



EUROPEAN
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ARCHITECTURE

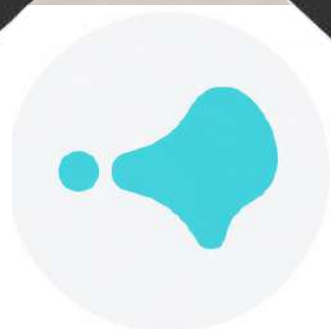
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INTERNATIONAL
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BEST MIXED USE
ARCHITECTURE
EUROPE

Santa Rosalía
Lake & Life Resort
by José Díaz García S.A.

2025-2026



Santa Rosalía
lake and life resort

ROMERO 17

LIVE BETTER. ALL ON ONE FLOOR.



José Díaz García

ILLUSTRATIVE IMAGE

This AI-generated image is for illustrative purposes only.
Final design, materials, dimensions and finishes may vary.
This visualization is non-contractual.



ROMERO 17



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lake and life resort



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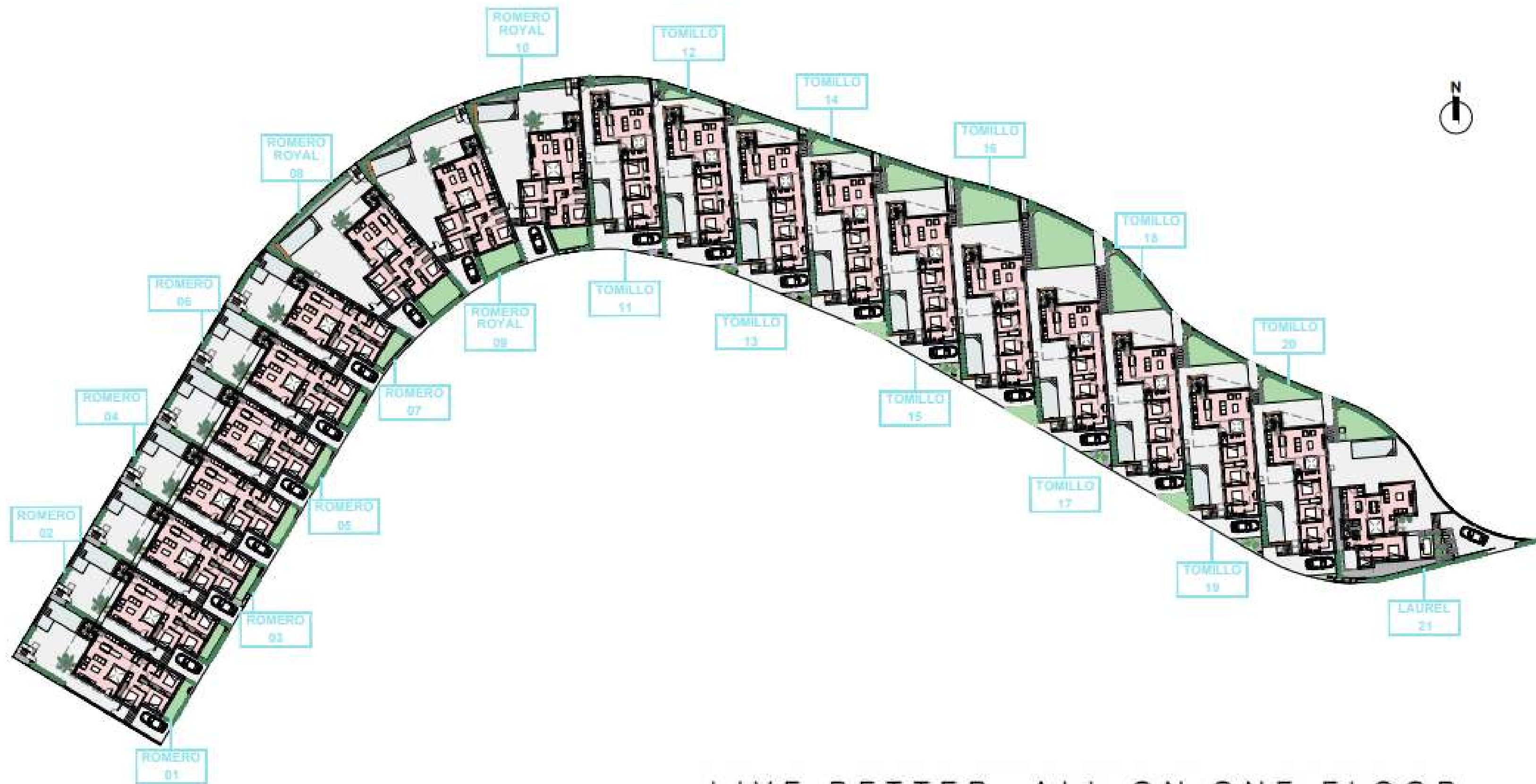
José Díaz García

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ROMERO 17



Santa Rosalía
lake and life resort



17.01

17.02

17.03

17-04

17.05

17.06

17.07



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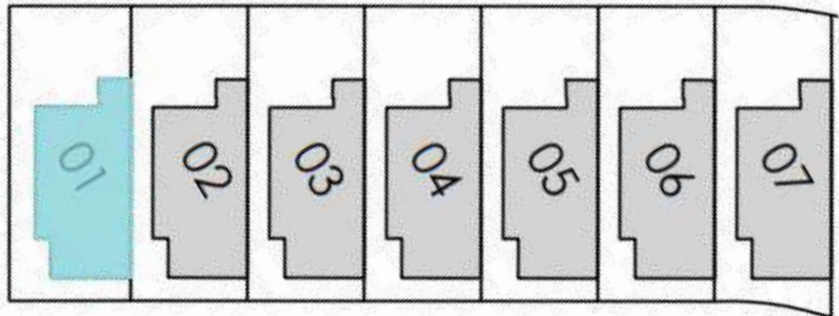


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ROMERO 17

Villa 01



JD
José Díaz García



GROUND FLOOR

PLOT 01	263.43 m²
Ground floor	122.60 m²
Basement	121.50 m²
TOTAL INTERIOR	258.6 m²
Porch	14.50 m²
Uncovered spaces (Ground floor)	126.33 m²
Solarium	57.00 m²
TOTAL OUTDOOR SPACES	197.83 m²

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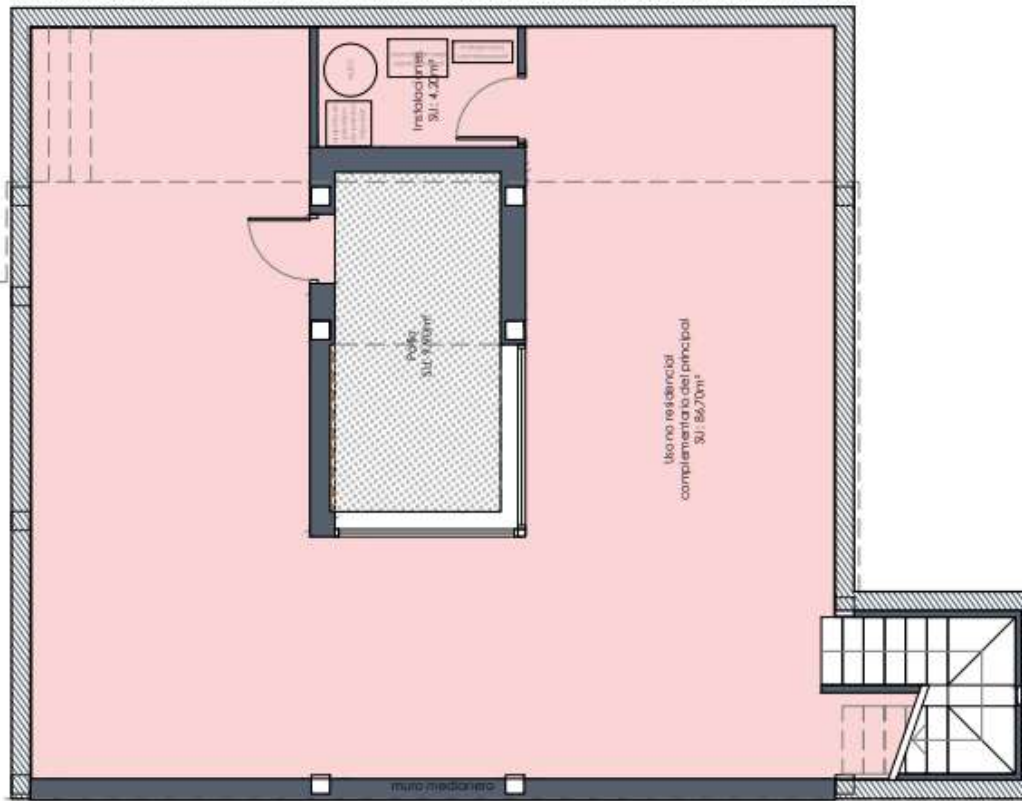
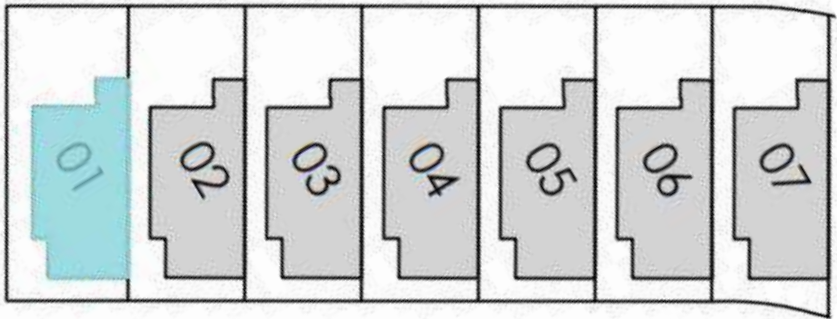
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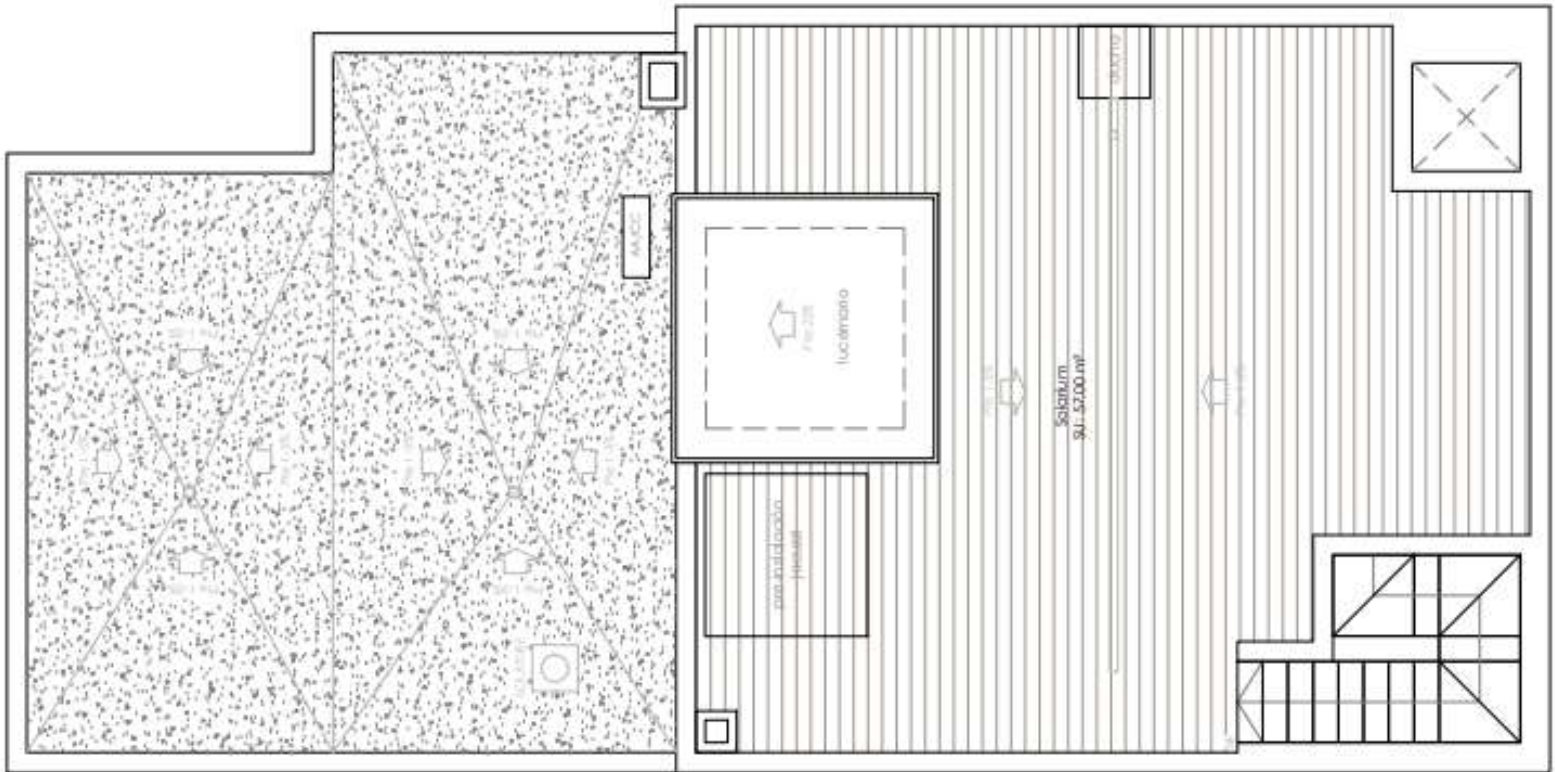
Santa Rosalía
lake and life resort

ROMERO 17

Villa 01



BASEMENT



SOLARIUM

PLOT 01	263.43 m²
Ground floor	122.60 m²
Basement	121.50 m²
TOTAL INTERIOR	258.6 m²
Porch	14.50 m²
Uncovered spaces (Ground floor)	126.33 m²
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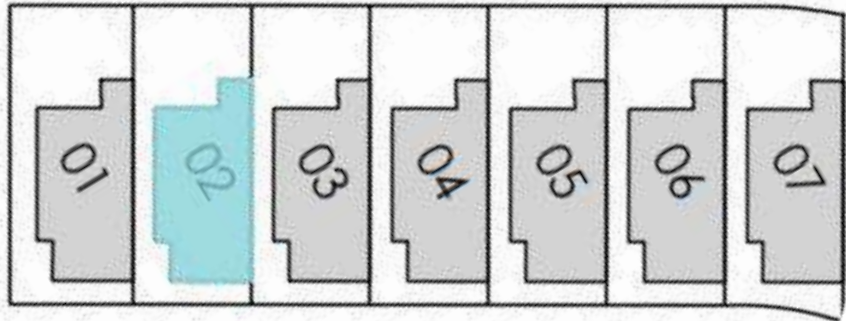
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ROMERO 17

Villa 02



GROUND FLOOR

PLOT 02	253.25 m²
Ground floor	122.60 m²
Basement	119.60 m²
TOTAL INTERIOR	256.7 m²
Porch	14.50 m²
Uncovered spaces (Ground floor)	116.15 m²
Solarium	57.00 m²
TOTAL OUTDOOR SPACES	187.65 m²

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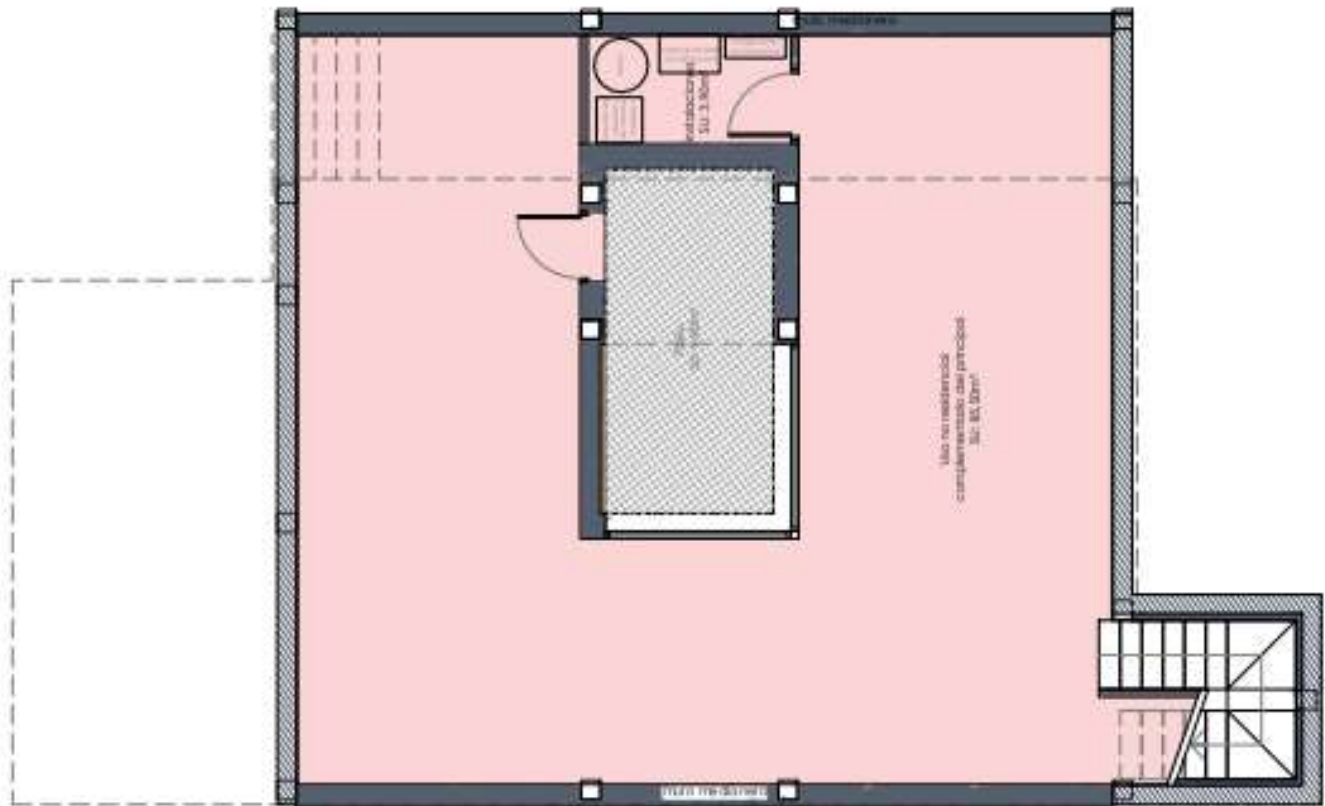
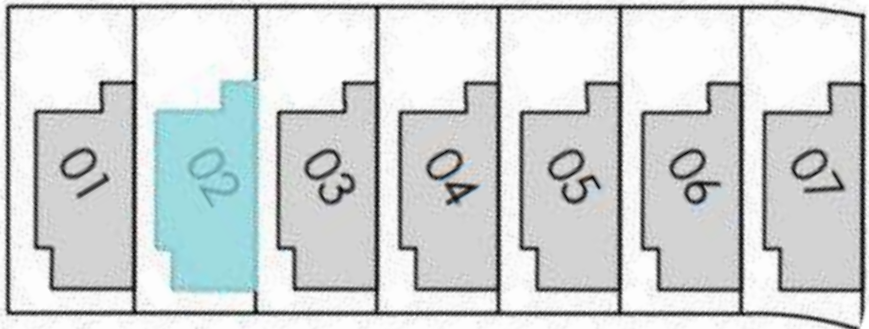
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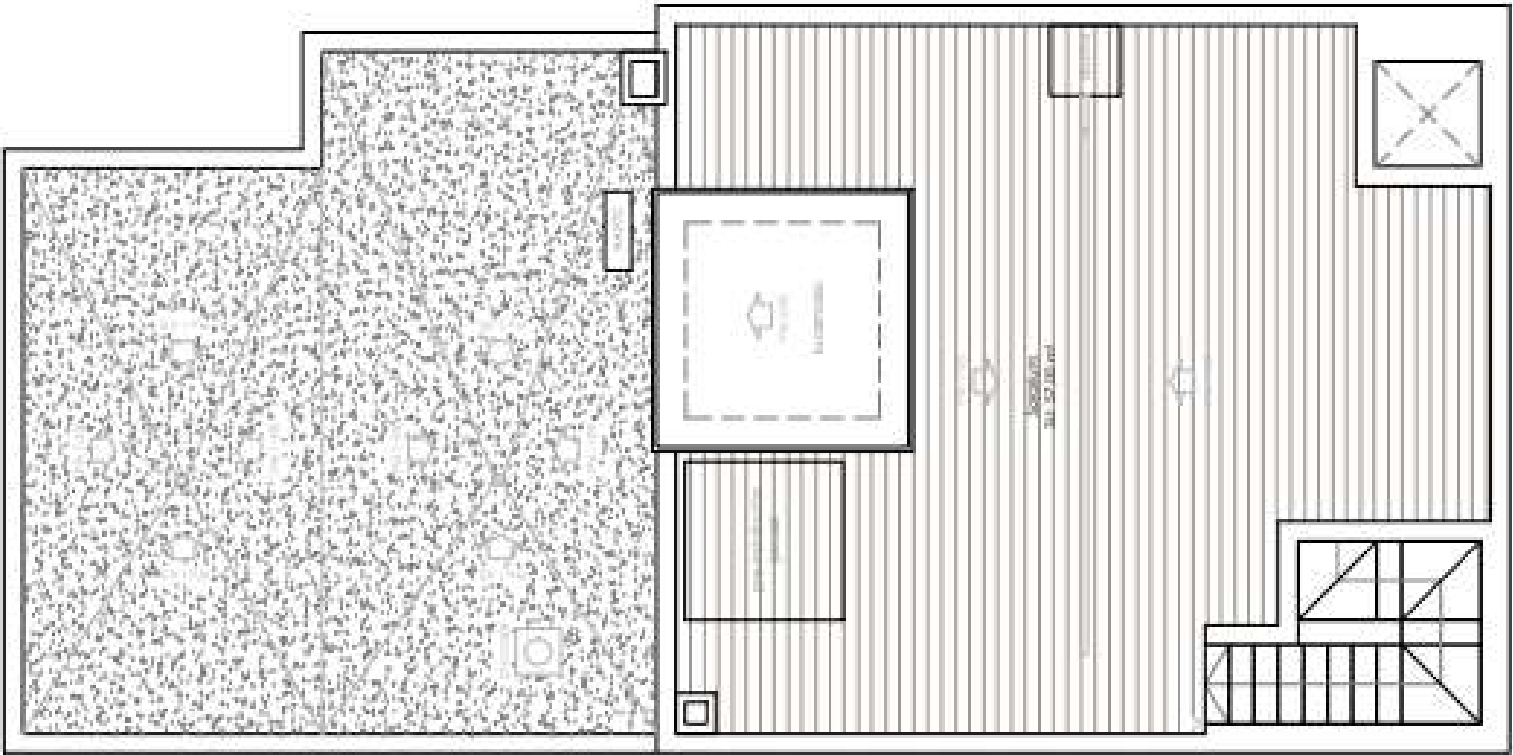
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ROMERO 17

Villa 02



BASEMENT



SOLARIUM

PLOT 02	253.25 m²
Ground floor	122.60 m²
Basement	119.60 m²
TOTAL INTERIOR	256.7 m²
Porch	14.50 m²
Uncovered spaces (Ground floor)	116.15 m²
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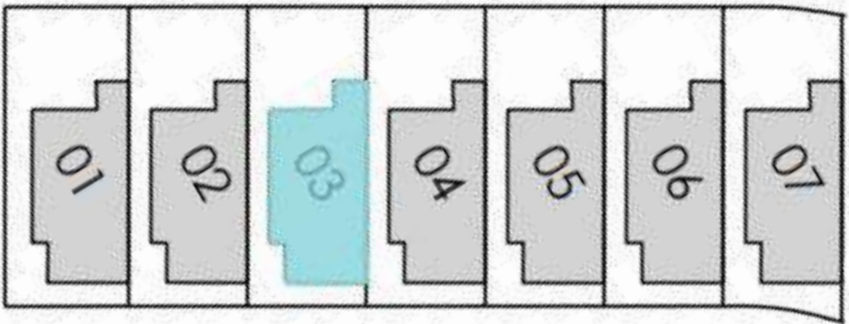
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LIVE BETTER. ALL ON ONE FLOOR.

Santa Rosalía
lake and life resort

ROMERO 17

Villa 03



GROUND FLOOR

PLOT 03	253.25 m ²
Ground floor	122.60 m ²
Basement	119.60 m ²
TOTAL INTERIOR	256.7 m ²
Porch	14.50 m ²
Uncovered spaces (Ground floor)	116.15 m ²
Solarium	57.00 m ²
TOTAL OUTDOOR SPACES	187.65 m ²

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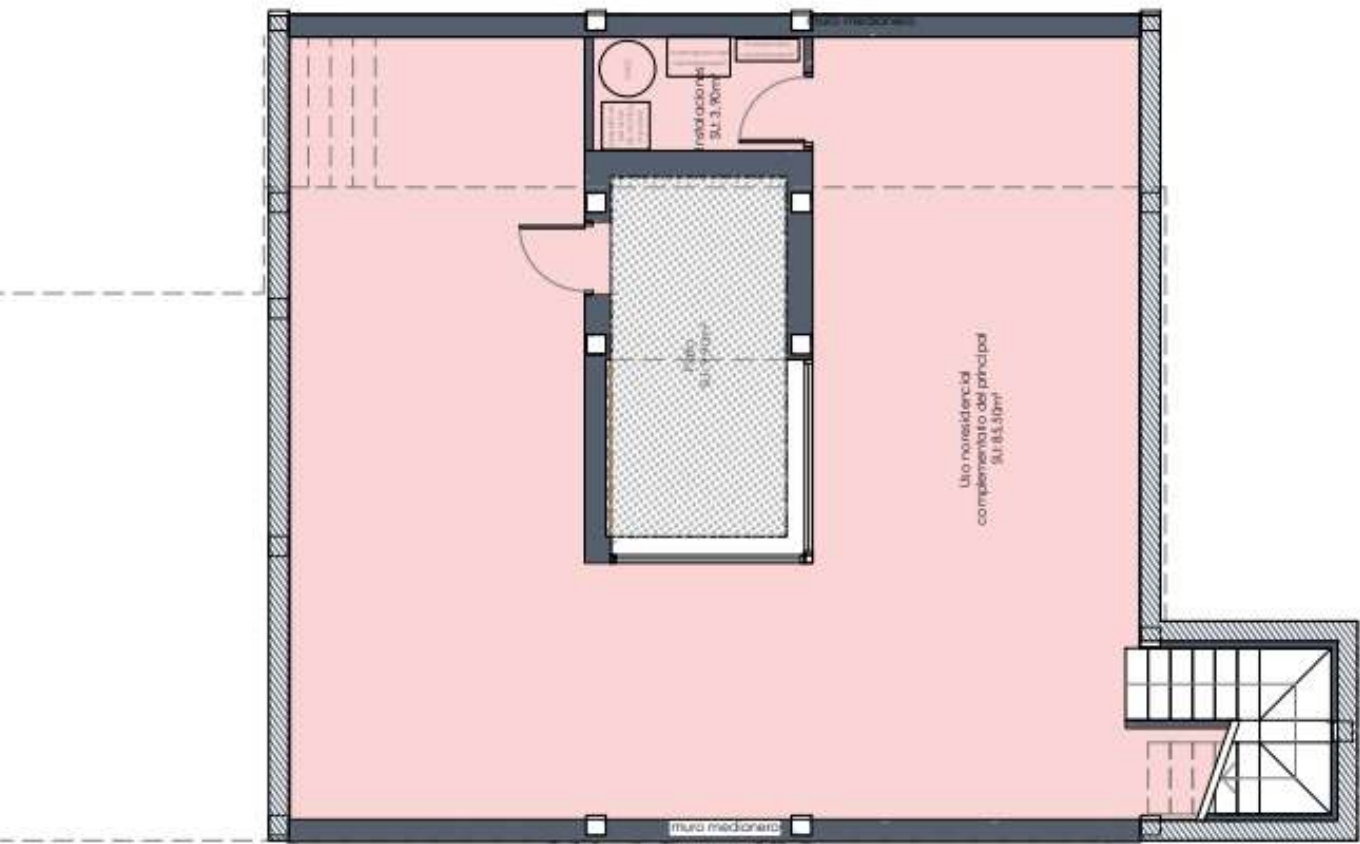
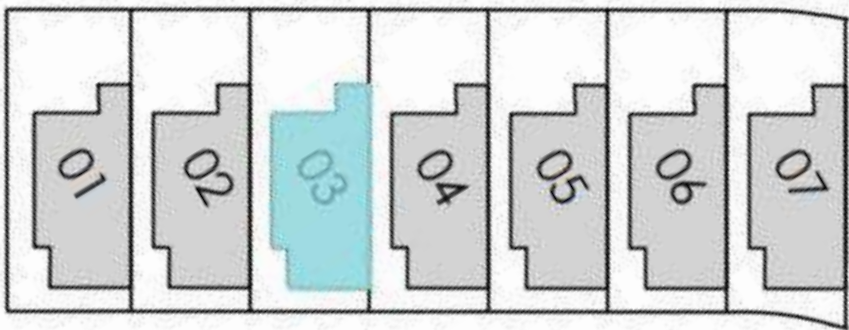
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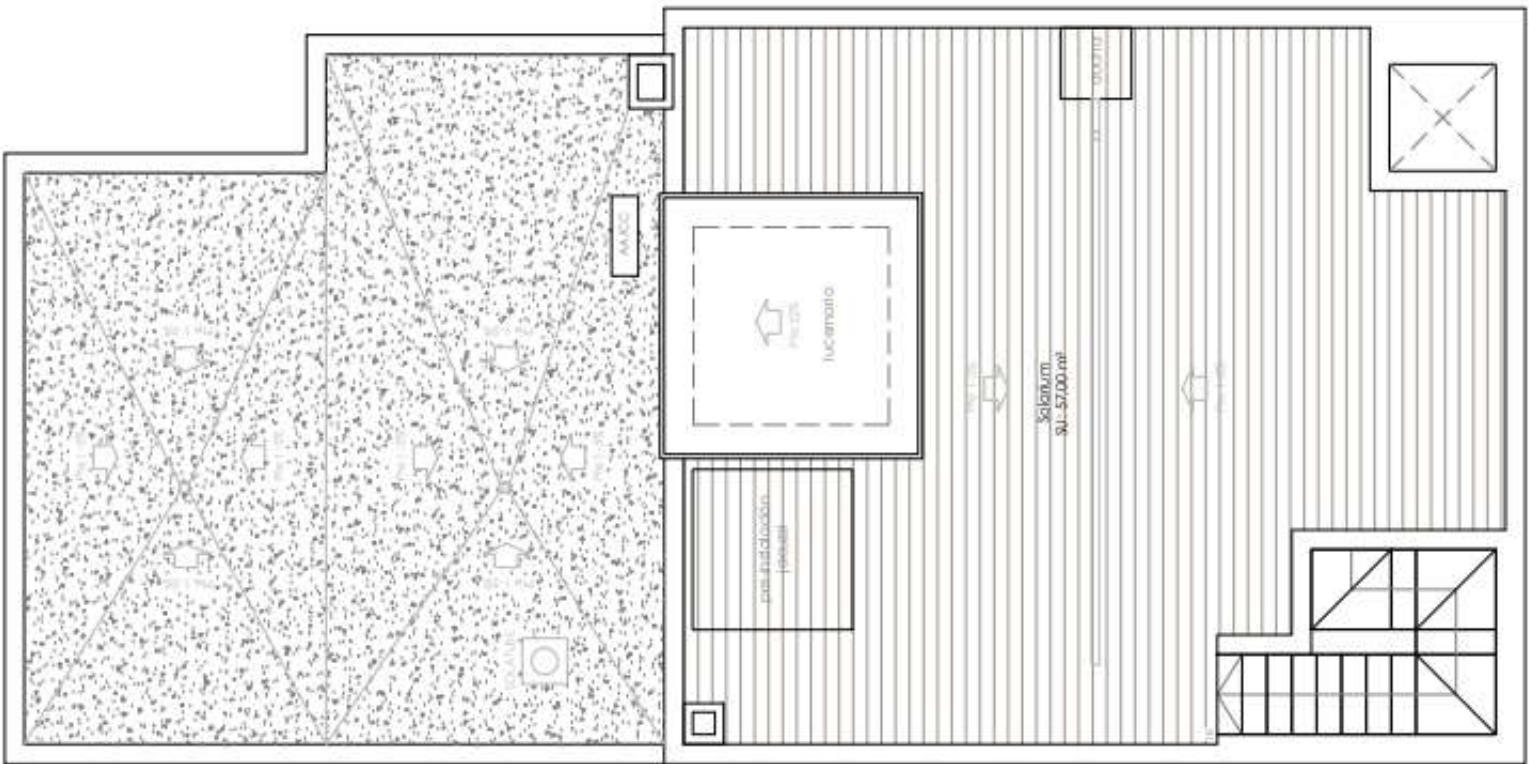
Santa Rosalía
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ROMERO 17

Villa 03



BASEMENT



SOLARIUM

PLOT 03	253.25 m²
Ground floor	122.60 m²
Basement	119.60 m²
TOTAL INTERIOR	256.7 m²
Porch	14.50 m²
Uncovered spaces (Ground floor)	116.15 m²
Solarium	57.00 m²
TOTAL OUTDOOR SPACES	187.65 m²

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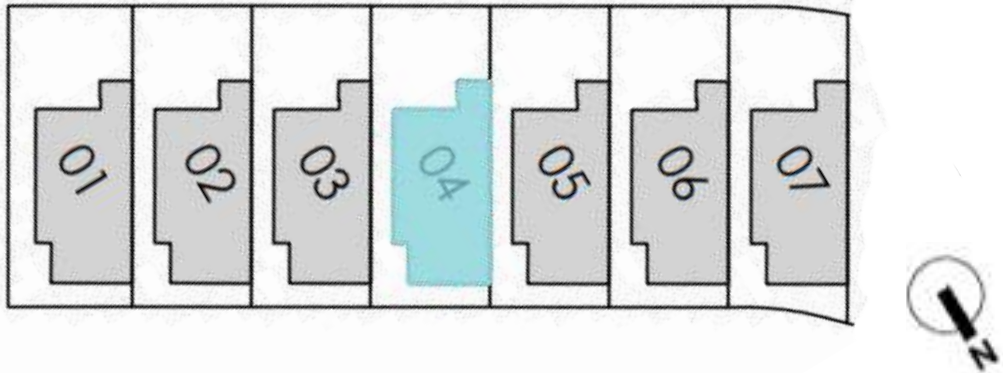
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ROMERO 17

Villa 04



PLOT 04	253.25 m ²
Ground floor	122.60 m ²
Basement	119.60 m ²
TOTAL INTERIOR	256.7 m ²
Porch	14.50 m ²
Uncovered spaces (Ground floor)	116.15 m ²
Solarium	57.00 m ²
TOTAL OUTDOOR SPACES	187.65 m ²

GROUND FLOOR

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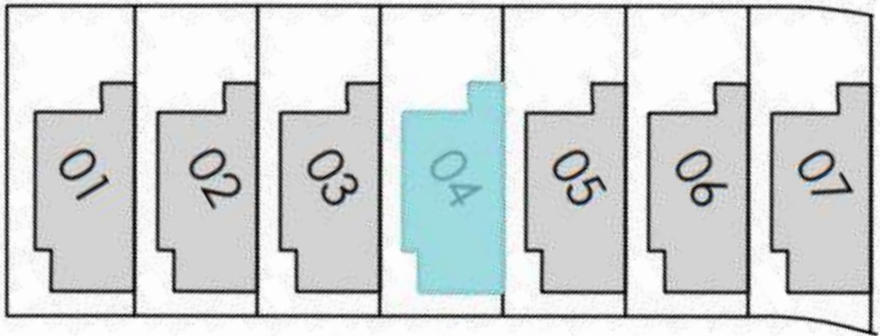
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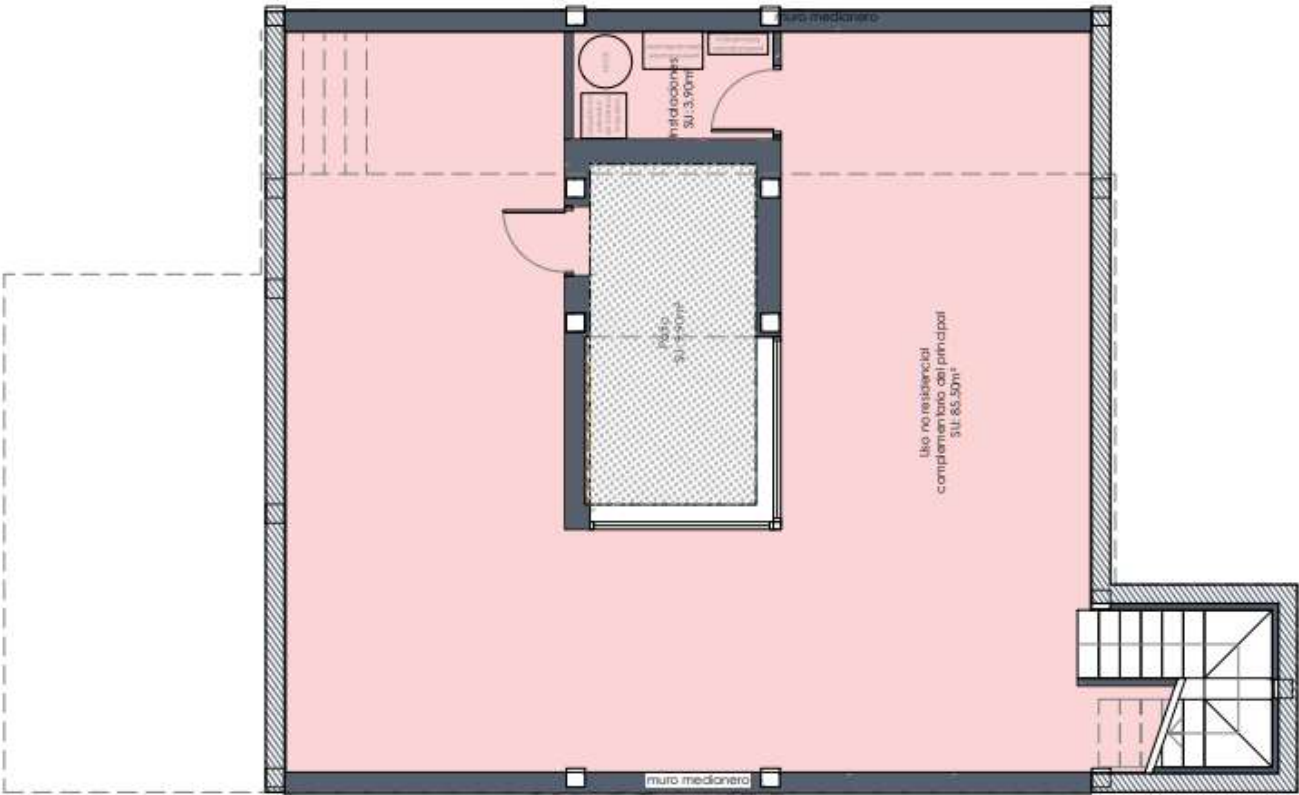
Villa 04



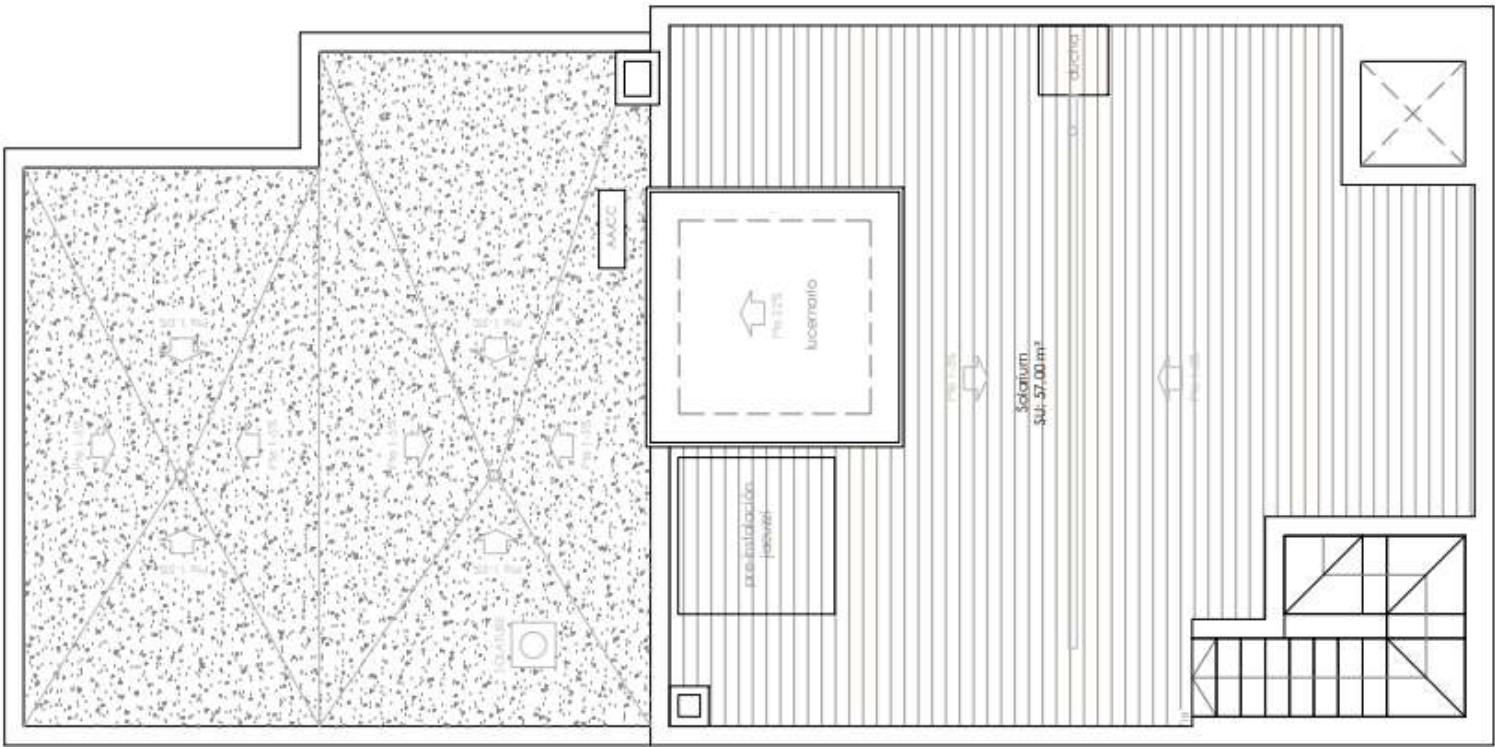
SOLARIUM

PLOT 04	253.25 m²
Ground floor	122.60 m²
Basement	119.60 m²
TOTAL INTERIOR	256.7 m²
Porch	14.50 m²
Uncovered spaces (Ground floor)	116.15 m²
Solarium	57.00 m²
TOTAL OUTDOOR SPACES	187.65 m²

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BASEMENT



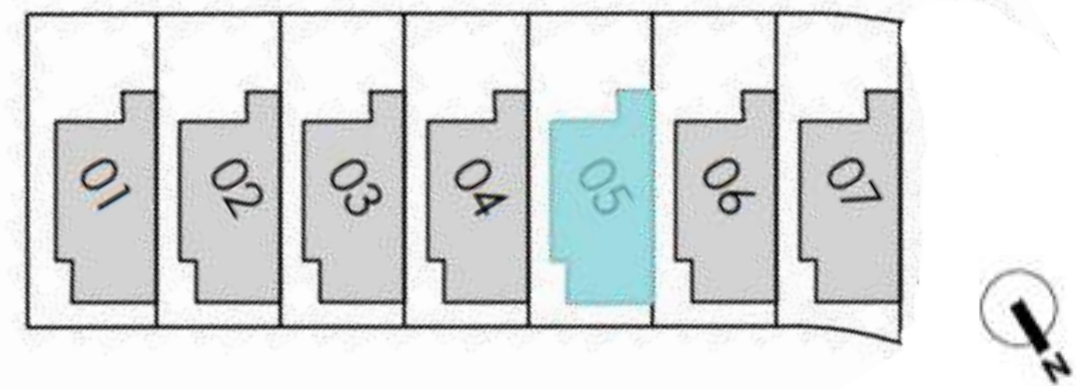
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ROMERO 17

Villa 05



PLOT 05	253.25 m ²
Ground floor	122.60 m ²
Basement	119.60 m ²
TOTAL INTERIOR	256.7 m ²
Porch	14.50 m ²
Uncovered spaces (Ground floor)	116.15 m ²
Solarium	57.00 m ²
TOTAL OUTDOOR SPACES	187.65 m ²

GROUND FLOOR

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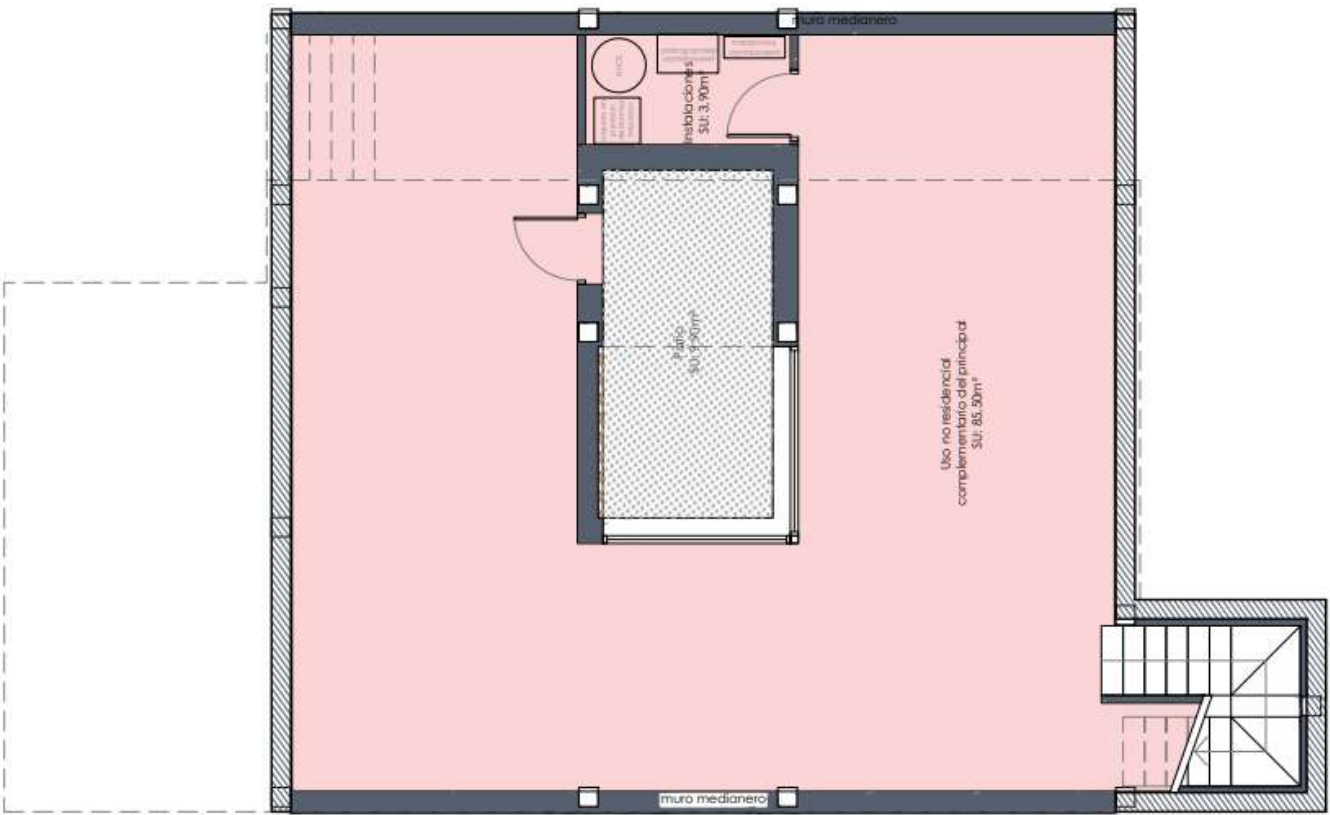
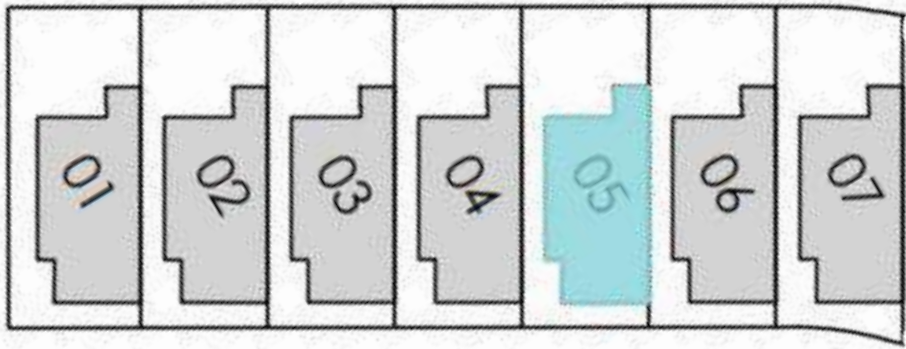
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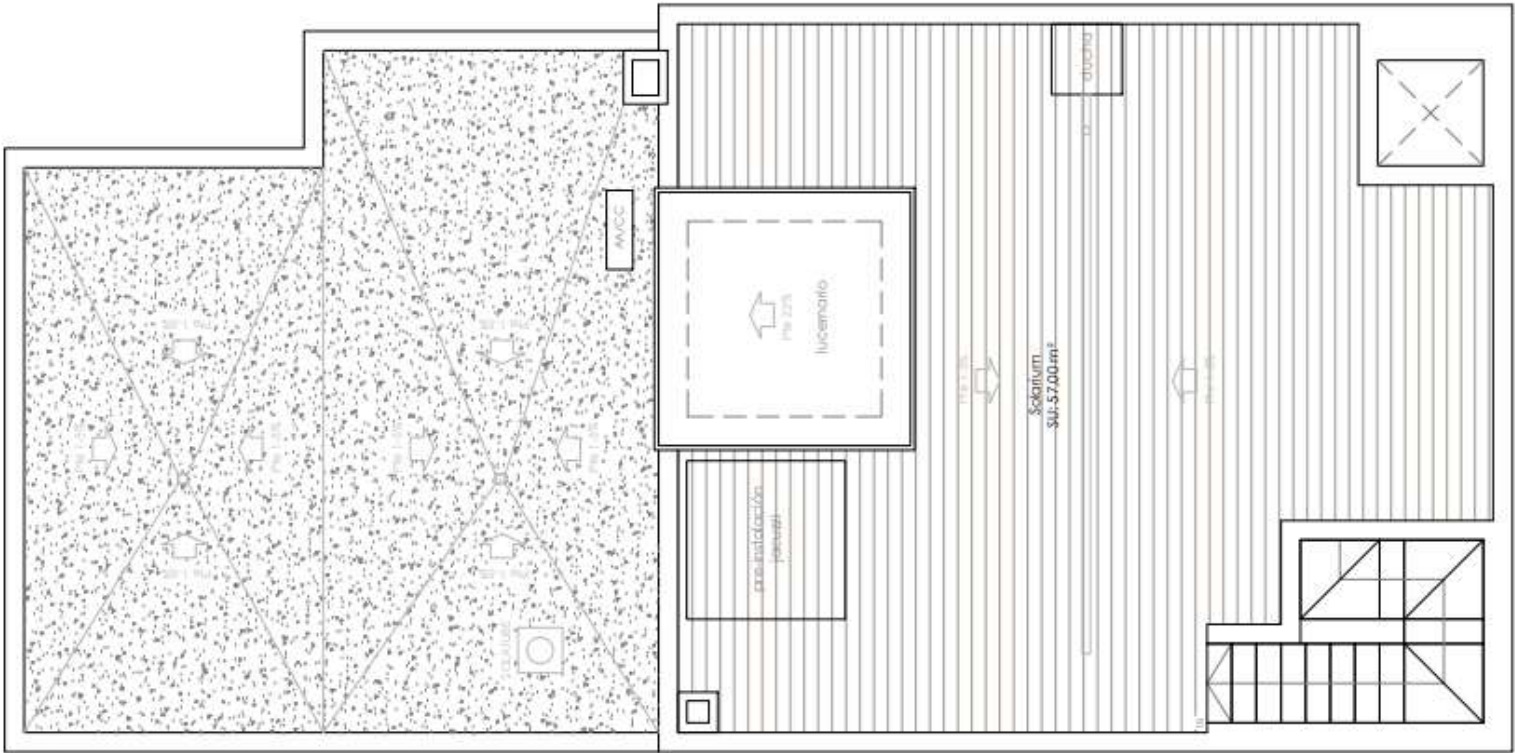
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ROMERO 17

Villa 05



BASEMENT



SOLARIUM

PLOT 05	253.25 m²
Ground floor	122.60 m²
Basement	119.60 m²
TOTAL INTERIOR	256.7 m²
Porch	14.50 m²
Uncovered spaces (Ground floor)	116.15 m²
Solarium	57.00 m²
TOTAL OUTDOOR SPACES	187.65 m²

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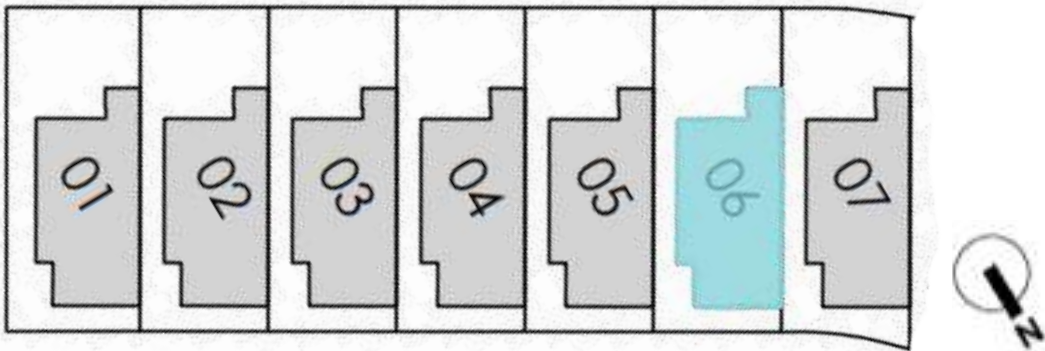
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Villa 06



José Díaz García



GROUND FLOOR

PLOT 06	253.25 m²
Ground floor	122.60 m²
Basement	119.60 m²
TOTAL INTERIOR	256.7 m²
Porch	14.50 m²
Uncovered spaces (Ground floor)	116.15 m²
Solarium	57.00 m²
TOTAL OUTDOOR SPACES	187.65 m²

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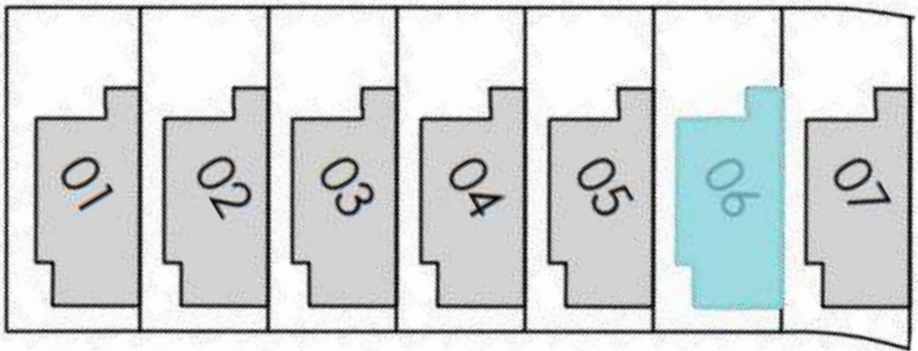
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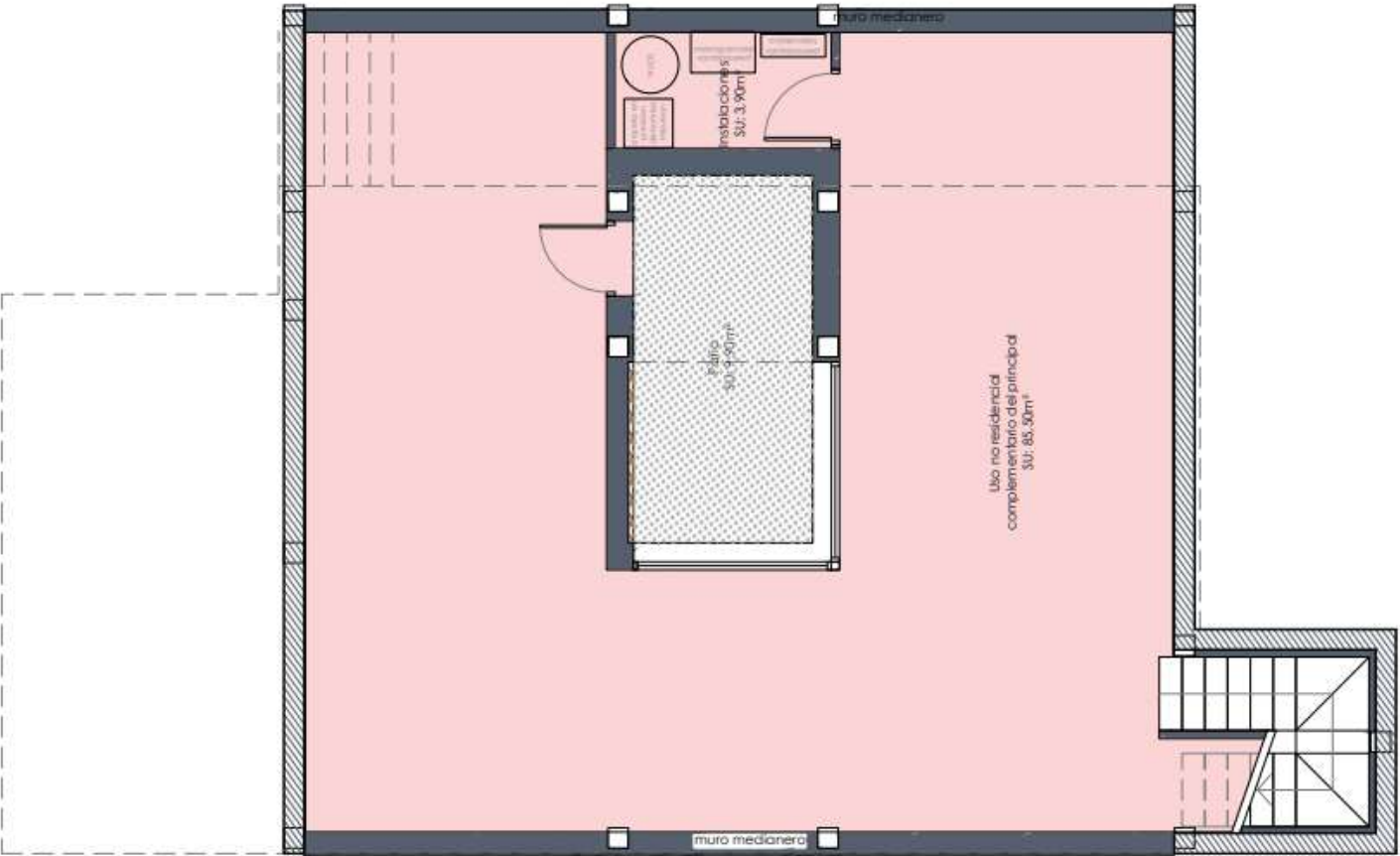
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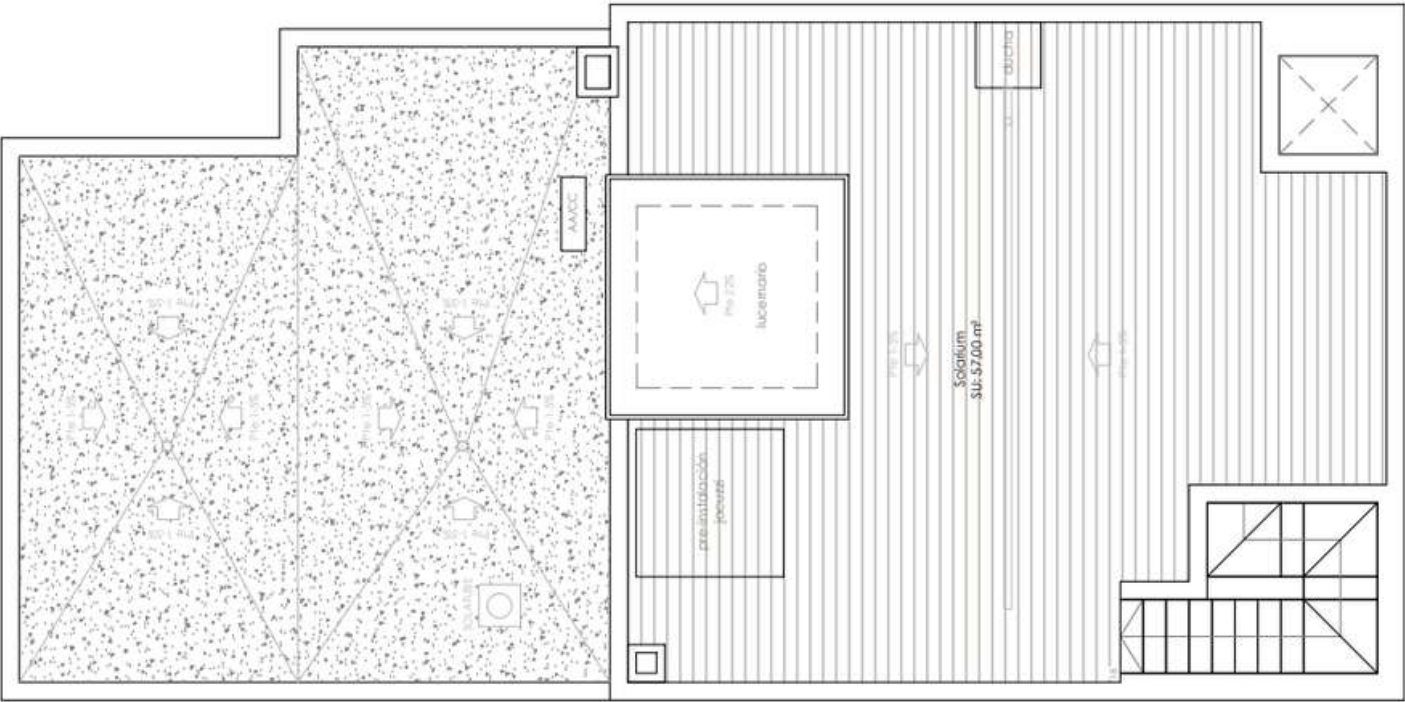
Villa 06



JD
José Díaz García



BASEMENT



SOLARIUM

PLOT 06	253.25 m²
Ground floor	122.60 m²
Basement	119.60 m²
TOTAL INTERIOR	256.7 m²
Porch	14.50 m²
Uncovered spaces (Ground floor)	116.15 m²
Solarium	57.00 m²
TOTAL OUTDOOR SPACES	187.65 m²

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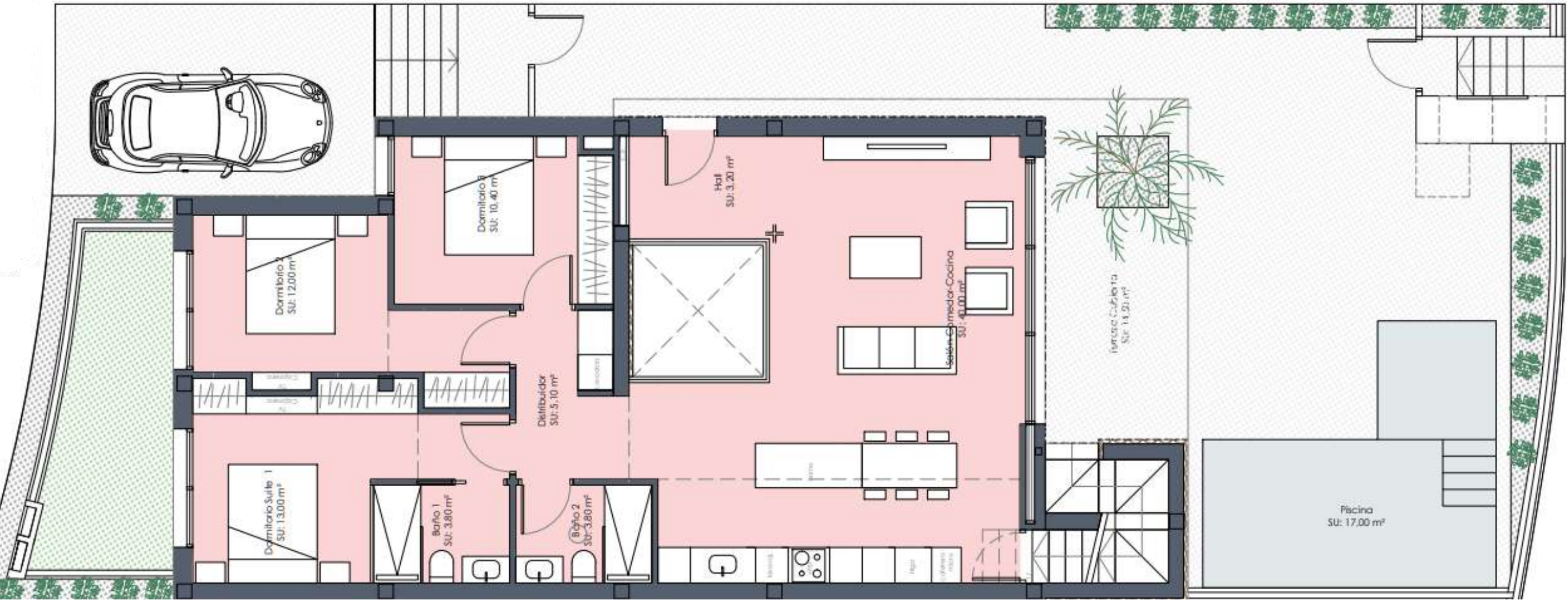
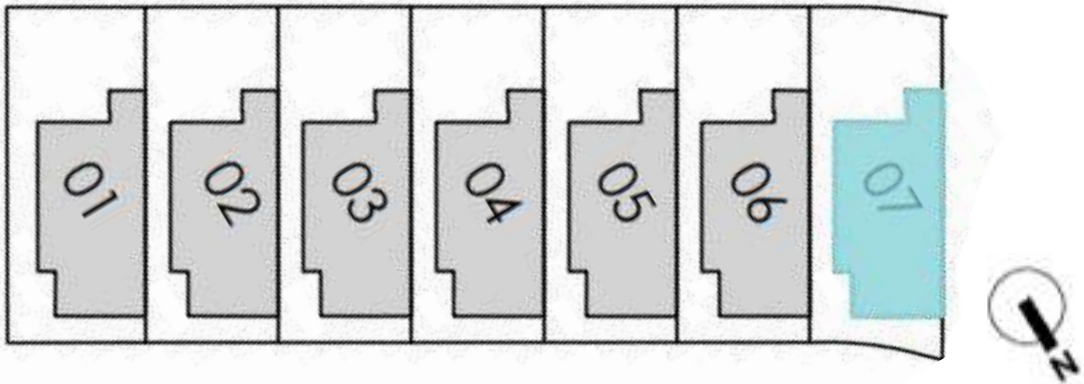
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ROMERO 17

Villa 07



GROUND FLOOR

PLOT 07	256.34 m ²
Ground floor	122.60 m ²
Basement	119.60 m ²
TOTAL INTERIOR	256.7 m ²
Porch	14.50 m ²
Uncovered spaces (Ground floor)	119.24 m ²
Solarium	57.00 m ²
TOTAL OUTDOOR SPACES	190.74 m ²

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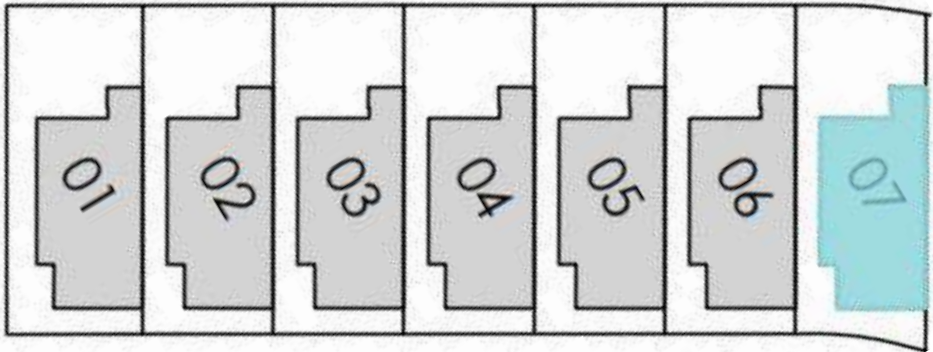
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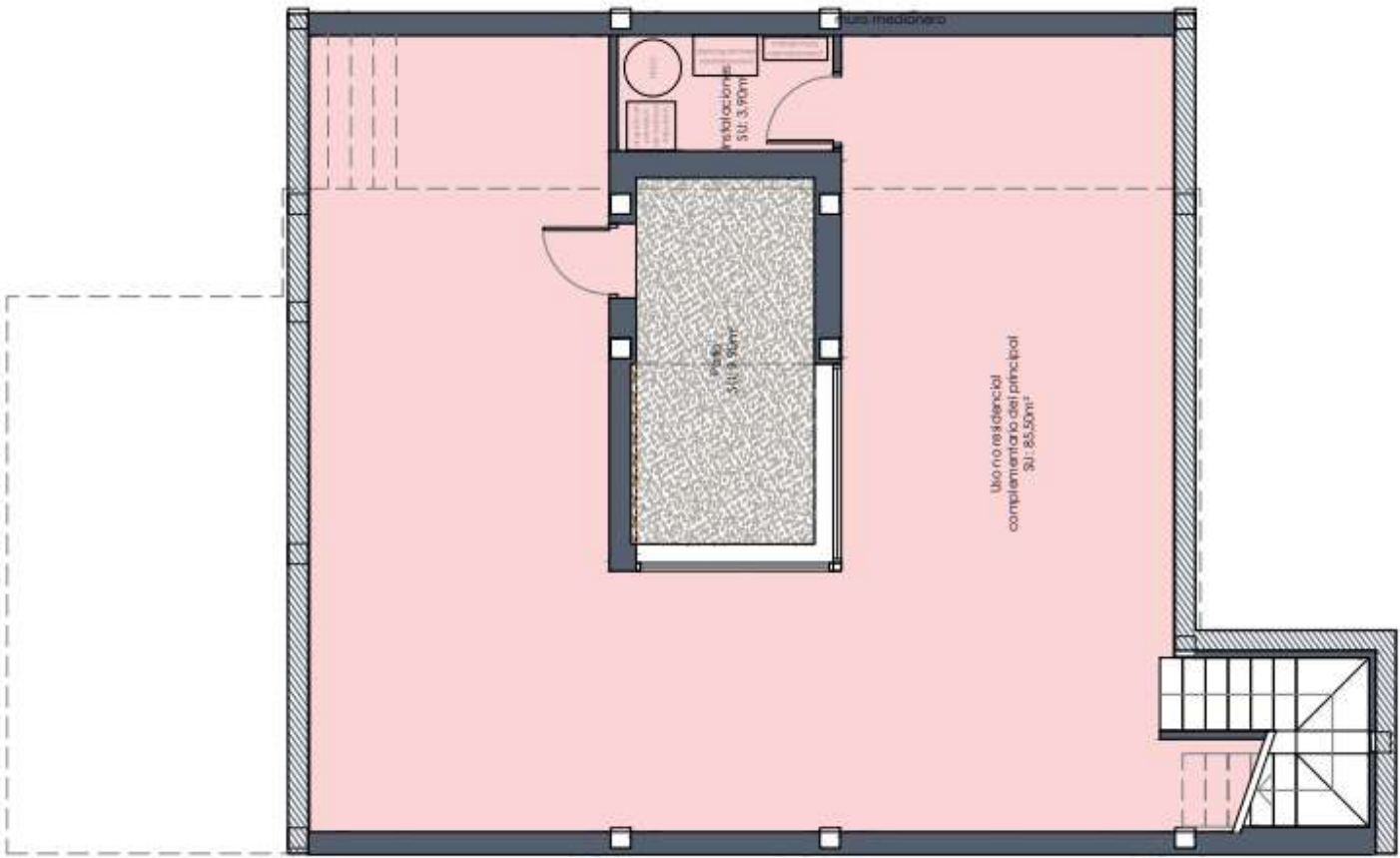
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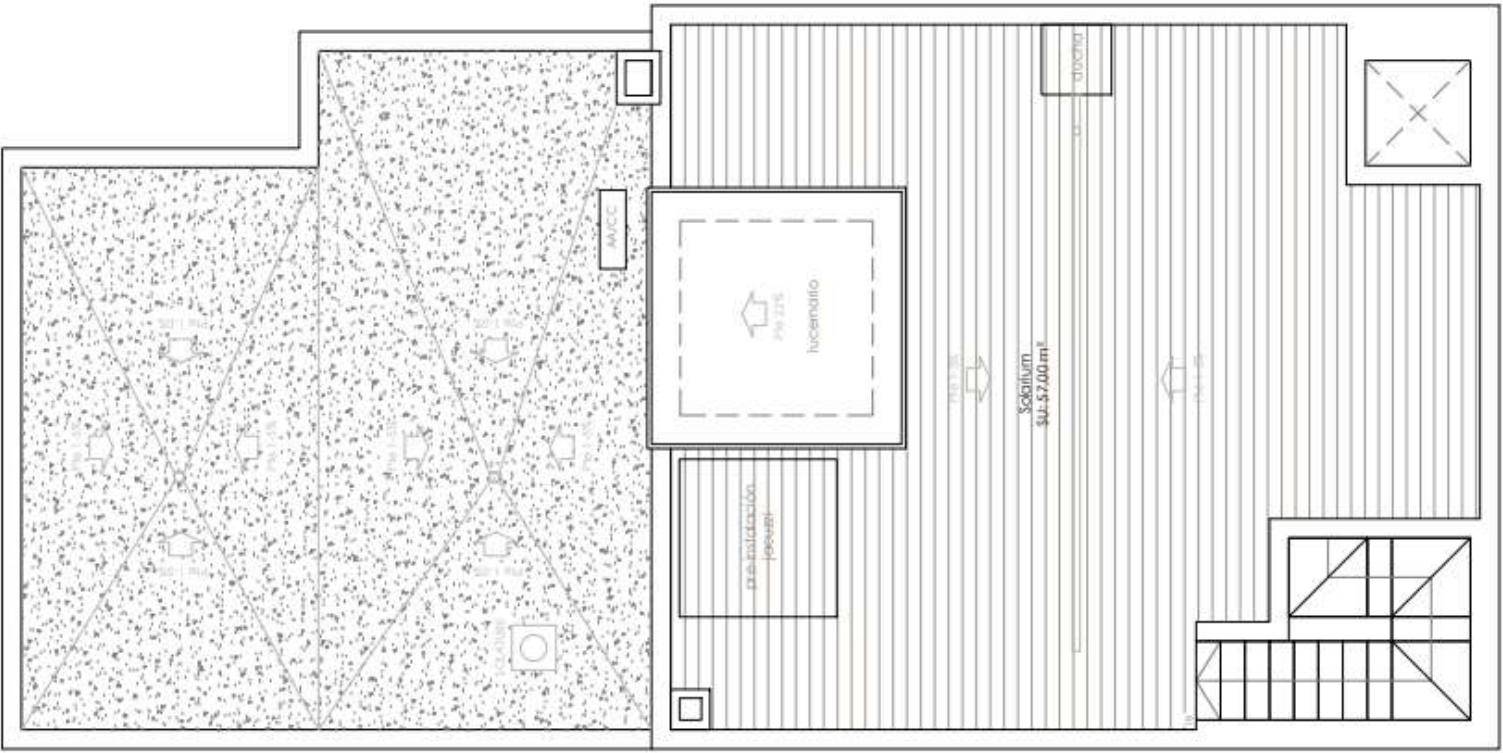
Villa 07



JD
José Díaz García



BASEMENT



SOLARIUM

PLOT 07	256.34 m²
Ground floor	122.60 m²
Basement	119.60 m²
TOTAL INTERIOR	256.7 m²
Porch	14.50 m²
Uncovered spaces (Ground floor)	119.24 m²
Solarium	57.00 m²
TOTAL OUTDOOR SPACES	190.74 m²

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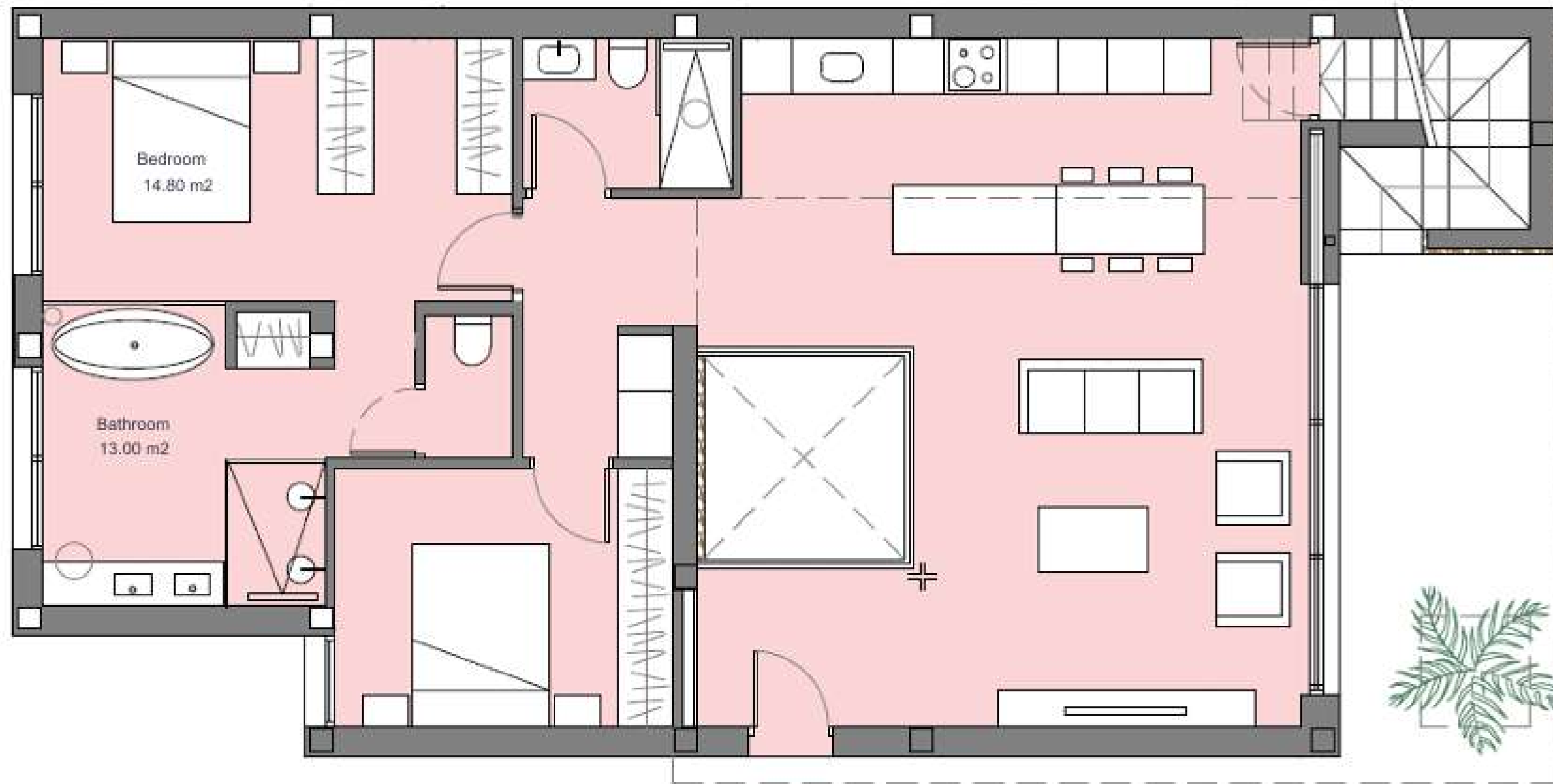
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ROMERO 17

The Royal Suite

Optional two-bedroom villa (available at an additional cost)



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Santa Rosalía
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The Royal Suite

Optional two-bedroom villa (available at an additional cost)

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Optional two-bedroom villa (available at an additional cost)

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Optional two-bedroom villa (available at an additional cost)

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The Royal Suite



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The Royal Suite

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FEATURED SPECIFICATIONS

- Solarium with pre-installation for kitchen, jacuzzi and solar panel.
- Basement (concrete finish) with interior glazed patio and natural light.
- Private pool, pre-installation of heat pump and solar shower.
- Three-piece balcony door hidden in wall.
- Interior masonry wall.
- Facade masonry (as per project).
- Limestone façade cladding (as per project).
- Exterior carpentry in aluminium with thermal bridge breakage.
- Same porcelain flooring indoor-outdoors. non-slip outdoor.
- Ducted air conditioning on the ground floor.
- Hot water Aerothermal Heat Pump system.
- Electric radiant floor in bathrooms.
- Wall-hung toilets.
- Built-in taps in bathrooms.
- Thermostatic shower in each bathroom.
- Furniture (hung) in each bathroom.
- Solatube in second bathroom.
- Paneled kitchen and built-in appliances.
- Equipment included: ceramic hob, extractor hood, integrated electric oven and microwave.
- Top and Peninsula in Silestone, porcelanic or similar.
- Lighting package with led technology.
- Standard home automation pack.
- Electric shutters in bedrooms.
- Pre-installation for electric vehicle charging point.

The properties will be delivered in accordance with the specifications provided. However, the Project Management reserves the right to make technical or administrative modifications, provided they do not reduce the overall quality standards of the development. 12/07/2026



TECHNICAL SPECIFICATIONS

FOUNDATIONS AND STRUCTURE

- Reinforced concrete structure, executed in accordance with current regulations and the Technical Building Code.
- Foundation according to the results of the geotechnical study. Reinforced concrete slabs and walls.

FAÇADE AND ENCLOSURES

- Combination of dry masonry finishes, limestone cladding, and one-coat mortar.
- Ceramic brick walls, with air chamber and EPS insulation.
- Interior divisions of the homes made of hollow brick partitions with a smooth plaster finish or ceramic coating depending on the area.

ROOFING

- Inverted flat roofs, with non-slip ceramic flooring, waterproofed with asphalt fabric and with XPS insulation, to guarantee the best thermal insulation and watertightness.

CEILINGS

- False ceiling of suspended laminated plasterboard (as per Project). Water-repellent plate in wet areas.

OUTDOOR FLOORING

- First-class porcelain stoneware (120x60cm), non-slip and anti-freeze, placed with water-repellent adhesive.

INDOOR FLOORING

- First-class porcelain stoneware (120x60cm), laid with water-repellent adhesive.

PAINTWORK

- Plastic paint with a smooth finish and white colour on walls and ceiling.



TECHNICAL SPECIFICATIONS

CLADDINGS

- Interior masonry wall.
- First-class porcelain stoneware in bathrooms, laid with water-repellent adhesive.(According to the project).

EXTERIOR JOINERY

- Thermo-lacquered aluminium, top brand and with thermal bridge.
- Electric shutters integrated into the joinery in sleeping areas.
- Pre-installation of electric roller-blinds.
- Two-colour aluminium joinery in the master suite.

GLAZING

- Double-glazed windows with air chamber according to building technical code. With low-emission treatment to increase performance; increases energy efficiency and achieves greater comfort and energy savings.
- Shower screen in bathrooms.
- Enclosure of the inner patio in the basement.
- Glass railing on the ground floor.
- Skylight that closes the interior patio.

INTERIOR JOINERY

Kitchen:

- Furnished with large capacity high and low cabinets finished in melanin.
- Top and peninsula in Silestone, porcelain or similar, with under-counter sink and black-finished mixer taps with high flow and with low flow, to optimise water consumption.
- Equipment included: ceramic hob, extractor hood, electric oven and integrated microwave.

- Wardrobes with folding doors, lined interior and drawers. (According to project plan).
- Suspended washbasin cabinet with drawer in each bathroom.
- Main entrance door armoured with security lock. Two-colour finish; white inside.



TECHNICAL SPECIFICATIONS

LIGHTING

- Interior: applied LED technology, white controls throughout the house and plugs according to regulations.
- Exterior: LED strip embedded in the ceiling of the porch on the ground floor. In addition, wall lights and beacons placed according to the project plan.

TOILETS AND TAPS

- Suspended toilet and cushioned hinge seat.
- Wall-mounted basin mixer tap and countertop basin in the master suite.
- Built-in and thermostatic shower, consisting of a shower head and hand shower.

HEATING AND AIR CONDITIONING

- Ducted air conditioning with direct expansion heat pump.
- Electric underfloor heating in bathrooms.
- Installation of air renewal and extraction.
- Pre-installation for electric towel racks in bathrooms

DOMESTIC HOT WATER

- High energy efficiency aerothermal heat pump system with accumulation for the production of domestic hot water.

PLUMBING AND DRAINAGE

- Plastic pipes resistant to extreme water temperatures.
- General cut-off valve in each of the homes, with independent cut-off keys in the kitchen and bathrooms.
- Outdoor water connections on the ground floor and solarium.

ELECTRICITY AND TELECOMMUNICATIONS

- Provision of electrical and telecommunications outlets as defined by current regulations.
- Television and telephone sockets in living room-kitchen and bedrooms.
- Installation of automatic video intercom.
- Terraces and solarium with light points and plugs.
- Pre-installation of charger for electric vehicle.
- Home automation standard package.



TECHNICAL SPECIFICATIONS

OUTDOORS

- Private pool, pre-installation of heat pump and solar shower.
- Parking spaces for one vehicle.

BASEMENT

- Basement finished in concrete.
- Pre-installation of a water drive pump, water intake and electricity and telecommunications points.
- Interior patio:
 - Thermo-lacquered aluminium, top brand and with thermal bridge.
 - Double-glazed windows with air chamber according to building technical code. Illuminated masonry wall.
 - Volcanic stone.

SOLARIUM

- Pre-installation for kitchen, jacuzzi and photovoltaic.
- Lighting and telecommunications point.

ROYAL SUITE OPTION (Two-bedroom property only)

- Dressing rooms with folding and glass doors, lined interior and drawers. (According Project Plan).
- Locksmith and glass partition.
- Separate space for wall-hung toilet.
- Bathtub.
- Double built-in and thermostatic shower.
- Two units of wall-mounted basin mixer tap and two countertop basins.





Option Basement finished (extra)

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