Praga villas comprises 5 exclusive modern villas, offering four different designs, each one with its own personality. Praga villas are modern villas with different styles, full of light, with private swimming pool and beautiful gardens. They are conveniently located in a quiet residential area close to all services and the beach. In Sierra Cortina, Finestrat, in the heart of the beautiful Spanish Costa Blanca.
Your life in the Praga Villas includes some golf at the nearby courses, shopping in any of the convenient shopping centers, sunbathing on the beach or dining in any of the nearby charming villages.

And all these services and leisure just a short drive away:
4 International schools within 15 minutes.
La Marina Shopping Center.
5* Hotels: Asia Gardens and Meliá Villa Aitana
Serra Gelada Natural Reserve
Enrique Mendoza Winery
Golf courses
Praga Villas are located in Finestrat, in the heart of the beautiful Costa Blanca, between the Mediterranean sea and the mountains of Sierra Cortina.
PRAGA VILLAS

5 minutes from the beaches

Hotel 5* Asia Gardens

This plan is for illustration purposes only and may be modified for technical reasons and by order of the authority. The furniture and appliances shown in the plan are purely decorative and are not included in the villa.
This 3 bedroom house offers 125m² of built area and 50m² of terrace on the ground floor and 60 m² of built area on the basement, on a 700 m² plot.

On the ground floor the entrance hall leads to an open space kitchen, living and dining room, connected to the large terrace and swimming pool.

Three bedrooms, one of them with en-suite private bathroom, and two bathrooms are located on the ground floor as well. The garage and laundry room are located on the basement.

**Features**

<table>
<thead>
<tr>
<th>Feature</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bedrooms</td>
<td>3</td>
</tr>
<tr>
<td>Bathrooms</td>
<td>2+1</td>
</tr>
<tr>
<td>Home Built Area</td>
<td>125m²</td>
</tr>
<tr>
<td>Basement Built Area</td>
<td>60m²</td>
</tr>
<tr>
<td>Terrace Built Area</td>
<td>50m²</td>
</tr>
<tr>
<td><strong>Total Built Area</strong></td>
<td><strong>235m²</strong></td>
</tr>
</tbody>
</table>

This image is a preliminary draft created by computer as an illustration but is not binding. The final design may undergo some changes.
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This image is a preliminary draft created by computer as an illustration but is not binding. The final design may undergo some changes.
This 3 bedroom house offers 140 m² of built area and 70 m² of terrace on the ground floor, a 24 m² solarium and 105 m² of built area on the basement, on a 700 m² plot. On the ground floor the entrance hall leads to an open space kitchen, living and dining room, connected to the large terrace and swimming pool.

Three bedrooms, one of them with en-suite private bathroom, and one bathroom are located on the ground floor as well. An office, a bathroom, the garage and the technical room are located on the basement.

VILLA PRAGA 21

Features

- Bedrooms: 3
- Bathrooms: 3
- Home Built Area: 140 m²
- Basement Built Area: 105 m²
- Solarium Built Area: 24 m²
- Terrace Built Area: 70 m²
- Total Built Area: 339 m²

Images of a similar villa built by Marjal, for illustration purposes only and not binding. Praga Villas may have different finishes, layout, home appliances and furniture.
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GROUND FLOOR Praga 21

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BASEMENT
Praga 21

Vivienda Sup. const. 140,00 m²
Sótano Sup. const. 105,00 m²
Solariúm 24,00 m²
Terraza 70,00 m²
Piscina 30,50 m²

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QUALITY SPECIFICATIONS

CONSTRUCTION FEATURES

FOUNDATIONS AND STRUCTURE
Reinforced concrete with separate footings and one way slabs.

EXTERIOR BRICKWORK
Exterior walls consisting of four layers: ceramic brick wall (exterior), air chamber, high density polystyrene insulation and thermal clay block (interior).

ROOF
• Flat unexploited roof with extruded polystyrene insulation (8 cm).
• Villa 21: Exploited floor in solarium.

FAÇADE
Single layer mortar with a scraped finish. In white color.

INTERNAL WALLS
• Brick with plaster finish.
• Storeroom with White mortar finish.

BATHROOM FINISHES
Top of the range “Gres” ceramics according to the latest design.

INTERIOR AND EXTERIOR FLOORING
• Interior: Top of the range “Gres” ceramics and recessed concrete polymer baseboard, same color as the wall.
• Exterior: Top of the range “Gres” anti-slip ceramics of the same range as interior floor tiles.
• Storeroom: Concrete flooring in storeroom.

INTERIOR AND EXTERIOR LIGHTING
• Interior, LED type lights, ceiling spotlights, switches in white color throughout and plugs according to standard regulations.
• Exterior, façade fixtures and garden lights according to the exterior design project.

EXTERIOR CARPENTRY
• Aluminum Schüco brand with thermal break.
• Motorized exterior blinds in bedrooms.

GLASS
• Double glazing with air chamber according to Technical Building Code.
• Fixed glass screen and sliding door in bathroom.
• Main entrance door in glass and aluminum, with security lock.

PAINTWORK
• Smooth finish in white colour.
• Decorative wallpaper on bed headboards.
**HOME EQUIPMENT**

**INTERIOR CARPENTRY**

**Kitchen:**
- Fitted with base and wall units, American walnut finish, equipped with induction cooktop, and extractor hood, with energy efficiency class A++.
- Fitted single sink in stainless steel, vertical single-handle mixer tap with two positions.
- Silestone quartz worktop or similar.

**Interior doors:**
In smooth lacquered finish, white colour NCS 0500-N (2.30 m height), with steel designer handles in chrome finish and hidden hinges.

**Wardrobes:**
Wardrobe swing or sliding doors in wood with white matte finish (1002R). Interior distribution with shelves, drawers and hanger bar, adapted to the dimensions.

**BATHROOM FITTINGS AND FAUCETS**

- ROCA sanitary ware, including complete vanity unit.
- White wall-mounted WC from ROCA range.
- Designer countertop basin according to the latest tendencies.
- Floor level shower in the same material as interior flooring. Thermostatic taps in chrome finish.
- Basins: single handle tap in chrome finish, with aerator for water efficiency.

**HEATING AND AIR CONDITIONING**

- Air conditioning with heat pump through ducts.
- Pre-installation for towel rails in bathrooms.
- Underfloor heating in bathrooms.
- DHW Boiler (200 litres Thermoboil) with thermodynamic solar panel.
- Ventilation and air renewal system with heat recovery.

**EXTERIOR**

**Pool:**
- Villa Praga 18: 2.8 x 13 m Swimming pool.
- Villa Praga 21: 3 x 9 m Swimming pool.
- Gresite tile finish with pre-installation for heat pump.

**Garden:**
- Standard landscaping finish with watering system and lighting.
- Garden paths in concrete tiles.

**Fence:**
- Villa 21: Exterior stairs to solarium.
- Main fence to the road: concrete wall with fence on top.
- Dividing walls: house area – plastic wire mesh in green colour with interior hedge.

**SPECIAL EQUIPMENT**

*Basic Smart Home Technology. Ipad is not included.*

- Control of outdoor lighting (3 lights) to generate simulation scenes of presence.
- Outdoor lights timer programming.
- On/Off lighting throughout: Enable/Disable lighting.
- Fixed control screen in black and white for individualized control of:
  - Outdoor lighting
  - Enable/Disable lighting
  - Water cut
- Flood (3 zones) and fire alarms.

**Home appliances pack**
Fridge, oven, microwave oven, washing machine and dryer, Bosch brand.

**Living room furniture:**
Living room furniture in MDF with American walnut finish.

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