

NEW

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'A' ENERGY CERTIFICATE

28 VILLAS DE 3 DORMITORIOS + 3 BAÑOS CON PISCINA

ref. N339

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**ESTUPENDAS VISTAS
AL MAR Y A LA SIERRA
SUPERB SEA & MOUNTAIN VIEWS**

SALIDA 65 - BENIDORM LEVANTE

**LOCALIZACIÓN
LOCATION**

**SUPERMARKET 5 min.
CLUB DEPORTIVO / SPORTS CLUB 5 min.
ELIAN'S BRITISH SCHOOL 10 min.
HOSPITAL 15 min.
BENIDORM PLAYA / BEACH 15 min.
ALBIR PLAYA / BEACH 15 min.
ALTEA 20 min.
AEROPUERTO / AIRPORT 45 min.**

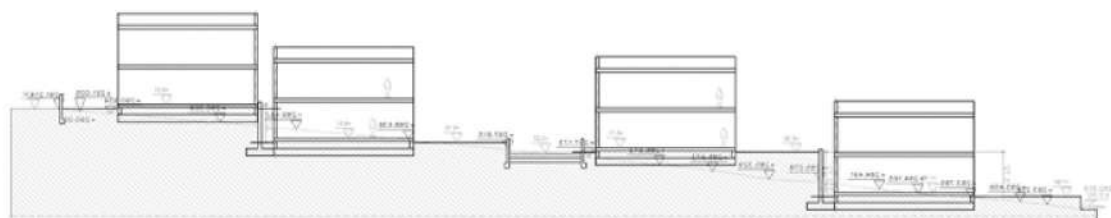
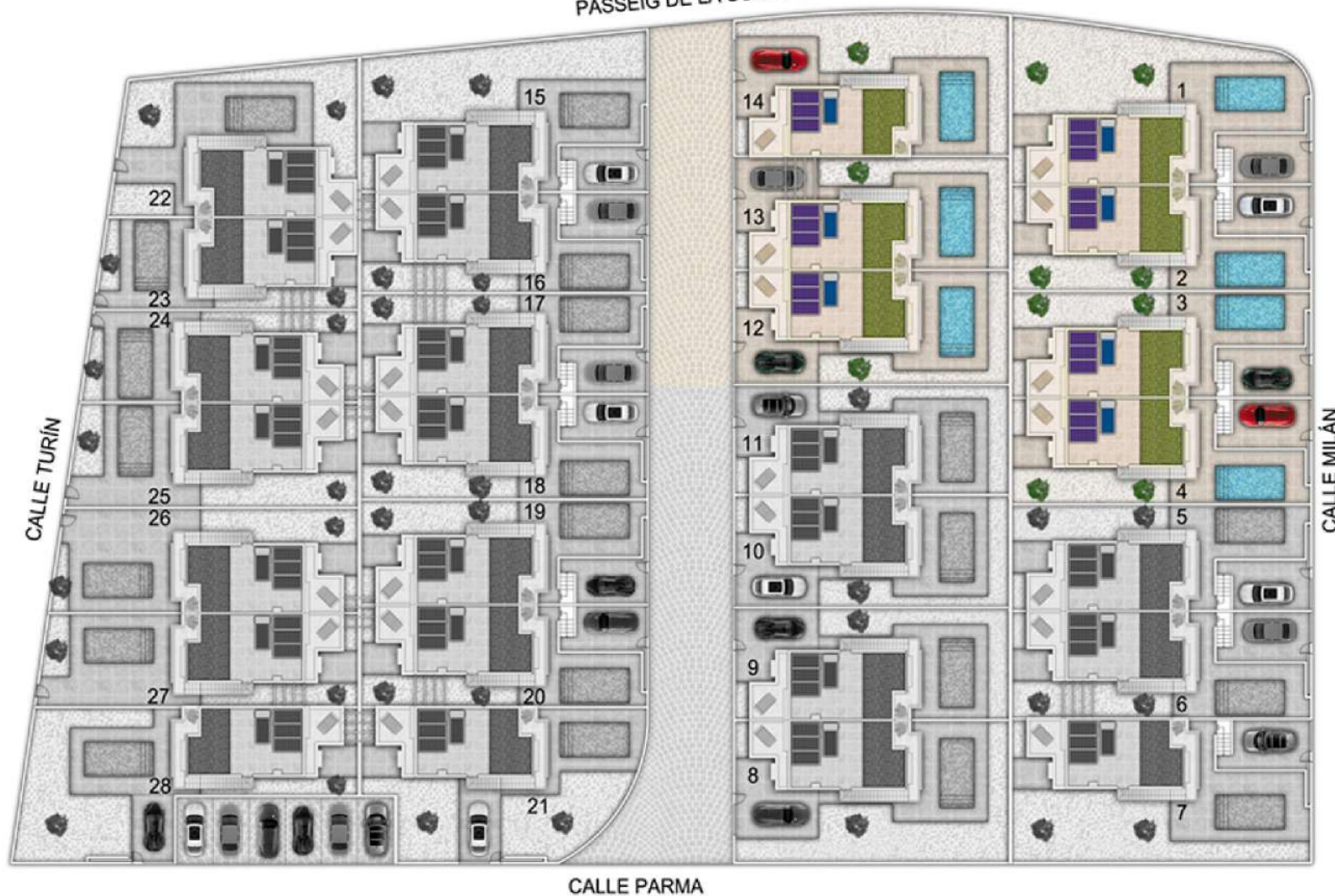


PLAYA BENIDORM

PASSEIG DE LA SOLANA

FASE 1

Parcela/Plot 1	233,04 m2
Parcela/Plot 2	165,24 m2
Parcela/Plot 3	165,25 m2
Parcela/Plot 4	165,20 m2
Parcela/Plot 12	165,80 m2
Parcela/Plot 13	162,63 m2
Parcela/Plot 14	204,04 m2



CONJUNTO RESIDENCIAL DEVELOPMENT PLAN

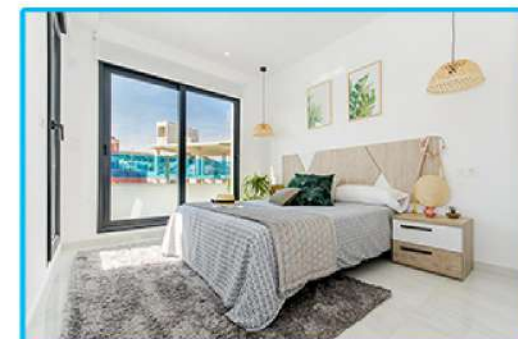


SOLARIUM OPCIONAL OPTIONAL SOLARIUM

SOLARIUM	36,82 m ²
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SUPERFICIES

SUP. CONSTRUIDA PB Y P1	94,37 m ²
TERRAZAS	15,78 m ²
TOTAL	110,15 m ²



VILLA DUO

3 DORMITORIOS + 3 BAÑOS
3 BEDROOMS + 3 BATHROOMS

STRUCTURE, FIXTURES AND FAÇADE

Reinforced concrete structure complying with current regulations and applying seismic measures.

Double-bricked partition walls with air chamber and **high-density** thermoacoustic insulation to enjoy the top comfort, energy saving, independence and insulation.

High-density thermoacoustic insulation in internal and external walls, interior and exterior floors, pillars and perimeter slabs.

Facade painting in white mortar monolayer implemented finely brushed finish, and natural finished porcelain stoneware cladding.

FLOORING AND PAINTING FINISHINGS

High quality porcelain floor tiles throughout the property. Non-slip ceramic floor tiles at porch and terraces.

Smooth painting throughout the property with decorative tiling in living room.

EXTERIOR AND INTERIOR WOODWORK

External windows in PVC with folding and tilt-and-turn system. **Guardian Sun** double glazin: top comfort in winter and summer. Filters the heat of the sun in summer and blocks the heating outlet in winter.

Main entrance armored door with security lock and panoramic spyhole. White lacquered internal woodwork.

Built-in wardrobes finished in high gloss formica, lined inside in all bedrooms and doors with safety stop. Plus with drawers in the master bedroom.

KITCHEN

Kitchen equipped with both high and low cupboard space formica high gloss finish, plus a compact quartz worktop, stainless steel sink and **DECORATIVE EXTRACTOR HOOD**.

Installation of electric spots for the oven, dishwasher, washing machine and dryer.

BATHROOM FACILITIES

Production of sanitary hot water through a **solar panel** with a 160 l. thermosiphon, with a complementary 50 l. electric boiler installed in the kitchen.

Sanitary with embedded cistern in all the bathrooms. Complete bathroom furniture with mirror, lighting and taps. Hydromassage column installed in Bathroom 1. Tubular column installed in Bathroom 3.

Plumbing cutters in all wet rooms.

ELECTRICITY

Pre-installed TV, telephone and internet spots in all the bedrooms and living-room. Electronic video-intercom. Installation on the roof of **3 photovoltaic panels** for the production of electrical energy.

High security electric installation adaptable according to your specific needs.

SPECIAL INSTALLATIONS

AUTOMATED BLINDS in the living room, kitchen and bedrooms.

UNDER-FLOOR HEATING SYSTEM in all the bathrooms.

Ducted **AIR-CONDITIONING** preinstallation with fake ceiling exits in all the rooms.

Fully mechanical home ventilation and air renewal system, with **HEAT RECOVERY** for optimum thermal and energy efficiency.

GARDEN AREA

Enclosure of individual plot with blocks and metal fencing.

Car access door with pre-installation for motorization.

Mediterranean-style finished garden: artificial grass, ornamental gravel, fruit-tree and palm tree.

PRIVATE SWIMMING POOL INCLUDED 5 x 2,5 m.: glass liner with glass mosaic. Purification, control and chlorination equipment. Lighting in different colours remote controlled. Shower included.

SOLARIUM (OPTIONAL)

Waterproof roofing with **high-density** thermoacoustic insulation, finished with non-slip ceramic floor tiles and artificial turf.

Perimeter glass railing. Light and water spots.

Facilities area.

WARRANTY

Each property will be handled over with its Building Book, an **ENERGY PERFORMANCE CERTIFICATE A-class** and a Home-Warranty Insurance with full cover for a period of 10 years, covering damages caused by defects which affect either the foundations or other structural elements.

BUILDING SPECIFICATIONS