

## 4 спальная комната вилла продается в La Romana, Alicante

449.900€



Newly Built Villa in La Romana – Exclusivity, Nature, and Cutting-Edge Design We present this spectacular newly built villa in La Romana, currently under construction, with delivery expected by the end of 2025 or early 2026. Designed for those seeking quality, efficiency, and a privileged natural environment, this property combines modern architecture with functionality and comfort in every detail.

**General Features:-** Built area: 190 m<sup>2</sup>- Private plot: 11,000 m<sup>2</sup> (with 4,000 m<sup>2</sup> fenced)- Bedrooms: 3 rooms + office- Bathrooms: 2 full bathrooms- Independent walk-in closet- Spacious terrace with views- Private pool 8x4 m with LED lighting- Stunning mountain views- Estimated delivery: End of 2025 / Early 2026

**Interior Distribution with Surface Areas-** Living-dining room: 44.00 m<sup>2</sup>- Independent kitchen: 10.50 m<sup>2</sup>- Gallery: 4.65 m<sup>2</sup>- Master bedroom: 13.15 m<sup>2</sup>- Bedrooms 2 and 3: 11.35 m<sup>2</sup> each- Office: 8.00 m<sup>2</sup>- Walk-in closet: 5.70 m<sup>2</sup>- Bathroom 1: 6.25 m<sup>2</sup>- Bathroom 2: 7.22 m<sup>2</sup>- Hallway: 11.00 m<sup>2</sup>- Terrace with views: 13.90 m<sup>2</sup>

**Quality Specifications – Construction and Finishes**

**Structure and Enclosures** Foundation with isolated footings and reinforced concrete structure White monocalca facade with termoarcilla enclosure and EPS insulation chamber Roof Flat roof with water drainage system

**Exterior Carpentry** Reinforced security door Anthracite gray PVC windows with thermal break Climait, stone sills, and motorized shutters





**Interior Carpentry** White lacquered doors with designer handles

**Flooring and Cladding** High-quality porcelain stoneware throughout the home Non-slip flooring on terraces and exterior perimeter Customized ceramic cladding in kitchen and bathrooms

**Kitchen and Bathrooms** Kitchen High and low cabinetry up to the ceiling Silestone countertop with central island Pre-installation for appliances and extractor fan Stainless steel sink with single-lever faucet Bathrooms First-quality ceramics Shower trays with glass screens White porcelain sanitary ware Bathroom furniture with built-in sink and mirror Chrome single-lever faucets

**Comfort and Technology** Ducted air conditioning (cooling/heating) in the living room and bedrooms ACS production via 100-liter electric water heater Pre-installation for solar panels on the solarium Vertical ventilation system High electrification grade electrical system Motorized shutters Video intercom TV and data installations in bedrooms and living room

**Exterior – Nature and Privacy** Private pool 8 x 4 meters with LED lights Garden area with artificial grass (approx

- |  |  |   |
|--|--|---|
|  4 спальни                           |  2 ванные комнаты |  190m <sup>2</sup> Размер сборки |
|  11.000m <sup>2</sup> Размер участка | <input checked="" type="checkbox"/> Бассейн  | <input checked="" type="checkbox"/> Air conditioning  |
| <input checked="" type="checkbox"/> Partially furnished  | <input checked="" type="checkbox"/> Dressing room  | <input checked="" type="checkbox"/> Electric gates  |
| <input checked="" type="checkbox"/> Cess Pit / Septic Tank   | <input checked="" type="checkbox"/> Mains Water  | <input checked="" type="checkbox"/> Mains Electric  |
| <input checked="" type="checkbox"/> Fast Internet & Phone  | <input checked="" type="checkbox"/> Pool: Private  | <input checked="" type="checkbox"/> Double glazing  |
| <input checked="" type="checkbox"/> White Goods  | <input checked="" type="checkbox"/> Terrace  | <input checked="" type="checkbox"/> Utility Room  |
| <input checked="" type="checkbox"/> fenced plot  |  |   |



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