

Villa Bella

Amazing Villa in Moraira, in the area of Benimeit with splendid panoramic views of the Cap D'Or and the Moraira coast. In a plot of 1.018 m² this Villa has 650 m² built, divided into six different levels which are home to 4 bedrooms, 4 bathrooms, 3 toilets, living and dining room with open kitchen, gym area with inside pool and saunas.

The entrance to the house is in Beniarres Street, both pedestrianly and with vehicles. On the right of the entrance, there is pergola which defines a car park for three vehicles. Behind this pergola, there is access to external stairs which goes through the entire plot on its right side and which connects all levels of the Villa. Connected to the car park pergola there is an original oval pergola which connects with the access to the house, and with a terrace in the middle of both constructions where you can enjoy from the panoramic views. From the spacious and light-filled access hall you can descend to the lower floors of the Villa through the stairs or the lift.

In the first floor downstairs, there are two bedrooms, both of them en suite and with access to a common terrace through big picture windows. Going downstairs half floor there is another en suite bedroom and access to a spacious solarium terrace. In the next half floor there is the main bedroom of the Villa, in which we can find a roomy bathroom area where the freestanding bathtub is outlined next to the window. From the bedroom you can access to a terrace where you can enjoy the hydromassage spa. Half floor downstairs there is a guest W.C., and in an

open but well distinguished, we can find the living room, the dining room and the kitchen. In this floor there is access to a covered terrace area next to the barbeque, and to the beautiful swimming pool with a waterfall from the upper floor and the overflowing part looking towards the sea. In the terrace area, there is a toilet and an open shower. The lower floor has a box room, a pair of installation rooms, the laundry, a toilet and a shower, and in an open area we can find the gym with heated swimming pool, counter current swimming and hydromassage area, a steam sauna and a dry sauna. In this floor there is access to a spacious terrace which has a pond area, from the water which overflows from the main swimming pool.

Although the construction of the Villa has already started, it is not an obstacle to personalise a lot of aspects of it according to your taste. The finalisation of the construction is planned for July 2018.

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 on the access floor, 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. The remaining roofs will be terraces-solariums, paved with **porcelain stoneware**.

FACADES

Exterior treatment coated with white fine plaster and exterior paint, porcelain stoneware/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, hollowed partition walls of 7 cm and on the walls of the elevator shaft acoustic concrete brick.

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 curtain**.

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 **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

Porcelain stoneware floors, of renowned brand, for the whole house, except for the living room and kitchen, where the floors will be of **marble of superior quality**.

KITCHEN

The cabinets layout in the kitchen includes both base and Wall cabinets, **laquered 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.

- 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.

GYM AND SPA

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

Heated pool with counter current and hydro massage.

Steam sauna and dry sauna.

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

ELECTRICAL SYSTEM AND TELECOMMUNICATIONS

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

Installation according to the regulations of telecommunications.

JUNG LS 990 Cutting-edge electrical and telecommunication devices.

Wiring through fire resistant pipes.

Data and phone sockets at the living room, bedrooms, gym and the pool terrace.

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

Home automation system JUNG 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 **liff OTIS GeN2 Switch**, 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.

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.

Aeroterminia 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 three vehicles with a protecting 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 **waterfall** and a **glass area** that will communicate with the area of the gym-heated pool.. 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. Under the overflow zone, a pond area will be created.

External shower.

Barbecue area with worktop and integrated sink.

Flooring with non-slip material.

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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