

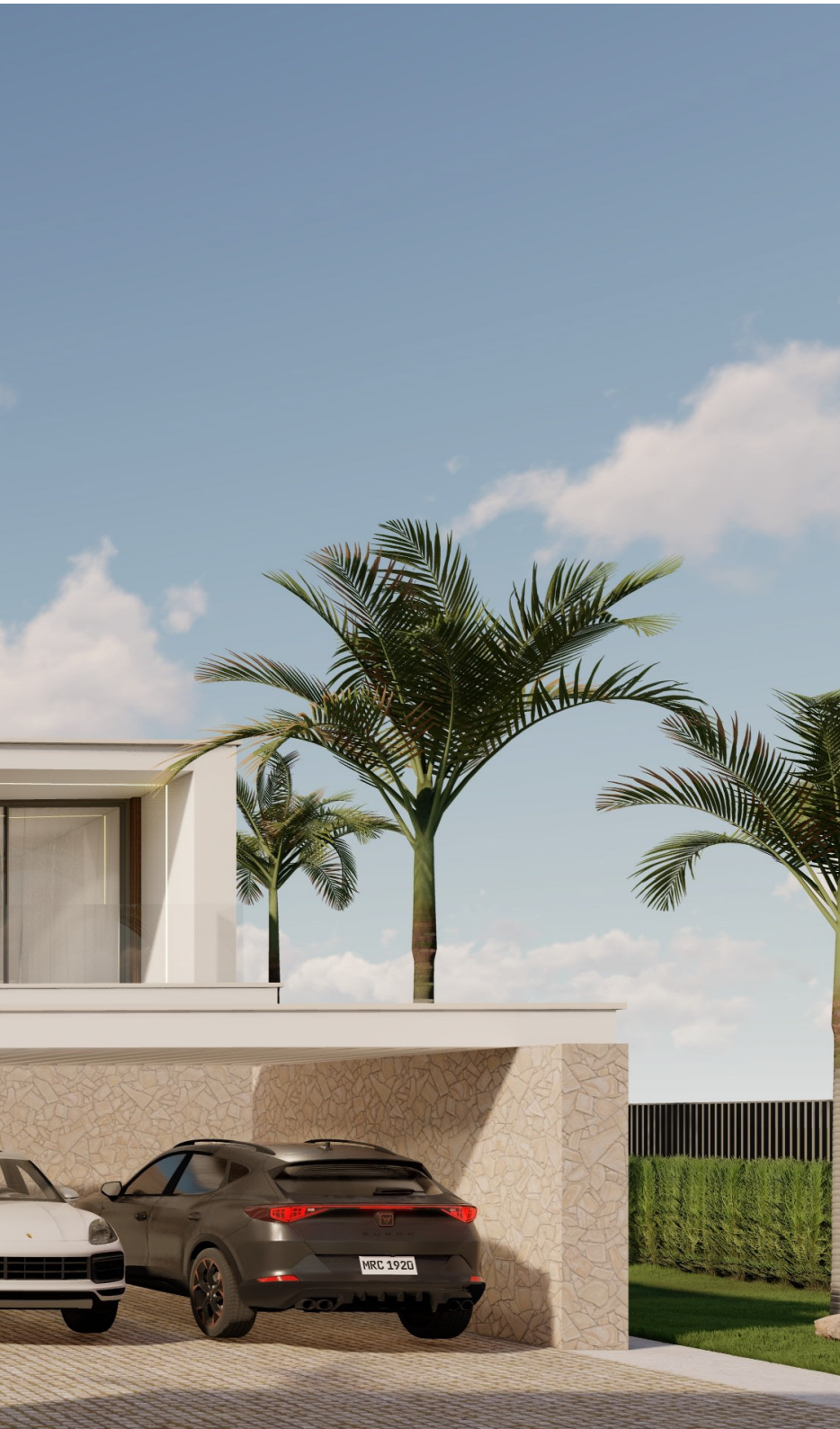
FELITE

Rodrigo Homes



The evolution of luxury starts here

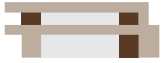




FELITE

 **Rodrigo** Homes

Step into a world of opulence and sophistication as we delve into the interior of a magnificent mansion.

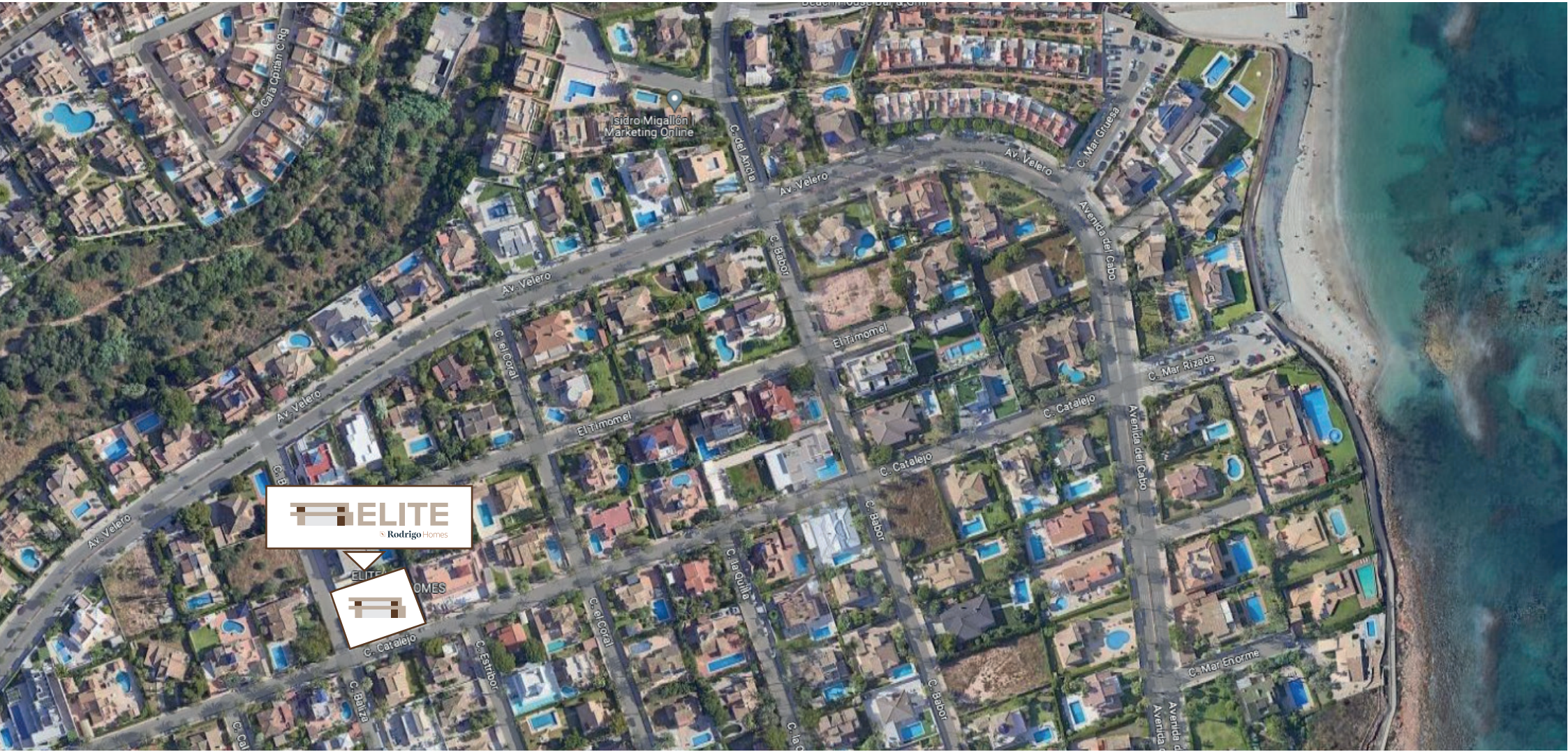


LOCATION | Cabo Roig (Alicante)

Cabo Roig is the jewel of the Costa Blanca, in the southernmost part of the province of Alicante is located this beautiful area full of beaches and coves.

It is known for its fine sand beaches and crystal-clear waters, as well as for its marina and its wide range of leisure and entertainment options.

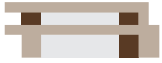
The area has numerous restaurants, bars and shops, as well as several high-quality golf courses. In addition, its warm and sunny climate for much of the year makes it an ideal place for vacations.



Sidro Migallón
Marketing OnLine

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THE INTERIORS | ELITE

With four exquisitely designed bedrooms, five lavish bathrooms, a sparkling pool, a solarium, a laundry area, and a sprawling open-concept living space, this residence redefines luxury living.

Meticulously crafted with the latest trends and top-quality materials, every detail of this mansion is an embodiment of elegance and style.

At the heart of Elite, lies a sprawling open-concept living space spanning 94 square meters. The latest trends in interior design are embraced, showcasing an airy and fluid layout.

High ceilings, expansive windows, and skylights flood the space with natural light, creating an inviting ambiance.

Premium materials like porcelain flooring, custom-built cabinetry, and state-of-the-art appliances grace the open kitchen, further elevating the living experience.

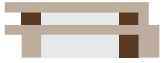
The four bedrooms in this stunning villa epitomize comfort and tranquility. Each room boasts spaciousness with big windows. The harmonious blend of neutral tones and vibrant accents creates an inviting atmosphere.

The five bathrooms in this mansion are a sanctuary of relaxation. Featuring sleek marble countertops, designer fixtures, and modern fittings, they offer a spa-like experience. Enhance the ambiance, providing a haven for rejuvenation and self-care.

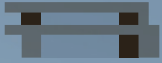
Top-quality materials ensure a touch of luxury











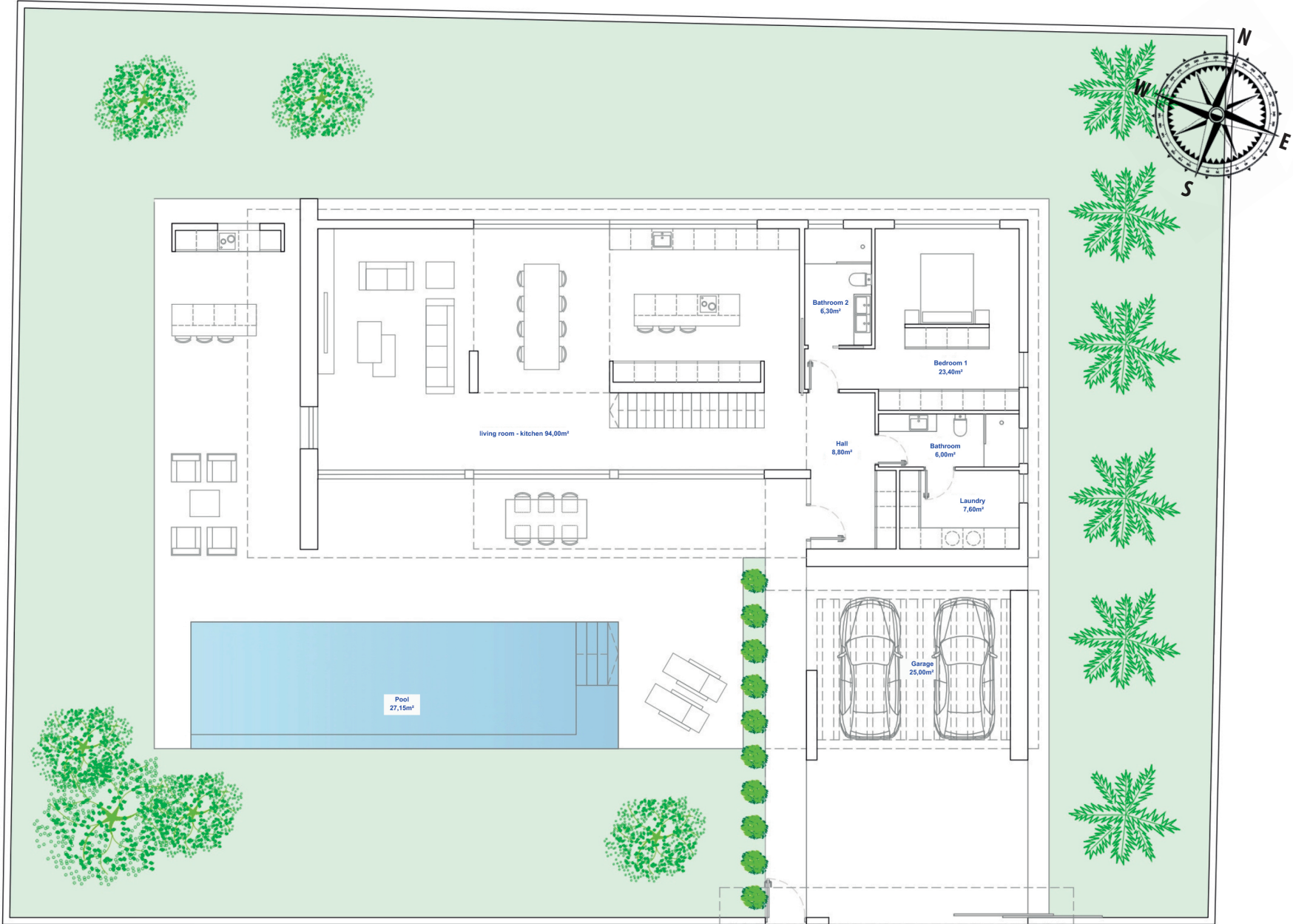
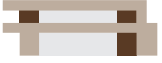


THE EXTERIORS | ELITE

A 27-square-meter pool graces the outdoor area, serving as a focal point for leisure and entertainment. Surrounding the pool, a meticulously landscaped oasis creates a serene environment, with an enormous barbecue area and elegant seating areas for gatherings and relaxation.

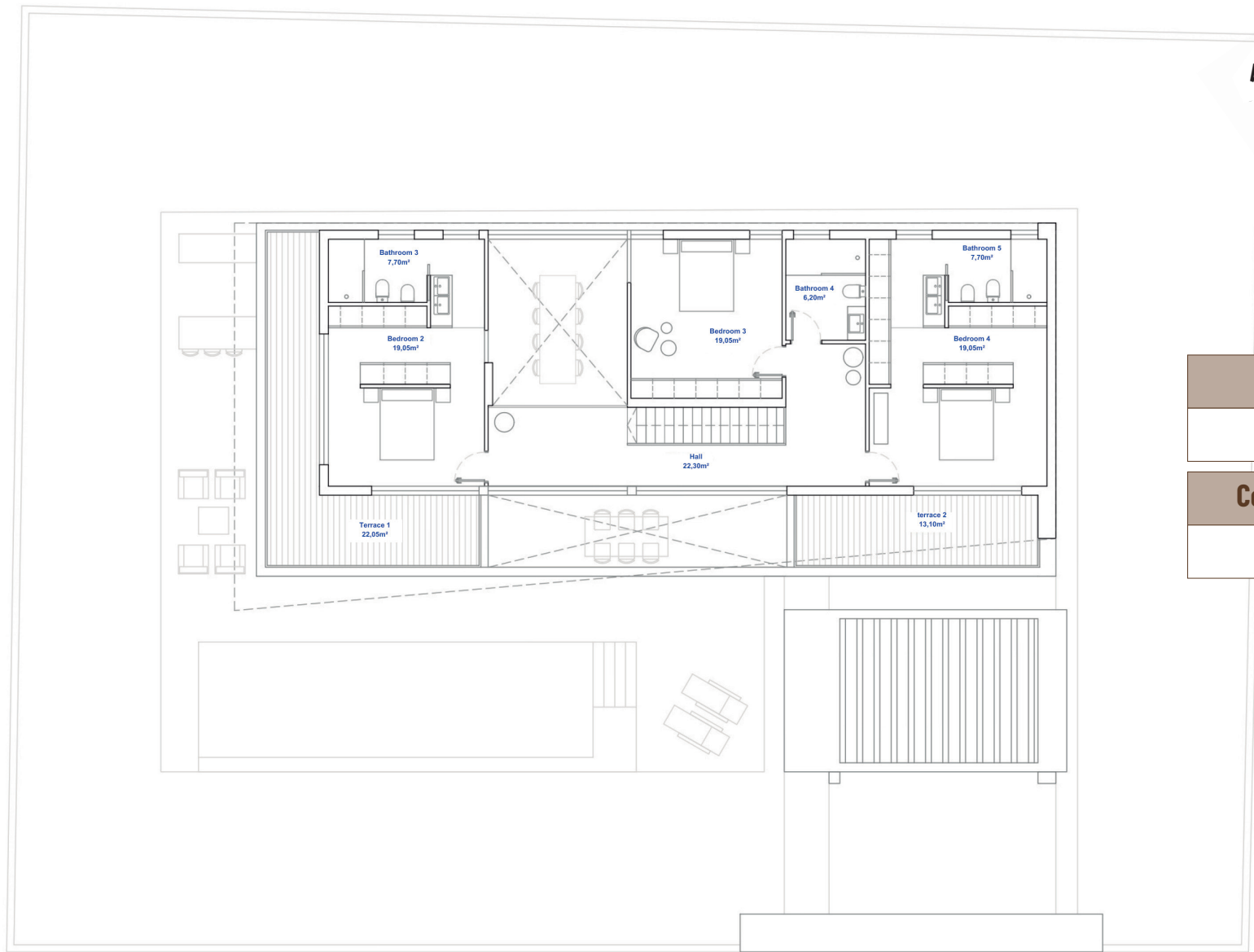
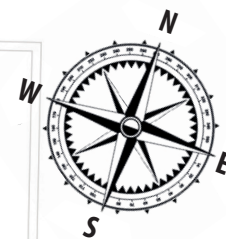
The use of top-quality materials ensures durability and an aesthetic appeal that seamlessly integrates with the overall design.





GROUND FLOOR

FIRST FLOOR

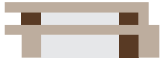


Plot Area

894,00 m2

Constructed area

329,27 m2



QUALITY LIST | ELITE

FOUNDATIONS AND STRUCTURE

Reinforced concrete foundations and structure compliance with CTE (Spanish Technical Building Code).

FAÇADE AND PARTITIONS WALLS

Façade enclosure with external wall in honeycomb bricks (11 cm and 7 cm interior ceramic block) in order to offer thermal and acoustic insulation, according to CTE.

Internal partitions in 7 cm ceramic blocks, finished with a spray-applied plaster surface.

Installation passage areas with plaster/plasterboard ceiling with smooth finish. Bathroom ceiling with laminated plasterboard and register for air machines with white lacquered wood and perimeter LED strip or similar.

Façade finish according to design combining porcelain stoneware and waterproof single-layer mortar, finished with paint coating.

ROOF

Non-transitable flat roof, finished with extruded polystyrene thermal insulation. Waterproofing with asphalt fabric, finished with a protective layer of gravel, according to CTE. Fitted for the necessary installations of the dwelling.



Bathroom ceiling with laminated plasterboard and perimeter LED or

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White lacquered interior doors with a special width and height of 82 cm x 210 cm



Exterior carpentry with hermetically sealed windows, brand Kömmerling



Solar control glass, with 3+3 /12/ 3+3 laminated double glazing.

FLOORING AND TILING

Indoor and outdoor flooring, Porcelanosa.

Bathrooms tiled according to design with Porcelanosa porcelain stoneware tile. Decorative shelf with LED lighting in the bathrooms.

OUTDOOR CARPENTRY / GLASSWARE

Exterior PVC joinery of special height up to the ceiling, with hermetically sealed sliding panels, kommerling brand. Solar control glass, with 3+3 /12/ 3+3 laminated double glazing, model SGG PLANITHERM 4S II STADIP SILEN-CE, or similar.

First floor terrace balustrade with 6+6 tempered glass. Ground anchoring system, without pilasters.

LOCKSMITHERY

External garden doors in locksmith work according to design. Reinforced entrance door, with CE marking, PVC exterior panel and smooth interior panel. Crowning of front and side walls of the fence, with metal locks according to design. Concrete block party walls finished with single-layer mortar.

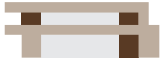
Motorised vehicle access gate to the garden with remote control.

INDOOR CARPENTRY

Interior wooden doors lacquered in white colour. Door frame in natural beech wood, lacquered "in situ" in white colour. Design according to management. Wheelchair accessible doors with 82 x 210 cm special width and height for all rooms.

Modular wardrobes with folding doors lacquered. Lined wardrobes in "lined textile" colour with drawers, shelves and clothes rank and 19mm board. Integrated LED lighting with opening sensor.

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PLUMBING, VENTILATION and SANITARY WARE

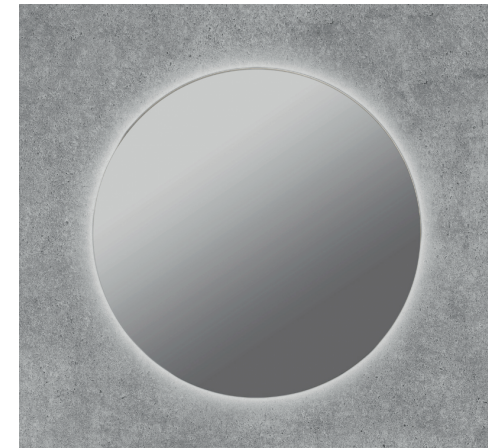
Hot and cold water plumbing installation with PPR piping system. In compliance with CTE. Stopcocks in each wet room.
Installation of osmosis system integrated in kitchen tap.
ROCA or similar Top-quality porcelain sanitary ware. Suspended WC with built-in cistern in all bathrooms.
Hygienic showers in all ensuite bathrooms.
Bathroom furniture according to design. Designer washbasins. Mirrors with LED lighting.
ROCA or similar built-in shower taps, with mixer, sprayer and hand shower.
Built-in washbasin taps.
Shower tray with non-slip treatment in all bathrooms.
Designer shower screens and transparent safety glass in all bathrooms.
Forced ventilation system for interior air renewal by means of ventilation openings in PVC joinery and extractors in wet areas, to comply with CTE.

ELECTRICITY, TELECOM, LIGHTING AND SAFETY

Telecommunications installations according to CTE.
Niessen high-end model mechanisms or similar. Lighting installation with spotlights and LED strips throughout the house, with dimmers in living room and bedrooms. Ambient lighting in garden and terrace.
Perimeter illuminated façade with LEDs integrated.
Video intercom with interior monitor with 7" colour screen on both floors.
Electric car socket in car park.
Pre-installation of home automation system for intelligent management of the entire property.
Pre-installation of security, alarm and CCTV system.
Built-in security safe.

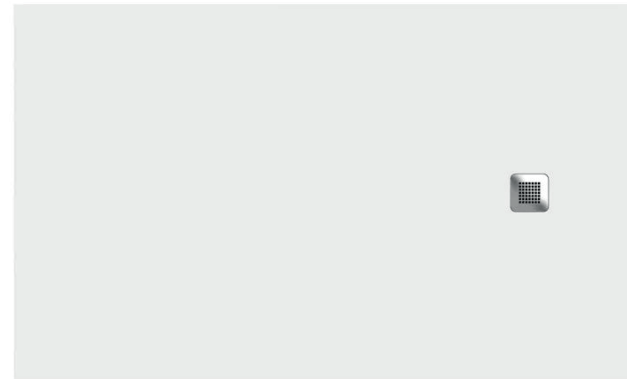


Niessen high-end model mechanisms or similar.



Bathroom mirrors with LED lighting

Shower tray with anti-slip treatment in all bathrooms.



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Interior staircase leading to first floor, cantilevered, with designer metal structure, with wooden steps.

ROCA brand taps and bathroom fittings



Installation of "General by FUJITSU" brand hot/cold heat pump air-conditioning units with Airzone system.



Niessen high-end model mechanisms



HEATING AND AIR CONDITIONING

Pre-installation of fibreglass ducts for air conditioning machines, with an independent pre-installation for each floor of the house.

Installation of air conditioning machines with "General by FUJITSU" brand hot/cold heat pump, with Airzone system for temperature control by rooms.

INSTALLATION AND COMMISSIONING OF UNDERFLOOR HEATING WITH TWO PLATINUM BC MONOBLOC PLUS 9 MR. HEAT PUMPS. Fully installed.

Supply and installation of 200 litre DHW tank, plus 200 litre buffer tank, set of accessories and recirculation pump. The tanks are installed in the utility room and the heat pumps on the roof.

POOL AND GARDEN

Reinforced concrete pool with Jacuzzi area. Solar shower is included, as well as an internal staircase, pool shell with sprayed concrete and reinforcement, LED spotlights, and glass mosaic tiles for walls and floor.

Complete water treatment equipment by saline chlorination system.

Pre-installation of the heat pump for pool.

Cascade fountain for swimming pool in stainless steel.

Finished garden with pavement areas, artificial grass, pebbles, trees and landscaping according to design.

INTERIOR STAIRCASE

Interior staircase leading to first floor, cantilevered, with designer metal structure, with wooden steps. Laminated safety glass handrail.

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DECORATION AND PAINTING

Walls and ceilings' smooth finish with white plastic paint. Smooth plaster ceilings in corridors. Bathroom ceilings with special anti-humidity laminated plasterboard.

Opaque thermal insulating curtains on large windows without blinds. Installed with track to ceiling. *Decorative interior curtain not included.

INTERIOR KITCHEN

Design kitchen with lacquered doors and edges, with LED lighting, cooking area, island area and pantry area. Hinges with brake system Blum Motion. Worktop in Compact Marble or Silestone.

Siemens electrical appliances are included (induction hob, oven, extractor fan, fridge integrated in kitchen, dishwasher, microwave, and washing machine). Wine cooler for 12 bottles of wine.

OUTDOOR KITCHEN / BARBECUE

Kitchen module according to design, equipped with granite worktop or similar. Siemens appliances included (integrated fridge, microwave and sink). Gas barbecue WEBER model Genesis.

LAUNDRY ROOM

Installation of furniture in the front of the laundry room, with melamine wood, matt white colour, according to plan. Basin and tap included. Necessary installations located in this area.

PARKING AREA

Socket for electric car.

Cobblestone paving in vehicle parking area.



Plug-in point for electric cars.
**Non-binding promotional image*



WEBER gas barbecue



Marble Compact or Silestone worktop.



Siemens appliances included
(induction hob, oven, extractor fan,
built-in refrigerator, dishwasher,
microwave, washing machine)

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EXTRA OPTIONS NOT INCLUDED:

Personalised consultancy service for design, decoration and interior design, for the distribution of space and furniture that best optimises your rooms. Selection and purchase of made-to-measure furniture, curtains, decoration, household linen and kitchenware. Preparation of floor plans, computer graphics, elevations, etc. Individualised search for the materials and lighting that best suit your needs.



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Elite stands as a testament to the harmonious marriage of exquisite design, opulent comfort, and unparalleled quality, offering its residents a haven of sophistication and caprice at the highest level.



THE ELITE

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