



Amazing Villa located, in the north of The Costa Blanca, in the area Balcón del Mar in the town of Javea, with a view of the Mediterranean seafront and the Cabo de la Nao, on a practically flat plot of 1216 m², and a built-up surface of 578 m² south-east facing.

The entrance to the plot, both pedestrian and for vehicles is on Franz Joseph Haydn Street. The pedestrian access to the Villa is on the right of the façade, and next to it, a big sliding door gives access to a spacious car park with capacity for three cars, covered by a pergola. We access to the entrance of the house through the ground floor, across a spacious vestibule illuminated by an interior courtyard. On the left of the hall we can find a wardrobe and the guest W.C., and at the back a bedroom with bathroom and dressing area. Going through the hall, on the left there is a second bedroom with bathroom and dressing area, and on the right we find the kitchen which is made in a practical and modern design. Both from the kitchen and from the hall directly we access to the spacious living-dining room with big picture windows to enjoy the endless oceanview. From the two bedrooms, as from the living-dining room, there is access to the terraces, to the exterior overflowing swimming pool and to the landscaped areas of the plot. On the right and the left two big terraces flank the Villa, with an amazing view of the Mediterranean seafront and the Cabo de la Nao. The one on the right has,

with a restrained but smart design, a barbecue. On the left protected from the setting sun, the other terrace, where you can relax and enjoy pleasant evenings.

From the hall and through a hanging staircase you can go to the first floor, where, on the left, there is the main bedroom, with an spacious and light-filled dressing room and an open bathroom with a free standing bathtub next to the window, so as to enjoy the view and on the left we can access to a spacious solarium terrace.

In the basement, the interior courtyard and some skylights, give brightness to the main room, made up of a spacious living room, where there is a cute bar area, and behind a big glass wall, we can find the spa area, with the heated swimming pool with hydro massage and counter current swimming, the sauna and a multi-function shower. From the living room, there is access to a guest W.C. and to the totally equipped laundry room. On the other side of the courtyard, we can find the forth bedroom with bathroom and dressing room. The basement is completed with two installations machinery room.

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, reinforcements, and with metal frames connected to the soil to relieve any possible discharge out of the house.

ROOFS

They will be executed inclined with roof tile, except the terrace-solarium, with its corresponding slopes for the evacuation of water, thermal and acoustic insulation with plates of extruded polystyrene, waterproofing with asphalt cloth and finished with porcelain stoneware.

FACADES

Covered with stoneware or stone, safety glass railings, to provide a great sense of spaciousness and not diminish the views.

Inside, the enclosures will also have a triple-walled partition of 11.5 cm, water-repellent mortar, thermal and acoustic insulation of 8 cm mineral wool and interior of laminated plasterboard or double-walled partition and gypsum plaster.

INSULATION AND BRICKWORK

The internal partitions of the house will be 15 mm laminated plaster with 5 cm mineral wool or 7 cm hollow partition, plaster.

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 all rooms.

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.

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 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 **lacquered in white**, self-closing hinges system and integrated handles.

General lighting with **LED luminaires**.

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

Wall mounted extractor hood.

Induction hob, stainless steel pyrolytic oven, stainless steel microwaves oven with grill, integrated fridge and freezer, integrated dishwasher, all of brand of recognized prestige.

LAUNDRY ROOM

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

Worktop by COMPAC QUARTZ in white or similar.

Stainless steel one bowl sink and mixer tap.

Washer and Dryer machine of internationally recognized brands.

BATHROOMS

General lighting with **LED luminaires**.

Top brand tiles.

Mixer-faucets.

Wall-hung toilets.

Backlit mirrors.

Air circulation through extractors.

- MASTER BEDROOM BATHROOM:

Wall mounted washstand, and counter with integrated double sinks.

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.

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.

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, 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**. 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.

Aeroterminas 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. 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** and **O.R.P. system** it measures the oxidation of water and controls the activation of the chlorinator, preventing the water from becoming corrupted and facilitating its cleaning and maintenance.

External shower.

Barbecue area with worktop and integrated sink.

Flooring with non-slip material.

GYM AND SPA

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 and cascade effect.

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

In the construction period we can customize the original project to the client's taste, as well as adjusting to their preferences among a wide range of materials of the best qualities. (PORCELANOSA, BOSCH, SIEMENS, etc.)

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.

NOVIEMBRE 2018