



# SOLANA PROPERTY<sup>AS</sup>

*- The great feeling -*

Villa Sol  
Calle Saule 41  
Foya Blanca  
Specifications



## **ENERGY CLASS: A**

The energy classification is very important regarding reducing costs to heat in winter and cool the villa during summer. We have looked for, and chosen, solutions that could reduce the leakage of energy, and hence reduce the costs to run the villa. This is insulation in the roof, the walls, the floor, all bridges between inside and outside, windows and doors. The energy class is certified from an external company, and the certificate is a part in the Obra Major, authorized by the Notarius.

This means the villa will be nice and cool during the summer, and warm during the winter. Since the heating is in the floor, you will never feel the tile floor as uncomfortable.

## **WATER PROOF ROOF:**

The roof has been certified as sealed by an external company. The requirement for a test is 24 hours with 10 cm water on the roof. Our entrepreneur, CanaryAlfaz, extended the test to a week. No leakages appeared. This certificate is also part of the Obra Major, authorized by Notarius.

## **INTERIOR DETAILS:**

### **1) Living and Dining Room**

- a) Windows and patio doors: Low emission, extremely well insulated. Dark brown window frame, pwc. Large sliding doors that may open the living room towards the patio. Very elegant and seamless feeling of indoor and outdoor area. One opening door with key lock from both inside and outside. Kitchen door is also an opening door with locks inside and outside, in pwc.
- b) Fireplace: Gas with two-way glass windows. Remote controller TYPE: GLOBAL 100 CORNER GBI. Filled with white small stones in flame area. Connected to a gas tank by the entrance gate, 1500 liter.
- c) Floor heating: Water pipes (plastic tubes) well distributed, controlled with thermostat. Water is heated by gas. Gas tank by the entrance gate. Programmable timer on the thermostat.
- d) Air conditioning 2 indoor units
- e) Balanced ventilation system, in and out
- f) TV and Internet access point: Cabling made ready. Fiber is installed in Foya Blanca. Reliable vendors of Fiber.
- g) Led spots in the ceiling, Viabizzuno from Spazio Vbo Valencia s.l.
- h) Floor tiles (same in all rooms): Grey 60x60 cm TYPE, floor list Manufacturer: "PERONDA" 60,7 X 60,7cm: PORCEL RECTIF. ALSACIA
- i) Interior Walls: Concrete walls, painted. Color: White with a touch of soft ocre colour, gipstype paint.

### **2) Kitchen**

- a) Cupboards and drawers: Glossy white. Hard surface. Delivered from <http://Cocinas.com>  
(1) 22 mm mdf with a poly laminated foil, and handles recessed in the door. TYPE: Croacia.
- b) Top: Natural stone in black granite
- c) Sink: Steel sink 50 cm, TYPE: FRANKE CUBETA P: 1936037
- d) Water Tap: TYPE: TREX
- e) Frigide and freezer: Combined. <http://www.balay.es/catalogo-electrodomesticos/frigorificos-y-congeladores/combinados/integrables/3KI7014F>
- f) Cooktop (stove): 4 plates, induction: [Placas/inducccion/3EB965LR](http://Placas/inducccion/3EB965LR)
- g) Owen: [Hornos/60-cm/3HB506XM](http://Hornos/60-cm/3HB506XM)
- h) Microwave: [Microondas/integrables/3WM360XIC](http://Microondas/integrables/3WM360XIC)



- i) Extractor: [Campanas/wallchimneyhoods/3BC894XM](#)
- j) Dishwasher: [Lavavajillas/60-cm/3VH385NA](#)
- k) Hot water in tap: Solar heated (see spec at no 6) combined with gas for top heating
- l) Video controlled remote gate opener (mounted on the wall in the hallway)

### 3) Bedrooms

- a) The Grand Master Bedroom upstairs has a spectacular sea and mountain view from the bed and have a very delicate and light bathroom and a walk in closet en-suite. Thermostat controlled floor heating (water tubes heated by gas), air condition, electric sun screens and balanced ventilation. Floor tiles 60x60 cm. Large floor to roof windows and doors to solarium. Tv and internet access points. Remote gate opener telephone wall mounted. The walk in closet has large sliding doors from floor to roof, and mounted shelves and drawers. Ceiling mounted cylinder led spots.
- b) Bedroom 1: Wardrobe with sliding doors and shelves, Floor heating (water tubes heated by gas), Air condition, Electric sunscreen, Balanced ventilation, Floor tiles 60x60 cm, Large floor to roof windows/doors to patio. Ceiling mounted cylinder led spot.
- c) Bedroom 2: Wardrobe with sliding doors and shelves, Floor heating (water tubes heated by gas), Air condition, Electric sun screen, Balanced ventilation, Floor tiles 60x60 cm, Large floor to roof windows/doors to patio. Ceiling mounted cylinder led spot.
- d) Bedroom 3: Wardrobe with sliding doors and shelves, Floor heating (water tubes heated by gas), Air condition, Sunscreen, Balanced ventilation, Floor tiles 60x60 cm, Large floor to roof windows/doors to patio. Ceiling mounted cylinder led spot.

### 4) Bathrooms

- a) Master Bathroom: Double porcelain sink with cupboard, mirror and light, wall hanged porcelain toilet with soft close seat and lid, rainfall shower and handheld shower head, towel dryer (water heated from gas), thermostat-controlled floor heating (water heating from gas), balanced ventilation extractor, frosted windows for maximum light with opening. Tiles on the wall "BALDOCER" BLANCO BRILLO 30X90 cm and on the floor "BALDOCER" LEEDS BONE 30X90cm. Led spots.
- b) Bathroom 1: Double porcelain sink with cupboard, mirror and lights, wall hanged porcelain toilet with soft close seat, rainfall shower and a hand-held shower head, towel dryer (water heated from gas), floor heating (water heating from gas), balanced ventilation extractor, frosted windows, prepared tap and drain for a washing machine. Led spots.
- c) Bathroom 2: Single porcelain sink with furniture, mirror, light, wall hanged porcelain toilet with soft close seat, rainfall shower and a hand-held shower head, towel dryer (water heated from gas), floor heating (water heated from gas), balanced ventilation extractor. Led spots.

### 5) Heating system:

- a) Gas heater, with gas tank, 1500 liters in the garden. TYPE: REPSOL
- b) Mounted tubes in all floors and Floor towel rails.
- c) Separate thermostats and zones for each bedroom, bathroom and the living room and kitchen area.

### 6) Hot Water (for tap and shower):

- a) TYPE: VAILLANT ECO TECPRO
- b) Solar panels on roof Size 120x200cm, 2 UNITS
- c) Water Tank in the garage, 500 liters
- d) Gas burner for "top heating", starts automatically if temperature too low.
- e) Circulation pump to ensure hot water in tap immediately.

### 7) Ventilation System:

- a) TYPE: AKOR BPHR
- b) Balanced ventilation is installed. Extractor in each bathroom and in the kitchen
- c) Fresh air in living room and each bedroom



- d) 90% reuse of energy (cooling in summer and heating in winter)

## 8) Air conditioning:

- a) Kitchen: Mitsubishi SRK35ZM-S
- b) Livingroom: Mitsubishi SRK35MP-S
- c) Bedroom 2: Mitsubishi SRK25ZM-S
- d) Bedroom 3: Mitsubishi SRK253uZM-S
- e) Bedroom 4: Mitsubishi SRK20ZM-S
- f) Master Bedroom 1: Mitsubishi SRK35ZMP-S
- g) Indoor units are mounted in each bedroom above the door to avoid draft, and two units in living room.
- h) Four outdoor units are placed on the ground at the north-west side, two units are double, and two units are single.

## EXTERIOR DETAILS

### 9) Roof Terrace - Solarium:

- a) With a beautiful sea and mountain view
- b) Seam less glass rails without a hand rail - with a wow factor. Only floor mounted
- c) Direct access from staircase and from Master bedroom.
- d) Extremely delicate.
- e) Same tiles as patio.
- f) Privacy
- g) Drain system

### 10) Patio:

- a) Tiles: High quality porcelain grey anti-slip tiles, 60,7x60,7 cm TYPE: ALSACIA/PORCELANICO. A darker crown frames the pool.
- b) Wide staircase from the patio to the pool, with very few steps, so ensure easy access from pool area to the villa.
- c) Closed courtyard, screened from street view. Several patios around the house, with very few stairs. Easy access.
- d) Drains make sure the excess water from cleaning and rain will not fill the pool.
- e) Water taps for cleaning.
- f) Led lights in garden

### 11) Pergola:

- a) Made of concrete, large beams to ensure a nice shade area, outside the living room, without pillars in corners. Black inside the frame.

### 12) Pool:

- a) Beautiful pool with 2x2 cm mosaic tiles in a delicate blue color TYPE: GRESITE/NIEBLA
- b) Size Pool: 9x4m2 plus staircase
- c) Pool pump TYPE: ASTRAL. Skimmer: PS POOL SKIM
- d) Rounded corners for easy maintenance and cleaning. Wide stairs for easy access.
- e) Depth from 1,20 m - 1,60 m.
- f) Step on shower next to pool with drain
- g) Light in pool
- h) Pump house by the entrance gate



## 13) Gate:

- a) Electric gate
- b) Sideway sliding door (car)
- c) Video and audio controlled gate (opener in house)
- d) Remote control (for use in the car)
- e) Separate gate for persons, key / remote control

## 14) BBQ:

- a) The BBQ is outside the kitchen for easy access. Charcoal BBQ with an extractor hood
- b) Sink with tap water
- c) Space for preparing food

## 15) Garden:

- a) Citrus trees, olive trees, bougainvillea's, herbs and cypress hedges
- b) Easy maintainable, water tap for hose
- c) With an automatic watering system

## 16) Exterior walls:

- a) Concrete walls with special paint for easy maintenance
- b) Partly natural stone, cut by hand
- c) Modern Led lamps and spots

## 17) Car Parking

- a) Car Port: open parking space under as part of the villa for 1 car
- b) Car parking space: 2-3 cars, easy access through gate.

## 18) Service vendors (recommendations and approximate costs):

- a) Pool: Vicente Pool Service: 800 E per year, cleaning once a week summer, every other week at winter
- b) Garden: Albiplant, maintenance and checking automatic watering system, apprx 95 E per month
- c) Accountant: CostaBlanca Boreal for your yearly tax report, apprx 100 E per year
- d) Cleaning (Private) apprx 15 Euros per hour
- e) Fiber & TV: Massmedia 30 E per month
- f) Gas: Repsol (yearly service on installation)
- g) Alarm: Prosegur (not installed) (estimate ) apprx 45 Euros per month, depending on installation.
- h) Insurance: AXA or IF or BBVA 500-1300 E depending on cover
- i) Bank: BBVA in Alfaz
- j) Urb. Foya Blanca – apprx 210 Euros per year

## 19) Project Development: Solana Property AS

- a) Total Entrepreneur: Canary Alfaz
- b) Architect: Pepe Rezina, Arquiforma
- c) Project engineer and building controller: Koldo Louis Wangeneberg Amilburu
- d) Project Coordinator: Merete Ihlen Marandi at CostaBlanca Boreal

## 20) Material vendors:

- a) Water: Hidraqua 3 E per m3
- b) Electricity: Iberdrola
- c) Gas: Repsol

## 21) Tax

- a) Rubbish 60 E per quarter
- b) Property tax (Suma) 1200 E per year