



PURAVERA S.L.

Rural Tourism – Contreras Project

Opportunity for investment

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Opportunity for investment

Project: Rehabilitation of the rural Condominium of Contreras – Jarandilla de La Vera, Cáceres.

Description of the property

The property is situated in Jarandilla de la Vera, 600 meters from the main road and 3km away from the village. The land is owned by the company Juego Ocio y Diversión S.L. It has around 38.6662 square meters according to the land registry.

The property has five old tumbledown ruins capable of rehabilitation to provide houses with an approximate surface of 200 m² each; we have also planned the creation of 3 new ones. The light connection to the grid is at 200 m² from the entrance of the property.

It has a natural spring and borders on the south face of the Contreras stream which flows through the property with crystalline water even during the summer months. It is surrounded by public woodland and by a big piece of land of 240 hectares owned by the council of Jarandilla de La Vera, the “Dehesa del Boñal”, which is susceptible of becoming a rural golf course.

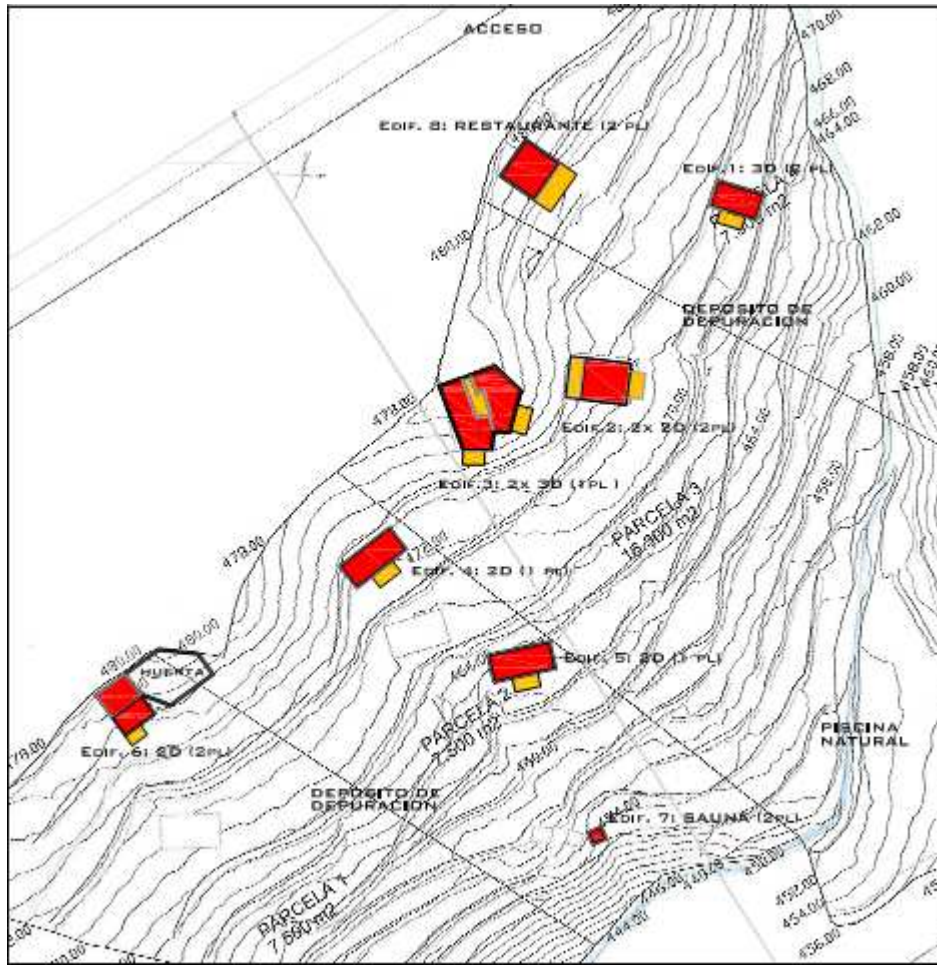
Due to its extraordinary beauty and exceptional location the property of Contreras has the potential to develop a rural tourism project. It also has the necessary characteristics for been susceptible of public subsidy.

See **ANNEX I – Memoria Contreras**

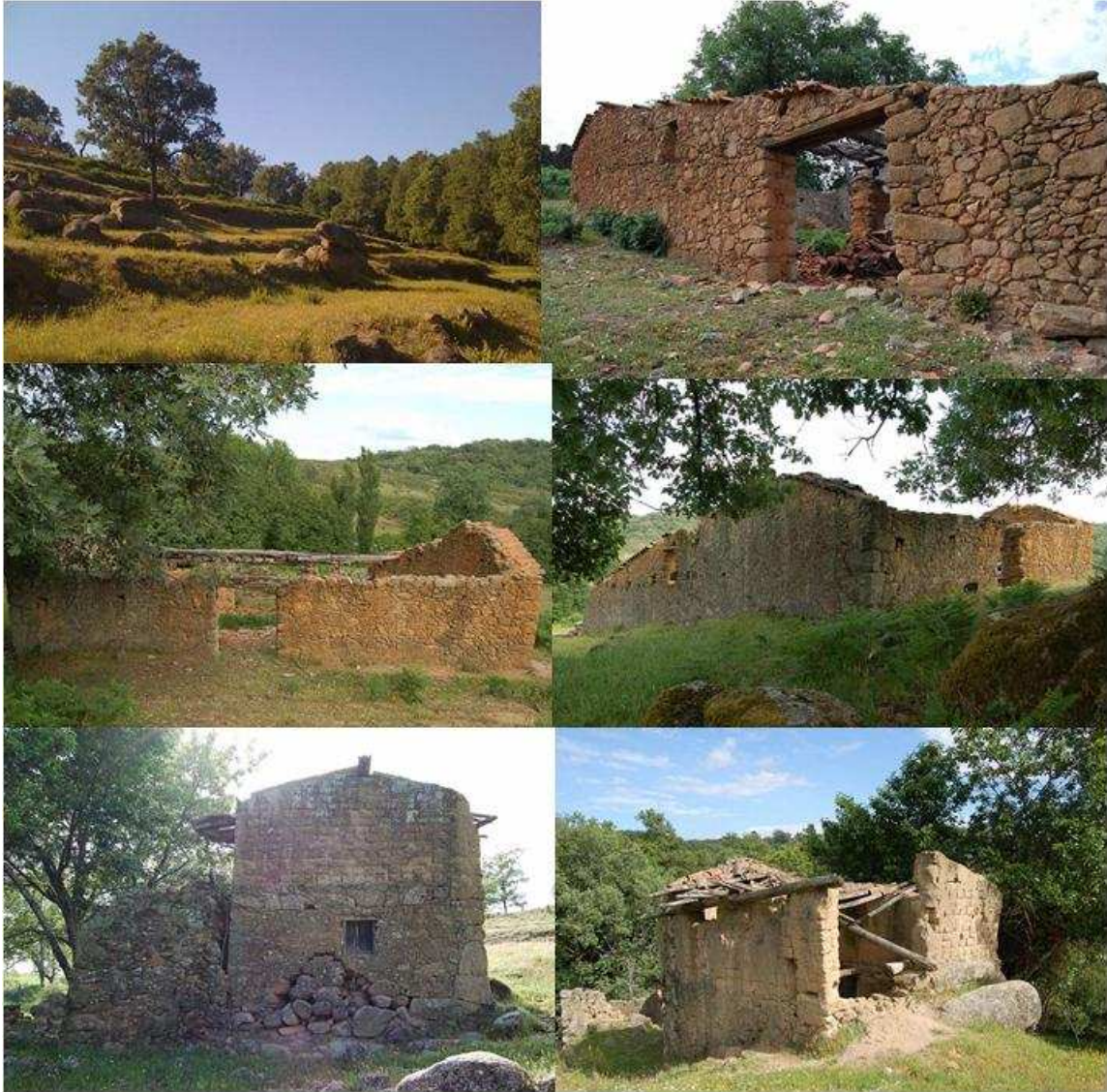
Description of the architects project

There is an already and existing project developed by a collaborating architect’s studio in order to create an ecological rural condominium, where the main aim is to develop housing of high quality standards following the code of conduct of PURAVERA. The diverse activities developed will be associated with the idea that there are other forms of tourism, alternative, with less impact to the resources and more quality in the service. Associated with the ecological conscience, there is planned a slow food restaurant, elaborating its menu from the products from the ecological vegetable garden that is planned to be situated in the condominium.

This is a map to represent the distribution of the accommodations and the orography and landscape of the property.



Map: Location of accommodation in the Rural Condominium of Contreras. PURAVERA S.L.



Pictures of the Rural Condominium of Contreras. PURAVERA S.L.

PURAVERA is at the moment in the process of developing the basic project to be taken to the council for administrative procedures. At the same time we are taking the special reports to each ministry for its procedure. We have the support of the council and we are waiting on investment to begin the works of rehabilitation.

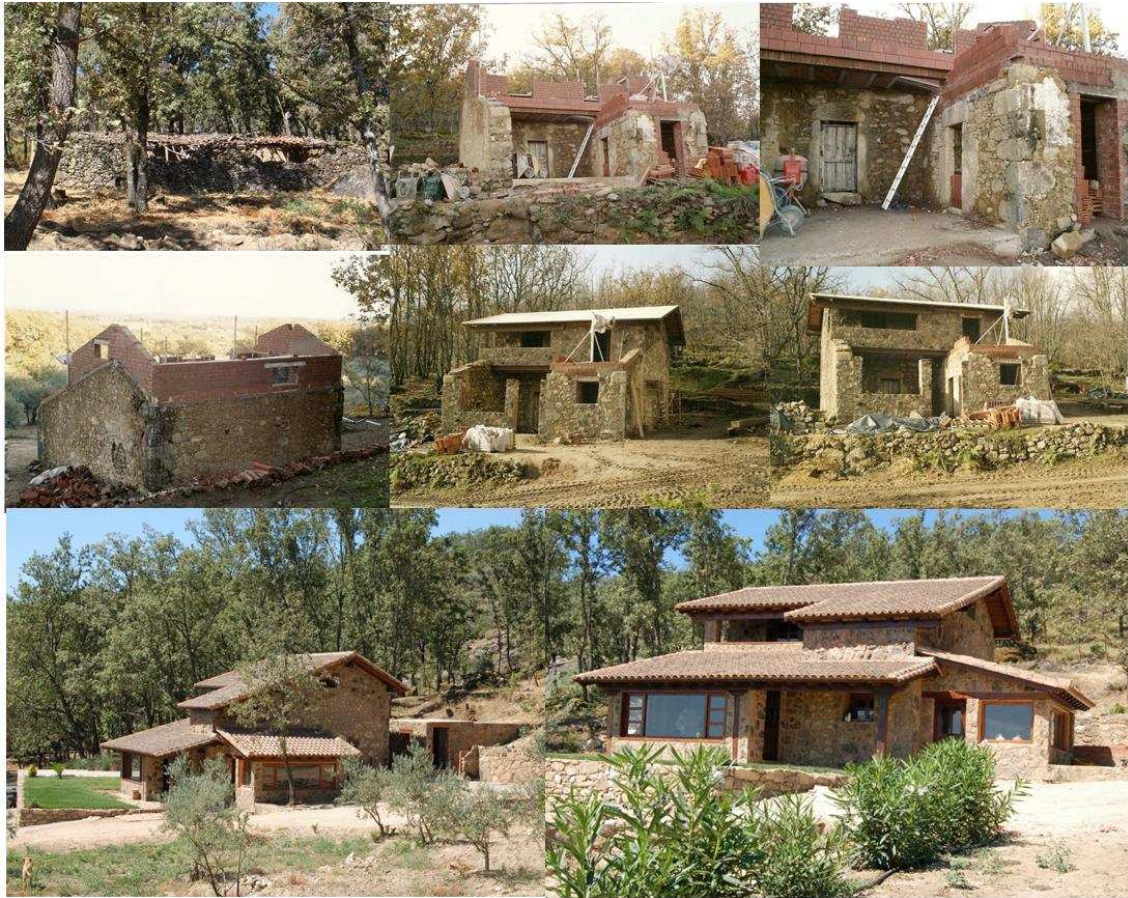
See **ANNEX II – MEMORIA-ESTUDIOS-PREVIOS** – Contreras; for architects project details.

We have the personnel and the technical knowledge to carry out the project. We have contacts and experts in bioclimatic architecture and rural quality building, suppliers of renewable energies, employees for the administrative and grant procedures, constructors and providers raw materials of the area, interior design, among others. PURAVERA has the staff and the capability of developing this project.

We have already developed a similar project in Jarandilla de la Vera:

Pero Amarillo

(See ANNEX III – Pero Marillo)



Pictures of the rehabilitation of the property "Pero Amarillo".

Description of the area "Comarca de la Vera"

The area "Comarca de la Vera" is situated at around 200 km from Madrid and 100 km from Toledo; is well connected with the motorway and railway system. Below we give some brief details of the potential of the area where the project is based.

- The "Comarca de La Vera" consists of 19 villages, with an average population ranging from 300 up to 9,000 people.

<http://www.comarcadelavera.com/ing/index2.html>

- Natural richness:

Have many rivers and springs, species diversity especially bird life, among many others. Have a lot of natural routes with the possibility of walking, using the bicycle, horse riding, among others.

(Extremadura Bird life) <http://www.extremadurabirds.net/en/idioma0.html>

- Cultural heritage:

Historical settlements from megalithic burials, Neolithic, traces of Celtic and was included in the Roman Province of Lusitania. Carlos V of Germany retires in this region in the Monastery of Yüste.

<http://www.fundacionyuste.es/desarrollo/index.php?lang=en>

- Gastronomy:

Its climate has favoured for top-quality products, fruits fresh, in jam or spirit; vegetables, olive oil, superb lamb meat and kid goat, “jamon serrano”, unrivalled cheese from the “verata” bread of goat and the “best in the world” pimento, among others.

(Jamón Serrano: <http://www.dehesa-extremadura.com/l-intro.html>)

- Festivals:

There are three which stands out as they have been declared of national touristic interest: “Los escobazos” in Jarandilla de la Vera, “Los empalaos” in Valverde and “el Peropalo” in the Villanueva Carnival.

<http://www.comarcadelavera.com/ing/index2.html>

- Parador Nacional Castle Carlos V - Jarandilla de La Vera:

<http://www.parador.es/en/cargarFichaParadorUbicacion.do;jsessionid=DE009E84D1C247CE5757C59074B11DF8?parador=043&LANG=en&SM=true&fechaDesde=&codigoldiomaOrigen=es&fechaHasta=>

- It has a golf course at 18 km, Talayuela Golf.

<http://www.talayuelagolf.com/>

- National Park of Montfrague

<http://www.monfrague.com/>

- Within less than an hour of the two monumental cities of Trujillo and Plasencia. Other nearby cities include Madrid (2 Hours), Toledo (1 Hour), Sevilla (3 hours), Salamanca (2 Hours) and Portugal (3 Hours)

Map showing location of the “Comarca de La Vera”.



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These are just some of the possibilities in the region. Please do not hesitate to get in contact with us for any further information.

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