



The Villas of Busot



The A Class Villa

Our latest designs are the result of our continuous need to improve qualities and innovating finishings, combining them with simple and logical distributions and styles, resulting in comfortable luxurious homes which are built to enjoy the Mediterranean life.

We continue building on large sites in quiet area's with open and south facing views. All plots selected with clear objectives; enjoy privacy with all facilities on-site at just a short distance from all amenities.

In Busot

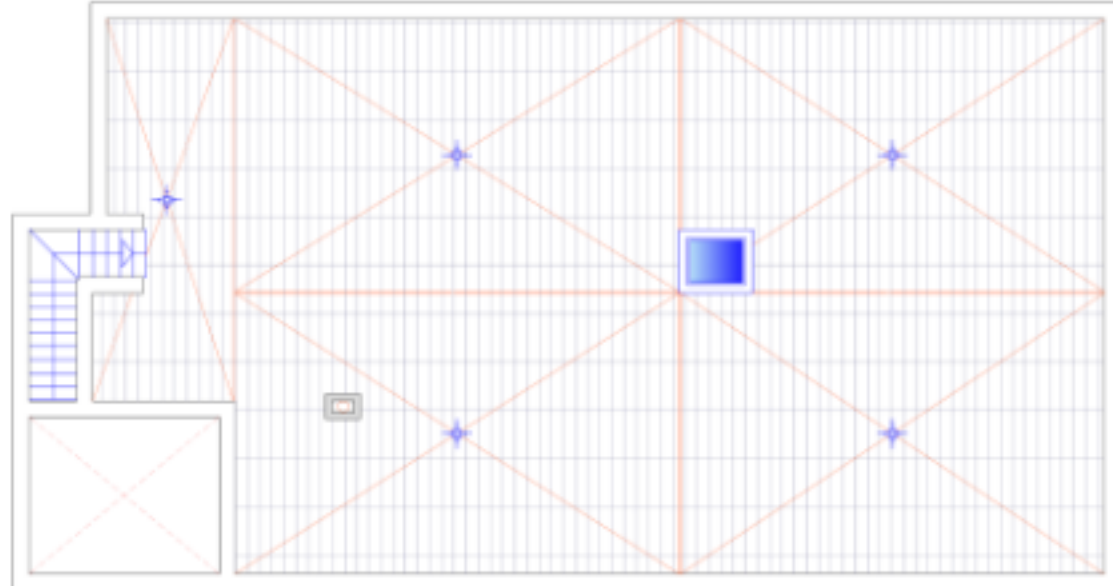
Our available sites in prime villa area's around the town have all minimum 800 m2 area. Nearby shopping and leisure is located in nearby Busot (2 Kms.) Large shopping malls and commercial centers are available at 7 Kms in San Juan, at the outskirts of Alicante. The beaches of Campello and San Juan are 9 Kms away from our homes, less then 15 minutes by car.

Specially in this convulsive period our locations and properties allow you to enjoy your life in your private paradise with all services [available](#) to you.

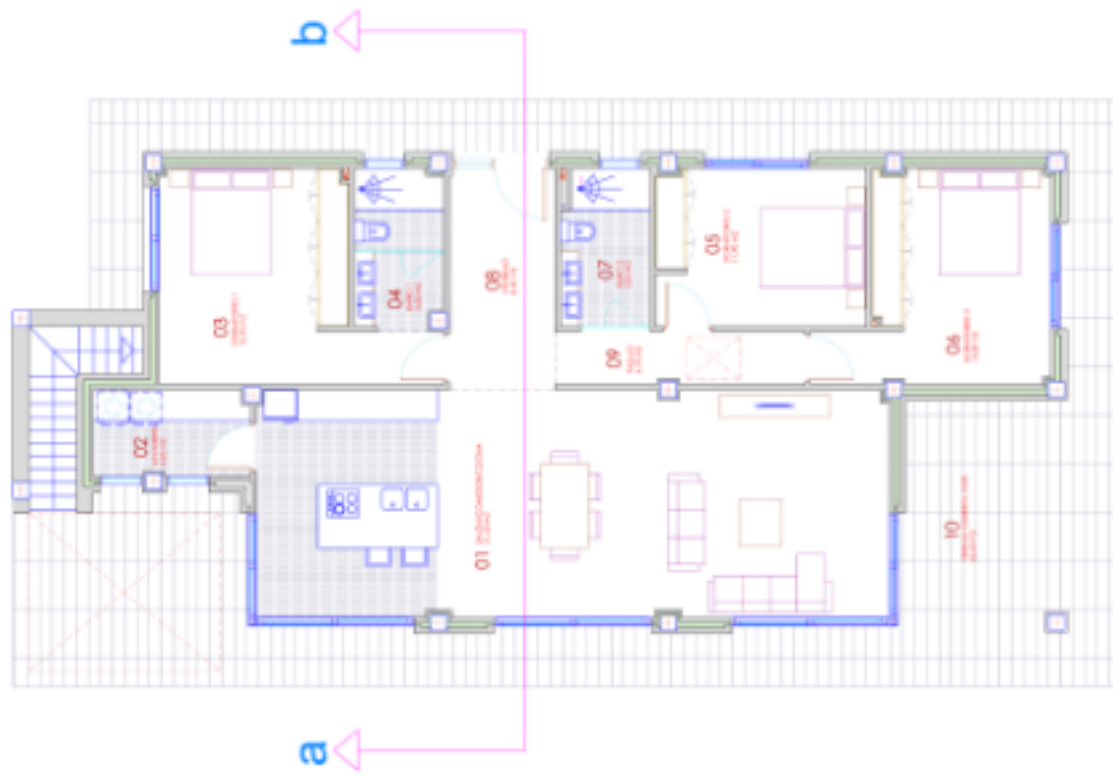
6.40 The Xaloc plans



SUPERFICIE CONSTRUIDAS VIVIENDA	141.93 M2
SUPERFICIE VIVIENDA	96.85 M2
SUPERFICIE 100% TERRAZA CUBIERTA	215.13 M2
SUPERFICIE TOTAL	453.91 M2
SUPERFICIE CONSTRUIDAS COMPUTARIZAS	441.30 M2
SUPERFICIE VIVIENDA	33.31 M2
SUPERFICIE 80% TERRAZA CUBIERTA	176.63 M2
SUPERFICIE TOTAL	651.24 M2
CUADRO DE SUPERFICIE UTILES	
01 SALON-COMEDOR-COCINA	51.80 M2
02 LAVADERO	4.85 M2
03 DORM.1	16.45 M2
04 BAÑO 1	5.05 M2
05 DORM.2	11.90 M2
06 DORM.3	14.85 M2
07 BAÑO 2	5.05 M2
08 VESTIBULO	8.40 M2
09 PASILLO	4.75 M2
10 TERRAZA CUBIERTA 100%	66.65 M2
SUPERFICIE UTIL TOTAL	189.55 M2



planta cubierta



planta baja
mobiliario y superficies



PROYECTO
 UNA VIVIENDA INTEGRALMENTE
 ATILADA CON PISCINA

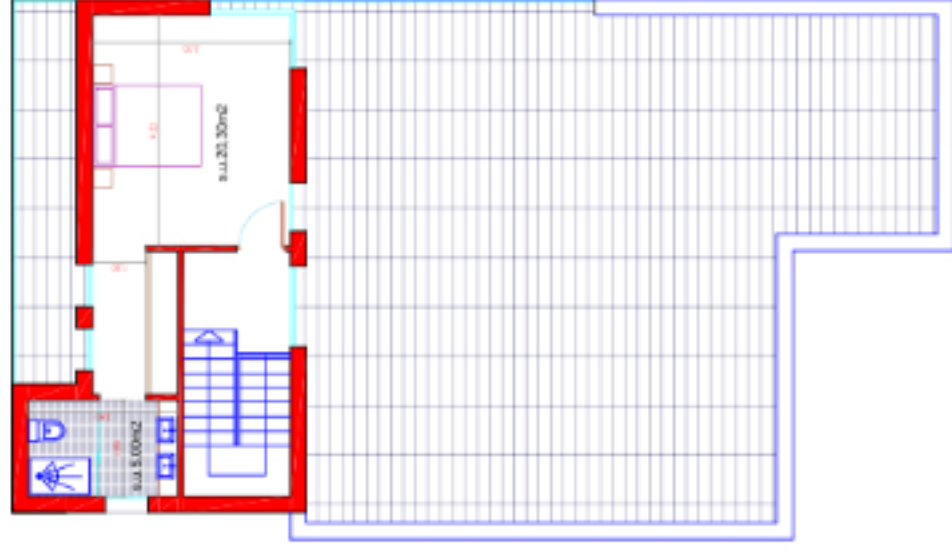
SITUACION
 URBANIZACION PIA LLONAS B

PROMOTOR
 PANATA DE SURBERILLU

FECHA 09-2020
FECHA MODIFICADO -

PLANO Nº 04
ACORDADA A PLANO Nº -
FECHA 1/50
PLANO Nº PLANOS ACORDADO Y SUPERFICIE

sup.construida vivienda 152,80 m²
sup.construida terraza 44,60 m²



PLANTA BAJA

PLANTA PISO



All our designs include open lounge-diner and kitchen area's that communicate with terraces and pool area without any barrier.

We choose hi-tech large format aluminium window frames and exterior and internal floors in the same design to allow and integrate both area's.

Modern style kitchen design with all the usefull interior gadgets available in different tones with worktops in Dekton or Silestone.

Hi Tec A++ extractors, either integrated in the bar or ceiling and Induction hobs manufactured for cooking in open areas.

Led appliances in ceiling and indirect LED lines for different types of ambiance lighting.

Smooth paint in white and incarved sideboards in porcelane are other examples of finishing details to keep a clean and neat design .





Exterior terraces connected to the pool and lounge area, either covered and uncovered allow to create chill out and dining area, enlarging the family area to the exterior and enjoy the superb Mediterranean climate at your ease.

Next to this we created a solarium terrace for those who wish to disconnect from the large area's on ground floor or for just have a better view over the surrounding area. From various of our sites you will have an open view over Alicante's skyline and sea.

Our window spaces are covered with electric operated blinds from high density aluminium, and protect and secure, yet also provide extra thermal insulation.

Also in exterior area's LED appliances on walls, gates and within the pool allow you to enjoy immediately from your completely finished villa.

Area's in the exterior are finished with paving and/or artificial lawn and low maintenance garden.





The facade is executed in a protective mix of mortar and marble and treated with a waterproof white emulsion specially for exterior use, all finished in immaculate white, allowing you to easily remove any stains on the facade by simple watercleaning.

Paved walk and drive way on a concrete base is installed, both apt for the use in exterior and cars. The video porter and remote controlled opening are standard items in our memorandum of quality.









Kitchen - Design

In most of our designs we choose to create the water and cooking group in the bar 7 worktop. With the extraction either in ceiling or worktop no obstructions are visible.

The closed furniture unit allows to integrate all white goods within the design.

A closeable area is created here to allow installation of coffee machine, juicer or similar items with a vertical opening door. Without any trace of it after closing the unit.

The worktop in the bar holds a vertical part in the same design and a splash unit in the part reaching the side-wall.

All kitchens are equipped with interior use for cutlery, pans, storage of food and many other items.

Materials can be chosen within our expo. Hi quality mechanisms for door openings are included. Either the invisible push or hold openers or grips in stainless steel.





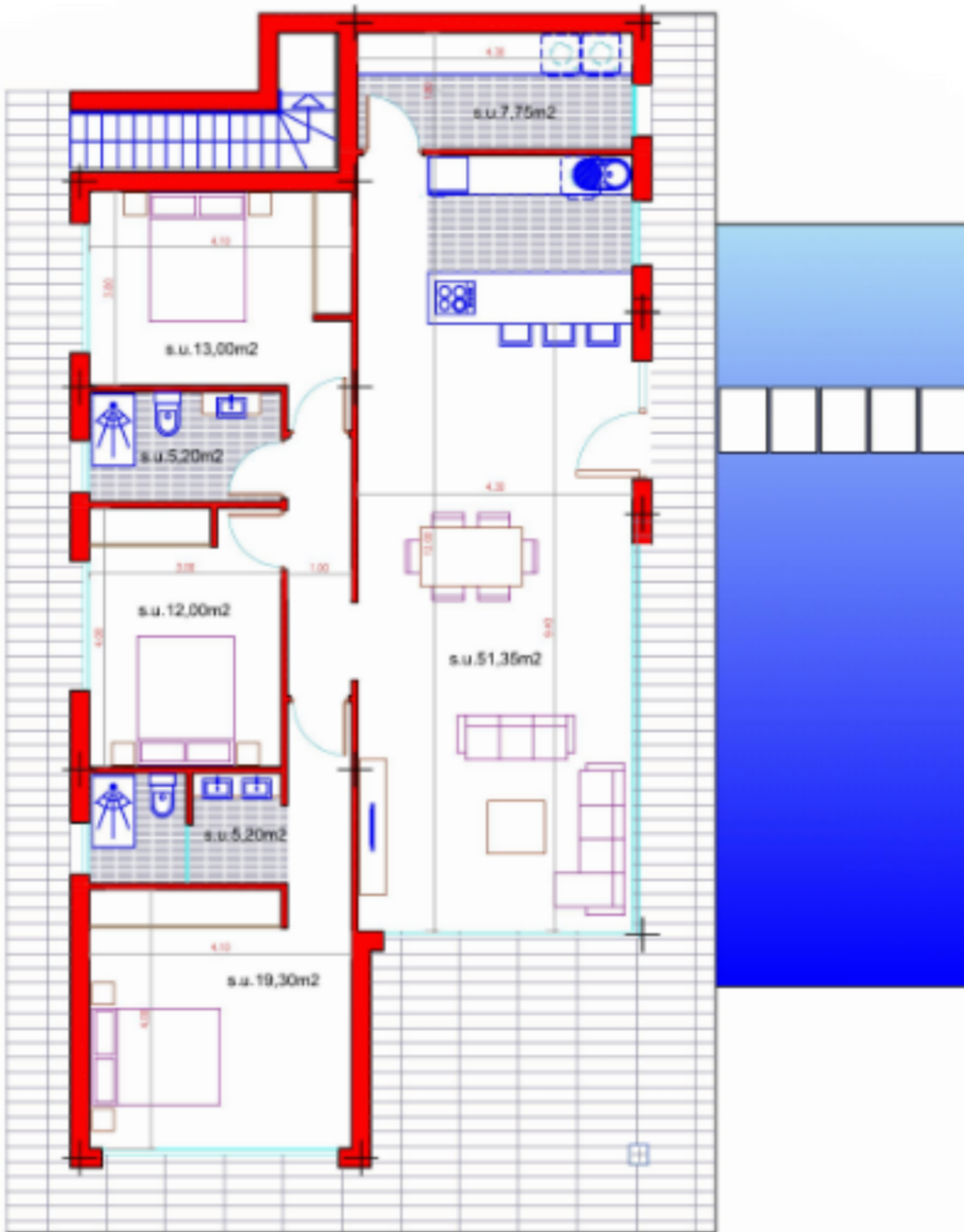
Plan of our design on a 800 m2 plot.

We proposed to situate the villa south east facing, appreciating open views and created an entrance with bridge over the pool area, separating a shallow water area with the standard pool. Surrounding the pool area, both paved and artificial lawn, separated with coniferes to create a drive way to the northside to station the cars. Further a garden area with local plants as palmt and lemon trees.

To the back the stairway to the solarium terrace.

Plan and situation can be changed prior to the building fase, taking in mind that all ammendments will have to be in accordance with the municipal and architects regulations

Creation of storage unit, space between pool and villa or different distribution of elements can be considered.



Our All-On-One-Floor model is simple and effective in its concept. Not wasting any space by dividing compartments.

The straight lines in the large open space with a great corner patio windows and continuing in the covered terrace create an area of nearly 100 m² combined space for daily use.

The laundry can be easily converted into two compartments, in case a courtesy toilet is required.

The ample masterbedroom with bathroom en-suite of 25 m² offers privacy by the placing of the bathrooms. Also the two other bedrooms are separated by the communal bathroom to improve privacy.

Example of reform proposal



Starting from our standard model, the client decided to place the laundry in the basement area.

This basement area is connected with an internal stairway from the kitchen area.

We placed the kitchen area to the far back wall and the result is an open lounge-kitchen area of nearly 59 m²

Depending on the conditions of the soil and the necessary space required, we can add a basement from aprox. 50 m² until the total surface.

Individual quotations will be applied for any proposed alteration of the standard project.

Brief description Memorandum of Quality

Innovating in homes.

Creating a Modern Style Home that makes the difference in each and every way you compare it with other offers has been our object. This outline of our building method and applied materials should give you a clear vision why the Villas of Busot is more than an ambitious quality villa. Our team of architects, technicians and designers in their meetings with feed-back from our clientele has resulted in this home that applies latest technology for confort and ecology and is thought to be controlled and maintained without important efforts. We reserve the right to change materials for similar quality due to regulations or official notifications. We hope you will enjoy, see you soon in the Villas of Busot

Structure, exteriors and insulations.

High density steel armed concrete base with a ventilated air-chamber underneath, including terrace area's form the villa. 40 cms pillars in reinforced concrete between floors. Side walls insulated in water and humidity-proof poly-estirine covered with gravel. Multiple roof cover with intrudated poliestirine, concrete and waterproof layers and covered with with a bebitid division with shelves, drawers and hanging compartments. Aluminium window frames in Graphite grey finish for optimum climate and acoustic controll. with Thermic barriere Double glass of 24 Mms finished with UV_A sun filter. Electric blinds in aluminium with paralel electronic controll. Security front door with multiple locks , interior finish in Aluminium, Exterior finish in wooden decor.

Stairstrades and bannisters.
Inox steel holders integrated in the structure with security glass between posts.
Projects presented for A_ Certificate
Paint:
Smooth white finsh plastic coated satinated paint on plastered walls.

Floors Walls, Tiling

We chose a large format Porcelanic tiling throughout the villa and terraces of one type and decor. Our large 45 x 120 Cms tile is from C3 quality, allowing exterior use, anti-slip and resistent to climate changes creates an ongoing effect so that all interior and exterior spaces look effortless accesible. The frames of the patio windows in lounge kitchen and bedrooms are inbedded on each floor level and wheelchain finally amplifying the effect separate. board for communications , TV, telephone and WIFI Switches, plugs in Tecnal serie's or similar Integrated LED Apps in Interior and Exterior,Pre-installation of air-conditioning by conducts, seperated by floor with extentions to roof for installation of equiprment. Pre-installation of Aircro by conducts by use of aerothermic installation Aerothermic water-heater of 120 Ltrs., Ariston Uon or similar for ecologic energy use. combined with solar panel.

Bathrooms

Porcelane integrated toilet with cover including brake and wall integrated disposers. Minimalist taps with hand-shower en rain-shower on ceiling height. Vanity unit with integrated sink. Shower seperation in security glass. Incorporated LED apps in ceiling and mirror. We continue to search for new materials and finishings to be applied within the project.

Electric floor heating controlled by individual thermostated in each room.

Kitchen

Hi Gloss maintenance free doors with side protection in fully plastic coated aluminium.with Invisible handles. Wall unit integrated in plaster creating smooth finish without angles and dead corners. Interior dividson with shelves, baskets and integrated connections for all white goods.. Breakfastbar (when applicable) with integated sink and kitchentap and covered in coloured Quarz material, maintenance free use. Sufficient plugs near worktop, integrated in bar-unit. Extractor unit integrated in ceiling for clear views over open area's. Induction hob, decorative extractor, Integrated fridge freezer dishwasher and oven. Washing machine

Carpentry.

Timber and white coated doors with embedded grids and magnetic locks for maintenance free use over the years. Doors in security glass in various bathrooms, combining closing of door with opening of shower-area.Wall integrated wardrobes from floor to ceiling with shelves, drawers and hanging compartments. Aluminium window frames in Graphite grey finish for optimum climate and acoustic controll. with Thermic barriere Double glass of 24 Mms finished with UV_A sun filter. Electric blinds in aluminium with paralel electronic controll. Security front door with multiple locks , interior finish in Aluminium, Exterior finish in wooden decor.

Stairstrades and bannisters.

Inox steel holders integrated in the structure with security glass between posts.

Projects presented for A_ Certificate

Paint:

Smooth white finsh plastic coated satinated paint on plastered walls.

Electric Installation and Technology.

Electric installation protected with thermic and intensity brakes, apt for 9,75 Kwh installation Certificate. Prepared for domotic use. Main switch board with divisions for electric groups, properly integrated in a separate board for communications , TV, telephone and WIFI Switches, plugs in Tecnal serie's or similar Integrated LED Apps in Interior and Exterior,Pre-installation of air-conditioning by conducts, seperated by floor with extentions to roof for installation of equiprment. Pre-installation of Aircro by conducts by use of aerothermic installation

Aerothermic water-heater of 120 Ltrs., Ariston Uon or similar for ecologic energy use. combined with solar panel.

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Inovations and changes

apps in ceiling and mirror.

We continue to search for new materials and finishings to be applied within the project.

Any changes will be communicated by the company



Distances by road from Villas, Busot:

- Busot town center: 1,8 Km.
- Beach Campello: 10,4 Km.

- Shopping mall San Juan 8,4 Km.
- Alicante airport 34 Kms
- Alicante Marina: 21 Km

The ancient town center of Busot and its cozy Plaza offers basic shopping, still with all health facilities and hotel and restaurants.

Coastal area's as Campello and San Juan are popular for strolling at the sea-side, eating out and also easy to reach for weekly shopping.

Communications by roads and motorway are excellent, fairly all destinies are easy to reach.

Cosmopolitan Alicante offers a superb variety of culture, leisure and commercial facilities.







We welcome you to visit us.

Viewing any of our previous built villas will get you a perfect idea of how we work.

Feel free and inquire about any of our actual projects. In almost every occasions we have villa's

ready for completion or under construction..

Also various sites will be available to built such villa's as a completely individual design.

We look forward to meeting you here!

See you soon.

