

CALLE RIO SEGRE, 22 (INGLÉS)

Current status of construction: In project

Price per home: €1,673,000 + 10% VAT

Property details

- Type of property: House / Semi-detached house
- Year of construction: 2023
- Type of operation: Sale
- Province: Alicante
- Population: Moraira
- Bedrooms: 4
- Bathrooms: 4
- Toilets: 1
- Built area: 240m²
- Plot area: 1,444m²
- Type of work: New construction
- Energy certification: B
- Kitchen-dining room: Open – 28.50m²
- Living room area: 28.00m²
- Nº. Floors: 3
- Orientation: Southeast
- Private pool
- Type of Heating: Heat pump - Central
- Water heater: Heat pump
- Private garden
- Garage: Yes
- Storage room: Yes
- Armored door: Yes
- Basement: Yes

- Gallery: Yes
- Porch: Yes
- Built-in wardrobes: Yes
- Double glazing: Yes
- Elevator: Yes
- Uncovered terrace: Yes

Description

Paired in Rio Segre.

Luxury semi-detached houses for sale in the andragó area of Moraira with a private pool, terrace and garden.

Situation:

Very privileged location near the coast, 1.5 km from Andragó beach and 3.3 km from the center of Moraira.

Structure

- The structure will be executed with reinforced concrete.

Carpentry

- 4+4 and 6 safety glass with Tecnal brand and with air chamber.
- The access door to the house will be armored with a security lock.
- The carpentry of the windows will be aluminum.
- Automatic blinds will be installed.

Kitchen

- Bosch brand appliances.

Ceilings

- False plasterboard ceiling will be placed throughout the house.

Parking

- Stamped concrete floor.
- 2 parking spaces.

Toilets

- Basins with Roca brand enamel finish.
- Wall-hung built-in toilets, Roca brand.
- Ceramic tiles with relief, sensory and visually pleasing.

Yard

- Large finished garden.
- Private.
- It has selected trees from the list of autochthonous plant species according to the municipal tree protection ordinance. They are in accordance with the Mediterranean climate.

outdoor tiles

- CERAMIC: non-slip micro-beveled rectified porcelain stoneware tile.

indoor tiles

- CERAMIC: micro-beveled rectified porcelain stoneware tile.

interior linings

- Smooth white paint on walls and ceilings
- Tiling with stoneware tiles in the case of bathrooms.

exterior coatings

- Acrylic rendering with white stone-type paint.

Swimming pool

- Acid-resistant tile, model 5601 NATURE SEA SALT MESH, gloss finish.
- It has salt equipment.
- Infinity.
- Beach and interior stairs.

Exterior enclosure of the plot.

- Exterior walls with two-sided smooth plaster, on top of which are 80 cm high iron fenders with a matt black finish.
- Wide automatic door, with pedestrian and vehicle access, with remote control, with a finish similar to the fenders.

Air conditioning and hot water

- The house has underfloor heating.

Stone walls

- Our stone is carved by hand, being these rocks from quarries in the region.

Light

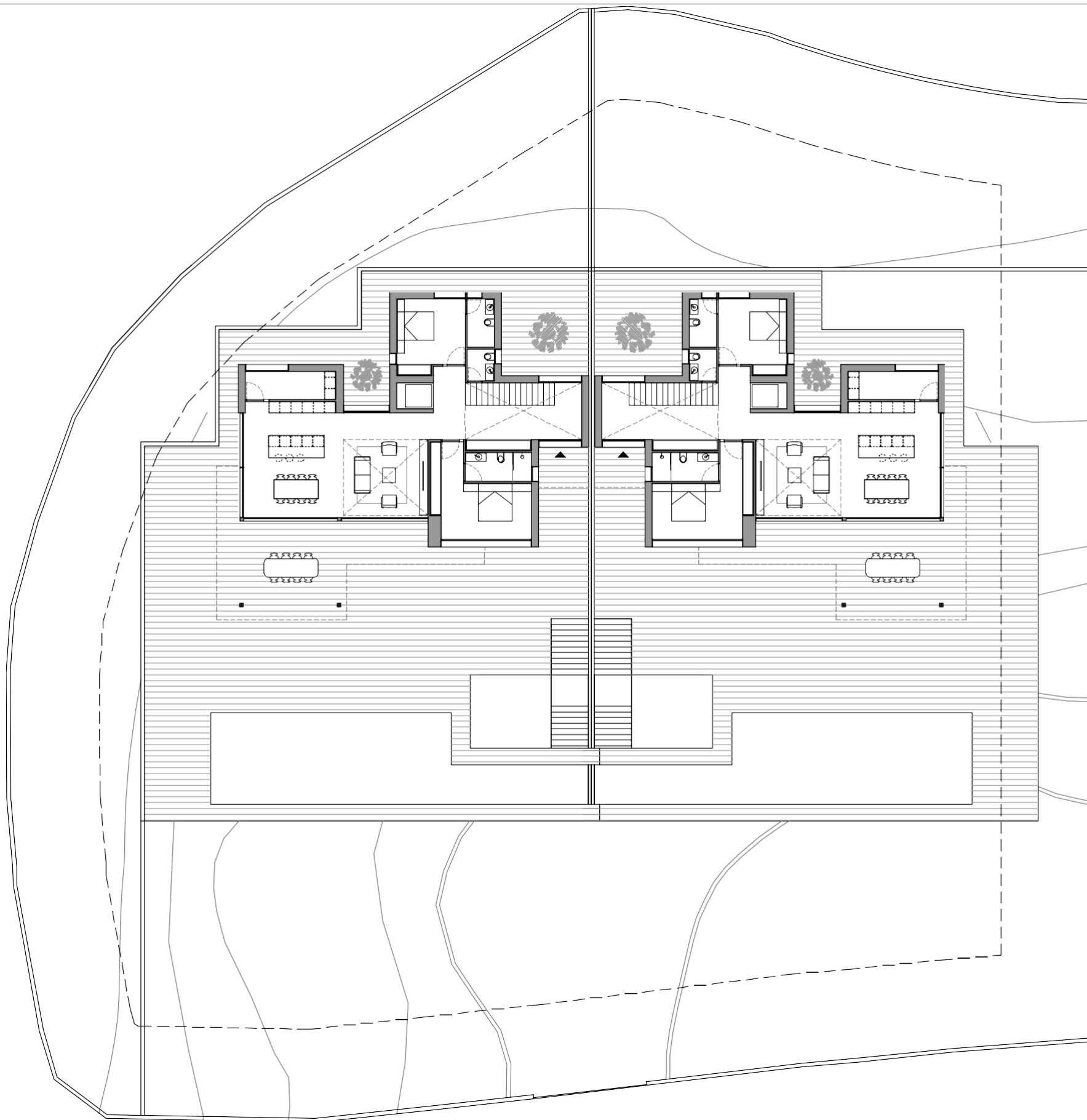
- Great light throughout the house.
- Large windows that allow natural light to enter.
- Lights around the house that allow good lighting at night, and provide a feeling of comfort.

Wardrobes

- Built-in wardrobes of great quality.
- Dressing room in the master bedroom.

Entrance to the house.

- Cream colored solid marble steps, which give a natural and elegant look to the house.



JUSTIFICACIÓN CUMPLIMIENTO PGOU		SUP. PARCELA 1.444,00 m2	
CONCEPTO	NORMATIVA	DESCRIPCIÓN	PROYECTO
OCUPACIÓN	25,00%	361,00 m2 (max)	315,00 m2
EDIFICABILIDAD	0,278 m2/m2	401,40 m2 (max)	393,50 m2
SUPERFICIE PARCELA	1.444,00 m2	Máx. 401,40 m2	Máx. 361,00 m2
SUPERFICIE CONSTRUIDA		COMPUTABLE	OCUPACIÓN
PLANTA SÓTANO			
SÓTANO	160,00 m2	75,00 m2	80,00 m2
TOTAL PLANTA SÓTANO	160,00 m2	75,00 m2	80,00 m2
PLANTA BAJA			
VIVIENDA	172,00 m2	172,00 m2	172,00 m2
PORCHES	58,00 m2	29,00 m2	58,00 m2
PÉRGOLA	10,00 m2	-----	-----
TERRAZA	300,00 m2	-----	-----
PISCINA	80,00 m2	-----	-----
TOTAL PLANTA BAJA	620,00 m2	201,00 m2	230,00 m2
PLANTA PRIMERA			
VIVIENDA	147,00 m2	110,00 m2	-----
VOLADIZO	15,00 m2	7,50 m2	5,00 m2
TERRAZA	78,00 m2	-----	-----
TOTAL PLANTA PRIMERA	240,00 m2	117,50 m2	-----
TOTAL SUP. CONSTRUIDA	m2	393,50 m2	315,00 m2

Tipo de proyecto:

PROYECTO BÁSICO DE VIVIENDA UNIFAMILIAR PAREADA Y PISCINA

Promotor: JORGE CANET SL

Arquitecto:

Situación: Calle Rio segre 22, TEULADA (ALICANTE)

BERTOMEU MORAGUES, JUAN BERNARDO nº col. 14.228

PLANO:

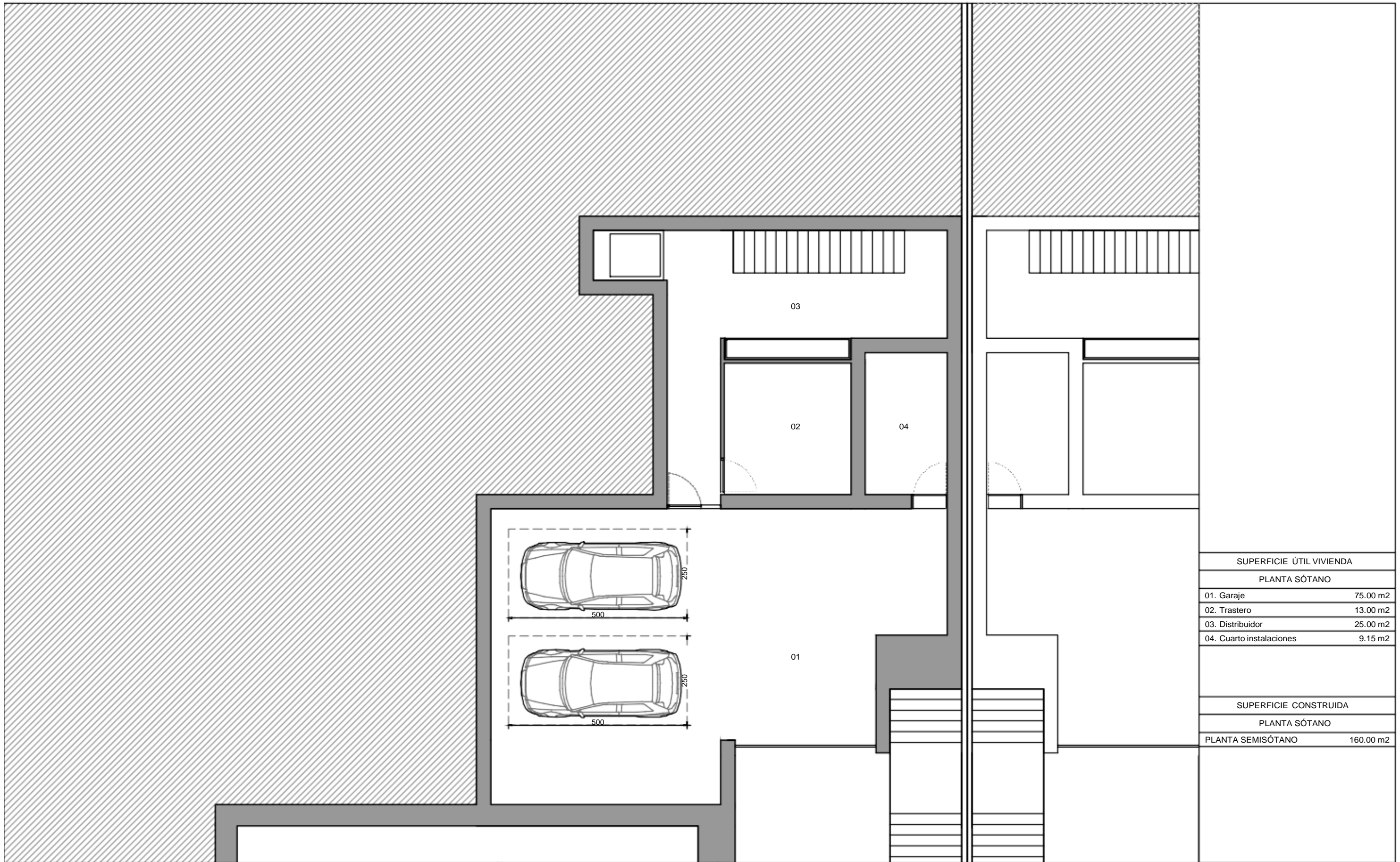
EMPLAZAMIENTO

JuanBernardo
BERTOMEU
ARQUITECTOS

Fecha: Junio de 2022

Escala: 1/250 en A3

Plano: 01



SUPERFICIE ÚTIL VIVIENDA	
PLANTA SÓTANO	
01. Garaje	75.00 m2
02. Trastero	13.00 m2
03. Distribuidor	25.00 m2
04. Cuarto instalaciones	9.15 m2

SUPERFICIE CONSTRUIDA	
PLANTA SÓTANO	
PLANTA SEMISÓTANO	160.00 m2

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PROYECTO BÁSICO DE VIVIENDA UNIFAMILIAR PAREADA Y PISCINA

Promotor: JORGE CANET SL

Arquitecto:

Situación: Calle Rio segre 22, TEULADA (ALICANTE)

BERTOMEU MORAGUES, JUAN BERNARDO nº col. 14.228

PLANO:

PLANTA SEMISÓTANO - DISTRIBUCIÓN

JuanBernardo
BERTOMEU
 ARQUITECTOS

Fecha: Junio de 2022

Escala: 1/100 en A3

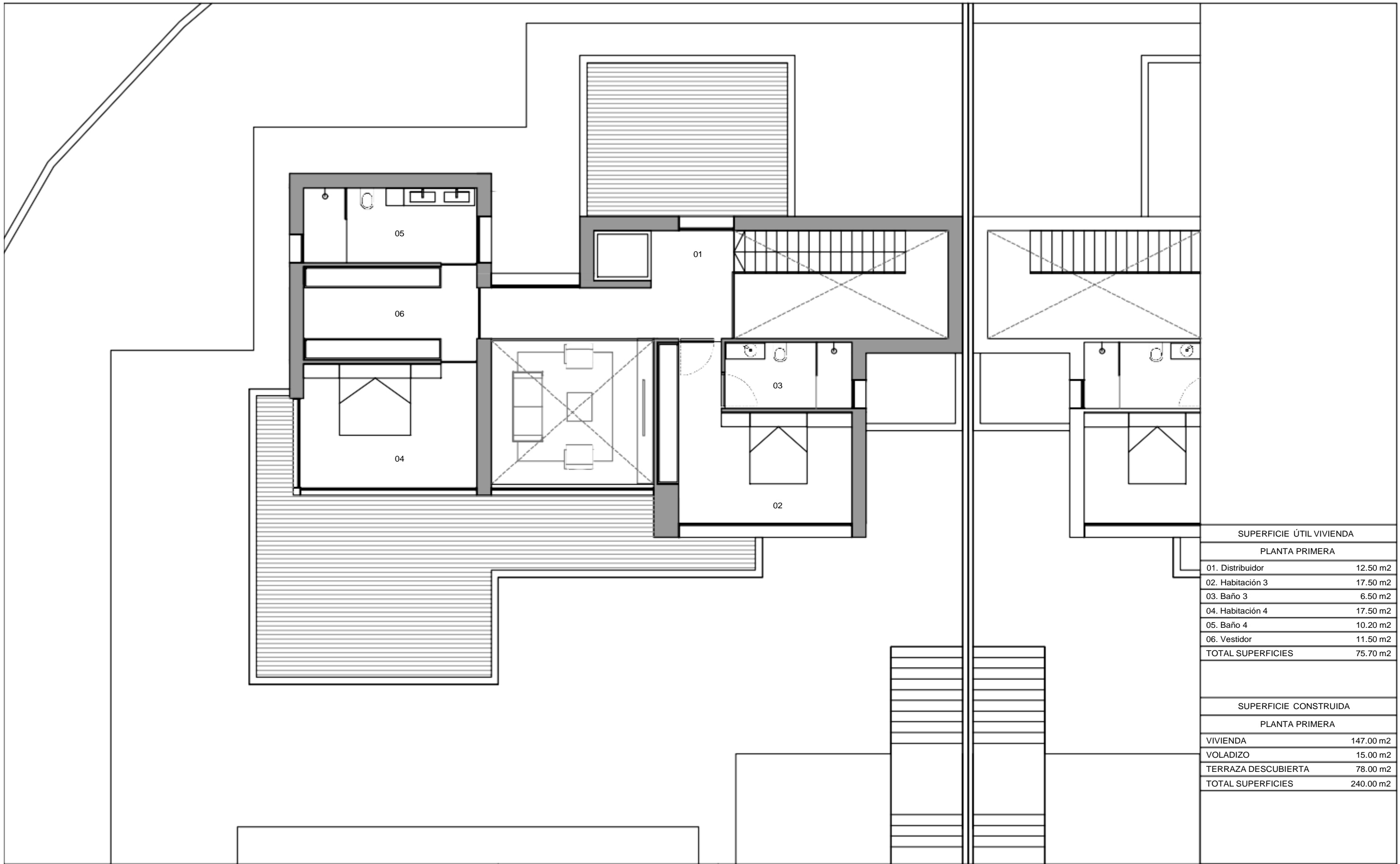
Plano: **02**



SUPERFICIE ÚTIL VIVIENDA	
PLANTA BAJA	
01. Hall-Distribuidor	13.20 m2
02. Escalera	5.70 m2
03. Distribuidor	6.70 m2
04. Aseo cortesía	2.50 m2
05. Habitación 1	12.80 m2
06. Baño 1	6.00 m2
07. Habitación 2	15.50 m2
08. Baño 2	3.80 m2
09. Salón	28.00 m2
10. Cocina-Comedor	28.50 m2
11. Galería	7.20 m2
12. Porche	52.00 m2
TOTAL SUPERFICIES	181.90 m2

SUPERFICIE CONSTRUIDA	
PLANTA BAJA	
VIVIENDA	172.00 m2
PORCHE	58.00 m2
TERRAZA DESCUBIERTA	80.00 m2
PISCINA	80.00 m2
TOTAL SUPERFICIES	80.00 m2

Tipo de proyecto: PROYECTO BÁSICO DE VIVIENDA UNIFAMILIAR PAREADA Y PISCINA		
Promotor: JORGE CANET SL	Arquitecto:	
Situación: Calle Rio segre 22, TEULADA (ALICANTE)		BERTOMEU MORAGUES, JUAN BERNARDO nº col. 14.228
PLANO: PLANTA BAJA - DISTRIBUCIÓN		Fecha: Junio de 2022 Escala: 1/100 en A3
		Plano: 03



SUPERFICIE ÚTIL VIVIENDA	
PLANTA PRIMERA	
01. Distribuidor	12.50 m2
02. Habitación 3	17.50 m2
03. Baño 3	6.50 m2
04. Habitación 4	17.50 m2
05. Baño 4	10.20 m2
06. Vestidor	11.50 m2
TOTAL SUPERFICIES	75.70 m2
SUPERFICIE CONSTRUIDA	
PLANTA PRIMERA	
VIVIENDA	147.00 m2
VOLADIZO	15.00 m2
TERRAZA DESCUBIERTA	78.00 m2
TOTAL SUPERFICIES	240.00 m2

Tipo de proyecto: PROYECTO BÁSICO DE VIVIENDA UNIFAMILIAR PAREADA Y PISCINA		JuanBernardo BERTOMEU ARQUITECTOS
Promotor: JORGE CANET SL	Arquitecto:	
Situación: Calle Rio segre 22, TEULADA (ALICANTE)		BERTOMEU MORAGUES, JUAN BERNARDO nº col. 14.228
PLANO: PLANTA PRIMERA - DISTRIBUCIÓN		Fecha: Junio de 2022 Escala: 1/100 en A3
		Plano: 04