



# MONGOMAR

**QUALITY SPECIFICATIONS**

## VILLA XUQUER

**Detached villa of 210 m<sup>2</sup> with private pool, located in the prestigious Montesolana residential area, at 28 Xúquer Street, Pedreguer (03750, Alicante).** The property consists of 4 bedrooms and 4 bathrooms, an open-plan living/dining/kitchen area, a rooftop solarium terrace, and panoramic views of both the sea and the mountains. The plot has a total surface area of 1,250 square metres. Ideally located just minutes from the motorway, Portal de la Marina shopping centre, and the coast.

# VILLA XUQUER

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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.

## **SPIRAL STAIRCASE (Solarium Access)**

Iron staircase, lacquered in an iron oxide brown finish.

## **INTERIOR CARPENTRY**

Flush interior doors in plywood, lacquered in satin white.

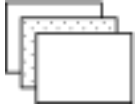
Built-in wardrobes made of MDF lacquered in satin white, with concealed hinges and standard handles, including dividers, hanging rails, and shelves. Interiors finished in white melamine.

Fittings and handles in black finish.

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## 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.

## LIFT

EVA-SILVER lift or similar: comfort, safety and modern design. Ideal for elderly users or those with reduced mobility. Silent operation, smooth stop and 5-year warranty. For indoor or outdoor use.



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## 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. Marques de Campo

Número 54 2ª Planta

03700 Dénia (Alicante).

Telf: 679 665 842

[comercial@mongomar.com](mailto:comercial@mongomar.com)

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