



POBLA GARDEN II

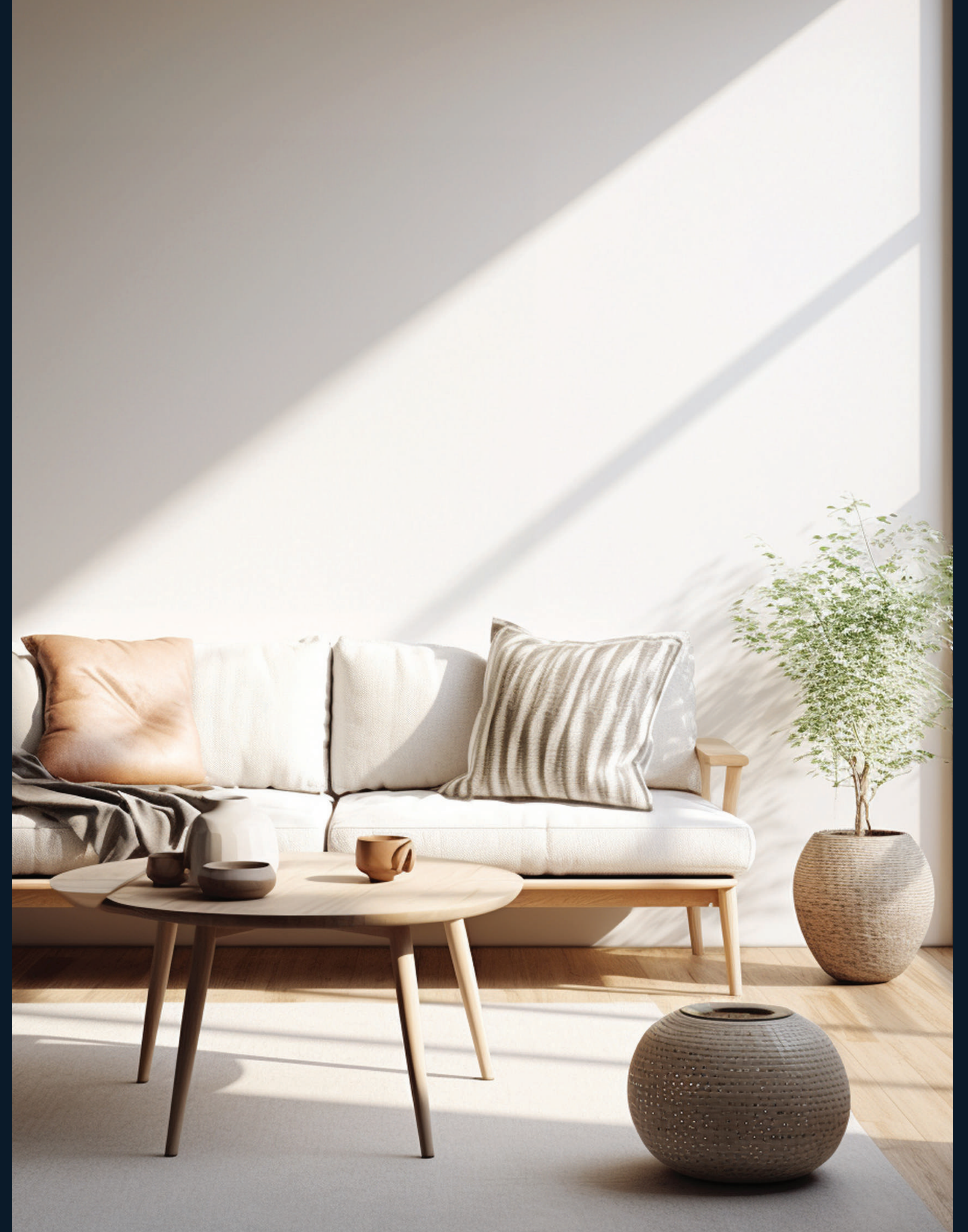


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POBLA GARDEN II, WHERE QUALITY AND WELL-BEING SHARE A UNIQUE LOCATION

01

PRESENTATION

We've launched 53 exclusive homes in the second phase of Pobla Garden, a project designed for those seeking quality, design, and an unbeatable location. These one- and two-bedroom homes feature spacious terraces and duplex options with charming attic spaces.

Garage included in all homes and option of storage room.

Located in La Pobla de Vallbona, next to the El Osito Shopping Centre, you will enjoy quick and easy access to all services and an excellent connection with Valencia.

POBLA GARDEN II
Your new home is
waiting for you.



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THE TRANQUILITY THAT COMES FROM MAXIMUM COMFORT



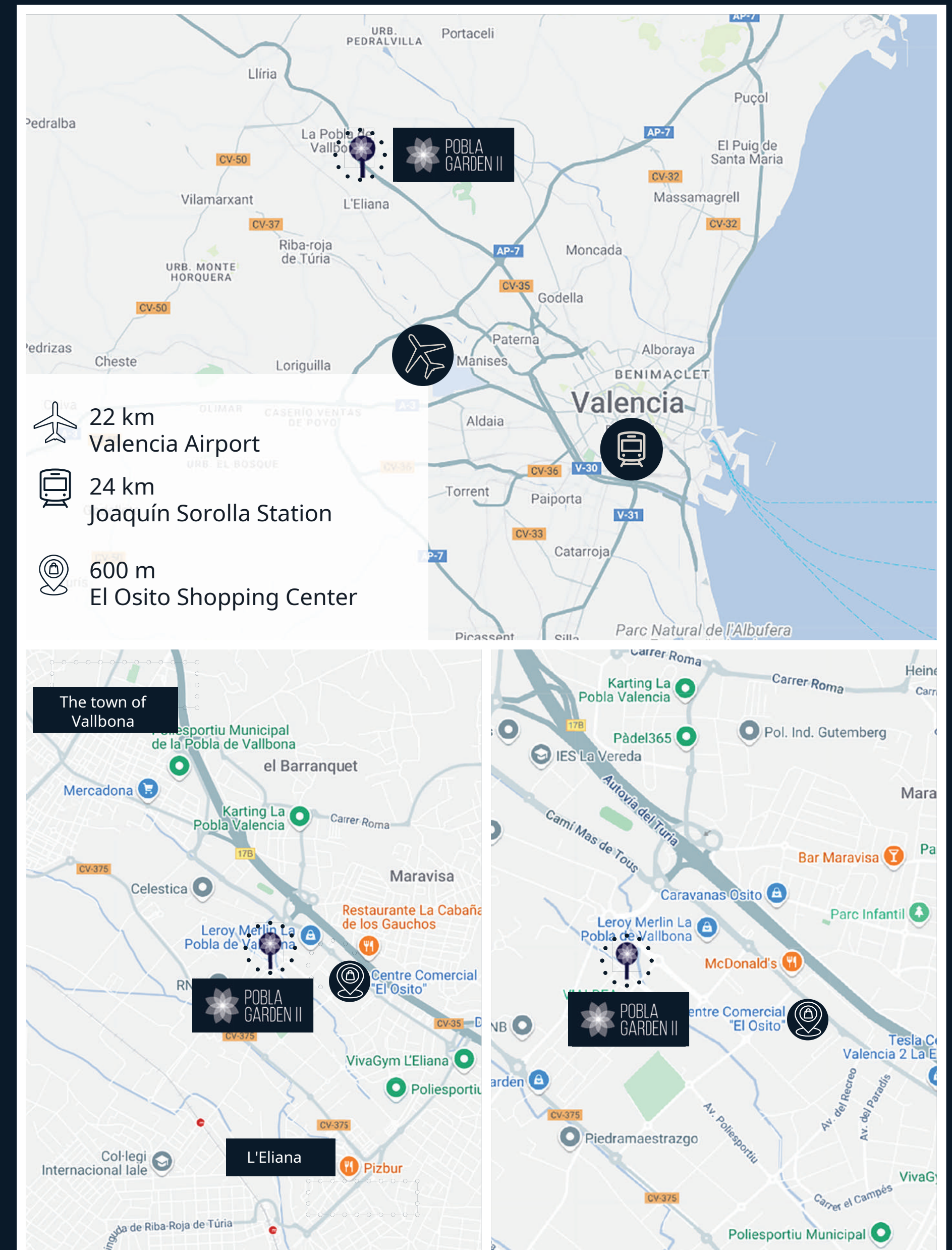
02 | LOCATION

EVERYTHING YOU NEED, VERY CLOSE TO HOME

Pobla Garden II's location is perfect for those seeking a balance between tranquility and proximity to the city. Just 15 minutes from Valencia via the CV-35 and a 10-minute walk from the town centers of La Pobla de Vallbona and L'Eliana, you'll enjoy a vibrant environment with plenty of amenities.

The residential complex is located in an area where you can enjoy all essential services: shops, supermarkets, schools, institutes, health facilities, as well as large green areas to enjoy a natural and peaceful environment.

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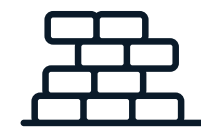


A HOUSE
DESIGNED FOR YOU.
DESIGN AND
QUALITY IN ONE
LOCATION
UNBEATABLE.





03 MEMORY OF QUALITIES



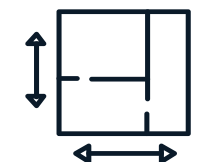
FOUNDATION AND STRUCTURE

Foundation superficial, of concrete armed, to base of shoes. Isolated walls and continuous foundations under walls. Pillars and slabs of the structure in reinforced concrete.



FACADES

The facade enclosures will consist of continuous exterior cladding with specific decorative elements harmonizing an aesthetic whole.



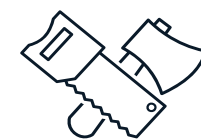
PARTITIONS AND DIVISIONS

The interior partitions of the homes will be constructed using dry partition walls with acoustic insulation. The separation between dwellings will be carried out with brickwork and dry partition walls, on both sides complying with the acoustic insulation according to the Technical Code.



EXTERIOR CARPENTRY

All exterior joinery will be in a color that matches the facade, with high-performance thermal and acoustic break technology. The windows in the house will be Climalit type.



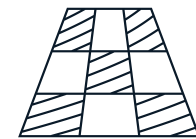
INTERIOR CARPENTRY

The front door will be reinforced. All interior woodwork will be smooth, white lacquered, with chrome hardware. The baseboards will be lacquered in the same color as the rest of the woodwork. The wardrobes will be fully paneled inside, including a top shelf and hanging rail in bedroom wardrobes.

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03 MEMORY OF QUALITIES



VERTICAL AND HORIZONTAL WALLS

The flooring throughout the house will be TechStep by GRATO or similar, with a choice of different finishes, except on the terraces which will be outdoor ceramic by SALONI or similar.

Bathroom walls tiled in SALONI brand stoneware or similar, with a choice of various finishes.

The rest of the house has smooth white walls and ceilings.

False ceilings with plasterboard panels, thus facilitating the passage of installations and placement of light fixtures.



SANITARY WARE AND FAUCETS

The sanitary ware will be made of vitreous china in white.

The taps, including chrome single-lever taps, dual flush in cisterns, and aerators in taps.



KITCHEN

The kitchen will be delivered furnished with a ceramic hob, electric oven and extractor hood.



PLUMBING, AIR CONDITIONING

The domestic hot water and heating system will be installed in accordance with the Technical Building Code. Heating and cooling will be provided via a ducted heat pump and a domestic hot water storage tank.

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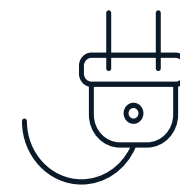


03 MEMORY OF QUALITIES



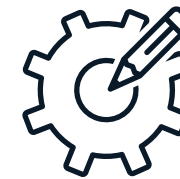
ELEVATORS

Automatic, self-propelled elevators with the highest energy rating, Schindler brand or similar.



ELECTRICITY, TV, FM

The electrical wiring will be concealed within the walls. All homes will have a connection to telephone, TV, and fiber optic networks. Terraces will have electrical and TV outlets. LED lighting will be installed in the common areas.



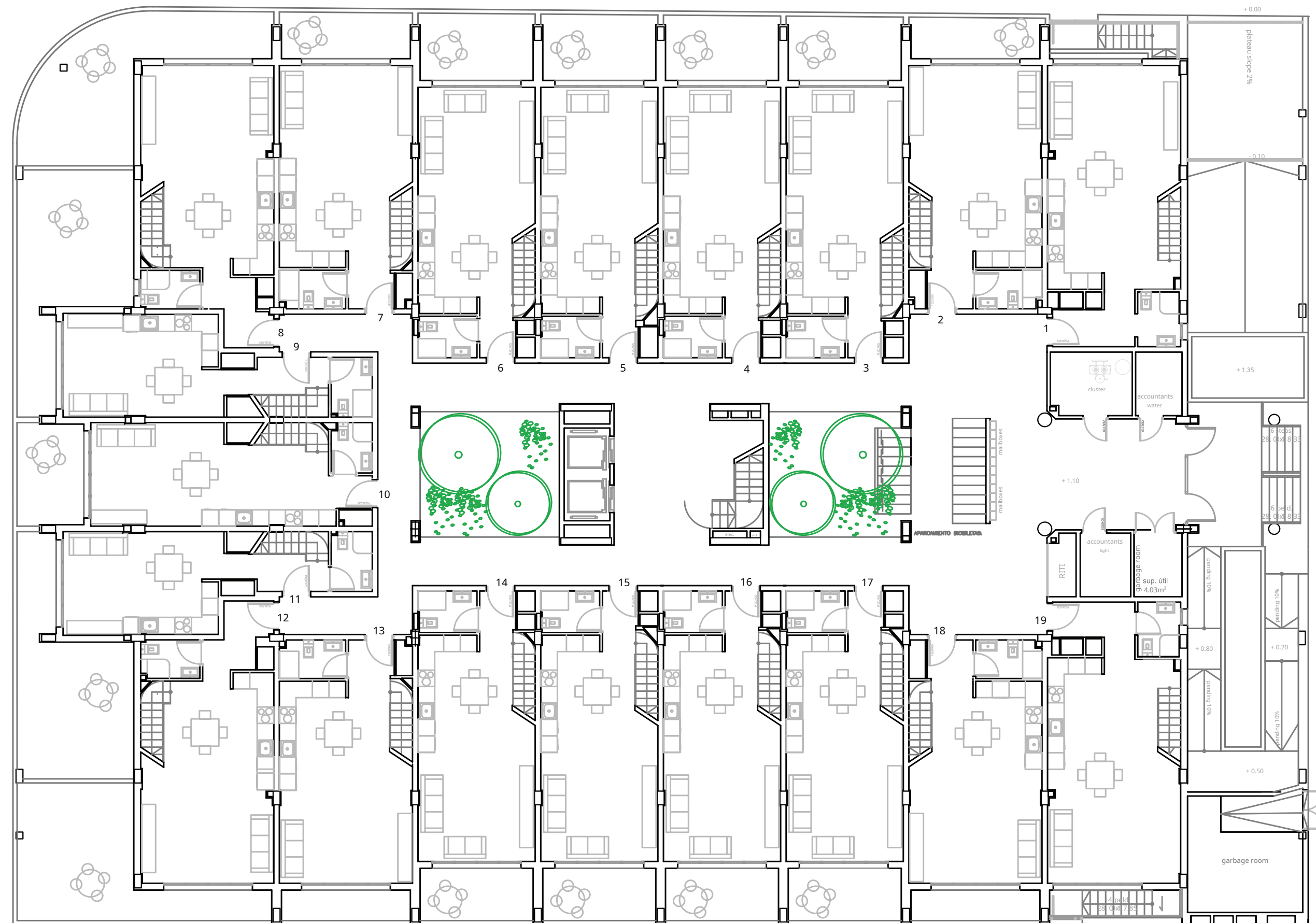
PERSONALIZATION PLAN

Each client will have the option of a customization plan in terms of both quality and different distribution proposals, advised at all times by our technical team, so that the design of their home is unique and according to their taste and needs.

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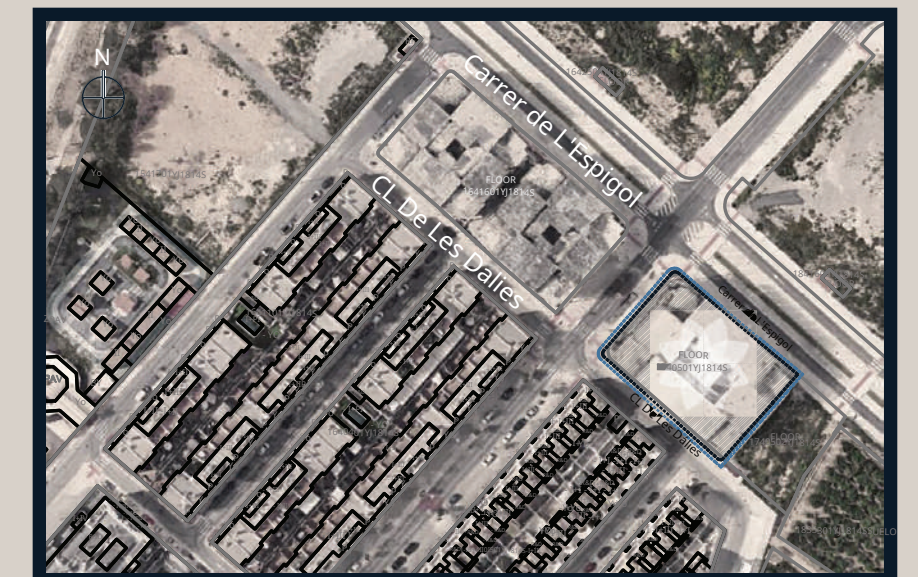


05 | PLANS



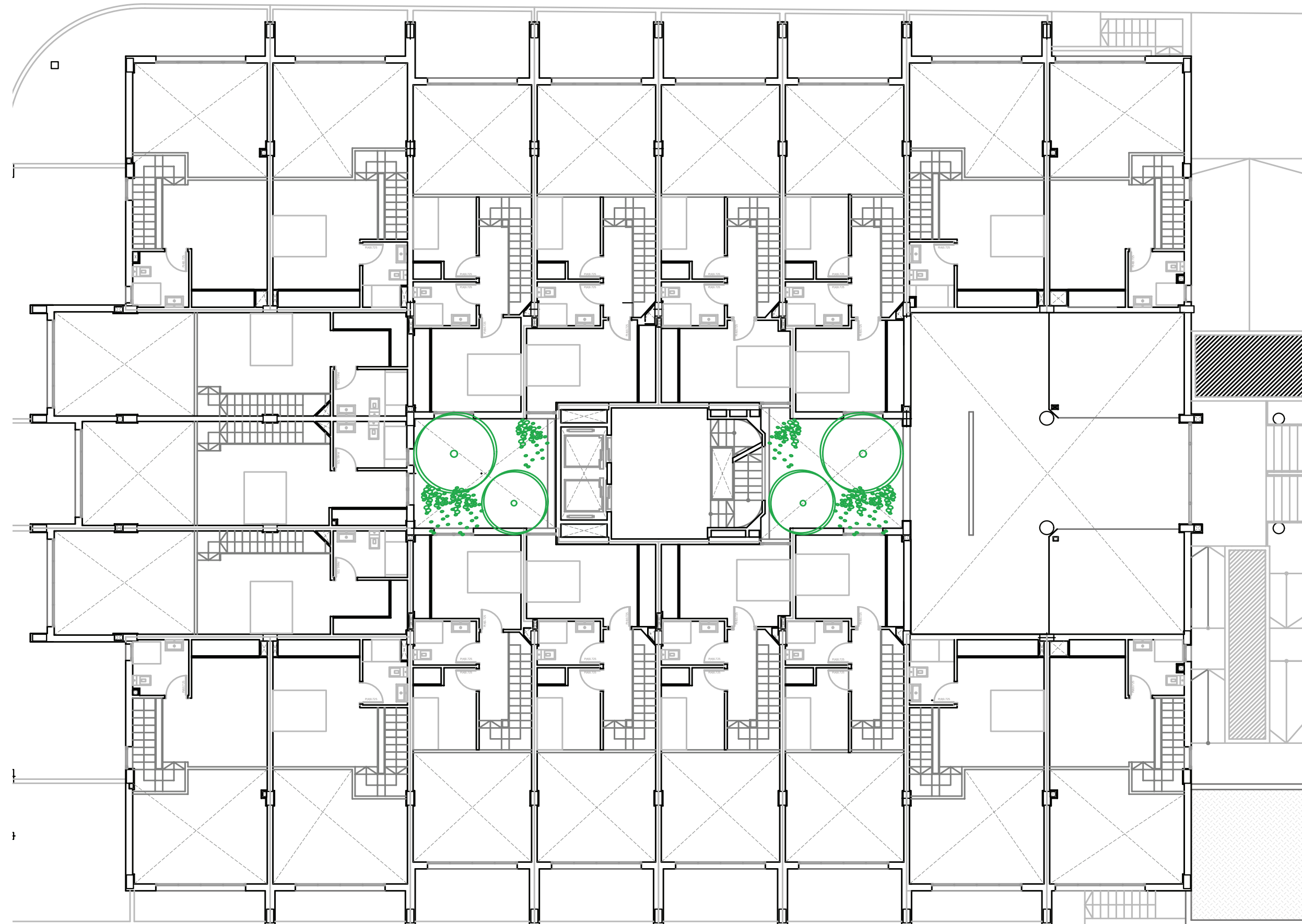
GROUND FLOOR

TYPES	YOU
1 BEDROOM	8
1 BEDROOM B	4
1 BEDROOM C	2
1 BEDROOM D	1
1 DORM E	1
1 BEDROOM F	2
1 DORM G	1
TOTAL:	19



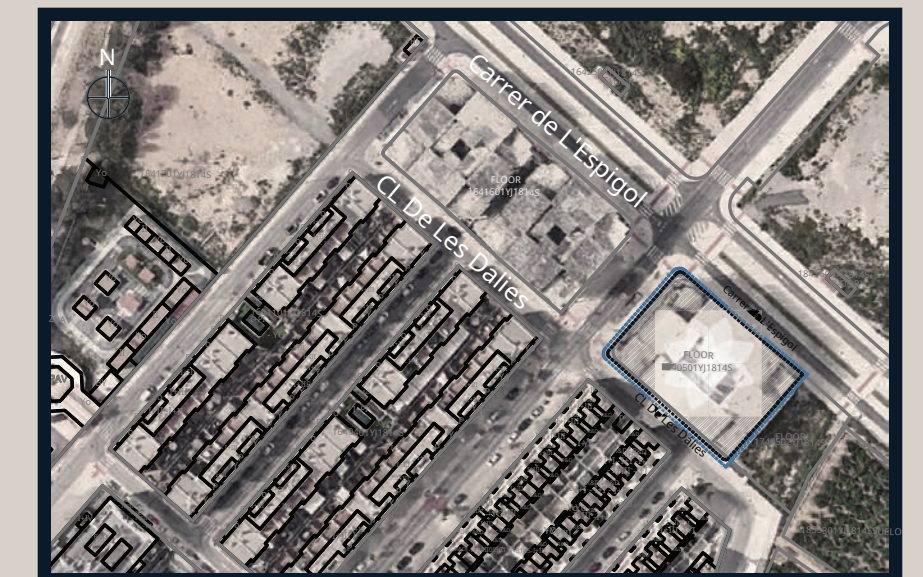
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PLANS

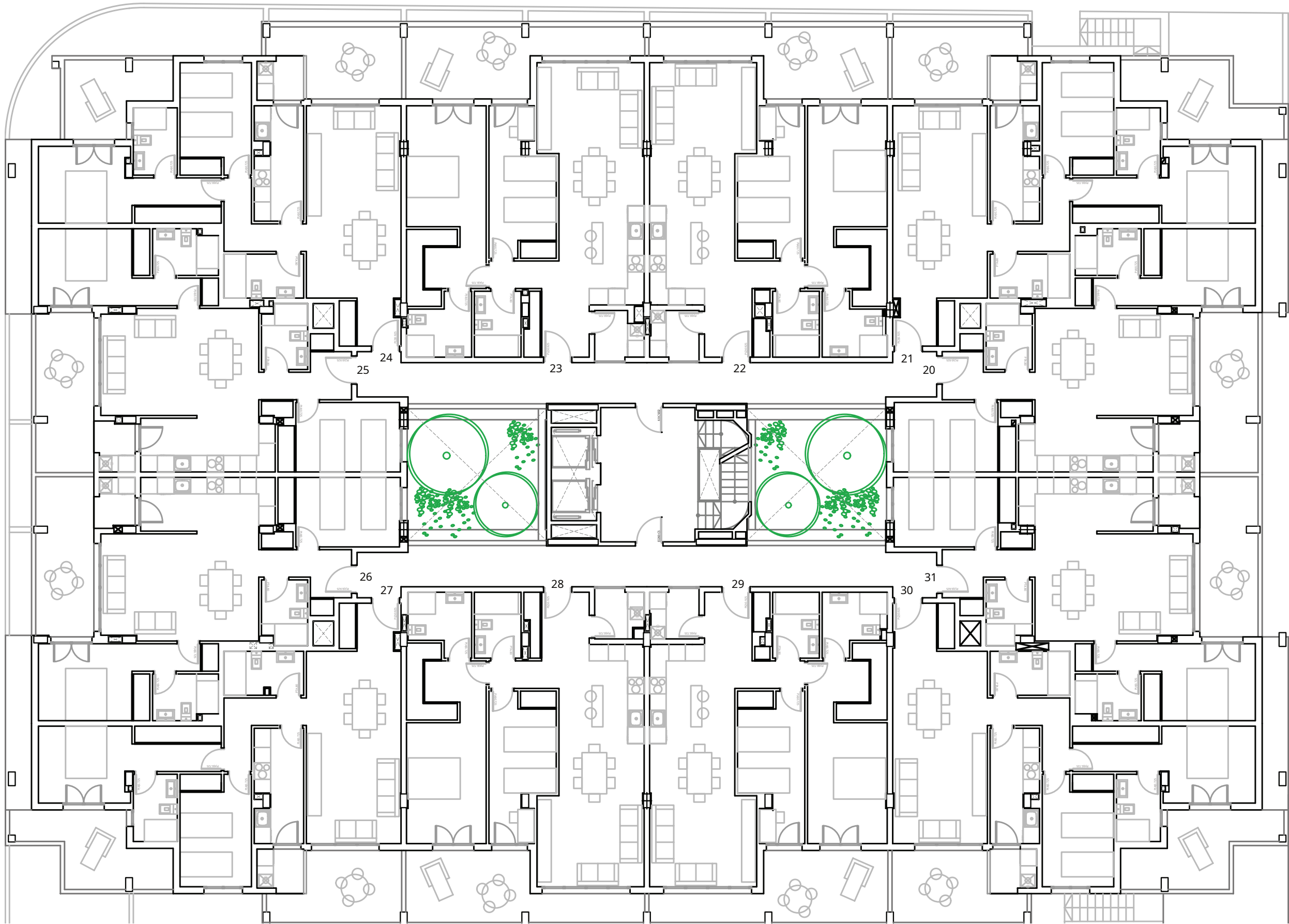


FIRST FLOOR

TYPES	YOU
1 BEDROOM	8
1 BEDROOM B	4
1 BEDROOM C	2
1 BEDROOM D	1
1 DORM E	1
1 BEDROOM F	2
1 DORM G	1
TOTAL:	19



05 | PLANS



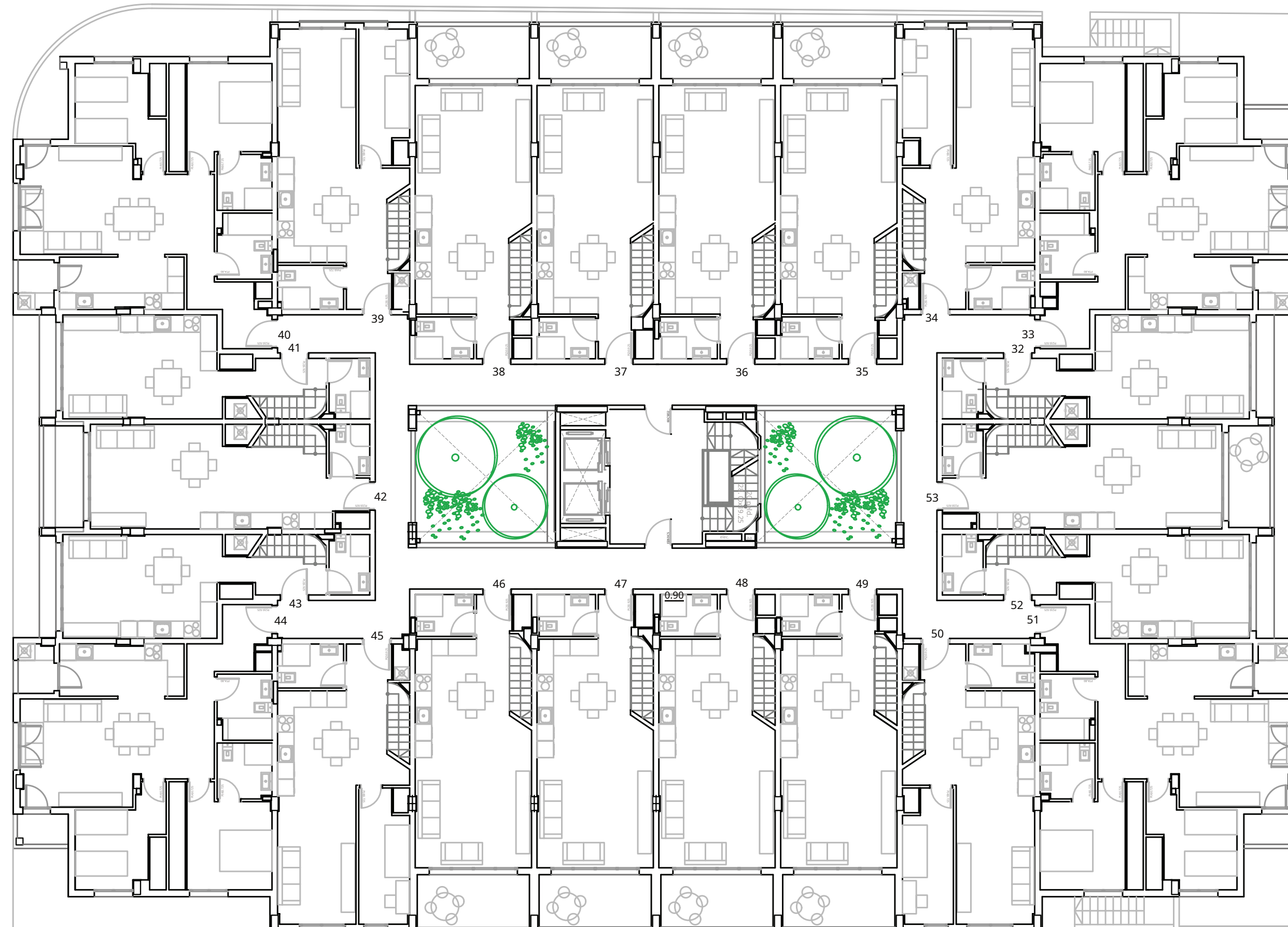
SECOND FLOOR

TYPES	YOU
2 BEDROOMS	4
2 BEDROOMS B	4
2 BEDROOMS C	4
TOTAL:	12



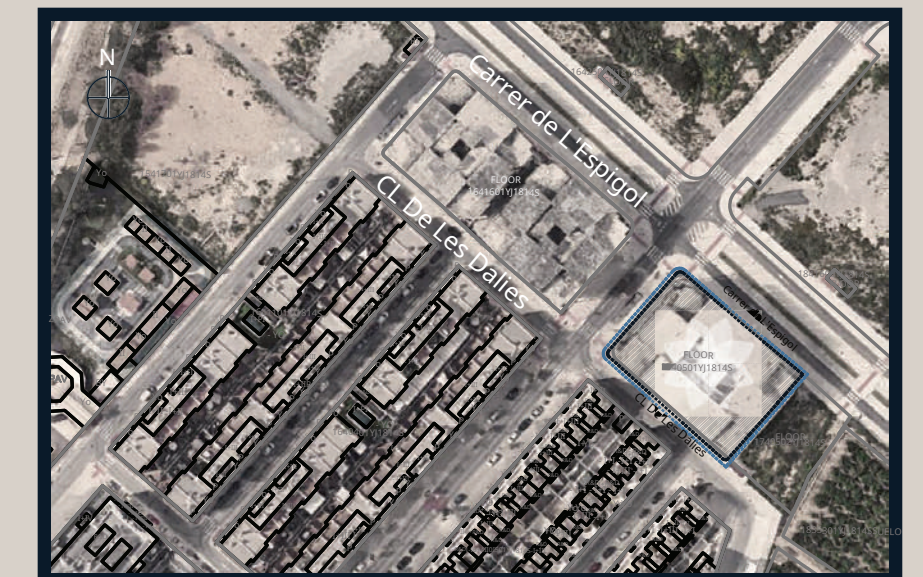
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PLANS



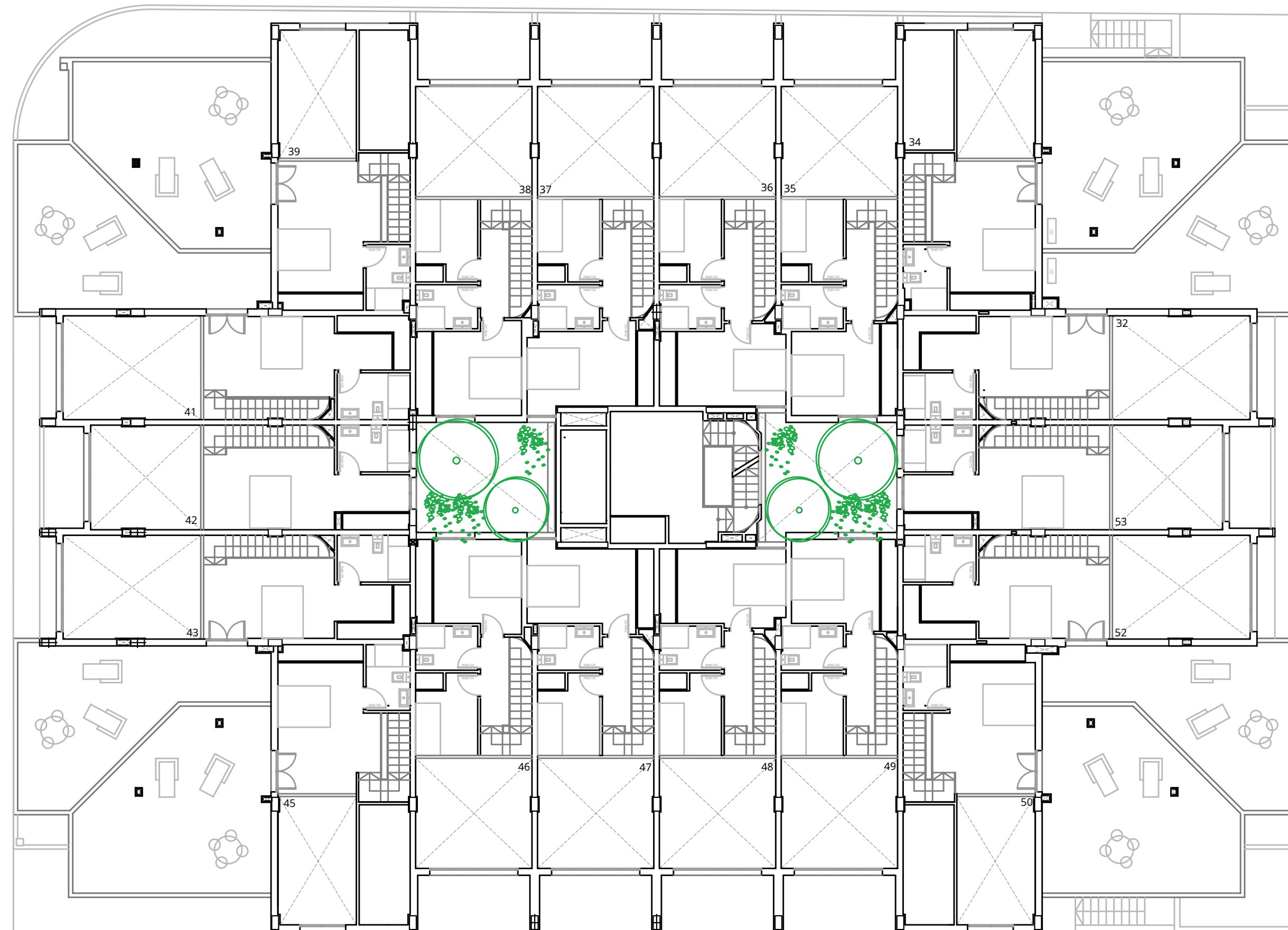
THIRD FLOOR

TYPES	YOU
1 BEDROOM	8
1 BEDROOM B	4
1 BEDROOM C	4
1 BEDROOM D	4
1 DORM E	2
TOTAL:	22



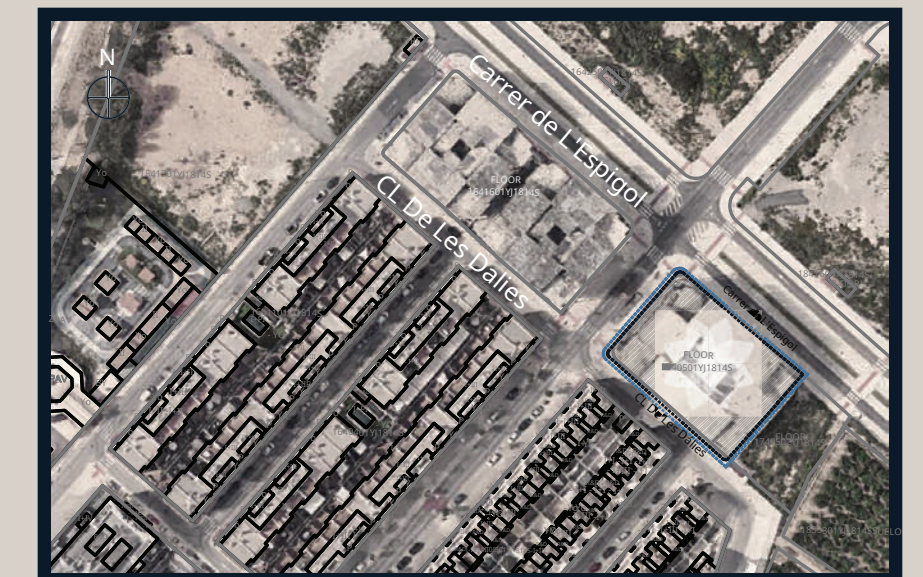
05

PLANS



GROUND FLOOR DECK

TYPES	YOU
1 BEDROOM	8
1 BEDROOM B	4
1 BEDROOM C	4
1 BEDROOM D	4
1 DORM E	2
TOTAL:	22



06

MOMENTUM

GUARANTEE AND SECURITY



+ 650,000 m²
built



+ 1000 units
delivered



+ 1000 units
in development

Momentum is an investment and real estate development company. They specialize in managing housing cooperatives, with over 2,000 units delivered or under development in Valencia, Madrid, and Málaga.

In Valencia, Momentum has delivered nearly 500 homes, with a strong presence in prime locations throughout the city.

■ where we have other promotions such as: Blasco Ibañez Garden,
■ Maestro Rodrigo Garden, Turia Garden and Alfahuir Garden.

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06

MOMENTUM - PROMOTIONS DELIVERED

A CONSOLIDATED EXPERIENCE IN THE AREA

BLASCO IBAÑEZ
GARDEN I & II



MASTER RODRIGO
GARDEN



TURIA
GARDEN



ALFAHUIR
GARDEN





POBLA GARDEN II

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