



BUILDING

PANCHITO HERNANDEZ STREET No. 8

ARUCAS

THE LOCATION



ARUCAS

Arucas is a municipality in Gran Canaria. This town is located in the northern tip of the island and borders its capital Las Palmas de Gran Canaria, just 30 minutes from Gran Canaria International Airport.

Arucas is a cosmopolitan city full of activity, in fact, its cultural activities are currently booming. This city is an idyllic destination to spend your holidays no matter what time of year you are in, since its average annual temperature is around 22°C, reaching an average temperature of 25°C in summer, and reaching between 17 and 20° in winter, which will allow you to enjoy any of its beaches located on the coast at any time of the year and the proximity of the three main beaches of the capital (Las Canteras, Las Alcaravaneras and La Laja).



Panchito Hernandez Street 8, 35400, Arucas



5 minutes from the St. John the Baptist Church Next to the Municipal Park



5 minutes walk from public transport stops



In the historic center of the city of Arucas



2 minutes from the highway that connects with the North and South of the island

ARUCAS MUNICIPAL PARK

A landscaped space with a lot of history. The Arucas Municipal Park dates back to the time of the Mayorazgo de Arucas, and is now a real green lung in the heart of the city. With the backdrop of the Atlantic and the mountain that bears the city's name, this place attracts visitors and residents every day who seek the freshness of this beautiful corner.

St. John the Baptist Church

The main parish church of San Juan Bautista is a Catholic church located in the historic centre of the city, designed by the Spanish architect Manuel Vega y March. Construction began in 1909 and lasted 70 years. It is one of the emblematic buildings on the island of Gran Canaria.



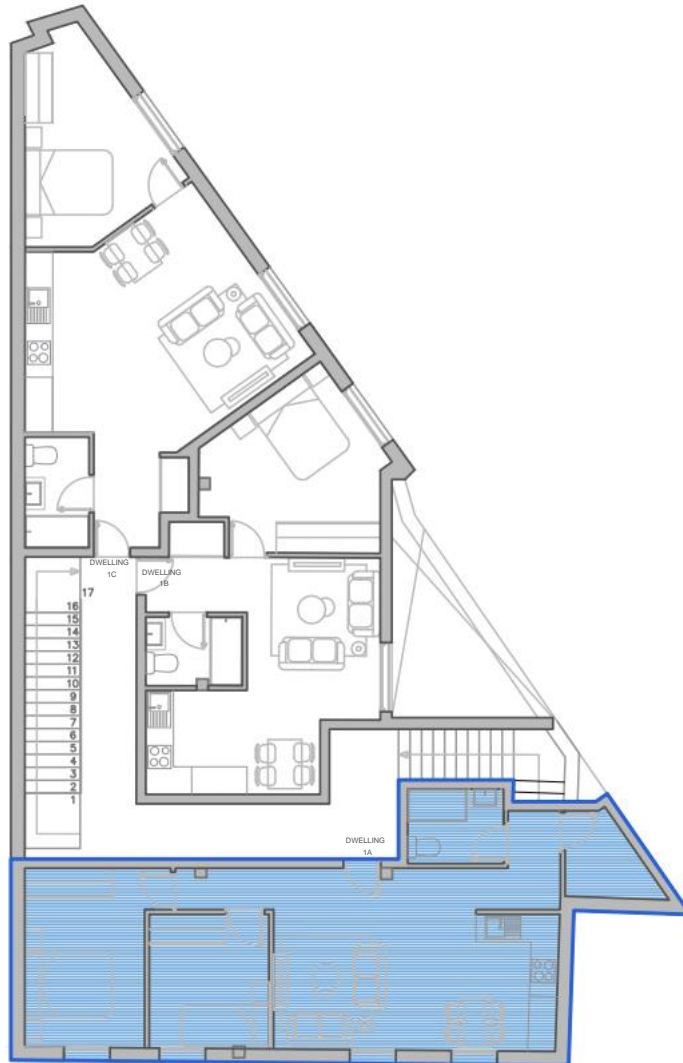
St. John the Baptist Church

HISTORIC CENTER OF ARUCAS

Located in the northern region of the island of Gran Canaria, the town of Arucas reflects the economic boom that the islands enjoyed after the rise of agriculture, first with the cultivation of cochineal and now with bananas. Rebuilt after the fire that the Castilians used to subdue it in 1478, it obtained the title of city at the end of the 19th century. The famous local rum, which is made in a 19th-century factory, takes its name from the Guanche Arehucas. It is open to visitors.

HOUSING BUILDING IN ARUCAS

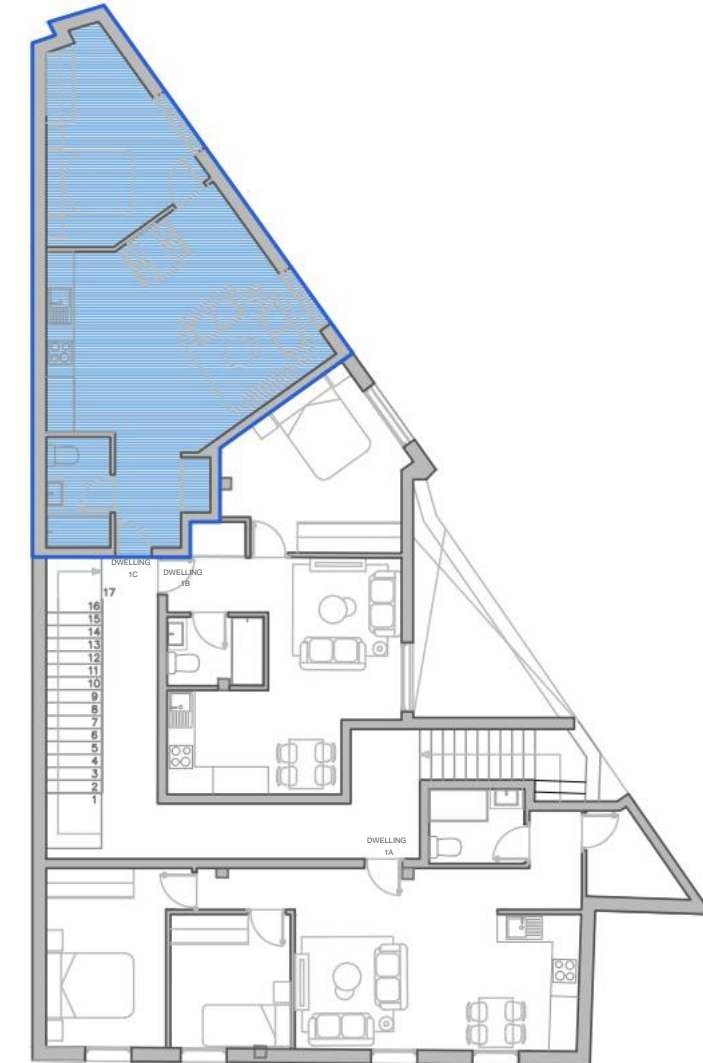
HOUSING 1A



HOUSING 1B



HOUSING 1C



Apartments available in the building

Estate	Rooms	Bathrooms	M ²
Floor 1 door 1A	2	1	66.99
Floor 1 door 1B	1	1	46.32
Floor 1 door 1C	1	1	54.35

THE FLOORS

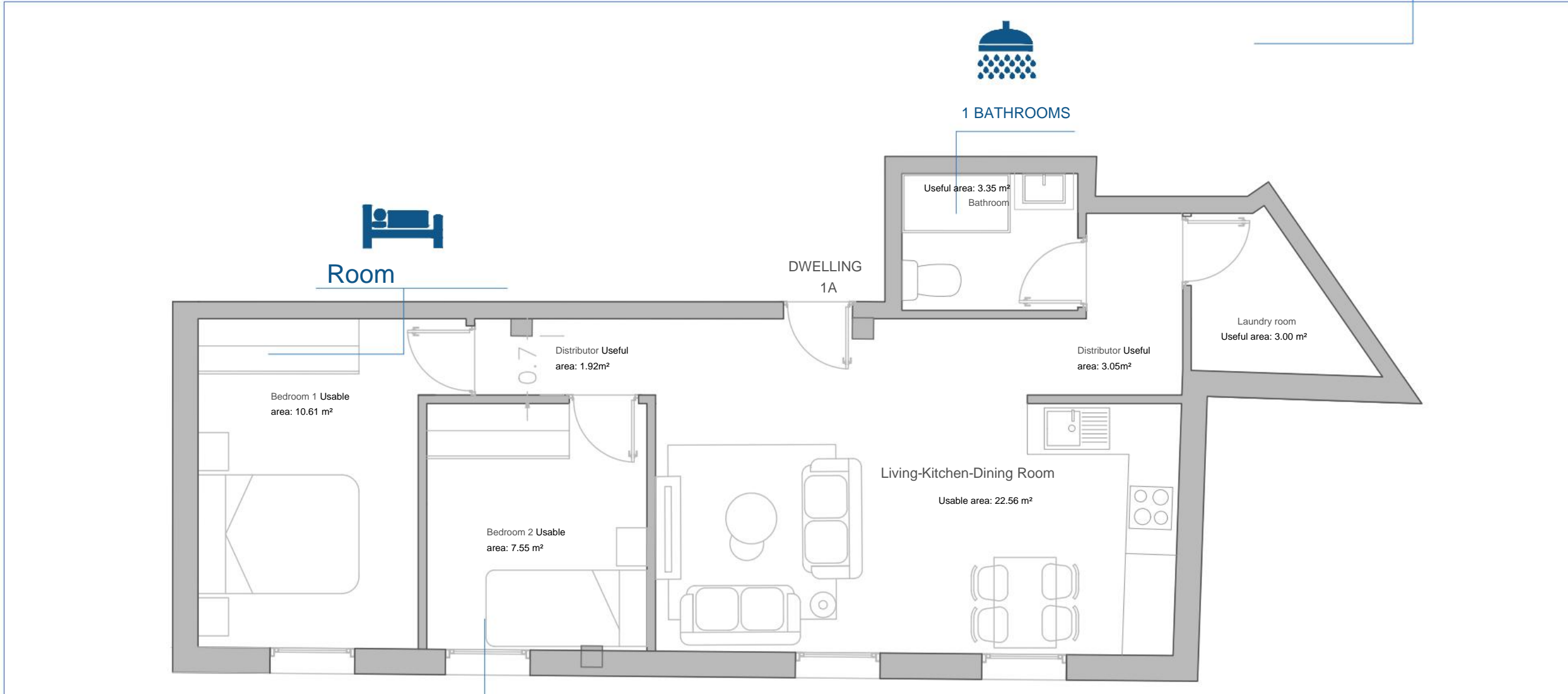
Bedrooms

Occupants

TYPE 1A



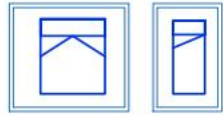
66.99
m² built



Storage room	2.29 m ²
Living room-Kitchen-dining room	22.56 m ²
Laundry room	3.00 m ²
Bathroom	3.35 m ²
Bedroom 1	10.61 m ²
Bedroom 2	7.55 m ²
Distributor	1.92 m ²
Distributor	3.05 m ²
Useful area of the dwelling	54.33 m ²
Construction area	66.99 m ²

BEDROOMS

TYPE 1A



The finishes that divide the living spaces create coherence between the rooms and reinforce the sense of quality and craftsmanship. The tiles and stoneware floors They enrich the floors, providing elegance and warmth.



THE KITCHENS

The kitchens are equipped with all the elements necessary for optimal habitability and use of the residence with rated appliances energetics A++.

Furniture design and its distribution in space gives the home a unique character



THE FLOORS

Bedrooms

Occupants

TYPE 1 B



Room

Bedroom Useful area: 12.30 m²



46.32 m²
built

DWELLING
1B



1 BATHROOMS

Distributor Useful area: 2.15 m²

Bathroom Usable area: 3.12 m²

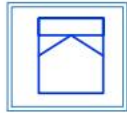
Living-Dining Room Useful area: 13.20m²

Kitchen Usable area: 4.95 m²



Storage	2.29 m ²
room Living-dining	13.20 m ²
room	4.95 m ²
Kitchen	3.12 m ²
Bathroom	12.30 m ²
Bedroom	2.15 m ²
Distributor Useful area	38.01m ²
of the dwelling Constr. area	46.32m ²

TYPE 1 B



The finishes that divide the living spaces create coherence between the rooms and reinforce the sense of quality and craftsmanship. The tiles and stoneware floors They enrich the floors, providing elegance and warmth.

THE KITCHENS

The kitchens are equipped with all the elements necessary for optimal habitability and use of the residence with rated appliances

A++ energy.

Furniture design and its distribution in space gives the home a unique character

DESIGN AND COMFORT

The coatings of the living rooms of each home are designed to create a shape to live comfortably and dynamically. thinking about the future changing needs of each person.



THE FLOORS

Bedrooms

Occupants

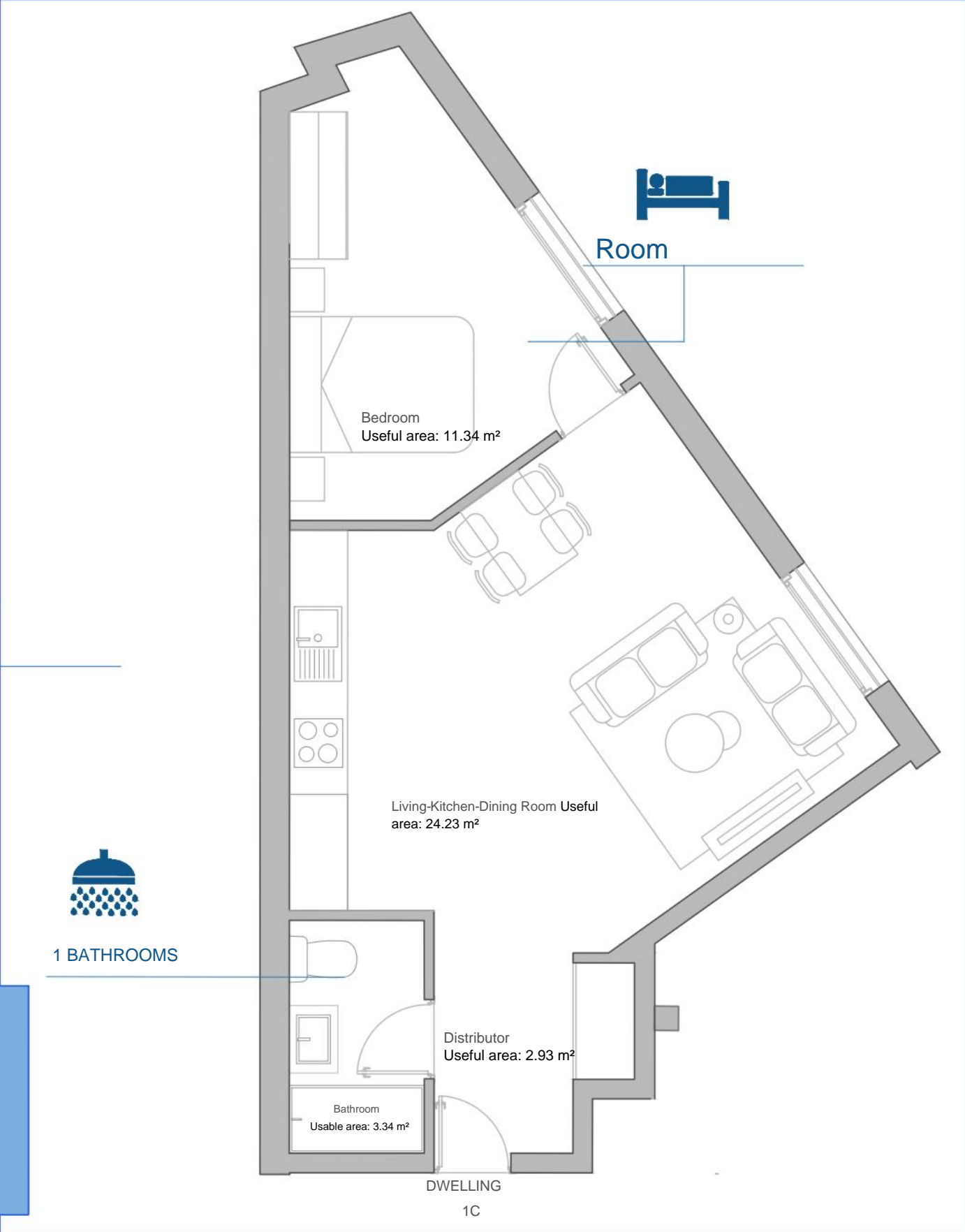
TYPE 1 C



44.13 m²
built



1 BATHROOMS



Storage	2.29 m ²
room Living-dining room-	24.23m ²
kitchen	2.93 m ²
	3.34m ²
Distributor	11.34m ²
Bathroom Bedroom	44.13m ²
Useful area of housing Constr. area	64.35m ²

BEDROOMS

TYPE 1 C



The finishes that divide the living spaces create coherence between the rooms and reinforce the sense of quality and craftsmanship. The tiles and stoneware floors They enrich the floors, providing elegance and warmth.

THE KITCHENS

The kitchens are equipped with all the elements necessary for optimal habitability and use of the residence with rated appliances

A++ energy.

Furniture design and its distribution in space gives the home a unique character

DESIGN AND COMFORT

The coatings of the living rooms of each home are designed to create a shape to live comfortably and dynamically. thinking about the future changing needs of each person.



Design and comfort

Understanding the individuality of apartment interiors, we provide elegant design options that owners will be able to choose from with the aim of to be able to customize your own floor. Depending on the preferences of the users, Our sales team will provide you with different options that will will allow you to acquire a flat designed by and for you



WALL COVERING

The beautiful carpentry that covers the living spaces creates coherence between the rooms and reinforces the sense of quality and craftsmanship. The tiling and flooring of stoneware enriches floors providing elegance and warmth.



BEDROOMS

The coverings of the bedrooms of Each home is designed to create a comfortable and dynamic way of living. thinking about the future needs of change of each person.

Design and comfort

Understanding the individuality of apartment interiors, we provide elegant design options that owners will be able to choose from with the aim of to be able to customize your own floor. Depending on the preferences of the users, Our sales team will provide you with different options that will will allow you to acquire a flat designed by and for you



BATHROOMS

The bathrooms are equipped with all the necessary elements for the optimal habitability and use of the same where the play of materials The top quality amenities offered will provide comfort to this space



BATHROOMS

Our experience has allowed us to reinterpret the bathroom function, taking an approach towards the form and function of these spaces that allows us transform the daily bathing ritual, providing well-being, cleanliness and elegance.

QUALITY REPORT

In order to provide well-being to our clients, we have chosen to develop a building aimed at maximum energy efficiency. To do this, we analyzed the living habits and interaction with the elements of the floors, considering each aspect as essential, from the location of the appliances, the orientations of rooms to comfort systems, thermal and acoustic insulation. Through this study we achieve spaces designed to provide tranquility, security and comfort for the tenant.



FACADE

Facade design adapted to the area in which it is located



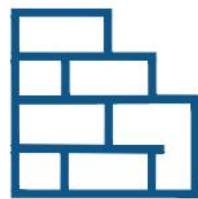
ELECTRICAL INSTALLATION

LED lights in community areas



CARPENTRY

Exterior carpentry made of aluminium with thermal break.
Low Emissivity Glazing and Solar Control



INSULATION

Concrete Structure
Thermal insulation
Acoustic insulation



COMMON ELEMENTS

1 storage room per home
Video Goalkeeper
Garbage collection room
Walkable deck



COMFORT

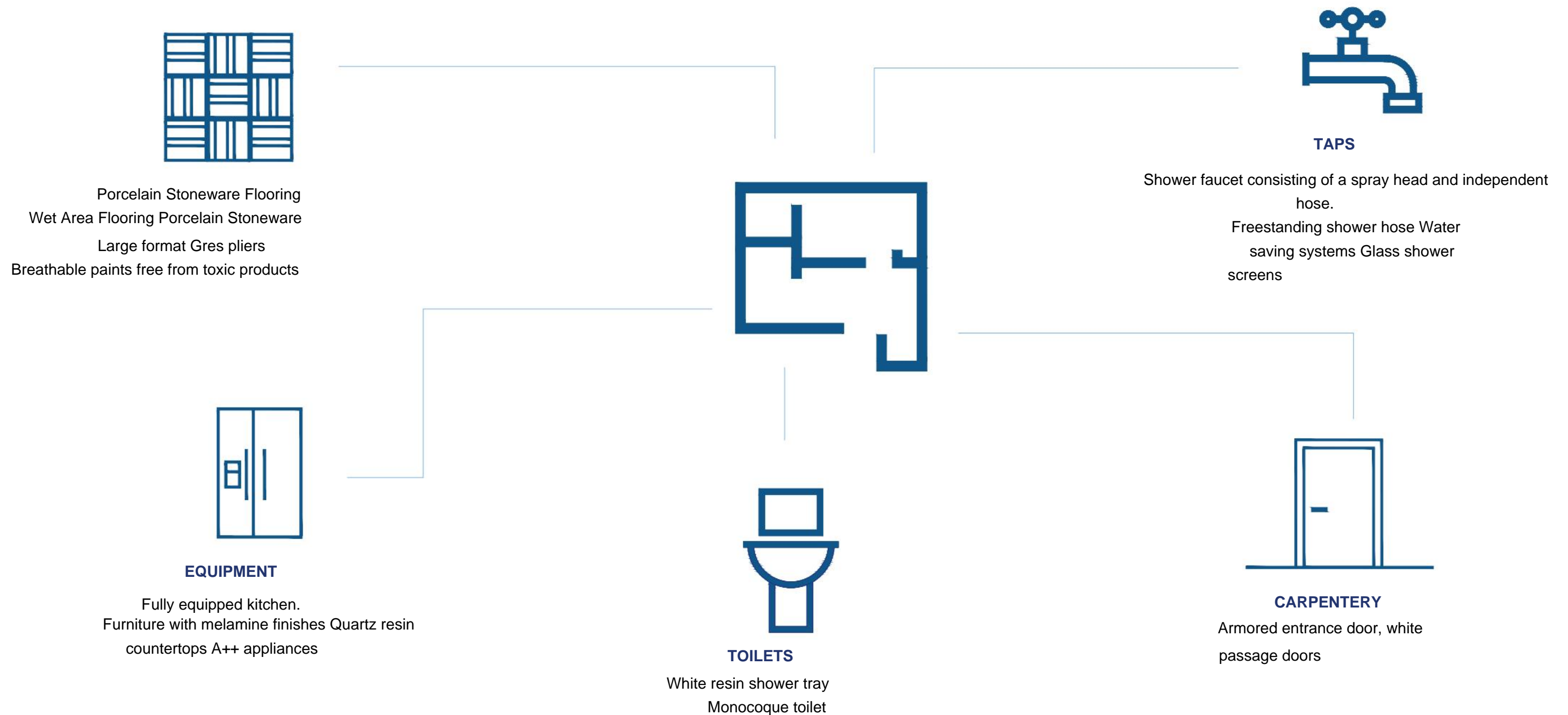
Controlled ventilation
Domestic hot water
Air conditioning



QUALITY REPORT

The houses are fitted with porcelain stoneware flooring to increase spatial light. The vertical coverings in the bathrooms are made with stoneware pieces and painted coverings. The paint throughout the house will be breathable and free of toxic products. The bathrooms, equipped, will have a white resin shower tray and glass screen, toilet and taps with an independent water saving system.

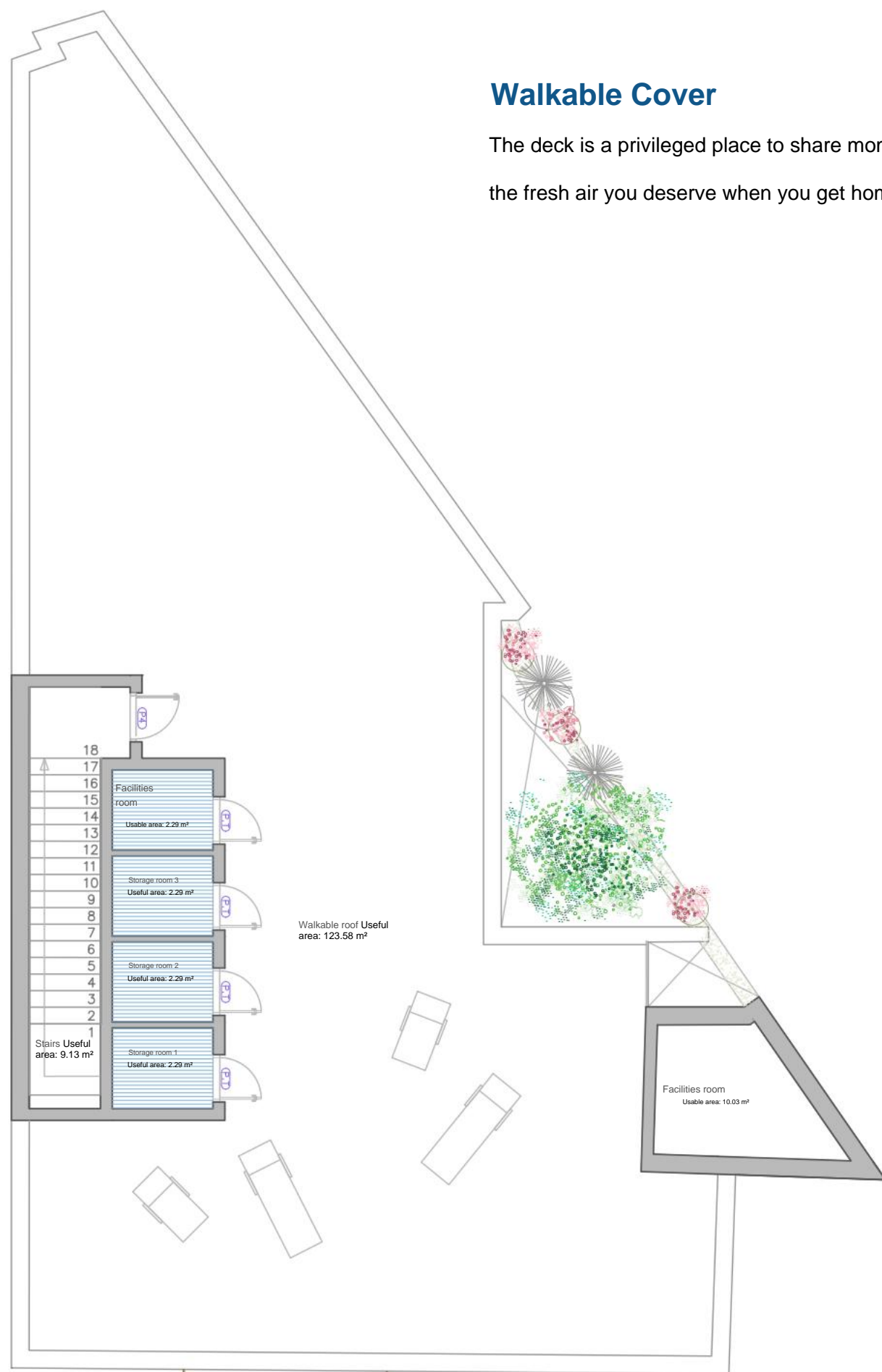
The kitchens will be equipped with a multifunction oven, microwave, induction hob and extraction (filtrate group or decorative hood), all of them with an A++ rating. The countertops will be made of quartz resin, and different possibilities will be provided for the melamine finish of the kitchen furniture. As for the interior carpentry, the homes will be delivered with an armoured entrance door and passage doors made in white.



Roof Plant

Walkable Cover

The deck is a privileged place to share moments designed from the the fresh air you deserve when you get home.



GIVE YOURSELF THE OPPORTUNITY



Choose the life you want for yourself and your loved ones by sharing and building life experiences in this architectural framework that we have designed from the experience of professionals with years of work who have understood and studied the new ways of living.