

FIT-OUT BROCHURE

VILLAS 045-046-047-49

A benchmark company in the construction and development sector in North Costa Blanca, founded on values such as innovation and design but above all on the commitment to supplying its customers with quality residences and a comprehensive service from start to finish in the property purchase process.

Our experience is one of our primary values, backed by a business track record stretching back over more than 20 years with the development of building apartments, residential complexes and the construction of villas, subsequently purchased by customers from all over the world.

We are guided by the desire for excellence and the continued commitment to the goal of innovating and creating. We aim to consistently deliver to the highest possible standard. From systems to details and finishes, our multidisciplinary team has extensive experience and is dedicated to the success of each project.

Each one of our villas is given personal thought and attention in order to become a unique, one of a kind residence.

Our enthusiastic and motivated team cares deeply about delivering the best experience to all our clients and landlords by providing tailor made luxury at its best with a full range of services in the field of real estate.

An exclusive developers group, focused on maximising opportunities for our brands and provide the best quality to our costumers.



A MEDITERRANEAN RETREAT IN LA FUSTERA

Located in the heart of the Northern Costa Blanca, in the exclusive area of La Fustera, Benissa Costa, Fanadix Residential is a collection of four single-family homes that blend the charm of Ibiza style with the elegance and comfort of Mediterranean architecture.

DESIGN & STYLE

Inspired by the bright and pristine aesthetics of Ibiza, these homes have been carefully designed to harmonize with their surroundings. Clean lines, cubic volumes, and natural materials such as wood and stone combine to create warm and timeless spaces. The lush vegetation surrounding the plots enhances the sense of privacy and well-being, turning each home into a tranquil oasis.

COMFORT & QUALITY

Each home is designed to offer an exceptional living experience. Open and functional spaces maximize natural light, fostering a seamless connection between indoor and outdoor areas. High-quality finishes and materials ensure a sophisticated and durable atmosphere, with meticulous attention to detail in every room.

PRIVILEGED LOCATION

Fanadix Residential enjoys a strategic location, just 10 minutes from Calpe, Moraira, and Benissa, providing access to all the services and amenities of the area. Additionally, La Fustera beach is just 1 kilometer away, offering immediate access to one of the most beautiful Mediterranean spots.

AN EXCEPTIONAL NATURAL ENVIRONMENT

Surrounded by nature and in a low-density area, this exclusive residential development offers a serene and relaxed atmosphere. While the homes do not have sea views, each plot is carefully designed to ensure privacy and allow residents to enjoy a lush, green environment.

THE PERFECT CHOICE

If you are looking for a home where architecture, design, and nature merge in perfect harmony, Fanadix Residential is the ideal choice. A contemporary retreat that captures the essence of the Mediterranean and offers an unparalleled quality of life.

FIT-OUT BROCHURE

PROJECT IMAGES



FIT-OUT BROCHURE



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Specifications and Materials

The following document details the materials, finishes, and specifications selected for the construction of the property. Each element has been carefully chosen to ensure the highest standards of quality, functionality, and aesthetics. From structural components to final interior finishes, every aspect reflects our commitment to excellence and timeless design.

Conditions for Material Selection and Modifications:

1. All materials and finishes specified in this document are included in the sale price of the project.
2. Any change in materials, whenever technically and logistically possible, must be requested and confirmed before the start of the construction works. Once construction has begun, no modifications will be accepted.
3. Any change not reflected in this specifications document will entail an additional cost, which will be assessed through a corresponding quotation. This quotation must be accepted and signed by the client prior to execution.
4. No discounts will be applied to the items included in the project if the client decides to replace them with other materials or elements, except in the following cases:
 - Changes to floor and wall tiles
 - Changes to bathroom furniture finishes
 - Changes to laminate finishes of kitchen units and wardrobes
 - Upgrades to appliances
 - Colour changes of indoor and outdoor carpentry

(For example, no deductions will be made for the lights and switches included in the project if the client decides to install different lamps.

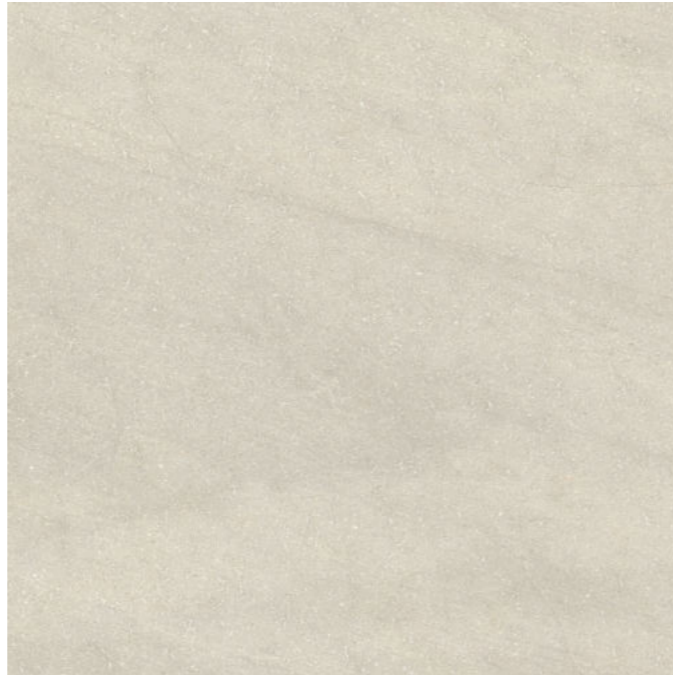
5. In case the requested modifications require changes to the technical project or architectural plans, the client shall bear the additional cost for the revision and update of the affected drawings.



CERAMIC CLADDING AND COVERINGS
ACCESSORIES



Interior flooring.
The same flooring will be used in outdoor areas but it will be anti-slip.
PAV. PETRALAVA 60X60 ARENA



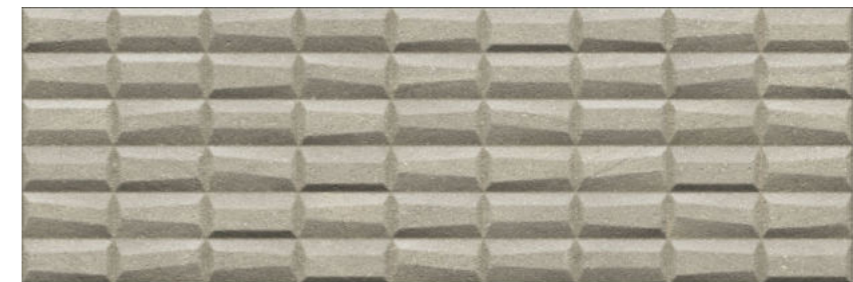
Interior flooring.
The same flooring will be used in outdoor areas but it will be anti-slip.
PAV. PETRALAVA 60X60 MARFIL



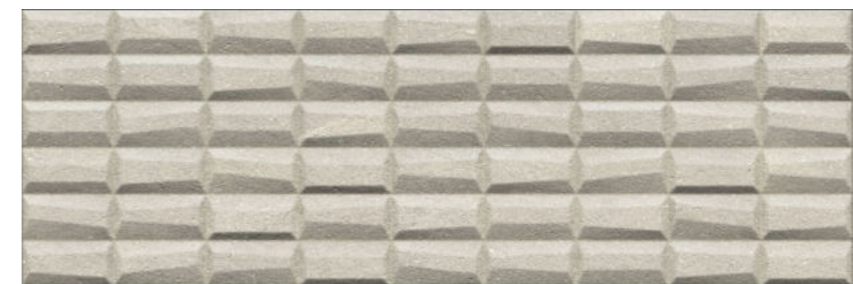
Bathroom tiling
REV. PETRALAVA 25X75 ARENA



Bathroom tiling
REV. PETRALAVA 25X75 MARFIL



Bathroom tiling
REV. PETRALAVA NIMES 25X75 ARENA



Bathroom tiling
REV. PETRALAVA NIMES 25X75 MARFIL

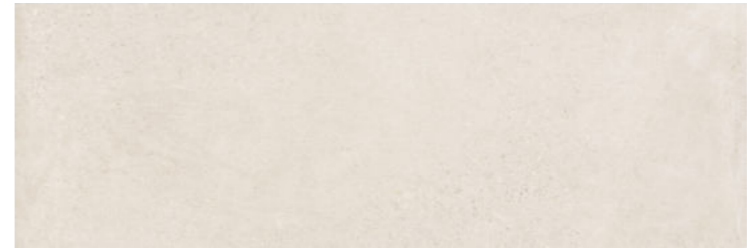
OPTION 1



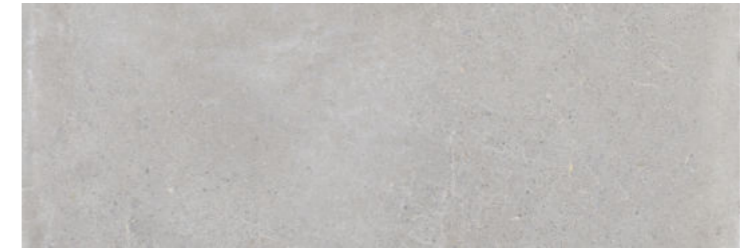
Interior flooring.
The same flooring will be used in outdoor areas but it will be anti-slip.
PAY. BLENDING 60X60 GRIS



Interior flooring.
The same flooring will be used in outdoor areas but it will be anti-slip.
PAY. BLENDING 60X60 MARFIL



Bathroom tiling
REV. BLENDING 30X90 GRIS



Bathroom tiling
REV. BLENDING 30X90 MARFIL



Bathroom tiling
REV. BLENDING MIXTURE 30X90 GRIS

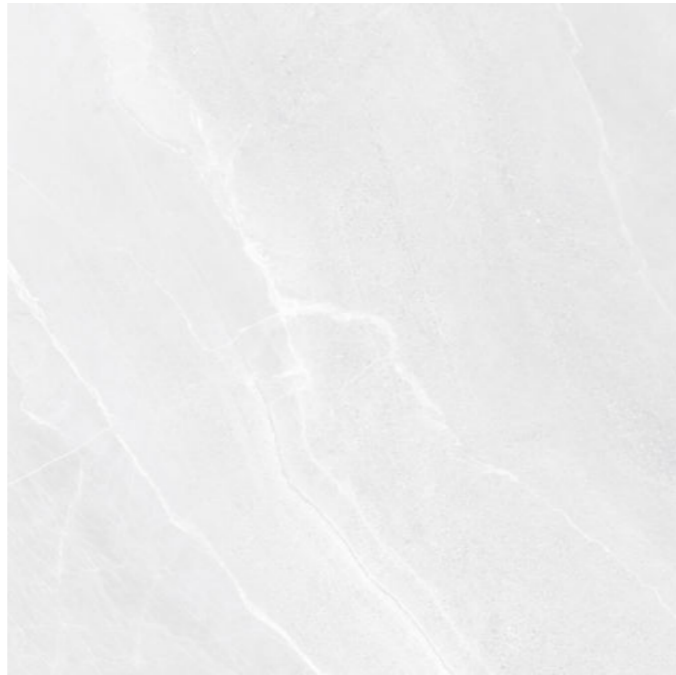


Bathroom tiling
REV. BLENDING MIXTURE 30X90 MARFIL

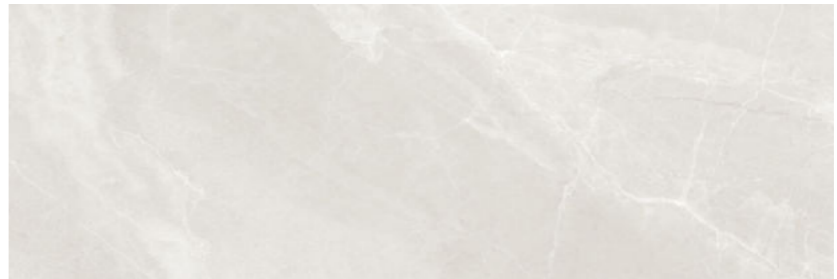
OPTION 2



Interior flooring.
The same flooring will be used in outdoor areas but it will be anti-slip.
PAV. BYBLOS 60X60 ARENA



Interior flooring.
The same flooring will be used in outdoor areas but it will be anti-slip.
PAV. BYBLOS 60X60 CENIZA



Bathroom tiling
REV. BYBLOS 40X120 ARENA



Bathroom tiling
REV. BYBLOS 40X120 CENIZA



Bathroom tiling
REV. MISTEN 40X120 ARENA



Bathroom tiling
REV. MISTEN 40X120 CENIZA

OPTION 3



Interior flooring.
The same flooring will be used in outdoor areas but it will be anti-slip.
PAY. ORIGINS 60X60 BEIGE



Interior flooring.
The same flooring will be used in outdoor areas but it will be anti-slip.
PAY. ORIGINS 60X60 GRIS



Bathroom tiling
REV. ORIGINS 30X90 BEIGE



Bathroom tiling
REV. ORIGINS 30X90 GRIS



Bathroom tiling
REV. ORIGINS GRAPHIC 30X90 BEIGE



Bathroom tiling
REV. ORIGINS GRAPHIC 30X90 GRIS

OPTION 4



Cladding in outdoor areas.
NATURAL DRY STONE MASONRY

GRB[®] KALA



KALA
Washbasin in all the bathrooms.



ROCA - The GAP Square



KALA
Wall-mounted shower mixer 2 ways.



SHOWER TRAY

EXTRA FLAT Resin. Non-slip slate texture. Mineral load.
WHITE RAL: 9003 75X100CM

* Does not include screen



Bathroom furniture 60cm for bathroom 1 (Does not include mirror)



Bathroom furniture 140 x 45cm for bathroom 2 (Does not include mirror)

FIT-OUT BROCHURE



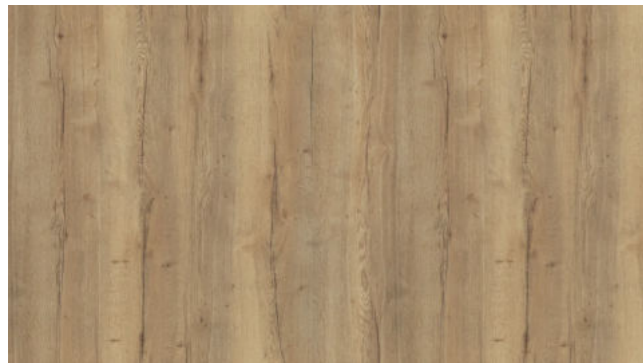
KITCHEN FURNITURE COLOURS:



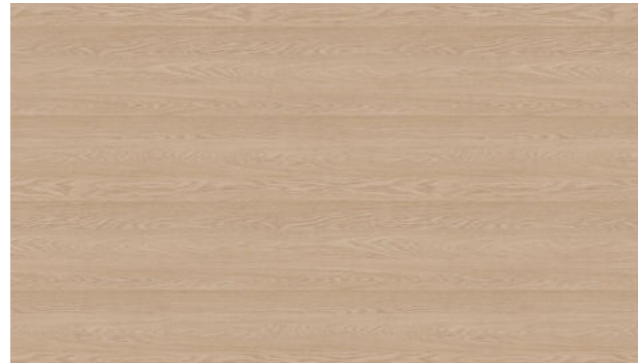
Laminate kitchen furniture.
H3180 TM12 Roble Halifax castaño



Laminate kitchen furniture.
H1303 ST12 Roble Belmont marrón



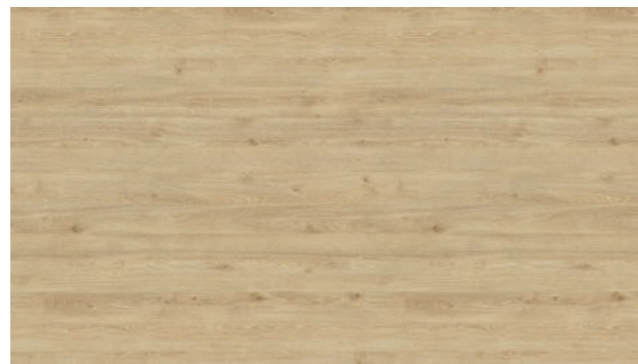
Laminate kitchen furniture.
H180 ST86 Roble Halifax natural transversal



Laminate kitchen furniture.
H1362 ST12 Roble Baronia claro



Laminate kitchen furniture.
H1242 ST10 Acacia Sheffield natural



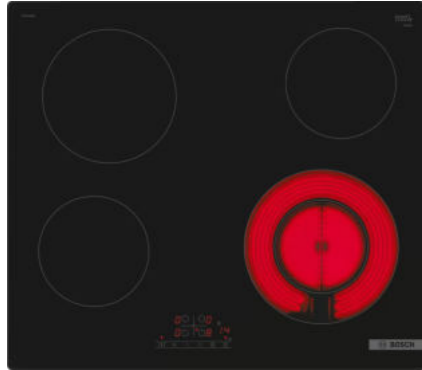
Laminate kitchen furniture.
H3131 ST12 Roble Davos natural



Kitchen worktop
SILESTONE DANAE



INCLUDES CERAMIC HOB AND EXTRACTOR HOOD:



BOSCH VITRO HOB

4 Series 60 cm glass ceramic hotplate Black, without profile



BOSCH CEILING EXTRACTOR FAN

Series 6 Ceiling extractor 90 cm Stainless steel



Kitchen tap with pull-out spout - black finish.



Undermount stainless steel sink



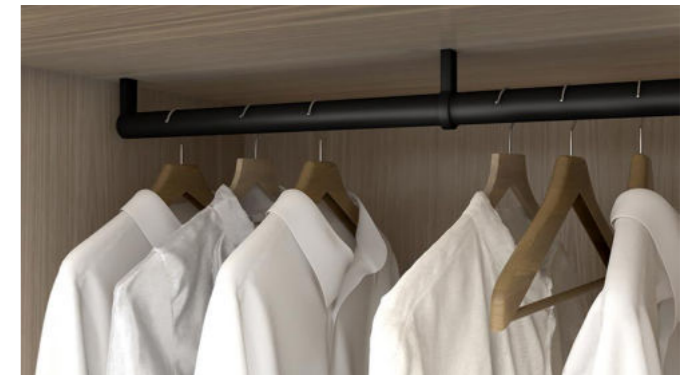
White lacquered interior door
2.03 high. The hinges in the master bedroom
bathroom will be hidden.



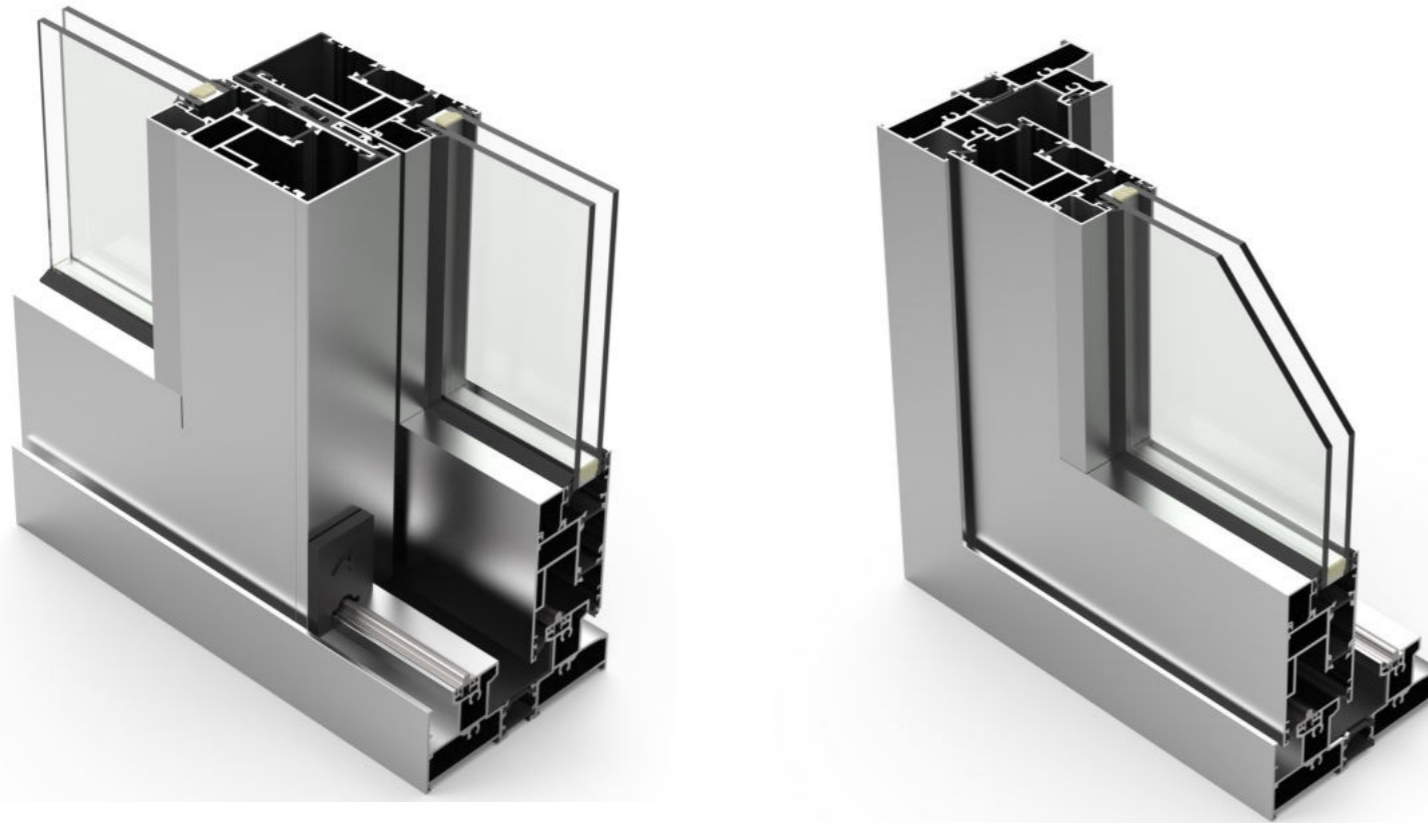
Laminate Closet furniture (Same kitchen colours)



Cabinets - Interior
F417 ST10 Textil gris



Inside it includes a hanging bar
* The additional closet equipment will be an
extra



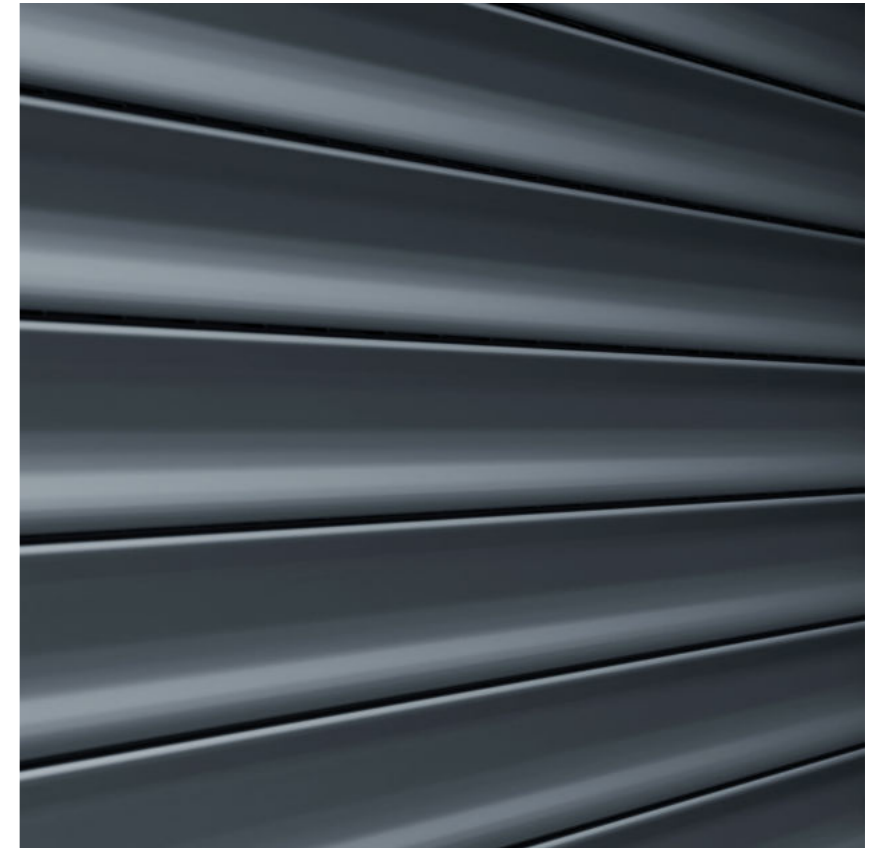
Glasses : 4+4 | camera | 6

* The glasses may be increased by request of the energy efficiency code

Main entrance door to housing.

Aluminum frame of the same colour of the windows.

Central aluminum sheet of the same colour.



External shutters in the same colour as the exterior carpentry, motorised and with hidden drawer on the inside.

Blinds will be installed in all bedrooms.



RA8014T Sepia Texturado

Vehicle entrance door 1.75 high. Includes motor and 2 remote controls.



RA8014T Sepia Texturado



Enclosure of the plot on both sides and at the back with a 2 metre high green fence of simple torsion.

Enclosure of plot on the street side by means of 1 metre high concrete block plastered with single-layer plaster and painted white.



EFFAPEL APOLO 5000

The APOLO 5000 Series stands out for its sober design and straight lines.

Its discreet presence confers a minimalist and distinguished touch to your decoration.



Light boxes for connections
Recessed in walls



ELECTRICAL PANEL OF THE DWELLING

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CEILING LIGHT SPOTS

They are installed throughout the interior of the house according to the electrical plan of the project.

Led light 2700k



OUTDOOR LAMPS

Painted tile lamps of the same colour of the house will be installed around the house

Led light 2700k



Automatic Doorman Kit

HOT WATER



Armoured vertical wall mounted electric water heater 120 L

AIR CONDITIONING + HEATING

SPLIT unit in the living room and in each bedroom.



VENTILATION SYSTEM

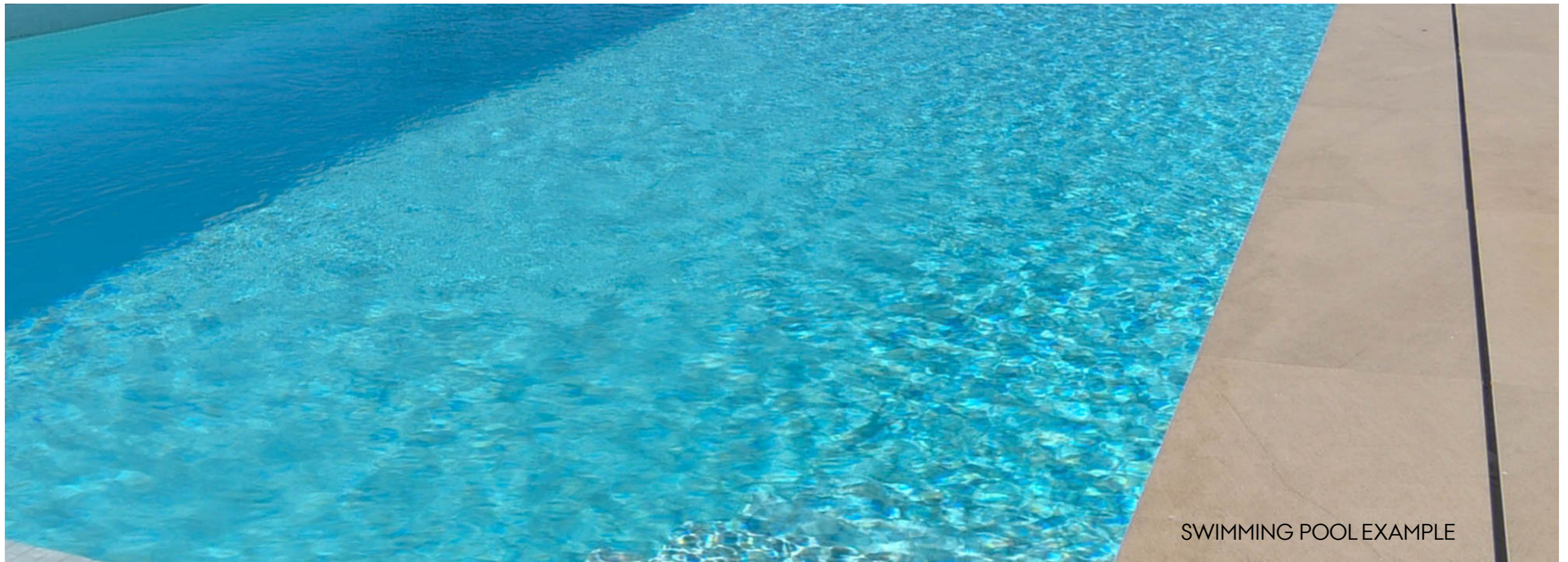
Ventilation system of the house with mechanical extraction of the interior air through ducts from the kitchen and bathrooms to the chimney on the roof.



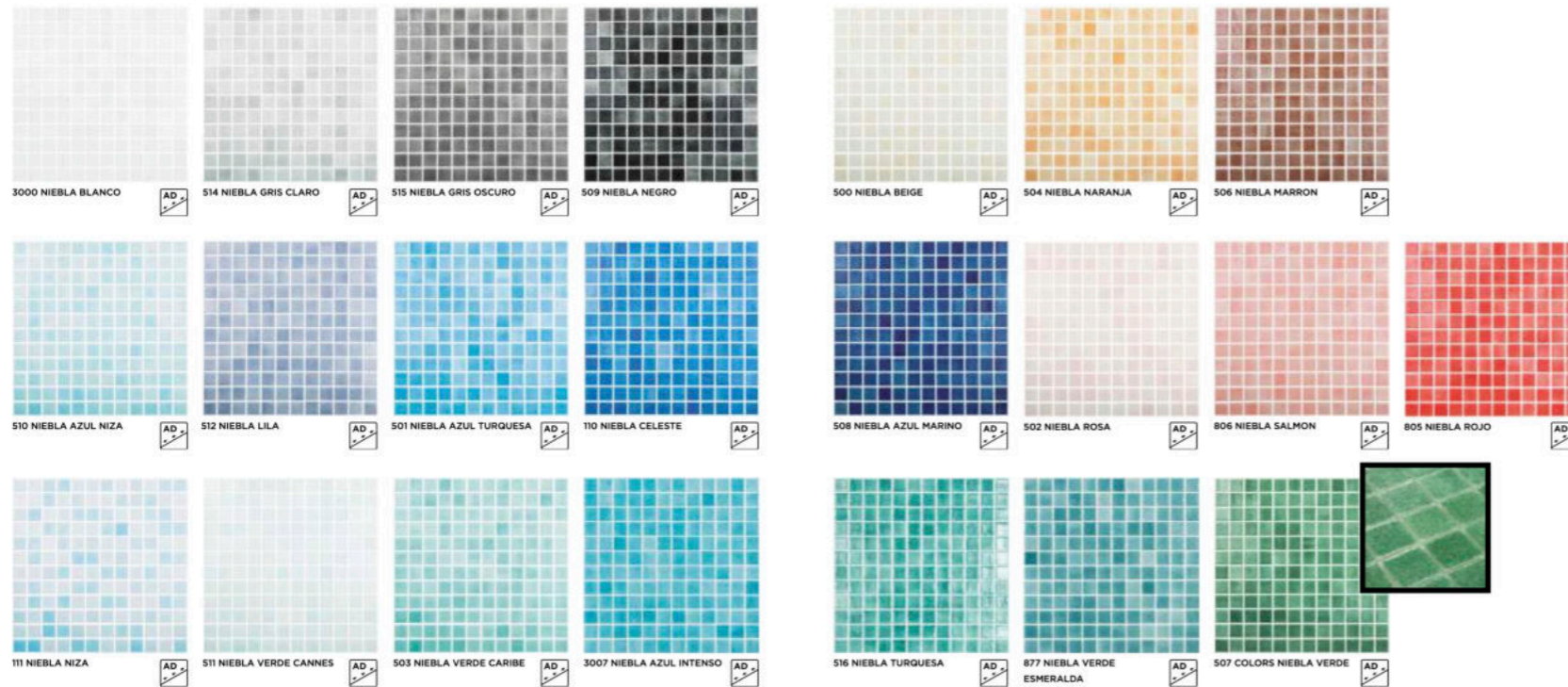
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SWIMMING POOL

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SWIMMING POOL EXAMPLE



Swimming pool mosaic - to choose from the catalogue - misty colours



SWIMMING POOL FILTRATION SYSTEM
Buried shed injected in high-strength fibre.
It incorporates inside an Aster filter of
500mm in diameter and a pump of $\frac{3}{4}$ or 1
HP.

A water intake will be left for the possibility
of installing an outdoor shower (extra)

The descriptions and visualizations presented in this document shall not constitute an offer as defined in the Civil Code and are published solely for information purposes.

The visualizations are purely illustrative, and cannot be treated as final execution designs.

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donde viven tus sueños

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