



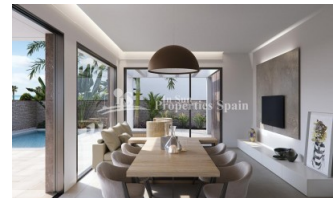
REF: # 7011

ORIHUELA COSTA (TORRE DE LA HORADADA )



#### INFO

PRICE:	520.000 €
PROPERTY TYPE:	Villa
CITY:	Orihuela Costa (Torre de la Horadada )
BEDROOMS:	4
Bathrooms:	3
Build ( m2 ):	160
Plot ( m2 ):	184
Terrace ( m2 ):	-
Year:	
Floor:	-
Old price	-



#### DESCRIPTION

Las Higuercas Residential –TORRE DE LA is an exclusive Residential of 16 villas just 150m from Las Higuercas beach in Torre de la Horadada with direct access to the park from homes 0-4 and sea views. In this promotion the Swiss architect Massimo Di Caudois looking for a division between the buildings in the longitudinal direction and between them a common access area to the garages of four of the houses. In this promotion, two different housing lines can be identified, as there are differences in size and price depending on each housing line: The first housing line has 6 villas and they are built on a plot of 303m<sup>2</sup>, with 193,28m<sup>2</sup> of built surface. The second housing line of this promotion has 10 totally independent villas, built on plots of 184m<sup>2</sup> to 320m<sup>2</sup>, and having a built surface from 152,30 m<sup>2</sup> to 175,50 m<sup>2</sup>. All the villas are bespoke, detached homes with an individual swimming pool. Each house has an independent access to the covered garage or individual parking area (with a pergola so it's covered) from the streets that surround the plot, as there are no adjoining buildings, except houses 0,1 and 2 that share a

common area of access to individual covered garages. Low traffic streets with large green areas surrounding the residential are ideal for the youngest of the family. In all the promotions they don't start the construction until they have a buyer as we want them to customize the housing as they like with the number of bedrooms, materials and finishes. Colour of the walls, colour of the carpentry, kitchen colour and sanitary equipment's can be chosen. Once the house is sold it takes us around 12-14 months to finish the project. As the project is still on plans design modifications can be done, as size of pool, distribution design etc. The villas of the first housing line have 3 rooms, and possibility of 1, 2, 4 and 5 rooms, two of them with complete bathroom and dressing room (completely finished bathrooms including furniture and suspended toilets, design to be chosen by the owner). The villas of the second housing line have 4 bedrooms, one of them with complete bathroom and dressing room (completely finished bathrooms including furniture and suspended toilets, design to be chosen by the owner). Kitchens are delivered fully furnished with top quality materials (high finishes countertops, appliances, colour carpentry) to choose by the owner, including high-end appliances (SMEG, MIELE or BOSCH), following an open concept with the dining room surrounded by large windows that throughout the day they provide a pleasant light and direct access to the pool and private gardens completely finished (including vegetation, lighting and irrigation system). Both in the villas of the first housing line as the villas of the second housing line have direct access to the private swimming pool and the completely finished garden area (including vegetation, illuminations and irrigation systems) from the kitchen. In all our homes a micro climate is achieved in each living space thanks to its design and the distribution of interior spaces, which together with the thermal and acoustic insulation, creates a harmonious and comfortable environment, with a special emphasis on sustainable housing and respectful of the environment. Air conditioning (cold/hot) by ducts included. Caring for the smallest details in the finishes, using the highest quality materials, the personalized design and the luxury without forgetting the maximum comfort, you get the enjoyment of the houses both in summer and in the mild winter, making it habitable all year round. The villas of the first housing line have an individual covered garage, the villas of the second housing line have an individual parking area with a pergola so it has a cover. The villas from both housing lines have a washing and storage area. The residential is located 150 m from Las Higuercas beach, in Torre de la Horadada, a paradise in all aspects, where you can enjoy the coastline, the immensity of the Mediterranean sea, the promenade, refreshing baths in the sea, water sports, sailing, surfing, snorkeling... 5 minutes from Torre de la Horadada's port and 10 minutes from San Pedro del Pinatar's port, the best restaurants where you can enjoy the best Mediterranean gastronomy. The best golf courses standing out among the other 21 on the Costa Blanca the prestigious Lo Romero Golf awarded with Golfers' Choice 2018 by Leading Courses®, which is only 8 km away. Not to forget the proximity of the AP7 Motorway that connects our residential with two airports with international destinations, in Murcia Aeropuerto Internacional de Murcia just 29 min, and Aeropuerto Internacional de Alicante, in Alicante, just 49 min. The nearest town to the area where the promotion is located is the Pilar de la Horadada, 1 km away, a quiet village that has all kinds of services, schools, health center, police, pharmacies, etc. There are also two shopping areas, Dos Mares shopping centre in San Javier, 5 minutes by car and La Zenia Boulevard, in Orihuela Costa 15 minutes by car. The prices of the villas start from 520.000,00€ (vat is not included in the prices) to 950.000,00€ for the 3 bedrooms houses. They can build an extra bedroom (max. 5 bedrooms) for 29,000€ more. They can build 1, 2, 3, 4 and 5 bedrooms. All the homes are built with maximum quality

standards, they use thermal insulation on the outside (covering the entire facade of the villas with 20cm of expanded polystyrene). Thermal and acoustic insulation all floors, cold and hot water pipes with thermal insulation. Glass with air chamber and double glass with butyral sheet in housing interior. Achieving in all the homes the energy rating type A and far exceeding the maximum established by Spanish law.

## ENERGETIC CERTIFIED

energy house

Image type unknown

<https://www.iberiaproperty.com/assets/images/viass/>

<b>STYLE</b> <ul style="list-style-type: none"> <li>Modern</li> <li>Contemporary</li> </ul>	<b>VIEWS</b> <ul style="list-style-type: none"> <li>Panoramic views</li> <li>Sea views</li> </ul>	<b>AIRCONDITIONING</b> <ul style="list-style-type: none"> <li>Central airconditioning</li> </ul>	<b>DISTANCE TO :</b> <div>Beach : 100 m</div> <div>Airport: 30 Km</div> <div>Town center : 500 m</div>
<b>ORIENTATION</b> <div>South</div>	<b>FURNITURE</b> <ul style="list-style-type: none"> <li>Not furnished</li> </ul>	<b>PARKING</b> <div>Parking no Cars: 2</div>	<b>MAIN LIVING AREA</b> <ul style="list-style-type: none"> <li>Storage</li> <li>Bathroom en-suite</li> </ul>
<b>FLOORING</b> <ul style="list-style-type: none"> <li>Tile floors</li> <li>Stone floors</li> </ul>	<b>KITCHEN</b> <ul style="list-style-type: none"> <li>Open kitchen</li> <li>Equipped kitchen</li> </ul>	<b>GARDEN AND TERRACES</b> <ul style="list-style-type: none"> <li>Open terrace</li> <li>Landscaped</li> <li>Private garden</li> </ul>	<b>ENERGETIC CERTIFIED</b> <div>energy house</div> <ul style="list-style-type: none"> <li>Built-in wardrobes</li> <li>Reinforced door</li> <li>Double glazed windows</li> <li>Storage room</li> <li>Laundry room</li> </ul>

"OUR EXPERIENCE IS YOUR GUARANTEE"