

**New build Villa for sale**

Price: €790,000

Bedrooms: 4

Bathrooms: 3

M2 Living: 227<sup>2</sup>M2 Plot: 1100<sup>2</sup>

M2 Terrace: -

Address: Benissa, Alicante (Costa Blanca)

The house is located in the area of Fustera in Benissa coast, on a plot of 1,100 m<sup>2</sup>.

View to the sea, especially from the upper floor.

It is only 400m from Fustera beach and about 200m from supermarket and restaurants.

The main features of the project are as follows:

Structure of concrete pillars, forged concrete beams and beams.

Lightweight concrete vaults, according to technical project.

Facade enclosure formed by outer leaf of ceramic brick blocks, 11cm chamber air insulated by mineral wool or polystyrene panels and inner brick sheet

7cm ceramic, according to technical project.

Interior distribution partition of 7cm thickness of ceramic brick factory to cover

Flat non-trafficable roofs with a concrete layer to form slopes,

finished with gravel and with perimeter handrail, depending on the model of the house.

Thermal insulation of the roof by means of polystyrene insulating plates.

extruded on EPDM type rubber waterproofing sheet.

Thermal insulation of the floor of the house by means of placement of insulating plates.

homologated on floor slabs, if necessary installation of pipes for radiant floor and

coating by AUTONIVELANTE concrete layer as a preliminary step to tiling.

Thermal insulation in terraces on housing through the placement of insulating plates of extruded polystyrene on EPDM type rubber waterproofing sheet

Covering of exterior walls in facade by means of plastering with cement mortar

water-repellent scraped finish, with a decorative final coat of plastic paint in a colour of your choice by the client, according to technical project. Includes details in natural stone facade in dry according to design.

Covering of interior walls of the dwelling by means of projected plaster application.

smooth finish with a decorative final coat of smooth plastic paint in white, except for bathrooms, according to technical project.

False ceiling continuous plasterboard in bathrooms and kitchen, as well as where necessary for to facilitate the passage of installations, according to the technical project.

Rectified porcelain flooring in large format. Model to choose.

Tiling in bathroom walls up to the ceiling using rectified porcelain tiles, model to choose from.

Built-in electrical installation carried out in accordance with the Low Voltage Electrotechnical Regulations, with

box of first brands automatic, prepared to contract 9.2 kw., according to project technical. JUNG switches and sockets mod LS 990.

Point of connection of services (PAU) Registry where the interior network of the house is centralized. formed by the different connection sockets (TV, TF, TLCA, PT) that facilitate the users the possibility of accessing the different services available to operators.

TV sockets in the living room and in all bedrooms. Forecast for internet sockets.

Ventilation system of the dwelling by means of air admission in living room and bedrooms, with mechanical extraction of the interior air through ducts from kitchen and bathrooms to the chimney in roof.

Installation of cold and hot sanitary water with conductions in embedded pipes realized according to current regulations, with hot water return circuit, general stopcock and keys independent cutters in each bathroom.

Heating by radiant floor by means of system of Aerothermia (it consists of a pump of high efficiency heat that provides water at different temperatures with what we have of sanitary water, hot water for heating and cold water for a.a. by means of semiconductors by fancoils. Mundoclima Brand

Water accumulator connected to the 200 L aerothermal system.

A.A. for semiconducts, with individual drive in each room.

Exterior lacquered aluminium carpentry, Technal brand. Thermal bridge break Thermal glass security + insulating camera and solar control. Tilt and turn system in folding windows.

Modern kitchen with laminated or lacquered doors, drawers with locking brake, bench in silestone, includes placement in the hollow between bench and high cabinets.

Appliances included: oven, micro, ceramic hob, extractor hood, fridge and dishwasher. of the brand Whirlpool or Bosch

Faucets: in bathrooms with single-lever mixers, faucets in built-in showers, including rain sprinkler and telephone.

Bathroom fittings: wc suspended from Roca model The Gap or Dama Washbasins with furniture with mirror and wall lamp.

Interior carpentry with smooth doors lacquered in white with hidden hinges and magnetic closure.

Wardrobes in bedrooms with lacquered or lacobel glass doors. Interior module included

Textile finish with shelf and hanging bar...

Swimming pool with water sheet of about 33 m<sup>2</sup>, interior staircase of work, LED underwater spotlights.

Includes filter, pump, electric panel.&nbsp;

&nbsp;Interior finish with mosaic.

Garden with automatic irrigation. Includes various types of plants and shrubs. The whole of the

The surface of the garden will be finished in gravel with geotextile mesh underneath to prevent the exit. of weeds.

Intercom and pedestrian door in the street.

Total oxidation wastewater treatment system according to regulations.

Parking with space to park 2 or more vehicles in printed concrete, with awning on canvas of high quality.

Decennial insurance. Includes contract with external control office (OCT).