



ALTOS MIRAFLORES NEWSLETTER

Summer 2000



Computer artist's view of Altos Miraflores Phase 2 - including part of building VII, and all of the buildings VI and VIII

THE SUMMER 2000 NEWSLETTER

Since our last Newsletter, there has been substantial progress in the *Altos Miraflores* project.

In this newsletter we shall provide you with information regarding the most important developments that have taken place as well as other facts and data to keep you up to date with the construction work and other matters of general interest.

CONSTRUCTION PROGRESS:

The pictures in the following pages of this newsletter give you a good view of the construction progress up to the end of July 2000. The reinforced concrete structure of Altos Miraflores 1 is now basically completed, the brickwork has commenced and this task will continue over the next 3 months.

Construction Progress (continue).

Since the construction company, Ferrovial Agroman, commenced the building work on Altos Miraflores in February 2000, our owners who have had a chance to visit the site, have noticed the good progress of the construction work.

The various enterprises involved in the Altos Miraflores 1 construction work to complete the whole project are made up of fourteen different sections. Each task is planned to take place in such a manner that the duration of the work will provide a smooth flow on site, allowing a commencement date and a termination date. The dates are as follows:

TASK: COMMENCE TERMINATE

Earth movement:	01.02.2000	31.03.2000
Foundation:	20.03.2000	12.05.2000
Structure:	10.04.2000	28.07.2000
Roofing:	19.06.2000	01.09.2000
Brickwork:	26.06.2000	22.10.2000
Plastering:	21.07.2000	13.11.2000
Tiling:	17.08.2000	06.11.2000
Electrical:	22.05.2000	24.11.2000
Plumbing:	26.06.2000	29.10.2000
Carpentry:	24.07.2000	03.11.2000
Paint & Glass:	07.09.2000	22.12.2000
Air Conditioning:	10.08.2000	24.11.2000
Kitchen install.:	15.11.2000	15.12.2000
Exterior Infrastr.:	01.06.2000	31.01.2001
Key Delivery:	01.02.2001	

The independent garage building is now nearing completion including the storage rooms, while work is being carried out on the finishing of the floors of the garages underneath the apartments of Altos Miraflores 1. Once this work has been completed, we shall commence the building of the carports.

We still have a few carports available, with or without separate enclosed storage rooms, so should you be considering the purchase of a carport, - please do not delay your decision.

Those of our owners who have already bought a garage, may also want to consider the purchase of a carport, as an additional private covered parking space, while the prices are still very reasonable.



Construction Progress (continue)

The progress on Altos Miraflores 2 has been somewhat slower than planned, which was anticipated due to the delays in obtaining the final building licenses. However we are confident that we shall catch up on lost time and meet the key delivery dates as established in the purchase contracts.

So far, we have completed the external retaining wall along the outer boarder of the land area toward the street ("Calle Rubi") and bulldozers are presently working on the earth movement.

The task of the earth movement in Altos Miraflores 2 is very extensive, due to the steep gradient of this area and the platforms for easy access we have to create for the buildings as well as for the parking and the swimming pool areas.

Simultaneously we have carried out the earth movement for the private access road to the garage and parking areas of both Altos Miraflores 1 and 2. To achieve a smooth slope from the entrance to the parking and apartments at the highest levels, we have constructed a very substantial retaining wall of reinforced concrete.



The wall in its present state does not seem attractive, but we are convinced that once the concrete wall has been covered (similar to that already done in Miraflores) with natural stones and the planting and landscaping is completed, our owners will be very pleased.

Landscaping and plantation of the same nature will be done in the area around the water tank, so as to make the tank "invisible" while at the same time creating a lush and attractive garden space around the buildings nearest to the water tank.



THE COMMUNITY STATUTES & BYELAWS.

Mrs. Angela Morcillo, the Miraflores Community Lawyer, has in collaboration with ourselves, completed and issued the Community Statutes and Byelaws for Altos Miraflores.

These byelaws are in principle made up of 5 different chapters, as follows:

- CHAPTER I: The legal regime
- CHAPTER II: Determination of private and condominium property
- CHAPTER III: Obligations and rights of the owners
- CHAPTER IV: The community entities
- CHAPTER V: The owners' assembly

Based on our 20 years' experience and know-how in community matters, as well as adapting to the latest laws of Spain with regard to the administration and management of homeowners' associations, we have prepared and notarised the Community Byelaws of Altos Miraflores.

Anyone who has visited the existing Miraflores development, with over 950 homes within its 16 completed communities, will have observed that it is one of the best planned and managed developments, - compared with any similar housing development in the world.

This has only been possible through foresight. Right from the commencement of Miraflores, and even before the very first brick was laid, a very detailed and complete version of the byelaw of the Miraflores communities was established, in order to guarantee that once the buildings were terminated, the qualified team of administration and maintenance staff would be able to manage the properties to a high standard at a reasonable cost, thus protecting the homeowners' investment.

One only need take a stroll within the communities of Miraflores to observe the high quality of maintenance in all the communal areas.

COMPACT WATER PURIFICATION SYSTEM IN YOUR ALTOS MIRAFLORES HOME

We are pleased to be able to offer you the installation of a drinking water purification system at your kitchen sink in your home at Altos Miraflores.

The method of purification is through a quality household Reverse Osmosis 4 stage equipment, mounted under the kitchen sink with a separate tap on your kitchen top. This highly tested system allows pure water molecules through it, whilst impurities and contaminants such as metals, pesticides and bacteria are flushed away. Once installed, you will conveniently have a constant supply of pure water of the highest quality, even more pure than most bottled waters.

What are the direct benefits?

- 1) A constant supply of pure and safe drinking water at your disposal (also for your ice for cool drinks!) for less than 1p a litre.
- 2) Use 30% less coffee and still enjoy the taste you like.
- 3) Improves the taste and texture of vegetables, soups and sauces.
- 4) No more lime scale in your kettle or coffee machine. And best of all:

5) No more need to purchase and carry heavy water bottles!



Should you wish that we install the Reverse Osmosis system in your apartment, please contact us immediately. The complete cost for the system including installation is 129.000 Ptas plus 16% IVA – total 149.640 Pesetas (899,35 EUR)

Thereafter you only need to replace annually a simple filter cartridge, which our maintenance department will have in stock.



Please be aware that several unrelated new housing constructions in and around our development are attaching the name “Miraflores” to their project. Although flattering, please take notice: –

**“ALTOS MIRAFLORES”
is the only project attributed to the
Original Miraflores Developer
and is exclusively authorised to use the
International Registered Logo
shown below:**



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