



**Property type :** Villa

**Location :** la Romana

**Area :** Alicante

**Bedrooms :** 4

**Bathrooms :** 2

**Year built :** 2025

**Swimming pool :** Private

**Garden :** Private

**Orientation :** South

**Views :** Mountain views

**Parking :** Driveway

**House area :** 190 m<sup>2</sup>

**Plot area :** 11000 m<sup>2</sup>

**Airport :** 35 mins

**Beach :** 35 mins

**City :** Walking

**Golf :** 20 mins

✓ Fast Internet & Phone

✓ Air Conditioning

✓ Fenced Plot

✓ Dressing Room

✓ Cess Pit / Septic Tank

✓ Mains Electric

✓ Electric Gates

✓ Utility Room

✓ White Goods

✓ Mains Water

✓ Double Glazing

✓ Terrace

✓ Partially Furnished

## Newly Built Villa in La Romana – Exclusivity, Nature, and Cutting-Edge Design

We present this spectacular newly built villa in La Romana, currently under construction, with delivery expected by the end of 2025 or early 2026. Designed for those seeking quality, efficiency, and a privileged natural environment, this property combines modern architecture with functionality and comfort in every detail.

### General Features:

- Built area: 190 m<sup>2</sup>
- Private plot: 11,000 m<sup>2</sup> (with 4,000 m<sup>2</sup> fenced)
- Bedrooms: 3 rooms + office
- Bathrooms: 2 full bathrooms
- Independent walk-in closet
- Spacious terrace with views
- Private pool 8x4 m with LED lighting
- Stunning mountain views
- Estimated delivery: End of 2025 / Early 2026

### Interior Distribution with Surface Areas

- Living-dining room: 44.00 m<sup>2</sup>
- Independent kitchen: 10.50 m<sup>2</sup>
- Gallery: 4.65 m<sup>2</sup>
- Master bedroom: 13.15 m<sup>2</sup>
- Bedrooms 2 and 3: 11.35 m<sup>2</sup> each
- Office: 8.00 m<sup>2</sup>
- Walk-in closet: 5.70 m<sup>2</sup>
- Bathroom 1: 6.25 m<sup>2</sup>
- Bathroom 2: 7.22 m<sup>2</sup>
- Hallway: 11.00 m<sup>2</sup>
- Terrace with views: 13.90 m<sup>2</sup>

### Quality Specifications – Construction and Finishes

#### Structure and Enclosures

Foundation with isolated footings and reinforced concrete structure

White monocapa facade with termoarcilla enclosure and EPS insulation chamber

#### Roof

Flat roof with water drainage system

#### Exterior Carpentry

Reinforced security door

Anthracite gray PVC windows with thermal break

Climalit, stone sills, and motorized shutters

#### Interior Carpentry

White lacquered doors with designer handles

#### Flooring and Cladding

High-quality porcelain stoneware throughout the home

Non-slip flooring on terraces and exterior perimeter

Customized ceramic cladding in kitchen and bathrooms

#### Kitchen and Bathrooms

##### Kitchen

High and low cabinetry up to the ceiling

Silestone countertop with central island

Pre-installation for appliances and extractor fan

Stainless steel sink with single-lever faucet

##### Bathrooms

First-quality ceramics

Shower trays with glass screens

White porcelain sanitary ware

Bathroom furniture with built-in sink and mirror

Chrome single-lever faucets

#### Comfort and Technology

Ducted air conditioning (cooling/heating) in the living room and bedrooms

ACS production via 100-liter electric water heater

Pre-installation for solar panels on the solarium

Vertical ventilation system

High electrification grade electrical system

Motorized shutters

Video intercom

TV and data installations in bedrooms and living room

#### Exterior – Nature and Privacy

- Private pool 8 x 4 meters with LED lights

- Garden area with artificial grass (approx. 15 m<sup>2</sup>)

- 4,000 m<sup>2</sup> fenced plot with automatic vehicle gate (5 m)

- Front fencing with wall and metal fence

#### Location – La Romana, Alicante

This villa is located in one of the most peaceful and sought-after areas in the interior of Alicante. Surrounded by nature, it offers privacy, security, and spectacular mountain views. Just a few minutes from the town center and with excellent connections to the city of Alicante, the airport, and the coast.