



Telus

UNA COMPAÑIA DE
JJ MATERIZ
CAPITAL

“Architecture is about trying to make the world a little more like our dreams”
Bjarke Ingels

ATRIA, named after one of the brightest stars in the Milky Way galaxy, is our prized development of 5 detached single-family homes. Private pool, garden and parking, it is, quite simply as its name suggest: brilliant.



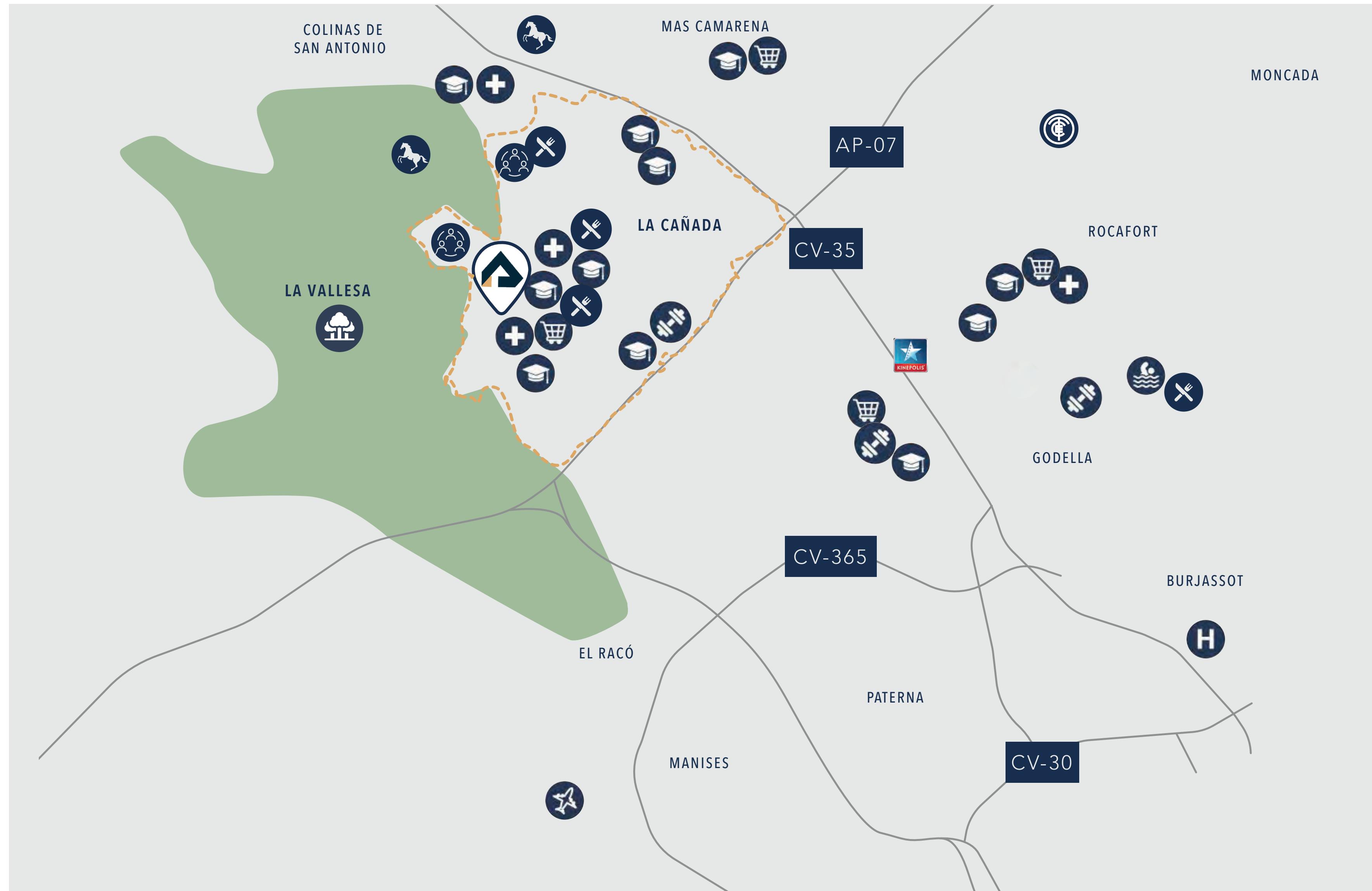


LA VALLESA

Located in La Cañada (Paterna), ATRIA is nestled within an excepcional natural setting: the Vallesa Forest, the only protected area surrounding Valencia where the Mediterranean forest retains its original essence. Pine trees, olive groves, and native vegetation create a landscape of great viodiversity, with trails that invite you to stroll amidst the aromas of thyme and rosemary, contemplate unforgettable sunsets and breath in true tranquility.

This green oasis offers countless opportunities to enjoy the outdoors: running, walking, cycling, horse riding, or simply relaxing in complete harmony with nature.

A natural oasis that, together with the Turia River, serves as a link between civilization and nature for the Valencia metropolitan area. More than 6 hectares in which you can find different routes for all audiences, aqueducts, various heritage treasures / trenches, fauna, nature in its pure state, but, above all, where you can find the opportunity to connect with yourself and nature and enjoy, whenever you want, the benefits that this entails.



REFERENCIAS

- HOSPITAL**: Hospital (H icon)
- PRIVATE SCHOOL**: Private school (graduation cap icon)
- SUPERMARKET**: Supermarket (shopping cart icon)
- PHARMACY**: Pharmacy (plus sign icon)
- SWIMMING POOL**: Swimming pool (swimmer icon)
- SPORTS CENTER**: Sports center (soccer ball icon)
- GYM**: Gym (dumbbell icon)
- TENNIS CLUB**: Tennis club (tennis ball icon)
- AIRPORT**: Airport (airplane icon)
- SOCIAL CLUB**: Social club (people icon)
- RESTORATION**: Restoration (fork and knife icon)
- EQUESTRIAN CENTER**: Equestrian center (horse icon)
- SPANISH TENNIS CLUB**: Spanish tennis club (tennis ball icon)
- KINEPOLIS**: Kinepolis (star icon)



EVERYTHING ONE STEP AWAY

The La Cañada residential development, established as one of the most exclusive and sought-after areas in the Valencia metropolitan area, stands out for its quality of life, its wide range of services, and its proximity to the city.

With a school offering of over a dozen schools, private, semi-private, national, and international, complemented by the presence of traditional bakeries, hairdressers, pharmacies, supermarkets, a health center, a police station, daycare centers, as well as a diverse culinary scene ranging from Mediterranean cuisine to the finest international fare, all just minutes from your new home, creating the character of a traditional, family-friendly, and charming residential neighborhood, without sacrificing the tranquility and comfort of living outside the big city.

Another of its great attractions is its vibrant social and sporting life, with private social clubs where you can play tennis, paddle tennis, swim, or participate in wellness activities, in addition to equestrian facilities and a golf club nearby, which reinforce the dynamic and exclusive character of the area.

It has 2 metro stops, bus stops that connect with Valencia and the surrounding towns, allowing any journey in just a few minutes.

Nearby, you'll also find the Heron City Valencia Retail Park, several hypermarkets, the IMED Valencia Hospital, the Paterna Technology Park, the Táctica Valencia Business Park, and Fuente del Jarro, among others. The proximity to prestigious educational institutions is particularly noteworthy: from the British School, the French Lycée, and Montessori schools to the Burjassot Campus of the University of Valencia.

Just minutes from Valencia, La Cañada offers a safe and well-established residential environment with quick and easy access to the city, Manises Airport, and the A7 motorway. It is a privileged location where nature and amenities blend seamlessly, guaranteeing comfort, well-being, and an exceptional quality of life.

This residential area dates back to the 19th century and was consolidated in the early 20th century thanks to the construction of the Valencia-Llíria railway line, now a station on Line 2 of the Valencia Metro. This transformed the summer resort area into the largest and most established residential area in the Valencia metropolitan area.







CONCEPT

ATRIA reflects the perfect balance between construction engineering, architectural design, and functionality.

It represents a residential concept where architecture, new technologies, cutting-edge construction, and sustainability come together to guarantee quality of life, practicality, and comfort.

Homes with clean, simple lines, completely open to natural light and connected to the outdoor spaces to fully enjoy the natural surroundings that complement the private pool and garden area.

Layouts that combine ground and first floors, with the daytime area on the ground floor featuring a suite bedroom, and the outdoor areas for parking, a private pool, and over 400 m² of garden space. The nighttime area is located on the first floor, with the possibility of expansion, allowing you to adapt your home to your needs, now or in the future, should your needs change.

Fully automated homes, climate-controlled with aerothermal energy, and finished with customizable details by the PORCELANOSA GROUP.

Each house reflects an architecture designed not only for today, but to be a timeless benchmark of elegance and comfort.

INNOVATION AND ELEGANCE

ATRIA embraces understated elegance, based on premium materials and neutral finishes: wood, stone, and metal in perfect harmony.

Interiors with generous ceiling heights, minimalist large-format window frames, concealed frames, recessed faucets, integrated interior joinery, hidden cisterns, large-format ceramic tiles, home automation, aero thermal heating, next generation insulation, and all those small details that enhance the sophistication of each space, within an envelope that leverages cutting-edge construction techniques and materials technology to guarantee energy efficiency, thermal and acoustic insulation, quality, and aesthetics.

A contemporary style focused on the essentials: balance, warmth, and elegance.

A construction system that guarantees quality, control, and precision.

A development that will undoubtedly make you shine.



EXCEPTIONALITY

Each home at ATRIA is a blank canvas for personalization: finishes, layouts, and amenities tailored to your lifestyle without losing its essence.

That's why, at Telus, we offer you the opportunity to adapt your home to you. Our sales team will help you ensure that every detail is designed to make your house a unique space, your space, your new home.

A project designed to make the extraordinary a part of your everyday life.





QUALITY OF LIFE

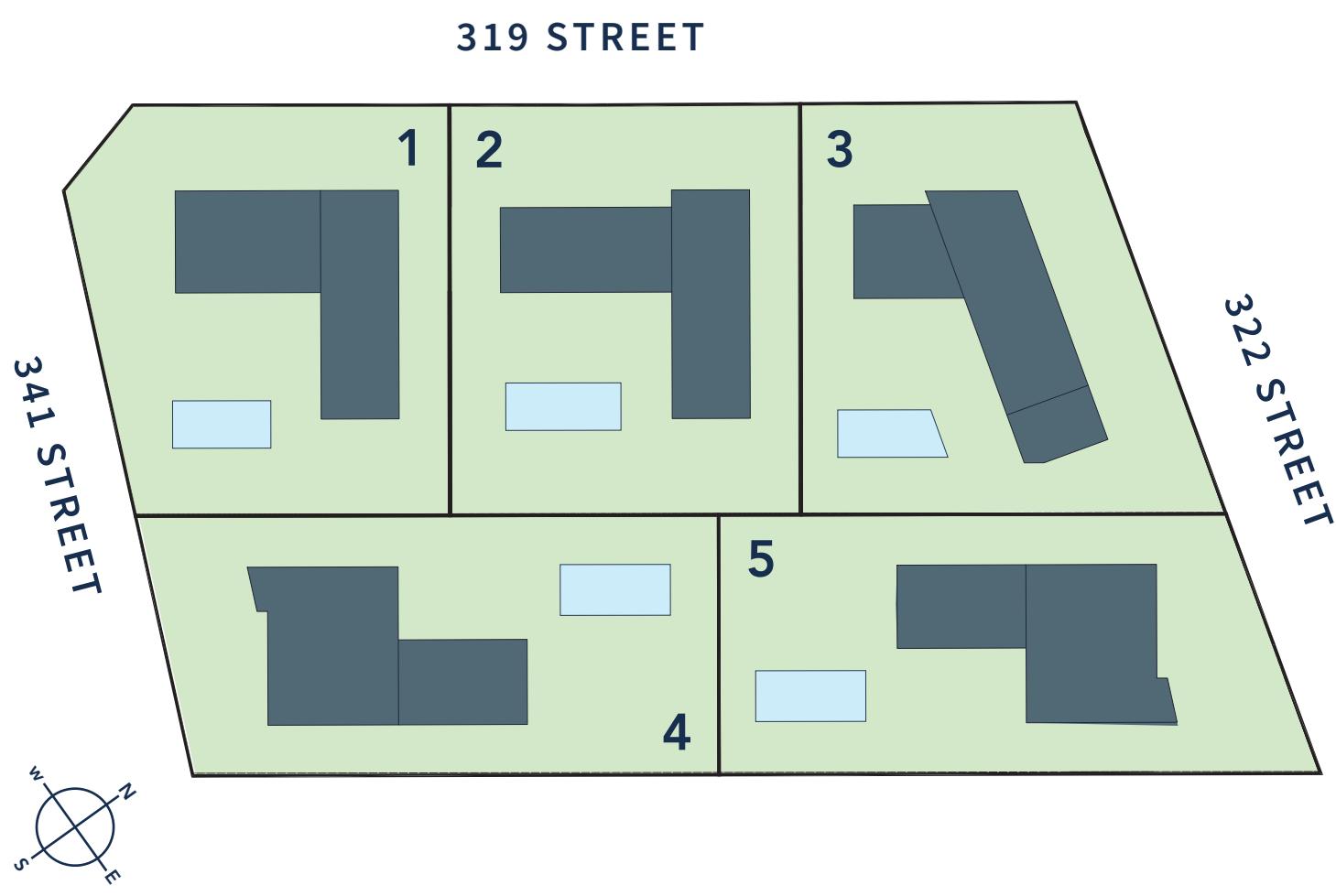
At ATRIA, each home has been designed to adapt to everyday life in a comfortable, practical, and natural way. Its spacious, versatile, and light-filled interiors foster family life and open up to the outdoors, creating a direct connection with private terraces and gardens that expand the options for enjoying life with your loved ones in your new home.

Added to this is its privileged location, which offers the best of both worlds: the tranquility of a natural setting next to the Vallesa Forest and, at the same time, proximity to all the city's amenities. Prestigious schools, sports facilities, healthcare centers, shops, and cultural venues are just minutes away, guaranteeing a fulfilling quality of life.

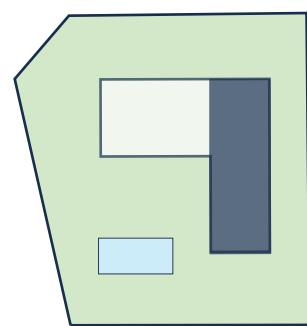
At ATRIA, it's not just about living in a house, but about embracing a lifestyle tailored to you. Because here, the possibilities are endless, and every detail is designed so you can enjoy life as you've always imagined.



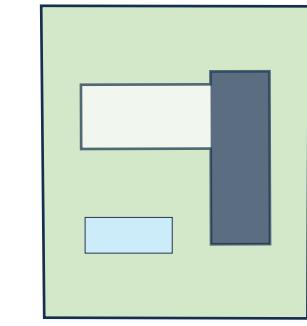
BASIC HOUSING TYPOLOGY



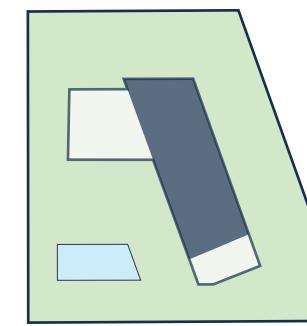
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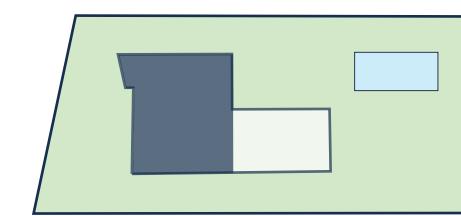
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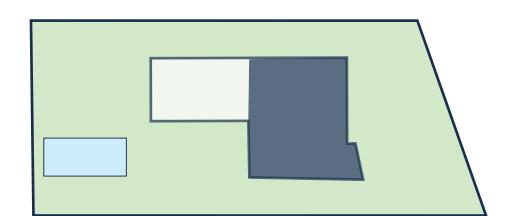
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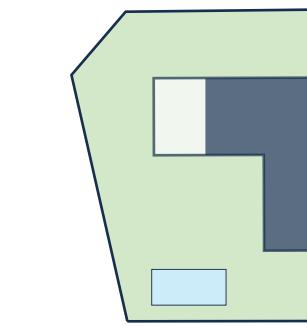


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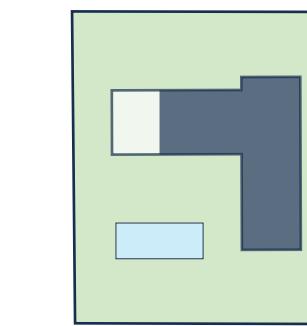


ENLARGED HOUSING TYPOLOGY

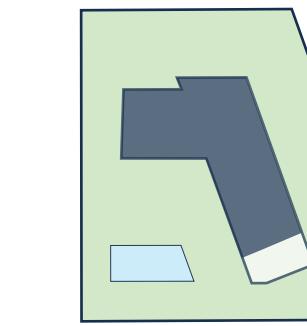
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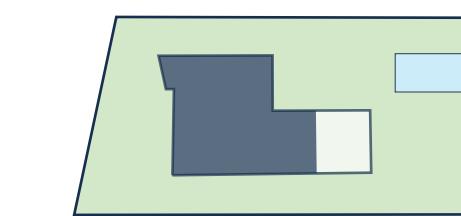
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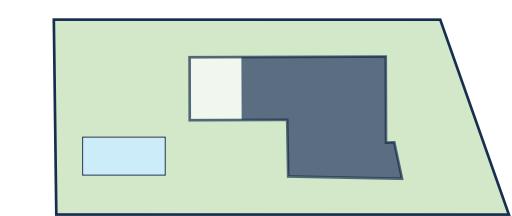
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4



5



Plot Area

500,00 m²

Additional built m²

25,61 m²

Plot Area

500,00 m²

Additional built m²

27,59 m²

Plot Area

500,00 m²

Additional built m²

29,74 m²

Plot Area

500,00 m²

Additional built m²

14,67 m²

Plot Area

500,00 m²

Additional built m²

14,67 m²

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This commercial dossier is subject to modifications deemed necessary by the Technical Management to adapt it to the project's needs, as well as any modifications imposed by a competent authority or required for technical, legal, or urban planning reasons, and is subject to stock availability. These modifications will not result in a reduction of the initially planned quality. The images presented in this document are for illustrative purposes only and are not contractually binding. They may also be subject to modifications due to technical, legal, or commercial requirements of the project management or competent authority. The colours of paints, woods, tiles and flooring may undergo slight variations in tone due to the printing process or alterations in your screen settings.



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