

COHOUSING SENIOR CATARROJA (VALENCIA)



SEPTEMBER 2024

INDEX

1. Informational text
2. Constructive Memory
3. Annexes
 - 3.1. Price
 - 3.2. Plans
4. Interested party file



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WHAT IS COHOUSING?

Cohousing, or collaborative housing in Spanish, is a residential modality in which spaces or rest areas are shared between the inhabitants of residential buildings, although each one has their own private space or home.

WHAT IS SENIOR COHOUSING?

An attractive option for the senior population is cohousing, a model in which a group of people move to an urbanization or a community of adapted independent homes and share services such as cleaning and others, as well as leisure activities and common rooms. such as the dining room, living rooms, TV, games, etc., and various basic and optional services

With this model, a friendly environment is created that allows older people to be accompanied by friends and share life experiences. In this way, they can become part of a community of neighbors with similar needs, "MAINTAINING THEIR DIGNITY, INDEPENDENCE AND AUTONOMY AS LONG AS POSSIBLE WHILE IT IS THEIR HOME"

1. INFORMATIVE TEXT

The creation of a cohousing or property community for seniors in CATARROJA (Valencia) will be framed within the desirable and increasingly demanded Silver Economy model.

It not only aims to promote alternative economic models, but also to create places, communities, where autonomy, independence, dignity, the sense of belonging and empowerment of people are guaranteed, promoting the generation of a supportive community where intergenerational relationships are promoted.

The model we propose aims to combine elegance in design by creating assisted living; wide spaces of green areas for walking; as well as a wide menu of services that could range from a swimming pool, restaurant, shops, leisure areas and everything imaginable within an exclusive community, in a municipality with a marina and beach.

THIS IS A MULTI-PURPOSE RESIDENTIAL PROJECT MADE UP OF 2-BEDROOM APARTMENTS, AND WELL-BEING AND LEISURE AREAS FOR SENIORS WITH ASSISTANCE, HOTEL AND DOMESTIC SERVICES.

Who are we?

INTEGRAL MANAGEMENT throughout the promotion process is in charge of INTEGRAL GESTIÓN PBF S.L., with the support and collaboration of a team of companies and entities of recognized prestige, each of them in the sector of their competence: architecture studio: Gómez - Diaz. 60 and MUCH MORE, URBANA SUD S.L constructions.

A banking entity..... and others linked to the senior sector: which will provide care, hotel and domestic services once the building is up and running.

After extensive collaborative work, we have the opportunity to access self-promotion, after a selection of plots with a fit for the exposed project, with spaces for Assistance Services and whose main objective is to IMPROVE THE QUALITY OF LIFE OF THE SENIORS.

The number is limited and, if the data presented is of interest, the sooner you respond, the better.

For these purposes and after the constitution of the company COHOUSING SENIOR CATARROJA C.B. (community of property), which will be communicated in a timely manner to the interested parties, a deposit will be requested to the account opened in the name of the aforementioned company, basically intended for the signaling and purchase of the selected lot (AND PURCHASE-SALE COMMITMENT HAS ALREADY BEEN SIGNED) and first expenses which the REGISTRATION will entail as a partner in it.

This self-promotion (later transformed into a community of owners, with specific statutes and internal regulations) provides a more economical social product (AT COST). The choice of the apartment will be made in order of registration.

2. CONSTRUCTION MEMORY - OPERATION - SERVICES.

What is the project like?

The project is located on a plot of land in CATARROJA bordering the capital of Valencia. According to the magazine **specialized in RETIREMENT, INTERNACIONAL LIVING, chosen as the best Spanish city for SENIORS, sun, climate, beaches, leisure, culture and quality of life and excellent communications.** The area has extraordinary conditions to enjoy the desired tranquility, as well as excellent communications. Nearby golf courses, beach and marina and an excellent climate all year round, in addition to many other advantages that will allow you to decide how you want to live.

The building will consist of two blocks with a total of 104 apartments, all of them with large terraces, a central area for leisure and roof terraces for outdoor activities. The ground floor with apartments, as well as spaces for Assistance Services, Cafeteria, Restaurant, Common rooms, oratory, etc. Pre-installation for oxygen headers, etc. Basement that houses all kinds of domestic hotel services, gym, storage rooms, parking, laundry, spa, etc.

With possible variations due to municipal imperative.

The avant-garde construction model has the most advanced energy efficiency techniques, which includes the most modern techniques for comfort, security and common services that promote social relations.

The entire building is adapted and without architectural barriers.

The implementation of a minibus and a fleet of electric cars owned by the Community and available to residents is being studied, thus allowing the possibility of not having to have parking or their own car. This is an option that will be decided by the community itself, with the City Council.

Apartment typology:

All of them with 2 bedrooms, large terraces, adapted bathroom, toilet, integrated kitchen and living room. Storage room in basement.

**MODULATION 7 x 11 m = 77 m² S.U.C.
COMMON ELEMENTS AND SERVICES**

The promotion has spaces where you can enjoy the company of new friends, share affinities and enjoy free time. It will also have the most advanced technology that allows personal autonomy.

Special attention will be paid to Health Services, Comfort, Independence, Autonomy, Leisure, Health, Safety, Convenience, Activities, etc. and for these purposes, stays and programs will be planned that will help achieve what is desired. Spaces planned for family gatherings, friends, neighbors, etc.

ASSISTANCE SERVICES will be contracted with a company specialized in the matter, prioritizing quality and optimizing service and cost.

Basic services, included in the community fee:

- . Reception.
- . Management and Administration of the entire complex.
- . Direct apartment-reception communication system.
- Interior emergency location service. Surveillance .
- Maintenance of common spaces. Pool.
- . Apartment cleaning once a week.
- Wifi, game rooms, TV, library, gym, jacuzzi, oratory.
- Medical service (1h/week), nurse (2h/week).

OPTIONAL SERVICES:

- Restaurant and Cafeteria. Laundry – Ironing.
- . Gym instructor, physiotherapy, rehabilitation, masseuse.
- Daily cleaning of the apartment.
- . Hairdresser, pedicure, beautician.
- . Assistance staff.

Who can access this Community?

Any natural or legal person or entity may be a community OWNER. The user community member must be over 50 years old and if he does not exercise his user right, he must lease it, always to senior people. Rental or sale prices will be regulated by the community.

Activities: LEISURE AND CULTURE

Various activities will be promoted, always guided by the best professionals in the different subjects. Among them we can highlight: conferences, visits to museums, artistic events, sports, reading clubs, cinema, concerts, theater, dance, literary, tastings, competitions, photography, hiking, mycology, board games, courses, Mind Control , crafts, technology, workshops, cultural and gastronomic routes, etc.

PROMOTION MARCH. EXTRACT OF PERFORMANCES 1/

Performed.

Work team formation: manager, architecture studio, construction company, land ownership, collaboration agreements. Prospecting study and solar selection. Fitting of the project. Economic study. Start of marketing process and sales launch (attraction of interested parties). Draft statutes, internal regulations, interested parties. THERE IS ALREADY A LIST OF INTERESTED PEOPLE.

2/ To be done.

Registration of members, constitution of the COHOUSING SENIOR CATARROJA C.B. Community Society. Governing Board training, acceptance, hiring, manager, construction company, technical team, etc. Contributions (Guarantees Law 20/2015, formerly 57/68), Municipal Management. Project presentation, obtaining license. Construction, delivery of keys. Presentation of a collaborating company in addition to other marketing channels and taking charge of the maintenance of healthcare services.

3. ANEX

3.1. PRICE

Depending on the planned buildability and with the data and current situation, a FITTING and GUIDANCE PRICE is proposed for the apartments, which are indicated below and which, based on the STUDYED PLOT and its impact on the TOTAL price, could RANGE between €225,000 and €240,000.

It must be taken into account that in this TOTAL PRICE, approximately 28% would be included, corresponding also to the proportional part of the spaces for ASSISTANCE SERVICES, storage rooms, etc., including parking. If this project seems of interest to you for this next stage of your life, FILL IN AND SEND THE ATTACHED REGISTRATION FORM, through the COLLABORATING ENTITY THAT SENT IT TO YOU.

Registration as a member in the COMMUNITY OF PROPERTY will only be carried out after depositing it in a bank account, which will be communicated promptly once this community is established.

In relation to the contributions to be made, in principle an initial registration fee of €5,000 (solar signaling and initial expenses) is proposed. Dividing the total cost of the lot into several contributions.

THE MOST ACCURATE DATA WILL BE COMMUNICATED TO INTERESTED PARTIES AFTER THE SIGNING OF THE PLOT PURCHASE DOCUMENT.

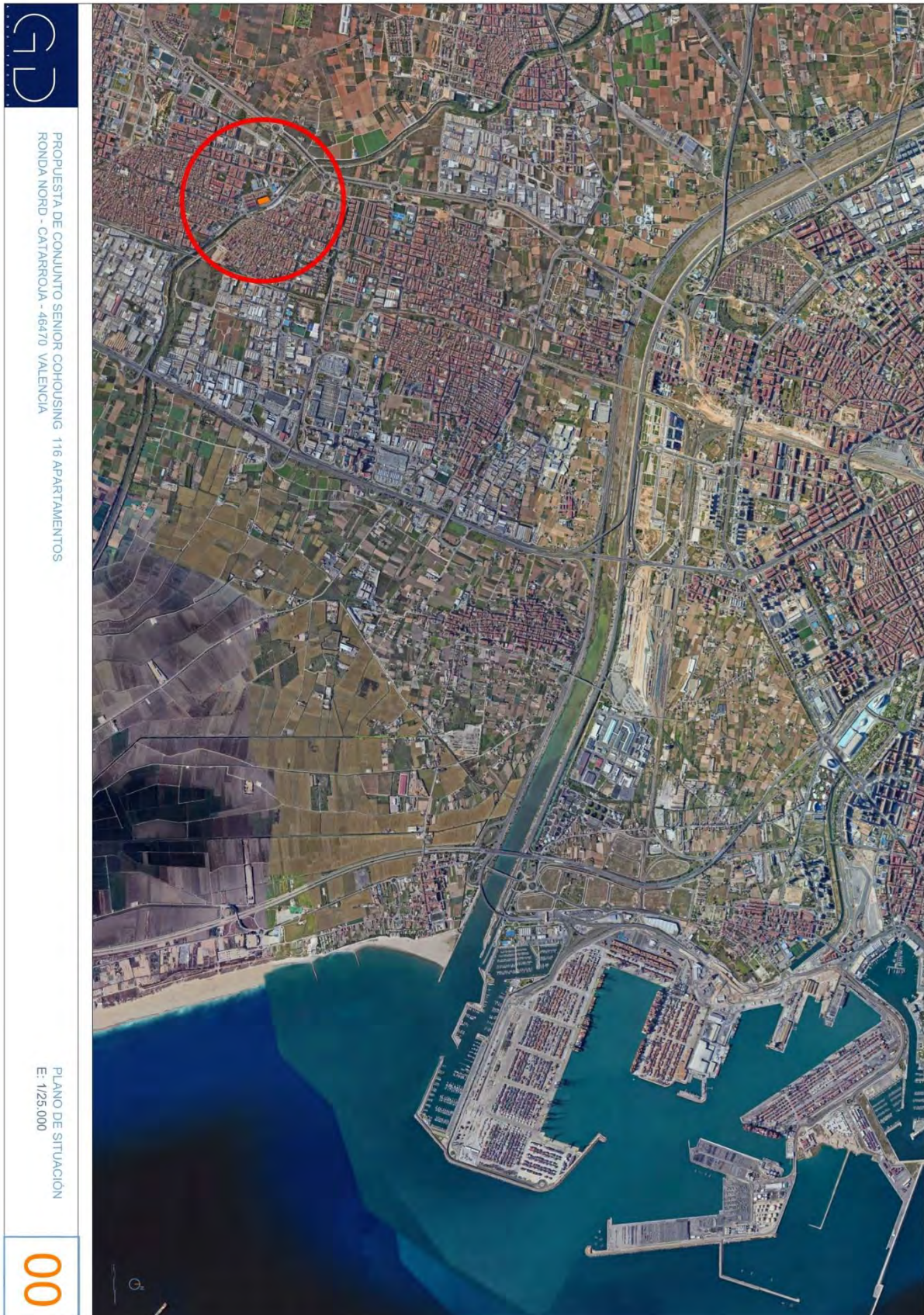
The rest for the total construction, based on the work certifications for which we could count on bank support and a homogeneous distribution in installments.

The time forecast for material execution is estimated at 14 months from obtaining the license.

IF YOUR INTENTION IS TO SELL YOUR APARTMENT, think that you can do it WITHOUT GIVING OUT OF IT and keep it rented.
COUNT ON US!!!

3.2 Plans

3.2.1



3.2.2



PROPUESTA DE CONJUNTO SENIOR COHOUSING - 116 APARTAMENTOS
RONDA NORD - CATARROJA - 46470 VALENCIA

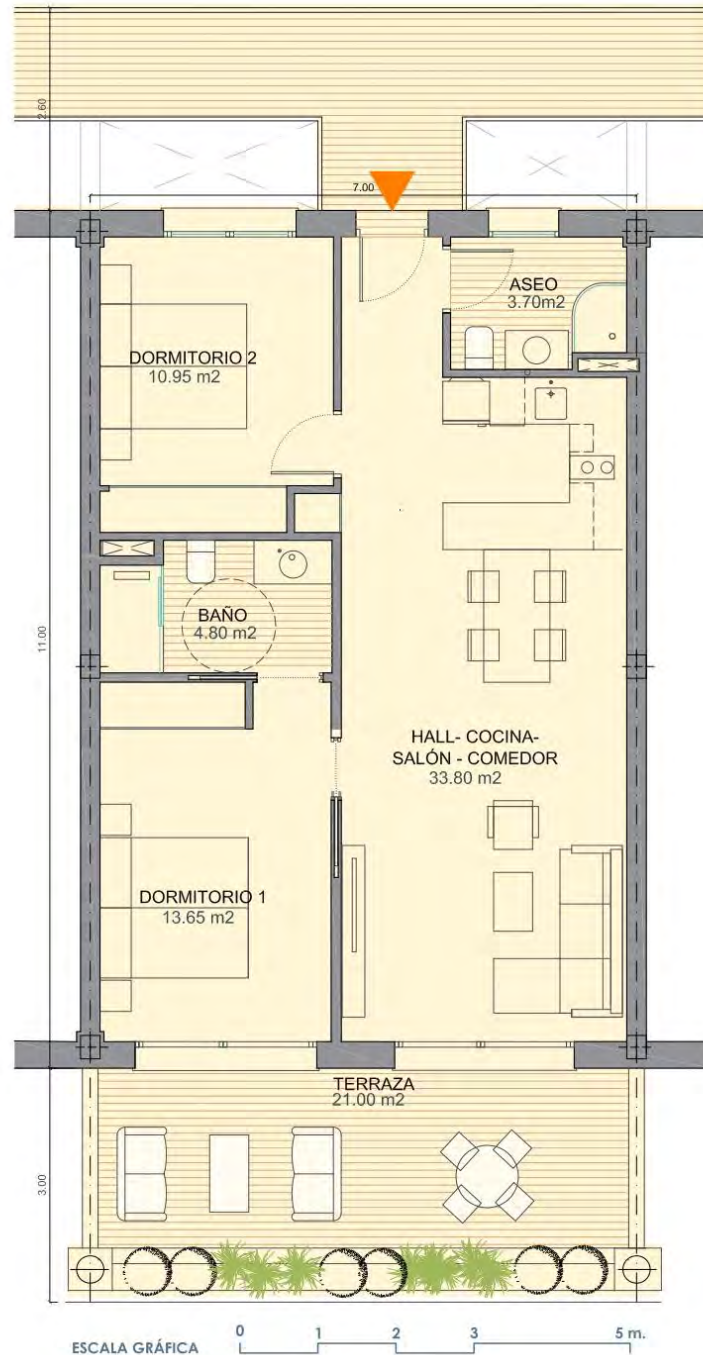
PLANO DE SITUACIÓN PARCELA

01

3.2.3



3.2.4



PROPUESTA DE CONJUNTO SENIOR COHOUSING 116 APARTAMENTOS
Emplazamiento: RONDA NORD - CATARROJA - 46470 VALENCIA

02

PLANTA VIVIENDA TIPO
Superficie construída privativa: 77.00 m²

4. INTERESTED FILE

CATARROJA COHOUSING PROJECT, VALENCIA

REGISTRATION FORM

BEING INTERESTED IN THE PROJECT EXHIBITED, PLEASE TAKE NOTE OF MY PERSONAL DATA.

CODE	235
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NAME:		ID:	
SURNAME:		SURNAME	
PROFESSION:		AGE:	
ADDRESS:		Nº:	
CITY:		P.code:	COUNTRY:
TLFN:		MAIL:	

ALL DATA WILL BE TREATED WITH STRICT CONFIDENTIALITY AND UNDER THE DATA PROTECTION LAW.

DATE:

SIGNATURE

SUGGESTIONS – COMMENTS:



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