

ALTAONA GOLF AND COUNTRY VILLAGE



TOWNHOUSES



# TOWNHOUSES

These townhouses at Altaona Golf and Country Village are perfect for embracing the Mediterranean lifestyle. Cheery, sunny homes designed with an outdoor lifestyle in mind, fusing contemporary architecture with the warmth and beauty of fine materials.



TOWNHOUSES

# FLOWING LANDSCAPE

Homes are arranged on different levels with plots starting from 135m<sup>2</sup> up to 190m<sup>2</sup> with optional private swimming pool.

# ENJOY THE OUTDOORS

Front and back gardens surround these homes, embellishing their facades and creating cool havens while allowing the sun to filter through all day.





## TOWNHOUSES A | 3 BEDROOMS | 2 BATH

Each townhouse is topped by amazing sun terraces of up to 77 square metres with views over the surrounding countryside. Some of them also overlook the Altaona's golf course.



## TOWNHOUSES B | 2 BEDROOMS | 2 BATH

Inside they are spacious and light, designed to let the mediterranean light flood through their rooms. Living rooms flow into open plan kitchens to enjoy with friends and family.



TOWNHOUSES A | 3 BEDROOMS  
2 BATHROOMS

TOWNHOUSES B | 2 BEDROOMS  
2 BATHROOMS



# TOWNHOUSES A | 3 BEDROOMS 2 BATHROOMS



## FEATURES

### GROUND FLOOR

0	BEDROOMS	2
	BATHROOMS	1
	LIVINGROOM	1
	KITCHEN	1

### FIRST FLOOR

1	BEDROOMS	1
	BATHROOMS	1

# TOWNHOUSES A | 3 BEDROOMS 2 BATHROOMS

## GROUND FLOOR

FLOOR AREA

1 HALL	5,65 m <sup>2</sup>
2 KITCHEN	8,26 m <sup>2</sup>
3 BEDROOM 1	10,59 m <sup>2</sup>
4 BEDROOM 2	9,11 m <sup>2</sup>
5 LIVING & DINNING ROOM	22,02 m <sup>2</sup>
6 BATHROOM 1	4,87 m <sup>2</sup>
7 STORAGE	2,07 m <sup>2</sup>

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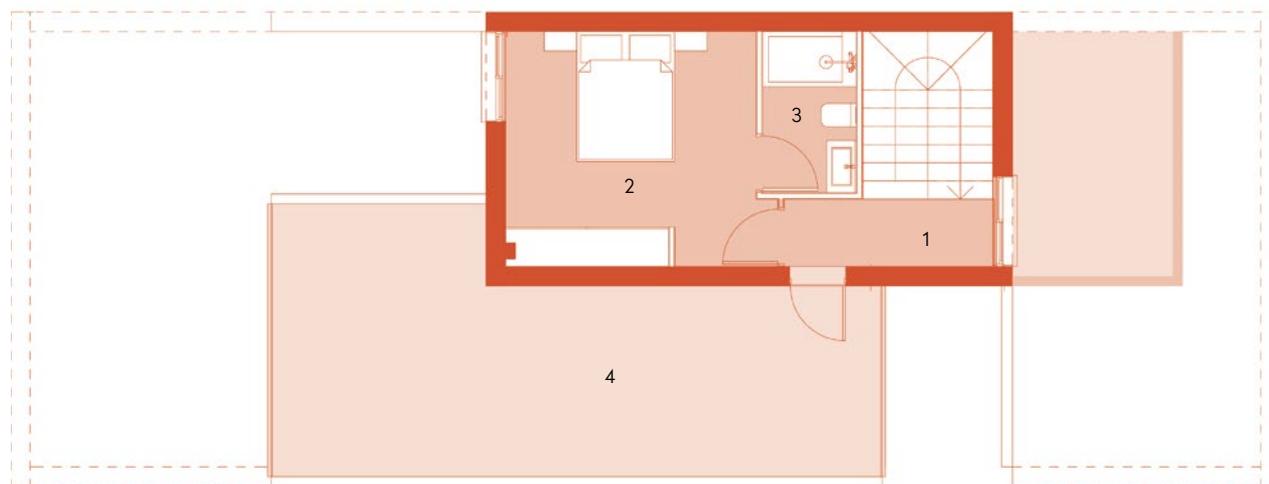


## PRIMERA PLANTA

FLOOR AREA

1 HALL	3,40 m <sup>2</sup>
2 BEDROOM 3	14,15 m <sup>2</sup>
3 BATHROOM 2	3,65 m <sup>2</sup>
4 TERRACE	31,99 m <sup>2</sup>

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# TOWNHOUSES B | 2 BEDROOMS 2 BATHROOMS



## FEATURES

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### GROUND FLOOR

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0	BEDROOMS	2
	BATHROOMS	2
	LIVINGROOM	1
	KITCHEN	1

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# TOWNHOUSES B I

2 BEDROOMS  
2 BATHROOMS

## GROUND FLOOR

FLOOR AREA

1 HALL	6,21 m <sup>2</sup>
2 KITCHEN	8,26 m <sup>2</sup>
3 BEDROOM 1	10,61 m <sup>2</sup>
4 BEDROOM 2	9,11 m <sup>2</sup>
5 LIVING & DINNING ROOM	22,02 m <sup>2</sup>
6 BATHROOM 1	4,46 m <sup>2</sup>
7 BATHROOM 2	4,26 m <sup>2</sup>

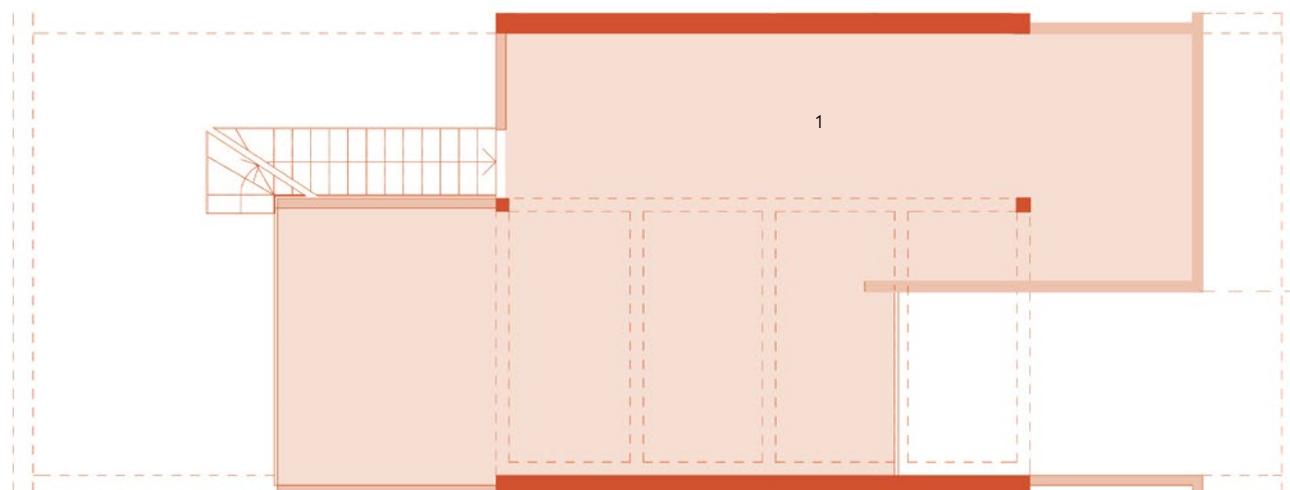
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## FIRST FLOOR

FLOOR AREA

1 TERRACE	71,04 m <sup>2</sup>
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# BUILDING SPECIFICATIONS

## FOUNDATIONS AND STRUCTURE

Foundations with assembled according to geotechnical report. A reinforced concrete structure according to Technical Building Code requirements.

## FACADE AND INTERIOR PARTITIONS

- 11 cm double hollow ceramic outer brick wall. 6 cm mineral wool insulated air chamber with a freestanding plasterboard with double 13-mm plasterboard bolted on both sides to a 46mm galvanised steel structure.
- Single layer mortar with smooth finish. White or other colours according to design.
- Laminated plaster partition consisting of double 13-mm plasterboard, bolted on both sides to a 46mm galvanised steel structure and thermal insulation on a 5-cm base of mineral wool.
- Party wall made with 11-cm honeycomb brick. Freestanding plasterboard on both sides made with double 13-mm plasterboard. Bolted on both sides to a 46-mm galvanised steel structure and thermal

insulation based on a 5-cm mineral wool base.

## ROOF

- Non-accessible flat roof with 8 cm extruded polystyrene insulation and gravel finish.

## BATHROOMS FINISHES

- Stoneware ceramics according to interior design.

## INDOOR AND OUTDOOR TILES

- Internal: Ceramic tile stoneware according to interior design.
- Exterior: Grey ceramic tile according to design in the main entrance. Printed concrete according to design in the rear entrance.

## INDOOR AND OUTDOOR LIGHTING

Electrical installation according to cte building regulations and rebt low-voltage regulations.

- Indoor: LED recessed lights, white switches—lighting points in rooms and dining room.
- “Schuko-style” plug bases according to regulations.

## OUTDOOR FIXTURES

- Outdoor joinery in aluminium, European mark, with thermal bridge breakage, lacquered in RAL colour according to design and frames embedded in the floor in joinery with access to the exterior.
- Living-room automatic blind.
- Entry door in aluminium lacquered with RAL colour according to design, with security lock and three anchor points.

## Glass

- Double glazing with air chamber and low thermal emissivity, according to the Technical Building Code.
- Safety glass shower screens in bathrooms, according to design.

## Paint

- Walls with a plain white finish or according to design.
- Wallpaper on the wall with the headboard of the bed, according to design.

## INDOOR FIXTURES

### Kitchen

- Equipped with high, low and wall modules, depending on the design. White finish according to design.
- Single sink in stainless steel under the worktop.
- Pull-Out kitchen tap.
- Silestone worktop.

### Bosch appliances:

- Induction hob.
- Cooker hood with high energy efficiency.

### Doors

- Plain white lacquered finish, with steel handles in chrome finish.
- Wardrobe with sliding doors with a white lacquered finish. Interior layout with a shelf, drawers and a hanging bar. According to measurements and design.

### Bathrooms

- Designer bathroom furniture, with sink and mirror with built-in, LED lighting.

- Lavatory with vertical outlet, "GALA" brand or similar.
- Acrylic floor-level shower tray.
- Thermostatic chrome-plated shower tap.
- Chrome-plated washbasin tap, with aerator for efficient water use.

#### HEATING AND AIR CONDITIONING

- Inverter technology air-conditioning with heat pump and high-density glass wool conduit system on the ground floor. Split 1x1 air system with heat pump for first-floor bedroom.
- Complete ventilation system using a hygro-regulable unit.

#### OUTDOOR

##### Garden

- Standard plot finish, with areas of gravel, cypress hedge and trees according to design.
- Irrigation network.
- Pedestrian access to plot with video door system.
- Outdoor lighting with wall lights.

##### Optionals

- 3x5m swimming pool.
- Outdoor shower.

##### Community gardens

- 6x14m community swimming pool.
- Garden with decorative rockery, grass and plants according to design.
- Common areas coated with printed concrete according to design.
- Swimming pool perimeter fence.