



Living Natura

B R E A T H E

EXPERIENCE LIVING **NATURA**

LIVE IN HARMONY WITH
NATURE

Escape the routine and stress of urban life. Live in a place surrounded by tranquillity and security, but close to the comforts of the city.



26 semi-detached villas and two detached villas with private plot in a privileged environment and surrounded by nature.

Recharge your energy and rest in a relaxing atmosphere. What's more, at just a few minutes from Madrid, the location means you'll be close to everything you need. Experience life in harmony with nature very close to Madrid and rejuvenate your spirit. Where your loved ones await you, where you can rest, live and breathe....

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THE PERFECT LOCATION

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IN **LOS JARALES**, WHERE THE PACE OF LIFE IS SLOW

A quiet place to live with your family, but without relinquishing proximity to the big city.

LIVING NATURA is just a stone's throw away from the Sierra de Guadarrama and only 20 minutes from Madrid, offering a perfect environment for those looking for a life in harmony with nature and tranquillity.

It has a great educational offer with prestigious schools in the surrounding area such as **San Ignacio de Loyola School**, **Green Stone British International School**, **Waldorf Artabán** (just a few metres away), **Dragon American School**, etc., as well as nursery schools and kindergartens such as **Moma Nature Montessori**.

In addition, both Galapagar and Torrelodones have many attractions and activities to enjoy at any time of the year.

The vibrant cultural life of these two enclaves offers you the opportunity to enjoy a wide range of leisure activities. Experience the best of both worlds between Torrelodones and Galapagar, where tranquillity and proximity to the city are perfectly balanced.

In terms of historical and cultural heritage, the old quarter of Torrelodones boasts a collection of historic buildings including the Church of San Ignacio de Loyola, the Town Hall and the Casa de la Cultura. The Torre de los Lodones is also of interest – this medieval tower built in the 13th century is located in the highest part of the town.



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Galapagar is a town with a rich historical and cultural heritage that spans centuries of history. From ancient civilisations to the present day, Galapagar is a place where different cultures have left their mark.

One of the highlights of Galapagar's historical heritage are its castles and fortresses. Colmenar Viejo Castle, Torrelodones Castle and Almenara Castle are some of the most outstanding examples of military architecture from the Middle Ages. In Galapagar you will also find some examples of the religious architecture of the period, such as the Church of the Asunción de Nuestra Señora.



A LOT TO DO A LOT TO EXPERIENCE

The immediate surroundings of LIVING NATURA feature numerous places of interest to visit.



Cuenca Alta del Manzanares Nature Reserve: protected area that is home to a large amount of native flora and fauna.

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Atazar reservoir: offering water activities such as fishing and paddle surfing, as well as trails for walking and enjoying the views.

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Sierra de Guadarrama National Park: this beautiful park offers a wide variety of natural landscapes and routes for hiking and enjoying nature.



Gastronomy is another of the attractions of Torrelodones and Galapagar, which feature a wide range of bars and restaurants where you can taste the traditional cuisine of Madrid, the wines of the region, as well as dishes from other regions of Spain.

Torrelodones offers numerous options for people of all interests, from concerts and shows at the Casino Gran Madrid to sporting activities such as golf or tennis at the local clubs. It is also possible to enjoy an afternoon of shopping both in the traditional local shops and in shopping centres such as Espacio Torrelodones, La Gardenia or Parquelagos, which have a wide variety of shops and restaurants.

Galapagar also has a very active cultural agenda, with events such as concerts, plays and exhibitions organised in different cultural spaces in the town.





MADRID

COSMOPOLITAN CITY
JUST 20 MINUTES AWAY

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Madrid is just 20 minutes from LIVING NATURA, and is a vibrant and lively city, offering a wide variety of cultural, leisure and tourism activities for visitors and residents alike.

It is well-known for its numerous museums and temporary exhibitions. The Prado Museum is one of the most famous and houses an impressive collection of works by Spanish and international artists, while the Museo Nacional Centro de Arte Reina Sofía is known for its collection of modern and contemporary art. The Museo Nacional Thyssen-Bornemisza, with one of the largest private art collections in the world, together with the Museo del Prado and the Centro de Arte Reina Sofía forms the area known as the Paseo del Arte.

The city also has a lively nightlife and a wide variety of restaurants and bars where you can enjoy local and international cuisine.

In terms of leisure, it has numerous parks and green spaces where you can enjoy the outdoor life, such as the Retiro Park and the Casa de Campo. It is also known for its wide variety of shops, from the luxury boutiques on Calle Serrano to the more traditional markets and neighbourhood shops.

The city has a rich history and heritage, with numerous historic buildings and monuments dating from medieval times to the present day. Some of the highlights include the Plaza Mayor, the Royal Palace and the Almudena Cathedral.

Madrid is a city that offers a wide variety of cultural, leisure and tourism activities and experiences. With its rich history, gastronomy, art and green spaces, there is always plenty to do and discover.



FROM LIVING **NATURA**
THE WORLD IS AT YOUR FINGERTIPS

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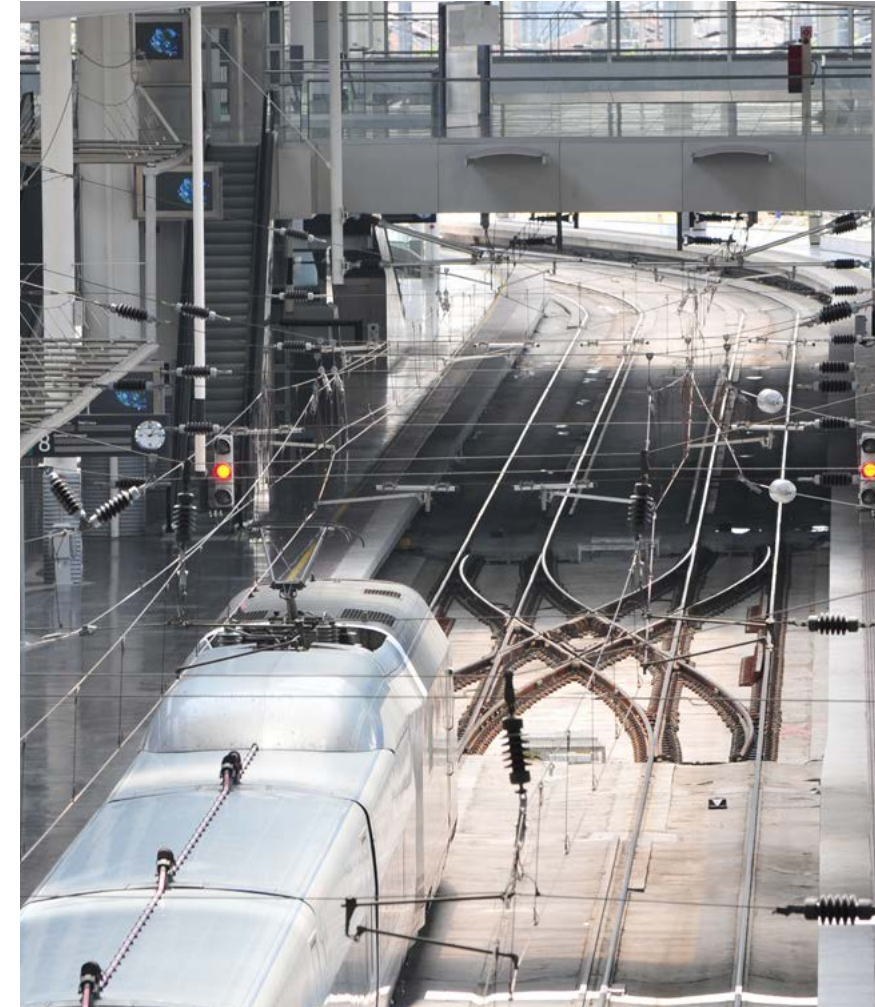
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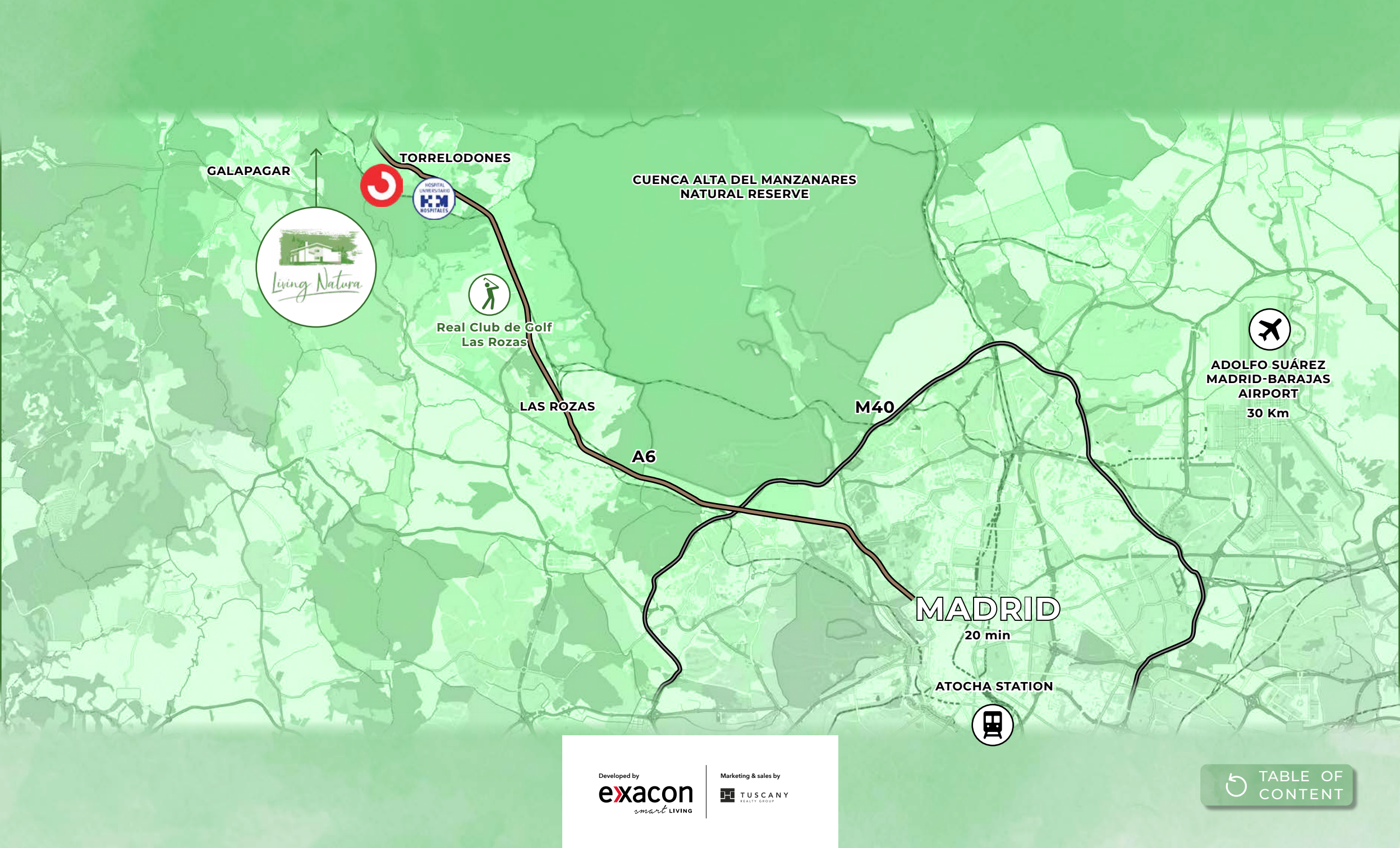
COMMUNICATIONS

LIVING NATURA is located about 25 km north-west of Madrid and connects quickly with the A-6, which takes about 20 minutes by car. In addition, the suburban train station of Torreldones Colonia is less than 1 km away and connects with Atocha station in just over 30 minutes.

The Adolfo Suárez Madrid-Barajas Airport is about 30 kilometres from Torreldones and is easily accessible by both car and public transport. The C-1 commuter train line from Madrid connects Chamartín station with the airport, and 827 bus also offers direct service from Torreldones and Galapagar to the airport.

In short, communications between Torreldones, Galapagar and Madrid are excellent, which makes the area a great place to live.





GALAPAGAR

TORRELOZ

CUENA ALTA DEL MANZANARES
NATURAL RESERVE

Real Club de Golf
Las Rozas

LAS ROZAS

A6

M40

ADOLFO SUÁREZ
MADRID-BARAJAS
AIRPORT
30 Km

MADRID

20 min

ATOCHA STATION

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THE **PROJECT**

LIVING NATURA, ARCHITECTURE AND DESIGN

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26 semi-detached and two detached villas with 3, 4 and 5 bedrooms,

With its contemporary architecture and design, LIVING NATURA offers a unique combination of elegance and comfort.

The interior spaces are relaxing and bright, providing a warm and welcoming atmosphere. The presence of large windows and the ideal orientation of the rooms allow natural light to flood the spaces and create a feeling of spaciousness.







Spacious, quiet and sunny bedrooms make the perfect retreat for contemplating nature and relaxing. Spacious and well-lit spaces to enjoy by day and night.

Bathrooms with excellent ceramic finishes, the perfect place to enjoy your privacy. The perfect lighting, fittings and bathroom accessories come together to create an attractive and functional space.







QUALITY OF LIFE

LIVING NATURA is conceptually designed to reduce energy consumption and to favour the appropriate use of resources, to offer greater and better efficiency of systems and installations, optimising energy use, while protecting the environment and offering homes that bring happiness, well-being, peace and quiet, quality, and comfort.

MAXIMUM EFFICIENCY AND SUSTAINABILITY



The main objective of LIVING NATURA's architectural design is to reduce energy consumption and to make the best use of available resources. To achieve this, we implement state-of-the-art systems and installations that allow us to make the best use of resources and to enjoy the immediate natural surroundings.





In the design process, we paid special attention to thermal insulation, efficient use of materials, acoustic insulation, ecological lighting, and double-flow ventilation together with aerothermal heat recovery. Everything is integrated harmoniously to create sustainable and efficient homes.

Our team of architects and technicians are constantly working to research and develop new solutions that enable responsible use of resources to preserve the environment now and for future generations.



At EXXACON we continually strive to improve our surroundings and the environment, to offer you harmonious spaces that provide sustainable solutions in our projects. An environment that offers more than 300 days of sunshine a year is undoubtedly the most suitable place for the use of solar energy, maximising the sustainability and efficiency of your new home.

You will have the possibility of having a state-of-the-art photovoltaic solar power system, reducing the energy consumption of your new home to a minimum.



PVC joinery.

High thermal efficiency and maximum acoustic insulation.

Thermal break and high-quality double glazing, creating an insulating barrier that reduces heat, cold and noise much more than standard aluminium.

- Increases thermal and acoustic insulation.
- Reduces heating and air conditioning costs
- Eliminates the condensation effect on windows.

Environmentally friendly lighting.

LIVING NATURA is equipped with LED lighting technology to reduce the cost of your electricity bill. LED bulbs last longer than traditional bulbs, with a long life of up to 50,000 hours and consume 80% less energy.

Thanks to the ease of installation and maintenance, they reduce the cost of maintenance, provide greater safety during installation due to the low voltage at which they operate, and generate minimal waste heat.

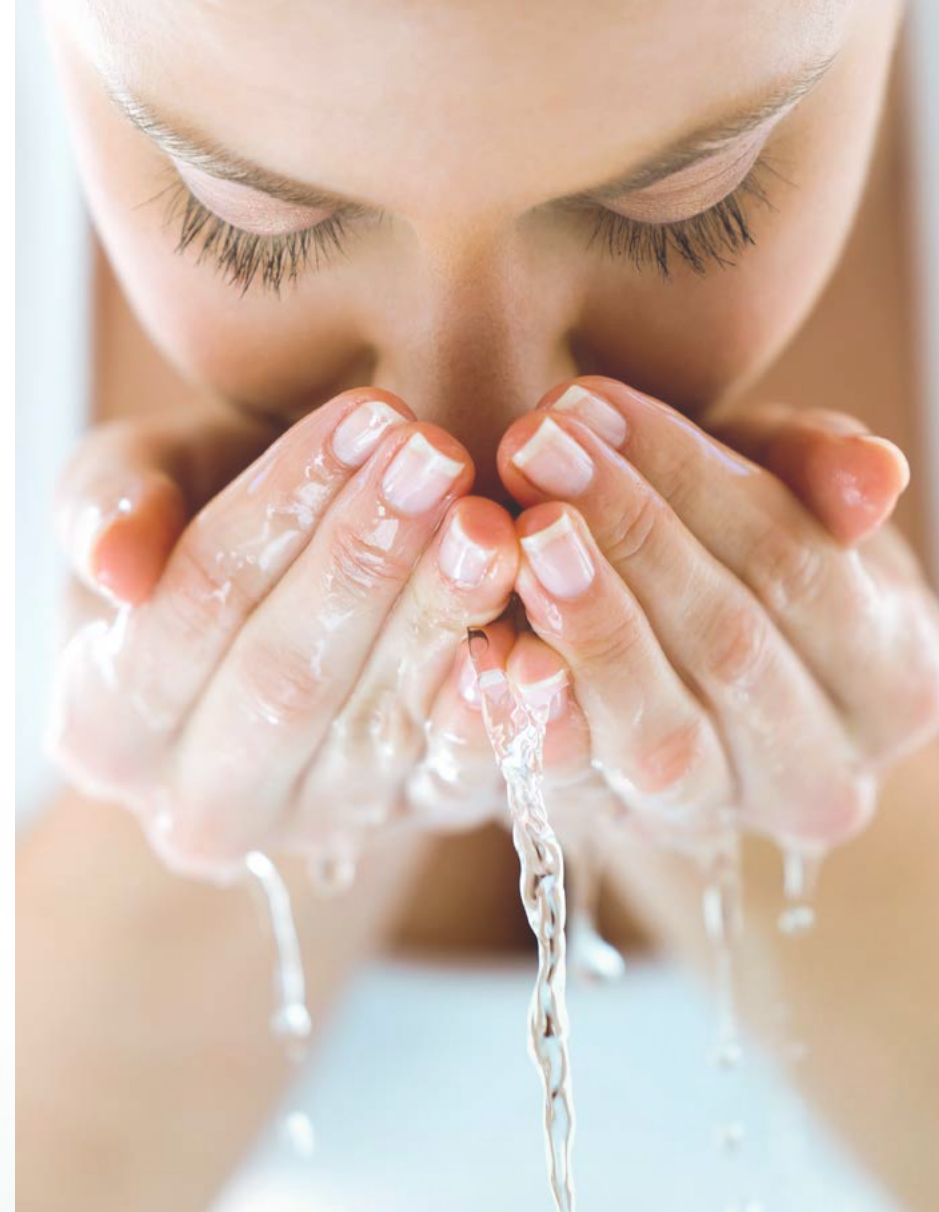


Super-efficient taps and sanitary fittings.

For EXXACON, saving water is more than a concern, it is an obligation. In LIVING NATURA, the taps are equipped with a flow control system which, by mixing the air with the water, transmits the same sensation of comfort of a large flow, but using much less water.

In the communal areas the taps are equipped with a PRESTO system with timer, high efficiency taps with BREEAM, LEED and VERDE certificates, the most prestigious in terms of sustainability.

The sanitary fittings incorporate the ECO dual flush system, saving up to 61% of water.



Aerothermal system.

Aerothermal energy is renewable energy obtained from the environment. It collects cold or hot air from the outside and transfers it to the inside of the house generating heating and hot water in winter and cooling in summer with a very low electrical consumption. Its performance is 5 times more efficient than other systems.

Underfloor heating and cooling with the following benefits:

- Greater comfort, without experiencing feeling of being hot or cold.
- Uniform temperatures.
- Energy savings.
- Beneficial for health.
- Gran rendimiento.
- High performance.



DHW

Domestic Hot Water.

- Efficiency and savings. Produced by aerothermal energy, with the benefits described above.
- Convenience. No need to contract gas supplies or other fuels.
- Inexhaustible energy supply.
- Reduced maintenance.
- Cleanliness.



Ventilation with double flow and heat recovery.

This system is highly efficient. It recovers heat from the air that would otherwise be lost and uses it to heat your home, allowing you to reduce your energy costs and make your home more environmentally friendly. Maximum efficiency, and the best air you can breathe.

To avoid energy loss when opening the windows, a heat recovery system is the ideal solution to increase the degree of comfort and economic savings. By measuring the humidity and concentration of CO2 in the environment, it is possible to control the air inlet and outlet flow rates (odours, feeling of a stuffy environment). This system is able to modulate the operation of the ventilation to generate the lowest electricity consumption and provide greater comfort. It incorporates a high-capacity, high-efficiency filter that prevents dust and pollen from entering the home and diverts CO2 and humidity to the outside.

It saves up to 30% on energy use and greatly reduces the heat demand of the home, as up to 90% of generated heat can be recovered.



EXXACON BESPOKE, CREATE YOUR PERFECT HOME

For the most demanding people who value every detail, we have a complete catalogue of options with innovative and efficient alternatives for every room in the house.

We have thought about the floors, the kitchen, the bathrooms, the bedrooms, the living room, without forgetting the outdoor areas, and we have selected elements that will make your home a paradise designed for leisure and relaxation.

We also take into account the importance of new technologies applied to energy efficiency and sustainability, and that's why we offer you options like the installation of photovoltaic panels that promote self-sufficiency or the installation of a solar charging pack for electric vehicles for those who are most committed to caring for the environment.



Private swimming pool.

Optional

With state-of-the-art Neolysis, you will enjoy maximum water quality after treatment. This system uses an innovative technology where the water goes through a double disinfection process (Ultraviolet and low salinity Salt Electrolysis). The Ultraviolet treatment eliminates those microorganisms that do not disappear with chlorine treatment or other chemical products, combined with the low salinity salt electrolysis, the result is one of the most natural and less aggressive water that you can have in a private pool with maximum safety and with the use of sustainable technology.





Electric vehicle charging point . Optional.

At EXXACON we are investing in the future. Having a charging point in your own home is an increasingly important convenience. We make sure to install safe and efficient charging systems so that you can charge your electric vehicle in the comfort of your own villa.



Photovoltaic installation.

Opcional.

Photovoltaic installations use solar panels to generate energy from sunlight, allowing you to reduce your energy consumption, making your home more sustainable. When production exceeds demand, you can receive payment for the surplus delivered into the grid by negotiating with the electricity company and when you need more energy than you produce you will be supplied by the grid.

- It generates electricity to supply all consumption needs.
- Clean, inexhaustible and renewable energy supply.
- Combats pollution.
- Minimal maintenance.
- Increasingly economical technology.
- Approximate duration of the panels: 30 years.
- Free energy after amortisation (about 3 years).

LIVING**NATURA**APP, FOR INTEGRAL SERVICES

LivingNaturaAPP for integral services is a powerful management and control tool that is unique on the market. It offers a wide range of services for your enjoyment and comfort from the moment you reserve your property.

- **During the purchase process**, You will be able to easily access all the relevant documentation of your home such as plans, manuals, etc...
- **Later** will allow you to:
 - Make reservations in restaurants, golf courses, car rentals, etc...
 - Reserve the shared spaces of the Living Natura amenities.
 - Enjoy the services of the virtual concierge service*.

* Service included for 9 months from date of delivery.



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EXACON TUSCANY

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In addition, **LivingNaturaAPP** offers a comprehensive experience to make your life as a homeowner easier and to provide you with comfort and peace of mind in all aspects of your home and community, allowing you, thanks to its integration with other companies, to carry out tasks such as**:

- Organise your short and long term rentals in a simple way.
- Connect through it with your Community Administrator.
- Manage access authorisations to your property through the custody of keys and much more...

* They require prior agreement and contracting of services with external companies or a physical concierge on the part of the community of owners.

A hand in a pink sweater sleeve reaches out to touch a lavender flower in a field. The background is a soft-focus landscape of rolling hills.

YOUR PRIVATE SPACE IN NATURE

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SPACES FOR **SOCIALIZING**



The communal areas of LIVING NATURA are designed to be the perfect place for strolling, exercising outdoors, enjoying the shared swimming pool or simply sitting and contemplating the natural beauty that surrounds you.

We have designed sustainable landscaping, in keeping with the spirit of the development, following environmental criteria, with natural vegetation recreating a pine forest and surrounded by paths forming an interesting and attractive space for the new residents to live in and enjoy.



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LEAVE IT ALL IN OUR HANDS

Through LIVING NATURA, EXXACON & TUSCANY GROUP make life easier for you, whether yours is a holiday home or a first or second residence.

That means you can concentrate on what is truly important and enjoy life, a holiday or a short stay in your new home; live and savour the small pleasures life has to offer and leave it all in our hands.

With our range of services, we can draw up a customised package according to your needs and expectations.



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BEFORE **PURCHASING** YOUR HOME

- ✓ Market analysis of long and short term property rentals.
- ✓ Advice and management on financing the purchase.
- ✓ Legal advice on the property purchase process.



Rental market analysis.

If rentals are of interest, we will also provide you with:

- ✓ Complete analysis on the Rental Market, both long and short term rentals.
- ✓ An idea of the rental income you will get and how secure your investment will be.
- ✓ Estimated profitability generated by the rental of your home.





Mortgage advice and management.

We have special agreements with Sabadell, Santander, Abanca, BBVA and other banks which finance our real estate developments, so you can benefit from very attractive interest rates.

We help our clients to channel all the required documentation and follow up until final approval of the mortgage.



Legal advice on the property purchase process.

Agreements with the main law firms in the sector with special rates and VIP treatment for all our clients. Special service packages when applying for the **Golden Visa**.



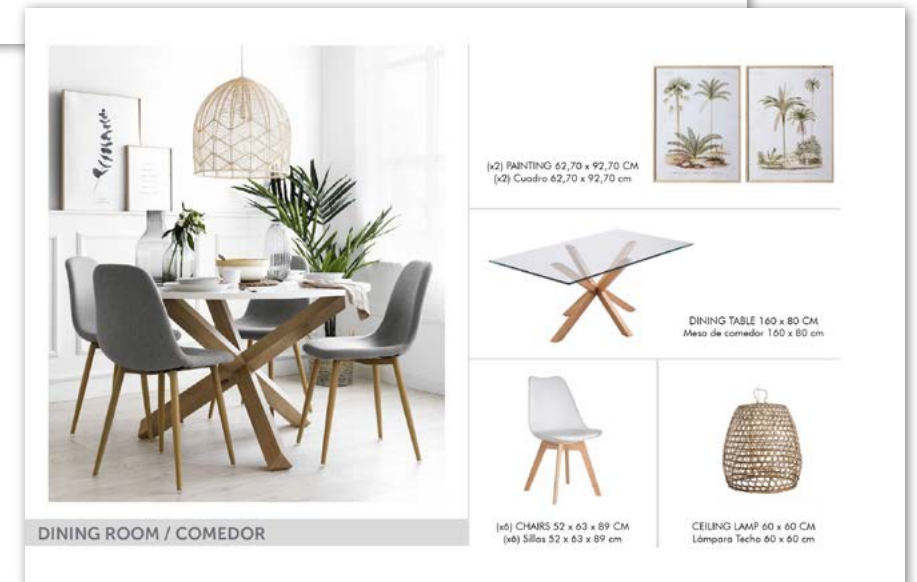
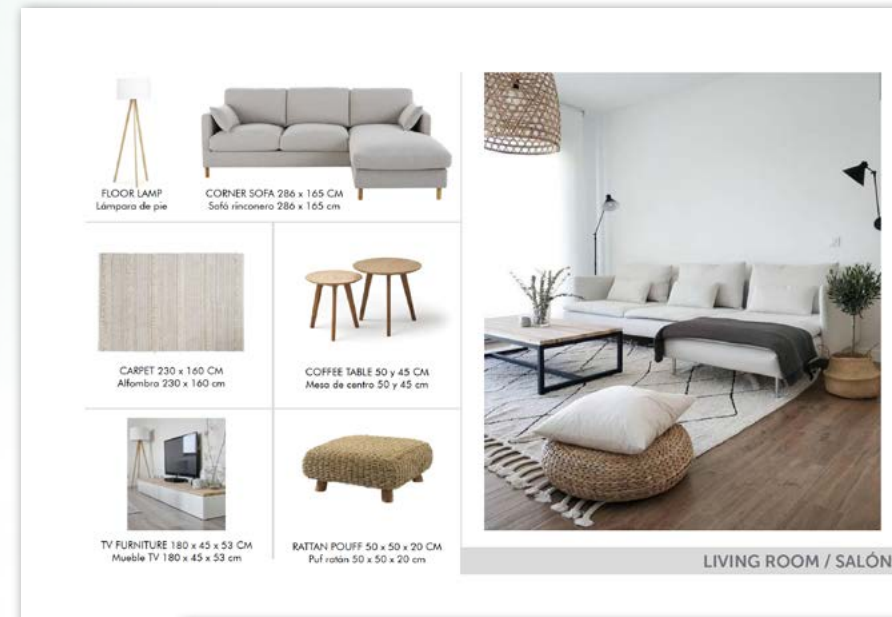
AFTER YOU **PURCHASING** YOUR HOME

- ✓ Interior Design and furniture.
- ✓ Property Management.
- ✓ Rental Management.
- ✓ Concierge Services.



Interior design and furniture.

After buying your new home, the exciting moment arrives when it's time to start planning the interior design and furniture. Thanks to the size of our real estate developments, we can access the best market prices from all major suppliers.



Property management.

Once you have bought your property, and especially if it is a second residence, good maintenance and care of your property is vital, and this requires time and dedication by professionals.

We do also offer TAILORED services, by the hour, monthly or per job required.





Rental management.

We offer the service of renting your property for both long and short term rental agreements in accordance with your wishes and needs.

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WE LOOK FORWARD TO HEARING FROM YOU

Let us introduce you to the benefits of Living Natura homes and tell you about how you can access a more natural life. Feel free to visit us at our office in Madrid. We'd be delighted to welcome you and help you with everything you need.

LOCATION



Our team will welcome you and offer more information on LIVING NATURA's payment methods, technical specifications, layout and sustainability.





At **exacon**, our real estate projects are oriented towards a smart way of life.

With people who want to settle in a sustainable and environmentally friendly place, which in the end, is really the one big home we all share. People who want to live close to the places that matter to them and that connect them to the world, reducing delays, commuting and pollution. Those who want a safe environment for their loved ones and who expect technology to support life in an increasingly humane way. People, in short, who walk their talk, who want to surround themselves with other smart people and who, in order to be happy, need homes that respond to all these needs.

We are proud to promote this approach that moves us all forward together as a society. That's why we listen to the people who know the best way to live, and we work together towards a better future, a smart future.

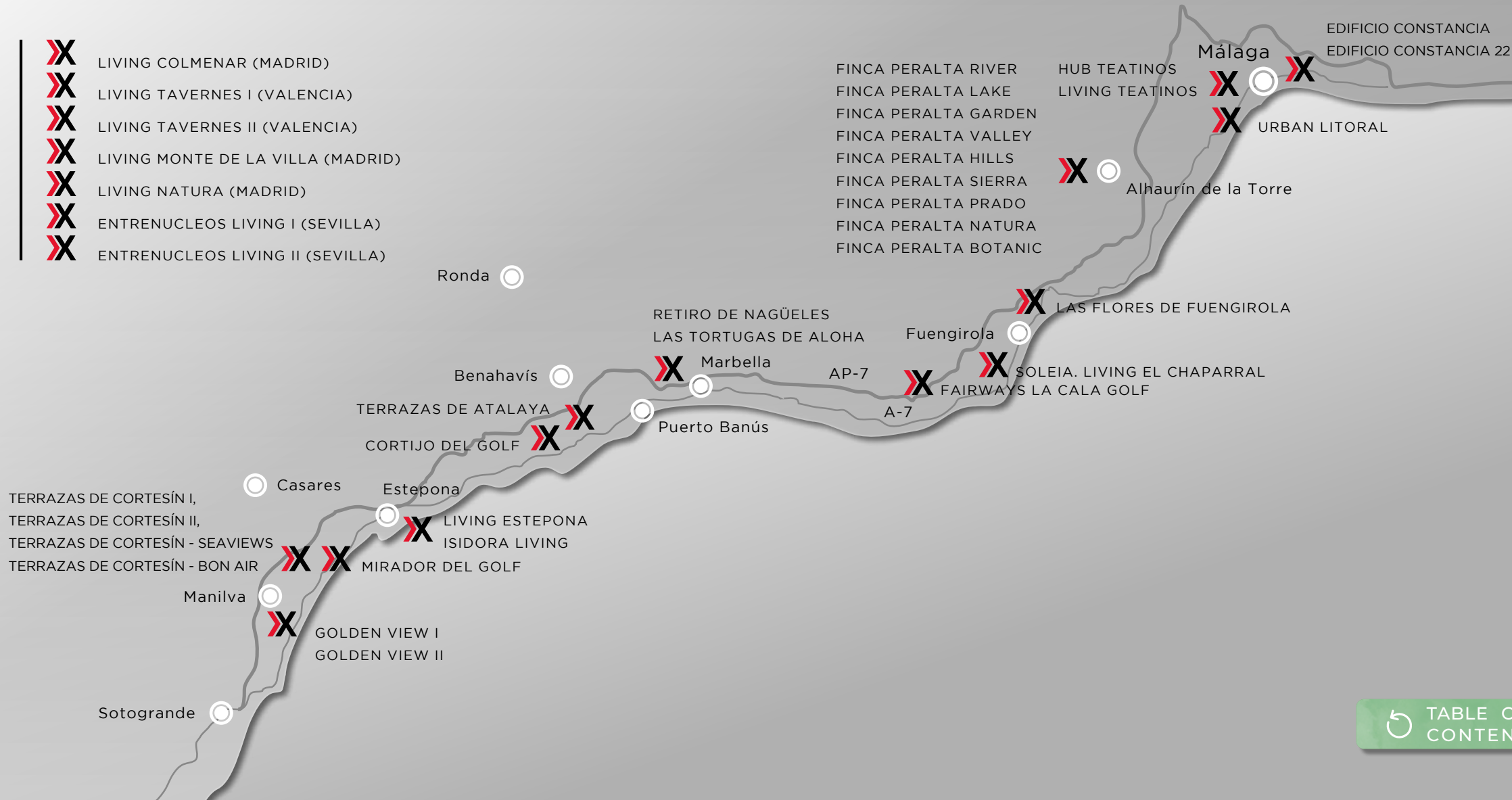
Location
Sustainability
Design
Community
Technology
Security
Team



Projects



- X LIVING COLMENAR (MADRID)
- X LIVING TAVERNES I (VALENCIA)
- X LIVING TAVERNES II (VALENCIA)
- X LIVING MONTE DE LA VILLA (MADRID)
- X LIVING NATURA (MADRID)
- X ENTRENUCLEOS LIVING I (SEVILLA)
- X ENTRENUCLEOS LIVING II (SEVILLA)





SOLEIA



LIVING ESTEPONA



GOLDEN VIEW I



MIRADOR DEL GOLF



Other projects

exacon
smart LIVING



ISIDORA LIVING



HUB TEATINOS



CORTIJO DEL GOLF



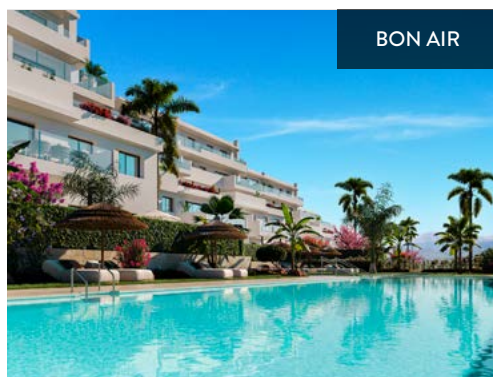
LIVING NATURA



LIVING TEATINOS



ENTRENUCEOS LIVING I - II



BON AIR



LAS TERRAZAS DE CORTESÍN. SEAVIEWS



SEAVIEWS VILLA COLLECTION



LIVING MONTE DE LA VILLA



LIVING COLMENAR



URBAN LITORAL



FAIRWAYS LA CALA GOLF



FINCA PERALTA LAKE



FINCA PERALTA NATURA

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