



LOCATION

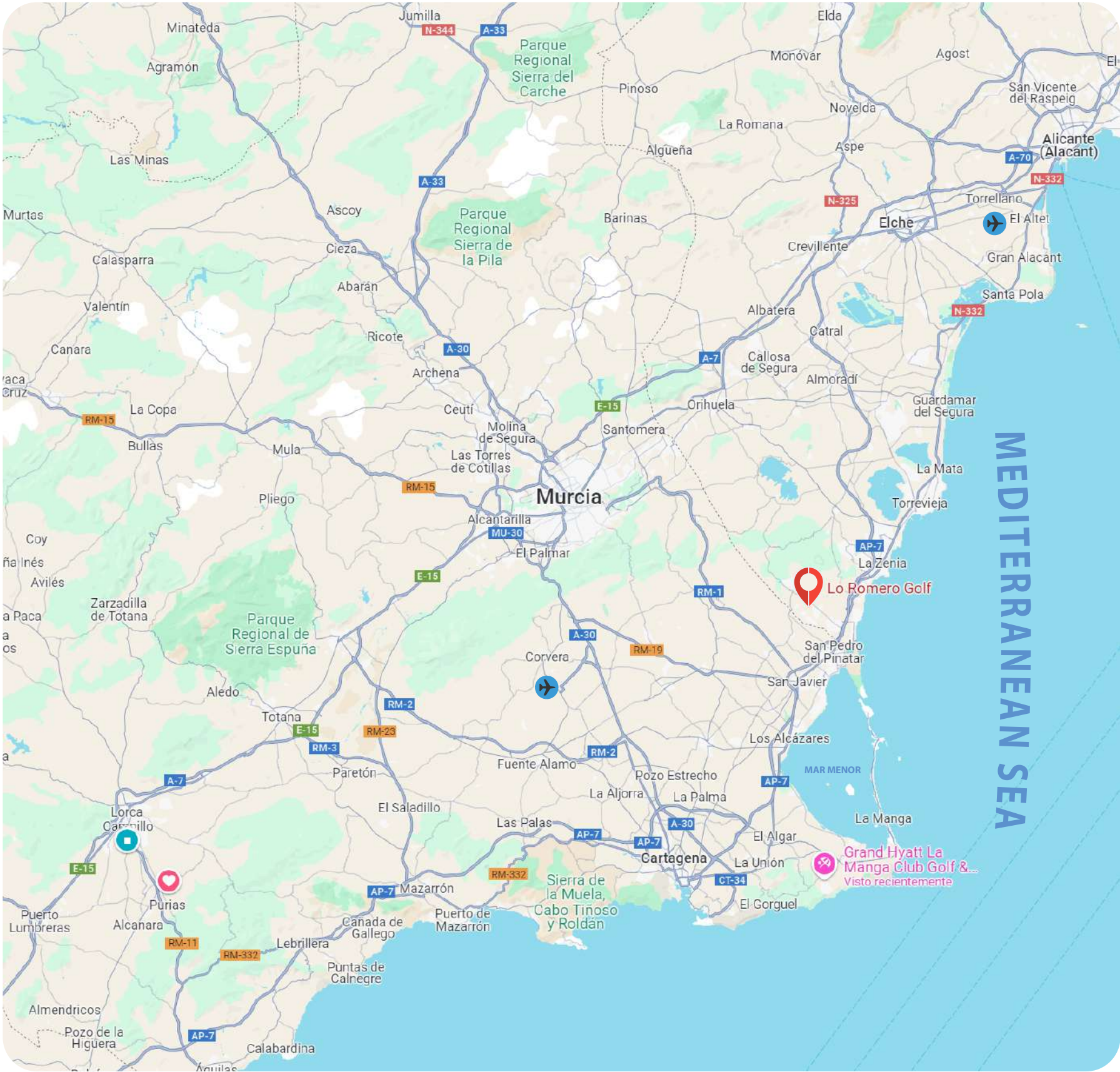


Lo Romero Golf, Pilar de la Horadada, Alicante

LOCATION



-  Murcia Airport **40 min**
-  Alicante Airport **60 min**
-  Mediterranean Sea **10 min**
-  Mar **10 min**
-  La Zenia Shopping Mall **10 min**



OUR PROJECT



This bespoke villa offers a blend of luxury and comfort, with 2 spacious bedrooms, 3 elegantly designed bathrooms, and a basement with a courtyard that provides additional living or storage space.

The features a private pool, perfect for relaxing and enjoying the Spanish weather, as well as landscaped garden that enhances the tranquil outdoor environment. Located in the prestigious Lo Romero Golf Resort, this property is ideal for those seeking a serene lifestyle combined with high-end amenities and the surrounding golf course.

MASTER PLAN



Basement floor



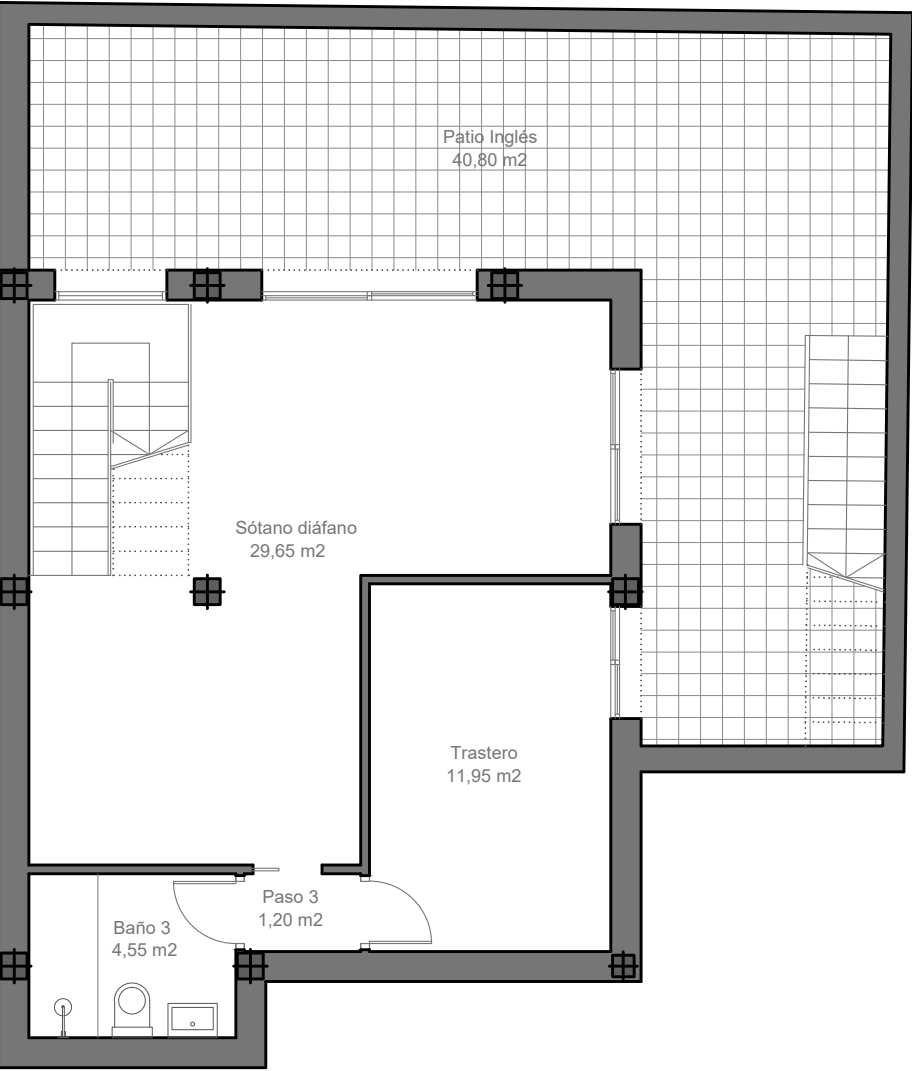
Ground floor



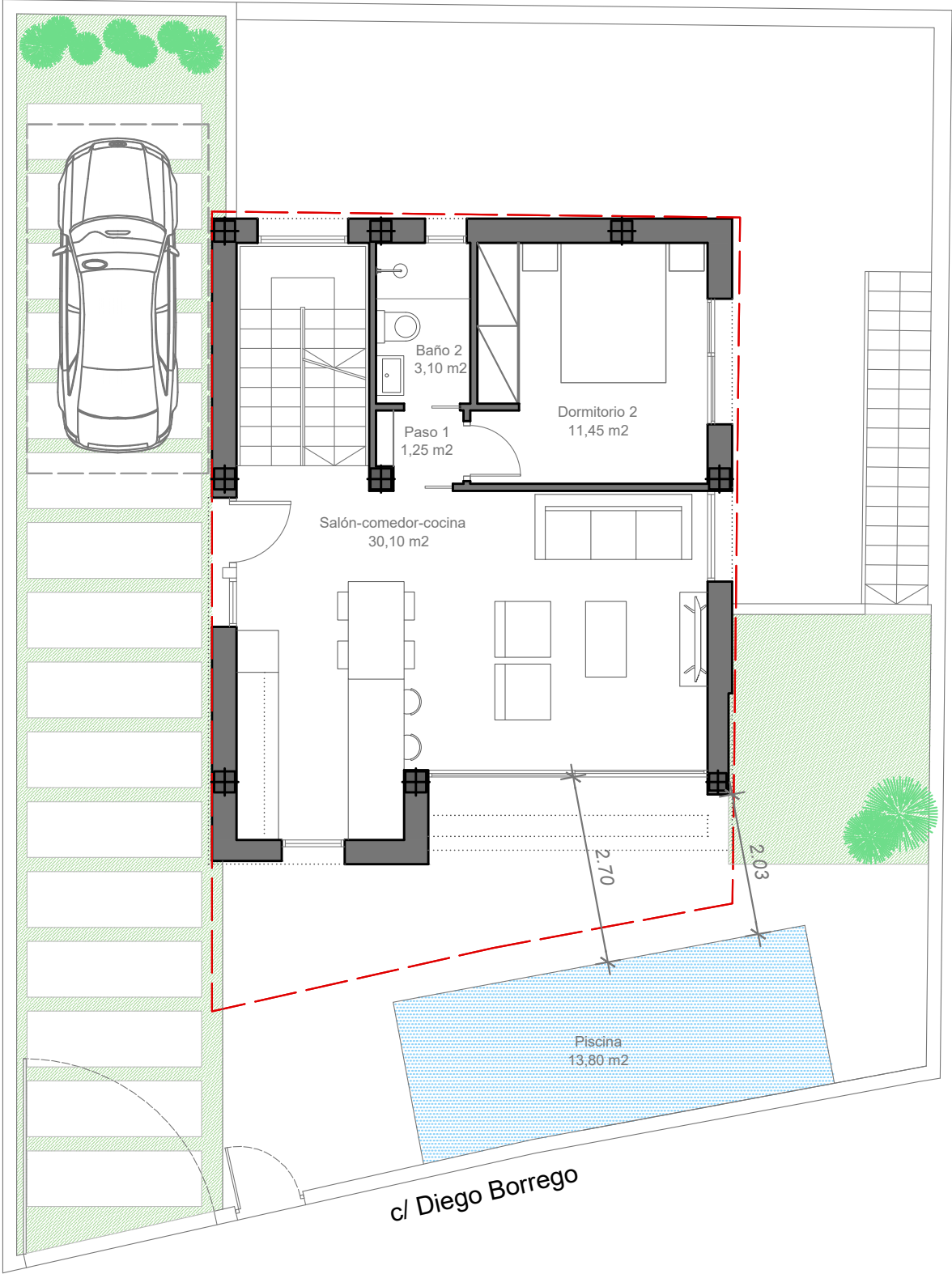
First floor

MASTER PLAN

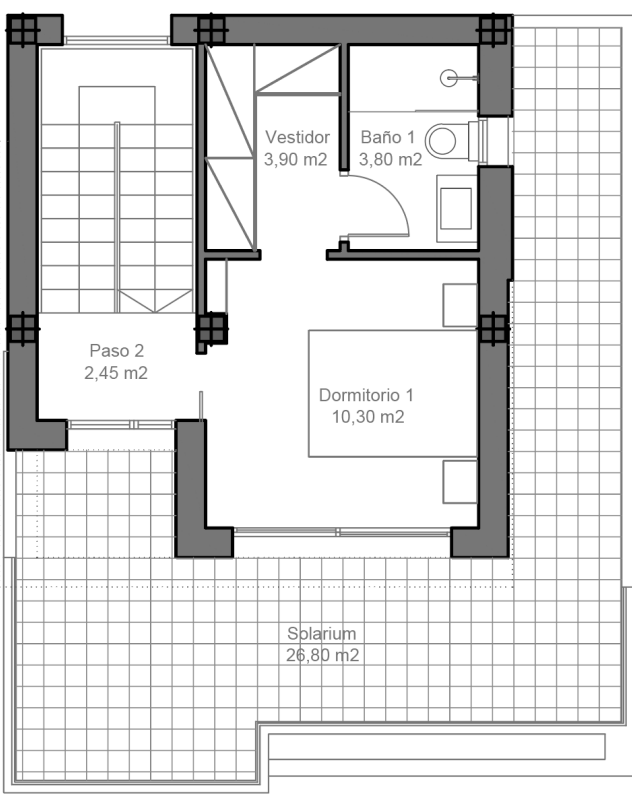
Basement floor



Ground floor



First floor



Surfaces	
-Ground floor =	64,56 m ²
-First floor =	29,76 m ²
TOTAL=	94,32 m ²

Useful surfaces	
-Basement (-1) =	29,65 m ²
-Storage room (-1) =	11,95 m ²
-Bathroom 3 (-1) =	4,55 m ²
-Hallway (-1) =	1,20 m ²
-Living room/Kitchen (0)	30,10 m ²
-Bedroom 2 (0) =	11,45 m ²
-Bathroom 2 (0) =	3,10 m ²
-Hallway (0) =	1,25 m ²
-Hallway (1) =	2,45 m ²
-Bathroom 1 (1) =	3,80 m ²
-Bedroom 1 (1) =	10,30 m ²
-Dressing room (1) =	3,90 m ²
TOTAL =	113,70 m ²
-Pool =	13,80 m ²
-Yard =	40,80 m ²
-Solarium =	26,80 m ²

COURTYARD



GARDEN



QUALITY LIST

Foundations and Structure

- Reinforced concrete foundations and structure.
Compliance with CTE (Spanish Technical Building Code)

Multifunctional zone

- Underground floor with English yard, ventilation and natural lighting
- Porcelain stoneware pavement, interior walls and ceilings finished with plaster and paint.
- Pre-installations of lines of electricity supply, telecommunications, lighting, and plumbing for a future bathroom.
- English yard made with non-slip stoneware
- Exterior PVC carpentry, with hermetic sliding doors, without blinds
- Copper line connection from multifunctional area to the roof for air conditioning.

Facade and Partitions walls

- Facade enclosure with external wall in honeycomb bricks of 11 cm and 7 cm plaster boarding in the interior; in order to offer thermal and acoustic insulation, according to CTE.
- Internal partitions in 7 cm ceramic blocks, finished with a spray-applied plaster surface in both sides.
- Facade finished according to design combining porcelain stoneware and waterproof single-layer mortar, finished with paint coating.

Roof • Solarium

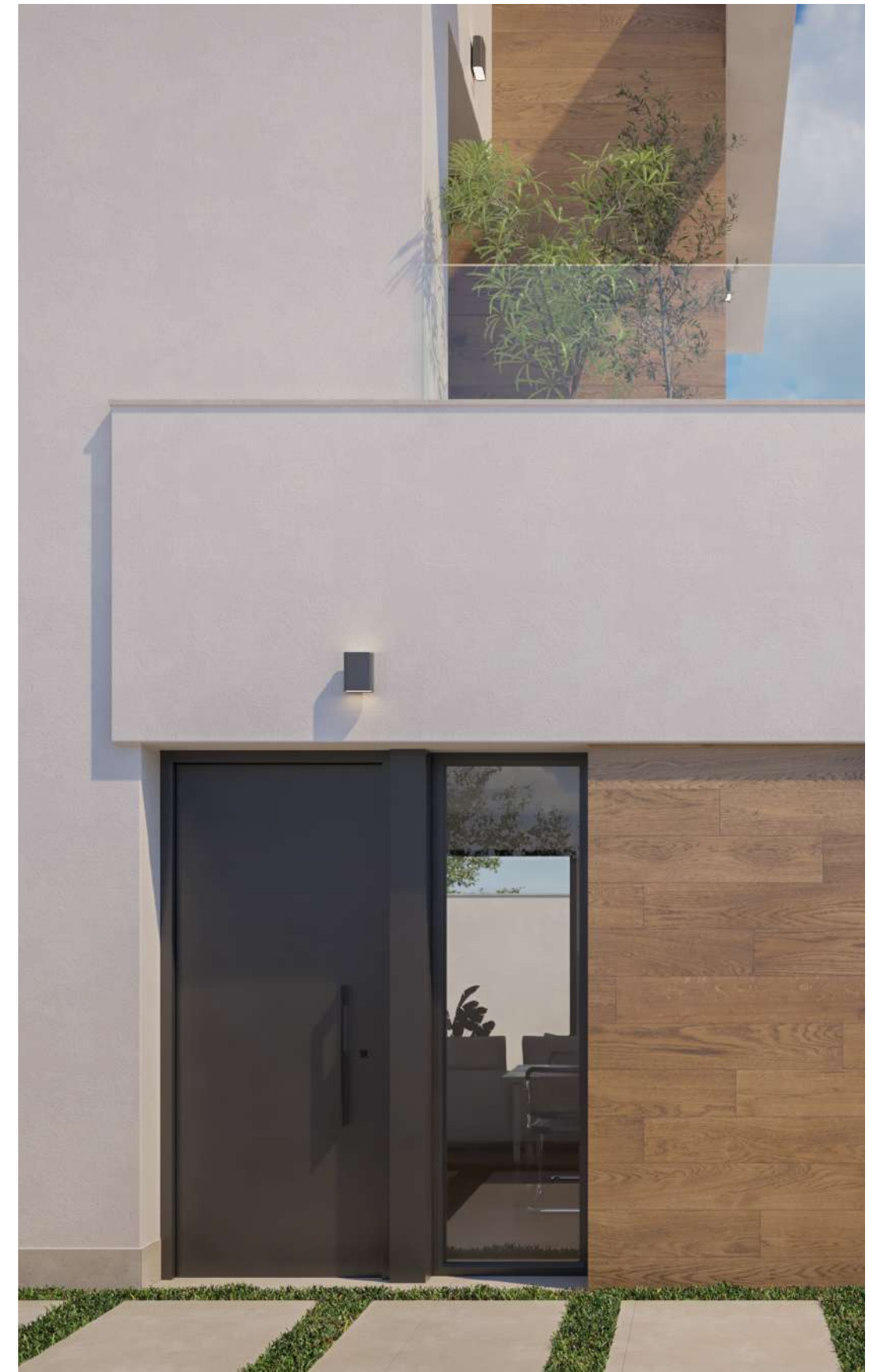
- Solarium and walkable terraces waterproofed with asphalt sheets and XPS thermal insulation, adapted for energy saving according to project, and finished with porcelain flooring and skirting board.
- Combination of ceramic block walls with waterproof mortar coating and glass railings according to design.

Flooring and Tiling

- Rectified porcelain indoor floor tiles
- Ground floor garden with top-quality, anti-slip stoneware riles.
- Bathrooms tiled with porcelain stoneware tiles and decorative shelf with LED lighting in shower area.

Outdoor Carpentry and Locksmithery

- PVC outdoor carpentry, with hermetically sealed sliding doors, and thermal aluminium blinds.
- Tilt windows in bathrooms.
- Double laminated glass in large windows. Motorisation in large blinds is included with remote control or app.
- Design external garden doors, with lacquered steel profiles.
- Armoured entrance door, with CE marking, PVC exterior panel and smooth interior panel.
- Motorised vehicle access door to the garden.



QUALITY LIST

Indoor Carpentry

- Interior wooden doors lacquered in white colour. Design according to management.
- Wheelchair accessible doors with 82 cm special width in ground floor.
- Modular wardrobes with design lacquered doors. Lined wardrobes in "lined textile" colour with drawers, shelves and clothes rank and 19mm board; interior LED lighting, by sensor.
- Wardrobe in master room, finished in "lined textile" colour, with 19mm board, drawers, shelves, clothes rank and trousers pull-out hangers.

Plumbing, Ventilation, Sanitary ware and SHW

- Hot and cold water plumbing installation with stopcocks in each wet room, in compliance with CTE.
- Kitchen tap with osmosis system for water filtration
- Top-quality porcelain sanitary ware.
- Suspended WC with built-in cistern in both bathrooms.
- Design bathroom furniture with 2 drawers with porcelain washbasins.
- Mirrors with LED lighting.
- Shower taps with mixer, sprayer and hand shower.
- Built-in washbasin taps in the bathroom of the master bedroom.
- Shower tray with non-slip treatment in all bathrooms.
- Domestic hot water system for the home by means of aerothermal heat pump with 200-litre storage tank.
- Transparent safety glass shower screens in all bathrooms.
- Forced ventilation system for interior air renewal by means of ventilation openings in PVC joinery and extraction system in wet areas, to comply with CTE.

Electricity and Telecommunications

- Telecommunications and fibre optic installation according to CTE.
- White Simon 82 mechanisms or similar ones.
- Spotlights embedded in garden, terrace and solarium's walls to provide ambient lighting.
- Pre-installation of spotlights throughout the house.
- Video intercom with interior monitor with a 7" colour screen, for pedestrian garden gate control.
- Plug-in point for electric car in car park
- Pre-installation of electrical line for awnings

Heating and Air conditioning

- Fiberglass ducts pre-installation for air conditioning machines, with a separate pre-installation for ground and first floor.
- Heating in all bathrooms by means of an electric towel rail radiator.



QUALITY LIST

Pool

- Reinforced concrete pool, including Jacuzzi area.
- Solar shower, internal staircase, pool shell with sprayed concrete and reinforcement, LED spotlights, tiled walls and floor with glass mosaic tiles. Swimming pool border with mamperlan exterior paving.
- Complete water treatment equipment by saline chlorination system with PH dosing pump.
- Pre-installation of heating pump.

Decoration and Painting

- Walls and ceilings' smooth finished with plastic paint.
- Laminated plaster board ceilings.
- Bathrooms with special anti-humidity laminated plasterboard.
- Upper floor's terrace and solarium railing with safety glass. Interior staircase with LED lighting (from ground to first floor).

Kitchen

- Design kitchen units with fridge and dishwasher integrated, LED lighting.
- Shock absorber hinges with Blum Motion system.
- Synthetic marble or silestone or similar worktop
- Bosch electrical appliances are included (ceramic hob, oven, extractor fan, fridge and dishwasher integrated in kitchen, microwave, and washing machine)

Solarium

- Pre-installation of plumbing and electricity for summer kitchen.
- TV point and socket.
- Ambient lighting.
- Pre-installation for photovoltaic solar panels.

"All the descriptions, measures, specifications, in brief, the entire content of this brochure is subject to variations and modifications by the Legislation, Public Bodies and other Administrations, as well as by the interest of Rodrigo Promotores, who may therefore substitute them by similar or better quality ones".



