

GRAN CANET

Mediterranean Essence



Welcome to Gran Canet

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Let us introduce you to *“Gran Canet Residencial”*, an exclusive complex where you can enjoy one of the last undiscovered corners of the Mediterranean.

An extraordinary location where **the Coast of Valencia and the “Costa del Azahar”** (Orange Blossom Coast) meet combining the best of both destinations.

With highest quality standards, surrounded by unequaled panoramic views and sensational finishes, **“Gran Canet”** will allow you to enjoy the essence of the Mediterranean, a unique life style where you won’t have to say no to anything.

No doubt the best place to establish your new home, and meant for year-round living.





Elegance and uniqueness

A unique project in contemporary architectural style with a strong Mediterranean character based on elegance and uniqueness.

Each home has **large terraces** perfectly connected to the living room area creating **magnificent views** that can be enjoyed from inside and a sense of flowing space that makes every room special.

That special indoor-outdoor connection lets you **enjoy the outdoor space** all year-round.

You may choose from a variety of floorplans to find the home that best adapts to the needs of your family.

Mediterranean Light

From the wide terraces you will live unforgettable moments to share with those you cherish.

At “**Gran Canet**” each home is designed to offer a special life style, enjoying the fantastic climate of the area with summers extending practically all year.

Each home has **large terraces with panoramic views**, filling the interior with light and improving the feeling of comfort.

Waking up as the sun rises over the Mediterranean or enjoying a magical evening with the sun setting behind the Sierra Calderona, is a luxury you won't want to miss.



Open Spaces

The living area has been designed with contemporary criteria and in a style in which **comfort and enjoyment** come first. It is perfectly connected with the terrace that allows to enjoy interesting visual perspectives from inside and provides a sense of extended spaces.

The flooring contributes a sense of continuity and a flowing sensation. The rooms are painted in soft colors and the connecting doors in white lacquer combine perfectly with the **light, elegance and uniqueness** of the entire project.

The “tilt and turn” windows, the climate control installation and the lighting that comes with the home, are details that are conceived and included to provide maximum comfort. Your home is ready from the first day.

Bright Rooms

The contemporary elegance of the entire project can also be found in the **carefully designed bedrooms and baths.**

The “en suite” master bedrooms open directly to the terraces **with spectacular views of the surrounding area and an abundance of natural light.**

For the bathrooms you may choose from several combinations of soft hues as part of the personalization program designed for you.

The kitchen is the heart of the home designed to form an open space with the living area.

The kitchens are modern, bright and functional. They are equipped with prestigious top-brand appliances and designed to be easy to use, with every detail to make them harmonious with the rest of the home.





Leisure and Relax

The essence and color of the Mediterranean will be yours with over 7600 m2 of exclusive communal areas and 800 m2 of pools.

Enjoy **the extensive gardens in Mediterranean style** with carefully selected natural elements where native species prevail in the design for a perfect integration in the environment: aromatic herbs, bougainvilleas, jasmine, orange trees, lemon trees, palm trees; Mediterranean colors and aromas are the predominant note.

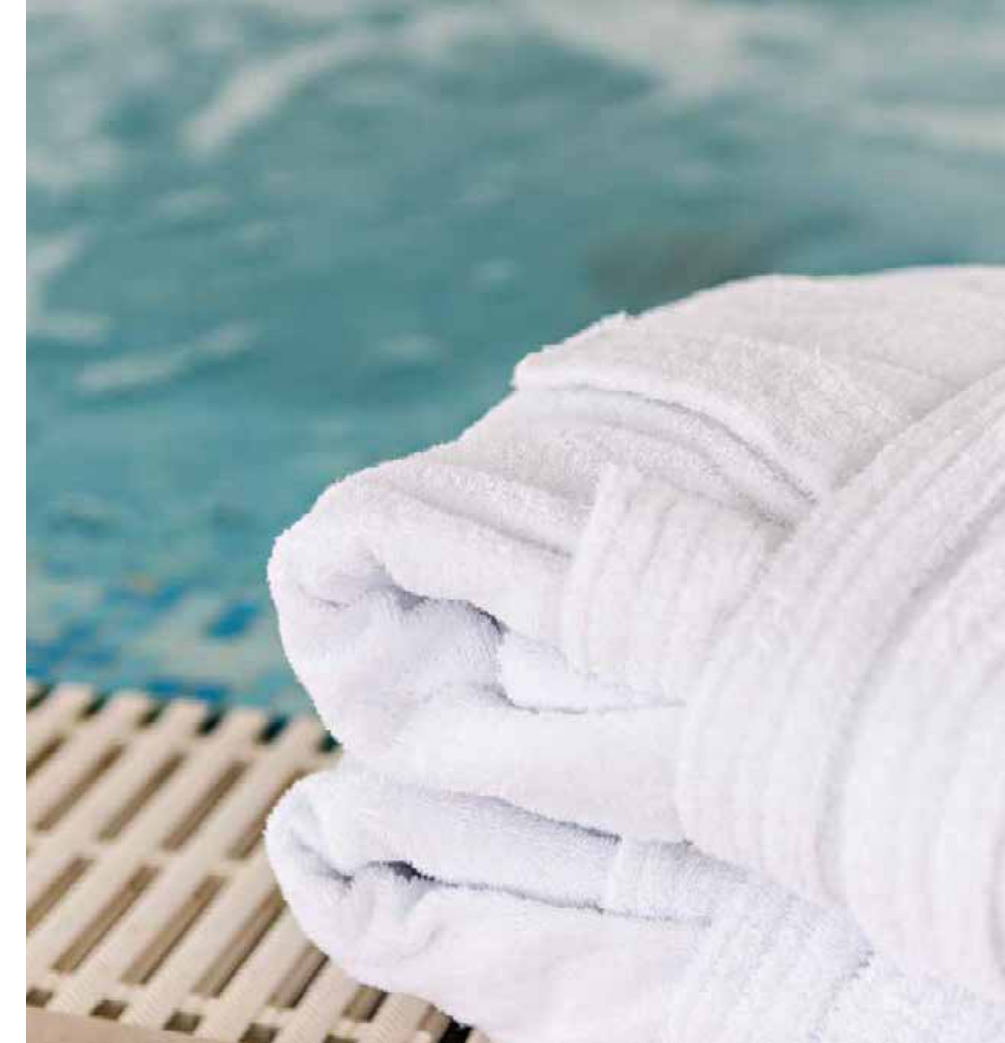
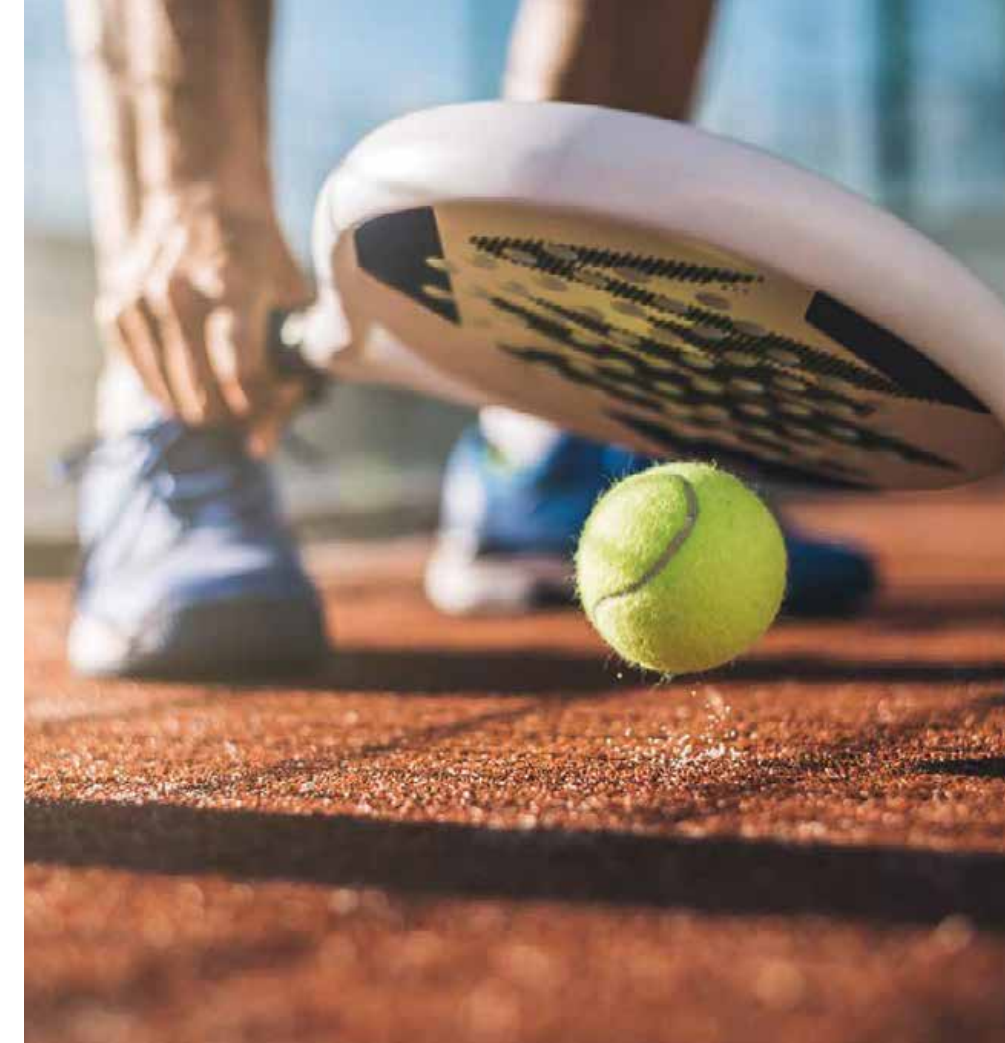
The great pool with beach-type access and the solarium as well as the children's pool for the younger one's fun.

Next to the pool there is a multi-purpose room where you will be able to celebrate and enjoy special moments with your friends and family.

The gym, completely equipped with training machines, will give you the chance to enjoy a healthy life style. And, if you prefer, you can relax mind and body in the spa area with sauna water jets and whirlpool all year round.

“Gran Canet” also has a sports area, 2 paddle-tennis courts and children’s playground.

Enjoy the magnificent views from the exclusive roof-top terrace on the 20th floor, **with gastro bar and infinity pool**. Let yourself be carried away by the impressive panorama overlooking the coast line.





A location of reference

Canet D'En Berenguer has plenty to offer: over 300 days of sunshine per year, over 10 Km of wide beaches with sand dunes, crystal clear water, and fine sand have made it to be named **the best beach** in Spain for 2 consecutive years.

Its marina, its great amount of restaurants and bars and the well cared for natural habitat between **Espadan and La Calderona** Sierras, make this location one of the best on the coast of Valencia where leisure and sports, history and culture, and many tourism opportunities come together to form the essence of Mediterranean life.



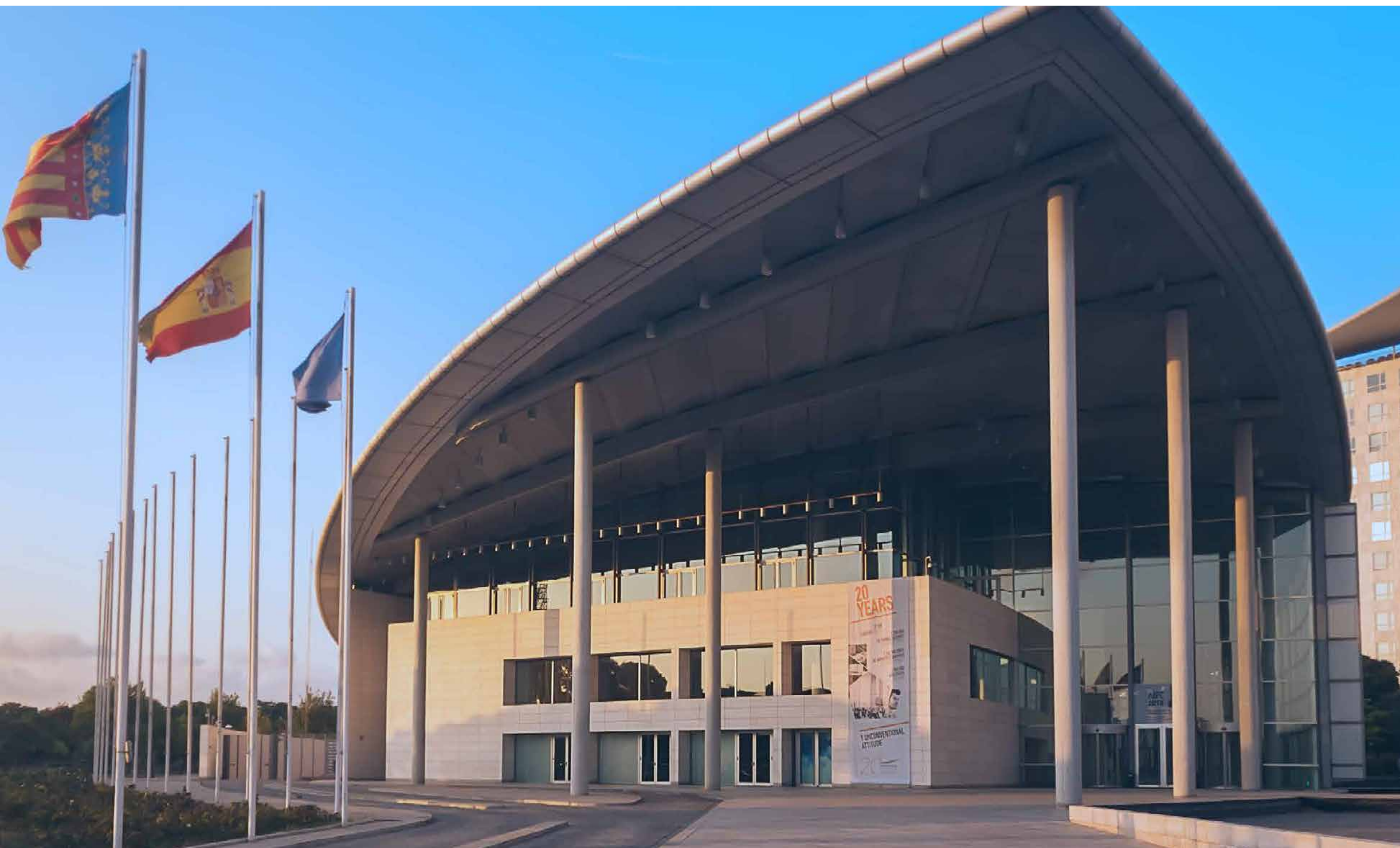
Valencia

Only 25 minutes away, **Valencia** is a city open to the world thanks to its excellent transportation. History and modern times combine in the city with singular landscapes such as the Albufera Natural Park, the birth place of the city's rice tradition.

Valencia means fusion. You have at your reach the largest historical center in Europe with architectural master pieces like the Silk "Lonja" or the Central Market, traditional neighborhoods with a deep Mediterranean essence like the Malvarrosa or Cabañal, in contrast with state of the art architecture in the "City of Arts and Science" or the Royal Marina.

Valencian gastronomy combines its most traditional dishes, based on rice and seafood and horticultural produce, with the most refined and cosmopolitan internationally acknowledged cuisine.





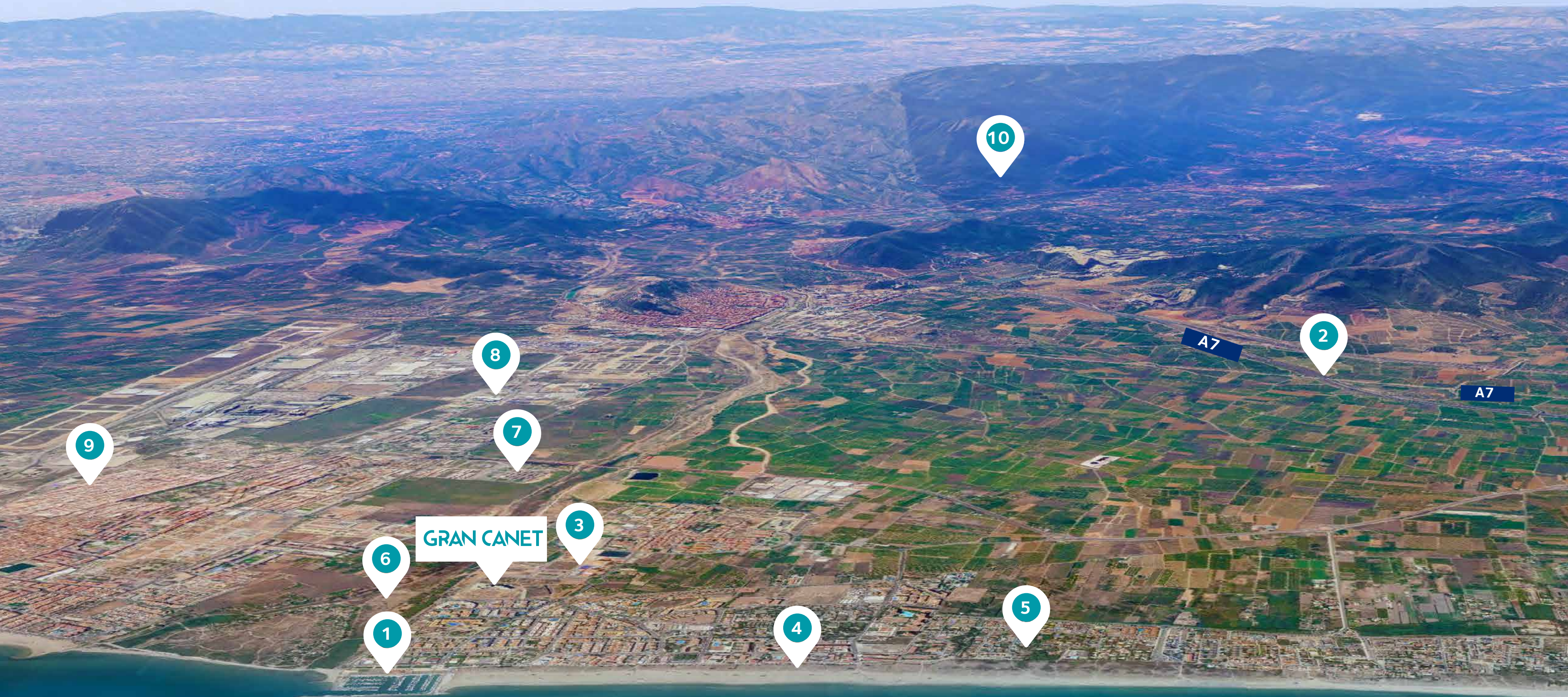
Infrastructures: Valencia has a strategic location due to its vast transportation network as well as to its cultural centers of international relevance.

Valencia is connected by road directly with any point in Spain and Europe. **The AVE train station** offers a wide network of high-speed train connections.

The port of Valencia has been historically open to the world by sea, today it is an obliged destination for cruise ships and recreational boats. **Its airport** has direct flights to 20 cities in Spain and over 60 European destinations.

Valencia Trade Fair, one of the most important fairs in Europe for its size and modern facilities, evidences the well-known entrepreneurial character of Valencian society.

The Convention Center was designated the best in the world in 2018. It continually hosts business and musical events in a spectacular venue designed by the prestigious architect Norman Foster.



Valencia / 25 min

Parador El Saler Golf Club / 48 min

Escorpion Golf Club / 34 min

El Bosque Golf Club / 45 min

Valencia airport / 31 min

Joaquin Sorolla AVE train station / 31 min

1. Canet Marina and Golf Club / 3 min
2. AP 7 and V 21 / 4 min
3. Camarena Canet Bilingual School / 1 min
4. Over 10 Km. of beaches
5. Nautical activities / 5 min

6. Palencia River Protected Natural Area / 1 min
7. Sagunto Hospital / 9 min
8. L'Epicentre Mall / 10 min
9. Parc Sagunt Logistic Park / 12 min
10. Sierra Calderona Natural Park / 60 min

Castellon / 38 min

Costa de Azahar Golf Club
/ 42 min

Mediterraneo Golf Club / 52 min

Castellon airport / 49 min



CAPITAL MANAGEMENT

Ibero Capital Management has a great capacity in organizing and managing investments, asset financing and real estate developments.

More than 100.000 million euros of financing and development of more than 7.000 homes. A highly experienced team provides strength and rigor to all the projects in which it participates.



MANAGER

Insignia Urbana integral project management backed by over 40 years of experience in the real estate sector through “Avanza Urbana Siglo XXI” and Vitae Group.

The specific needs and characteristics of each client are of key importance in the development of their management which is focused on providing valuable real estate solutions.



ARCHITECT

Nebot Arquitectos is a company born in 1981 specialized in overall planning followed by the development of building projects and execution of urban planning and civil work. It also acts in the field of engineering, offering total service.

Their know-how has been applied to many different types of projects and they have worked in various fields: residential, hotels, cultural, health, industrial and commercial.

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www.grancanet.com

While construction is in course the project manager will have the right to make any necessary changes or modifications due to technical, administrative or commercial reasons or to the availability of materials. In no case will this mean a decrease of qualities. The images and photographs do not have contractual nature and are merely illustrative, they can be subject to possible modifications for the above mentioned reasons. The furniture and decorations shown are merely decorative and are not included in the price.