



CISNEROS PLAZA

EDIFICIO CISNEROS PLAZA

4 Apartments, one per floor that allows full privacy, duplex penthouse and a space for office on the ground floor.

Live in an exclusive, emblematic and elegant building in the heart of Valencia. Create your 3 bedroom space with an exquisite reform of the best quality.







Apartments of 200 to 300 square meters, 3 bedrooms with dressing room and bathroom.

Premium interior, elegant design and installations of exceptional quality.



Private duplex with pool, bicycle parking and storage rooms. Parking spaces in a seven-storey building with elevator with direct access to the Plaza are available.



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PLAZA

LOCATION

This building is located in the historic center of the city, in a square adorned with orange trees, neat and quiet, with palatial reminiscences, since it was a space of old 19th century palaces.



La Seu is the most stately neighborhood in the Ciutat Vella district. It is full of life, brimming with families and visitors, thanks to its wealth of emblematic and cultural buildings, such as Torres de Serrano and the Cathedral of Valencia, and the abundant offer of restaurants and leisure.

Ciutat Vella is the place of important monuments and emblematic buildings in the city of Valencia, and it is also the business and commercial center, as well as an important residential area. Vehicle traffic is restricted, and bicycles and pedestrians predominate.



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INFORMATION AND SALES

Cisneros Plaza is an exclusive new construction project in the heart of Valencia, in a 19th century building that has been completely restored and preserves the majesty and original character of its facade, which is accessed through a large wooden gate. A building with contemporary and spacious apartments with a single apartment per floor.

The building is a good example of 19th century residential architecture produced within the city walls, after the disappearance of ecclesiastical and noble properties.

In this exclusive project, the design, qualities, details and finishes of each home are aimed at satisfying the most demanding clients.



The apartments measure from 197 m² and offer three bedrooms. Some also have private terraces, such as the penthouse, which has a terrace of more than 70 m².

The apartments have been carefully designed to make the most of space and maximize comfort.

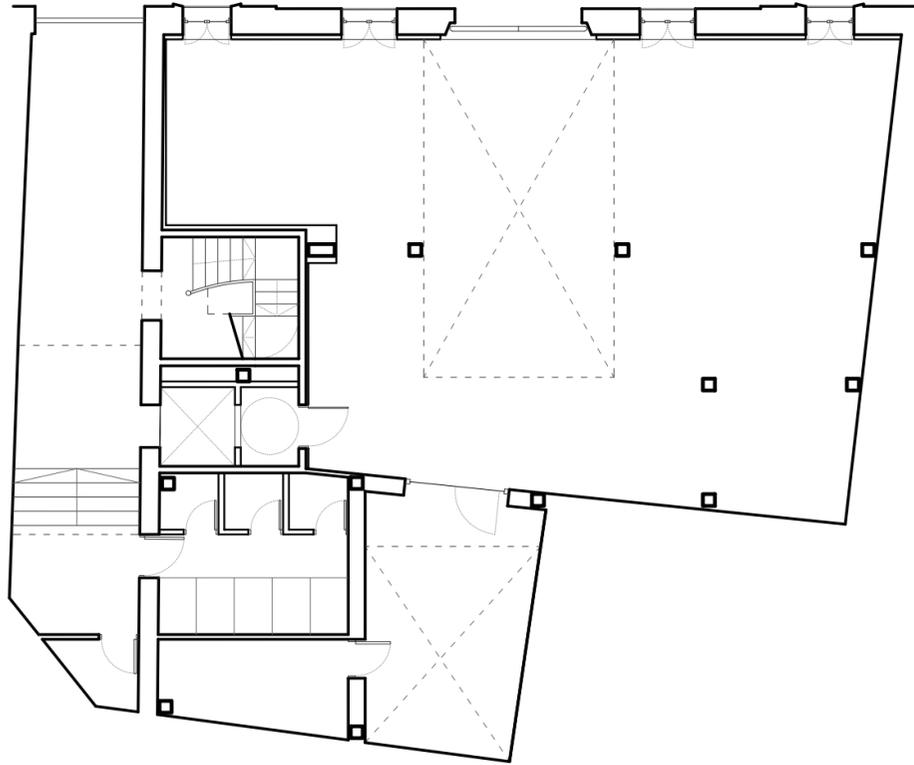
The kitchens will be from the German firm Bulthaup or Porcelanosa, with state-of-the-art appliances from Siemens or Neff.

The attic has 199 m² built with common elements and has four large balconies totaling 13 m² plus a large private terrace of 75 m² of use. In addition, it has double-height ceilings with a slope ranging from 3 to 5 m, which gives it great light and spaciousness. There are stairs which lead to the spacious south-facing terrace, the bestspace to enjoy the Sun.





CISNEROS PLAZA



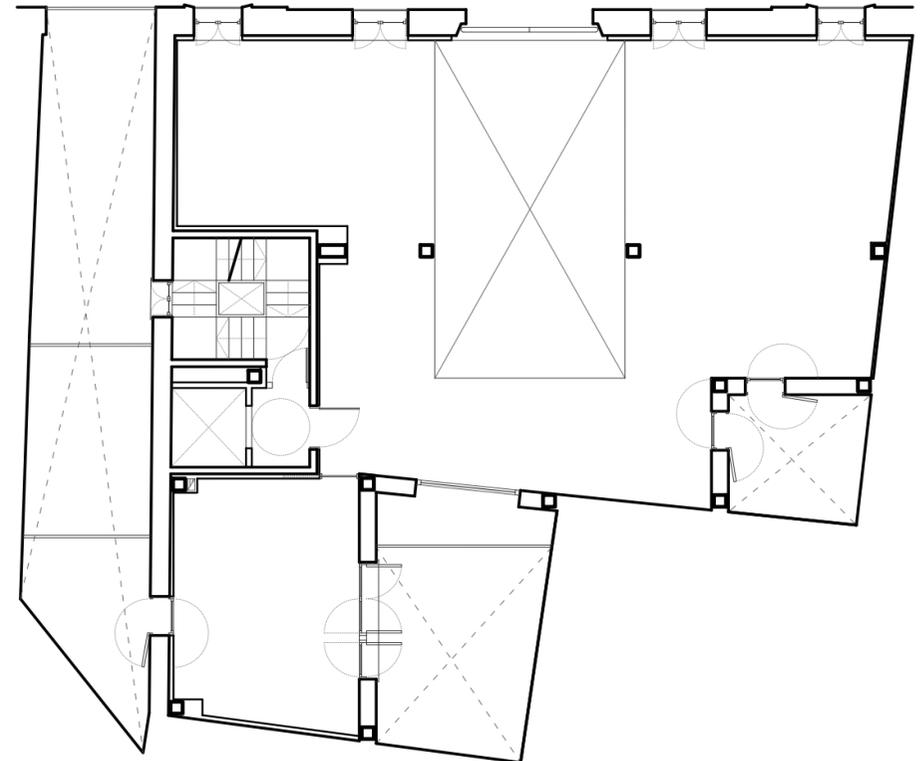
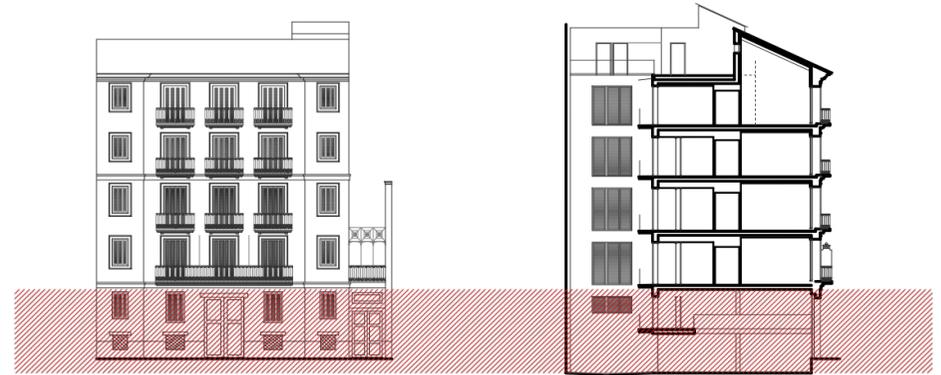
Escala 1/100



PLANTA BAJA Y PRIMERA (COMERCIAL)

Sup. Cons. Privativa	Sup. Cons. + eecc	Espacios Exteriores	Total
294,43 m ²	347,50 m ²	39,92 m ²	387,42 m ²

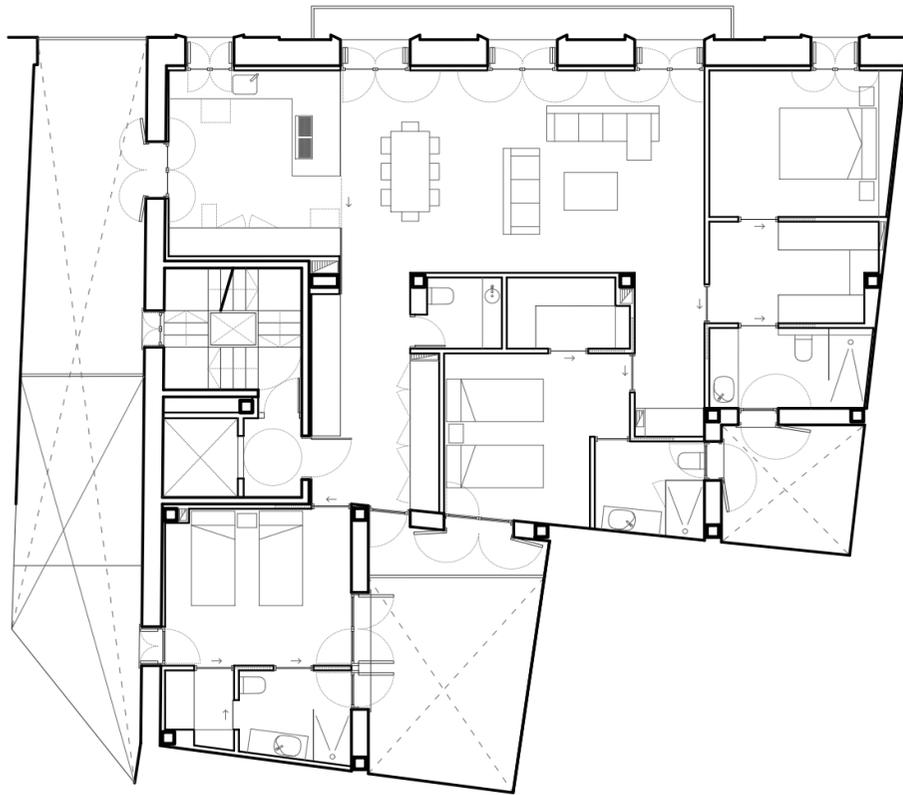
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 Amueblamiento no contractual. Este plano e imágenes tienen carácter informativo y podrán sufrir modificaciones respecto al proyecto de edificación por exigencias técnicas,
 legales, administrativas o iniciativas de los arquitectos directores de la obra, sin que ello implique menoscabo del nivel de calidades. Imagen creada virtualmente.
 Estas superficies incluyen los metros cuadrados correspondientes al pasareo y la plaza para bicicletas.



Localización	Promueve	Construye	Licencia
Pz/ Cisneros, 1, Valencia	Mazurov SL	Grupo Turiasa	Concedida (Obras Iniciadas)



CISNEROS PLAZA



Escala 1/100



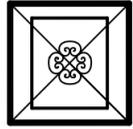
PLANTA SEGUNDA

Sup. Cons. Privativa	Sup. Cons. + eecc	Espacios Exteriores	Total
166,77 m ²	196,83 m ²	31,27 m ²	228,10 m ²

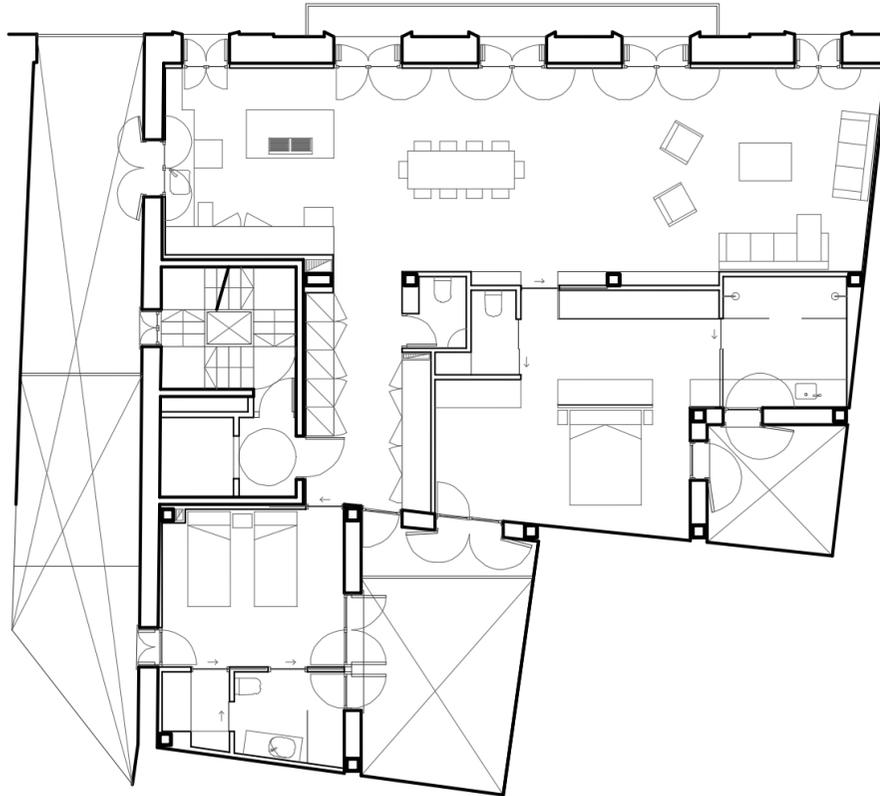
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CISNEROS PLAZA



Escala 1/100



PLANTA SEGUNDA (opción de 2 habitaciones)

Sup. Cons. Privativa	Sup. Cons. + eecc	Espacios Exteriores	Total
166,77 m ²	196,83 m ²	31,27 m ²	228,10 m ²

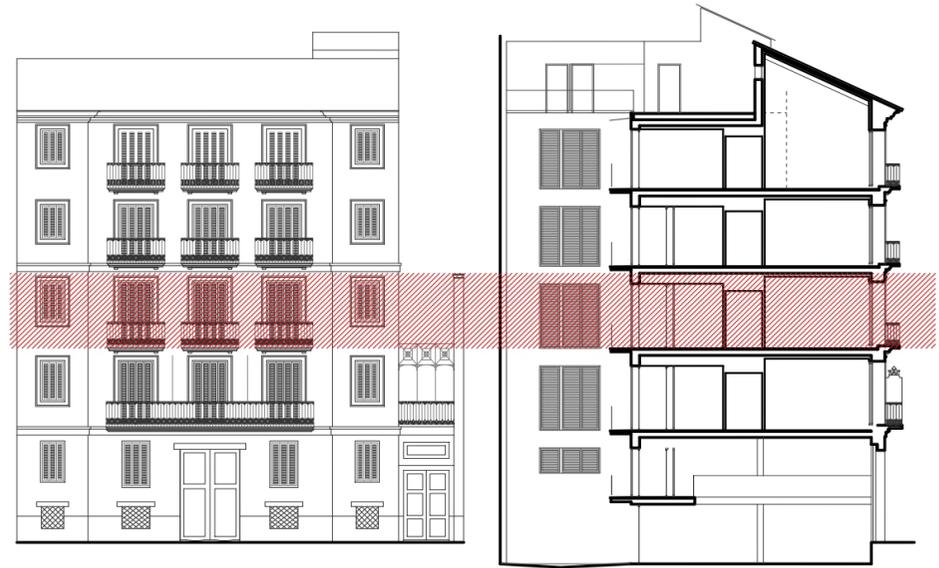
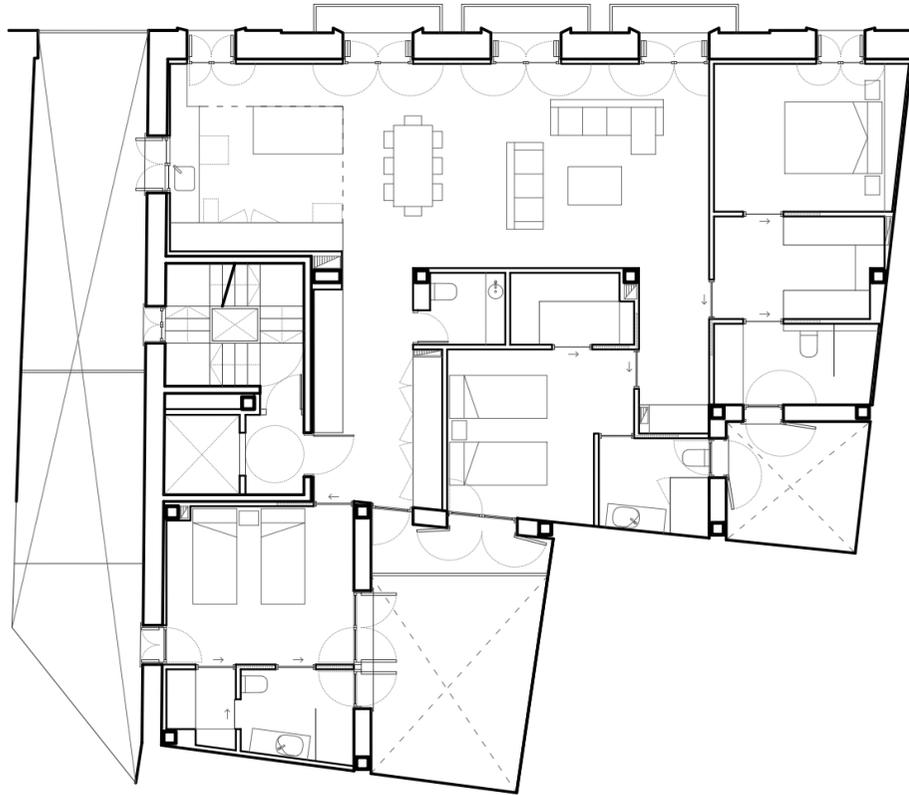
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CISNEROS PLAZA



Escala 1/100



PLANTA TERCERA

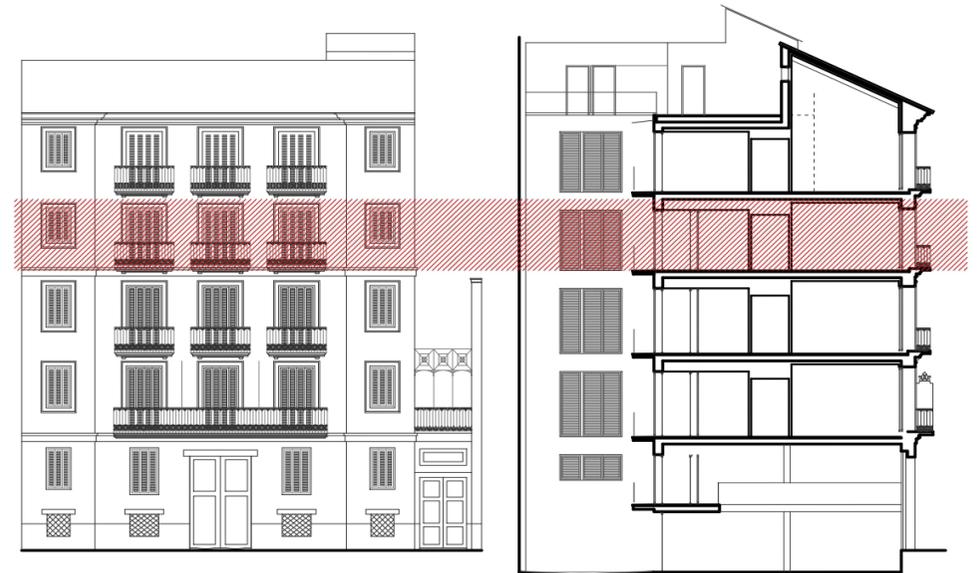
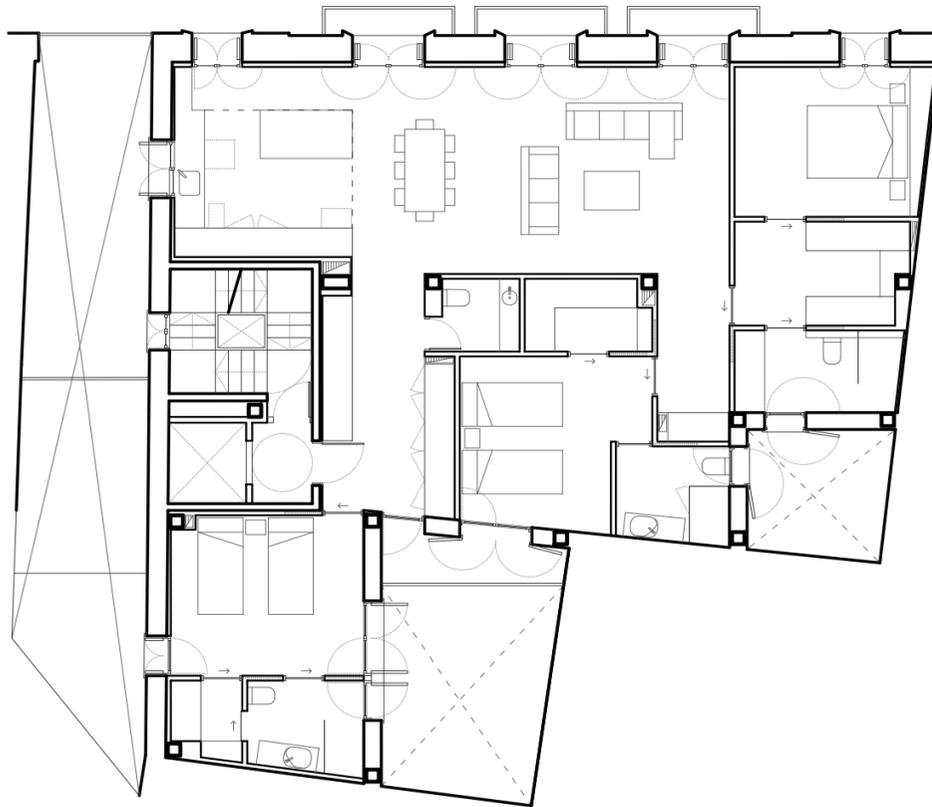
Sup. Cons. Privativa	Sup. Cons. + eecc	Espacios Exteriores	Total
166,76 m ²	196,82 m ²	12,69 m ²	209,51 m ²

Localización	Promueve	Construye	Licencia
Pz/ Cisneros,1, Valencia	Mazurov SL	Grupo Turiasa	Concedida (Obras Iniciadas)

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CISNEROS PLAZA



Escala 1/100



PLANTA CUARTA

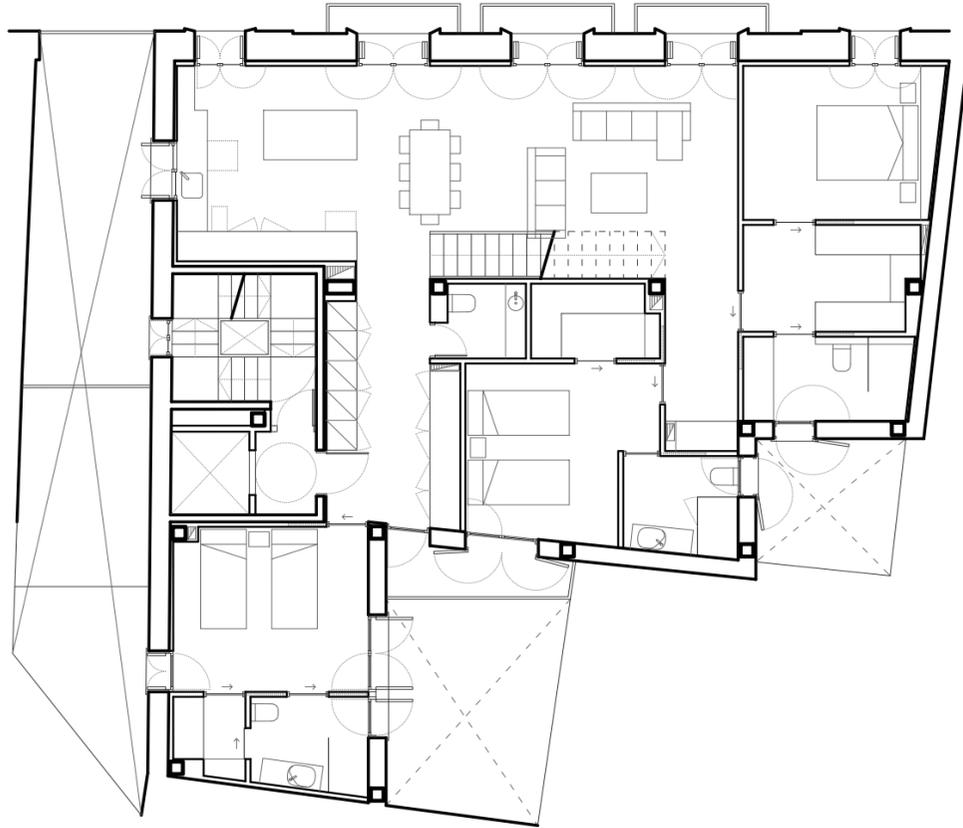
Sup. Cons. Privativa	Sup. Cons. + eecc	Espacios Exteriores	Total
166,72 m ²	196,77 m ²	12,69 m ²	209,46 m ²

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Pz/ Cisneros, 1, Valencia	Mazurov SL	Grupo Turiasa	Concedida (Obras Iniciadas)



CISNEROS PLAZA



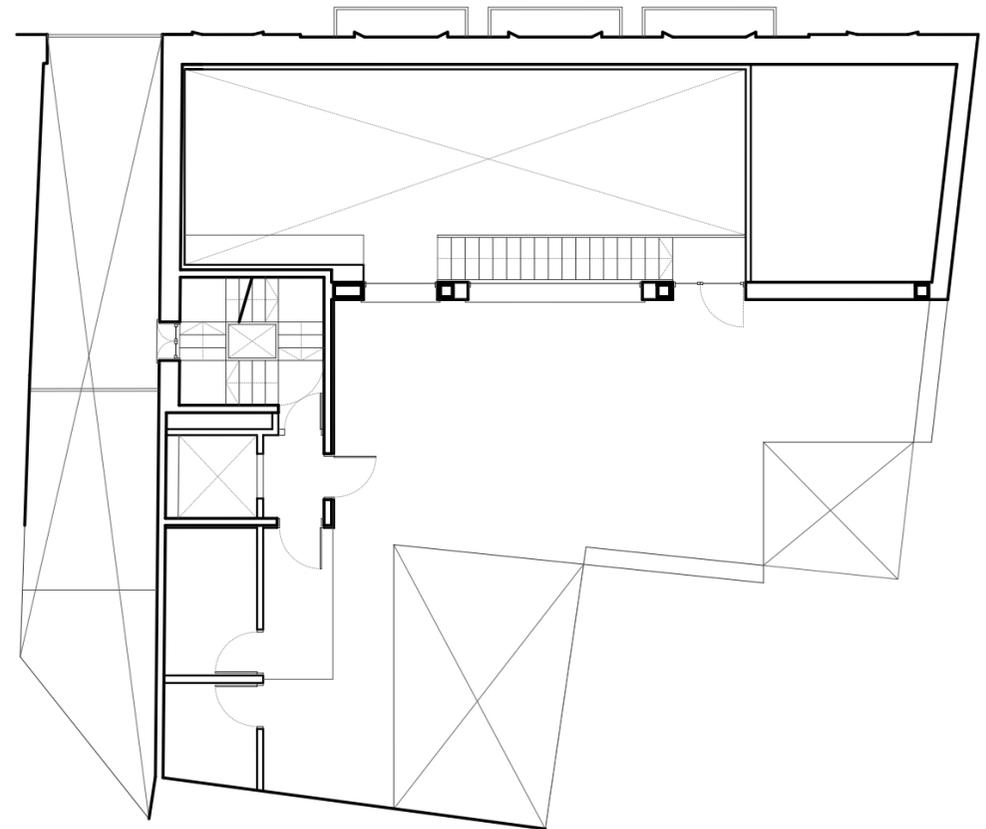
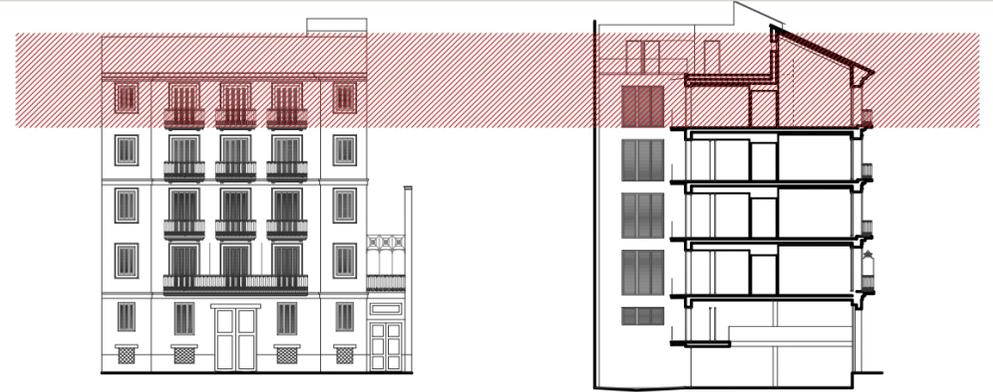
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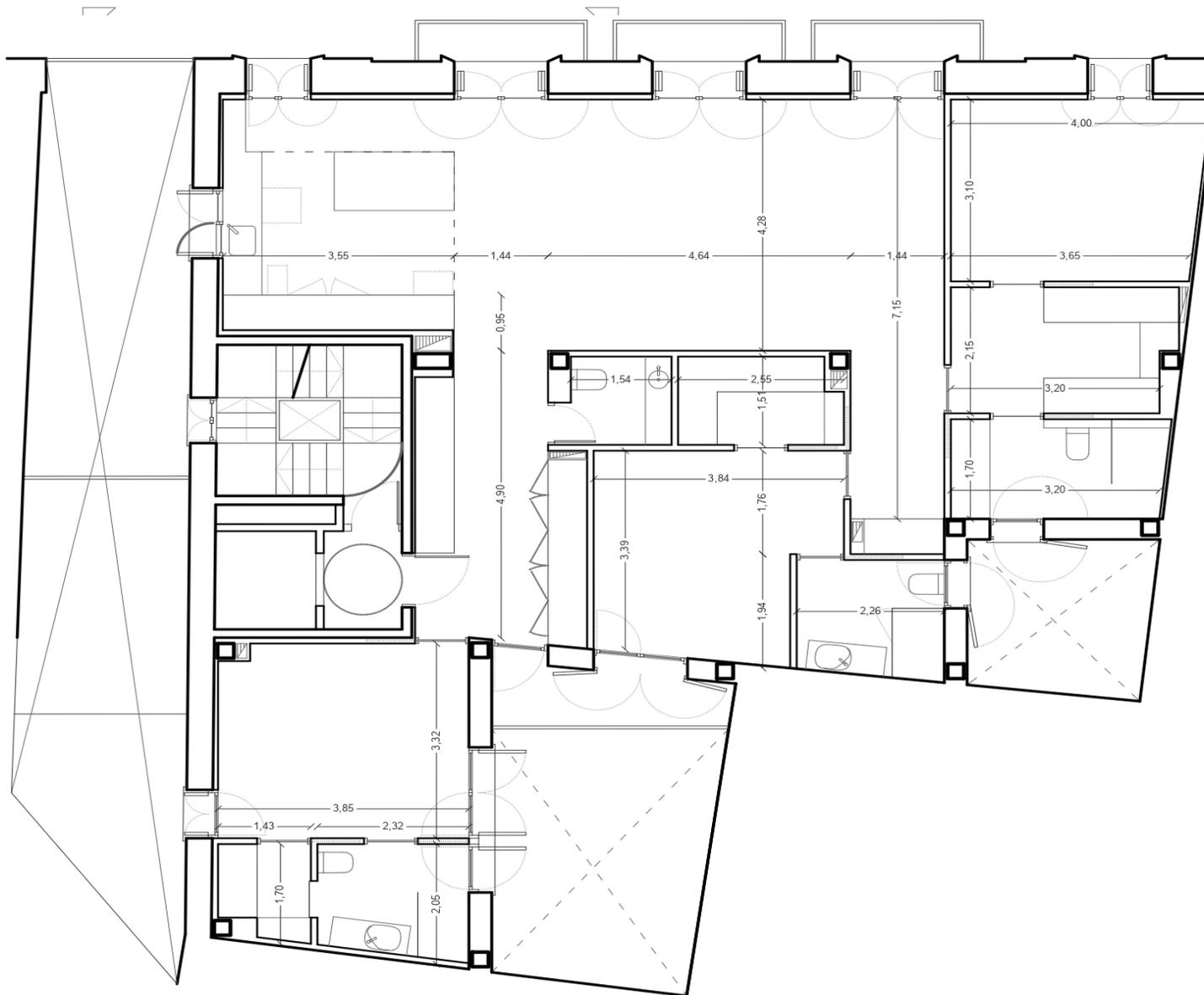
PLANTA QUINTA Y SEXTA (ÁTICO)

Sup. Cons. Privativa	Sup. Cons. + eecc	Espacios Exteriores	Total
168,64 m ²	199,04 m ²	74,92 m ²	273,96 m ²

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Plano	DISTRIBUCIÓN PLANTA TERCERA Y CUARTA (Cotas)
Proyecto	Rehabilitación Integral Edificio
Emplazamiento	Pz/ Cisneros, 1
Promotor	Turiasa

	Alvaro de Grado Vallet. Arquitecto COACV. nº Colegiado 12.370.	
	608 740 222 - estudio@gva95.es - www.gva95.es	
Escala 1/75(A3)	Fecha 22/10/18	

THE QUALITY

The Execution Project has been carried out by the Architect Mr. Carles Dolç and the Project Manager and the the Architect Mr. Álvaro de Grado.

The design is a result of an ideas concourse created by the promoter, in which several projects from different origins were presented, and in which the one presented by the Architect D. Gonzalo Ruiz de la Prada was chosen.

The interior distributions of the apartments have been carefully studied to make spaces as useful as possible, and the passage areas, corridors and room distributors have a minimum surface.

This way, the usable area of each of the apartments has been optimized to the maximum.

FOUNDATION AND WALLS

The foundation and the structure are newly built, preserving the original layout of the structural elements, due to the degree of protection of the building. It is a mixed concrete and steel structure, on a reinforced concrete foundation, preserving the original load-bearing walls of the building.

STRUCTURE

The vertical structure is made up of metal pillars and reinforced concrete walls and unidirectional reinforced concrete slabs, obtaining large spans that allow us to have diaphanous rooms free of pillars. In addition, the slabs have been reinforced in order to avoid excessive deflections that cause the appearance of fissures and cracks in the partitions.

COVER

The building has a sloping roof with aged ceramic tile cladding on a wavy waterproofing plate and 100mm extruded polystyrene (XPS) panel insulation, which guarantees both the waterproofing and the thermal comfort of the attic house.

A terrace will have a ventilated chamber (inverted roof), on the attic terraces, a waterproof layer will be placed on a sloping finish that will guarantee the evacuation of water.

In the porches (storage rooms) a flat roof is made for the installation of the facilities and air conditioning devices.

The terraces on the roof of the hall (exclusive to the main floor) and at the back of the side patio (exclusive to the 1st floor) are built as a walkable inverted roof.

FACADE

The original façade of the building, dating from the 1870s, is restored, keeping the original characteristics in terms of the arrangement of holes, materials and textures. The exterior finish of the facade will be mortar with a calcium base and paint in light tones. The railings and bars will be restored maintaining their original design and characteristics.

A double-layer gypsum laminate cladding with rock wool thermal insulation will be made inside, improving the thermal and acoustic performance of the façade.

CARPENTRY AND GLAZING

The carpentry on the main and lateral façade of the building will be made of natural wood, finished in white with profiles in accordance with the regulations. They will have shutters of the same material and color on each façade, which allow both light control and aeration of the rooms.

The carpentry of the interior patios will be of white lacquered aluminum, with profiles of the highest quality with thermal break and glass with thermal acoustic characteristics superior to the technical code.

EXTERIOR CARPENTRY - GLAZING

The glasses placed in the facade are CLIMALIT or similar. On the main facades, the double glazing is composed of two 4 + 4 mm PLANITHERM sheets, a 10 mm dehydrated air chamber and a 3 + 3 mm acoustic double sheet, ensuring a high level of isolation, always complying with the technical code.

In the case of the patio, the glazing has the same composition, excluding the low-emissivity glass.

THERMO ISOLATION

The exterior sheath of the building, as well as the interior patios and roofs, are conveniently insulated with a layer of rock wool 60 mm thick and 70 kg / m³, with conductivity of 0.034 W / m²K, materials with low thermal conductivity that ensure greater energy efficiency, which results in lower consumption and a higher level of user comfort.

ACOUSTIC ISOLATION

The pavements incorporate an acoustic anti-impact sheet, which guarantees the non-transmission of sounds between the apartments. The downspouts and branches installed are soundproof, made of mineralized polypropylene of different densities, to avoid the noise of the evacuation of sewage and rainwater in the building.

FLOOR AND COVERING

In the common areas of the building, a natural marble flooring is made (which may present its own irregularities), polished and vitrified. In the apartments, a 75x75 ceramic pavement flooring from the PAMESA is made.

The cladding and flooring in the bathrooms will be made up of 1.20x0.40 pieces of porcelain stoneware from PAMESA.

WALL PANELS AND INTERIOR PARTITIONS

The partitions are made of laminated plaster (with a double plate on each side) and rock wool acoustic insulation between the galvanized steel metal frame.

The main advantages of this system is the achievement of highly flat finishes as well as the acoustic insulation between different rooms.

FALSE CEILINGS

All rooms of the apartments have a continuous false ceiling made with laminated plasterboard suspended from the slab with a hidden structure of galvanized steel profiles.

The plates used are special for the execution of ceilings, obtaining an extraordinary flatness for its final finish. The joints of these with the partitions has been resolved at a decorative level with a specific perimeter dark.

The chamber that is formed between the slab and the suspended ceiling plates allows the passage of all kinds of installations and to place luminaires at any point in the house.

This technique offers greater thermal and acoustic insulation, and greater protection against the fire of the slab and the installations that run through the chamber.



ELECTRICITY, TELEPHONY AND TELEVISION

All apartments have a collective TV and FM antenna installation and channeling for digital television. Television and data outputs have been installed in each of the bedrooms, the living room and the kitchen.

The electrical mechanisms are of high quality and modern design, from the JUNG * brand.

Wiring will be done throughout the building up to the entrance to the houses with fiber optics.

THE DOMOTIC SYSTEM AND SECURITY

In the apartments, home automation is configured as a set of automated systems that provide security, energy management and well-being services, resulting in a higher quality of life.

The home automation system chosen is universal and used by the world's leading manufacturers in the sector.

COMMON ZONES

The materials used in the common areas, landings, stairs and hallway, maintain the quality and design projected for the interior of the houses.

COMMON AREAS - Elevator

Silent, with minimal energy consumption and maintenance, with selective memory and frequency inverter.

Cabins are decorated combining satin stainless steel with light and dark mirrors and large-format marble flooring.

COMMON AREAS - Zaguán

Entrance hallway to the building is decorated with "in situ" polished and vitrified marble flooring, large-format wall cladding, mirrors, interior doors with fine wood and exterior doors to the interior and designer lighting in hallway, distributors and staircase.

The large doors or main gates of the building will be restored in accordance with current regulations to highlight and signify the noble character of the building.

COMMON AREAS - Stairs

The staircase with steps are of white macael marble or similar, polished and vitrified.



KITCHENS

The kitchen furniture is from the prestigious BULTHAUP firm, designed following ergonomic and aesthetic criteria, furnished with high and low modules, in tune with the wall and floor covering.

The surface is made of a large-format compound with high resistance to abrasions and scratches, COMPAC brand, the sink with removable stainless steel mixer taps and swivel spout is installed under the countertop.

Electrodomestics are presented as equipped with innovative and efficient state-of-the-art appliances from SIEMENS , finished in stainless steel, it will include:

- Induction hob with three and four burners.
- Self-cleaning digital electric oven.
- Integrated and panelable fridge in the furniture's own modules.
- Microwave with grill.
- Silent fume hood with remote control.

BATHROOMS

The sanitary appliances are from the DURAVIT or PORCELANOSA brand with a current design in an aesthetic and formal relationship with the rest of the bathroom finishes.

In the main bathroom, a high-resistance and anti-bacteria bathtub is installed, made by DURAVIT. In the rest of the bathrooms, an extra-flat shower tray with an antibacterial mineral charge of different formats and sizes can be installed.

The mixer taps and shower heads are of the highest quality from the house of GROHE, finished in polished chrome.

The washbasin cabinet will be of the suspended type, with modern design and lines, with the matching countertop.

PLUMBING

The plumbing installation is carried out using cross-linked polypropylene and polyethylene pipes, for the hot and cold water distribution service. The drains and downspouts will be PVC.

INTERIOR CARPENTRY

The entrance door is armored, equipped with a security lock and a reinforced anti-lever plate. The interior distribution doors are smooth white lacquered with solid edges. The handles and fittings are made of high-quality matt chrome-plated steel.

The built-in wardrobes have been designed optimizing the interior space to the maximum and are lined inside.

The hardware and hinges of these are in high quality matt chrome, integrated in the same style as the door accessories. The closet front is smooth and also finished in wood.

PAINTING

The paint of the whole house is smooth, satin finish on walls and matt plastic on ceilings, color to choose.

AIR CONDITIONING AND HOT WATER PRODUCTION

For the generation of sanitary hot water, heating and cooling, we use an individualized arothermal system.

Each apartment will have a compressor located on the roof of the building, as well as a compact unit located in each home that incorporates accumulation, secondary recirculation and the exchangers necessary to take advantage of the energy obtained from the heat pump.

The hot-cold air conditioning system is completed by fan-coils installed in the false ceiling of the house, which distributes the air through ducts in all rooms. The installation is of the sectorized type, with a thermostat in each room.

All homes will be equipped with underfloor heating.



Plaza Cisneros 1, 46003 Valencia.

MAZUROV SOCIEDAD LIMITADA

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TURIASA
TURISMO URBANO REHABILITACIÓN
INTEGRAL ARQUITECTÓNICA

MAZUROV
LIMITED COMPANY