

## 3 soveværelse Villa til salg i La Romana, Alicante

269.995€



New Build Homes in La Romana (Alicante) – Modern Design and Maximum Energy Efficiency We present these exclusive newly built urban villas in La Romana (Alicante), a charming inland village known for its tranquility, natural surroundings among vineyards and mountains, and excellent connections with cities such as Elche, Aspe, and Alicante. An ideal setting for those seeking quality of life, privacy, and comfort, with all the advantages of a modern and sustainable home. These homes will be ready for delivery within approximately 11 to 12 months from the start of construction and are designed with top-quality materials, paying attention to every detail to provide maximum comfort and energy efficiency.

**Main Features**

**FOUNDATIONS AND STRUCTURE** Reinforced concrete structure built on isolated footings connected with tie beams, ensuring the solidity and durability of the building.

**FAÇADE AND INSULATION** White monocapa exterior finish with 14 cm thermo-clay brickwork, insulated cavity with EPS, and interior cement render, achieving excellent thermal and acoustic insulation.

**ROOF** Flat roof with integrated drainage system.

**Carpentry and Finishes**

**Exterior:** Armored front door with high-security lock, anthracite grey PVC windows with thermal break, motorized aluminum shutters, and Climalit double glazing. Window sills in Capri limestone or similar.

**Interior:** White lacquered interior doors with steel or black handles. Built-in wardrobes up to the ceiling in the main bedroom, combining elegance and functionality.

**Partition Walls:** Interior partitions in 7 cm brick rendered with gypsum.

**Interiors and Finishes** Porcelain stoneware flooring of the highest quality (personalizable from available options). Anti-slip flooring in terrace and exterior areas. Perimeter walkway of approximately 1 meter finished with the same exterior paving. Plasterboard false ceilings throughout the home. Smooth matte white plastic paint on walls and ceilings.

**Bathrooms and Kitchen**

**Bathrooms:** High-quality ceramic wall and floor tiles, white vitrified porcelain sanitaryware, shower trays with fixed 1-meter screen, chrome single-lever faucets, and bathroom furniture with built-in washbasin and mirror.

**Kitchen:** Fully fitted with upper and lower units up to the ceiling, Silestone or similar countertop with sink and monobloc tap, pre-installation for appliances, island formation, and ceramic backsplash of your choice from premium quality options.

**Installations and Comfort** Electrical installation with high capacity and

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|---------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|
|  3 soveværelser                   |  2 badeværelser                      |  130m <sup>2</sup> Byg størrelse |
|  300m <sup>2</sup> Grundstørrelse |  Svømmepøl                           |  Fast Internet & Phone           |
|  Mains Electric                   |  Mains Sewerage                      |  Mains Water                     |
|  Double glazing                   |  Walking Distance - Restaurant / Bar |  fenced plot                     |
|  Garage                           |  Terrace                             |  Utility Room                    |
|  Air conditioning                 |  Pool: Private                       |  walking distance to town        |



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