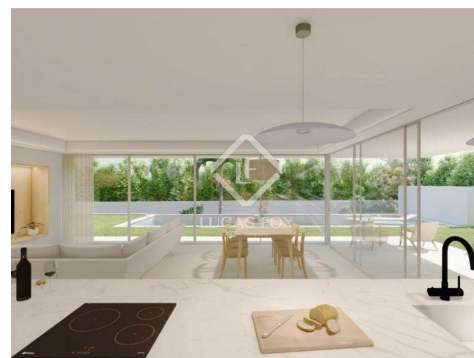
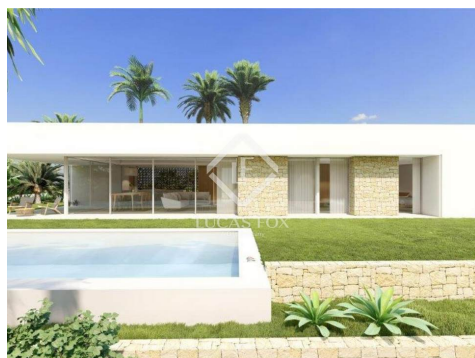


€1,100,000 House / Villa - For sale

## New build 3 Bedroom house / villa for sale in Dénia, Costa Blanca

Spain » Costa Blanca » Dénia » 03700

3	3	300m <sup>2</sup>	677m <sup>2</sup>
Bedrooms	Bathrooms	Floorplan	Plot size



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### Villa with private plot in Las Marinas, 500 meters walk from the beach of Dénia

Prime location in Las Marinas, Dénia, villa almost finished, with fitted kitchen and bathrooms still to be installed.

Built by a developer from Dénia with over 60 years of experience and designed by an architectural firm.

Land: 677 m<sup>2</sup> Built area: 157 m<sup>2</sup> + 157m<sup>2</sup> in tiled basement

Terrace: 17 m<sup>2</sup> Swimming pool: Saline water Shower and outdoor toilet

Air conditioning Underfloor heating

Modern design and high-quality finishes, perfectly integrated into a unique environment.

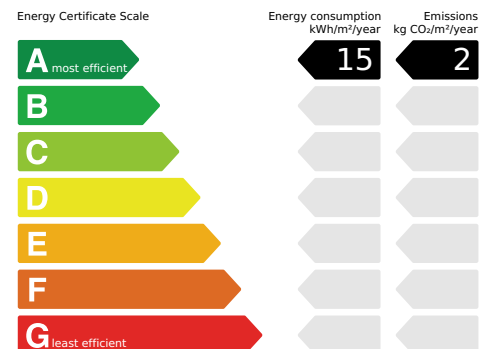
Superb new villa located just 500 meters walk from the beach of Dénia, facing south. This single-story model features an entrance hall with a dressing room, a large equipped kitchen opening onto a spacious living room and a dining room, all bathed in light thanks to the large bay windows offering breathtaking views of the terrace, the swimming pool and the garden. The sleeping area includes 3 bedrooms, each with its own en-suite bathroom and a dressing room.

Two private parking spaces are also available. The 157 m<sup>2</sup> basement is already equipped to allow for additional bedrooms, bathrooms, a gym, or a cinema space.



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Terrace, Swimming Pool, Garden,  
Private garage, Underfloor heating,  
Parking, Modernist building,  
Open kitchen, New build, Heating,  
Equipped Kitchen, Double glazing,  
Chill out area, Built-in wardrobes,  
Air conditioning



### DESCRIPTION OF MATERIALS AND FINISHES

#### Foundations and structure

- Reinforced concrete slab foundation, in accordance with the geotechnical study.
- Raised basement with reinforced concrete wall structure.
- Main structure made of steel columns and reinforced concrete beams.
- Reinforced concrete roof floor with prefabricated beams and concrete slabs.

#### Walls and facades

- Exterior walls made of ceramic bricks with 8 cm of external thermal insulation, eliminating thermal bridges.
- Interior thermal and acoustic insulation in 5 cm rock wool, finished with

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plasterboard lining.

- Exterior cladding painted white, with exposed stone masonry sections.

### Roofing

- Inverted flat roof with slope, 12 cm thermal insulation and waterproofing by membranes.
- Gravel finish, with air conditioning systems and photovoltaic panels.

### Exterior carpentry

- Aluminum joinery with thermal break, minimalist frame, white color.
- Main sliding glass doors of the Technal Artline Flush type, or similar, with hidden profile and recessed rail.
- Casement and tilt-and-turn windows such as Technal Soleal Next 65, or similar.
- High-performance double glazing with safety film, air chamber and solar control.

### Interior carpentry

- Armored entrance door with reinforced frame, security hinges and cedar wood finish.
- Smooth interior doors up to the ceiling, finished in cedar veneer, or similar, with black hardware.
- Built-in wardrobes up to the ceiling, modular, with hinged doors and white or maple veneer finish, or similar, upper shelf and rod.

### Bathrooms

- Pamesa At. Matt white ceramic tile covering, or similar, rectangular format 60 x 120 cm.
- Details in Pamesa Artline Greige tiles, size 31.60 x 60 cm.
- White vitreous china sanitary ware, minimalist range.
- Wall-mounted, rimless toilet, Roca Round type, or similar, with cushioned seat.
- Recessed toilet bowl of the same brand and white glass push button with minimalist frame and rectangular buttons of the PL7 type from Roca, or similar.
- Shower tray made with the same coating as the rest of the house, non-slip, with accessible longitudinal drain, white finish, in ceramic material.
- Bathroom furniture to configure, cedar wood finish, or similar, with fully extendable drawers and interior organizers.
- Sink on countertop.
- Single-lever sink and shower faucet in matte rose gold finish, Tres Exclusive type, or similar.
- Shower screen up to the ceiling, with minimalist aluminum frame Holidu

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### Kitchens

- Open kitchen integrated into the living-dining room, fully equipped with base units and columns.
- Interiors in water-repellent panels and doors finished in cedar wood or similar, and matte white.
- Worktops in Neolith Abu Dhabi White sintered stone, or similar, with a band in the same finish and shade.
- Single-bowl undermount sink with single-lever faucet in matte black finish, Tres type, or similar.
- Built-in appliances: dishwasher, refrigerator, ceiling hood, oven and column microwave.
- Gola type handles, or similar.

### Air conditioning and domestic hot water.

- Production of domestic hot water by aerothermal system, in compliance with the requirements of current regulations.
- Heating the house using underfloor heating.
- Air conditioning system, heat pump installation consisting of an outdoor unit and an indoor unit located in the false ceilings of the house.
- Air distribution through ducts and grilles.
- The house will be equipped with a heat recovery system, increasing energy efficiency.
- Installation of drinking water decalcifier.

### Lighting, electrical installation and telecommunications

- Energy input by photovoltaic solar installation, with sensors located on the roof.
- Installation throughout the house of sufficient light points and switch mechanisms for comfortable operation.
- The mechanisms in matt white color model LS 990 from JUNG, or similar.
- Recessed luminaires with Swap type spotlights or linear LEDs of the Fifty type from Arkoslight, or similar.
- Lighting in the common areas of the building with LED system.

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