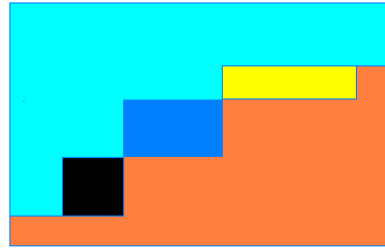


DESARROLLOS SALVANA S.L.



## LUXURY VILLA WITH SWIMMING POOL ON THE SPANISH MEDITERRANEAN COAST.

### DETAILED BUILDING SPECIFICATIONS.

**Location:** "Urbanizacion Monte Solana", in the village of Pedreguer (Alicante province). Ten minutes drive from the beaches and harbour of Denia. There are three golf courses within a 20 kilometre radius, plus a further one which will be built in the near future in nearby Pego. Pedreguer is equidistant (40 minutes' drive) from the airports of Valencia and Alicante. The house, which is being built on a rectangular plot of **1.256,5 m<sup>2</sup>**, is located some 80 meters above sea level. This affords a fantastic view of the orange groves in the valley below and of the sea beyond.

**Design of the building:** The main design concept is to take advantage of successive terraces in the hillside that perfectly match the profile of the building, and by locating the house in the upper portion of the plot, to enable the occupant to enjoy the magnificent views overlooking the valley and the coast of Denia, as well as the National Park of Mount Montgo.

Access to the property is through an imposing gate, followed by a ramp for vehicles. In the first terrace we find a platform for parking two vehicles and from this point a wide stairway that leads you to the main terrace in front of the entrance to the house. On this terrace is the luxurious pool, designed to appear to cascade over the edge of the terrace, thereby blending completely with the landscape beyond. The pool is on a level with the veranda and of the ground floor, creating a day-time recreation area, i.e. terrace sun deck, veranda, living room, dining room, cellar. The sleeping areas are all located on the upper floor of the house.

The back wall of the ground floor is inserted into the mountainside, allowing use of the original rock in its natural state as a principal feature of the large open plan reception area. The staircase and cloakrooms that require less natural light are located in the back of the house, in contact with the rock face. The staircase gives access to the bedroom area and above that the sun deck which is level with the upper part of the plot and the garden. The design also contemplates double height spaces in the living area, as well as the landing of the upper floor.

In order to maximize the views from any level of the house, we have constructed flat roofs to the whole house, which at the same time create more outside space and allow full enjoyment of the landscape. The external space is thus developed on the first floor with a great terrace. It is interesting to note that from the outside the bulk of the house appears to melt with its surroundings, contrasting with the white purity of its external structure.

This is a **high quality** house where **wide interior spaces** reflect the principal design concepts of this exciting development, namely **VIEWS, LIGHT AND DESIGN.**

## Area measurements

<u>Ground Floor</u>	<u>Usable area</u>
•.... 1.- SWIMING POOL	44, 10 M2
• 2.- SOLARIUM	12, 90 M2
• 3.- TERRACE 1	80, 00 M2
• 4.- VERANDA	57, 47 M2
• 5.- ENTRANCE HALL	7, 48 M2
• 6.- LIVING ROOM-DINING ROOM	55, 67 M2
• 7.- KITCHEN	16, 58 M2
• 8.- CLOSET	1, 35 M2
• 9.- TOILET	3, 33 M2
• 10.- STAIRCASE	-----
• 11.- CELLAR	5, 95 M2
• 12.- PANTRY	3, 50 M2
• 13.- BOILER ROOM	1, 00 M2
<b>TOTAL AREA GROUND FLOOR</b>	<b>289, 33 M2</b>
<b>TOTAL CONSTRUCTED AREA GROUND FLOOR (VERANDAS @ 50%)</b>	<b>133, 14 M2</b>

<u>First Floor</u>	<u>Usable area</u>
• 14.- CLOSET / DRESSING ROOM	5, 12 M2
• 15.- STAIRCASE 1	3, 64 M2
• 16.- LANDING	11, 38 M2
• 17.- STAIRCASE 2	2, 19 M2
• 18.- HOLE TO LIVING ROOM	-----
• 19.- CLOSET	4, 20 M2
• 20.- BATH-ROOM SUITE	7, 21 M2
• 21.- MASTER BEDROOM	20, 21 M2
• 22.- GUEST BEDROOM 1	12, 16 M2
• 23.- GUEST BATHROOM	5, 70 M2
• 24.- GUEST BEDROOM 2	12, 16 M2
• 25.- TERRACE 2	51, 60 M2
<b>TOTAL AREA FIRST FLOOR</b>	<b>135, 57 M2</b>
<b>TOTAL CONSTRUCTED AREA FIRST FLOOR</b>	<b>103, 77 M2</b>

<u>Sun deck (roof terrace)</u>	<u>Usable area</u>
• 26.- STAIRCASE	4, 20 M2
• 27.- SUNDECK	76, 82 M2
<b>TOTAL AREA SUN DECK</b>	<b>81, 02 M2</b>
<b>TOTAL CONSTRUCTED AREA SUN DECK</b>	<b>9, 81 M2</b>

**TOTAL USABLE AREA PROPERTY 505, 92 M2**  
**TOTAL CONSTRUCTED AREA PROPERTY 246, 72 M2**

## TECHNICAL SPECIFICATIONS:

Structure. The main structure of the house is made of reinforced concrete painted white and is formed by pillars and flat beams and containment walls where necessary. Square pillars of 30 x 30 cm have exposed wooden covers and circular pillars of 30 cm. have covers without joints. The cover is of 23 cm. (19+4), formed with the help of beams of concrete, ceramic brick of 60x25x20 cm. and a layer of compression of 4cm. of concrete, (total load 600 Kg. /m<sup>2</sup>). A wall of recovered stone from the excavation it is being used to built the terrace of the pool. The main staircase of the house is built with sawed wooden shanks of country pine, and the secondary one with concrete flagstones.

Foundations and Flooring. A layer of concrete is laid, followed by the iron structure, interposing some separators and proceeding later with concrete. On the ground floor armed flooring of concrete on gravel will be used. Damp-proofing is guaranteed by means of polyethylene of 0, 9 Mm thickness.

Waste disposal and Drainage. A connection is made with a prefabricated polyester biological filter (110x230). The horizontal and vertical piping is of PVC pipes. The whole installation is guaranteed to withstand possible expansion, is well insulated and protected from possible loads.

Roof structures. All roofs are constructed flat and passable, formed by a layer of insulating concrete of expanded clay "Arlita", sheet of elastic tar SBS and armed with felt of fiberglass of 4 Kg. /m<sup>2</sup>, floating system type LBM-40-fv.

Masonry and Linings. The external enclosure walls of the building are formed by two leaves of hollow block of concrete 40x20x10 cm. In other areas perforated brick is used. Interiors, except the kitchen and the toilets that contemplate a sandstone or marble covering, are covered in black plaster and finished with white plaster. The external surfaces will be of white mortar monolayer, damp-proofed. Glass fiber mesh in all the linings on enclosure materials is used to absorb the differential expansion of both elements.

The roof is covered in black plaster and finished in white plaster. The service areas have a reinforced roof of flat stucco.

All the interior divisions are in a partition of hollow concrete blocks 40x20x10, finished with a white plaster.

The fireplace of the living room is hand made and built "in situ" with the help of local stone and refractory brick 25x12x4cm., rendered with cement mortar and river sand 1/8, smoke chamber, fire walls of foil of adjustable steel, conduit of smoke until roof, blocked later, garnished and white plastered.

Floor and tiles. The following types of finishes will be used:

- White granite throughout the villa, except the kitchen
- Spanish granite in lobby, living room, dining room, ground floor toile, first floor landing, master bedroom, dressing room and en-suite bathroom.
- Non-slip granite, natural stone or non-slip sandstone in the exteriors, terrace on the first floor and on sun deck floor.
- Varnished top quality pine wood for the main staircase.
- Surface of concrete in vehicle access.
- Sandstone tiles in kitchen, interiors, closets, bedrooms 1-2, en suite bathrooms, cellar, boiler room and pantry.

Carpentry and Locks. The external carpentry is in lacquered aluminum ready for double glazing with laminated security glass on the ground floor or alternatively an alarm system in the ground floor. They are fixed, sliding, according to location and with shutters in first floor.

The interior carpentry including closets is sliding or frontal opening, in solid beech wood or similar to be varnished or painted.

The entrance door is of reinforced wooden beech wood board or similar to lacquer or paint, with fixed side panel to door of the same characteristics and with glass.

The gutters are in foil of lacquered aluminum in white.

The handrails are 100 cm. high, built in laminate profiles.

Glass and Insulation. The following glass is used:

- For the windows, double glazing type "Isolar Glas", formed by two colorless panes of 4mm and vacuum chamber of 10 or 12 Mm, with profile separator of aluminum and double sealed.
- For the access door, double glazed with security type "Isolar Multipact", formed by glass panes of 4mm.
- The outside doors, double glazed with laminated security glass type "Multipact".

Electricity and lights. Installed in accordance with Technological Requirements ("Reglamento Electrotecnico").

Connected to the existing grid through a distribution box located in facade.

It is included Entryphone and illuminated stairs from parking platform till ground floor.

Ninety six light connections are projected.

Plumbing and sanitary elements. Connected to the existing network by means of polyethylene pipe of 40mm. The interior pipe work is of polypropylene or copper.

The hot water system is also of polypropylene or copper.

The drainage and the trap are made of polyethylene or PVC. The sanitary elements are made of top quality vitrified porcelain in white.

The taps are mono-lever type.

Heating and hot water. A tank with capacity for 1000 liters of gas oil is installed, buried outside in accordance with required legislation. The tank feeds a boiler of 20,000 Kcal. /h. that provides both heating and hot water.

Heating is installed in the whole house except in the rooms where it is not needed.

Painting and finishes. The interior walls are finished with smooth plastic paint.

The interior carpentry is varnished with polyurethane or glossy white enamel and the wooden exterior is varnished with a water based paint or glossy white enamel.

Pool and Exteriors. A Swimming pool of 15, 30 x 3, 60 meters is being built and walls of recovered stone forms the external side of the pool. The lining of the pool is vitreous (gresite). The border of the pool is formed by prefabricated concrete and finished in washed stone, brushed, of 500mm. wide and 50 Mm. thick, non-slip.

It incorporates sand filtration equipment and is complete with skimmers, lights and stairway.

Observations. As stated in the "Design of the building" section, the whole interior back wall of the house is expected to be formed by the original mountain rock wall in its natural state. However this will only be completed if we are comfortable that dampness arising from potential water filtration from the mountain is eliminated, otherwise the interior back wall of the house will be completer in white plaster.

Optional: The works and the material for the installation of a hydraulic elevator from the parking platform to the ground floor are part of the project. The price includes the preparation work but not the elevator itself.

The imposing gate to the access of the property and the wooden pergolas are not included.

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**Structural Engineer: Vicente Soler Roig. Collegiate N° 2498**

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