



3



3



225m²



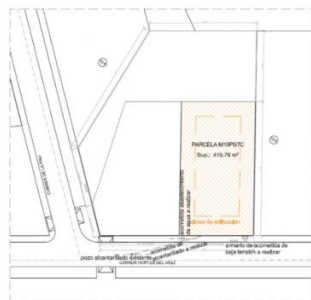
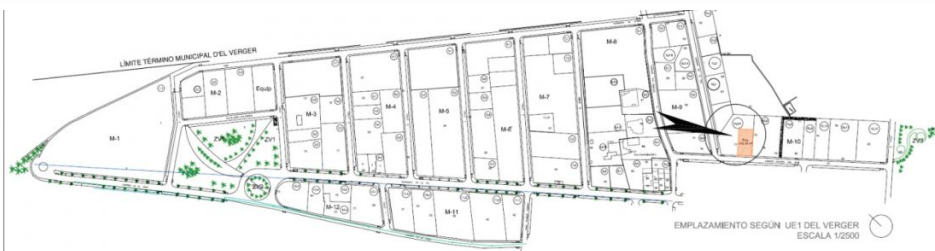
416m²

Ref: RH695966

680,000 €

(El Vergel El Verger)

Exclusive Modern Villa Under Construction – Introductory Price ☐ ☐ We present a newly built, modern and bright villa, in a privileged location just 2 minutes walk from the Town Hall, Health Center, Police and all services, and 1.5 km from the Beach. This property, with 225 m² built over two floors, is designed with high quality materials. ☐ ☐ The villa has a spacious living-dining room with large security windows and direct access to the garden. The open plan kitchen with central island is equipped with Bosch appliances. It has three bedrooms with en-suite bathrooms, fitted wardrobes and luxury finishes, as well as a toilet for greater comfort. ☐ ☐ The 415 m², fully fenced plot includes a designer garden, a private swimming pool of 4 x 8 metres and a parking area for vehicles. ☐ ☐ Among its standout features, the villa is delivered with air conditioning, solar energy system for 5 kW, underfloor heating, electric blinds, fitted bathrooms and a fully equipped kitchen with high-end appliances. All spaces are designed to offer maximum luminosity and comfort. ☐



EMPLAZAMIENTO PARCELA
VISTA AEREA

NORMAS SUBSIDIARIAS DE EL VERGER SUELO URBANO RESIDENCIAL BAJA DENSIDAD (UE1)

	NORMAS	PROYECTO
SUP. PARCELA	400,00 m ²	415,76 m ²
Ø MÍN. CÍRCULO INSCRITO PARCELA	12 m	> 12 m
FACHADA A LA ALINEACIÓN PPAL	> 12 m	> 12 m
OCCUPACIÓN	40,00%	32,10%
EDIFICABILIDAD	0,40 m ² /m ²	0,399 m ² /m ²
RETRANQUEOS	4,00 m a alineación de vial 3,00 m a linder medianeros	> 4,00 m a alineación de vial 3,00 m a linder medianeros
ALTURA EDIFICACIÓN	7,00 m	6,85 m
NÚMERO DE PLANTAS	2 (baja + 1ª)	2 (baja + 1ª)

