



LAS COLINAS  
*Golf & Country Club*



VILLA CODORNIZ

# ORQUÍDEA COMMUNITY



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The exclusive villas of the Orquídea Community are located in a prime location in Las Colinas Golf & Country Club, south of the Costa Blanca, in Alicante. This community has different types of villas adapted to its orography.

The Codorniz Villa is an exclusive property within the complex. It has a constructed area of 150 m<sup>2</sup> and a garden area of more than 440 m<sup>2</sup>. The villa has 3 bedrooms, 2 bathrooms and a fully equipped kitchen. It also comes with a private swimming pool with saline purification system and automatic filling, laundry room, parking for one vehicle and additional equipment, including electric blinds in bedrooms, electric underfloor heating in the bathrooms, air conditioning and interior and exterior LED lighting.

Its southwest orientation contributes to a higher sunlight in the winter afternoons.

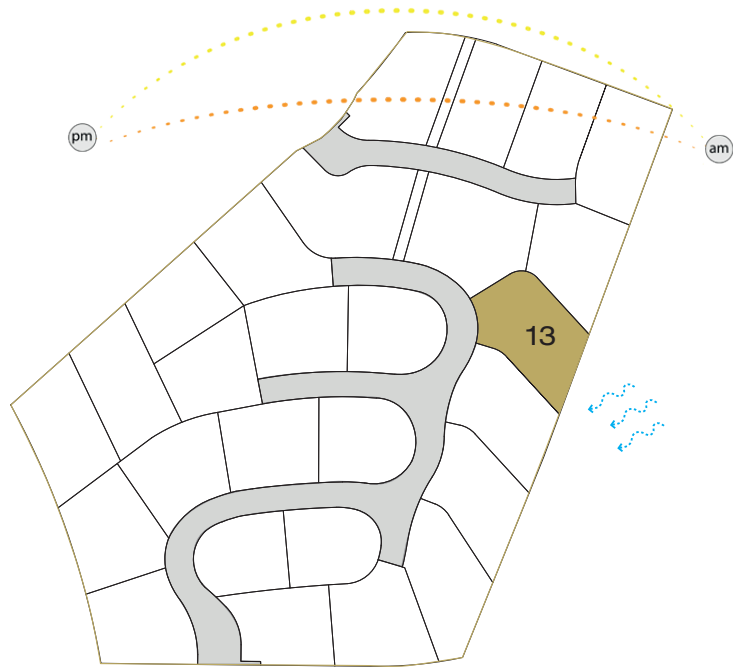


*This image and the cover image are references for illustrative and non-binding purposes only.*



# ORQUÍDEA COMMUNITY

## Villa Codorniz



- Summer Sun Path.
- Winter Sun Path.
- Prevailing Wind.

The location, orientation and views of each home serve purely as a guide, have no contractual value and are subject to the definitive design.

PLOT	PLOT SURFACE m <sup>2</sup>	MAXIMUM BUILDABLE m <sup>2</sup>	BEDROOMS	BATHROOMS	BASEMENT / GARAGE
13	708.99	152.46	3	2+1	1 parking space

Exclusive brands:

**SCHÜCO**

**DURAVIT**

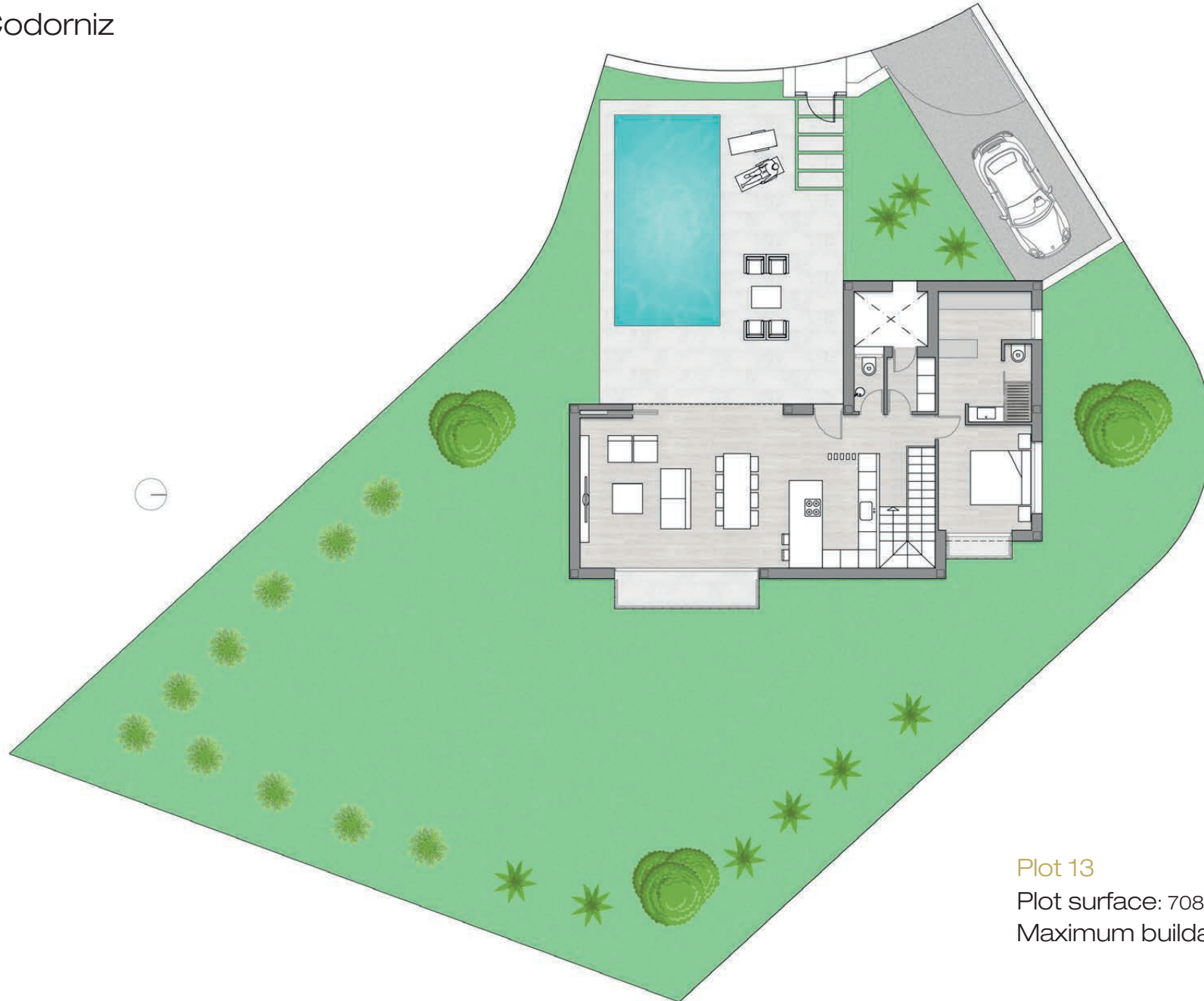
**hansgrohe**

**SIEMENS**

Calificación energética / Emisiones: B

# GENERAL VIEW OF THE PLOT

Villa Codorniz



Plot 13

Plot surface: 708.99 m<sup>2</sup>

Maximum buildable: 152.46 m<sup>2</sup>

# EXAMPLE OF DISTRIBUTION

Villa Codorniz



Ground floor	m <sup>2</sup>
01 Living room - Dining room Kitchen	49.19
02 Hallway	4.65
03 Bedroom I	13.00
04 Bathroom I	5.35
05 Dressing room	5.75
06 WC	1.80
07 Laundry	2.88
08 Stairs	5.67
09 Main terrace	52.50
10 Terrace 2	1.87
11 Terrace 3	12.10
12 Yard	4.51
13 Swimming pool	24.50

# EXAMPLE OF DISTRIBUTION

Villa Codorniz



First floor	m <sup>2</sup>
09 Hallway	2.48
10 Bedroom 2	11.90
11 Bedroom 3	10.94
12 Bathroom	4.40
13 Terrace 4	9.56

# QUALITY REPORT

## STRUCTURE

- Reinforced concrete. Which complies with the resistance and durability standards set out under Code EHE-08 and other existing regulations.

## FAÇADE AND PARTITIONS

- External enclosures, built with hollow ceramic bricks and including thermal-acoustic insulation chamber.
- Internal laminated plasterboard partitions.
- Hydraulic mortar on façades, brand WEBER or similar, white colour.

## ROOF

- Flat roof, not passable; with washed gravel finish, thermal insulation and water proofing.

## FLOORS

- Premium ceramic floor tiling indoor areas, SALONI 45x90 cm.
- Premium non-slip ceramic floor tiling in outdoor areas, SALONI 45x90 cm.

## WALLS

- Ceramic walls tiling around shower and bath areas in bathrooms, SALONI 45x90 cm.
- Smooth acrylic paint finish for indoor walls and ceilings.

## OUTDOOR CARPENTRY

- Outdoor carpentry aluminium, with Thermal Break Bridge.
- Windows with double glazing.
- Motorized aluminium blinds in bedrooms.

## INDOOR CARPENTRY

- Indoor doors, colour lacquered wood.
- Built-in wardrobes, colour lacquered wood, line on the inside with melamine board.

## HEATING AND AIR CONDITIONING SYSTEMS

- Full installation of conduit and heat pump.
- Electric underfloor heating in bathrooms.

## KITCHEN

- Fully fitted kitchen.
- Appliances Siemens:
  - Microwave
  - Washing machine
  - Cooker hood
  - Fridge Int
  - Freezer Int
  - Dishwasher
  - Induction hob
  - Oven
- Kitchen worktop with man-made stone surfaces, brand SILESTONE INTEGRITY WHITE ZEUS.
- Stainless steel sink.

## SANITARY FITTINGS

- Drainage network using acoustic PVC.
- Cold and hot water distribution system using reticulated polyethylene pipes.
- Bathroom fitting: Tolia DURAVIT STARCK 3. Chrome single lever taps, HANSGROHE LOGIS.
- Bathroom furniture with integrated sink.

## ELECTRICAL INSTALLATION

- Electrical installation for high electrification level.
- Telephone and television connection in living room, kitchen and bedrooms. National and satellite TV channel reception. Switches and connectors Bticino.
- Video door phone.
- Motorized vehicles door.
- Interior and exterior LED lighting.

## SWIMMING POOL

- Individual swimming pool (3,5x7 m<sup>2</sup>). Saline purification and autofill system, including:
  - Excavation
  - Construction of the pool
  - Stair
  - Mozaic tiling
  - Pump and filter system
  - Electric, sewage and water connection
  - Tiled edge
  - 2 spot lights
  - Salt system for pool
  - Exterior shower
  - Heating pump preinstallation

## INCLUDED IN PRICE

- Osmosis.
- Standard garden.
- Internet connection, VEGAFIBRA (maintenance for 1 year).



