

COMMERCIAL DOSSIER
AND QUALITY REPORT

VILLA BELAVISTA

AN EXCLUSIVE PROJECT
IN ALTEA HILLS



VILLA BELAVISTA
Dossier and quality report

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Comercial dossier and quality report



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by personalHOME

Dossier

01 **Location**

The perfect location on the eastern coast of Spain

02 **Why you should choose Altea Hills**

The reasons that make this place so special.

03 **BELAVISTA Design Concept**

04 **Your exclusive Villa**

Take a look at your future home

Quality Report

01

General Overview

Your house
Instalations
Bathrooms



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YOUR DREAM HOUSE

IS HERE IN ALTEA HILLS



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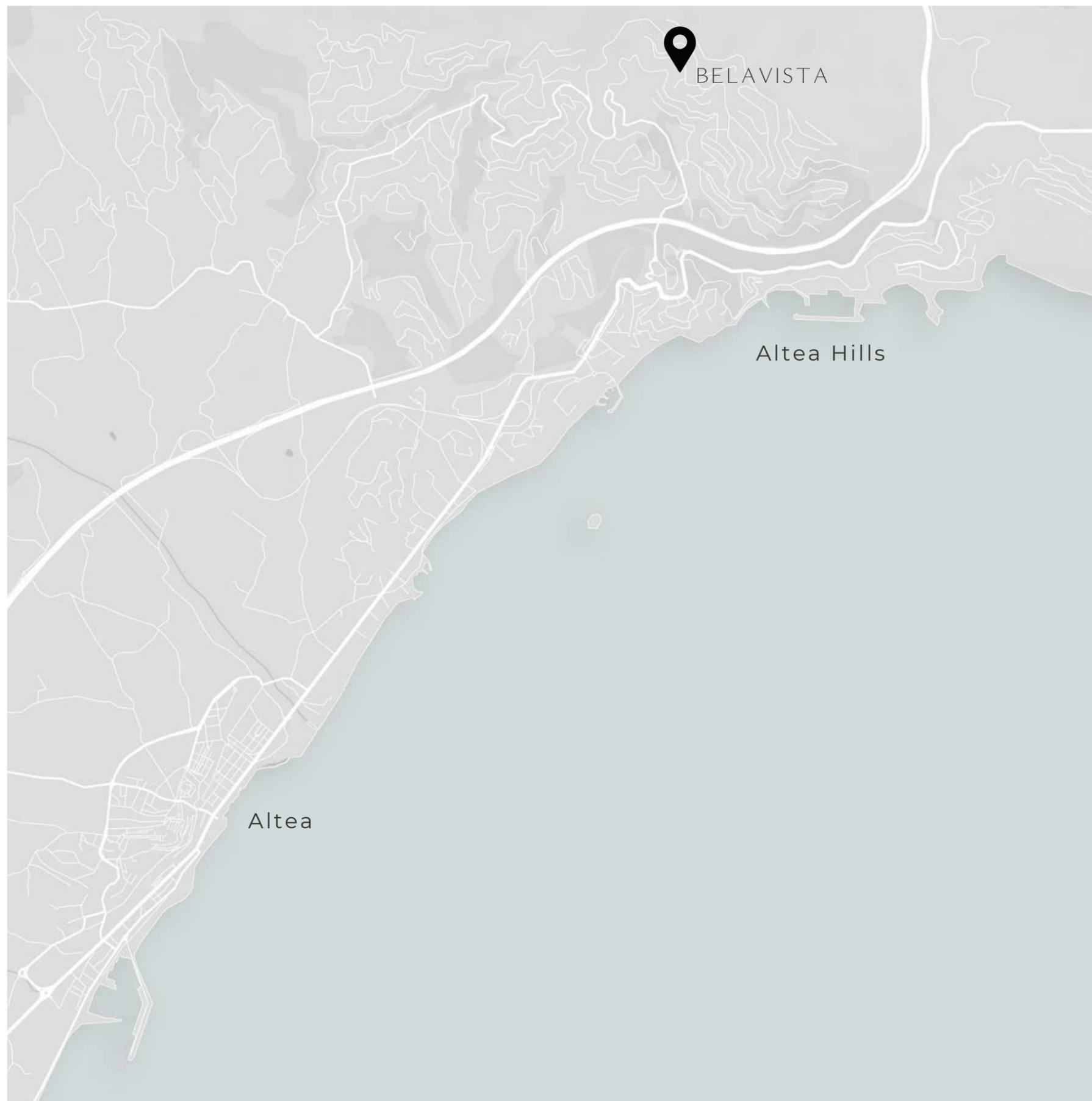


01

Location

Altea Hills is an exclusive residential area located on the eastern coast of Spain, specifically in the province of Alicante, within the Valencian Community. It is situated on the Costa Blanca, which is known for its beautiful Mediterranean coastline, stunning beaches, and picturesque landscapes.





The place you are looking for

Altea Hills is renowned for its elevated position, offering panoramic views of the Mediterranean Sea, as well as the surrounding mountains and countryside. This vantage point provides residents and visitors with breathtaking views.

The area is characterized by luxurious villas, upscale apartments, and high-end amenities. It's a popular destination for those seeking a high standard of living and a peaceful, upscale environment.

Altea, the nearby town, is a charming coastal town known for its white-washed buildings, cobble streets, and artistic community. It's a popular destination for tourists and expatriates looking for a taste of Spanish culture and a relaxed Mediterranean lifestyle.

02 Why you should choose Altea Hills





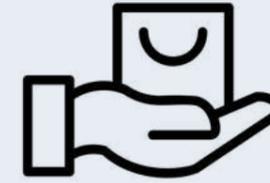
Stunning Views

Altea Hills is known for its breathtaking views of the Mediterranean Sea and the surrounding mountains. If you value natural beauty and tranquility, this location offers a spectacular backdrop.



Investment Potential

Altea has been a popular destination for both tourists and property investors. Buying a property here could potentially provide a good investment opportunity.



Proximity to amenities

Altea and its surroundings offer a range of amenities including shops, restaurants, golf courses, and cultural attractions. Everything you need for a comfortable lifestyle is within reach.



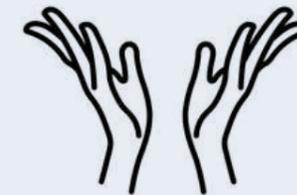
Recreational Activities

Altea Hills offers opportunities for various recreational activities such as golf, water sports, and hiking. If you enjoy an active lifestyle, you'll find plenty to do.



International community

Altea Hills is home to a diverse community of international residents, which can create a cosmopolitan atmosphere and provide opportunities for cultural exchange.



Quality of Life

The combination of natural beauty, luxury living, and a peaceful environment can contribute to a high quality of life for residents.

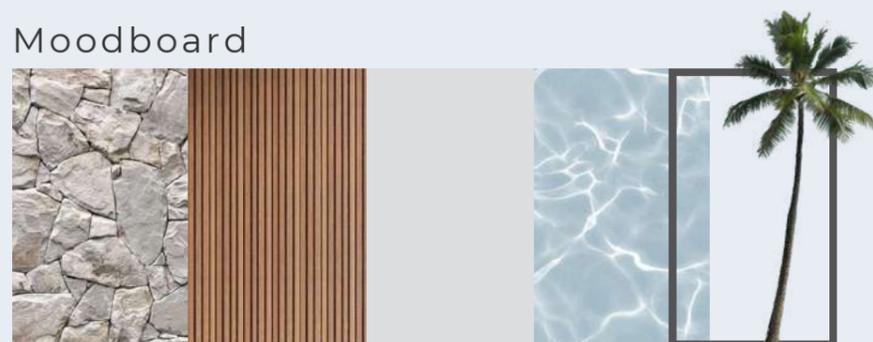
03

BELAVISTA Design Concept

A contemporary house

Vila Belavista is a residence born from the collaborative vision of a Brazilian and a Spanish architect, resulting in a fusion of cultural influences. The design embraces the timeless aesthetic of Mediterranean residences, featuring both white and stone walls, while the slatted panels draw inspiration from contemporary Brazilian architecture. This fusion results in a striking interplay of textures, materials, and sensations, symbolizing a captivating fusion of the arid Spanish climate and the tropical ambiance of Brazil, all within a house that commands a magnificent view.

Moodboard





04

Your exclusive Villa

The Vila Belavista is ideally suited to cater to a diverse range of individuals. It features spacious bedrooms, a seamlessly integrated social space with soaring double-height ceiling, and an incredible pool complemented by a generous outdoor area, perfect for hosting gatherings with friends and family. Additionally, it offers a fitness area conveniently connected to the pool, as well as a discreet service area. This home is exceptionally functional and thoughtfully designed!





EXCLUSIVE
QUALITY









DESIGN
HOME

ELEGANT
HIGH-END









TRANQUILITY PEACE



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CONTEMPORARY PRESTIGIOUS





GROUND FLOOR

With a total built area of **190.76** m², the **ground floor** consists of a spacious living room, dining room, kitchen and a toilet. Next to the dining room there is an en-suite bedroom with views to the exterior. On this floor there is also a pantry, a laundry room and a fitness room. Of course on this floor we have access to the swimming pool and leisure area.





FIRST FLOOR

On the **first floor** you will find your rest area, consisting of three en-suite bedrooms with terrace and a hallway overlooking the double-height living room on the ground floor, creating a light volume next to the stairwell. All these spaces make a total of **127.30 m²** built.





SECOND FLOOR

On the **second floor** there are two parking spaces, one of them for visitors. Once inside the house we also find a large hallway with views, which connects us with the lift and the stairwell. The laundry area is also connected to the secondary pedestrian access from this floor. The constructed living area on this floor totals **24.81 m²**.

Equipment

Bathroom equipment

The bathroom is one of the most important spaces in the house in terms of interior design. That is why we like to take the utmost care of its aesthetics. In personalHOME we deliver the bathrooms completely equipped, with bathroom furniture with built-in washbasin, toilet, shower and screen.

The elements that make up the bathrooms are:

- Wall-hung toilet with horizontal outlet and concealed fixings (including Rimless bowl and cushioned lid). **Model ROUND series THE GAP, ROCA brand or similar**, in toilet 1 and bathrooms 1, 2, 3 and 4. Includes frame with compact dual-flush concealed cistern for wall-hung toilet. Elbow 90 ° / 110 °. **Model DUPLO WC ONE COMPACT ref A890073020 ROCA brand or similar**.
- Wall hung bidet with concealed fixings and cushioned lid. **Model ROUND series THE GAP, ROCA brand or similar**, in bathrooms 1 and 2. Single-lever tap for bidet, chrome finish, **model STUDY ref 26212001 TRES brand or similar**.
- Single lever basin mixer tap in chrome finish, **STUDY series, model Ref. 26230701, TRES brand or equivalent**.
- Wall hung bathroom furniture, solid teak, **Jacob model, Tikamoon brand**. Round washbasins in varnished semi-smooth grey concrete. Model: **Micha, Tikamoon brand or equivalent**. The width of the bathroom units varies depending on whether it is a double (120cm) or single (80cm) washbasin. Includes mirror model **Josef 50x50 cm, brand Tikamoon or similar**.
- Shower tray in all the bathrooms of the dwelling with mineral charge including valve and chrome grille, **model Classic of the HIDRONATUR brand**, white colour, in standard format/size according to the design of the technical project.
- Rapid-box 2-way concealed mixer tap kit for shower. Built-in body included. 2-way ceramic distributor. Wall bracket with adjustable stainless steel shower spray head: Ø 300 mm. Hand shower bracket with wall-mounted water inlet. Brass anti-limescale hand shower. Satin-finished hose. **STUDY series, ref 26228004. TRES brand or similar**.
- Transparent shower enclosure for 8mm wide 90cm tempered glass shower tray, model **OL-2000 Serie ONE, PROFILTEK brand or equivalent**.

Equipment Toilet

- Wall hung basin unit in solid teak 95 cm, **Basic model, Tikamoon brand.**
- Ceramic washbasin with rounded corners, **Alexi model, Tikamoon brand.**
- Mirror model **Alda 70x35 cm, brand Tikamoon.**
- High mixer tap for washbasin. **STUDY series. TRES brand. Ref. 26230701.**



Bathroom 1, 2 and 3

- Wall hung bathroom furniture, solid teak, **Jacob model (120cm), Tikamoon brand.**
- Round washbasins in varnished semi-smooth grey concrete. Model **Micha, Tikamoon brand.**
- Mirror model **Josef 50x50 cm, brand Tikamoon.**
- High mixer tap for washbasin. **STUDY series. TRES brand. Ref. 26230701.**



Bathroom 4

- Wall hung basin unit in solid teak 140 cm, **Basic model, Tikamoon brand.**
- Round ceramic washbasin, **Luna model, Tikamoon brand.**
- Mirror model **Josef 50x50 cm, brand Tikamoon.**
- High mixer tap for washbasin. **STUDY series. TRES brand. Ref. 26230701.**



Toilets

- Wall-hung toilet **ROUND model, ROCA brand.** Model **DUPLO WC ONE COMPACT ref A890073020 ROCA brand.**
- Wall-hung bidet **ROUND model, ROCA brand.** Single-lever tap for bidet model **STUDY ref 26212001 TRES brand.**



Showers

- Rapid-box 2-way concealed mixer tap kit for shower, model **STUDY** ref **26228004**, **TRES** brand or similar.

Shower tray with mineral filler, model **Classic** of the **HIDRONATUR** brand.

- Shower enclosure transparent tempered glass 8mm wide **90cm**, model **OL-2000 ONE** Series, **PROFILTEK** brand.



The shower tray shall be installed flush with the floor.

Quality Report



FOUNDATION AND STRUCTURE

- Reinforced concrete foundation with isolated and continuous footings, over a layer of cleaning concrete and a polyethylene sheet.
- Retaining walls for basement and English courtyard formation, made of reinforced concrete on two sides, waterproofed on the outer side.
- Structure consisting of reinforced concrete pillars and reticular reinforced concrete slabs.

FACADES

- Double-leaf facade composed of an external closure of triple hollow ceramic brickwork with hydrophobic plaster on its inner side, first layer of thermal insulation with 60mm expanded polystyrene panels, and inner layer of self-supporting cladding with a 46mm profile and 15mm laminated plasterboard, with thermal insulation from 50mm mineral wool panels in rolls.
- Exterior facade coating with finished monolayer plaster, with areas of porcelain stoneware cladding.
- Sills, copings, and 20cm polymer concrete perimeter baseboard.

EXTERIOR CARPENTRY

- Aluminum joinery with thermal break, anthracite gray color, with double safety glazing (4+4/12/6) type climalit with chamber and laminated safety glass on the outside with anti-fall butyral sheet.
- Profiled aluminum blinds with PVC box in color 7016 for manual operation in the living/dining room, dressing room, and bedrooms. Slats and blind box in anthracite gray color RAL 7016.

INTERIOR DOORS AND CLOSET FRONTS

- Hinged passage doors in MDF with a 72.5 cm passage leaf. Includes casings and trim. Set of handle and anodized aluminum escutcheon. Privacy lock in bathrooms. Plain white color. MDF wardrobe fronts with sliding door, smooth trim, hardware in steel color. Plain white color.
- MDF wardrobe fronts with sliding door, smooth trim, hardware in steel color. Plain white color.
- Reinforced entry door to the dwelling. White color on both sides.

ROOFING

- Non-walkable inverted flat roof with white pebble protection. Thermal insulation of extruded polystyrene type XPS, 120mm thickness, single-layer waterproofing membrane type LBM-SBS applied with adhesive and self-protected finish with slate granules.
- Walkable flat roof on the first-floor terrace, inverted type, with non-slip porcelain stoneware protection.
- Single-layer waterproofing membrane type LBM-SBS applied with adhesive.
- Protection provided by glass railing.

EXTERIOR FLOORING

- Non-slip porcelain stoneware flooring.

INTERIOR FLOORING

- Non-slip porcelain stoneware flooring.

TILEWORK IN BATHROOMS AND KITCHEN

- White paste ceramic tiling in kitchen and bathrooms.

INTERIOR PARTITIONING

- Interior walls of the dwelling consisting of self-supporting partitions with 70mm profile and 15mm laminated plasterboard with interior mineral wool insulation.
- Reinforcements in TV area and kitchen furniture.
- Installation of water-resistant plasterboard in wet areas.
- Smooth white plastic paint on walls and ceilings.
- White-finished MDF baseboard.

FALSE CEILINGS

- Throughout the dwelling, made with plasterboard and framing.

STAIRS

- Reinforced concrete staircase covered with the same chosen porcelain stoneware flooring as the rest of the dwelling, with 6+6 glass railing supported by steel brackets anchored to the steps.



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LIGHTNING

- Built-in fixed round LED-type lights with diameter according to the room.
- 2 wall lights per staircase section.
- Exterior lighting using facade wall lights, beacons, and LED-type recessed ceiling spotlights.

KITCHEN

- Complete kitchen with base cabinets, column for microwave and oven. It includes space for a refrigerator, dishwasher, and multiple storage spaces, drawers, and pot drawers.
- Decorative extractor hood. Induction hob with 3 ignition zones.
- Vertical chrome-finished single-lever sink mixer.
- Synthesized stone countertop, 2cm edge, 6cm backsplash.
- Machined for sink and induction hob. Single-basin granite sink with drainer.

BATHROOM EQUIPMENTS

- Single-lever faucet for the washbasin.
- Recessed two-way single-lever shower faucet kit.
- Wall-mounted bathroom cabinet with two drawers, integrated porcelain sink, mirror, and LED lighting for the sink area included.
- Double sink in the master bedroom.
- Shower enclosure consisting of an 8mm clear tempered glass fixed panel.
- Mineral-loaded shower tray including chrome valve and grid. White color.

PLUMBING, SANITATION, AND VENTILATION INSTALLATION

- Complete installation for cold water and DHW (Domestic Hot Water) done indoors using fully connected, assembled, and tested multilayer pipe type (PE-X/AL/PE-X). Sanitation installation carried out with PVC series B pipe. Installation of ventilation and extraction ducts in humid areas.

ELECTRICAL AND TELECOMMUNICATIONS INSTALLATION

- Electrical panel with provisions for pool installation, outdoor lighting, and other amenities.
- TV outlets in bedrooms, living room, and kitchen.
- RJ45 data outlet in living room and bedrooms.
- Video intercom. Mechanisms in white

INSTALLATION OF A/C (AEROTHERMIA)

- Rectangular ducts made of fiberglass wool coated on both sides with a kraft-aluminum complex, reinforced on the outer side.
- Linear grille. White color. Includes frames and fittings.
- Refrigeration line.
- Control point in the living room and electrical supply for the A/C unit.
- In this property, the air conditioning installation is completed with air-conditioning system A/A cold and heat by ducts and underfloor heating by means of AEROTHERMIA equipment according to engineering calculations for the conditioning of all the floors.
- In addition, the acuazone system for zone control from Airzone is included.

DHW (DOMESTIC HOT WATER) INSTALLATION WITH AEROTERM

- Supply of a compact AEROTERM unit for the production of domestic hot water, located in the basement of the dwelling, model NUOS PLUS WIFI or equivalent, with COP 3.8 and a maximum water quantity of 336 liters at 40°C in a single extraction.

BASEMENT

- Unfinished basement. It can be conditioned including flooring, false ceilings, self-supporting PYL cladding, all finished in white paint, etc., under budget. No data network or TV network in the basement.

*The contents of this dossier are for information purposes only and are not contractual in nature. Gardening, interior and exterior furniture, textiles, decoration, electrical appliances (except extractor hood and ceramic hob) not included.

VILLA BELAVISTA

by personalHOME

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