



3



2



82m²



104m²



Property type: Townhouse
Location: Orihuela Costa
Area: Costa Blanca South

Swimming pool: Private
Garden: Private
Orientation: N/A
Views: N/A

Solarium area: 19 m²

✓ Pre-air conditioning
✓ Terrace

✓ White goods

✓ Solarium

This is a magnificent complex made up of 24 townhouses with 3 bedrooms and 2 bathrooms, private swimming pool and solarium to enjoy all hours of sunshine every day of the year. Close to all amenities and the beautiful beaches of the Orihuela Costa 5 mins drive from the Internationally renowned commercial centre La zenia Boulevard

The properties consists of the following:

- Reinforced concrete structure in accordance with the Technical Building Code. Plot with concrete perimetral ring for erection of perimetral fence. Garden areas concreted for subsequent paving, according to project plans.
- High-performance thermal and acoustic insulation in accordance with the new Basic Document on Energy Saving of the CTE 2019.
- PVC exterior carpentry with sliding doors and white shutters. Windows with security glass, solar control and air chamber.
- Exterior façade according to designs. Exterior enclosures with ceramic brick outer leaf and laminated plasterboard inner leaf, with air chamber. Thermal/acoustic insulation will be placed in the air chamber.
- Plot surrounded by 1 meter high concrete block wall covered with white monolayer. Metal entrance gate to the plot.
- Tiling of exterior and interior areas of the house and tiling in bathrooms and kitchen with 1st quality stoneware. Built-in skirting board.
- Smooth white paint finish.
- Plumbing installation with insulated PPR/multilayer pipes and PVC drains. Modern design vitrified porcelain bathroom fittings with matching taps. Bathroom furniture, washbasin, mirror, resin shower base and glass shower screen included.
- Interior carpentry includes armoured entrance door matching the exterior aluminium carpentry. Built-in wardrobes with white lacquered sliding doors and drawer units. Interior doors lacquered in white.
- Fitted kitchen with wall and base units. Silestone worktop or similar. Electrical appliances included: fridge, oven, microwave, ceramic hob, dishwasher and extractor hood.
- Aerothermal boiler for domestic hot water.
- Pre-installation for ducted air conditioning, with supply and return grilles, in living room and bedrooms. Air zone preinstallation.
- Built-in interior lighting throughout the house (except in bedrooms) and exterior lighting included. Top brand white mechanisms and switches.
- Electric towel racks in bathrooms.
- Installation of individual TV and FM aerial in living room and all bedrooms. Wiring for telephone installation. Wiring to comply with telecommunications regulations.
- Plants in the window boxes on the façade.
- Summer kitchen in solarium with outdoor sink. Power and TV sockets in solarium and front terrace on ground floor.
- Private swimming pool with solar shower. Outside tap on ground floor terrace and solarium.

Energy certificate: **Pending**

