



DB-SI SEGURIDAD EN CASO DE INCENDIO	
Paredes, techos y puertas del aparcamiento	EI 120
Paredes medianeros	EI 120
Revestimientos de paredes y techos/suelos en vivienda	C-82,90 / Ex
Revestimientos de paredes y techos/suelos en garaje	A2-s1,d0/A2-s1
Elementos estructurales en vivienda	REI30
Elementos estructurales en aparcamiento	REI120
Alumbrado de señalización	<input checked="" type="checkbox"/>
Extintor portátil de eficacia 21A & 113B con señal fotoacústica	<input checked="" type="checkbox"/>

TABLA DE SUPERFICIES			
	OTL	CONSTRUIDA	CÓMPUTO
VUELO 1		4,00 m <sup>2</sup>	4,00 m <sup>2</sup>
VUELO 2		9,00 m <sup>2</sup>	9,00 m <sup>2</sup>
VUELO 3		4,20 m <sup>2</sup>	4,20 m <sup>2</sup>
PLANTA BAJA			
ENTRADA		8,80 m <sup>2</sup>	
ESTAR-COMEDOR-COCINA		91,10 m <sup>2</sup>	
ESCALERA-DISTRIBUIDOR		13,45 m <sup>2</sup>	
BANO 2		4,75 m <sup>2</sup>	
DORMITORIO 1		14,10 m <sup>2</sup>	
BANO 1		4,75 m <sup>2</sup>	
DORMITORIO 2		10,20 m <sup>2</sup>	
DORMITORIO 3		10,20 m <sup>2</sup>	
TOTAL PLANTA BAJA		117,35 m <sup>2</sup>	160,80 m <sup>2</sup>
PL. SEMISOTANO			
GARAJE		45,50 m <sup>2</sup>	52,80 m <sup>2</sup>
ESCALERA-DISTRIBUIDOR		15,40 m <sup>2</sup>	
LAVADERO		16,80 m <sup>2</sup>	
DORMITORIO 4		17,25 m <sup>2</sup>	
BANO 3		6,60 m <sup>2</sup>	
TOTAL PL. SEMISOTANO		101,35 m <sup>2</sup>	123,30 m <sup>2</sup>
TOTAL VIVIENDA		218,70 m <sup>2</sup>	284,10 m <sup>2</sup>
			219,35 m <sup>2</sup>

**Bedrooms: 4**  
**Bathrooms: 3**  
**Build: 285m<sup>2</sup>**  
**Plot: 828m<sup>2</sup>**

- ✓ air conditioning yes
- ✓ Alarm
- ✓ barbecue
- ✓ construction year: 2023
- ✓ covered terrace
- ✓ double glazing
- ✓ fenced plot
- ✓ Garage
- ✓ Garden
- ✓ heating underfloor Heating
- ✓ internet

This new construction project for sale in Calpe just 1.5 km from the beach of La Fustera in a residential area with all the comforts. The house is distributed over two floors connected by internal staircase. Ground floor: The main door will give way to the entrance hall that serves as a union between the day and night areas. On the left, we access an open concept living room with a large kitchen with island, all with direct access to the pool. On the other side of the hall, we find the internal staircase, as well as two double bedrooms with fitted wardrobes, a bathroom and the master bedroom with dressing area and en-suite bathroom. Semi-Basement: On this floor, we find another bedroom with dressing area and en-suite bathroom, as well as the laundry area and a double garage. Outside: Outside, we find an 11 x 3.5 swimming pool surrounded by large terraces with open views, as well as beautiful gardens that are easy to maintain. Equipment: Underfloor heating, air-conditioning ducts, alarm, security door, garage, double glazing and private pool. For more information, call C&C Properties.