

LENGUADO

Current status of construction: HOUSE COMPLETED

Price: €990,000 + 10% VAT

PROPERTY DETAIL

- Year of construction: 2022
- Type of work: New construction
- Type of property: House / Chalet
- Type of operation: Sale
- Province: Alicante
- Town: Benissa
- Area: Montemar
- Orientation: South-East
- Floors: 3
- Bedrooms: 3
- Bathrooms: 3
- Toilet: 1
- Energy certification: B
- Built Area: 260m2
- Area Plot: 998m2
- Kitchen: Open - 6'3m2
- Living room surface: 33'3m2
- Porch: 29'50m2
- Terrace: 33'33m2
- Retaining walls: Yes, in natural stone
- Access ramp: Yes, in stamped concrete
- Views: Panoramic views of the sea and the Rock of Ifach
- Pool: Private - Overflowing
- Type of Heating: Heat pump - Central
- Water heater: Heat pump
- Private garden

- Parking: Yes
- Floor of the property: Rectified porcelain stoneware
- Storage room: Yes
- Armored door: Yes
- Basement: Yes
- Laundry: Yes
- Built-in wardrobes: Yes
- Double glazing: Yes

DESCRIPTION

Modern luxury villa in the Montemar urbanization, Benissa Costa, the location allows panoramic views of the Mediterranean Sea and the Ifach Rock. Three-storey house with 3 bedrooms, three bathrooms, a toilet, and a pool with a private garden.

Upstairs: There is an en-suite bedroom with a large dressing room, a private diaphanous porch and a full bathroom.

Main floor: With open plan kitchen fully equipped with Bosch appliances, living room and toilet. On this floor we will also find the pool, with a terrace.

Lower Floor: Two bedrooms, two bathrooms and a machine room.

Characteristics: House in white with white enamelled aluminum carpentry, automatic blinds in the bedrooms, underfloor heating with heat pump, mains electricity plus the installation of additional solar energy in accordance with the regulations in force, pre-installation air conditioning and fitted wardrobes

Location: About 2.5km from Cala Baladrar and the Pepe la Sal shopping area, approximately 3km from the Ifach Golf Club and 5km from Moraira town.

QUALITY MEMORIES

STRUCTURE

- Reinforced concrete structure, according to project.

CARPENTRY

- All the exterior carpentry of the windows is in white lacquered aluminium, with 6.6.4 climalit glass. with planiterm on its outer face.
- Carpentry type 1
- Colour: COR_L_Special1
- COR-70 HO CE Series
- COMPOSITE GLASS
- Float Inc. 4mm
- 16/20mm camera
- Sunguard Sun 4+4
- Carpentry type 2
- Colour: COR_L_Special1
- COR-VISION series
- COMPOSITE GLASS
- Sunguard Sun 4+4

- 12mm camera
- Laminar Inc. 4+4
- Carpentry type 3
- Colour: COR_L_Special1
- COR-60 CE series
- COMPOSITE GLASS
- Laminar Inc. 4+4/3+3
- 12/16mm camera
- Sunguard Sun 4+4

• The bedroom windows have motorized roller blinds with a NICE VIA radio motor with remote control in the same color as the carpentry.

- GLAZING: Double low-e glass 4+4/12/3+3, 4/12/3+3

KITCHEN

- State-of-the-art Bosch brand appliances
- ROCA BERLIN 55 PLUS stainless steel sink.
- ROCA L20 sink faucet
- Open kitchen with island

PARKING

- Printed concrete access ramp.
- Parking platform to turn around PELLICER TECHNOLOGY cars. MOD.PG45

TOILETS

- Master bedroom with separate bathroom
- ROCA THE GAP wall-hung toilet with cushioned seat and white dual PL1 plate
- Wall-hung washbasin ROCA DIVERTA 470
- DIVERTA sink towel rail
- ROCA L20 washbasin faucet with click valve
- BASIC chrome siphon
- Ceramic tiles with relief, sensory and visually pleasing.

YARD

- Private.
- It has native trees of the area. Which are consistent with the Mediterranean climate. It adds a rustic and aromatic touch, ideal for any home garden.

EXTERIOR PAVEMENT

- CERAMIC: Non-slip micro-bevelled rectified porcelain stoneware tile.
- Base flooring 60x120 cm ARDESIA AVORIO. SALONI

INTERIOR PAVEMENT.

- CERAMIC: Microbeveled rectified porcelain stoneware tile
- Base flooring 60x120 cm ARDESIA AVORIO. SALONI

SWIMMING POOL

- Acid-resistant tile, model 5601 NATURE SEA SALT MESH, gloss finish.
- Anti-algae joints
- It has AQUARITE FLO ADVANCED 33g/h salt equipment. HAYWARD
- Overflowing.
- Interior work stairs.

EXTERIOR ENCLOSURE OF THE PLOT.

- Exterior walls with smooth plastering on both sides.
- Large automatic door, with pedestrian and vehicle access, with two controls.
- 25cm thick concrete walls
- Security door for access to housing

STONE WALLS

- Natural stone retaining 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.
- Characteristics: 19mm bco havana pine melamine, with shelves, hanging bar, mezzanine.
Front with hinged doors with pull handle

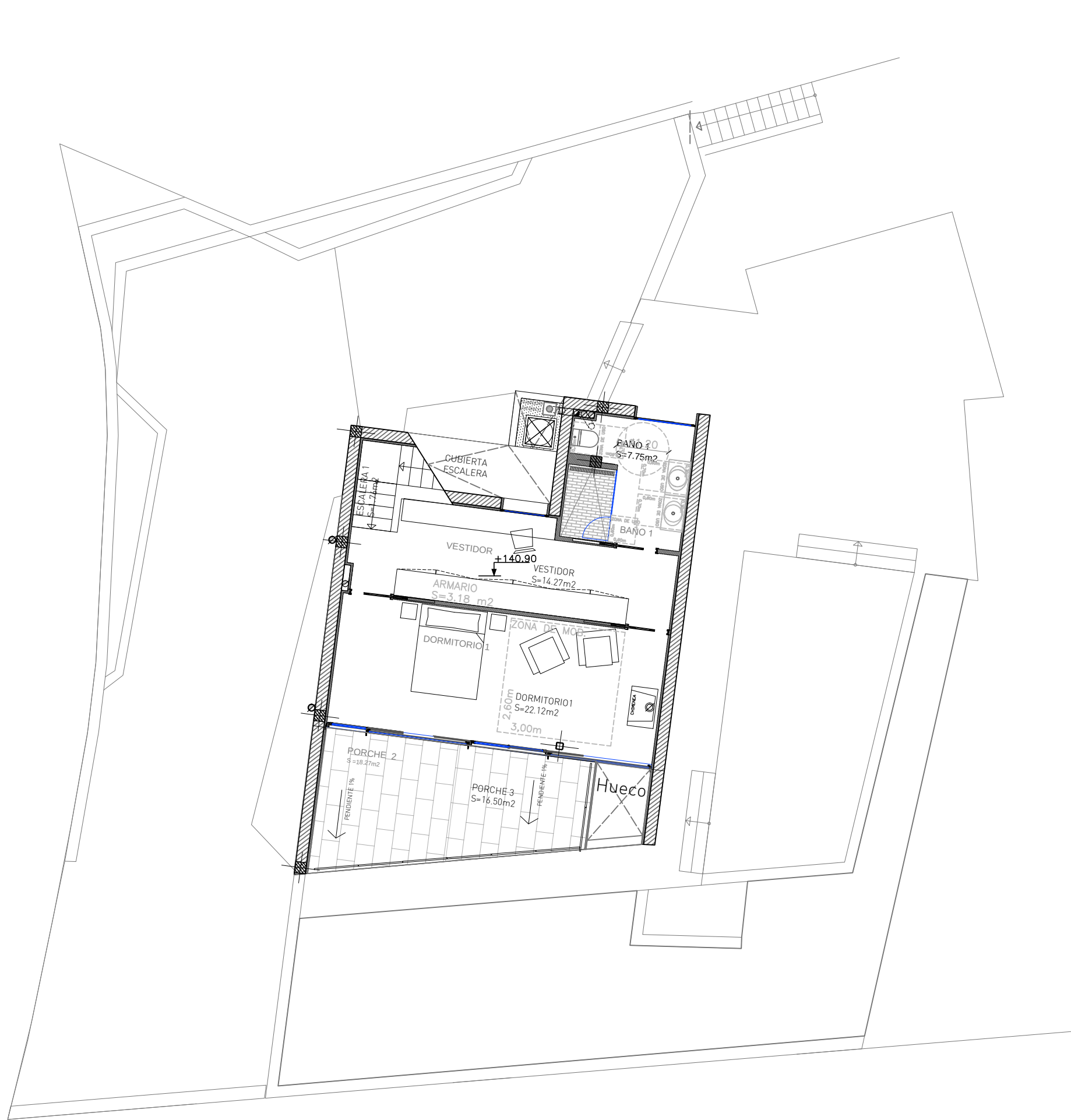
ENTRANCE TO THE HOUSE.

- Gray printed concrete.

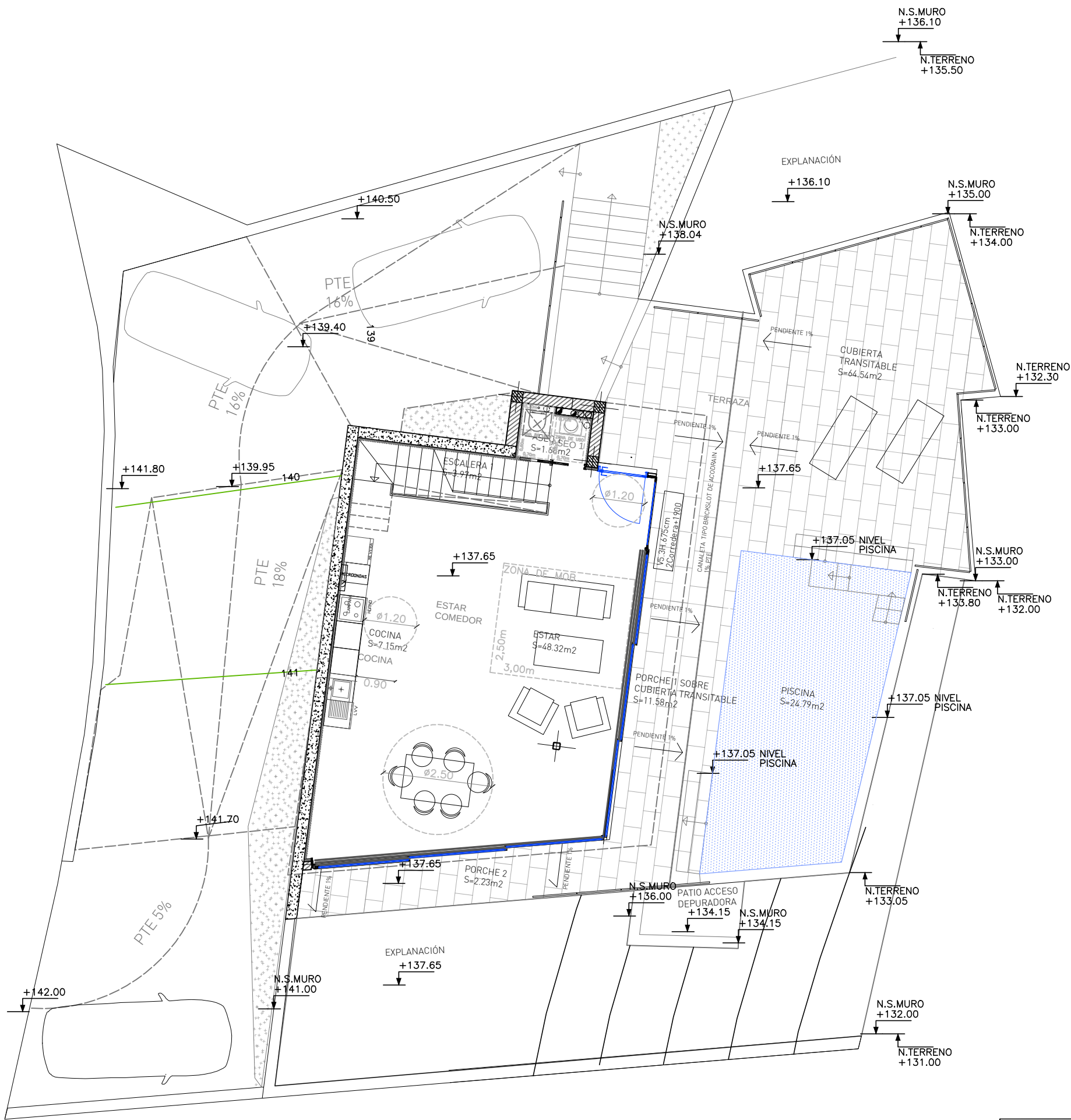
MODIFICACIONES FIN OBRA CALLE LENGUADO, BENISSA. ALICANTE

CUADRO DE SUPERFICIES:

COMPUTABLE	DESCRIPCION	UTIL	CONSTR.
72,05 m2	Vivienda P.A (nivel +140,90):	62,40 m2	72,05 m2
53,85 m2	Planta superior (Inc. Escalera)		53,85 m2
	Vestidor	14,27 m2	
	Dormitorio 1:	22,12 m2	
	Baño 1:	7,75 m2	
	Escalera 1	1,76 m2	
18,20 m2	Porche 3	16,50 m2	18,20 m2
83,70 m2	Vivienda P.B (nivel +137,65):	139,47 m2	83,70 m2
69,89 m2	Planta acceso (Inc. Escalera)		69,89 m2
	Estar:	48,32 m2	
	Cocina:	7,15 m2	
	Escalera:	3,97 m2	
	Aseo:	1,68 m2	
11,58 m2	Porche 1:	11,58 m2	11,58 m2
2,23 m2	Porche 2 sobre cub. Trans	2,23 m2	2,23 m2
	Cubierta transitable	64,54 m2	
39,75 m2	Vivienda P.INF. (nivel +132,26):	78,39 m2	95,75 m2
84,55 m2	Planta Inferior (Inc. Escalera)		84,55 m2
	Escalera 2:	4,74 m2	
	Distribuidor:	12,18 m2	
	Lavadero:	1,85 m2	
	Dormitorio2:	15,17 m2	
	Dormitorio3:	14,45 m2	
	Aseo2:	4,42 m2	
	Baño2:	7,25 m2	
	Instalaciones:	9,56 m2	
-11,20 m2	Depuradora y Depósito:	8,77 m2	11,20 m2
-44,80 m2	Descontar Sup. Sótano		
195,50 m2	SUMA :	280,26 m2	251,50 m2
	Piscina	24,79 m2	29,03 m2



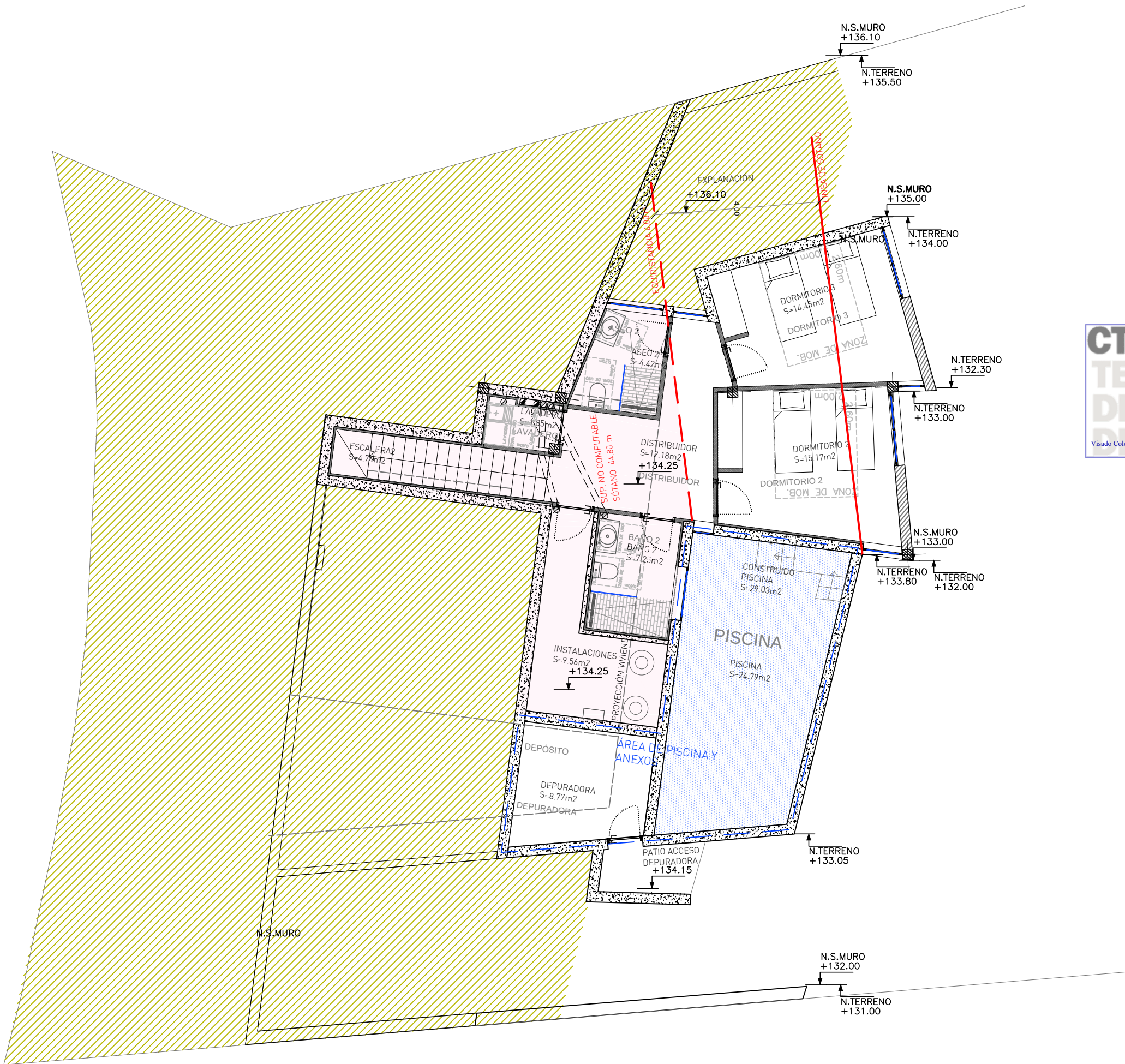
PLANTA ALTA



PLANTA DE ACCESO

CTAA COLEGIO
VISADO 19/12/22
60307 TEODORO NUÑEZ BLASCO
DEARQUITECTOS

proyecto	PROYECTO EJECUCIÓN MODIFICADO CONSTRUCCIÓN DE VIVIENDA UNI- FAMILIAR Y PISCINA EN EL CARRER LLENGUADO PARCELA B14 DE LA URBANIZACIÓN MONTEMAR, BENISSA ALACANT.		
tipo de proyecto :	Modificación Proyecto Ejecución		
fecha	octubre 22	:	
revisión	.-	:	
título del plano	MOBILIARIO Y SUPERFICIES PLANTA SUPERIOR Y ACCESO PLANO AS-BUILT		
escala	1:100	:	
tamaño original	:A-2	:	
número de plano :			
sustituye a	:		
AS BUILT-01			
arquitecto :	propiedad:		
Teodoro Núñez	JORGE CANET		



CTAA COLEGIO
TEODORO NÚÑEZ BLASCO
VISADO 19/12/22
60307 TEODORO NÚÑEZ BLASCO
E:18-01241-500 P:2 de 2 D:22-0012161-001-00312
Visado Colegio según el artículo 13 de la Ley 2/1974, modificado por la ley 25/2009

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tipo de proyecto :		Modificacion Proyecto Ejecución	
fecha	octubre 22	:	
revisión	.-	:	
título del planoMOBILIARIO Y SUPERFICIES PLANTA INFERIOR PLANO AS-BUILT			
escala	1:100	:	
tamaño original	:A-2	:	
número de plano :			
sustituye a :			
AS BUILT-02			
arquitecto : Teodoro Núñez		propiedad: JORGE CANET	