



## 2 bedroom Villa in Santa Pola

Ref: SBSUNSETBEACH

230,000€



**Sales type :** Resale

**Energy certificate :** Coming soon

**Bedrooms :** 2

**Bathrooms :** 2

**Garden :** no garden

**Views :** mountain & sea

**Parking :** carport

**House area :** 81m<sup>2</sup>

**Plot area :** 81m<sup>2</sup>

Modern closed residential complex consisting of homes with 2 and 3 bedrooms and 2 full bathrooms. The complex is made up of 3 apartment blocks with large garden common areas that include a swimming pool with water beds, a children's play park, a pergola and bicycle parking. Enjoy its spacious terraces, where you can relax, organize outdoor dinners and contemplate the most spectacular sunsets.

Contact us to receive more information and secure your place in this unique promotion just 100 meters from the beach!

Prices start at 230.000€ for a 2 bed 2 bath apartments and range up to 620.000€ from penthouse apartments.

Year of construction: 2023  
Rooms: 2  
Bathrooms: 2  
Pool: Community  
Garage: In the urbanization  
Parking spaces: 1  
Kitchens: Open  
Condition: New  
Floor: 1st  
Orientation: West  
Distance to the beach: 0.1 km.  
Elevator  
Balcony  
Communal swimming pool  
Air conditioning pre-installation  
Reinforced door  
smoke outlet  
Solarium  
aerothermal system  
Built-in wardrobes  
Parking space on the plot with electric sliding gate  
Blinds  
Delivery date: September 2024

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#### Building specifications

##### DESCRIPTION OF THE PROPERTIES

The development consists of three blocks of apartments. On the 1st to 4th floors there are 2 and 3-bedroom homes. The apartments on the 5th floor have a private solarium with independent internal access to the roof. The properties are also available with 2 and 3 bedrooms.

##### DESCRIPTION OF THE COMMUNAL AREAS

The perimeter is enclosed with a concrete wall and security locks. It has pedestrian access from the street Venida de la Virgen, and entrance to the building's entrance hall of block 1 from Avenida Tamarit. The residence has green areas, an allocated area for bicycle parking and a children's play ground.

The swimming pool has a beach-type access, shower facilities and there is a large wooden pergola. There are landscaped areas with palm trees and other vegetation, all of which is illuminated. In the central part of the pool there is a shallower area where the water beds are located.

##### FOUNDATION

The foundation is resolved by a reinforced concrete slab with HA-30/B/20/A2 concrete and B-500-S steel. This foundation has been calculated in accordance with the specifications of the geotechnical study carried out on the plot and the new Structural Code, Royal Decree RD 470-2021 of 29th June.

##### STRUCTURE

The load-bearing structure is made of reinforced concrete pillars HA-25/B/20/XC1 and steel B-500-S, with the necessary dimensions and resistance for the project's requirements.

The horizontal structure is made up of reinforced concrete waffle slabs HA-25/B/20/XC1 and steel B-500-S, made up of reinforced concrete beams in two directions plus vibro-pressed concrete coffer beams with a total thickness of 30 cm. Page 2 of 4

##### ROOF

Roofing with a flat walkable deck on the upper floor composed of slopes. An asphalt sheet of elastomeric bitumen type LBM/40/FP, separating layer based on synthetic geotextile felt, 8 cm thick extruded polystyrene tongue and groove board (XPS TYPE IV) with a transmittance coefficient of 0.033 W/mK, new layer of synthetic geotextile felt, base for flooring with 4 cm thick M-5 mortar and non-slip porcelain stoneware paving and artificial grass according to design.

##### PRIVATE SOLARIUM

Private terrace with non-slip porcelain stoneware flooring and artificial grass according to design.

Includes jacuzzi with reinforced structure, outdoor kitchen with sink, work area and provision for a fridge. Equipped with outdoor shower with cold water supply.

##### FACADES

The building facade is made up of a multi-sheet construction system of 12 cm thick ceramic brick partition wall, 8 cm thick EPS thermal insulation with a transmittance coefficient of 0.029 W/mK, and 7 cm thick hollow ceramic brick partition wall inside. The interior cladding is plastered with exposed gypsum plaster and the exterior with single-layer mortar.

##### BRICKWORK AND INSULATION

The partition walls inside the dwellings separating rooms are made of 7 cm thick ceramic bricks to be clad with M-5 cement mortar.

The separation between dwellings consists of a double 9 cm thick ceramic brick partition, acoustic insulation between both partitions of 5 cm thick rock wool.

##### FLOORING AND TILING

The floors within the dwellings have acoustic insulation against impact noise under the self-levelling mortar. This will be finished with large-format porcelain stoneware.

The exterior paving of common areas will be of anti-slip flooring in accordance with the CTE (Technical Building Code).

The tiling in bathrooms will be done from floor to ceiling on a rendering of cement mortar type M-5 with high quality ceramic tile or stoneware. Page 3 of 4

##### PLASTER AND PAINT

The dwellings have smooth plaster ceilings throughout the house with perimeter plastering, which can be dismantled in bathrooms or wet areas that require it to house installations.

Walls and ceilings are finished with smooth plastic paint.

##### CARPENTRY AND EXTERIOR GLAZING

The windows will be made of lacquered aluminium with thermal break, with sliding windows in the living room and master bedroom and in the rest of the rooms. The balconies have double glazing with air chamber with high-security glass and manual shutters.

Armoured front door, with steel structure and frame, with blocking device, security lock and peephole. The exterior is finished in white PVC sheeting and the interior in white water-lacquered board.

##### INTERIOR CARPENTRY

White lacquered interior doors with spade hinges and soft closing system with rubber seal on the frame. Wardrobes with sliding suspension doors, finished in white laminate, lined on the inside with dividing shelves and hanging rail.

##### PLUMBING AND SANITARY WARE

Suspended toilet with built-in cistern. Top quality mixer taps. Shower trays made of resin with mineral charge. Ventilation systems in bathrooms by ducts for forced extraction.

##### ELECTRICITY AND TELECOMMUNICATIONS

Electricity installations with high degree electrification (9.2 KW), top quality mechanisms, TV sockets in living room, bedrooms and terrace, telecommunications sockets in living room and bedrooms.

##### KITCHENS

The kitchens will be delivered fully furnished with upper and lower units, extractor hood (cassette type), pre-installation for electrical appliances with COMPAC or similar type worktop and embedded sink in worktop. Premium quality mixer taps.

##### AIR CONDITIONING/HOT WATER

Pre-installation of ducted air-conditioning system with Climaver Plus Aluminium 2-sided Isover, refrigeration line using nitrogen with air-tightness test and adjustable and fixed grilles. Outdoor unit will be installed on the roof.

Domestic hot water by aerothermal system with heat pump (Ariston ACS Nuos EVO 150 A+ or similar) with water accumulator and compressor installation installed on the roof. Page 4 of 4

##### PHOTOVOLTAIC PANELS

In order to improve energy efficiency, the properties have a photovoltaic panel with a 730 Wp microinverter, monitoring platform throughout an app. A 450 Wp panel on the roof, which will allow energy savings in the property's electricity consumption.

##### LIFTS AND STAIRS

Each block has two 6-passenger lifts, automatic doors, telephone connection and LED lighting, which links the ground floor and the five apartment levels. There are also staircases and exterior corridors that connect the building core with each of the flats.

##### PARKING SPACES

Each property has an allocated parking space situated as close as possible to its own block, on the ground floor. The parking spaces are accessible through two remote-controlled motorised access gates. The car park has provision for the future installation of a charging point for electric vehicles from the individual meter of each of the properties, in accordance with the regulations.