

MAR DEL NORTE, 23

Status: in project

Price: from €2,264,000 + 10% IVA

Property detail

- Property type: House / Chalet
- Year of construction: 2024
- Type of operation: Sale
- Province: Alicante
- Population: Moraira
- Bedrooms: 4
- Bathrooms: 4
- Toilets: 2
- Built area: 903.97m²
- Plot area: 1,070m²
- Type of work: New construction
- Energy certification: in process
- Kitchen: Open
- Garage: Yes
- Number of floors: 3
- Orientation: Southwest
- Pool: Private - Overflowing
- Heating Type: Underfloor heating
- Type of Cooling: Ducted air conditioning.
- Water heater: Heat pump
- Private garden
- Parkin: Yes
- Storage room: Yes
- Security door: Yes
- Basement: Yes
- Laundry: Yes
- Built-in wardrobes: Yes
- Double glazing: Yes
- Pre-installation of solar panels: Yes
- Cinema room: Yes
- Gym: Yes
- Elevator: Yes

DESCRIPTION

Villa in North Sea 23.

Modern luxury villa for sale in Moraira.

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

The plants are distributed as follows:

Basement: In the basement there is a garage (01) that connects to a multipurpose room through a distributor. (02) This gives access to the pool facilities room (03) and the home facilities room (04). The multipurpose room is connected to an area enabled for a gym (10) with its own dressing room (11), in addition to this there is another small facilities room (07) and a large room enabled for laundry (08). On this floor there is also a cinema room (06) which is accessed through the multipurpose room.

Ground floor: On the ground floor is the main entrance to the house, as soon as you enter there is a hall (01) that connects with a distributor (05) that gives access to the two bedrooms located on the ground floor (06, 11) , the bedrooms have their own bathroom (07, 10) and a dressing room (09) or an area with built-in wardrobes. If we go inside the house we find an extremely spacious area that is an open area for the living room, kitchen and dining room (02), with a separate room that serves as a pantry (03).

From the area set up for the living room, kitchen and dining room you can go out to a large terrace with a porch (12) where the pool is located.

First floor: Going up the stairs or using the elevator we reach the first floor, where there is a hallway, the first area going up the stairs can also be used as an office (01, 02). These give access to the two bedrooms (04, 05) with their own bathroom (03, 06) and closet area that exist on this floor.

The two bedrooms have access to the large terrace on the first floor.

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

Quality memories

STRUCTURE

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

CARPENTRY

- 4+4 and 6 safety glass with Cortizo brand air chamber.
- The access door to the home will be security.
- The window carpentry will be aluminum.
- Automatic blinds will be installed in the bedrooms in the same color as the carpentry.

KITCHEN

- Open kitchen with island.
- SIEMENS brand latest technology appliances.

FALSE CEILINGS

- False plasterboard ceiling will be placed throughout the home.

PARKING

- Printed concrete floor.
- 2 parking spaces.

BATHROOMS

- Fully equipped with ROCA brand toilets.
- Ceramic cladding with relief, sensory and visually pleasing.

GARDEN

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

EXTERIOR PAVEMENT

- CERAMIC: SALONI brand non-slip rectified porcelain stoneware tile.

INTERIOR PAVEMENT

- CERAMIC: SALONI brand non-slip rectified porcelain stoneware tile.

INTERIOR COVERINGS

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

POOL

- Continuity of the existing coating on the terrace.
- It has salt equipment.
- Anti algae joints.
- Overflowing.
- Beach and interior construction stairs.
- Private.
- Automatic cover.

EXTERIOR ENCLOSURE OF THE PLOT.

- Exterior walls with smooth plaster on two sides, on top of which are 80 cm high iron defenses.
- Large 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 and ducted air conditioning.

STONE WALLS

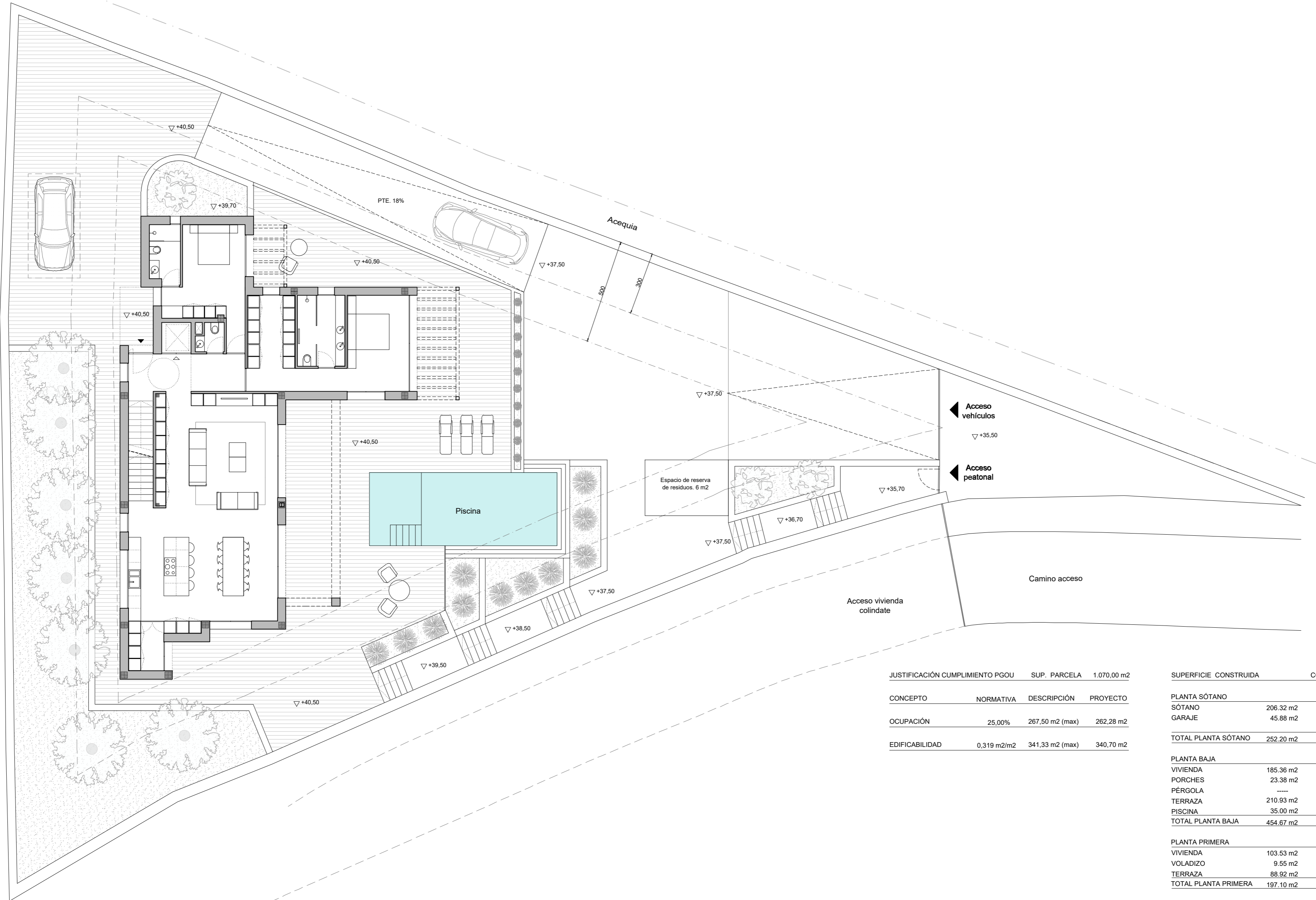
- Our stone is carved by hand, these rocks coming from quarries in the region.

LIGHT

- Great light throughout the house.
- Large windows that allow 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.



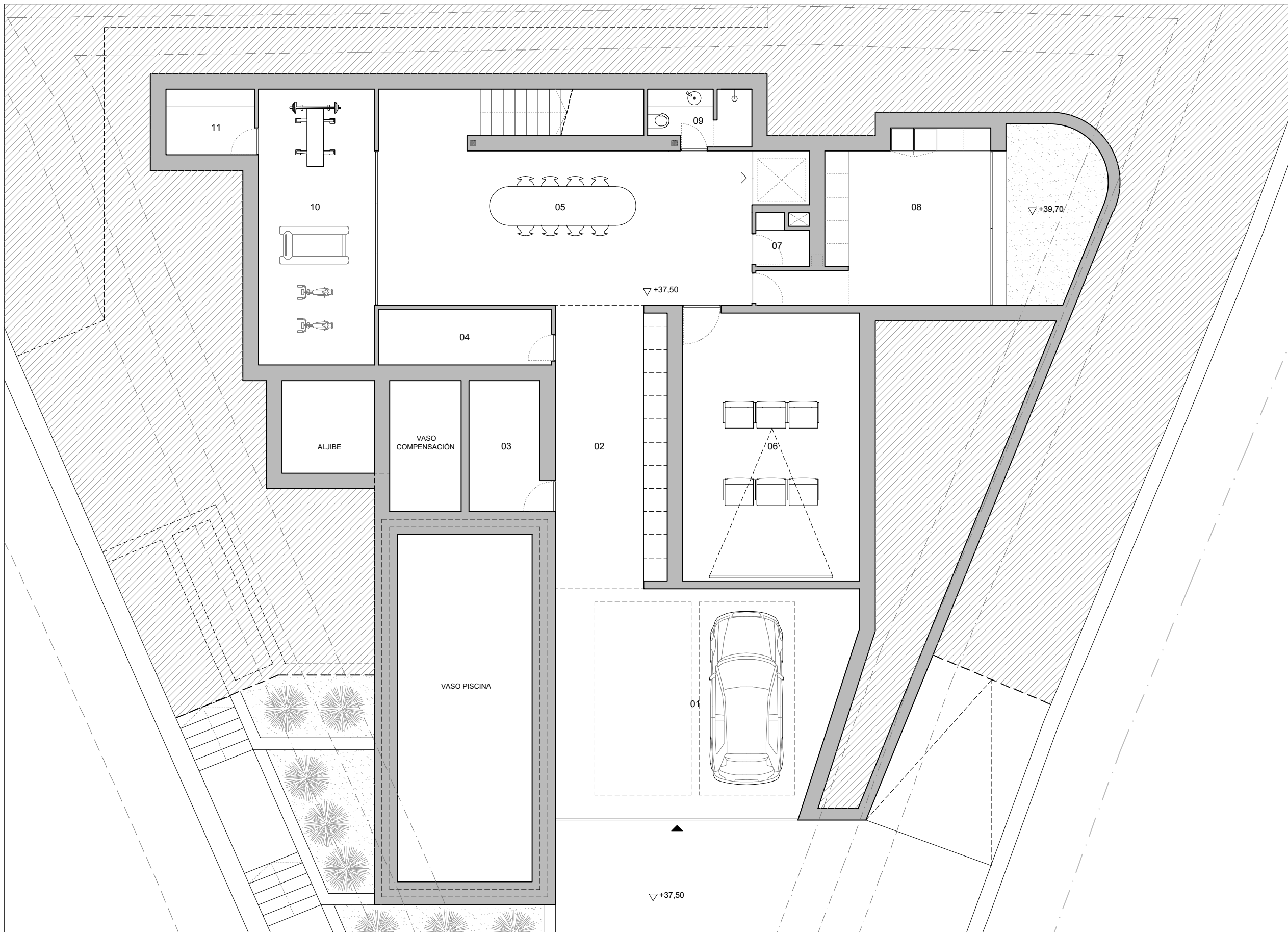
JUSTIFICACIÓN CUMPLIMIENTO PGOU		SUP. PARCELA	1.070,00 m2
CONCEPTO	NORMATIVA	DESCRIPCIÓN	PROYECTO
OCUPACIÓN	25,00%	267,50 m2 (max)	262,28 m2
EDIFICABILIDAD	0,319 m2/m2	341,33 m2 (max)	340,70 m2

	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

Tipo de proyecto:
PROYECTO BÁSICO DE VIVIENDA UNIFAMILIAR AISLADA Y PISCINA
 Cliente: JORGE CANET S.L.
 Arquitectos:
 BERTOMEU MORAGUES, JUAN BERNARDO nº col. 14.228
 Situación: Calle Mar Norte 25, TEULADA (ALICANTE)
 PLANO:
 PLANO URBANIZACIÓN

JuanBernardo
BERTOMEU
 ARQUITECTOS

Fecha: Noviembre de 2023
 Escala: 1/150 en A2



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

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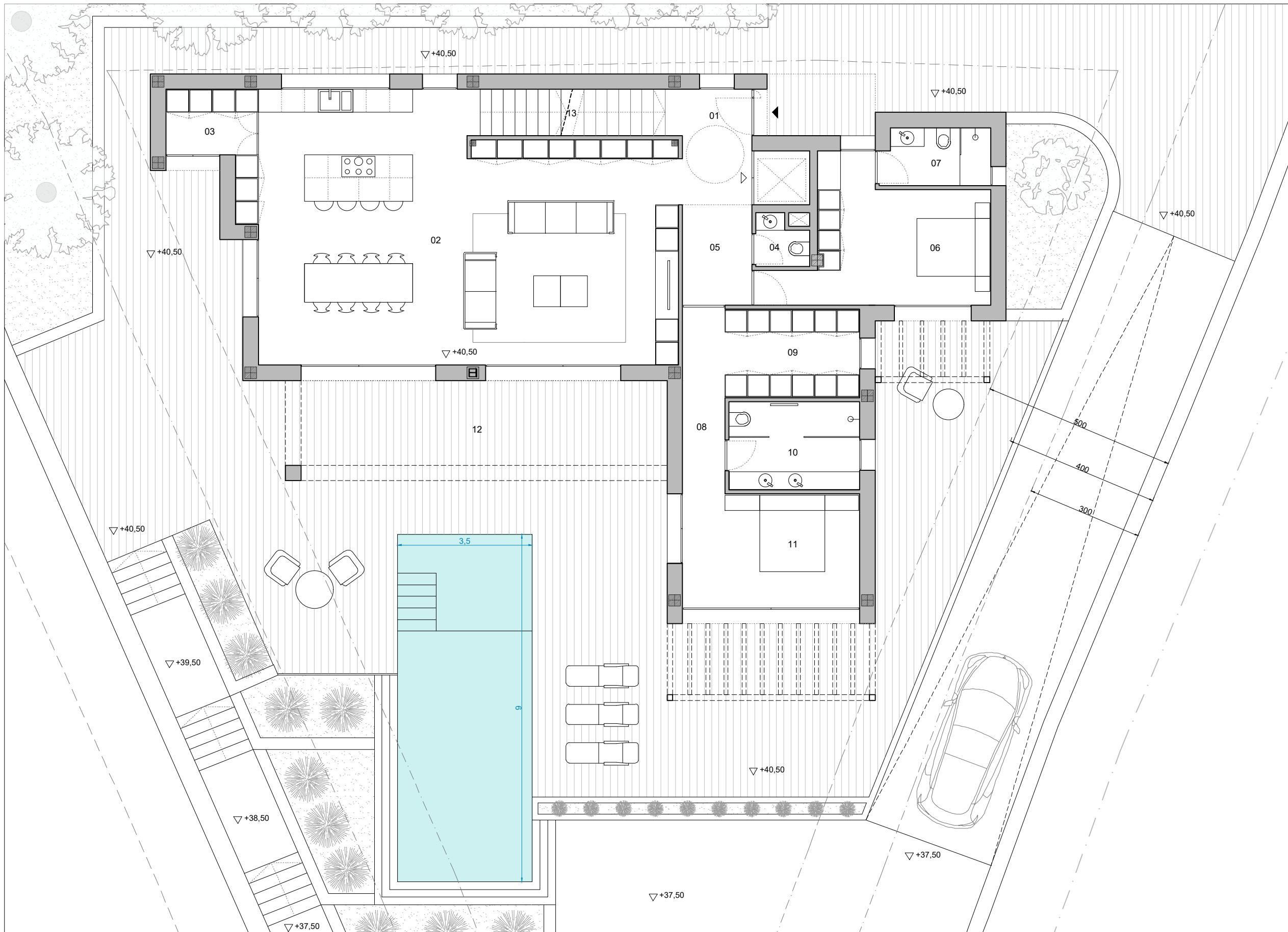
Situación: Calle Mar Norte 25, TEULADA (ALICANTE)

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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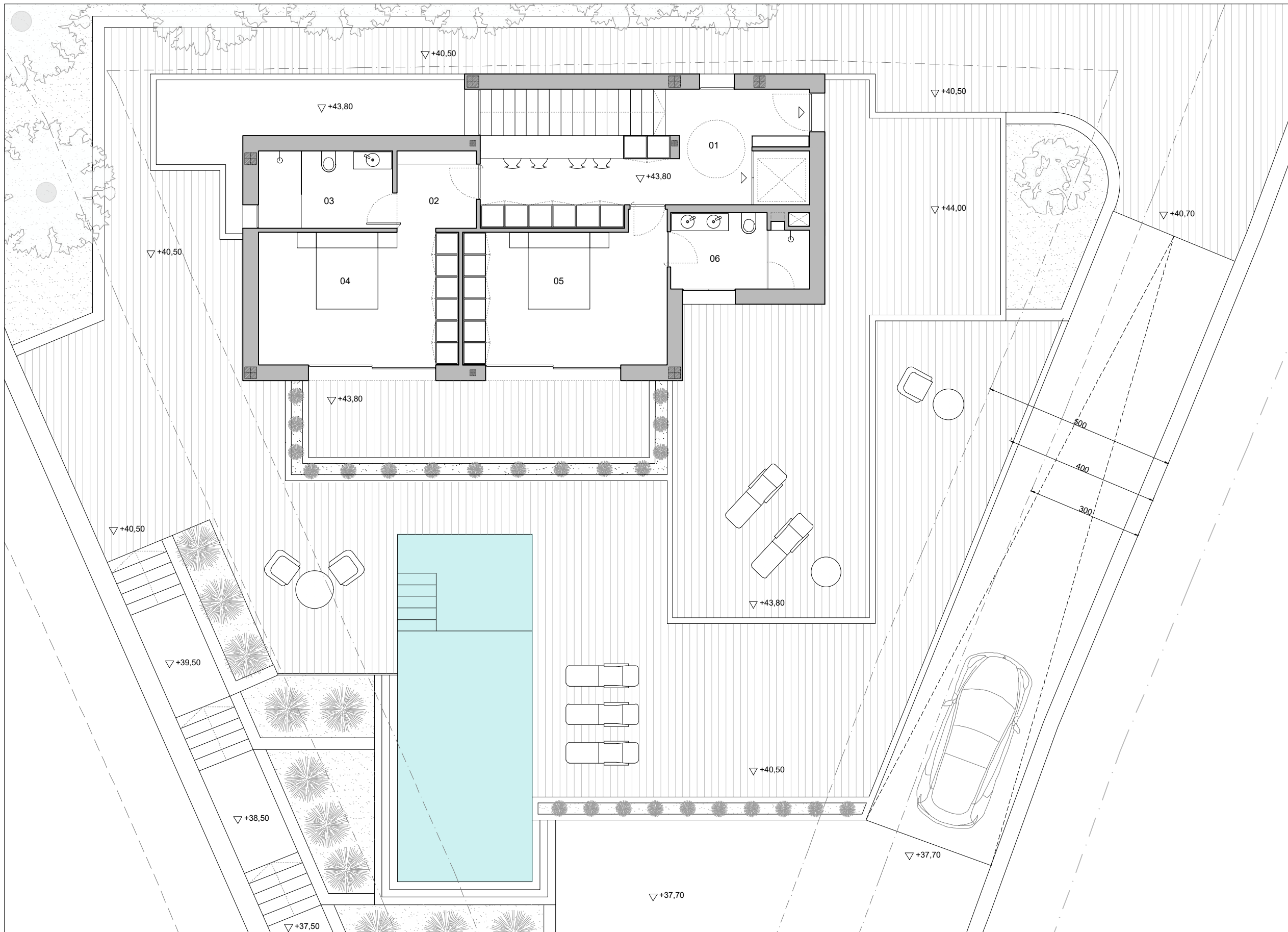
PLANO:
PLANTA BAJA

Arquitectos:
 BERTOMEU MORAGUES, JUAN BERNARDO nº col. 14.228

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BERTOMEU
 ARQUITECTOS

Fecha: Noviembre de 2023
 Escala: 1/100 en A3

Plano: **06**



SUPERFICIE ÚTIL VIVIENDA	
PLANTA PRIMERA	
01. Distribuidor/Despacho	18.55 m2
02. Distribuidor 3	4.10 m2
03. Baño 3	6.96 m2
04. Dormitorio 3	18.03 m2
05. Dormitorio 4	18.97 m2
06. Baño 4	6.62 m2
SUPERFICIE ÚTIL TOTAL	73.23 m2

Tipo de proyecto:
PROYECTO BÁSICO DE VIVIENDA UNIFAMILIAR AISLADA Y PISCINA

Cliente: JORGE CANET S.L. Arquitectos:
 BERTOMEU MORAGUES, JUAN BERNARDO nº col. 14.228

Situación: Calle Mar Norte 25, TEULADA (ALICANTE)

PLANO:
 PLANTA PRIMERA

JuanBernardo
BERTOMEU
 ARQUITECTOS

Fecha: Noviembre de 2023
 Escala: 1/100 en A3

Plano: **07**