

Your one-stop office for
constructive solutions

Houses & Villas
in Pinoso



s2m Gestión Levante s.l.
Calle Lepanto 2A. Pinoso
Alicante 03650

(0034) 965 478 003


Visit Our Web Page
serv2main.com

Email: info@serv2main.com

Distributor:



WHO WE ARE



S2M, based in Pinoso, Alicante, is a professional company with years of experience and are one of the most reliable and trustworthy companies in the construction industry in the Pinoso area.


We provide a full range of construction services and offer a complete design and build service for our clients plus renovations and general maintenance to existing properties both new and old.

The extensive knowledge and competent attention of our team members will guide our clients throughout the whole process ensuring that nothing will be compromised.

Our commitment is to carry out your project with a clear mission which is “To Build Your Ideas” with the most widely recognised standards in the building trade.

*IT 'S NOT JUST ABOUT IDEAS,
IT 'S ABOUT MAKING YOUR IDEAS A REALITY*

PHILOSOPHY



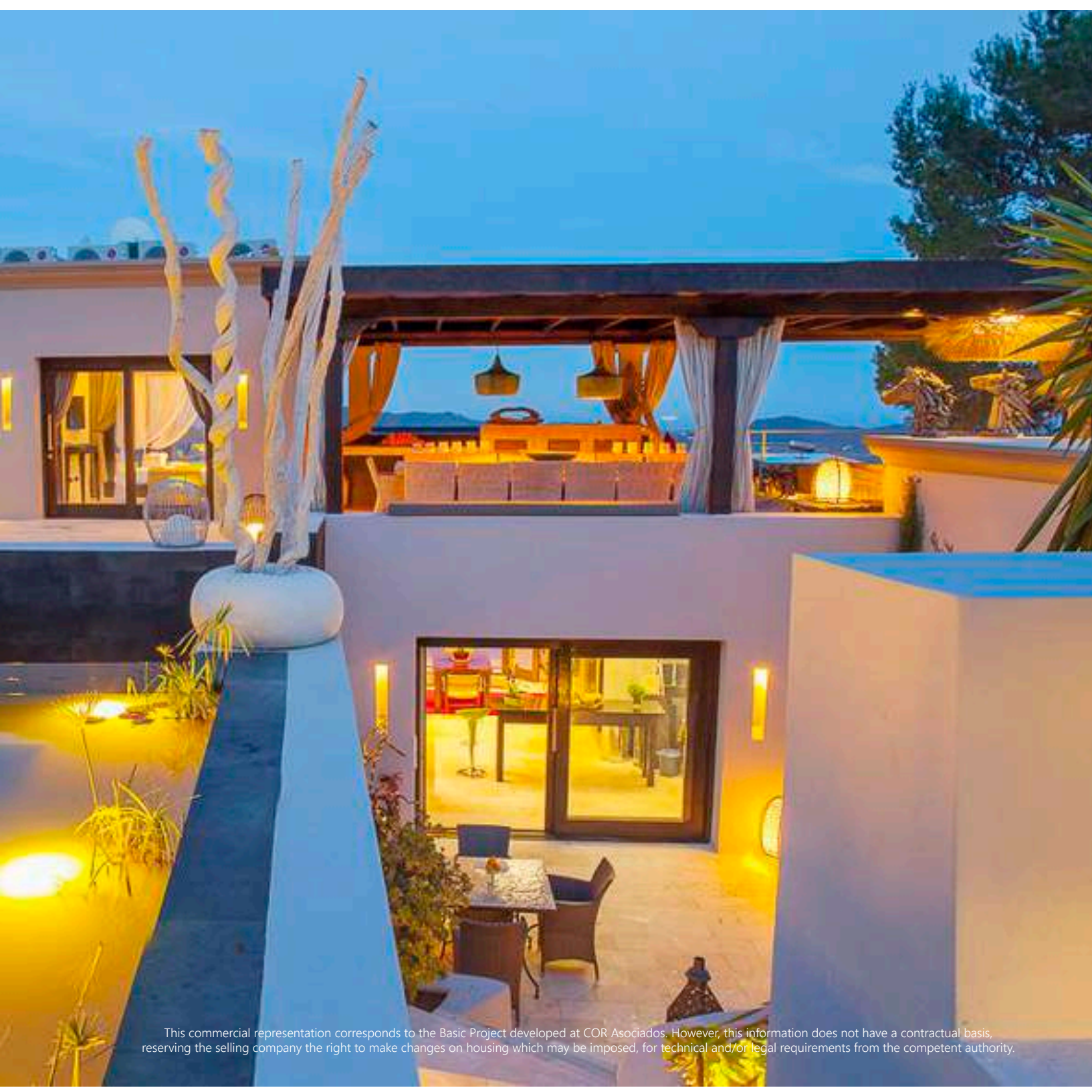
We like to build confidence with our clients, creating a personalised and sophisticated design, customising each Project with our unique and comprehensive teamwork together with our professional vision and expertise.

Our commitment is to integrate your ideas with our designs making your house your dream home.

All our houses have been priced to allow for good quality floor tiling, bathroom tiling, sanitary fixtures and kitchen. These items can be upgraded should you require superior quality fittings and as you will appreciate, this will incur extra cost of these items.

Integral to all our designs is good insulation – this is important so that your home is cool in the summer and warm in winter.

Our work reflects our knowledge about how people use their homes. For this reason we work to create an ideal home which will fulfil all the requirements of our clients.



This commercial representation corresponds to the Basic Project developed at COR Asociados. However, this information does not have a contractual basis, reserving the selling company the right to make changes on housing which may be imposed, for technical and/or legal requirements from the competent authority.

House 01

90m²; 115m²; 140m² constructed area
2, 3 or 4 Bedrooms
Estimated construction time: 7 months

The design of these houses can be changed to meet your individual requirements

	Option 1	Option 2	Option 3
Living / Dining room	25.66m ²	24.05m ²	34.78m ²
Hallway	3.93m ²	3.30m ²	3.02m ²
Corridor	-	6.76m ²	9.28m ²
Family Bathroom	4.88m ²	4.49m ²	5.35m ²
Kitchen	9.72m ²	13.26m ²	13.26m ²
Laundry room	4.93m ²	4.93m ²	4.94m ²
Pantry	-	3.40m ²	1.95m ²
Main bedroom/ensuite	-	17.44m ²	17.44m ²
Bedroom 1 / 2	12.41m ²	7.83m ²	7.52m ²
Bedroom 2 / 3	12.78m ²	10.02m ²	7.51m ²
Bedroom	-	-	10.02m ²
Porch or Terrace	32.87m ²	33.57m ²	38.64m ²
Exterior Solarium			

PRICE

Op 1| 112.300 € Plus IVA*

Op 2| 139.800 € Plus IVA*

Op 3| 167.300 € Plus IVA*

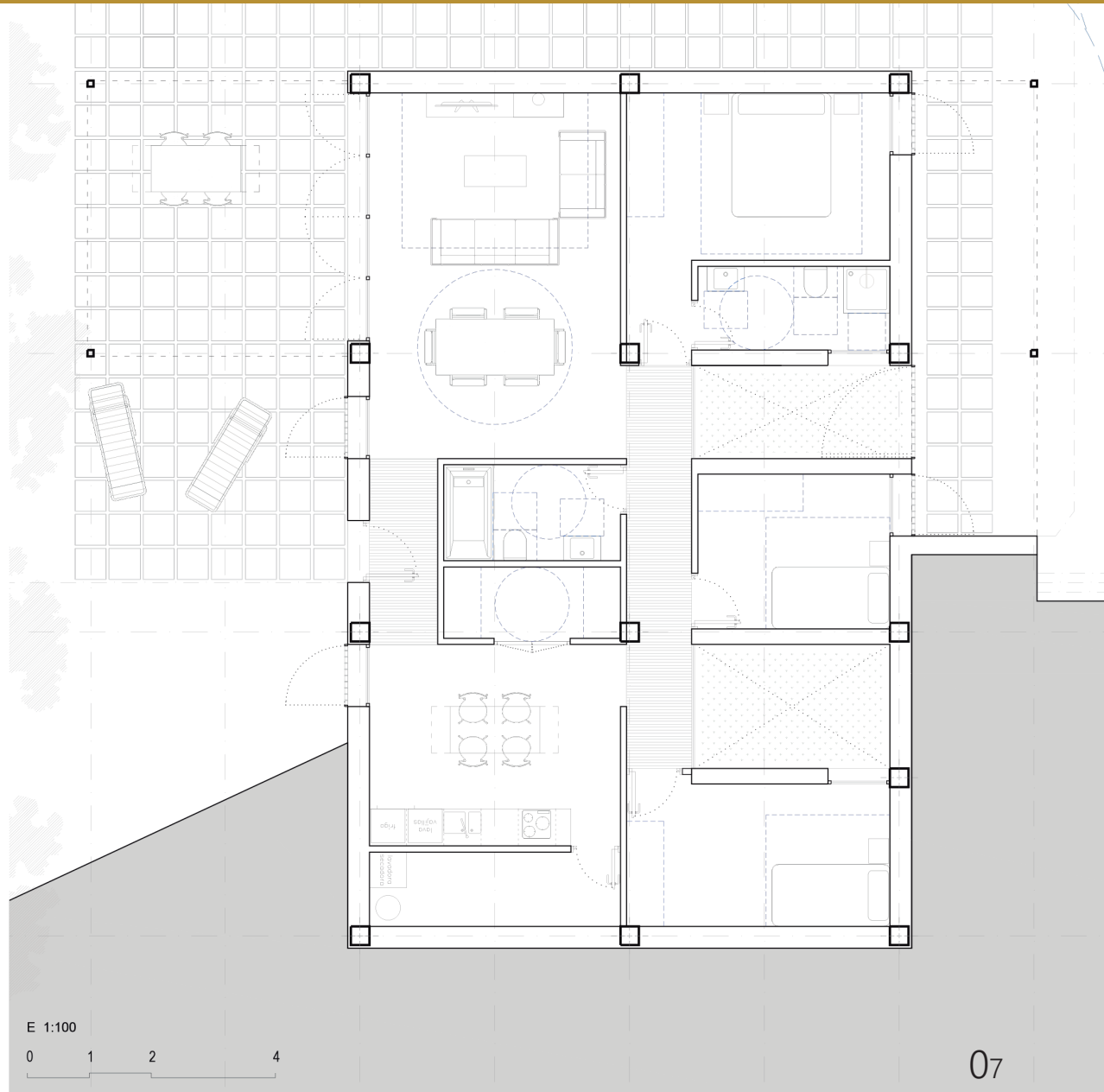
Included in the price:

- Architect fees including Architect's project & plans and building licence from the Town Hall
- Constructed perimeter wall with fence - 10m long – with automatic gate for cars and a pedestrian entry
- Insulation in all exterior walls and roof space
- Septic tank
- Spanish TV antenna
- Fitted kitchen with oven, electric or gas hob and extractor fan
- Fitted wardrobes in all bedrooms
- Smooth finish to interior painting
- Choice of floor tiles
- Choice of wall tiling in kitchen and bathroom/s
- Pre-installation for ducted central air conditioning
- Under floor heating or radiators throughout the house
- Crossed ventilation
- Solar hot water system
- Exterior carpentry of lacquered aluminium or PVC with thermal break and double glazed windows with intermediate chamber for further thermal insulation
- Pavement around the house – 1m wide

Please note that the following are NOT included:

- Plot
- Water and electric connection
- Exterior flooring
- Pool

Floor Plan of House 01 – Option 2





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House 02

140m² constructed area

3 Bedrooms

Estimated construction time: 7 months

The design of these houses can be changed to meet your individual requirements

Kitchen /Living / Dining room	54.66m ²
Pantry	2.99m ²
Laundry room	4.95m ²
CorridoR	6.14m ²
Family Bathroom	3.91m ²
Master bedroom	12.05m ²
MB En-Suite	5.47m ²
MB Dressing room	7.56m ²
Bedroom 2	9.74m ²
Bedroom 3	9.74m ²
Porch or Terrace	
Exterior Solarium	



PRICE

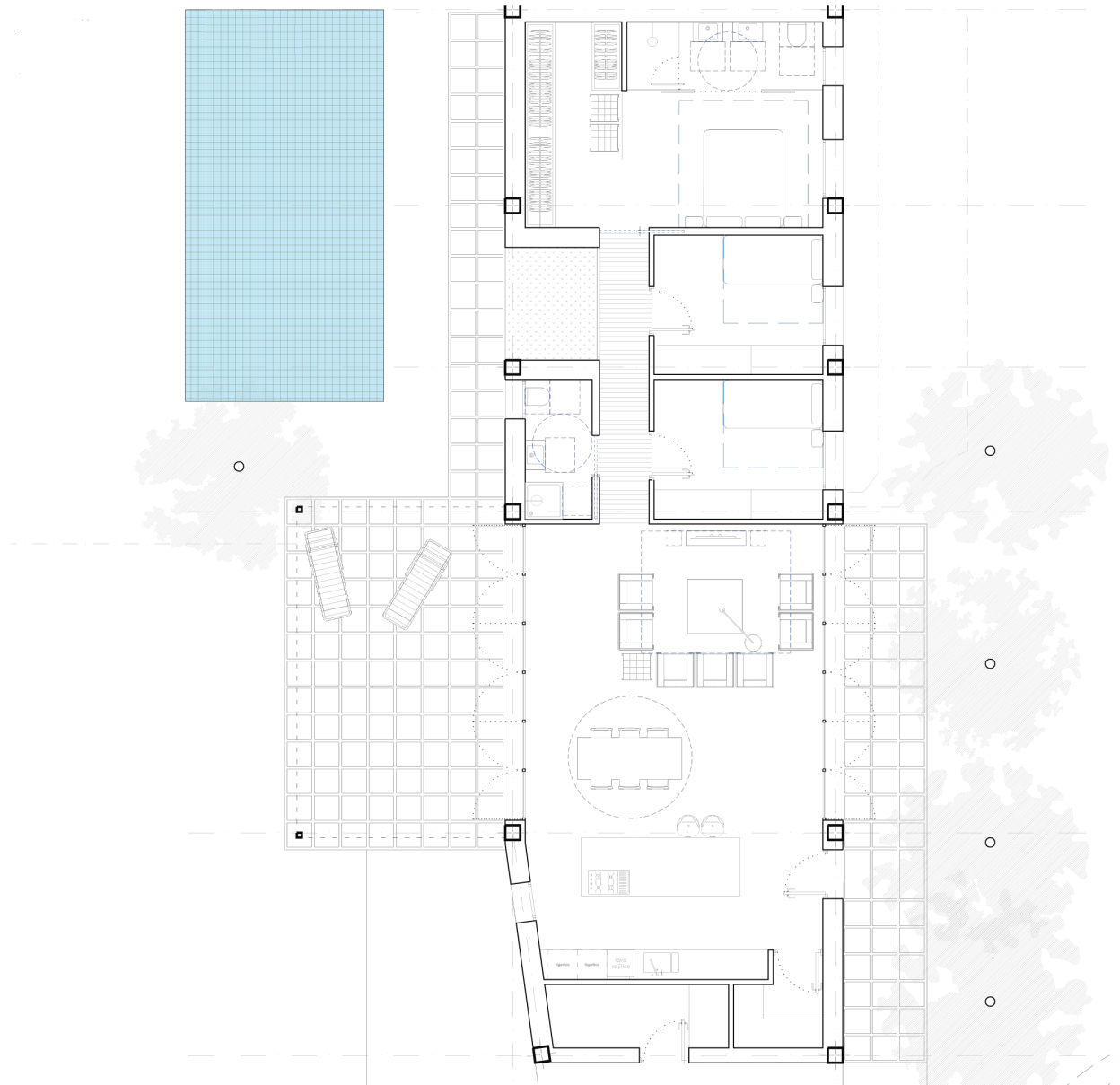
171,800 € Plus IVA*

Included in the price:

- Architect fees including Architect's project & plans and building licence from the Town Hall
- Constructed perimeter wall with fence - 10m long – with automatic gate for cars and a pedestrian entry
- Insulation in all exterior walls and roof space
- Septic tank
- Spanish TV antenna
- Fitted kitchen with oven, electric or gas hob and extractor fan
- Fitted wardrobes in all bedrooms
- Smooth finish to interior painting
- Choice of floor tiles
- Choice of wall tiling in kitchen and bathroom/s
- Pre-installation for ducted central air conditioning
- Under floor heating or radiators throughout the house
- Crossed ventilation
- Solar hot water system
- Exterior carpentry of lacquered aluminium or PVC with thermal break and double glazed windows with intermediate chamber for further thermal insulation
- Pavement around the house – 1m wide

Please note that the following are NOT included:

- Plot
- Water and electric connection
- Exterior flooring
- Pool



Floor Plan of House 02

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E 1:100

0 1 2 4

Designed by **COR asociados**. Principal architects: Miguel Rodenas & Jesús Olivares



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House 03

155m² constructed area

3 Bedrooms

Estimated construction time. 9 months

The design of these houses can be changed to meet your individual requirements

Living Kitchen	47.13m ²
Pantry	3.34m ²
Laundry room	4.93m ²
Laundry Corridor	1.88m ²
Hall	2.21m ²
Corridor	6.14m ²
Living room	21.10m ²
Family Bathroom	4.38m ²
Master bedroom	12.35m ²
MB En-Suite	4.67m ²
Bedroom 2	12.97m ²
Bedroom 3	10.84m ²
Porch or Terrace	
Exterior Solarium	

PRICE

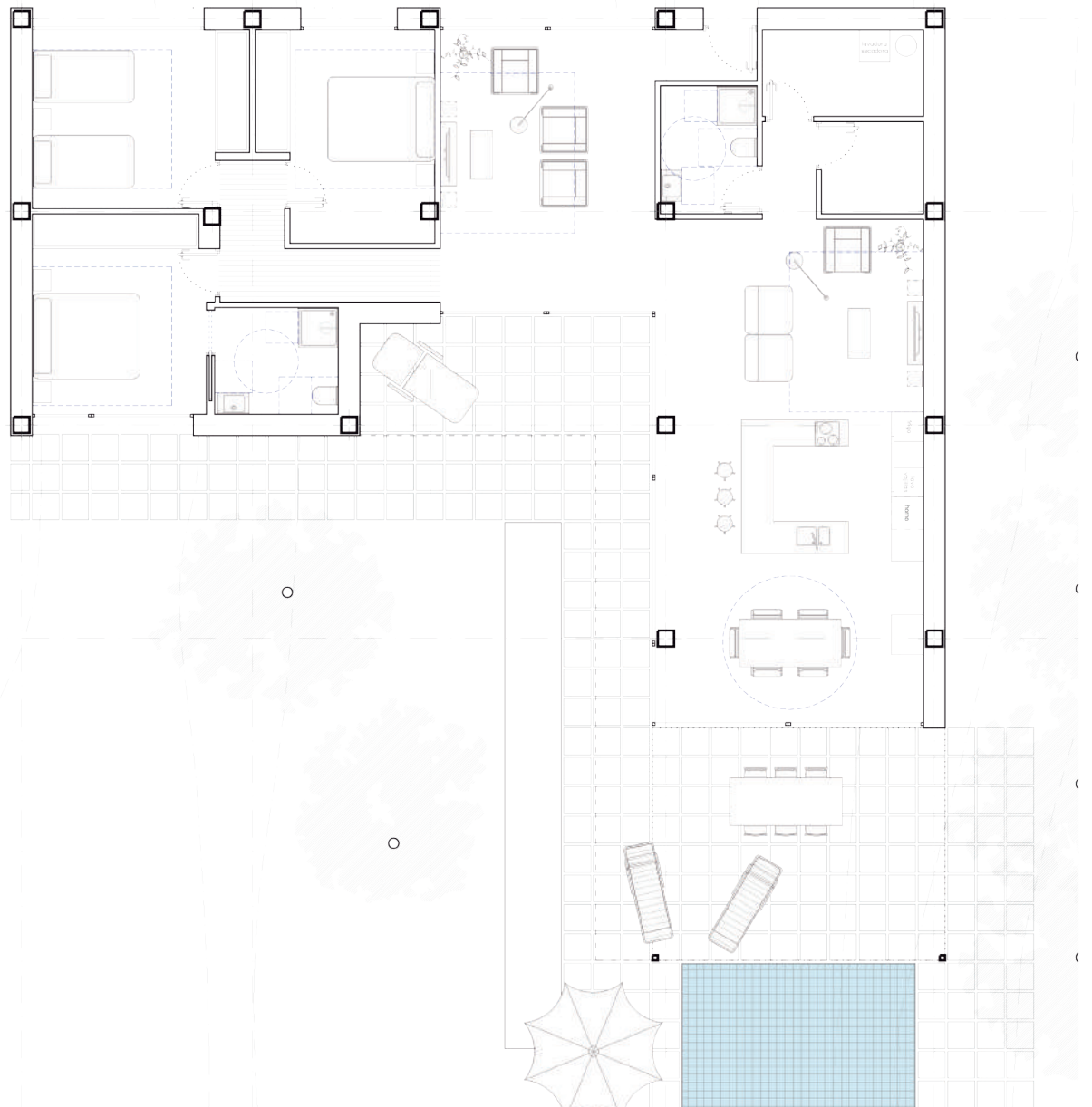
182,100 € Plus IVA*

Included in the price:

- Architect fees including Architect's project & plans and building licence from the Town Hall
- Constructed perimeter wall with fence - 10m long – with automatic gate for cars and a pedestrian entry
- Insulation in all exterior walls and roof space
- Septic tank
- Spanish TV antenna
- Fitted kitchen with oven, electric or gas hob and extractor fan
- Fitted wardrobes in all bedrooms
- Smooth finish to interior painting
- Choice of floor tiles
- Choice of wall tiling in kitchen and bathroom/s
- Pre-installation for ducted central air conditioning
- Under floor heating or radiators throughout the house
- Crossed ventilation
- Solar hot water system
- Exterior carpentry of lacquered aluminium or PVC with thermal break and double glazed windows with intermediate chamber for further thermal insulation
- Pavement around the house – 1m wide

Please note that the following are NOT included:

- Plot
- Water and electric connection
- Exterior flooring
- Pool



Ground Floor Plan of House 03



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House 04

230m² constructed area

5 Bedrooms

Estimated construction time. 11 months

The design of these houses can be changed to meet your individual requirements

Living / Dining room	42.89m ²
Hall	2.63m ²
Kitchen	14.50m ²
Stairs	6.06m ²
Master bedroom	28.08 ²
MB En-Suite	
MB Dressing room	
Living room	33.24m ²
Bedroom 2	18.80m ²
En-Suite	6.31m ²
Corridor	2.24m ²
Bedroom 3	8.90m ²
Bedroom 4	8.93m ²
Bedroom 5	12.33m ²
Family Bathroom	4.14m ²
Library and corridor	7.60m ²
Porch or Terrace	
Exterior Solarium	



PRICE

259,180 € Plus IVA*

Included in the price:

- Architect fees including Architect's project & plans and building licence from the Town Hall
- Constructed perimeter wall with fence - 10m long – with automatic gate for cars and a pedestrian entry
- Insulation in all exterior walls and roof space
- Septic tank
- Spanish TV antenna
- Fitted kitchen with oven, electric or gas hob and extractor fan
- Fitted wardrobes in all bedrooms
- Smooth finish to interior painting
- Choice of floor tiles
- Choice of wall tiling in kitchen and bathroom/s
- Pre-installation for ducted central air conditioning
- Under floor heating or radiators throughout the house
- Crossed ventilation
- Solar hot water system
- Exterior carpentry of lacquered aluminium or PVC with thermal break and double glazed windows with intermediate chamber for further thermal insulation
- Pavement around the house – 1m wide

Please note that the following are NOT included:

- Plot
- Water and electric connection
- Exterior flooring
- Pool

Ground Floor Plan House 04



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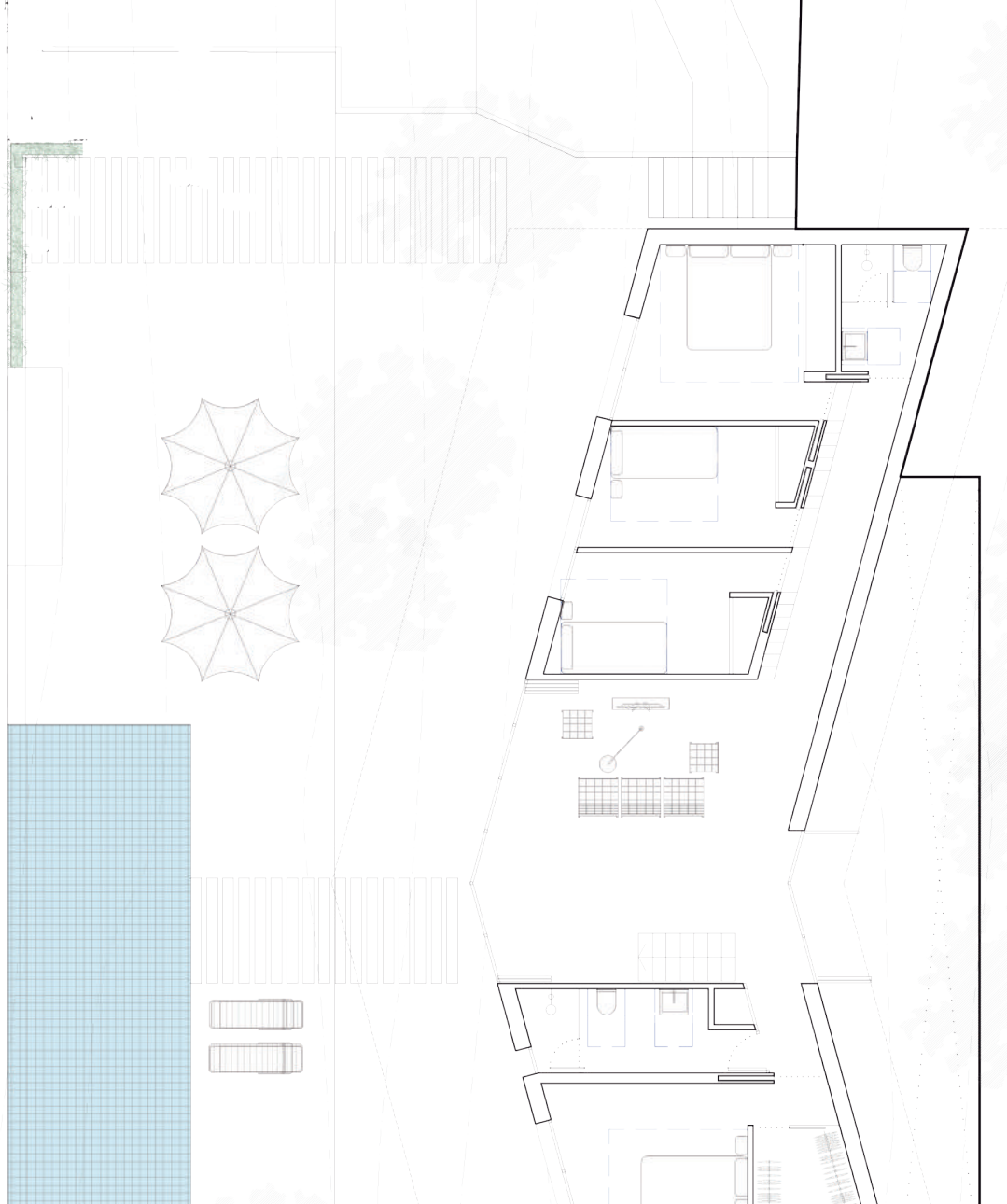
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Designed by **COR asociados**. Principal architects: Miguel Rodenas & Jesús Olivares



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Upper Floor Plan House 4



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SUMMARY OF PHASES

1.FIND YOUR PLOT

Before buying a plot (parcela), it is important to have a PRELIMINARY MEETING with our architects and technical construction staff. They know the conditions and building limitations in the immediate area, and, if necessary, they can check details with the Building Department (Departamento o Concejalía de Urbanismo) at the Town Hall

2.DESIGNING YOUR HOUSE

Once you have decided on the type of house you would like, our architect and technical staff will proceed with CONSTRUCTION PROJECT / PLANS and will adapt your needs and preferences from the type of building that you want to the specific regulations of the Town Hall in that area. The most important aspect of this process is to have every detail specified, even down to the type of door hardware that you like – have the architect go through the plans in as much detail as is necessary.

3.BUILDING LICENCE

On completion of the plans, our staff will present them to the Buildings Department of the Town Hall (Departamento de Urbanismo of Concejalía de Urbanismo). With the application for the Building Licence you will have to pay the municipal construction tax (Impuesto sobre Construcciones, Instalaciones y Obras) which is applicable to all developments that require a Building Licence (whether one is applied for and / or granted or not) In Pinoso, this tax is around 4% of the projected construction cost. Once the Town Hall have authorised the Building Licence, construction can start.

4.CONSTRUCTION OF THE HOUSE

Once the Building Licence is granted, our constructor will then begin the build. The builders must follow the instructions of the architect and this is strictly enforced.

5.COMPLETION OF THE CONSTRUCTION

When the works are finished, our architect will oversee the Final Works Licence in order to confirm that the job is completely finished following his instructions and specifications which were shown in his project and the Building Licence.

At this point, the property is not yet registered in the Land Registry. We will ensure that the correct process is followed to inscribe the property in the registry and it is called, Declaración de Obra Nueva.

6.FINAL STEP

Together with our architect, S2M will prepare all the necessary documentation to register your house. The following documents are required to complete the process in the Land Registry:

- The Building Project and Plans from your architect
- The Building Licence
- Final Works Licence – (CFO) Licencia o Certificado Final de Obra
- New Building Declaration – (DON) Declaración de Obra Nueva
- Certificate of Habitation from the Town Hall

All these documents have to be taken to the notary who will prepare the title deeds of the construction after which you will have to sign them. This process is the Declaración de Obra Nueva. This will declare that on the pre-existing plot, there is now a building which is a house conforming to the project and current regulations.

All these documents then have to be taken to the Land Registry so that the proper modification of the inscription of the land, including the house, is noted in the registry making it legally complete.

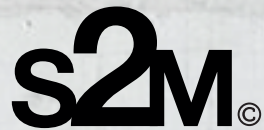
*** IVA IS CURRENTLY 10% ON NEW BUILDS**

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FOR CONSTRUCTIVE SOLUTIONS

Calle Lepanto 2A. Pinoso
Alicante 03650
(0034) 965 478 003
serv2main.com
info@serv2main.com