

# LA CIÑUELICA

RESIDENCIAL

Feeling the mediterranean

**sunnier**  
HOMES

# A destination with quality of life

**LA CIÑUELICA**  
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**LA CIÑUELICA**  
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**New villa in the heart  
of the Costa Blanca**

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 **Ground floor**

 **Top floor**

 **Basement**

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# LA CIÑUELICA

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**Breathe the nature of  
the Mediterranean**





# LA CIÑUELICA

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**Connected spaces to create  
unforgettable moments**

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**4 bedrooms,  
maximum comfort**

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**A basement,  
many possibilities**

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# LA CIÑUELICA

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Enjoy the outdoors  
all year round

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# Privacy and Security

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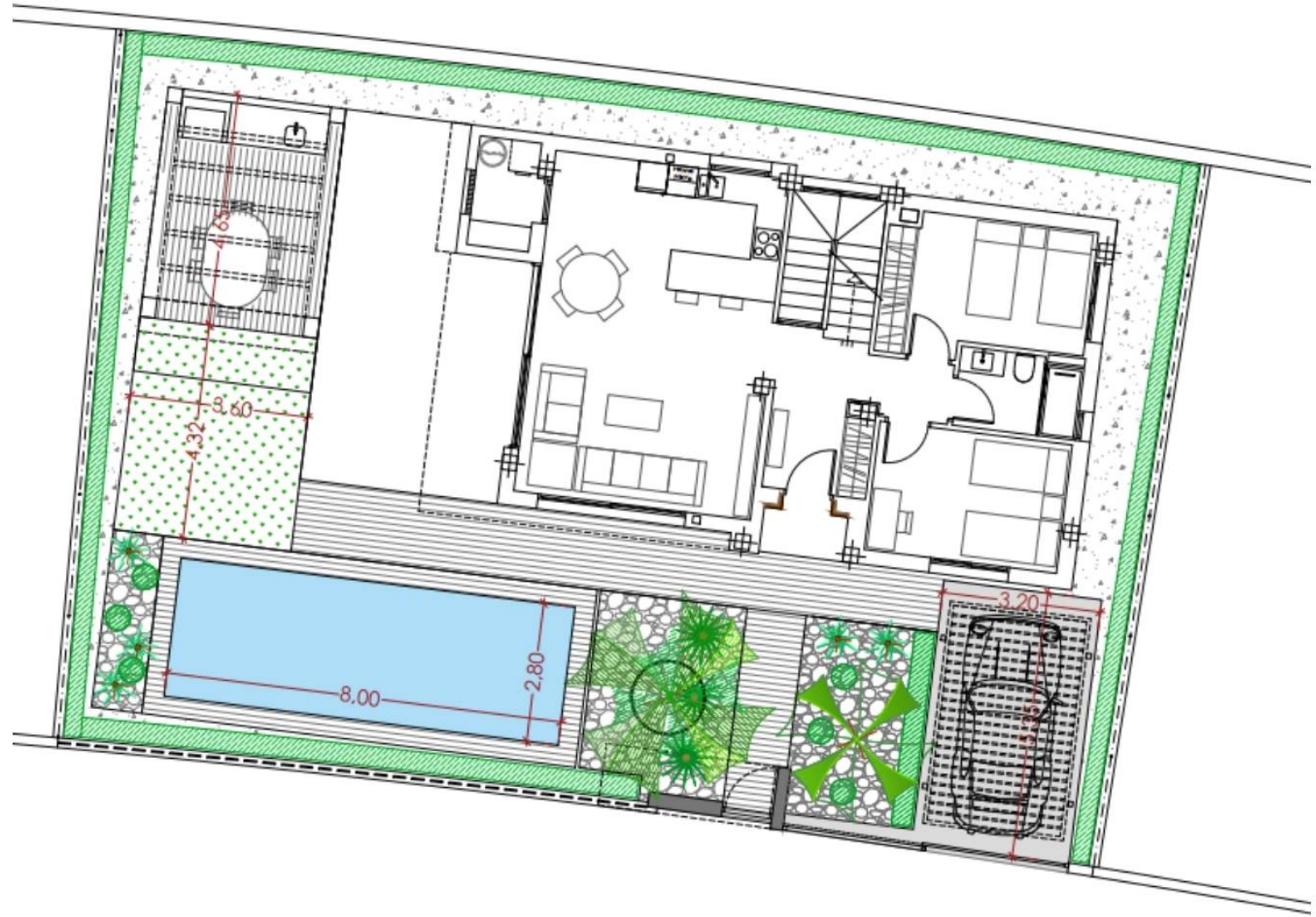
An aerial photograph of a small sailboat with a white sail on a vast expanse of turquoise water. The water has a textured, rippled surface. The sailboat is positioned in the lower-left quadrant of the frame.

PLANS

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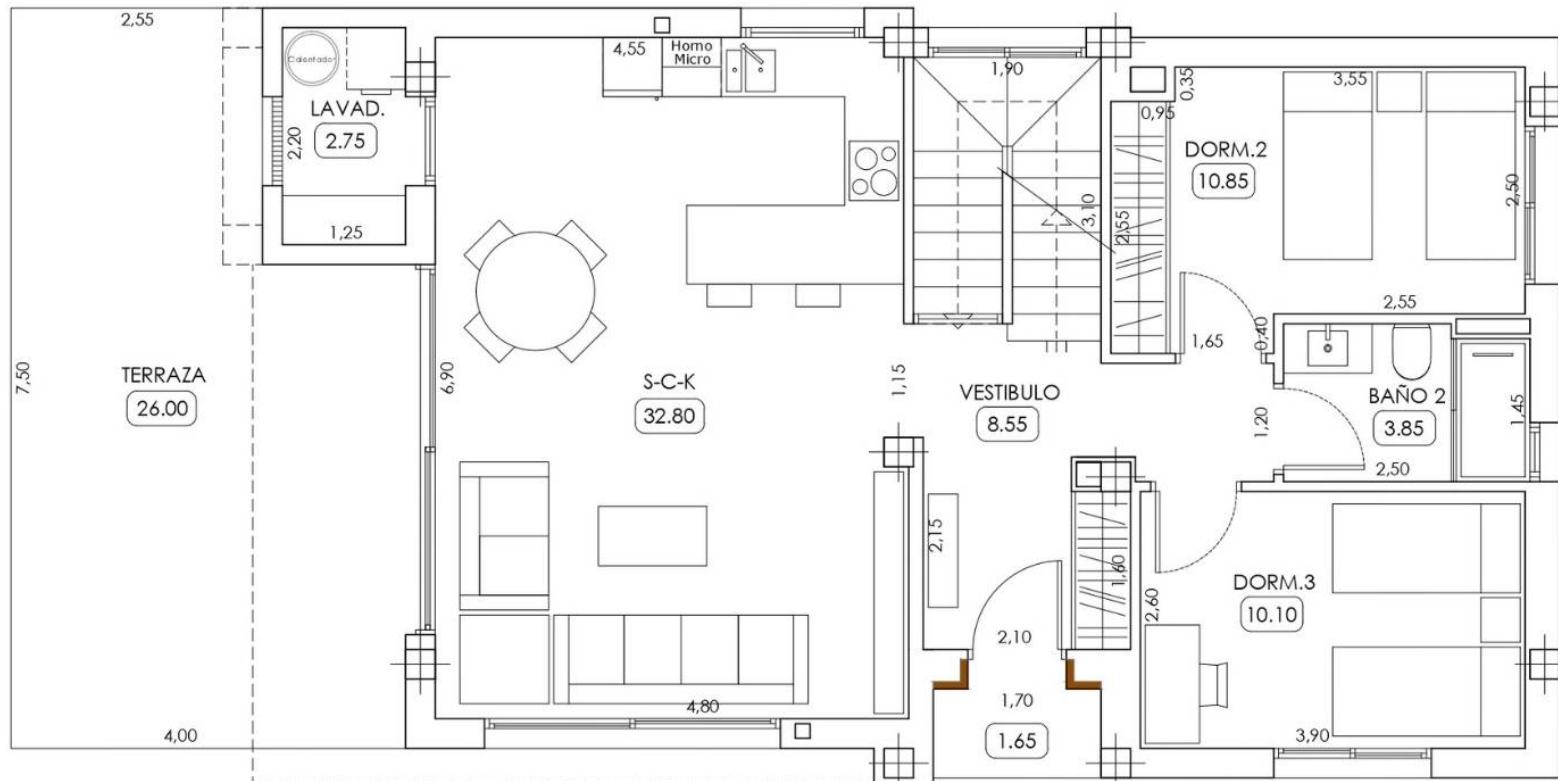
Plot





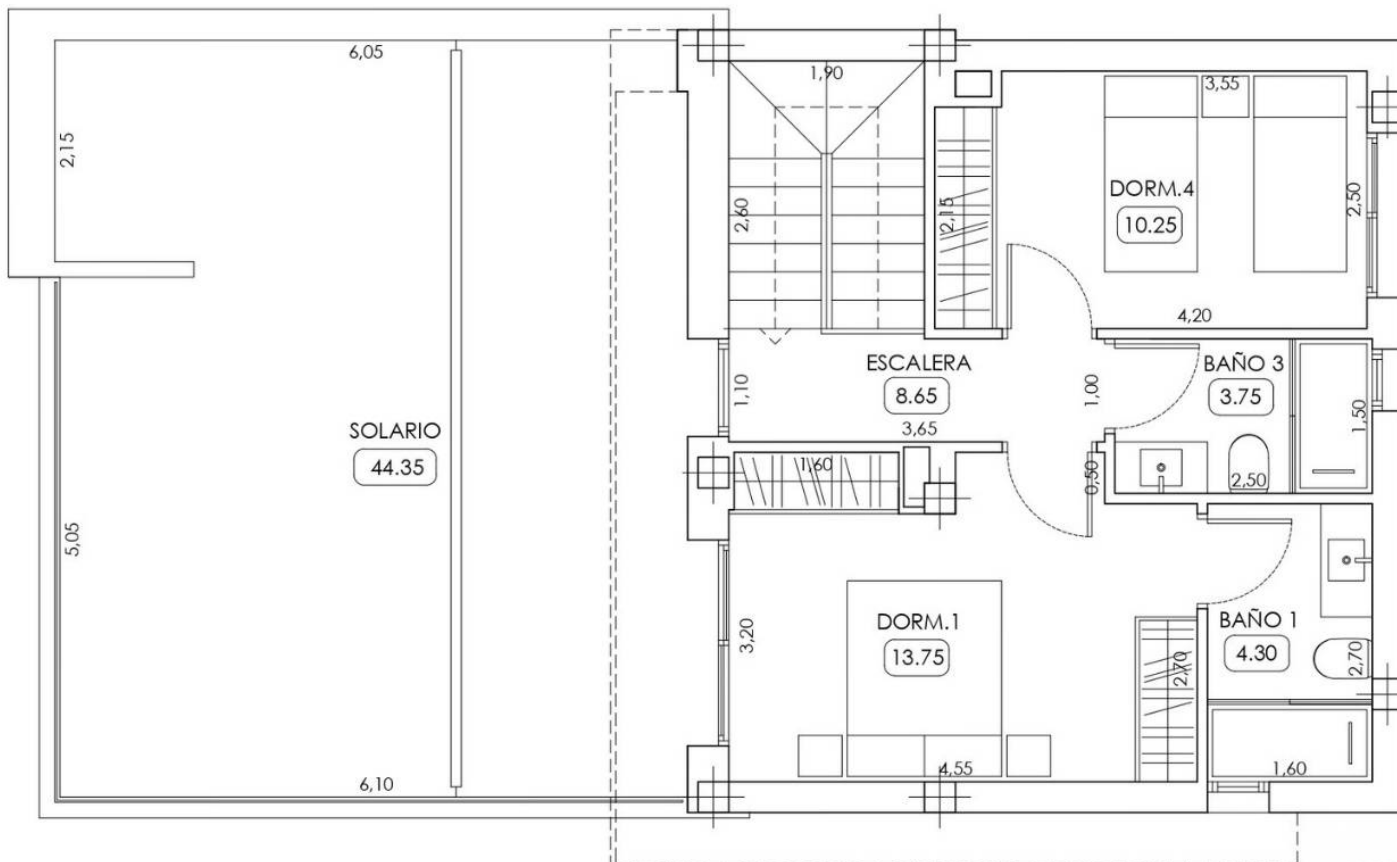


# Ground floor



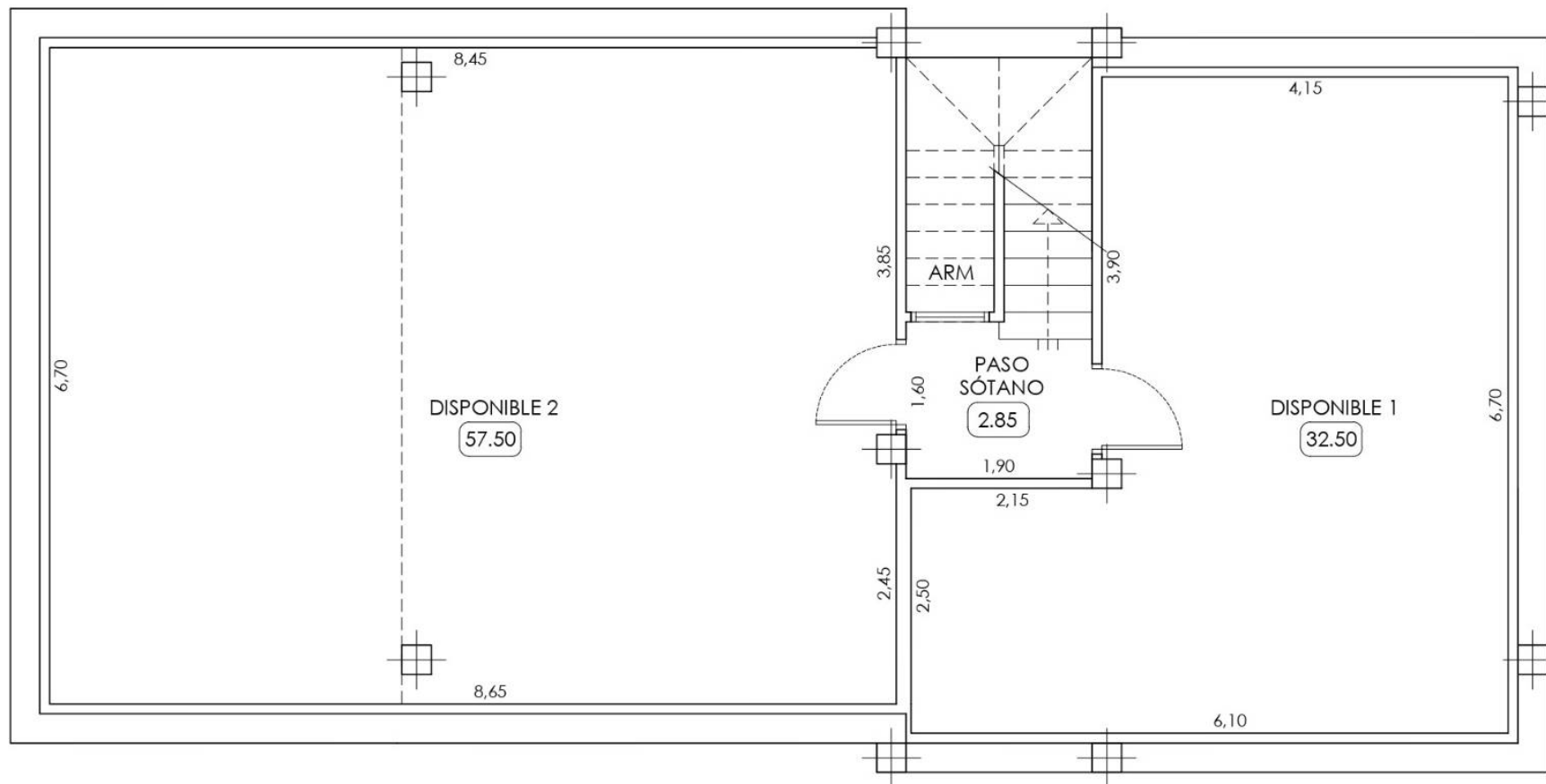


# Top floor



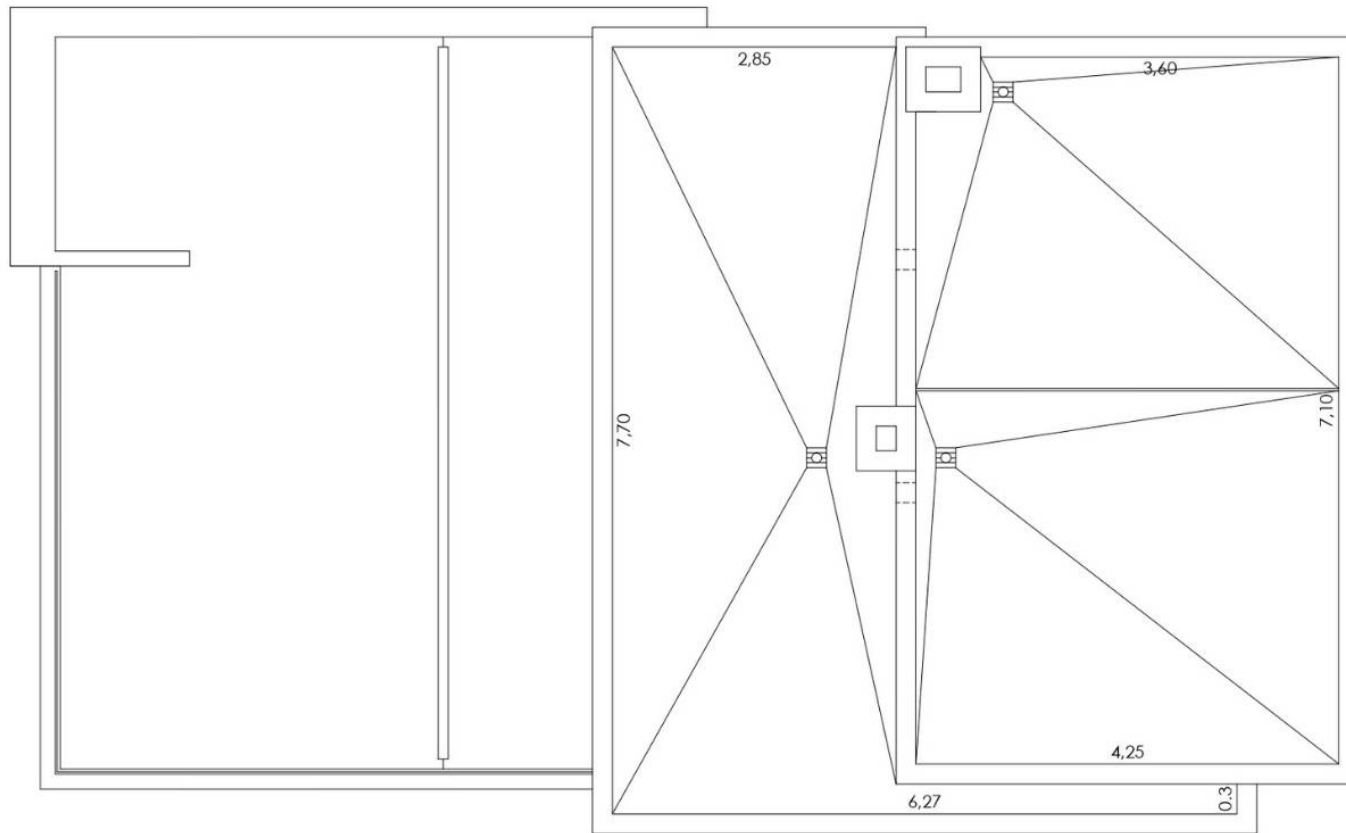


# Basement





# Roof plan



An aerial photograph of a sailboat with a white sail on a vast expanse of turquoise water. The water has a textured, rippled surface. The sailboat is positioned in the lower-left quadrant of the frame.

# QUALITY SPECIFICATIONS

## LA CIÑUELICA RESIDENCIAL

**NOTE:** The qualities and brands may vary depending on the specific promotion, technical criteria, and market conditions, while maintaining the quality standards of the construction company.



## FOUNDATION

- By means of footings and tie straps in reinforced concrete.
- OCT and laboratory control.



## STRUCTURE

- By means of reinforced concrete columns and beams and one-way floors.
- OCT and laboratory control



## COVER

- Flat passable roof, with thermal-acoustic insulation, waterproofing and porcelain stoneware paving.
- On the top floor roof there is space for installations.



## FACADE

- Exterior finish with single-coat mortar with paint in the same colour, combined with natural stone cladding according to design.
- Exterior leaf with 1/2 foot ceramic brick, thermal and acoustic insulation and ceramic brick of e=7 cm.



## MASONRY

- Interior partition walls with ceramic bricks of e=7 cm.





## **INNER LINING**

- Smooth plastic paint on interior walls plastered with plaster.
- False ceiling with laminated plasterboard finished with plastic paint.



## **INTERIOR FLOORING AND TILING**

- Porcelain stoneware flooring throughout the house.
- The bathrooms will be tiled with porcelain stoneware tiles, in the shower and sanitary walls, and painted with plastic paint in the rest, creating a light and modern composition.
- Laundry room-gallery tiled from floor to ceiling in white porcelain.



## **EXTERNAL FLOORING**

- Porch and terrace-solarium with porcelain stoneware flooring.



## **CARPENTRY AND INTERIOR GLAZING**

- Armoured front door
- Interior doors in lacquered MDF
- Modular wardrobes in MDF, lacquered doors with the same finish, interior doors with luggage rack and hanging rail.





## **CARPENTRY AND EXTERNAL GLAZING**

- Exterior carpentry with aluminium profiles (with thermal bridge break).
- Climalit type glass windows.
- Top floor terrace railings made of glass or brickwork, according to design.



## **PLUMBING AND DRAINAGE**

- Interior installation of the house with pipes made of approved material (multilayer).
- Porcelain washbasins with countertop basin.
- Built-in shower trays.
- Taps and sanitary fittings in top quality brand.



## **ELECTRICITY**

- High-grade electrical installation 9.2 KW.
- Top quality mechanisms.
- Motorised blinds in living room, bedrooms and exit to solarium.
- Electric underfloor heating in bathrooms.
- TV and data sockets in living room and all bedrooms.
- Telephone sockets in living room and master bedroom.







## **AIR CONDITIONING AND ACS**

- Pre-installation of ducted air conditioning throughout the house.
- Domestic Hot Water (DHW) provided by an air-to-water heat pump.



## **KITCHENS**

- Furnished with base and wall units. Including worktop.
- Provision for built-in electrical appliances (electrical appliances not included).



## **PRIVATE GARDEN**

- All homes have a private garden



## **SOLARIUM**

- Electrical and TV sockets and lighting.
- Pre-installation for heated hydro-massage SPA.



## **SWIMMING POOL**

- Finished in gresite, interior lighting, access by stairs.
- Shower in the pool area.









## **PARKING**

- Printed concrete parking area.
- Motorised gate with remote control.





-  Ground floor, Top floor with solarium and Basement
-  4 bedrooms
-  3 bathroom
-  Terrace and private garden
-  Swimming pool
-  Parking on the plot

**750.000 €**

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