



449,000€



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2



122m<sup>2</sup>



700m<sup>2</sup>



**Property type:** Detached Villa

**Location:** Los Alcazares

**Area:** Los Alcazares

**Year built:** 2023

**Swimming pool:** Private

**Garden:** Private

**Orientation:** N/A

**Views:** Community pool and gardens

**Parking:** Yes

✓ Pre-air conditioning

✓ White goods

✓ Terrace

Los Alcázares Each of these homes has been designed with comfort, luxury, and our clients' satisfaction in mind. We are pleased to introduce Villa a magnificent one level villa located in the charming enclave of Los Alcázares. This beautiful property offers 700 m2 of land complete with a stunning swimming pool. The highlight of this property is its expected delivery date in December 2023, providing an exciting opportunity for those clients looking to acquire a new home before the end of the year.

Energy certificate: **Pending**



- Thermal insulation in roof and walls with high energy efficiency with energy consumption in accordance with the new Basic Energy Saving Document of the CTE 2019. High-performance acoustic insulation in roof and walls with watertight joinery and acoustic insulating enclosure elements.
- Exterior carpentry in charcoal grey-coloured aluminium with thermal break, double glazed and laminated glass in the windows down to the floor for an optimum solar protection. Sliding windows in dining room and bedrooms; tilt and turn windows in bathrooms (frosted glass).
- Exterior façade of white single-layer mortar and ceramic cladding imitating wood or stone.
- Exterior fence in mesh with artificial heather up to the ground between dwellings and concrete wall finished painted in white at the front of the plot.
- Smooth white interior paintwork.
- Charcoal grey-coloured aluminium blinds in living room and bedrooms.
- Stoneware flooring throughout the house with 60x60 format, including terraces. Different formats and choices. Bathrooms tiled in white with shower panel to choose, bathroom furniture included. Mirror and light above the washbasin.
- Single lever taps in chrome-plated steel, Roca or similar white sanitary ware.
- Shower enclosure panels in frosted or clear glass to choose.
- Interior carpentry lacquered in white with black handles, fitted wardrobes in bedrooms with sliding doors and lined with drawer units.
- Appliances included: Fridge, hob, oven and microwave, extractor hood and integrated dishwasher.
- Kitchen units in white and wood combination with Calacatta worktop with different colours to choose; sink under worktop. LED strips under wall units.
- Domestic hot water with efficient solar thermosiphon system.
- Pre-installation of air conditioning in living room and bedrooms by means of ducts in two independent areas.
- TV and telephone points in living room and bedrooms. Grey mechanism with modern design, large push button.
- Lighting design inside and outside the house. Except for decorative lights in bedrooms and over the kitchen table.
- Power socket and antenna in garden. Water connection in garden.
- Individual swimming pool with 2 interior lights with switch in dining room and solar shower.
- Plot paved in perimeter area and swimming pool area, area with artificial grass and stones. The rest with native trees.
- Pedestrian door with video intercom and motorised vehicle sliding door. Reinforced security door in white.
- Pre-installation for solar panels on the roof.
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