

RESIDENCIAL
Tierra exclusiva



RESIDENTIAL GROUP

BoeraPark

C A S T E L L Ó N



VALENCIA REGION



CASTELLON DE LA PLANA



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Distance in kilometres

Barcelona	281 km
Madrid	422 km
Monaco	955 km
Paris	1308 km
Venice	1540 km
Rome	1637 km
London	1759 km
Prague	1986 km
Berlin	2140 km
Budapest	3196 km
Moscow	3981 km

Location

Valencia
Region



Castellón de la Plana is the capital of the province of Castellón, in the Valencia Region, eastern Spain. The Region covers 107.50 square kilometres and is surrounded by several mountain ranges inland plus the Mediterranean sea to the east. The main part of the city is about 30 metres above sea level and around 4 kilometres from the coast.

The municipal area lies on the intersection between parallel 40 and the Greenwich 0 meridian.



Getting to Castellón

Easy and fast

The AP-7 motorway is part of European route E-15 and crosses the province from north to south, conveniently linking it to the rest of Europe. Valencia is an easy 38 minute drive away, Barcelona is only 2.5 hours' drive and Madrid can be reached in a little over 3.5 hours (Michelin Guide). The Mudéjar motorway runs through the south of the province and links inland areas with the south of France.

Valencia airport is only 79 km away, Barcelona airport is 269 km and Madrid airport is 428 km. All three run daily scheduled flights to domestic and international destinations operated by the world's leading airlines: Air France, British Airways, Alitalia, Aeroflot, Easy Jet, Lufthansa, Iberia, American Airlines, etc.

Castellón airport, due to be opened shortly, will provide new access routes into the city, bringing it even closer to Europe.

The Mediterranean coastal railway line stops in Castellón, with three high-speed trains linking the city with Valencia, Madrid and Barcelona every day.

The port of Castellón is a stopover for cruise ships bringing tourists to the city and the Royal Yacht Club has more than 450 berths and a full range of services.

Buses and local trains operate efficient and continuous schedules to all corners of the province.



300 days of sunshine per year

Climate

Castellón enjoys a typically Mediterranean climate, with mild winters and warm summers, with a pleasant average annual temperature of 18°C. Average year-round temperatures generally vary from between 10°C in January and 25°C in August.

The city records more than 300 days of sunshine per year. Its excellent climate has made Castellón one of Europe's most popular tourist destinations.

The Mediterranean Sea and the many cultures who have sailed here on it have left their mark on the province's landscapes, towns, monuments and way of life. People living in Castellón spend much of their time in the open air. The weather makes it the ideal place for a wide range of outdoor sports and activities throughout the year, including golf, cycling, hiking and water sports.

Average weather statistics for Castellón													
Month	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
Maximum daily temperature (°C)	15,3	16,4	18,1	19,8	22,7	26,4	29,3	29,7	27,2	23,0	18,6	15,9	21,9
Minimum daily temperature (°C)	5,5	6,3	7,5	9,5	12,9	16,5	19,7	20,3	17,6	13,6	9,3	6,9	12,2
Total rainfall (mm)	35	26	29	35	37	20	12	29	62	71	41	45	442

Source: Spanish Meteorology Office

Cultural Heritage



The province of Castellón has a diverse natural landscape and an equally rich and fascinating cultural heritage. People have been living here since ancient times, as can be seen from the cave paintings in Valltorta, now a UNESCO World Heritage Site, the Roman theatre at Sagunto and the mighty Castle of Peñíscola.



A huge variety of museums spread around the province tell visitors about Castellón's past and present. Church museums, like those based in Segorbe Cathedral, Morella and San Mateu, thematic museums like the orange museum in Burriana, the natural science museum in Onda, the fine arts museum in Castellón and the tile museum in Alcora, with its own ceramics school.



Theatre, symphony music, ballet, opera, pop music, jazz... Castellón has an endless range of cultural options. Music of all styles and types is played in the province's many theatres and auditoriums. Both public and private organisations offer exciting concert programmes throughout the year that are always enthusiastically received by the music-loving local community.

The authentic Mediterranean diet



Rice rules supreme in the kitchen and paella is undoubtedly the most popular local dish. There is a variation of paella to suit everybody, with ingredients such as seafood, vegetables and meat. A paella provides the perfect excuse for getting family, friends, customers and visitors round the table.

Gastronomy



But there are also many other delicious local dishes that do not include rice: excellent fish, great vegetables and meat, all lovingly prepared in the best Mediterranean tradition.

There are plenty of opportunities to try the enormous variety of food in Castellón's famous restaurants, where an innovative approach to cooking is practised on a daily basis.

Since Roman times, the people of Castellón have been particularly skilled at producing fantastic salted and pickled products. The locally caught fish is greatly appreciated by the most demanding food lovers.

Traditional confectionery and pastries also include some exciting combinations. Sugar, eggs, lemon, cinnamon and almonds together with pumpkin feature in recipes that date back centuries. Every town and village in the province has its own amazingly varied treasure-trove of delicious treats, such as "Flaons", traditional cheese cakes made in the town of Morella.

A community with a fondness for festivals and tradition

Festivals and traditions



Parade of "Gaiatas" in Castellón



Entrance of the bulls in Segorbe



Fireworks in "Port Castellón"



Flower offering in Lidón



Children's "Falla" in the San José festival

Noisy and extrovert. A few days of extravagance, glitz and partying. These are Castellón's most famous festivals. An enthusiastic display of gunpowder, pyrotechnics, mayhem and parading to marching bands. There are festivals to please everyone, but they all guarantee fun, community spirit and street parties. Some festivals have become national and international tourist attractions in their own right.

As always, diversity and contrast are among the most striking features of festival culture. Men and women, children and the elderly - the entire community takes part in all kinds of festivities all through the year, ranging from religious and profane to ancient and modern. The people of Castellón devote the same energy and creativity to their festivals as they do to their everyday working lives, keeping the streets filled with fast-paced action and a party atmosphere for the duration of the festivals.



Sport ■

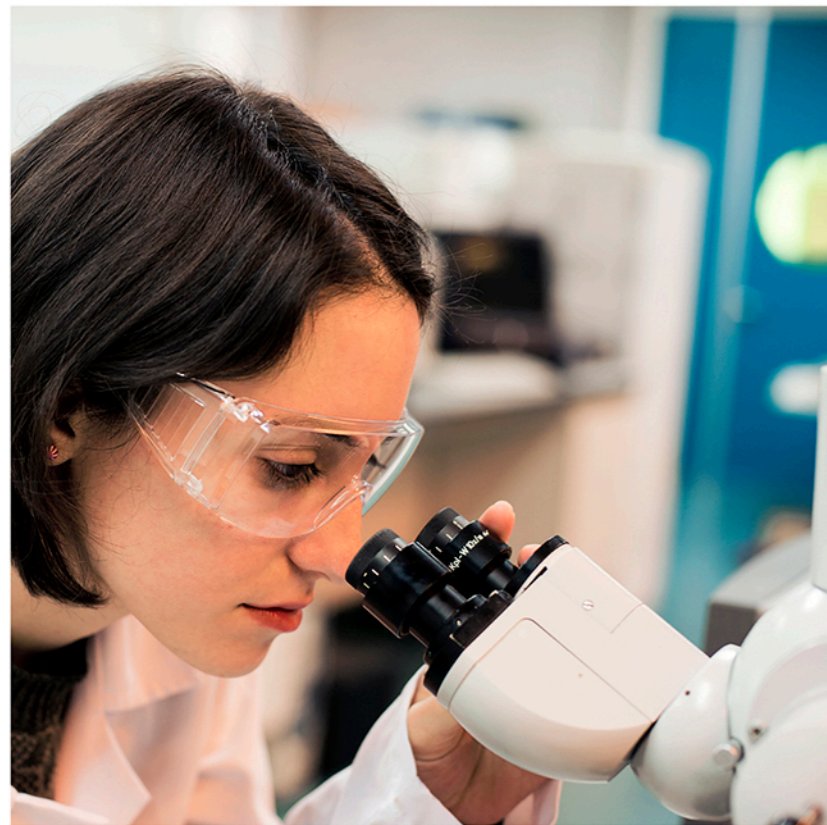
The character and beauty of the Castellón coast, together with the prevailing winds, climate and landscape, make it the ideal place for practising all kinds of outdoor and water sports.

The regattas for the 32nd and 33rd America's Cup, the world's oldest and most prestigious sailing event, in the waters around Valencia has revived enthusiasm for yachting, with more than 45 marinas now open for business.

The renowned Masters Costa Azahar Golf Tournament is also held in Castellón and has led to a number of golf courses being built around the province, attracting professional and amateur players alike. The courses provide the opportunity to play in typically Mediterranean landscapes near the sea or the mountains and are equipped with a full range of services. The great weather means that golfing enthusiasts are guaranteed a round at any time of the year.

Castellón also has a range of sports clubs running local, provincial, national and international events, such as Castellón Tennis Club, Castalia Swimming Club, Benicasim Sailing Club and Castellón Cycling Club.

Masters Costa Azahar



In addition to internationally famous schools such as Elian's British School, Centro de Enseñanza Lledó, Colegio La Magdalena and C.E. San Cristobal, the area has a number of very good schools providing free education. The province's largest higher education provider is Universidad Jaume I.

Jaume I is a competitive, dynamic, entrepreneurial university with extremely active links with the local community. The university's quality management policy is applied to all aspects of campus life and its strategic plan and strong commitment to social affairs has brought it international prestige.



U FUNDACIÓ
UNIVERSITAT
EMPRESA
UNIVERSITAT JAUME I. CASTELLÓN



Universitat Jaume I is one of the most successful universities in the Spanish state in securing external research and development funding for its academic staff and it is also heavily committed to industrial innovation in the region.

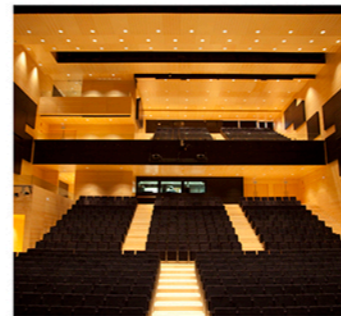
Popularly known as UJI, the university was founded in 1991 and holds the Gold Seal for European Excellence awarded by the European Foundation for Quality Management (EFQM). The UJI has over 13,000 students and is known for its pioneering approach to the use of new technology across all its courses. It was the first academic institution in Spain to have its own public server and a New Technology and Education Centre.

The university runs 31 degree courses, 45 postgraduate masters courses, 12 special UJI masters courses and 50 specialist courses. It has also signed more than 200 collaboration agreements with other universities and teaching institutions both in Spain and abroad.





Business

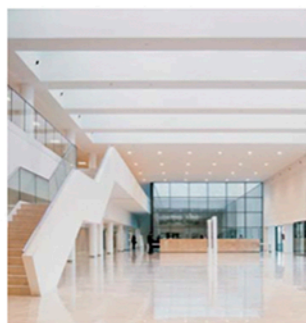
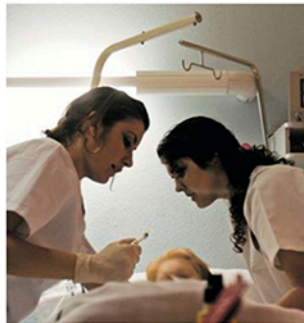


A well-balanced network of trade fair complexes, auditoriums and conference centres has made the Valencia Region the ideal location for holding national and international conventions, conferences and professional or commercial meetings.

Castellón's modern professional facilities make it one of the country's leading venues for national and international conferences and events.

Castellón's Auditori i Palau de Congressos is set in attractive parkland and has an auditorium with seating for 1,200 people, plus a number of meeting and function rooms with the flexibility needed for hosting a range of events such as conferences, lectures and concerts.

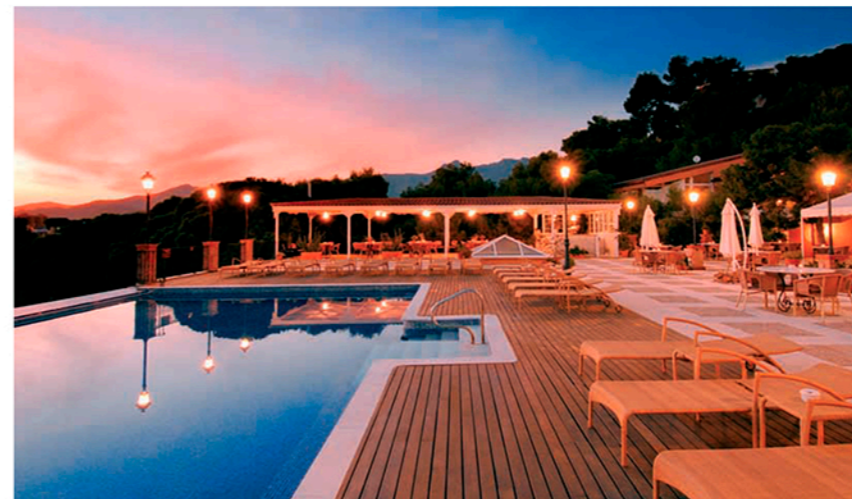
Health and Wellness



Castellón's progress is evident by the number of public and private health clinics and centres.

Castellón General Hospital, the Provincial Hospital and the Nisa Rey Don Jaime are all major modern hospitals with an excellent reputation both within and outside the Valencia Region for their high standard of healthcare and their research activities. The hospitals all share a similar approach to delivering patient-centred treatment and care.

The Pedro Cavadas Foundation, a world leader in reconstructive surgery, the Grimal Institute, the Menezo Ophthalmology Clinic and Dr. Miguel Angel Santamaría, director of the Provincial Hospital Oncology Centre are all proof of this culture of professional excellence.



Hotel Termas Marinas El Palasiet. Benicasim



The province of Castellón has a huge number of mineral and medicinal springs and water sources that date back to ancient times and still preserve their beneficial properties.

Water from the Mediterranean Sea is also used by thalassotherapy and spa centers that offer a variety of treatments for soothing both body and mind.

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Welcome to exclusiveness!



Everything nearby



- | | |
|------------------------------------|--------|
| 1. Universidad Jaime I | 1.6 km |
| 2. Motorway access | 2.8 km |
| 3. Ciudad del transporte Ind. Est. | 1.0 km |
| 4. Salera Shopping Centre | 0.2 km |
| 5. Multi-Sports Centre | 0.3 km |
| 6. Palau de la Festa | 1.9 km |
| 7. Trade fair & market complex | 4.2 km |
| 8. Conference Centre | 4.8 km |
| 9. Basilica Sta. Maria Lledó | 5.3 km |
| 10. British School | 6.1 km |
| 11. General Hospital | 7.0 km |
| 12. City Hall | 2.4 km |
| 13. Provincial Hospital | 1.3 km |
| 14. Yachting Marina | 7.8 km |
| 15. El Pinar beach | 9.0 km |
| 16. El Pinar Golf Course | 9.5 km |



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Tierra Exclusiva is the outcome of an approach that recognises the need for the urban environment to grow in an orderly way but with a profound respect for people's quality of life.

Designed by prestigious architect Carles Ferrater, this residential complex aims to reach beyond mere styles and trends. It is a serious and responsible project based on people and the way they interact both with each other and with their immediate surroundings.

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The spaces have been carefully designed down to the last detail, treating people as individuals and resulting in unique and exclusive layouts. Tierra Exclusiva has two- and three- bedroomed accommodation with large open-air terraces, generously-sized exclusive duplex apartments with plenty of space and comfort, some with their own terrace swimming pool.

New technology enables the buildings to operate a computerised management and security system, as well as 24-hour surveillance, security doors, smoke detector systems fitted in kitchens, security sensors and the like. Great care has been taken to ensure that living in Tierra Exclusiva means peace of mind.





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Tierra Exclusiva is set in an urban development area with wide open spaces and all kinds of amenities.

Its elevated position, strategic location, easy access, excellent communications and its proximity to the city centre make Tierra Exclusiva a unique and highly attractive setting for your new home.

An exclusive location for living life to the full!





In Tierra Exclusiva quality goes hand-in-hand with durability. The complex consists of four buildings that combine modern external architecture, beautifully designed interiors, pleasant outdoor areas and the surrounding landscape with avant-garde elegance.



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enjoy



All apartments are finished to an extremely high standard and have been carefully planned to provide the very best quality and comfort. The use of premier quality materials and prestigious brands give the complex a distinctive appearance and set it apart from the rest.

exclusiveness



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An exclusive place to live, without limitations or difficulties, giving you real possibilities for growth and development without making any concessions.

The complex

The complex is private and is completely surrounded by security fencing. The façades are insulated and built using white brickwork and Porcelanosa "Stonker" finish.

Access to the complex is controlled by security booths and monitored by closed circuit TV to protect residents' privacy.

The buildings are surrounded by gardens with trees and plants. There is a children's play area and two swimming pools with changing rooms, showers and toilets.

The entrance lobbies are bright and airy with video entry phone and double doors fitted with security locks. The entrance lobbies are finished in American oak and have designer furniture and mirrors.

Parking and storage rooms

All apartments have an allocated parking space and storage room.

Vehicle access to the complex is via a remote-controlled electric iron gate. The parking spaces are separate and marked out. They measure at least 2.50 x 4.50 metres.

The allocated storage rooms are located on the car park level and are all fitted with lighting and door lock.

Comfort and security

All apartments are connected to the "Securitas Direct" centralised and GSM module alarm system.

The air conditioning system is MITSUBISHI ELECTRIC, supplying either warm or cold air using Inverter technology. The programmer and the thermostat for controlling the air conditioning and heating are installed in the living room.

Each apartment has its own WOLF natural gas boiler for heating and domestic hot water. White lacquered aluminium FERROLI radiators are fitted throughout, and the bathrooms are fitted with ROCA wall-mounted towel heaters.

Smoke detectors plus domestic water softener in each building.

Kitchens and bathrooms

All kitchens have fully fitted bespoke designer units, with pneumatic gas lift self-closing spring doors and dampers. The unit doors are FORMICA Brillo Arplus.

The SILESTONE hob and oven are covered by a 10-year guarantee. The top units have a recessed lighting console.

All kitchens are fitted with BOSCH dishwasher, ceramic hob and separate oven. Other kitchen fittings include a THERMEX decorative extractor hood and sink with GROHE taps.

Bathrooms are fitted with ROCA sanitary ware and HIDROBOX shower unit. The bathrooms have GROHE single mixer taps with automatic valve shutoff.

Installations

The light switches are BTICINO with titanium finish and light indicator.

All apartments have telephone sockets in the living room, kitchen and bedrooms.

They also come with BTICINO video entry phone connected direct to the control centre.

Satellite dish and shared UHF, VHF, FM aerial with outlets in the living room, kitchen and bedrooms.

Light fittings in bathrooms comprise four 50W halogen spotlights in the main bathroom and three in the second bathroom.

Walls and floors

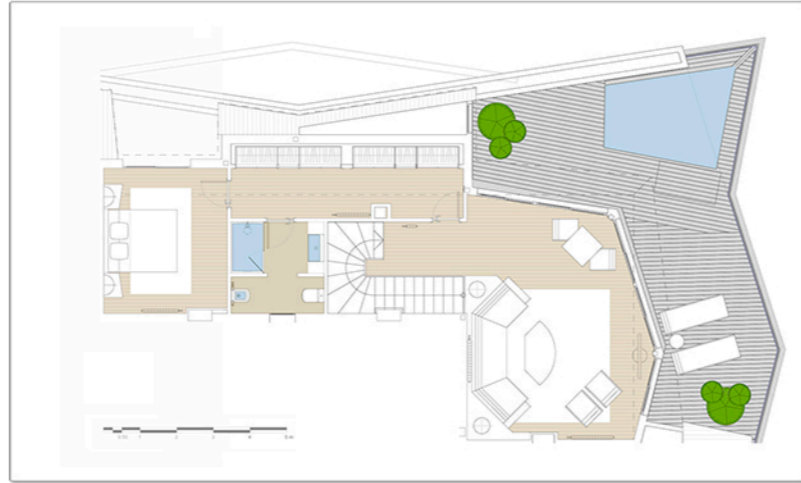
The main type of flooring is BARLINKER oak finish wooden flooring, guaranteed for 30 years.

Bathrooms and kitchens have PORCELANOSA floor tiles.

Bathrooms are also fitted with PORCELANOSA ceramic wall tiles with matching decorative borders.

The apartments are fully painted throughout in ivory white and have all passed rigorous quality checks and controls.

Top floor



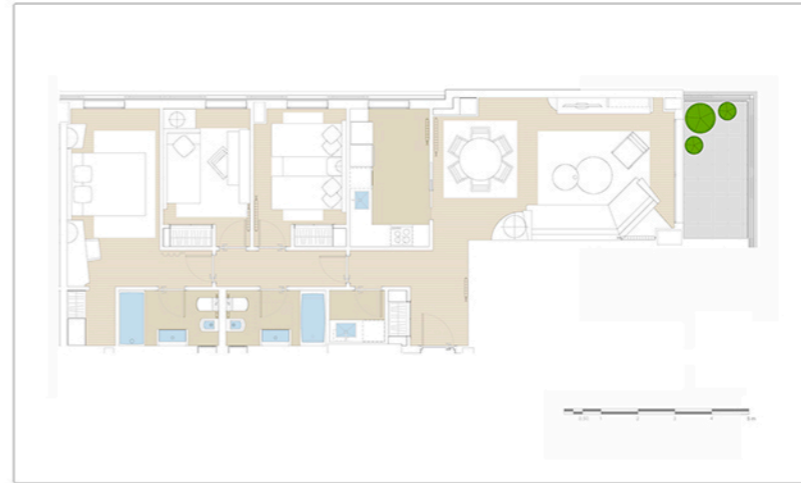
Lower floor



DA type floor layout plans
4-bedroomed Duplex



C-F type floor layout plan
2-bedroom type



A-B-D-E type floor layout plan
3-bedroom type

"Who could have imagined that this home, the light, the surrounding area, the city, the Mediterranean... would be what inspired my children to get as much pleasure out of reading as my husband and I do".

"You never really appreciate the value of space, shapes and detail until you experience them at first hand and you realise that they can produce amazing results".

seduction



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