



Villa Alesha

THE BEAUTIFUL VILLA IN MORAIRA

Wonderful luxurious villa in the town of Moraira, at the prestigious area of El Portet, only 900 metres from the beach. In an 801 square metre plot with beautiful sea views and southwest orientation.

The access to the plot, both for vehicles and for people is located at Zorzal street. In front, and slightly more raised, there is a fretwork pergola forming a wide carport for three cars. At both sides, right and left, there are two landscaped areas, following the right one we have access to the swimming pool and the lower-floor terraces. From this level there is an independent access to the engine and utility room located at the basement of the house. Just in front of the plot access, through the porch, we find the entrance to the house from the first floor, where three double en-suite bedrooms are found, as well as an access to a common terrace with beautiful sea views. The third room is the master bedroom, it has a wide walk-in closet and an open bathroom with a freestanding tub in front of a picture window. At this floor, a suspended stair appears, giving access to the ground floor, where we can find a living-dining room with kitchen all in one large space, a toilet, and a double en-suite bedroom. At this level, and through wide picture windows, we access to a large roofed terrace, where to enjoy peaceful serenity with hypnotic views to the sea and mountains. At its back there is a barbeque and a toilet, and opposite to the terrace a big swimming pool to either swim, or just relax at the whirlpool bath enjoying the natural environment. From this floor we can also access to the basement where the engine and utility room is

located, we have also an entrance to this room from the outside to make the maintenance work easier, without having to access from the house itself. Laundry room; two storage rooms, one of which so large that it could be used for other matters (audio-visual or games room, cellar, etc.); and a multifunctional area with views to a garden courtyard, with sauna, toilet, shower, gym, and indoor heated pool, with counter current and hydro massage area.

Giving the house a greater comfort there is a cutting-edge lift, really efficient and functional.

At the modern villa of 475 square metres the finest materials are used, such as Porcelanosa, Technal, Daikin and others, and although the house is already under construction, this is not an obstacle for us to customize most of its features to meet your wishes.

The completion of works is estimated for December 2016.

BUILDING SPECIFICATIONS

FOUNDATION

The house will be built according to all existing rules on Building Regulations and codes, specially derived from the previous geotechnical study.

The foundation will be carried out by means of shallow foundation, both shallow spread footing and separate footing, leveraging the resistant conditions of the soil and ensuring the durability of the foundations even in case of seismic activity.

FRAMEWORK

The framework will be built with reinforced concrete according to the structural calculation, and the existing and implementing regulations. Configured by pillars, reticular reinforcements, concrete slabs at the stairs, and with metal frames connected to the soil to relieve any possible discharge out of the houses.

ROOFS

Roofs will be made flat and not walkable, with its appropriate gradients to release the water, thermal and acoustic insulation by means of several extruded polystyrene panels, waterproofed with asphalt cloth, and finished with a gravel layer.

FACADES

Exterior treatment coated with white fine plaster and exterior paint, **multi-coloured natural stone**, security glass railings, so as to provide a feeling of great spaciousness and not to diminish the views.

In the inside the enclosures will be also provided with triple hollowed partition walls of 11,5 cm, waterproof mortar, thermal and acoustic insulation by 5cm stonewool, and interior of 15mm drywall over galvanized steel profiles.

INSULATION AND BRICKWORK

The interior walls of the house will be built with **15mm drywall** over galvanized steel profiles with 5cm **stonewool** in its inside, to provide a better insulation.

The floors of the house will be provided with thermal insulation as well as acoustic one by impact sound.

EXTERIOR CARPENTRY

Thermally broken aluminium windows TECHNAL, lacquered in a Greyish Brown colour, with double glazing, and air cavity of **low emissivity**. **Motorized blinds** in bedrooms and **motorized shutters** in both living room and kitchen.

INTERIOR CARPENTRY

The main entrance door is made of **wood**, with mooring buttress against levers, safety lock, locking device, chrome plating handle and cranks.

Interior connecting doors from floor to ceiling, **lacquered in white colour**, chrome plating door fittings and cranks.

The interior bolts are finished in chrome plating both in bedrooms and toilets.

BUILT-IN WARDROBES

Finished with the same colour of the rest of connecting doors, with folding doors, **lined in the interior**, with top self, hanging bar, drawers, and shoes self.

At the master bedroom there is a white lacquered **open closet**.

PAINTING AND CEILING

The house will be finished with white plastic paint, in a soft finish.

The ceilings will also be painted in white.

At the living-dining room, master bedroom, and indoor pool, there has been created a coffered ceiling to install indirect light.

The bathroom ceiling will be done with removable plaster, including free space for the air-conditioning maintenance.

FLOORS

At the ground floor, the living-dining and kitchen room, bedroom and in all the bathrooms, the floors are of **a marble in cream tone, of high quality, and with measures of 60X40**. In the rest of the house the floors installed are porcelain stoneware by **MARAZZI**.

KITCHEN

The cabinets layout in the kitchen includes both base and Wall cabinets, laquered in **matte white**, self-closing hinges system and integrated handles.

General lighting with **LED luminaires**.

Kitchen designed in isle shape and integrated table.

Worktop and integrated sink in **white KRION**, and a 4cm edge.

Wall mounted extractor hood by **PANDO**.

Induction hob, stainless steel pyrolytic oven, stainless steel microwaves oven with grill by **BOSCH**.

Integrated fridge and freezer, as well as a wine cellar by **LIEBHERR**.

Integrated dishwasher by **SIEMENS**.

LAUNDRY ROOM

Room destined for laundry, furnished with wall and base cabinets.

Worktop by COMPAC QUARTZ in white or similar, and a 2cm edge.

Stainless steel one bowl sink and mixer tap.

Stainless steel dryer and washing machine by **SIEMENS**.

Tiling of the highest quality.

BATHROOMS

General lighting with **LED luminaires**.

Tiling by **PORCELANOSA**.

Mixer-faucets by **PORCELANOSA**.

Wall-hung toilets by **PORCELANOSA**.

Backlit mirrors.

Air circulation through extractors.

Power outlet.

- MASTER BEDROOM BATHROOM:

Wall mounted lacquered washstand, and counter with integrated double sinks in **white by KRION**.

Mixer-faucets of **mod. LOUNGE**.

Large shower tray of polyurethane resin, rectangular shape, non-slip, slate texture, and ceiling mounted showerhead.

Security glass shower screen.

Freestanding tub with mixer-faucet to the floor.

Toilet and bidet **mod. ESSENCE-C**.

- BATHROOMS IN THE REST OF ROOMS

Wall mounted lacquered washstand, and counter with integrated sink in **white by KRION**.

Mixer-faucets of **mod. FORMA**.

Large shower tray of polyurethane resin, rectangular shape, non-slip, slate texture, and ceiling mounted showerhead.

Security glass shower screen.

Toilet **mod. FORMA**.

- TOILETS:

White sink **by KRION**.

Mixer-faucets of **mod. FORMA**.

Toilet **mod. FORMA**.

GYM AND SPA

Provided with a large space for the installation of gym equipment.

Heated pool with counter current and hydro massage.

Steam **sauna**.

Large shower with mixer-faucet **mod. FORMA** and ceiling mounted shower head with rain effect, central jet, cascade effect and colour therapy. 60x40 **mod.**

LOUNGE.

ELECTRICAL SYSTEM AND TELECOMUNICATIONS

Electrical system done according to the new regulations for low voltage.

Installation according to the regulations of telecommunications.

Cutting-edge electrical and telecommunication devices.

Wiring through fire resistant pipes.

Data and phone sockets at the living room, 4 bedrooms, multipurpose hall and terrace at the ground floor.

Installation of equipment for the collection of TV signals, for the capitation of international channels.

Home automation system KNX, for the control of the lights, blinds and shutters, and temperature, both under-floor heating system and air-based climate control system.

Cutting-edge **lift**, really efficient and functional.

PLUMBING AND HEATING INSTALLATION

Installation of cold and hot water according to project and current regulations with plastic pipes approved and highly resistant.

Solar panels to produce hot human consumption water.

The house is provided with **aerothermal system by DAIKIN**. System that leverage the existing outdoors energy, transforming it into usable energy, with a high energetic efficiency at a low cost, highest reliability, great durability, advanced control software and respectful with the environment.

The aerothermal system will support the solar panels for the creation of hot human consumption water.

Moreover, the aerothermal system will generate **hot and cold air conditioning** by means of pipes, with independent control by thermostat and ventilation grilles in every room and **the underfloor heating**. This way it is created a greater comfort and energetic economy.

There is a **system of hot water recirculation**, which allows the user to have hot water at the faucet without waiting while saving water and energy.

There is also a **water softener system** to protect the installations, appliances, toilets and taps from lime.

SECURITY

Alarm.

Installation of a **safety deposit box**.

Installation of video door phone.

OUTDOOR AREAS

Pedestrian access to the plot through a metal door and car access through motorised gates.

Parking area up to three vehicles with a protecting metal pergola, which is covered by wooden boards.

Green areas with native vegetation and natural grass, equipped with automatic watering.

Outdoors lightning by means of LED luminaire

Lined swimming **pool** with tiles, hydro massage area with seating and table section in the interior. With chromotherapy by RGB system, and **chlorinated by salt electrolysis**, which generates chlorine from salt dissolved in water, obtaining antiseptic properties for eyes, skin and nose. A more efficient disinfection which helps to avoid the usage of toxic products. The pool will also be equipped with a **pH automation controller**, which controls automatically the pH and chloride levels, preventing the water from being spoilt, while it also makes it easier to clean and maintain it. Pre-installed climate control.

External shower.

Barbecue area with worktop and integrated sink.

Non-slip floors by MARAZZI.

INSURANCES

The house will have a Ten-year Guarantee Insurance for damages in the construction according to Law 38/99 of 5th November for the Building Management.

HOUSE CUSTOMIZATION

NOTE: due to whether technical or structural reasons, these "Building Specifications" might be replaced by materials of the same or higher characteristics, provided it is advised by the Project Management.

OCTOBER 2016