




12_CS

12_CAMINO DE SANTIAGO STREET, FUENGIROLA

Presentation Dossier

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12_CAMINO DE SANTIAGO STREET, FUENGIROLA



1. Fuengirola's Bullring

3. Sea-side Promenade

5. AquaMijas Waterpark

7. Fuengirola Townhall

2. Bioparc Fuengirola

4. Leisure Port

6. Main-central Square

8. Public Library

12_CS enjoys a privileged location, located in the center of Fuengirola and 5 minutes from the beach

The perfect enclave where you can enjoy a privileged beach and promenade environment, with a varied local gastronomic offer and endless possibilities for leisure, culture and services at your fingertips!





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Welcome to 12_CS, a modern and innovative project in a privileged enclave.

Designed with special attention to detail to offer high quality and very functional homes.

Our objective: The search for quality in the spaces and the comfort of its open rooms and large floor-to-ceiling windows.





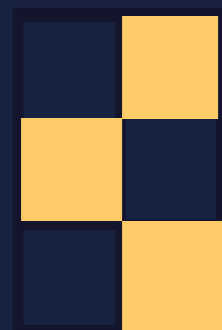
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We have designed our building placing the living rooms and social parts of the house on the main façade, open to the terrace and to the light

The interior spaces are open and comfortable, useful and practical.



Ruska Miteva - Civil Engineer
VR Promociones S.L.



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Technical memory of Facilities

The Building has been designed to reduce energy consumption thinking about the proper use of resources. Designed to offer greater and better efficiency of systems and facilities, optimizing energy, protecting the environment and offering homes that provide quality and comfort.

CHARGING POINTS AND USB SOCKETS

We are committed to the future and your well-being. The building has USB sockets in all rooms of the house.



INDUSTRIALIZED - CLT CONSTRUCTION SYSTEM

Cross-laminated timber (CLT) is the best construction system for our project due to its unmatched speed of execution and high-quality materials. CLT's prefabricated panels can be quickly assembled on-site, resulting in a much faster construction process than traditional methods. Additionally, CLT is an eco-friendly and sustainable choice that offers superior strength, stability, and durability, ensuring a long-lasting and safe building.

ECOLOGICAL LIGHTING

We have LED technology lighting, which will allow you to reduce the cost of your electricity bill.

LED bulbs last longer than traditional ones, with a high useful life of up to 50,000 hours and consume up to 80% less energy.

Thanks to the ease of installation and maintenance reduce the cost of maintenance and provide greater security during its installation and use.

Undoubtedly the best option in your home, since they are Ecological, protect the environment and health.



CLEAN AND RENEWABLE ENERGY

We care about improving our surroundings and the environment, through sustainable solutions.

We are committed to innovation, that is why our DHW system with AEROTERMIA can extract up to 77% of the energy from the outside air, through a heat pump with reduced electricity consumption, approximately 22-25%, with an air system. water.

These pumps are very efficient and have efficiencies of over 200%, which will make it possible to obtain great energy savings.

MORE EFFICIENT WINDOWS

We use more efficient PVC exterior carpentry, with a thermal break, creating an insulating barrier that will reduce heat, cold and noise.

They include double glazing that helps us to achieve savings of more than 50%.

Thanks to these systems it is possible to optimize the building efficiency and performance.





12_CS

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For Further information, please contact:

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