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promotora  cadenas

The logo for Llora Cadenas, featuring the word "LLORA" in a large, stylized, white serif font, with "CADENAS" in a smaller, white, sans-serif font below it. The text is set against a green and yellow geometric background.

LLORA
CADENAS

A close-up photograph of a hand with light-colored nail polish turning a silver door handle. The background is a blurred view of a modern interior with large windows and light-colored walls.

Every door that opens
is a new beginning story
Llora Cadenas is yours.



Llara Cadenas

Your home, your space, your life

Discover **Llara Cadenas**, a building designed to offer you maximum comfort in a privileged setting. **Located around the Oliva Park**, the construction combines the tranquility of a natural setting with the convenience of having all amenities within a walking distance.

Imagine living in a building that combines contemporary design, comfort, and well-being. With meticulous architecture and thoughtful layouts, this construction offers **87 (1, 2 and 3 bedroom) homes**, all with their own **terraces**, where natural light becomes a part of your daily life. Each space has been designed so you can enjoy spacious, functional, and welcoming environments, where every corner invites you to feel at home. On the ground floor, a fully equipped **communal gym** awaits you so you can take care of yourself without leaving your home, along with a **practical bicycle parking area** with a bike-washing spot, ideal for keeping everything in order and saving space in your storage room. Additionally, in the basement floor, you'll find the car parking and storage rooms, designed to make your life easier.

Each home at **Llara Cadenas** has been designed with high-quality materials and special attention to **energy efficiency**, so you can enjoy maximum comfort while also taking care of the planet ...and your wallet.

With an **A energy rating**, this real estate promotion guarantees significant savings in daily consumption without sacrificing well-being. Its construction features include a ventilated facade, exterior carpentry with double glazing low-emission, a dual-flow ventilation system with heat recovery, and a high-efficiency central boiler with individual meters. All designed to offer you a warm home in winter, cool in summer, and efficient all year-round.

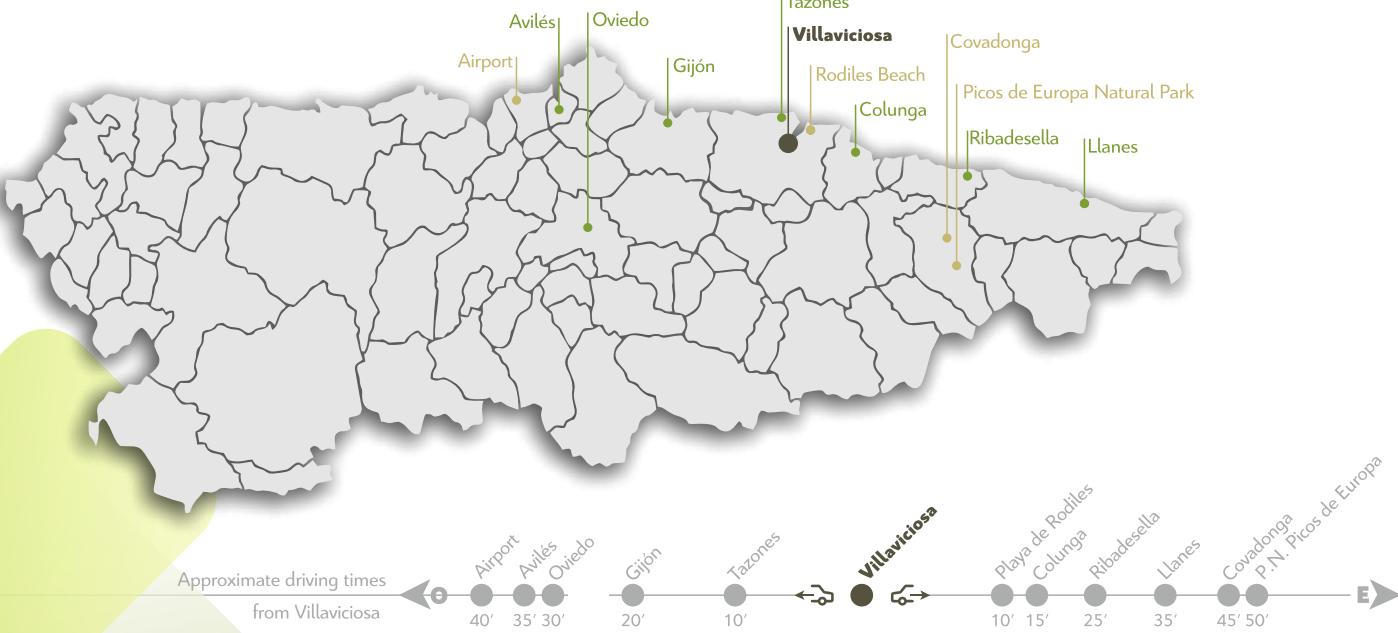
At **Llara Cadenas**, you'll find not just a home, but a **space designed for better living**. A place where **quality, design, and sustainability** come together to offer you the home you deserve.

87 Homes. 1, 2 & 3 bedrooms

-  Energy Rating A
-  Terrace
-  Parking
-  Storage room
-  Bike Parking
-  Gym
-  Electric Vehicle

Take a walk through its historic center,
go to Rodiles Beach for a swim,
or simply enjoy the spectacular views
of the Villaviciosa Estuary.

There are pleasures that
Llara Cadenas makes easy for you.



- Green Areas / Parks
- Supermarkets / Market Square
- Church / Convent
- Educational Center
- City Hall / Cultural Equipment
- Health Center

Your home makes you fall in love with **Villaviciosa** too

Welcome to **Villaviciosa**, a privileged corner of Asturias where nature, tradition, and modernity come together to offer a high quality of life. Located in a natural environment of great beauty, this town is known as the **apple-growing capital of Spain**. A town surrounded by beautiful landscapes, a stunning estuary declared a Partial Nature Reserve, and dreamy beaches like Rodiles and España. Here, every day is an opportunity to enjoy seaside walks, forest trails, or simply relax in a peaceful setting.

Its historic center preserves the charm of traditional Asturian architecture, with streets full of history and stately buildings. Furthermore, thanks to its strategic location, approximately 20 minutes from Gijón and 30 from Oviedo, you'll have access to a wide range of services, shops, and leisure options. Excellent highway connections guarantee quick and comfortable travel, ideal for those seeking a balance between tranquility and connectivity.

Llara Cadenas represents a unique opportunity for those looking for more than just a home: a place to live fully.

1, 2 & 3
bedrooms homes



Energy Rating A





Without architectural barriers and a very careful design for a portal that reflects the quality and character of the building from the very beginning.



Interiors

At **Llara Cadenas**, you'll find a space designed for a better life.

With intelligent layouts and wide spaces, we create homes that make the most of every square meter, effectively combines functionality and design. **Natural light floods every corner** thanks to large windows and separate terraces that connect the inside with the outside.



An elegant and modern style with top-quality finishes. Our commitment to your home goes beyond finding a good layout and adjusting the spaces to your needs.


Working with trusted suppliers who provide materials with proven quality is one of our goals, so **you can fully enjoy your home.**



SANTOS

We know that for many of you, the kitchen is the heart of the home, so although we offer the option of opening it up to the living room, our kitchens are always independent.

Additionally, **Cocinas Santos**, a renowned manufacturer synonymous with **quality, design, and functionality**, will supply the kitchen furniture.



Wide independent **terraces** with translucent glass enclosures, designed to enjoy natural light with complete privacy.

Llara Cadenas has been designed with a **ventilated facade system** with a high-performance ceramic finish.

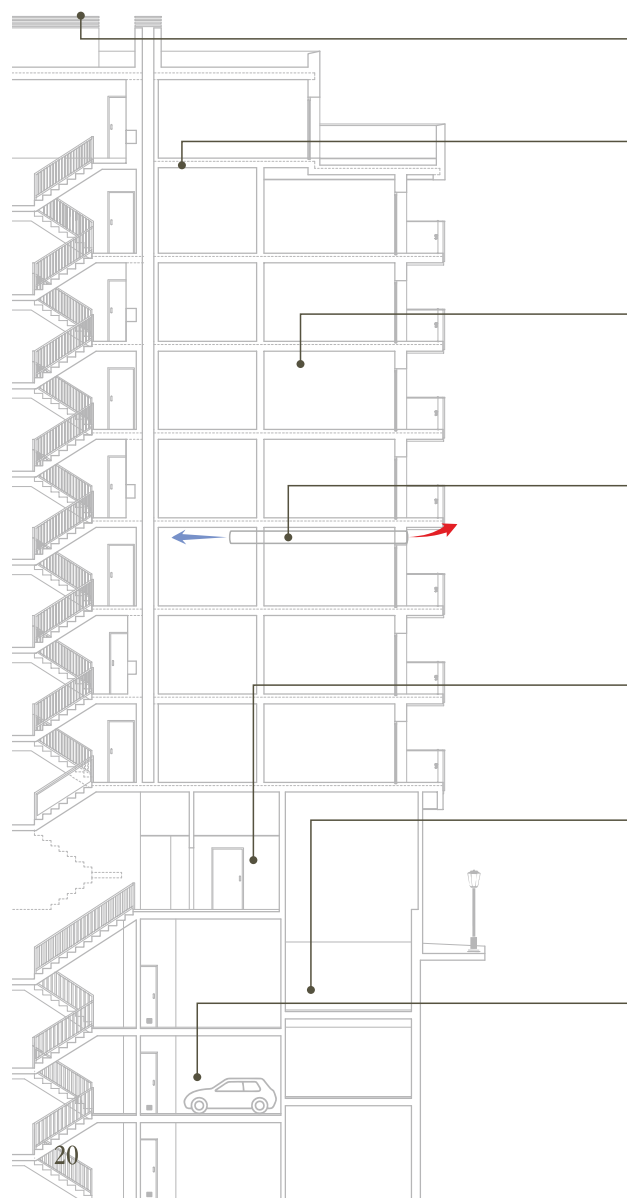


Communal bicycle parking
on the ground floor,
and a fully equipped **gym**.




Efficient and Connected

homes that breathe innovation




 **Photovoltaic solar panels** to support the consumption of common services.

 **Thermal and acoustic insulation**

- Ventilated facade system with high-performance ceramic exterior cladding.
- Thermal insulation on the roof.

 **Natural Light**

- Large windows for better use of natural light.

 **Ventilation**


- Intelligent dual-flow ventilation with heat recovery. Allows you to ventilate rooms without having to windows open. This helps maintain a stable temperature in the home. In addition, outside air is filtered, preventing harmful particles from entering the home.

 **Video intercom**

- Possibility of managing the video intercom from your smartphone.

 **Domestic hot water/Heating**

- High-performance condensing boiler and aerothermal heat pump.
- Inter-accumulation tanks for domestic hot water.

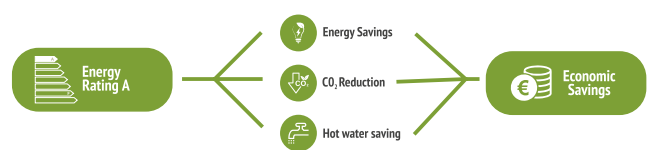
 **Parking**

- Electrical pre-installation for electric vehicle charging.
- Opening and closing the garage door from a smartphone.

Promotora Cadenas builds construction with cutting-edge technology and a **high degree of thermal insulation**, ensuring the creation of homes with low energy consumption and reduced CO₂ emissions.

The **acoustic insulation** used to separate homes, or between homes and common areas, as well as the insulation of sanitary facilities, **fully enhances the use and enjoyment of the home.**

Llara Cadenas has a Energy Rating A building that has been designed to achieve maximum energy efficiency through active and passive measures, promoting respect for the environment and contributing to energy savings. This rating translates into energy savings of more than 80% compared to a home with an F energy rating and, consequently, significant financial savings for you.





housing
Plans



PORTAL 1
TYPE F
1 BEDROOM

Area: 51,41 m²
Terrace Area: 7,76 m²



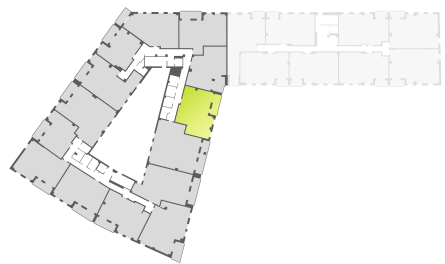
PORTAL 1
TYPE C
2 BEDROOMS

Area: 70,36 m²
Terrace Area: 8,37 m²



PORTAL 2
TYPE B
2 BEDROOMS

Area: 71,18 m²
Terrace Area: 12,09 m²



PORTAL 2
TYPE D
2 BEDROOMS

Area: 73,23 m²
Terrace Area: 8,51 m²



**PORTAL 1
TYPE B
3 BEDROOMS**

**Area: 87,37 m²
Terrace Area: 9,14 m²**



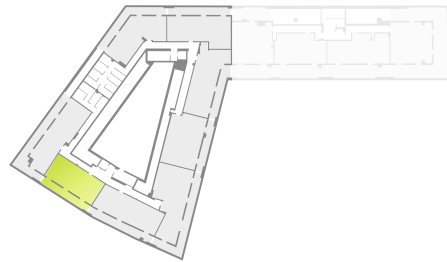
**PORTAL 2
TYPE A
3 BEDROOMS**

**Area: 97,43 m²
Terrace Area: 12,09 m²**



**PORTAL 1
UNDERCOVER C
2 BEDROOMS**

**Area: 67,70 m²
Terrace Arez: 18,24 m²**



**PORTAL 2
GROUND FLOOR A
3 BEDRROMS**

**Area: 85,13 m²
Terrace Area: 22,77 m²**





quality
Memory



Facade

- Ventilated facade system composed of thermal insulation with 12 cm thick rock wool, load-bearing aluminum profiles and a high-performance ceramic finish, combined in two colors, for the main facades of the ground-floor apartments and those on the standard floor (1st to 3rd).
- Facade with an Exterior Thermal Insulation System (SATE) with a self-cleaning acrylic mortar finish on the main facades of the attic floor apartments and all the facades of the interior courtyard
- Facade of ground floor common areas with acrylic mortar finish in soft colors.

Portal

- Decorated with a combination of ceramic coverings and a semi-matte open-pore walnut veneer board.
- Entrance door with automatic opening system using a presence detector for exit and a magnetic key for entry.
- Switching on lighting in common areas using a timed presence detector.
- Group of mailboxes in a wood finish.
- Decorative lighting.

Elevators

- Installation of an elevator equipped with an electronic system for analyzing and memorizing routes.
- Stainless steel pushbuttons with embossed numbering and Braille writing system.
- A 7" full-color Smartech horizontal display, located on the ground-floor door lintel, provides passengers with real-time, up-to-date information.

Security

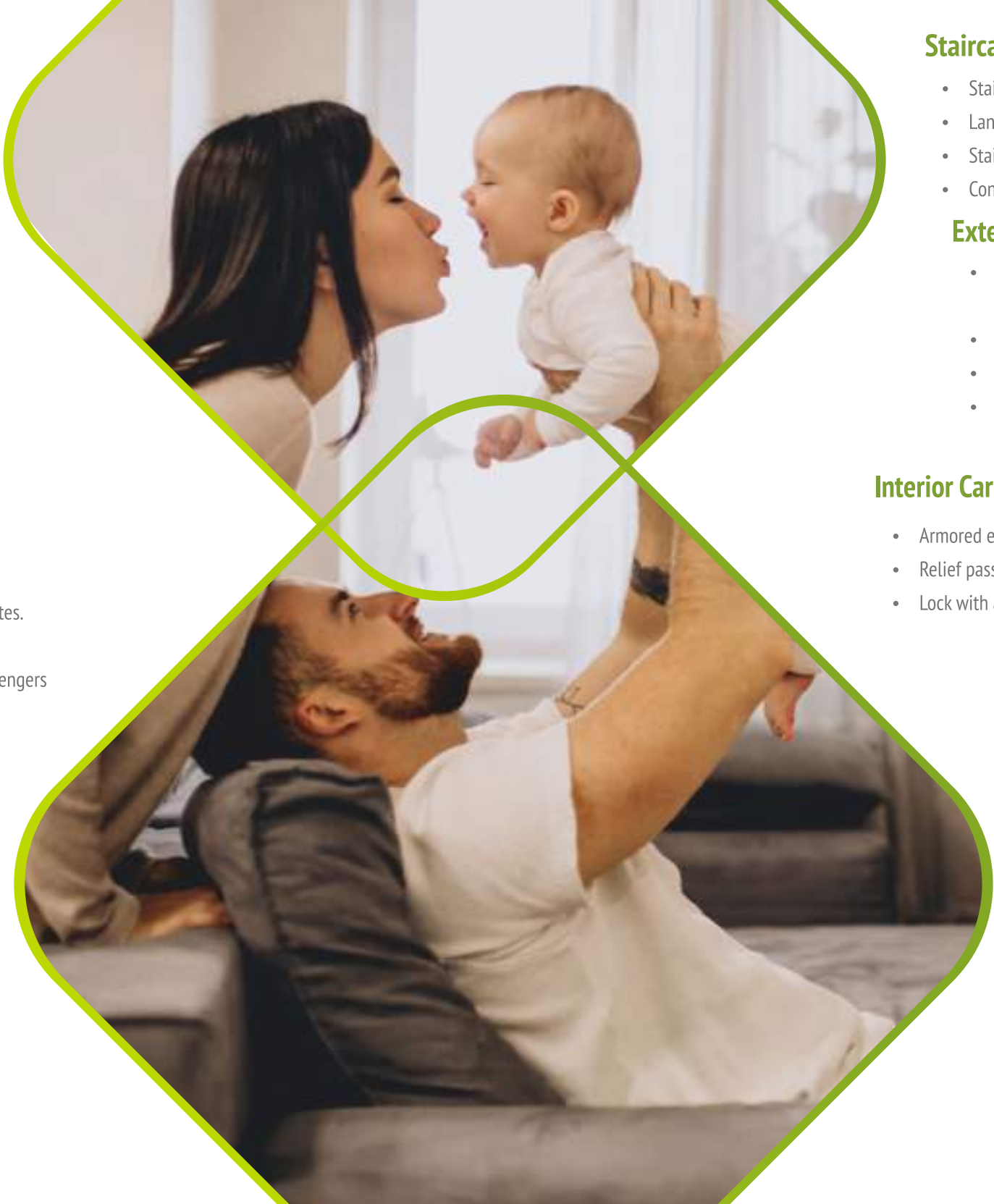
- Lock master key system that allows access to the home, storage room, bicycle parking, gym, and the various levels of the parking via the interior staircase, using a single key.
- Armored access door to housing.

Ventilation systems

- Home ventilation with a dual-flow system and mechanical ventilation equipment with heat recovery, which maintains inside comfort and ensures lower energy consumption.

Canadian Tegola Roof + Thermal Insulation

- Building roof finished with Canadian tegola.
- Thermal insulation throughout the roof.



Staircase and landings in common areas leading to homes

- Staircase steps and landings with natural marble.
- Landings in common areas leading to homes with rectified ceramic flooring.
- Stainless steel house and apartment identification plate.
- Control of lighting in staircases and common access areas to homes using a timed push button.

Exterior Carpentry

- Exterior windows and doors made with two-tone PVC profiles. The casement windows have two opening options: tilt-and-turn and micro-ventilation.
- Sliding door leading to terrace, complying with accessibility regulations.
- Low-emissivity double glazing, and laminated glass in the carpentry of the terrace area and in the lower fixed glass of the rest of the rooms.
- Thermally insulated aluminum slat blinds, lacquered in the same color as the woodwork, and Neopor insulation inside the blind box.

Interior Carpentry

- Armored entrance door to the home, lacquered in white and with a security lock.
- Relief passage doors (4 horizontal grooves), white lacquered finish and stainless steel hardware.
- Lock with anti-locking system from the outside on bathroom and toilet doors.

Plumbing and Heating

- Heating and hot water supply through centralized production, with condensing boilers and natural gas fuel.
- Individual meters for controlling the consumption of cold water, hot water, and heating, located in the utility closet on each floor.
- Heating system control using a programmable thermostat.
- Heating through an aluminum radiator system with individual temperature control via a thermostatic switch.
- Soundproof PVC downpipes, also covered with a two-layer film specially designed for sound insulation.
- Cold and hot water supply shut-off valves for each home in the communal utility closet at ground level and in each wet room (toilet, bathroom, and kitchen).

Electricity and Telecommunications

- Video intercom with full-color LED screen.
- Top-brand electrical mechanisms in all rooms.
- TV and data sockets (RJ45) in kitchen, living room and bedrooms.
- Fiber optic connection point in the living room.

Outdoor terraces

- Individual terraces in each home with translucent laminated glass railings and stainless steel handrails.

Bathrooms and Toilets

- Ceramic cladding with a rectified finish, with stainless steel corners.
- Glazed ceramic flooring.
- White enamelled steel bathtub, Contesa model by Roca.
- Extra-flat resin shower tray, white slate finish, installed flush with the floor.
- Vitrified porcelain sanitary ware, in white, The Gap Compact model by Roca.
- Roca Victoria model chrome single-lever faucets.
- Vitrified porcelain washbasin, in white, built into a wall-hung unit with a double drawer.



Kitchen

- Furniture consisting of low and high cabinets, 90 cm high, with ceiling closure.
- Digital ceramic hob.
- Multifunction oven, microwave, extractor hood and sink, finished in stainless steel.
- Sink, installed under the counter, with single-lever faucet.
- Screen-printed coating with rectified finish.
- Premium silk-screened ceramic parquet flooring.
- Terrace paving with non-slip ceramic tiles.



Interior flooring

- AC5 floating laminate flooring, single slat.
- Skirting board with white finish.

Interior Walls and ceilings

- Interior layout of the home in ceramic brick, finished with plaster trim in the living room, bedrooms, hallway, and foyer.
- Double brickwork, with 50 mm thick intermediate acoustic insulation, for separation between homes and between homes and common areas.
- False ceiling with plasterboard in the living room, bedrooms, hallway, and foyer; and treated plasterboard for wet areas (kitchen, bathroom, toilet, and terrace).

Renewable energy. Improving energy efficiency.

- Self-production of electrical energy through photovoltaic panels, located on the building's roof, which contribute to reducing the electricity bill for common services.
- Aerothermal heat pump to assist in the production of Home hot Water.
- Inter-accumulator tanks for domestic hot water.

Parking

- Technical installations for ventilation, fire protection and lighting in compliance with current regulations.
- Automatic opening gate controlled by smartphone.
- Electrical pre-installation for electric vehicle charging.

Bicycle parking

- Community space for bicycle storage on the ground floor with access from inside the building.
- Individualized support for each bicycle.
- Bicycle washing area.

Gym

- Community space for a gym equipped with: a treadmill for walking or running, an elliptical trainer, an indoor bike, a semi-professional multi-gym with a reinforced steel structure for bodybuilding and cardiovascular improvement, a fitness mat, and a mat rack.
- Pre-installation for TV.

Note: These qualities may vary during the course of the project and may be modified at the discretion of the project management for technical, commercial, or supply reasons, or due to applicable regulatory requirements. The materials chosen may never be of a lower quality than those described here. All images and infographics shown in this document are indicative and not contractually binding. The decoration and furniture are merely illustrative and do not form part of the project or the specifications.



promotora cadenas

Quality and commitment since 1985

We are an Asturian company with more than **40 years of experience** in the sector and over **2,700 homes developed** in Asturias.

A key aspect that distinguishes us is that we are part of a group that includes our **own construction company, Construcciones Cadenas**. This differential allows us to **control the entire construction process from start to finish**, guaranteeing the highest quality, efficiency, and compliance in each of our projects.

Promotora Cadenas is synonymous with trust, quality, and commitment.

