



NUVE
ENSANCHE VALLECAS

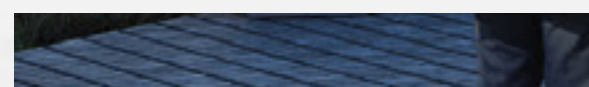
Nonconformists, welcome to your home

Rental homes with adult swimming pool,
children's pool, indoor gym, outdoor sports facilities
and green areas.

Nuve Vallecas

The Maverick's decalogue

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A good maverick always seeks a better life

01

You are among the nonconformist, the ones who want their freshly brewed coffee with a drop of milk, the ones that walk an extra mile to get the perfect loaf of bread each morning and, on top of it, have a little exercise; you are among those who don't use an umbrella when it rains, the kind that defies the conventional, self-demanding, always looking for the best, self-confident, a convinced nonconformist, free.

Because you deserve it.... nonconformists, welcome to your home!



Don't settle for a swimming pool and a gym.

At Nuve we offer you a swimming pool for adults, children's swimming pool, indoor and outdoor gym, green areas, homeworking facilities



The good maverick spots new opportunities



A **Good nonconformist identifies** an opportunity when he sees one, like our Residencial Nuve on the Vallecas Ensanche. Only 3 minutes walking distance from Valdecarros subway station.

16 minutes from the center of Madrid and 30 minutes by public transport. 5 minutes away from the La Gavia shopping center, Ikea, Primark, and Carrefour. And 10 minutes from the Infanta Leonor University Hospital.

02



NO

Land of nonconformists and sport lovers, only 16 minutes away from the center. Yes to 16

Wide avenues, green parks, sports areas for exercising and breathing fresh air. Near Madrid city center and close to shops, basic services, **pharmacies, shopping center, kinder gartens and schools.**

Don't settle for just one sport. Enjoy sports centers such as the **Miguel Guillén Prim Municipal Sports Center, the Palomeras, the Cerro Almodóvar** and the new **Ensanche de Vallecas Sports Center.** In addition to a rugby field and the **Juan de Dios Román Municipal Sports Center.**

You also have bicycle routes and an ideal avenue for runners.



02





02

The good maverick defends his priorities

Defend your mental health, your moment at the swimming pool, of sport, of recovering your energy by sunbathing in our hammock area, working in our **homeworking facilities**.

Defend your lifestyle!





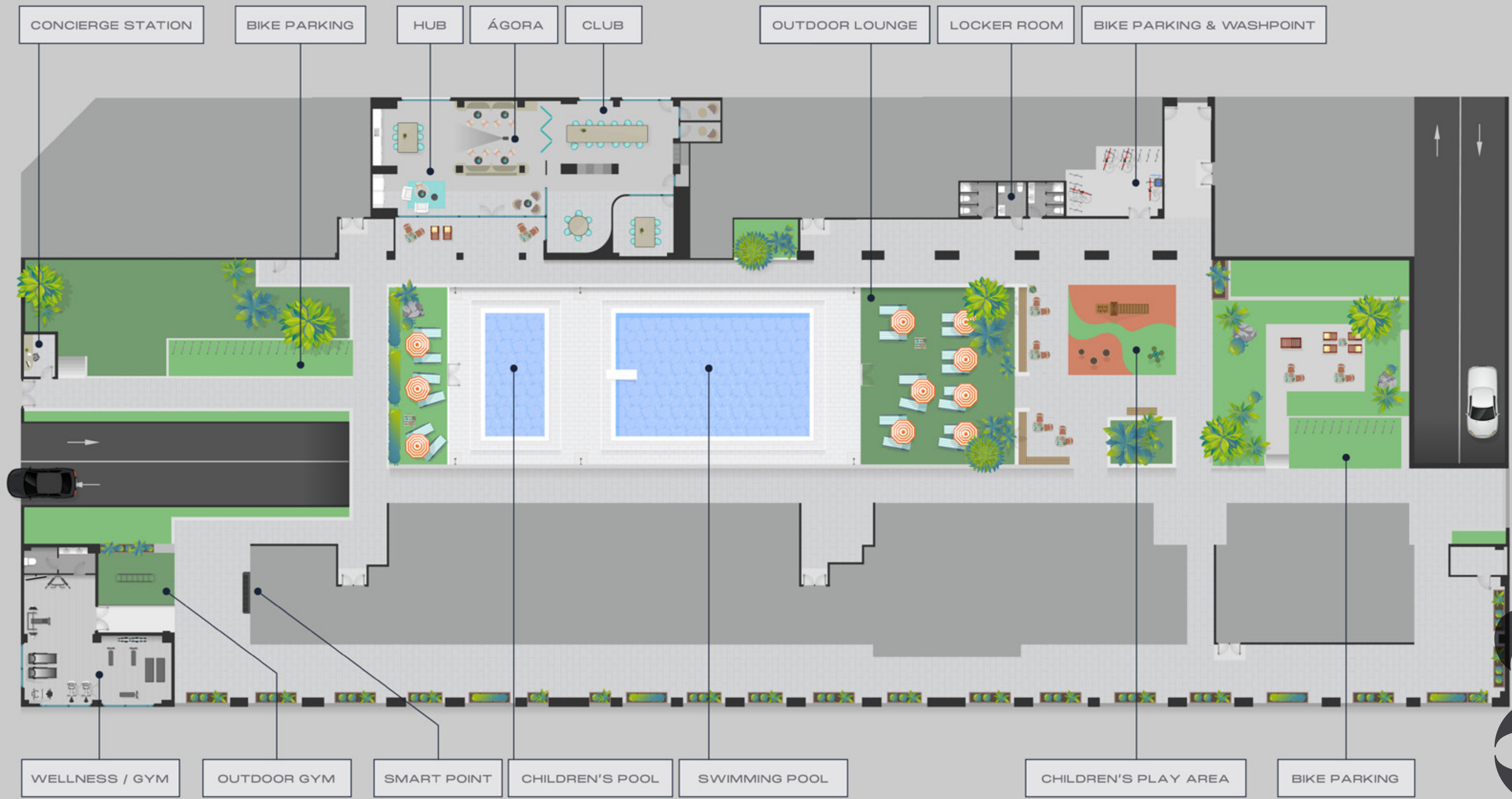
The good maverick seeks the well-being at all times



We don't **have a pool**. We have **two**. A magnificent **pool for adults**, one for the **little ones**, and a relaxing **outdoor lounge**. We also have a modern gymnasium and an outdoor area also dedicated to sports with green areas.

In addition, you will be able to enjoy a spectacular work area with an **incredible homeworking space**, in which you can work from the comfort of your own workspace. But, as we have found out that you don't settle for just anything, we decided to add **meeting rooms** where you can present your projects without having to move, comfortably, after a relaxing swim in the pool. And when you're done, don't hesitate to unwind while traveling with a good book in our agora, a perfect place to socialize or get lost in the pages of an excellent story.





04

The good maverick wastes no time. We present our app



You will have a **services app** to manage incidents, check regulations, send warnings, or even control the home automation of your home. **All this from your cell phone.**

You will also have **electronic lock access** to common areas and gates.

Yes, you're thinking about wi-fi, we know. You'll also have it in all common areas, of course.

05



05

We thought of everything.

We've even thought about your online orders. Now you no longer have to wait for the delivery driver to arrive, thanks to our smart parcel pick-up lockers.

The good maverick always chooses the best

06

A good non-conformist doesn't settle for just anything; he runs his fingers over the materials, hoping to satisfy his quest for quality; he looks closely, trying to detect a scent that suggests something new, or a ray of light that forces him to squint. That is why we have not skimped on details. **At Nuve we offer you bright homes with parking space and storage room included. Fully equipped with high quality materials and sustainable construction.**

Open the window, sit back, and enjoy your new home.



Nonconformists, 17 welcome to your home.

**1, 2 and 3-bedroom
apartments with
heating, air
conditioning,
LED lighting and
fully-equipped
kitchen**

06

In Nuve we offer you bright homes with 1, 2 and 3 bedrooms, with parking space and storage room included.

We are also non-conformists, that's why our homes have the BREEAM Very Good rating, an exclusive distinction for the most sustainable and respectful constructions with the planet.





Rooms to get your hopes high again

06



06



We have designed every corner to improve your daily life. Complete designer bathrooms and efficient appliances.

06





Natural materials such as porcelain stoneware and natural parquet floors



Practical 1-bedroom apartments

Dear nonconformist: for you, who have clear ideas, this is the best option. Bright apartment with a functional design, one-bedroom, **large windows, full bathroom, and a fully-equipped kitchen.**



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40sqm



Living room
Dining room
Kitchen } 22sqm



1 bedroom
Master bedroom - 11sqm



Terrace - 2sqm



Bathroom - 4sqm



Storage room included



One parking space in the community garage included with each apartment

There may be changes to the final measurements

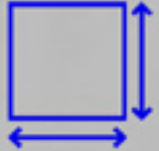
Comfortable 2-bedroom apartments

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There are nonconformists who prefer to have a little more space, is that you? Bright apartment with functional design with 2 bedrooms, **2 full bathrooms** and **fully-equipped kitchen**.

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ENSANCHE VALLECAS


 47sqm

 Living room
Dining room } 21sqm
Kitchen

 2 bedrooms
Master bedroom - 11sqm
Bedroom 1 - 8sqm

 Terrace - 2sqm

 Bathroom 1 - 3sqm
Bathroom 2 - 4sqm

 Storage room included

 One parking space in the community garage included with each apartment
There may be changes to the final measurements



06



Large 3-bedroom apartments

For non-conformist families we have this magnificent designer apartment, **with 3 bedrooms, 2 full bathrooms, fully-equipped kitchen, and a beautiful terrace.**



86sqm



Living / Dining room - 26sqm
Kitchen - 7sqm



3 bedrooms
Master bedroom - 14sqm
Bedroom 1 - 10sqm
Bedroom 2 - 10sqm



Terrace - 4sqm



Bathroom 1 - 5sqm
Bathroom 2 - 4sqm



Storage room included



One parking space in the
community garage included
with each apartment

There may be changes to the final
measurements

06



Welcome nonconformists with the planet

Our philosophy,
being efficient
in a planet that is
not ours

NON

A good nonconformist demands **sustainable housing** that is responsible with the planet.

At **Nuve** we are committed from the ground up, we are up to date with the most sustainable materials, and we use them in every construction. That is why we have solar panels, **electric car charging** and the most respectful materials. In addition, all this will save you money on your energy bills.

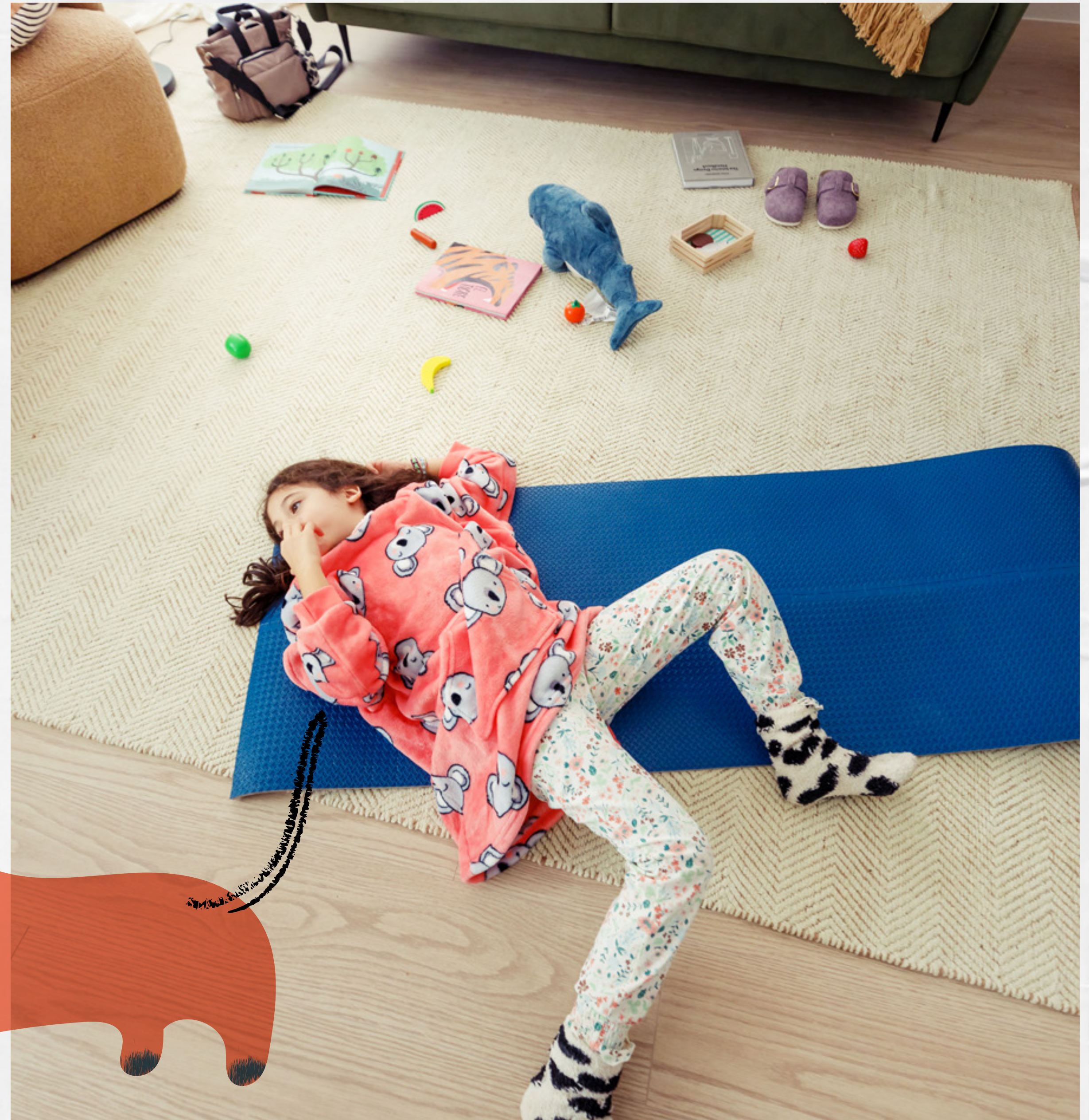
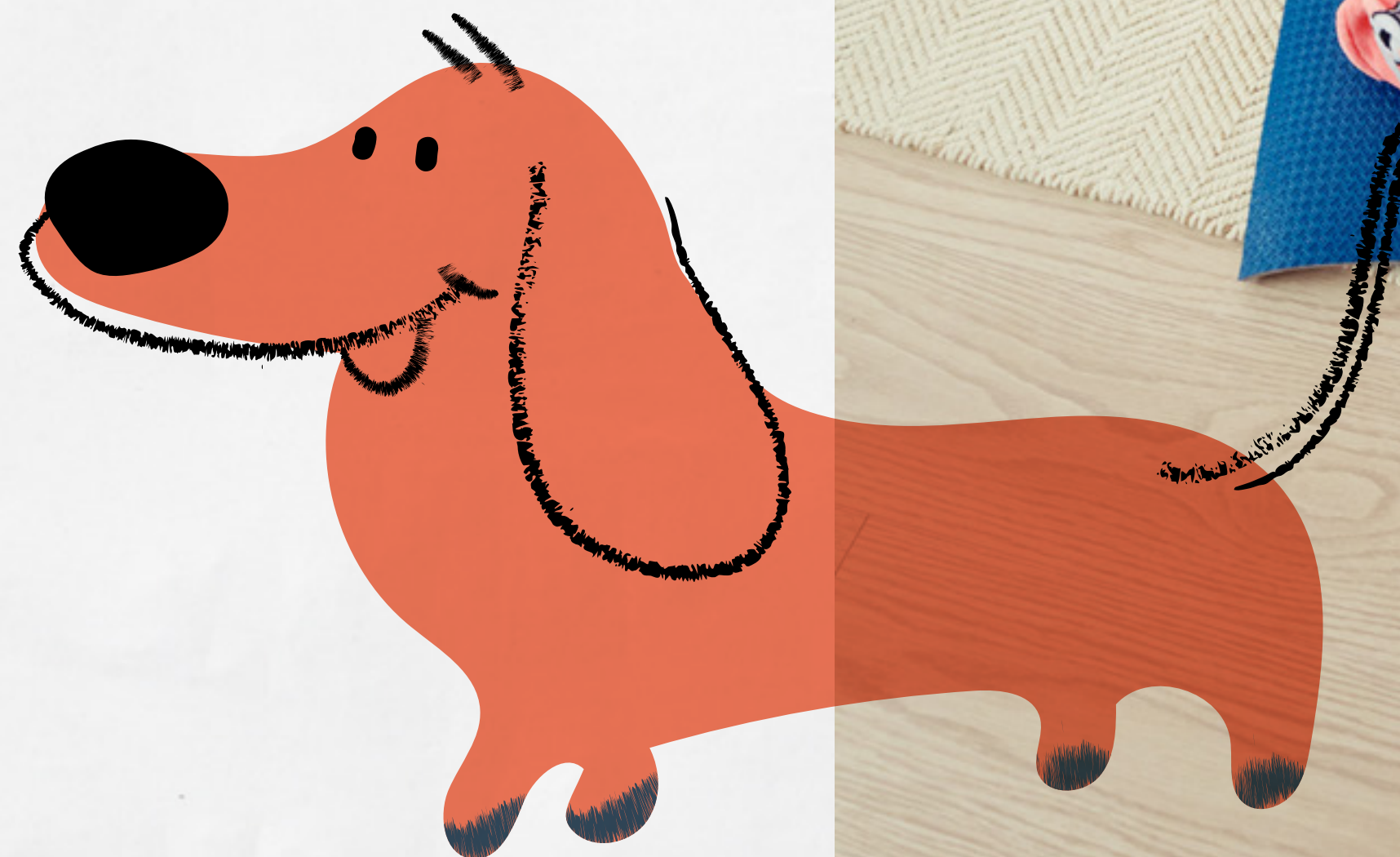
The good maverick also looks for a place for his pet

We know you're not planning to settle for a place where your pet is not welcome.

In Nuve we are **pet friendly**, we like animals, but do not forget to check **the rules of behavior** for a good interaction between tenants.

So, welcome Rufus!

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**And finally,
the good
maverick
comes
to check
everything
he has read.
Come and
visit us**

by appointment, by calling

661 726 583

www.nuvevallecas.es




NUVE
ENSANCHE VALLECAS

**Nonconformists,
welcome
to your home**

661 726 583

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