



## Description

This luxury villa stands atop one of the cliffs that forms the coastline of the Costa Blanca, within the Sol Luxury Reserve, on the outskirts of the Spanish village of Benitachell in the Alicante province; a privileged enclave where the sea is so close that its aroma and intense blue colour invade all corners within the home. A very personal house which perfectly combines modernity with the details of traditional Mediterranean architecture. A sea-facing property which consists of two interconnected levels.

The upper floor houses the actual living area; on entering we find a spacious foyer opening onto the terrace with a stunning glass wall that allows us to contemplate the Mediterranean Sea from the minute you walk through the door.

To the left of the foyer lies the functional kitchen equipped with ultra modern appliances and decorative elements from Miele, Pando and Franke; the living room, perpendicular to the kitchen, stands out for its fully glazed veranda suspended in mid-air that allows you to enjoy the magnificent views and provides access to the main terrace forming an L shape; a decorative wall panelled in walnut veneer interconnects with the kitchen through a discreet sliding door.

The main terrace is designed to achieve a sequence of spaces where you can admire the sea views, dine outdoors, sunbathe or enjoy a refreshing dip in the pool. The flooring outside is of technological wood by Visendum, which contrasts with the intense blue tiles of the infinity pool that appears to be a sheet of water that merges with the sea; the glass railing finishes off the terrace and allows you to enjoy all details of the landscape.

The right wing of the house has 3 bedrooms all with private terraces accessed through glass doors that illuminate all the rooms and fill them with the presence of the Mediterranean Sea; the master bedroom has an en suite bathroom and dressing room area; a second bathroom for use of the additional two bedrooms, a guest bathroom, a garage and a laundry room complete the first floor.

The lower level of this well thought out luxury villa is composed of a gym, sauna, bathroom, multipurpose room or games room, and a fourth bedroom with en suite bathroom; the games room and this last bedroom lead on to a private terrace that houses an open air jacuzzi pool for those special relaxing moments watching the world go by.

## External Views



Frontal view luxury Villa Cala Moraig



Views to the Mediterranean Sea from luxury Villa Cala Moraig



Pool area luxury Villa Cala Moraig



Luxury Villa Cala Moraig by night

## Internal Views



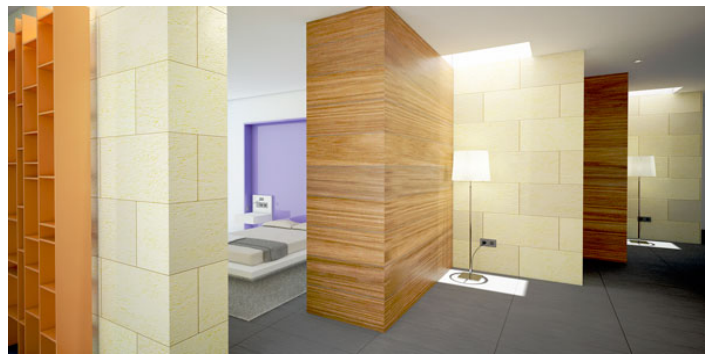
Main bathroom luxury Villa Cala Moraig



Kitchen luxury Villa Cala Moraig



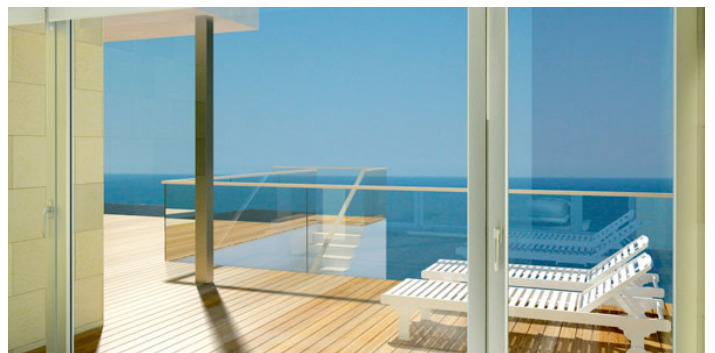
Main bedroom luxury Villa Cala Moraig



Corridor luxury Villa Cala Moraig



Living room luxury Villa Cala Moraig



Views to the Mediterranean Sea from luxury Villa Cala Moraig

## Plans



Axonometric plan top floor luxury Villa Cala Moraig



Axonometric plan ground floor luxury Villa Cala Moraig



Plot layout plan luxury Villa Cala Moraig



Layout plan top floor luxury Villa Cala Moraig



Layout plan ground floor luxury Villa Cala Moraig

## STRUCTURE

Structure consisting of reinforced concrete pillars and beams with beam and block floor.

## FAÇADE ENCLOSURE WALLS

Dual façade enclosure consisting of thermo-clay ceramic blocks on exterior, insulated chamber and ceramic brick wall on the inside.

## ROOF

Non-trafficable flat roof finished with a layer of gravel, drains to collect rainwater and hidden downpipes.

## EXTERIOR WOODWORK, METALWORK AND GLAZING

### EXTERIOR METALWORK

SHÜCO stainless steel finish anodized aluminium metalwork with thermal break.

### GLAZING

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

### FRONT DOOR

Reinforced security front door finished in RAL lacquered PVC or woodgrain finish.

### GARAGE DOOR

Automatic sandwich panel sectional door, corrugated finish.

### RAILINGS

Combined stainless steel and glass railings on terraces and external stairs.

## INTERIOR WOODWORK, METALWORK AND GLAZING

### INTERNAL DOORS

Plain doors finished in Spanish walnut veneer.

### WARDROBES

Sliding LACOBEL glass doors, fully lined and fitted with hanging bars, organiser compartments and drawers.

### RAILINGS

Combined stainless steel and glass railing on internal staircase.

## ELECTRICAL INSTALLATION

### SWITCHES

- Anthracite grey electrical switches and sockets model LS990 from JUNG, with domotic keypads where necessary due to switch clusters.

### LIGHTING

- Lighting control via dimmer switches situated in the entrance hall, lounge, dining room and bedrooms. The remaining rooms have ON/OFF lighting, controlled manually and through the home automation system, according to the house project.

## PLUMBING

### DOMESTIC HOT WATER

- Solar power system supplied by ROTEX, using DAIKIN ALTHERMA system as backup.
- Water softener device to prevent lime scale formation.

## AIR CONDITIONING INSTALLATION

### GENERAL

Air conditioning system and domestic hot water production by DAIKIN.

### AIR CONDITIONING

Centralized air conditioning production with 6 inner duct units, with individual temperature control in each room through the home automation system.

### HEATING

Under-floor heating with separate temperature control in each room through the home automation system.

## 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 INTEGRATION

### GENERAL

Integration and implementation of an intelligent home automation system based on the international KNX standard, for controlling lighting, air conditioning, security, video surveillance and multi-room audio and video system.

## SPA INSTALLATIONS

### SWIMMING POOL

4m x 7m outdoor infinity pool.

### JACUZZI

Outdoor jacuzzi equipped for hydromassage and water heating.

### SAUNA

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

## 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 white acrylic paint coating.

### FAÇADE CLADDING

Wall cladding with TOSCA DE JÁVEA local natural sandstone slabs.

### FLOORING

Exterior flooring with technological wood floorboards by VISENDUM.

## INTERIOR SURFACING

### INTERIOR PLASTERING

Spray plaster, smooth finish.

### INTERIOR PAINTING

Smooth finish white acrylic paint coating.

### WALL PANELLING

MDF wooden panels with Spanish walnut veneer.

### WALL CLADDING DETAIL

TOSCA DE JÁVEA natural sandstone decorative cladding detail.

### INDOOR FLOORING

STON-KER ceramic tiles from the BLUEKER series measuring 44x66cm, by VENIS from the PORCELANOSA GROUP.

## KITCHEN

### KITCHEN UNITS

Custom-designed kitchen furniture manufactured by local artisans with cupboard fronts in high gloss lacquer finish with embedded handles or similar

project to be chosen from the following brands: BULTHAUP, SANTOS or PORCELANOSA.

## WORKTOP

SILESTONE worktop in PLATINUM STEEL finish.

## SINK

Stainless steel undercountertop sink model BTK 7440 by FRECAN.

Waste disposal unit model ¾ HP by FRECAN.

## APPLIANCES

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

MIELE induction hob, model KM-5954.

MIELE pyrolysis oven, model H-504-BP.

MIELE integrated microwave, model M-8261-2.

MIELE integrated dishwasher, model G 1275 SCVi.

PANDO decorative wall-hung extractor hood, model P-401.

Reverse osmosis water treatment system for drinking water purification.

## WALL SURFACING

Wall cladding using SILESTONE slabs in PLATINUM STEEL finish.

## UTILITY ROOM

### UTILITY ROOM UNITS

Melamine units including cupboard with built-in ironing board.

### WORKTOP

SILESTONE worktop in RIVERS YUKON finish.

### SINK

SILACRYL sink model BERMEO by ROCA.

### 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

STARK 3 pedestal toilet by DURAVIT.

STARK 3 countertop washbasin by DURAVIT.

### FIXTURES

LOFT ELITE washbasin tap by ROCA.

### WALL TILING

HIDRA COLLECTION Beige 60x300cm wall tiles by TECHLAM from LEVANTINA.

TALHO DE MANGA 30x30cm wall tiles by DUNE.

## BATHROOM No. 2

### FITTINGS

STARK 3 pedestal toilet by DURAVIT.

STARK 3 countertop washbasin by DURAVIT.

Made to measure shower area with IPE wood floorboards.

### FIXTURES

LOFT ELITE washbasin tap by ROCA.

AXOR CITTERIO M SHOWERPIPE thermostatic shower column by HANSGROHE.

### HEATED TOWEL RAIL

RUNTAL electric heated towel rail.

### SHOWER SCREEN

Glass screen on shower enclosure and WC area.

### WALL TILING

HIDRA COLLECTION Brown 60x300cm wall tiles by TECHLAM from LEVANTINA.

MIX 03 ECO treated wood wall panels by ARCE from BELSSITE.

## BATHROOM No. 3

### FITTINGS

STARK 1 wall-hung toilet by DURAVIT.

ARCHITEC countertop washbasin by DURAVIT.

Made to measure bathtub tiled with MULTICOLOR NACAR mosaic tiles by PORCELANOSA.

Made to measure shower area with IPE wood floorboards.

### FIXTURES

LOFT washbasin tap by ROCA.

LOFT deck mounted bath tap by ROCA.

NEOS III hydromassage shower column by ROCA.

### HEATED TOWEL RAIL

RUNTAL electric heated towel rail.

### SHOWER SCREEN

Glass screen on shower enclosure and WC area.

### WALL COVERINGS

HIDRA COLLECTION Plomo 60x300cm wall tiles by TECHLAM from LEVANTINA.

TOSCA DE JÁVEA natural sandstone decorative wall cladding detail.

## BATHROOM No. 4

### FITTINGS

STARK 3 pedestal toilet by DURAVIT.

STARK 3 countertop washbasin by DURAVIT.

Made to measure shower area with IPE wood floorboards.

### FIXTURES

LOFT ELITE washbasin tap by ROCA.

AXOR CITTERIO M SHOWERPIPE thermostatic shower column by HANSGROHE.

### HEATED TOWEL RAIL

RUNTAL electric heated towel rail.

### SHOWER SCREEN

Glass screen on shower enclosure.

### WALL TILING

HIDRA COLLECTION Brown 60x300cm wall tiles by TECHLAM from LEVANTINA.

VITRA 10x10cm wall tiles by DUNE.

## BATHROOM No. 5

### FITTINGS

STARK 3 pedestal toilet by DURAVIT.

STARK 3 countertop washbasin by DURAVIT.

Made to measure shower area with IPE wood floorboards.

### FIXTURES

LOFT washbasin tap by ROCA.

LOFT thermostatic shower tap by ROCA.

### SHOWER SCREEN

Glass screen in shower area.

### WALL TILING

HIDRA COLLECTION Argent 60x300cm wall tiles by TECHLAM from LEVANTINA.

## PLOT LANDSCAPING

### GARDENING

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