



CASTELLS PORCAR

REAL ESTATE PROJECTS "COSTA AZAHAR"



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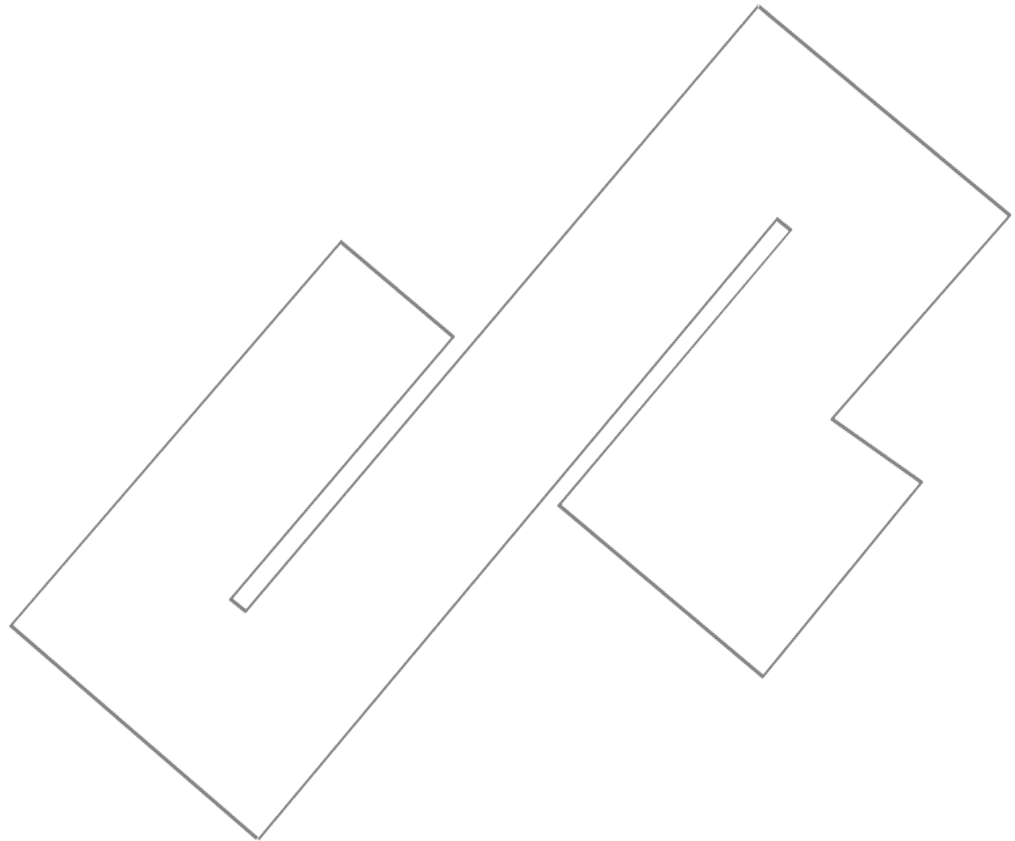
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I. ABOUT US:

Castells Porcar was founded in 1997 but its members have over 20 years of experience in promoting and building houses. Their most recent project, Residential Mondrian, is a building of 281 luxury apartments located in front of the sea; The aesthetics of the property is avant-garde and it is inspired by the paintings of renowned artist Piet Mondrian; The project was completed in 2006.

Mediterranean Blau, Residential space consisting of 93 homes, highlight its extensive terraces and landscaped areas within the whole. The project was finished in 2003.

Mervi, Building consisting of 33 houses that stand in front of the sea; The main structure is remarkable for its great pillars that give a unique architectural ensemble. The project was completed in 2001.

MONDRIAN
VPROJECT



MEDITERRANEAN
BLAU PROJECT



MERVI
PROJECT



II. GENERAL INFORMATION: LOCATION AND CONNECTIONS

Oropesa del Mar, located on the shores of the Mediterranean sea, has a population of 10.000 inhabitants that increases to 100.000 during the summer season due to the large influx of tourists who travel from different parts of the world and the country, to enjoy the weather, its beaches, and one of the most important resorts in Europe: Marina D'or.

It is easily connected with other capitals such as Valencia, Barcelona and Madrid by motorways, highways or high speed trains. Recently, the Castellón-Costa Azahar airport has been opened and because of its important alliances with denominated “low cost” airlines, it is expected to increase tourism traffic from Northern Europe's countries.

Less than three kilometres lie two of the most important natural areas of the Valencian community: El Desierto de las Palmas y el Paraje Natural del Prat de la Ribera de Cabanes, where you can enjoy various activities such as climbing, horse riding, mountain bike trails or the hunting of Iberian goat.

Visitors can also enjoy sightseeing in other populations as world famous Peñíscola, with its imposing castle on the seashore, Alcocebre or Morella a little medieval city, which lies in the mountains of the Mediterranean arc, and enjoy rides that bring the best of the past and the beauty of modern life.

Valencia is 45 minutes away by car; the city is famous for lots of things, but the most important one is The City of Art and Science which is made up of five main elements: the Hemisfèric, the Umbracle, the Príncipe Felipe Science Museum, the Oceanogràfic (the largest aquarium in Europe with over 500 marine species) and the Palau de les Arts Reina Sofía which takes care of the operatic programme. The Ágora gives the complex a multifunctional space which will witness the Valencia Open 500 tennis tournament .

Also carried out are world-class events such as Formula One Grand Prix held on Valencia's city circuit, The America's Cup, a world renowned sailing competition or the Golf Masters in Castellón.

Barcelona is about two hours from Oropesa. This city is replete with monuments, buildings and unique places that are well worth a visit. The Rambla, or the Catalan Modernisme represented by Gaudí's works of architecture such as The Monumental church dedicated to the Holy Family, the Park Güell or the Casa Batlló are just a couple of reasons to visit this City.

Castellón de la Plana is the capital of the province with a population of about 100,000 and connects easily with other cities. It is important to emphasize that the plot that we have in this city is located a few meters from the university Jaime I; The university is public and it was created in 1991; It offers 31 undergraduate programs and it has 13.000 students, of whom 35% are from nearby towns and 6% from other countries.

The university has grown almost exponentially in recent years, generating a strong demand for studio flats for foreign students. It foresees an annual increase of 7% in student enrollment over the next 4 years.



III. PLOTS

MUNDO ILUSION PROJECT
(OROPESA DEL MAR)





UNIVERSIADA PROJECT
(CASTELLON DE LA PLANA)

KUBICA AND MARE NOSTRUM PROJECT (OROPESA DEL MAR)



1.KUBICA PROJECT :

1.1LOCATION:



1.2 INFORMATION GRAPHICS:



Residential parcel located 350 meters from the sea.

It has an area of 3.909 m².

Its development potential raises to 6.768,90 m² roof. According to the municipality ordinance of Oropesa del Mar, the basement, terraces, stairwells and open hallways do not compute towards total built area.

We have developed the following project maximizing the area, which has yielded as a result the construction of two buildings composed of a lower floor plus another 8 floor which will result in 75 and 69 flats accordingly for a total of 144 flats.

The flats are about 46 m² plus a covered terrace of 14 m²; Each flat will have its own garage and the option to acquire a storage room.

The building will be equipped with a community swimming pool and gardens.



2. MARENOSTRUM PROJECT :

2.1 LOCATION:



Residential parcel located on beach front.

It has an area of 3.927 m^2 .

Its development potential increases to 8.407 m^2 roof according to the municipality ordinance of Oropesa del Mar, basement, terraces, stairwells and open hallways do not compute towards total built area.

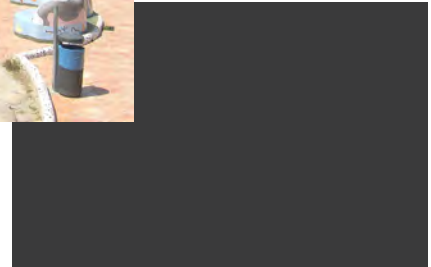
We have developed the following project maximizing the area, which has yielded as a result the construction of one building of 148 flats composed of a lower floor plus an additional 11 floors.

The flats are about 54 m^2 plus a covered terrace of 25 m^2 . Each flat will have its own garage and the option to acquire a storage room. The building will be equipped with a community swimming pool and gardens.

It is also possible to build 170 apartments of 46 m^2 plus a covered terrace of 14 m^2 with the same options than the former proposal.

2.2 INFORMATION GRAPHICS:





*“ Small opportunities are
the principle of large companies”*
Demóstenes



3. MUNDO ILUSION: A PROJECT TO DEVELOP

Right by Marina D'or Golf, Mundo Ilusión will be the Valencian Community's new theme park dedicated to the world of magic and the circus. The area will occupy 800.000 m². The project has been approved by the local Government in 2010. Castells Porcar has 240.000 m² in this area in which 113.000 m² are in the area of apportionment.



4. UNIVERSIADA PROJECT:

4.1 LOCATION:

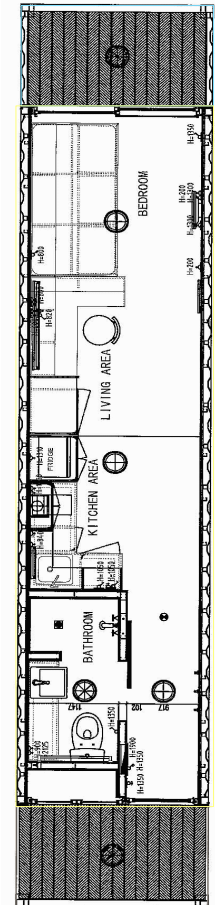
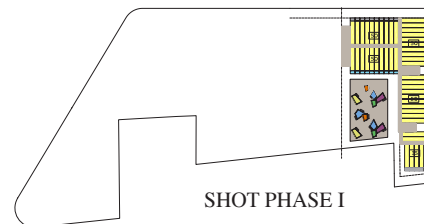
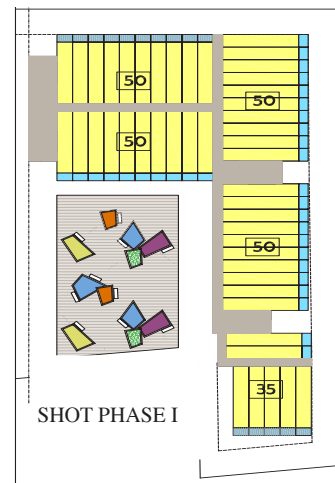


Plot located in Castellón de la Plana (Capital of Province) for use in the tertiary sector, which means that the plot can be assigned to a wide variety of applications with the most important being warehouse, commercial, sporting, educational, entertainment, offices, stations, hotels, cemetery and homes. It has an area of 15.035 m².

Its development potential increases to 33.180 m². According to the municipality ordinance of Castellón de la Plana, the basement and lower ground floor do not compute towards total built area.

Due to its proximity to the university we have thought of building 850 flats for students and young single people. Each flat will measure 31 m² and they will be distributed in a lower floor plus 4 additional floors. The building will also have 2 basements and a lower ground floor of 6.650 m² destined to commercial use. This project could be constructed in phases.

4.2 INFORMATION GRAPHICS:







CASTELLS PORCAR

Paseo del Mediterráneo 18
Playa Morro de Gos-Edificio "Mervi"
12594 Oropesa del Mar
Castellón
Telf: 964 31 22 53