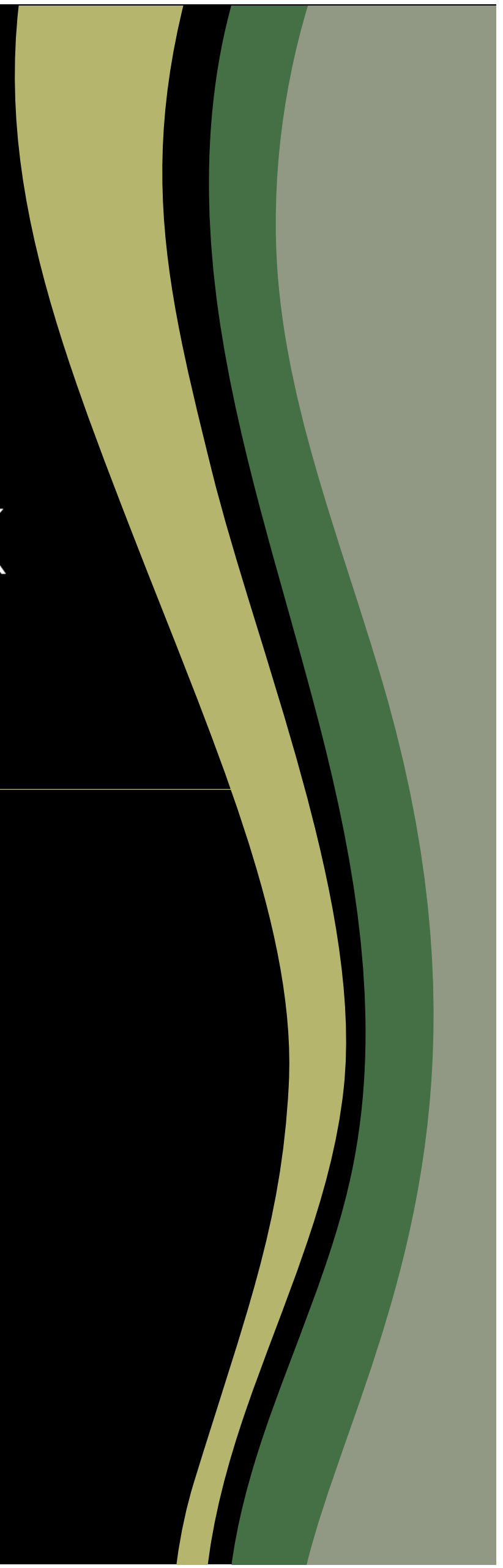




CENTRAL PARK
GARDEN





CENTRAL PARK
GARDEN

INDEX



1. Introduction
2. Location
3. Plans
4. Quality Report
5. Momentum

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centralparkgarden.com





A CITY OPEN TO GREEN IN: CENTRAL PARK GARDEN

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01

PRESENTATION

Opposite the future Central Park of Valencia, at Calle Doctor Domagk 5, a unique development is being created in one of the areas with the greatest potential in the city. **Central Park Garden offers modern, functional, and efficient housing**. Located next to the Ruzafa neighborhood and a stone's throw from the center of Valencia, with excellent connections and all services within easy reach.

The Central Park, designed by landscape architect Kathryn Gustafson, will be one of Europe's great urban green spaces. Light, water, and vegetation will shape a natural environment that will transform the center of Valencia, making it a new hub of life, culture, and well-being.

Central Park
Garden:
your home in
the new
epicenter of
Valencia.

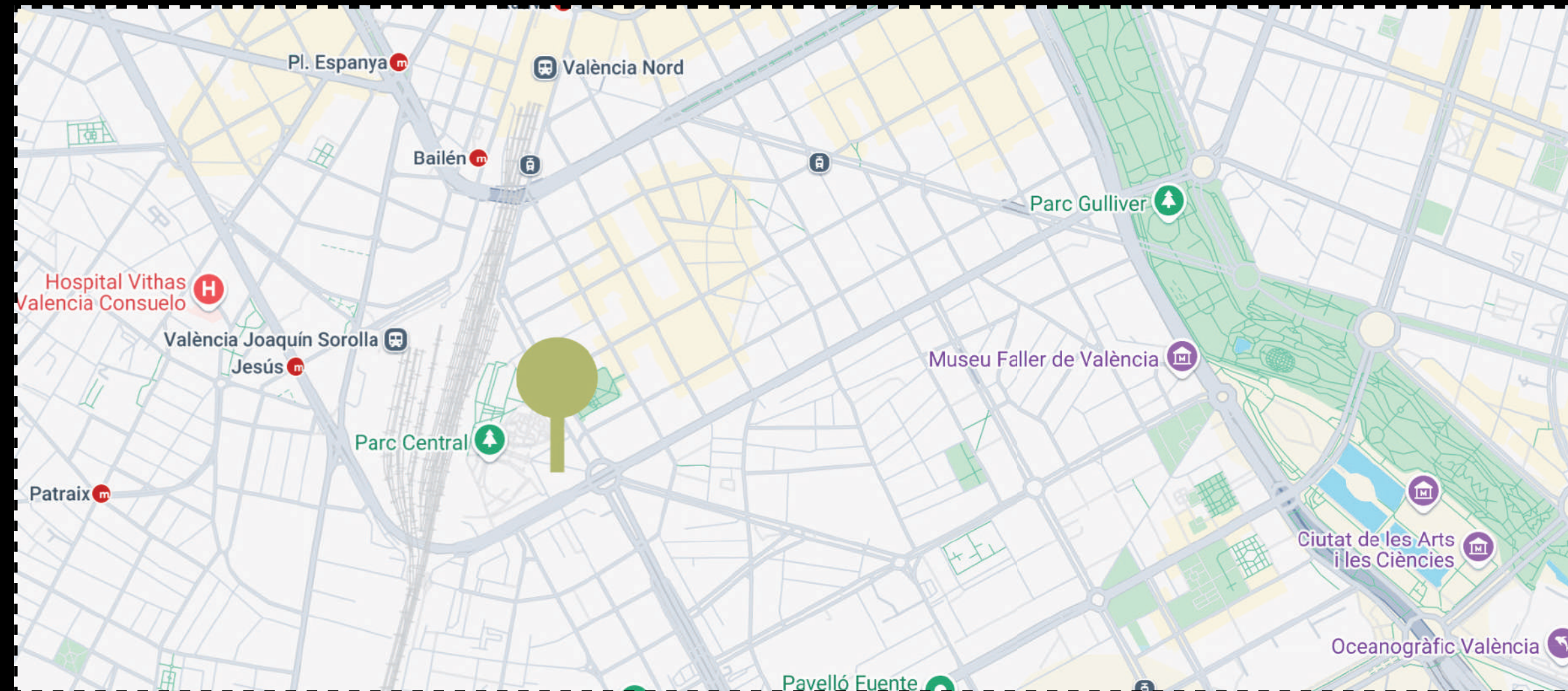


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02 • LOCATION

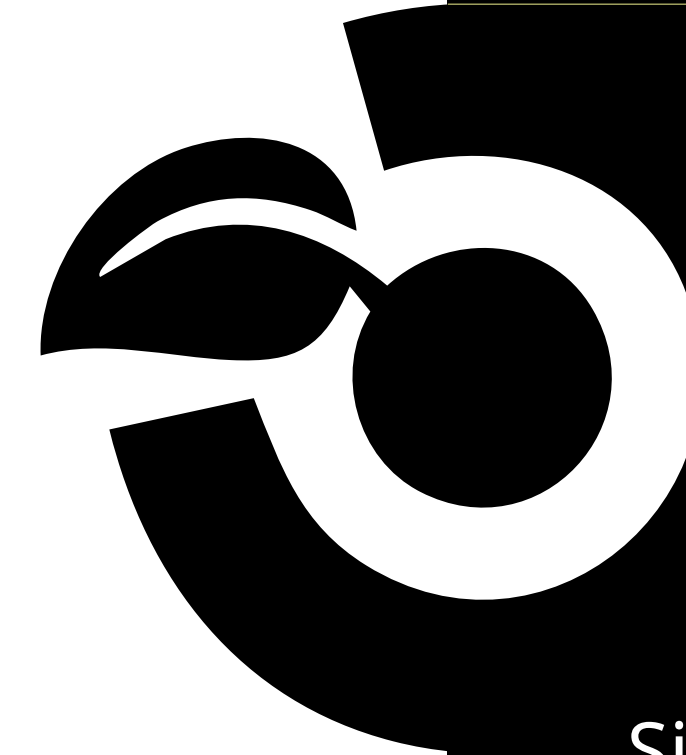
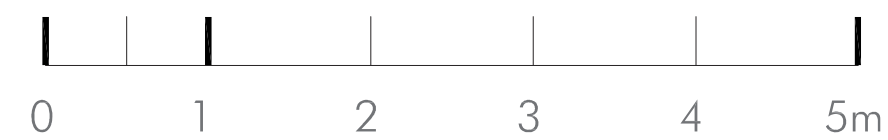
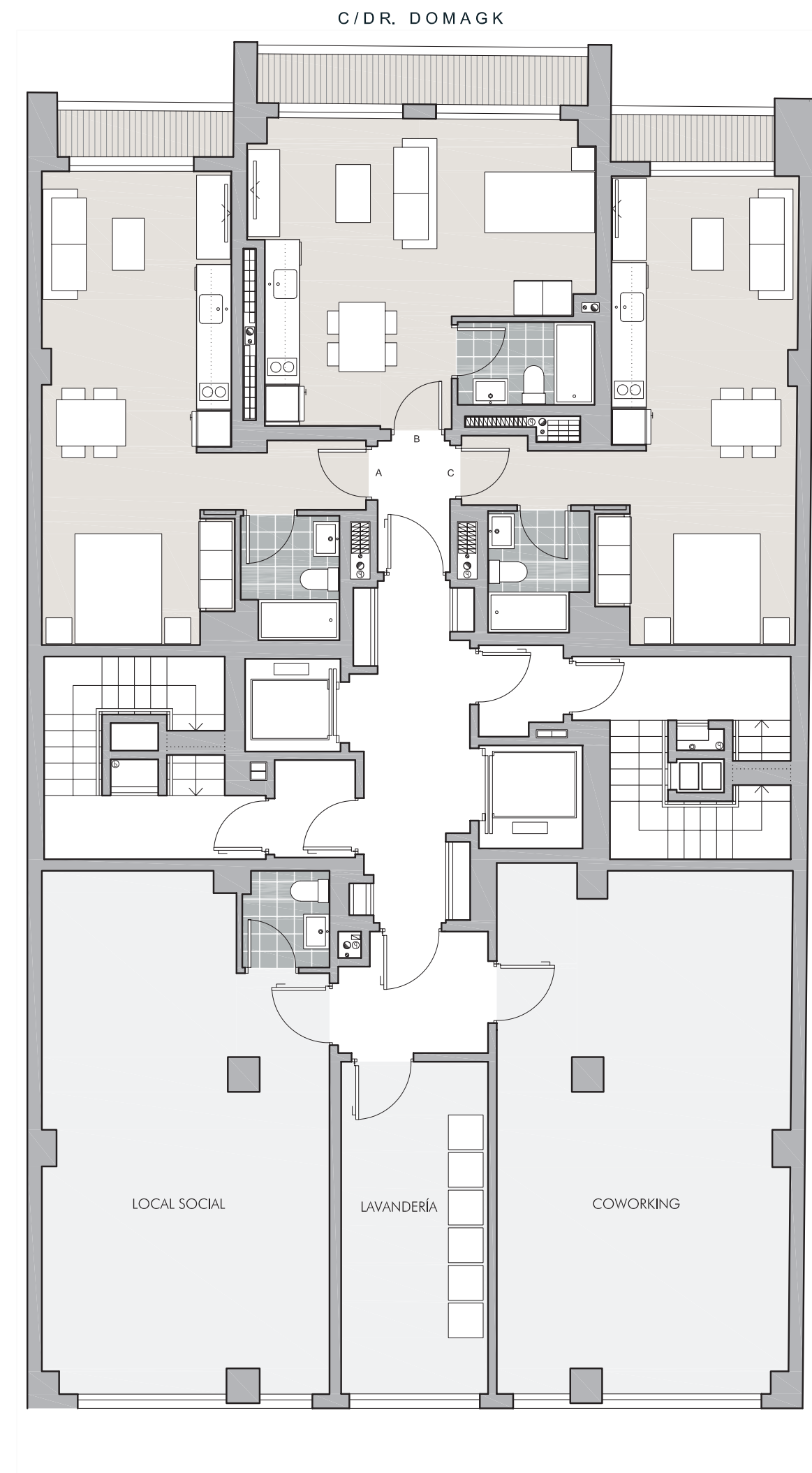
DESIGN, EFFICIENCY AND LOCATION BECAUSE
QUALITY OF LIFE IS LIVE CLOSE TO EVERYTHING
WITHOUT GIVING UP ANYTHING.



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03

PLANS



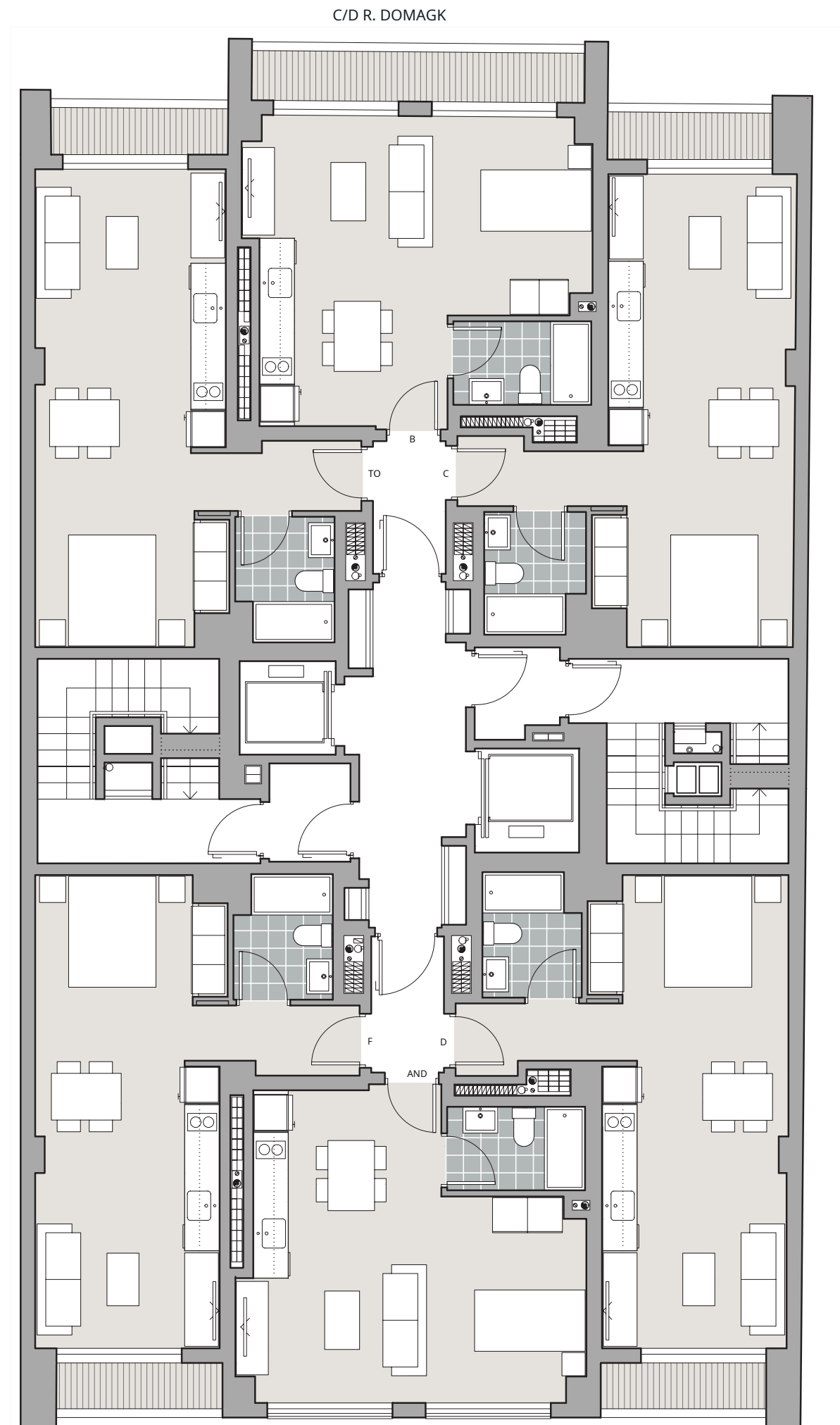
PLANT
FIRST

Situation
5 Doctor Domagk Street, Valencia



03

PLANS



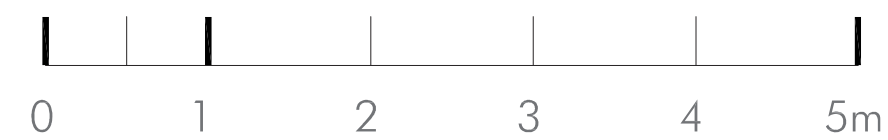
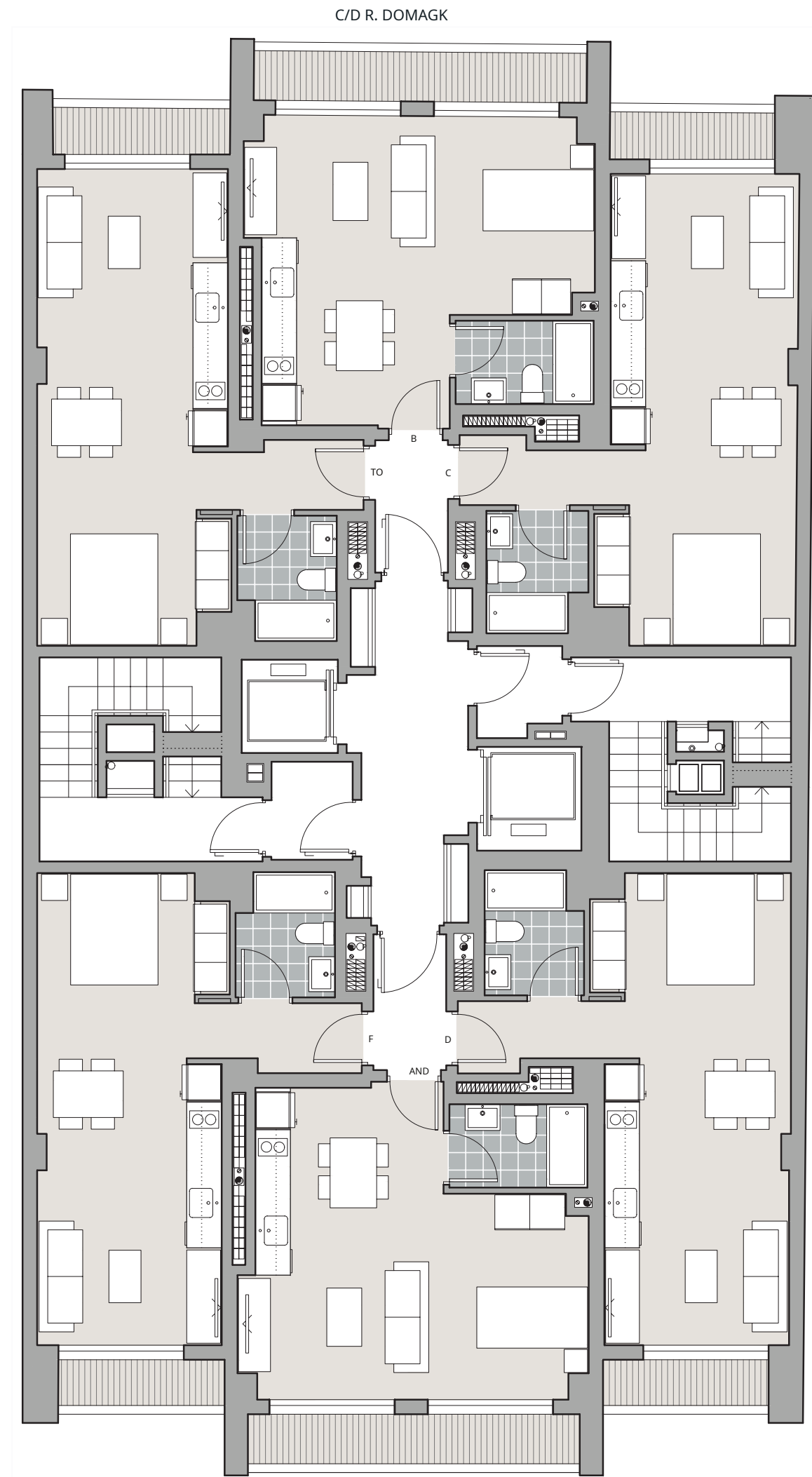
PLANT
SECOND

Situation
5 Doctor Domagk Street, Valencia



03

PLANS



PLANT
3rd to 13th

Situation
5 Doctor Domagk Street, Valencia



04

SPECIFICATIONS CONSTRUCTION



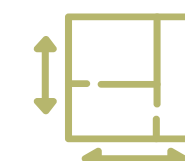
FOUNDATION AND STRUCTURE

Shallow foundation, made of reinforced concrete, consisting of isolated footings and continuous footings under walls. Columns 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

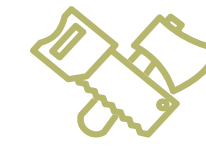
All exterior joinery will be in a color that matches the facade, with high-performance thermal and acoustic break technology. All glazing in the house will be double-glazed (Climalit).

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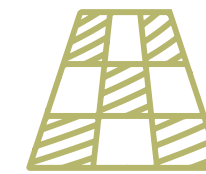
04

SPECIFICATIONS INTERIOR FINISHES



INTERIOR CARPENTRY

The entrance door will be armored. All interior woodwork will be smooth, lacquered white, with chrome hardware. The skirting boards 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.



VERTICAL AND HORIZONTAL WALLS

The flooring throughout the property will be Linkfloor Town by L'Antic Colonial PORCELANOSA or similar, with a choice of different finishes, except on the terraces, which will have outdoor ceramic tiles by SALONI or similar. Bathroom walls will be tiled with stoneware by SALONI or similar, with a choice of various finishes. The rest of the house is planned with smooth white walls and ceilings. The suspended ceilings will be made of plasterboard panels, facilitating the passage of utilities and the installation of light fixtures.



SANITARY WARE AND FAUCETS

The sanitary ware will be made of white vitreous china, the taps will be chrome-plated single-lever, including dual flush in cisterns and aerators in taps.



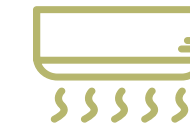
KITCHEN

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

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04

SPECIFICATIONS FACILITIES



PLUMBING, AIR CONDITIONING

The domestic hot water and air conditioning system will be installed in accordance with the Technical Building Code. Centralized air conditioning will be installed using a ducted heat pump and a centralized domestic hot water storage tank.



ELECTRICITY, TV, FM

The electrical wiring will be concealed within the building. All apartments will have telephone and TV connections. All apartments will also have fiber optic connections. The telephone wiring will be installed in conduit and recessed, with multiple TV/FM and telephone outlets distributed throughout the apartment. The building's common areas will feature LED lighting.

EXTERIORS AND MISCELLANEOUS



ELEVATORS

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



COMMON AREAS

Gastroteca, Coworking Area and laundry facilities. The common areas also include utility rooms, a garbage room and designated bicycle parking spaces.

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05

MOMENTUM

PAYMENT METHOD - STEPS TO FOLLOW

01

Blocking dwelling

Application for documentation PBC.

02

Contract of booking

Initial contribution of €3,000 + VAT.

03

Contract of trading

With the obtaining of the building permit, contribution of 10% of the property value + VAT (discounting the €3,000 + VAT delivered in the booking.

04

18 monthly payments

To be paid during the construction work to cover 10% of the value of the property + VAT.

05

Delivery of keys

It begins
Enjoy the dream of a lifetime. I pay the rest earring.



Start of construction

Expected for 2^o quarter of 2026.

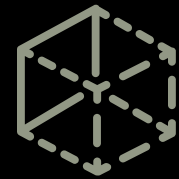


Key handover

Expected for 2^o quarter of 2028.

05 • MOMENTUM

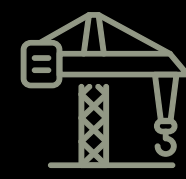
WARRANTY AND SECURITY



+ 650,000 m²
built



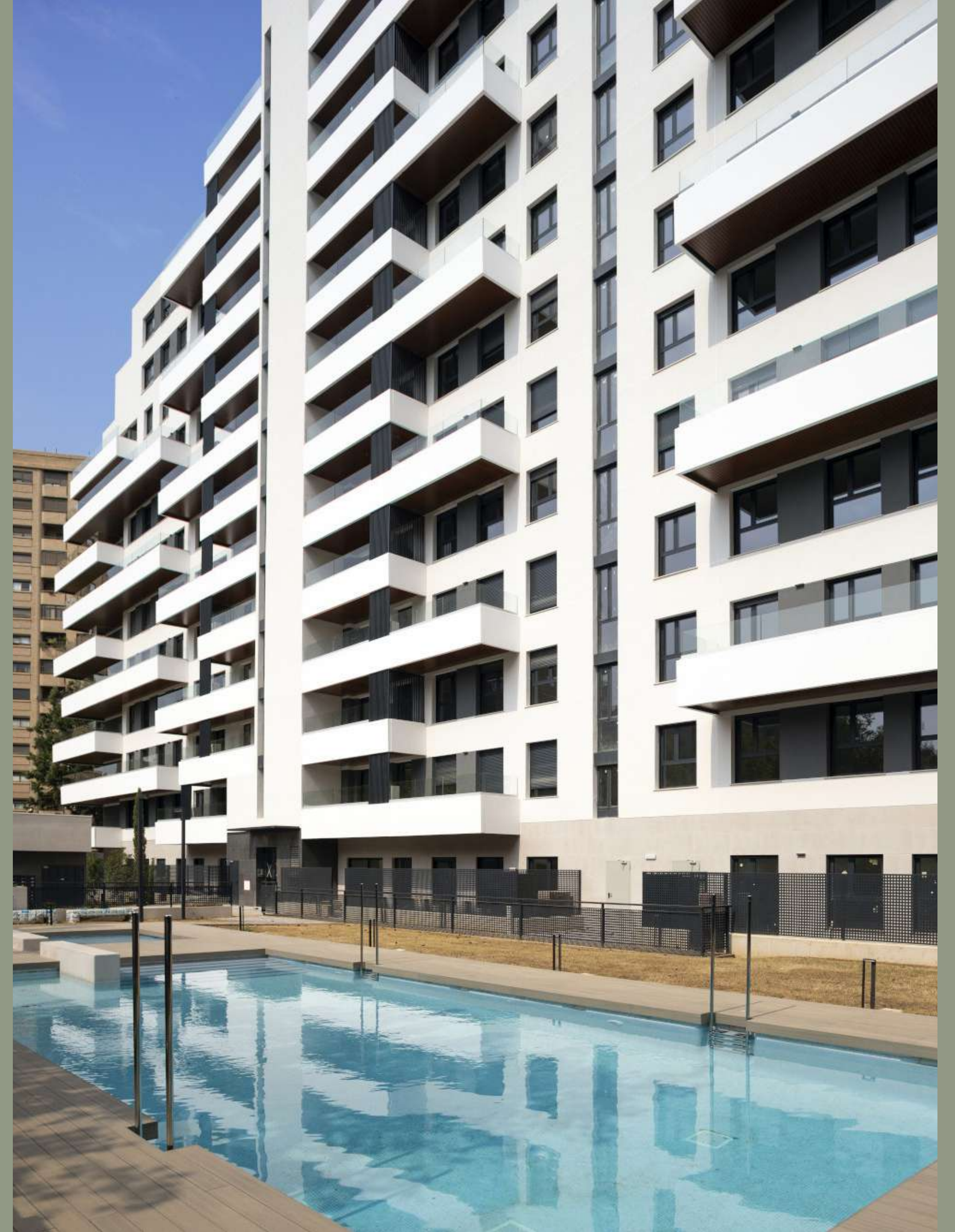
+ 1000 units
delivered



+ 1000 units
in development

Momentum is an investment and real estate development manager with more than 2,000 units delivered or under management in Valencia, Madrid and Malaga.

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05 • MOMENTUM - PROMOTIONS BUILT

A CONSOLIDATED EXPERIENCE IN VALENCIA



ALFAHUIR
GARDEN

▼



TURIA
GARDEN

▼




BLASCO
IBAÑEZ
GARDEN II

▼



TEACHER
RODRIGO
GARDEN

▲



BLASCO
IBAÑEZ
GARDEN I

▲



CENTRAL PARK
GARDEN



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3º, pta 6. Valencia.

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@momentum_re