



## listing



### Informazioni sull'Agente

Nome:	Tabaira Real Estate
Nome della ditta:	
Nazione:	Spain
Experience since:	2005
Tipo di servizio:	Selling a Property
Specialties:	Buyer's Agent
Property Type:	Apartments, Houses, Commercial Property, Other
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Languages:	Dutch, English, French, Spanish, Swedish
Sito web:	<a href="http://tabairarealestate.com">http://tabairarealestate.com</a>

### Dettagli dell'inserzione

Prezzo: USD 744,661.9

#### Posizione

Nazione: Spain  
Indirizzo: Empedrola  
Pubblicato: 03/04/2024  
Descrizione:

Modern One-Level Villa in Empedrola, CalpeA project for a modern one-level villa located in the best area of Calpe. The villa spans 176 m2, in addition to terraces and a pool, and occupies a superbly flat plot with south orientation and open views towards the Peñon de Ifach. The accommodation comprises three double bedrooms, with fitted wardrobes, and the principal bedroom boasts a dressing room. There's an open-plan living space with a modern kitchen featuring an island, a guest toilet, and a utility/laundry room. All bedrooms and the living area have direct access to the pool terrace. The building license is ordered and should be received around July/August 2024, the construction time needed to build is 10/11 months. Building Specifications: 10-year build warranty Roof and cavity wall thermal and acoustic insulation, minimum 5 cm The flat roof sloped towards the drainage tube, waterproofed with EPDM (2x) or similar and finished with gravel (according to the project) Plot perimeter enclosed with concrete blocks plastered with white mono-layer Exterior walls of the house are covered with a mono-layer product repellent to dirt for low maintenance, finished in white paint or breathable elastic coating Interior walls finished with white plastic paint Interior ceilings false ceilings throughout, finished with plastic paint (colour on request) Exterior porcelain non-slip terraces at €30/m2 (Saloni brand or similar) Interior floor porcelain tiles at €30/m2 (Saloni brand or similar) Entrance doors and metal motorized entrance door with remote control for vehicle access; pedestrian entrance door with security hinges and anti-lever, metal



with horizontal slats. Choice of colour: white, black, grey (glossy or matte) Exterior carpentry: Lacquered aluminium window frames with thermal break profiles, anti-theft. All double-glazed windows, Climait type, with bathrooms featuring frosted glass. Windows equipped with a selection of automatic exterior blinds or interior blinds (Cortizo or Technal Brand) Glass railings with stainless steel structure/joints Internal doors are lacquered doors of 82 x 210 cm with stainless steel handles Wardrobes: Each bedroom contains fitted wardrobes equipped inside with shelves and a drawer of 3 drawers. Cabinets in MDF, finished at your choice sliding. Design kitchen according to the project, similar Silestone/quartz countertop, colour to choose. Appliances included: Teka or Balay oven, Teka refrigerator/freezer or similar, microwave from Teka or similar, ceramic HOB by Teka or similar, dishwasher from Teka or similar, stainless-steel sink, and faucet. Teka extractor fan or similar and models. Price included up to 450,00 € (washbasin and mirror set). Single-lever faucet. Price included up to 125€. Shower faucet Column with chrome spray and hose. Price included up to € 220.00. Toilet Sanitary (Roca brand, Gap model) in white. Price included up to 260,00€. Electrical installations of higher quality according to the project, with mechanisms and connection points/switches of Niessen type Zenith or similar connections for telephone and television in all bedrooms and living room. Fermax video intercom installation mark or similar. Alternative heat system Hot water by solar thermal energy or in the Aerotermia boiler system in new construction. In reform hot water accumulator. Lighting: Interior: Points of light in all facilities. Halogen spotlights in bathrooms and kitchen. Exterior: Halogen wall-mounted lighting. Pool: Led lighting. Installation of air conditioning ducts, cold and heat, throughout the house. Each zone is individually controlled by thermostats. Gree brand or similar. Underfloor heating in all, according to the project. 10x4 pool, according to the project with stairs and integrated lights + outdoor shower. Tile tiles Mosaic blue or emerald green. Landscaping: Standard landscaping with gravel, and white decorative pebble stones. Compressed concrete or similar inlet (depending on the project).

## Comune

Camere da letto:	3
Bagni:	2
Finito piedi quadrati:	176 mq
Dimensione del lotto:	1000 mq

## Building details

Outdoor Amenities:	Pool
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## Lease terms

Date Available:

## Contact information

IMLIX ID:	20.3750
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# IMLIX

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