

# VILLAS EL OLIVAR

PENÀGUILA - SIERRA DE AITANA - ALICANTE



Detached Villas in 800m<sup>2</sup> Plot

[www.villaselolivar.com](http://www.villaselolivar.com)

# LOCATION



Located in Penaguila (Alicante) in the Sierra de Aitana, these homes are next to the urban area of Penaguila.

This urban development of 53,000 m<sup>2</sup> consists of 35 individual plots of 800 m<sup>2</sup> each, for the construction of a detached villa with a maximum buildable area of 240 m<sup>2</sup> on one or two floors.

# Discover your surroundings



Penàguila, distance to:

Alcoy 20 min

Alicante 50 min

Valencia 75 min

Benidorm 55 min

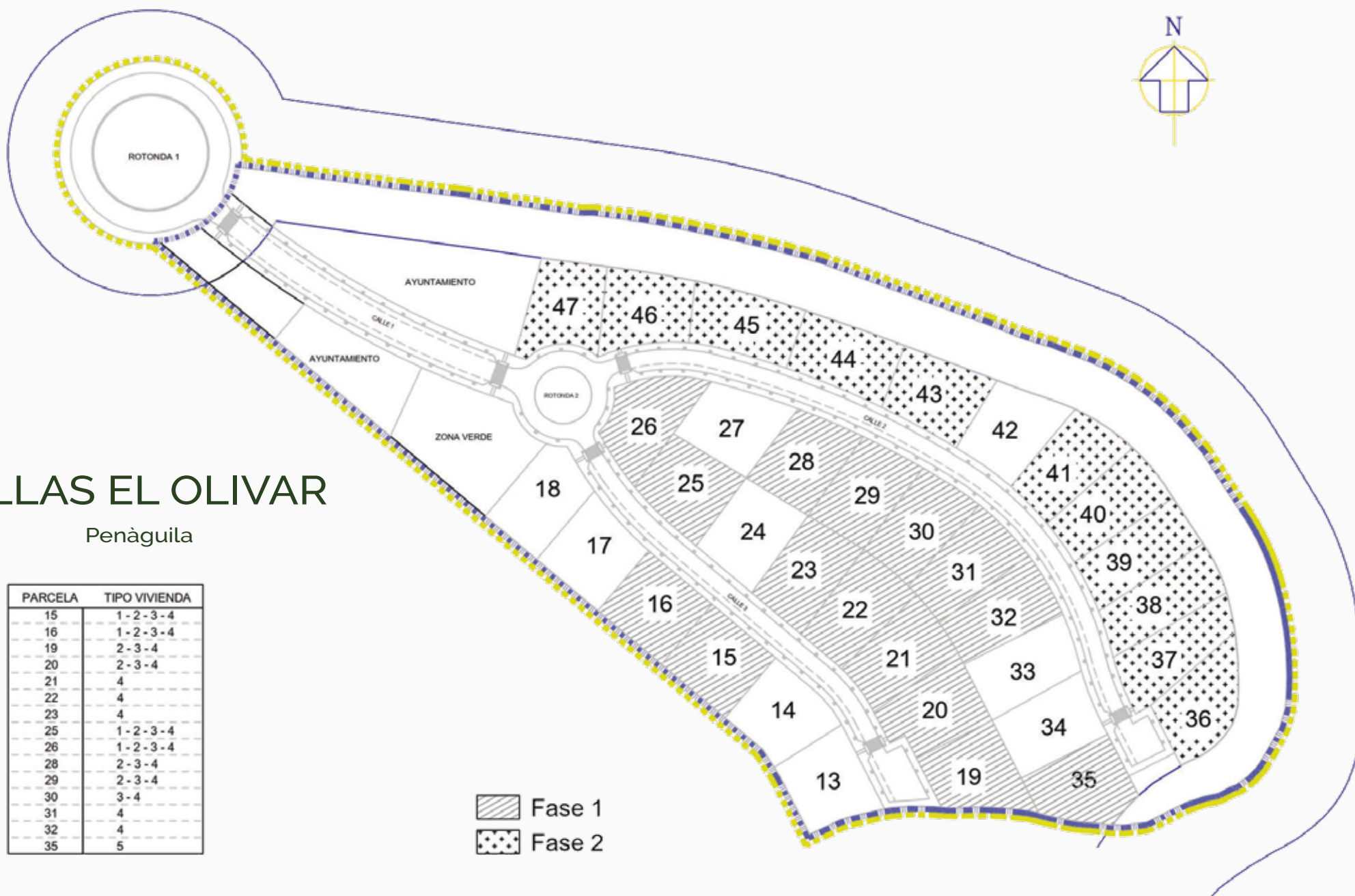


# VILLAS EL OLIVAR

Penàguila

PARCELA	TIPO VIVIENDA
15	1 - 2 - 3 - 4
16	1 - 2 - 3 - 4
19	2 - 3 - 4
20	2 - 3 - 4
21	4
22	4
23	4
25	1 - 2 - 3 - 4
26	1 - 2 - 3 - 4
28	2 - 3 - 4
29	2 - 3 - 4
30	3 - 4
31	4
32	4
35	5

 Fase 1  
 Fase 2







# TYPES OF VILLAS

## **Type 1**

Detached villa in one floor  
4 bedrooms and 3 bathrooms  
Built area 178.62 m<sup>2</sup>  
Built area Terraces 47.40 m<sup>2</sup>

## **Type 2**

Detached villa in one floor  
4 bedrooms and 3 bathrooms  
Built area 155.60 m<sup>2</sup>  
Built area Terraces 54.01m<sup>2</sup>

## **Type 3**

Detached villa in one floor  
3 bedrooms, 2 bathrooms and 1 toilet  
Built area 130.00 m<sup>2</sup>  
Built area Terraces 37.79 m<sup>2</sup>

## **Type 4**

Detached villa in one floor  
3 bedrooms, 2 bathrooms and 1 toilet  
Built area 140.97 m<sup>2</sup>  
Built area Terraces 35.79 m<sup>2</sup>

## **Type 5**

Detached villa in one floor  
3 bedrooms and 2 bathrooms  
Built area 161.26 m<sup>2</sup>  
Built area Terraces 23.60 m<sup>2</sup>

# Detached Villa

TYPES 1, 2, 3, 4



























# Detached Villa Type 1

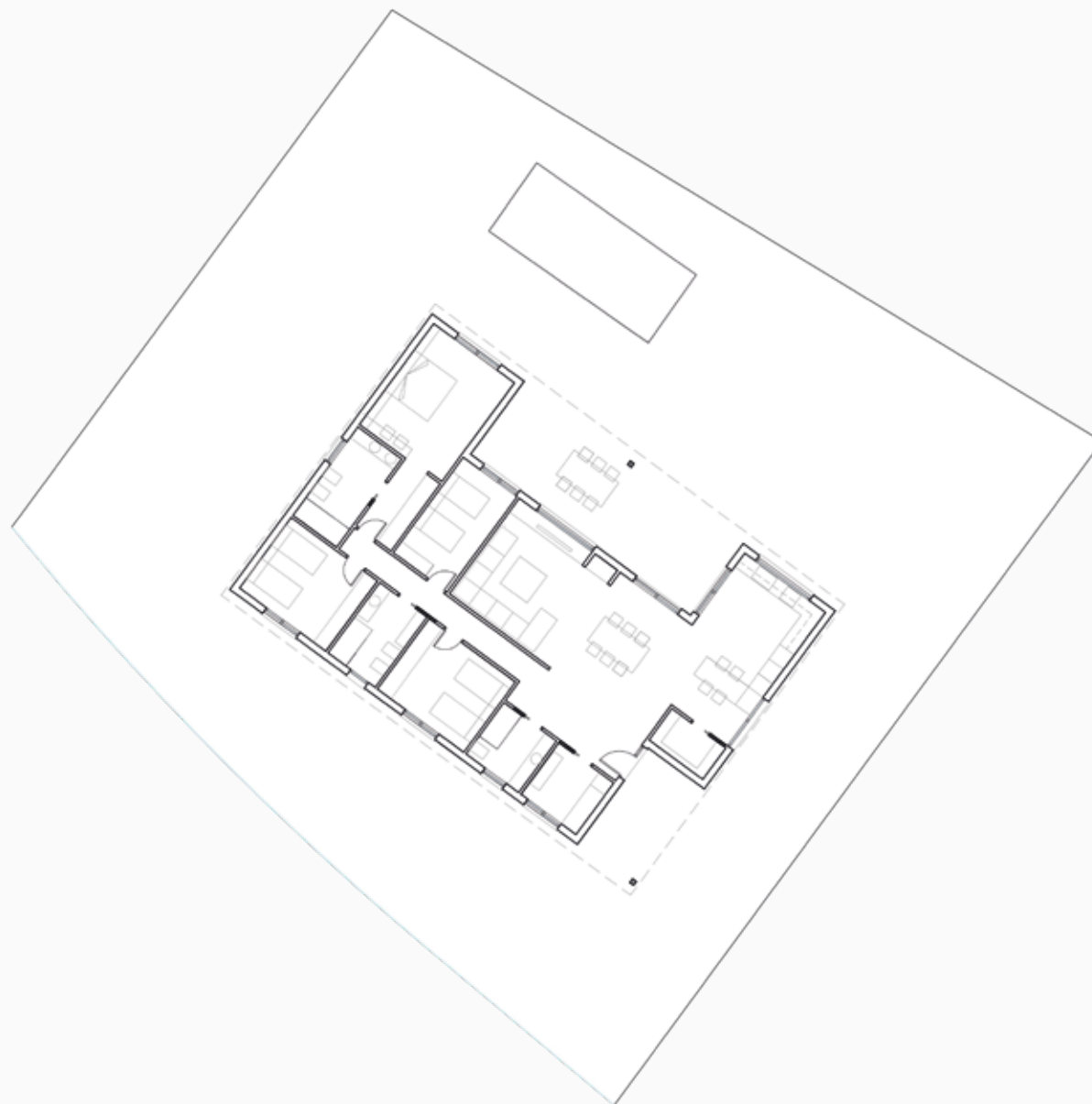
Plot 800 m<sup>2</sup>

Detached villa in one floor

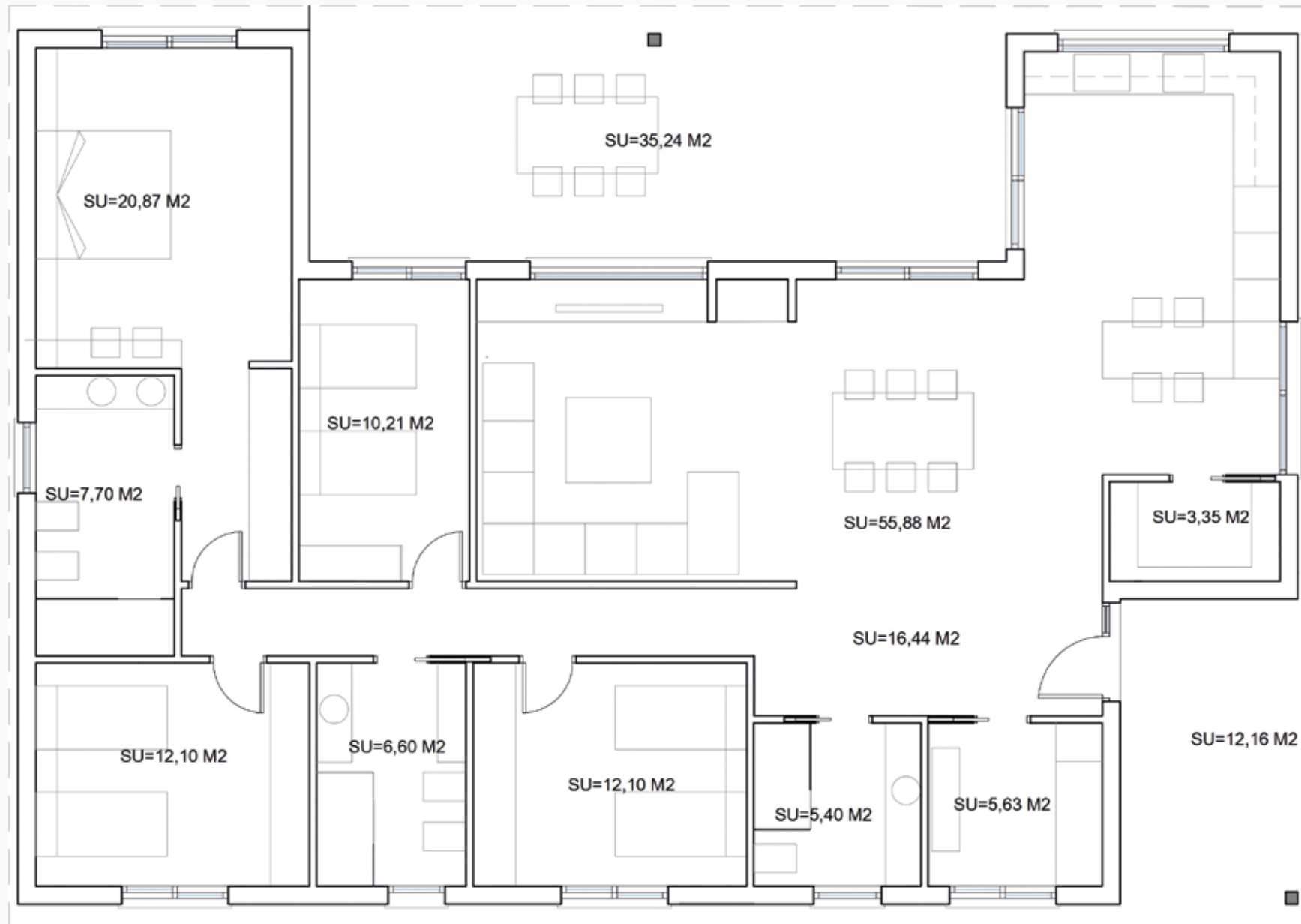
4 bedrooms and 3 bathrooms

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Built area	178.62 m <sup>2</sup>
Built area Terraces	47.40 m <sup>2</sup>
Total built area	226.02 m <sup>2</sup>
Usable area	156.28 m <sup>2</sup>
Total usable area	203.68 m <sup>2</sup>



# Detached Villa Type 1





## Detached Villa Type 2

Plot 800 m<sup>2</sup>

Detached villa in one floor

4 bedrooms and 3 bathrooms

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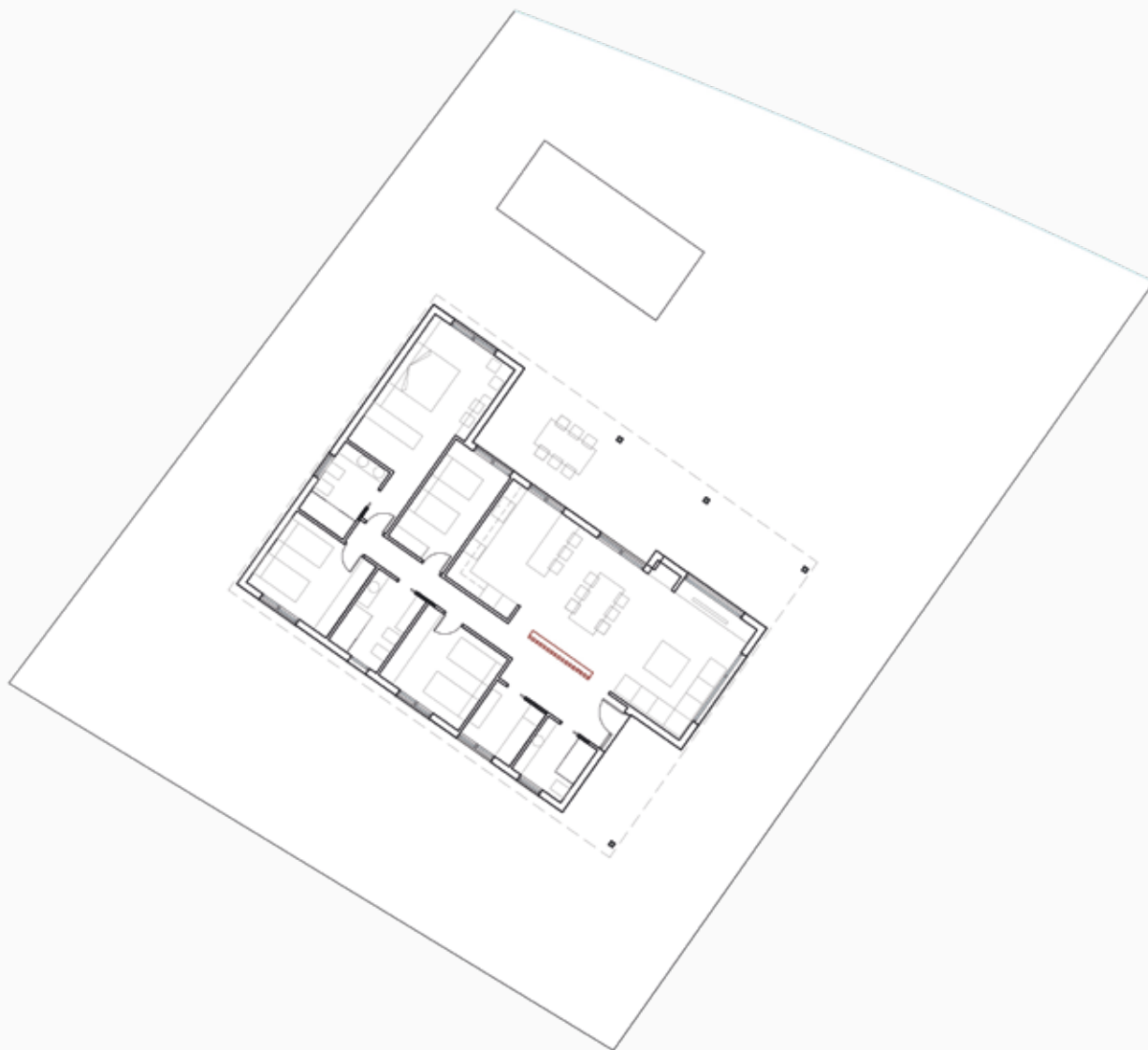
Built area 155,60 m<sup>2</sup>

Built area Terraces 54,01 m<sup>2</sup>

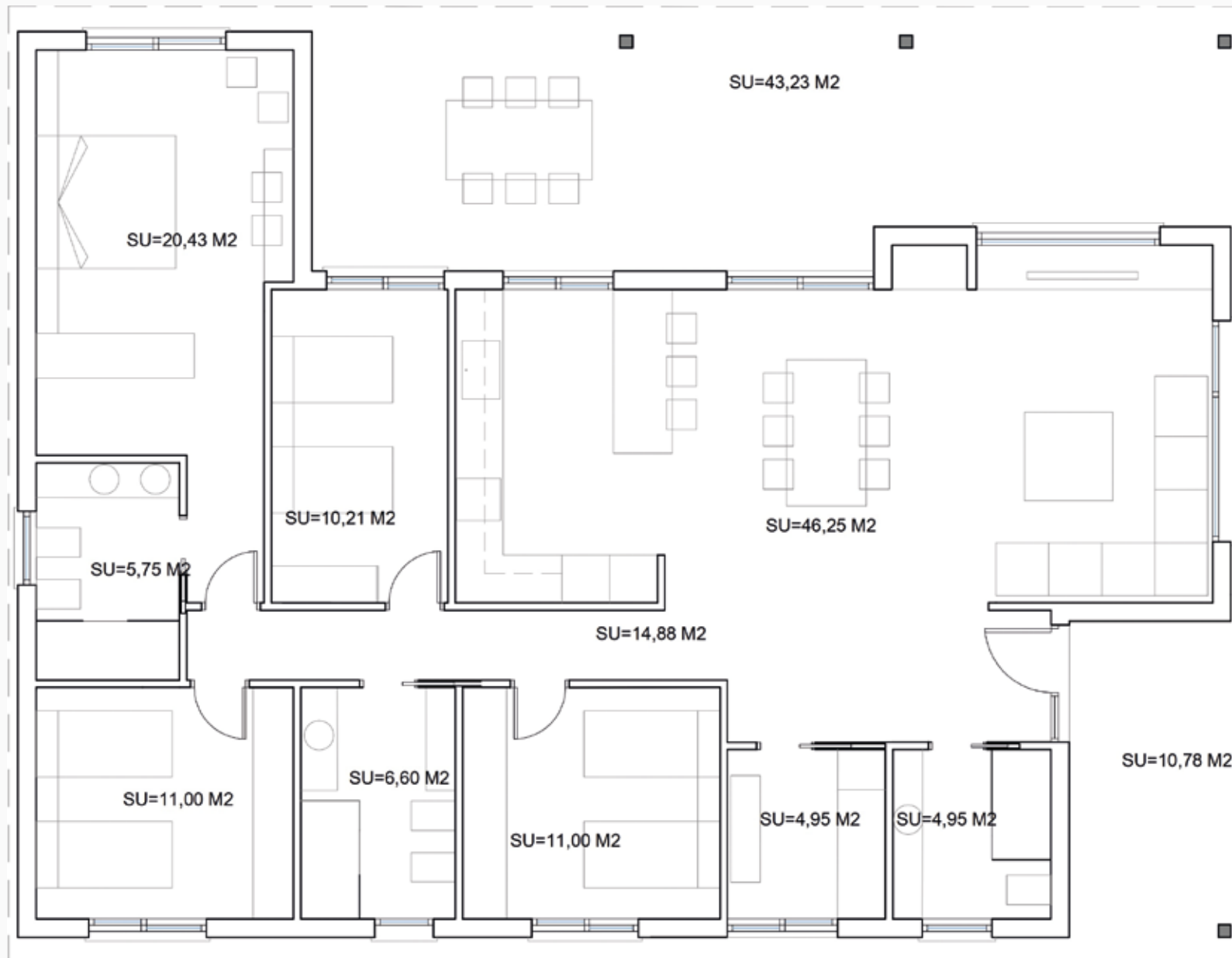
Total built area 209,61 m<sup>2</sup>

Usable area 136,02 m<sup>2</sup>

Total usable area 190,03 m<sup>2</sup>



## Detached Villa Type 2



## Detached Villa Type 3

Plot 800 m<sup>2</sup>

Detached villa in one floor

3 bedrooms, 2 bathrooms and 1 toilet

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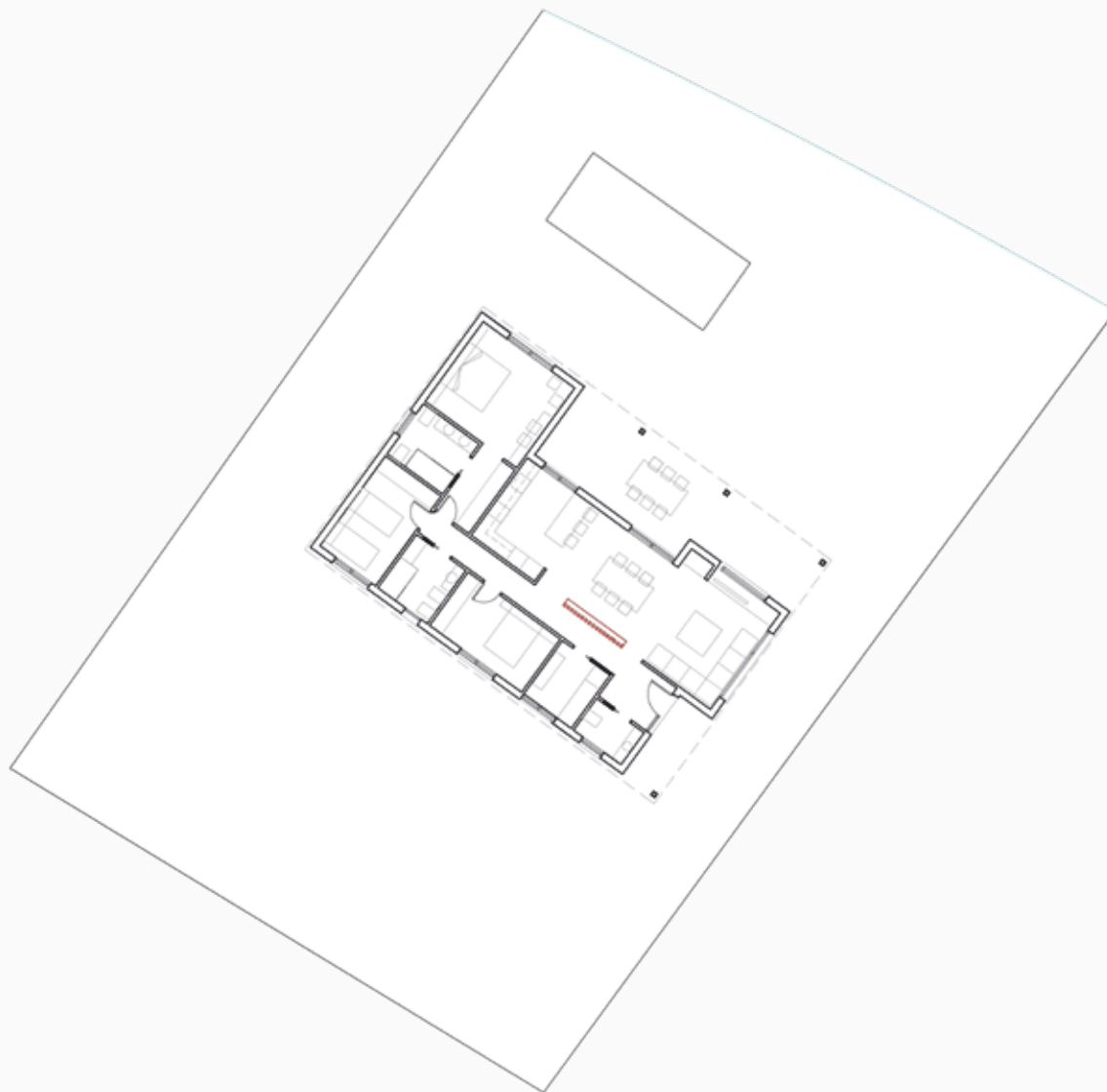
Built area 130,00 m<sup>2</sup>

Built area Terraces 37,79 m<sup>2</sup>

Total built area 167,79 m<sup>2</sup>

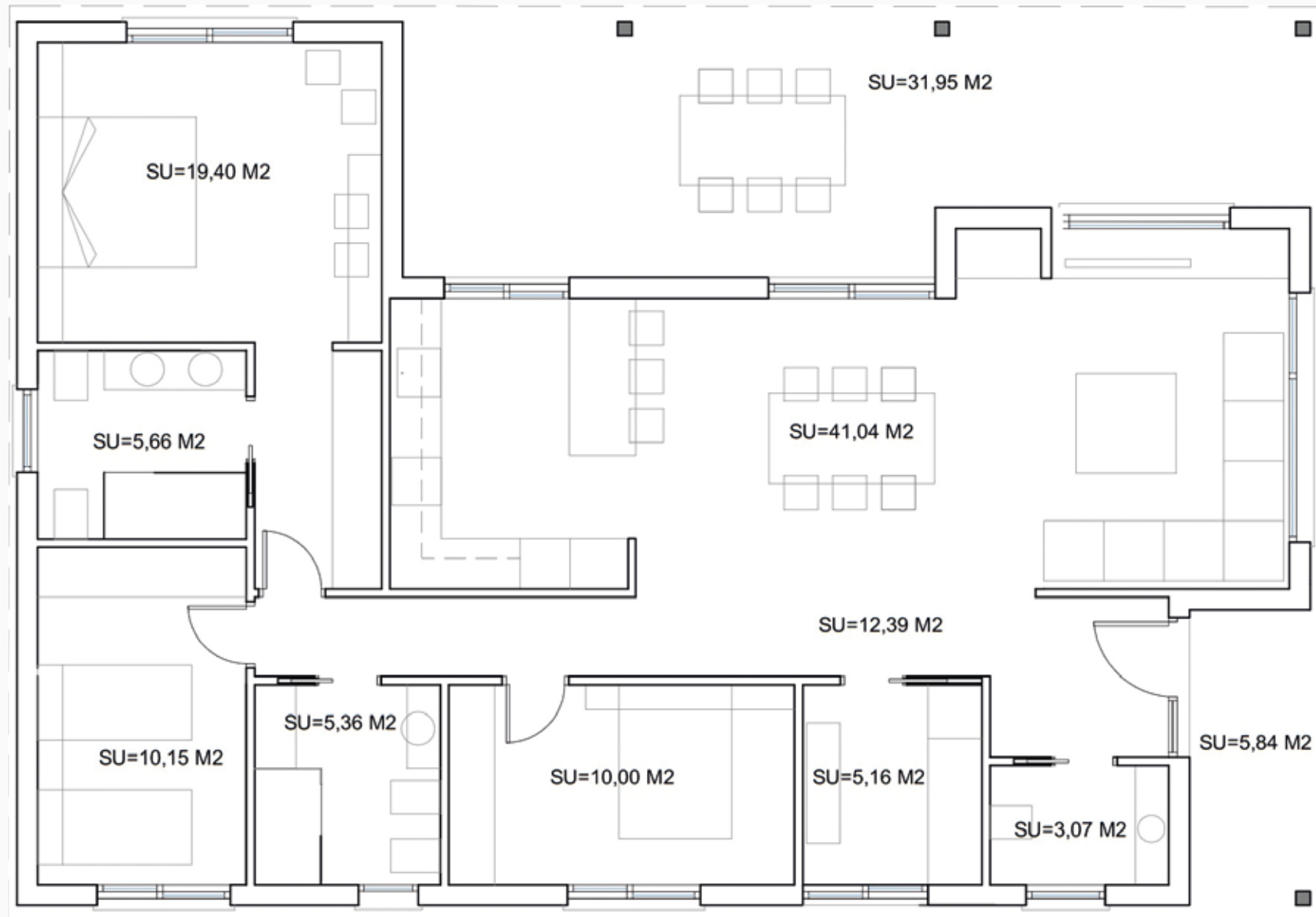
Usable area 112,23 m<sup>2</sup>

Total usable area 150,02 m<sup>2</sup>





## Detached Villa Type 3



## Detached Villa Type 4

Plot 800 m<sup>2</sup>

Detached villa in one floor

3 bedrooms, 2 bathrooms and 1 toilet

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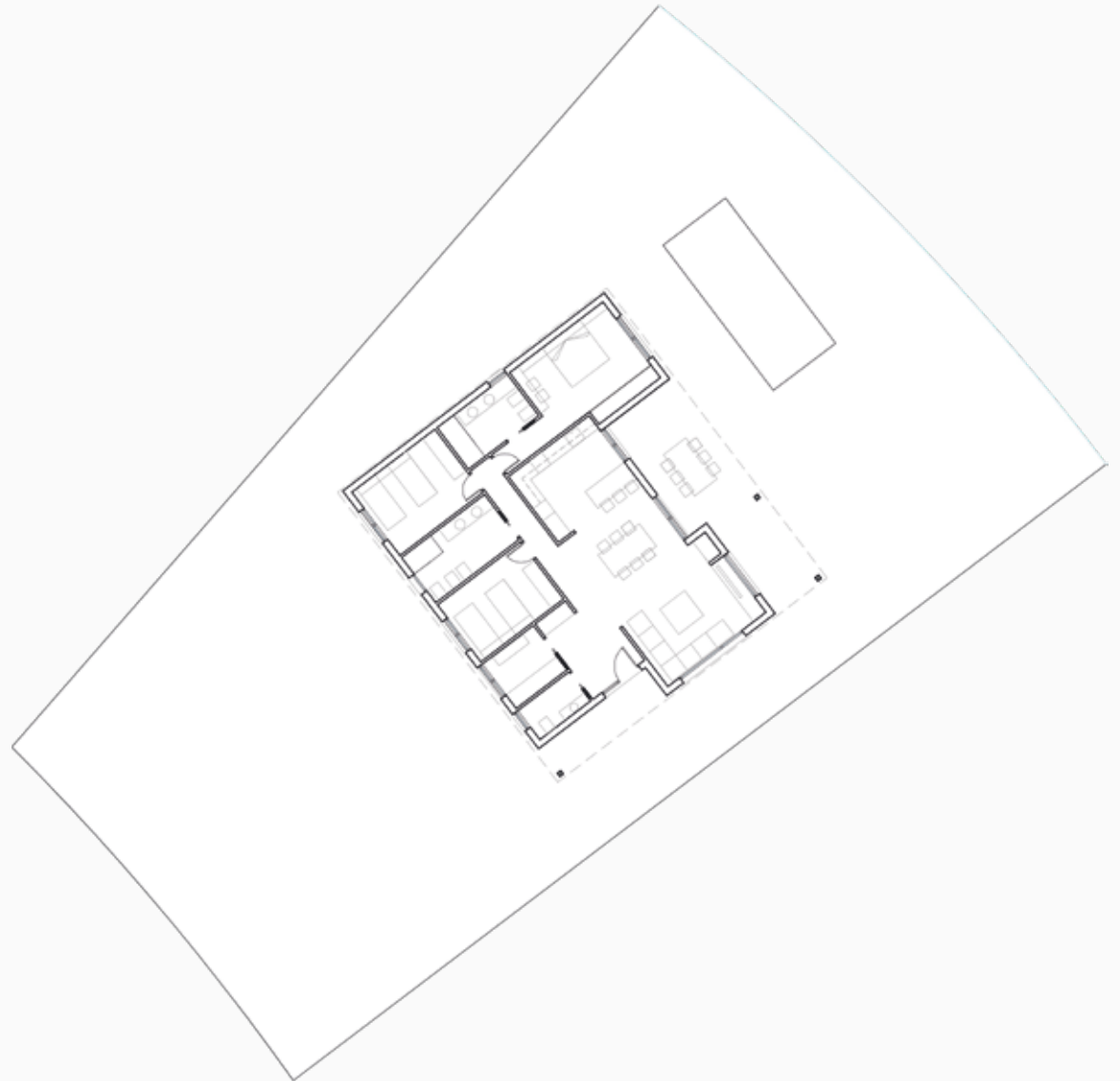
Built area 140,97 m<sup>2</sup>

Built area Terraces 35,79 m<sup>2</sup>

Total built area 176,76 m<sup>2</sup>

Usable area 122,70 m<sup>2</sup>

Total usable area 158,49 m<sup>2</sup>



## Detached Villa Type 4



# Detached Villa

TYPE 5





## Detached Villa Type 5

Plot 800 m<sup>2</sup>

Detached villa in one floor

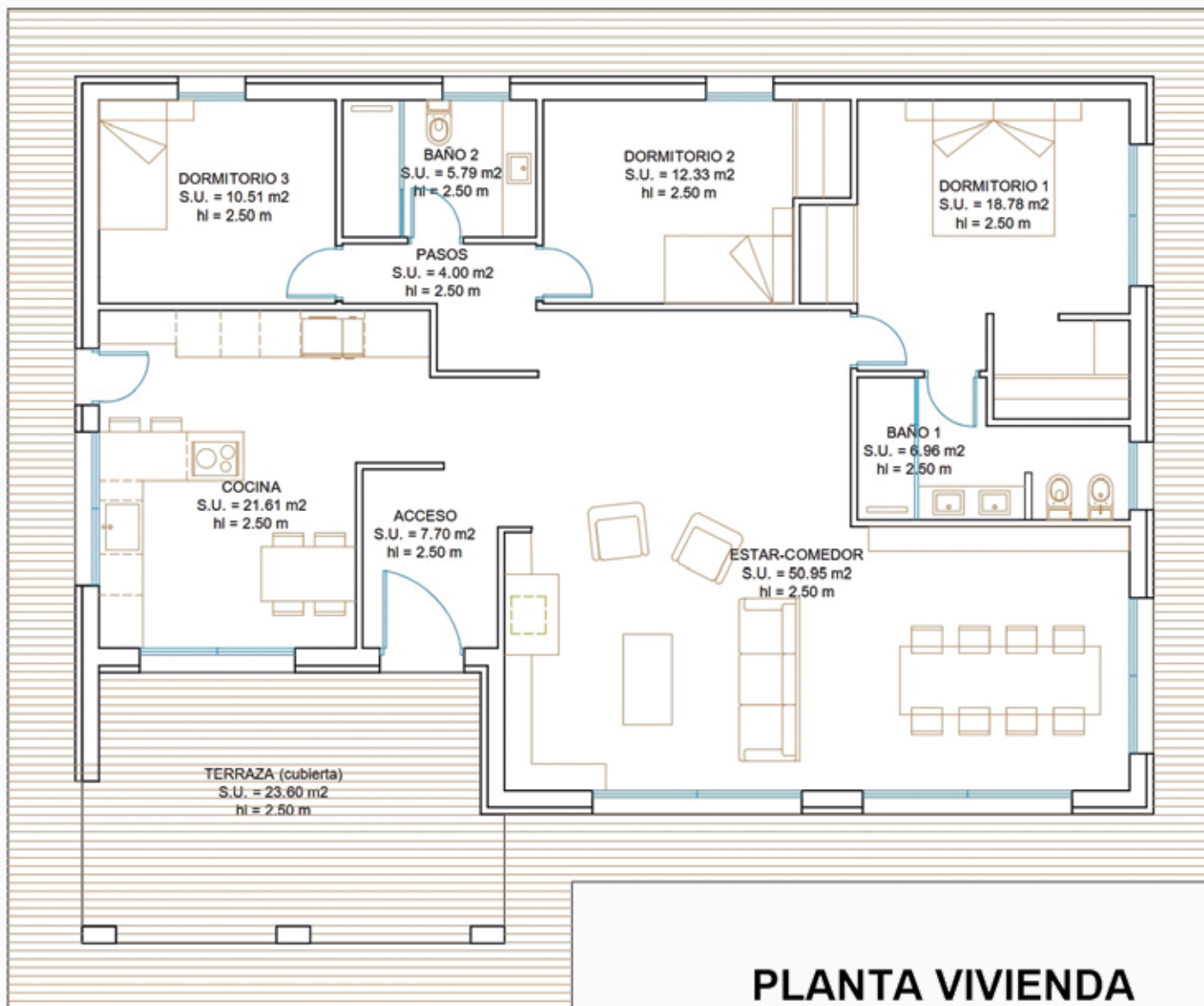
3 bedrooms and 2 bathrooms

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Built area	161,26 m <sup>2</sup>
Built area Terraces	23,60 m <sup>2</sup>
Total built area	184,86 m <sup>2</sup>
Usable area	138,63 m <sup>2</sup>
Total usable area	162,23 m <sup>2</sup>



# Detached Villa Type 5



## Building and Qualities Specifications (abridged)

Reinforced concrete foundation. Structure of pillars, trusses and metal framework.

The façade of the house will be covered with smooth white rendering.

The gable roof is thermally insulated and waterproofed and covered with a curved ceramic tile.

PVC windows in anthracite grey. Double glazing with air chamber, consisting of two clear glass panes and an insulating intermediate air chamber. Electrically operated roller blinds in anthracite grey.

Heating and domestic hot water (ACS) will be provided by aerothermal system, with air-water system. Recirculation system for domestic hot water.

Underfloor heating powered by aerothermics, with individual thermostat for each room.

The lighting will be done with LED technology equipment, with white mechanisms.

Installation of solar panels on the car pergola.

Pre-installation of electric socket for electric vehicle charging.



## Building and Qualities Specifications (abridged)

Interior porcelain flooring with skirting board of the same material.

The bathrooms will be fitted with chrome mixer taps with water-saving aerator. White bathroom fittings and W/C.

Non-slip shower tray at floor level with thermostatic taps. Bathroom screen.

Fitted kitchen with large capacity wall and base units. Kitchen furniture in white.

The kitchen will include the following equipment: induction hob, filter unit, sink with single lever mixer tap with swivel spout.

Densified resin worktop.

Entrance door to the house with white lacquered finish to the interior.

The interior doors of the house will have a smooth white lacquered finish and stainless steel handles.

White lacquered sliding wardrobe doors. Interior finishing of the wardrobes with slat, drawer unit and hanging rail, adapted to the dimensions.

LED lighting inside the cabinet.

## Building and Qualities Specifications (abridged)

Exterior partition walls with concrete block for cladding up to 60 cm high plus 140 cm of iron fence embedded in the wall.

Separation walls between plots with concrete block for cladding up to 60 cm high plus 140 cm of simple twisted metal fence embedded in the wall.

Pedestrian access gate to the plot and vehicle access gate.

The flooring of the front and rear pergola will be finished in non-slip porcelain stoneware tiles of the same range as the flooring laid inside the house.

Exterior garden areas finished with pressed earth for road and pedestrian access to the house. The rest will be finished with natural earth.

Metal pergola for vehicles at the rear of the house.

# My Notes

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Thank you for your confidence in us.

# VILLAS EL OLIVAR PENÀGUILA

All images in this brochure are for guidance only and are not contractually binding. During the development of the project, the project management, for technical, administrative or material availability reasons, reserves the right to make changes or modifications as necessary without any reduction in the quality of the materials. The furniture, installations, finishes and decoration are merely illustrative and are not included except when mentioned in the specifications.

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