





## PLANTA BAJA GENERAL



Parcela 01 364.25 m<sup>2</sup>

Parcela 02 318.45 m<sup>2</sup>

Parcela 03 319.30 m<sup>2</sup>

Parcela 04 318.50 m<sup>2</sup>

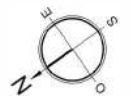
Parcela 05 295.15 m<sup>2</sup>

Parcela 06 285.95 m<sup>2</sup>

Parcela 07 293.50 m<sup>2</sup>

Parcela 08 296.60 m<sup>2</sup>

Parcela 09 304.85 m<sup>2</sup>



Introducing an exclusive development of two-story homes in Benimar, Rojales, located in the tranquil and charming southern region of Alicante. These luxurious residences are situated near the pristine beaches of the Costa Blanca and prestigious golf courses, making them the perfect choice for those seeking to enjoy life's pleasures in an exceptional setting.

Each home offers a living space of 135.23 square meters, featuring a 37.80 square meter terrace and the option to add a 37.80 square meter solarium, providing ample outdoor space to enjoy the Mediterranean climate. The properties boast private 7 x 3-meter swimming pools and are situated on plots ranging from 285 to 364 square meters.

These contemporary-designed homes prioritize comfort and elegance, with underfloor heating in the bathrooms and top-quality finishes throughout. The thoughtful layout and features cater to modern and functional living, ensuring a high standard of residence in a peaceful and secure environment.

In the vicinity of this development, you will find a wide range of services and amenities, including shops, restaurants, supermarkets, and medical centers, ensuring all your needs are within easy reach. Furthermore, Benimar, Rojales boasts excellent transport links and access to major road networks, making local and national travel convenient.

Don't miss the opportunity to invest in one of these exceptional homes in Benimar, Rojales, where you can enjoy life on the Costa Blanca in a privileged setting.







# Feel the Nature

## Guardamar Beach

Surrounded by nature, Guardamar Beach is a coastal paradise in Guardamar del Segura. This beautiful beach boasts over 11 km of golden sands, crystal-clear Mediterranean waters, and a picturesque palm-lined promenade. The properties we offer for sale are just steps away from this stunning beach, ensuring a tranquil and fulfilling lifestyle. Don't miss the opportunity to live in a dream environment where beauty and tranquility meet.









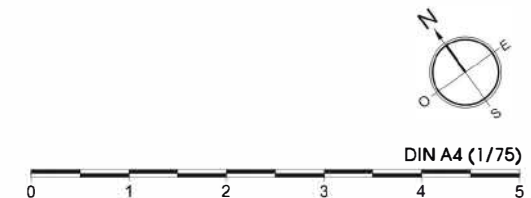
# Ground Floor

Superficie Construida Planta Baja	90.45 m <sup>2</sup>
Superficie Construida Planta Piso	45.80 m <sup>2</sup>
<b>Superficie Construida TOTAL</b>	<b>136.25 m<sup>2</sup></b>
Superficie Terraza Planta Piso	37.00 m <sup>2</sup>
Superficie Solarium	37.80 m <sup>2</sup>



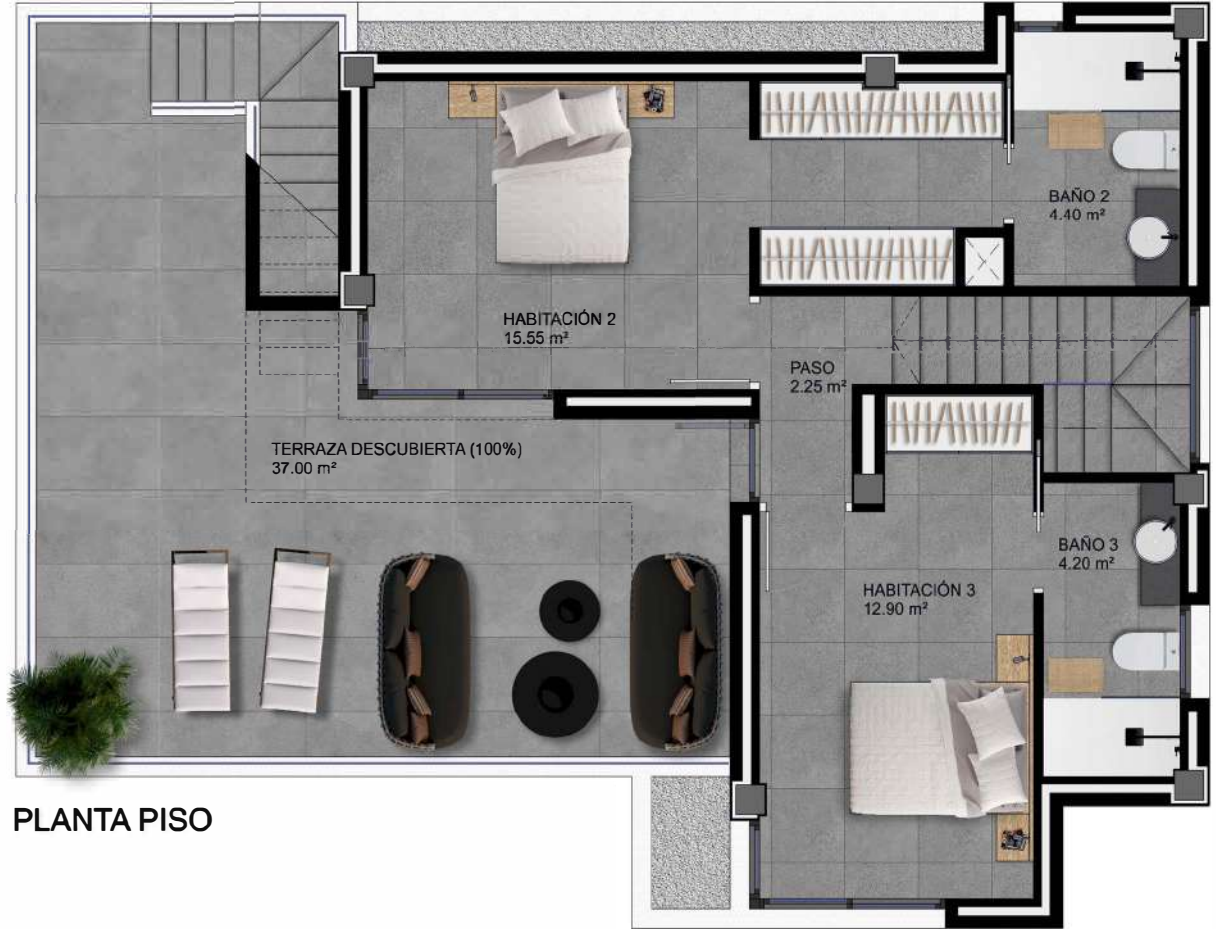
PLANTA BAJA

LAS IMÁGENES SE REFIEREN A SOLUCIONES APROXIMADAS Y NO SON VINCULANTES AL PROYECTO FINAL



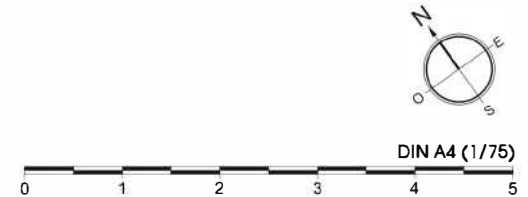
# First Floor

Superficie Construida Planta Baja	90.45 m <sup>2</sup>
Superficie Construida Planta Piso	45.80 m <sup>2</sup>
Superficie Construida TOTAL	136.25 m <sup>2</sup>
Superficie Terraza Planta Piso	37.00 m <sup>2</sup>
Superficie Solarium	37.80 m <sup>2</sup>



PLANTA PISO

LAS IMÁGENES SE REFIEREN A SOLUCIONES APROXIMADAS Y NO SON VINCULANTES AL PROYECTO FINAL

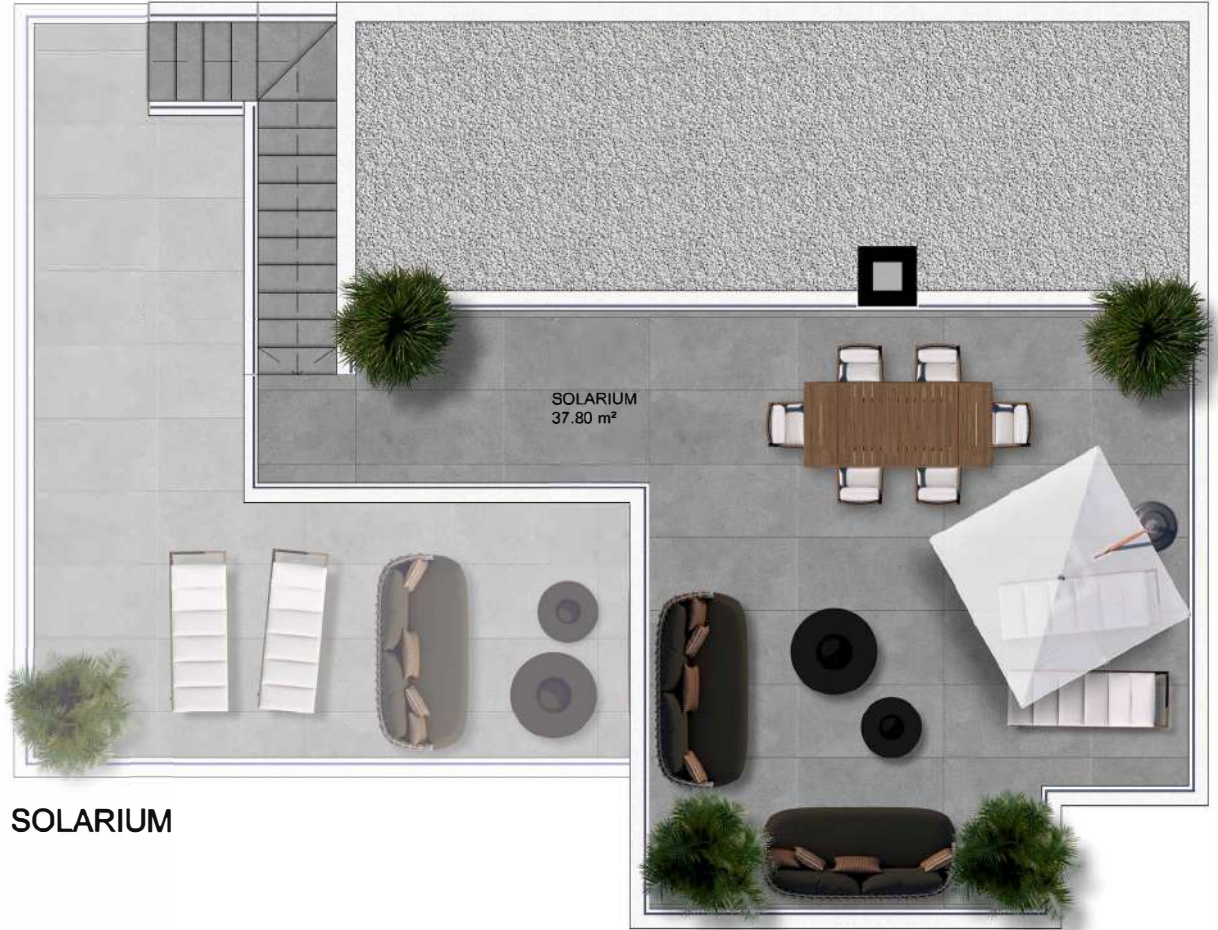


DIN A4 (1/75)



# Solarium

Superficie Construida Planta Baja	90.45 m <sup>2</sup>
Superficie Construida Planta Piso	45.80 m <sup>2</sup>
<b>Superficie Construida TOTAL</b>	<b>136.25 m<sup>2</sup></b>
Superficie Terraza Planta Piso	37.00 m <sup>2</sup>
Superficie Solarium	37.80 m <sup>2</sup>



SOLARIUM





## Building Specifications



### STRUCTURE AND PARTITIONS

Reinforced concrete structure, seismic, calculated according to the Spanish Instruction E.H. and European guidelines, with sanitary anti-humidity floor and reticular floor. Concrete tests, steels and service tests, carried out by an external approved laboratory.

Double wall of 12 centimeters on the outside, plastered on its inner face, extruded high density thermal insulation and wall to form an insulating chamber of 7 centimeters, thus providing a great thermal and acoustic insulation in the house.

Rectified porcelain coating taken with large format elastic glue on thermal insulation in contact with the sanitary floor, and acoustic insulation between floors.

Exterior cladding according to design in project and rest with mortar.

Interior coatings finished in plaster sprayed with smooth paint.

Suspended ceiling of plasterboard type with cord formation and decorative zone according to optional direction.



### DECK

Flat roof with lightened concrete slopes, thermal and acoustic insulation according to the project, double asphalt fabric and finish in selected stoneware or gravel flooring.



### KITCHEN

Kitchen equipped with high and low cabinets, above in compact quartz and decorative fume hood. Stainless steel sink. Installation of the oven and dishwasher sockets. Installation of the washer, dryer and aeroster sockets in the basement.



### EXTERIOR AND INTERIOR CARPENTRY

Carpentry in textured washed aluminum and thermal bridge. Blinds in bedrooms, large windows in the living room, security glass with camera and sun protection. Smooth doors taken in white sheet of 2.11 centimeters and 9 cm flashing on the lower floor. Built-in wardrobes with white washed sheets in all bedrooms, being dressing type in the master bedroom.



### SANITATION

Electro-welded polypropylene pipes with different diameters to guarantee the necessary flow to all points. Sanitary hot water by means of accumulator with aeothermia that provides a remarkable energy saving. Toilets in bathrooms on the main floor with built-in cistern.



### ELECTRICAL INSTALLATIONS

Pre-installation of telephone, internet and TV point in all bedrooms, living room and porch. Electrical installation in high security housing with a high degree of electrification of up to 9.2 KW, adaptable according to specific needs. Pre-installation of solar pannels.



### SPECIAL FACILITIES

Pre-installation of central air conditioning in all rooms for cold and heat, underfloor heating in bathrooms. Installation of video intercom, alarm, installation of electric shutters in bedrooms and reinstallation in kitchen and living room. Complete installation of charging point for electric car.



### OUTSIDE AREA

Fencing of the plot corresponding to the house with door for pedestrian and vehicle use, large slabs for access to the house, and parking area with flooring, gardens finished with artificial grass and decorative gravel according to design.



### SOLARIUM (OPTIONAL)

Roof perfectly waterproofed with thermal and acoustic insulation, finished with non-slip flooring and rest with gravel. Metal railing, point of light and water and reinstallation of electrical socket.



### WARRANTY

The house will be delivered with its corresponding Building Book, Certificate of Energy Efficiency category B and a ten-year insurance policy, which will cover for 10 years the damages caused by defects that affect the foundation and other structural elements.