

New build residential complex with 6 detached villas near Campoamor golf resort (Villamartin)

Brand new residential complex with 6 detached villas for sale close to the Campoamor golf resort . Each villa stands on an independent plot (between 180m² and 212m²). The villas all have a parking space and a solarium.

On the ground floor you find an open plan fully fitted kitchen, a bright living/dining area, an individual bedroom, a bathroom and a laundry room. Stairs lead you to the first floor where you have two double bedrooms both with an en suite bathroom and access to a large terrace. The villas benefit from sea views from the solarium.

Three villas have a basement that benefits from natural light and ventilation. Possibility to make two bedrooms and a bathroom.

Included in the price:

Electric blinds, security door, fitted wardrobes in all bedrooms, shower screen in the bathrooms, interior and exterior lighting, pre-installation A/C, private parking space, garden, terraces.

The residential is located within a few minutes drive to the Campoamor and La Zenia blue flagged beaches and surrounded by 4 golf courses known at European level.

A privileged place where international families are residing: English and Scottish, Norwegian and Dutch, Belgian and Spanish families, etc. In addition "El Limonar" an English- Spanish

International school, accredited by the NABSS (National Association of British Schools in Spain) for children between 3 and 18 years of all nationality lies nearby.

Two shopping centres "La Zenia Boulevard" and "La Fuente" with many restaurants, shops, supermarkets and bars are only a short drive away.

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▪ **FOUNDATION AND STRUCTURE:**

The foundations and structure are made of HA-25 reinforced concrete. The foundation is resolved by means of a surface foundation with insulated footings and tying straps, totally waterproofed on the underside by means of a PE-200g/cm² polyethylene sheet. In the case of the basement, 25 cm reinforced concrete walls will be built, waterproofed on the outside by means of asphalt primer and 'elastomer- modified bitumen sheet LBM (SBS)-40-FP, in addition to the drainage layer with geotextile. The structure is resolved by unidirectional slabs of 25 + 5 cm, all the pillars of reinforced concrete. Structural steel B500 S, reinforced in the workshop

▪ **FACADE ENCLOSURE:**

The facade enclosure is resolved by exterior 11 cm thick triple hollow ceramic brickwork, with M5 water- repellent mortar on the inside of the chamber, thermal insulation of 4-6 cm EPS extruded polystyrene, 2-5 cm air chamber and 7 cm thick double hollow ceramic brickwork.

▪ **INTERIOR WALLS and PARTITIONS:**

Double hollow ceramic brickwork 7 cm thick, using M-5 water-repellent cement mortar, for plaster or porcelain tiling, as appropriate

▪ **ISOLATION and WATERPROOFING:**

All materials used in accordance with the current legislation, thermal insulation on facades and roofs, as well as the flooring on the ground floor (option without basement) or basement (option with basement). The waterproofing will be carried out with sheets of elastomer-modified bitumen and LBM (SBS)-40-FP glass fibre

▪ **CAPRINTERY EXTERIOR:**

PVC windows and doors with high quality thermo-sealed profiles in "Anthracite grey" or similar colour. Double glazing with "Guardian Sun 4/12/4" glass with solar protection. Motorised self-locking blinds with insulation and security locks on the ground floor. 6+6 mm laminated glass railings for terraces and balconies

▪ **CAPRINTERY INTERIOR:**

The entrance door will be armoured with bolted hinges, security lock and with an interior finish equal to that of the interior doors. Interior doors will be made of MDF, finished in lacquered paint with chrome fittings or a similar finish. The skirting board in the whole house will be 8-10 cm, with the same finish as the interior interior doors. The wardrobes, block type, will be finished like the interior doors and will be delivered with drawers, shelves and hanging bars.

▪ **FLOORING AND TILING:**

Both tiling (tiles), flooring (paving) and cladding (facade) will be high-quality porcelain, PVP up to 15 €/ m², laid by double gluing with class C2 flex cementitious adhesive, on a surface previously grouted with cement mortar. Grouted with special high flexibility joint mortar and aluminium profiles to resolve corners and joints.

▪ OTHER VERTICAL COATINGS:

The not tiled walls, will be covered by trimming and plastering with two coats of sandpaper and previous preparation for painting. In bedrooms and living-dining room, decorative cloths will be made using vinyl paper placed with contact adhesive on a previously prepared surface. Not plastered facades will be covered with white single layer mortar or similar with a fine troweled finish.

▪ CEILINGS:

For spaces with the presence of climate tubes or installation lines, continuous ceilings will be made using 12 mm laminated plaster panels. For humid rooms, water-repellent plates will be used. In the bathrooms, a removable, adjustable ceiling of 60 x 60 cm decorative plaster plates, type "Fineline" or similar, will be used. The rest of the ceilings will be plastered and left ready for smooth painting

▪ PAINTINGS:

The interior will be painted with two coats of matt plastic paint, the ceilings will be white and the rest of the walls will be of the client's choice. The facades covered with single layer mortar will be protected with water-repellent paint

▪ **BATHROOM EQUIPMENT:**

All bathrooms are delivered completely finished with high quality sanitary units, taps and glass partitions: TRES, IMEX, FOSSIL, ROCA or similar. Shower trays made of reduced thickness resin, with stainless steel grids. Sink with unit and mirror, including lighting

▪ **KITCHEN FURNITURE:**

You can choose from several different finishes for kitchens fully equipped with high and low wardrobes, shiny or matt as chosen by the customer. Bench, worktop and front in SILESTONE or similar. The optional equipment of the kitchen will be composed of: induction hotplate, multifunction electric oven, microwave with electric programmer in both columns and finished in stainless steel, refrigerator, dishwasher and extractor hood all integrated and panelled. Single-lever faucets in extra large stainless steel sink.

▪ **FACILITIES:**

The houses are delivered fully finished with all the facilities checked and ready to use. Below, we describe in details the type of installation:

- **ELECTRICITY:** The house will be equipped with a high level of electrification. TV sockets in the living room and bedrooms. Digital terrestrial television antenna, as well as data network in all rooms and living room. The mechanisms will be of medium-high range, white or similar colour of the Jung or similar brands.
- **ILUMINATION:** Inside the house in all rooms installed low consumption LED lighting in the ceiling. LED lights at the terrace and plot.

- **PLUMBING:** Interior plumbing network done with cross-linked polyethylene pipe (PEX)
- **EVACUATION and SANITATION:** Interior plumbing network made of cross-linked polyethylene (PEX) pipe. PVC pipe of diameter according to project for sanitary sewage, including acoustic isolation of downpipes and suspended collectors by means of "Fonodan" isolation.
- **HEATING:** Underfloor heating by using a thermal blanket in the bathrooms. Optionally radiant floor in the whole house and possibility of connecting the system with sanitary hot water and air conditioning, ask for more information
- **AIR CONDITIONING:** Pre-installation of centralised air conditioning by pipe on all floors and zoning by using Airzone. Optionally, we offer the installation of highly energy-efficient A+++ type direct-expansion units.
- **DHW:** High energy efficiency water heater, Aerothermia. Optional heating and DHW system by means of a unified system (monoblock machine of the Panasonic brand or similar).
- **SMART HOME:** Digital videophone intercom with touch screen and calls to the mobile phone. With the possibility of future upgrades according to the customer's needs. (Access control, video surveillance, technical alarms, etc.) Pre-installation of the automation system for complete integration of all installations in the home. Optional improvements and extensions, according to the list of available packs and extras.

- **INTERIOR URBANIZATION OF PLOT:**
 - **FINISHES:** All the walls totally finished. Non-slip C3 porcelain flooring. Coverings with single-layer mortar with a fine scraped finish. Tiling of porcelain facade according to project.
 - **LOCKMITHING:** Motorised sliding gate and pedestrian

door with electric lock. Finished in anthracite grey lacquered aluminium or similar. Design fence, according to project.

- GARDEN: Water point with faucet on plot. Natural grass for planting. Planters of green earth, according to project.

▪ EXTRAS, UPGRADES AND EQUIPMENT PACKS:

We offer the possibility to buy or contract an extensive list of equipment improvements, upgrades, extensions of facilities or quality of materials, as well as furniture. Please do not doubt to ask for more information to our agents.