



Property type : Detached Villa

Location : Orihuela Costa

Area : La Zenia

Bedrooms : 3

Bathrooms : 4

Year built : 2024

Energy certificate : A

Swimming pool : Yes

Garden : Private

Orientation : East

Views : Street

Parking : carport

House area : 309 m²

Plot area : 600 m²

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 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.



3 bed 3 bath all en suite plus quest toilet

309m2 built on a 600 plot

Built area basement: 125.35 m2.

Built area ground floor: 117.20 m2.

Built area top floor: 66.60 m2.

Total built area: 309.15 m2.

The villa is South facing

Price 1.490.000

Pool with integrated jacuzzi

QUALITY MEMORIES OF VILLA

The foundation will be made using reinforced concrete footings and slab bracing or straps for tying footings in concrete armed. Foundation guaranteed by technical control body independently approved, complying with the specifications of the geotechnical study and current structural regulations.

STRUCTURE

Structure configured by pillars and reticular slabs or slabs solid reinforced concrete. Ventilated sanitary slab in the ground floor of housing to isolate the interior of the land. Structure guaranteed by independent approved technical control body complying with the specifications of the geotechnical study and regulations current structural.

DECK

The roofs are resolved by a flat roof with formation of slopes, waterproofing with asphalt sheet, thermal insulation with extruded polystyrene plates and finished with a layer of white gravel, non-slip stoneware flooring. FACADE The main façade and the side façades are composed of two enclosing leaves with intermediate insulation: exterior covering ceramic on triple hollow brick partition e=11cm and plastered interior water repellent; rock wool intermediate thermal insulation according to regulatory requirement; single-layer coating according to design; intermediate thermal insulation according to regulatory requirements.

INNER LINER

The walls are finished with smooth plastic paint in two layers. Ceilings are finished with smooth white plastic paint in two layers.

FLOORING AND INTERIOR TILE

Large-format rectified porcelain stoneware flooring in the living room, kitchen, dining room. Large format stoneware tiling on bathroom walls and in area in front of the kitchen counter, laminated flooring bedrooms and hallways. Large format stoneware tiling in bathrooms. In kitchens, tiling on the wall in front of the countertop with the same material as the countertop (Silestone, Compac or similar brand). Floor Electric radiant throughout the house.

EXTERIOR CARPENTRY AND GLAZING

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

INTERIOR CARPENTRY AND GLAZING

Access door to the armored home, with structure and pre-frame of steel, locking device, double security lock, anti-pry hinges and peephole. Finished on the outside with lacquered board, finish interior with the same finish as the interior doors. Lacquered interior passage doors with ceiling-high leaves. Fronts of built-in wardrobes with lacquered sliding doors, lined with melanin textile finish, dividers, loft, bar and drawers.

PLUMBING AND SANITATION The bathrooms have: built-in resin shower trays On Pavement. Shower screen with sliding safety glass. Suspended washbasin cabinet with resin or mineral filler countertop. Surface mirror on washbasin cabinet. Lighting with LED spotlights built into the ceiling over the sink. Suspended toilet, with cistern recessed. Sink taps. Wall-mounted shower faucets. Shower with ceiling spray with natural rain effect of dimensions of 30x30cm. Installation of water supply inside the home with plastic pipe made of approved material. evacuation facility water with siphons made with PVC pipe of approved material. All bedrooms will have a suite-type bathroom. will have a courtesy toilet and a toilet in the terrace-pool area.

VENTILATION

Mechanical ventilation of the entire home including kitchen and bathrooms through ducts for forced extraction. Air intake system through ducts. ELECTRICITY High grade electrical installation 9.2Kw. First class mechanisms brand. Pre-installation of home automation to control blinds, air conditioning and technical security. Television sockets in living room, all bedrooms, terrace and solarium. RJ45 data sockets in the living room and all bedrooms. KITCHEN Fully furnished kitchen with low and high furniture up to the ceiling, Drawers and doors with auto-braking system. Quartz countertop (brand Silestone, Compac or similar) with undermount sink. Bell removable integrated in high cabinet, space for dishwasher integration and refrigerator, column for integration of conventional oven and microwave. Integrated LED lighting under tall furniture improving the lighting of the cooking and food preparation area.

GALLERY

Interior walls finished in tile to ceiling. Equipped with point of light, 150 liter DHW cylinder 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 façade rear, the indoor unit is located on the false ceiling of the bathroom secondary. Electric underfloor heating throughout the house with temperature control per room. Domestic hot water (DHW) It is also produced by means of aerothermal heat pump, maintaining an accumulator with hot water, with occasional support of electric resistance.

POOL

Sheet of water finished in tile and interior lighting with changes color, pool with backlit waterfall. Jacuzzi integrated into the pool. Chill out area with electric or gas stove next to the pool.

PERGOLADA AREA

It will have an outdoor area that will include:

Automatic retractable bioclimatic pergola

Outdoor kitchen with special exterior wood of Teak, Iroko or similar.

Toilet, completely finished.

GARDENING

The plot will include, where required, artificial grass, plants decorative landscaping native to the area. Finished perimeter wall and decorated.

Outside kitchen and toilet

Chill area

Open Kitchen and living room of 58m2 with 8 m high ceilings.