

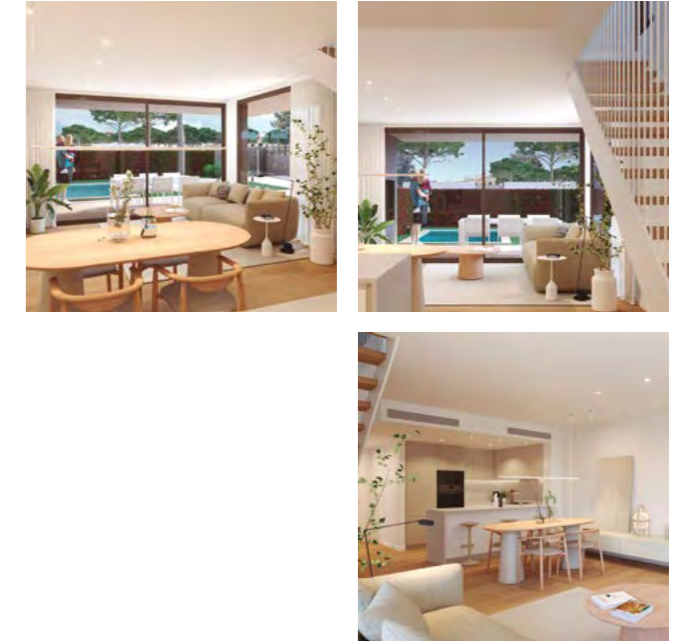


# A real *paradise*

## THE PROJECT

The **Sunset** residential complex offers a unique combination of **comfort and security**. Located in a privileged location on the Costa Dorada, it features 22 single-family homes that will captivate **lovers of the sea**.

**The architecture** of the project is characterised by its **Mediterranean style**, highlighting the use of white and grey, as well as geometric lines that contribute to creating **harmony**. These elements **integrate perfectly with the environment**, a delight for the senses

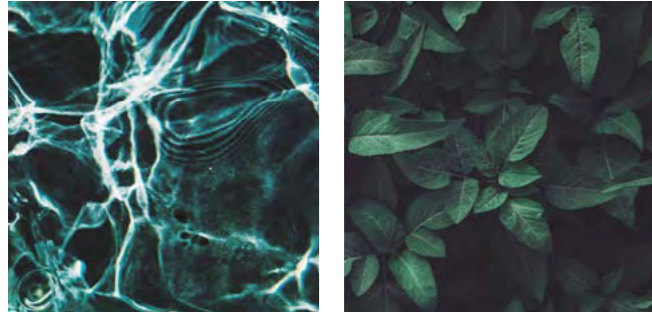


22 homes located in Pino Alto, the most exclusive area of Miami Platja, municipality of Mont-Roig del Camp.

22 RESIDENCES  
PINO ALTO  
MIAMI PLATJA  
MONT-ROIG DEL CAMP

The Sunset residential complex is a fusion of sea and nature in one location.





22 4-bedroom homes, located in a privileged location, with everything you need.

PRIVATE POOL

RESIDENCES WITH GARDEN

The design of the residential complex has been conceived to convey elegance, tranquillity and sustainability to its residents.

Here you can escape from routine, enjoy family activities, your own privacy and the comfort of your home.



## Elegance and in *harmony*

THE PROJECT

The homes have been **oriented towards the south**, allowing the main rooms such as the day area and the master suite to open as much as possible to the outside, **taking advantage of solar radiation** and protecting the interior with exterior porches.

In addition, each home has **an outdoor area with a garden and private pool**, making it ideal for family gatherings or friends.

The little ones can spend hours of fun, while you can relax, enjoy a romantic dinner by candlelight and take a refreshing bath at the end of the



## *Efficient design*

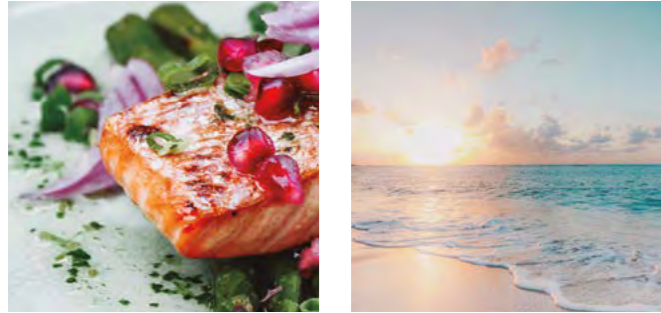
### SUSTAINABILITY

The construction has been designed to be prioritise **energy efficiency** in architecture. The facilities offered by the project are highly sustainable, using **low consumption systems** to guarantee maximum comfort in the homes.

The **SUNSET** residential complex aims to provide comfortable and modern homes while contributing to the preservation of the environment, by reducing consumption and **minimizing the environmental impact.**







Surround yourself with everything you deserve: nature, sea and tranquillity.

GOLDEN BEACHES  
PEACE OF MIND

**Sunset** is located in the exclusive **Pino Alto** complex in **Miami Playa**, one of the most charming destinations on the Costa Dorada. This privileged location gives you the opportunity to live worry-free and with the greatest security.



## Experience the *Costa Dorada*

LOCATION

Immerse yourself in the **magnificent golden sand** beaches that characterise the area, where you can relax under the warm Mediterranean sun and enjoy refreshing swims in the crystal-clear waters. But Miami Playa is much more than beaches: it is a place that offers you an incomparable **peace of mind**.

Nearby, you will find **all the essential services** for daily life: supermarkets, restaurants with a wide gastronomic offer, leisure activities to enjoy with family or friends, and medical services for your tranquillity and well-being



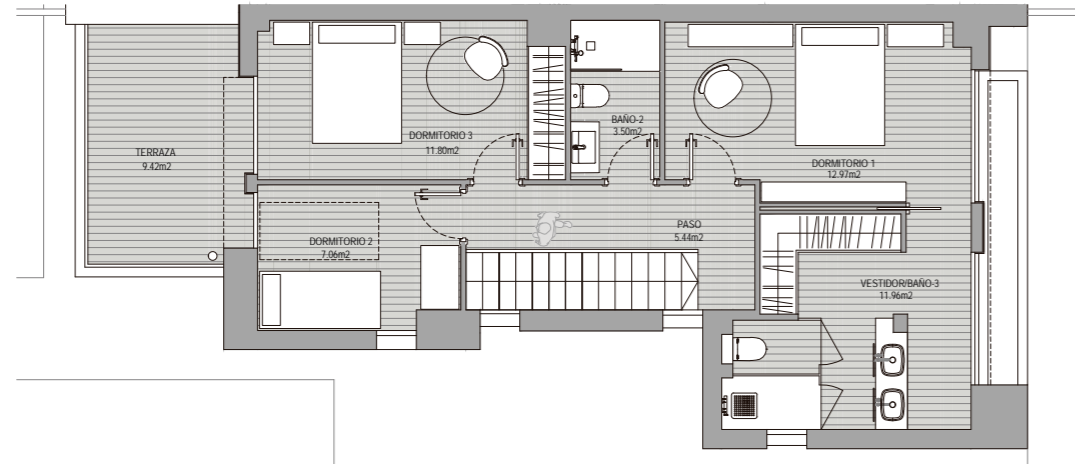


# Every corner of your new *home*

PLANS AND TYPOLOGIES

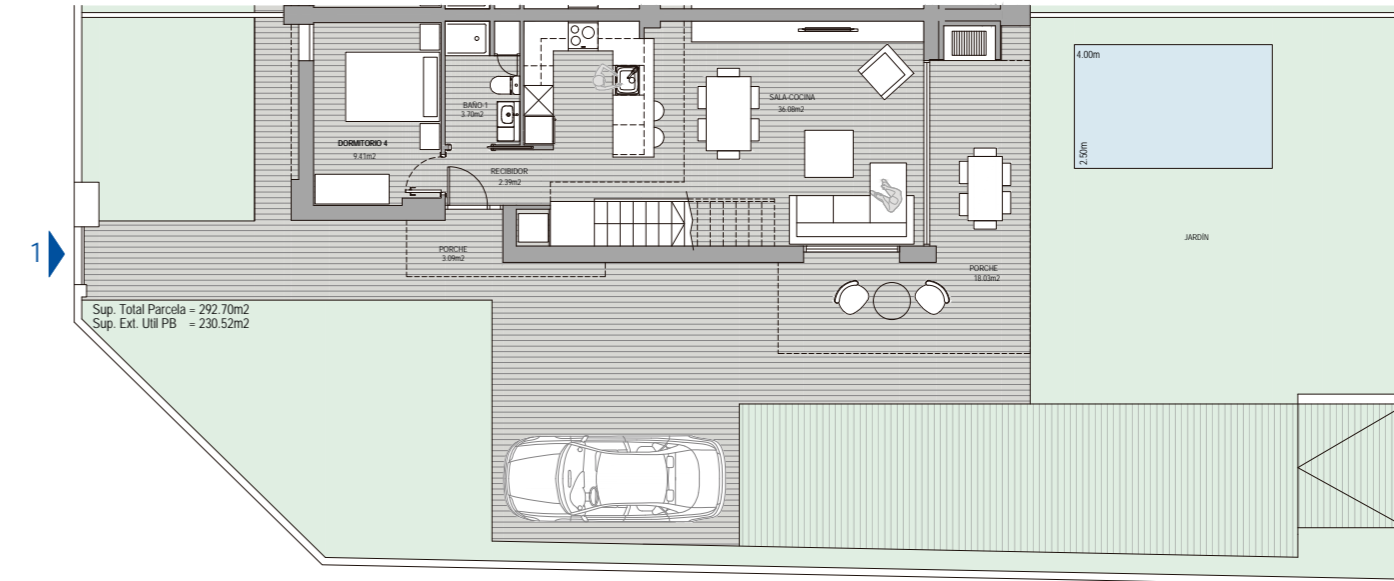
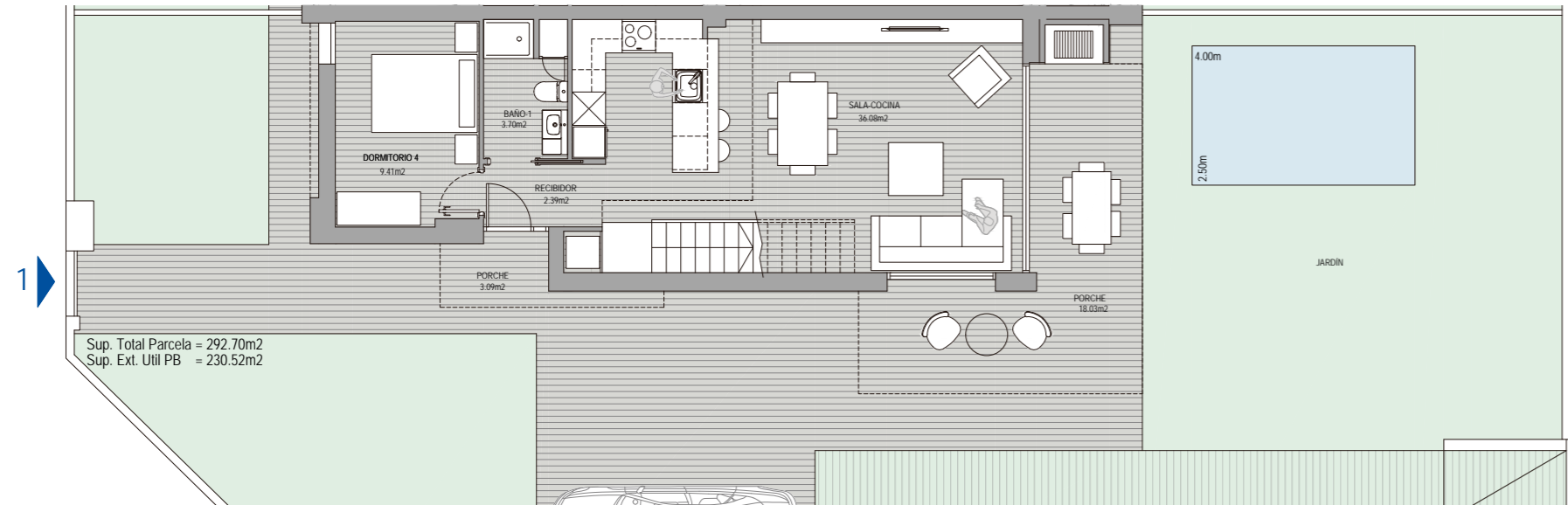
Our priority is your comfort. We have built homes with the best qualities so all you have to worry about is living the life you deserve.



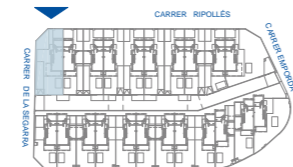


VIVIENDA 1	SUP.CONSTR.	SUP.ÚTIL
Recibidor		2,39 m <sup>2</sup>
Sala-Cocina		36,08 m <sup>2</sup>
Dormitorio 1		12,97 m <sup>2</sup>
Dormitorio 2		7,06 m <sup>2</sup>
Dormitorio 3		11,80 m <sup>2</sup>
Dormitorio 4		9,41 m <sup>2</sup>
Paso		5,44 m <sup>2</sup>
Baño 1		3,70 m <sup>2</sup>
Baño 2		3,50 m <sup>2</sup>
Vestidor/Baño 3		11,96 m <sup>2</sup>
<b>Total sup. (sin terraza)</b>	<b>131,38 m<sup>2</sup></b>	<b>104,31 m<sup>2</sup></b>
Porches PB		21,12 m <sup>2</sup>
Terraza P1		9,42 m <sup>2</sup>

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<b>CASA 1</b>	<b>TOTAL SUP. CONSTRUIDA</b> (sin terraza)	<b>131,38 m<sup>2</sup></b>
	<b>TOTAL SUP. ÚTIL</b> (sin terraza)	<b>104,31 m<sup>2</sup></b>
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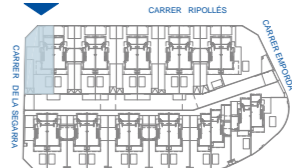


0 0,5 1 2 3 4 5  
 ESCALA: 1/75 DIN A3 \* Electrodomésticos no incluidos

Las áreas detalladas en esta memoria corresponden al proyecto básico redactado y pendiente de aprobación por el Ayuntamiento de Mont-Roig. Las superficies definitivas, así como distancias a los límites de parcela y vecinos, pueden sufrir pequeñas variaciones por exigencias municipales.

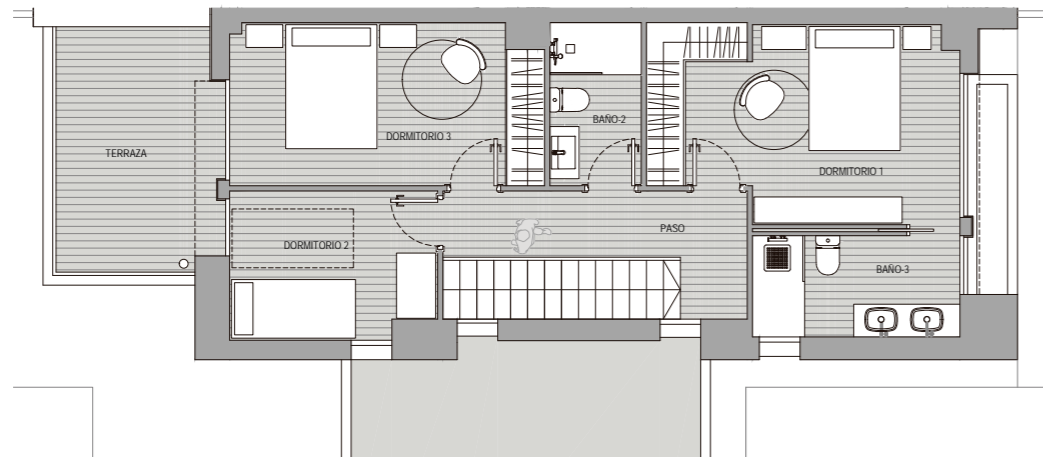


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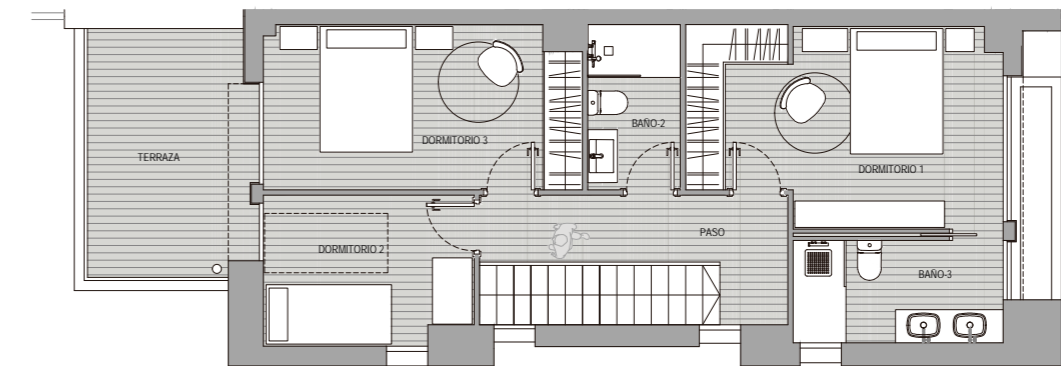


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 ESCALA: 1/75 DIN A3 \* Electrodomésticos no incluidos

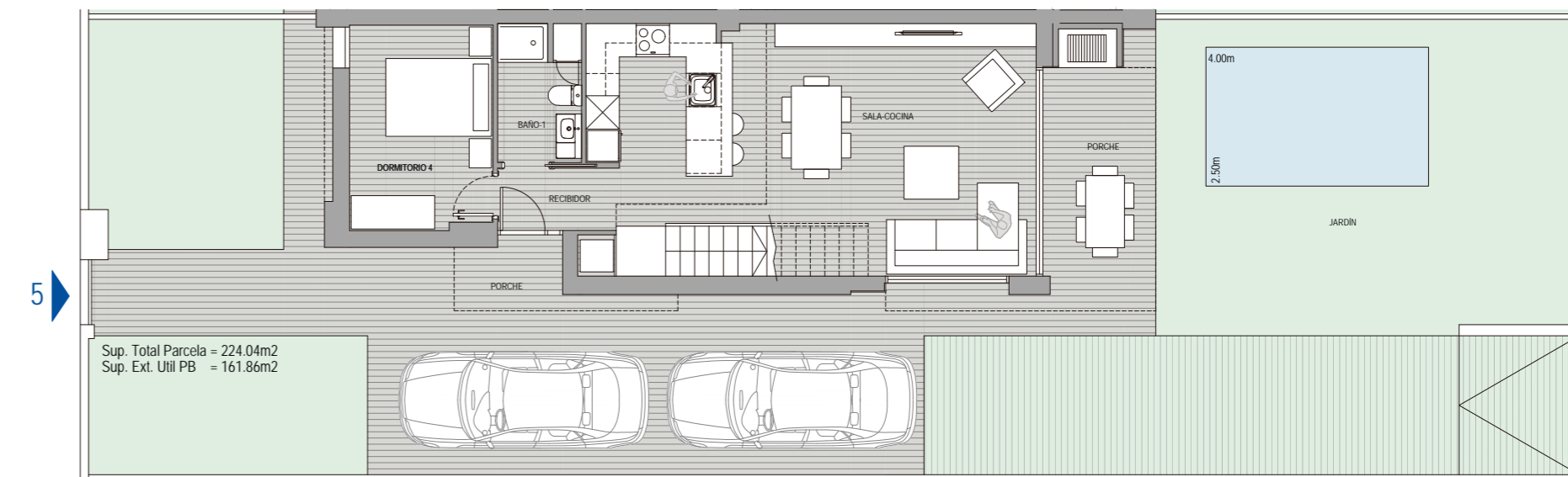
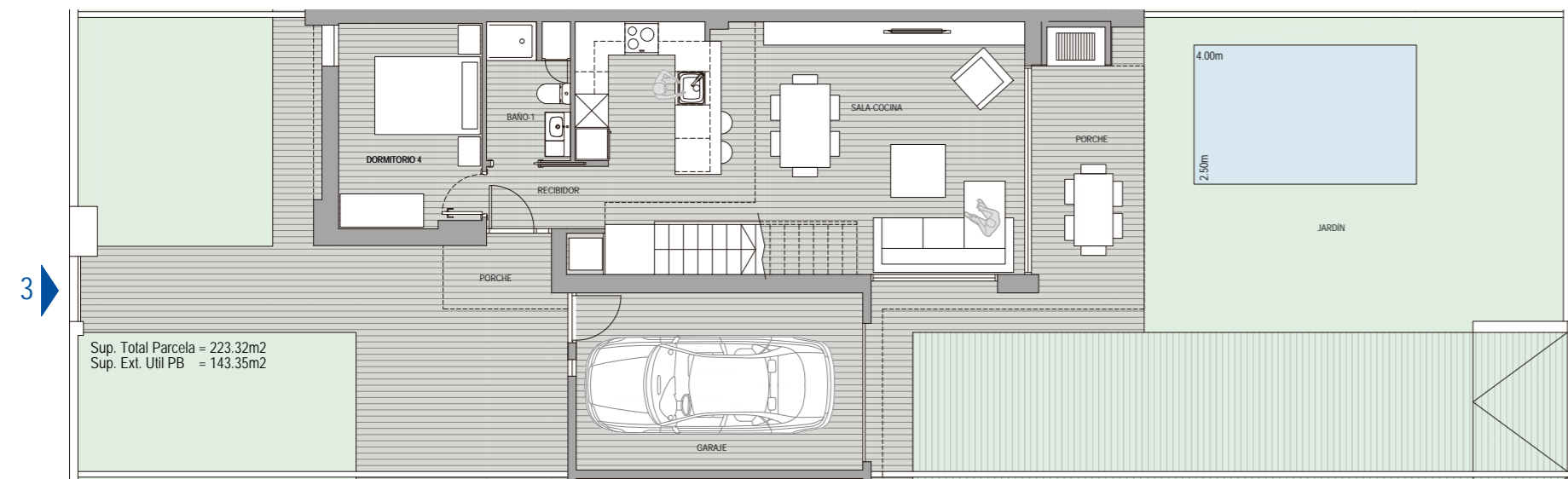
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VIVIENDA 3	SUP.CONSTR.	SUP.ÚTIL
Recibidor		2,39 m <sup>2</sup>
Sala-Cocina		36,08 m <sup>2</sup>
Dormitorio 1		13,72 m <sup>2</sup>
Dormitorio 2		7,06 m <sup>2</sup>
Dormitorio 3		11,80 m <sup>2</sup>
Dormitorio 4		9,41 m <sup>2</sup>
Paso		5,70 m <sup>2</sup>
Baño 1		3,70 m <sup>2</sup>
Baño 2		3,50 m <sup>2</sup>
Baño 3		4,93 m <sup>2</sup>
Garaje		16,42 m <sup>2</sup>
<b>Total sup. (sin terraza)</b>	<b>142,09 m<sup>2</sup></b>	<b>114,71 m<sup>2</sup></b>
Porches PB		12,72 m <sup>2</sup>
Terraza P1		9,42 m <sup>2</sup>



VIVIENDA 5	SUP.CONSTR.	SUP.ÚTIL
Recibidor		2,39 m <sup>2</sup>
Sala-Cocina		36,08 m <sup>2</sup>
Dormitorio 1		13,72 m <sup>2</sup>
Dormitorio 2		7,06 m <sup>2</sup>
Dormitorio 3		11,80 m <sup>2</sup>
Dormitorio 4		9,41 m <sup>2</sup>
Paso		5,70 m <sup>2</sup>
Baño 1		3,70 m <sup>2</sup>
Baño 2		3,50 m <sup>2</sup>
Baño 3		4,93 m <sup>2</sup>
<b>Total sup. (sin terraza)</b>	<b>124,30 m<sup>2</sup></b>	<b>98,29 m<sup>2</sup></b>
Porches PB		13,21 m <sup>2</sup>
Terraza P1		9,42 m <sup>2</sup>



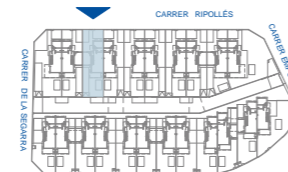
**CASA 3**

**TOTAL SUP. CONSTRUIDA (sin terraza) 142,09 m<sup>2</sup>**

**TOTAL SUP. ÚTIL (sin terraza) 114,71 m<sup>2</sup>**

Porches PB 12,72 m<sup>2</sup>

Terraza P1 9,42 m<sup>2</sup>



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ESCALA: 1/75 DIN A3 \* Electrodomésticos no incluidos

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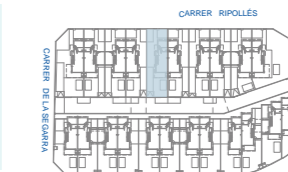
**CASA 5**

**TOTAL SUP. CONSTRUIDA (sin terraza) 124,30 m<sup>2</sup>**

**TOTAL SUP. ÚTIL (sin terraza) 98,29 m<sup>2</sup>**

Porches PB 13,21 m<sup>2</sup>

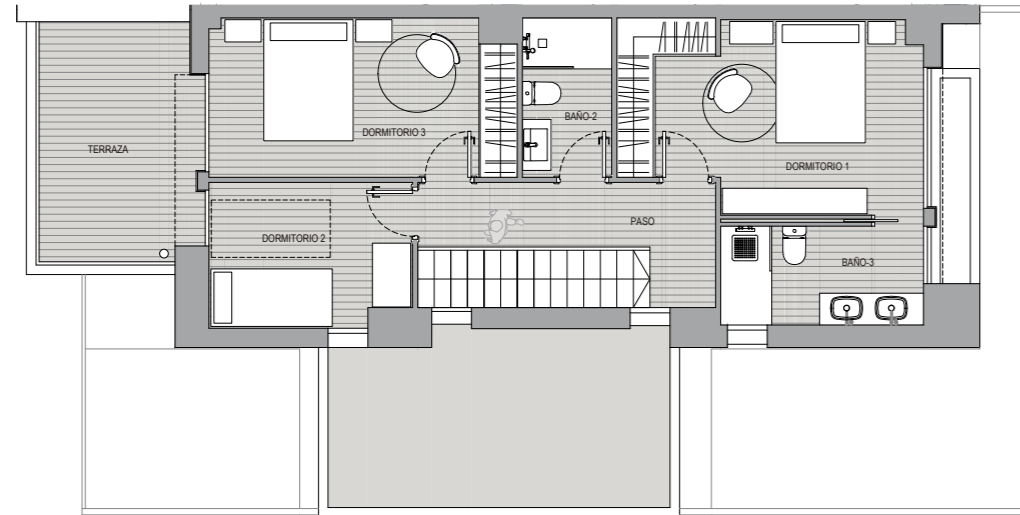
Terraza P1 9,42 m<sup>2</sup>



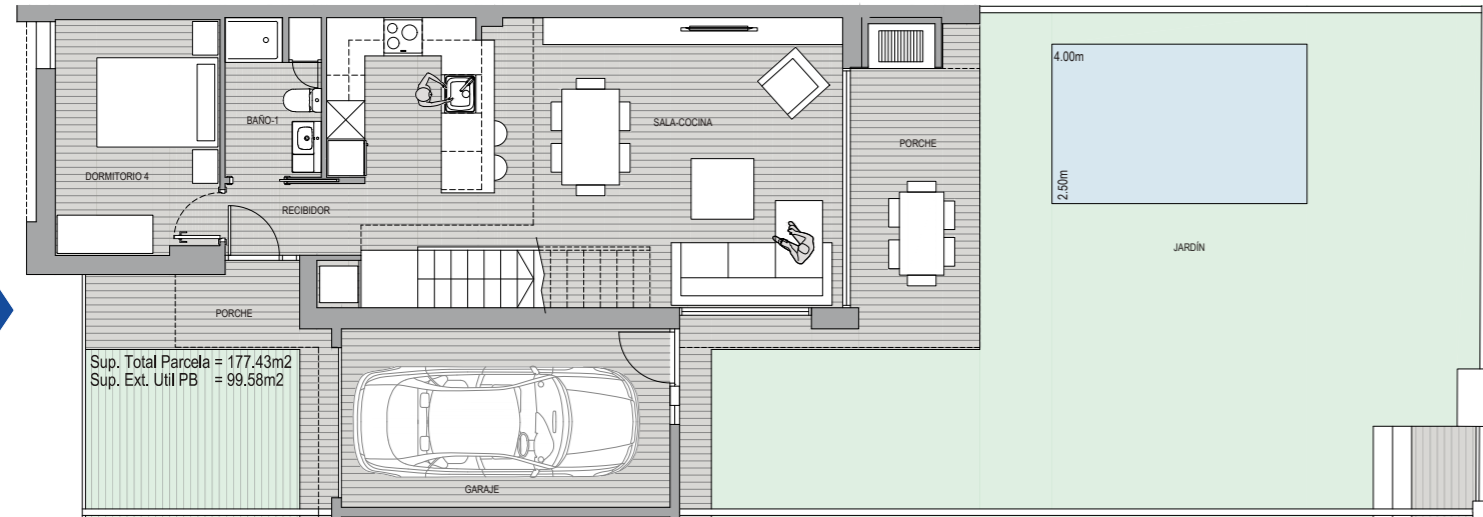
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ESCALA: 1/75 DIN A3 \* Electrodomésticos no incluidos

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VIVIENDA 13	SUP.CONSTR.	SUP.ÚTIL
Recibidor		2,39 m <sup>2</sup>
Sala-Cocina		36,08 m <sup>2</sup>
Dormitorio 1		13,72 m <sup>2</sup>
Dormitorio 2		7,06 m <sup>2</sup>
Dormitorio 3		11,80 m <sup>2</sup>
Dormitorio 4		9,41 m <sup>2</sup>
Paso		5,70 m <sup>2</sup>
Baño 1		3,70 m <sup>2</sup>
Baño 2		3,50 m <sup>2</sup>
Baño 3		4,93 m <sup>2</sup>
Garaje		14,42 m <sup>2</sup>
<b>Total sup. (sin terraza)</b>	<b>142,09 m<sup>2</sup></b>	<b>112,71 m<sup>2</sup></b>
Porches PB		12,72 m <sup>2</sup>
Terraza P1		9,42 m <sup>2</sup>



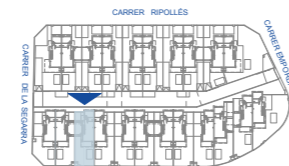
13

Sup. Total Parcela = 177,43m<sup>2</sup>  
Sup. Ext. Util PB = 99,58m<sup>2</sup>

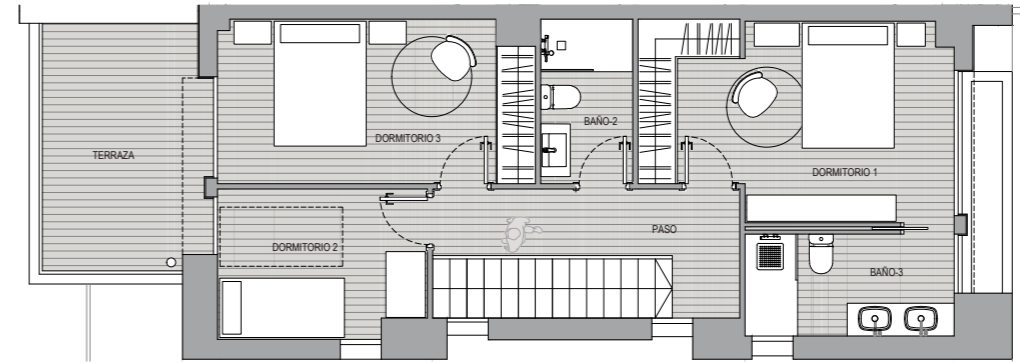


**CASA 13**

TOTAL SUP. CONSTRUIDA (sin terraza)	<b>139,97 m<sup>2</sup></b>
TOTAL SUP. ÚTIL (sin terraza)	<b>112,71 m<sup>2</sup></b>
Porches PB	12,72 m <sup>2</sup>
Terraza P1	9,42 m <sup>2</sup>

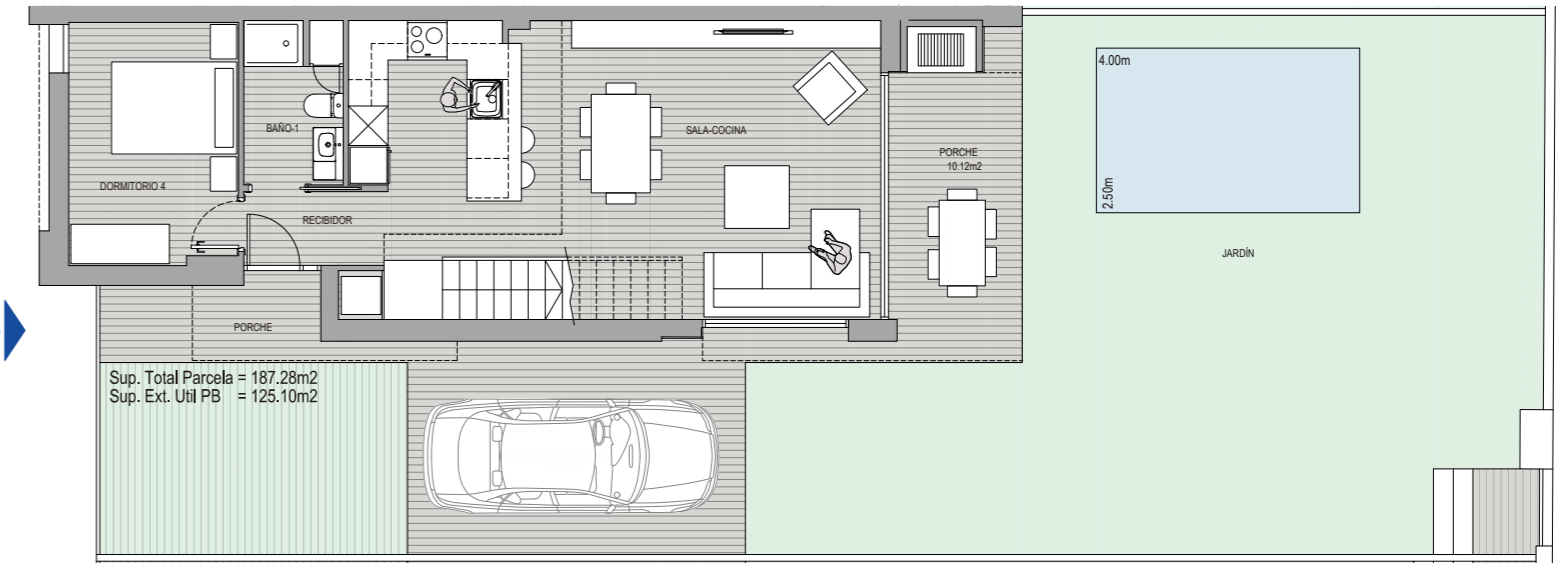


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VIVIENDA 5	SUP.CONSTR.	SUP.ÚTIL
Recibidor		2,39 m <sup>2</sup>
Sala-Cocina		36,08 m <sup>2</sup>
Dormitorio 1		13,72 m <sup>2</sup>
Dormitorio 2		7,06 m <sup>2</sup>
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Dormitorio 4		9,41 m <sup>2</sup>
Paso		5,70 m <sup>2</sup>
Baño 1		3,70 m <sup>2</sup>
Baño 2		3,50 m <sup>2</sup>
Baño 3		4,93 m <sup>2</sup>
<b>Total sup. (sin terraza)</b>	<b>124,30 m<sup>2</sup></b>	<b>98,29 m<sup>2</sup></b>
Porches PB		13,21 m <sup>2</sup>
Terraza P1		9,42 m <sup>2</sup>

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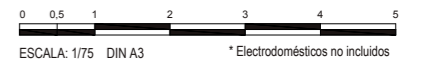
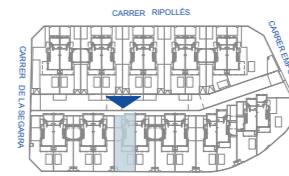


Sup. Total Parcela = 187,28m<sup>2</sup>  
Sup. Ext. Util PB = 125,10m<sup>2</sup>



**CASA 15**

TOTAL SUP. CONSTRUIDA (sin terraza)	<b>124,30 m<sup>2</sup></b>
TOTAL SUP. ÚTIL (sin terraza)	<b>98,29m<sup>2</sup></b>
Porches PB	13,21 m <sup>2</sup>
Terraza P1	9,42 m <sup>2</sup>



Las áreas detalladas en esta memoria corresponden al proyecto básico redactado y pendiente de aprobación por el Ayuntamiento de Mont-Roig. Las superficies definitivas, así como distancias a los límites de parcela y vecinos, pueden sufrir pequeñas variaciones por exigencias municipales.



# A real *paradise*

## SPECIFICATIONS

**Sunset** has an architectural design that reflects the charm of the Mediterranean. This aesthetic is achieved through the careful selection of high-quality materials and finishes, with the aim of offering you a superior level of comfort and convenience.



**STRUCTURAL ELEMENTS**

Foundation elements and reinforced concrete structure.

**FAÇADES**

Façade executed using SATE system with high thermal and acoustic insulation combined with decorative elements. Self-supporting interior coating of laminated plasterboard.

**PARTITIONS AND CEILINGS**

Separation between homes formed by brick masonry and double self-supporting cladding of laminated plasterboard, with thermal and acoustic insulation.

Interior distribution of homes with a self-supporting frame partition of laminated plasterboard and thermal and acoustic insulation. In humid areas, water-repellent plates will be used.

Smooth false ceiling with laminated plasterboard throughout the home and on the exterior porches, except in humid areas which will have removable slats.

**TERRACES AND DECKS**

Flat non-passable roof with thermal insulation. Terraces finished with non-slip ceramic stoneware.

**EXTERIOR CARPENTRY**

Lacquered aluminium exterior carpentry with thermal break. Low emissive double glazing with interior air chamber and high performance in energy efficiency and acoustic comfort.

Sliding balcony doors leading to terraces. Tilt-and-turn windows and swing doors in the rest of the house.

**INTERIOR CARPENTRY**

Entrance door to the home with three-point security lock and anti-pry hinges.

White lacquered interior wooden doors.

**PAVEMENTS AND TILES**

Floating laminate interior flooring with AC5 hardness. Porcelain stoneware in humid areas.

Premium quality ceramic tiling on bathroom and toilet walls.

Interior staircase with metal structure, painted white, and wooden steps.



**CONCRETE**  
**WOOD**  
**CERAMIC**



**QUARTZ RESIN**  
**PORCELAIN**  
**BRICK**



### **PAINTING**

In homes, false ceilings and uncoated walls will be finished with smooth plastic paint.

### **KITCHEN FURNITURE AND HOME APPLIANCES**

Kitchen equipped with modular cabinets with white finished doors.

Kitchen countertop and front made of Silestone-type quartz resins or similar.

Undercounter stainless steel sink, with single-lever taps.

### **AIR CONDITIONING AND SANITARY HOT WATER**

Domestic hot water with individual aerothermal system.

Air conditioning with individual aerothermal system through ducts.

Permanent ventilation system according to CTE.

White sanitary fixtures, porcelain toilets with cushioned lids, extra-flat resin shower trays, thermostatic taps in showers.

Furniture and sink set in bathrooms and toilets, with single lever taps and installed mirror.

Induction hob, electric oven, microwave and extractor hood. BOSCH brand or similar.

### **ELECTRICITY AND TELECOMMUNICATIONS**

The development will comply with the Low Voltage Regulation.

LED lighting installed on the ceiling of bathrooms and kitchen.

TV and telephone/internet sockets in living room, kitchen and bedrooms. Data collection in living room and master bedroom.

Installation of hands-free electronic intercom.

The terraces will be equipped with lighting according to their dimensions and an electrical outlet on the ground floor. Installation of television outlets on the ground floor porch.

Basic home automation kit will be fitted. Pre-installation for satellite dish.

Pre-installation of vehicle charging in the parking area.

### **OUTDOOR AND COMMON AREAS**

Night lighting with automatic on/off control.

Access to the residential complex through main door with remote control.

Access to homes through automatic doors for vehicles and pedestrians.

Road and pedestrian traffic accesses with printed concrete pavements.

Combined separations of plant fence, simple twist mesh and metal construction fence.

Private garden with swimming pool and artificial grass.

Outdoor cassette-type fireplace on the ground floor porch.







**Gómez Asociados**

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DEVELOPED BY:



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[sunset@gomezasociados](mailto:sunset@gomezasociados).