

Charlene Villa



In the area of Balcón del Mar in Javea, with excellent views to the Portixol cove, this splendid luxury villa, from 418 m², is built on a plot of 1006 m², with minimum gradient.

The access to the plot, both for vehicles and pedestrians is on Charles Ives Street. On the left of the entrance there is a pergola which defines a spacious car park for two cars. On the right we access to the entrance of the house through the ground floor. A spacious and light-filled hall leads to the day time area with the living and dining room with open kitchen. There is no doubt that the big picture windows are remarkable from the ground to the floor, which add spectacular light and allow the enjoyment of the beautiful sea sights. The avant-garde and completely equipped kitchen has an island which separates the kitchen from the living and dining room. Next to the kitchen there is a space for a side table. On the right of the hall we find the glazed stairs, which leads to the ground floors and to the basement. There we can find two lightly and colourful yards. In this floor we find, a spacious room, bathroom, ironing and laundry room, installation room, cistern and a spacious living room with, a sauna, a shower and a beautiful heated swimming pool with counter current swimming and hydromassage, where you can swim or relax deeply.

Coming back to the ground floor, after the stairs, there are two bedrooms, one of them is en suite. Another complete bathroom for the rest of the ground floor. From all the rooms of this floor we can access to spacious terraces and to the

overflowing swimming pool and also with hydromassage. There is an area with a porch which goes round the façade of the living and dining room with open kitchen. On the left of the house there is a barbeque and a toilet on the back. There are garden areas in different levels all around the house.

In the first floor, there is the main bedroom, and on the back of this bedroom we can find the bathroom area and the dressing room. The bathroom with a spacious countertop and two washbasin and a separated space for the shower and another for the toilet and bidet. In the middle there is a spacious open dressing room. In the bedroom, next to the picture window, there is a freestanding bathtub from which you can enjoy the sea sights. Opposite to the entrance of the main bedroom, there is access to a very spacious solarium terrace of 74 m², oriented to the south with splendid sea sights and cliffs.

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, (except the terrace-solarium), 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, porcelain stoneware/stone and crystal, 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, lacquered in colour, with double glazing, and air cavity of **low emissivity**. **Motorized blinds** in bedrooms.

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 or finished in wood**, 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 **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 and master bedroom, 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

Porcelain stoneware floors, of renowned brand, for the whole house.

KITCHEN

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

General lighting with **LED luminaires**.

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

Wall mounted extractor hood.

Induction hob, stainless steel pyrolytic oven, stainless steel microwaves oven with grill by **BOSCH, SIEMENS, LIEBHERR** or similar.

Integrated fridge and freezer, integrated dishwasher, as well as a wine cellar by **BOSCH, SIEMENS, LIEBHERR** or similar.

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 **BOSCH, SIEMENS, LIEBHERR** or similar.

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.

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.
Wall-hung toilet and bidet.

- REST OF BATHROOMS:

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

Mixer-faucets.

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

Security glass shower screen.

Wall-hung toilet.

- TOILETS:

White sink **by KRION**.

Mixer-faucets.

Wall-hung toilet.

ELECTRICAL SYSTEM AND TELECOMMUNICATIONS

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, bedrooms, multipurpose hall and the pool terrace.

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.

PLUMBING AND HEATING INSTALLATION

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

The house is provided with **aerothermal system by DAIKIN ALYHERMA**. 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.

Aerothermia generate the domestic hot water, the **air conditioning cold-heat** through ducts, with independent control by thermostat and grills in each passenger compartment and hot water for **underfloor heating**. Creating better comfort and energy savings.

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 intercom with color touch screen, hands-free and WIFI. It incorporates application for IOS and Android, so that from its Smartphone, not only can respond and open the doors from the sofa but can do it from anywhere in the world. In addition it allows to control the camera of the video intercom system or to open the doors without need of keys.

OUTDOOR AREAS

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

Parking area up to two vehicles with a protecting metal pergola.

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

Outdoors lightning by means of LED luminaire

The **overflowing swimming pool**, will be covered with gresite, will have a hydromassage zone. 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.

Flooring with non-slip material.

GYM AND SPA

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

Heated pool with counter current and hydro massage.

Sauna.

Large shower with mixer-faucet and ceiling mounted shower head and with rain effect, central jet, cascade effect and colour therapy. 60 x 40 cm.

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.

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