



LUZZES

ENSANCHE DE VALLECAS

# START A BRAND NEW LIFE.

RENTAL HOMES WITH SWIMMING POOL,  
PADDLE COURT, GYM AND GREEN AREAS.

MANAGED BY |  **BIALTO** | PROPERTY BY |  **ENVIRA**





01	LUZZES	P.03
02	LOCATION	P.07
03	COMMON AREAS	P.11
04	SERVICES	P.15
05	HOMES	P.17
06	06 SUSTAINABILITY	P.28
07	07 BUILDING SPECIFICATIONS	P.31





# 01

## START LIVING THE LIFE YOU WERE WAITING FOR.

**Start an exciting life**, a whole new way of living. Start a new love story, a new family. Smiles and plenty of moments to remember. Discover your desire to decorate. New selfies. Dinner parties and breakfasts in bed. Afternoon naps, walks and new friendships.

And, above all, discover you desire to come back home.

Welcome to the place where you'll find your new life.



# 01

## START A NEW ILLUSION.

You are closer to living with a swimming pool, garden areas, children's play area, gym and even a paddle tennis court. All in a single fee. And that's not all.









# 02

LOCATION.  
A PLACE  
IN FOOL  
BLOOM.

A PLACE  
OF  
CHANGE.

A 3-minute walk from the Valdecarros metro station, Line 1. Just 20 minutes by car from the centre of Madrid and 30 minutes by public transport. 5 minutes from La Gavia Shopping Centre, Ikea, Primark and Carrefour. 10 minutes from the Infanta Leonor University Hospital.





# 02

## THE ENSANCHE DE VALLECAS IS FILLED WITH AIR AND LIGHT.

A **relaxed environment** with wide avenues that allow you to breathe, walk around peacefully, and practice sports. A booming area where more and more people are settling in search of a better place to live.

## MORE PEACE OF MIND, STILL CLOSE TO DOWNTOWN.

**Proximity to shopping areas** and basic services such as pharmacies, supermarkets, schools, kindergartens and green areas.







# NEAR ALL KINDS OF SPORTS.

If **sports** is your thing, you will also have sports centers such as the **Municipal sports centre Miguel Guillén Prim**, the **Palomeras, Cerro Almodóvar** and the new Ensanche de Vallecas Sports Center. Plus a rugby field and the **Juan de Dios Román Municipal Sports Center**.

You will also have bike routes and an ideal avenue for runners.

Otherwise, you can always enjoy your own gym inside the building.



# 02



# A VERY OPEN AIR.

**Relax** in the area's green parks such as Parque de La Gavia, Parque Game Iris and Parque de la Araña.







# 03

## COMMON AREAS. SO MUCH MORE THAN A HOME.

At Luzzes we are aware of the importance of having specific spaces for different needs. Spaces that will be the envy of anyone.







# 03

## COMMON AREAS WITH CAPS.

Enjoy the swimming pool, paddle tennis court, modern gym, children's playground, **smart lockers** for your online orders, **concierge**, **rooftop chill-out area** and, of course, electric car charging.



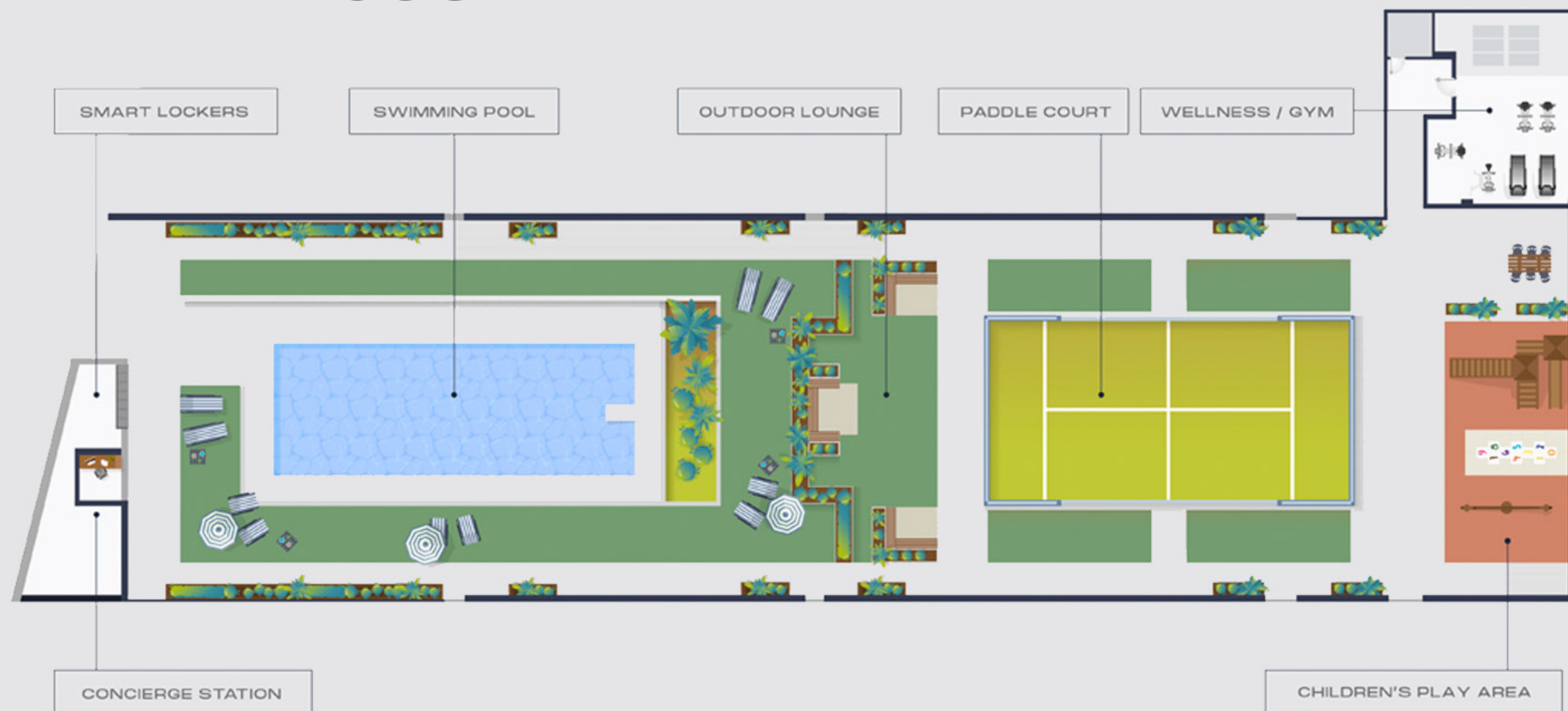




# LARGE SWIMMING POOL AND MODERN GYM.

# 03

## WE LOVE YOU, PADDLE COURT.





**SERVICES.**  
**OUR PHILOSOPHY:**  
**MAKING**  
**YOUR LIFE**  
**A LITTLE**  
**EASIER.**

**MEET**  
**OUR APP.**

With our **services app**, you'll be able to manage incidents, consult regulations, make warnings and even control your home automation system. All from your mobile. Hassle free.

As well as electronic lock access to common areas and gates.

And yes, you will also have **WIFI** in all common areas.  
Isn't that cool?

04







# 04

## MAKING THE DIFFERENCE IS ALL ABOUT THE DETAILS.

We have also thought about your online orders thanks to our smart lockers. Whether you're at home or not.

One less thing to worry about, it's as simple as that.



# 05

## HOMES. THE PLACE YOU WERE DREAMING OF, A REALITY AT LAST.

Magnificent new-build homes with parking space and storage room included. Fully equipped and sustainable construction.

If you want to brighten up your life, come and see it for yourself.







# 05

## RENTAL HOMES TO START A NEW LIFE.

**2-bedroom flats**, with parking space and storage room included. Efficient distribution of spaces: night area, bedrooms and bathrooms, and the day area consisting of the dining room and kitchen. Motorised blinds, large windows, radiators, A/C, LED lighting and fully furnished kitchen.

Homes with a **BREEAM Very Good** rating. A construction based on biophilia: the importance of connection and respect for nature.

In other words, a sustainable construction means less energy consumption in the future.







ENJOY THE SPACIOUS,  
BRIGHT AND COMFORTABLE  
BEDROOMS.

05









FULLY FITTED BATHROOMS  
WITH HEATED TOWEL RAIL.  
FULLY EQUIPPED KITCHENS.

05









# 05

ORIGINAL  
MATERIALS,  
HIGH QUALITY  
FINNISHES  
AND A WARM,  
NATURAL  
WOODEN  
FLOOR.



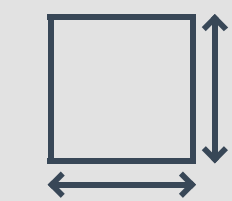


# COZY 2-BEDROOM FLATS.

If you are looking for something to suit your needs, this beautiful flat could be the best option for you. Consisting of **2 bedrooms, 2 bathrooms and fitted kitchen**. A flood of light in all rooms.



# 05



80sqm



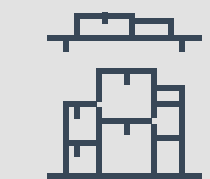
Hall 2sqm  
Living / Dining room 17sqm  
Kitchen 7sqm



2 bedrooms  
Master bedroom - 11sqm  
Bedroom 1 - 8sqm



Bathroom 1 - 4sqm  
Bathroom 2 - 3sqm  
Clothes line - 2sqm



Storage room included



One parking space in the community garage included with each apartment

The may be changes to the final measurements









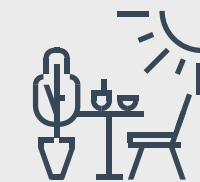
81sqm



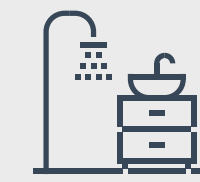
Hall 2sqm  
Living / Dining room 18sqm  
Kitchen 5sqm



2 bedrooms  
Master bedroom - 11sqm  
Bedroom 1 - 8sqm



Terrace - 57sqm



Bathroom 1 - 4sqm  
Bathroom 2 - 3sqm  
Clothes line - 2sqm



Storage room included



**One parking space in the community garage included with each apartment**

**The may be changes to the final measurements**

05

# COZY 2-BEDROOM FLATS WITH LARGE TERRACES.

If you are looking for something to suit your needs, this beautiful penthouse could be your best option. Consisting of **2 bedrooms**, **2 complete bathrooms and fitted kitchen**. A flood of light in all the rooms and a huge terrace to relax.





# 06

## SUSTAINABILITY. NO TO GREEN WASHING. YES TO COMMITMENT.

Many companies are signing up to **greenwashing**, an apparently sustainable movement that implies, in fact, little commitment.

At **Luzzes** we are committed to sustainability and care for the planet. Because a well-implemented energy efficiency represents considerable energy savings for you.



# 06

## WE ARE SUSTAINABLE.

Our **commitment** is reflected in the use of insulating building materials, an intelligent layout of the flats to promote the cross-ventilation essential for a healthy environment, as well as high quality windows and efficient heating and air-conditioning systems to ensure maximum comfort inside the home and reduce energy consumption. These measures have been rewarded by the **BREEAM Very Good** rating, the certificate for the most sustainable buildings.







# 06

## WE ARE PET FRIENDLY.

You have probably come across many rental properties that do not allow pets. Here, they are welcome. At **Luzzes** we think that pets are one more in the family. However, don't forget to take a look at the rules of behaviour for a good coexistence.



# BUILDING SPECIFICATIONS

# 07





	Refrigerator		Microwave oven		Induction cooktop
	EDESA EFC-1832 NF EX		MICROWAVE EDESA EMW-2020-I X		Brand: Balay, 3 burners, Model: 3EB965LU
	Washing machine		Kitchen faucet		Towel dryer
	EDESA EWF-1482 WH		Chrome-plated single-lever handle; brand: ROCA, model: TARGA.		ZEHNDER AURA MODEL PBEZ-120-50/MQ
	Dishwasher		Bath tub		kitchen floors
	EDESA EDB-6130-I		Acrylic rectangular model: CONTESA de ROCA, Size 140 cm, white		Porcelain stoneware LOIRA ASH WHITE PRISMACER de PAMESA PORCELANIC 45x45 cm
	Oven		Sink		Floors
	Brand: Balay, 60 cm, Model: 3HB100XO		Single-bowl stainless steel sink; brand: TEKA; model: FLEXLINEA RS15 40x40 cm.		AC4 KRONOSPAN model VARIOSTEP CLASSIC 1 single slat, 7 mm
	Extractor hood		Toilet	Closets  Windows	Modular wardrobes with white lacquered panels, with metal bar and drawer units. Hinged and sliding doors.  Exterior carpentry with PVC profiles KÖMMERLING brand, two-colour forge grey exterior and white interior, model EUROFUTUR of 70 mm, Monobloc 185, with glass and aluminium slats:  A) Carpentry de plta. 1a plta 4a - 3.1.3/16/3.1.3. B) Carpentry de plta. 5a plta 8a. - 4.2.4/16/3.1.3.
	Brand: Balay, removable, 60 cm, Model: 3BT262MX		A) WC.- EMMA SQUARE de GALA shock-absorbing cover, White, low deposit Dual. B) Deposit.- EMMA SQUARE de GALA, white, 4,5/3 L. C) Sit.- EMMA SQUARE de GALA, white, shock-absorbing cover.		



**IT'S THE RIGHT TIME  
TO START YOUR NEW LIFE.**







LUZZES  
ENSANCHE DE VALLECAS

START A  
NEW LIFE.

663 895 414  
[www.luzzes.es](http://www.luzzes.es)

MANAGED BY | **B BIALTO** PROPERTY BY | **ENVIRA**