THE LIFE YOU WANT, WHERE YOU WANT IT

The Puerta de la Ermita Housing Development will share a plot of land with the well-known Ermita de Guía hermitage, next to the Cuatro Caminos roundabout, in one of the most traditional, well-known areas of Jerez.

The development is made up of 193 dwellings which will be built in three phases. The first phase will include 86 dwellings with between 1 and 3 bedrooms designed for modern families. We know that when it comes to buying a home, comfort and functionality are of the utmost importance, so our dwellings will also include parking spaces, storage rooms and extensive garden areas as well as business premises.

Developed by: Inmobiliaria Osuna S.L.U
Residencial Puerta de la Ermita
Junto Rotonda Cuatro Caminos
Cádiz - Jerez de la Frontera - Ermita de Guía

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Flat with 1 rooms
67.85
Flat with 2 rooms
92.83
Flat with 3 rooms
121.90

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GENERAL CHARACTERISTICS

STRUCTURE Reinforced concrete foundations and structure.

FAÇADE Envelope of 0.5 foot thick exterior brickwork, heat-insulated cavity wall lined with freestanding double drywall panel on a metal structure on the interior face.

ROOF Non-traffic-bearing flat roof with heat insulation and a gravel finish. Traffic-bearing flat roof in interior patios paved with stoneware tiles.

EXTERIOR FINISHES Exterior façade finished with a combination of two types of facing bricks. Filled in with single-coat mortar in interior patios.

COVERINGS


PARTITION WALLS Between houses and common areas: solid concrete brick and drywall panel on both faces. Dividing walls between houses: solid concrete brick and freestanding drywall panel on a metal structure with insulation on both faces. Interior dividing walls within dwellings: freestanding drywall panel on a metal structure with soundproofing on interior face. Kitchen and bathrooms: tiling with modern ceramic tiles.

CEILINGS False drywall ceiling in dwellings. Removable false ceiling in the part of the dwelling designed for the interior air conditioning unit. Plaster mouldings in ceilings in dwellings except in the laundry room/terrace, bathrooms and kitchen.

PAINTWORK All interior walls painted in smooth plastic paint, in a pale colour selected by the Technical Management. Ceilings painted with smooth plastic paint.

JOINERY

INTERIOR CARPENTERY Reinforced main door finished with varnished wood scaleboard. Matching interior doors finished with varnished wood scaleboard. Glass doors in sitting room, kitchen and corridors, with the same characteristics as interior doors. Opaque glass. Fitted wardrobes with doors of similar characteristics as rest of carpentry, with shelf, hanging rail and interior panelling finished in wood colour.

EXTERIOR CARPENTRY Exterior carpentry in lacquered aluminium, in a colour selected by the Technical Management. Blinds with aluminium slats in a colour selected by the Technical Management, valance integrated into carpentry, compact system. Double glazing on exterior aluminium.

SANITARY WARE

Glazed porcelain bathroom fixtures. Bath with non-slip surface and support handles in main bathroom. Sink with countertop and mirror in main bathrooms as indicated in the plans. Chrome-plated mixer taps.

INSTALLATIONS

SHARED TELECOMMUNICATIONS FACILITIES Shared connections for terrestrial TV, DTT. FM and telephone services, with a shared antenna. Satellite TV-ready and cable TV-ready.

PLUMBING Copper or plastic piping. PVC drainage. General shut-off valve in every wet room. Plumbing and drainage points provided for dishwasher and washing machine.

ELECTRICITY Electrical installation in accordance with Spanish Low Voltage Electrotechnical Regulations. Top brand mechanisms and modern designs.

TELECOMMUNICATIONS Telecommunications wiring for terrestrial TV, FM and telephone services. Satellite TV-ready and cable TV-ready.

VIDEO ENTRY PHONE Electronic video entry phone with door-opening mechanism.

PREINSTALLATION FOR AIR CONDITIONING UNITS Preinstallation for condensing and evaporating units. Fibreglass ducts.
installed. Lacquered aluminium vents. Space for exterior units on the roof of the building.

HOT WATER: Solar energy cells with backup water heater in the dwelling.

COMMON AREAS
Shared areas paved with stoneware floor tiles. Smooth pale-coloured plastic paint on vertical walls. Concrete floor with anti-abrasive finish in basement parking area. Entrance halls decorated according to designs by the Technical Management. Garage doors with automatic open mechanism. Lifts for up to 6 people, adapted for disabled users, with decorated lift car and automatic doors both in the car and on each floor.

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The Puerta de la Ermita Housing Development will share a plot of land with the well-known Ermita de Guía hermitage, next to the Cuatro Caminos roundabout, in one of the most traditional, well-known areas of Jerez. The development’s excellent location means that you can be close to the city centre and to one of its main access roads. It is just 15 km away from the beach of Puerto de Santa María, and from one of Jerez’s most forward-thinking commercial districts. It is a place where your day-to-day life will seem easier and more comfortable.
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