



Description

Villa Llorença is situated in the Sol Luxury Reserve on the North Costa Blanca in Spain. A residential development comprising large plots with grandiose villas and beautifully landscaped gardens, properties built to specification, each a faithful reflection of the personality of the owners, the essence of the surroundings and sea views that the area enjoys.

A villa with a carefully designed sequence of indoor and outdoor spaces that includes all the indispensable features of a family home. A customized house all on one floor with three different sections that adapt the building to the incline of the plot and provide sea views from the entire house.

The house is divided into two clearly identifiable wings that are distinguished as day and night areas. Upon entering the house one can admire the magnificent hall and its expanse of glass that connects us with the outdoors and the sea.

The left wing of the house is dedicated to daytime use, the centre of which is a spacious lounge and dining area that combines parquet flooring with walls in nude tones and white.

Adjacent to the lounge we find the kitchen: a spacious and bright room with high gloss lacquered units, featuring a central island containing the hob; the work surface that stretches out from the island is ideal as a breakfast bar or dining table for meals on the run. The kitchen connects to a veranda with a lovely seating area and gives access to the open terrace with the pool and barbecue area.

The terrace is an essential part of the house and is fitted with "Visendum" technological wood flooring, which also continues right the way around the house. The widest area of the terrace and the intense blue pool are adjacent to the left wing of the villa, strategically located to enjoy magnificent sea views. The barbecue area is complete with an outdoor dining area so that you can enjoy the privileges of the Mediterranean climate.

Back inside the house, we can now focus on the right wing where the bedrooms are located, an area divided into two levels. The first level features a spacious sitting area, decorated to match the main lounge and leading on to the master bedroom. The master bedroom consists of three large interconnecting rooms: the bedroom with access to the terrace, the bathroom with a whirlpool bath and a walk in closet. The second level consists of three bedrooms all with en suite bathrooms and two of them with direct access to the terrace and wonderful sea views.

Villa Llorença is a very personal house decorated with natural stone and parquet flooring that add beauty, elegance and warmth. Courtyards, large windows, large planters on the terrace, terraced gardens with stone walls, a fusion of styles all combine to make this home a unique jewel.

External Views



Pool and terrace view luxury Villa Llorença



Rear view luxury Villa Llorença



Aerial view luxury Villa Llorença



Pool area luxury Villa Llorença

Internal Views



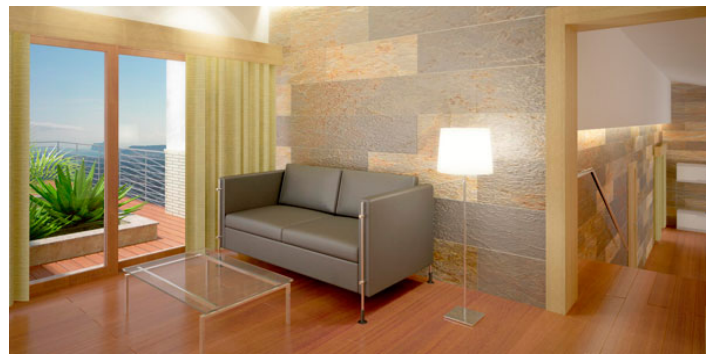
Lounge-dining area luxury Villa Llorença



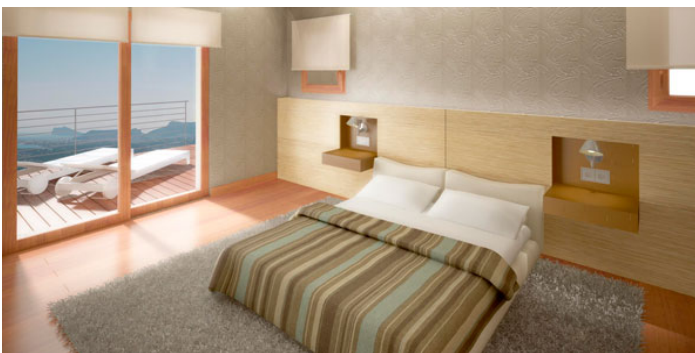
Main bathroom luxury Villa Llorença



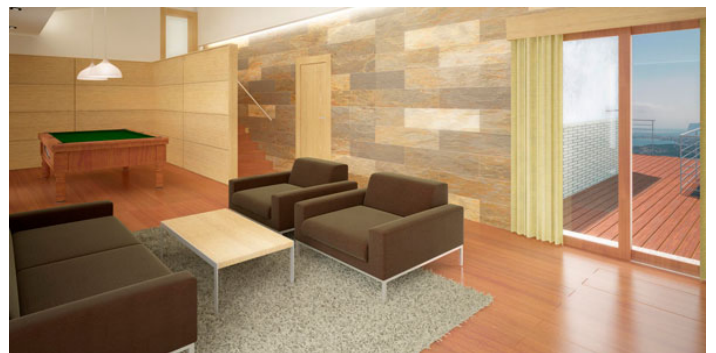
Kitchen luxury Villa Llorença



Entrance hall luxury Villa Llorença



Main bedroom luxury Villa Llorença



Sitting room luxury Villa Llorença

Plans



Axonometric plan luxury Villa Llorença



Layout plan luxury Villa Llorença



Plot layout plan luxury Villa Llorença

EXTERIOR WOODWORK, METALWORK AND GLAZING

■ EXTERIOR WOODWORK

IROKO wood for exterior woodwork.

External hinged shutters in Majorcan traditional style in IROKO wood.

■ 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.

■ RAILINGS

Polished stainless steel railings on external terraces and stairs.

■ GARAGE DOOR

Automatic sandwich panel sectional door, corrugated woodgrain finish.

INTERIOR WOODWORK, METALWORK AND GLAZING

■ INTERNAL DOORS

Plain doors finished in oak veneer composite.

■ WARDROBES

Plain hinged doors finished in oak veneer composite fully lined and fitted with hanging bars, organiser compartments and drawers.

■ RAILINGS

Polished stainless steel railing on internal staircase to garage.

ELECTRICAL INSTALLATION

■ SWITCHES

Black 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 7 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.

42 sqm. outdoor swimming pool.

■ 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 white acrylic paint coating.

■ FAÇADE SKIRTING

Masonry skirting on exterior walls.

■ 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.

■ VINYL FACING

In bedrooms, decorative vinyl wall covering by VESCOM.

■ STONE CLADDING

Natural slate stone decorative cladding detail, model BOMBAY NATURAL HOME, dimensions 40x80x1, supplied by L'ANTIC COLONIAL from the PORCELANOSA GROUP in living-dining room, games room and entrance hall.

■ INDOOR FLOORING

JATOBA DUNE parquet flooring, dimensions 14x220x1.4, supplied by L'ANTIC COLONIAL 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 CHROME finish.

■ SINK

Stainless steel undercountertop sink model BTK 7440 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-8261-2.

MIELE integrated dishwasher, model G 1275 SCVi.

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

WALL SURFACING

STON-KER CAUCASO BLANCO 44x66cm white wall tiles, by VENIS from the PORCELANOSA GROUP.

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

ELEMENT pedestal toilet by ROCA.

ELEMENT countertop washbasin by ROCA.

FIXTURES

MEM washbasin tap by DORNBRACHT.

WALL TILING

IMAX STEEL LINED 30x30cm wall tiles by L'ANTIC COLONIAL from the PORCELANOSA GROUP.

BATHROOM No.2

FITTINGS

ELEMENT pedestal toilet by ROCA.

ELEMENT pedestal bidet by ROCA.

DIVERTA countertop washbasins by ROCA.

BALI air and water jet massage bathtub by ROCA.

Made to measure shower area with IPE wood floorboards.

FIXTURES

MEM bidet tap, by DORNBRACHT.

MEM washbasin tap, by DORNBRACHT.

MEM bathtub set, by DORNBRACHT.

MEM thermostat shower tap, by DORNBRACHT.

HEATED TOWEL RAIL

RUNTAL electric heated towel rail.

SHOWER SCREEN

Glass screen in bath and shower areas.

WALL TILING

ISLAND COLD SQUARE 31.5x31.5cm tiles, by L'ANTIC COLONIAL from the PORCELANOSA GROUP.

IRIS PEARL 29.8x29.8cm wall and floor tiles, by L'ANTIC COLONIAL from the PORCELANOSA GROUP.

BATHROOM No.3

FITTINGS

ELEMENT pedestal toilet by ROCA.

DIVERTA countertop washbasin by ROCA.

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.

SHOWER SCREEN

Glass screen in shower area.

WALL TILING

GLACIER BLANCO white 30x30cm wall tiles, by L'ANTIC COLONIAL from the PORCELANOSA GROUP.

GLACIER NARANJA orange 30x30cm wall tiles, by L'ANTIC COLONIAL from the PORCELANOSA GROUP.

BATHROOM No.4

FITTINGS

ELEMENT pedestal toilet by ROCA.

DIVERTA countertop washbasin by ROCA.

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.

SHOWER SCREEN

Glass screen in shower area.

WALL TILING

GLACIER BLANCO white 30x30cm tiles by L'ANTIC COLONIAL from the PORCELANOSA GROUP.

GLACIER AZULES blue 30x30cm wall tiles by L'ANTIC COLONIAL from the PORCELANOSA GROUP.

BATHROOM No.5

FITTINGS

ELEMENT pedestal toilet by ROCA.

DIVERTA countertop washbasin by ROCA.

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.

SHOWER SCREEN

Glass screen in shower area.

WALL TILING

GLACIER BLANCO white 30x30cm tiles by L'ANTIC COLONIAL from the PORCELANOSA GROUP.

GLACIER VERDES green 30x30cm wall tiles by L'ANTIC COLONIAL from the PORCELANOSA GROUP.

BATHROOM No.6 (Barbecue)

FITTINGS

ELEMENT pedestal toilet by ROCA.

ELEMENT countertop washbasin by ROCA.

FIXTURES

LOFT ELITE washbasin tap by ROCA.

WALL TILING

CREMA ALEJANDRIA PULIDO natural marble stone 15x60x1.2cm wall tiles by L'ANTIC COLONIAL from the PORCELANOSA GROUP.

BARBECUE

WALL SURFACING

CREMA ALEJANDRIA PULIDO natural marble stone 15x60x1.2cm wall tiles by L'ANTIC COLONIAL from the PORCELANOSA GROUP.

PLOT LANDSCAPING

GARDENING

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