



## 4 soveværelse Villa til salg i Calahonda, Málaga

949.000€



We present to you an off-plan villa with land, all turnkey with the following specifications:

**STRUCTURE** Structure produced according to project specifications in reinforced cellular concrete for the vertical elements and in mixed elements (concrete-metal) for the horizontal elements, all in compliance with the CTE and the application rules. **ROOF** Flat roof, not accessible, with surface finish in gravel or similar to blend in with the environment. **FACADE** Designer facade in cellular concrete with white or porcelain finish depending on the options offered, combining white tones and glass, thermally and acoustically insulated according to CTE requirements. **EXTERIOR CARPENTRY** Exterior aluminum with thermal break, with sliding doors combined according to the project with double glazing and interior chamber. **GLASS RAILS** Glass rails by vertical tubular profile or mailbox system, depending on construction requirements. **INTERIOR CARPENTRY ACCESS DOOR** The access door to the house is armored with a security lock. **SLIDING DOORS** Practical or sliding doors, smooth and lacquered. **LACQUERED CABINETS** 1.5m lacquered wardrobes in the bedrooms, equipped with interior partitions and hanging bars included in the price or fitted floor-to-ceiling wardrobes, chosen from the options offered. **INTERIOR DIVISIONS** Interior divisions using self-supporting cellular concrete or plasterboard partitions in accordance with CTE requirements for acoustic, thermal and RF insulation. **FALSE CEILING** False ceiling in laminated plasterboard. **FILES ON CEILINGS** Files on toilet ceilings for air conditioning equipment. **INTERIOR FLOORS** Porcelain stoneware floors in 90x90 cm format for interior floors, or natural marble or large format porcelain stoneware floors chosen from the options offered. **EXTERIOR FLOOR** Accessible exterior floors in 90 x 90 format in non-slip natural marble or porcelain material, selected from the options offered. **SIDING** Natural stone, concrete bricks or continuous reinforced concrete covering, to choose from the options offered. **PAINTED WALL PANELS** Walls covered with washable, fungicide-free paint throughout the building. **BATHROOMS AND TOILETS** In bathrooms and toilets, wet areas will be covered with natural marble or porcelain selected from the options offered in m<sup>2</sup>Capas Select, in combination with painted walls according to the project design. **BATHROOMS**

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|---------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|
|  4 soveværelser                   |  3 badeværelser |  210m <sup>2</sup> Byg størrelse |
|  600m <sup>2</sup> Grundstørrelse | <input checked="" type="checkbox"/> Svømmepøl                                                      | <input checked="" type="checkbox"/> Parquet                                                                           |
| <input checked="" type="checkbox"/> Air conditioner                                                                 | <input checked="" type="checkbox"/> Garden                                                         | <input checked="" type="checkbox"/> Laundry                                                                           |
| <input checked="" type="checkbox"/> Heating                                                                         | <input checked="" type="checkbox"/> Intercom                                                       | <input checked="" type="checkbox"/> Terrace                                                                           |
| <input checked="" type="checkbox"/> Solarium                                                                        | <input checked="" type="checkbox"/> Pool                                                           |                                                                                                                       |