



BEACHFRONT APARTMENTS  
**Ciudad Jardín 3**

NEW APARTMENTS IN OROPESA DEL MAR · CABANES (CASTELLÓN)





The **Ciudad Jardín 3** building is located on the seafront on one of the best beaches in Europe. It is surrounded by protected natural areas and is next to **Marina d'Or** holiday resort.

Furnished with **high quality finishes and extras**, your new beachfront apartment offers a **whole world of services** nearby such as a 5\* hotel and spa, waterparks, leisure parks, live shows and seasonal street parades..

This area has more than **300 days of sunshine a year**.

**Our apartments are easily accessed by air and by land.**

Castellon airport is only 20km away with flights to and from Dublin and London on a weekly basis.

Also the main motorways A-7, AP 7 and N-340, allow you to arrive and enjoy your new home without any hassle.



**REAL PHOTOGRAPH OF THE BEACH TORRE LA SAL, IN FRONT OF CIUDAD JARDÍN BUILDING 3**



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**MARINA D'OR**





Just 2km away families can enjoy the **Marina D'Or holiday resort**, where you can take some "me time" at the natural sea water spa at the 5\* hotel. There is also **heated swimming pools, jacuzzis, saunas and Roman baths**.

There is fun for the little ones too. They can enjoy the children's play and spa..

Visitors can also get pampered at the wellness centre where you can find the most avant-garde health and beauty treatments.



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**MARINA D'OR**





**Marina D'Or Holiday Resort** has 8 family fun adventure parks, waterparks and theme parks, it also has a **4D cinema**.

You can also enjoy Quad biking circuits and seasonal evening street parades with music and live entertainment.

**Families can also visit the Enchanted Garden which is the only one of its kind in the World.** A mystical, magical land of fairies and gnomes and trees that come to life. **There are also live acrobatic shows with dancers and so much more.**





There is always something going on in the **Marina d'Or holiday resort** throughout the year there are themed and sporting events and several shows. There is a great atmosphere almost every weekend.

Marina d'Or is famous for hosting important events throughout the year. Some of those include;

The World Chess Championships, the Davis Cup, the European Taekwondo Championships, the European Archery Championships, Spanish Cross Country Championships, the Ferrari Racing Days, the Mediterranean Epic. It has been the official venue on several occasions of the Vuelta Ciclista a España, the UN Interagency Games, Miss and Mister Spain.

Marina d'Or: passion for sport!

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MARINA D'OR





**AUTHENTIC PHOTOGRAPHS OF TORRE LA SAL BEACH, FACING THE GARDEN CITY BUILDING 3**



Your new apartment boasts both an unparalleled natural setting with exquisite gardens and a protected green space by the sea - as well as

every conceivable amenity, either in the nearby award-winning Torre la Sal II Campsite, or in Marina d'Or - Holiday City, featuring its

leisure parks, hotels, cafes, restaurants, spa... as can be seen in some of the images within this brochure.

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**MARINA D'OR - HOLIDAY CITY**

**CIUDAD JARDIN 3 BUILDING**

**A-7 ACCESS**

**N-340 ACCESS**

**NEWLY LANDSCAPED GREEN AREA**

**PROTECTED NATURAL PARKS**

**"TORRE LA SAL" BEACH, RECOGNIZED AS ONE OF THE FINEST IN EUROPE.**

**BRAVO PLAYA CAMPING**



Photographs captured at Ciudad Jardín I Building, next to Ciudad Jardín 3 Building



### Ciudad Jardín 3: Beachfront apartments.

Beautiful sunny weather 300 days a year. Sandy beaches are just a short stroll from your apartment, Ciudad Jardín 3 is located between the mountains and the sea and is a real paradise.

Any time is a good time to escape and enjoy your new home away from home which is close to one of the best resorts on the Mediterranean.

#### Ciudad Jardín Type - B2

TOTAL CONST.

68,96 m<sup>2</sup>

## Ciudad Jardín Type - B4

TOTAL CONST. 96,48 m<sup>2</sup>



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A photo showcasing Ciudad Jardín I Building, along with Ciudad Jardín 3 Building

### Ciudad Jardín Type - B1PB

|              |                       |
|--------------|-----------------------|
| TOTAL CONST. | 102,41 m <sup>2</sup> |
|--------------|-----------------------|



### Ciudad Jardín 3: the best building

It is a premium development, featuring amenities such as swimming pools, jacuzzis, a social club for property owners, green areas, parking spaces, and optional storage units.

Enjoy a unique location that offers supermarkets, hotels, entertainment venues, and other services, all within an incomparable environment, with newly landscaped spaces, protected natural areas, and a beach with fine white sand.





Ciudad Jardín Type - C1

|              |                      |
|--------------|----------------------|
| TOTAL CONST. | 92,51 m <sup>2</sup> |
|--------------|----------------------|



Infographic of the living and dining area in Ciudad Jardín 3 Building.

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Photographs showcasing the exteriors of Ciudad Jardín I Building, along with the new Ciudad Jardín 3 Building.



Ciudad Jardín Type - A1

|              |                      |
|--------------|----------------------|
| TOTAL CONST. | 47,54 m <sup>2</sup> |
|--------------|----------------------|

### Ciudad Jardín 3: The best residence.

Multiple layouts facing the sea, including a living and dining area, kitchen, terrace, 1, 2, or 3 bedrooms, and 1 or 2 bathrooms.

Apartments furnished and equipped with attention to detail, featuring amenities such as air conditioning, induction cooktop, built-in oven, microwave, dishwasher, washer/dryer, 42-inch and 32-inch televisions in the dining area and master bedroom, respectively, built-in wardrobes with interior lighting, and storage beds.

Additional features include a coffee maker, blender, cookware, cutlery, bedding, hair dryer, iron, and dishes.

CIUDAD JARDIN 3 · BUILDING SPECIFICATIONS

Materials, elements and qualities specifications used in the construction of block 3 in the Ciudad Jardín apartment building,located in Cabanes (Castellón).

Building consisting of 196 apartments on the seafront, with terraces, parking space on the ground floor and in the basement,a pedestrian area for residents with separate pools for adults and children with LED lighting as well as 3 hydromassage baths on the ground floor.

Access to the building through two halls that connect the basement (parking), residential floors and the outdoor area.

There is also an auxiliary evacuation staircase.

The halls are each equipped with a vestibule, stairs and two lifts. The building offers 1-, 2- or 3-bedroom flats with 1 or 2 bathrooms (one of them connected to the master bedroom(en-suite), depending on typology), kitchen, wash place (depending on typology), living/dining room and terrace.

BUILDING QUALITY REPORT

- Reinforced concrete basement walls and deep foundation with reinforced concrete piles, bars and bracing slabs.
- Reinforced concrete structure prepared for the marine environment, with one-way floor with precast beams.
- Ceramic hollow brick walls or similar and air cavity in the case of facades or party walls.
- Thermal insulation in all external walls of the building.
- Acoustic insulation in party walls between dwellings.
- Accessible flat roofs covered with ceramic tiles (non accessible roof covered with a layer of gravel).
- Facade cladding in large format porcelain stoneware and continuous coating monolayer type, according to zones.

- External aluminium balustrades with double safety glass on the terrace.
- Continuous coating monolayer type or plastering of plaster and paint, according to zones, in corridors and common elements (stairways, vestibules and accesses).
- Decorative elements in porcelain stoneware in vestibules.
- Porcelain stoneware paving in vestibules and ceramic paving in corridors and common areas.
- Paved concrete floor for garage area.
- The metal elements are impregnated with 2 layers of enamel paint.
- Pre-installation of several charging point for electric vehicles in the parking.

CONSTRUCTION DETAILS OF THE APARTMENTS

- Interior partitions in hollow ceramic bricks or similar.
- Gypsum plaster in case of ceramic bricks on interior walls.
- Interior walls painted with acrylic paint.
- Decorative wallpaper on one wall of the dining room and on the wall behind the headboard of the master bedroom.
- Plasterwork and acrylic paint on the ceiling of the bedrooms, living/dining room (except for the false ceilings for the passage of the installations).
- False ceiling and acrylic paint in corridors, kitchen and bathrooms.
- Porcelain stoneware (or similar) tiles inside the dwellings with anti-slip treatment.
- Ceramic wall tiles in bathrooms.
- External aluminium joinery and double glazing.
- Aluminium electric roller shutters in the living/dining room and bedrooms.

- Wooden interior carpentry in interior doors and wardrobes.
- Built-in lined wardrobes in all rooms. Interior layout with drawers, shelves and hanging rail. Lighting inside wardrobes.
- Safe in master bedroom wardrobe.
- Kitchen furnished with wall and base cabinets, a granite worktop and a stainless-steel single bowl sink with drainer.
- Cold and hot water installation.
- Hot water supply system for the building with a solar energy collector system.
- Sewage system for the whole building in PVC pipes.
- Ventilation in bathrooms through ducts with top forced air suction and internal grilles in the air intakes.
- Installation of white vitrified porcelain bathroom fittings, with toilet in main bedroom with soft close or ABS system cover, bidet in main bedroom bathroom (depending on typology), basin and shower tray with screen. White vitrified porcelain laundry sink in the wash room (depending on typology).
- Hygienic shower for toilet, with hot and cold water for A1 and B3 typology.
- Mixer tap fittings.
- Shower column in bathrooms.
- Individual electric water heater for each apartment with domestic hot water tank.
- Electrical installation according to the Low Voltage Electrical Equipment.
- Split air conditioning hot/cold in dining/living room.
- TV socket in dining/living room, master bedroom and terrace.
- Telephone socket in dining/living room and master bedroom.
- Intercom in each apartment.

- Decorative tray with halogen lighting in the diningroom.

APARTMENT EQUIPMENT: HOUSEHOLD APPLIANCES

Kitchen with low consumption appliances:

- Stainless steel double door fridge freezer unit.
- Induction hob with 3 or 4 burners.
- Built-in stainless-steel oven.
- Built-in microwave oven in kitchen cabinet
- Stainless steel integrated cooker hood in upper cabinet.
- Stainless steel dishwasher.
- Stainless steel washer dryer.

Living/dining room equipment:

- 42-inch SMART TV.

Equipment in master bedroom:

- 32-inch television hanging on the wall opposite the bed.

EQUIPMENT: FURNISHINGS

Outdoor furniture on the terrace:

- Terrace table and 4 chairs.
- 2 seater sofa and coffee table (except in the 1 bedroom flats, where a 70 cm table and 2 chairs will be provided).

Interior furniture in the flats:

- Sofa bed (3-seater sofa, 2-seater bed)
- Living room table
- Sideboard (according to type).
- Dining room table and 6 chairs.
- Double bed, sofa type, headboard and 150 cm mattres
- 2 bedside tables in the main bedroom.
- 2 single beds, headboard and 90 cm mattress and 1 bedside table in the second bedroom.
- In the main bathroom, illuminated mirror, shower column

and hanging cabinet.

- For flats with 2 bathrooms: cabinet in second bathroom, shower screen, shelves, mirrors, accessories (hooks, towel rail, toilet brush holder, toilet paper dispenser, waste bin).
- Interior decoration elements, blinds in living room, mirrors and decorative frames.

EQUIPMENT: LIGHTING

- Exterior lighting for terrace and wash place (depending on the type).
- Light in the entrance and in the living room.
- Lamp or similar in the dining room (depending on the type).
- Master bedroom: 2 light fittings and 2 lamps on bedside tables.
- Light fixture in the 2nd bedroom and 1 lamp on the bedside table (depending on the type).
- Light fixture in the bathrooms (depending on the type).
- 2 wall lights or similar in the kitchen (depending on the type).
- Light fixture in the corridor (depending on the type).
- Interior lighting in the wardrobes.

EQUIPMENT: EXTRAS INCLUDED

Living/dining room:

- set of cups decorative wooden boxes electric air freshener

Main bedroom:

- bed sheet set
- decorative box in wardrobe
- air freshener
- scented sachets for wardrobes

- photo frames
- Secondary bedroom:**
  - 1 bed sheet set
  - decorative box in wardrobe
  - air freshener
  - scented sachets for wardrobes

Main bathroom:

- towel set

Secondary bathroom:

- towel set

- hair dryer

Kitchen:

- capsule coffee maker
- juicer
- mixer
- cookware set (4 pieces) and 2 frying pans, crockery, cutlery and glassware for 6 persons
- sugar bowl, preserving tins, salt and pepper shakers, oil
- dispenser, kitchen towels, roll holder...
- wall clock in kitchen
- Wash place (only in the typologies that have it).
- Folding ironing board and iron
- Laundry basket
- Broom and dustpan

If, at the time of installation, it was not possible to obtain any element described herein, they will be replaced by others with similar characteristics.

YOU COULDN'T ASK FOR ANYTHING BETTER!



March 2023

**THE SHORTEST DISTANCE BETWEEN PARADISE AND THE PLACE YOU CALL HOME.**