

PATRIMI
BUILDING YOUR TIME

Homes specifications

EONIA

Exclusive Living, Pure Mediterranean Style.





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Exclusive living, pure mediterranean style

Eonia Villas is a contemporary mediterranean concept with cleanlines and a combination of materials, characterized by its simplicity and functionality.

The images included in this document have no contractual value.

Frontline golf

Location

Eonia Villas is located in Algorfa in the surroundings of one of the most exclusive 5-star Resorts with a golf course in Spain in the extreme south of Alicante Province.

In addition, it is close to the most beautiful beaches of the southern Costa Blanca and places of exceptional beauty such as the Torrevejeja Pink Salt Lakes or the Dunes of Guardamar del Segura.

Its proximity and easy access to the AP-7 motorway and main national roads connect Eonia Villas with numerous towns on the Costa Blanca such as Orihuela, Cartagena, Elche, Murcia and Alicante. The airports of Alicante and Murcia are less than 40 km away with connections to the main European capitals.

 La Finca Golf, Algorfa (Alicante)



Located on the frontline of a golf course, in a secluded area of nature and tranquillity, these villas stand out for their privileged location and combination of privacy and expansive views, where simplicity and pragmatism provide comfort and relax to its residents.



The project

The new project is composed by 7 villas with 3 bedrooms and 2 bathrooms on a single level, including fully equipped kitchen, with private swimming pool. A private indoor parking space with pergola, electric shutters, management system and alarm system totally fitted are some of the main specifications of this exclusive development.

Energy Certification Type A

Eonia Villas offers a high level of energy certification, allowing its residents to contribute to environmental conservation while reaping the benefits. This is made possible through various parameters detailed below:

Insulation

The roof insulation consists of 80mm thick XPS (extruded polystyrene foam sheets).

The floor insulation consists of 50mm thick XPS (extruded polystyrene foam sheets).

The external wall insulation consists of 120mm thick EPS (expanded polystyrene foam sheets).

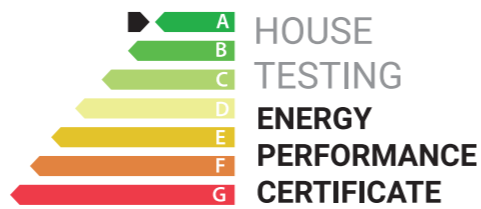
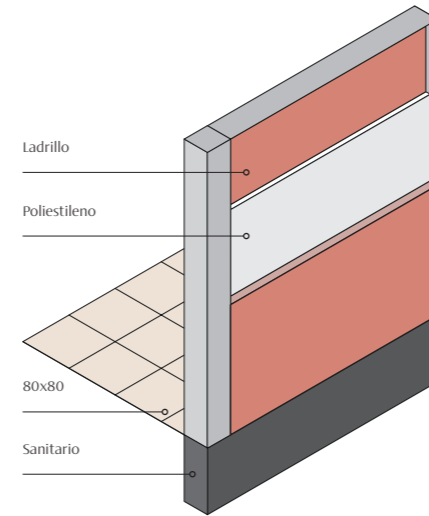
Aluminum Joinery

The windows in the residences are made of extruded aluminum with thermal breakage and double low-emissivity glass with argon gas inside. The aluminum has a thermal transmittance of 3W/m2K, and the glass has a thermal transmittance of 1.8W/m2K.

The electric blinds are made of aluminum with polyurethane foam, contributing to thermal insulation from external temperatures. They have a thermal transmittance of 0.038W/m2K.

Solar Panels

Four solar panels with a power output of 1.8 kW will be installed, without battery connection. Connection to batteries can be requested as an extra feature, as well as an increase in power output.

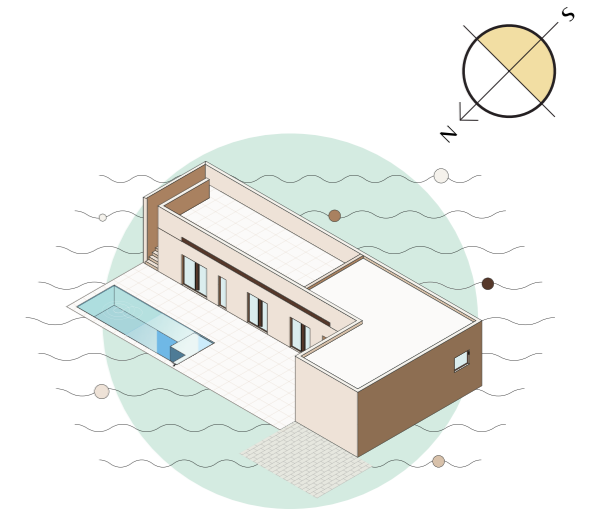


Orientation

Each villa is oriented towards the south, the best possible orientation given its location, with optimal use of sunlight throughout the day.

These houses enjoy great brightness, reducing energy consumption and allowing natural ventilation in each room.

Their south-facing pool area ensures sunlight throughout the day, reducing intensity in the afternoon, allowing for enjoyable dinners on the terrace with spectacular golf course views.



Foundation & Structure

Structural system composed of foundations, pillars, reinforced concrete beams and floor slabs, dimensioned and calculated from the geotechnical study of the implantation plot.

Sanitary slab on a concrete wall founded on footings and beams.

Facade & Roof

Eonia is a complex of detached villas with overall design that seeks to maintain, in every detail, the Mediterranean essence. Pure lines, textures and colors contribute to the character of the project, integrating it into the exclusive and natural environment.

The facade combines white rendering monolayer mortar with details in imitation wood lintels. Passable and non-passable mixed roof terrace with formation of slopes with waterproofing layout.

Walkable roof terrace is protected with a non-slip flooring while the non-passable area is covered with gravels layer on it.

Floorings & Insulation

The insulation is made of extruded polystyrene in double ceramic brick enclosures, covered with monolayer in facade and plaster and white painting in walls.

The properties interior flooring are top quality 60x120 porcelain tiles, large format.

Porches, terraces and solarium include non-slip porcelain 60x60 tiling in matt finish.

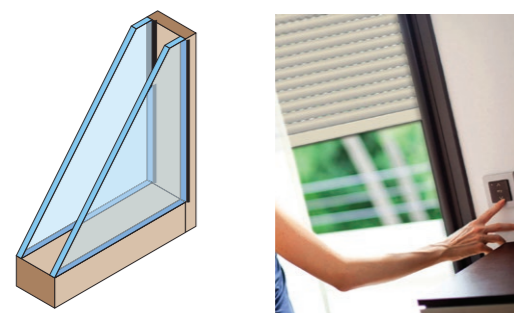


Interior & Exterior Carpentry

The main access to the villa will be through an armoured door with white finish inside and brown pannel outside. Optical peep-hole and security lock are included.

White interior doors with three stripes with matte handles.

Built-in wardrobes with sliding doors, drawers and shelves with textile lining. Integrated led lighting system with motion sensor.



Windows and sliding doors in brown aluminium carpentry with textured finish.

Tilt-and-turn windows in bathrooms, with frosted glass and electric shutters. Electric blinds, finished in brown textured aluminium.

All the blinds are connected to the home automation system and synchronized for closing and opening, and can be activated from the App.

Special double glass windows with solar protection and low emissivity, to make the most of natural light and optimize on energy costs.



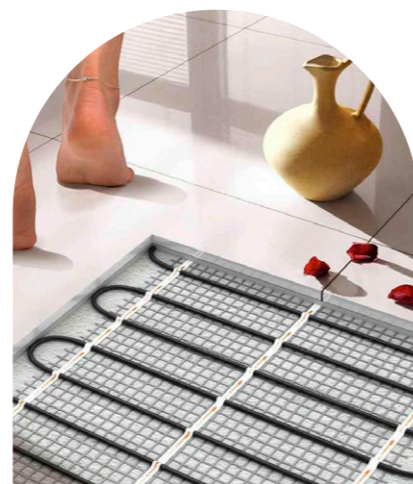
Bathrooms

The bathrooms walls and floors are covered with porcelain tiles and continuous shower flooring with fixed shower glass and taps mixer.

Suspended bathroom cabinet in natural oak finish. Modern design sanitaryware in white ceramic and top-quality taps in black finish.

Underfloor heating on both bathrooms.

Interior led lighting included in both bathrooms.



Kitchen

Fully equipped kitchen with floor and wall units up to the ceiling in white matt finish with opening handles (Gola system).

The kitchens have a half island with an imitation wood strips panel in the front. A cream-colored countertop with the maximum guarantee of durability, resistance and hygiene, with induction hob and decorative hood suspended from the ceiling.

Electrical appliances included (induction hob, integrated dishwasher, oven, microwave, integrated fridge freezer and washing machine).



Gola system



Electrical Installation

We include an advanced home automation system with which you will have control over the motorized blinds and 3 light points in kitchen and living area.

A solar panels system is installed to contribute to energy savings. Energy Certification A.

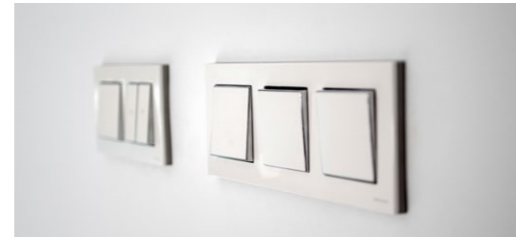
In addition, Valena Next series by Legrand mechanisms can be connected to the home automation system.

Plumbing

The plumbing installation will include water connections for each sanitary device in the bathrooms and kitchen and for household appliances (dishwasher and washing machine).

The general shut-off water tap is located under the boiler with additional shut-off taps placed in bathrooms and kitchen.

Installation of water points in solarium and main terrace.



Domestic hot water (DHW) is produced by aérothermal energy, maintaining an interaccumulator of 110 liters with hot water, with punctual support of electrical resistance.

Climatization

The property comes with ducted hot and cold air conditioning installation.

Parking

The outdoor parking is private and paved with capacity for one car. Motorized parking gate with remote control access. The parking area has a pergola integrated in facade. Pre-installation of electrical outlet for car charging.

Solarium

Access to the solarium from the terrace and pool area. The solarium has exterior lighting, plugs for current and TV. Water point.

Pool

Rectangular private pool of 8 x 3 meters and a beach area in lower deep next to stairs. Gresite coating.

All the pools will be equipped with skimmers, interior lighting and a paved perimeter attached to the terrace of the house. Outside shower with drainage system.

Garden

The gardens are designed with native Mediterranean plants combining them with artificial grass and gravels.

To facilitate its maintenance the garden has an automated and programmed irrigation system. Also, the garden incorporates a geotextile mesh around the entire surface.

Outdoor enclosure

On the main facades, a masonry wall and a metal fence is placed over the wall. For higher privacy, we set up a cypress hedge. In the middle divisions between houses there will be a metal fence with natural heather.

Iron gates will be placed for pedestrian access and vehicle entrance.



Informative note

The translation of this document is a courtesy translation. The writing is merely informative, lacking legal effects and therefore, prioritizing in case of contradiction or interpretative doubt the texts in Spanish.

According to the technical team, some materials may be substituted by others of similar or higher quality, always with the same quality of materials as described in this specifications report.

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Customization options

Buying a home is not an easy decision and we want our clients to be happy and feel like their new home from the first moment.

We have a team of professionals willing to collaborate with clients in the changes and adaptations that they want to make in their home during its construction.

Choosing the color of the walls, replacing the floor finish, or completely redesigning the kitchen, are some of the aspects that our Customization area can manage to build the home of your dreams.

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