

## **RÍO SEGRE IBIZA**

Current construction status: IN PROJECT

Price: from 4,500,000 + 10% IVA

### **PROPERTY DETAIL**

- Type of work: New construction
- Property type: House / Chalet
- Type of operation: Sale
- Province: Alicante
- Population: Moraira
- Area: Lándragó
- Orientation: South-East
- Floors: 3
- Bedrooms: 6
- Bathrooms: 6
- Toilet: 2
- Energy certification: in process
- Built area: 2,264.10 m<sup>2</sup>
- Plot Area: 2,896.00 m<sup>2</sup>
- Kitchen: Open 37.90
- Living room area: 62.50
- Retaining walls: Yes, in natural stone
- Access ramp: Yes, in printed concrete
- Views: to the sea
- Pre-installation of solar panels
- Pool: Private – Overflowing
- Type of Heating: Heat pump – Central with underfloor heating
- Cooling: ducted air conditioning
- Water heater: Heat pump
- Private garden
- Parkin: Yes
- Floor of the property: Rectified porcelain stoneware
- Storage room: Yes
- Security door: Yes
- Laundry: Yes
- Built-in wardrobes: Yes
- Double glazing: Yes
- Cinema room: yes
- Gym: yes
- Elevator: yes

## **DESCRIPTION**

Luxury villa with Mediterranean Ibizan style in the area of l'Andragó on the coast of Moraira. The location allows views of the Mediterranean Sea.

House has three floors with 6 bedrooms, 6 bathrooms, 2 toilets, and infinity pool with garden and private parking.

Semi-basement floor: There is a hall as a hall (01), a games room that can be equipped with a table tennis table and a pool table (02), a toilet to equip that floor (03), a garage for capacity for up to 6 cars (04), two facilities rooms for use as a pantry or storage room (05, 06), a small living room to equip the two rooms of tranquility with the possibility of connecting a TV (07), two bedrooms in suite with its integrated bathrooms and built-in wardrobes (08, 09, 10, 11), on this floor there is also a gym (12) of approximately 100m<sup>2</sup>. and a storage room of 76.81m<sup>2</sup> (13).

Ground floor: We enter through a large hall (01) to the main floor, and through a hallway (02) we reach the guest toilet on the floor (03) and we arrive at a large en-suite bedroom with dressing room and interior bathroom with shower and bathtub (04, 05). On this floor there is also a kitchen (06) with a large central island and pantry (07) and laundry (08). Following the natural route of the house we find a large living room (09) and dining room (10).

First floor: On this floor you enter through a hallway (01), which gives access on the right side going up the stairs to a dressing room (02), living room (03) to provide bedroom 02 and bedroom 03 with a living room. rest and TV. Finally, we find two bedrooms with built-in wardrobes and interior bathrooms (04, 05, 06, 07). Going up the stairs, on the left side we find the master bedroom (08) with a large dressing room with a central island (09) and a bathroom integrated into the room (10).

Features: White house with traditional Ibizan style plastering and textured Mars aluminum carpentry, automatic blinds in the bedrooms, underfloor heating with heat pump, mains electricity plus installation of additional solar energy in accordance with the regulations in force, installation of air conditioning and built-in wardrobes.

Location: 1.2 km from Cala l'Andragó, 1.9 km from Platgetes beach and 2.2 km from Ampolla beach and 3 km from Moraira town and the commercial area.

## **QUALITY MEMORIES**

### **STRUCTURE**

- Reinforced concrete structure, according to project.

### **CARPENTRY**

- All the exterior carpentry of the windows is made of textured Mars-colored aluminum, with 6.6.4 climalit glass. with planiterm on its exterior face.
- 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

### **KITCHEN**

Latest technology Siemens brand appliances

### **PARKING**

Printed concrete access ramp.

### **BATHROOMS**

Fully equipped with ROCA brand toilets

### **GARDEN**

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

### **EXTERIOR PAVEMENT**

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

## **INTERIOR PAVEMENT.**

CERAMIC: SALONI brand rectified porcelain stoneware tile

## **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**

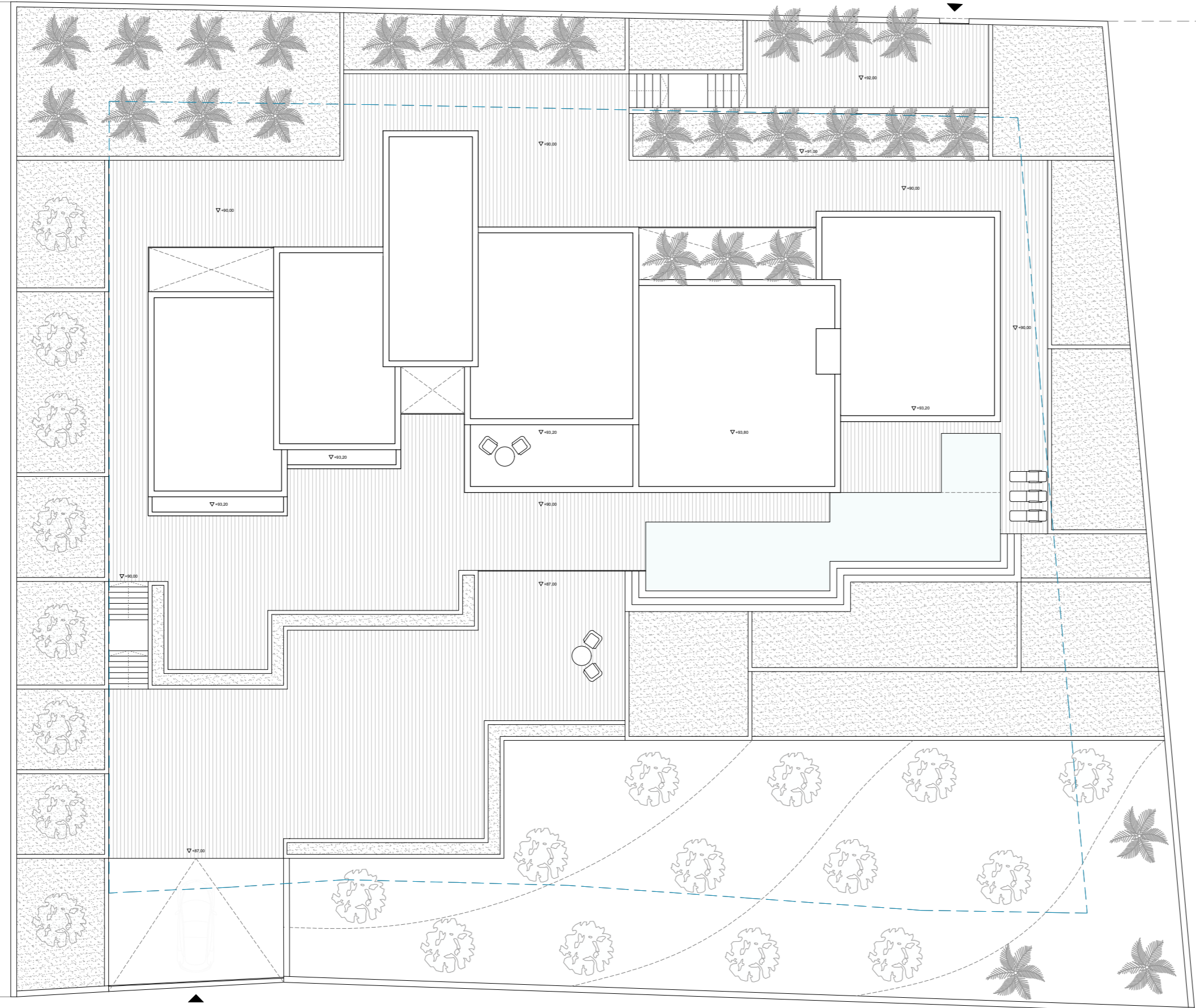
- Great light throughout the house.
- • Large windows that allow natural light to enter.
- • Lights around the house that allow good lighting at night, and provide a feeling of comfort.

## **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.



JUSTIFICACIÓN CUMPLIMIENTO		SUP. PARCELA 2.896,00 m2	
CONCEPTO	NORMATIVA	DESCRIPCIÓN	PROYECTO
OCUPACIÓN	25,00%	724,00 m2 (max)	642,37 m2
EDIFICABILIDAD	0,278 m2/m2	805,09 m2 (max)	804,00 m2

SUPERFICIE PARCELA	2.896,00 m2		
	Máx. 805,09 m2	Máx. 724,00 m2	
	CONSTRUIDA	COMPUTABLE	OCUPACIÓN

PLANTA SEMISÓTANO			
SEMISÓTANO	673,90 m2	66,55 m2	125,00 m2
PORCHE	55,23 m2	27,61 m2	----
PATIO INGLÉS	40,69 m2	----	----
TOTAL P. SEMISÓTANO	769,82 m2	94,16 m2	125,00 m2

PLANTA BAJA			
VIVIENDA	374,72 m2	374,72 m2	374,72 m2
PORCHES	142,65 m2	120,26 m2	142,65 m2
TERRAZA	577,65 m2	----	----
PISCINA	72,10 m2	----	----
TOTAL PLANTA BAJA	1167,12 m2	494,98 m2	517,37 m2

PLANTA PRIMERA			
VIVIENDA	243,30 m2	214,86 m2	0,00 m2
VOLADIZO	24,11 m2	0,00 m2	0,00 m2
TERRAZA	59,75 m2	----	----
TOTAL PLANTA PRIMERA	327,16 m2	214,86 m2	0,00 m2

TOTAL SUP. CONSTRUIDA	2.264,10 m2	804,00 m2	642,37 m2
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Tipo de proyecto:  
**ANTEPROYECTO DE VIVIENDA UNIFAMILIAR AISALADA Y PISCINA**

Promotor: Jorge Canel S.L.      Arquitecto:  
 BERTOMEU MORAGUES, JUAN BERNARDO nº col. 14.228

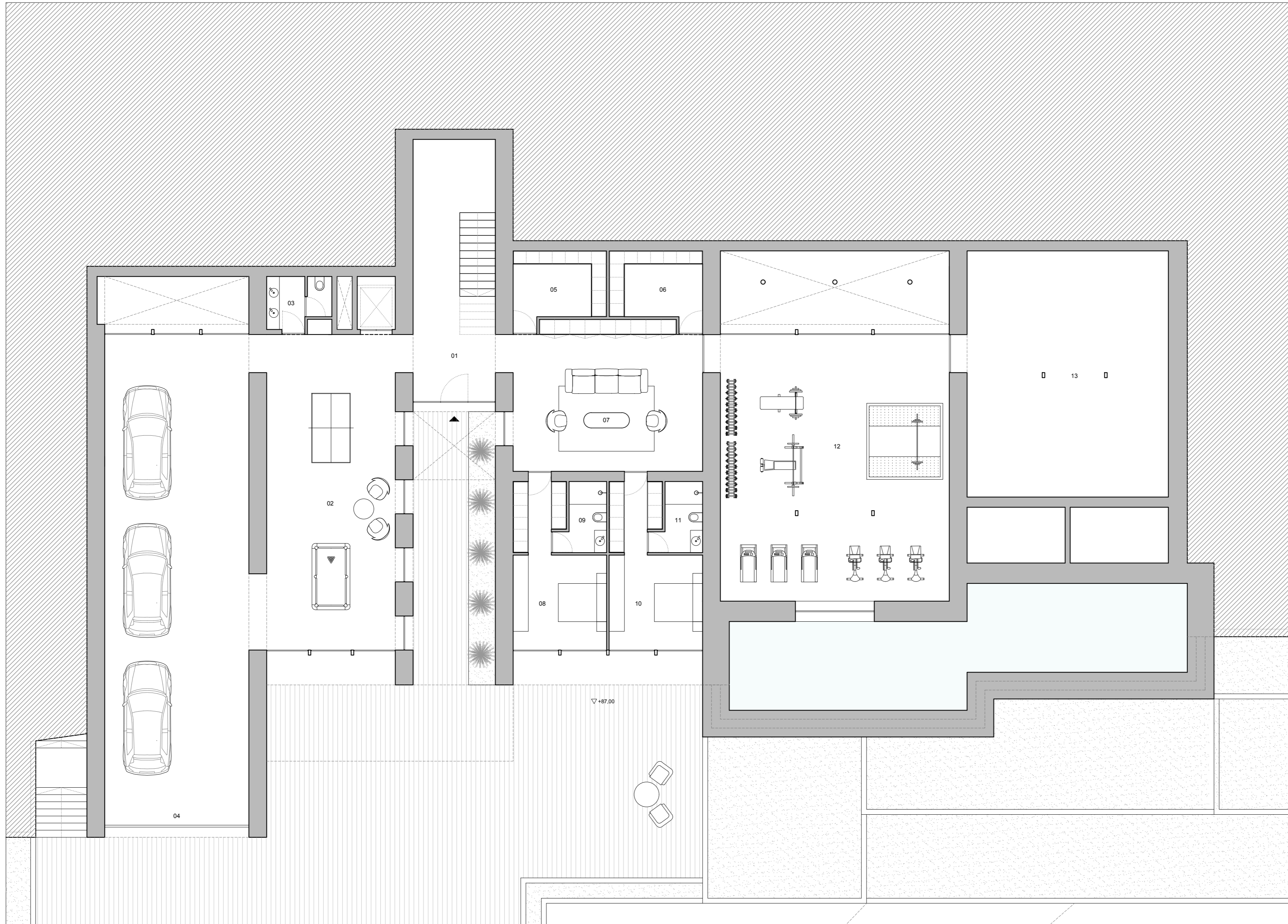
Situación: Rio Segre 24 (MORAIRA)

PLANO:  
 URBANIZACIÓN

JuanBernardo  
**BERTOMEU**  
 ARQUITECTOS

Fecha: Julio de 2023  
 Escala: 1/100 en A2

Plano: **00**



SUPERFICIE ÚTIL VIVIENDA	
PLANTA SÓTANO	
01. Hall	33.40 m2
02. Sala de juegos	62.92 m2
03. Aseo	5.74 m2
04. Garaje	110.00 m2
05. Cuarto instalaciones 01	10.20 m2
06. Cuarto instalaciones 02	10.20 m2
07. Sala	44.46 m2
08. Dormitorio 05	19.22 m2
09. Baño 05	4.72 m2
10. Dormitorio 06	19.22 m2
11. Baño 06	4.72 m2
12. Gimnasio	94.56 m2
13. Trastero	76.81 m2
<b>TOTAL SUP. ÚTIL</b>	<b>496.17 m2</b>

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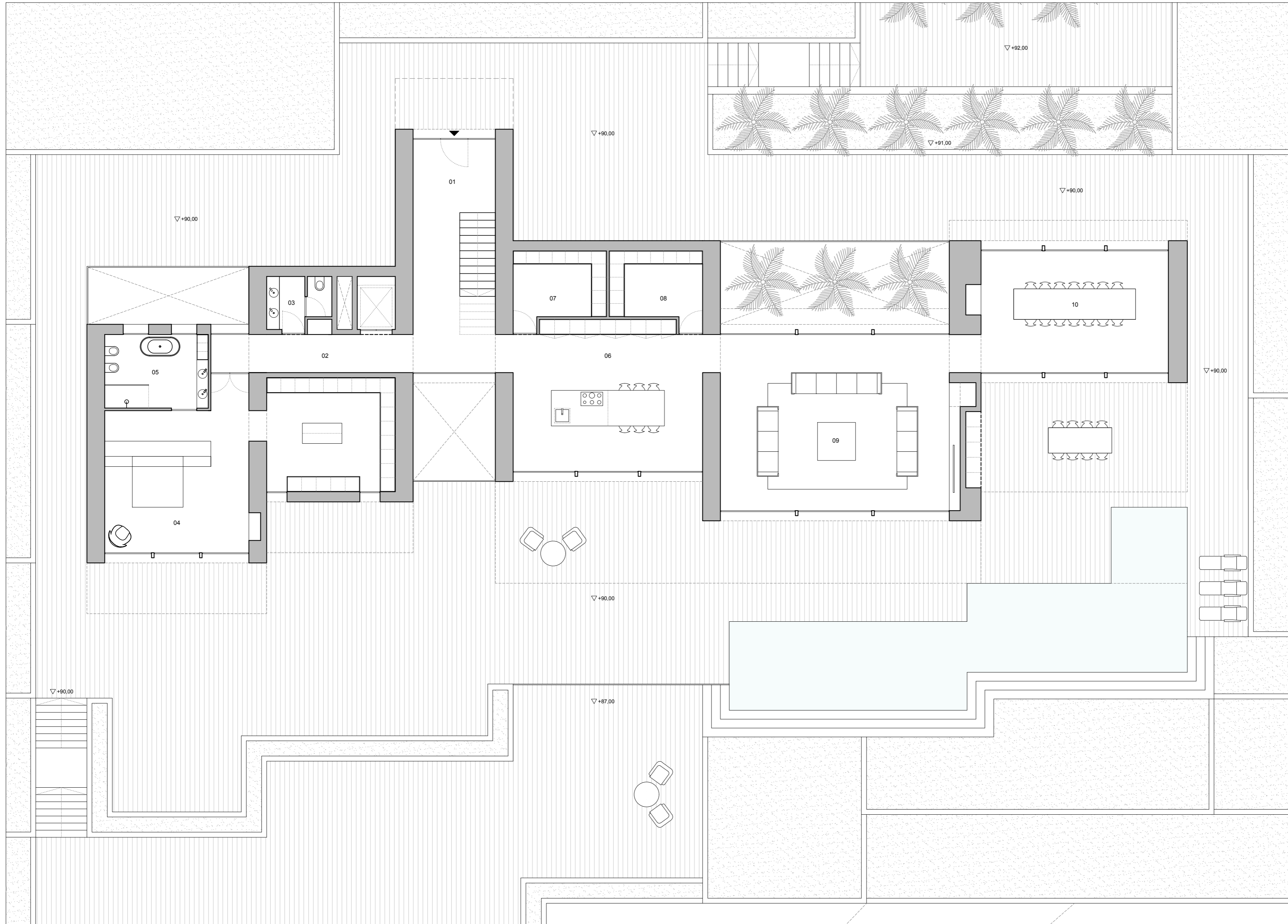
Promotor: Jorge Canel S.L.      Arquitecto:  
**BERTOMEU MORAGUES, JUAN BERNARDO nº col. 14.228**

Situación: Río Segre 24 (MORAIRA)

PLANO:  
**PLANTA SEMISÓTANO**

Fecha: Julio de 2023  
 Escala: 1/100 en A2

JuanBernardo  
**BERTOMEU**  
 ARQUITECTOS



SUPERFICIE ÚTIL VIVIENDA	
PLANTA BAJA	
01. Hall	29.72 m2
02. Distribuidor	12.00 m2
03. Aseo	5.00 m2
04. Dormitorio 01	5.22 m2
05. Baño 01	34.31 m2
06. Cocina	37.90 m2
07. Despensa	10.20 m2
08. Lavandería	10.20 m2
09. Salón	62.50 m2
10. Comedor	35.35 m2
<b>TOTAL SUP. ÚTIL</b>	<b>242.40 m2</b>

Tipo de proyecto:  
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Promotor: Jorge Canel S.L.      Arquitecto:  
**BERTOMEU MORAGUES, JUAN BERNARDO nº col. 14.228**

Situación: Río Segre 24 (MORAIRA)

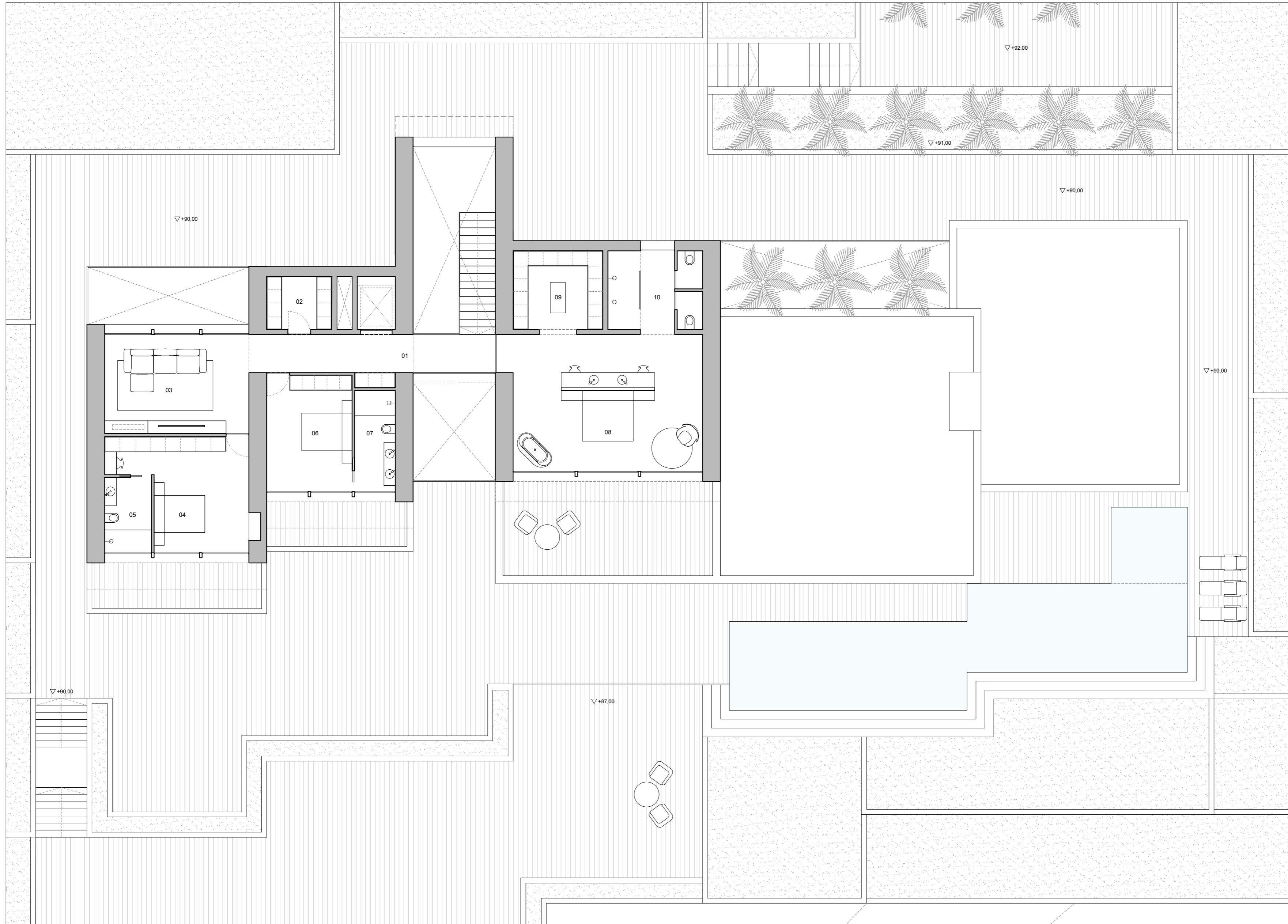
PLANO:  
**PLANTA CUBIERTAS**

JuanBernardo  
**BERTOMEU**  
 ARQUITECTOS

Fecha: Julio de 2023  
 Escala: 1/100 en A2

Plano: **02**





SUPERFICIE ÚTIL VIVIENDA	
PLANTA PRIMERA	
01. Distribuidor	14.55 m2
02. Vestidor	5.32 m2
03. Estar	22.12 m2
04. Dormitorio 02	20.00 m2
05. Baño 02	5.47 m2
06. Dormitorio 03	15.45 m2
07. Baño 03	6.38 m2
08. Dormitorio 04	41.22 m2
09. Vestidor	10.92 m2
10. Baño 04	11.80 m2
<b>TOTAL SUP. ÚTIL</b>	<b>153.23 m2</b>

Tipo de proyecto:  
**ANTEPROYECTO DE VIVIENDA UNIFAMILIAR AISALADA Y PISCINA**

Promotor: Jorge Canel S.L.      Arquitecto:  
**BERTOMEU MORAGUES, JUAN BERNARDO nº col. 14.228**

Situación: Río Segre 24 (MORAIRA)

PLANO:  
**PLANTA PRIMERA**

JuanBernardo  
**BERTOMEU**  
 ARQUITECTOS

Fecha: Julio de 2023  
 Escala: 1/100 en A2      Plano: **03**