

MARSALA VILLAS |



DOSSIER
AND QUALITY REPORT





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by personalHOME

Dossier

01 **Location**

02 **Why you should choose San Juan**

03 **MARSALA VILLAS design concept**

04 **Access**

05 **Your exclusive Villa**

Quality Report

01 **General Overview**

02 **Payment Procedures**



YOUR DREAM HOUSE



IS HERE IN
SAN JUAN
DE ALICANTE





01

LOCATION

San Juan, located just 8 kilometers from the city of Alicante and only minutes away from beautiful beaches, is a town that combines the tranquility of a residential setting with the convenience of a strategic location.

Its natural surroundings and rich cultural life, along with a safe environment and welcoming community, make San Juan an ideal place to live.





THE PLACE YOU ARE LOOKING FOR

One of San Juan's key advantages is its exceptional connectivity, with easy access to the A-70 highway and a highly efficient public transportation network, ensuring convenient and straightforward travel both within the town and beyond. Additionally, Alicante-Elche Airport, one of the most important in the region, is less than a 20-minute drive away.

San Juan's appeal is further enhanced by its proximity to the coast and its green spaces. San Juan Beach and Muchavista Beach offer perfect spots for leisure and sports, complemented by numerous parks that provide a healthy and relaxing environment for the whole family.

02 WHY YOU SHOULD CHOOSE SAN JUAN?





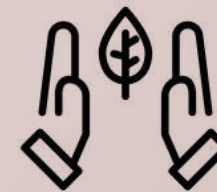
Strategic Location

San Juan enjoys a prime location, near the city of Alicante and just minutes away from the Mediterranean coast and its beautiful beaches.



Development and Growth

The area is experiencing continuous infrastructure improvements, enhancing its appeal as a prime destination for real estate investments.



Natural Environment

San Juan's natural surroundings are perfect for outdoor activities, offering a wide range of parks, green spaces.



Culture and Leisure

The town offers a rich variety of cultural and leisure activities, including concerts, festivals, and live performances, catering to diverse interests.



Infrastructure and Services

San Juan is well-equipped with a wide range of services and amenities, including healthcare facilities, sports complexes, and educational centers, ensuring convenience and comfort for residents.



Quality of Life

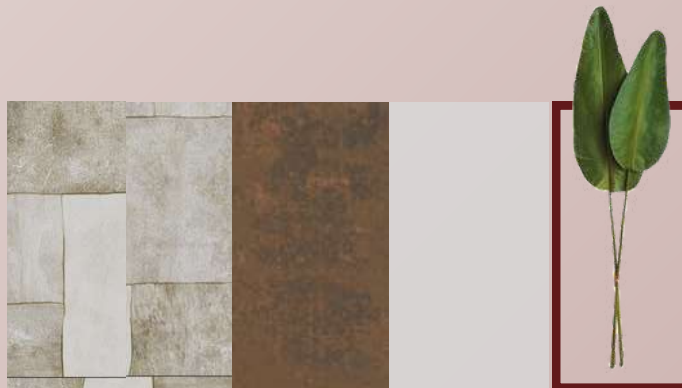
With a Mediterranean climate featuring mild winters and warm summers, San Juan offers a high quality of life, characterized by its safe and welcoming atmosphere.

03

MARSALA VILLAS DESIGN CONCEPT

Marsala Villas stands as a sublime example of contemporary design and functionality.

With architecture that masterfully integrates stone facades and corten steel accents, these villas represent a flawless blend of material strength and modern sophistication. The design is defined by its clean, straight lines, creating a minimalist yet elegant aesthetic.





04

ACCESS

MARSALA VILLAS features a private, gated community with an internal road network, allowing residents to reach their doorstep either on foot or by car.

Each villa enjoys an independent entrance, accessed through the terrace and rear garden, creating a seamless transition between the community and your home.

In addition to two parking spaces per villa, Marsala Villas offers a designated guest area in the common zone with four additional parking spaces for visitors.









05

YOUR EXCLUSIVE VILLA

Each villa features three bedrooms, thoughtfully designed to maximize comfort and privacy.

The master bedroom is located on the ground floor, offering easy access, while the two additional bedrooms are situated on the upper level, creating an ideal arrangement for family and guests.













A spacious, elegant, and light-filled environment.

A double-height living room creates a sense of expansiveness and warmth, with large windows flooding the space with natural light. This design becomes the heart of your home, enhancing air circulation and keeping the interior fresh and well-ventilated.

DOUBLE-HEIGHT

LIVING + DINING ROOM

The kitchen, thoughtfully integrated with the living and dining areas, boasts an open-plan design that enhances connectivity and flow.

This layout transitions effortlessly into the double-height living room, allowing natural light to permeate and illuminate the entire interior, creating a bright and inviting atmosphere throughout the home.





KITCHEN

The kitchen in Marsala Villas is meticulously designed to maximize space and ensure functionality.

It features ample cabinetry for storage, a designated area for a built-in refrigerator, a counter with a sink, and an additional island counter with a cooking area.

Connected to the exterior terrace, the kitchen benefits from natural light and airflow, inviting you to start your days with an open-air breakfast.

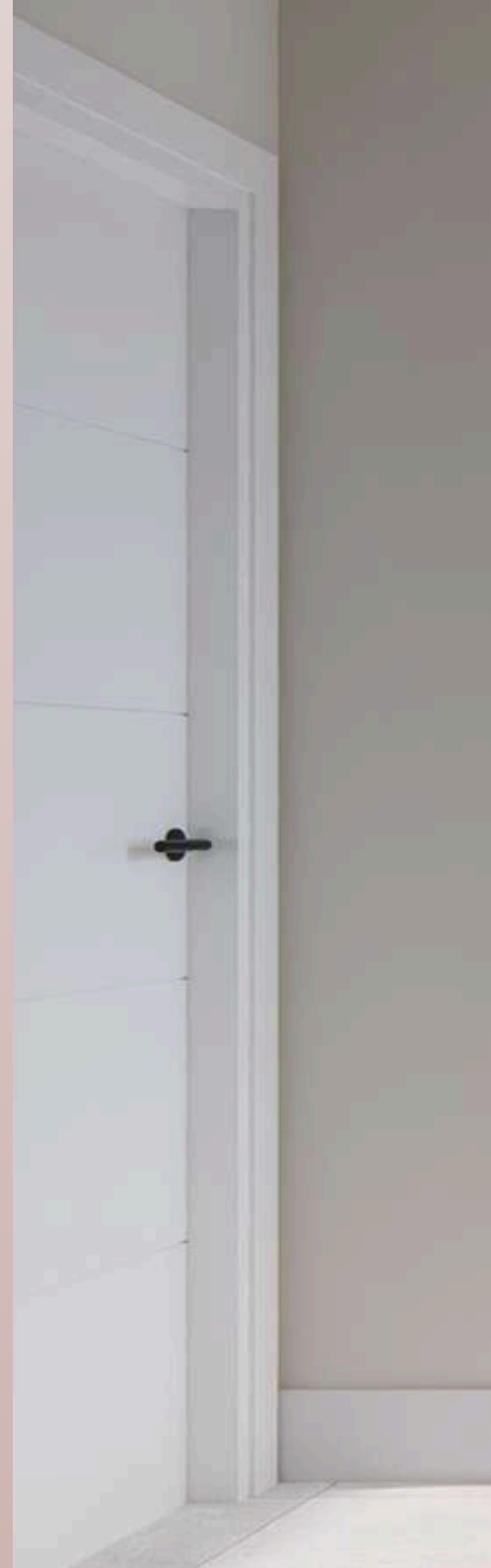




MAIN BEDROOM

The main bedroom is located on the ground floor and features an en-suite bathroom.

It opens directly to the exterior garden through a large window, allowing ample natural light and ventilation to fill the space.









BEDROOM + OFFICE

On the upper floor, the home features two bedrooms. One of these rooms boasts a large mirrored glass window that overlooks the double-height living room. This design ensures enhanced visual and light permeability while maintaining privacy, making the space ideal for use as either a bedroom or a home office.

The perfect blend for a modern lifestyle!





Imagine a basement bathed in natural light and brimming with possibilities. An English Courtyard transforms this space into a bright and inviting area, perfect for an additional living room, a leisure zone, a wine cellar, a home gym, or a media room. It also provides a private outdoor area for relaxation and enjoyment.

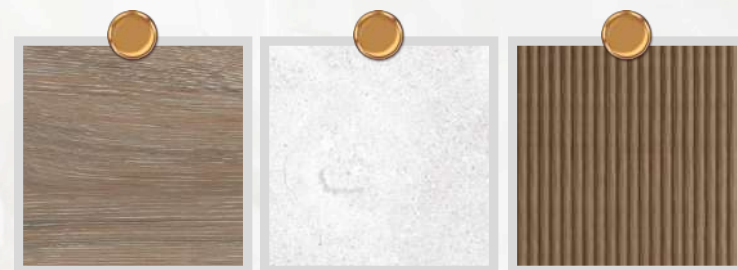
This is a place where the potential uses are endless, making your home even more versatile and enjoyable.

BASEMENT

CUSTOMIZED BATHROOMS

Each bathroom in Marsala Villas has been designed with a distinctive selection of materials, colors, and textures.

GROUND FLOOR BATHROOM



UPPER FLOOR BATHROOM



TOILET



GROUND FLOOR BATHROOM



UPPER FLOOR BATHROOM



TOILET



GENERAL VOLUMETRICS





PLOT 5

PLOT 3

PLOT 1



QUALITY REPORT

FOUNDATION AND STRUCTURE

- The foundation consists of a reinforced concrete slab over a cleaning concrete layer and a polyethylene membrane.
- The structural framework is composed of reinforced concrete columns and reinforced concrete slabs.

FACADES

- The facade features a dual-layer construction: an outer layer of triple-wythe ceramic brick with hydrophobic plaster on the interior face, a **primary thermal insulation layer of 60mm** expanded polystyrene panels, and an inner layer of self-supporting drywall with a 46mm profile and 15mm gypsum board, complemented by a **secondary thermal insulation layer of 50mm** mineral wool rolls.
- The exterior facade is finished with a white, textured monocapa plaster and includes areas of porcelain **stoneware cladding** and **corten steel** accents.
- The drip edge, coping, and perimeter plinth are made of 20cm polymer concrete.

EXTERIOR CARPENTRY

- The exterior carpentry features aluminum frames with thermal break in an oxidized brown color, equipped with double-glazed security windows **(4+4/16/4)** with an insulating chamber and laminated safety glass with a butyral anti-fall layer.
- The windows are fitted with **motorized aluminum shutters** with a PVC box, in an oxidized brown color, for bedrooms.

INTERIOR DOORS AND CLOSETS

- Interior doors are hinged and sliding MDF with **horizontal grooves**, measuring 72.5cm in width. They include jambs and casing, and are fitted with aluminum **handles in black**, from the brand AYR or similar. Bathroom doors are equipped with locks.
- The main entrance door is a reinforced steel door, measuring 2.10x0.90m (height x width), with a white finish on both sides.
- Closet fronts are smooth white MDF with sliding doors,
- Interior closet fittings include **a trunk compartment, push-to-open drawers with soft-close mechanism, shelves, and a hanging bar.**

ROOFS

- Non-Traffic Roof: An inverted flat roof with white gravel protection. It features **120mm** thick extruded polystyrene (XPS) thermal insulation, a single-layer waterproof membrane (LBM-SBS) adhered and finished with slate granules for self-protection.
- Flat Traffic Roofs located on the first and second-floor terraces, this inverted flat roof is protected by anti-slip porcelain tiles. It includes **120mm** thick extruded polystyrene (XPS) thermal insulation, an adhered single-layer waterproof membrane (LBM-SBS), and is safeguarded with a one-meter-high parapet.

EXTERIOR FLOORING

- Porcelain Stoneware with **large-format** anti-slip porcelain tiles.

INTERIOR FLOORING

- Porcelain Stoneware with **large-format** porcelain tiles.

BATHROOM TILING

- White body ceramic tiles in bathrooms and laundry room according to design specifications.

INTERIOR PARTITIONS

- Interior walls constructed with self-supporting partitions of 70mm profiles, 15mm gypsum board, and internal mineral wool insulation. Reinforcements are added in TV areas and kitchen cabinetry zones.
- Moisture-Resistant Gypsum Board installed in wet areas.
- Smooth plastic paint in off-white for walls and white for ceilings.
- White MDF baseboards with a **special height of 15cm**.

FALSE CEILINGS

- Gypsum Board installed throughout the home with appropriate framing.

STAIRS

- A **slabless concrete staircase** finished with the same large-format porcelain tile used throughout the home.
- A fixed 6+6 **glass partition without vertical profiles** serves as a protective element.

LIGHTNING

- Exterior lightning includes facade sconces, bollards and street lamps.
- Fixed round recessed LED lights with diameter according to the room.
- **LED strips** are installed in **curtain pelmets**, the **staircase** from the ground floor to the first floor, and in the **kitchen**.

KITCHEN

- Complete kitchen equipped with upper and lower cabinets, including a column for the **microwave** and **oven**. It features a paneled **refrigerator** and **dishwasher**, multiple storage spaces, drawers, and utensil drawers.
- Extractor hood **ceiling-mounted**.
- Induction Cooktop with 3 cooking zones.
- Vertical single-lever faucet in **black finish**.
- **Kitchen island** includes space for cooking.
- Island, countertop, and splashback made of **sintered stone** with a 2cm edge and a 6cm upstand. Pre-cut for sink and induction cooktop.
- Black **granite** single-basin sink with a drainer.

BATHROOM FIXTURES

- **Wall-mounted** white toilet.
- Single-lever faucet in matte **black finish**.
- Wall-mounted **thermostatic** mixer shower kit with 2 outlets in matte **black finish**.
- **Wall-mounted** vanity and **customized** for each bathroom, including a porcelain sink and backlit mirror.
- Shower Screen comprises a sliding door and fixed panel of 8mm tempered transparent glass, with **matte black** aluminum profiles.
- Shower tray with mineral filling including valve and chrome grating. White color.
- **Vertical Niches** included in showers.

PLUMBING, SANITATION AND VENTILATION INSTALLATION

- Complete system for cold water and domestic hot water (DHW) inside, using cross-linked polyethylene (PE-X/AL/PE-X) multilayer pipes, fully connected, mounted, and tested.
- Sanitation installation in PVC series B pipes.
- Ventilation and Extraction are installed in wet areas.

ELECTRICAL AND TELECOMMUNICATIONS INSTALLATION

- The electrical system includes a panel with provisions for future installations such as a swimming pool, exterior lighting, and additional amenities.
- TV outlets are provided in the bedrooms, living room, and kitchen.
- RJ45 data ports are available in the living room and bedrooms
- A video intercom system is installed.
- all mechanisms finished in white.

AIR CONDITIONING INSTALLATION (COOLING AND HEATING VIA DUCTS)

- Rectangular ducts made from fiberglass insulation are covered on both sides with a kraft-aluminum composite, reinforced on the exterior.
- The system includes white linear grilles, complete with frames and trim.
- A cooling line is installed.
- A control point is provided in the living room along with electrical power for the air conditioning unit.
- The system comprises a total of **three indoor units**, each equipped with a thermostat and control display.

DOMESTIC HOT WATER SYSTEM WITH AEROTERM

- A compact **AEROTERM** unit is installed for producing domestic hot water, located in the home's patio. The unit is a NUOS SPLIT INVERTER WIFI or equivalent model, with a Coefficient of Performance (COP) of 3.8 and a maximum water capacity of 355 liters at 40°C in a single extraction.

SÓTANO

- The basement is **fully finished**, including flooring, baseboards, false ceilings, and self-supporting gypsum board partitions, all painted white. The laundry area is tiled, and the basement is equipped with a data network and TV outlet.

ENGLISH COURTYARD

- Each residence features an **English Courtyard** with independent access from the exterior, accessible via a **slabless concrete staircase** finished with large-format **anti-slip porcelain tiles**. The patio includes a metal railing with a **corten steel finish**.

SOLARIUM

- Each home has a private solarium on the roof, accessible via a metal staircase finished in corten steel.

ELEVATOR PROVISION

- All residences are designed with a designated space for the future installation of an elevator (not included).

URBANIZATION

- The entrance to the urbanization is characterized by a **white split-face concrete block** wall, complemented by powder-coated metal posts with a **corten steel finish**. The entrance features **planters** on both sides.
- The vehicle access gate is a **custom-designed** sliding gate that **matches the urbanization's metalwork**, finished in **corten steel**.
- The pedestrian access gate is also custom-designed to complement the urbanization's metalwork, with a **corten steel** finish.
- The **private plot pedestrian access gate** is constructed from folded sheet metal trays, powder-coated in **corten steel**.
- The perimeter wall of the urbanization is made of **white split-face** concrete blocks.
- Dividing walls between plots of concrete block clad with single-layer mortar with a **white troweled finish**, with a **polymer concrete starter block**.
- The **metalwork on the partition walls** and facade wall is powder-coated with a **corten steel finish**
- **Exterior planters in common areas** are 50 cm wide next to each residence's pedestrian access and 100 cm wide as dividers between parking spaces and private plots.
- **Small and large trees** are planted in the common area planters.
- **Metal edging pieces** finished in **corten steel** are included.
- Common area paving consists of **trowel-finished concrete slabs**.
- Parking spaces are clearly marked, with **2 parking** spots allocated **per residence** and **4 visitor parking spaces**.

The content of this dossier is for informational purposes only and does not constitute a contractual agreement. Landscaping, swimming pool, surrounding pool area, interior and exterior furniture, textiles, and decoration are not included.

PAYMENT PROCEDURES



- The rest of the amount of the house according to the mortgage. -

The contributions made will be guaranteed according to current regulations.

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