



VILLA VERDERÓN

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 Verderón Villa is available in three different plots, with a built surface from 150 m² and a garden area of more than 440 m². The villa has 3 bedrooms, 2 bathrooms and a fully equipped kitchen, as well as a private swimming pool with saline purification system and automatic filling, storage room, parking for two vehicles and additional equipment. It also includes electric blinds in the bedrooms, electric underfloor heating in the bathrooms, air conditioning and interior and exterior LED lighting.

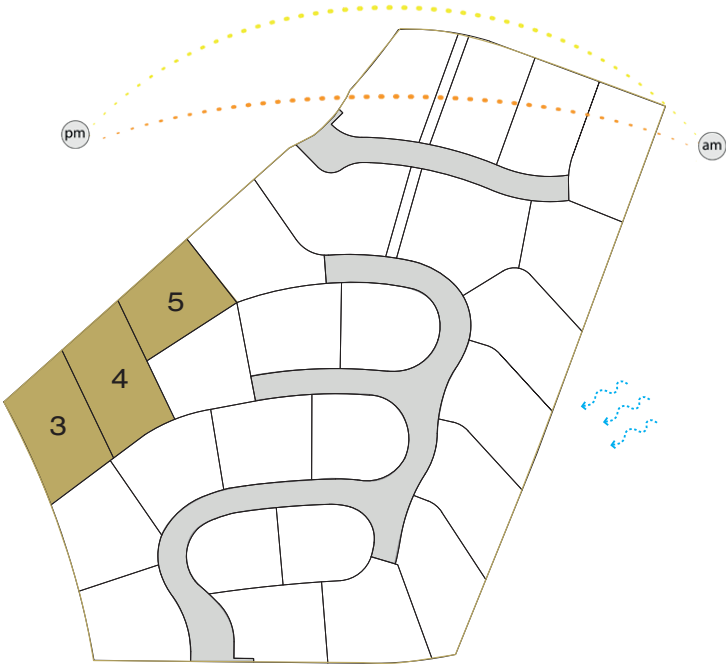
Its south orientation contributes to a better use of daylight hours and, therefore, to a higher energy efficiency of the building.



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

ORQUÍDEA COMMUNITY

Villa Verderón



- 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 ²	MAXIMUM BUILDABLE m ²	BEDROOMS	BATHROOMS	BASEMENT / GARAGE
3	666.71	152.50	3	2+1	2 plazas
4	668.13	152.50	3	2+1	2 plazas
5	562.35	152.50	3	2+1	2 plazas

Exclusive brands:

SCHÜCO

DURAVIT

hansgrohe

SIEMENS

Calificación energética / Emisiones: B

EXAMPLE OF DISTRIBUTION

Villa Verderón



Ground floor	m²
01 Living room - Dining room Kitchen	47.82
02 Hallway	5.30
03 Bedroom I	16.76
04 Bathroom I	4.80
05 WC	1.65
06 Stairs	6.51
07 Main Terrace	57.71
08 Swimming pool	29.75

Plot 3

Plot surface: 667 m²

Maximum buildable: 152.50 m²

EXAMPLE OF DISTRIBUTION

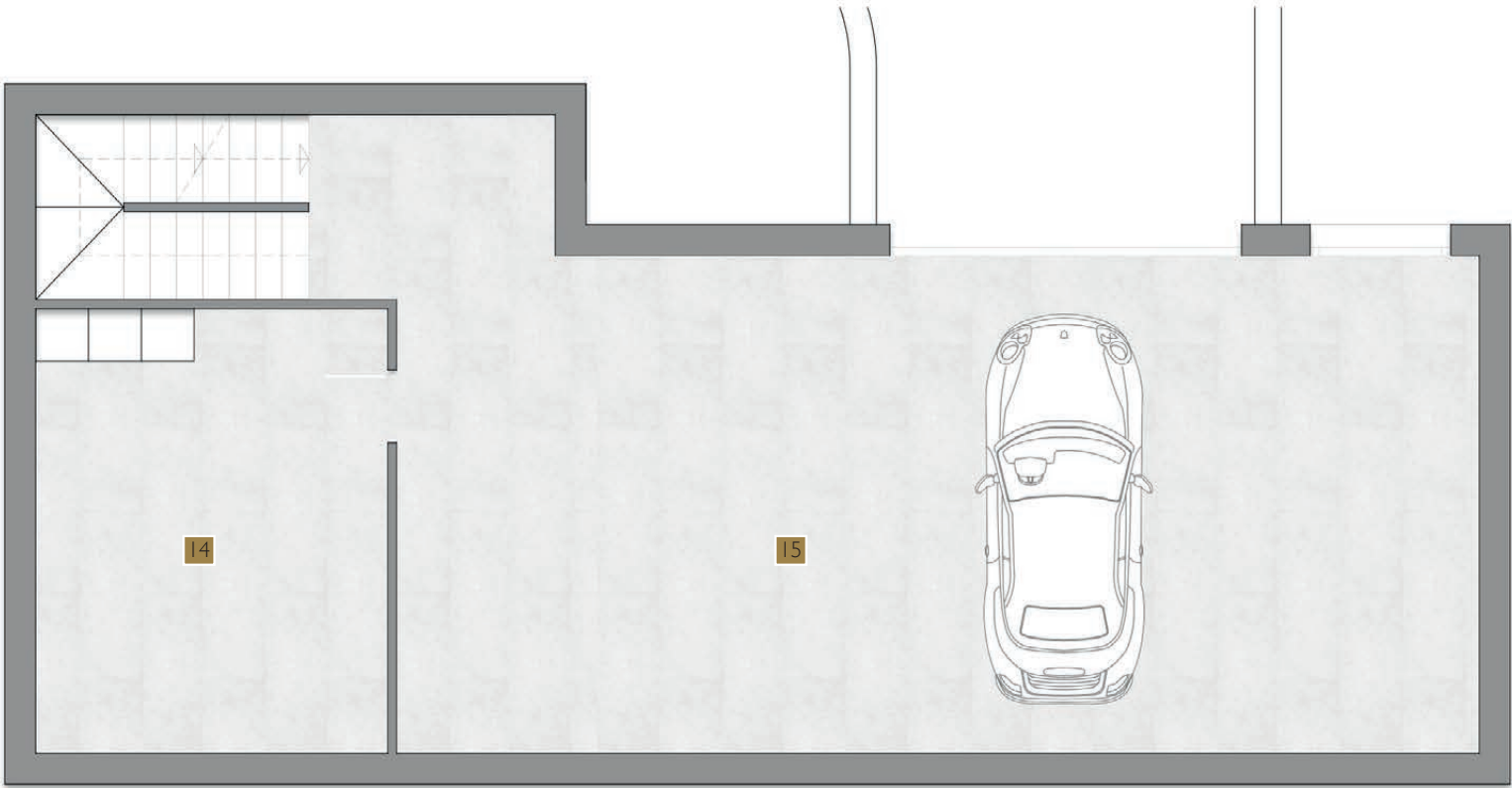
Villa Verderón



First floor	m²
09 Hallway	3.93
10 Bedroom 2	13.26
11 Bedrom 3	13.26
12 Bathroom	5.33
13 Terrace 2	32.76

EXAMPLE OF DISTRIBUTION

Villa Verderón



Basement	m²
14 Storage room	20.20
15 Garage	74.48

	Useful area m²	Builded area m²
Ground floor	82.84	101.88
First floor	35.78	50.62
Total	94.68	119.15
Basement	118.62	152.50

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. Toliet DURAVIT STARCK 3. Chrome single lever taps, HANSGROHE LOGIS.
- Bathroom furniture with integrated sink.

ELECTRICAL INSTALLATION

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

SWIMMING POOL

- Individual swimming pool (3,5x8,5 m²). 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

INCLUDED IN PRICE

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

