



MONGOMAR

QUALITY SPECIFICATIONS

VILLA OCAIVE

In the Montesolana residential area, in Pedreguer (Alicante), **Villa Ocaive** is born a 219 sqm single-family home project designed for those who seek serenity, natural light and panoramic views of nature and history. Its name comes from the **Castillo de l'Ocaive**, which can be seen from the villa's terrace. Set on a **private 1,100 sqm plot**, the layout includes **3 bedrooms, 3 bathrooms**, a spacious open-plan **living room, kitchen and dining area, office, laundry room**, and **covered parking for two vehicles**. The project also features a **private swimming pool** and a **rooftop solarium terrace** with open views to the surrounding mountains and the castle. All this in a peaceful yet well-connected location, just minutes from the motorway, the Portal de la Marina shopping centre, and the beaches of Dénia, Jávea and Moraira. **Villa Ocaive** is a soulful home. A place to slow down and reconnect with what truly matters.

VILLA OCAIVE

MONGOMAR *Soulful Homes*



EARTHWORKS

The works will include clearing and levelling of the plot, as well as the necessary surveying work for geometric control, carried out by the designated topographer and approved by the site supervisor. The excavation will proceed to the required depth to reach firm ground, according to the geotechnical report, and include the removal and transport of any excess soil. The responsibility for determining depth and compaction lies with the Site Management team.

FOUNDATIONS

The foundations will consist of reinforced concrete footings and slabs, in accordance with the geotechnical study and the structural requirements defined by the project's engineers.

STRUCTURE

The structure will be built using reinforced concrete, adapted to the climate and topographic features of the site. The floor slabs will be constructed with a 30 cm-thick concrete slab using pre-stressed joists and lightweight concrete blocks (HA-25/B/20/IIa).

RETAINING WALLS

The retaining walls will be made of reinforced concrete with dimensions defined by the technical study and accompanied by structural plans, including stability analysis as per current regulations.

ROOFING

The roof system will follow the specifications established in the project documentation.

CHIMNEY

The chimney will be formed from brickwork, with a vapour barrier and double-walled stainless steel flue, with an insulation core of 10 cm. It will include thermal insulation with XPS panels, rain protection elements, gravel finish, and waterproofing with asphaltic fabric.







EXTERIOR CARPENTRY

Windows and enclosures will be made of aluminium with thermal break profiles. The blinds will be motorised and made of PVC.

GLAZING

Double glazing of the Climalit Plus type will be installed.

MAIN GATE

Entrance gate in smooth iroko wood, with two fixed panels, security hinges, bolts and three-point locking system. Finished with special exterior lacquer.

SLIDING VEHICLE GATE

Motorised with remote control. Iron gate with angled slats, lacquered in an iron oxide brown finish.

EXTERIOR STAIRCASE (Solarium Access)

An elegant, understated exterior staircase leads to the solarium — a serene vantage point from which to gaze at the castle and let time slow down.

INTERIOR CARPENTRY

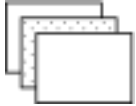
Flush interior doors in plywood, lacquered in satin white.

Built-in wardrobes made of MDF lacquered in satin white, with concealed hinges and standard handles, including dividers, hanging rails, and shelves. Interiors finished in white melamine.

Fittings and handles in black finish.

VILLA OCAIVE

MONGOMAR *Soulful Homes*



FLOORING AND WALL FINISHES

Flooring: Smooth, medium-format porcelain stoneware flooring throughout the property.

Wall tiling: Full-height porcelain stoneware tiling in bathrooms and kitchen.

Exterior: Outdoor terrace finished with smooth porcelain stoneware tiles in the same format as the interior flooring.

Parking area: Executed in dark grey printed concrete with cobblestone-effect finish.

THERMAL AND ACOUSTIC INSULATION

Thermal and acoustic insulation will be installed in accordance with the technical specifications of the project.

WATERPROOFING

All roofs and terraces will be waterproofed as specified in the project documentation.

PAINTING

Exterior painting with FRAYCAR Valcron Liso and interior painting with Mate Benidorm, both with acrylic fixatives.

PLASTERBOARD AND FALSE CEILINGS

Smooth laminated plasterboard (Pladur type) will be installed on ceilings, providing space for drainage and air conditioning ductwork.







PLUMBING

The property will feature a complete network of high-density cross-linked polyethylene (PEX) pipes. Domestic hot water will be supplied via an aerothermal system.

DRAINAGE

The drainage system will be installed using PVC piping, including connection to the sewage network. The property is connected to a septic tank, as the development is not served by a public sewer system. This installation complies with current local regulations and has been designed according to the quality standards established for all homes in the area.

TAPS AND BATHROOM FITTINGS

The main bathroom and the en-suite will be equipped with a shower tray, rain shower head and hand shower, as well as a fixed 1-metre-wide glass screen. A high-quality vanity unit with built-in basin and a mirror will also be installed.

The secondary bathroom will include top-brand single-lever taps, basin and toilet.

All sanitary fittings will be in white vitrified porcelain from a premium brand, used consistently across both main and secondary bathrooms.

Washbasin taps will feature single-lever operation and include aerators for reduced water consumption. Toilets will be fitted with dual-flush systems for efficient water use.

APPLIANCES

The kitchen will be equipped with the following appliances: 90 cm Mepansa Stilo Isla Protonic electric extractor hood, or equivalent. Siemens iQ300 induction hob, or equivalent Siemens iQ500 stainless steel compact oven, or equivalent

VILLA OCAIVE

MONGOMAR *Soulful Homes*



SWIMMING POOL

Rectangular pool finished in mosaic tiles (gresite), with underwater lighting and water filtration system. Includes built-in steps with handrail.

GARDEN

Garden design with white gravel spread across the entire surface. Includes perimeter hedging of *Trachelospermum jasminoides* and *Viburnum lucidum* facing the pool. Landscaped with a centenary olive tree, 2 m-high palm trees, clusters of *Agapanthus*, and aromatic plants in planters. Automated irrigation system with solenoid valves and programmable controller covering all green areas.

CARPORT PERGOLA

Timber pergola with wooden posts and a cane or similar-style roof. Approximate dimensions: 4 × 4 metres. The structure provides shade and protection for the parking area. Includes a built-in planter at the front, with internal waterproofing and exterior render finish.

SAFE

Wall-mounted safe, Olle Series 600 or equivalent, made from high-strength steel. Security lock system for storing documents, valuables, and personal belongings. Its compact design allows discreet installation in wardrobes, shelving units, or designated spaces within the home (to be chosen by the client).

BARBECUE (OPTIONAL)

Built-in stone barbecue, using the same type of stone as the perimeter fencing. Approximate height: 1.5 metres. Does not include windows or appliances. Designed to integrate seamlessly into the outdoor area, located on the side of the main terrace, offering both functionality and aesthetic appeal.







KITCHEN

Roca Beverly double-bowl ceramic sink in white, or similar.
Gloss white *Boston* model kitchen, equipped with high and low lacquered units.
Silestone worktop, with colour selected by the client from the available options.

ELECTRICAL INSTALLATION

Jung LS 990 switches and sockets in white, or similar.
Fermax Citymax Digital 1L video intercom, or similar.

CLIMATE CONTROL

Fully installed ducted air conditioning system with both heating and cooling. Mitsubishi brand or equivalent.

ENERGY RATING

This development will have an A-rated energy certificate.

BOUNDARIES AND ACCESS

Dry stone boundary wall at the front of the plot. Motorised sliding gate for shared vehicle access and a pedestrian access gate.







CAUDELI D. INMOBILIARIOS S.L.

Avda. Marqués de Campo
No. 54, 2nd Floor
03700 Dénia (Alicante), Spain
Tel: +34 679 665 842
comercial@mongomar.com

Legal Notice

The images presented are non-contractual and purely illustrative, and may be subject to technical, legal or commercial modifications as determined by the project management team or the relevant authorities. The renderings of façades, interiors and other spaces are for guidance only and may be revised or updated in the technical project documentation. The furniture shown is not included, and the actual fittings and finishes will be those specified in the specifications report. MONGOMAR & CAUDELI DESARROLLOS INMOBILIARIOS S.L. reserve the right to make any modifications deemed necessary due to technical, commercial, legal or design requirements, or to issues of material availability, in the course of the project's development or by decision of the construction management. In the event of any changes, materials of similar quality will be used.