



LIEGE *Mediterranean*

MEDITERRANEAN ARCHITECTURE
IN A CONTEMPORARY STYLE

QUALITIES

8 INDEPENDENT LUXURY VILLAS



MEDITERRANEAN HOME
LIFE
GOLF
BEACH
INVESTMENT

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*The Experience of Enjoying
a Golf at Home*

THE LOCATION. ENJOY GOLF AT HOME

LIEGE Mediterránea is an exclusive development of eight villas located in La Finca Golf Resort, in the municipality of Algorfa in southern Alicante. It offers a peaceful, healthy atmosphere set within natural surroundings and a wide range of services, leisure options, and sports activities. In addition, it is just a few kilometres from some of the most beautiful beaches on the Costa Blanca.

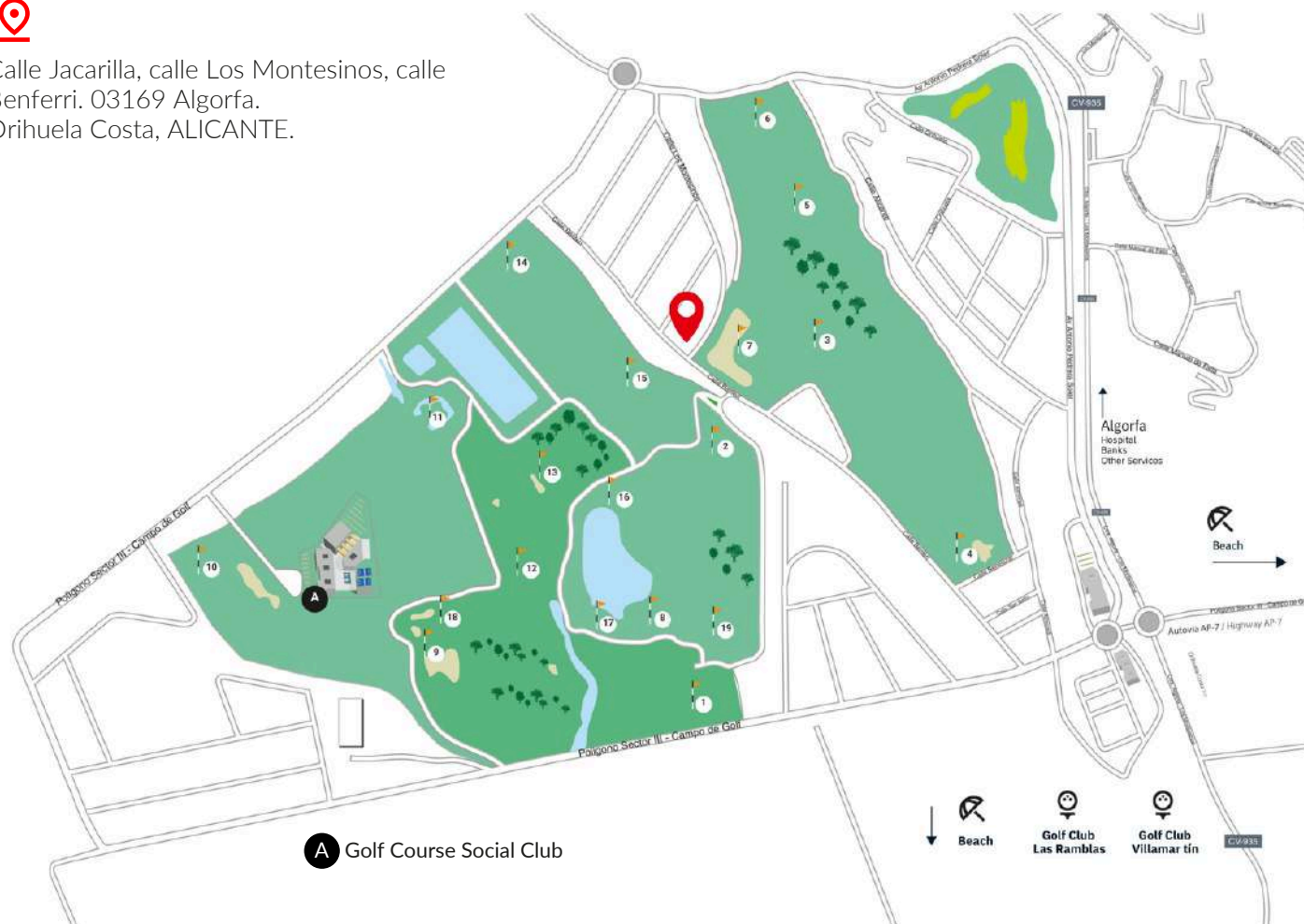


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Calle Jacarilla, calle Los Montesinos, calle Benferri. 03169 Algorfa.
Orihuela Costa, ALICANTE.





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WELL CONNECTED, SURROUNDED
BY SERVICES AND PLACES OF INTEREST



Alicante-Elche Airport **35 minutes**



World Heritage Site. Elche Palm Grove
38 minutes



Guardamar and Torrevieja beaches
20 - 25 minutes



La Finca Golf, in the residential area
La Finca Golf



AP-7 motorway. **5 minutes**



Laguna Rosa Natural Park. Torrevieja
27 minutes



Murcia City **53 minutes**



Hotel, services, spa, beauty and health
in the residential area **La Finca Golf**



Alicante city. Postiguat Beach
49 minutes



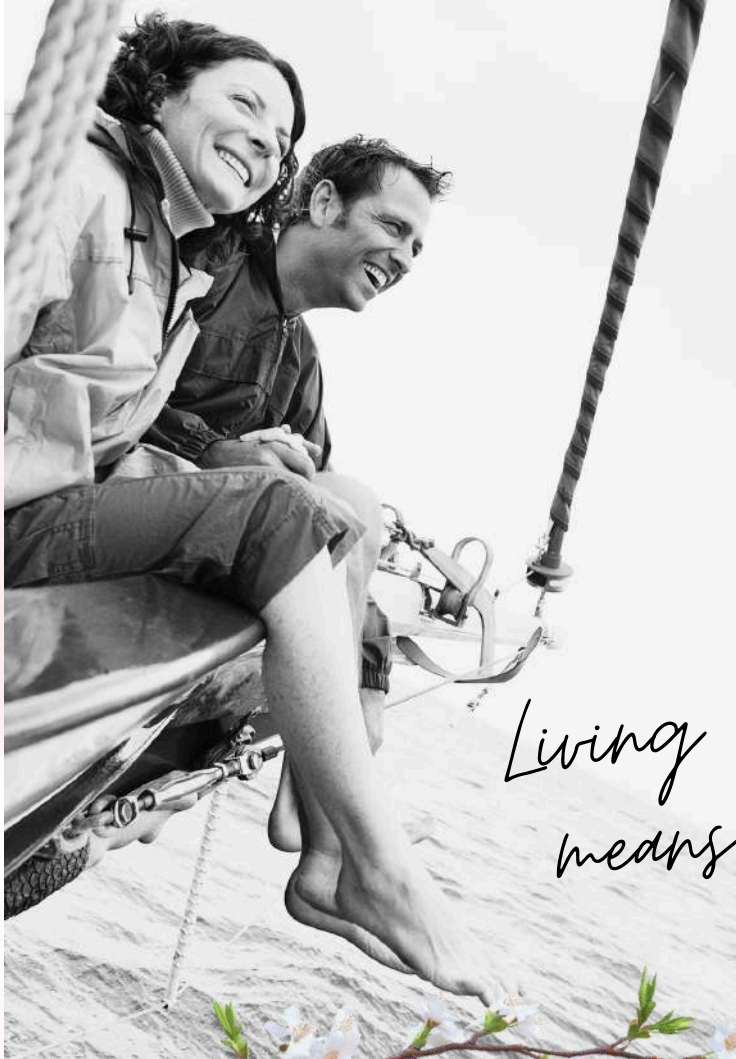
Natural landscape of the Carabassi beach
dunes **48 minutes**



Sports yacht clubs **25 - 30 minutes**



Gourmet Catering in the residential area
La Finca Golf



*Living Mediterranean
means enjoying life*



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01 | BUILDING

02 | HOUSING FINISHES



QUALITIES

HIGH-QUALITY MATERIALS FOR CONTEMPORARY ARCHITECTURE.

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QUALITIES



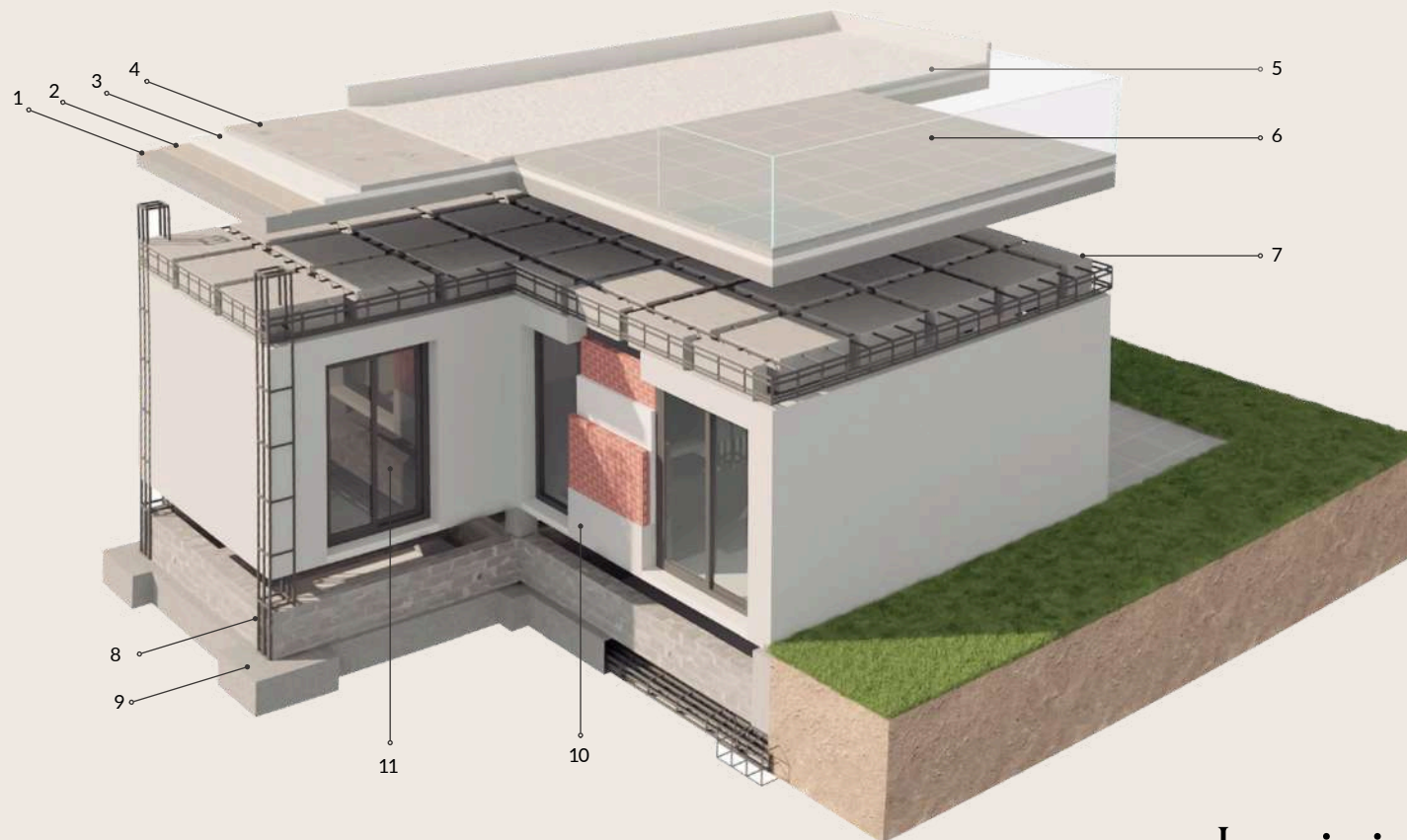
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01 | BUILDING

STRUCTURE AND FOUNDATIONS
FACADE
BRICKWORK

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CONSTRUCTION LAYERS (FROM EXTERIOR TO INTERIOR)

- | | | |
|--|---|---|
| 1. Floor structure | 7. Reinforced concrete slab according to the architect's design | 10. Is composed by extrude polytyrene and, on the stone facade is composed by expanded polystyrene |
| 2. Waterproofing | 8. Sanitary framing over concrete foundation lay and combination of footings and beams. | 11. Special double glazing including solar control no UV or IR light radiation, lets the light to go in and saves energy. Aesthetic, colour and reflection improved |
| 3. Expanded polystyrene | 9. Foundations composed by footing and forged concrete beams. | |
| 4. Leveling mortar | | |
| 5. Gravel | | |
| 6. Terrace (Anty-slip porcelanic floor and fixing materials) | | |

STRUCTURE AND FOUNDATIONS

Structure and foundations consisting of footings, pillars and one-way reinforced concrete slabs, in accordance with the architect's plans.

FACADE

Facade enclosure consisting of an outer layer of 11 cm thick ceramic blocks, with thermal insulation of EPS panels of standard thickness, and an inner layer of 7 cm thick ceramic blocks. Facade cladding with single-layer mortar, white in colour and with a scraped finish, details with natural stone slab cladding.

BRICKWORK

Interior partition walls made of 7 cm thick ceramic blocks. Non-trafficable flat roof, waterproofed with bituminous sheets, with XPS thermal insulation, in accordance with current energy efficiency regulations, with perimeter parapet and gravel finish. Flat roofs accessible to pedestrians, waterproofing using bituminous sheets, with XPS thermal insulation, in accordance with current energy efficiency regulations, with perimeter parapet and porcelain tile flooring, as in other outdoor areas. Thermal insulation under ground floor flooring, using XPS panels, and covered with a layer of mortar, prepared for the installation of porcelain stoneware flooring and skirting boards.

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02 | HOUSING FINISHES

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PARKING

Parking area inside the plot, with minimum dimensions of 5.00 x 2.50 m, with cobblestone paving and motorised sliding gate for access to private parking, with remote opening in brown colour (RAL 8014).

FENCING

Enclosure of the plot from the public road, made of concrete blocks approximately 1.00 m high, covered with single-layer mortar, white in colour and with a scraped finish, with ironwork installed on top, lacquered in brown colour (RAL 8014).

LIGHTING

Exterior lighting on the façade with wall lights.

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EXTERIOR JOINERY

High-end lacquered aluminium exterior carpentry in brown colour (RAL 8014) with a textured finish, thermal break, double glazing with CLIMALIT-type air chamber, or similar, with solar control and low emissivity, according to the technical project. Carpentry in the living-dining room exit to the pool flush with the floor.

Lacquered aluminium roller blinds matching the exterior carpentry throughout the property (including bathrooms and hallway), with motorised and automated operation. Security reinforced entrance door to the property, with brown lacquered aluminium (RAL 8014) exterior panel and white interior. Safety glass railings in specific areas of the solarium, according to the project.

POOL AREA

Swimming pool measuring 8.00 x 3.00 metres, with built-in steps and pool deck, and coping matching the outdoor paving, flush with the ground. Shower in the pool area. Paved outdoor area between the house and the pool measuring approximately 40.00 m².



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QUALITY OF LIFE IN YOUR HOME



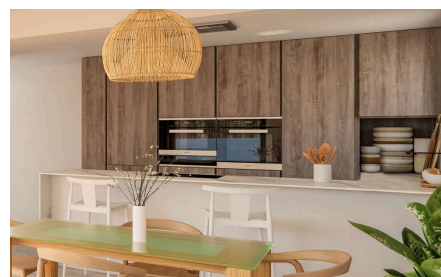
HEATING

Installation of electric underfloor heating in bathrooms.



BATHROOMS

Bathrooms consisting of a washbasin, toilet and shower. bathroom cabinet and countertop washbasin with high spout taps, floor-mounted toilet with built-in cistern push button matching the colour of the taps, shower tray integrated into the floor with built-in taps with shower head and hand-held shower. Sliding shower screens with profiles matching the colour of the taps. GRB bathroom taps, suite in polished gold finish, and common bathroom in matt black. Lighting with portholes, with backlit mirrors in bathrooms.



KITCHEN

Kitchen furniture, consisting of base units with peninsula in Cachemire Grey synthetic laminate, with columns in Niagara Oak synthetic laminate, interiors finished in anthracite grey, recessed handles and skirting boards in matt black, with ceiling-mounted filter unit LEVEL MARMI LUMIX porcelain stoneware worktop by EMILGROUP. Prepared for the installation of panel-mounted appliances. Top brand appliances included. 50X40 cm single bowl undermount sink, with GRB taps.



GARDENING

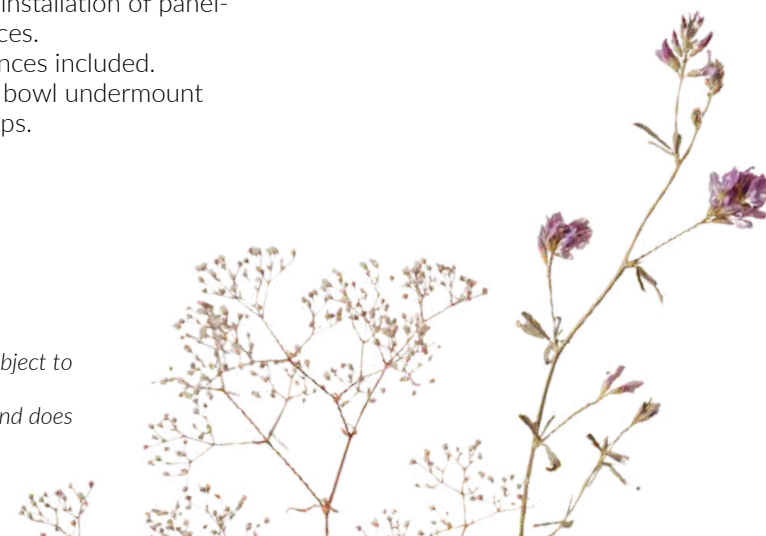
Interior finishing of plot, with areas of paving stones, gravel, artificial grass and Mediterranean landscaping according to the architect's design. Installation of lighting beacons.



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 **LIEGE** *Méditerranée*



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INTERIOR COVERINGS

Housing

Interior flooring in the home with porcelain stoneware, model SAND in 100x100cm format. Exterior flooring, terrace and solarium, with porcelain stoneware model as above for exterior use.



Bathrooms

Bathroom wall coverings with the same material as the flooring, with decoration on the shower wall (window) using MARAZZI Terramater series porcelain stoneware, different models for each bathroom

Kitchen

Kitchen wall cladding, detail with large-format porcelain tiles, same as kitchen worktop.



AIR CONDITIONING

Installation of ducted air conditioning system with fibreglass ducts and pipes



INTERIOR CARPENTRY

Matt white lacquered folding interior doors with decorative grooves, matt black fittings and handles, and magnetic closures. Bedroom wardrobes with matt White lacquered sliding doors, matt black fittings, textile interior finish, dividing shelves and hanging rail. With LED interior lighting.



PLUMBING INSTALLATIONS

Installation of hot and cold water with concealed piping in accordance with current regulations.



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ELECTRICAL AND TELECOMMUNICATIONS INSTALLATIONS

Flush-mounted electrical installation carried out in accordance with low-voltage electrical regulations, with top brand circuit breaker boxes, ready for connection, according to technical specifications. Electrical mechanisms by LEGRAND, with home automation installation for all blinds and lighting points, using a Starter Pack controller installation. Telecommunications installation in accordance with current regulations. Installation of solar panels on non-accessible roof (in accordance with regulations)



LIGHTING

Installation of LED lighting in bedroom wardrobes and porthole lights with backlit mirrors in bathrooms. Exterior lighting on the façade with anthracite black wall lights



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INFO & SALES

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