

FIT-OUT BROCHURE

**VILLA**

03720 - BENISSA

# VILLAS

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.



# VILLA

## **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.

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PROJECT IMAGES



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PROJECT PLANS

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3  
Bedrooms

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3  
Bathrooms

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227 m<sup>2</sup>  
Built area

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318 m<sup>2</sup>  
Aux Area

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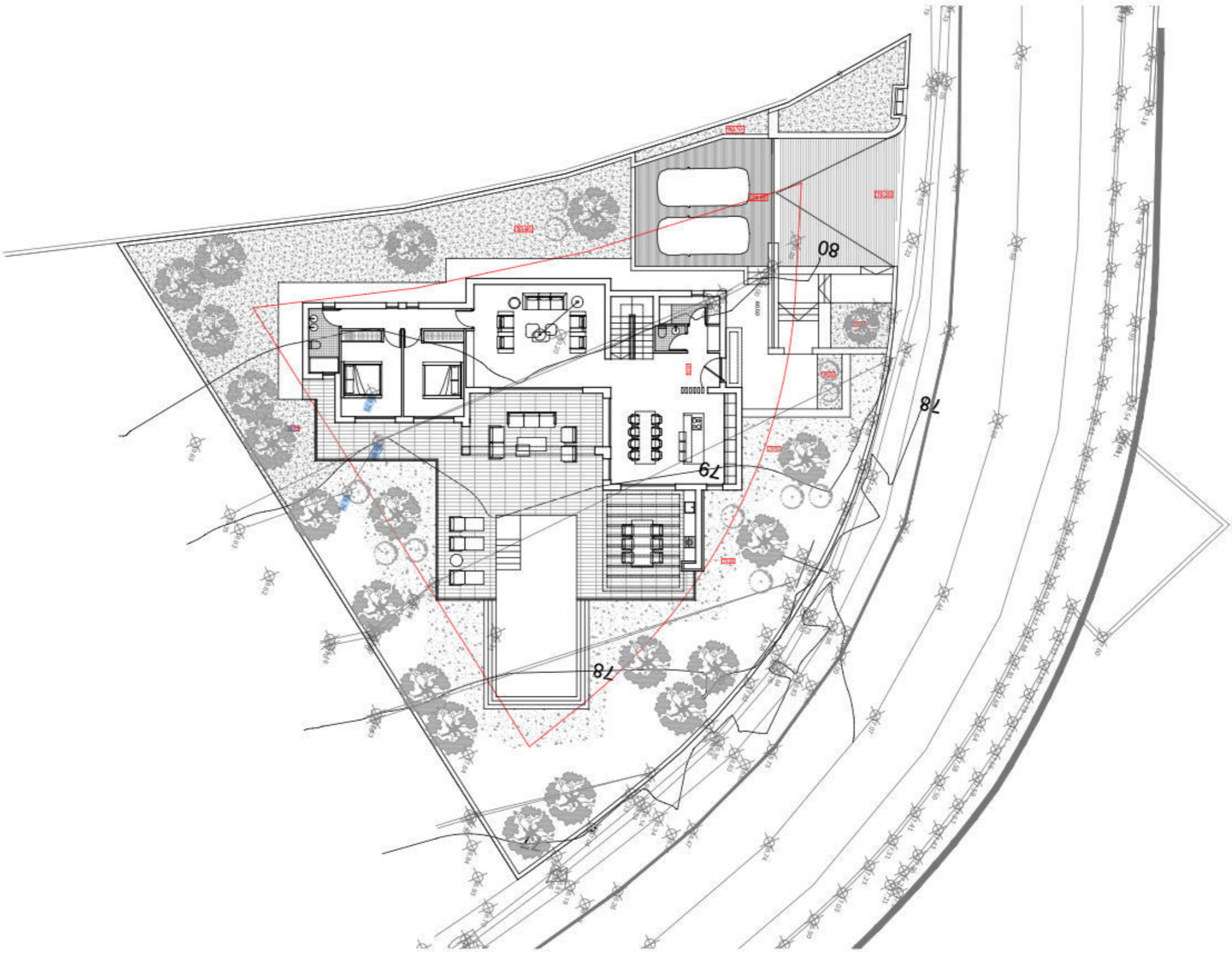
545 m<sup>2</sup>  
Total area

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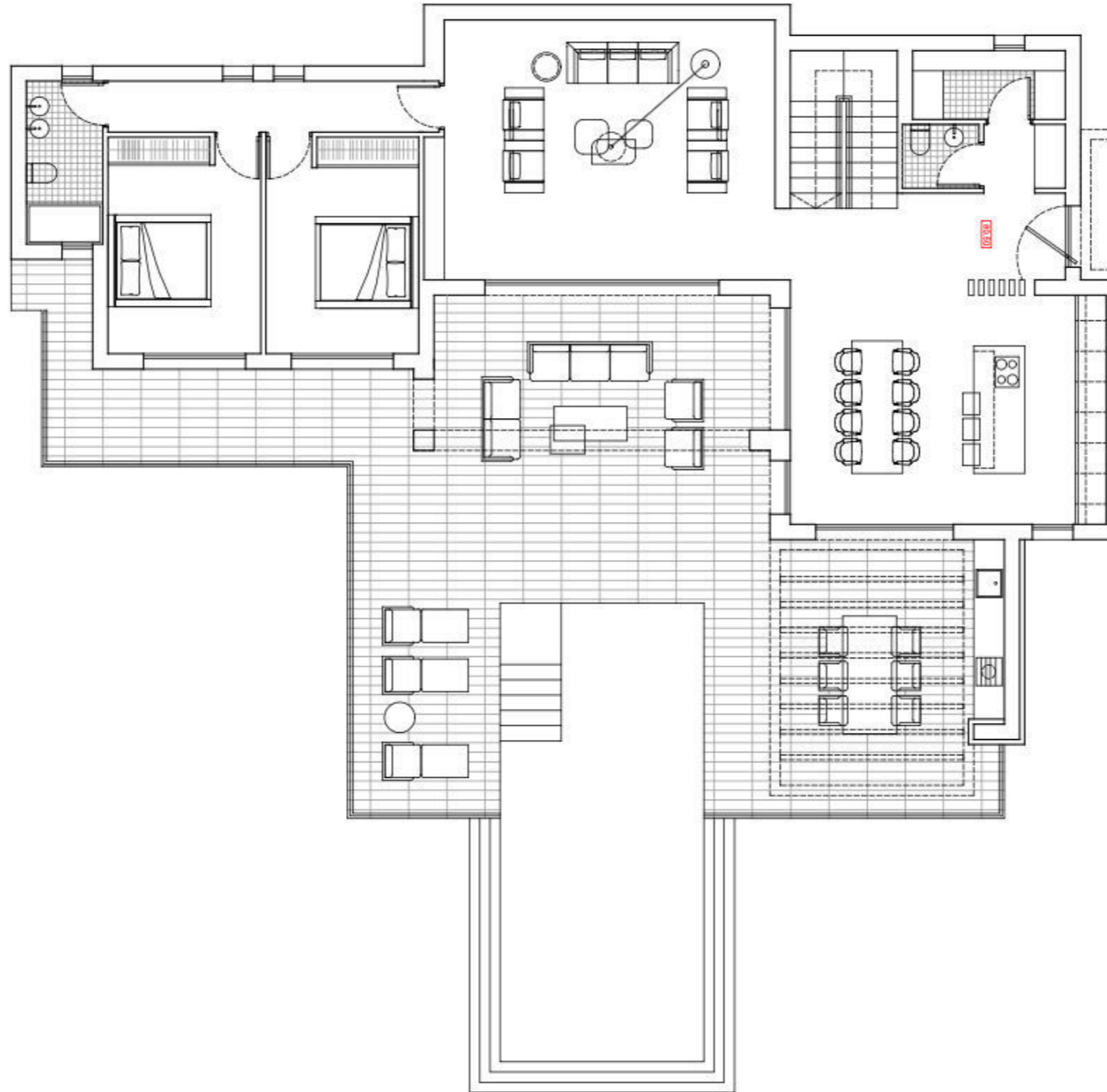
876 m<sup>2</sup>  
Plot

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# Emplazamiento



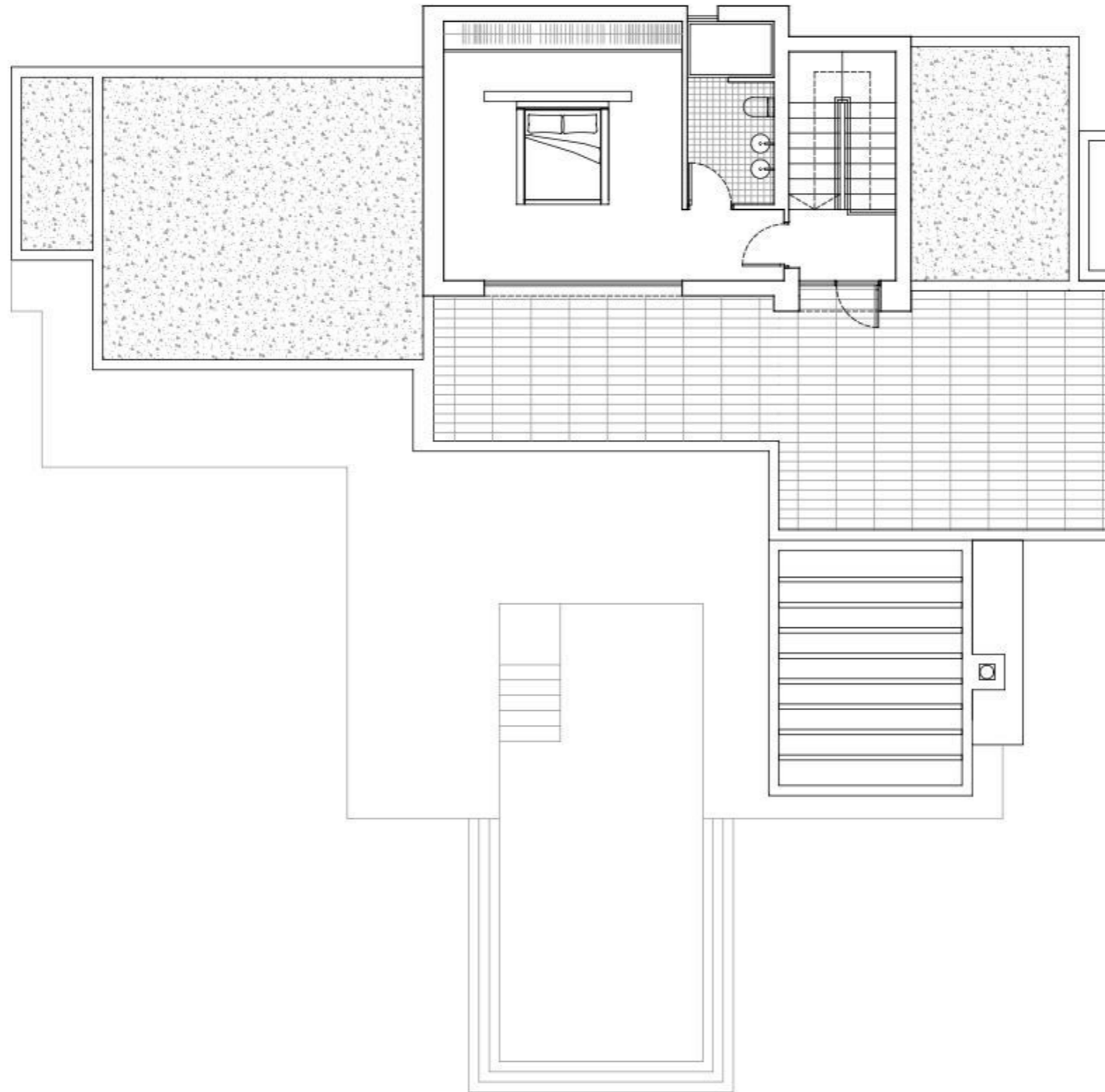
# Distribución PLANTA BAJA



Superficies	Construidas
PLANTA BAJA	
VIVIENDA	148.50m2
BARBACOA	4.00m2
PORCHE	20.10m2
PERGOLAS MADERA	22.46m2
TERRAZA	62.60m2
PISCINA	36.00m2
PLANTA ALTA	
VIVIENDA	54.05m2
TERRAZA	54.25m2
ACABADOS EXT.	
ACERA+ESC. EXT.	63.00m2
RAMPA+HORM.IMP.	79.80m2

PLANTA BAJA 

# Distribución PLANTA ALTA



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PLANTA ALTA 

A Symphony of Design and Functionality

## 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.

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FOUNDATION AND STRUCTURE

### **Foundation**

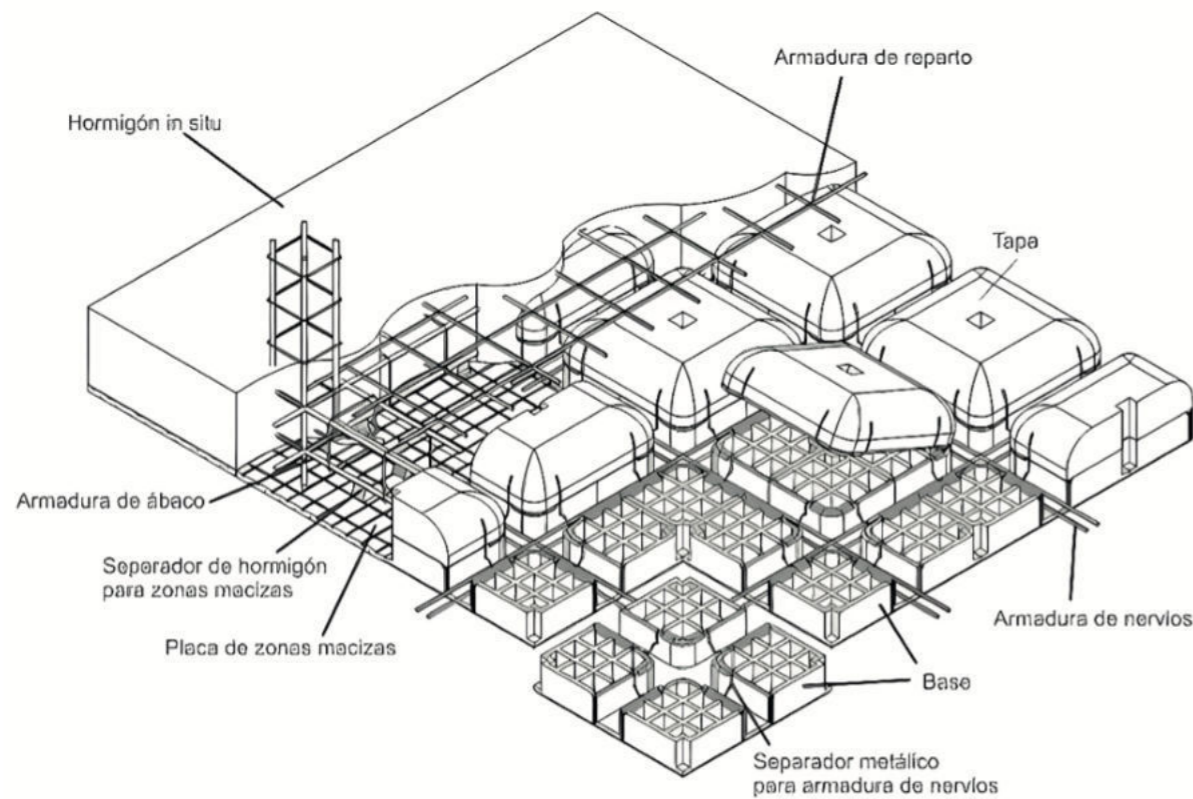
Foundations consist of continuous footings beneath sanitary floor slabs or isolated pad footings, interconnected with reinforced concrete tie beams, all executed in accordance with the geotechnical report.

### **Ground floor slab**

Elevated floor above ventilated sanitary chamber.

### **Main Structure**

The structural system consists of a reinforced concrete lattice slab.



Explanatory detail of reinforced concrete lattice slab construction



Example of a reinforced concrete lattice slab

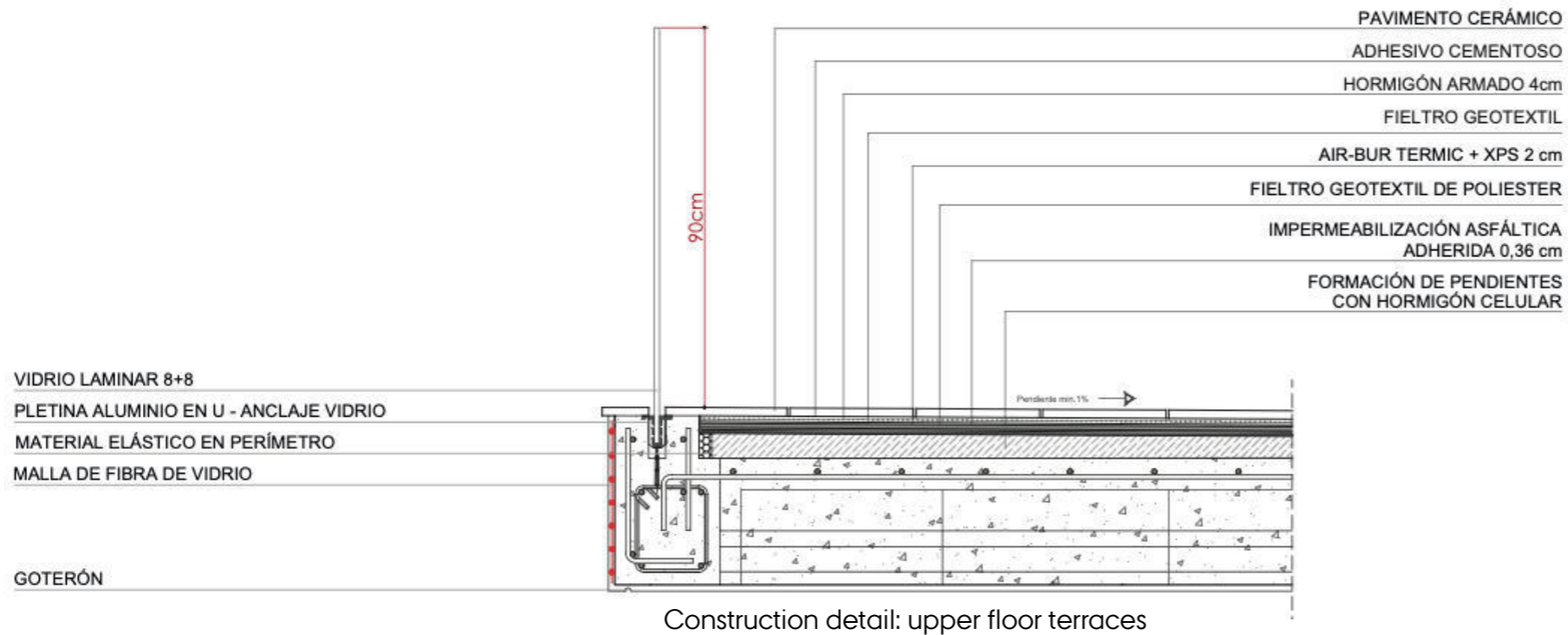
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ROOFING

### Walkable Terraces

Waterproofing system designed for rainwater drainage, either directed outward or collected through a concealed linear channel positioned in front of the living room's covered terrace. Finished with ceramic paving matching the interior flooring.



## Flat roof

Slope formation and layered waterproofing applied directly above the structural slab to prevent condensation.

Thermal insulation provided by 10 cm XPS rigid panels ( $= 0.032 \text{ W/m}\cdot\text{K}$ ).

Final surface finished with rounded washed gravel.

### CAPA DE GRAVA

GEOTEXTIL DE POLIESTER

AIR-BUR TERMIC + XPS 2 cm

FIELTRO GEOTEXTIL DE POLIESTER

IMPERMEABILIZACIÓN ASFÁLTICA

FORMACION DE PENDIENTES 1%

CON HORMIGÓN CELULAR

BLOQUE HORMIGÓN EN H 40x15x20

LADRILLO CERÁMICO RASILLA H/S. 4

REBOSADERO (TUBO DE ALUMINIO 50X50)

MATERIAL ELÁSTICO EN PERÍMETRO

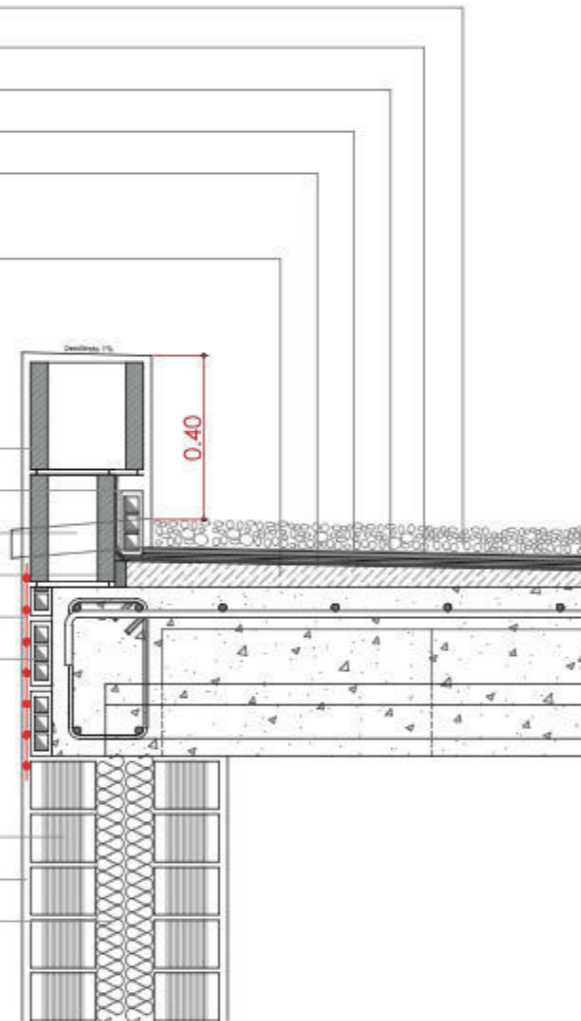
MALLA DE FIBRA DE VIDRIO

LADRILLO CERÁMICO RASILLA H/S. 4

LADRILLO CERÁMICO TRIPLE 11,5CM

ENFOSCADO DE MORTERO BICAPA

DOBLE AISLAMIENTO LANA DE ROCA e=10CM



Construction detail: gravel cover



Example of a flat gravel roof

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FACADES



## **EXTERIOR FINISHES**

### **Main Facade**

Exterior leaf of ceramic brick, 11cm thick. Finish according to the surface. Waterproofing with a layer of hydrophobic cement on the interior of the brick.

Insulation fixed to the interior of the exterior facade leaf, using interlocking 6cm thick rigid extruded polystyrene panels with a thermal conductivity of 0.032 W/(m<sup>2</sup>K).

Air gap to conceal pillars in walls and accommodate installations.

Exterior wall cladding with two-layer mortar, finished with paint applied using a lime glazing technique, colour RAL 9001.

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INTERIOR FINISHES

## WALL COVERINGS

### Paint

Finished with paint applied using a lime glazing technique, colour RAL 9001, the same as the mechanisms.

### Ceilings

Suspended false ceilings formed by an aluminum substructure with plasterboard panels. In rooms housing ceiling-mounted equipment, accessible ceilings with aluminum slats are provided, incorporating rigid thermal insulation panels.



Image of the living room space



### **INTERIOR PARTITION WALLS**

Are constructed using a drywall system, with a double plasterboard panel on each side of the metal stud structure and 60 mm rock wool insulation inside to improve acoustic and thermal performance.

The use of a double plasterboard layer also allows the skirting boards to be integrated flush within the wall, positioned between the first and second plasterboard panels, creating a cleaner and more refined finish.

CERAMIC CLADDING AND COVERINGS  
ACCESSORIES

**GENERAL FLOORING**

Examples of the selected material, the client being able to select different finishes in the Saloni store (The ones in the store have as included in the budget), always before starting the construction of the house.



Interior flooring.  
The same flooring will be used in outdoor areas but it will be anti-slip.  
**PAV. ARDESIA 90X90 AVORIO**



Bathroom tiling  
**REV. ARDESIA 60X120 AVORO**



Bathroom tiling  
**REV. ARDESIA FLAGSTONE 40X120 AVORIO**



Bathroom tiling  
**REV. ARDESIA TILT 40X120 AVORIO**



## VIDREPUR

Swimming pool  
Format 38x38  
**VIDREPUR 5608 NATURE BALI**

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## BATHROOMS | GENERAL STYLE AND MOODBOARD

### **Coverings and Flooring**

All bathrooms share a unified palette of materials for both wall and floor coverings, combining Saloni porcelain tiles for both floors and walls.

### **Sanitary ware and Taps**

All of them will maintain the same finishes and colours, using Roca brand models for the sanitary ware and GRB Mixers for the taps (All in Black finish), as detailed below.

### **Furniture**

Finally, all the washbasin furniture will have the same design and aesthetic, suspended from mother-coloured melamine and from the Hönnun brand.



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# hönnun

## BATHROOM FURNITURE - HÖNNUN - B100 SERIES

With a wide variety of handle or pull-opening options, the units in this series are available in laminated finishes. Finished in lacquered and high quality woods sedan extra and will have to be budgeted separately.

The drawers can be opened by means of a handle, a handle or a pull-out handle. The drawers are full-extension drawers with cushioned brake. The interior is grey metal.

\* The furniture must be chosen in the Saltoki store before starting the construction of the house. In case of choosing a model not included in the specifications mentioned above, you will have to sign the extra budget.





**TIME**

Washbasin in all the bathrooms.  
Wall-mounted basin mixer with cold open system.



**TIME**

Wall-mounted shower mixer 2 ways.



**TIME**

Shower head.

Examples of the selected material. The client can select different finishes, always before starting the construction of the house. Once the construction has begun, the materials cannot be changed

Once the finishes have been selected, the extra budget will have to be signed.



**Shower drainage system**

Shower glass with black profile.  
Shower floor like the rest of the house.



**ROCA**

Compact concealed cistern



**ROCA**

Compact concealed cistern



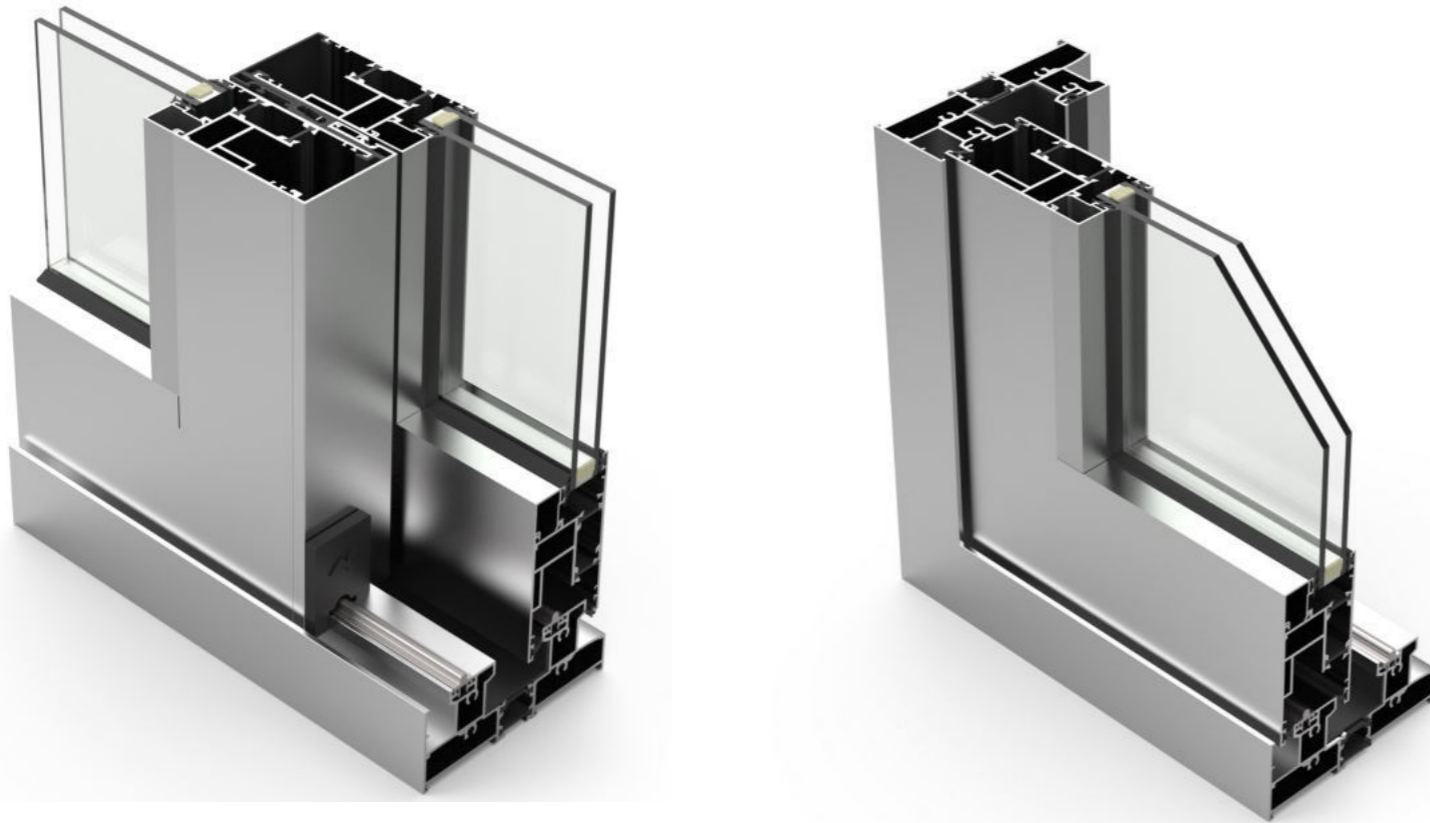
**ROCA ONA**

Rimless compact wall hung toilet made of white sanitary porcelain with horizontal outlet.

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EXTERIOR CARPENTRY



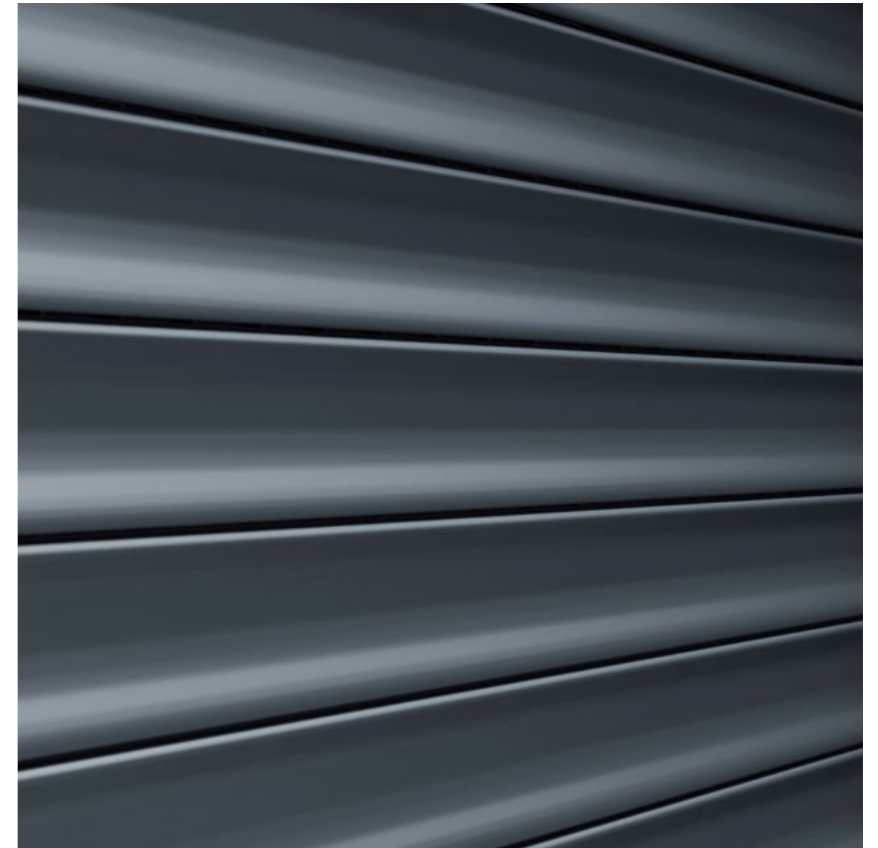
Glasses : 4+4 | camera | 6

\* 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

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INTERIOR CARPENTRY

White lacquered passage doors. 2400 cm high and 820 cm passage, whenever the project allows it. If due to technical conditions of the project these maximum measures cannot be set, they will be adapted to the maximum height and width that is allowed in the project.



Concealed hinge - Interior doors



Magnetic locking door - Interior doors



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KITCHEN



Kitchen worktop & Cladding  
LAMINAM Serie Fokos - Sale  
Island- Microcement



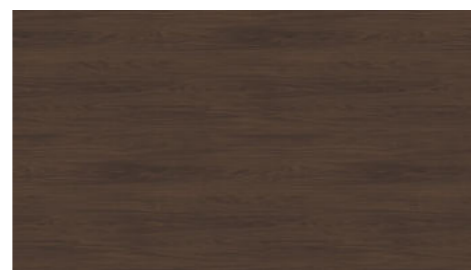
Laminate kitchen furniture.  
**Roble Casella Natural H1385**



Laminado poro sincronizado  
**Blanco Premium W1000 / TM9 /ST7**



Laminado poro sincronizado  
**Negro U999 TM28 / ST 28**



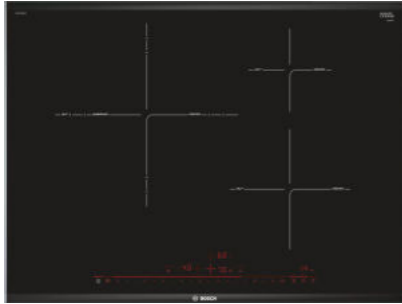
Laminado poro sincronizado  
**Roble Casella Marron oscuro H1369**



Laminado poro sincronizado  
**Roble gladstone arena H3309**



Laminado poro sincronizado  
**Roble Casella Natural H1385**



**BOSCH INDUCTION HOB**

8 Series Induction hob 70 cm Black, with profiles



**BOSCH OVEN**

4 Series Oven with steam 60 x 60 cm  
Stainless steel



**BOSCH MICROWAVE OVENS**

4 Series Built-in microwave oven



**BOSCH REFRIGERATOR**

4 Series Built-in combi fridge freezer 177.2 x 54.1 cm Door sliding door

Appliances chosen for this project. Any appliance change will have to be budgeted separately. No changes can be made once the construction of the house has begun.



**BOSCH CEILING EXTRACTOR FAN**

6 Series Ceiling extractor fan 90 cm Stainless steel



**Kitchen tap with pull-out spout - black finish.**



**BOSCH DISHWASHER**

2 Series Fully integrated integrated



**Undermount stainless steel sink**

Appliances chosen for this project. Any appliance change will have to be budgeted separately. No changes can be made once the construction of the house has begun. Washing machine and non-stay dryer are not included.



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WARDROBES



Cabinets - Exterior  
**Roble Casella Natural H1385**



Cabinets - Interior  
**CLAY GREY U727 ST9**





**CEILING LIGHT SPOTS**

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

Led light 3000k



**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.

We recommend installing it throughout the house except in bathrooms and kitchens.



**BLACK LANTERNS OUTSIDE THE HOUSE**

Lanterns will be installed on the four facades of the house according to the electrical plan of the project.



**EFFAPEL APOLO 5000**

We recommend installing it in bathrooms and kitchens



**STREET LAMPS AT THE ENTRANCE TO THE STREET DOOR**

Street lights will be installed on the pillars of the pedestrian and vehicle gate at the entrance to the plot.



**ELECTRICAL PANEL OF THE DWELLING**



**VIDEO INTERCOM**

Video intercom system for exterior door opening. Includes app for control from mobile phone or tablet.

\* All materials must be chosen before starting construction. Once the construction has begun, nothing can be changed.

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SECURITY



## SECURITY SYSTEM

Your family is safe with AJAX SYSTEM alarm

All this can be achieved by a remote control via the application.

It includes 3 indoor sensors + Keyboard

Possibility of extending areas (extra)

Possibility of installing security cameras (extra)



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CLIMATISATION

## AIR CONDITIONING

Ducted air conditioning with built-in machine.

- Installation of ducts upstairs and downstairs
- Air conditioning machine by floor



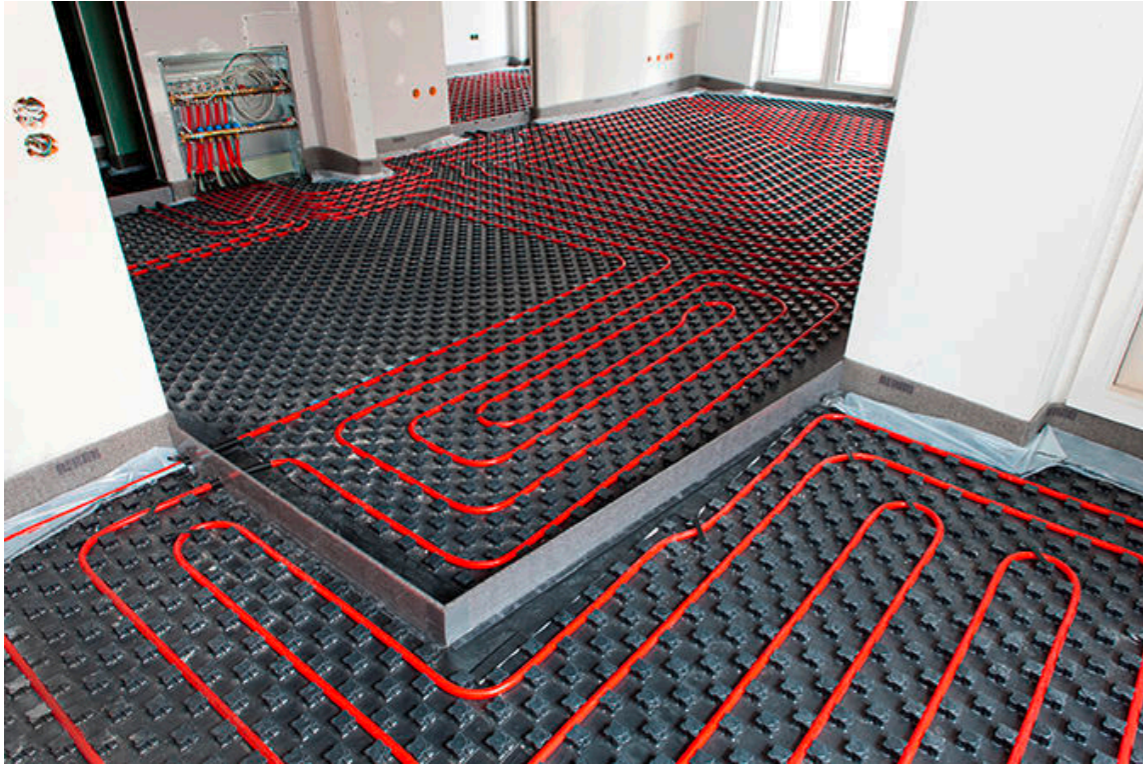
## VENTILATION SYSTEM

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.



## HEATING & HOT WATER

Heating and DHW by gas system in compliance with the CTE. Installation includes a 1,000-litre gas tank and a gas boiler, which supplies domestic hot water to a 200-litre storage tank and provides heating to the underfloor heating system.



Underfloor heating:

- 2 collector boxes (1 per floor)
- Through hot water pipes



Gas boiler



DHW storage tank with a capacity of 200 litres



1,000-litre gas tank

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SWIMMING POOL EQUIPMENT & IRRIGATION SYSTEM



**ASTRALPOOL Victoria Plus**  
1 x swimming pool filtration pump



**SWIMMING POOL FILTRATION SYSTEM**  
ASTRALPOOL ICE D.750



**RAIN BIRD IRRIGATION PROGRAMMER**  
- 3 zones  
- motorised solenoid valves

The project does not include any garden areas or plants.



**Outdoor swimming pool shower:**  
Only cold water.

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.

**INMOIFACH**  
*donde viven tus sueños*

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