



### Description

Villa Dels Arcs is located on the coastal stretch between the towns of Moraira and Javea, in the province of Alicante, a luxury single-family home project to be built at the Sol Luxury Reserve.

The exclusive location means that the house faces the Mediterranean Sea, and this magnificent view will be enjoyed from the maximum number of rooms in the property.

Villa Dels Arcs is an elegant luxury home spread out over a single storey, with separate gym and guest house and a leisure area with a spectacular swimming pool, terrace and barbecue. One of the main features of the outlay of this luxury home on the Mediterranean coast is its functionality.

At the heart of the Villa Dels Arcs we find a large living room that opens on to a magnificent veranda, which becomes a delightful summer living room during the warmer months of the year and, in turn, connects the villa with the pool terrace and the guest house and gym that are located on a separate level.

The kitchen is adjacent to the lounge/living room and also opens up onto the terrace which is partially covered and makes a perfect dining area in the summer months. The kitchen furniture is of a high gloss lacquer finish with integrated handles and the cooking area is situated on a convenient central island. In short, it is a very functional and equipped kitchen that is ideal for those who love cooking. On the opposite side of the hall we find the master bedroom with en suite bathroom and dressing room, a well designed area to allow direct access to the terrace and enjoy the sea views. On this floor are three additional bedrooms with fitted wardrobes and a shared bathroom plus a guest toilet, a utility room and a large garage with direct access from the house.

The surrounding terrace creates continuity by connecting the different parts of the house, creating attractive porches, verandas and charming garden areas.

On the left wing of the ground floor there is a great treat for those who enjoy looking after themselves: a gym room, a jacuzzi with sea views, a sauna, a shower room, plus an additional bedroom with en suite bathroom ideal for guests. On the right wing, we find the main terrace which houses the pool and barbecue area with a large outdoor kitchen, a bathroom, a storage room and a spacious veranda with magnificent sea views. The pool is spectacular: not only is it an infinity pool but also the water surface visually fuses with the Mediterranean Sea.

## External Views



Frontal view luxury Villa Dels Arcs



Pool and sea views from luxury Villa Dels Arcs



Rear view luxury Villa Dels Arcs



Luxury Villa Dels Arcs by night

## Internal Views



Kitchen luxury Villa Dels Arcs



Main bedroom luxury Villa Dels Arcs



Lounge-dining room luxury Villa Dels Arcs



Main bathroom luxury Villa Dels Arcs



Views to the Mediterranean Sea from luxury Villa Dels Arcs



Detail of kitchen luxury Villa Dels Arcs

## Plans



Axonometric plan top floor luxury Villa Dels Arcs



Axonometric plan ground floor luxury Villa Dels Arcs



Plot layout plan luxury Villa Dels Arcs



Layout plan top floor luxury Villa Dels Arcs



Layout plan ground floor luxury Villa Dels Arcs

## EXTERIOR WOODWORK, METALWORK AND GLAZING

### EXTERIOR METALWORK

TECHNAL white lacquered aluminium metalwork with thermal break.  
Self-blocking security automated roller blinds in bedrooms.

### GLAZING

Double glazing, sun filter external pane, safety glass internal pane.

### FRONT DOOR

TECHNAL white lacquered aluminium front door.

### GARAGE DOOR

Automatic sandwich panel sectional door, white lacquered corrugated finish.

## INTERIOR WOODWORK, METALWORK AND GLAZING

### INTERNAL DOORS

Moulded doors with white lacquer finish.

### WARDROBES

Moulded wardrobe doors with white lacquer finish, fully lined and fitted with hanging bars, organiser compartments and drawers.

## ELECTRICAL INSTALLATION

### SWITCHES

Black electrical switches and sockets model LS990 from JUNG.

## PLUMBING

### DOMESTIC HOT WATER

Solar power system supplied by ROTEX, using DAIKIN ALTHERMA system as backup.

Water softener device to prevent formation of lime scale.

## AIR CONDITIONING INSTALLATION

### GENERAL

DAIKIN ALTHERMA combined air conditioning and domestic hot water system.

### AIR CONDITIONING

Air conditioning by means of 6 fan coil units, ceiling concealed ducting.

### HEATING

Under-floor heating with separate temperature control in each room.

### DEHUMIDIFIER

Dehumidifier, damp air extraction and dry air input to avoid condensation in the Spa room.

## TELECOMMUNICATIONS INSTALLATION

### SERVICE CONNECTION POINT (PAU)

Junction box for network inside the home.

### TELEVISION, TELEPHONE, TELECOMMUNICATIONS

Sockets for TV, TEL, TELECOM in living room and bedrooms connected to Service Connection Point.

## DOMOTICS SYSTEM

### GENERAL

KNX domotics system for controlling lighting, air conditioning, security cameras, alarm system and multi-room audio and video system.

## SPA INSTALLATIONS

### SWIMMING POOL

49 sqm. outdoor infinity pool.

### SPA

Spa with overflow equipped for hydromassage and water heating.

### SAUNA

Wooden panelled sauna with glass door, heater and digital control panel.

### WHIRLPOOL BATHTUB

Bathtub in main bathroom fitted with all accessories for hydromassage.

## OTHER INSTALLATIONS

### INTERNAL VENTILATION

Ventilation grilles for air intake and mechanical extraction.

## EXTERNAL SURFACING

### FAÇADE RENDERING

Waterproof cement mortar continuous surfacing with textured finish.

### FAÇADE PAINTING

Smooth finish cream acrylic paint coating.

### DOOR AND WINDOW DRESSINGS

White artificial stone surrounds on doors and windows.

### PILLARS AND ARCHES ON PORCHES

White artificial stone columns with base and capital.

White artificial stone covering on arches.

### RAILINGS

White balustrade protection handrails on terraces and external access paths.

### PAVING

Exterior paving using extruded stoneware tiles model NATURAL, measuring 40x40cm, supplied by GRES DE ARAGON.

## INTERIOR INTERIOR SURFACING

### INTERIOR PLASTERING

Spray plaster, smooth finish.

### INTERIOR PAINTING

Smooth finish white acrylic paint coating.

### VINYL FACING

Decorative vinyl wall covering by VESCO in bedrooms and living room.

### INDOOR FLOORING

CAPITAL CREMA ceramic rectified and polished stoneware tiles, measuring 45x90cm, by PLAZA with skirting of waterproofed MDF in white lacquer finish.

## KITCHEN

### KITCHEN UNITS

High-gloss lacquer finish units with embedded handles.

### WORKTOP

SILESTONE worktop in AMAZON finish.

### SINK

Stainless steel undercounertop sink by FRECAN.

Waste disposal unit model ¾ HP by FRECAN.

### APPLIANCES

AMANA integrated 90cm fridge, model AC-2224 PEK TOTIX.

MIELE induction hob, model KM-5993.

MIELE pyrolysis oven, model H-5040-BP.

MIELE integrated microwave, model M-8160-1.

MIELE integrated dishwasher, model G 1275 SCVi.

PANDO kitchen island decorative extractor hood, model I-830.

### WALL SURFACING

Wall cladding using SILESTONE slabs in AMAZON finish.

## UTILITY ROOM

### UTILITY ROOM UNITS

Melamine units including cupboard with built-in ironing board.

### WORKTOP

SILESTONE worktop in RIVERS YUKON finish.

### SINK

Stainless steel sink model BTK 4040 by FRECAN.

### APPLIANCES

MIELE integrated washing machine, model W-2809 i.

MIELE integrated tumble dryer, model T-4809 Ci LW.

### WALL TILING

TRIPOLI BLANCO 30x60cm white tiles by PAMESA.

## BATHROOM Nº 1

### FITTINGS

HAPPENING pedestal toilet by ROCA.

DIVERTA countertop washbasin by ROCA.

### FIXTURES

AXOR CITTERIO M washbasin tap by HANSGRÖHE.

### WALL TILING

BLANCO ALMERIA 30x60cm natural stone tiling by L'ANTIC COLONIAL from the PORCELANOSA GROUP.

MOSAICO BLANCO ALMERIA 5x5cm natural stone tiling by L'ANTIC COLONIAL from the PORCELANOSA GROUP.

## BATHROOM Nº 2

### FITTINGS

HAPPENING pedestal toilet by ROCA.

DIVERTA countertop washbasins by ROCA.

Made to measure shower area with IPE wood floorboards.

### FIXTURES

AXOR CITTERIO M washbasin tap by HANSGRÖHE.

AXOR CITTERIO M SHOWERPIPE thermostatic shower column by HANSGRÖHE.

### HEATED TOWEL RAIL

RUNTAL electric heated towel rail.

### SHOWER SCREEN

Glass screen in shower area.

### WALL TILING

ANTIGUA 13x13cm ceramic wall tiles, in colours cielo (sky blue), vaquero (jeans blue) and blanco (white) by L'ANTIC COLONIAL from the PORCELANOSA GROUP.

## BATHROOM Nº 3

### FITTINGS

HAPPENING wall-hung toilet by ROCA.

HAPPENING wall-hung bidet by ROCA.

DIVERTA countertop washbasin by ROCA.

WAIKIKI whirlpool bath with air and water jets massage.

Made to measure shower area with IPE wood floorboards.

### FIXTURES

TOUCH washbasin tap by ROCA.

TOUCH bidet tap by ROCA.

AXOR CITTERIO M bath/shower tap by HANSGRÖHE.

AXOR CITTERIO M SHOWERPIPE thermostatic shower column by HANSGRÖHE.

### HEATED TOWER RAIL

RUNTAL electric heated tower rail.

### SHOWER SCREEN

Glass screen in shower area.

### WALL TILING

CREMA GRECIA 30x60cm natural stone wall tiles by L'ANTIC COLONIAL from the PORCELANOSA GROUP.

MOSAICO STRIP CREMA GRECIA 29.5x46.5cm natural stone wall tiles by L'ANTIC COLONIAL from the PORCELANOSA GROUP.

## BATHROOM Nº 4 (Barbecue)

### FITTINGS

HAPPENING pedestal toilet by ROCA.

DIVERTA countertop washbasin by ROCA.

### FIXTURES

AXOR CITTERIO M washbasin tap by HANSGRÖHE.

### WALL TILING

BASE ANTICA NATURAL 10x10cm wall tiles by GRES DE BREDA.

## BATHROOM Nº 5

### FITTINGS

HAPPENING pedestal toilet by ROCA.

DIVERTA countertop washbasin by ROCA.

Made to measure shower area with IPE wood floorboards.

### FIXTURES

AXOR CITTERIO M washbasin tap by HANSGRÖHE.

AXOR CITTERIO M SHOWERPIPE thermostatic shower column by HANSGRÖHE.

### SHOWER SCREEN

Glass screen in shower area.

### WALL TILING

BASE ANTICA NATURAL 10x10cm wall tiles by GRES DE BREDA.

## BATHROOM Nº 6

### FITTINGS

HAPPENING pedestal toilet by ROCA.

DIVERTA countertop washbasin by ROCA.

Made to measure shower area with IPE wood floorboards.

### FIXTURES

AXOR CITTERIO M washbasin tap by HANSGRÖHE.

AXOR CITTERIO M SHOWERPIPE thermostatic shower column by HANSGRÖHE.

### SHOWER SCREEN

Glass screen in shower area.

### WALL TILING

BASE ANTICA NATURAL 10x10cm wall tiles by GRES DE BREDA.

## BARBECUE

### BARBECUE FURNITURE

Barbecue with worktop, lower cupboard and sink.

## PLOT LANDSCAPING

### GARDENING

Outdoor garden with topsoil infill between garden walls, installation of automatic irrigation system and planting of trees and plants.