



VILLA  
*Coral*

Main  
*view*





# Villa Coral

*your favorite place*

Discover the special two-storey villa located in the prestigious luxury resort of Oliva Nova on the Costa Blanca. Enjoy a dream life in an idyllic setting by the Mediterranean Sea, surrounded by exclusive services such as a top-level golf course and a 4-star hotel. The villa features a spacious living room, dining room and open plan kitchen including an island, 3 bedrooms and 2 bathrooms with shower, as well as a covered terrace and a large uncovered terrace with a pool, perfect for enjoying the Mediterranean climate. Don't miss the opportunity to live in this earthly paradise on the Costa Blanca!

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## COMPLETION DATE

The completion of the works is scheduled for September 2024.

Given that the completion of the works depends on the administrative process for obtaining the building licence, the completion date will be specified in the purchase contract once the licence has been obtained.



# Specifications

## Structure

Foundation consisting of a ground slab of reinforced concrete according to structural calculations and characteristics of the ground.

Sanitary slabs consisting of reinforced concrete resting on load-bearing walls of concrete blocks, with cement mortar plaster on the outside and covered with drainage sheeting that separates them from the ground.

Reinforced concrete portal frame structure according to structural code.

## Facades

Double leaf enclosure: external leaf of cellular concrete blocks, 15 cm, air chamber for separation from the interior leaf and self-supporting interior leaf with high-strength plasterboard, 15 mm, on galvanized profiles with 70 mm and insulation by means of mineral wool.

Insulation thickness depending on the energy calculations to optimize the façade to obtain an A or B energy rating.

Exterior finish of facades: double plastering on the basis of priming mortar with subsequent application of water-repellent projected mortar reinforced with plasticized fiberglass mesh in the areas where different materials come together, finished with waterproof paint.

## Roof construction

Non-trafficable flat roofs, inverted system, with: formation of slopes with lightweight mortar; waterproofing with a layer of modified bitumen sheet reinforced with polyester fiber, levelling layer of mortar, thermal insulation of high performance extruded polystyrene plates, separating layer of geotextile, finishing layer of washed gravel with 30 mm, leveled.

Insulation thicknesses depending on energy calculations until the roof is optimized to obtain an A or B energy classification.

## Exterior carpentry elements

Aluminum carpentry with thermal break of the manufacturer TECHNAL or equivalent technical characteristics, lacquered in matt White color. Tilt or sliding opening system according to plans and lower frame flush with the floor in doors.

Motorised roller blinds of extruded aluminium in the same colour as the carpentry elements in the bedrooms. In the remaining rooms, they will be installed in those openings where it is required according to the energy demand study.

Double glazing with laminated glass according to regulations and thermal performance according to energy calculations required by the Technical Building Code.

Front door, with five locking points and interior reinforced galvanized steel structure, PVC-coated in the same colour as the carpentry elements.

Includes the installation of two motorised awnings with ARES aluminium cassette, colour WHITE, 4.5 \* 3.25 m, with acrylic canvas DOCRIL 041, and SOMFY motorisation with SOMFY SC remote control and EOLIS sensor, covering the terrace to the side of the living room.

## Interior partitions

Interior partitions consisting of high-resistance laminated plasterboard, finished with two coats of smooth plastified paint in a colour to be chosen.

# Specifications

## Interior carpentry elements

Interior doors as sliding or hinged doors with dimensions according to plan, consisting of medium density water-repellent MDF board, smooth, white lacquer finish.

Fitted wardrobes, melamine board interiors in textile imitation finish, with shelves and upper separation board, fittings for hanging and sliding or hinged doors according to plan, smooth with white lacquer finish. Soft closing system.

## Floor and wall coverings

**Inside the villa:** rectified porcelain stoneware floor tiles, model BOTTEGA, 60 x 60 format by GRUPO PORCELANOSA or equivalent, fixed with special high adherence glue on a self-levelling mortar base.

**On exterior terraces:** Technological flooring on battens.

In bathrooms, shower cubicles will be tiled with porcelain tiles model MAGMA BLACK, format 33x100 cm by GRUPO PORCELANOSA or equivalent, laid horizontally. The remaining bathroom will be finished with washable matt enamel paint in white colour RAL 9010.

In dry areas and the rest of the villa, finished with two coats of smooth white plastic paint, on the previously prepared surface.

Suspended interior ceilings of plasterboard, with curtain blinds in front of facade openings recess for indirect lighting over the headboards in bedrooms. Finish with three coats of plastified matt white paint. Where necessary in bathrooms and kitchens, installation of removable ceiling of the same material as access for maintenance of air conditioning and ventilation equipment.

## Plumbing installation

**Cold water installation, including:** Interior cold water net in the villa consisting of risers and branch pipes from the

main stop cock inside the villa to the points of consumption and supply, by means of reticulated polyethylene pipes (PEX).

**Domestic hot water installation, including:** Equipment for production of hot water, by highly efficient athermic system, with heat pump.

Interior hot water net, consisting of risers and branch pipes from the athermic system to the points of consumption and supply, by means of reticulated polyethylene pipes with aluminium core (PEX-AL-PEX).

## Installation of an air conditioning system

Installation of air conditioning ducts, based on an air zone system, with air-liquid refrigerant heat pump, inverter, separate compressor-evaporator and ducting of treated air by a net of conducts, with individual thermostats in the living-dining room and in the bedrooms for temperature regulation.

## Installation for treatment and quality of room air

Installation of a mechanically controlled extractions system (VMC) based on a mechanical-controlled central extraction system, for ventilation of the rooms, consisting of in-line Siber extractors or equivalent.

## Electrical installations

Low Voltage indoor electrical installation, which includes:

- Installations for connection and main supply line from the public electrical net and main switch box.

# Specifications

- Interior distribution net, Low Voltage, with high level electrification, interior and exterior distribution circuits.
- Decorative control mechanisms and sockets model Simon 82 Detail or equivalent in white color.
- Protection net earth-earth, with independent protection net, with earthing in the ground and equipotential protection circuits in bathrooms.
- Elevated degree of electrification for the villa, according to specific indications of the Low Voltage Electrotechnical Regulation.
- Circuits dimensioned for single-phase power of 9.2 kW.
- Ductwork for TV and telephone. RJ45 internet connections in all rooms (except bathrooms).
- Photovoltaic installation for self-consumption.
- Installation of a digital terrestrial antenna.
- Video intercom.

The price includes the installation of 2 KANE 2 lamps of the FARO BARCELONA brand, for the 2 exterior steps on one side of the access door to the house.

## Security installation

Installation of a multi-zone security system by means of infrared-detectors inside the villa, microprocessed central unit for control and alarm.

## Bathrooms

### Sanitary objects

Toilets for wall installation of the make VILLEROY & BOCH, model AVENTO with soft closing seat and recessed cistern.

In main bathroom, cabinet CODIS, white lacquered with porcelain stoneware countertop 12mm thick. Countertop washbasin of VILLEROY & BOCH model ARTIS.

In secondary bathrooms, wall-mounted wash basin by VILLEROY & BOCH, model MEMENTO 2.0.

Prefabricated shower trays in white resin.

### Fittings

In bathrooms of the make HANSGROHE, model VERNIS BLEND, chrome finish. Recessed single-lever mixers in showers with shower bar and fixed shower head in the master bathroom.

In the kitchen, fittings of the make HANSTROHE, model VERNIS BLEND M35 for the sink.

Shower screens closing off the shower space.

## Kitchen furniture and fittings

### Kitchen furniture and fixed elements

Kitchen furniture of the brand PRONORM, model Y-VU, without handle, colour WALNUT URBAN with central wall units in colour NERO CHALET, plinths in colour Walnut Urban, carcass in Stratus Grey Pearl with the following characteristics:

- Tall units to integrate integrated fridge, oven and microwave.
- Doors to integrate built-in dishwasher and washing machine.
- Wall units in 2 different depths, the standard depth units with Nero Chalet finish.
- Base units for sink area and for kitchen island formation.
- False fronts to form the back of the island towards the living area.
- Recessed LED lights in the base of the wall units for illumination of the sink area.
- Porcelain stoneware worktop and cladding, 20 mm thick, LAMINAM brand, NERO ASSOLUTO colour.

### Household appliances

- Induction hob BOSCH, model PXJ631HC2E, 3 zones, 1 FlexInduction zone.
- BOSCH Oven, model HBA372EB0, multifunction, black with stainless steel details.

# Specifications

- Microwave oven BOSCH, model BEL524MB0, 38 cm high, black.
- BOSCH built-in combination refrigerator, model KBN96VSEO, 70 wide, 1.93 m high.
- BOSCH built-in washing machine, model WIW24307ES, 8 kg, 1,200 rpm.
- Dishwasher SBV6YCX02E, built-in 60 cm, XXL, 14 place settings.
- Stainless steel sink BLANCO, model ANDANO 500-U, ref. 522 967, installation under the worktop.
- Single-lever mixer tap with pull-out shower HANSGROHE, model TALIS M54, 1 jet, sBox, chrome, ref. 72809000.

## Garden

Garden works according to the following description:

- Concrete block wall to contain fillings at boundaries where necessary.
- Parking area with concrete paving stones,
- 20x10 cm in anthracite colour.
- Extending of fillings and a layer of topsoil.
- Decorative gravel around the perimeter of the building on the sections in contact with the ground.
- Sown lawn mixed with Florida grass.
- Perimeter hedge on the borders where there is no hedge, with Sempervirens cypresses of 0.80-1.00 m height, planting 3 plants per meter.
- Installation of an automatic watering system with sprinklers for the laws and drip watering system for the plants.
- Enclosure of the plot with green plastic-coated wire mesh 1.50 m high, where there is no fence.
- Articulated sliding door on the access to the parking of aluminium in white colour, 1.80 m high, motorized.
- House number and mailbox.
- Garden maintenance for 1 month or until first mowing of the lawn.

### Included plants:

- 2 Washingtonia palm trees with 3 to 4 m trunk height.

- Hedge of Eugenias at the side of the parking.
- Small flowering plants, Gaura or similar.

## Swimming pool, terraces and shower

Swimming pool in rectangular shape with uniform water depth, with beach area and stairs inside the basin, including purification equipment, covering of the basin with glass mosaic 25x25 mm Vidrepur Niebla or equivalent, 1 underwater spotlight and bottom cleaner.

Exterior terraces with synthetic wood flooring.

Shower on the terrace with cold water connection, of stainless steel, with overhead shower and tap for foot wash.

### NOTE:

The materials, elements, proceedings and specifications described in the present specifications are indicative and subject to change due to technical requirements by the site manager or by the current regulations. In any case it will be guaranteed that the general level of quality for the villa is maintained.

PROMOTES



MASTER BUILDERS  
SINCE 1972

IN THE UNIQUE ENVIROMENT

