



A MEDITERRANEAN RETREAT IN LA FUSTERA

Located in the heart of the Northern Costa Blanca, in the exclusive area of La Fusteria, Benissa Costa, Fanadix Residential is a collection of four single-family homes that blend the charm of Ibiza style with the elegance and comfort of Mediterranean architecture.

DESIGN & STYLE

Inspired by the bright and pristine aesthetics of Ibiza, these homes have been carefully designed to harmonize with their surroundings. Clean lines, cubic volumes, and natural materials such as wood and stone combine to create warm and timeless spaces. The lush vegetation surrounding the plots enhances the sense of privacy and well-being, turning each home into a tranquil oasis.

COMFORT & QUALITY

Each home is designed to offer an exceptional living experience. Open and functional spaces maximize natural light, fostering a seamless connection between indoor and outdoor areas. High-quality finishes and materials ensure a sophisticated and durable atmosphere, with meticulous attention to detail in every room.

PRIVILEGED LOCATION

Fanadix Residential enjoys a strategic location, just 10 minutes from Calpe, Moraira, and Benissa, providing access to all the services and amenities of the area. Additionally, La Fusteria beach is just 1 kilometer away, offering immediate access to one of the most beautiful Mediterranean spots.

AN EXCEPTIONAL NATURAL ENVIRONMENT

Surrounded by nature and in a low-density area, this exclusive residential development offers a serene and relaxed atmosphere. While the homes do not have sea views, each plot is carefully designed to ensure privacy and allow residents to enjoy a lush, green environment.

THE PERFECT CHOICE

If you are looking for a home where architecture, design, and nature merge in perfect harmony, Fanadix Residential is the ideal choice. A contemporary retreat that captures the essence of the Mediterranean and offers an unparalleled quality of life.

Specifications and Materials

The following document details the materials, finishes, and specifications selected for the construction of the property. Each element has been carefully chosen to ensure the highest standards of quality, functionality, and aesthetics. From structural components to final interior finishes, every aspect reflects our commitment to excellence and timeless design.

Conditions for Material Selection and Modifications:

1. All materials and finishes specified in this document are included in the sale price of the project.
2. Any change in materials, whenever technically and logistically possible, must be requested and confirmed before the start of the construction works. Once construction has begun, no modifications will be accepted.
3. Any change not reflected in this specifications document will entail an additional cost, which will be assessed through a corresponding quotation. This quotation must be accepted and signed by the client prior to execution.
4. No discounts will be applied to the items included in the project if the client decides to replace them with other materials or elements, except in the following cases:

Changes to floor and wall tiles

Changes to bathroom furniture finishes

Changes to laminate finishes of kitchen units and wardrobes

Upgrades to appliances

Colour changes of indoor and outdoor carpentry, within the standard range

(For example, no deductions will be made for the lights and switches included in the project if the client decides to install different lamps)

5. In case the requested modifications require changes to the technical project or architectural plans, the client shall bear the additional cost for the revision and update of the affected drawings.



Examples of the selected material, the client being able to select different finishes in the Saloni store (The ones in the store have as included in the budget), always before starting the construction of the house. Once construction has begun, materials cannot be changed.



Interior flooring.
The same flooring will be used in outdoor areas but it will be anti-slip.
PAV. ARDESIA 90X90 AVORIO



Bathroom tiling
REV. ARDESIA 60X120 AVORO



Bathroom tiling
REV. ARDESIA FLAGSTONE 40X120 AVORIO



Bathroom tiling
REV. ARDESIA TILT 40X120 AVORIO



TIME

Washbasin in all the bathrooms.
Wall-mounted basin mixer with cold open system.



TIME

Wall-mounted shower mixer 2 ways.



TIME

Shower head.

Examples of the selected material. The client can select different finishes, always before starting the construction of the house. Once the construction has begun, the materials cannot be changed. Once the finishes have been selected, the extra budget will have to be signed.



Shower drainage system

Shower glass with black profile.
Shower floor like the rest of the house.



ROCA

Compact concealed cistern



ROCA

Compact concealed cistern



ROCA ONA

Rimless compact wall hung toilet made of white sanitary porcelain with horizontal outlet.



hönnun

BATHROOM FURNITURE - HÖNNUN - B100 SERIES

With a wide variety of handle or pull-opening options, the units in this series are available in laminated finishes. Finished in lacquered and high quality woods sedan extra and will have to be budgeted separately.

The drawers can be opened by means of a handle, a handle or a pull-out handle.

The drawers are full-extension drawers with cushioned brake. The interior is grey metal.

* The furniture must be chosen in the Saltoki store before starting the construction of the house. In case of choosing a model not included in the specifications mentioned above, you will have to sign the extra budget.

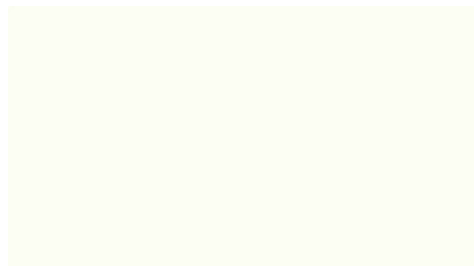




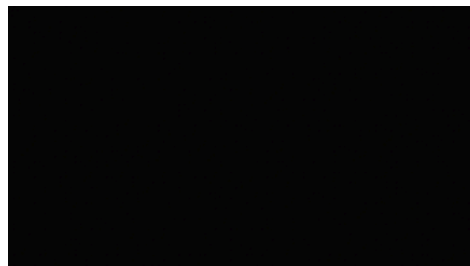
Kitchen worktop & Cladding
LAMINAM Serie Fokos - Sale
Island- Microcement



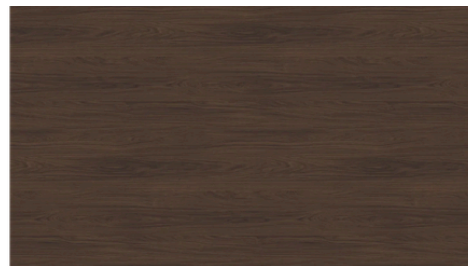
Laminate kitchen furniture.
Roble Casella Natural H1385



Laminado poro sincronizado
Blanco Premium W1000 / TM9 /ST7



Laminado poro sincronizado
Negro U999 TM28 / ST 28



Laminado poro sincronizado
Roble Casella Marron oscuro H1369

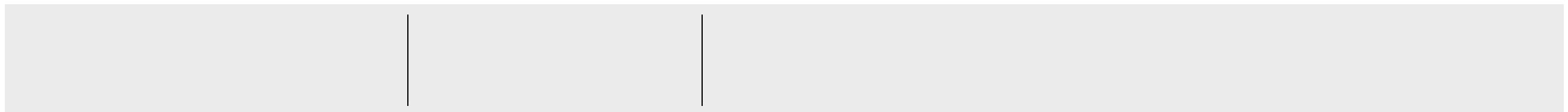


Laminado poro sincronizado
Roble gladstone arena H3309



Laminado poro sincronizado
Roble Casella Natural H1385

* All materials must be chosen before starting construction. Once the construction has begun, nothing can be changed.





BOSCH INDUCTION HOB

8 Series Induction hob 70 cm Black, with profiles



BOSCH OVEN

4 Series Oven with steam 60 x 60 cm
Stainless steel



BOSCH MICROWAVE OVENS

4 Series Built-in microwave oven



BOSCH REFRIGERATOR

4 Series Built-in combi fridge freezer 177.2 x 54.1 cm Door sliding door

Appliances chosen for this project. Any appliance change will have to be budgeted separately. No changes can be made once the construction of the house has begun.



BOSCH CEILING EXTRACTOR FAN

6 Series Ceiling extractor fan 90 cm Stainless steel



Kitchen tap with pull-out spout - black finish.



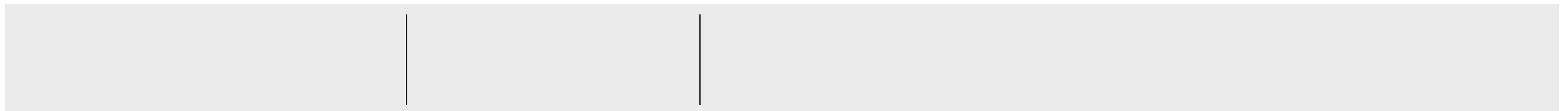
BOSCH DISHWASHER

2 Series Fully integrated integrated



Undermount stainless steel sink

Appliances chosen for this project. Any appliance change will have to be budgeted separately. No changes can be made once the construction of the house has begun
Washing machine and non-stay dryer are not included.

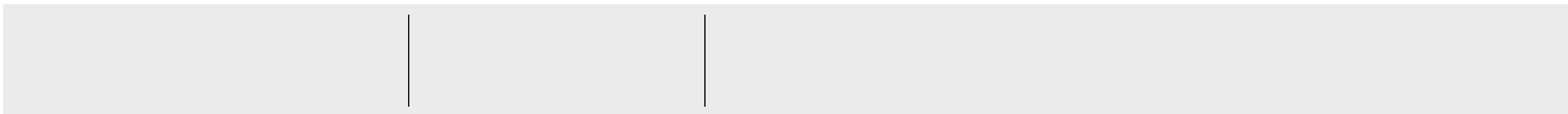




Concealed hinge - Interior doors

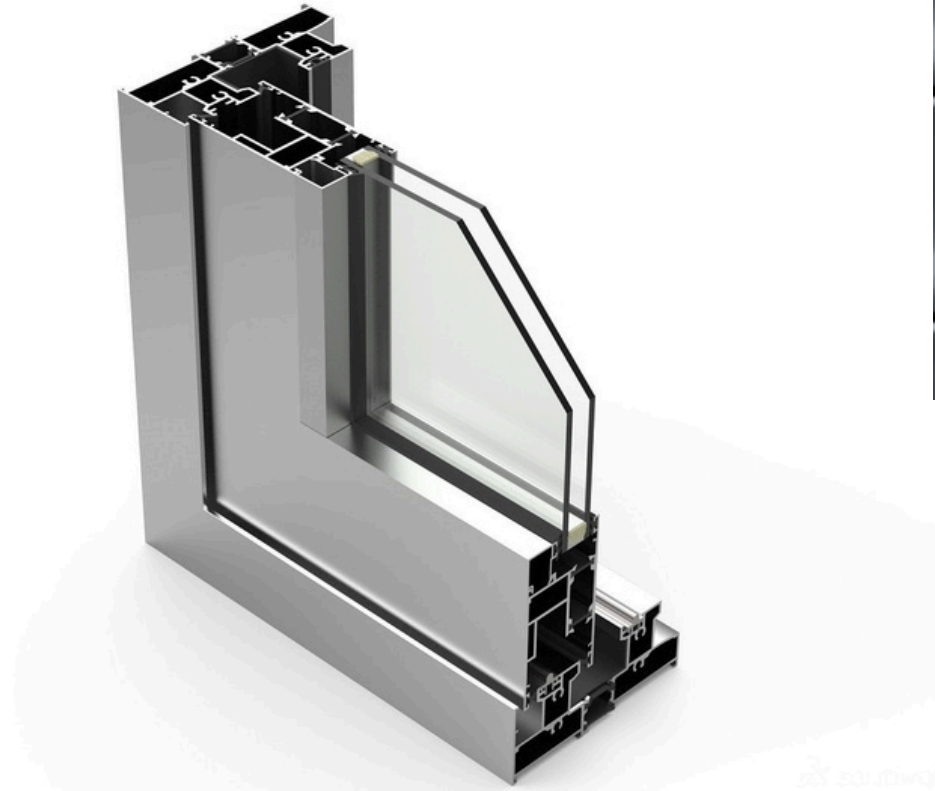


Magnetic locking door - Interior doors



ALUGOM

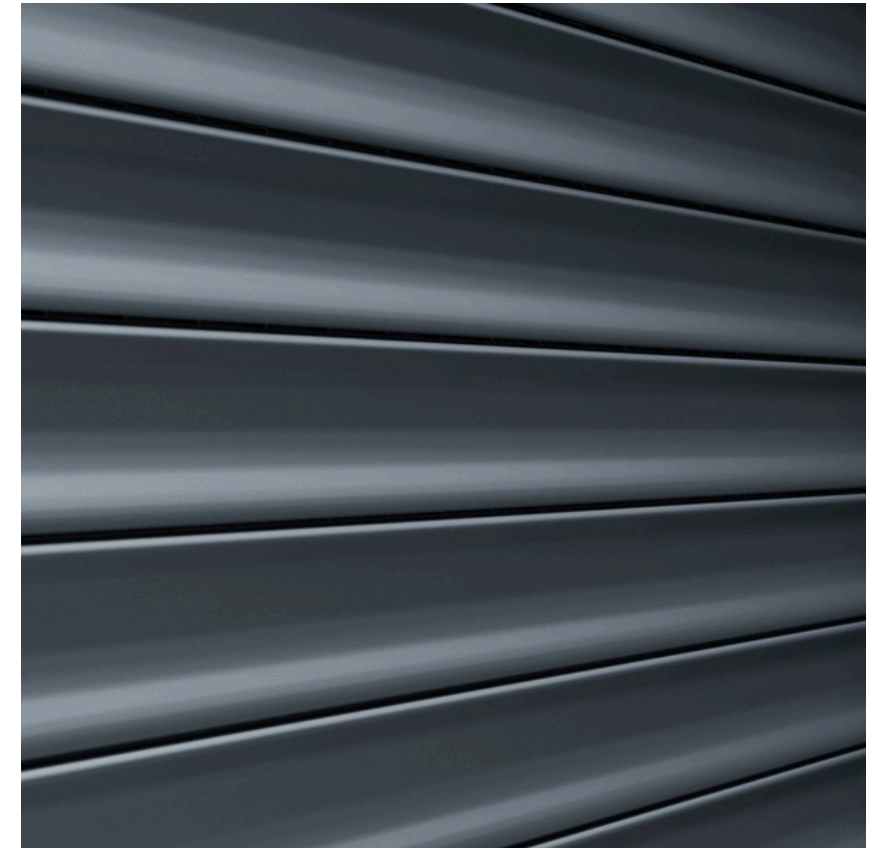
ALUGOM SERIE MATRA 110



Glasses : 4+4 | camera | 6

* The glasses may be increased by request of the energy efficiency code

Main entrance door to housing.
Aluminum frame of the same colour of the windows.
Central aluminum sheet of the same colour.



External shutters in the same colour as the exterior carpentry, motorised and with hidden drawer on the inside. Blinds will be installed in all bedrooms.



RA8014T Sepia Texturado



EFFAPEL APOLO 5000

The APOLO 5000 Series stands out for its sober design and straight lines.

Its discreet presence confers a minimalist and distinguished touch to your decoration.

We recommend installing it throughout the house except in bathrooms and kitchens.



EFFAPEL APOLO 5000

We recommend installing it in bathrooms and kitchens



ELECTRICAL PANEL OF THE DWELLING



CEILING LIGHT SPOTS

They are installed throughout the interior of the house according to the electrical plan of the project.

Led light 3000k



BLACK LANTERNS OUTSIDE THE HOUSE

Lanterns will be installed on the four facades of the house according to the electrical plan of the project.



STREET LAMPS AT THE ENTRANCE TO THE STREET DOOR

Street lights will be installed on the pillars of the pedestrian and vehicle gate at the entrance to the plot.



VIDEO INTERCOM

Video intercom system for exterior door opening. Includes app for control from mobile phone or tablet.

* All materials must be chosen before starting construction. Once the construction has begun, nothing can be changed.



SECURITY SYSTEM

Your family is safe with AJAX SYSTEM alarm

All this can be achieved by a remote control via the application.

It includes 3 indoor sensors + Keyboard

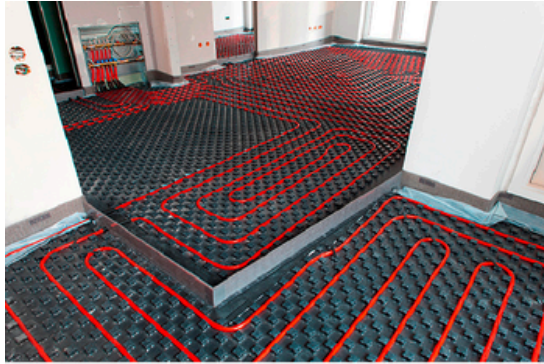
Possibility of extending areas (extra)

Possibility of installing security cameras (extra)



HEATING & HOT WATER

Heating and DHW by aerothermal energy efficiency system in compliance with the CTE. Ducted air conditioning with built-in machine. This system provides the perfect combination of underfloor heating and ducted air conditioning.



Underfloor heating:

- 2 collector boxes (1 per floor)
- Through hot water pipes



Heat pump Baxi PLATINUM BC Plus Monobloc 2 10 MR, monobloc outdoor unit, single-phase, power 10 kW, 8600 cooling capacity, COP 4.95, EER 4.55 and energy efficiency A+++.



DHW storage tank with a capacity of 200 litres and 1.81 m² of exchange surface. Energy class C. Floor-standing installation.

AIR CONDITIONING

Ducted air conditioning with built-in machine.

- Installation of ducts upstairs and downstairs
- Air conditioning machine by floor

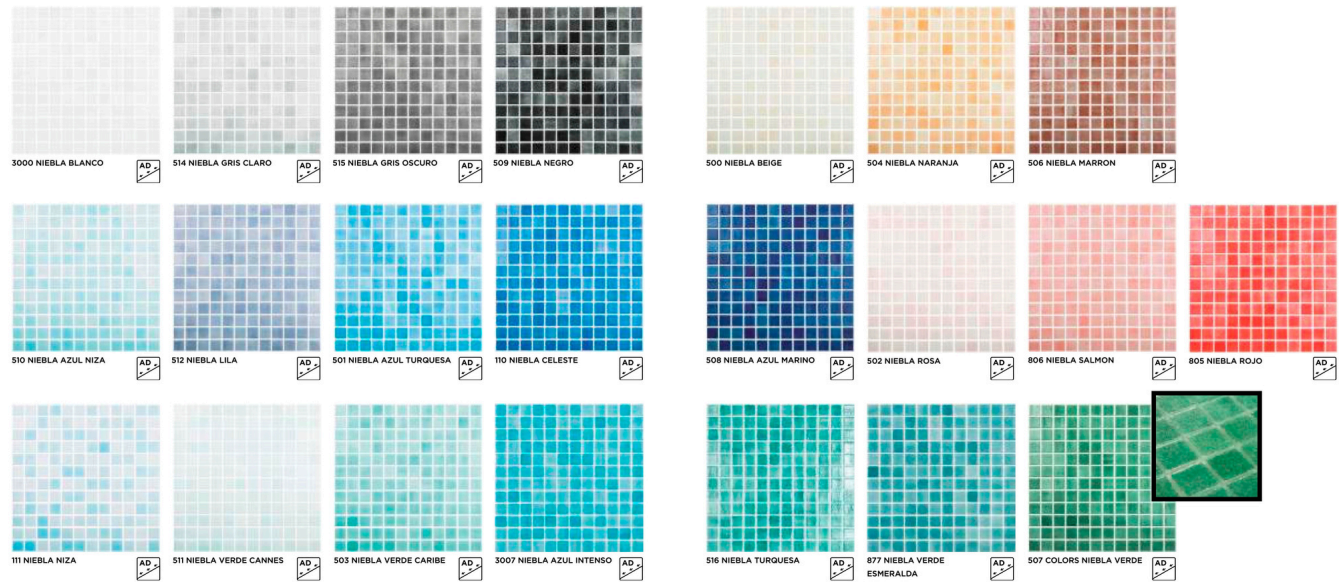


VENTILATION SYSTEM

Ventilation system of the house with mechanical extraction of the interior air through ducts from the kitchen and bathrooms to the chimney on the roof.



SWIMMING POOL EXAMPLE



Swimming pool mosaic - to choose from the catalogue - misty colours. You have to choose the colour before starting the construction of the house.



ASTRALPOOL Victoria Plus
1 x swimming pool filtration pump



SWIMMING POOL FILTRATION SYSTEM
ASTRALPOOL ICE D.750



RAIN BIRD IRRIGATION PROGRAMMER
- 3 zones
- motorised solenoid valves

The project does not include any garden areas or plants.



Outdoor swimming pool shower:
Only cold water.