

CORAL VILLAGE

SIERRA CORTINA, FINESTRAT



Costa Blanca

SEA AND SUN: A LIFESTYLE

The Costa Blanca is located in southeast Spain, spanning the entire Mediterranean coast in the province of Alicante: close to 250 km of beaches, paradisiacal coves and cliffs with spectacular views. The privileged climate offers over 300 days of sunshine per year, with an average temperature of 18° C. This means one can enjoy a huge variety of leisure and outdoor activity options.



Tradition

DISCOVER THE CULTURE AND MEDITERRANEAN HERITAGE



Altea, Calpe, Villajoyosa, Moraira and Benidorm are just a few of the most emblematic and often visited towns on the Mediterranean's Costa Blanca. Over 8 festivals of International Tourist Interest and 7 festivals of National Interest call this place their home. Moreover, there is a rich cultural and historical heritage, with 4 World Heritage sites declared by the UNESCO.





Cuisine

FUSION OF FLAVOUR AND CREATIVITY

Mediterranean cuisine is internationally known as one of the most prestigious in the world for its flavour, creativity and healthiness. Of note is the fusion of flavours, where more traditional recipes live side-by-side with the latest culinary trends.

Each zone, town or region has its own traditional native culinary culture, making the discovery of new dishes and settings an adventure for the senses. The culinary excellence found on the Costa Blanca is confirmed by the 10 Michelin Stars held by eight restaurants in the province of Alicante.





Quality of life

HEALTHCARE
AND EXCELLENT CONNECTIONS



The Costa Blanca has a cutting-edge healthcare infrastructure, recognised all over the world thanks to the great experience in international patient care and advanced well-being treatments. The wide selection of spas, hot baths and beauty centres provides a lovely selection of choices, combining relaxation with health.

The setting and excellent weather mean that one can enjoy all kinds of sport year-round, such as physical activities up close in nature and water sports.

The Costa Blanca has modern connections to everywhere in the province of Alicante with motorways, roads, the high-speed train and the tram. What's more, the International Alicante-Elche Airport flies to over 110 destinations. These excellent connections mean that it can be accessed from different international locations, facilitating transport to different towns in the Mediterranean.



Sierra Cortina Resort

THE EXCLUSIVITY OF LIVING IN A NATURAL SETTING NEXT TO THE SEA.



Coral Village is located in the privileged setting of Sierra Cortina near Benidorm, combining a natural setting next to the sea. The complex comprises 5 single-family chalets with independent plots, "Chalets Coral Marine", and 6 semi-detached homes, "Living Coral", which offer maximum comfort.



Coral Marine Chalets

ELEGANCE AND COMFORT SURROUNDED BY NATURE

Coral Marine are single-family chalets in minimalist architecture in a natural setting that combine elegance and comfort in an environment surrounded by nature and trees native to the Mediterranean region on Benidorm bay.

The painstaking architecture in an original design and the exclusive details inspired by the sea integrate perfectly into the natural setting that surrounds and envelops the homes.

The 5 single-family chalets comprising Coral Marine are sited on independent plots measuring 400m on which two-storey homes with a total floor area of more than 130m are built. The ample gardens allow you to enjoy a pleasant rest in the open air or a dip in your own swimming pool surrounded by Mediterranean trees that provide the home with privacy.

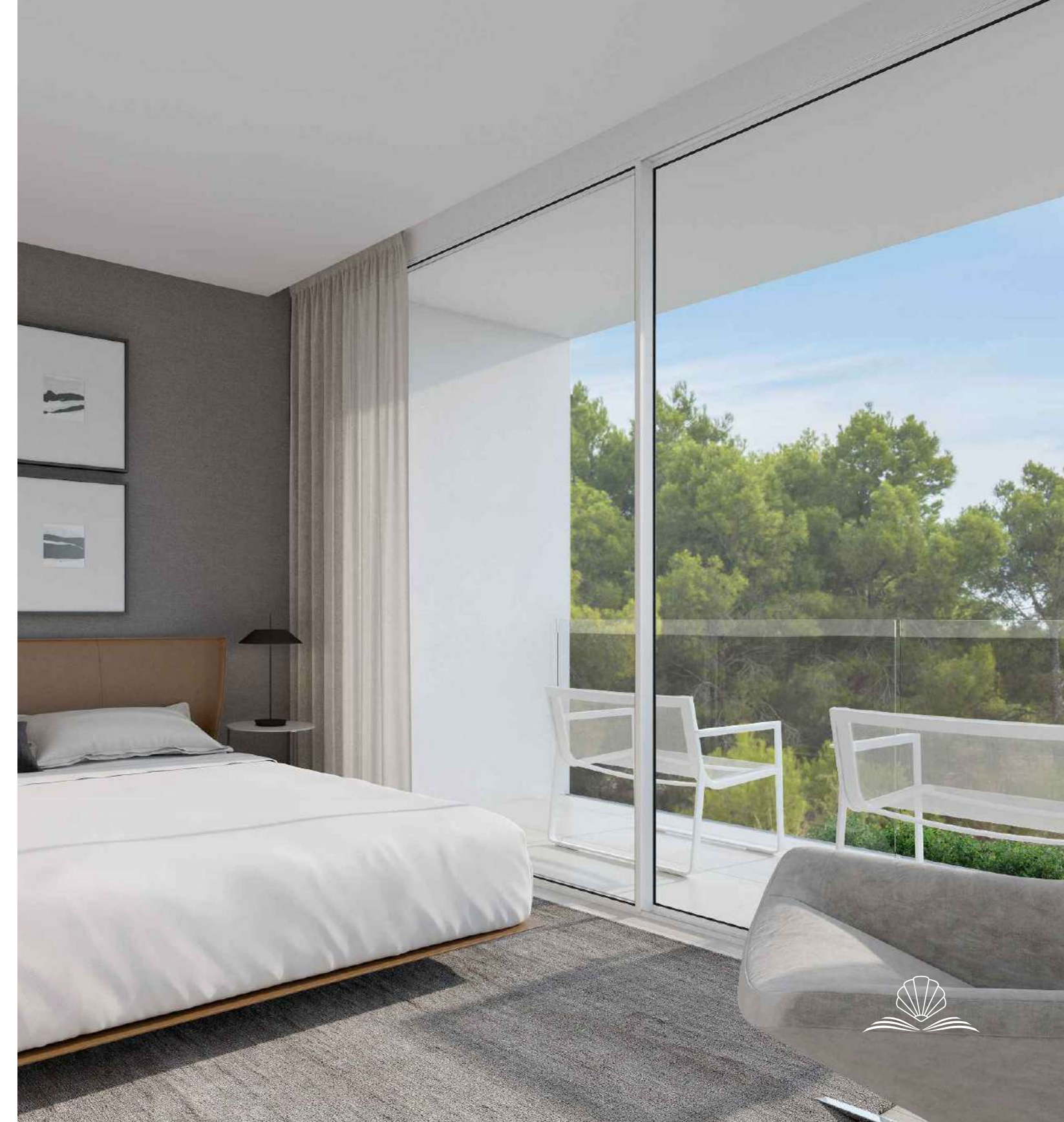




It has been designed for enjoying life inside or outdoors but with maximum privacy, maintaining a fluid connection between the terraces and the swimming pool area.

These homes stand out for their two-level construction, on the main floor being an ample bedroom, a bathroom and a kitchen-diner measuring more than 40 square metres with large picture windows to take full advantage of the hours of natural Mediterranean light and for enjoying the sun.

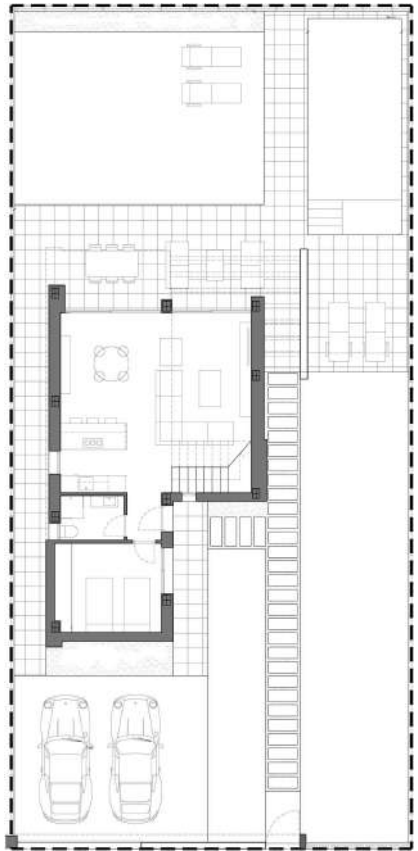
On the leisure floor, there are two generous bedrooms with en suite bathrooms and balconies with their own terraces that offer the possibility of being able to enjoy privileged views and outdoor life on the upper floor.



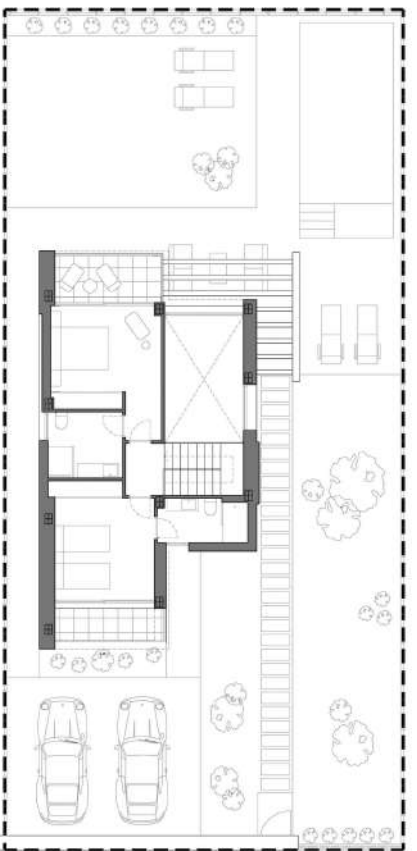
Specifications



The construction counts on premium, top-quality materials for the purpose of offering maximum comfort making the home a comfortable space with extras such as automatic control or high-quality gres tiled floors. The exterior also disposes of a space inside it for two vehicles.



GROUND FLOOR	
CONSTRUCTED FLOOR AREA	74,65 m²
LIVING-DINING ROOM-KITCHEN	41,25 m²
ENTRYWAY	2,00 m²
BEDROOM 3	11,40 m²
SHOWER WC	3,40 m²
USEFULL FLOOR AREA	58,05 m²
ENTRANCE PORCH	2,00 m²
SEMI-COVERED TERRACE	32,00 m²



TOP FLOOR	
CONSTRUCTED FLOOR AREA	55,85 m²
HALLWAY	2,45 m²
BEDROOM 1	15,05 m²
BATHROOM 1	6,00 m²
BEDROOM 2	13,80 m²
BATHROOM 2	4,65 m²
USEFULL FLOOR AREA	41,95 m²
BALCONY 1	4,20 m²
BALCONY 2	5,95 m²

Living Coral

Semi-detached homes

MODERNITY AND STYLE

Semi-detached homes offering the opportunity of enjoying straight-line architecture of a modern design. These 6 "Living Coral" homes combine the purity of white with details inspired by the nature surrounding it. The views of the Sierra Cortina and their proximity to the sea make Living Coral an ideal place for combining relaxation with the activities of the nearby leisure and services areas.

Designed for enjoying and experiencing the natural light to the full, Living Coral is devised to fulfil the comfort expectations of their owners. These six semi-detached homes of a modern and minimalist design are an ideal place to enjoy the mountains and the sea.



The plot of these homes, measuring nearly 300m, provides an ample garden area and private swimming pool from where to enjoy the mild Costa Blanca temperatures and views of a natural setting near the sea. On it, the two-storey home has, on its first floor, a lounge with an open kitchen fully equipped with leading brand appliances and a generous bedroom with a bathroom.

The picture windows allow the daylight to shine through during the more than 300 days of sun each year, which, in combination with the modern, minimalist design, enhances the home's sense of space.

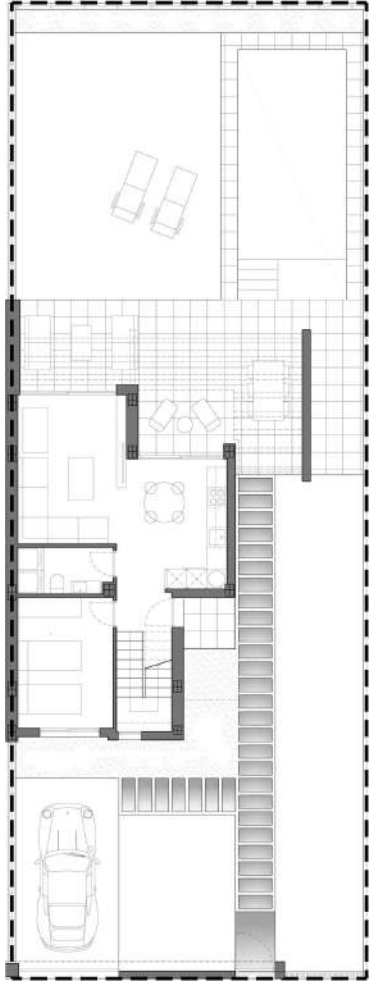


Two other bedrooms with generous terraces and their own bathrooms are distributed on the upper floor for enjoying the outdoors upstairs in total comfort and privacy.

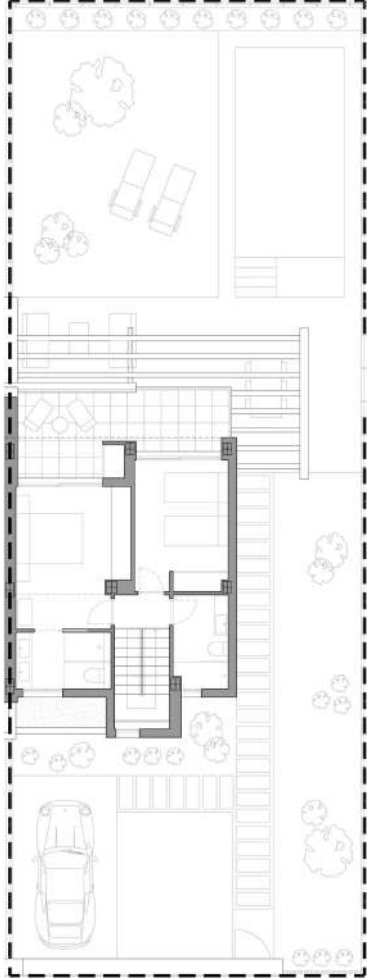
Specifications



Top quality materials have been chosen to offer an experience of high-quality living over the long term. And the plot provides space inside for a vehicle, maximising the comfort of these homes.



GROUND FLOOR	
CONSTRUCTED FLOOR AREA	60,90 m²
LIVING-DINING ROOM-KITCHEN	26,65 m²
ENTRYWAY - STAIRS	6,85 m²
BEDROOM 3	11,20 m²
SHOWER WC	3,85 m²
USEFULL FLOOR AREA	48,55 m²
PORCH	2,35 m²
SEMI-COVERED TERRACE	38,20 m²



TOP FLOOR	
CONSTRUCTED FLOOR AREA	43,90 m²
HALLWAY	1,65 m²
BEDROOM 1	13,80 m²
BATHROOM 1	4,85 m²
BEDROOM 2	11,00 m²
BATHROOM 2	4,70 m²
USEFULL FLOOR AREA	36,00 m²
BALCONY 1	13,70 m²

Technical specifications

STRUCTURE, FOUNDATIONS, WALLS, FLOORING AND SLABS

Reinforced Concrete structure with foundations by means of formwork footings and unidirectional or reticular flooring as required according to the calculations, with exposed concrete or polystyrene waffle slabs, as appropriate. With C25/30 concrete and reinforcing Steel type S500. Includes suspended floor with ventilated chamber under the floor of the lower storey.

FAÇADE ENCLOSURE

Enclosure formed by bricks sheet with interior rockwool insulation 8cm (4+4), reinforced internally with Pladur partition walling, self-supporting system, with double 13mm plate, puttied and sanded to finish with smooth white paint.

Exterior façade finished in technical double-layer mortar render, in white limestone, Morcem Cal Acabado "GRUPO PUMA", type CR CSI W2, on a master mortar base, with fibreglass reinforcing mesh between changes of material.

Where appropriate, pieces of high-quality, large format, rectified gres ceramic pieces for cladding ground floor façade panels and walls. High Energy Efficient Enclosure for CTE DB HE compliance.

STRUCTURE, FOUNDATIONS, WALLS, FLOORING AND SLABS

Pladur interior partition walls, with double 13mm plate on each face, with 70mm guides every 40cm reinforced in areas of wall-hung fittings, bathrooms and kitchen. Plastered and sanded finish to receive smooth paint.

An acoustic strip to be installed at the base of the frame, as well as 4cm internal rockwool insulation to improve the acoustic conditions and insulation between rooms.

All installations and down pipes will be insulated with acoustic fabric inside false ceilings.

False Pladur ceilings. With double guide system attached to the roof with rods and formation of partitions at changes of level and moulding for curtain rods.

Interior finished off in breathable, ecological, smooth paint.

INSTALLATIONS

ELECTRICITY AND MECHANISMS, TELECOMMUNICATIONS AND AUDIOVISUALS

Monophasic electrical installation for a home with high electrification, 9.2KW, with its corresponding fuse boxes, in accordance with Low Voltage regulations.

Metallic niessen brand mechanisms, inside and protected outside, according to the project distribution.

TV, network, USB and data power points in all bedrooms as well as the lounge-diner.

Safety lighting on indoor steps.

White interior lamps built into the ceiling with white built-in downlights and white built-in lamps.

Telecommunications installation with installation of colour video entry-phone kit, with nocturnal lighting lamp in entrance porch.

Decorative garden lighting in garden and swimming pool area.

HOME AUTOMATION

Installation of basic home automation package, with automatic control of interior lighting, outdoor lighting activation, control of blinds, with touch screen, for the creation of different scenarios, climate control, flood and smoke zones.

INSTALLATION OF DRAINAGE, PLUMBING, WATER AND HOT WATER

Installation of PVC drainage with system for separating rainwater and sewage up to the public mains connection. All installations and down pipes will be acoustically insulated with Danosa brand, fonodon-type insulation inside false ceilings.

Internal evacuation network for 3 bathrooms, kitchen and gallery, the underground network is of the compact, high-rigidity type, sn2 and sn4, and its corresponding catch basins and siphon manholes with non-return valves.

Installation of ventilation in bathroom chamber, with thermal insulation in the base of the ground storey flooring to prevent thermal losses.

Installation of plumbing with polypropylene pipes, inside the home for 3 bathrooms, kitchen and gallery, with 150L solar wall-hung accumulator with 100L support electric water heater.

AIR-CONDITIONING INSTALLATION

Installation of ducted air-conditioning for the distribution of hot and cold air to all rooms, by means of a high-energy efficient heat pump, with extruded aluminium white grilles.

VENTILATION AND EXTRACTION

Installation of hybrid ventilation and extraction in kitchens and wet rooms by means of transit aerators, extraction grilles and revolving aspirators and smoke extractor hoods built into the ceilings.

ROOFING

Flat or terrace roofing, not crossable and crossable, with double high-density extruded polystyrene 8cm (4+4), cement pitches and waterproofing with asphalt membrane.

EXTERIOR ALUMINIUM CARPENTRY

Exterior aluminium carpentry of minimalist design with heat channel breakage and low emissivity, in accordance with CTE (Technical Building Code), lacquered finish in white, with windows comprising laminated double glazing (4+4) CP/12 ARGON/4+4 PLANITERM XN CP, with motorised blinds in bedrooms.

WOODWORK – DOORS AND WARDROBES

Armoured access door to the property with stainless-steel fittings and handles and leaf manufactured in solid IROKO timber with lathwork.

Solid interior doors with hidden hinge and magnetic closure, lacquered in white.

Built-in wardrobes with 2 sliding leaves, one lacquered in white, with interior lining in a texturised melamine finish.

GLASS, SCREENS AND RAILS

Glass bathroom screens, 8+8, anchored by means of a U-shaped stainless-steel profile and bevelled edges. Stair rails with safety glass, 8+8, anchored by means of a U-shaped steel profile.

Exterior rails with stadip safety glass, 10+10, anchored to a steel profile built into floor or parapet brick wall, attached and sealed as appropriate.

STAIRS

Light interior steel and iron stairs with steel steps, minimalist design and bevelled safety glass.

CLADDINGS

PAVING

High-quality, rectified polished porcelain gres paved flooring for interiors, in large format square slabs, 90x90cm, in light colour and a natural texture.

Same material with non-slip finish for outdoor paving in the garden and swimming pool area.

RENDERING AND TILING

Bathroom tiling

Tiling in bathroom walls in top end gres, light colour, horizontal format, 120x40cm, with large format resin shower tray, with linear drain in stainless steel. Minimalist corner pieces in the same colour as the material. Built-in niches for bath gels.

INTERIOR EQUIPMENT

KITCHEN AND LAUNDRY ROOM

Kitchen furniture comprising furniture in brilliant white, with 12mm contrasting Silestone worktop. With drawers and high-quality, Blumm brand, nickel-plated steel hinges, with induction hob, fitted with drawers, cutlery trays and panelled front, with frame and shelves in 20mm chipboard. Hidden gola profile handles.

Furniture comprising column for high panel fridges and dishwashers and above sink worktop with shelves, column for oven and microwave and columns for product storage.

Bosch, Siemens or Similar brand electrical appliances.

1-basin stainless-steel sink unit with top end mixing tap.

100L electric water heater and 150L solar Accumulator with 3/4 thermostatic valve with a solar collector on the roof.

BATHROOMS

Toilet furnishings with wall-hung fittings in white lacquer and basins in white resin, rectangular in shape and top end mixing taps with laminated mirrors, 5+5 mm.

Wall-hung, VILLEROY BOCH brand toilets in vitrified porcelain with built-in cisterns and GEBERIT push button.

White, wall-hung, VILLEROY BOCH brand bidet in vitrified porcelain and top end mixing tap.

Large format, floor-level, resin shower trays with linear drain in stainless steel with built-in thermostatic tap with top end mixing tap, rain effect sprayer in the false ceiling and hand sprayer built into the wall.

PLOT URBANISATION

PLOT PERIMETER WALLS - CLADDINGS

Plot walls finished in exposed grey concrete.

IRON WORK, GATES AND FENCES

Plot fence comprising galvanised iron tubes, 120x40mm, lacquered, on a steel plate anchored to the wall, arranged diagonally every 10cm.

Single-leaf sliding door for vehicle entry and a hinged door for pedestrian access, both in galvanised steel with anti-corrosion protection and stove-baked lacquer.

SWIMMING POOL

Swimming pool with a 24.5m2 water surface and a depth of between 1.0 to 1.60 m, made up of shotcrete sprayed concrete and finished in white gresite mosaic tiles. Includes construction of stairs with shallow paddling zone, with decorative lighting and filter group and purification prefabricated polyester hut, underground for machinery and electrical control panel, fitted with an outside shower in stainless steel.

PAVING IN FREE AREA OF PLOT

Continuous paving in non-slip levelled concrete in vehicle parking area.

Exterior free garden area, with preinstalled automatic irrigation, garden lighting and finished in top end, 27mm artificial grass with a perimeter of marbled gravel and prefabricated, non-slip paving stones, 100x40, in a plain grey colour.

Garden comprising Olive trees, groups of Washingtonian palm trees, cypress trees on the fence perimeter, bird of paradise flowers and shrubs, planted after the prior preparation of the support with anti-weed black fabric, base of compacted and levelled gravel.

OUTDOOR LIGHTING

Exterior lighting comprising built-in LED floor lamps for decorative wall lighting, from the floor. Illuminated signal markers in entrance area paving. Spotlight illumination of palms and other garden trees. Exterior lighting lamps in vehicle parking area. Decorative wall lamps and illuminated markers on exterior façades.



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