

EONIA

Exclusive Living, Pure Mediterranean Style.





EONIA

Exclusive living, pure mediterranean style

Eonia Villas is a contemporary mediterranean concept with clean lines and a combination of materials, characterized by its simplicity and functionality.

The images included in this document have no contractual value.



EONIA

Exclusive Living
Pure Mediterranean Style



EONIA Villas

EONIA Exclusive Living
Pure Mediterranean Style

The project

The new project is composed by 7 villas with 3 bedrooms and 2 bathrooms on a single level, including fully equipped kitchen, with private swimming pool. A private indoor parking space with pergola, electric shutters, management system and alarm system totally fitted are some of the main specifications of this exclusive development.

Features



3



2





EONIA

Exclusive Living
Pure Mediterranean Style

Orientation

Each of the villas is south-facing, the optimal orientation given their location, ensuring they receive sunlight throughout the day, year-round.

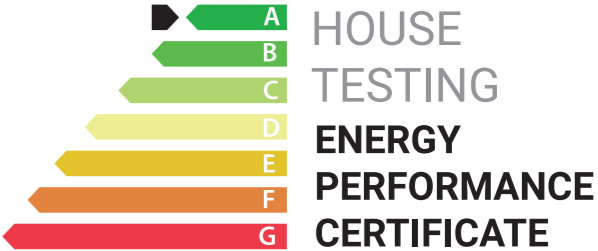
The homes enjoy ample natural light, reducing energy consumption and enabling natural ventilation in every room.

Their south-facing pool area ensures ample sun exposure during the day, with reduced intensity in the evening, allowing for delightful dinners on the terrace with spectacular golf course views.

Energy certification class A

Eonia Villas offers a high level of energy certification.

This is possible thanks to the thermal insulation of roofs and walls, the aluminium joinery with double glazing, and the installation of 4 solar panels.





EONIA

Exclusive Living
Pure Mediterranean Style

Design

Eonia is a complex of detached villas with overall design that seeks to maintain, in every detail, the Mediterranean essence. Pure lines, textures and colors contribute to the character of the project, integrating it into the exclusive and natural environment.

The facade combines white rendering monolayer mortar with details in imitation wood lintels.



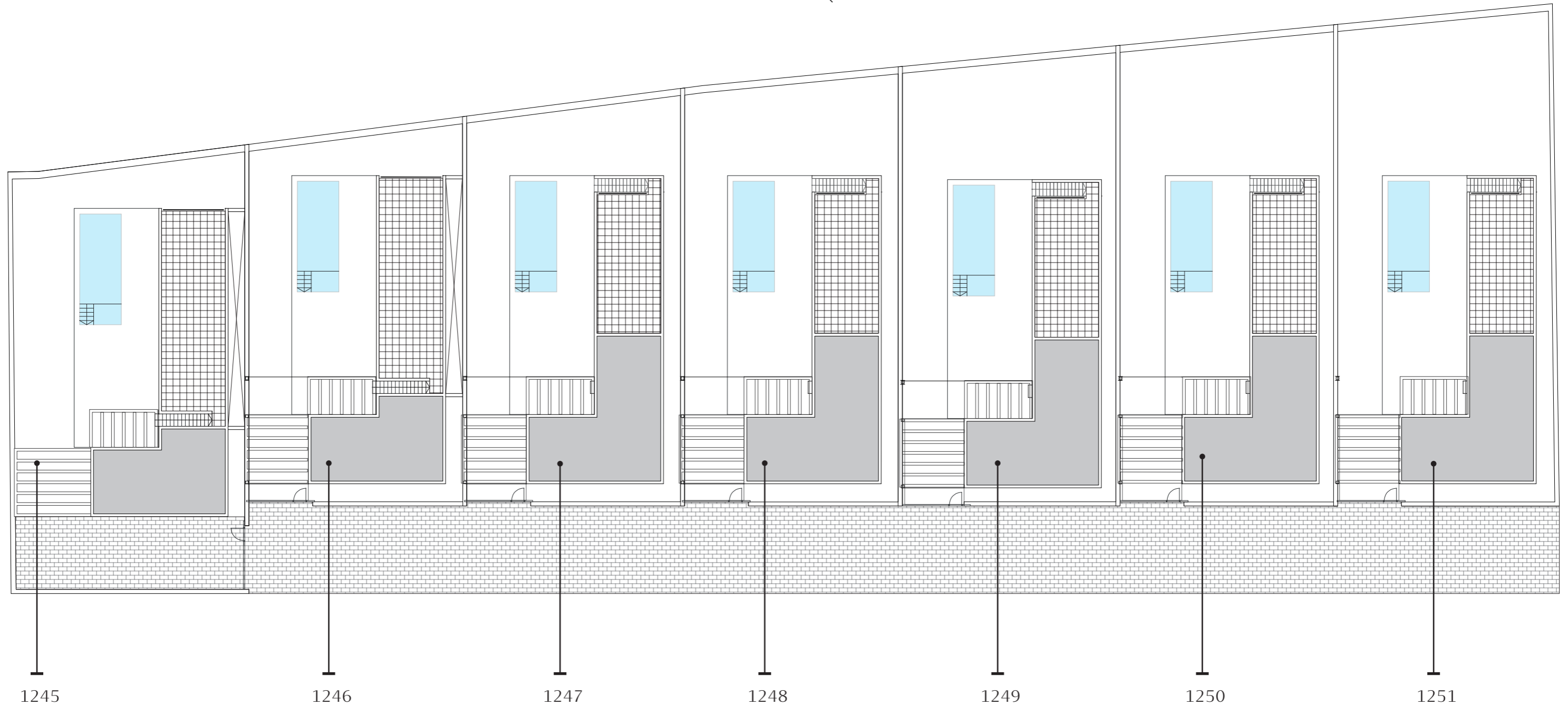
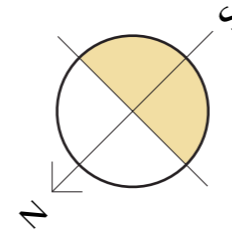


EONIA Villas

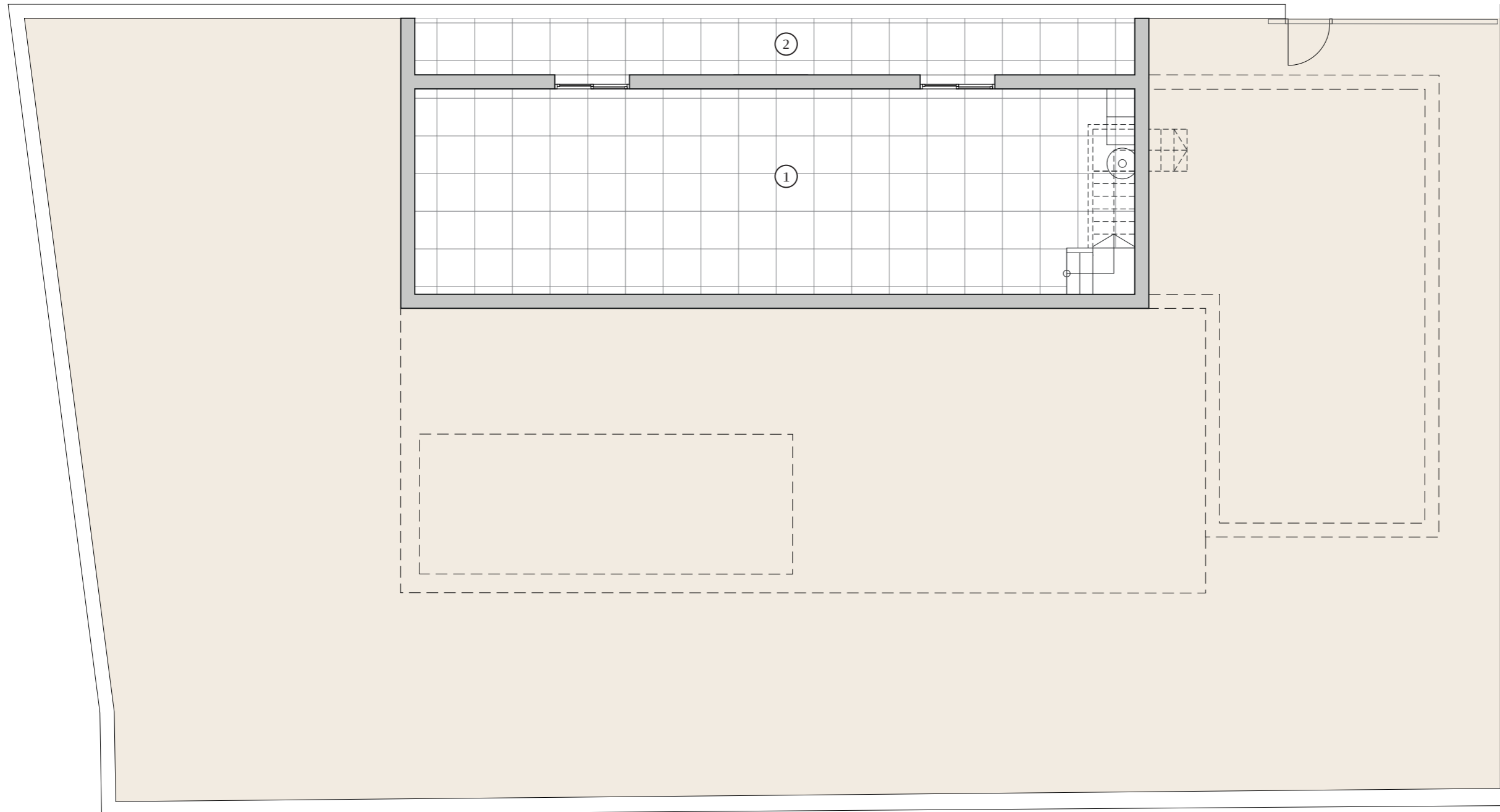
EONIA

Exclusive Living
Pure Mediterranean Style

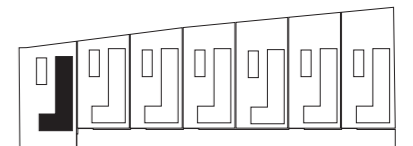
Num.	1245	1246	1247	1248	1249	1250	1251
Plot	533	424	454	483	508	530	562



1	Basement	65,37
2	Yard	18,60



All measures are expressed in M2.



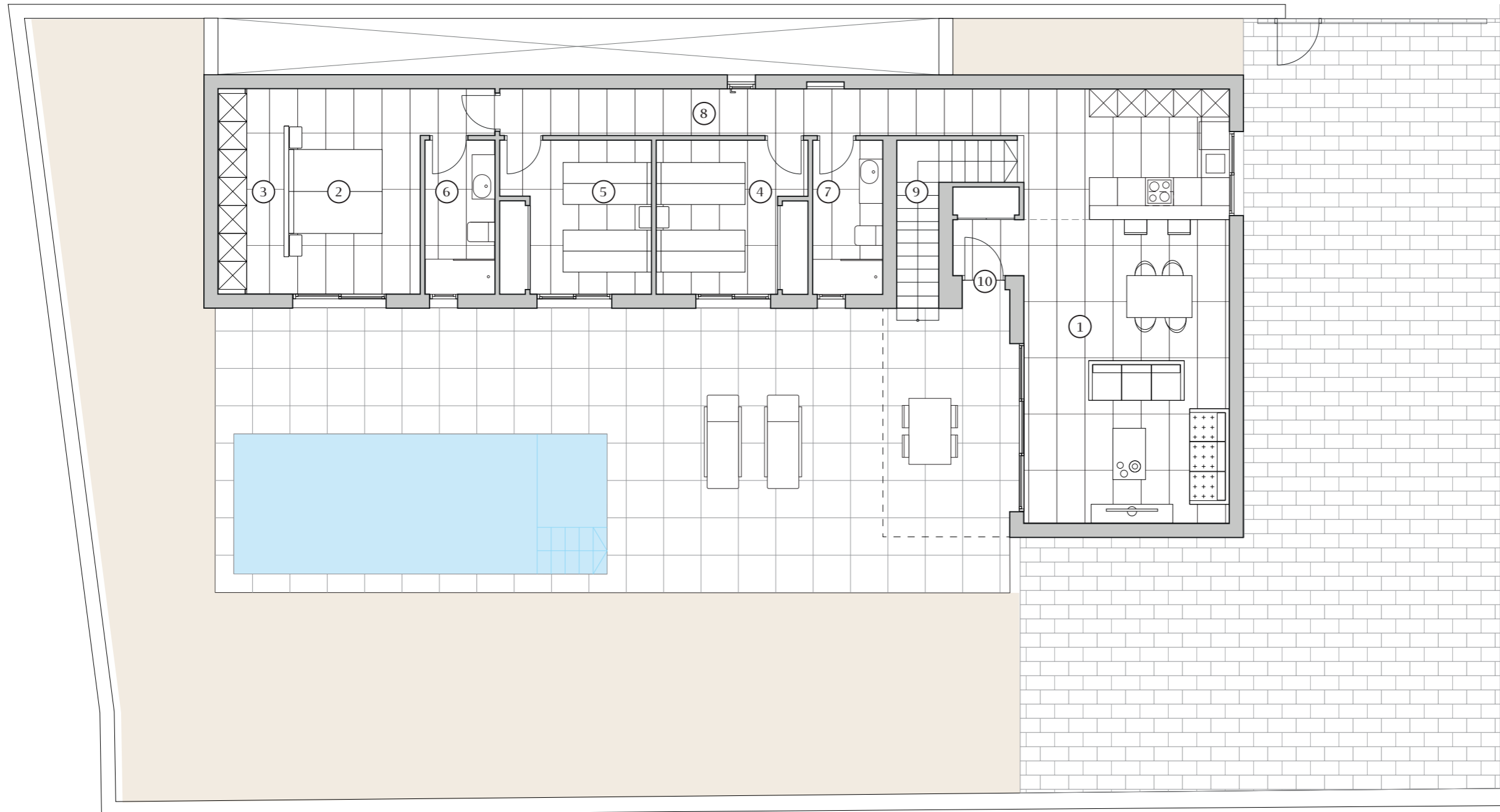
House	1245
Plot	533

Scale	1:100
	A3

Ground floor
1245

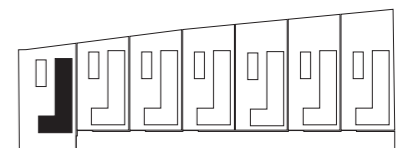
3 2

Built	135,30
Terraces	80,50
Solarium	67,40
Pool	24,00
Parking	27,60



1	Kitchen - Living	40,90
2	Bedroom 1	14,20
3	Dressing room	6,25
4	Bedroom 2	10,60
5	Bedroom 3	10,6
6	Bathroom 1	4,95
7	Bathroom 2	4,95
8	Corridor	9,8
9	Stair	3,80
10	Hall	0,70

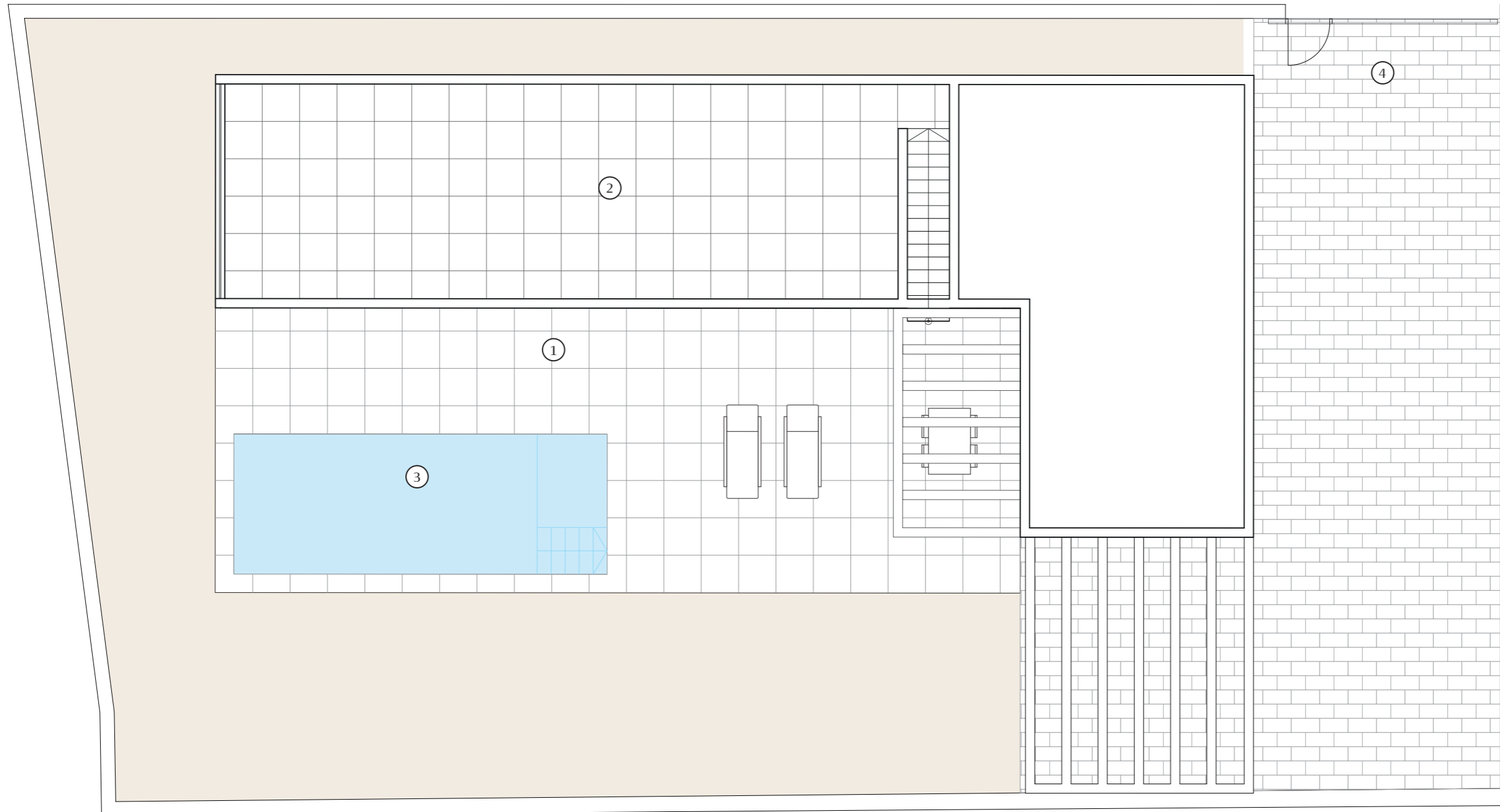
All measures are expressed in M2.



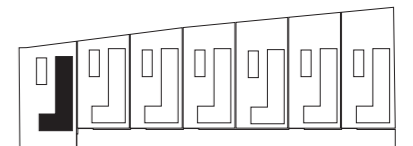
Solarium floor
1245

3 2

1	Terraces	80,50
2	Solarium	67,40
3	Pool	24,00
4	Parking	27,60



All measures are expressed in M2.

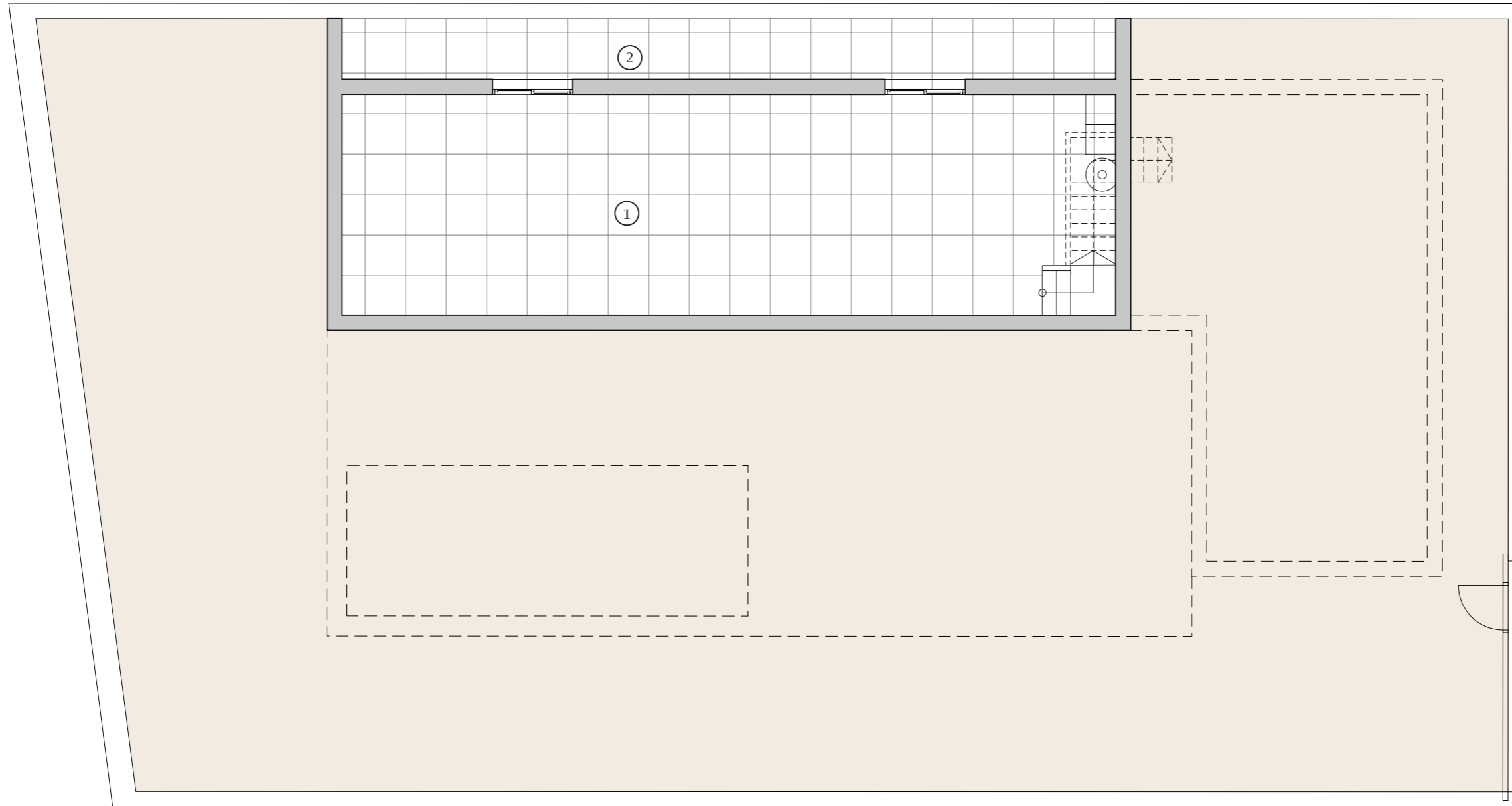


Legal Notice: Standard floor plan, which does not include the common use areas. Each residence has its own floor plan, which may vary slightly from the standard one. The furniture and household items that appear in the plan are merely for decorative purposes. This is not a contractual document. This plan can be modified by the Project Management Team according to construction or design needs.

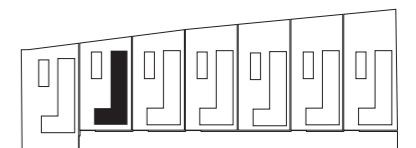
House	1245
Plot	533

Scale	1:100
	A3

1	Basement	65,37
2	Yard	18,60



All measures are expressed in M2.



Legal Notice: Standard floor plan, which does not include the common use areas. Each residence has its own floor plan, which may vary slightly from the standard one. The furniture and household items that appear in the plan are merely for decorative purposes. This is not a contractual document. This plan can be modified by the Project Management Team according to construction or design needs.

House	1246
Plot	424

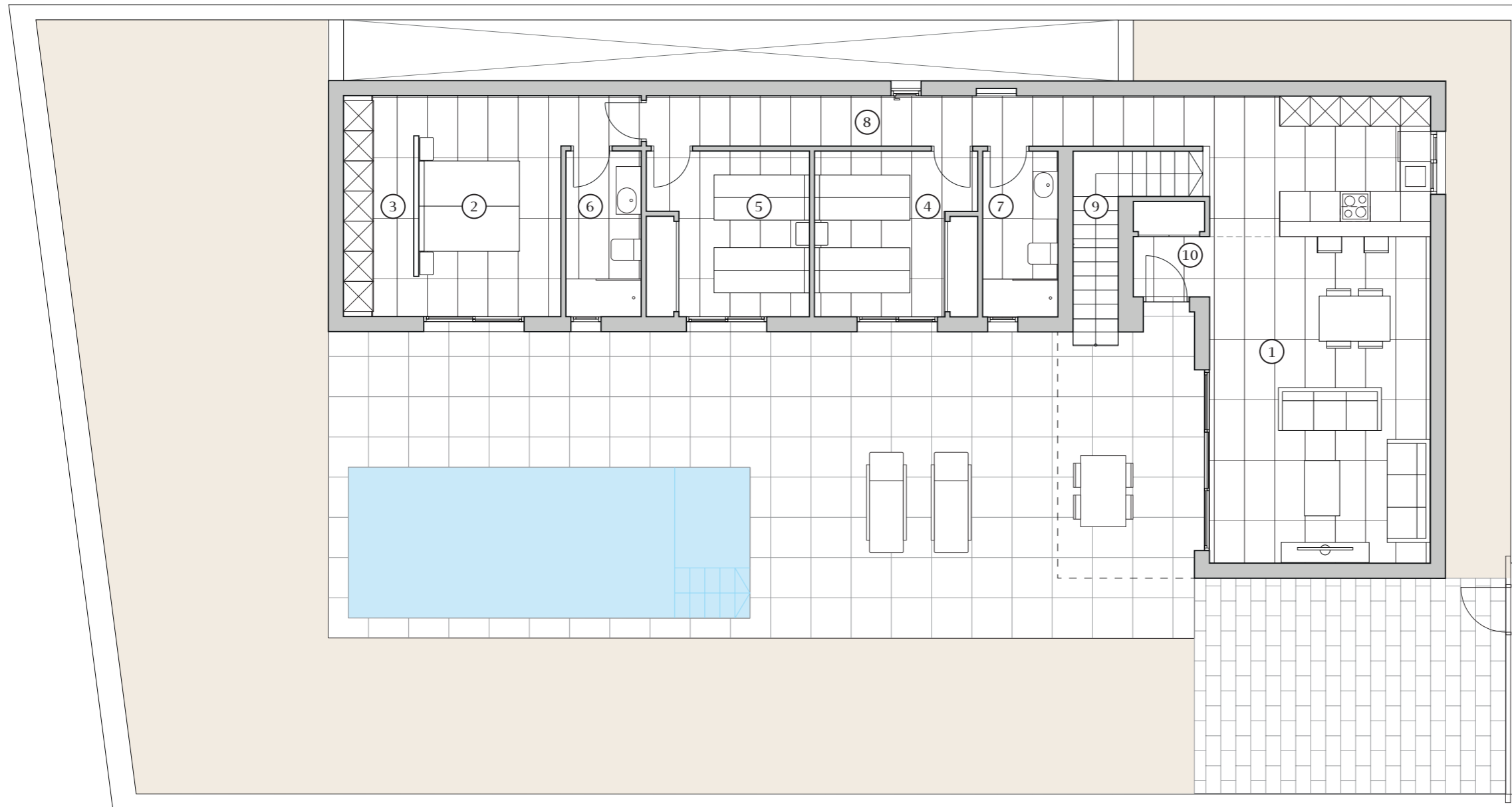
Scale	1:100
	A3

Ground floor
1246

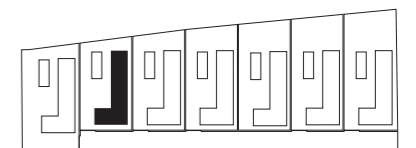
 3  2

Built	135,30
Built basement	80,20
Terraces	83,70
Solarium	67,40
Pool	24,00
Parking	6,60

1	Kitchen - Living	40,90
2	Bedroom 1	14,20
3	Dressing room	6,25
4	Bedroom 2	10,60
5	Bedroom 3	10,60
6	Bathroom 1	4,95
7	Bathroom 2	4,95
8	Corridor	12,20
9	Stair	3,80
10	Hall	2,70



All measures are expressed in M2.



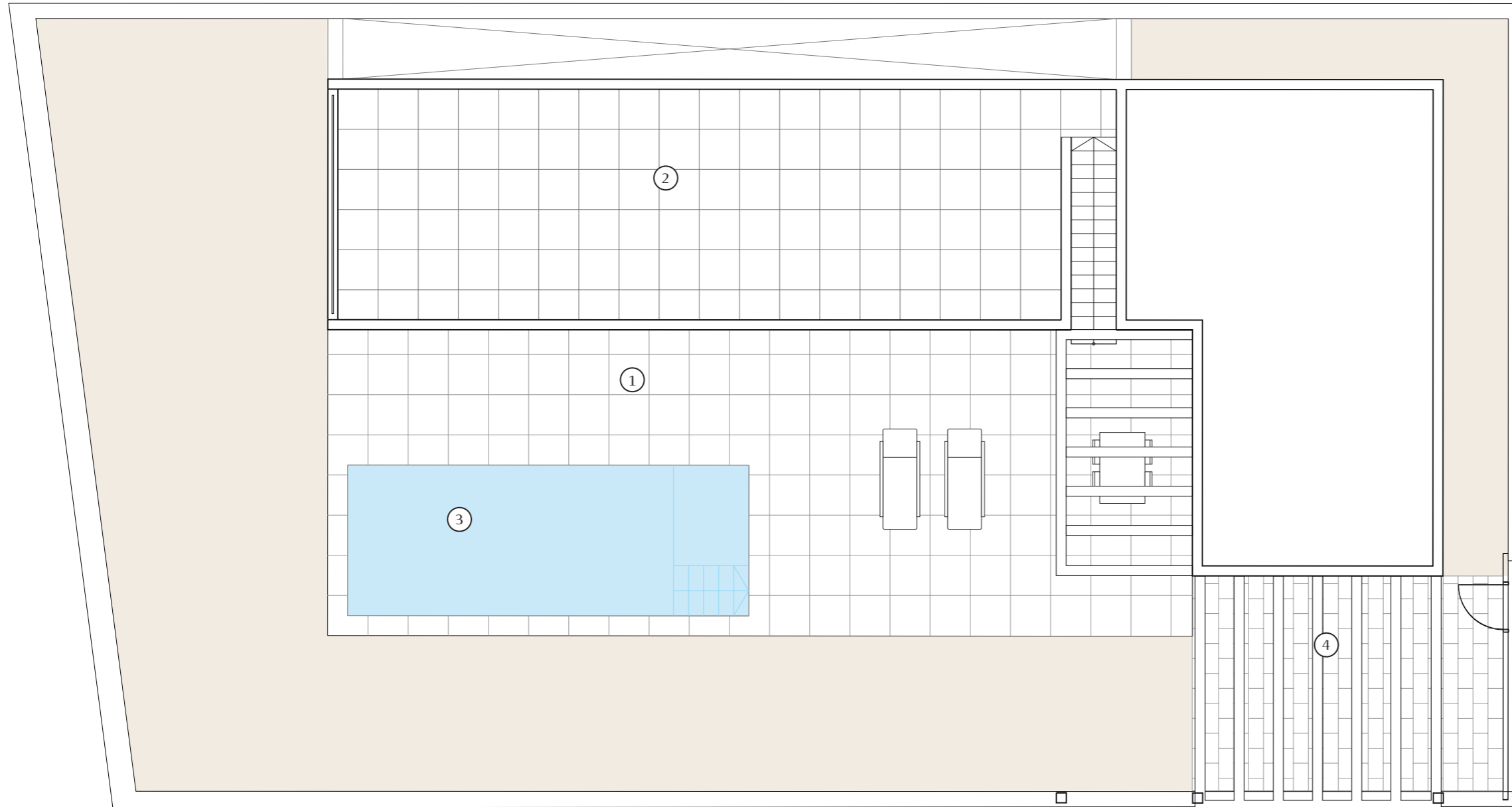
House	1246
Plot	424

Scale	1:100
	A3

Legal Notice: Standard floor plan, which does not include the common use areas. Each residence has its own floor plan, which may vary slightly from the standard one. The furniture and household items that appear in the plan are merely for decorative purposes. This is not a contractual document. This plan can be modified by the Project Management Team according to construction or design needs.

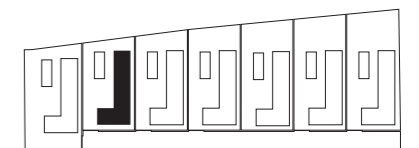
Solarium floor
1246

3 2



1	Terraces	83,70
2	Solarium	67,40
3	Pool	24,00
4	Parking	6,60

All measures are expressed in M2.

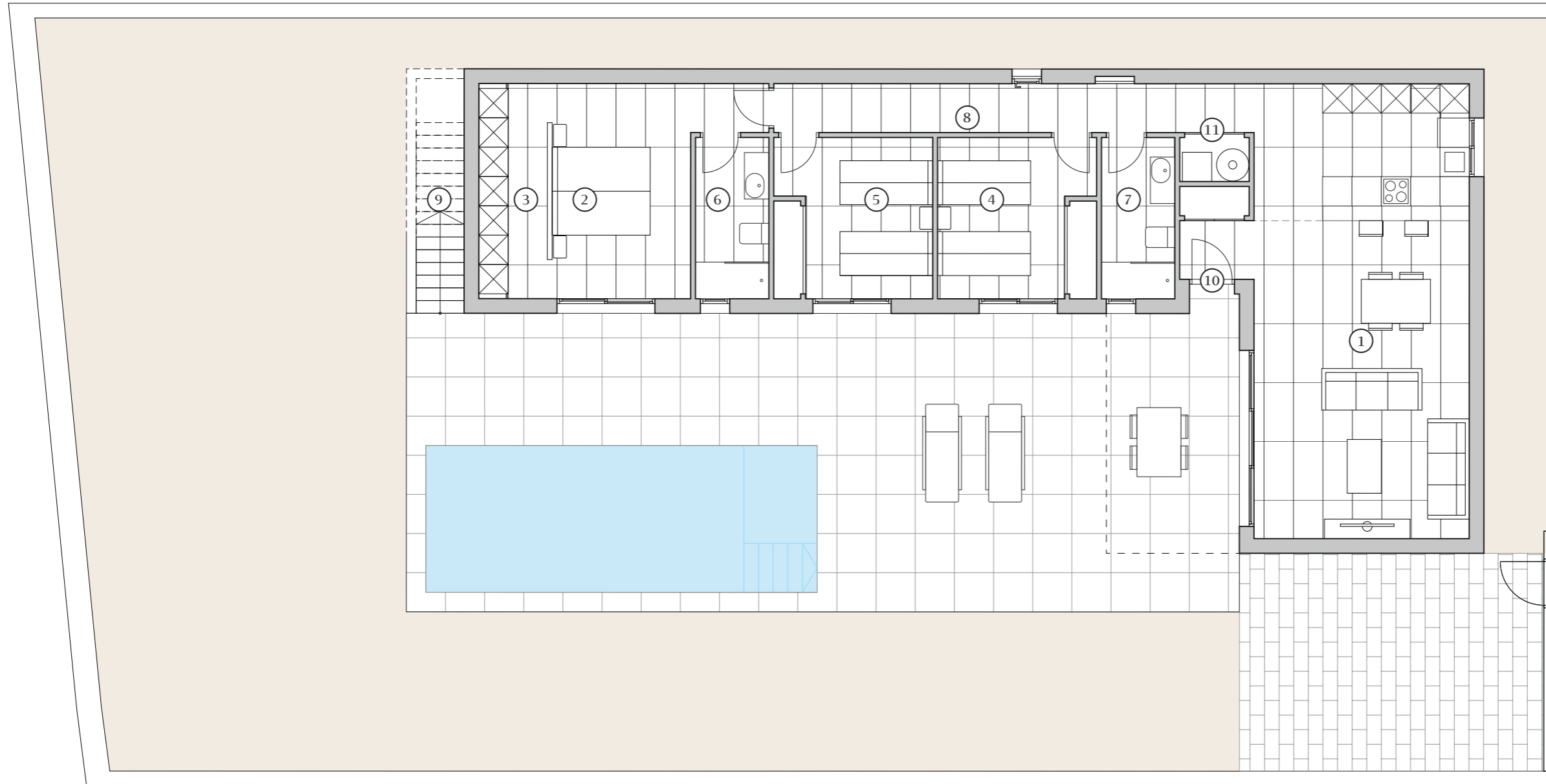


Legal Notice: Standard floor plan, which does not include the common use areas. Each residence has its own floor plan, which may vary slightly from the standard one. The furniture and household items that appear in the plan are merely for decorative purposes. This is not a contractual document. This plan can be modified by the Project Management Team according to construction or design needs.

House	1246
Plot	424

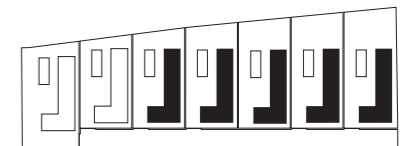
Scale	1:100
	A3

Built	128,30
Terraces	80,50
Solarium	47,00
Pool	24,00
Parking	27,60



1	Kitchen - Living	40,90
2	Bedroom 1	14,20
3	Dressing room	6,25
4	Bedroom 2	10,60
5	Bedroom 3	10,60
6	Bathroom 1	4,95
7	Bathroom 2	4,95
8	Corridor	9,80
9	Stair	3,80
10	Hall	0,70
11	Laundry	1,40

All measures are expressed in M2.



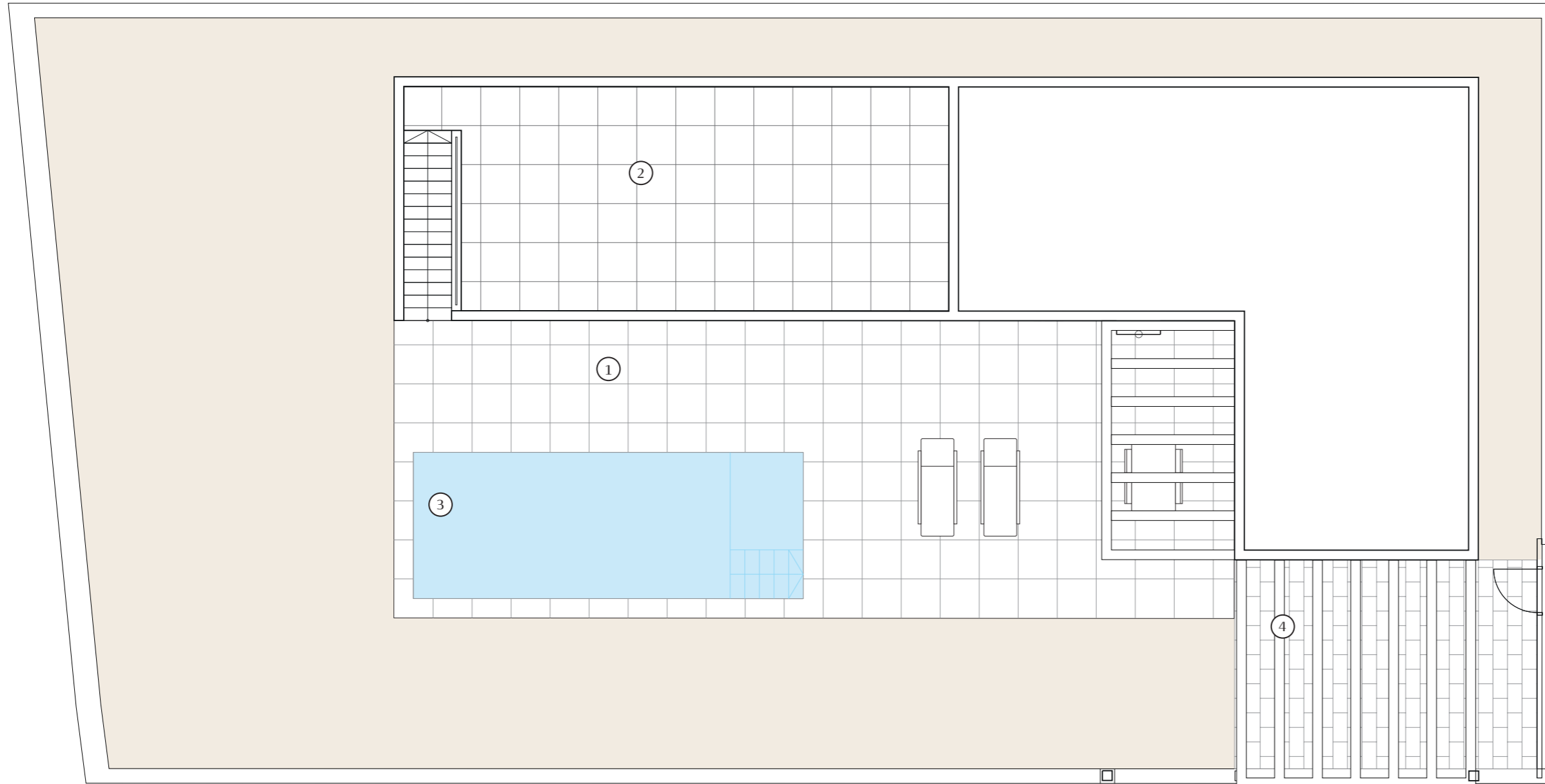
Houses	1247	1248	1249	1250	1251
Plot	454	483	508	530	562

Scale	1:100
	A3

Legal Notice: Standard floor plan, which does not include the common use areas. Each residence has its own floor plan, which may vary slightly from the standard one. The furniture and household items that appear in the plan are merely for decorative purposes. This is not a contractual document. This plan can be modified by the Project Management Team according to construction or design needs.

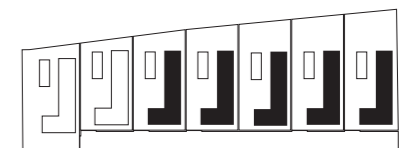
Solarium floor
1247- 1248 -1249 -
1250 - 1251

3 2



1	Terraces	80,50
2	Solarium	47,00
3	Pool	24,00
4	Parking	27,60

All measures are expressed in M2.



Legal Notice: Standard floor plan, which does not include the common use areas. Each residence has its own floor plan, which may vary slightly from the standard one. The furniture and household items that appear in the plan are merely for decorative purposes. This is not a contractual document. This plan can be modified by the Project Management Team according to construction or design needs.

Houses	1247	1248	1249	1250	1251
Plot	454	483	508	530	562

Scale	1:100
	A3

Specifications



Bathrooms

The bathrooms walls and floors are covered with porcelain tiles and continuous shower flooring with fixed shower glass and taps mixer.

Suspended bathroom cabinet in natural oak finish.

Modern design sanitaryware in white ceramic and top-quality taps in black finish.

Underfloor heating on both bathrooms.

Interior led lighting included in both bathrooms.

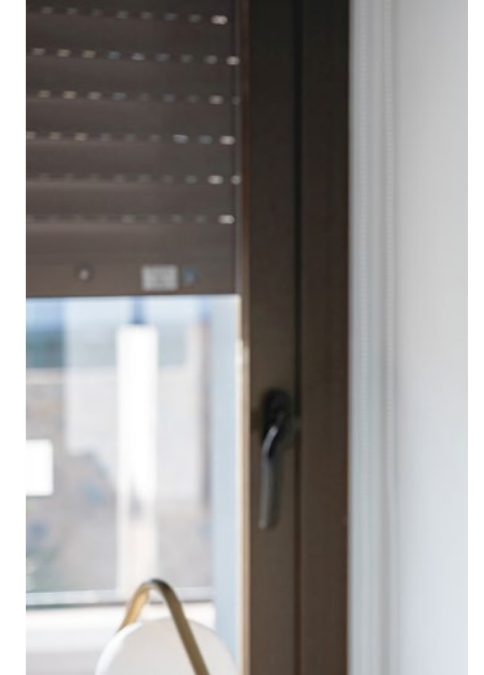


Kitchen

Fully equipped kitchen with floor and wall units up to the ceiling in white matt finish with opening handleless (Gola system).

The kitchens have a half island with an imitation wood strips panel in the front. A cream-colored countertop with the maximum guarantee of durability, resistance and hygiene, with induction hob and decorative hood suspended from the ceiling.

Electrical appliances included (induction hob, dishwasher, oven, microwave, fridge freezer and washing machine), integrated all of them.



Windows and sliding doors

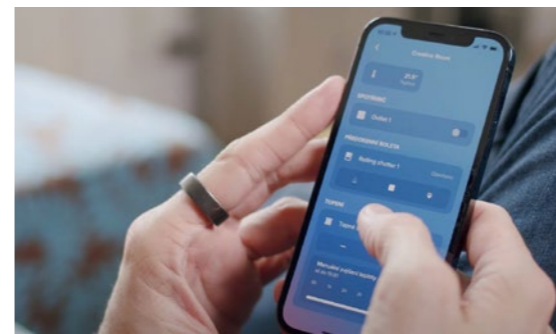
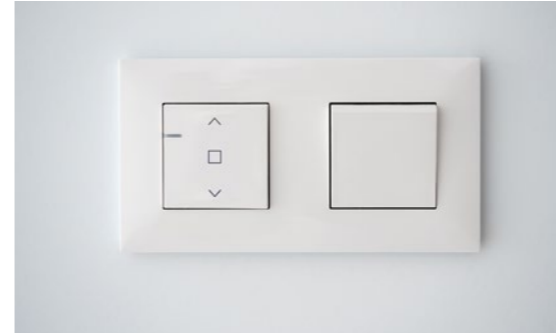
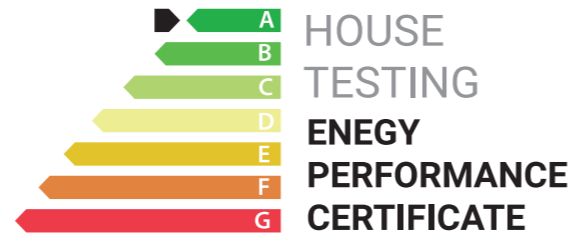
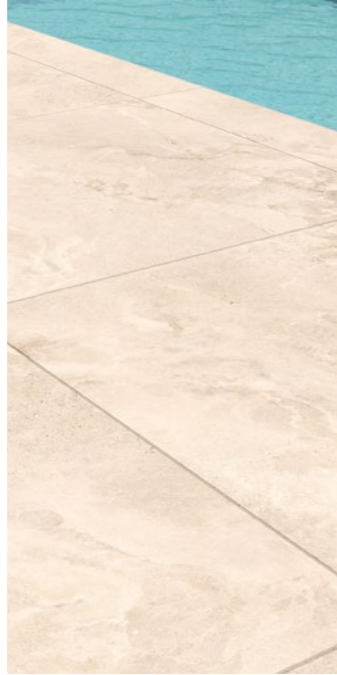
Windows and sliding doors in brown aluminium carpentry with textured finish. Tilt-and-turn windows in bathrooms, with frosted glass and electric shutters. Electric blinds, finished in brown textured aluminium.

Doors

The main access to the villa will be through an armoured door with white finish inside and brown panel outside. Optical peephole and security lock are included.

White interior doors with three stripes with matte handles.

Specifications



Interior Flooring

The properties interior flooring are top quality 80x80 porcelain tiles, large format.

Exterior flooring

Porches, terraces and solarium include non-slip porcelain tiling in matt finish.

Energy certification class A

Eonia Villas offers a high level of energy certification.

This is possible thanks to the thermal insulation of roofs and walls, the aluminium joinery with double glazing, and the installation of 4 solar panels.

Domotic home system

Valena Next mechanism series by Legrand which can be connected to the home automation system.

Advanced home automation system with which you will have control over the motorized shutters and 3 light points.

Additional qualities



Ducted hold and cold conditioning system.



Fully fitted alarm system with one sensor by room, touch panel and siren. Security indoor camera.

