

A modern, multi-story building with a flat roof and large glass windows is shown at dusk. The building's interior lights are on, and some balconies have glass railings. In the foreground, there is a swimming pool with a stone border. Two lounge chairs are on the grass in front of the pool. The pool area is surrounded by lush greenery, including a large tree on the left and a tall hedge on the right. The sky is a deep blue, and the overall atmosphere is serene and luxurious.

one

RESIDENCIAL CAMBRILS



1 . Exclusive Villas

LOCATION
ENVIRONMENT
HOUSES

2 . Quality Specifications

3 . The Home of Your Dreams

1. Exclusive Villas on the Costa Dorada





LOCATION



The development is located
next to La Llosa Beach.

ONE Residential Cambrils is an exclusive development consisting of 15 exceptional villas, located on the seafront in one of the most beautiful areas of the Costa Dorada.

A privileged location where design, sustainability and comfort will offer altogether an incomparable lifestyle.

SURROUNDINGS



Close to the Sea

These villas are located on the seafront, in a quiet environment offering panoramic views, refreshing sea breezes and all the exclusive comfort of a beachfront home.



Close to the City

Enjoy peace and chill without giving up urban life. Located in Cambrils, just a few minutes from Reus, Tarragona and Salou, the villas are perfectly connected to services, gastronomy and culture.



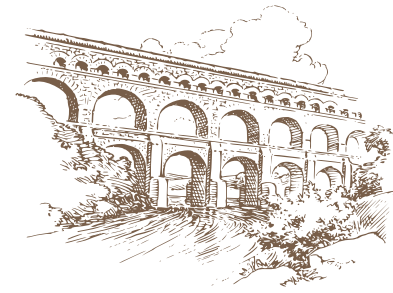
Close to Golf Courses

If golf is part of your lifestyle, you will have easily available here. Surrounded by tranquility and unique landscapes, you can enjoy the game at any time without giving up the comfort of being close to home.

SURROUNDINGS



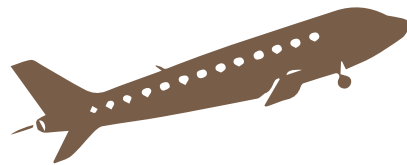
Reus
10 min



Tarragona
20 min



Barcelona
1 hour



Airport
15 min



Beaches



Golf Courses

HOMES

Each villa offers a large *terrace, garden and private swimming pool*, ideal for relaxing and enjoying the sun and the sea breeze.

A *large terrace* extends the living spaces, naturally integrated with the inside of the house.

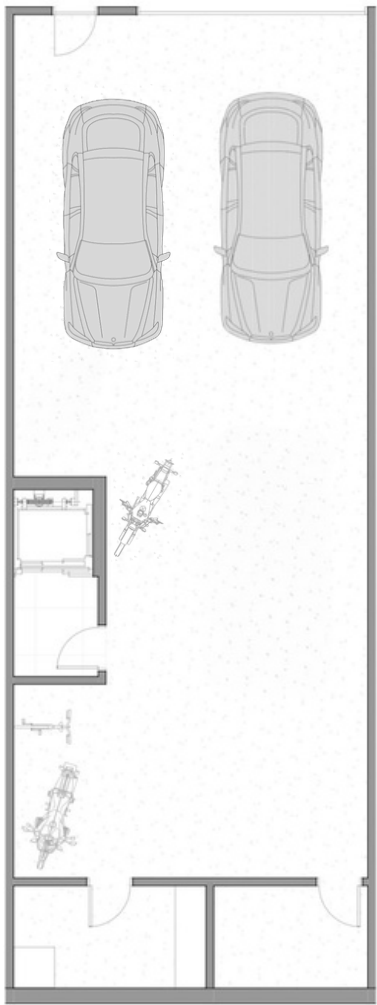
The *solarium* becomes a unique space with endless sea views, can be customized at your choice.



CONTEMPORARY INTERIOR,
LUXURY IN SPACE AND FINISHES

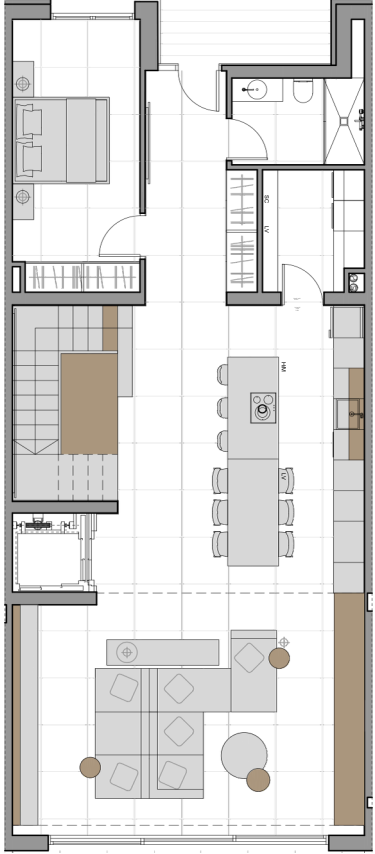
The villas are attractive because of their spacious and bright interiors, with an intelligent layout that combines elegance and functionality.

Each home has a private garage box in the basement, with the possibility of being customized, connected to all floors by a private elevator, offering maximum comfort.



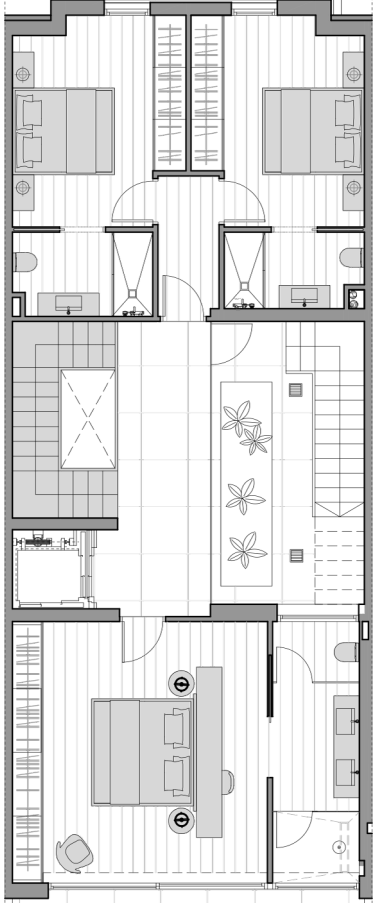
TOTAL USABLE AREA, 128.1
TOTAL BUILT AREA, 145.60

GARAGE, 109.00 M2
ELEVATOR, 2.40 M2
ELEVATOR HALL, 3.20 M2
STORAGE ROOM, 6.00 M2
INSTALLATIONS, 7.50 M2



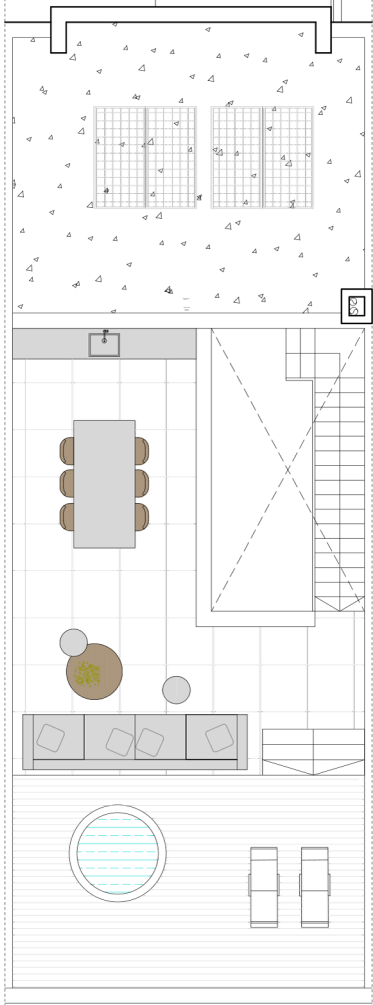
TOTAL USABLE AREA, 99.20 M2
TOTAL BUILT AREA, 115.70 M2

HALL, 8.70 M2
KITCHEN-DINING-LIVING ROOM, 68.30 M2
LAUNDRY ROOM, 4.60 M2
BEDROOM 1, 13.20 M2
BATHROOM 1, 4.40 M2



TOTAL USABLE AREA, 83.00 M2
COURTYARD 16.60 M2
TOTAL BUILT AREA, 108.60 M2

HALL / DISTRIBUTOR, 11.10 M2
BEDROOM 2, 25.60 M2
BATHROOM 2, 8.70 M2
CORRIDOR, 3.30 M2
BEDROOM 3, 13.00 M2
BATHROOM 3, 3.90 M2
BEDROOM 4, 13.00 M2
BATHROOM 4, 4.40 M2
COURTYARD, 16.60 M2



TOTAL USABLE AREA, 108.40 M2
TOTAL BUILT AREA, 122.60 M2

SOLARIUM, 70.10 M2
INSTALLATIONS 38,30 M2

2. Quality Specifications

A team of interior designers has studied the villa design project combining elegance, comfort and functionality.

Every detail has been carefully thought out, using the best quality materials to create warm, sophisticated and timeless environments.





Foundations, Structure and Roof

- The structure will be built using reinforced concrete slabs.
- The project guarantees the best thermal isolation and impermeability.
- The flat roofs will be inverted, with rigid extruded polystyrene isolation boards, double asphalt layer and floating ceramic paving.
- Non-walkable areas will be finished with gravel.



FACADES

- The façades combine elegance and durability through a refined mix of white acrylic render and natural stone.
- This composition is enhanced with Alucobond® composite panels, a high-end architectural cladding system made of aluminium sheets, ensuring a contemporary image and outstanding long-term performance.
- Exterior railings will be made of high-safety laminated glass, reinforcing the lightness and exclusivity of the design while guaranteeing maximum security.

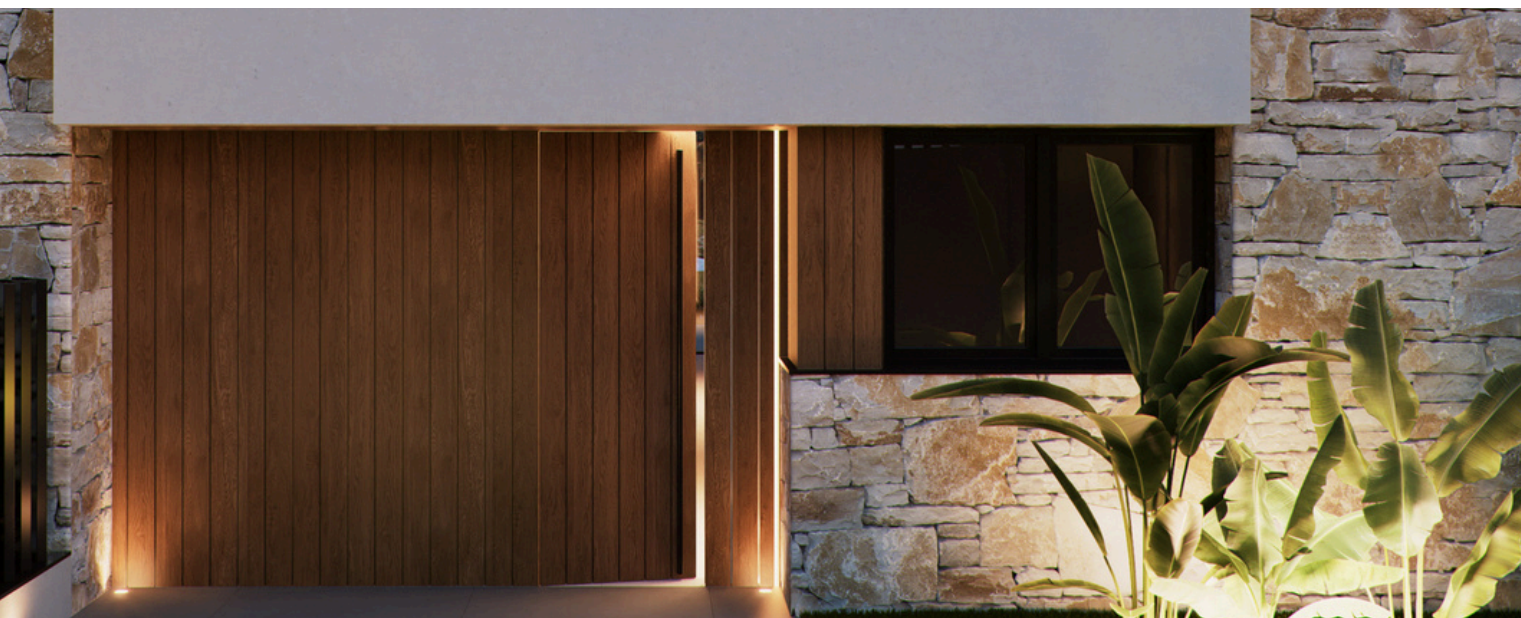


EXTERIOR CARPENTRY AND GLAZING

- All exterior carpentry will be made of high-quality lacquered aluminium with thermal break, ensuring excellent energy efficiency and acoustic comfort.
- In the bedrooms, we will install the Cor Vision® system will be installed, and in the living-dining room area will be used the Cor Vision Plus® system, with integrated floor track, in a textured RAL 7039 finish.
- Motorised lacquered aluminium blinds will be installed in the bedrooms, and integrated roller blinds will be fitted in the suspended ceiling of the living-dining area.

EXTERIOR CARPENTRY AND GLAZING

- All windows will feature double glazing with dehydrated air chamber and low-emissivity treatment, adapted to each façade orientation to ensure maximum thermal and acoustic performance.
- The main entrance door will be made of pivoting wood, perfectly matching the exterior carpentry, and will be equipped with a high-security lock with three anchoring points.



INTERIOR CARPENTRY

- The home shared areas will be elegantly paneled in lacquered wood, integrating the doors into the walls.
- Interior doors will be smooth, floor-to-ceiling, perfectly matching the wall paneling, and fitted with brushed stainless steel handles.



INTERIOR CARPENTRY

- On the ground floor, in the entrance area and bedrooms, modular wardrobes with hinged doors will be installed, fitting the rest of the interior carpentry.
- On the entrance wall, a full-height backlit mirror will be installed, creating a striking and elegant first impression





INTERIOR PARTITIONS AND ISOLATION

- Interior partitions will be built using double laminated plasterboard panels with internal rock wool isolation, ensuring excellent acoustic and thermal comfort all over the house.



FLOORING

- On the ground floor, staircases and first-floor landings, large-format 120x120 cm ceramic stoneware flooring with stone-effect finish (Gubi® series) will be installed.
- In the first-floor bedrooms, large-format wood-effect ceramic stoneware flooring (Due® series) will be used.
- Skirting boards will be lacquered such as the interior carpentry and flush-fitted into the walls.





GUBI COLOR ICE



DUE SAND

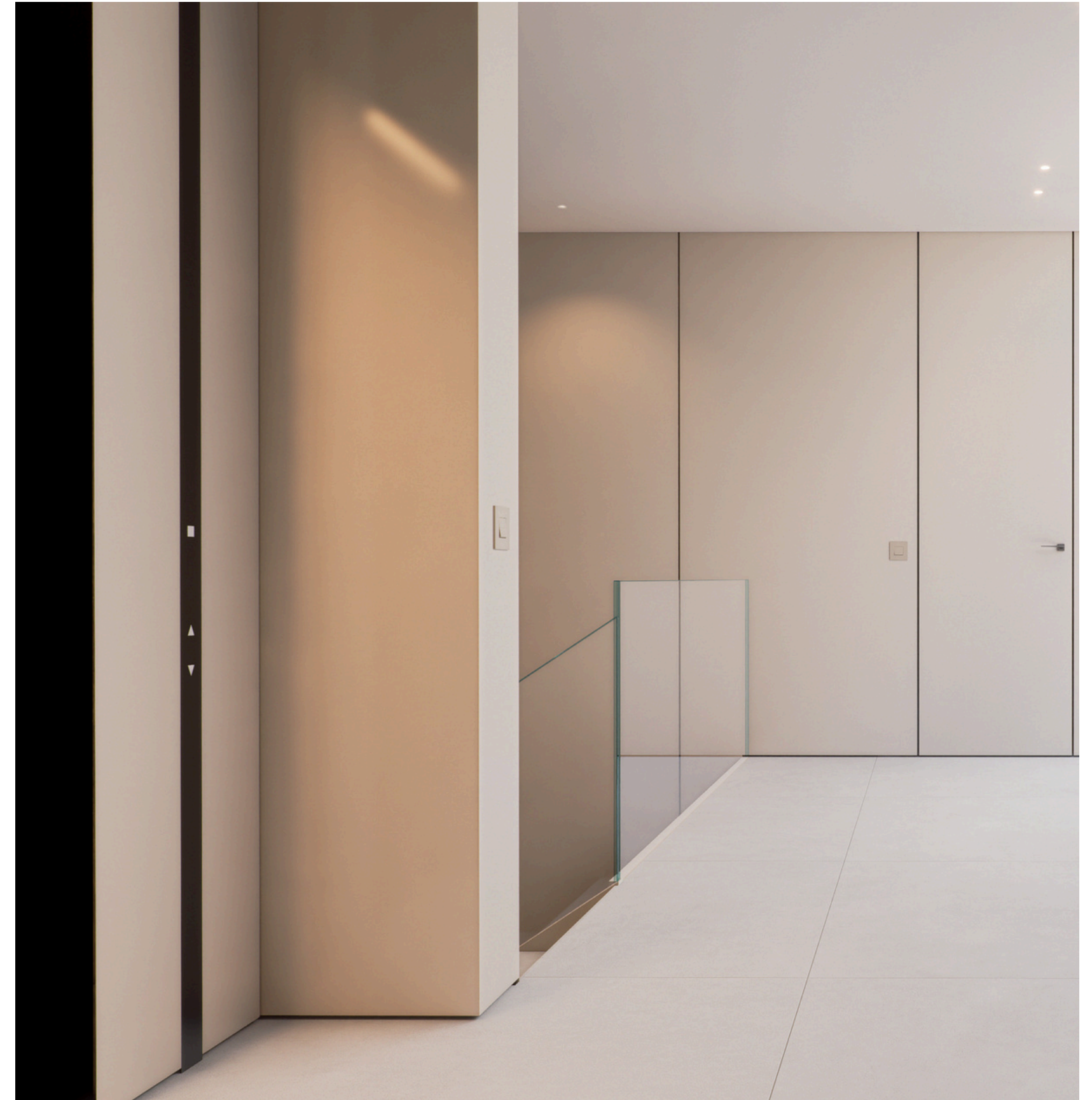


FLOORING

- All flooring throughout the home will be from the prestigious Living Ceramics® brand.
- Terraces and outdoor areas will be finished with large-format anti-slip ceramic stoneware flooring (C3 rating), matching the interior Gubi® series, in full compliance with CTE regulations. (CTE Code governing safety in construction in Spain)

WALL AND CEILING FINISHES

- Walls and ceilings throughout the home will be finished with plain, high-quality plastic paint.
- Suspended plasterboard ceilings will be installed throughout the property, with lowered heights only in circulation areas, dressing rooms, wet areas or where technically required, finished with plain, high-quality plastic paint.



WALL AND CEILING FINISHES

- Bathroom walls will be finished with large-format ceramic stoneware tiles from the Bera® and Gubi® series by Living Ceramics®, in perfect harmony with the rest of the home.
- The living room ceiling will be elegantly clad in natural oak wood, fitting the wood in the rest of the house, creating a warm, sophisticated and highly exclusive atmosphere.



KITCHEN

- The kitchen will be delivered fully equipped with high and low capacity units, finished in the same tone and style as the interior carpentry of the home.
- The upper units in the sink area will be finished in natural oak wood and will include integrated indirect lighting above the worktop.
- The worktop and backsplash will be made of ceramic stoneware by Living Ceramics®, perfectly matching the rest of the home, with an integrated “gola” style handle system.



KITCHEN

● EQUIPMENT

Sink with brushed stainless steel pull-out mixer tap

Induction hob with integrated extractor hood (Bora® or similar)

Multifunction electric oven and integrated microwave in black finish

Integrated dishwasher, refrigerator and freezer

Darkened glass wine cabinet





BATHROOMS

- The sanitation system will be installed in polypropylene, both for drains and downpipes.
- All bathrooms will be fitted with large-format ceramic stoneware shower trays by Living Ceramics® and built-in thermostatic shower columns in brushed nickel finish.
- Sanitary ware will include built-in cisterns with concealed flush plates and floor-standing toilets by Roca®, Ona® or similar model.



GUBI COLOR ICE
REVESTIMIENTO VERTICAL
BAÑOS HABITACIONES Y
CORTESÍA



BERA COLOR ICE
REVESTIMIENTO VERTICAL Y
PAVIMENTO ZONA DUCHA
BAÑO SUITE

BATHROOM FURNITURE

● GUEST TOILET

Suspended vanity unit with drawer and countertop basin. Matching mirror and tall spout tap mounted on the worktop.

● BEDROOM BATHROOMS

Suspended vanity unit with integrated basin and large-capacity drawers. Matching mirror and built-in low-flow mixer tap.

● MASTER SUITE BATHROOM

Custom-made vanity unit in Living Ceramics® ceramic stoneware with suspended cabinet featuring four drawers in natural oak finish. Matching mirror and built-in taps.

HEATING, AIR CONDITIONING AND HOT WATER

- Thermal conditioning of the home will be provided by an aerothermal system, which, combined with underfloor heating, offers high energy efficiency and excellent comfort
- The aerothermal system will also provide domestic hot water.
- Air conditioning will be integrated into the false ceilings, and both heating and cooling will be independently controlled in each room via its own thermostat.
- The home will be equipped with a general water softening system.



LIGHTING AND TELECOMMUNICATIONS

- LED spotlights will be installed in bedrooms, living-dining room, kitchen and corridors. Bathrooms will combine LED spotlights and LED strip lighting. Lighting points will be provided above the dining and kitchen tables
- The telecommunications installation will be done attending current regulations and will be available in all rooms.
- The home will be pre-equipped for optical fiber installation and will have TV and internet plugs in all rooms.





HOME AUTOMATION

- To provide greater comfort, security and efficiency, the home will be equipped with an ABB-free@home home automation system®.
- This system will allow full control, via smartphone or tablet, of blinds, exterior lighting and the video intercom.
- The interior comfort system will be managed via the arothermal system's own application.



VERSO CROSS CUT LIGHT
LIVING CERÁMICS

STAIRCASE AND ELEVATOR

- The staircase will be finished in Living Ceramics® ceramic stoneware, with a second step designed as a natural oak wood platform with integrated LED lighting underneath.
- The front wall of the staircase will be fully panelled in natural oak wood, with indirect LED backlighting on both sides.
- Each home will be equipped with a private elevator providing access to all floors, including direct connection to the garage.
- The elevator interior will be finished in a floor-to-ceiling clay-coloured lacquered design.

ELECTRIC VEHICLE PRE-INSTALLATION

- All garage spaces will be provided with pre-installation for electric vehicle charging, facilitating future connection.

PHOTOVOLTAIC PANEL INSTALLATION

- The roof of the home will be equipped with photovoltaic solar panels, contributing to improved energy efficiency and sustainability.



GARDEN AND SWIMMING POOL

- Each home will feature a private infinity-style outdoor swimming pool, fully equipped with filtration system, saline chlorination and interior finish in large-format tiles matching the exterior flooring.
- The landscaped garden area will be delivered finished with artificial grass, two palm trees and an automatic irrigation system.



SOLARIUM

- The solarium level of the home will be finished with large-format porcelain flooring in floating installation, perfectly matching the rest of the exterior paving.
- On the main façade, a built-in jacuzzi will be installed on a raised deck finished in wood-effect decking.
- The rest of the solarium will be prepared with water connections, drainage and lighting points.



3. The Home of Your Dreams, 100% Customisable





Different layouts and sizes to choose from

This exclusive project offers different typologies; all share an elegant design, spacious interiors and generous outdoor areas to enjoy the climate and privacy all year round.



High Level of Material Customisation

Personalise every detail and design every corner of your home to your taste. You will be able to select the materials you like most and create a truly unique space.



Layout Customisation

Design your space your way. Personalise the interior layout so that it perfectly adapts to your lifestyle: open-plan spaces or exclusive areas such as an additional bedroom, wine cellar, home cinema or chill-out area with jacuzzi.



FASE A

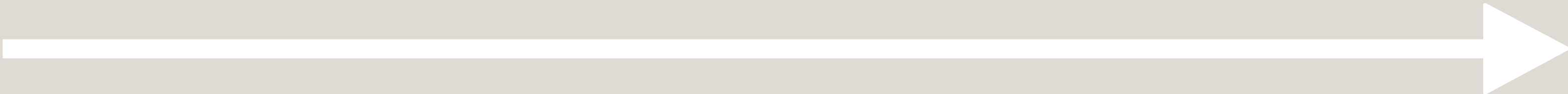
FASE B

FASE C

TIMELINE

CONSTRUCTION START AND COMPLETION DATES

START **01/10/2025**



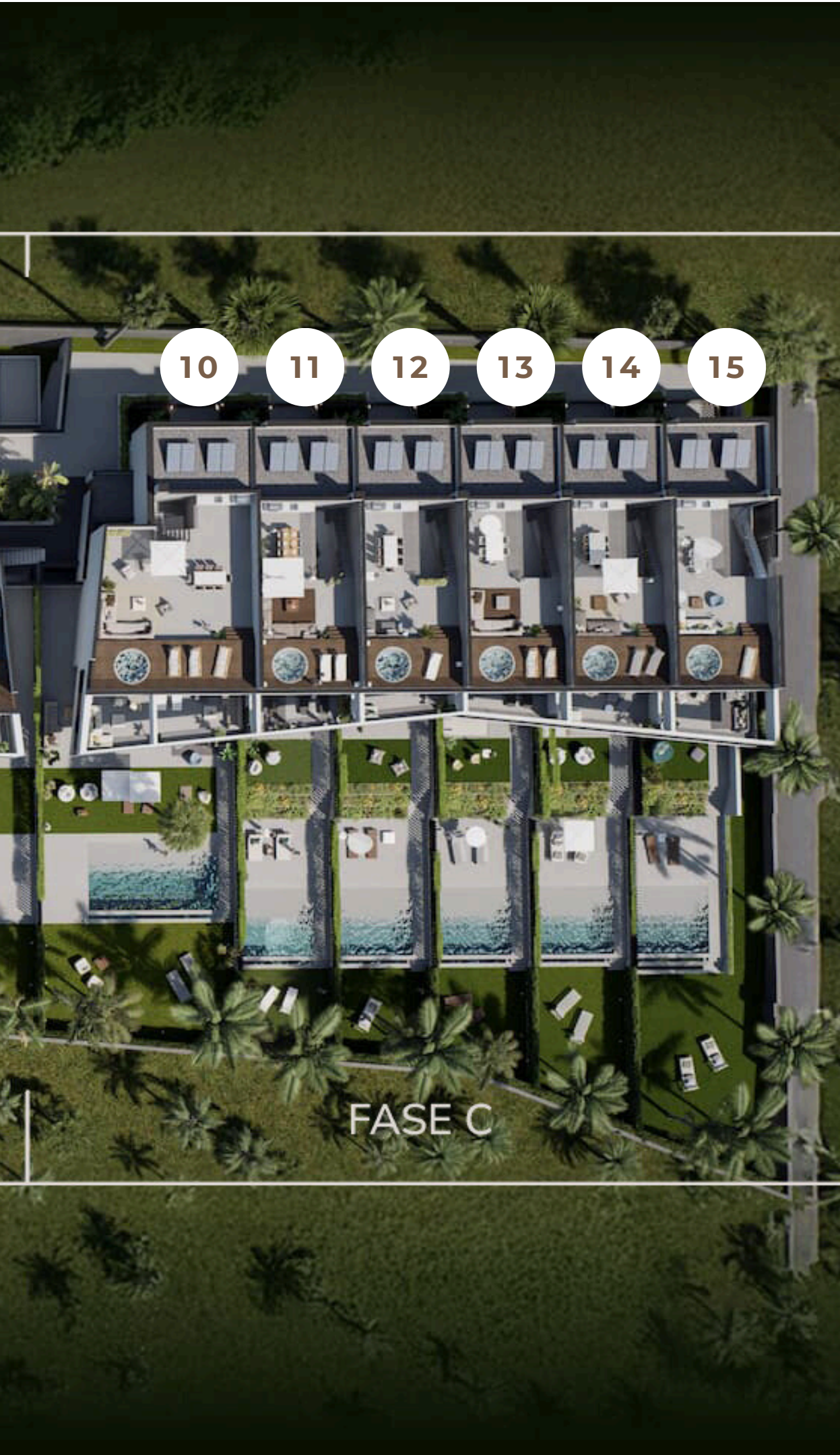
END **01/12/2027**



AVAILABILITY — PHASE A
SOLD OUT



AVAILABILITY — PHASE B
SOLD OUT



AVAILABILITY — PHASE C

	PRICE	BUILT AREA	OUTDOOR AREA	AVAILABILITY
Casa 10	-	437,4	644,19	Sold
Casa 11	2.500.000 €	304,7	363,7	Available
Casa 12	2.500.000 €	304,7	368,5	Available
Casa 13	2.500.000 €	304,7	376,5	Available
Casa 14	2.500.000 €	304,7	396,3	Available
Casa 15	2.500.000 €	345,8	634	Available

PAYMENT TERMS

€30.000

+ VAT
RESERVATION

20%

+ VAT
-Reservation
(€30.000)

Upon signing the
private contract

20%

+ VAT
MARCH 2027

60%

+ VAT
KEY HANDOVER



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COSEHISA

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