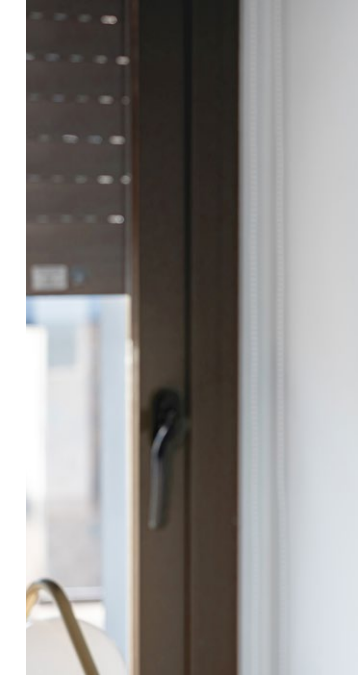
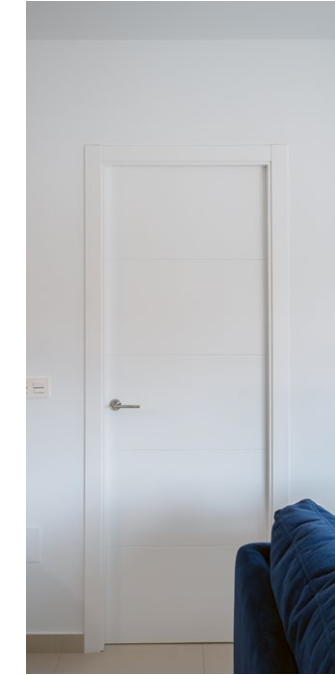


Houses	1229	1234	1239	1244
Plot	-	-	-	-





# Specifications



## Bathrooms

The walls and floors of the bathrooms will be covered with 30x60 rectified matte porcelain stoneware tiles. Shower wall tiled with imitation wood porcelain.

White resin shower tray, sliding aluminum screen and mixer taps.

In both bathrooms, mixer taps will be installed on white sinks and toilets with a current design.

The two-tone suspended bathroom unit with adjustable support in height and depth with anti-tip system.

Both bathrooms will have LED lighting on the ceiling.

## Kitchen

It will be delivered fully furnished with a current design of high-capacity high and low furniture. The base units are in white matte lacquered laminate and the upper units in melamine wood with texture on the columns. Semi-hidden handle profile with gola\* system.

Countertop in work area and peninsula Quarz Compac Blanco Luna or similar.

## Interior and exterior carpentry

Armored main door with white lacquered finish on the interior leaf and brown texture on the exterior. Optical peephole and security lock.

White lacquered interior doors, with a three-strip front and rectangular stainless steel handlers.

Built-in wardrobes with white sliding doors.

Windows and sliding doors in brown aluminum carpentry with a textured finish.

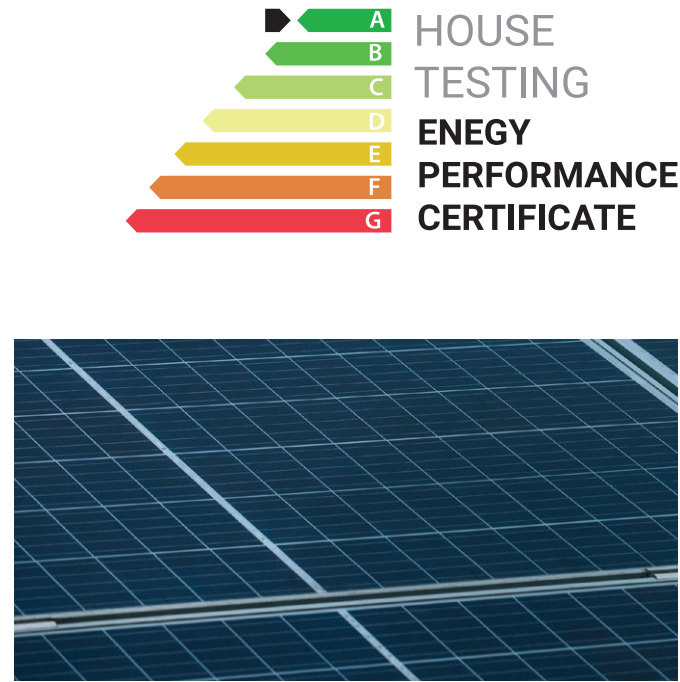
Tilt-and-turn windows in bathrooms, with frosted effect glass and manual blinds.

Electric and motorized blinds, finished in brown textured aluminum. All blinds are connected to the home automation system and are synchronized to close and open, and can be operated from the App.

Special double glazing with solar control and low emissivity, to make the most of natural light and save on energy costs. Optimal aesthetic appearance, exceptional color and minimal reflection.



# Specifications



### Interior Flooring

The interior flooring of homes with 60x60 porcelain tiles with a top quality glossy finish.

### Exterior flooring

Porches, terraces and solarium with 60x60 porcelain floors with C3 anti-slip specification.

### Energy certification class A

Los Lagos complex offers a high level of energy certification.

This is possible thanks to the thermal insulation of roofs and walls, the aluminium joinery with double glazing, and the installation of solar panels will be installed in each block up on the roof. This way contributing to each property 450 kW approx. without the connection to the batteries..

### Electrical installation



The homes are equipped with electrical and telecommunications outlets required by the Low Voltage Electrotechnical Regulations.

Intercom for communication between the home and the main entrance.

We include an advanced home automation system to control the motorized blinds and three light points.

Legrand Valena Next series mechanisms that can be connected to the home automation system.

### Additional qualities

-  Air-conditioning pre-installation: central or split depending of the model.
-  Fully fitted alarm system with one sensor by room, touch panel and siren.





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Avenida Antonio Pedrera Soler,  
Centro Comercial La Finca 1, local  
comercial 3, Algorfa, Alicante.  
info@patrimi.com

**Patrimi Resorts**

We have a team of professionals willing to collaborate with clients on the changes and adaptations they want to make to their home before moving in.

From choosing the color of the walls or replacing the floor material, changing the color of the countertop to completely redesigning the kitchen, including or removing a room, etc. These are some of the aspects that our extras team can manage for clients whatever you want.

Buying a home is not an easy decision and we want our clients to be happy and feel involved in the creation of their home.

For more information:

[www.patrimi.com](http://www.patrimi.com)