

LENGUADO

Current construction status: FINISHED HOUSE

Price: €990,000 + 10% IVA

PROPERTY DETAIL

- Completion of the work: December 2022
- Type of work: New construction
- Property type: House / Chalet
- Type of operation: Sale
- Province: Alicante
- Population: Benissa
- Area: Montemar
- Orientation: South-East
- Floors: 3
- Bedrooms: 3
- Bathrooms: 3
- Toilet: 1
- Energy certification: B
- Built Area: 251.50m²
- Plot Area: 998m²
- Kitchen: Open 7.15m²
- Living room area: 48.32m²
- Porch: 30.31m²
- Terrace: 64.66m²
- Retaining walls: Yes, in natural stone
- Access ramp: Yes, in printed concrete
- Views: Panoramic views of the sea and the Rock of Ifach
- Pool: Private – Overflowing
- Heating Type: Heat pump - Central
- Water heater: Heat pump
- Private garden
- Parking: Yes
- Floor of the property: Rectified porcelain stoneware
- Storage room: Yes
- Security door: 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 Peñón de Ifach. Three-story house with 3 bedrooms, three bathrooms, a toilet, and a swimming pool with a private garden.

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

Main floor: With open American 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, laundry room and a machine room.

Features: White house with white enamelled aluminum carpentry, automatic blinds in the bedrooms, underfloor heating with heat pump, mains electricity in addition to the installation of additional solar energy in accordance with current regulations, pre-installation air conditioning and built-in wardrobes

Location: About 2.5km from Baladrar cove and the Pepe la Sal shopping area

Approximately 3km from the Ifach Golf Club and 5km from Moraira town.

QUALITY MEMORIES

ESTRUCTURA

- Reinforced concrete structure, according to project.

CARPENTRY

All the exterior carpentry of the windows is made of white lacquered aluminum, with 6.6.4 climalit glass. with planiterm on its exterior face.

- Type 1 carpentry
 - Color: COR_L_Special1
 - COR-70 HO CE series
 - COMPOSITE GLASS
 - Float Inc. 4mm
 - 16/20mm camera
 - Sunguard Sun 4+4
- Type 2 carpentry
 - Color: COR_L_Special1
 - COR-VISION series
 - COMPOSITE GLASS
 - Sunguard Sun 4+4
 - 12mm camera
 - Laminar Inc. 4+4
- Type 3 carpentry
 - Color: 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: Low emissive double glass 4+4/12/3+3, 4/12/3+3
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KITCHEN

- Bosch brand latest technology appliances
- ROCA BERLIN 55 PLUS stainless steel sink.
- ROCA L20 sink taps
- Open kitchen with island

PARKING

- Printed concrete access ramp.
- Platform in the parking lot to turn around PELLICER TECHNOLOGY cars.

BATHROOMS

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

GARDEN

- Private.
- It has native trees in the area. That are in line with the Mediterranean climate. It adds a rural and aromatic touch, ideal for any home garden.

EXTERIOR PAVEMENT

- CERAMIC: Non-slip micro-beveled rectified porcelain stoneware tile.
 - • Base floor 60x120 cm ARDESIA AVORIO. SALONI

INTERIOR PAVEMENT.

- CERAMIC: Micro-beveled rectified porcelain stoneware tile
 - Base floor 60x120 cm ARDESIA AVORIO. SALONI

POOL

- Tile unalterable to acids, model 5601 NATURE SEA SALT MESH, gloss finish.
- Anti algae joints
- It has AQUARITE FLO ADVANCED 55g/h salt equipment. HAYWARD
- Overflowing.
- Interior construction stairs.

EXTERIOR ENCLOSURE OF THE PLOT.

- Exterior walls with smooth plaster on both sides
- Wide automatic door, with pedestrian and vehicle access, has two controls.
- 25cm thick concrete walls
- Security door to access the home

STONE WALLS

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

LIGHT

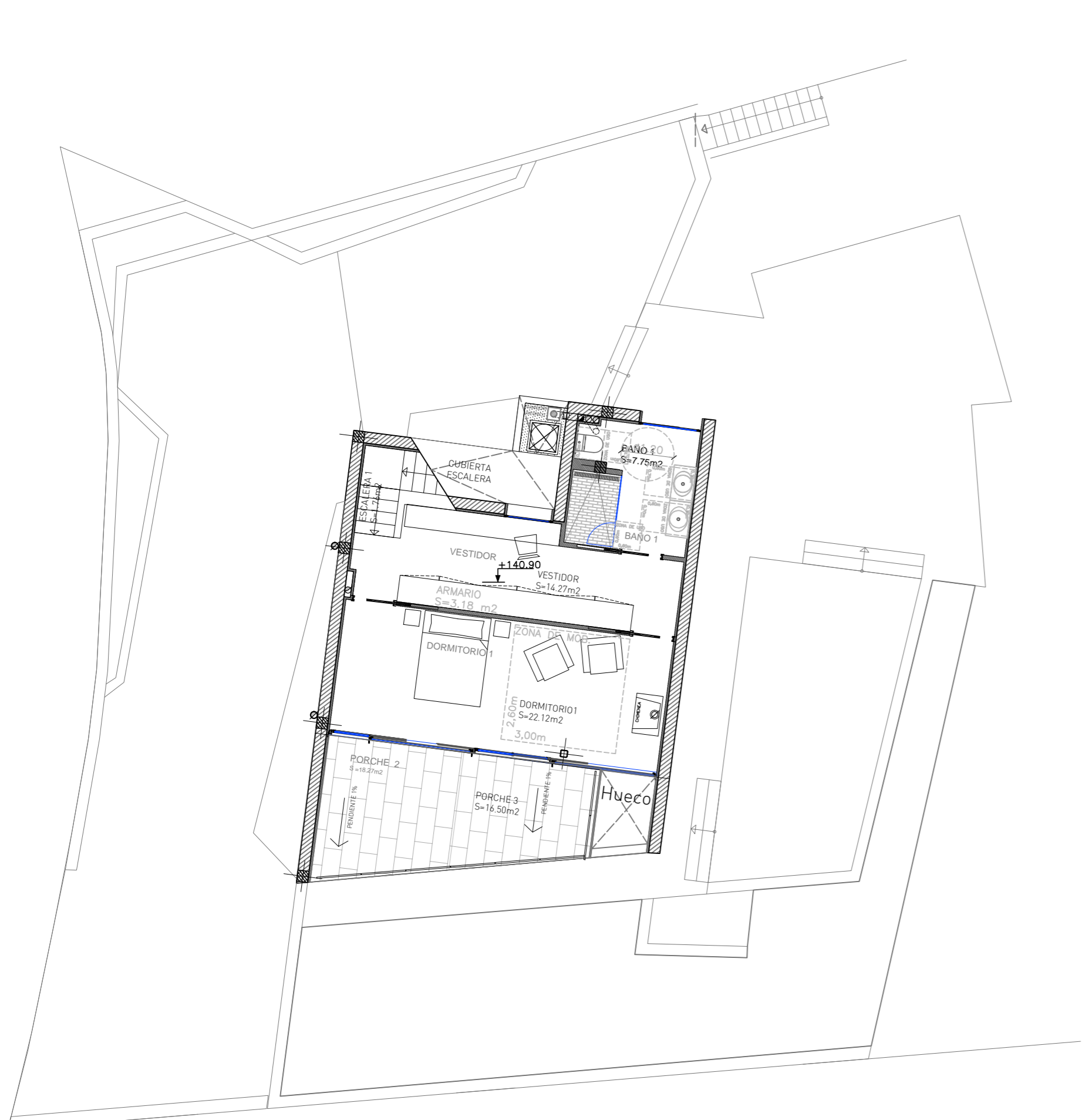
- Great light throughout the house.
- Large windows that allow natural light to enter.
- Lights around the house that allow good lighting at night, and provide a feeling of comfort.

WARDROBES

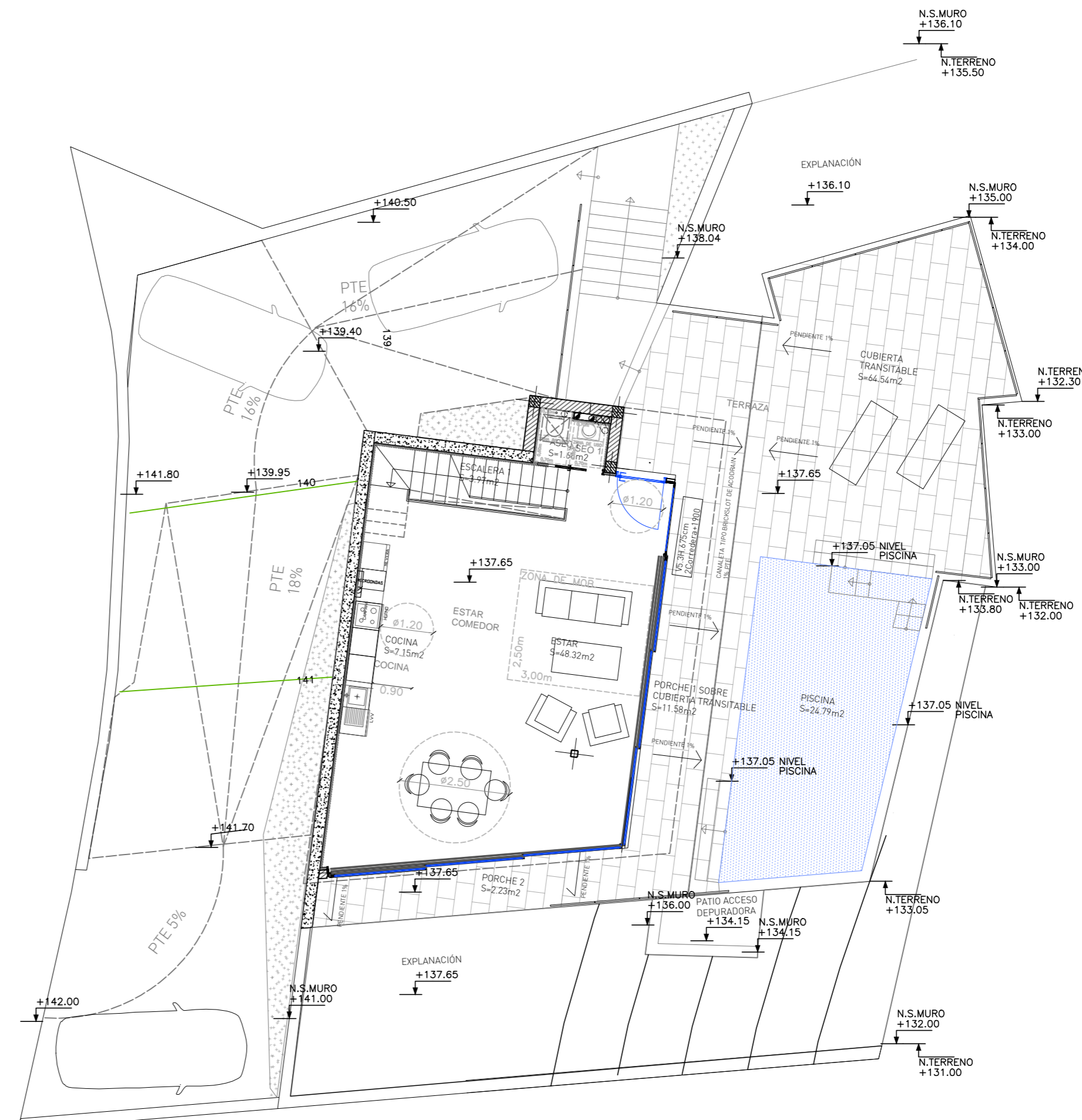
- High quality built-in wardrobes.
- Dressing room in the master bedroom.
- Features: Havana pine melamine 19mm bench, with shelves, hanging bar, loft. Front with folding doors with handle

ENTRANCE TO THE HOUSING.

- Gray printed concrete.



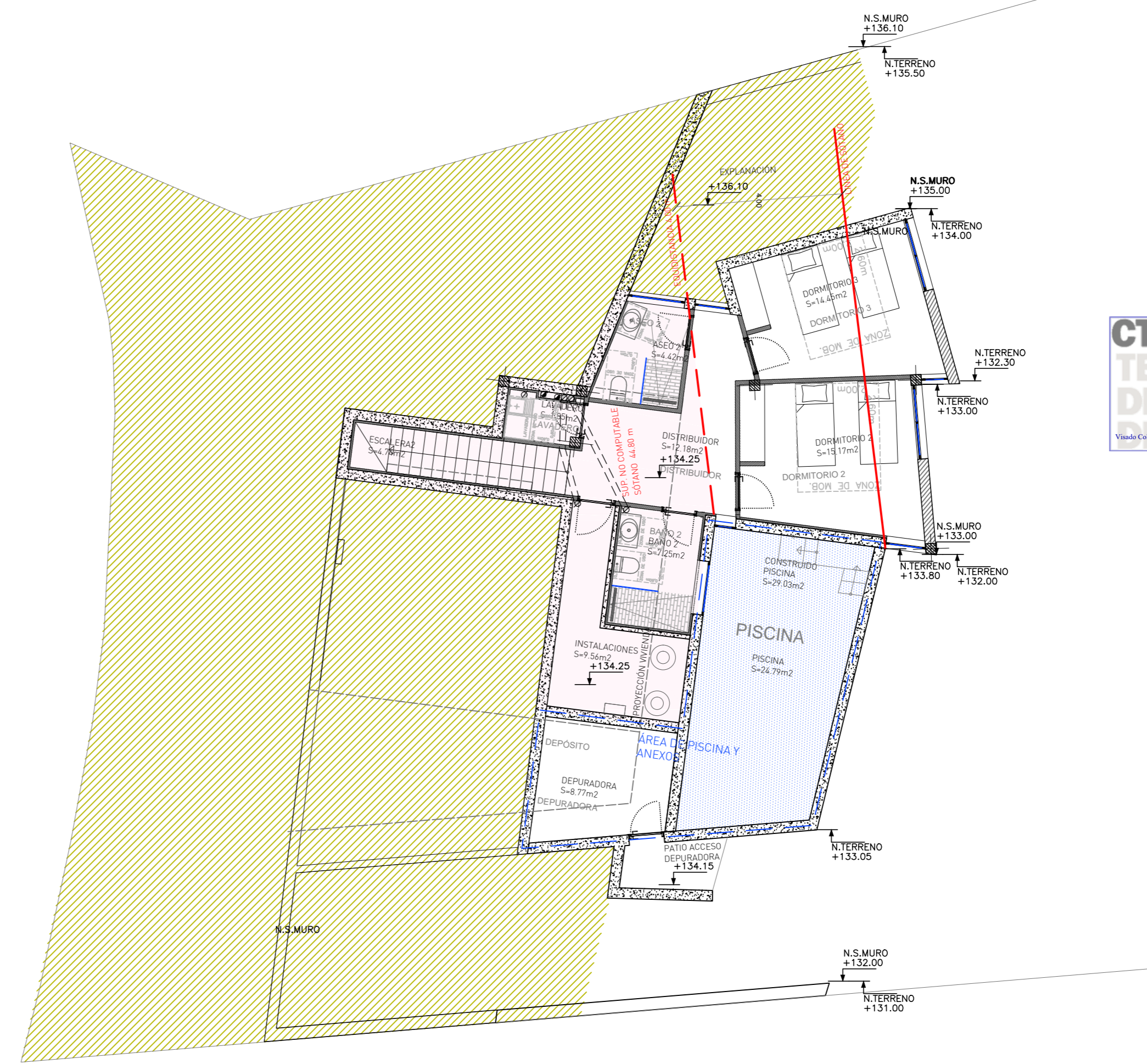
PLANTA ALTA



PLANTA DE ACCESO

CTAA COLEGIO
VISADO 19/12/22
60307 TEODORO NUÑEZ BLASO
DEARQUITECTOS
E:18-01241-500 P:1 de 2 D:22-0012161-001-00312
Visado Colegial según el artículo 13 de la Ley 2/1974, modificado por la Ley 25/2009

proyecto	PROYECTO EJECUCIÓN MODIFICADO CONSTRUCCIÓN DE VIVIENDA UNIFAMILIAR 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 plan	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	Teodoro Núñez
propiedad	JORGE CANET



CTAA COLEGIO TEODORO NÚÑEZ BLASCO
VISADO 19/12/22
60307 TEODORO NÚÑEZ BLASCO
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tipo de proyecto	Modificación Proyecto Ejecución
fecha	octubre 22
revisión	.-
título del plan	MOBILIARIO 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