



**Property type :** Detached Villa

**Location :** Orihuela Costa

**Area :** La Zenia

**Bedrooms :** 4

**Bathrooms :** 4

**Year built :** 2024

**Energy certificate :** Pending

**Swimming pool :** Yes

**Garden :** Private

**Orientation :** East

**Views :** Street

**Parking :** carport

**House area :** 350 m<sup>2</sup>

**Plot area :** 580 m<sup>2</sup>

**Airport :** 60 km

**Beach :** 800 meters km

**Golf :** 3 km

☒ Airconditioning

☒ Utility room

☒ White goods

☒ Garage

☒ Terrace

☒ Central heating

I would like to present you a top quality special designed high quality south facing villa which located in La Zenia at 800 meters from the beach, shops bars supermarket etc in quiet area but near everything you need.



4 bed 4 bath all en suite plus quest toilet

Garage for about 8 cars

309m2 built on a 600 plot

Pool with integrated jacuzzi and has a outside kitchen

READY in december 2025

BUILDING SPECIFICATIONS

FOUNDATION

The foundations will be constructed using reinforced concrete which will be approved and guaranteed by an independent approved technical control body complying with the specifications of the geotechnical study and current structural regulations.

STRUCTURE

The structure is to be built using pillars and waffle slabs or solid reinforced concrete slabs. Ventilated sanitary slabs on the ground floor area of the house provide isolation from the land. The structure will be guaranteed by an independent approved technical control body, complying with the specifications of the geotechnical study and current structural regulations

COVER

The roofs are formed by means of a flat roof with a waterproofing asphalt sheet, and thermal insulation with extruded polystyrene plates, then finished with a layer of white gravel and non-slip stoneware pavings. FACADE The main façade and the side facades are made up of two cladding sheets with intermediate insulation: ceramic exterior cladding on triple hollow brick partition e = 11cm and interior waterproof plaster; intermediate thermal insulation of rock wool as required by regulations; monolayer coating according to design; intermediate thermal insulation according to regulatory requirements.

INTERIOR FACING

The walls are finished with two layers of smooth plastic paint (possibility of choosing colours at no extra cost when chosen from our paint catalogue). The ceilings are finished with two layers of smooth white plastic paint.

FLOORING AND INTERIOR TILING

Large format porcelain stoneware flooring in living room, kitchen, and dining room. Large format stoneware tiling on bathroom walls and in the area in front of the kitchen counter, laminate flooring in bedrooms and corridors. Large-format stoneware tiled bathrooms. In kitchens, wall tiling in front of the worktop with the same material as the worktop (Silestone, Compac or similar brand) (possibility of choosing flooring and tiling at no extra cost when chosen from the builders catalogue) Electric under floor heating throughout the house.

CARPENTRY AND EXTERIOR GLAZING

Exterior carpentry with premium quality PVC or aluminum profiles in dark gray. Balcony windows in the living room and bedrooms on the main façade with large sliding doors. Sliding windows in the rest of the bedrooms. All the bedroom and living room windows include aluminum blinds in the same color as the carpentry, slats with injected polyurethane to achieve greater thermal and acoustic insulation, with a security blocking system and motorization. The windows are made with double glazing with an air chamber, providing thermal and acoustic insulation.

CARPENTRY AND INTERIOR GLAZING

Armored access door to the house, with steel structure and pre-frame, locking device, double security lock, anti-lever hinges and peephole. Finished on the outside with lacquered board, interior finished with the same finish as the interior doors. Lacquered interior doors with leaves up to the ceiling. Built-in wardrobe fronts with lacquered sliding doors, lined with textile finish melanin, dividers, mezzanine, bar and chest of drawers.

PLUMBING AND SANITATION

The bathrooms have: resin shower trays embedded in the floor. Shower screen with sliding safety glass. Suspended washbasin cabinet with resin or mineral top. Mirror on washbasin cabinet. Lighting with recessed LED spotlights in the ceiling over the wash basin. Suspended toilet, with built-in cistern. Basin taps. Recessed wall shower faucet. Shower with ceiling shower head with natural rain effect measuring 30x30cm. Installation of water supply inside the house with plastic pipe of approved material. Water evacuation installation with siphons made with PVC pipe of approved material. All bedrooms will have a en-suite bathroom. There is also a courtesy toilet and a toilet on the Terrace-Pool area.

VENTILATION

Mechanical ventilation of the entire house including kitchen and bathrooms through ducts using forced extraction and ventilation.

ELECTRICITY

9.2Kw high-grade electrical installation using top branded products. Pre installation of home automation to control blinds, air conditioning and technical security. TV sockets in living room, all bedrooms, terrace and solarium. RJ45 data sockets in living room and all bedrooms.

KITCHEN

Fully furnished kitchen with high and low cabinets up to the ceiling, drawers and doors with slow close system. Quartz countertop (Silestone, Compac or similar brand) with under-counter sink. Removable hood integrated in tall cabinet, space for integration of dishwasher and refrigerator, column for integration of conventional oven and microwave. Integrated LED lighting under high cabinet improving the lighting of the cooking and food preparation area.

UTILITY ROOM

Interior walls finished in tile up to the ceiling. Equipped with a light point, 150-liter DHW tank and pre-installation for washing machine and dryer. Maintenance access to the outdoor aerothermal unit.

AIR CONDITIONING

Installation of air conditioning by zones (hot-cold air) through ducts and individual temperature control in living room and bedrooms. The outdoor unit or aerothermal heat pump is located on the rear façade, the indoor unit is located on the false ceiling of the secondary bathroom. Electric underfloor heating throughout the house with temperature control per room. The domestic hot water (DHW) is also produced by means of an aerothermal heat pump, maintaining an accumulator with hot water, with occasional support of electrical back-up. POOL Waterproof tiling with multicolored pool lights. Jacuzzi integrated into the pool. Chill out area with electric or gas stove next to the pool.

PERGOLA AREA

The outdoor area will include: Automatic retractable bioclimatic pergola Outdoor kitchen with special exterior wood of Teka, Iroko or similar. Toilet fully finished. \* The information contained in this document is for information only, and is subject to change without notice by the company, including the technical and legal requirements for the building or the urbanization.