



**Property type :** Villa

**Swimming pool :** Yes

**House area :**

547 m<sup>2</sup>

**Location :** Altea

**Plot area :**

836 m<sup>2</sup>

**Bedrooms :** 3

**Bathrooms :** 3

Our new modern villa project in Altea Hills with 24-hour security with panoramic views of the sea, 547m2 distributed over three floors with a total of 3 bedrooms, 3 bathrooms, guest toilet, spacious living-dining room and equipped designer kitchen, On the access floor there is a garage for two cars and an entrance to the house. 836.26 m2 plot with 100% privacy, landscaped with barbecue and infinity pool. Just 1,000 m from the supermarket and 1,500 m from the beach and the port of Campomanes.

**QUALITY MEMORIES**

**FLOORS AND COATINGS:**

Home: Porcelain floor tiles (90 x 90 or similar) and wall tiles (45 x 90 or similar).

**TERRACE AND PERGOLAS:**

Non-slip porcelain wood imitation finishes

**BATHROOMS AND KITCHENS:**

Non-slip porcelain finishes

**PAINTWORK:**

Two-hand matte smooth paint on vertical and horizontal parameters in a color to be chosen by the property.

**PLUMBING:**

Plumbing installation with cross-linked polyethylene with shut-off valves and PVC drains. Sanitary water of the house with solar support.

**SANITARY:**

Sanitary devices of the Italian brand Catalano or similar

**TAPS AND SHOWERS:**

GROHE brand or similar

**AIR CONDITIONER:**

Installation through DAIKIN air conditioning (or similar) Inverter hot-cold.

**HEATING:**

Pre-installation of underfloor heating with closed circuits of multilayer polyethylene pipes.

**KITCHEN:** Fittings with top-of-the-range wall and base units, Silestone-type stone countertop, depending on the project.

**Home appliances:**

BOSCH induction hob

BOSCH extractor hood

BOSCH Combi Refrigerator

BOSCH pyrolytic oven

Microwave Grill BOSCH

BOSCH dishwasher

**ELECTRICITY, MECHANISMS AND ELECTRICAL PANEL:**

Btcano brand keys and switches, Fermax-type video intercom installation.

**EXTERIOR CARPENTRY:** Aluminum with thermal break with modern profiles, CORTIZO brand or similar.

**GLASS WINDOWS:** Double security glazing 5+5 camera 4+4 **INTERIOR CARPENTRY:** IROKO natural wood entrance door with security points. Internal doors with anti-impact rubber and cupboards with soft-leaf doors, finished according to design. Built-in wardrobes

in solid natural wood. Frames lined with rebate and flashing of the same material.



