



SHIERA VILLAS

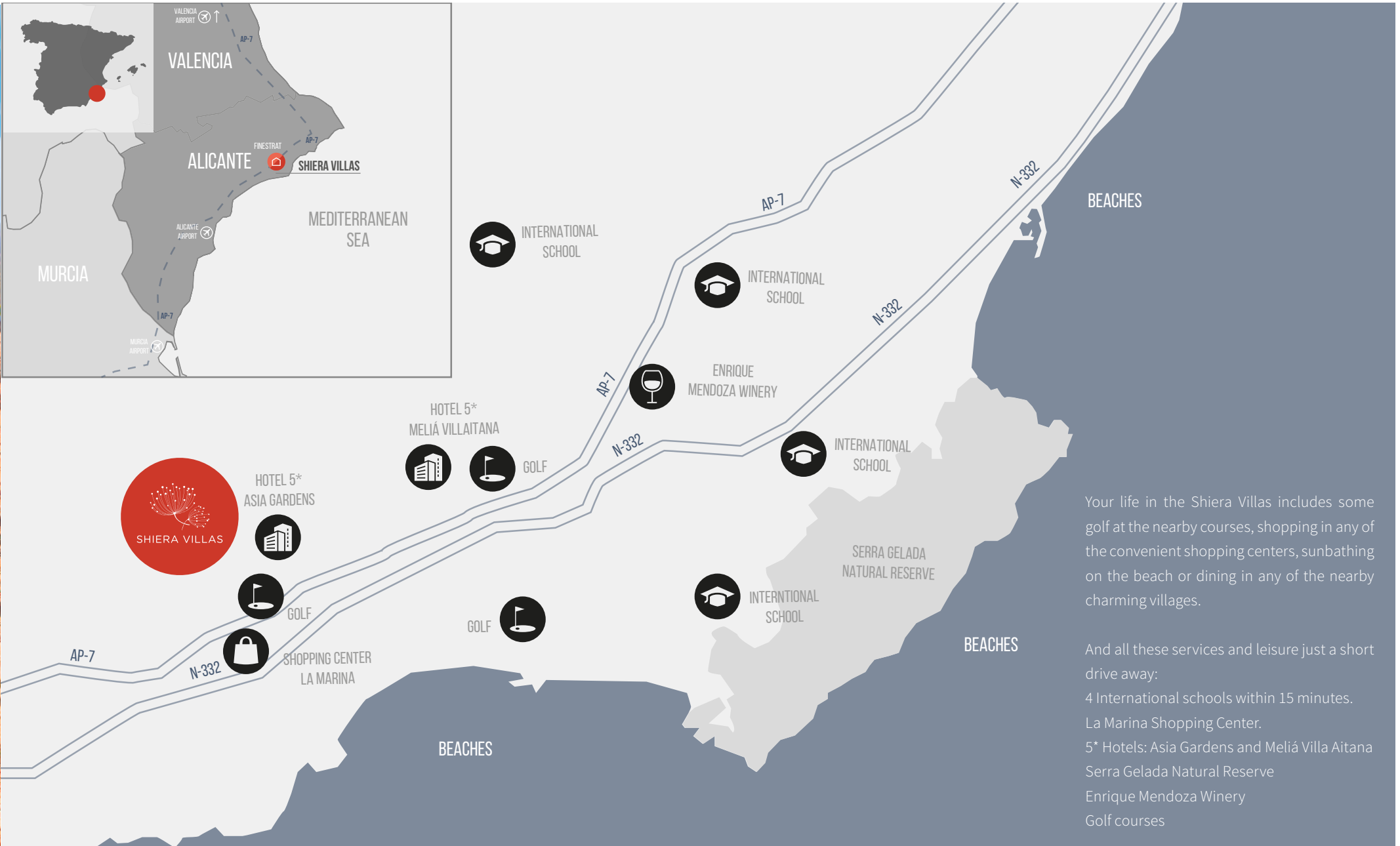
by **marjal**

SHIERA VILLAS

MARJAL

Shiera Villas comprises 6 exclusive villas close to nature in a private and serene atmosphere. These villas have been thoroughly designed by our architects with a special attention to every detail, serving as a retreat of beauty and tranquility. Shiera Villas are located in Finestrat, in the heart of the beautiful Spanish Costa Blanca.

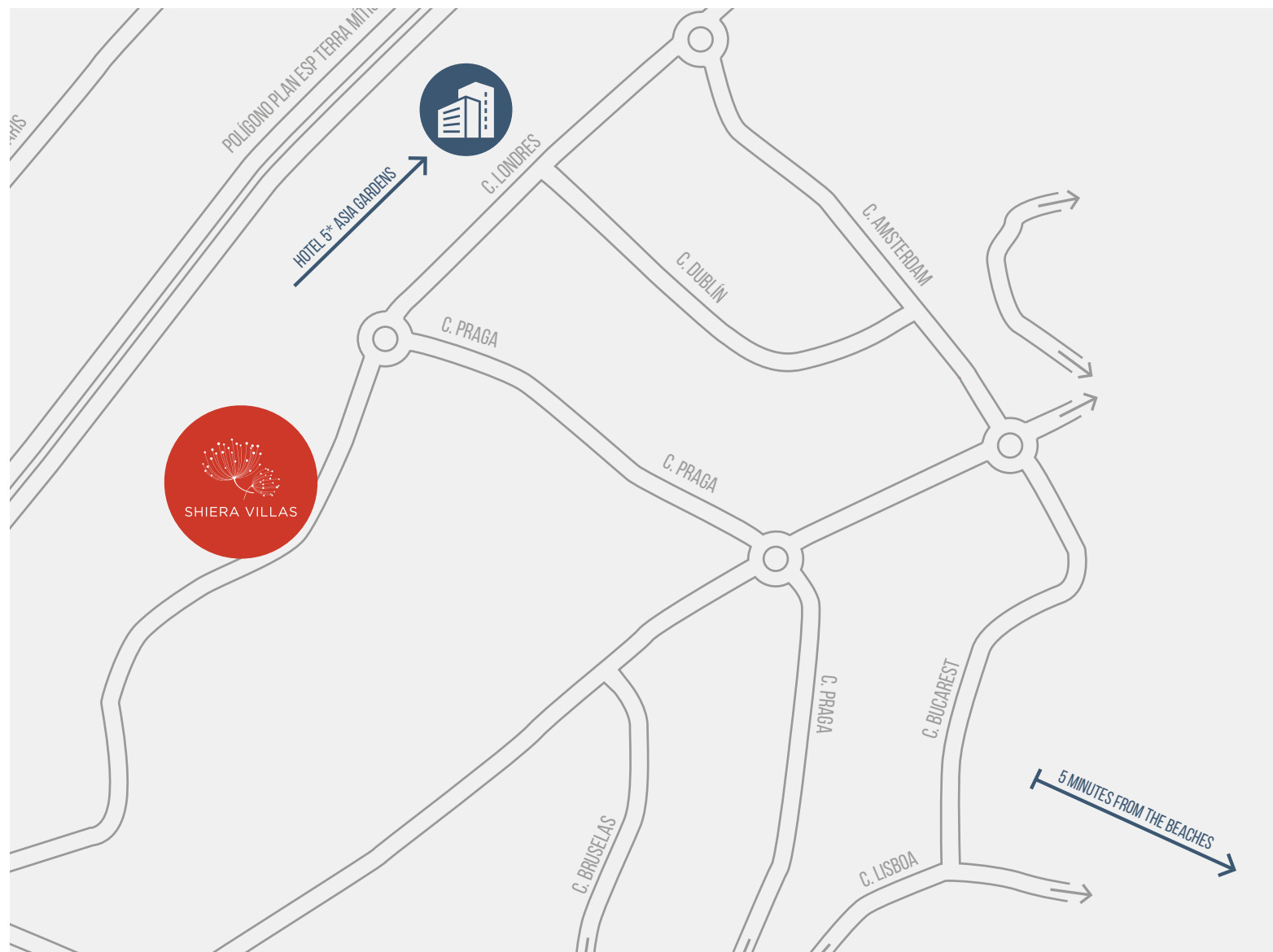




Your life in the Shiera Villas includes some golf at the nearby courses, shopping in any of the convenient shopping centers, sunbathing on the beach or dining in any of the nearby charming villages.

And all these services and leisure just a short drive away:

- 4 International schools within 15 minutes.
- La Marina Shopping Center.
- 5* Hotels: Asia Gardens and Meliá Villa Aitana
- Serra Gelada Natural Reserve
- Enrique Mendoza Winery
- Golf courses



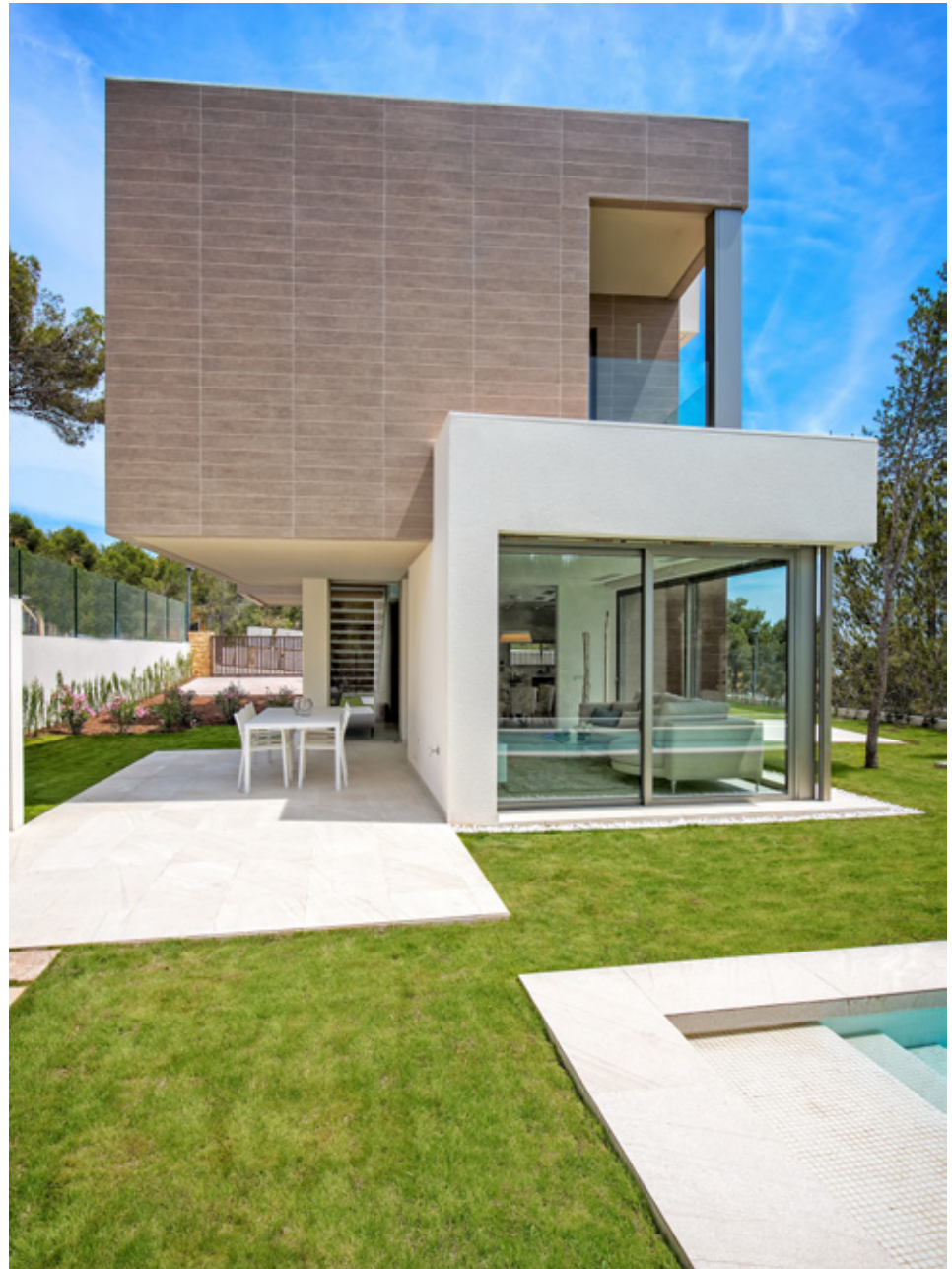
SHIERA VILLAS

Shiera Villas are located in Finestrat, in the heart of the beautiful Costa Blanca, between the Mediterranean sea and the mountains of Sierra Cortina.



This image is a preliminary draft created by computer as an illustration but is not binding. The final design may undergo some changes.
Esta infografía es un boceto preliminar creado por ordenador con fines meramente ilustrativos y no vinculantes. El diseño final puede estar sujeto a modificaciones.





Shiera villas are characterized by their multiple refined details and top quality materials, and combine a superb interior with great terraces and gardens.











VILLA 1

This 4 bedroom house offers 215m² of built area and 123m² of open and closed terraces, on a 660m² plot.

On the ground floor the entrance hall leads to a spacious living room and dining area, separate kitchen, one double bedroom and 2 large terraces.

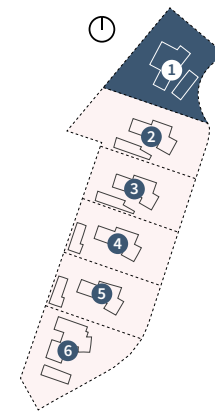
The dining area is connected to a terrace and a swimming pool by sliding glass doors.

Upstairs there are 3 double bedrooms, two of them with their own private terrace.

On the lower level there is a naturally lit basement, with terrace and garden area.

VILLA 1

PLOT PLAN



MAIN FEATURES

Bedrooms: 4

Bathrooms: 3+1

House built area: 160,00m²

Basement: 55,00m²

Terraces: 123,00m²

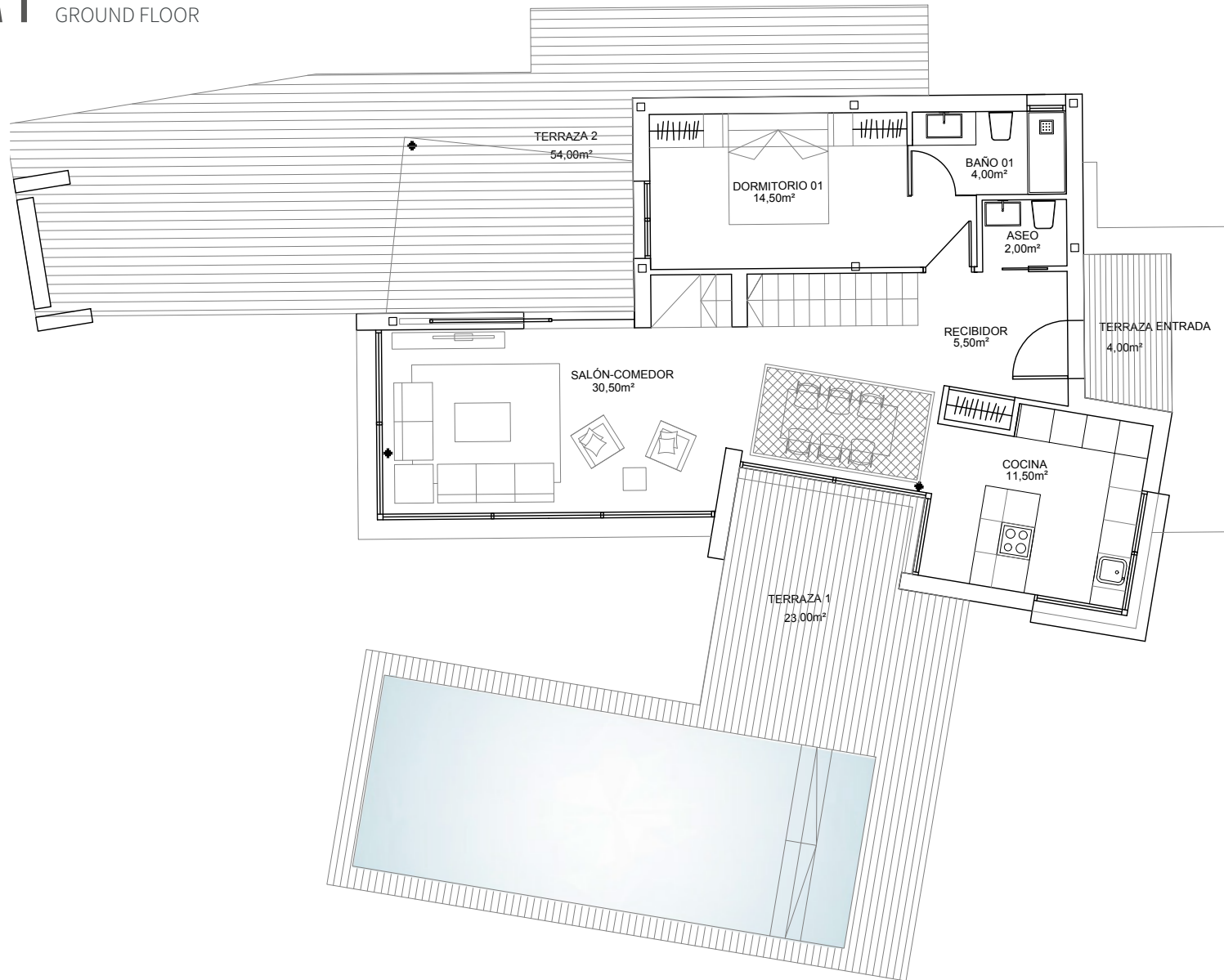
Swimming pool: Yes

Total m² (house + basement): 215

Plot area: 660,00m²

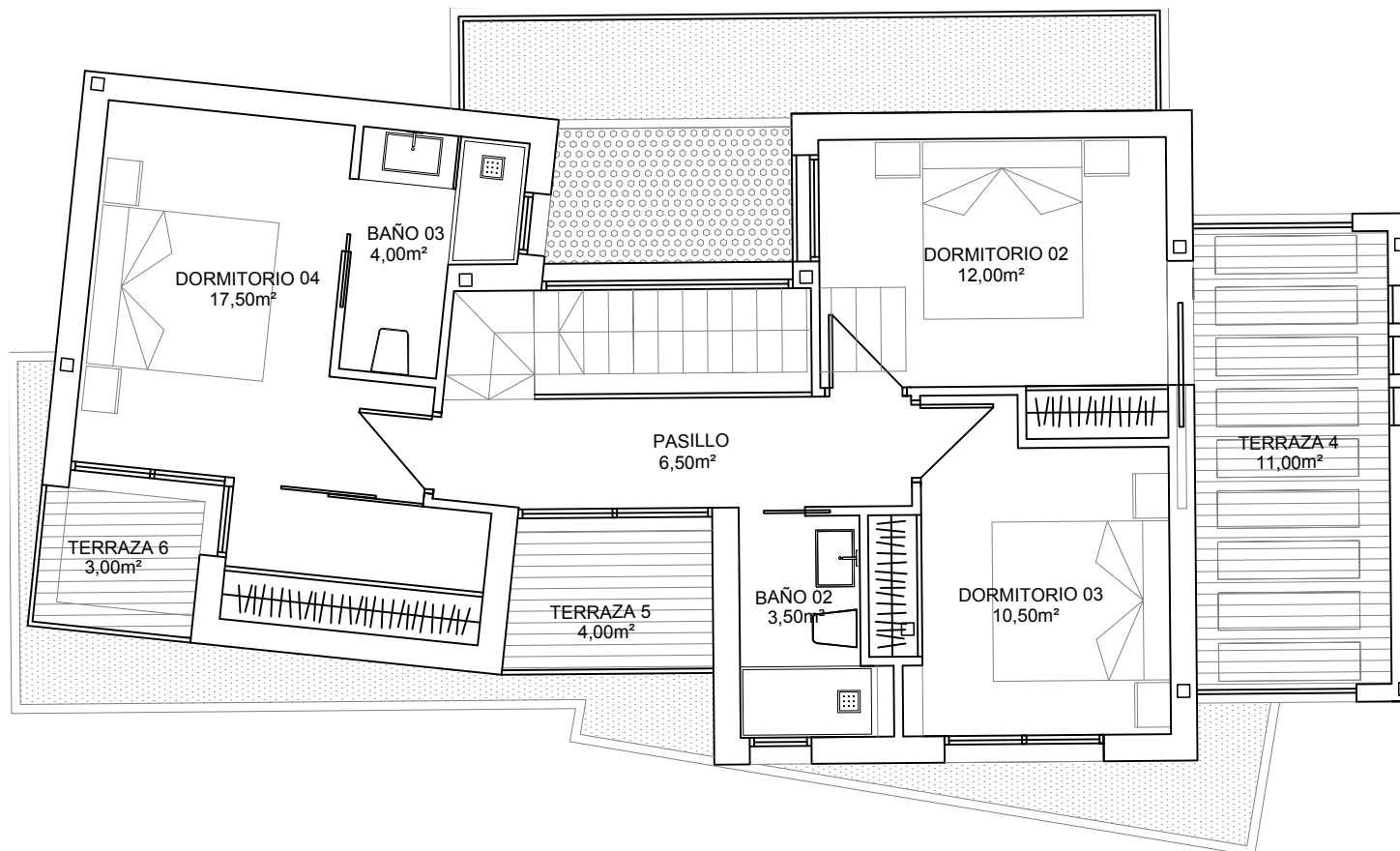
VILLA 1

GROUND FLOOR

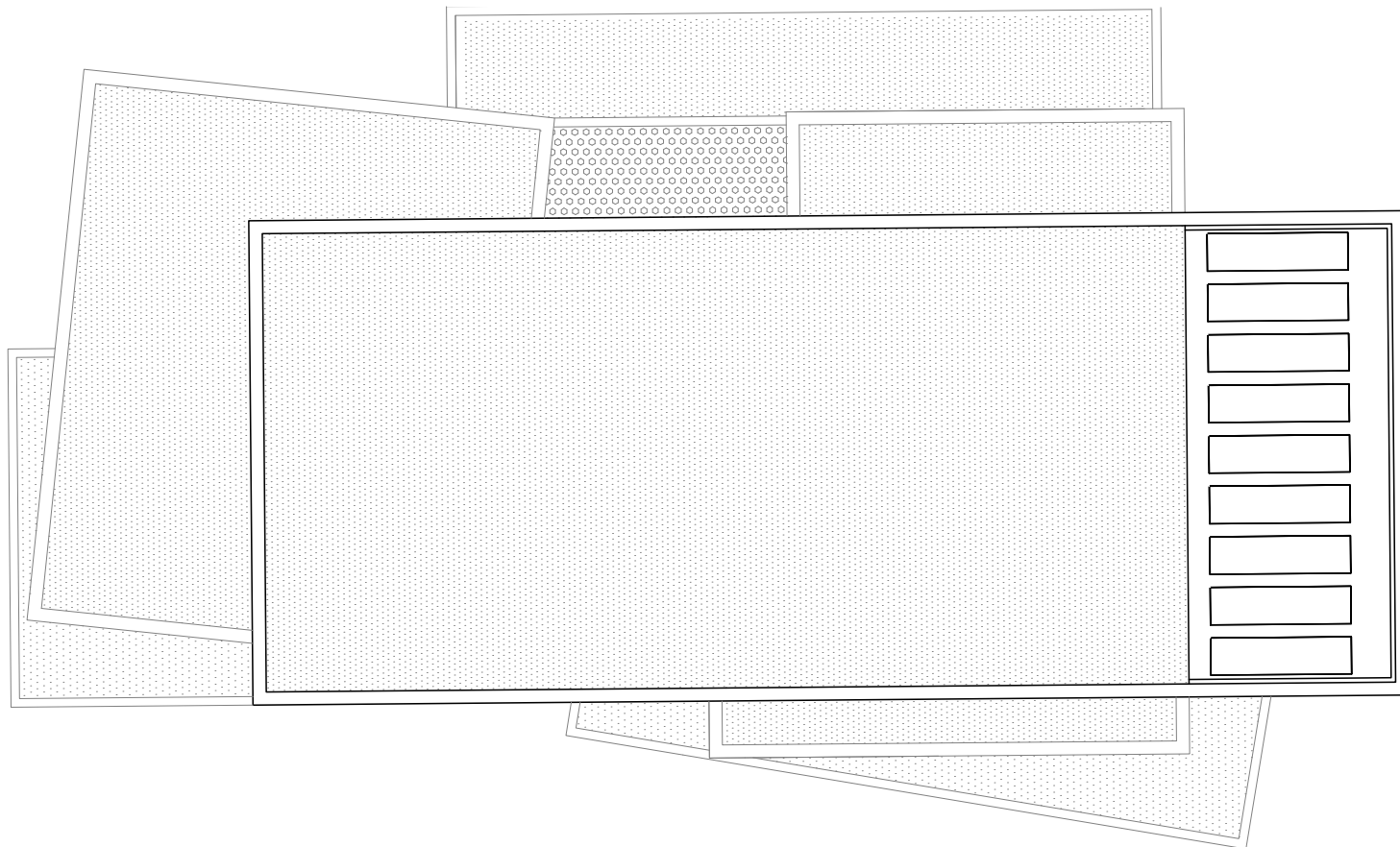


VILLA 1

FIRST FLOOR

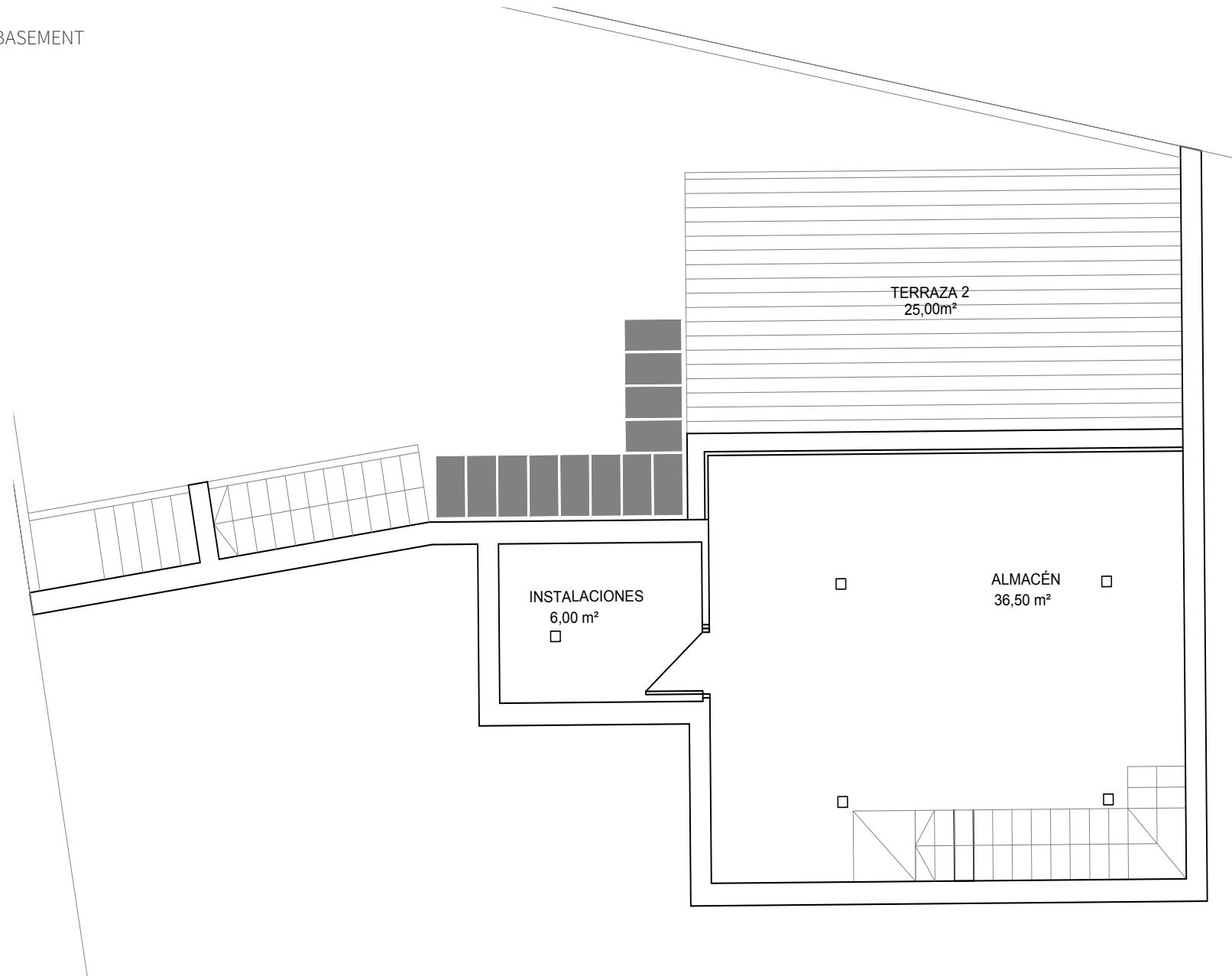


VILLA 1 ROOFTOP



VILLA 1

BASEMENT



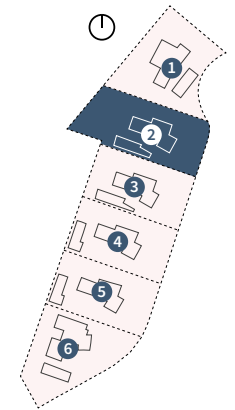
VILLA 2

This 3 bedroom house offers 150m² of built area and 80,50m² of open and closed terraces, on a 685m² plot. On the ground floor the entrance hall leads to an open space living and dining room, connected to the kitchen as well as 2 large terraces.

The dining area is connected to a terrace and swimming pool by sliding glass doors. The first floor comprises the 3 double bedrooms, two of them with their own private terrace.

VILLA 2

PLOT PLAN

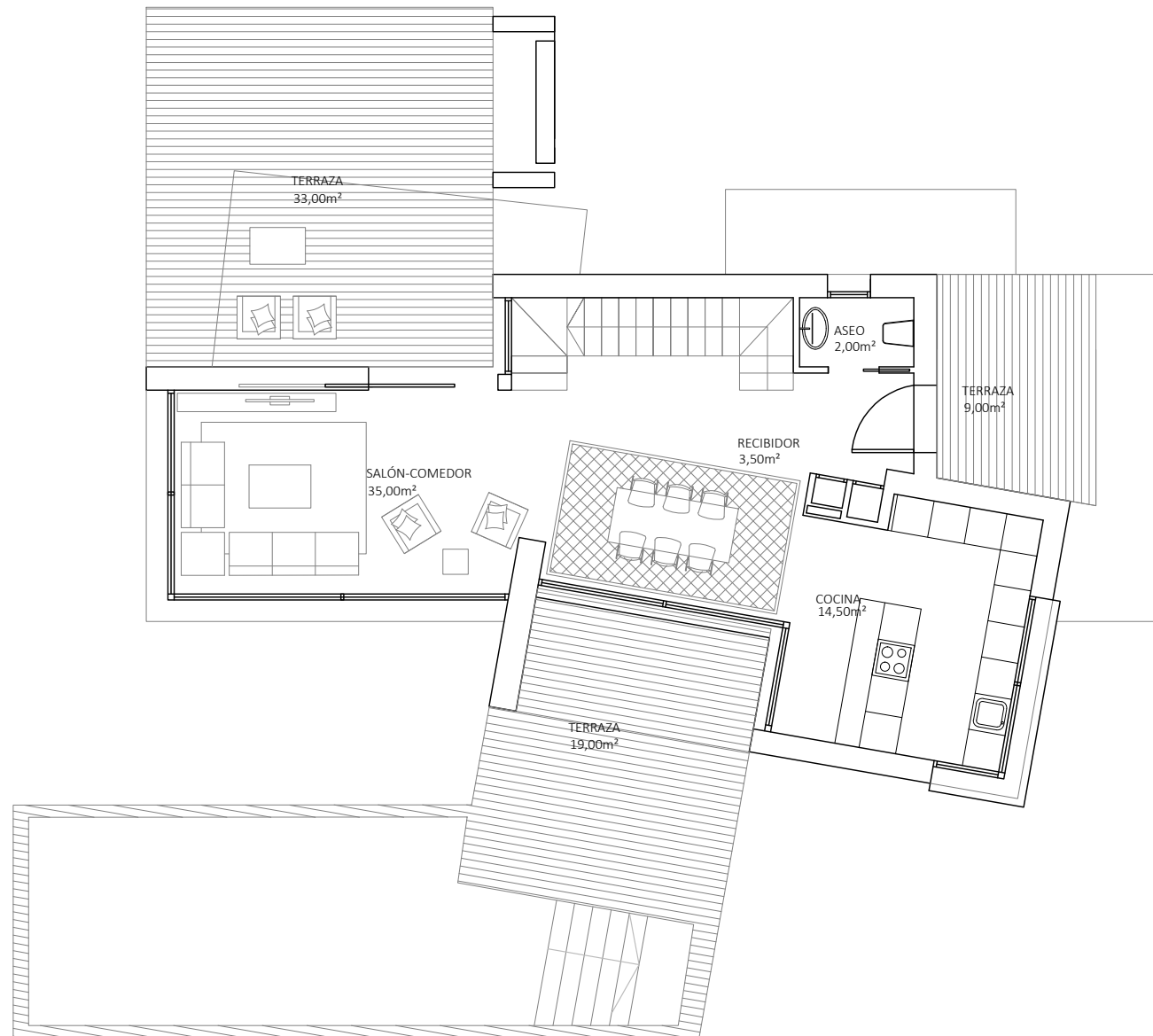


MAIN FEATURES

- Bedrooms: 3
- Bathrooms: 2+1
- House built area: 150,00m²
- Basement: No
- Terraces: 80,50m²
- Swimming pool: Yes
- Total m² (house + basement): 150
- Plot area: 685,00m²

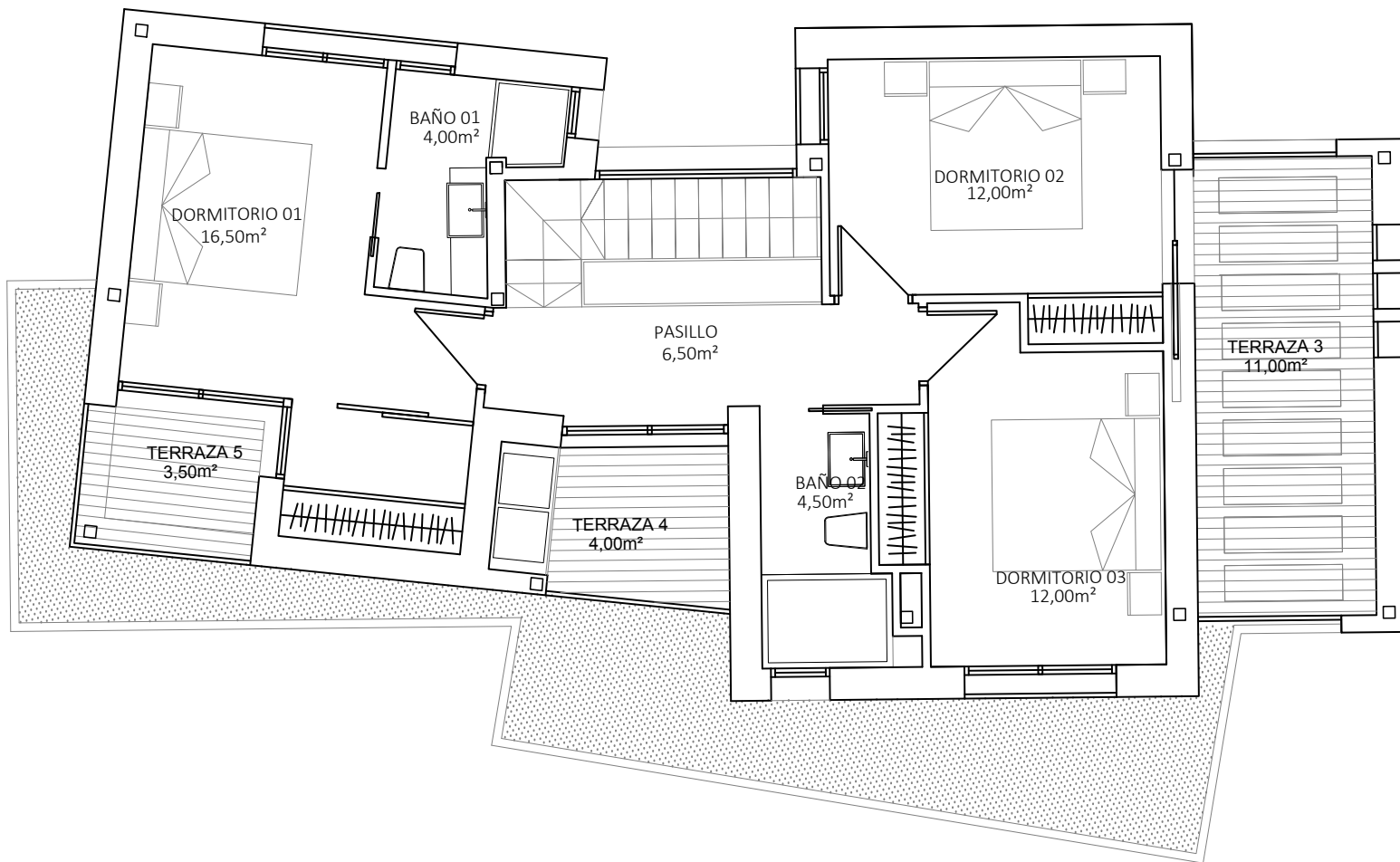
VILLA 2

GROUND FLOOR



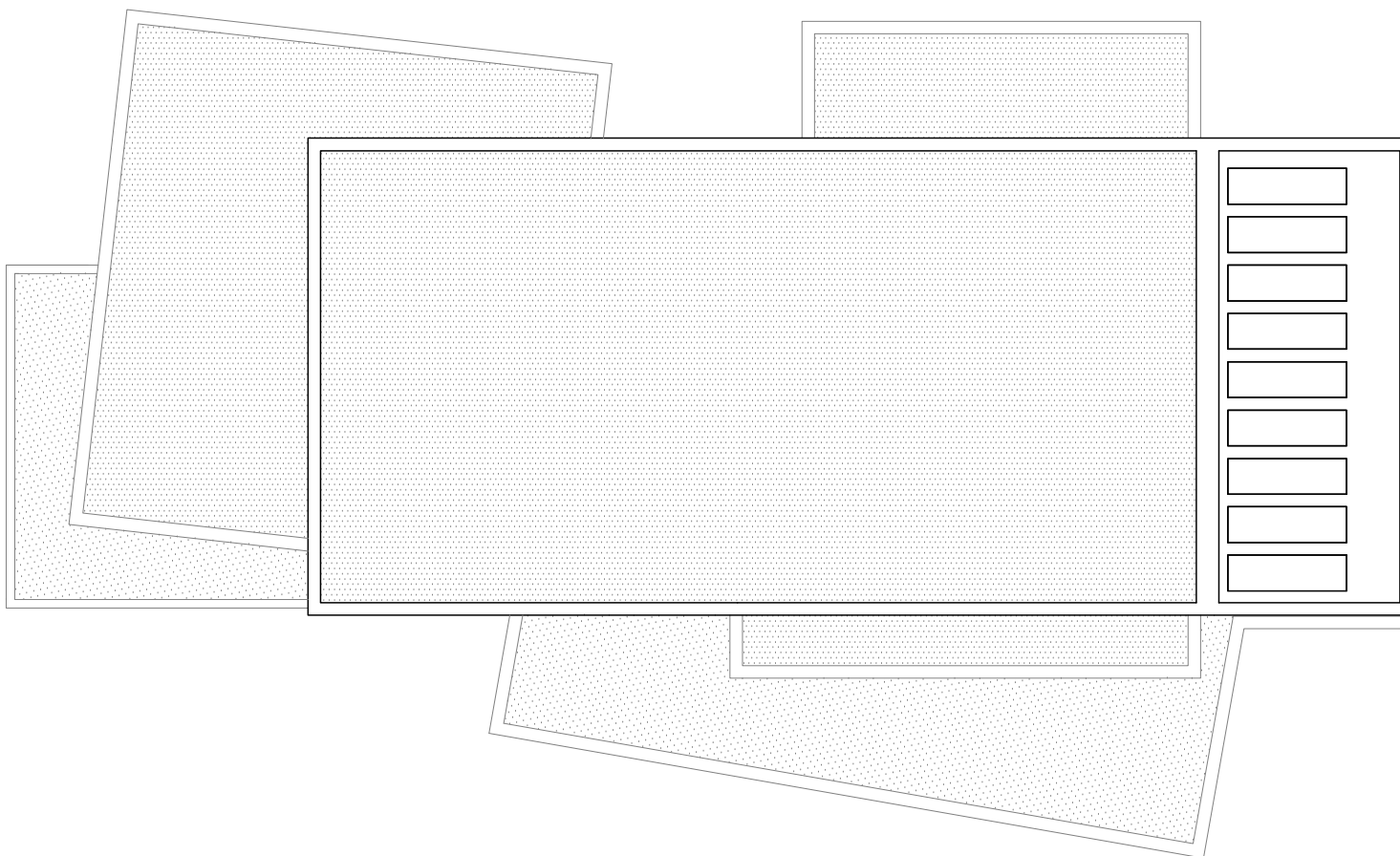
VILLA 2

FIRST FLOOR



VILLA 2

ROOFTOP

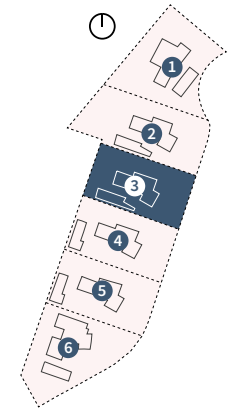


VILLA 3

This 3 bedroom house offers 191 m² of built area and 73,50 m² of open and closed terraces, on a 565 m² plot. On the ground floor the entrance hall leads to a spacious living room and dining area, separate kitchen and 2 large terraces. The dining area is connected to a terrace and swimming pool by sliding glass doors. Upstairs there are 3 double bedrooms, two of them with their own private terrace. On the lower level there is a naturally lit basement, with terrace and garden area.

VILLA 3

PLOT PLAN



MAIN FEATURES

- Bedrooms: 3
- Bathrooms: 2+1
- House built area: 150,00m²
- Basement: 41m²
- Terraces: 73,50m²
- Swimming pool: Yes
- Total m² (house + basement): 191
- Plot area: 565,00m²

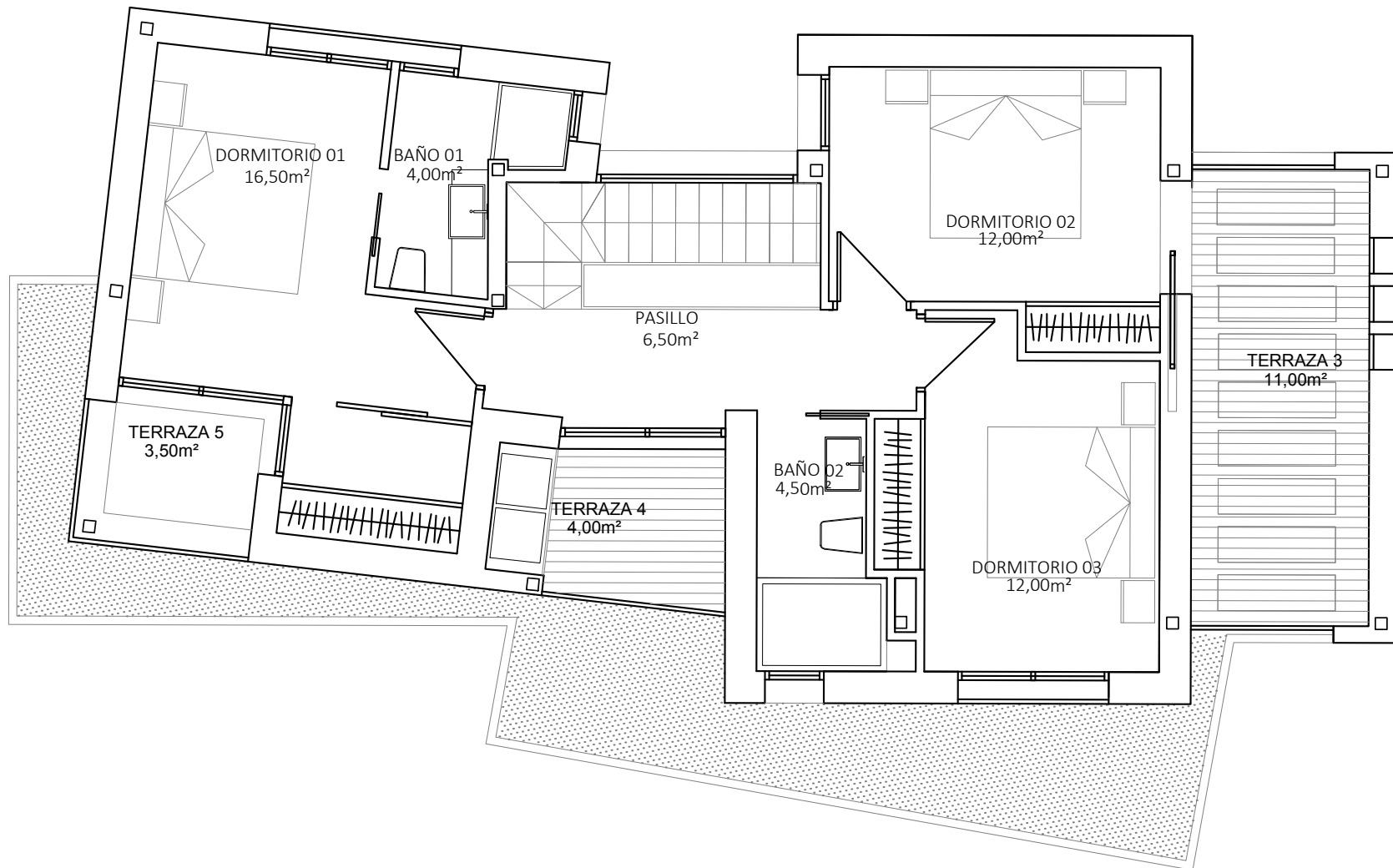
VILLA 3

GROUND FLOOR



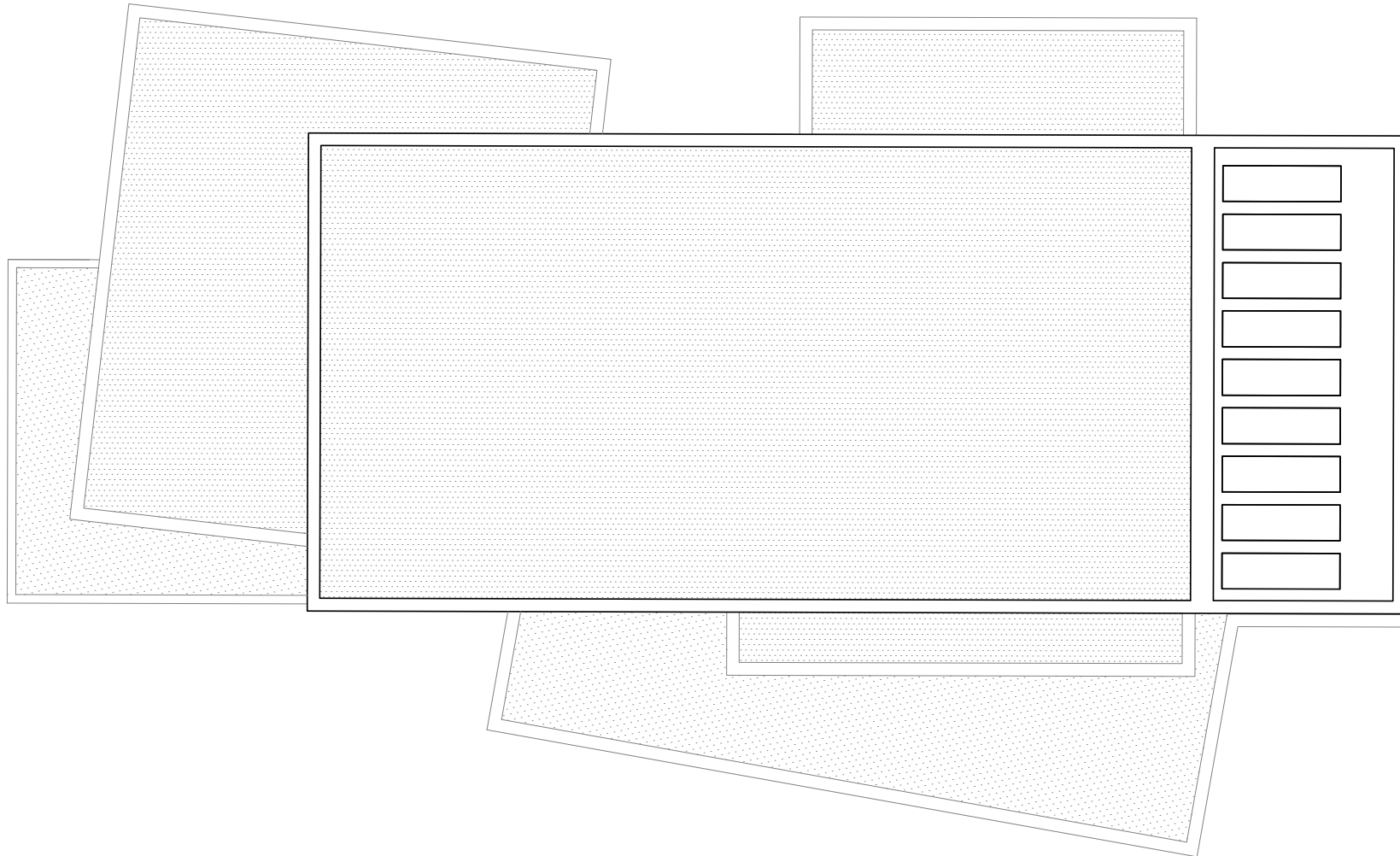
VILLA 3

FIRST FLOOR



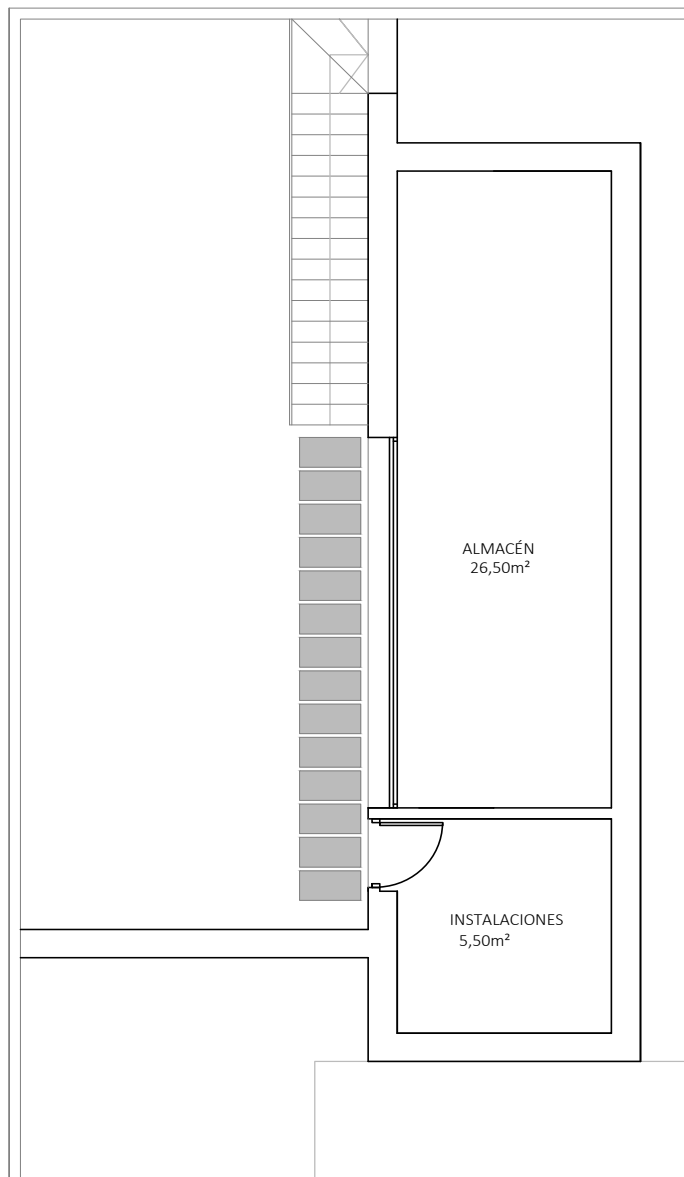
VILLA 3

ROOFTOP



VILLA 3

BASEMENT



VILLA 5

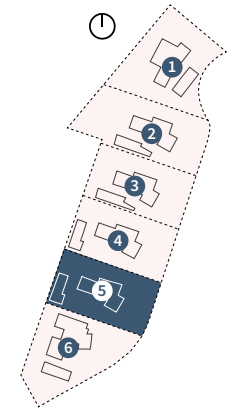
This 3 bedroom house offers 150m² of built area and 74,50m² of open and closed terraces, on a 570m² plot. On the ground floor the entrance hall leads to an open space living and dining room, connected to the kitchen as well as 2 large terraces.

The first floor comprises the 3 double bedrooms, two of them with their own private terrace.

The pool and chill-out area are nicely integrated in the garden.

VILLA 5

PLOT PLAN



MAIN FEATURES

Bedrooms: 3

Bathrooms: 2+1

House built area: 150,00m²

Basement: No

Terraces: 77,50m²

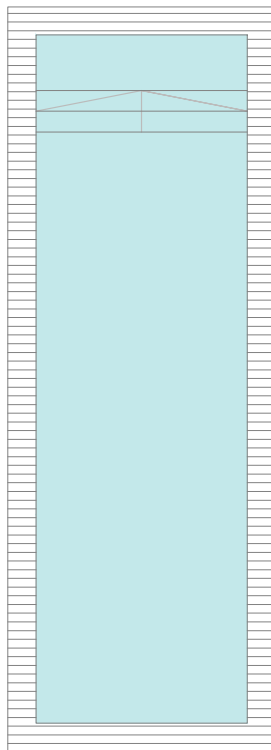
Swimming pool: Yes

Total m² (house + basement): 150

Plot area: 570,00m²

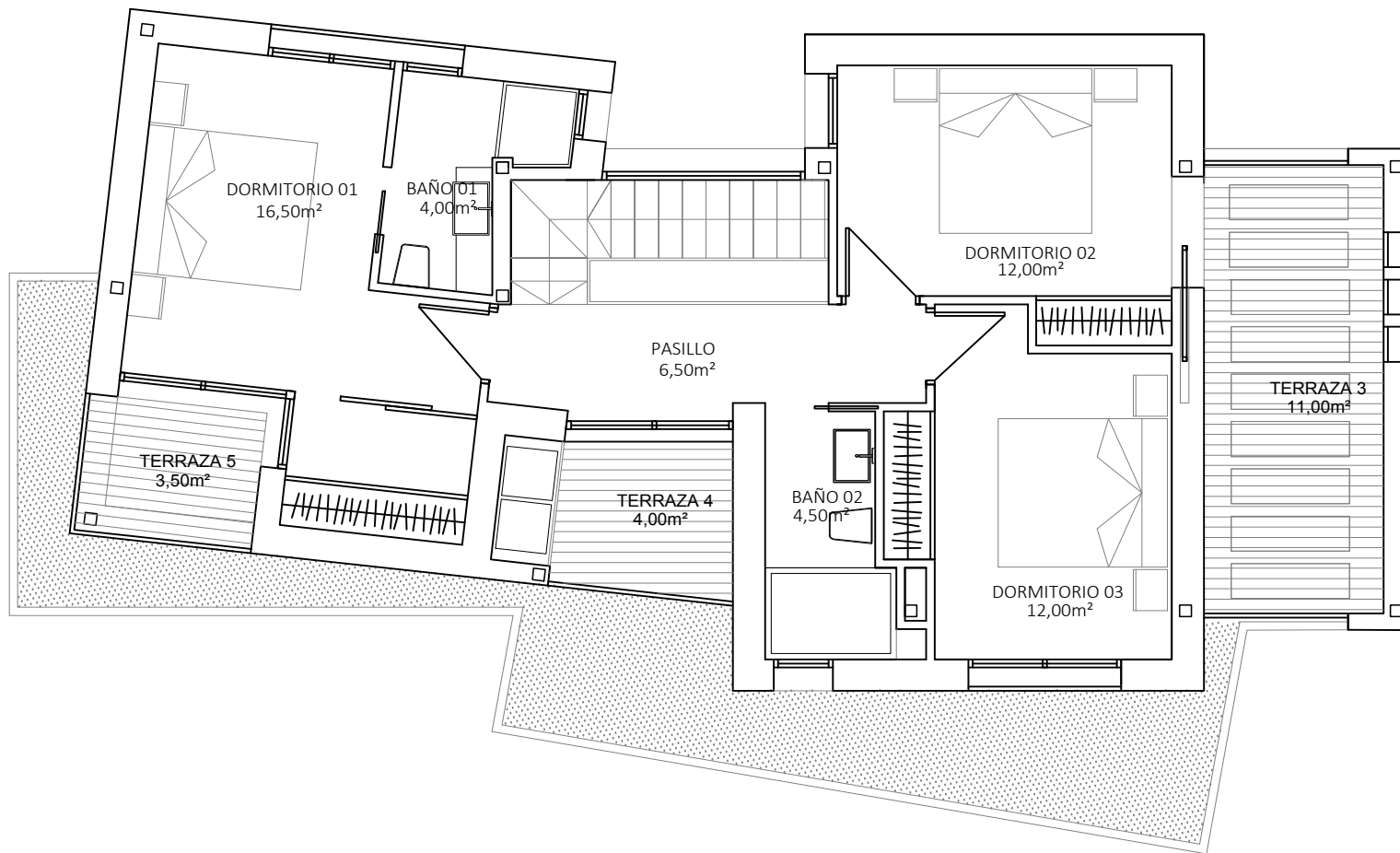
VILLA 5

GROUND FLOOR



VILLA 5

FIRST FLOOR



QUALITY SPECIFICATIONS

CONSTRUCTION FEATURES

FOUNDATIONS AND STRUCTURE

Reinforced concrete with separate footings and one way slabs.

EXTERIOR BRICKWORK

Ceramic brick walls (exterior part - 12 cm) with air compartment and high density polystyrene insulation (8 cm) and thermal clay block (19 cm).

ROOF

Flat unexploited and exploited roof with ceramics pavement and artificial lawn on terrace of first floor, both with extruded polystyrene insulation (8 cm).

FAÇADE

Single layer mortar with a scraped finish. In white color. Decorative Gres Nordik cladding in crème colour.

INTERNAL WALLS

Brick with plaster finish.

PLASTER

Smooth plaster throughout and removable ceiling panels in bathrooms. False ceiling with 30x15 perimeter LED light molding in living room and master bedroom.

BATHROOM FINISHES

Top of the range “Gres” ceramics according to the latest design. “Roden” type in natural beige finish.

INTERIOR AND EXTERIOR FLOORING

Interior: Top of the range “Gres” ceramics and overlaid ceramic baseboard. “Roden” type in natural beige finish. Decorative pavement in dining area.

Exterior: Top of the range “Gres” anti-slip ceramics of the same range as interior floor tiles.

INTERIOR AND EXTERIOR LIGHTING

Interior: LED type lights, ceiling spotlights, and LED strip on the ceiling of covered terrace of the entrance area, switches in white color throughout and plugs according to standard regulations.

Exterior: façade fixtures, garden lights that blend naturally with exterior design.

EXTERIOR CARPENTRY

Aluminum Schüco with thermal break (matt stainless steel colour), floor recessed in living room and kitchen.

GLASS

Double glazing with air chamber according to Technical Building Code.

Fixed glass screen in showers.

Sliding glass door to access dressing room in ensuite bedroom.

PAINTWORK

Smooth finish in white colour.

Decorative wallpaper above bed headboards.

HOME EQUIPMENT

INTERIOR CARPENTRY

Kitchen:

Fitted with base and wall units, equipped with complete white goods package.

Fitted single sink in stainless steel, vertical single-handle mixer tap with osmosis system.

Silestone quartz worktop or similar.

Interior doors:

In smooth lacquered finish, white colour NCS 0500-N (of standard height), with steel designer handles in chrome finish, door flashings.

Wardrobes:

Wardrobe with swing or sliding doors in wood with smooth lacquered finish. Interior distribution with shelves, drawers and hanger bar, adapted to the dimensions.

Bathroom units:

Complete designer bathroom vanity unit and mirror with integrated lighting.

Main entrance door:

Main door in wood finish with security lock.

BATHROOM FITTINGS AND TAPS

ROCA sanitary ware, including complete vanity unit.

White wall-mounted WC from ROCA range.

Designer countertop basin according to the latest tendencies.

Floor level shower in the same material as interior flooring.

Thermostatic taps in chrome finish.

Basins: single handle tap in chrome finish, with aerator for water efficiency.

HEATING AND AIR CONDITIONING

Air conditioning with heat pump through ducts.

Pre-installation for towel rails in bathrooms.

Pre-installation for water underfloor heating throughout.

Underfloor heating in bathrooms.

Solar panel for DHW with accumulator.

Ventilation and air renewal system with heat recovery.

EXTERIOR

Pool:

Swimming pool according to the attached plans. LED lighting in blue colour.

Gresite tile finish (colour to be defined) with pre-installation for heat pump.

Garden:

Standard landscaping finish with watering system and lighting.

Pre-installation for barbeque.

Exterior shower for pool zone.

Fence:

Main fence: stone masonry wall.

Dividing walls: house area – concrete blocks fence with “monocapa” finish and plastic wire mesh in green colour with hedge.

SPECIAL EQUIPMENT

Basic Smart Home Technology

Control of outdoor lighting (3 lights) to generate simulation scenes of presence.

Outdoor lights timer programming.

On/Off lighting throughout: Enable/Disable lighting.

Fixed control screen in black and white for individualized control of:

Outdoor lighting

Enable/Disable lighting

Water cut

Flood (3 zones) and fire alarms.

in living room and master bedroom.

White goods package: Induction cooktop, island extractor hood, fridge, oven, microwave oven and dishwashing machine, energy efficiency class A++.

***EXTRA (NOT INCLUDED)**

Solarium and stairs to solarium.....12.000€



SHIERA VILLAS (FINESTRAT)

| Nº | DORM/BEDS | BAÑOS | SUP. PARCELA (M ²) | M ² CONSTRUIDO | M ² SOTANO | M ² TERRAZA | PISCINA | M ² TOTAL | PRECIO | FECHA ENTREGA |
|----|-----------|-------|--------------------------------|---------------------------|-----------------------|------------------------|---------|----------------------|----------|---------------|
| 1 | 4 | 3+1 | 660,00 | 160,00 | 55,00 | 123,00 | SI | 215,00 | 765.000€ | APRIL 2018 |
| 2 | 3 | 2+1 | 685,00 | 150,00 | - | 80´50 | SI | 150,00 | 655.000€ | APRIL 2018 |
| 3 | 3 | 2+1 | 565,00 | 150,00 | 41,00 | 73,50 | SI | 191,00 | 680.000€ | DEC. 2017 |
| 5 | 3 | 2+1 | 570,00 | 150,00 | - | 77,50 | SI | 150,00 | 640.000€ | KEYREADY |



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