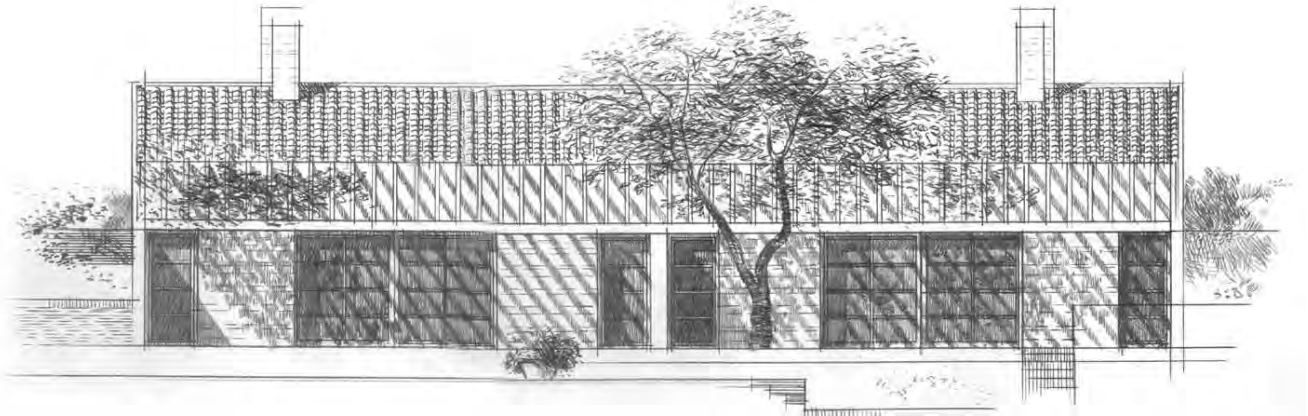
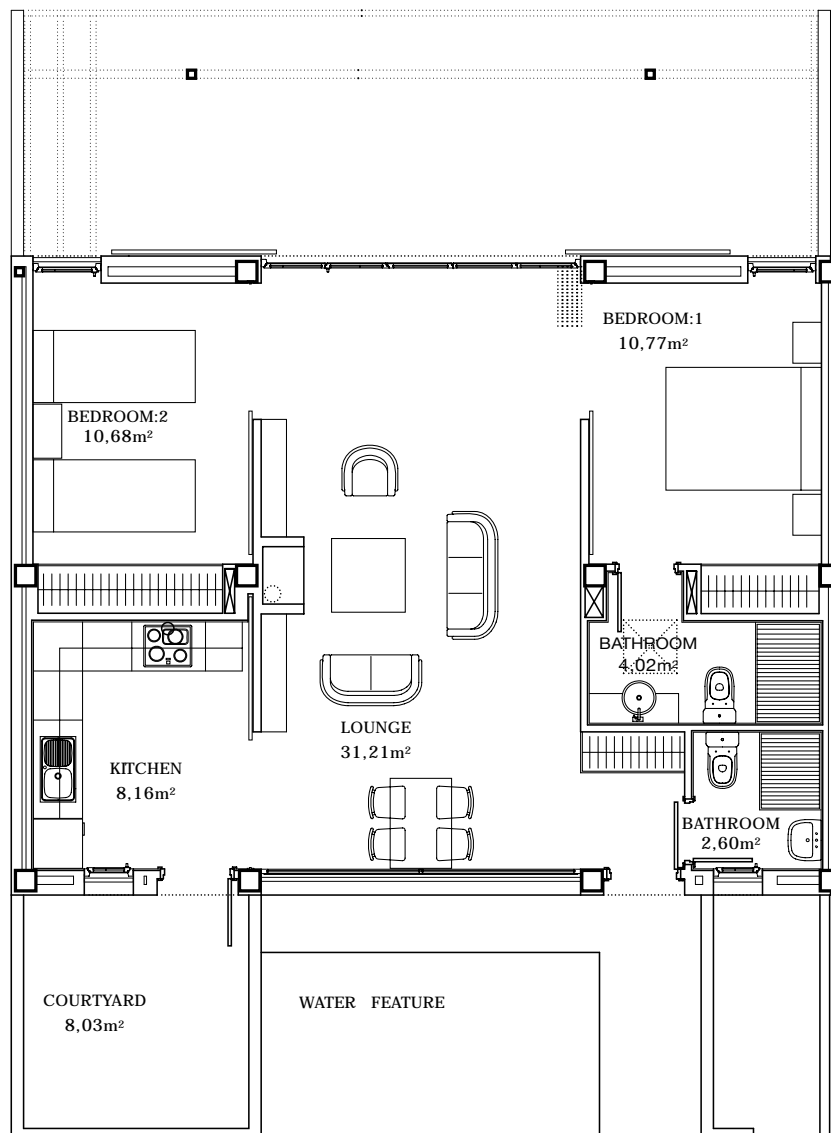


# Romera

ROMERA TERRACED HOUSE 78m<sup>2</sup>  
PLOT SURFACE 300m<sup>2</sup>



Medium-sized terraced villa, integrated in a plot of land with private swimming pool and finished, leading quality garden work. Comprising two bedrooms, two bathrooms, a kitchen with laundry area and an extensive dining room/lounge with two enormous French windows which provide the dwelling with extraordinary luminosity, underneath the impressive wooden beam roof. A dwelling full of exclusive details such as the pond at the entrance and a porch covered by a treated wood pergola.





(\*) The plans, perspectives, surface areas and construction materials are merely for orientation purposes and are not contractual or binding.

The promoter reserves the right to modify them upon recommendation of the Technical Directors.

The surface areas expressed in the plans represent effective m2.

#### GENERAL FEATURES

Groundwork: floating slab dam-proof bearing walls.

Roofing: varnished Thermochip pine wood panels and structure, finished with curved traditional clay roof tiles (brand name BORJA or equivalent) in slanting roof.

Double walls, made of 1/2 foot of decorative shown bricks, thermal insulation panels and internal partition wall 7cm wide.

Indoor and outdoor flooring in porchs made of porcelain floor tiles (brand name APAVISA or equivalent).

White plastic paint (smooth texture) on interior walls.

Decorative damp-proof paint on rendered exterior walls.

Reinforced entrance door; finished fitted wardrobes, doors & exterior windows made of treated Iroko wood.

Sliding/Fixed security grills or bars (depending on location).

Double glazed windows and doors made of security/insulating glass.

Cast iron fire place.

#### KITCHEN

Fully fitted kitchen.

Kitchen appliances:

-Extractor hood

-Induction ceramic hob.

-Electrical oven

-Dishwasher

-Fridge/freezer

-Washing and Dryer Machine

-Microwave oven

#### BATHROOMS

First quality wall tiling.

Flooring made of porcelain floor tiles (brand name APAVISA or equivalent).  
Treated wooden duck-boards on shower plates.

Fitted mirrors and glass shower screens.

Single valve chromed taps and shower sets (brand name HANSGROHE or equivalent).

High quality sanitary ware (brand name DURAVIT or equivalent).

#### MISCELLANEOUS

Electrically powered skylights.

Central air conditioning.

Gas fired central heating equipped with gas boiler and radiators.

Hot water system powered by solar panels.

Video intercom.

Alarm system connected to security centre.

Cable television (Spanish & European channels).

Side fences made of wire mesh and cypress bushes, depending on location.

Pedestrian metallic access door and electrically powered car door.

Fully finished swimming pool (3.5 x 5.5 metres dimensions) with water treatment unit and outdoor shower.

Outdoor lighting and water points.

First quality finished garden including irrigation system, grass and a variety of plants, trees and decorative water feature.

Parking pergola made of treated wood.



Spanish Office

Finca la Peraleja  
Carretera Sucina-Avileses nº190  
30590 Sucina . Murcia

T +34 902 201 207  
F +34 968 371 251

info@peralejagolf.com

www.peralejagolf.com