

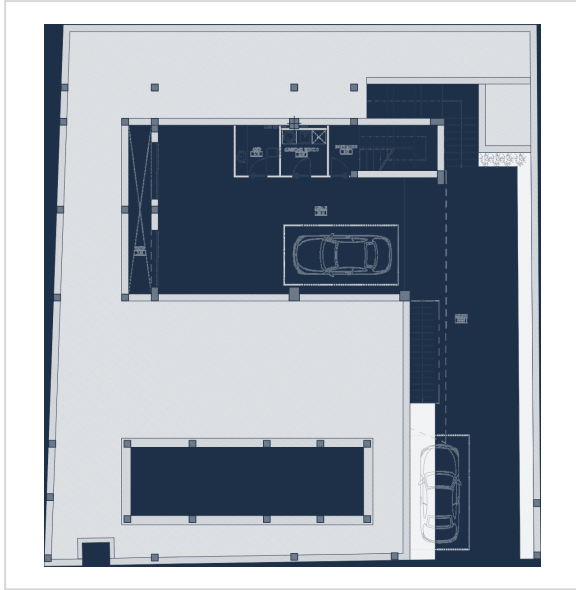
Roque del Conde Plot



August

2026

Basement

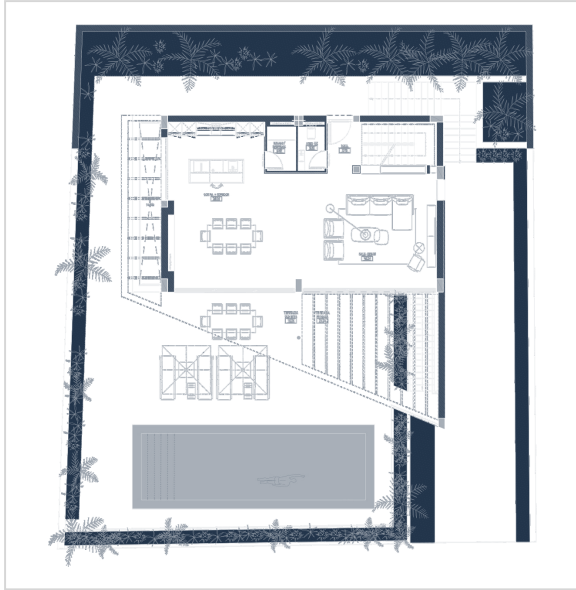


LEVEL -1 Basement Plan

The basement level will include a garage with capacity for several vehicles, designed to ensure easy access and convenience. It will feature two staircases: a carefully designed exterior staircase that connects directly to the ground floor, and a smaller, private interior staircase that links the garage with the home's interior. Additionally, there will be a service room and a restroom, rounding out this floor with functional spaces for everyday living.



Ground Floor

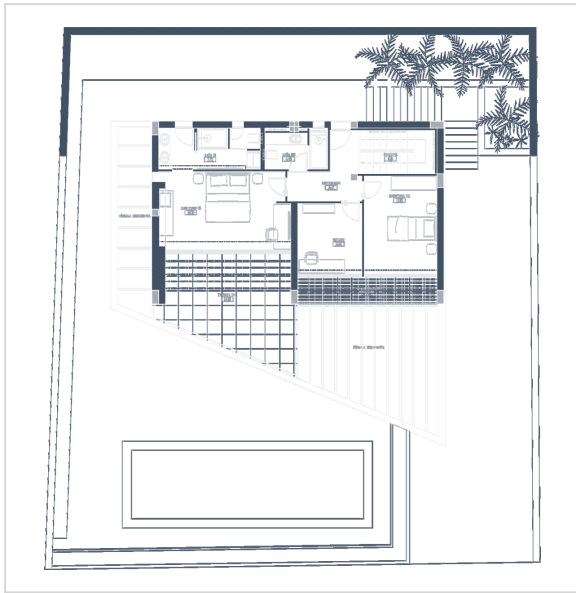


LEVEL 0 Ground Floor Plan

The ground floor is designed as an open, continuous space that integrates the entrance hall, living room, and kitchen-dining area without partitions, allowing for a fluid and bright layout. From this central hub, large glass doors provide direct access to the outdoor area, which includes a terrace with a private pool, solarium, and lounge chairs. The floor is completed with a pantry, a half bath, and the staircase that connects to the upper level.



First Floor



LEVEL +1 First Floor Plan

The first floor will house three bedrooms, all equipped with large windows that allow natural light to flood in and offer views of both the pool area and the exterior of the villa. The master bedroom will feature an en-suite bathroom, while the other two bedrooms share a second, separate bathroom located in the hallway. The layout ensures privacy and functionality in every room.



— THE PROPERTY

Asset

CADASTRAL REFERENCE
2186009CS3028N

ADDRESS
Calle Aragón 35

PLOT AREA
501.81 m²

ABOVE-GROUND FLOOR AREA
+2

USE
Residential

USEFUL SURFACES (M²)

Garage	62.13
Living room	44.07
Kitchen – dining	29.80
Bedroom 1	18.50
Bedroom 2	13.28
Study	8.41
Bathroom 1	7.76
Bathroom 2	4.46
Covered terrace	14.18
Swimming pool	30.60
Pergola terrace	24.57
Exterior (total)	93.11

TOTAL USEFUL AREA

340.42 m²

BUILT SURFACES (M²)

Interior	186.29
Basement	94.05
Exterior	445.20

The property



— SALES OPTIONS

Sale Price

SALE PRICE — PLOT WITH BUILDING PERMIT

695,000 €

SALE PRICE — COMPLETED PROPERTY

2,250,000 €



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