

Exterior view

All images contained in this file are merely indicative and non-contractual. The designs and finishes of the project may undergo modifications.



Independent Villas

We are pleased to present our exclusive new development project. This includes:
3 meticulously designed modern villas on spacious 625m² plots in an unparalleled setting.

Living Room →





Exterior view



Building Specifications

Foundation and Structure

- Foundations constructed with reinforced concrete elements in accordance with current building regulations.
- Load-bearing reinforced concrete structural system, inspected and certified by an approved independent technical control body.

Enclosure and Partition walls

- External walls constructed with ceramic brick masonry and thermal-acoustic insulation
- Interior partition walls constructed with a plasterboard system and internal insulation.
- Façade finished with a monocouche render combined with stone-effect porcelain cladding, according to the architectural design.

Covers

- Inverted flat roof with thermal insulation and waterproofing.
- Gravel finish on non-trafficable roofs and rectified porcelain stoneware paving on trafficable terraces.

Exterior Carpentry

- Aluminum carpentry wind resistance and thermal bridge break.
- Double glazing with argon-filled cavity.
- Thermal aluminium roller shutters:
 - Motorised in bedrooms (included)

Interior carpentry

- Reinforced entrance door to the home.
- Floor to ceiling interior doors in lacquered MDF or wood finish.
- Built-in wardrobes in all bedrooms:
 - Customisable interiors.

Floor and Wall coverings

- Interior porcelain tile flooring.
- Non-slip exterior flooring.
- Bathroom wall tiling in large-format porcelain tiles, with a selection of finishes available.

Bathrooms

- Fully fitted bathrooms, including:
 - Wall-mounted vanity unit with illuminated mirror.
 - Resin shower tray.
 - Tempered glass shower screen
 - Wall-hung sanitary ware.
- Concealed wall-mounted taps and fittings, including:
 - Rainfall shower head
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Plumbing

- Plumbing installation using cross-linked polyethylene (PEX) piping.
- Domestic hot water production via:
 - Aerothermal heat pump system (included)

Kitchen

- Fully fitted kitchen, including:
 - Modern modular cabinetry with integrated handles.
 - Wotop
- Integrated appliances (Bosch, Balay, Siemens or similar):
 - Refrigerator
 - Freezer
 - Oven
 - Microwave
 - Dishwasher
 - Induction hob
 - Extractor hood or integrated filtration unit
- LED lighting installed beneath wall cabinets.

Electrical Instalation & Lighting

- Electrical installation in compliance with current regulations
- Premium quality electrical fittings and switches.
- Video intercom system with Wi-Fi connectivity.
- Interior lighting package included, featuring:
 - Recessed LED downlights
 - Indirect lighting with integrated LED strip lighting
 - Basic exterior lighting included

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Energy efficiency and climate control

- Aerothermal energy system for the production of domestic hot water (DHW)

Outdoors

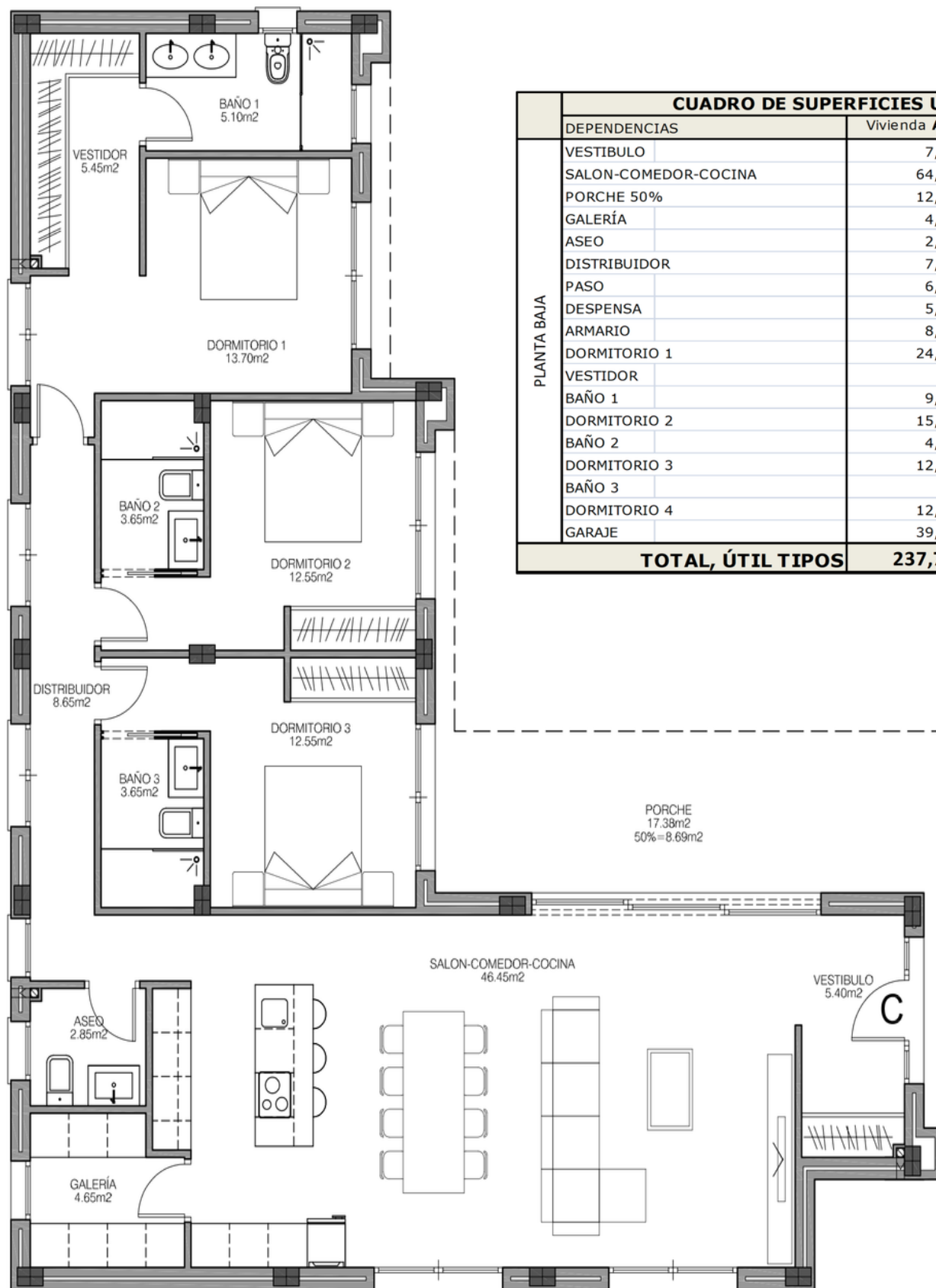
- Private swimming pool with porcelain finish and integrated lighting.
- Saltwater pool.
- Artificial grass landscaping throughout the plot.
- Perimeter boundary fencing.
- Safety glass balustrades.
- Included:
 - Automated vehicle access gate.

Extras (price to be confirmed)

- Ducted air conditioning system with individual room/zone temperature control.
- Aerothermal underfloor heating system.
- Fully fitted laundry room located in the storage room, including:
 - Built-in cabinetry
 - Washing machine
- Swimming pool heat pump.
- Thermal swimming pool cover.







CUADRO DE SUPERFICIES UTILES (m2)				
DEPENDENCIAS	Vivienda A	Vivienda B	Vivienda C	
PLANTA BAJA	VESTIBULO	7,15	7,00	5,40
	SALON-COMEDOR-COCINA	64,50	46,65	46,45
	PORCHE 50%	12,81	12,55	8,69
	GALERÍA	4,15	3,75	4,65
	ASEO	2,70	2,25	2,85
	DISTRIBUIDOR	7,70	5,90	8,65
	PASO	6,30		
	DESPENSA	5,65		
	ARMARIO	8,30		
	DORMITORIO 1	24,95	12,80	13,70
	VESTIDOR		5,40	5,45
	BAÑO 1	9,35	4,95	5,10
	DORMITORIO 2	15,60	12,55	12,55
	BAÑO 2	4,80	3,65	3,65
	DORMITORIO 3	12,40	12,55	12,55
	BAÑO 3		3,65	3,65
	DORMITORIO 4	12,40		
	GARAJE	39,00		
TOTAL, ÚTIL TIPOS		237,76	133,65	133,34

CUADRO SUPERFICIES CONSTRUIDAS - TIPO A		m ²
PLANTA BAJA VIVIENDA		263,14
PLANTA BAJA PORCHE 50%		12,81
PLANTA BBQ, 50%		8,00
TOTAL, SUPERFICIE CONSTRUIDA VIVIENDA		283,95
SUPERFICIE LAMINA DE AGUA-PISCINA		35,00
CUADRO SUPERFICIES CONSTRUIDAS - TIPO B		m ²
PLANTA BAJA VIVIENDA		145,35
PLANTA BAJA PORCHE 50%		12,06
TOTAL, SUPERFICIE CONSTRUIDA VIVIENDA		157,41
SUPERFICIE LAMINA DE AGUA-PISCINA		24,00
CUADRO SUPERFICIES CONSTRUIDAS - TIPO C		m ²
PLANTA BAJA VIVIENDA		148,33
PLANTA BAJA PORCHE 50%		8,36
TOTAL, SUPERFICIE CONSTRUIDA VIVIENDA		156,69
SUPERFICIE LAMINA DE AGUA-PISCINA		24,00
CONSTRUIDAS EDIFICACIÓN		m ²
VIVIENDA TIPO A		283,95
VIVIENDA TIPO B		157,41
VIVIENDA TIPO C		156,69
TOTAL, EDIFICACIÓN		598,05
TOTAL, LAMINA DE AGUA-PISCINA		83,00

Views of living room and kitchen







Bedroom →





Equipped bathrooms

Shower screen

Wall-hung toilet

Concealed taps

Includes mirror, washbasin
and vanity unit*

Bathroom 1 →





← Bathroom 2

Payment Plan

6.000€ + IVA

20% + IVA

20% + IVA

Remaining
balance

Reservation Contract

Arras contract (approx. 1 month)

3 months after the arras contract

Notary