



PILAR DE LA HORADADA

CONTENT



ENVIRONMENT

Located in the Alicante province, Pilar de la Horadada offers two different beach-environments: amazing natural settings, as well as touristic areas where you can find leisure zones and restaurants.

located in a privileged environment, just 10 minutes by bike from the beaches of Torre de la Horadada and the beaches of San Pedro del Pinatar and a few steps from the town center and the shopping area. Pilar de la Horadada has everything to enjoy the sun and sea. The climate is typically Mediterranean, with average temperatures of 18°C, gentle breezes and the sun shining for more than 3.200 hours a year.



Las higueras Beach



AIRPORTS:

Murcia Airport - 30 mins.
Alicante Airport - 45 mins



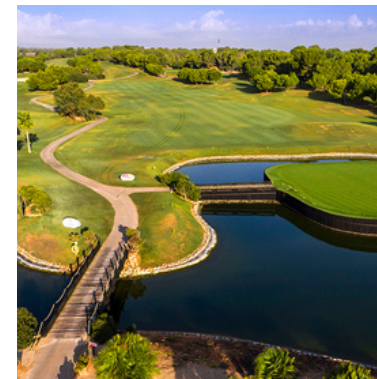
SERVICES:

Centre of Pilar de la Horadada - 6 mins (walking)
Health center Pilar de la Horadada - 4 mins. (by car)
Torrevieja Hospital - 25 mins. (by car)



SHOPPING CENTERS:

Dos Mares - 10 mins
Zenía Boulevard - 10 mins
Espacio Mediterráneo - 20 mins.



GOLF COURSES:

Lo Romero Golf - 8 mins.
Colinas Golf & Country - 20 mins.
Las Ramblas Golf - 20 mins.
Roda Golf - 17 mins.



BEACHES AND WATER SPORT:

Las Villas Beach- 13 mins (by bike)
Horadada Beach - 8 mins. (by car)
Las Higuericas Beach- 8 mins. (by car)
Natural Park Las Salinas - 9 mins (by car)



AGRICULTURE:

Agriculture is a mainstay of the local economy. With the good climate and the enterprising spirit of local farmers, Pilar de la Horadada has become one of the most advanced agricultural areas in southeast Spain. Pilar de la Horadada is now the biggest pepper producer.



RESTAURANTS:

Casa Araez - 13 mins (walking)
El Gallego - 5 mins. (by car)
Nostrissima- 12 mins. (walking)
Vinoteca Vinicore- 800m
Calle Mayor- 7 mins (by car)



⌚ Mediterranean style apartment
in white and dark brown aluminium.

⌚ Communal pool area.

CONNECTED WITH EVERYTHING



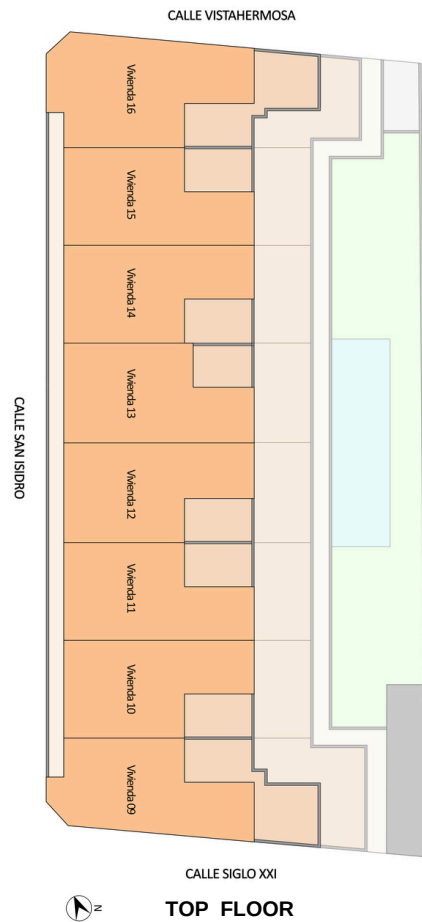
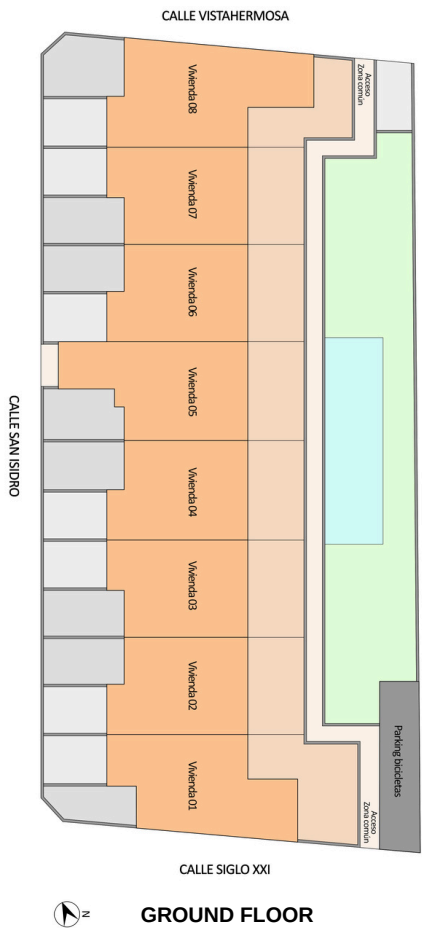
Pilar de la Horadada

Is an exclusive residential with significant upgrades in the design and comfort of the houses. 16 modern apartment first quality, with 2 bedrooms on the ground floor and 3 bedrooms on the top floor with a solarium of more than 85 m2 that affords with great privacy. In the solarium you can enjoy our closed summer kitchen, toilet and pergola. In this unique residential all properties has their own parking space, closed garage for top floor apartments, and closed terrace for groundfloor apartments.

The residential has a common garden area with pool and each apartment has big terraces where you can enjoy the sun all year round. Another important feature in this project is the storage for bikes in the common area, with a capacity of 2 bikes per apartment. There is also a lift to go to first floor and solarium.

The coastline of Pilar de la Horadada stretches for more than 4 kilometres and boasts extensive beaches of fine white sand in intense contrast to the small and private, sheltered coves. At Pilar de la Horadada you can enjoy more than 320 days of sunshine per year, so you can learn about its history, festivals, traditions and culinary wealth, or practice all sorts of sports in its modern facilities.





MASTERPLAN



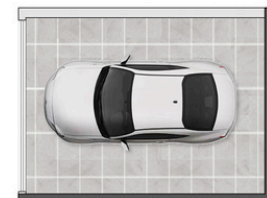
PLANTA BAJA

CUADRO DE SUPERFICIES			
Planta	Uso	S. Útil	S. Const.
Baja	Vivienda	65.95 m2	75.00 m2
	Terraza	52.15 m2	52.15 m2
Total m2		118.10 m2	127.15 m2

GROUND FLOOR APARTMENT 2 BEDROOMS



PLANTA PRIMERA



PLANTA BAJA



SOLARIUM

CUADRO DE SUPERFICIES			
Planta	Uso	S. Útil	S. Const.
Baja	Parking	17.90 m2	17.90 m2
Primera	Vivienda	80.55 m2	92.31 m2
Primera	Terraza	15.30 m2	15.30 m2
Solarium	Solarium	83.60 m2	83.60 m2
Total m2		197.35 m2	209.11 m2

TOP FLOOR APARTMENT 3 BEDROOMS/ SOLARIUM





Mediterranean style apartment in white and dark brown aluminium.



BUILDING SPECIFICATIONS

STRUCTURE:

- Concrete foundation base slab, using special marine concrete.
- Structure with reinforced concrete complying with the CTE regulation.
- Concrete perimeter foundation for boundary walls.
- Concrete for paved/tiled garden area (as detail drawings).
- Concrete decorative finishes (as detailed drawings).

FACADE:

- External double cavity walls using ceramic bricks, with cavity walls. Cavity walls with thermal / acoustic insulation, as per current building regulations (CTE).
- Facade as per 3D designs attached to the contract of sale.

FLOOR AND WALL TILING:

- Tiles inside the property will be of modern style, top quality size 60x60.
- Paved outdoor areas with top quality tiles. Bathrooms and kitchen tiled to first 1st grade in a modern style.

PAINTING:

- Smooth paint finish, in white mat finish.

INTERIOR CARPENTRY

- Main entrance door to the property will be a security white door of aluminum paneling. Interior joinery finished in white with chrome fittings and handles. Fitted wardrobes, with drawers, with white exterior finish.

EXTERIOR CARPENTRY: Aluminum

- Bedroom windows and sliding doors in white aluminium with shutters in the same colour in bedrooms.
- Electric shutters in the living room and bedrooms.



Bathroom



Bedroom

GLASS:

Double glass with camera windows and sliding doors
All windows are made with solar control system

KITCHEN:

Kitchen units will be as per plans and 3d images.
Worktops will be from Silestone or similar material.

PLUMBING AND SANITARY WARE:

All plumbing with PPR pipes insulated and PVC drains.
Sanitary ware of modern design with matching taps. Bathroom cabinets and sink will be installed suspended in both bathrooms.
Shower tray with glass partition included.

ELECTRICITY:

Mechanisms and switches in chrome or white finish.
Wiring for installation in all rooms of the property.
Installing of communal antenna and TV in living room and all bedrooms.
Pre-installation for telecommunications and fibre connections.
Installation to meet current telecommunications regulation.
Points for indoor and outdoor lighting according to regulations.

INSULATION:

Thermal insulation as per current building regulations.
Sound insulation as per current building regulations.

CLIMATIZACION:

Pre-installation with duct vents including expulsion, white colour.
Airco is included, model Haier or similar.

EXTERIOR WALLS AND FENCES:

The plots are divided by a wall of a height of 1,20 and 1,40 m in white plaster.
Galvanized entrance gate to the garden.
Galvanized door for the parking area.

COMMUNAL GARDEN / OUTDOOR AREAS:

Communal swimming pool, including walls, including salt purification system, stainless steel ladder.
Communal zone with trees and planting supplied by the builder.
There is a lift and stairs to go to first floor and solarium.

APPLIANCES:

Aero thermal system for hot water.
Are included all the white goods of the kitchen from BALAY or similar: fridge, dishwasher, extractor, induction, oven, microwave and washing machine.
We include halogen LED inside the house, kitchen, livingroom, bedrooms and bathrooms.
Heated floor bathroom

EXTRAS:

Included in solarium artificial grass, pergola, summer kitchen, toilet, standard shower and illumination.

NOTE:

The owners or management reserve the right of materials and qualities to make any changes on this list

The images are indicative, subject to possible modifications.