

COMMERCIAL DOSSIER

RESIDENCIAL  
**ANCOR III**

ABADES · ARICO · TENERIFE

**metrovacesa**



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# metrovacesa

Live as you dream

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# metrovacesa

**Live** as you dream

*At Metrovacesa, we are committed to being your partner throughout the home buying process, providing transparency and continuous support.*

*Buying your future home is a complex process and we want to be by your side every step of the way, ensuring that your journey to ownership is as smooth and informed as possible. We believe in clear and open communication, offering you full transparency regarding the details of your home, price, timelines and the necessary legal formalities.*

*With our team of experienced professionals, you can rely on us to defend your best interests, answer your questions and address any concerns quickly and honestly. In addition, we are committed to providing you with personalised support, tailored to your needs and preferences. We will make sure that we understand you and listen to your wishes, so that you can make informed and wise decisions at all times.*

*Your satisfaction is our priority, and we will strive to exceed your expectations in every interaction. We are committed to guiding you, providing you with the necessary information, advising you in making decisions and solving any problems that may arise along the way to make your dream home a reality.*

**We build innovative and sustainable housing;  
unique and cozy homes to live in.**

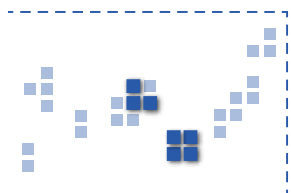
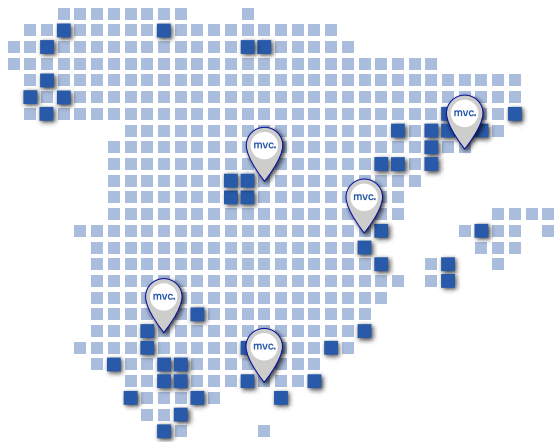
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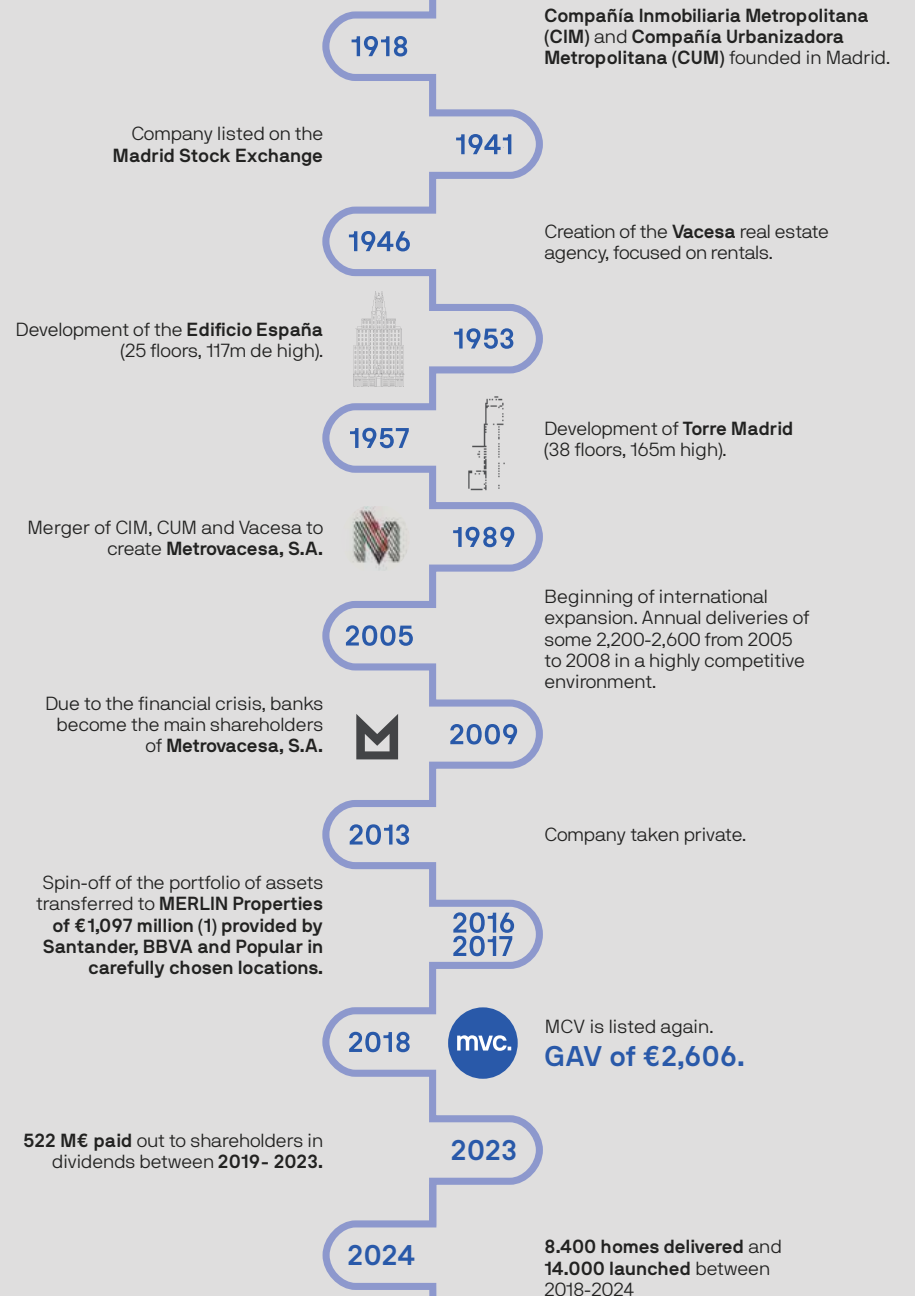
# More than 100 years building homes for you.

## metrovacesa

Although we look back on our past successes with pride, our sights are always set on creating the homes of the future: strategic locations, sustainable and environmentally friendly housing, homes created for your enjoyment with only the highest quality materials... With the guarantee of a great century-old company with national presence.



 Delegations  
mcv.







# Living by the sea, feeling Tenerife.

Nestled on the south-east coast of Tenerife, in the charming village of Abades, Residencial Ancor III invites you to enjoy a privileged natural environment, where tranquillity, the ocean and the Canarian lifestyle come together.

Surrounded by magnificent golden sandy beaches and protected by the Punta de Abona, this residential area offers a mild climate all year round and an ideal environment to rest, live or invest.

With excellent communications, you will always be connected: only 20 minutes from Tenerife South Airport, 35 minutes from Santa Cruz, and less than half an hour from the main tourist centres such as Los Cristianos and Playa de las Americas.

Residencial Ancor III, where the sea, tranquility and your home meet.





# 2

## Where the light, sea and your home meet.

Residencial Ancor III is much more than a residential development: it is a lifestyle inspired by the tranquillity, light and unspoilt nature of the south-east coast of Tenerife.

Located in Abades, Arico, within a private urbanisation, the complex comprises 17 exterior blocks of apartments, all facing south-east, which guarantees magnificent natural light and, for the most part, views of green landscaped areas. Every corner has been designed to offer an experience of well-being, tranquillity and comfort.



Here, every detail has been designed to blend in with the surroundings and make the most of the natural beauty of the Tenerife coastline. Whether enjoying a sunset walk, relaxing in the communal areas or simply contemplating the horizon from your terrace, at Ancor III every moment becomes an invitation to reconnect with yourself, with nature and with a more authentic way of life.



# A residential complex that exudes ocean, light and well-being.

A complex of 1-, 2- and 3-bedroom dwellings, designed for those who dream of a serene, active life connected to nature. Swimming pool, gymnasium, community room and garden areas create a perfect environment to share, take care of yourself and enjoy yourself without rushing.

Every detail has been carefully selected to offer quality, comfort and durability. Resistant flooring, modern finishes and private terraces that will encourage you to disconnect, with architecture designed to make the most of natural light and the Atlantic sea breeze.

Residencial Ancor III is not just a place to live. It is that corner of the world where everything fits together: well-being, landscape, and style.







# 3

Designed for you.  
Built around  
your life.

At Residencial Ancor III, every design decision has been made with a clear purpose in mind: to improve your day-to-day life. The team at Makin Y Molowny Architects has created a residential complex with innovative, functional architecture in harmony with the climate and landscape of Arico.



From the first sketches to the last details, everything has been designed to provide you with comfort, well-being and quality of life. Spaces that adapt to your pace of life, to your family and to the way you really live.

Welcome to your new home. Welcome to Residencial Ancor III.







# 4

## A home envisaged for you and your family.

At Residencial Ancor III you will find an exceptional home.

From the meticulous layout of the homes to the carefully designed finishes and the selection of top-quality materials, every detail is imbued with our commitment to excellence.

Homes where natural light bathes every room, where by opening a window you can feel the breeze from the terraces overlooking the sea. Where you will enjoy great moments of seclusion or enjoyment with friends and family.



# Designed for living, designed for enjoyment.

At Residencial Ancor III, each property has been designed to make you feel at home from the very first day.

You can choose between 1, 2 or 3 bedrooms, with spacious, light and customisable spaces to suit your style. Because your home should be as unique as you are.

Our dwellings include a garage and storage room, and the option of living on the ground floor with a large outdoor space or on the upper floor with a large terrace to enjoy the sea views.

Imagine your mornings with a sea breeze, and your sunsets among infinite blues.

Residencial Ancor III is that place you dreamed of... which can now be yours.







## Imagine a day spent at Residencial Ancor III.

The weather is good and the communal areas of Residencial Ancor III are bustling with life. The little ones run around the communal areas, while the adults relax on the lawns by the pool with a breathtaking sea views as a backdrop.

In the communal gym space, some start their day with energy and well-being. The garden areas encourage you to disconnect, take a deep breath and reconnect with the calmness of the surroundings.

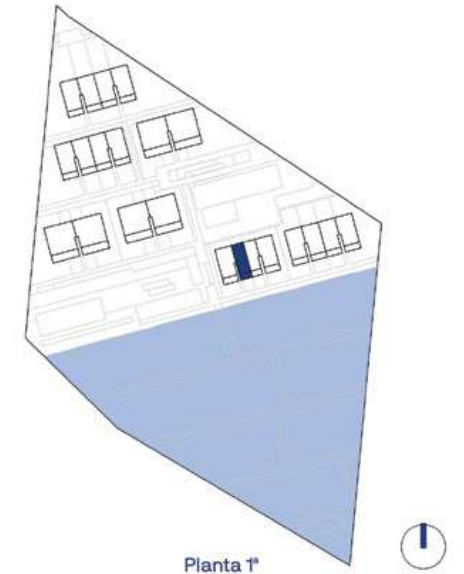
Here, every day is an invitation to live life to its fullest.

Welcome to Residencial Ancor III, where everything has a perfect place.



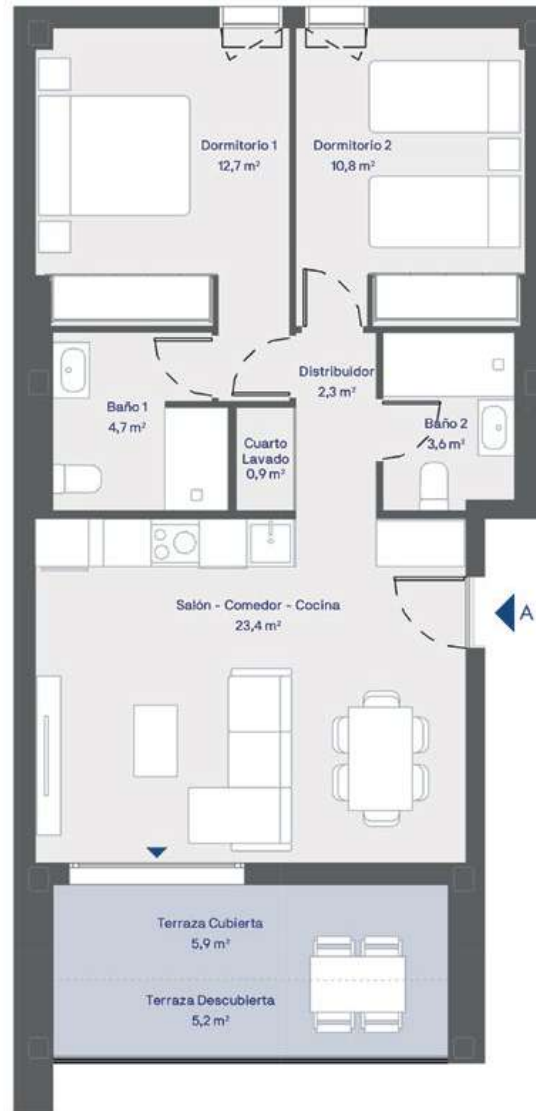
**SURFACES OF THE HOME**

S. Útil Interior Vivienda	41,1 m <sup>2</sup>
S. Cons. Int. Vivienda + p.p. ZZCC	52,4 m <sup>2</sup>
S. Útil Exterior Vivienda	7,3 m <sup>2</sup>
S. Cons. Int. Viv. + p.p. ZZCC + S. Útil Ext. Viv.	59,7 m <sup>2</sup>



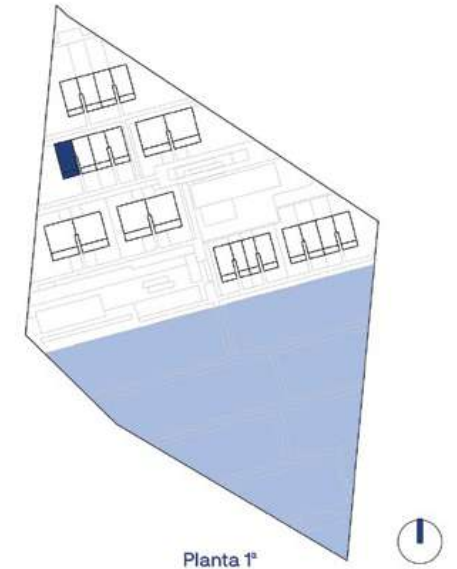
This plan is not final, as it was prepared in accordance with the Building's Basic Design. Therefore, Metrovacesa reserves the right to include any modifications required due to technical and/or legal requirements or those ordered by any public administration or body, always adjusting them to the Execution Project. Accessory elements (for example, furniture included in the kitchen area or gardening elements) are merely illustrative. Doorways and the layout of sanitary fixtures are not binding. The areas indicated are approximate and may be subject to modifications for technical and/or legal reasons during the execution of the works.





**SURFACES OF THE HOME**

S. Útil Interior Vivienda	58,8 m <sup>2</sup>
S. Cons. Int. Vivienda + p.p. ZZCC	75,9 m <sup>2</sup>
S. Útil Exterior Vivienda	11,1 m <sup>2</sup>
S. Cons. Int. Viv. + p.p. ZZCC + S. Útil Ext. Viv.	87,0 m <sup>2</sup>

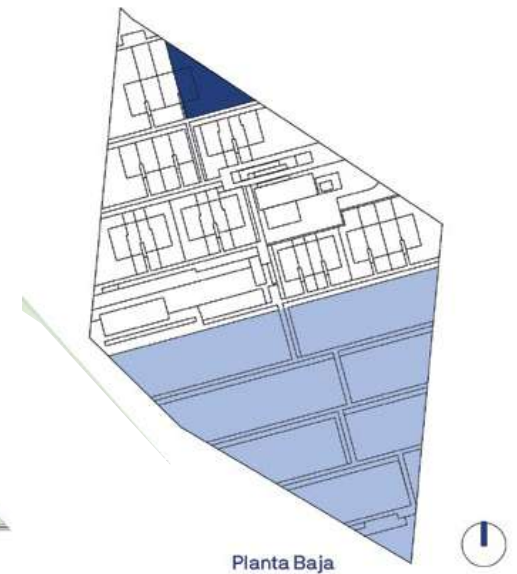


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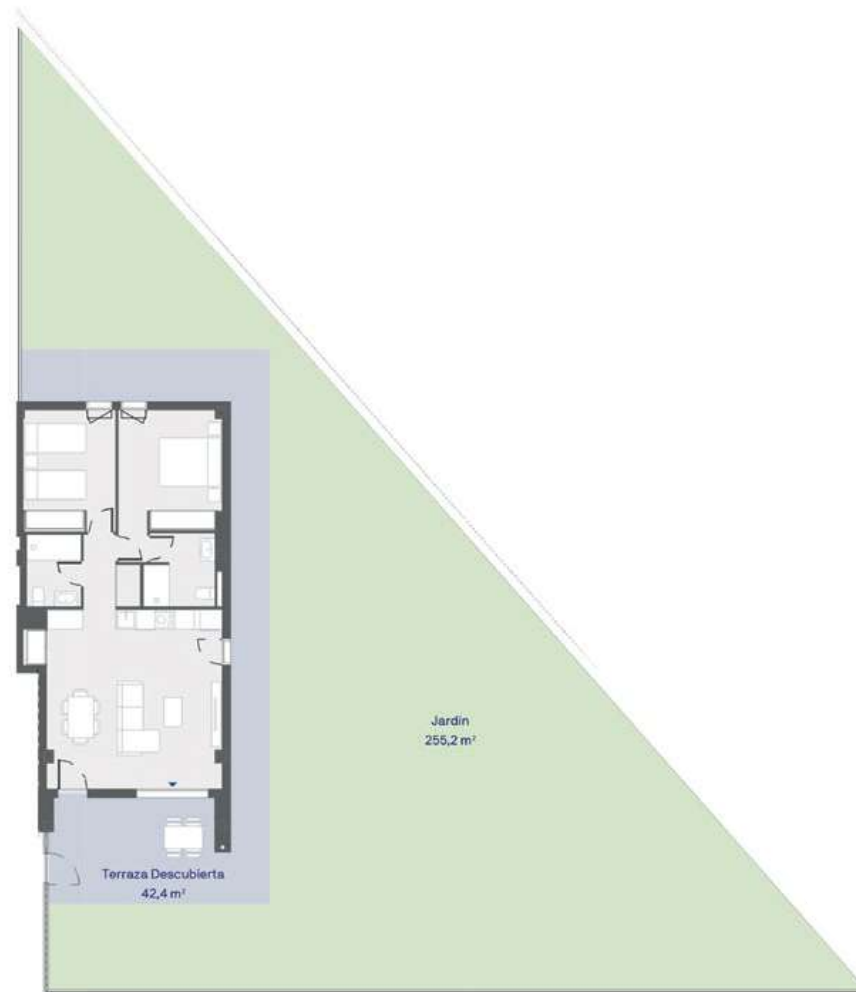


**SURFACES OF THE HOME**

S. Útil Interior Vivienda	65,9 m <sup>2</sup>
S. Cons. Int. Vivienda + p.p. ZZCC	85,0 m <sup>2</sup>
S. Útil Exterior Vivienda	303,7 m <sup>2</sup>
S. Cons. Int. Viv. + p.p. ZZCC + S. Útil Ext. Viv.	388,7 m <sup>2</sup>



Planta Baja



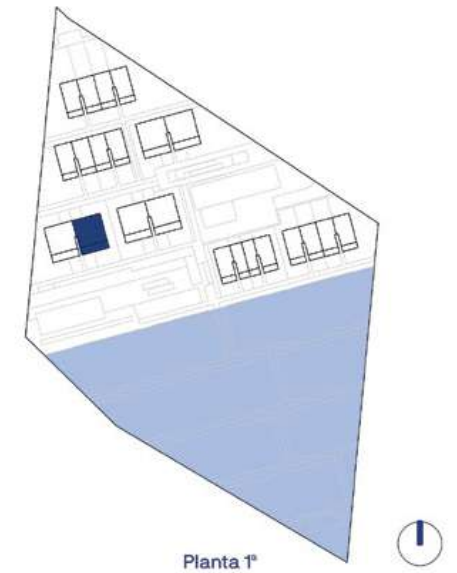
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**SURFACES OF THE HOME**

S. Útil Interior Vivienda	98,7 m <sup>2</sup>
S. Cons. Int. Vivienda + p.p. ZZCC	123,2 m <sup>2</sup>
S. Útil Exterior Vivienda	25,2 m <sup>2</sup>
S. Cons. Int. Viv. + p.p. ZZCC + S. Útil Ext. Viv.	148,4 m <sup>2</sup>



El presente plano no es definitivo, ya que ha sido elaborado conforme al Proyecto Básico del Edificio y, por tanto, Metrovacesa se reserva la facultad de incluir las modificaciones necesarias por exigencias técnicas y/o jurídicas u ordenadas por cualesquiera administraciones u organismo públicos, ajustándolos en todo caso al Proyecto de Ejecución. Los elementos accesorios (por ejemplo, el mobiliario incluido en la zona de la cocina o elementos de jardinería) son meramente ilustrativos. Los giros de puertas y la distribución de aparatos sanitarios no son vinculantes. Las superficies expresadas son aproximadas, pudiendo experimentar modificaciones por razones de índole técnico y/o legal en el desarrollo de la ejecución de las obras.







# 6

## Technical Specifications.

These technical specifications are for guidance only, Metrovacesa, S.A. reserves the right to make any modifications on the grounds of technical or legal reasons, that are indicated by the project architect as being necessary or convenient for the correct completion of the building or that are ordered by the competent public bodies, in which case they will be replaced by others of equal or superior quality. The images in this brochure are for guidance only and are not contractually binding.

# Modern design and attractive volumes.



## Foundations and Structure

Both the **Foundations** and the **Structure** will be made of reinforced concrete. Subject to compliance with the Technical Building Code and ten-year guarantee.



## Façade

The façade is rendered and painted with acrylic paint for outdoor use.

In order to provide homes with a high level of **comfort and energy savings**, the façade cladding will be made of hollow vibrated concrete block, **thermal and acoustic insulation** and laminated plasterboard cladding.



## Roofs

Non-transitable inverted flat roof, consisting of a slope formation with lightened concrete, with **waterproofing, thermal insulation** and gravel protection.



## Exterior carpentry

Anodised **aluminium carpentry** with profiles complying with the specifications for **thermal and acoustic insulation** as required by regulations. They will be glazed with **double-glazing with an intermediate air chamber** and shall also comply with the **thermal and acoustic insulation** required by current regulations.

The bedrooms will have a light reduction system, **aluminium blinds** in the colour of the exterior carpentry.





# Maximum thermal and acoustic comfort.



## Interior carpentry

Security entrance door to the dwellings with **3-point lock**. Interior doors will be made of smooth waterproof MDF, with stainless steel hardware in bathrooms and bedrooms.

The bedrooms are equipped with **compact or monoblock wardrobes**, with hinged doors in white, with interior linen finish, fitted with storage shelf and hanging rail.



## Partitions and insulation

The partition walls between dwellings are made of a core of vibrated concrete block, **rock wool thermal-acoustic insulation** and laminated plasterboard lining on both sides.

The interior distribution partition walls of each dwelling will be made up of laminated plasterboards mounted on a galvanised steel structure and **mineral wool thermal-acoustic insulation**.

All the enclosures and partition walls of the communal areas are made of vibrated hollow concrete block, coated with plaster or rendered with cement mortar and acrylic paint for exteriors or interiors, depending on the area.







## Floor and wall tiling

General flooring of the dwelling, in waterproof TECH STEP laminate by the brand GRATO with skirting board to match the interior carpentry of the property.

All homes have a terrace with a non-slip stoneware finish.



## Bathrooms

For the **vertical surfaces in bathrooms** the choice is to combine stone-ware wall tiles with interior smooth plastic paint in a light colour, depending on the layout of the furniture and sanitary ware.



### Master bathroom includes:

- ROCA toilet, The Gap Square model.
- ROCA washbasin, The Gap model, with vanity unit and mirror.
- ROCA L20 washbasin tap.
- Fiora Elemental shower tray.
- ROCA L 20 shower tap with Stella bar.

### Secondary bathroom includes:

- ROCA toilet, The Gap Square model.
- ROCA washbasin, The Gap model, with vanity unit and mirror.
- ROCA L20 washbasin tap.
- Fiora Elemental shower tray.
- ROCA L 20 shower tap with Stella bar.



# Experience comfort in style.



## Kitchen

The walls will be finished with smooth light-coloured plastic paint. They will be delivered furnished, **with a design of wall and base units.**

The worktop and its front panel of the working area shall be Compac, Silestone or similar.

They will be delivered with sink, taps, vitroceramic hob, electric oven and filtering unit under the wall unit.



## Suspended ceilings and paint

In the area housing the **suspended ceilings** these will be in laminate plasterboard with a smooth interior plastic paint finish. Remaining ceiling within the dwelling will be garnished and coated plaster.

The walls will be finished with smooth light-coloured **plastic paint.**



## Ventilation and extraction system

The surface and layout of the openings in the dwelling are designed with the aim of taking maximum care of the interior ambience of the home.

In addition to natural ventilation, the dwelling shall have, as required by regulations, mechanical ventilation by means of individual units with self-regulating suction outlets located in the damp rooms within the dwelling.





## Electricity, TV and telephone installations

The electrical installation of each dwelling consists of a general protection panel and a network embedded under tube, dimensioned for a degree of electrification as needed.

The mechanisms are of the highest quality.

Each dwelling has its own **video intercom system**.

The building has the infrastructure **required by current telecommunications regulations, R.I.T.I. and R.I.T.S.** equipment included.

With new technologies in mind, a sufficient number of power sockets have been provided for the connection of computers, music and TV equipment. The complex will also have a community antenna and channelling for digital TV.



## Air-conditioning and hot water

The property will come with the **pre-installation for air-conditioning** provided via splits in the living room and bedrooms.

Domestic hot water by means of **aerothermal energy with the support of photovoltaic panels** in pursuit of maximum energy efficiency. The building is fitted with water tanks with sufficient capacity to ensure an uninterrupted supply of running water to the building, as well as a pressure group to guarantee the supply to each dwelling.



## Bathroom fittings and plumbing

In bathrooms, sanitary ware in vitrified porcelain.

The rest of the sanitary fittings shall be fitted with mixer taps.



# A Residential complex with spaces suited to the entire family.



## Access and communal areas

The communal areas of the development consist of: basement with garage and storage rooms, building providing access from the outside of the plot.

The complex will be equipped with a **gymnasium and a communal room.**

The main entrance will have a mailbox area. The interior lighting in all these areas will be controlled by motion sensors. The lift will have automatic stainless steel doors.

Stairwells and communal areas above ground level will be, depending on the area, made of concrete or paved with stoneware and skirting of the same material to facilitate cleaning.

The **communal open-air spaces** have been carefully designed, where the vegetation, the **pool and the swimming pool** and service facilities become one of the main attractions within this project.



## Garage and storage room

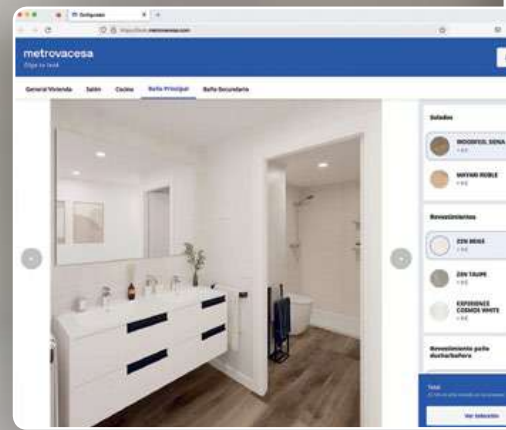
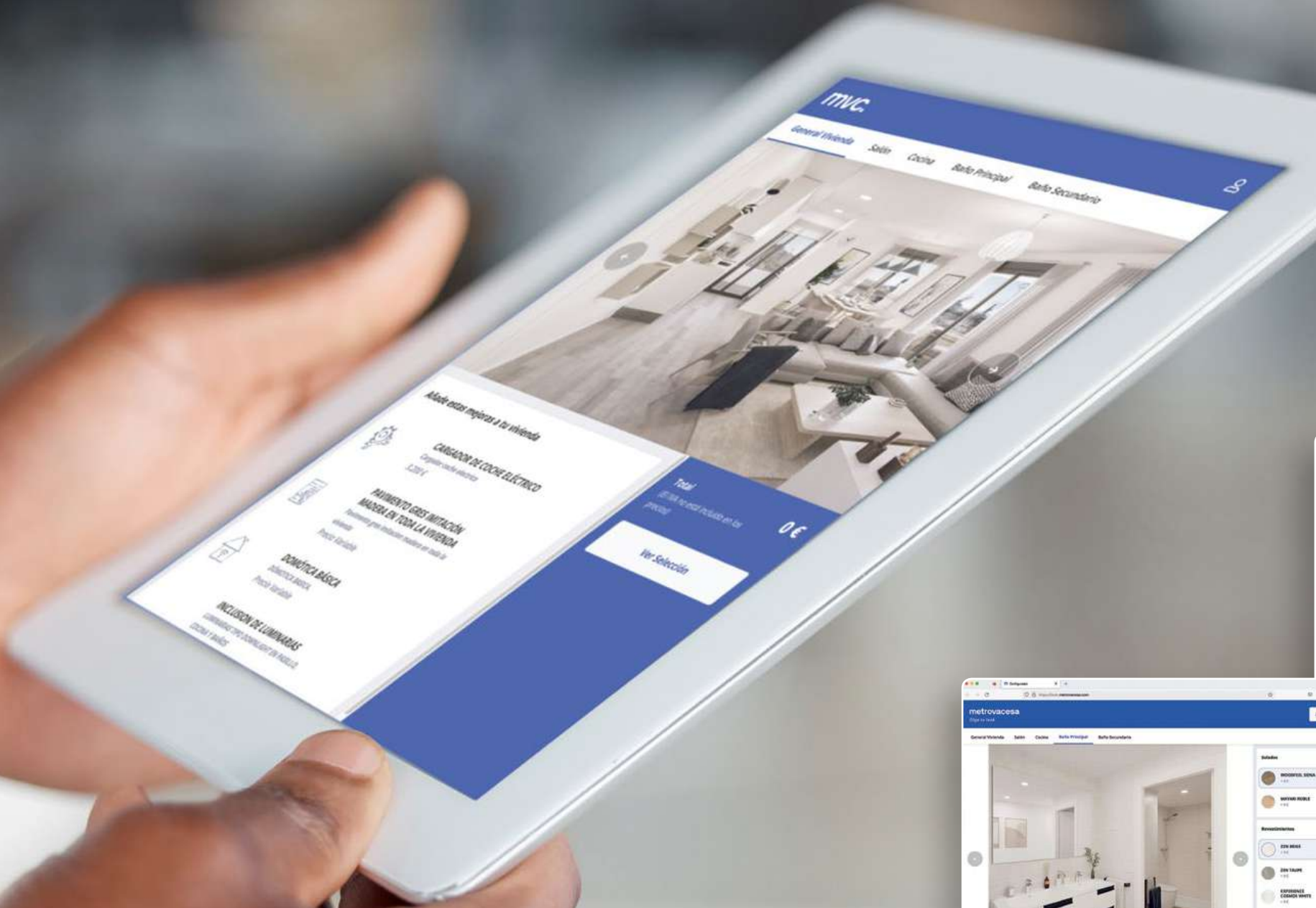
The building has a garage entrance with a remote-controlled motorised door with anti-crushing security device.

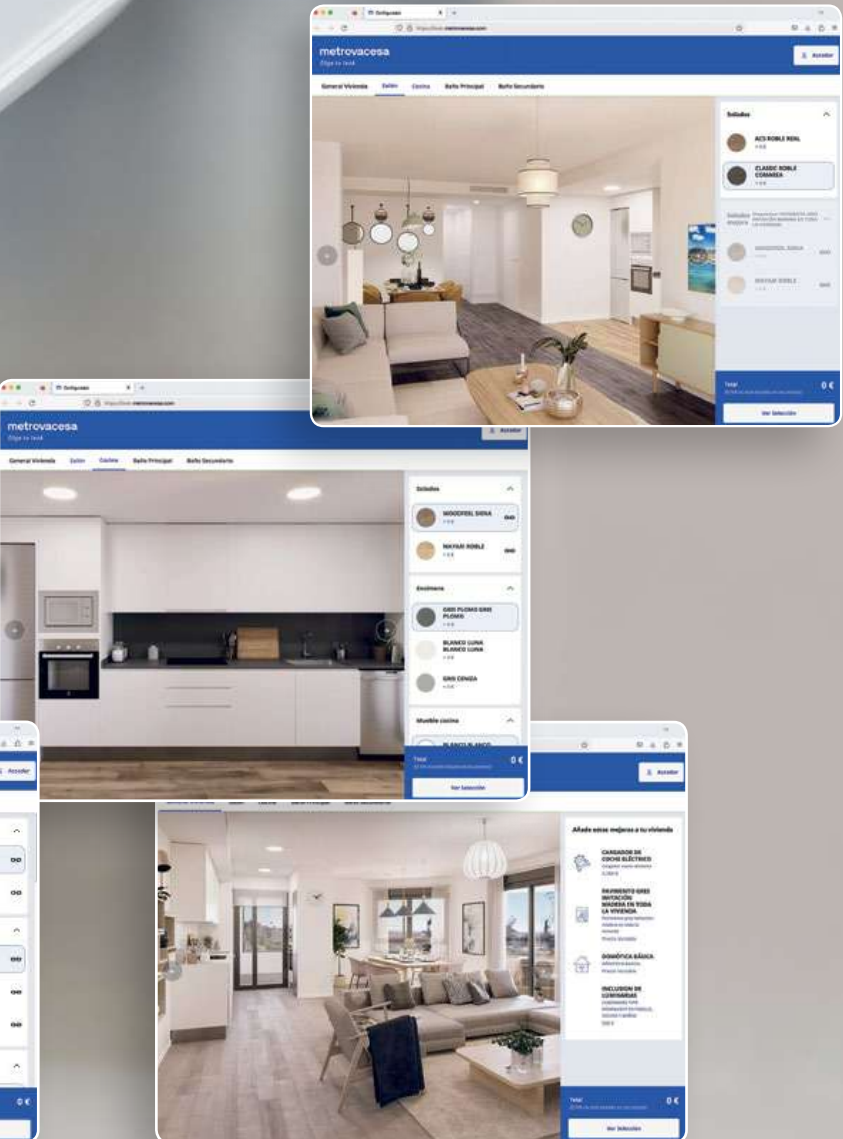
The storage room area is on the same floor as the garage.

Both areas have automatic fire detection security systems in the communal areas, central alarm system and fixed and mobile fire extinguishing elements, according to regulations.

The paving is of polished reinforced concrete screed. The storerooms are finished in interior plastic paint, tiled floors with matching skirting board and galvanised sheet metal doors.







## Design your space. Choose your look.

Customise every detail and design your home with Choose Your Look. With a wide selection of materials and customisation options, we encourage you to design a space that reflects your personality and lifestyle.

From the floors to the finishes, every choice is yours. Unleash your creativity and make every corner a reflection of yourself.





## A home where every detail reflects your essence.

Let's build your home together. At Metrovacesa we help you choose the extras that will wrap you in comfort and the conviction that you are living in the house you always wanted to be in.

You can choose from free finishes such as the choice of bathroom materials, the colour of the flooring or the colour scheme of your kitchen.

Among the finishes at a cost are some as functional as the electric vehicle recharging point, the motorisation of the blinds or the installation of the bathroom partitions.

Your home is yours, customise it!





## We are committed to sustainability.

All our developments start off from a design that prioritises comfort, innovation and the quality of our constructions. As a result, our buildings incorporate efficient technologies.

We design buildings to respect sustainability and improve the environmental surroundings of our developments and the city:

- Design incorporating passive measures.
- Implementation of renewable energies.
- Efficient air conditioning systems.
- Incorporation of materials and systems that favour sustainability.

[More information on our website.](#)

# Innovative and sustainable housing.

In a world where every decision matters, choosing sustainable housing is not only a smart choice, but also a commitment to the future.

At Metrovacesa, we not only build houses, but we also create spaces that respect and protect our environment, offering you a conscious lifestyle full of benefits.





Imagine waking up every morning in a home that not only welcomes you but also contributes to a more sustainable world. From energy efficiency to responsible use of resources, every aspect of our homes has been designed with you and the environment in mind.

By choosing a sustainable home, you will benefit from lower energy consumption, which translates into lower bills and reduced environmental impact. In addition, you will enjoy a healthier and more comfortable indoor environment, thanks to the air quality and natural light provided by our way of conceiving and building developments.

**Join us on the path to a sustainable lifestyle.**



## Committed to sustainability and savings.

At Metrovacesa we work each day to ensure that our projects are not only modern and functional, but also respectful of the environment and efficient in the use of resources.

We distinguish ourselves by applying robust and demanding sustainability criteria to each project, reflecting our true commitment to the environment and the well-being of people.

For this reason, we are proud that Swing Golf has an A-A energy rating, a recognition that demonstrates our continuous effort to build more responsible, efficient homes designed to help you reduce energy consumption and save in your daily life.





## Circular Economy

Addressing the management of a development's resources and materials throughout its life cycle is our priority.

This icon is a reflection of that implication.



## Water resources

This icon guarantees that Metrovac-esa is working to reduce the impact of the water footprint of this development.



## Biodiversity

MVC's commitment is to protect, preserve and restore the environment in which we build our developments.

This icon reflects this commitment to your future home.





## Decarbonisation

Our commitment is to perform a Life Cycle Assessment (LCA) of all our developments with the aim of reducing CO<sub>2</sub> emissions into the atmosphere. This icon showcases that actions related to decarbonisation have been studied in your future home.



## Energy efficiency

In most of our developments, we achieve the highest energy efficiency ratings and apply various strategies to improve the comfort of your future home.





## Domum Commitment

Born from the idea that the conception and design of our homes are based on sustainability as a fundamental pillar for their development. Aspects such as energy efficiency, circular economy, and a design in accordance with and adapted to the climatic and landscape characteristics of the area where they are located are the key elements in domum.

The final structure of domum is based on six categories that will determine Metrovacesa's commitment to each promotion.



The LCA is a tool that helps us to study the components of a building, during its useful life, from its extraction, construction, use, including demolition or disposal of the waste generated from such demolition.

This tool allows us to quantify emissions throughout the process and implement measures to reduce them.







# metrovacesa

Turn your new house into the home you've  
always dreamed of.

At Metrovacesa we build homes so that you can build your  
dreams in them.

Your well-being and that of your family is what drives us to  
keep improving every day.



# metrovacesa

Vive como sueñas.

Da vida a tu sueño en [metrovacesa.com](https://www.metrovacesa.com) | 900 55 25 25 | [infopromociones@metrovacesa.com](mailto:infopromociones@metrovacesa.com)

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