

# Promotion of 8 exclusive villas

Residence Don Julio with private access



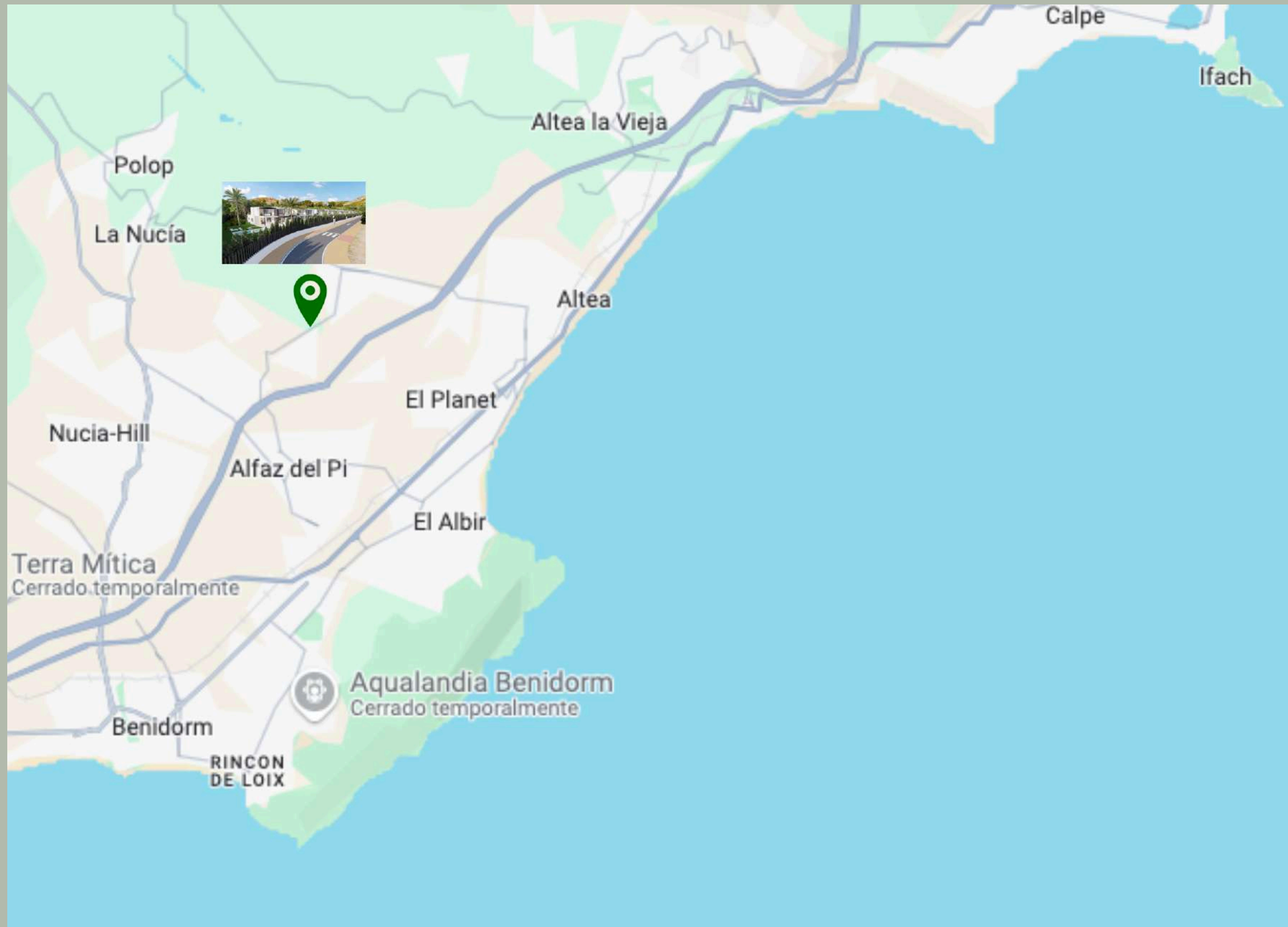
Venta & Postventa SL

Non-contractual and merely illustrative images

Residencial  
Don Julio

atenea  
AGENCIA INMOBILIARIA

# Location.



Ideally located very close distance to Altea, La Nucía , Alfaz del Pi and Benidorm, between sea and mountains.

Altea	4 km	5 min
Alfaz del Pi	4 km	5 min
La Nucia	5 km	6 min
Benidorm	8 km	9 min
Aeropuerto	70 km	50 min



# Location.

Imagine living in a quiet area enjoying the best climate in Europe, just 5 minutes from the coast and the mountains.

An opportunity to live in contact with nature and, at the same time, be able to enjoy leisure, sports and culture, without giving up anything.

This is your chance!



Fuentes del Algar



Golf Don Cayo



Benidorm

Altea



# The environment.

You will certainly be delighted with the cultural and gastronomic offerings that this cosmopolitan and rural area has to offer. In addition, you will be close to two large cities such as Valencia and Alicante.

Alicante Airport is only 50 minutes away.



Casco Antiguo

Non-contractual and merely illustrative images



# Villas 1 to 7

Discover an innovative project, a pioneer in the use of ideal materials for optimal living comfort. With a design integrated into the wonderful surroundings of the Private Residential Don Julio, where you will fully enjoy the warm climate of the Costa Blanca thanks to an optimal orientation.





# Exterior.

A large parking area for several vehicles at the entrance to your plot from the private access road of the residential complex.

# Distribution.

Enter a spacious home designed to be an ideal place of residence.

Bright and spacious The ground floor, comfortable and welcoming, offers a generous useful area of 178.50 m<sup>2</sup>, carefully designed to provide comfortable daily life. With a large bedroom en suite and a bedroom/office.

The spacious living room, followed by the kitchen and a gallery to complete a daytime living space, with direct access to the leisure area and enjoyment of the garden, pool and barbecue.

On the upper floor of 123.90 m<sup>2</sup> useful there are two bedrooms with en-suite bathrooms and their bioclimatic terrace. At the back there is an ideally designed solarium with glass railing.



# Living room.

Built with very good quality materials, which do not lose their properties over time and ensure excellent energy efficiency.





Non-contractual and merely illustrative images

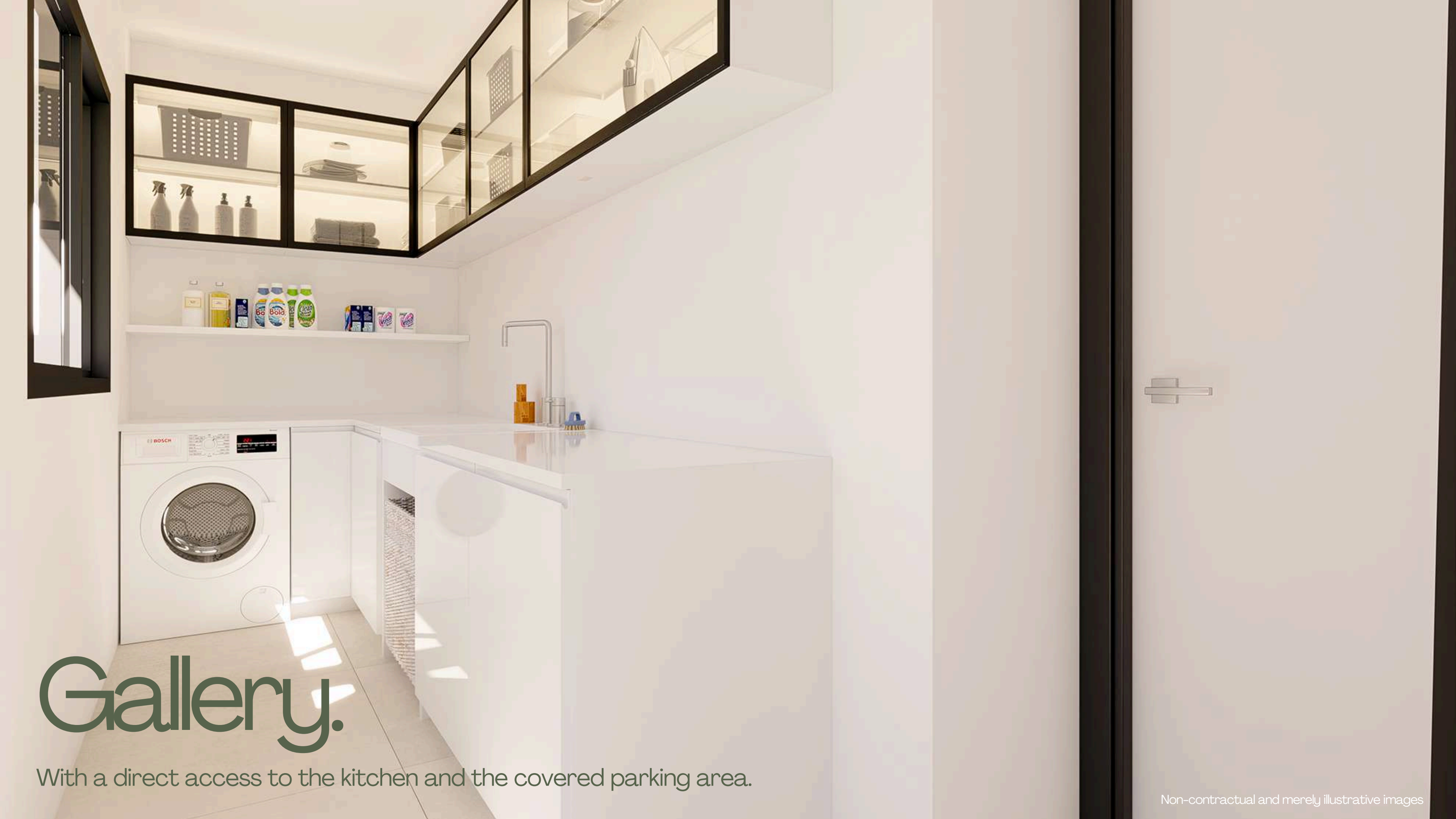
# Living room.

The villas are equipped with the latest technological innovations: Aerothermal energy , solar panels, floor heating, air conditioning with recirculation system and more, all designed to maximize efficiency and minimize energy consumption. In addition, each villa has the A energy certification.

with its modern and functional design, kitchen equipped with Siemens brand appliances. With this high-end range of Bosch we provide best quality, reliable and durable.

# Kitchen.





# Gallery.

With a direct access to the kitchen and the covered parking area.

# Bedroom.



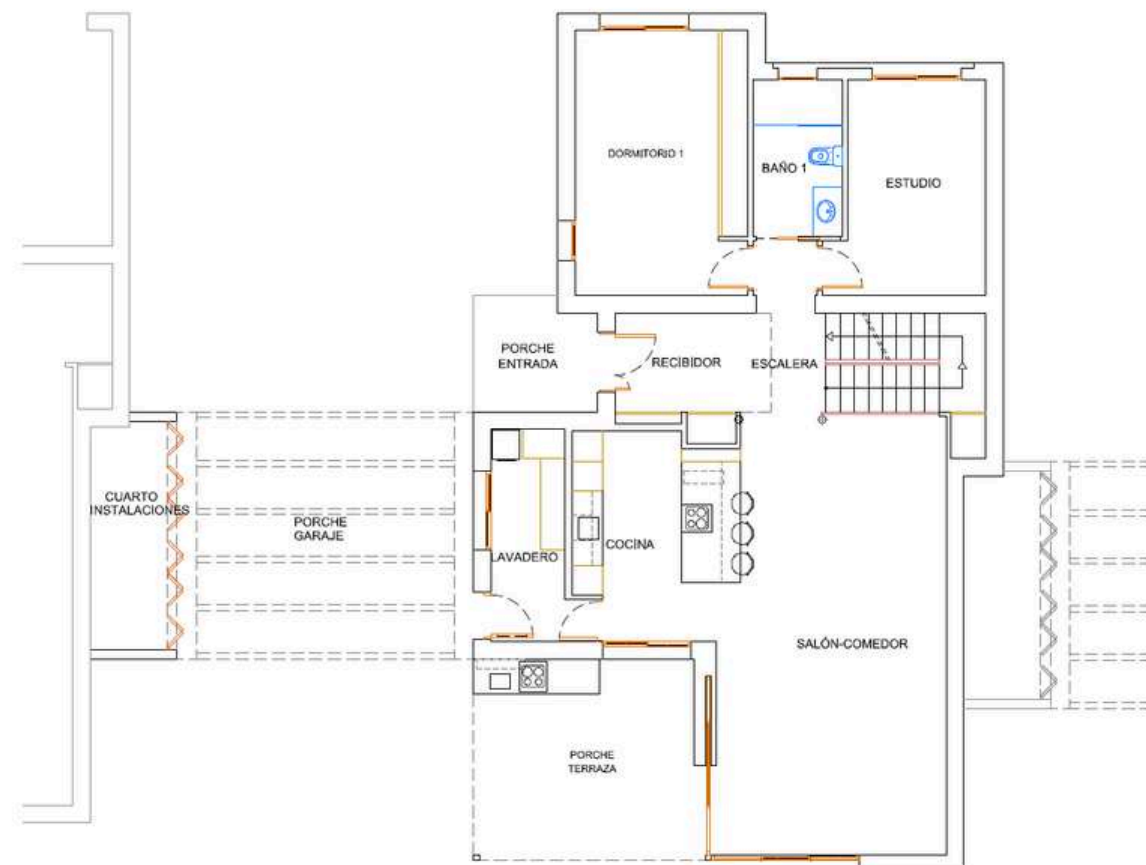
# Bedroom.



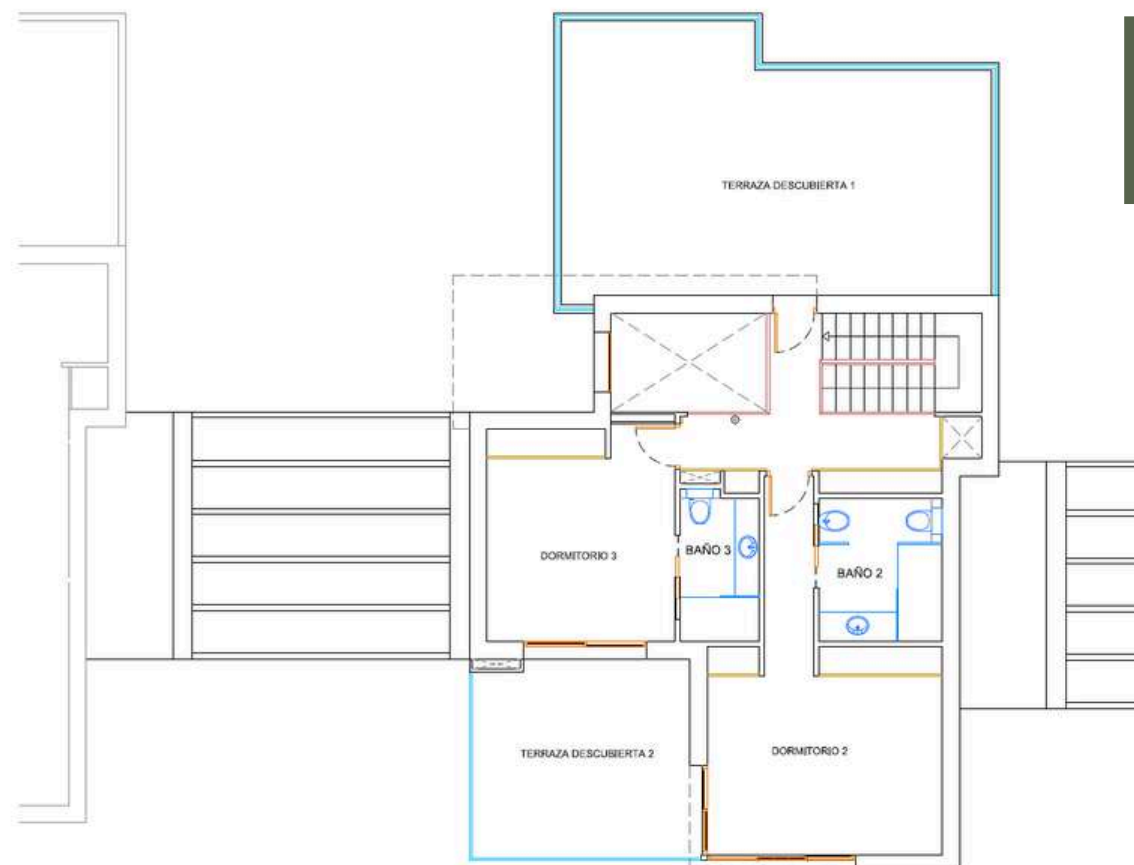


En-suite  
bathroom.

# Planimetry.

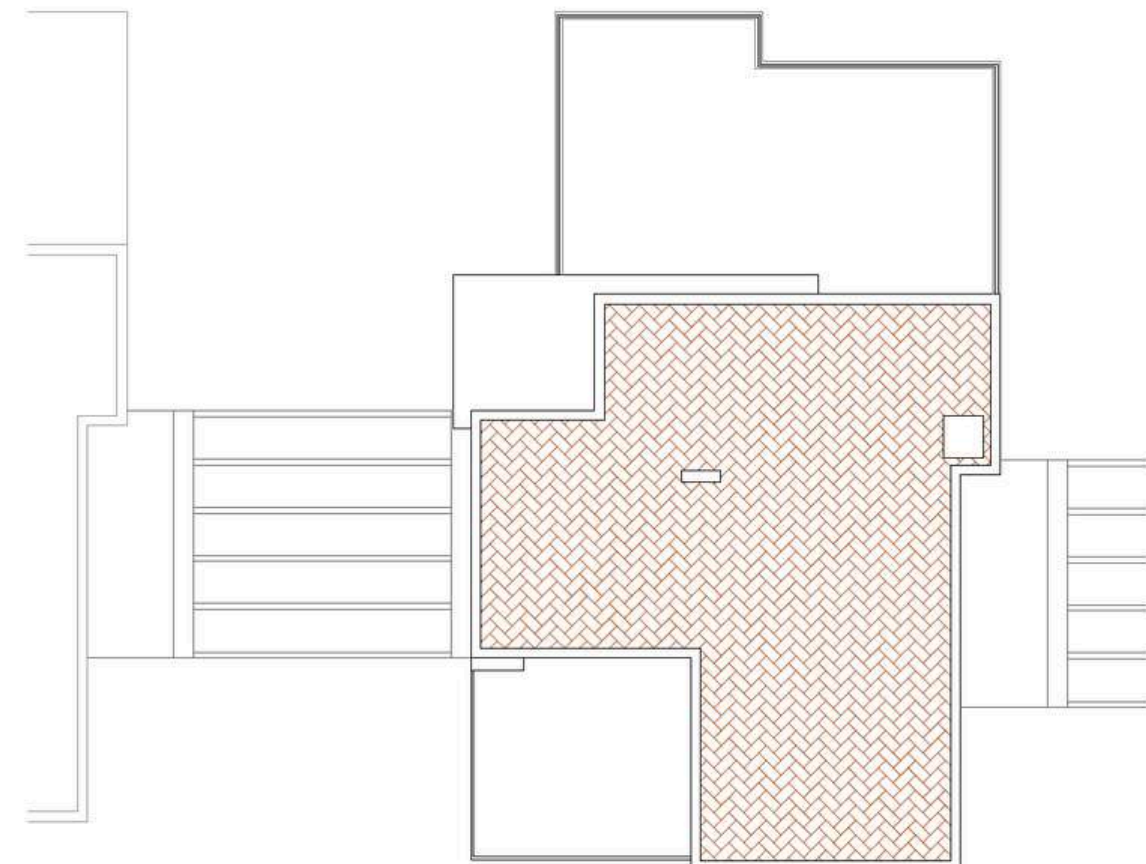


PLANTA BAJA



PLANTA PRIMERA

SUPERFICIES UTILES VIVIENDAS 1-7



CUBIERTA

VIVIENDA	
<b>PLANTA BAJA</b>	<b>178,50</b>
Porche-Parking	30,00
Cuarto de instalaciones	8,00
Porche entrada	6,00
Recibidor+ Distribuidor	11,35
Escalera	7,10
Dormitorio-Estudio	12,75
Dormitorio 1	18,70
Baño 1	5,65
Cocina	15,20
Galeria	6,00
Salón-Comedor	39,15
Porche-Terraza	18,60
<b>PANTA PRIMERA</b>	<b>123,90</b>
Distribuidor	9,70
Dormitorio 2	23,30
Baño 2	7,25
Dormitorio 3	16,40
Baño 3	4,80
Terraza descubierta 1	43,95
Terraza descubierta 2	18,50
<b>TOTAL VIVIENDA</b>	<b>302,40</b>

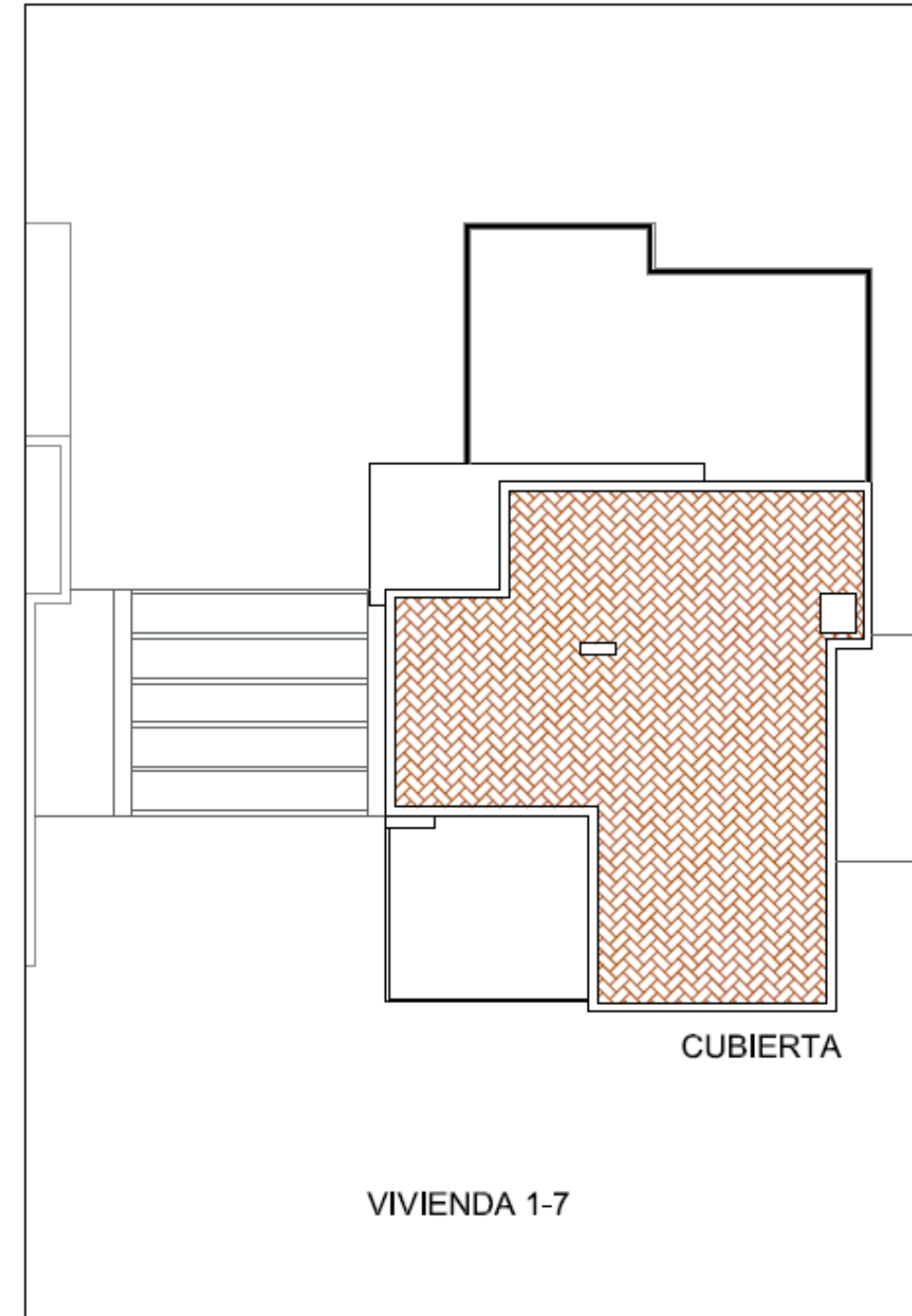
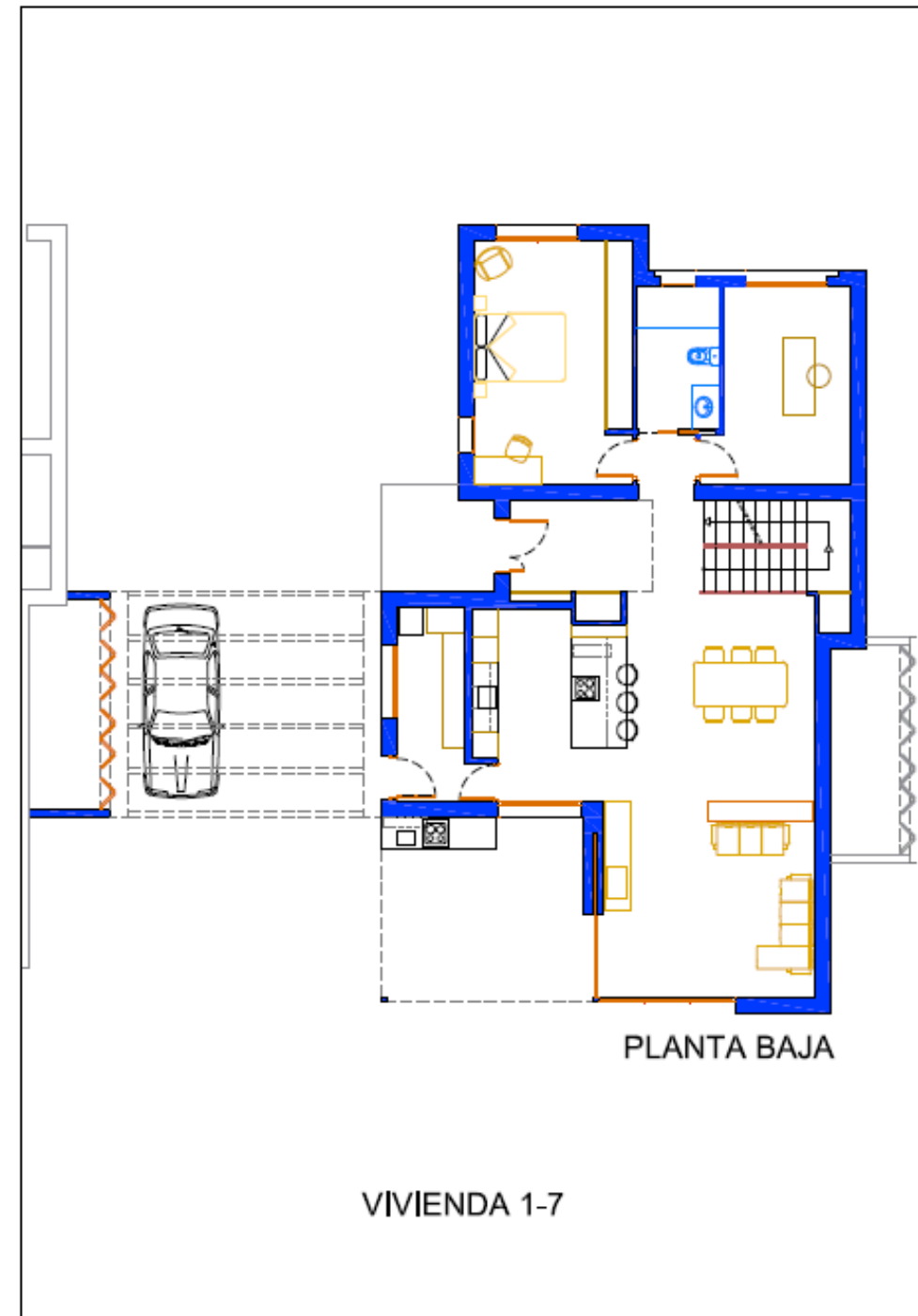
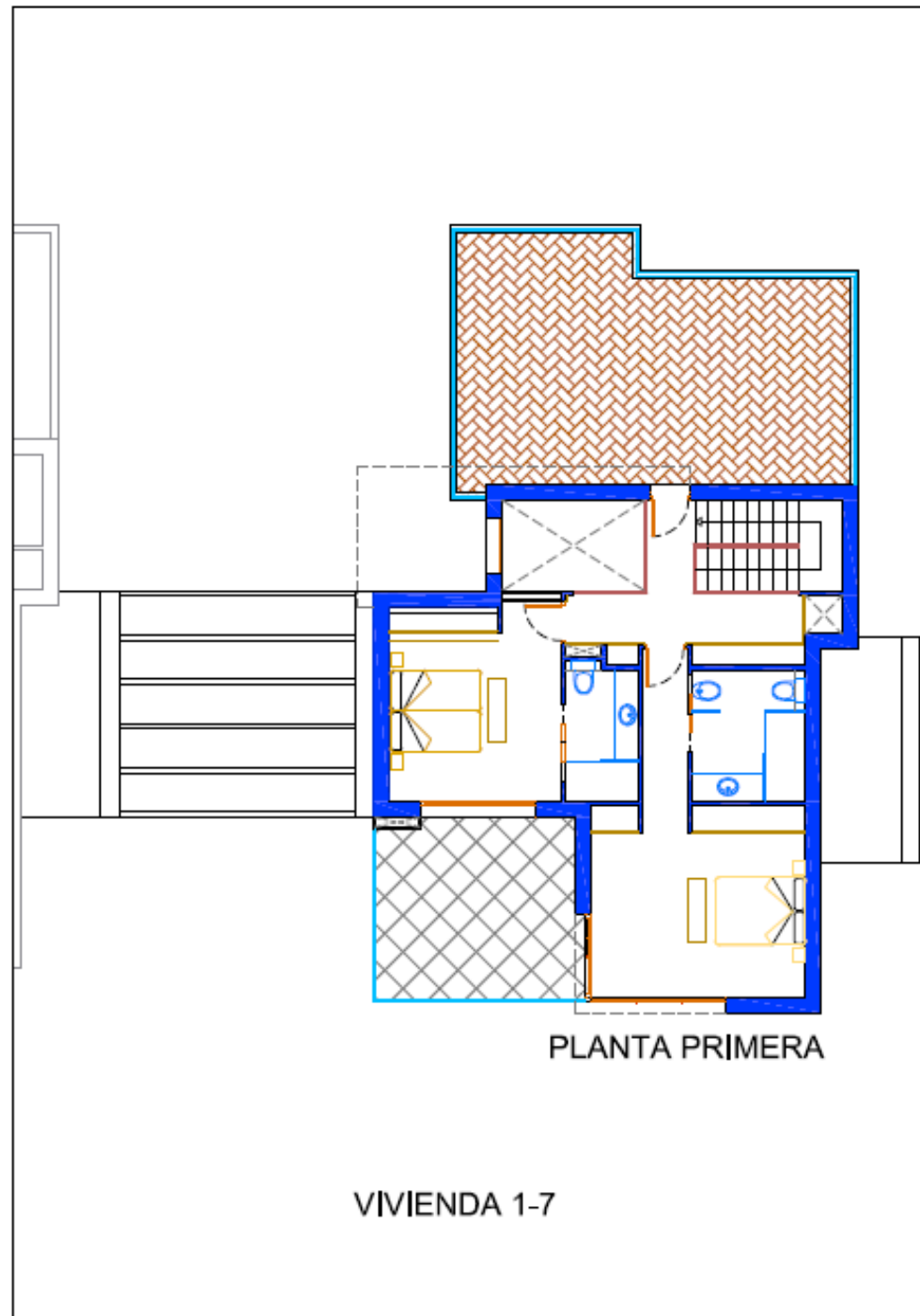
SUPERFICIES CONSTRUIDAS VIVIENDAS 1-7

VIVIENDA	
CONSTRUIDAS (m2)	
<b>PLANTA BAJA</b>	
Cerrado	139,25
Porche terraza	18,10
Auxiliares	8,50
<b>PLANTA PRIMERA</b>	
Cerrado	80,50
<b>TOTAL VIVIENDA</b>	<b>246,35</b>

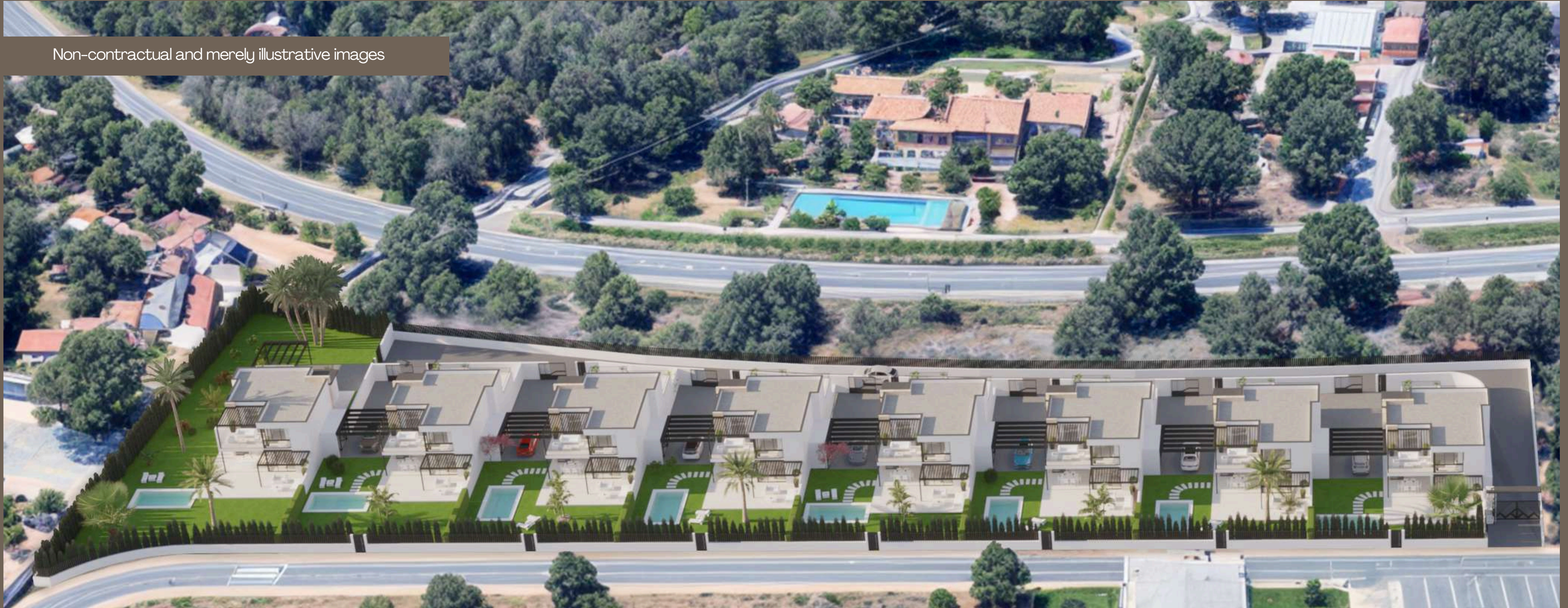
PROYECTO BÁSICO Y EJECUCIÓN	8 VIVIENDAS UNIFAMILIARES ADOSADAS CON PISCINA	REFERENCIA 20/047
SITUACIÓN	PARCELA RES 1 BELLO HORIZONTE III	FECHA JUNIO 2024
PROMOTOR	VENTA Y POSTVENTA SL	ESCALA 1/100
PLANO	PLANTAS VIVIENDAS 1-7 COTAS Y SUPERFICIES	PLANO N. 10
LUIS HERNANDEZ ANDRADA Arquitecto col.: 04205 C/ A LLARGUES 1-1ºB -ALTEA- Tfno: 955.842.183 e-mail: proyectos.estudioha@gmail.com Redactor: Luis Hernández Andrada		



# Planimetry.



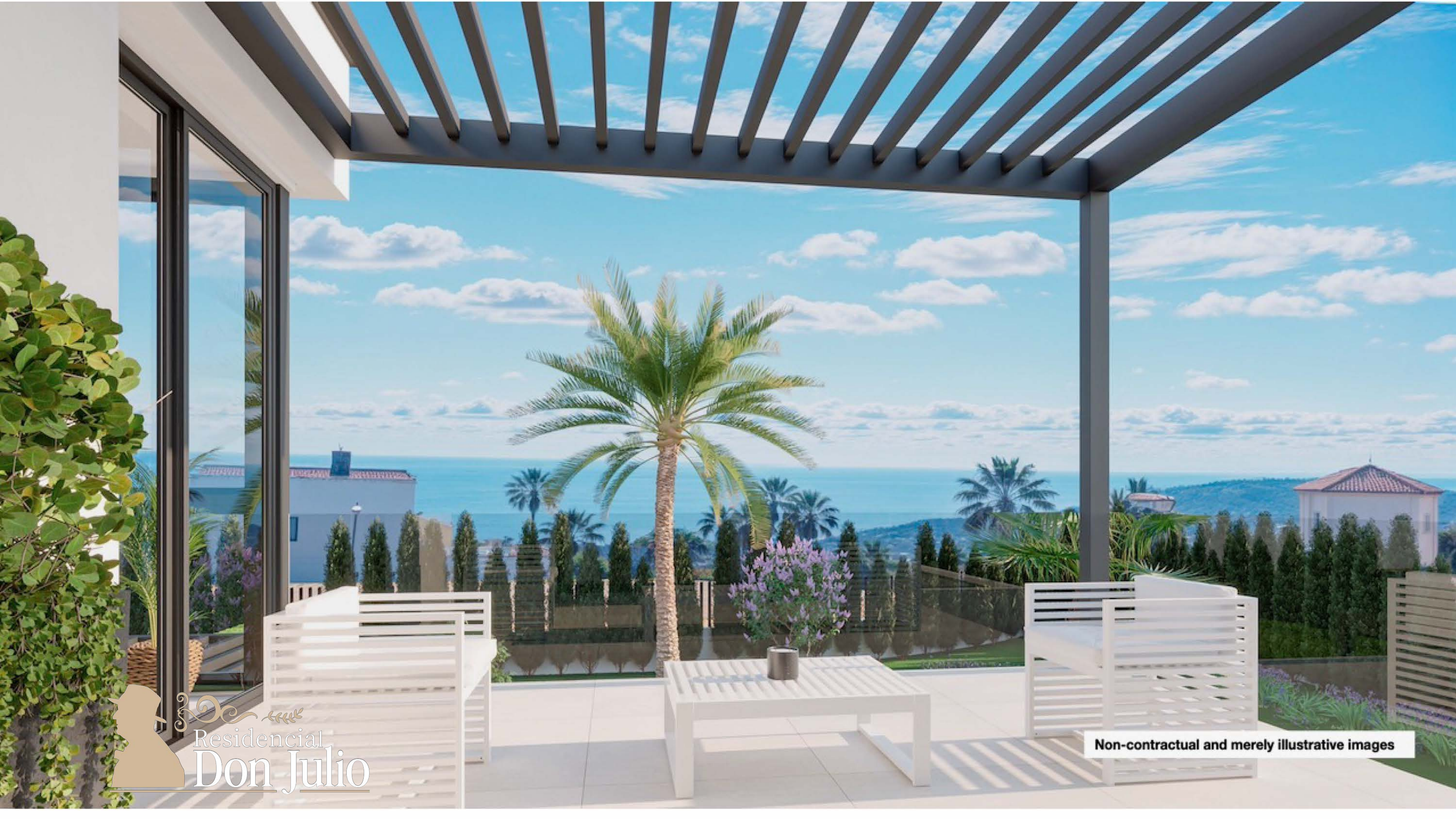
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# Villa 8



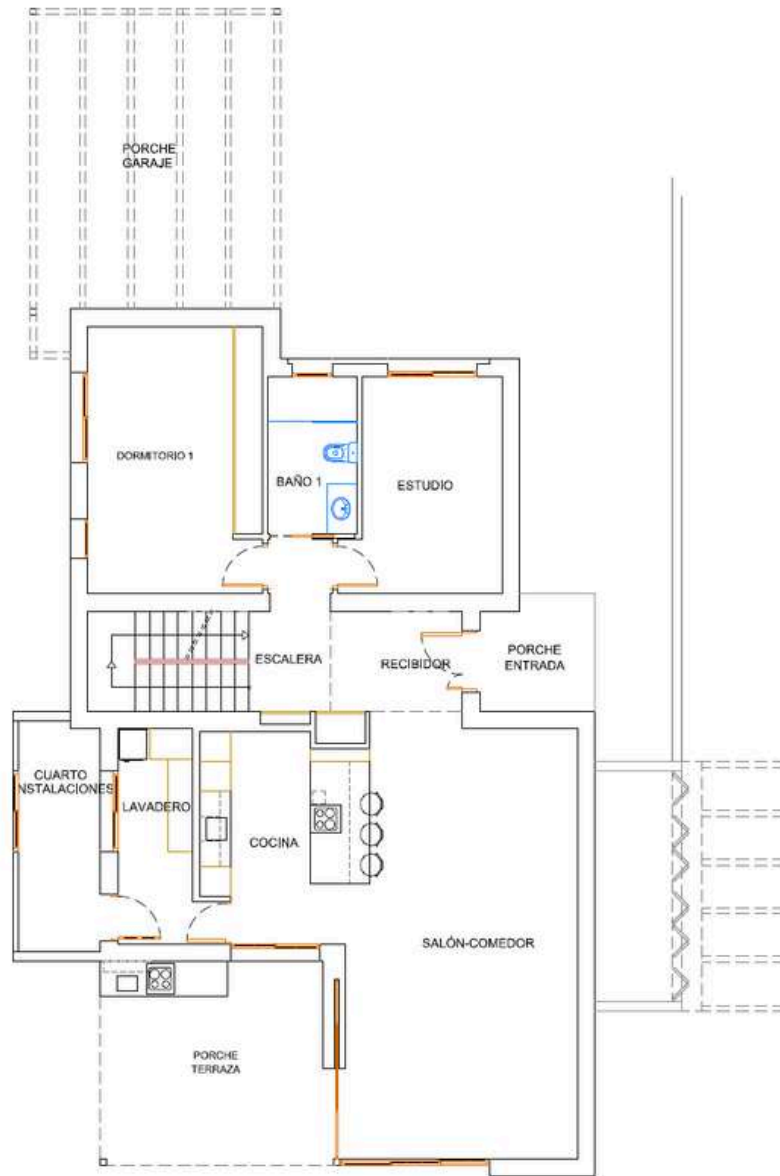




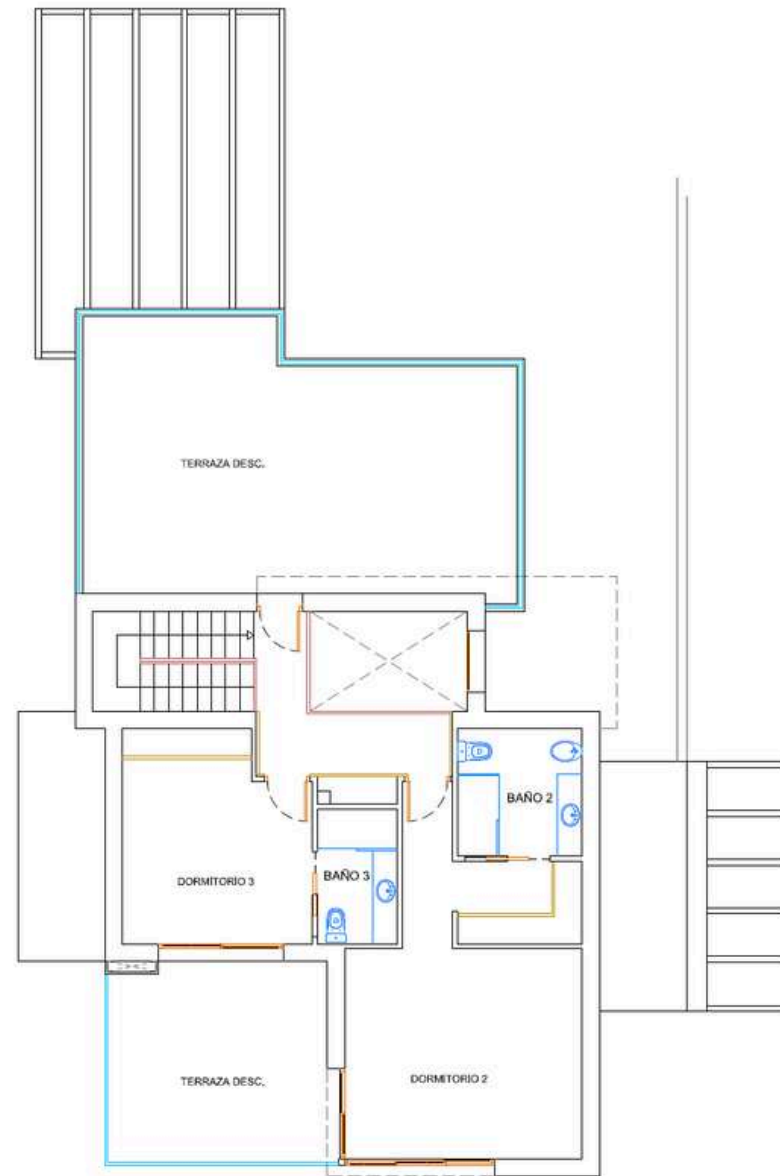
Residencial  
Don Julio

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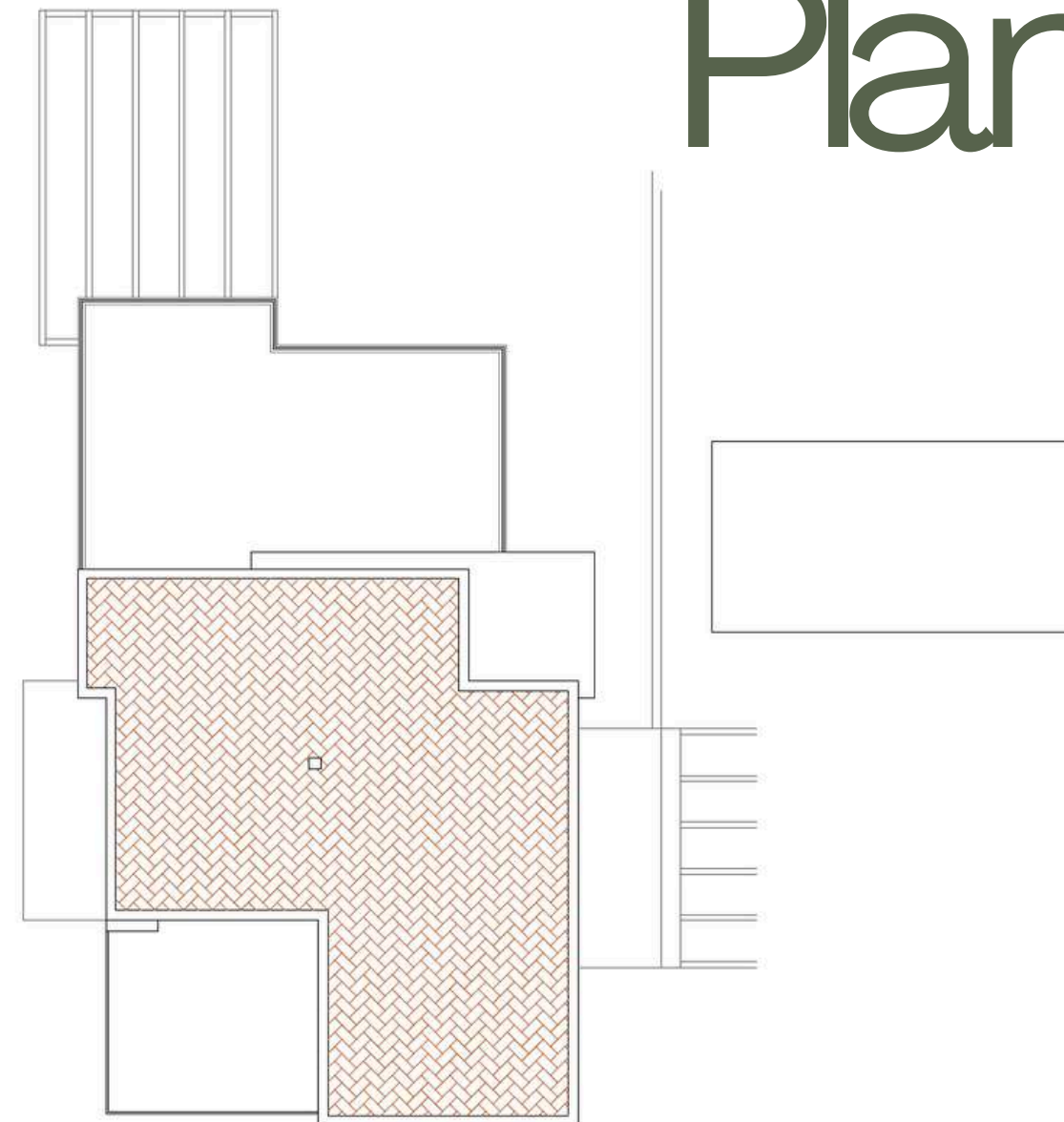
# Planimetry.



PLANTA BAJA



PLANTA PRIMERA



CUBIERTA

SUPERFICIES UTILES VIVIENDA 8

VIVIENDA	
PLANTA BAJA	178,50
Porche-Parking	30,00
Cuarto de instalaciones	8,00
Porche entrada	6,00
Recibidor+ Distribuidor	11,35
Escalera	7,10
Dormitorio-Estudio	12,75
Dormitorio 1	18,70
Baño 1	5,65
Cocina	15,20
Galería	6,00
Salón-Comedor	39,15
Porche-Terraza	18,60

BUILT SURFACES VIVIENDAS 8

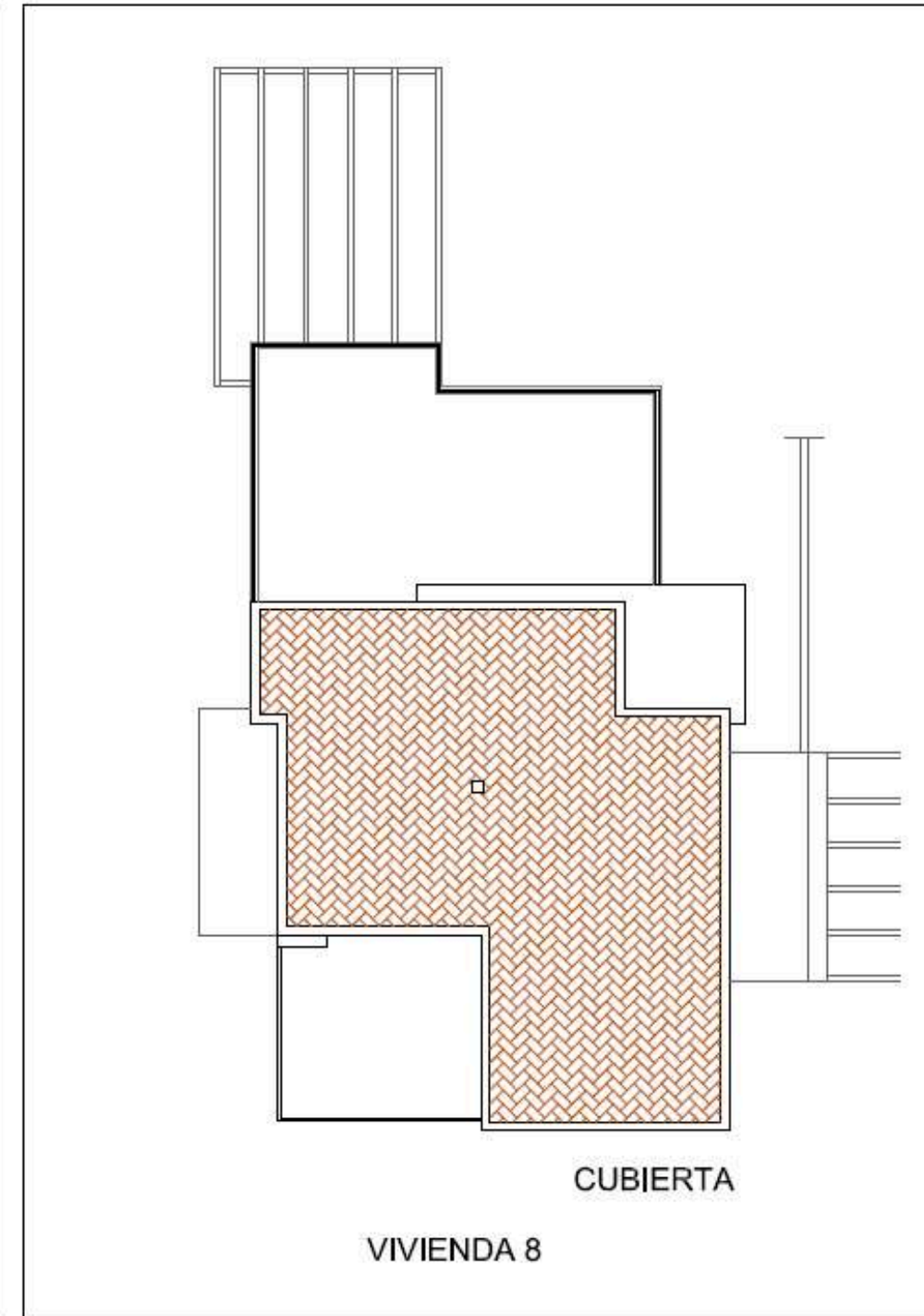
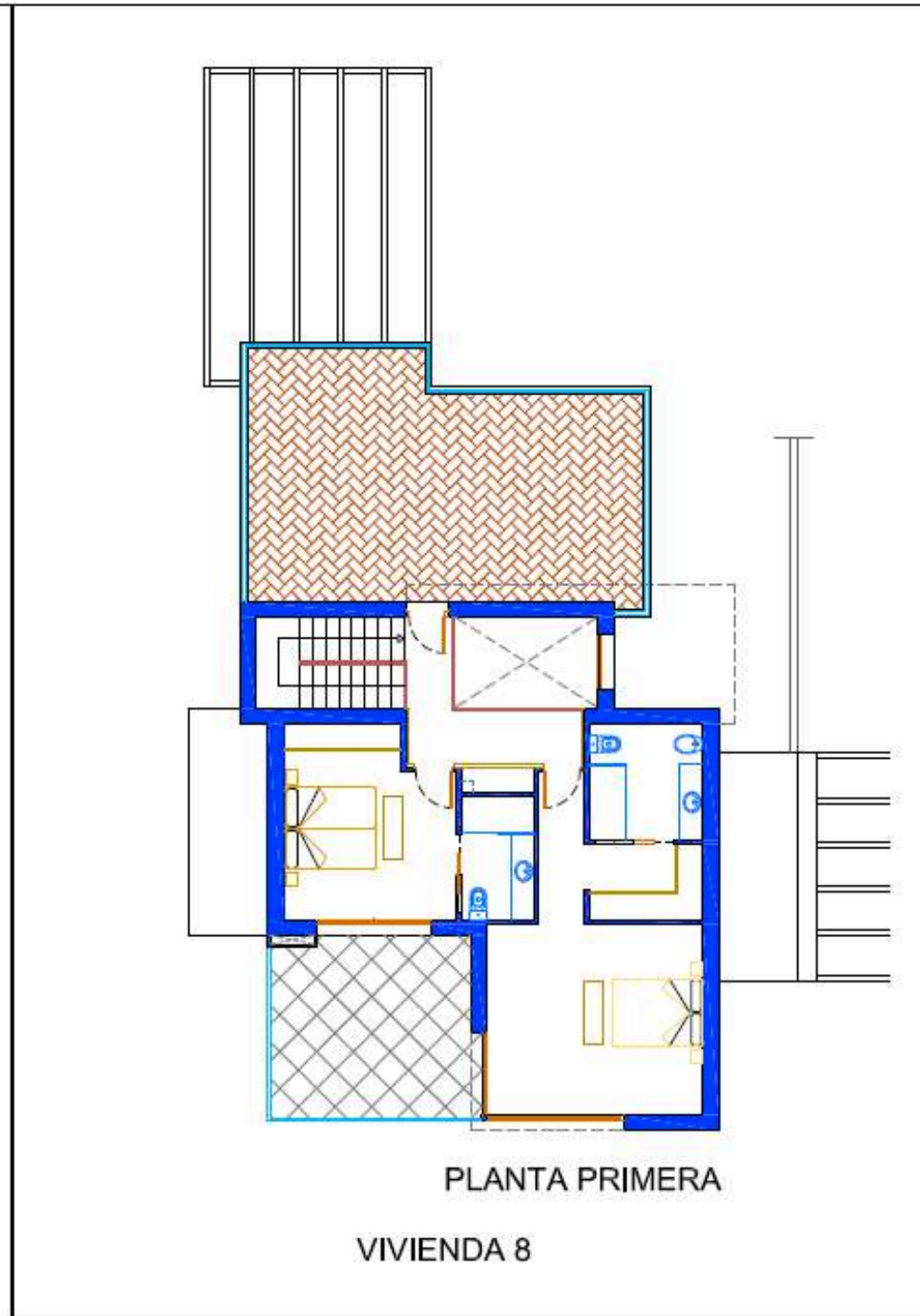
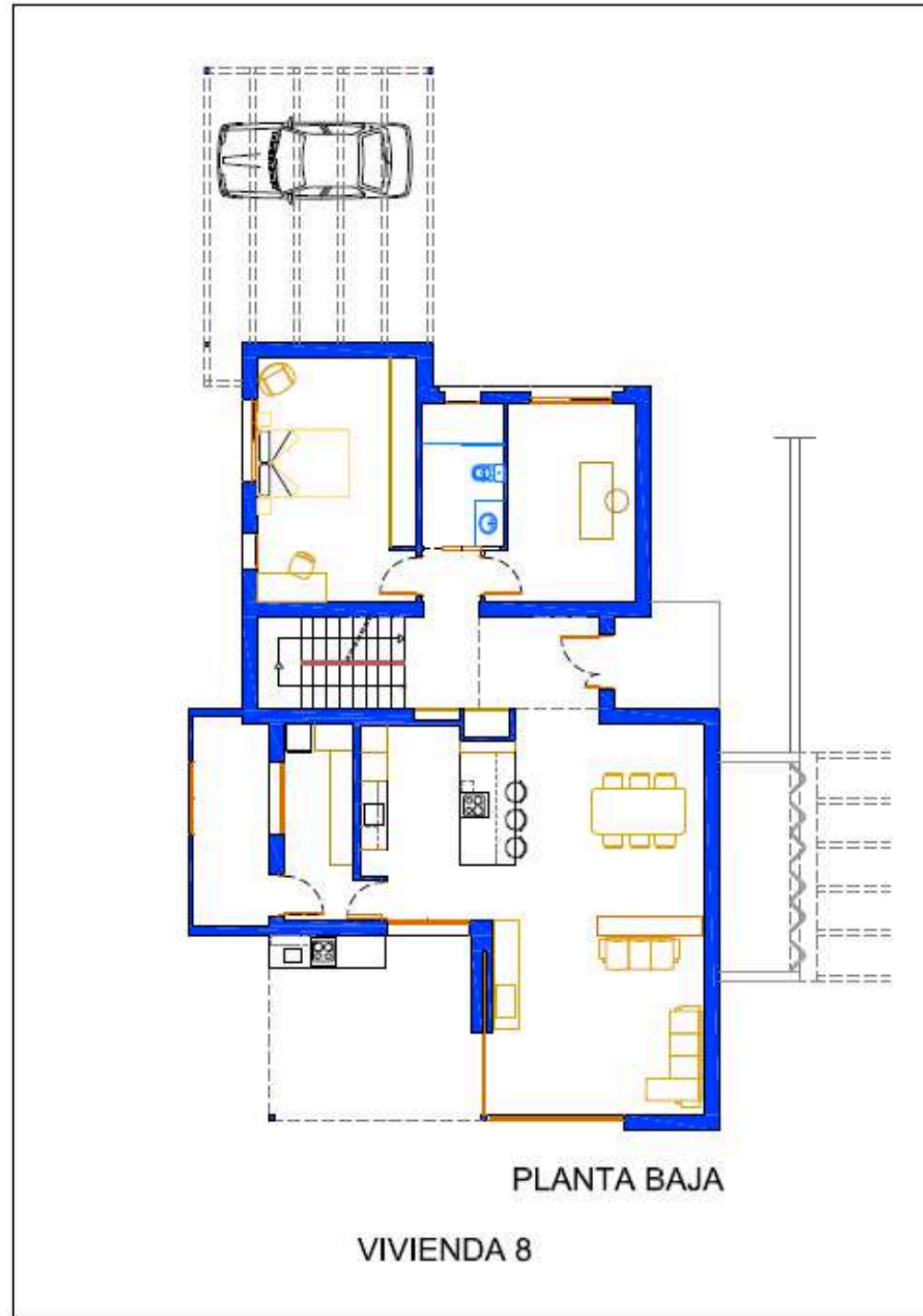
PANTA PRIMERA	
Distribuidor	8,40
Dormitorio 2	27,60
Baño 2	6,35
Dormitorio 3	15,15
Baño 3	4,30
Terraza descubierta 1	43,60
Terraza descubierta 2	18,50
<b>TOTAL VIVIENDA</b>	<b>302,40</b>

VIVIENDA	
CONSTRUIDOS (m2)	
GRAN FLOOR	
Closed surface	138,40
Porch terrace	18,10
Auxillaries	8,55
FIRST FLOOR	
Closed surface	79,55
<b>TOTAL HOUSING</b>	<b>244,60</b>

PROYECTO BÁSICO Y EJECUCIÓN	8 VIVIENDAS UNIFAMILIARES ADOSADAS CON PISCINA	REFERENCIA	20/047
SITUACIÓN	PARCELA RES 1 BELLO HORIZONTE III	FECHA	JUNIO 2024
PROMOTOR	VENTA Y POSTVENTA SL	ESCALA	1/100
PLANO	PLANTAS VIVIENDA 8 COTAS Y SUPERFICIES	PLANO N.	11
LUIS HERNANDEZ ANDRADA Arquitecto col.: 04205 C/ A LLARGUES 1-1ªB -ALTEA- Tfno: 965.842.183 e-mail: proyectos.estudioha@gmail.com Redactor: Luis Hernández Andrada			



# Planimetry.



# Specifications.

## Structure

Foundations made of HA-30 reinforced concrete resistant to sulphates and slabs executed on site with HA-25 type concrete. Load-bearing walls with 30cm thick Ytong block which guarantees: especially used to guarantee the thermal and acoustic insulation of homes. Ytong cellular concrete is a 100% mineral material without chemical components or volatile organic components, being totally recyclable, 100% healthy and sustainable. Humidity control to prevent mould formation. Comfort in summer and winter.

## Roof

Flat roof, walkable in the solarium area and non-walkable in the installation area, self-protected, thermal insulation based on rigid water-repellent mineral wool panels and double-layer waterproofing with modified bitumen sheets.

## Partitions

Partitions made with multiple layers of laminated plasterboard made up of 4 plasterboards, two normal and two waterproof, and acoustic insulation using a semi-rigid mineral wool panel. Guaranteeing optimal acoustic insulation between rooms.

## Coatings

Exterior cladding with a lime mortar finish and final paint, decorative finish on the façade and barbecue area with natural stone such as Bateig or similar. Continuous interior cladding of load-bearing walls with fine plaster. Cladding of wet areas with large-format glazed porcelain stoneware pieces. Continuous, suspended, smooth false ceilings on a hidden galvanized steel structure.

## Pavings

Interior flooring with porcelain stoneware pieces on a self-levelling mortar base and on terraces with non-slip porcelain stoneware tiles, ceramic skirting boards of the same model as the flooring. Printed concrete flooring in private vehicle access. Natural grass on the main facade of the plot.

## Exterior carpentry

Aluminium carpentry for windows and doors Cortizo COR70 y COR4900 with thermal break, lacquered with Qualicoat seal and double tempered glazing, low thermal emissivity 4/10/4 + 4, with dehydrated gas chamber. Railings inside and outside without visible profiles, transparent laminated safety glass shelves.

## Interior Carpentry

Passage doors and wardrobe fronts in smooth white lacquered wood, minimalist stainless steel profiles. Standard armoured entrance door to the home, finished with a smooth board on both sides in steamed wood and high security lock with five front locking points.

## Plumbing and Sanitary Installation

Roca or similar brand sanitary furniture with minimalist lines and built-in tank, extra-flat shower tray and top-quality Hansgrohe or similar taps. Bathroom furniture made of water-repellent natural walnut wood.

## Air Conditioning

Zoned underfloor heating per room, aerothermal hot water, A+++ direct expansion ducted air conditioning and ventilation with heat recovery units and 200Lt DHW tank with heat recovery.

## Security System

Alarm installation inside and outside the home with Jablotron 100+ security system, infrared motion detectors and visual alarm confirmation.

**Home Automotion** Installation with touch screen for interior and exterior lighting control, curtain control in rooms, water and smoke leaks, and video intercom.

## Electrical Installation

Recessed light points, socket bases and push buttons in clean lines, Simon brand or similar, matt or white aluminium finishes. Installation of exterior sockets. NIESSEN ZENIT white or similar electrical mechanism. Installation of lighting throughout the interior of the house, porthole type. Installation of spotlights and LED strips in the outdoor area. Installation of collective antenna points, FM and telephone according to ICT regulations, pre-installation of internet channelling for fiber optic accommodation, Installation of motorization of the entrance door to the residential area and to each home with remote control. Telecommunications installation. Pre-installation for charging electric vehicles. PHOTOVOLTAIC INSTALLATION 440W Black Frame monocrystalline panels and single-phase inverter Solis with capacity for sanitary water.

## Bioclimatic Design

Homes designed with the orientation, construction procedures and ideal materials to guarantee the optimization of energy use, designed with bioclimatic pergolas for terraces that, thanks to their adjustable slats, allow the passage of sunlight to be regulated for its use as a thermal and light resource.

## Kitchen and Gallery

In the kitchen; Furniture in white gloss finish delux Rak countertop Porcelain, minimalist lines and hidden handles. Appliances from Siemens, consisting of a built-in hood in the ceiling, induction hob, dishwasher, oven, refrigerator and microwave, single-bowl sink. In the Gallery; Furniture in white gloss finish Washer dryer, single-bowl sink.

## Garden and Pool

Swimming pool finished with mosaic tiles with a staircase and LED lighting. Salt chlorination system and optional heating. Garden with natural grass on the main façade, automatic irrigation system and perimeter lighting.

# Ytong.

Why Ytong system is the most suitable alternative for an ecologically efficient home.

## **Excellent thermal insulation**

Reduces temperature fluctuations in both winter and summer. This means that in cold weather the interior will be warmer and in hot weather the interior will be cooler, saving on heating and air conditioning costs. Ytong's thermal properties do not deteriorate over time, but remain guaranteed for life.

## **Humidity regulator**

It is a breathable material, allowing water vapor produced by the occupants to pass through. This hydro regulation is essential to avoid all risks of humidity, condensation and the appearance of fungi. Thanks to these properties, a healthy environment is created, avoiding condensation problems on the exterior walls.

## **Acoustics**

The sound absorption capacity of YTONG cellular concrete is 5 to 10 times higher than that of smooth materials. The micro-alveolar structure of YTONG cellular concrete contributes positively to complying with current sound insulation regulations with a sound insulation Ra of between 47 and 48 dBA.

## **Eco-friendly**

Ytong cellular concrete is a 100% mineral material with no chemical components or volatile organic components, making it totally recyclable, 100% healthy and sustainable. All the raw materials used to make Ytong are present in nature, making cellular concrete totally recyclable and minimizing the impact on the environment.

## **Fire Protection**

In the event of a fire, cellular concrete retains all its characteristics. Ytong blocks are non-combustible, do not deform and do not emit toxic gases. In addition to containing the fire, Ytong blocks also prevent the spread of heat, flames and gases generated.



# Price table of the homes delivered in accordance with the Quality Report.

VILLA	Energy Coefficient	Bedrooms	Bathrooms	Urban Superficies Planning	Residential Participation Ratio	m <sup>2</sup> Built	m <sup>2</sup> Useful	Prices	Disponibility
1	A	4	3	566 m <sup>2</sup>	11,14%	246,35 m <sup>2</sup>	302,40 m <sup>2</sup>	945.000 €	DISPONIBLE
2	A	4	3	548 m <sup>2</sup>	10,79%	246,35 m <sup>2</sup>	302,40 m <sup>2</sup>	935.000 €	DISPONIBLE
3	A	4	3	548 m <sup>2</sup>	10,79%	246,35 m <sup>2</sup>	302,40 m <sup>2</sup>	935.000 €	DISPONIBLE
4	A	4	3	561 m <sup>2</sup>	11,04%	246,35 m <sup>2</sup>	302,40 m <sup>2</sup>	935.000 €	RESERVED
5	A	4	3	587 m <sup>2</sup>	11,56%	246,35 m <sup>2</sup>	302,40 m <sup>2</sup>	CONSULT	PROGRAMMED
6	A	4	3	628 m <sup>2</sup>	12,36%	246,35 m <sup>2</sup>	302,40 m <sup>2</sup>	CONSULT	PROGRAMMED
7	A	4	3	626 m <sup>2</sup>	12,32%	246,35 m <sup>2</sup>	302,40 m <sup>2</sup>	CONSULT	RESERVED
8	A	4	3	1016 m <sup>2</sup>	20,00%	244,35 m <sup>2</sup>	302,40 m <sup>2</sup>	CONSULT	PROGRAMMED
<b>COMMUN</b>				810 m <sup>2</sup>					

## Price table of available extras.

Lux Pool Pack	10.900,00 €
Salt Chlorination for Pool	2.700,00 €
Heat Pump for Pools	3.900,00 €
Pool Cover	5.670,00 €

Concept	
Increase existing solar panels	5.680,00 €
Chimney	6.640,00 €
Artificial Grass	28,70 €/ m <sup>2</sup>
Domino Gas Siemens	650,00 €



Promueve:

**Venta & Postventa SL**

Agente comercializador

**Atenea Inmobiliaria**  
Paseo del mediterráneo 26, 03590 Altea

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