



Exterior view



Single Family House

AVENIDA LOS NACIONES, Ciudad Quesada, dona pepa, 03170, Alicante

Amazing 5 Bed Modern New Build in Quesada pool Air Con Fully Fitted Kitchen under floor Heating

5 Bedroom Stunning villa nearly ready in quesada 3 bedrooms on the top level and a further 2 rooms basement level with a bathroom and shower you can have the rooms as bedrooms or even a large cinema games room, the location of the property is near the local shops and bars literally a 2 minute walk to the post office medical center shops and supermarkets.the property includes a large pool all terrace area finished of in tiles to a high standard, The property also has all the latest in wall insulation coating keeping it warm in the winter and cool in the summer . There are also medical center,beauty center, pharmacy, post office, tennis court, golf course, gym, amazing water park, taxi stop, petrol station, a lot of supermarkets:"Jumerca" one is in the center, other near to the house,"Comsum", " Lidl", shops for furniture, tobacco, newspapers. The most are located on the central boulevard " Nacionales". PLOT SIZE 500M2. CONSTRUCTION SIXE 203M2

FOUNDATION AND STRUCTURE • Reinforced concrete using insulated footings and one-way slabs according geotechnical study. • Exterior staircase with straight development and reinforced concrete steps. Width 0,95 m • Interior staircase with straight development and reinforced concrete steps. Width 0,95 m • Concrete slab at the entrance to the house and at the entrance to the plot as a pergola. • Concrete wall 25 cm in basement. • Pool shell 25 cm. **EXTERIOR FINISH** • Facade cladding finished SATE 60 + thermoclay block 14 cm + mortar rendering 1 cm + air chamber 2,5 cm +rock wool 4 cm + hollow brick 7 cm + interior surface finish.Total thickness : 36 cm. • Facade cladding finished SATE 100 thermoclay block 14 cm + mortar rendering 1 cm + air chamber 2,5 cm +rock wool 4 cm + hollow brick 7 cm + interior surface finish.Total thickness : 40 cm. • Porcelain stoneware + thermoclay block 14 cm + mortar rendering 1 cm + air chamber 2,5 cm + rock wool 4cm + hollow brick 7 cm + interior surface finish.Total thickness : 32 cm. **ROOF** • Flat not transitable with XPS insulating, with gravel finish. Space for air conditioning installations and pre-installation of solar panel. • Walkable solarium with porcelain stoneware finish type C3. • Sloping with slate tile. • Coping with breastplate coronation in Capri stone. **FACADE** • SATE white colour. • Porcelain stoneware 120 x 60 cm, dark grey colour. **INTERIOR WALLS** • Bricks LHD 7cm coated with gypsum plaster + painting. **BATHROOMS COATINGS** • Porcelain stoneware in 1st quality neutral colour. • Optional: decorative stoneware finish on a wall. **INTERIOR AND EXTERIOR FLOORING** • Interior, in porcelain stoneware 1st quality with skirting board in the same material. • Exterior, in porcelain stoneware 1st quality, anti-slip, in the same range as the flooring placed inside. **INTERIOR AND EXTERIOR ILLUMINATION** • Interior, illumination type LED, ox eye on roof, downlights in kitchen and plugs according to regulations. • Exterior, wall lamps in façade and beacons in the garden according to the outside design. **EXTERIOR CARPENTRY** • In aluminum or PVC with European label and thermal bridge break lacquered aluminum RAL 7011. Height230 cm in the living room-comedor and 210 cm for the rest of the windows. • Automatic roller blinds in the sleeping areas. • Entrance door in aluminum RAL 7011 with safety lock. **INTERIOR CARPENTRY** • Kitchen:o Furnished with lacquered high and low furniture, equipped with a stainless steel sinko

BASE INFORMATION:

Rooms	: 12
Bed	: 5
Bath	: 3

LAND INFORMATION:

Square feet	: 500
Lot Size	: 500

BUILDING INFORMATION:

House Style	: detached
House Construction	: 203
Exterior Finish	: new type a class thermo insulation
Number of Floors	: 2
Floor area (Total)	: 203

CONVENIENCE:

General Amenities: Solarium,Private pool,No Community Fees,new build,Garden,Electric Hot Water,Electric heating,Corner Plot,Close to the beach,close to golf course,close to beach,Ceiling fans,Cable Internet,BBQ Area,Basement,Alarm,Air Conditioning,5 minutes to amenities,2 minutes to bars and restaurants,

NEIGHBORHOOD:

Super market	: 2 minutes by Walk
Beach	: 6 minutes by Car
Town center	: 2 minutes by Walk
Shopping center	: 2 minutes by Walk

Induction plate under bench, mixer tap and ceiling A ++ Classification Extractor Silestone type quartz countertop or similar

• Passage doors: • In finished wood in smooth white lacquered (altura 210 cm), with chrome-finished steel design cranks and concealed hardware. Folding and sliding.

• Cupboards: • White lacquered sliding wardrobe doors. Interior finish of the cabinets with shelves, drawers and hanging bar, adapted to the dimensions.

• Bathroom furniture: • Design, fully complete with mirror with built-in light.

GLAZING

• In double glazed windows with air chamber, low emission, according CTE.

• Double sliding doors in the living-dining room, kitchen and bedrooms and tilt-and-turn in bathrooms and gallery.

• Translucent glass in bathrooms and gallery.

• Embedded glass railing in solarium and interior staircase.

• Translucent glass fencing in plot enclosure.

SANITARY WARE AND TAPS

• Sanitary ware, including bathroom furniture.

• Suspended and built-in white toilets.

• Countertop washbasin in furniture according to interior design.

• Shower with resin plate and thermostatic tap finished in chrome.

• Chrome-plated single-lever basin mixer with aerator to save water.

PAINTING

• White smooth

HEATING AND AIR CONDITIONING

• Pre-installation of air conditioning through heat pump for ducts, including LG brand machines.

• Electric underfloor heating in bathrooms.

• Electric heater with Aerothermic System.

• Air renewal installation with heat recovery unit.

• Pre-installation of solar panel.

OUTSIDE AREA

• Garden: White marble gravel finish, with available starting for gardening, lighting and chill out area and shower.

• Fence: o Main access facade from public road with a single-layer wall cladding 1.00 m, crowned with Capri stone and 0.60 m glass fence with uprights and steel fittings. o Partition walls: 1.50 m painted single-layer coated wall, crowned with Capri stone. o Galvanized metal pedestrian access doors and rolling access doors with a "Z" profile in the same colour as the exterior carpentry.

• C3 porcelain stoneware in the parking area.

• Concrete slabs 100 x 50 cm at the entrance to the plot.

SPECIAL EQUIPMENT

• Swimming pool: 32.00 m2 of water laminate flooring with the same exterior flooring or tile.

• Basic Home Automation System (Optional): o Control of exterior lights. o General On / Off of the house: Enable / Disable illumination. o Fixed black and white control screen for individualized control of: - Exterior lights- Enable/Disable lights- Water cut-off Technical alarms for flooding (3 areas) and fire. o Blinds control o Aircon programming

• Package of household appliances. NOT INCLUDED (refrigerator, oven, dishwasher, microwave, washer and dryer).

FALSE CEILINGS

• Plasterboard, removable in bathrooms and gallery for registration of facilities.

• At 2.60 meters high in the hallway, bedrooms and kitchen.

• At 2.40 or 2.50 in bathrooms and gallery.

• Inclined under sloping slab in living-dining room.

• Curtains in bedrooms.

STAIRS

• Interior concrete staircase with porcelain stoneware steps. White work railing with wooden handrails in its development to the basement and recessed glass railing on its side to the dining room.

• Exterior concrete staircase with C3 porcelain stoneware steps. White brick railing with Capri stone handrail.

BASEMENT

• Reinforced concrete wall with insulation and hollow brick + interior surface finish.

• Facade cladding with SATE 60 finish + 14 cm thermoglass block + 1 cm mortar plaster + 2.5 cm air chamber + 4 cm rock wool + 7 cm hollow brick + interior surface finish. Total thickness: 36 cm.

• Free height 2.70 m.

• False ceiling in bathroom and distributor at 2.30 m.

• Floor: XPS insulation and porcelain stoneware finish.

• Plaster on ceiling + white paint.

• English patio with 1 m perimeter sidewalk in C3 porcelain stoneware and white marbled gravel.

• Outdoor shredder next to bathroom and two pumps for evacuation of rainwater and faecal matter.

MORE INFORMATION

Additional Information

Pool : Yes