



Dossier & Building Specifications

All brands reflected here are likely to be replaced by others of equivalent level.

Images shown here are an approximation, as faithful as possible, of the final result of the property designed, with the specifications indicated in this document which could be modified due to technical or legal requirements but always provided they are justified and do not imply a substantial alteration of the property and/or a decrease in the quality of the materials/equipment of the property. Furniture and white goods shown are not included. All the information and delivery of documentation will be provided in accordance with the provisions of Royal Decree 515/1989, of April 21st, and other regulations that may complement it, whether of a state or regional nature.



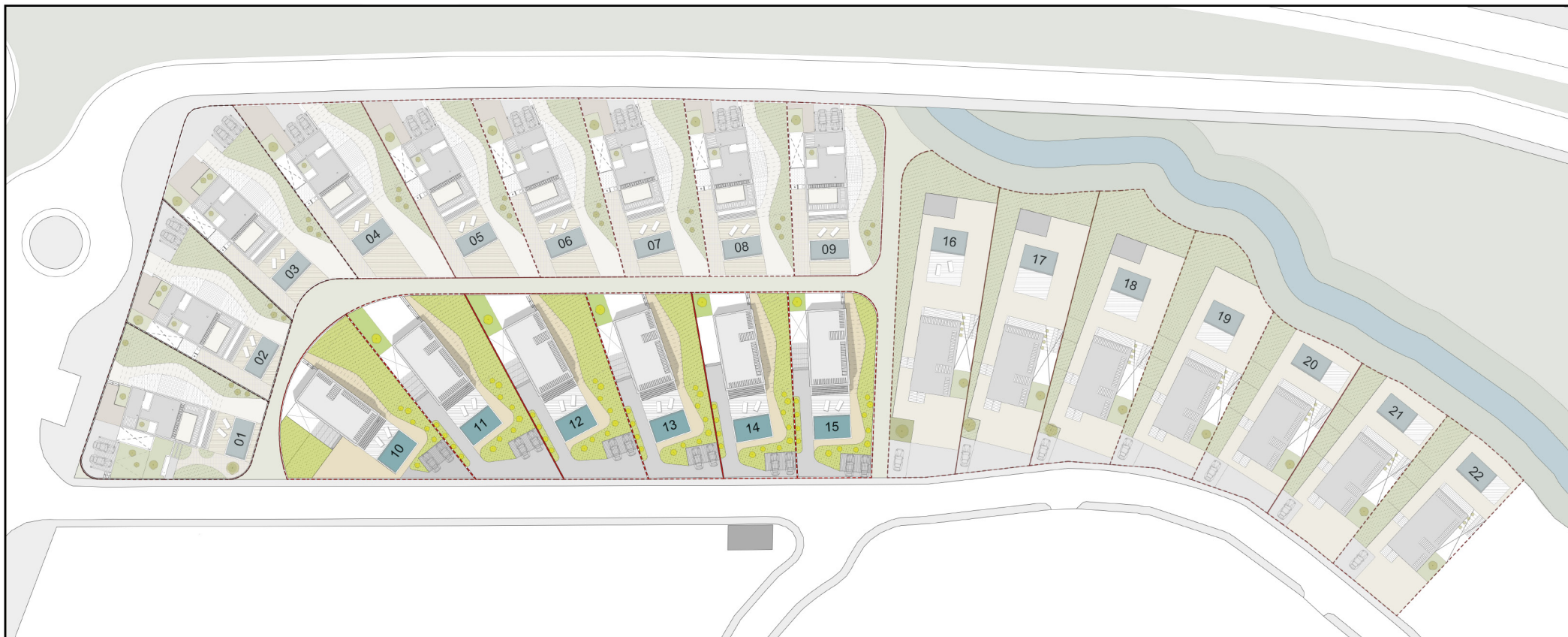
Finestrat has become a booming destination. Its new recreation area in the foothills of Sierra Cortina has given it the status of a select and exclusive village for both, those who seek a relaxed and intimate place without giving up the comforts of having all the services nearby, combining three maxims: landscape, comfort, and sustainability.

EXTERNAL DEVELOPMENT

The complex is located in a privileged sector very well connected. Its access from the AP-7, the N-332 or other routes like the CV-767, is very easy.

Likewise, it is very closed to other towns of the Province like Benidorm, Altea or Villajoyosa, avoiding long journeys.

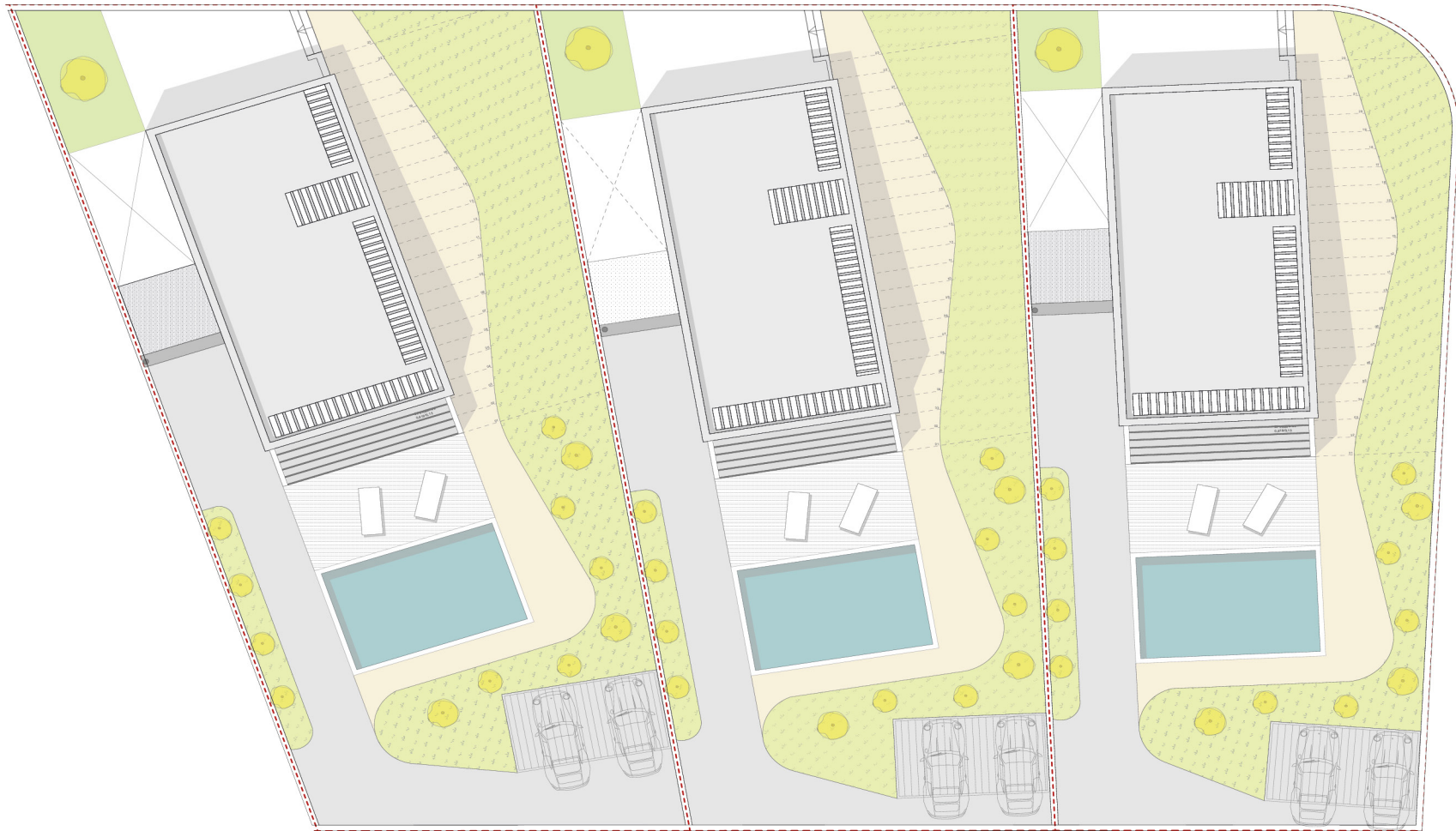
Its leisure offer includes a wide variety of sports, cultural and gastronomic activities: large gold courses with their club houses, hiking trails through cultural landmarks and typical Mediterranean landscapes, aquatic and multi-adventure activities at sea and waterparks, international festivals and cuisine inspired by different civilizations that have influenced the local recipe book.



Plot area 10= **688,23 m²** / Plot area 11= **713,54 m²** / Plot area 12= **681,14 m²** / Plot area 13= **602,85 m²** / Plot area 14= **564,67 m²**
 Plot area 15= **542,76 m²**

*the m² of surface are approximate





_Builted Surface= 542,40 m²

Housing builded area= **158,00 m²**
 Builted area with terraces= **198,26 m²**

Total housing useful area= **138,19 m²**
 Total terrace useful area= **60,07 m²**

***the m² of surface are approximate**



The Concept

It is conceived as a passable space in its whole with interior and exterior tours that gives a differentiate and independent access to each floor that allows to have different perspectives of the architectonic complex where it is placed as well as a wide view of its surroundings with the sea and Sierra Cortina as a backdrop.

Main entrance of the Villa is in the lower part of the plot, with a large parking space for two vehicles. In the foreground, a sheet of water with a sun lounge area leads to the house on its ground floor made up of wide walls covered with masonry. Terrace area is a continuation of the living room thanks to a large folding window at one end. The semi-covered protection is provided by wooden shutters supported on the masonry walls.

The pool, in aquamarine tones, is made of glass mosaic tiles. Pavement around has a hidden water drainage system through longitudinal grids. A non-slip wood imitation porcelain tile is used to delimit the bathing area from the other uses.

Adjacent to the pool, the barbecue area is a space fully configurable according to the owners needs: kitchen zone, wood storage, storage, etc, to which access will be through the natural terrain to a paved area

Its strong Mediterranean aesthetic lies in a perfect union of tradition, modern architecture, and nature.



Image of the Exterior volumetric_Side garden

Upper plot _ perimeter garden

There is an exterior corridor, made through gravel and wooden, that accompanies the construction throughout its development from the ground floor or access, to the first or noble floor of the house.

It serves as a buffer between the different plots and can be accompanied by a connecting green blanket that intensifies this effect, blending the space with native varieties of groundcover vegetation.

(This option is offered like an extra, and requests a personalized gardening project).

The exterior carpentry is made with aluminium profiles in anthracite colour with a thermal break of high thermal and acoustic performance accompanied by double-glazed glazing with an air chamber.

Blinds are only installed in bedrooms, being possible to install them in other parts of the property as an extra.

These are motorized and in the same colour as the carpentry to get a maximum integration.

The upper terrace is open on its perimeter for a greater permeability from inside, using as a protection element a sequence of horizontal imitation wood metal slats for protection and shade.

It has access from an area paved with ceramic tiles in a greyish tone on whitish gravel.



Image of the exterior corridor_14

FLOOR 1 _ BEDROOMS

Floor 1 rises in perfect balance. It faces entirely the exterior through a perimeter corridor that gives a high permeability to all rooms at night without reducing the privacy of these spaces. It is designed in smooth monolayer with warm tones. The covering elements are present on both levels through the conformation of different protection pergolas as in the mobile shutters.

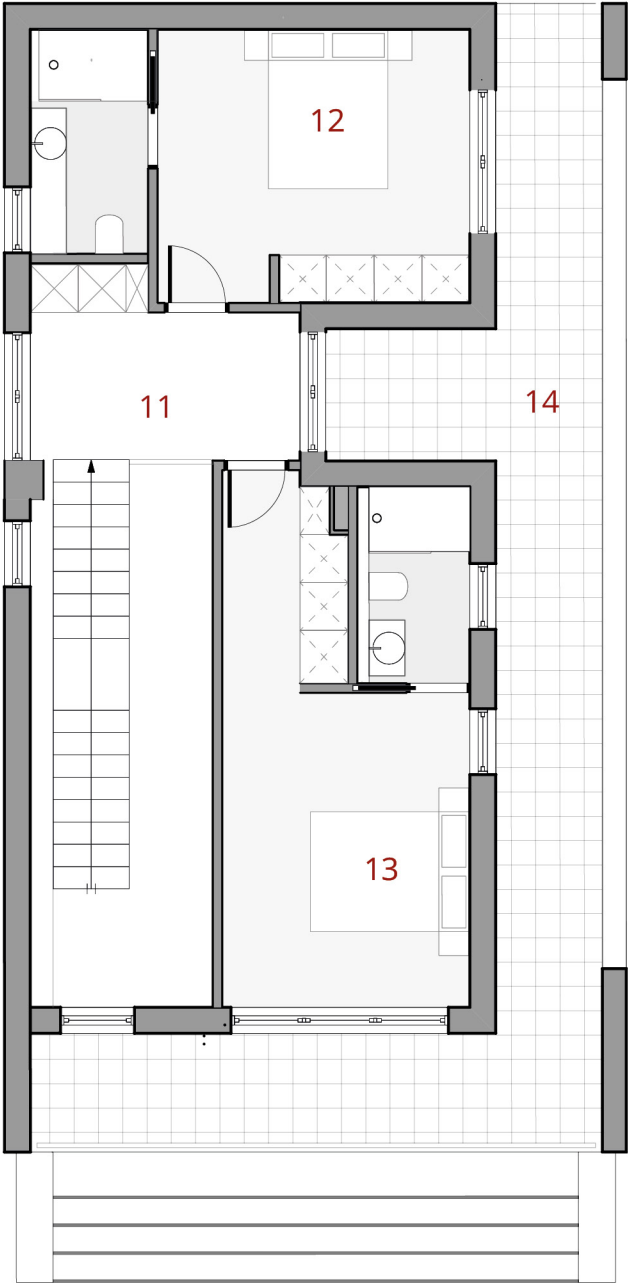
It has its access from the exterior through the terrace or inside through the metal staircase. It is distributed in two en-suite bedrooms with a complete bathroom on each and a semi-independent area with wardrobes

The floor inside the Villa has a large-format porcelain in beige tone cladding, with minimal joints, and white baseboards. All walls and ceilings are in a light colour paint with stucco effect.

TABLE OF USEFUL SURFACES

11 Hall.....	7,63 m²
12 Suite bedroom.....	17,76 m²
13 Suite bedroom.....	20,57 m²
14 Terrace.....	32,72 m²

1st Floor USABLE AREA	51,07 m²
1st Floor TERRACE SURFACE	32,72 m²



FIRST FLOOR HOUSE BUILT SURFACE
(TERRACES ARE NOT INCLUDED) 57,63 m²



Image of the first floor bedroom_13

FLOOR 1 _ BATHROOM

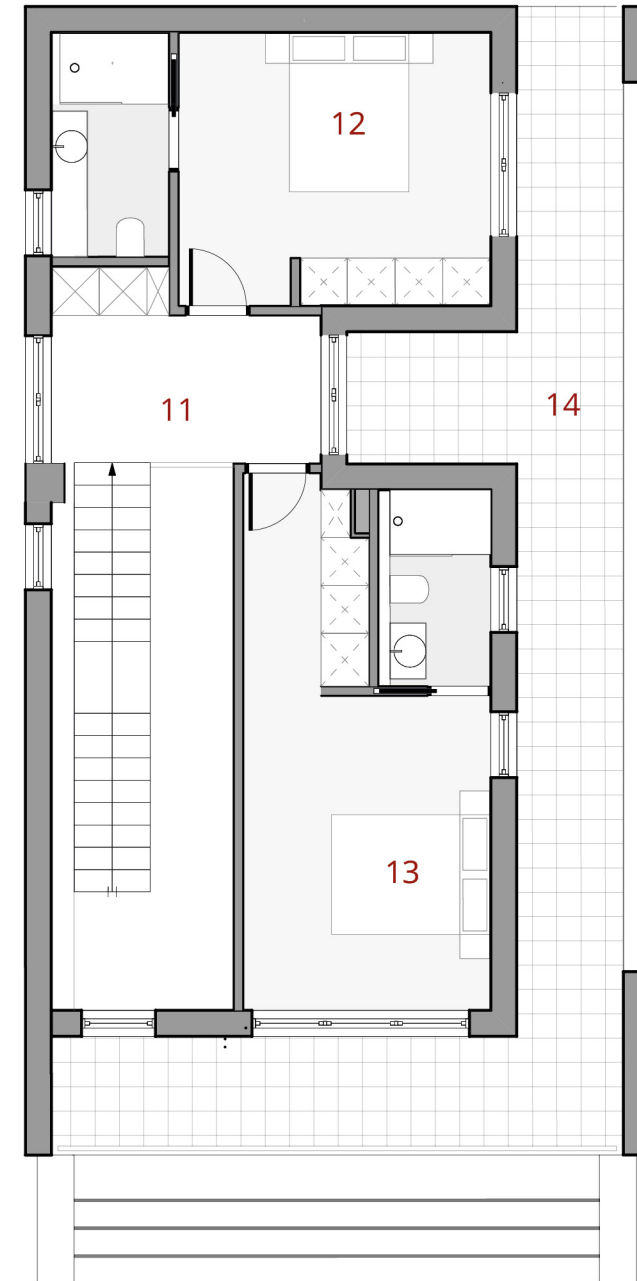
The interior carpentry is in a white tone with sliding or folding doors, as per designed, up to the ceiling with a fixed wooden tap on top of the same colour. Wardrobes are in the same way, with a hidden handle and interior in textile finish with a standard division of drawers, bars, and shelves. (Any other desing on extra request)

Bathrooms interior is designed as an extension of bedrooms; one single space that gives a total connection between two environments, so different but at the same time interrelated.

All bathrooms have black built-in taps, wall-hang toilet, shower tray on floor level, fix glass screen, rain function showerhead and decorative mirrors, frameless and with backlighting.

Bathroom furniture fit available spaces offering a storage by means of mixed systems of drawers and Insulated bathroom vanity tops with white ceramic washbasins.

A modern and avant-garde range that combines with the premium porcelain wooden and stones imitation tiles used on walls taking centre stage.



FIRST FLOOR HOUSE BUILT SURFACE
(TERRACES ARE NOT INCLUDED)

57,63 m²



Image bathroom suite_12

FLOOR 0 _ LIVING ROOM

The villa will have electrical outlets and telecommunications required by regulation. Main ones, such as internet and TV/FM, are installed in the living room. There are also power outlets on terraces and exterior corridors.

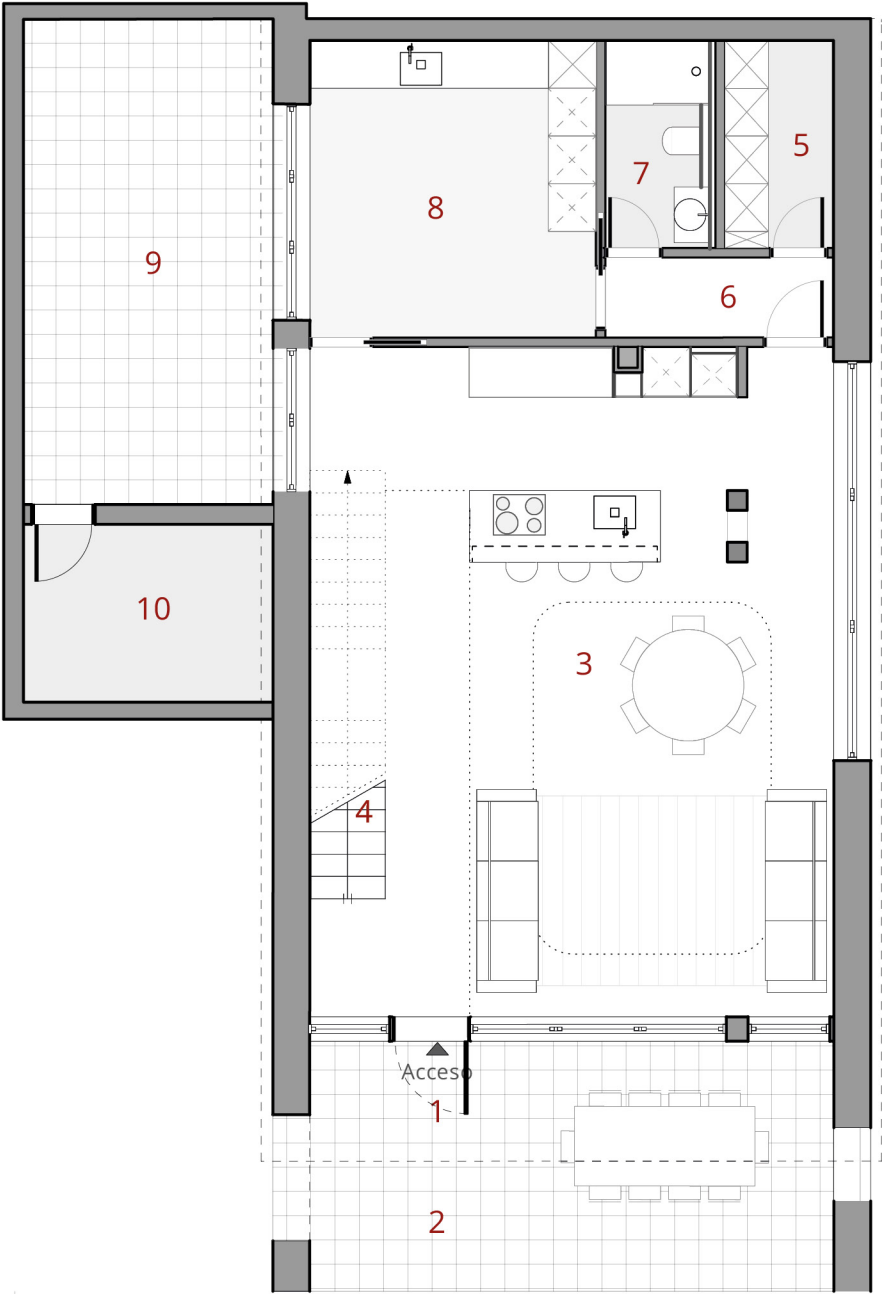
Light spots will be in the false ceiling with LED technology lights. Exterior lighting will be supplied by walls or ceiling lights with a LED module.

The ventilation system is carried out through a system of ducts with extraction and drive grilles that will guarantee the quality and healthiness of the indoor air.

TABLE OF USEFUL SURFACES

01 Covered porch (50%).....	10,60 m²
02 Open porch.....	10,89 m²
03 Living-dining room-kitchen.....	54,85 m²
04 Staircase in Ground Floor.....	5,11 m²
05 Pantry.....	3,60 m²
06 Hall.....	3,09 m²
07 Bathroom.....	3,05 m²
08 Laundry room.....	14,19 m²
09 Interior patio.....	20,43 m²
10 Facilities area.....	7,73 m²

Ground Floor USABLE AREA	92,07 m²
Ground Floor TERRACE SURFACE	41,92 m²



GROUND FLOOR HOUSE BUILT SURFACE 108,10 m²
(TERRACES ARE NOT INCLUDED)



Image of the living room_3

GROUND FLOOR _ Kitchen

The kitchen is considered as the backbone of the general space of the floor in which it is located. It is opened to the front of the house, its main view, and connected all around with the living-dining room and the porch, limiting its space with a subtle variation of the type of pavement.

However, at its back and in a background, it has a complete module that includes the toilet, pantry, and laundry, with access from both sides. This module has an independent connection with the English patio from where natural light enters.

The kitchen island is an independent volume with the sink and the induction hob on it. It is lined with porcelain material (Compac or similar), with a cantilever at its front, finished inside in wooden imitation to lighten the look, that can be used as a bar zone with bar stools.

A high performances extractor fan is could be installed in the ceiling, like an extra.

The storage, fully compact and panelled, combines lacquered finishes and textured woods in contrasting tones under a pattern of symmetry lit up with LED strips over the kitchen working areas.



Image of the kitchen

Sustainability and... _ Progress

Hot water is produced by an aerothermal heat pump, a sufficient and sustainable system that uses the air thermal energy which is distributed to the interior of the dwelling.

If you have an electric car, the parking area will have provision for recharging this type of vehicle.

Dwellings have an **A** energetic qualification, a clear indicator of good thermic and lighting comfort conditions as well as the interior air quality of this Villa.

We offer the opportunity to customize several aspects of your new home:

- >To choose between different extras offered that will create the atmosphere you are looking for each space of the house.
- >To adapt the kitchen space according to your needs.
- >To increase the comfort with security and technology displays.
- >To improve the qualities and finishes.
- >Other measures to make the house even more sustainable such as radiant floor heating in bathrooms or solar panels.



View from the porch_2

