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2



p1m<sup>2</sup>



91m<sup>2</sup>



**Property type:** Apartment  
**Location:** Punta Prima  
**Area:** Costa Blanca South  
**Year built:** 2025

**Swimming pool:** Communal  
**Garden:** Communal  
**Orientation:** N/A  
**Views:** Community pool and gardens

**Terraces area:** 17 m<sup>2</sup>

- ✓ Leisure zone
- ✓ White goods

- ✓ Sports area
- ✓ Terrace

- ✓ Airconditioning
- ✓ Utility room

## VALONIA

Spectacular common areas with **extensive gardens**, with a main pool, **heated swimming pool**, children's pool, jacuzzi, **gym**, bio healthy machines, **sauna**, petanque, chess, ping-pong, **paddle tennis court**, children's play area and bicycle parking.

Availability of **wonderful penthouses with sea views**, ground floors with beautiful gardens, with 2 and 3 bedroom types, with different layouts, and all of them FACING SOUTH.

**INTERIOR JOINERY** ■ Main entrance armoured door with security lock. ■ Interior carpentry in lacquered wood. ■ Wardrobes in all bedrooms, with lacquered wood doors, lined inside with textured melamine, with shelving and hanging bar.

**KITCHEN** ■ High and low furniture with laminate finish. ■ Frontispiece between units and worktops in acrylic resin and natural Corian-type minerals. ■ One bowl recessed stainless steel sink. ■ Vitroceramic induction hob, 3 rings. ■ Extractor hood. ■ Integrated oven and microwave. ■ Fridge-freezer (can be integrated). ■ Dishwasher (can be integrated)

**BATHROOMS** ■ White vitrified porcelain sanitary ware. ■ Suspended vitreous porcelain washbasins in white and lower unit. ■ Recessed resin shower trays with glass partition. ■ Mirrors in all bathrooms. ■ Quality mixer taps. ■ Underfloor heating in all bathrooms.

**FACILITIES** ■ Installation of individual heating and cooling of energy efficiency, by means of an aerothermal heat pump. Outdoor unit on clothesline or deck, indoor unit in the false ceiling of the second bathroom. Air distribution through ducts, with adjustable supply grilles. Thermostat control. ■ Individual hot water produced with renewable contribution (air-thermal heat pump). ■ installation in accordance with regulations (REBT). High quality brand light switches with the possibility of connection to a smart home system. Light fixtures in terraces, kitchen and bathrooms. Presence detectors for automatic lighting in common areas such as garages, doorways and stairways. ■ Telecommunications: Basic telephone line, cable telecommunications, digital terrestrial TV and satellite dish; sockets in living/dining room, kitchen and all bedrooms. ■ Video intercom. ■ Installation of fire protection in garage and common areas, comprising forced ventilation, fire extinguishers and equipped fire hydrants.

**DOCUMENT WITHOUT CONTRACTUAL VALUE MISCELLANEOUS** ■ Closed circuit TV security to entrance and communal areas. ■ Direct elevators from garages and storage areas, appropriate for people with reduced mobility, with automatic stainless-steel doors with photoelectric cells. ■ Built-in letterboxes. ■ Fully enclosed community surrounded. ■ Communal gardens, with lawn and trees. Automatic sprinkler and drip irrigation. ■ Garden and pedestrian walkways lighting. ■ 3 pools (main pool, children's and lap heated with contribution of photovoltaic solar panels), all tiled. ■ Jacuzzi. ■ Gym ■ Sauna ■ Bio-healthy machines ■ Padel court ■ Petanque ■ Chess and ping pong ■ Children's play area ■ Parking for bicycles ■ Underground parking and storage for each dwelling. ■ Automatic doors with remote controls for garage access. ■ Pre-installation of charging for electric vehicles

Energy certificate: **Pending**

