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4 bedroom Villa in Benissa

Benissa, Alicante, Spain

1.550.000 €

Ref: 779098



Bedrooms
4

Bathrooms
4

Build
347 m²

Plot
1050 m²

Pool
Yes

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Description

A NEW MODERN VILLA WITH SEA VIEWS NEXT TO FUSTERA BEACHA new project of a modern villa in Benissa Costa, boasting exceptional architectural beauty and is conveniently situated just a short distance from the picturesque La Fustera beach, as well as shops, restaurants, and services. This exclusive modern villa has been designed in a functional architectural style that harmonizes practical spaces with refined aesthetics. It is distributed over two floors, occupies a generous 1,050 m² plot, and offers breathtaking sea views. The property features four en-suite bedrooms and a guest toilet. On the ground floor, there is a versatile room that can be used as a gym or games room, benefiting from direct exterior ventilation. Additionally, the villa includes a laundry room equipped with built-in furniture and a sink. The kitchen, complete with an elegant island, seamlessly integrates with the living-dining area in an open-concept layout, creating a spacious and inviting atmosphere. Outside, the property boasts a 12.5-meter-long infinity pool, surrounded by an expansive terrace and low-maintenance designer gardens equipped with an automatic irrigation system. Approximate completion date: June 2026

Property Characteristics at a Glance: TV sockets in the living room and in all bedrooms. Provision for internet connections. Mechanical ventilation system of the house Underfloor heating using an Aerothermal system (consists of a high-efficiency heat pump to supply both the underfloor heating and domestic hot water) Water accumulator connected to the 200 L aerothermal system. A.A. by semi ducts, with individual operation in each room. Lacquered aluminium exterior carpentry, TECHNAL brand. Thermal bridge break, safety glass + insulating chamber and solar control. Tilt-and-turn system in folding windows. Modern kitchen with laminated or lacquered doors, drawers with closing brake, porcelain bench, includes placement in space between bench and tall cabinets. Appliances included: oven, microwave, ceramic hob, extractor hood, refrigerator and dishwasher from Bosch or similar brand. Sanitary: w.c. suspended from the Roca or Villeroy & Bosch brand. Sinks with built-in furniture, with mirror and wall light. Interior carpentry: smooth white lacquered doors with hidden hinges and magnetic closure. Wardrobes in bedrooms with LACOBEL lacquered or glass doors. Includes textile-finished interior module with shelf and hanging bar. Swimming pool with a sheet of water of about 40 m², internal staircase, LED underwater spotlights. Includes filter, pump, electrical panel and pre-installation for heating. Interior finish with mosaic. Garden with automatic irrigation. It includes various types of plants and shrubs. The entire surface of the garden will be finished in gravel with geotextile mesh underneath to prevent the emergence of weeds. Intercom and pedestrian door on the street. Purification system through connection to the general sewage network. Ten-year insurance. Detailed Property Specification: The interior walls of the house will be covered with sprayed plaster, finished with a smooth texture and a final decorative layer of smooth white plastic paint, except in bathrooms, as specified in the technical project. Continuous false ceilings made of plasterboard panels will be installed in the bathrooms and kitchen, as well as in other areas where necessary to accommodate installations, as outlined in the technical project. The flooring will feature large-format rectified porcelain tiles, with the model to be chosen by the client. Bathroom walls will be tiled up to the ceiling with rectified porcelain tiles, with the model also selectable by the client. The electrical installation will be built-in and compliant with low-voltage electrical regulations. It will include a top-brand automatic panel designed for a 9.9 kW contract, as per the technical project, with JUNG LS 990 series switches and sockets. A centralized Service Connection Point (PAU) will be included, housing the internal network of the house. It will consist of various connection sockets (TV, TF, TLCA, PT), enabling users to access different services offered by external providers. TV Sockets: Installed in the living room and all bedrooms. Internet Sockets: Provided in the living room and bedrooms. The house will feature technical lighting using LED spotlights and/or LED strips in areas with reduced natural light. A mechanical ventilation system will ensure proper air circulation. The plumbing system will include hot and cold-water conduits made with

built-in pipes, compliant with current regulations. It will feature a hot water return circuit, a general stopcock, and independent cut-off valves for each bathroom. Underfloor Heating: Installed with an aerothermal system that includes a high-efficiency heat pump to supply both the underfloor heating and domestic hot water. Brand: Mundoclimate. The system will include a 200L water accumulator, connected to the A.C. system by semi-ducts, with individual activation available in each room. The air conditioning system will include Airzone Home Automation Control, allowing individual temperature control in each room for both cooling and heating via a user-friendly app. Exterior Carpentry: Made of lacquered aluminium by the Technal brand, featuring thermal break safety glass with insulating and solar control properties. Windows will include a tilt-and-turn mechanism. The modern kitchen will feature: Laminated or lacquered doors. Soft-closing drawers. A porcelain countertop, including a matching backsplash between the countertop and upper cabinets. Appliances Included (Bosch or similar): Oven, microwave, ceramic hob, extractor hood, fridge, and dishwasher. Bathroom Features: Single-lever mixer taps. Built-in shower taps, including a rain shower and intercom system. Suspended sanitary ware WC by Roca or Villeroy & Boch. Washbasins are equipped with built-in cabinets, mirrors, and light fixtures. Interior Carpentry: Smooth white lacquered doors with hidden hinges and magnetic closures. Wardrobes: Bedrooms feature wardrobes with lacquered sliding or folding doors, including textile-finished interior modules with shelves and hanging bars. Swimming Pool: Approximately 40 m² of water surface with an internal staircase, underwater LED spotlights, and an overflow system. Includes a filter, pump, electrical panel, and pre-installation for heating. The interior finish is done with mosaic tiles. Garden: Equipped with an automatic irrigation system and landscaped with a variety of plants and shrubs. The garden surface is finished with gravel, with geotextile mesh underneath to prevent weed growth. Additional Features: Video intercom and pedestrian gate at the street entrance. Total oxidation wastewater treatment system in compliance with regulations. Car entrance ramp with space to park two or more vehicles, paved with high-quality materials and sheltered by a canvas awning. The property is covered by a ten-year insurance policy, including a contract with an external control office (OCT). A new modern villa with sea views ideally situated next to the beach area of La Fustera on the Coast of Benissa.


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