

MAR DEL NORTE, 23

Price: Pending evaluation

Real estate detail

- Type of property: Casa / Chalet
- Year of construction: 2023
- Type of operation: Sale
- Province: Alicante
- Population: Moraira
- dormitories: 4
- Bathrooms: 4
- Toilet: 1
- Constructed area: 340m2
- Plot area: 1070m2
- Type of obra: New construction
- Energy certification: B
- Kitchen: Open
- Garage: Yes
- Number of Plants: 3
- Orientation: Southwest
- Swimming pool: Private - Overflow
- Heating type: Underfloor heating
- Storage room: 1
- Garden: Private
- Parking: yes
- Reinforced door: 1
- Basement: yes
- Laundry: yes
- Fitted wardrobes: yes
- Double acristalamiento sunguard sun 4, de seguridad: Sí
- Solar panels
- Cinema and Gym.

-Elevator

Description

Villa in Mar del Norte,23

Modern luxury Villa for sale in Moraira.

The house has three floors with four bedrooms, four bathrooms, a toilet, an American kitchen open to the living-dining room and an infinity pool with a private garden.

The plants are distributed as follows:

Basement:

This floor has 199'33m2 of usable area, distributed as a garage, machine room, gym, changing room, laundry room, cinema room, multipurpose room and toilet, with a total usable area of 199'33m2

Low level:

On this floor we have the main access to our villa where as soon as we enter we find a cozy hall, a toilet and the access stairs to the upper and lower floors, we also have the master bedroom suite with its own bathroom and dressing room and a bedroom with bathroom and built-in wardrobe, if we go a little further there is a large American kitchen open to the living-dining room fully equipped with quality appliances and a laundry room.

On this floor we also have an area with a large garden finished with a walkable terrace, 2 parking spaces and an infinity private pool.

First floor:

Going up the stairs we have the 2nd bedroom, with its own bathroom and an extensive 80m2 walkable terrace on the roof.

Situation:

Very privileged location near the coast, 1.2 km from El Portet beach and 1 km from the commercial area and the center of Moraira.

Quality memories

Structure

- The structure will be made with reinforced concrete, according to the project.

carpentry

- 4+4 and 6 security windows with Tecnal brand 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 of the same color as the carpentry will be installed.

Kitchen

- State-of-the-art Bosch appliances

false ceilings

- Pladur false ceiling will be placed throughout the house.

Parking

- Stamped concrete floor.
- 2 parking spaces.

Bathrooms

- Washbasins with Roca brand enamel finish.
- Built-in suspended toilets, Roca brand.
- Ceramic cladding with relief, sensory and visually pleasing.

Garden

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

outdoor paving

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

indoor flooring

- CERAMIC: micro beveled rectified porcelain stoneware tile.

interior linings

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

exterior coatings

- Acrylic plaster with white stone-like paint.

Pool

- Tile same as the terrace.
- It has salt equipment.
- Anti-algae joints.
- Overflowing.
- Beach and internal stairs of work.
- Private.

Automatic cover with solar panels

Exterior enclosure of the plot.

- Exterior walls with smooth plaster on both sides, on this some 80 cm high iron defenses with a matt black finish.
- Wide automatic door, with pedestrian and vehicle access, with remote control, with a finish similar to the defenses.

Air conditioning and hot water

- The house has underfloor heating and ducted air conditioning.

Stone walls

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

Light

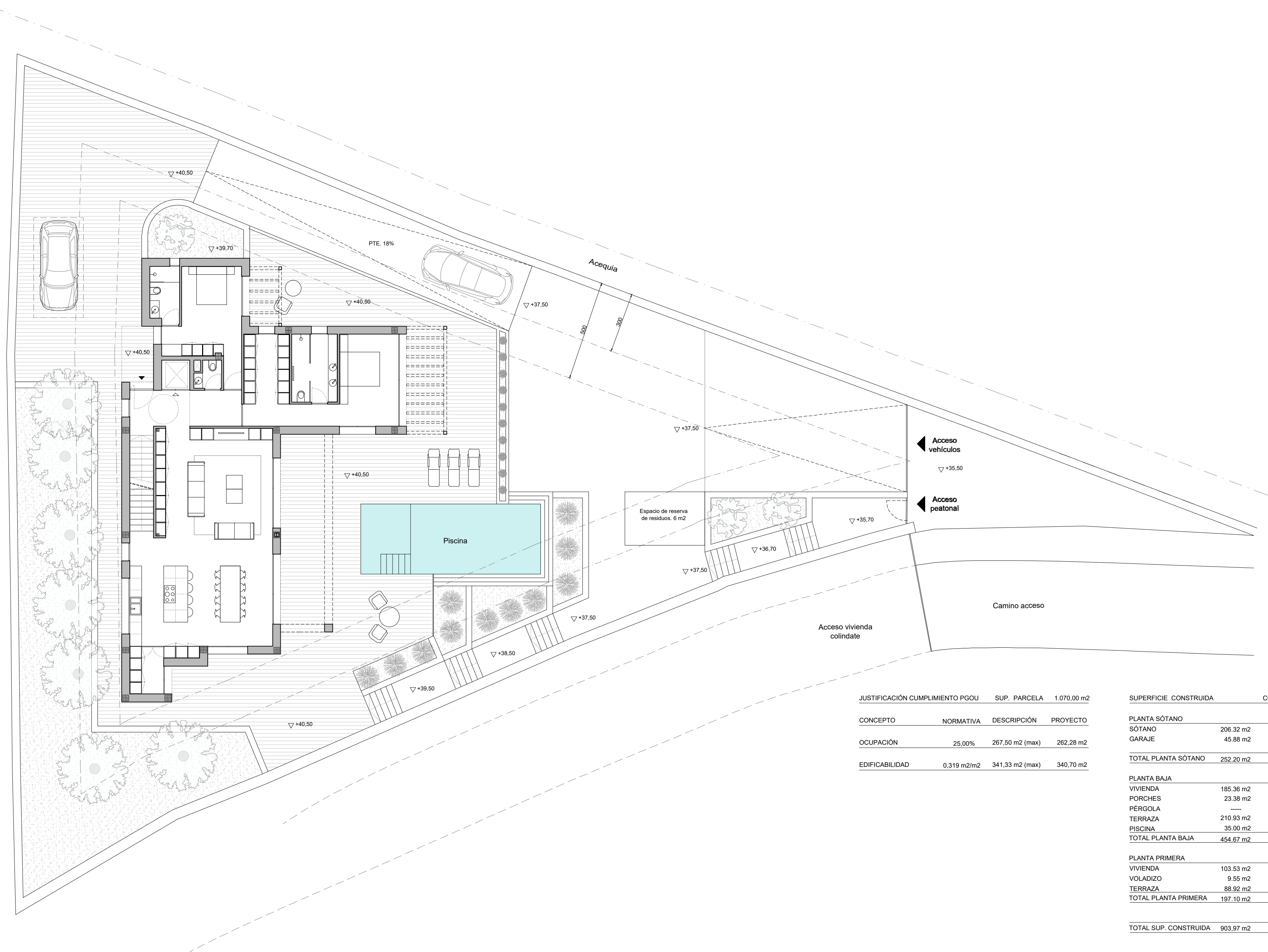
- Great light throughout the house.
- Large windows that allow the entry of natural light.
- Lights around the house that allow good lighting at night, and provide a feeling of comfort.

Wardrobes

- High quality fitted wardrobes.
- Dressing room in the master bedroom.

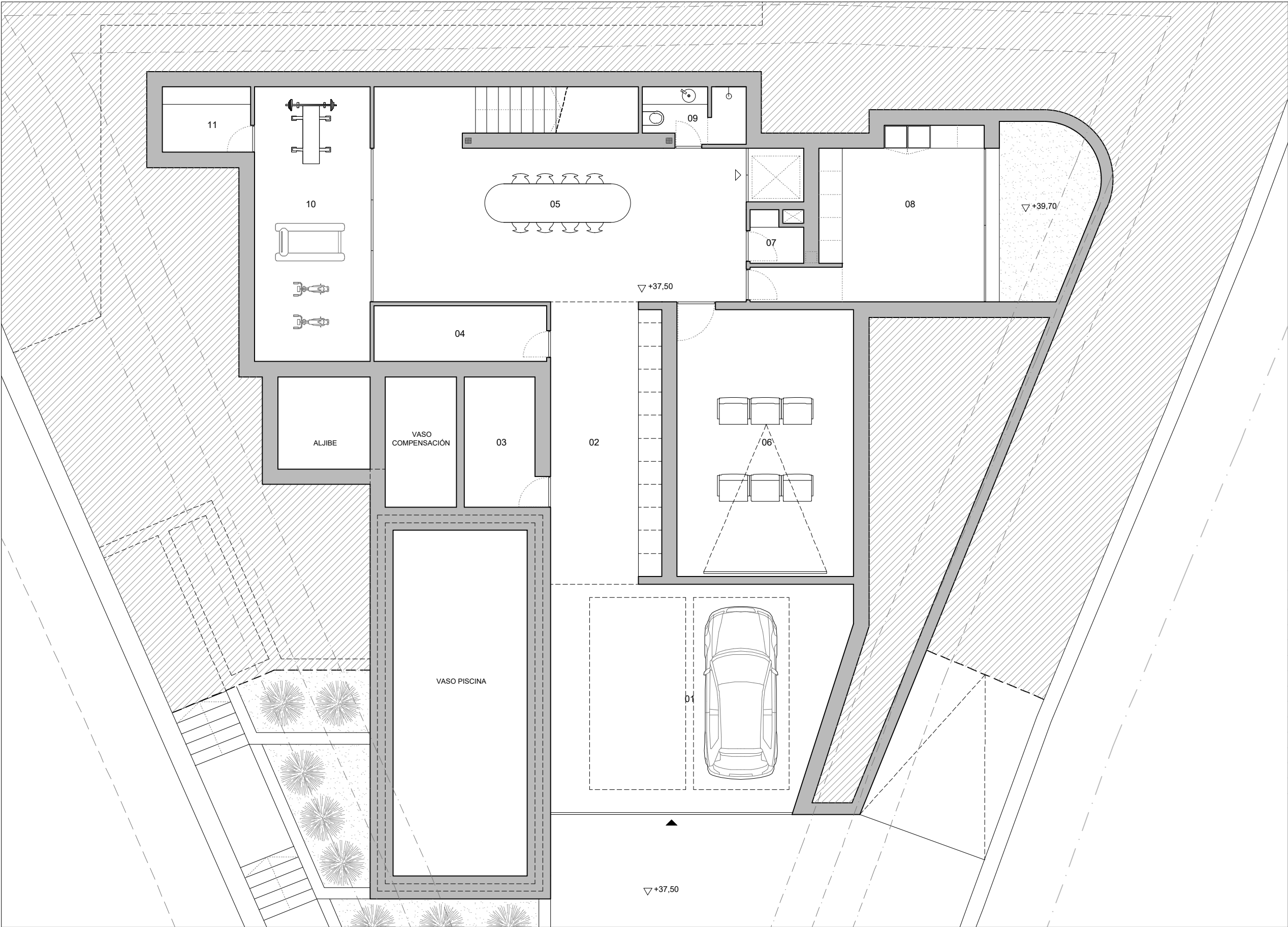
Entrance to the house.

- Solid cream marble steps, which give a natural and elegant appearance to the house.



JUSTIFICACIÓN CUMPLIMIENTO PGOU		SUP. PARCELA	1.070,00 m2
CONCEPTO	NORMATIVA	DESCRIPCIÓN	PROYECTO
OCUPACIÓN	25,00%	267,50 m2 (max)	262,28 m2
EDIFICABILIDAD	0,319 m2/m2	341,33 m2 (max)	340,70 m2

	SUPERFICIE CONSTRUIDA	COMPUTABLE	OCUPACIÓN
PLANTA SÓTANO			
SÓTANO	206.32 m2	-----	15.12 m2
GARAJE	45.88 m2	45.88 m2	38.42 m2
TOTAL PLANTA SÓTANO	252.20 m2	45.88 m2	53.54 m2
PLANTA BAJA			
VIVIENDA	185.36 m2	185.36 m2	185.36 m2
PORCHES	23.38 m2	11.69 m2	23.38 m2
PÉRGOLA	-----	-----	-----
TERRAZA	210.93 m2	-----	-----
PISCINA	35.00 m2	-----	-----
TOTAL PLANTA BAJA	454.67 m2	197.05 m2	208.74 m2
PLANTA PRIMERA			
VIVIENDA	103.53 m2	97.77 m2	-----
VOLADIZO	9.55 m2	0.00 m2	-----
TERRAZA	88.92 m2	-----	-----
TOTAL PLANTA PRIMERA	197.10 m2	97.77 m2	-----
TOTAL SUP. CONSTRUIDA	903,97 m2	340,70 m2	262,28 m2



SUPERFICIE ÚTIL VIVIENDA	
PLANTA SÓTANO	
01. Garaje	43.38 m2
02. Distribuidor/Almacenamiento	21.00 m2
03. Cuarto instalaciones piscina	4.76 m2
04. Cuarto instalaciones	6.52 m2
05. Sala polivalente	42.46 m2
06. Sala cine	31.05 m2
07. Cuarto instalaciones	1.67 m2
08. Lavandería	20.31 m2
09. Aseo	2.77 m2
10. Gimnasio	21.50 m2
11. Vestuario	3.91 m2
SUPERFICIE ÚTIL TOTAL	199.33 m2

Tipo de proyecto:

PROYECTO BÁSICO DE VIVIENDA UNIFAMILIAR AISLADA Y PISCINA

Cliente: JORGE CANET S.L.

Arquitectos:

Situación: Calle Mar Norte 25, TEULADA (ALICANTE)

BERTOMEU MORAGUES, JUAN BERNARDO nº col. 14.228

PLANO:

PLANTA SÓTANO

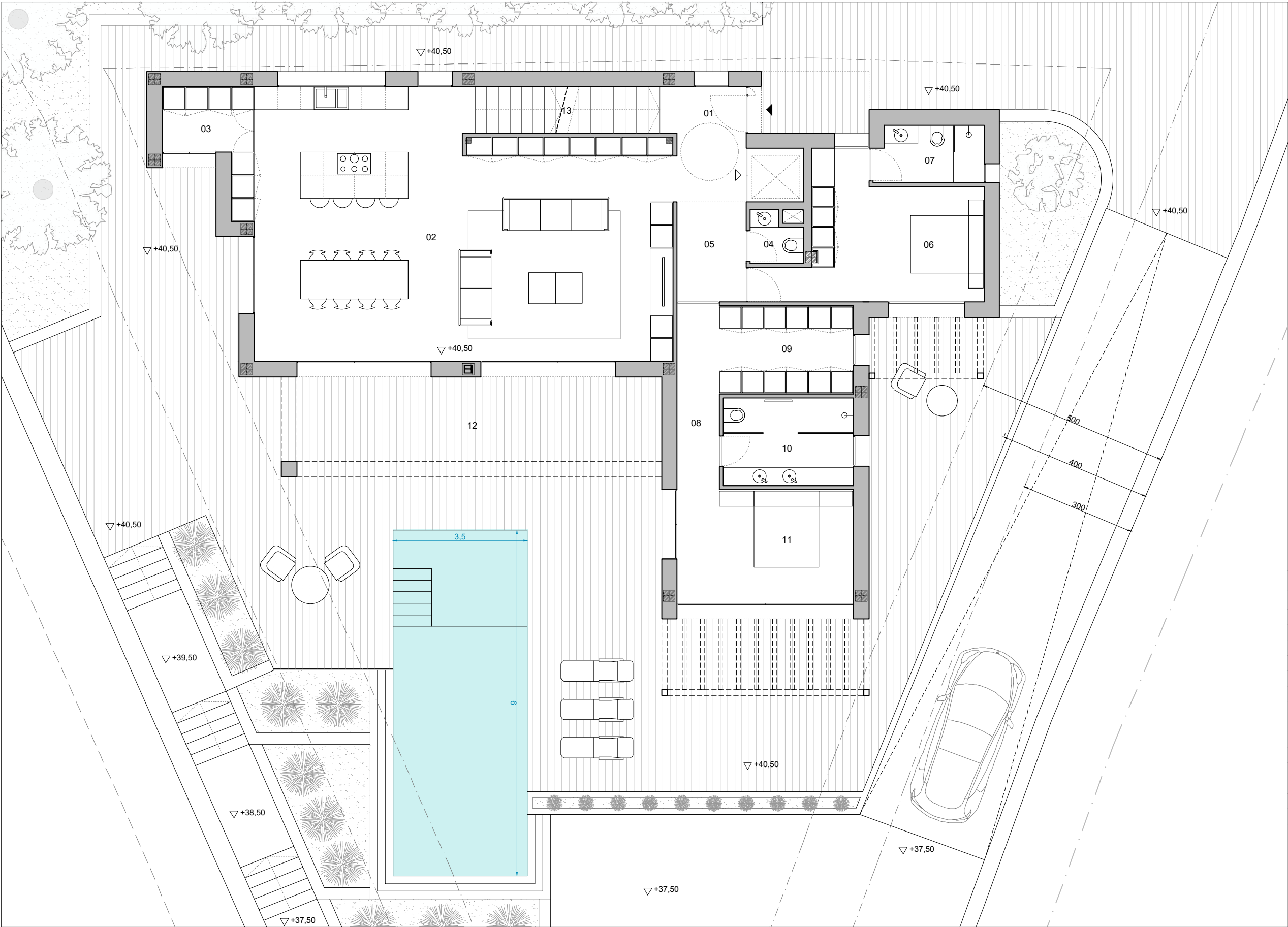
JuanBernardo
BERTOMEU
ARQUITECTOS

Fecha: Noviembre de 2023

Escala: 1/100 en A3



Plano: 05



SUPERFICIE ÚTIL VIVIENDA		
PLANTA BAJA		
01. Hall		5.55 m2
02. Salón - Comedor - Cocina		72.92 m2
03. Despensa		4.08 m2
04. Aseo		1.67 m2
05. Distribuidor		4.68 m2
06. Dormitorio 1		16.43 m2
07. Baño 1		4.26 m2
08. Distribuidor dormitorio 2		5.27 m2
09. Vestidor		8.04 m2
10. Baño 2		7.80 m2
11. Dormitorio 2		13.60 m2
12. Porche		25.74 m2
13. Escalera		6.24 m2
SUPERFICIE ÚTIL TOTAL		176.28 m2

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PLANO:

PLANTA BAJA

JuanBernardo
BERTOMEU
ARQUITECTOS

Fecha: Noviembre de 2023

Escala: 1/100 en A3



Plano: 06