

# VILLAS PAULA II

*To love life*

Builder:  zaragoza 2012  
grupo constructor

Property Developer:  PROMO ALC  
PROMOCIONES



Welcome to your  
new home

**Discover our property development in Finestrat.**

22 detached houses, with a modern and minimalist style. Each villa is built on a plot of land of approximately 350 m<sup>2</sup> and they have been designed very carefully to provide their inhabitants with peace and comfort, thanks to their large open-plan bright rooms that are perfect to enjoy the outdoors and the surrounding nature.

# Why Finestrat?



## **The sea and the mountains within easy reach.**

The town of Finestrat is located at the foot of the Puig Campana mountain.

The town is located 265 metres above sea level, so there are exclusive views to be enjoyed from many points of its geography.

This marvellous town is also a golfers' paradise, because there are numerous top-level golf courses close by.

Finestrat is a privileged area of natural beauty, which is just a few kilometres away from the town of Benidorm.

**It is a peaceful place, far from the hustle and bustle of the big cities, with access to all kinds of services and leisure facilities.**

# Well-being and comfort



Finestrat is a dream destination.

All the ancient civilizations have left their mark on this place that grows looking on to the coastline.

It is surrounded by the sea, right under the majestic silhouette of the Puig Campana mountain, next to the charming historical district where the traditional structure of the old houses has been respected. It is the perfect destination for anyone who is looking for a relaxed place to live without having to give up the comforts of having all the services close at hand.



**Finestrat has all kinds of transport connections and services for your daily life.**



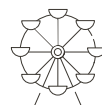
SUPER-MARKETS



NATURE RESERVES AND GOLF COURSES



BEACHES



AMUSEMENT PARKS



AIRPORTS



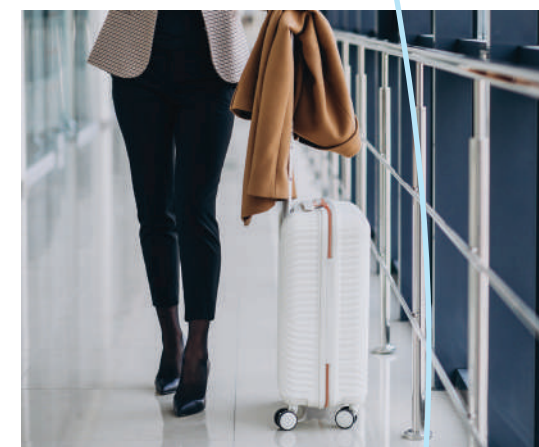
SHOPPING CENTRES



SCHOOLS



BENIDORM



# All the villas have

ENERGY RATING OF THE BUILDING



## Plot of land of approximately 350-400 m<sup>2</sup>

- Large open-plan lounge-dining room-kitchen 46.01 m<sup>2</sup>. (Double height lounge area).
- Fitted kitchen, which includes a kitchen island looking onto the lounge and the swimming pool.
- 3 Full bathrooms (2 en suite).
- 3 Double bedrooms.
- Master bedroom suite with a walk-in closet, private bathroom and direct access onto the first floor.
- Bedroom suite with a built-in wardrobe and a private bathroom, upstairs.
- Double bedroom with a built-in wardrobe, downstairs.
- Large private outdoor areas of almost 300 m<sup>2</sup>. (Porch and private garden, with the option of having a sunken courtyard)\*\*.
- Private swimming pool 7x3 m.
- Parking space on the plot of land, (with the option of having a second parking space, as an extra)\*\*.



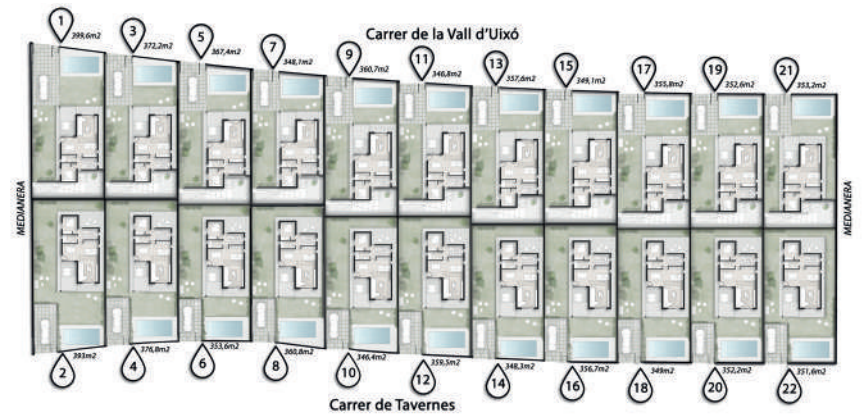
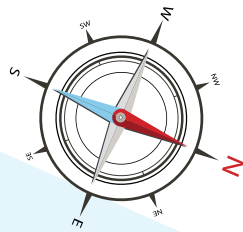
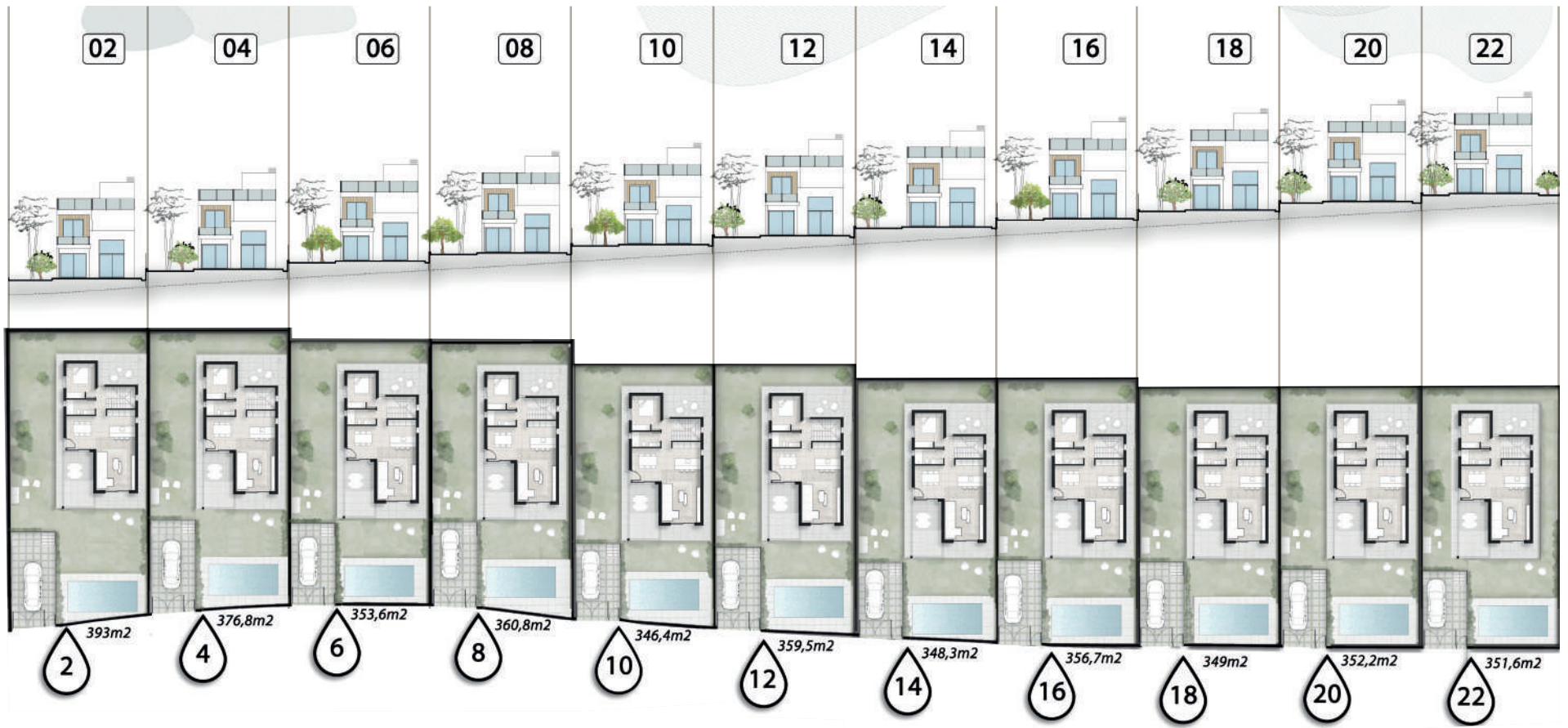
Outdoor areas  
designed to be  
enjoyed





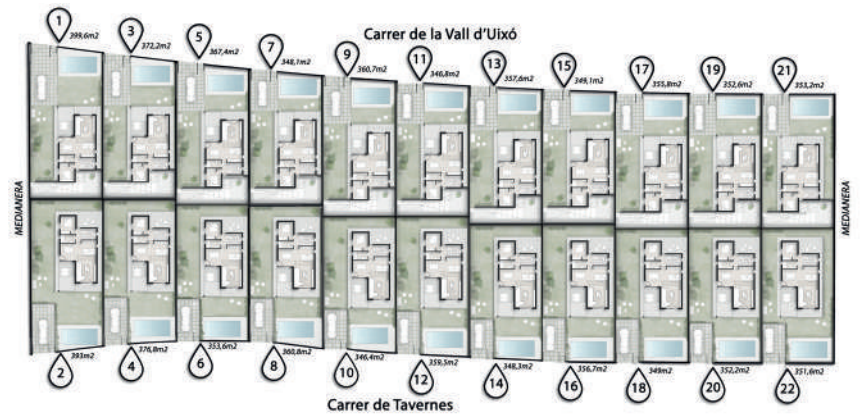
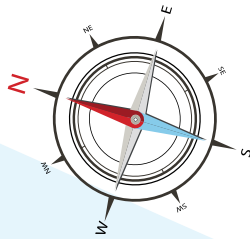
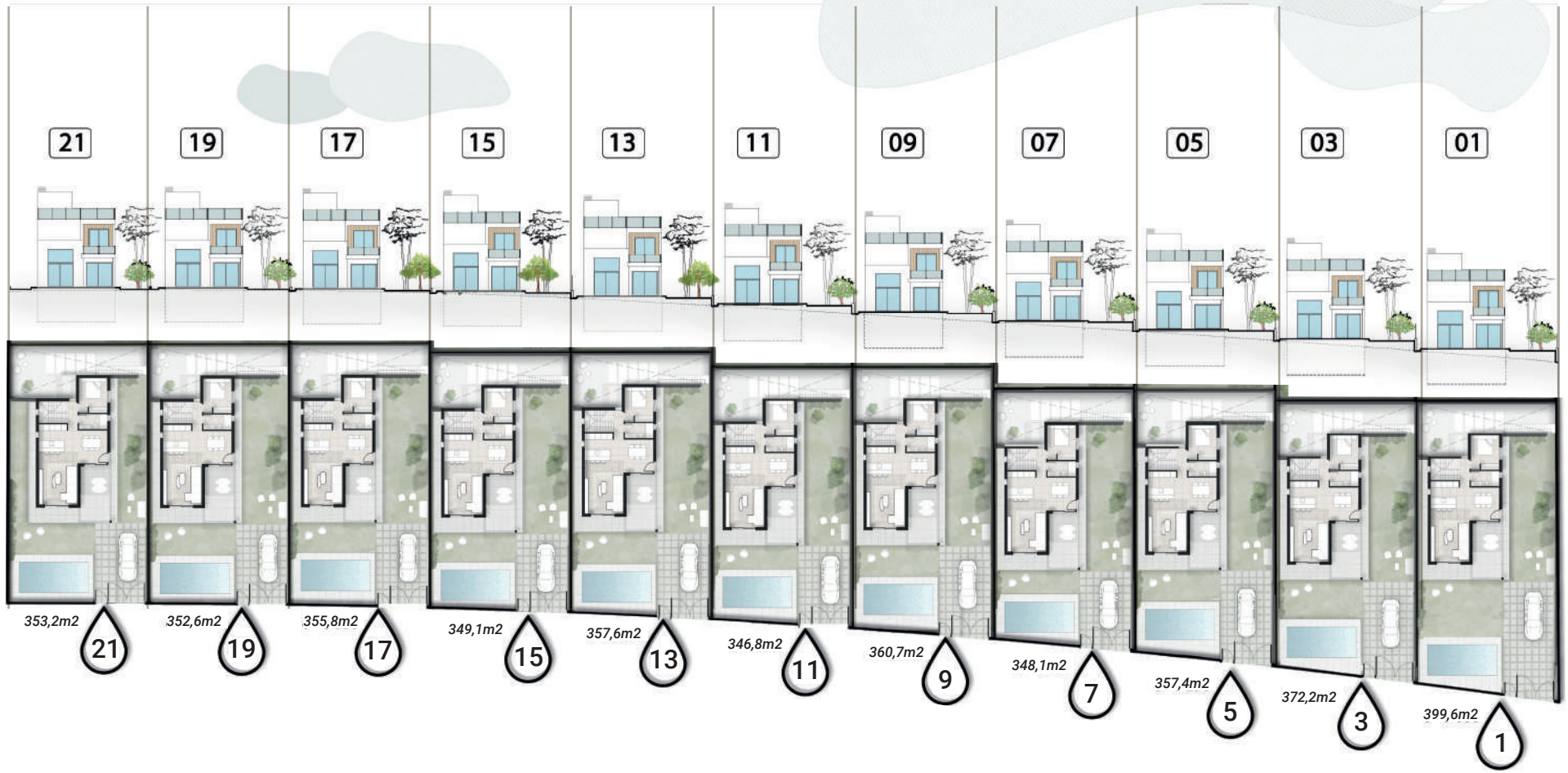
Enjoy the spacious private outdoor areas of the property; its garden with a swimming pool, sunken courtyard and parking area. Their orientation will let you enjoy the Mediterranean sun most of the year, so they will become essential places for your free time and relaxation.

# Carrer de Tavernes





# Carrer la Vall d'Uixò



## GROSS FLOOR AREA

### TOTAL SURFACE AREA

BASEMENT**	92.61 m <sup>2</sup>
GROUND FLOOR	78.90 m <sup>2</sup>
FIRST FLOOR	48.70 m <sup>2</sup>

### TOTAL

GROSS FLOOR AREA Odd number houses (with basement)	220.21 m <sup>2</sup>
GROSS FLOOR AREA Even number houses (without basement)	127.60 m <sup>2</sup>
SIZE OF PLOT OF LAND	Consult m <sup>2</sup>

## Ground floor



### Please note:

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# First floor



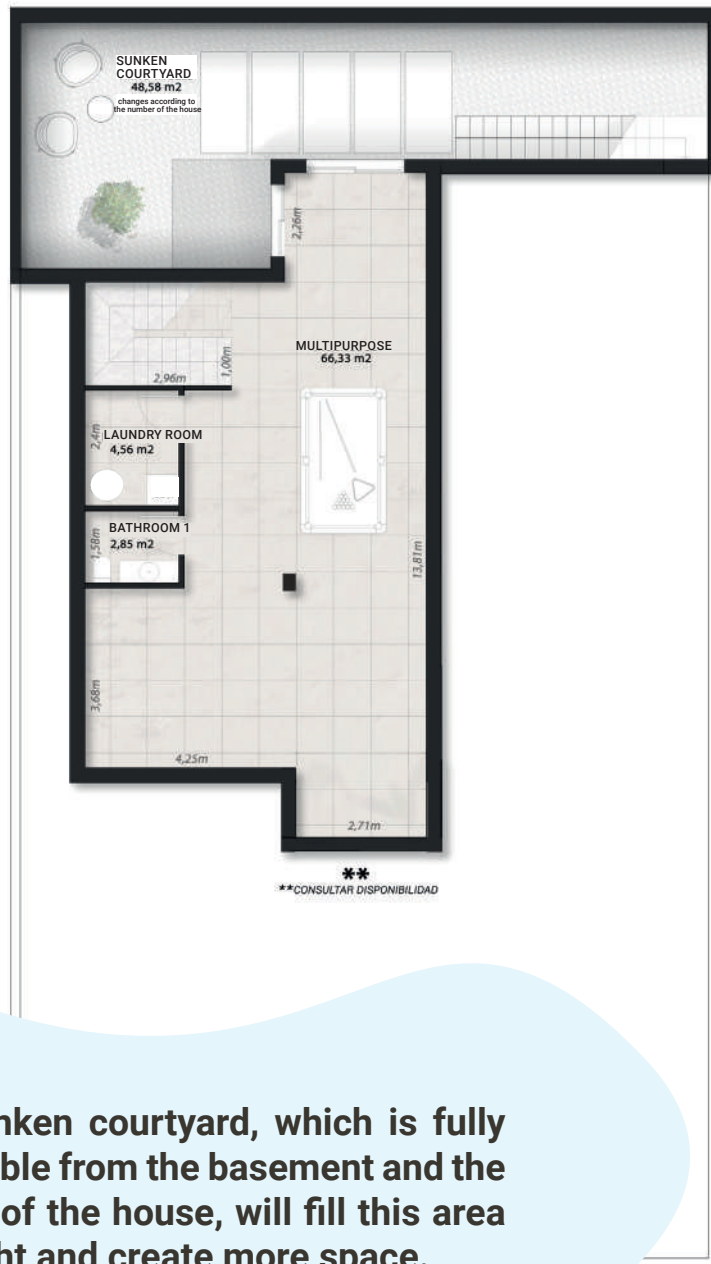
# Solarium



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# Basement



Available in the odd number properties and as an extra in the even number properties.

## \*\*Basement + sunken courtyard

The villas that come with a basement and the sunken courtyard have lots of advantages, such as the extra space that can be used for recreational activities or for storage. The natural light and the ventilation provided by the sunken courtyard improves the air quality and it adds value to the property.

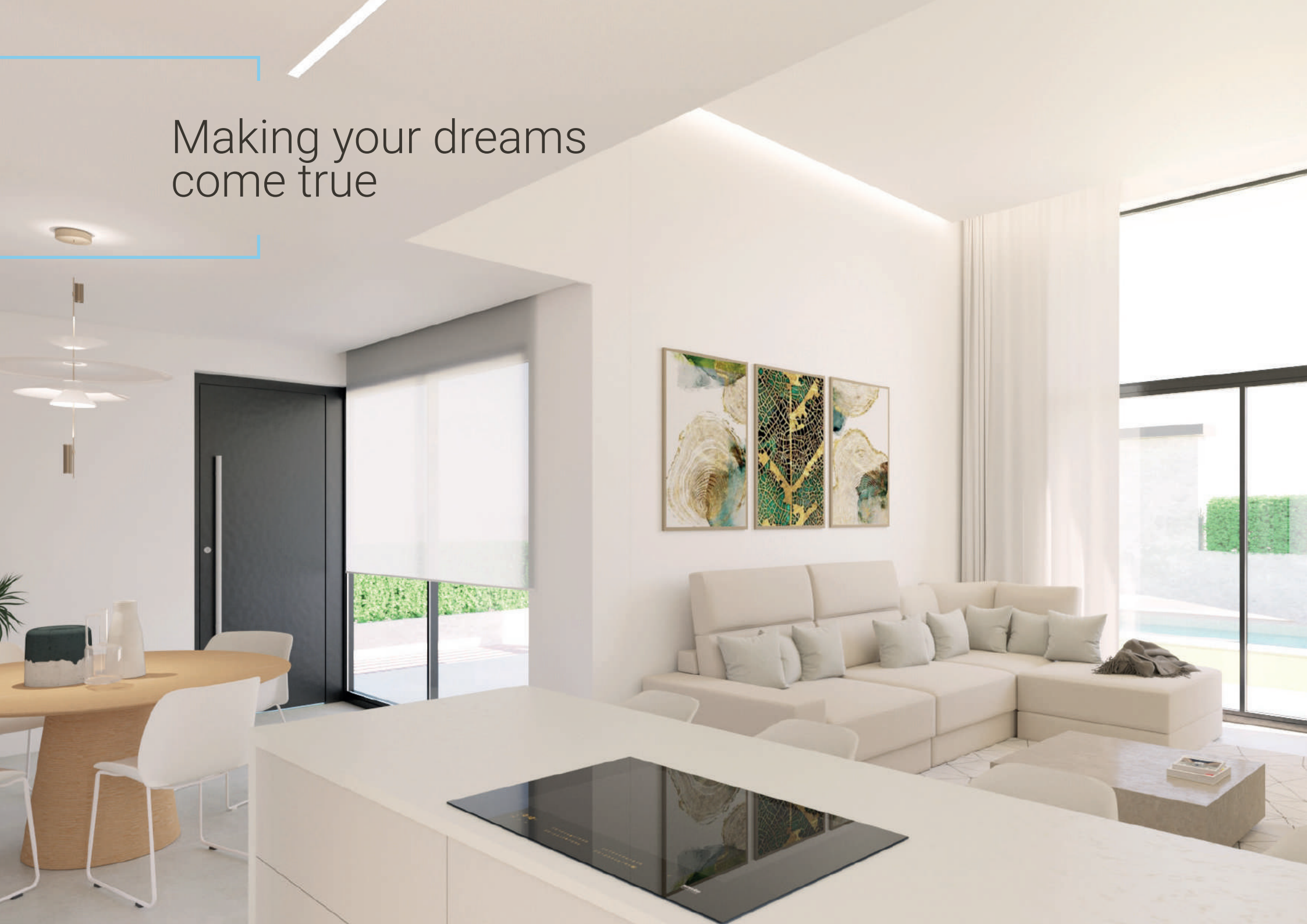
You can turn this area into the home cinema room, games room, personal gym, wine cellar, office... or whatever you can imagine. This extra space is particularly useful for anyone who is looking for a house that adapts to their changing needs.

**The sunken courtyard, which is fully accessible from the basement and the garden of the house, will fill this area with light and create more space.**

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Making your dreams  
come true



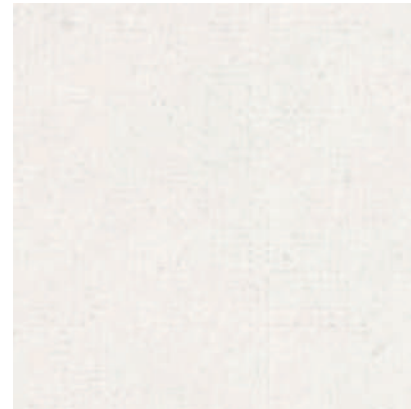




# Flooring

Two finishes and one graphic texture designed to convey character. Its stone minerals will give any room strength and style.

**Format 90x90, two tones to choose from**



ATRIO | LIGHT



ATRIO | LIGHT GREY

# Kitchen finishes

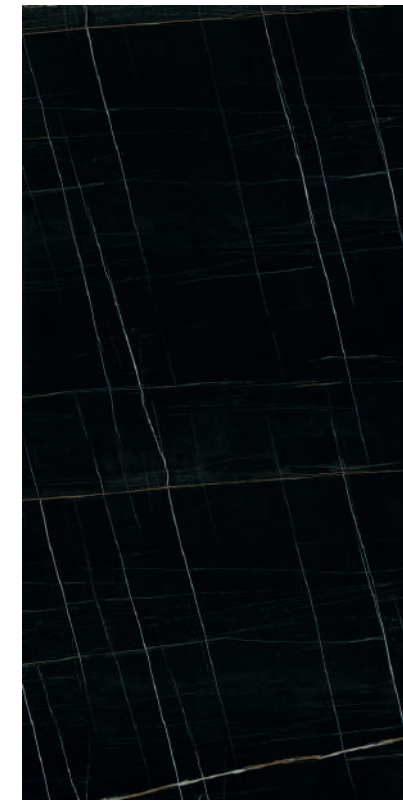
Worktop



EXTRA STATUARIO

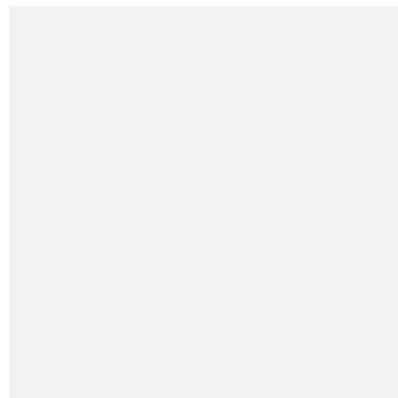


PIETRA GREY

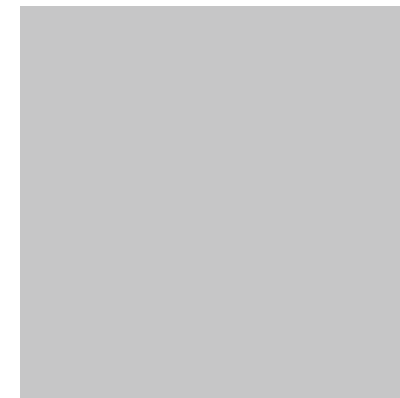


SAHARA NOIR

Lacquered cabinets



WHITE



GREY



BLACK



# Suggestions



EXTRA STATUARIO + WHITE



PIETRA GREY + BLACK

# Main en suite bathroom finishes



The marble tiling is durable, long-lasting and requires little maintenance. The prominent features are the decorative tiles, which are used to create unique combinations for each customer.

## MARMI & PADOVA



## MARMI & SAINT LAURENT





## Finishes for bathrooms 1 and 2

### ATRIO CREAM & RELIEF

40X120



40X120

### MICROTECH LIGHT MATT PLAIN & LILLE LINES CREAM RELIEF

30X90



30X90

# Bedroom 1

\*\*EXTRA: LACQUERED SLAT PANELLING



## Suite 2

\*\*EXTRA: LACQUERED SLAT PANELLING





Master bedroom

# Outdoor finishes



## FAÇADE FINISH

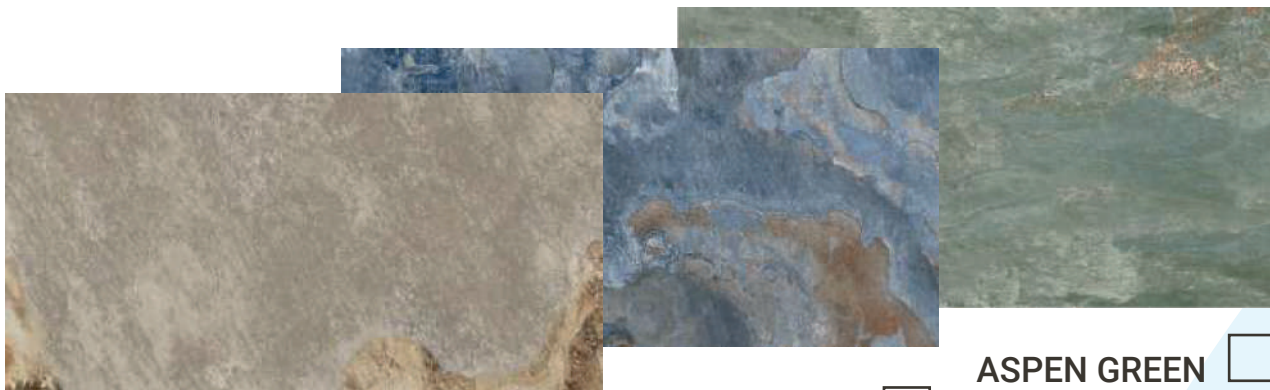
White continuous monocouche render.

Rectified porcelain tiles  
37x150 / 25x150



COUVET STRONG OAK

SWIMMING POOL FINISH Porcelain tiles 30x60



ASPEN EARTH

ASPEN BLUE

ASPEN GREEN

**\*\*EXTRA**  
 **BIOCLIMATIC SLATS**  
**INSIDE THE PERGOLA**

The bioclimatic pergolas are like natural air conditioning systems that you can control while you save energy, create more living space and add a charming design to your home.

It is an efficient and cost-effective option to enjoy outdoors at any time of the year.

BUILDING SPECIFICATIONS



VILLAS PAULA II

*for new beginnings*



## **Foundations and structure**

Reinforced concrete foundations and structure, which complies with the existing Spanish Technical Building Code and the Earthquake-Resistant Building Code. Reinforced concrete waffle slabs.

## **Façade and roof**

Façade cladding system with a substructure of metal self-supporting framework between the concrete slabs, fibre reinforced gypsum panels and monocouche render on the outside; and double laminated gypsum panels inside.

9cm low thermal conductivity Rockwool insulation between the two layers.

Exterior water-repellent monocouche render. Some areas are covered with pieces of rectified porcelain stoneware tiles.

Inverted flat roof, consisting of lightweight concrete in the slope formation, waterproof roofing membrane, geotextile, extruded polystyrene (XPS) insulation, geotextile, layer of levelling mortar and porcelain tile roofing.

Some areas that are "not traffic-bearing" have a gravel finish for decoration or to install machines.

## **Partition wall and insulation**

Partition walls created with Drywall panels that are assembled on galvanized steel profiles, which are modulated every 40cm, with Rockwool insulation inside. Waterproof Drywall panels are installed in areas that are likely to get wet.

## **Aluminium joinery**

Thermally broken aluminium window frames, with security double glazing, an air chamber, and a Low-Emissivity system. The majority of the windows come with window blinds that are the same colour as the window frames.

The reinforced security door at the entrance into the house has the same finish as the aluminium door frame and it has a stainless steel handle. The exterior balustrades are aluminium with double laminated glass.

The powered exterior vehicle entrance door is lacquered galvanized steel and it comes with a safety device and a remote control. There is also a lacquered galvanized steel pedestrian door.

## **Wall tiles and flooring**

The flooring is rectified porcelain stoneware. Non-slip rectified porcelain stoneware paving has been chosen for outside.

The bathroom walls are finished off with rectified ceramic tiles. The walls in the rest of the house are finished off with latex paint.

The kitchen worktops are porcelain, which withstands heat and acids better. All the rooms of the house have suspended plasterboards ceilings in the bathrooms are made of lacquered white water-repellent MDF panels, which can be lifted up to install HVAC and ventilation system.

## **Interior carpentry**

The MDF lacquered white doors inside are either hinged or sliding, depending on the room.

The customised built-in wardrobes have white lacquered hinged doors, and a "fabric" finish inside, and they come with drawers, shelves, closet rods. The master bedroom has a walk-in closet.

## Bathroom fittings and taps

The three bathrooms have ROCA bathroom fittings. The Gap Square model toilet has a soft close seat. In the main bathroom the wall hung toilet has a concealed cistern.

The wall hung vanities are made in white finish resin. The showers have a white colour resin shower tray, which is flush with the flooring, and shower screens are made up of fixed tempered glass panels.

The showers have Ramón Soler brand single lever mixer taps with a fixed shower head and a rain shower head. Ramón Soler brand single lever mixer taps in the basins.

## Kitchens

The kitchen bottom units and columns have an up-to-date design, with plain lacquered MDF doors. The resin single bowl undermount sink has a single lever mixer tap.

## HVAC and domestic hot water

EAS Electric air source heat pump system installed to provide DHW. An LG brand, CONFORT+ model ducted HVAC system. There is a thermostat located on each of the main floors to control the temperature.

Sodeca brand ventilation system with a heat recovery unit, EC Technology motor, a built-in bypass and a remote control for low power consumption and heat recovery efficiency of up to 86%.

## Electricity and telecommunications

Wiring complies with the Low Voltage Directive, for a high electrification rate. Niessen switches and sockets.

The houses have television, network and fibre optic sockets as well as an automatic video intercom. Led lights will be included in the bathrooms, kitchen and utility room. The property development will have the communal infrastructure required to install Digital Cable television receivers.

\*\* The houses have pre-installation for smart home devices that are connected through one central point with an App to control lighting, window blinds, refrigerator.

**NB: The images and the content included in this dossier are non-contractual, they are merely informative and illustrative, and they are subject to technical, legal or commercial changes that might be made by the site manager or the competent authority.**



**PROMO ALC**  
PROMOCIONES

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