

**BUILDING
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Balcón de Finestrat Villas. Phase II
Gante Detached Villas



Privileged Spot

A privileged spot

Balcón de Finestrat Villas. Phase II

A privilege spot

Location

These detached villas are located on a privileged spot, few meters walking distance from the Alfarella golf course, one of the most exclusive Costa Blanca golf courses.

Close to the Benidorm, Finestrat and La Villa beaches and just 2 kilometres distances from the La Marina Shopping centre, and so close to the Terra Mítica Park.

Near projects

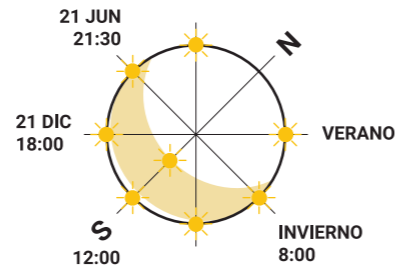
Balcon de Finestrat AS8

 Avenida Madrid
Balcón de Finestrat, Alicante.



Balcón de Finestrat. Phase II

Villas at Finestrat

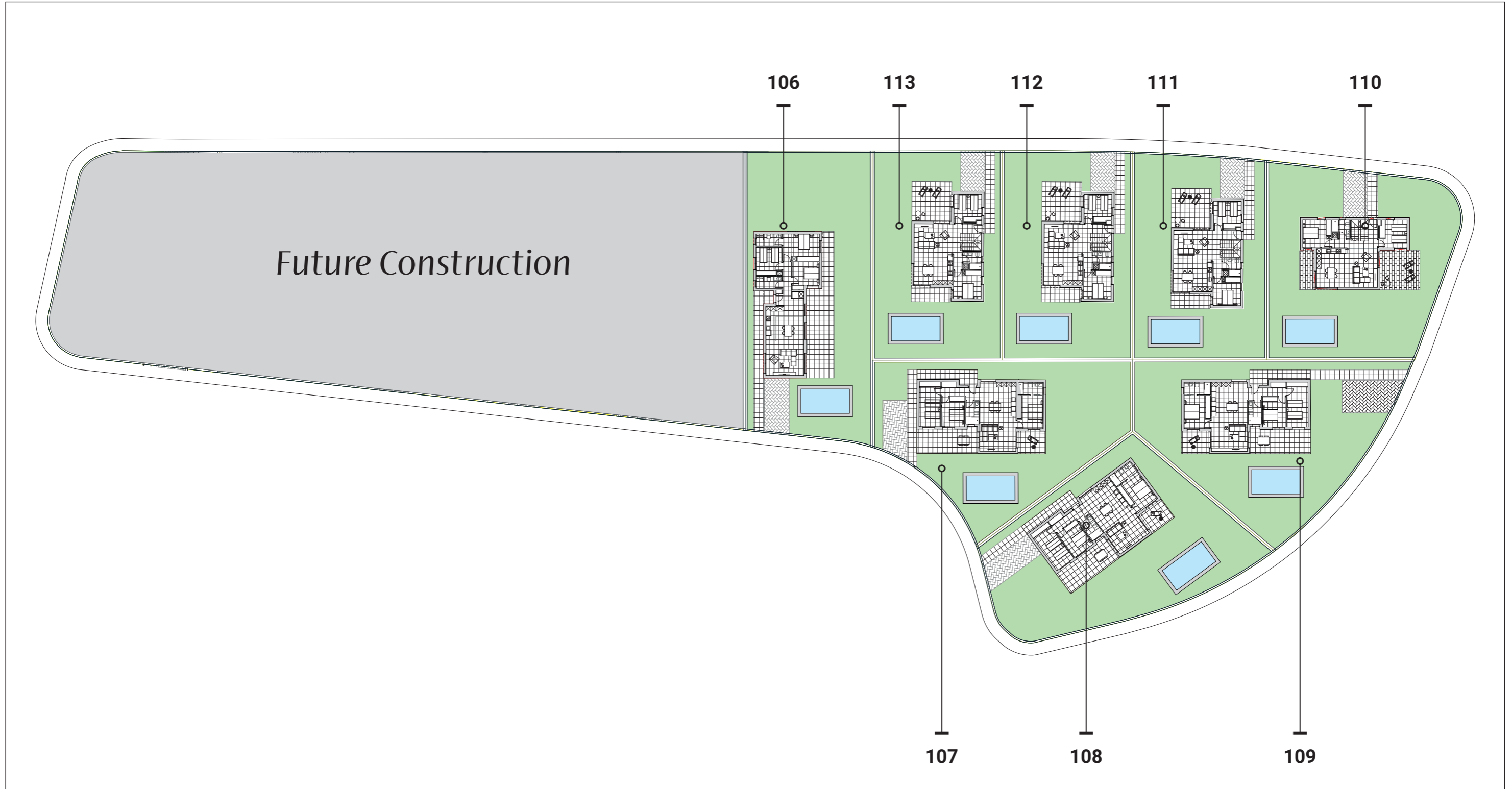


All measures are expressed in M2.

Plot Sizes

Type	Num.	Plot	Built
Toulouse	106	554,00	114,5
Namur 3D	107	498,00	111,50
Namur 3D	108	539,00	111,50
Namur 3D	109	527,00	111,50

Type	Num.	Plot	Built
Gante 4D	110	507,00	139,90
Gante 3D	111	417,00	122,70
Gante 3D	112	413,00	122,70
Gante 3D	113	413,00	122,70



Balcón de Finestrat Villas Gante.

The project

This project is composed by three villa models Gante, and Namur and Toulouse. At this first phase, you will find the Gante villa is a property with 4 or 3 bedrooms distributed on two different levels to enjoy the fantastic views. Also a 3 bedrooms villa Namur with a charming single level design.

Features

- Private parking
- Private pool
- 3-4 Bedrooms
- 2-3 Bathrooms





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Balcón de Finestrat Villas Gante.

Materials that last.

General Finishes

Contemporary design Villas combining **modern and traditional materials** like natural stone and imitation wood on the facade. Layout designed to get benefit of the light during all day and also considering privacy as an important part.





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Balcón de Finestrat Villas Gante.

Light is the main character.

General interior finishes

Smooth White colour is used on the plastic painting inside, Valena Black from Legrand electric fittings and doors equipped with stainless Steel handlers.

Our property is protected with an alarm system totally fitted that includes: sensors, touch pannel, siren.

The sliding brown PVC exteriors carpentry includes tilt and turn system in bathrooms and electric blinds.

Other Finishes

- ✱ Ducted Air-conditioning included
- 🔊 Alarm system totally fitted with sensors.





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Balcón de Finestrat Villas Gante.

Natural textures for functional spaces.

Kitchen finishes

This villas stands out on the kitchen details, with a wide and elegant worktop, and great durability with no maintenance.

Here we can find a well-balanced, practical and real luxury space, with white melamine furniture and wood effect.

The built-in sink is completed with a GRB high pipe tap black model.

Bathroom Finishes

The 90 by 30 cm white mate tiles in walls combine with Great scale imitation Terrazzo porcelain and Italian shower. The shower comes equipped with a shower screen, tap and spray fittings model KALA from GRB. A handing imitation wood unit and sink over worktop with KALA mixer taps.

In bathroom ensuite, a handing unit with imitation wood worktop with white drawers and rectangular sink over worktop





Gante 3D. 111



Gante 3D. Ground floor 111

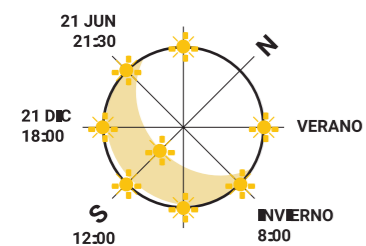
General surfaces

Built area	122,70
Terraces	81,70
Plot 111	417,00
Plot 112	413,00
Plot 113	413,00

Usefull surfaces

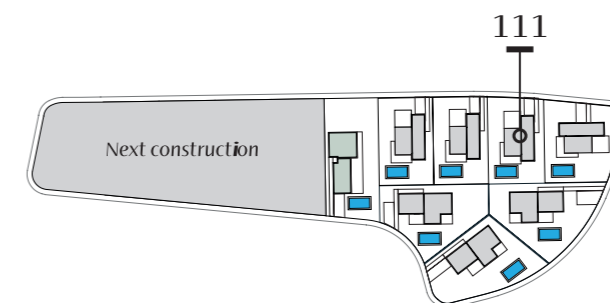
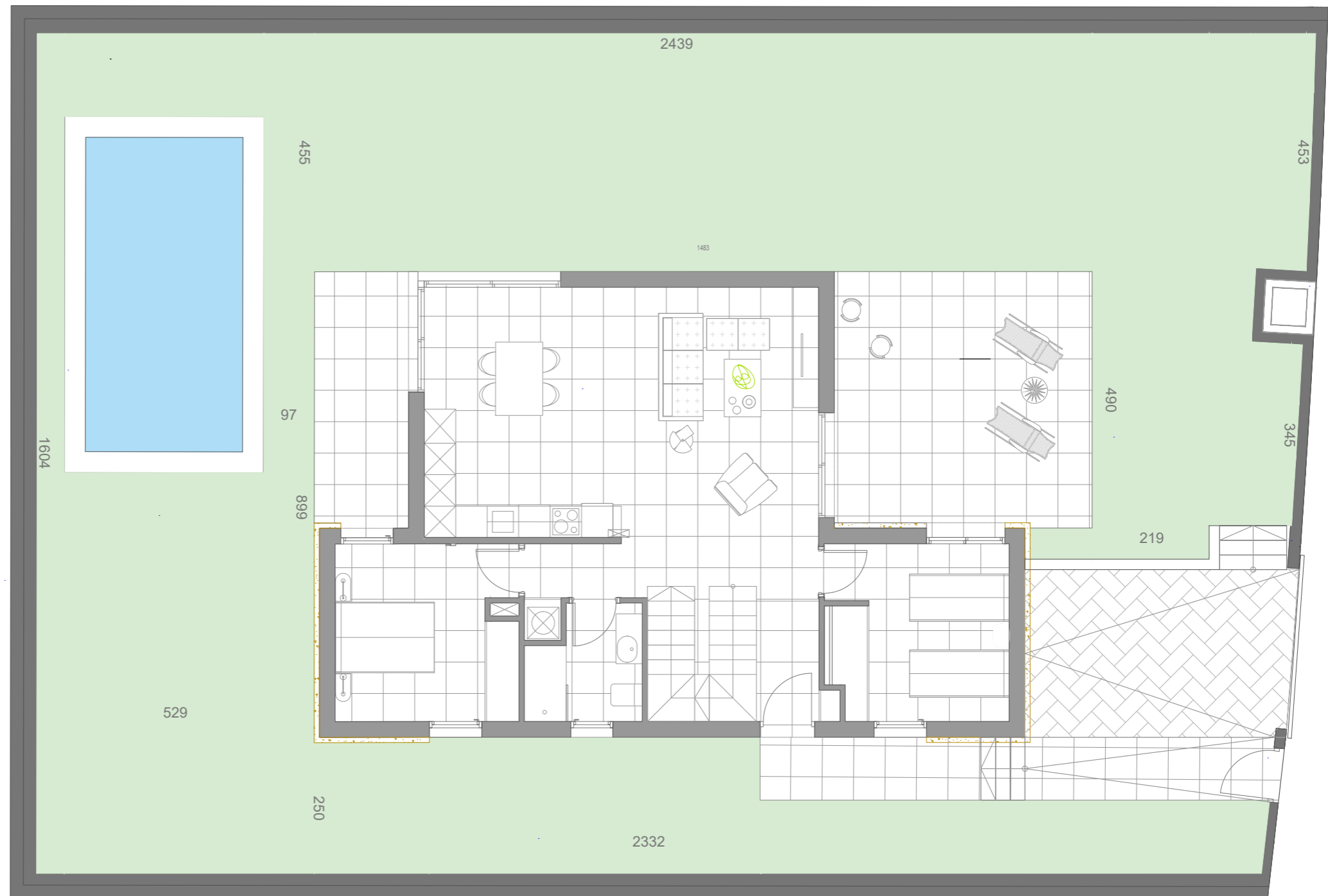
LDK	39,80
Bedroom 1	11,60
Bedroom 2	11,40
Bathroom 1	4,50
Hall	3,00
Stairs	4,80
Terrace 1	20,90
Dist 1	1,90
Terrace 2	24,40
Pool	18,00

All measures are expressed in M2.



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Gante 3D. Ground floor 111

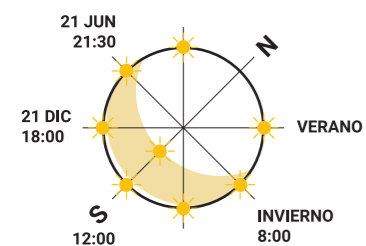
General surfaces

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Plot 111	417,00
Plot 112	413,00
Plot 113	413,00

Usefull surfaces

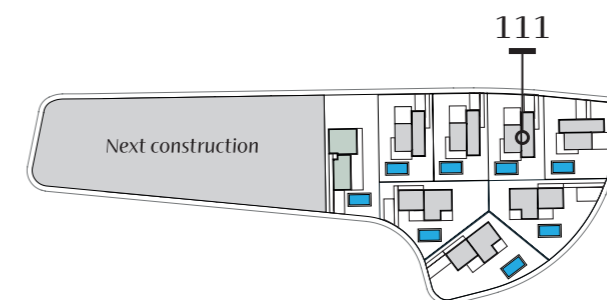
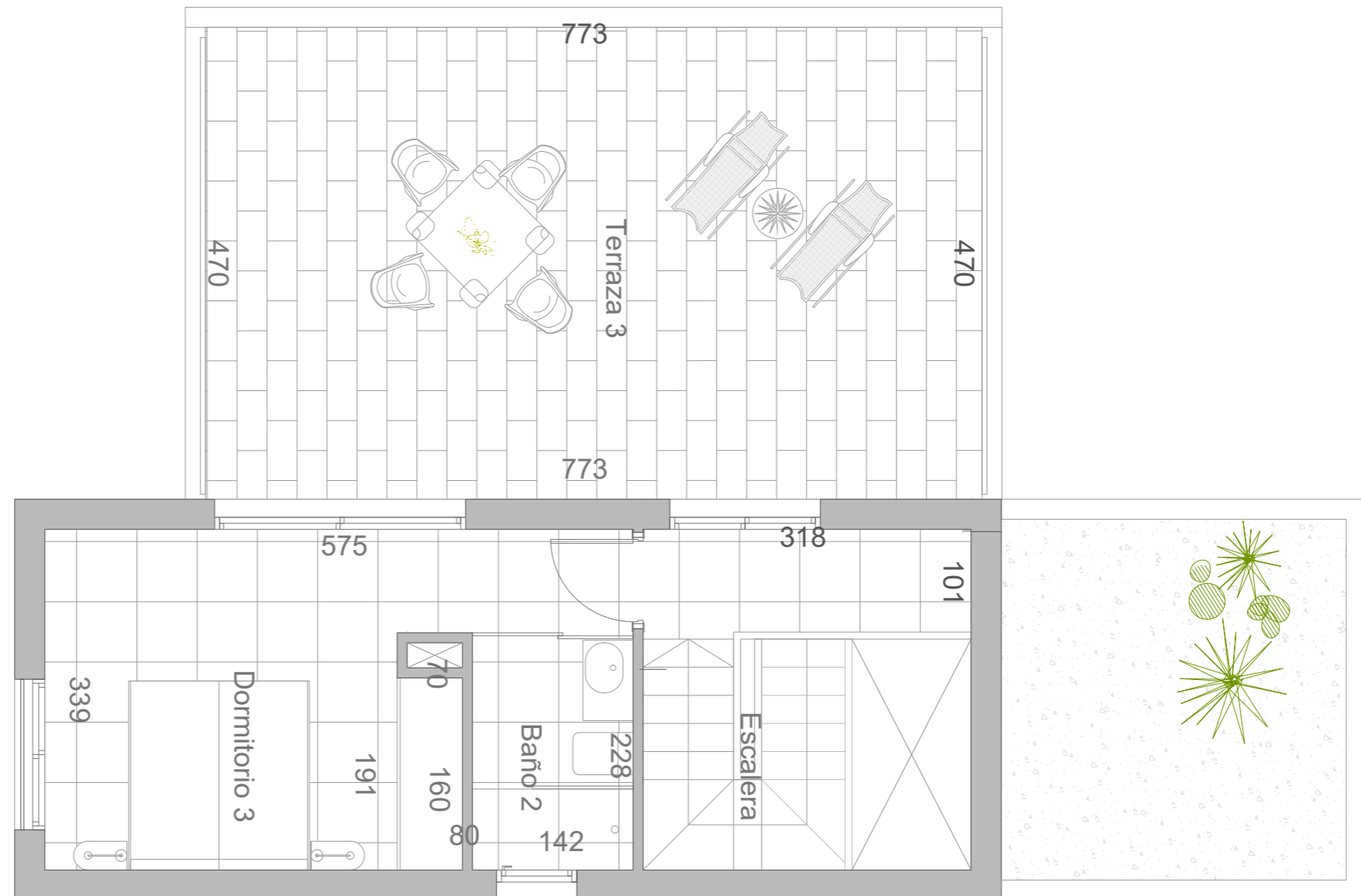
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Gante 3D. Underground floor 112

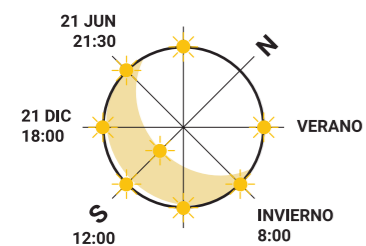
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Usefull surfaces

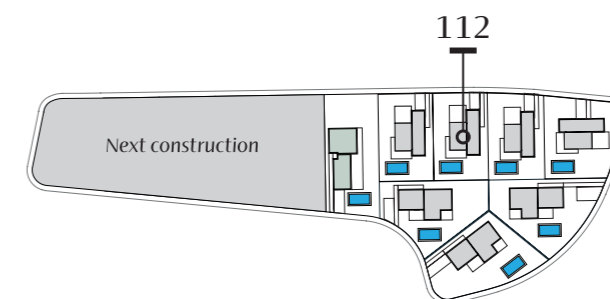
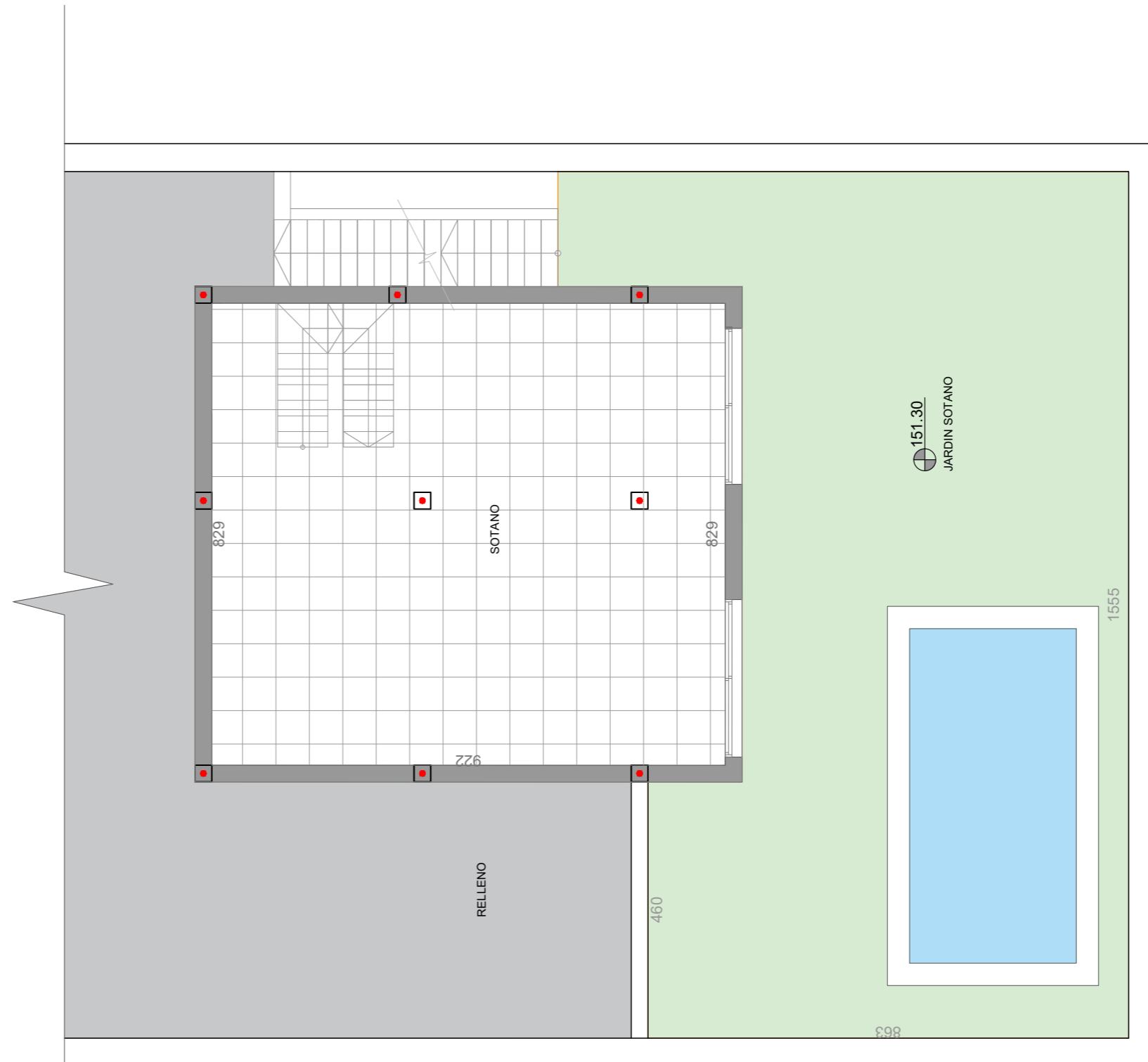
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Gante 3D. Ground floor 112

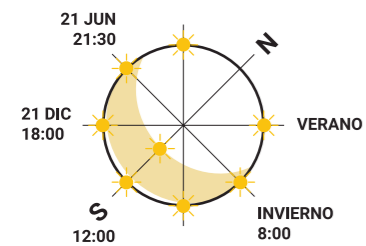
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Usefull surfaces

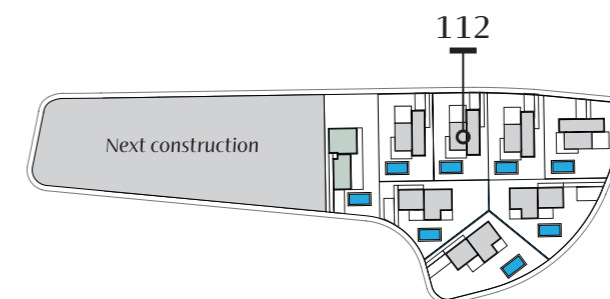
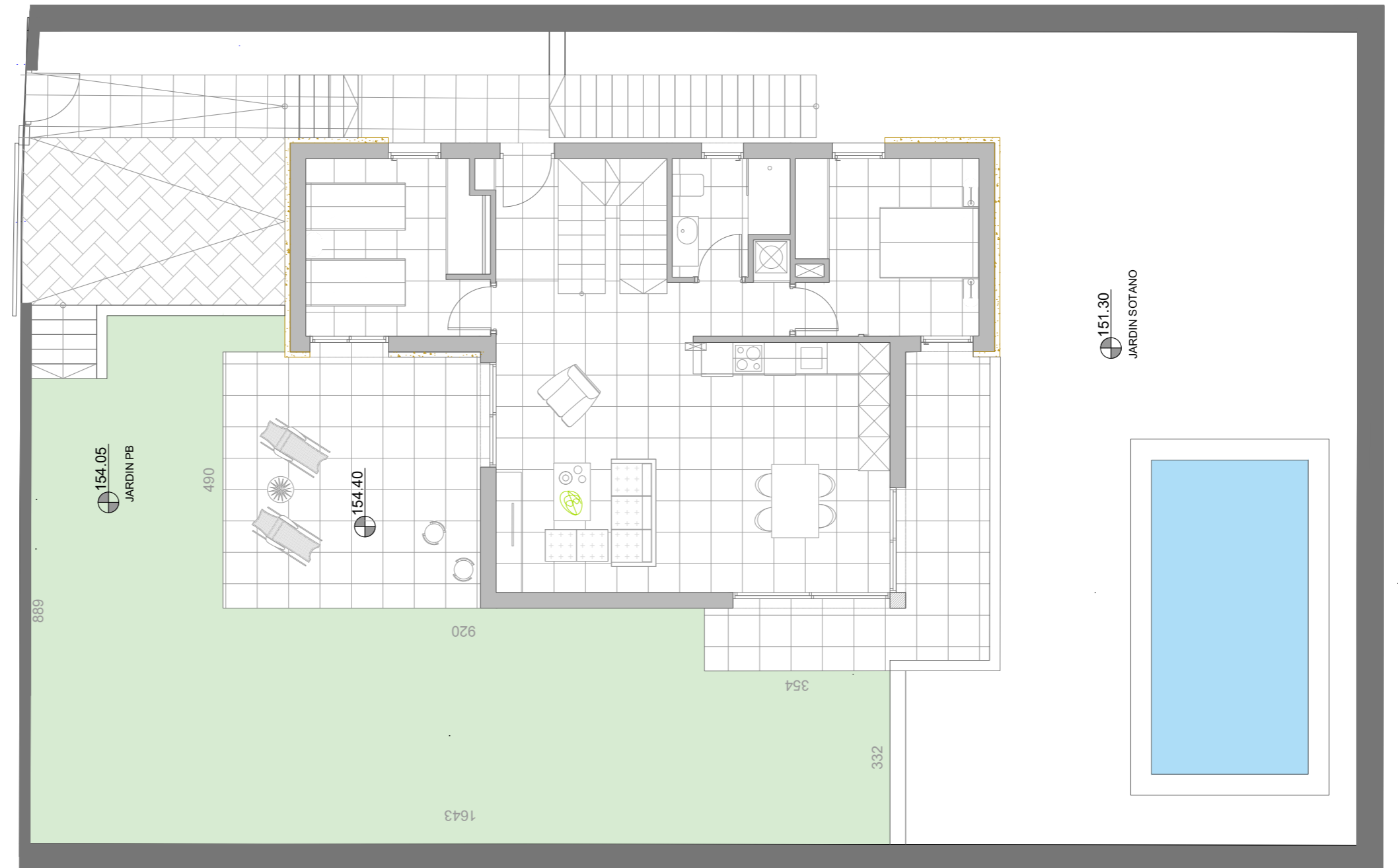
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Gante 3D. First floor 112

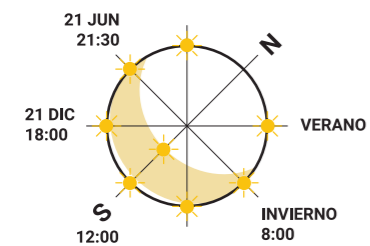
General surfaces

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Terraces	81,70
Plot 111	417,00
Plot 112	413,00
Plot 113	413,00

Usefull surfaces

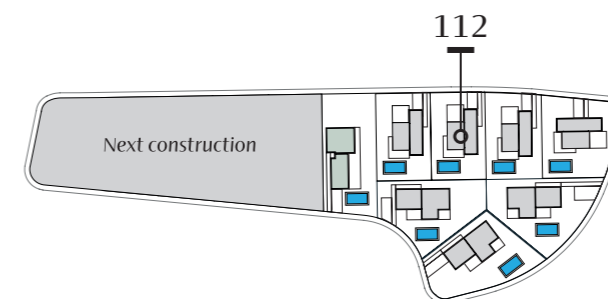
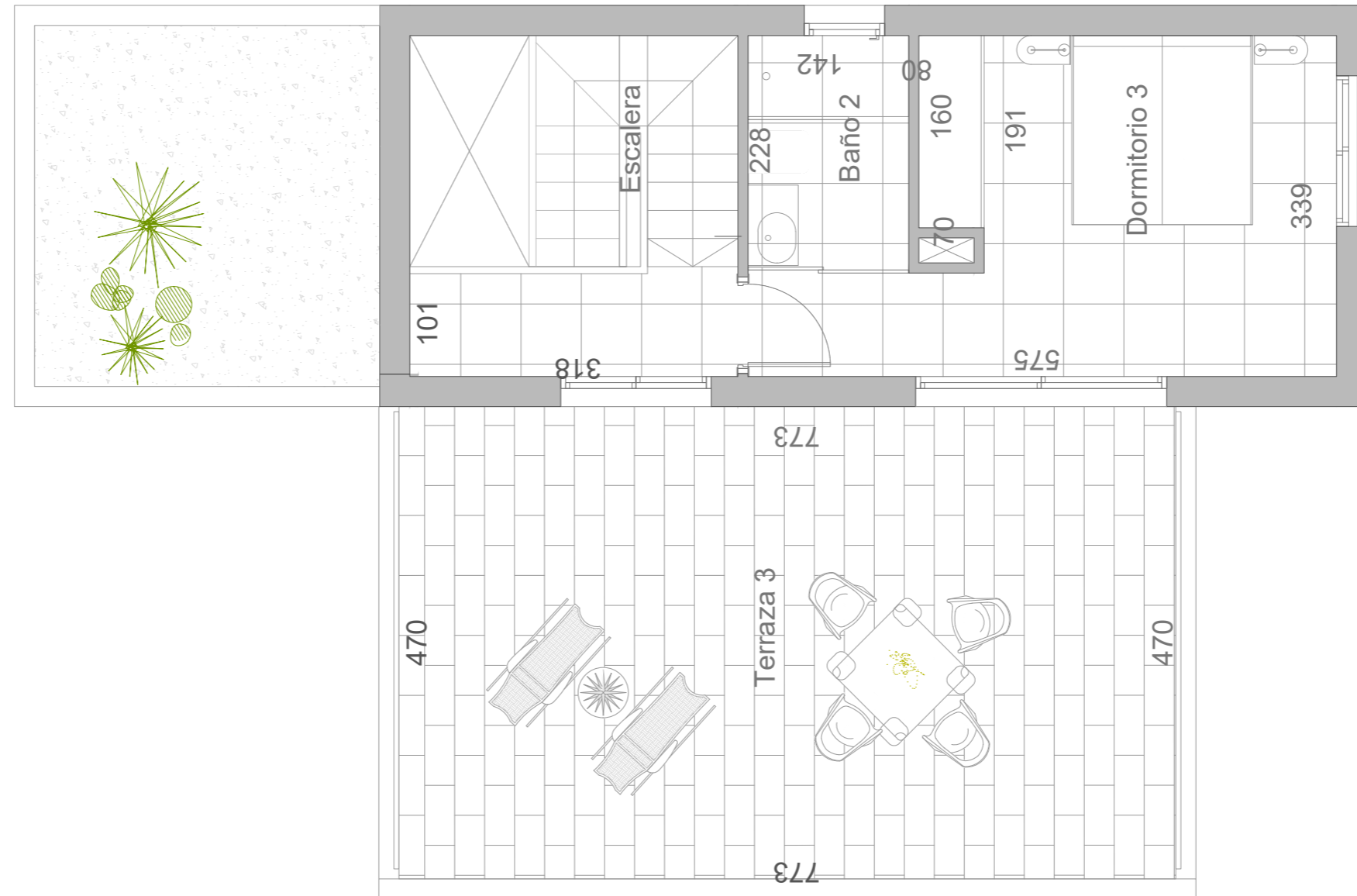
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Gante 3D. Underground floor 113

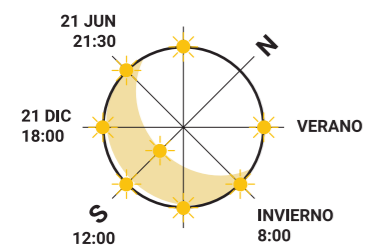
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Plot 111	417,00
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Plot 113	413,00

Usefull surfaces

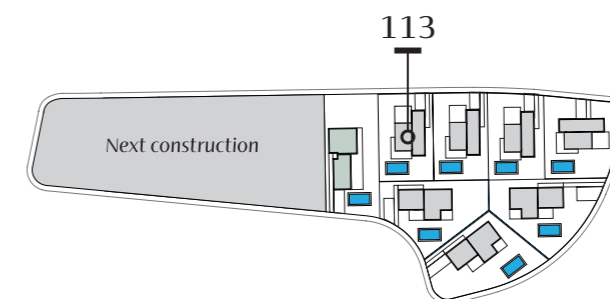
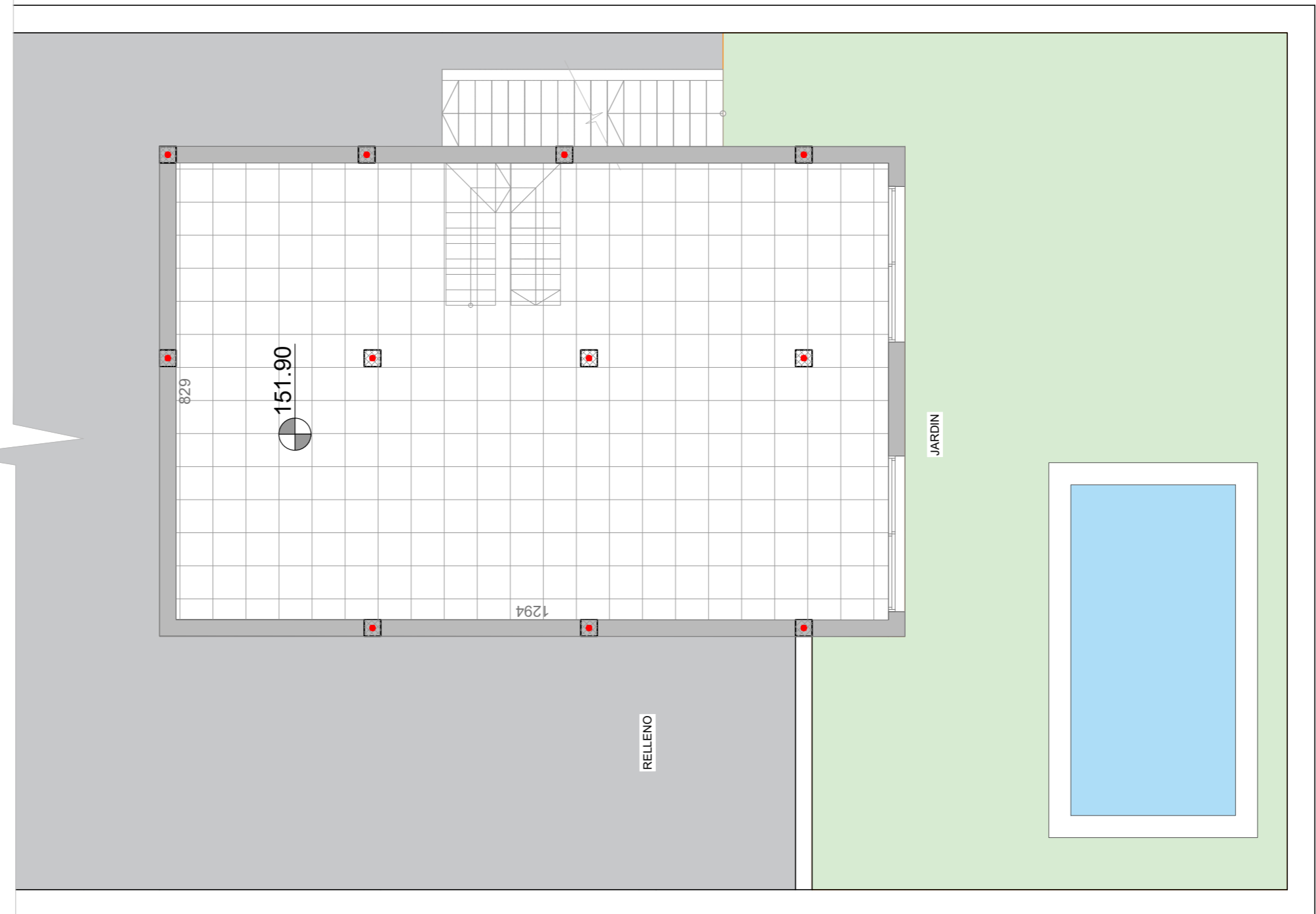
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Gante 3D. Ground floor 113

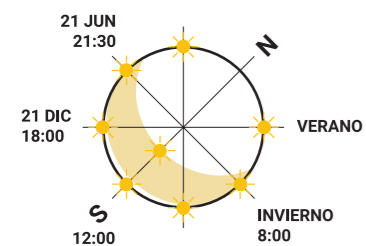
General surfaces

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Terraces	81,70
Plot 111	417,00
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Usefull surfaces

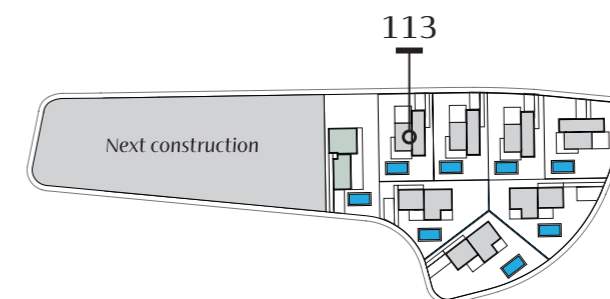
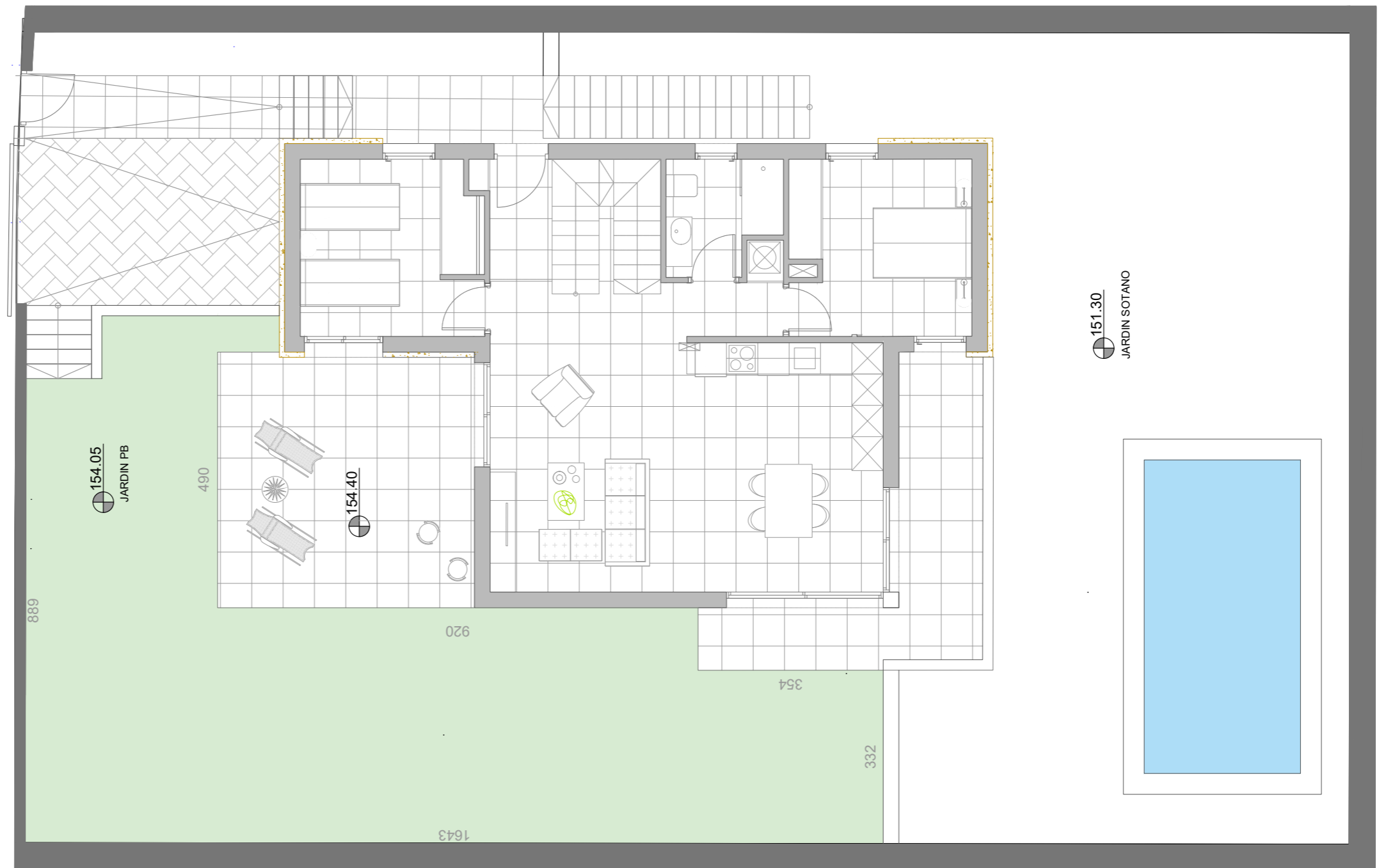
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Gante 3D. First floor 113

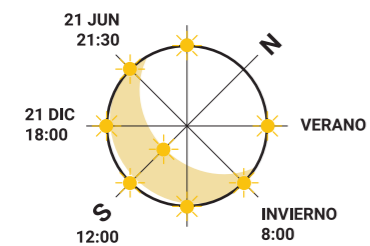
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Usefull surfaces

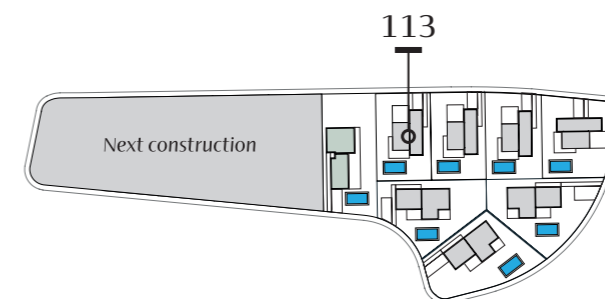
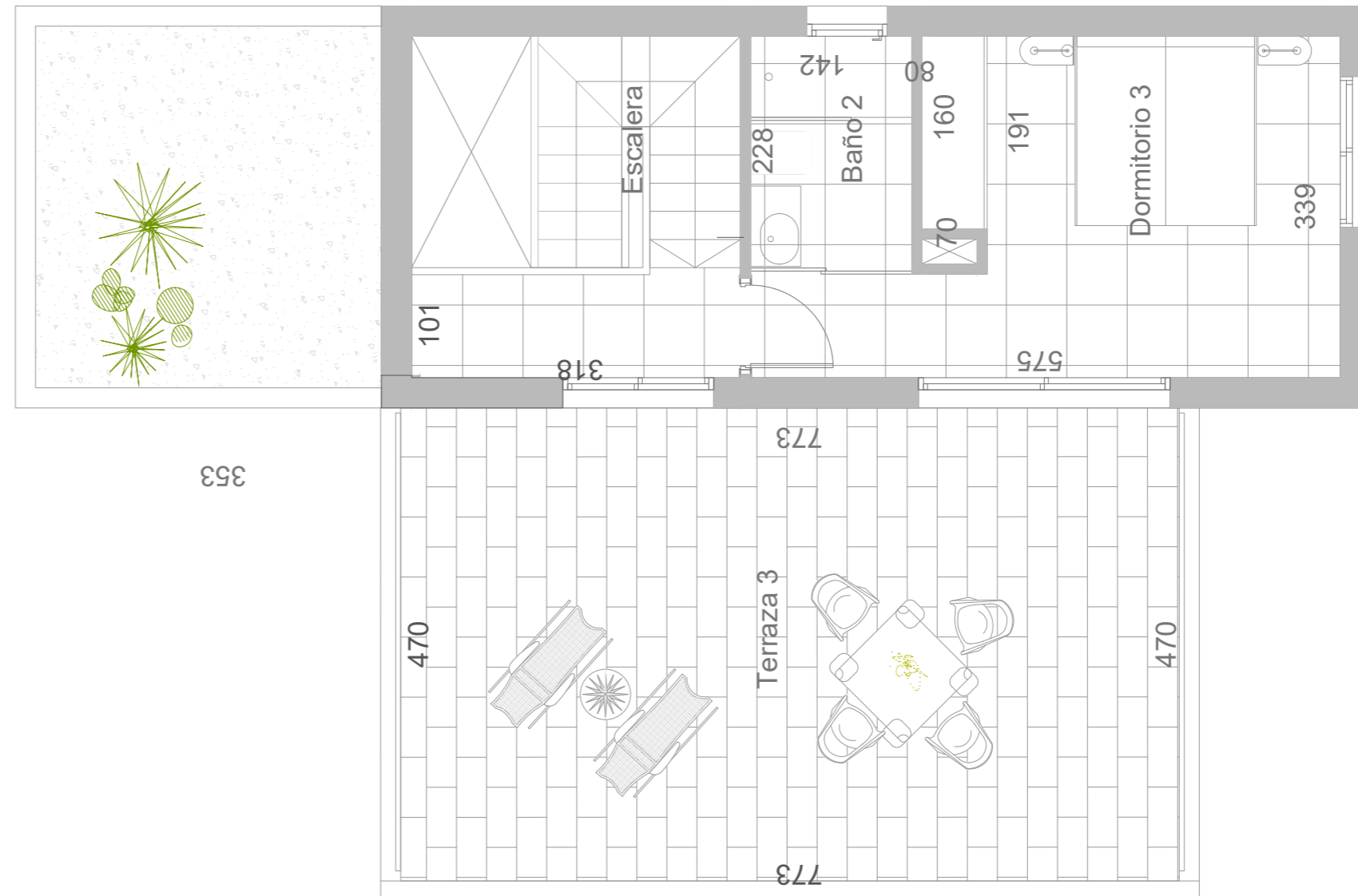
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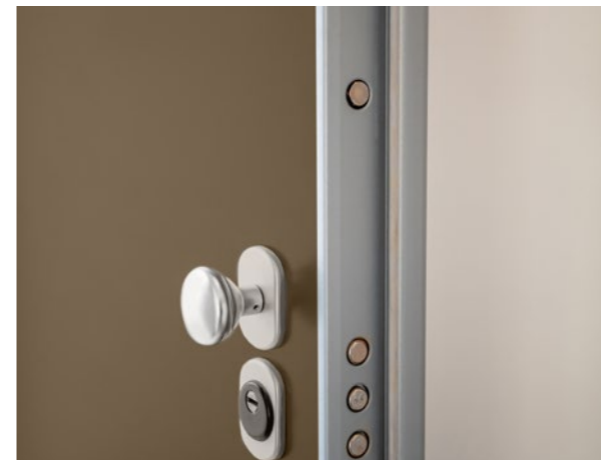
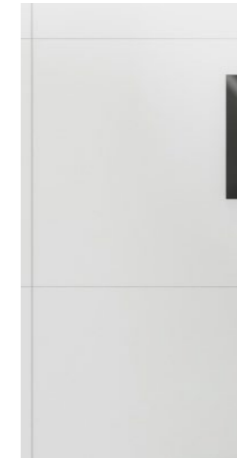
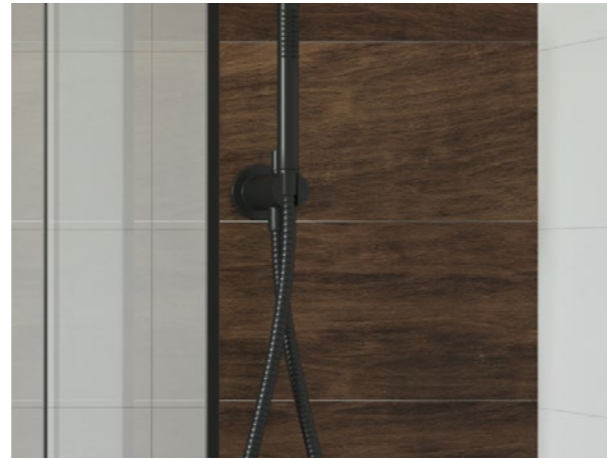


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Qualities

Interior and exterior Flooring

Rectified porcelain stoneware. Anti-sply in solarium stairs and terraces

Finish Painting

Smooth White flat.

Doors

Main Entrance armored door with exterior dark brown and white interior pannel.
White lacquered interior doors with stainless steel square handlers.
Built in wardrobes with white sliding doors.

Windows and shutters

Dark brown PVC carpentry with electric blinds with the same color in all rooms. Tilt and turn system in bathrooms windows.

Electric fittings

Mechanism Valena Next from Legrand, black.
Your property is protected with an alarm system totally fitted that includes: sensors, touch pannel and siren.
Ducted Air-conditioning included.

Kitchen

White lacquered melamine furniture combined with ash tree column.
Integrated extractor BALAY model 3BD866MX silver.
Grey Retrostone Quarz Compac worktop.
The 50 cm built in sink is completed with a GRB high pipe tap Time Kala black model.

Bathrooms

90 x 30 cm white mate tiling combining with imitation wood porcelain and Italian shower with grill.

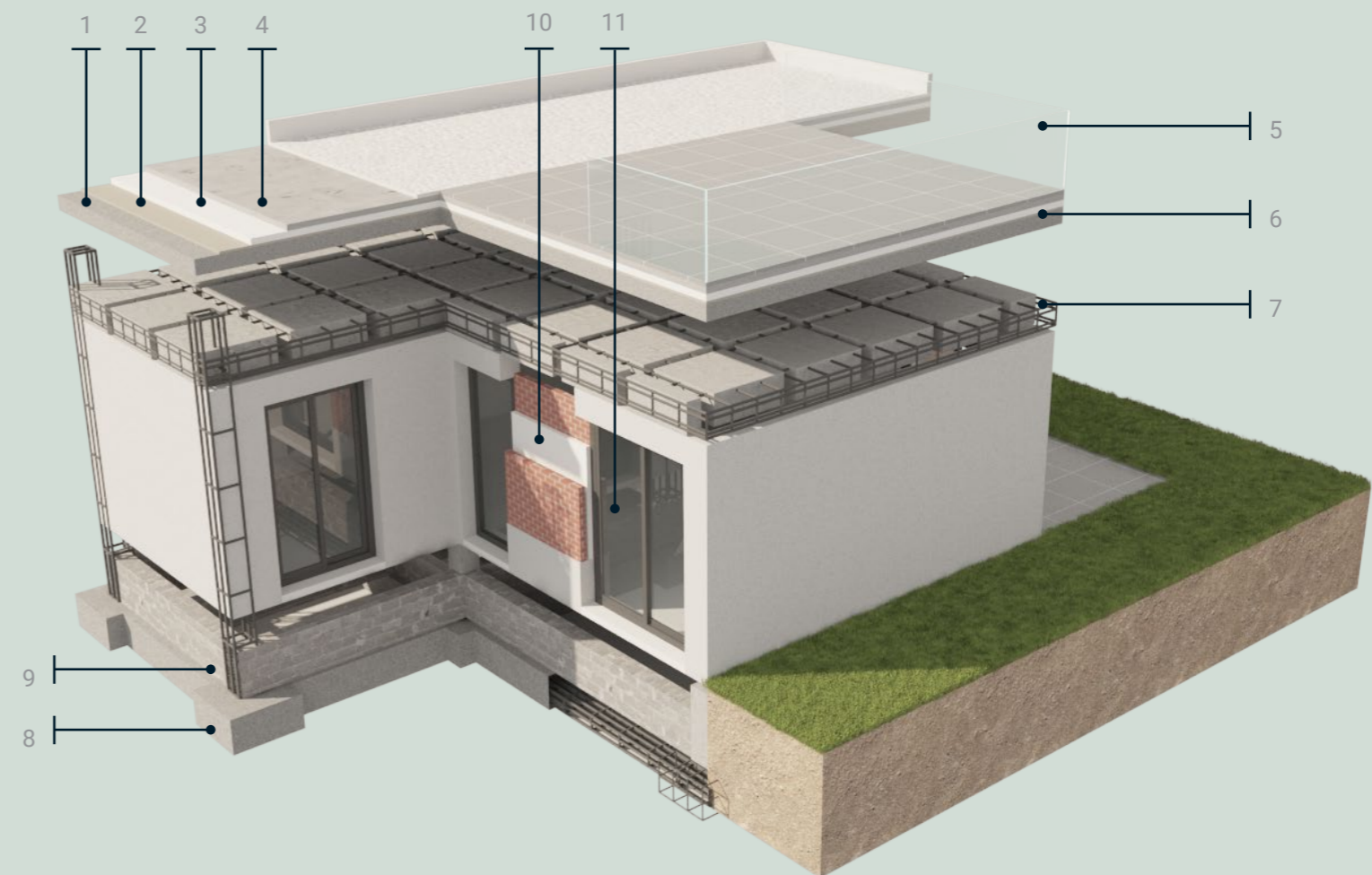
The shower comes equipped with shower screen, mixed taps black KALA model from GRB.

Furniture in white combined with walnut model JOVI from Koicama.

Sink LIVORNO model over worktop from BATHCO

Wall-hung toilet with built-in cistern, model DAMA from ROCA.

Technical Specifications



Rooftop

Structural system formed by pillars, beams and reinforced concrete slab, sized and calculated depending on geotechnical survey of the plot.

Reinforced concrete on rooftop and terrace with integrated insulation, waterproof protection, which means low consumption, and CO2 low emissions.

1. Floor structure | 2. Waterproofing sheet | 3. Expanded polystyrene. | 4. Leveling mortar | 5. Gravel | 6. Terrace (Anti-Slip porcelanic floor and Fixing materials).

Structure.

7. Reticular concrete slab with integrated coffer. 8. Sanitary framing over concrete foundation lay and combination of footings and beams. 9. Foundations composed by footings and forged concrete beams.

Double glazing.

11. Special double glazing including solar control, no UV or IR light radiation, lets the natural light to go in and saves energy. Aesthetic, colour and reflection improved.

Plumbing

All the plumbing is done with crossed-linked polyethylene pipes, which highly resists abrasion, corrosion, high temperatures and has high flexibility.

Rendering facade the integrated insulation.

10. Is composed by extruded polystyrene and, on the stone facade is composed by expanded polystyrene.

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info@patrimi.com