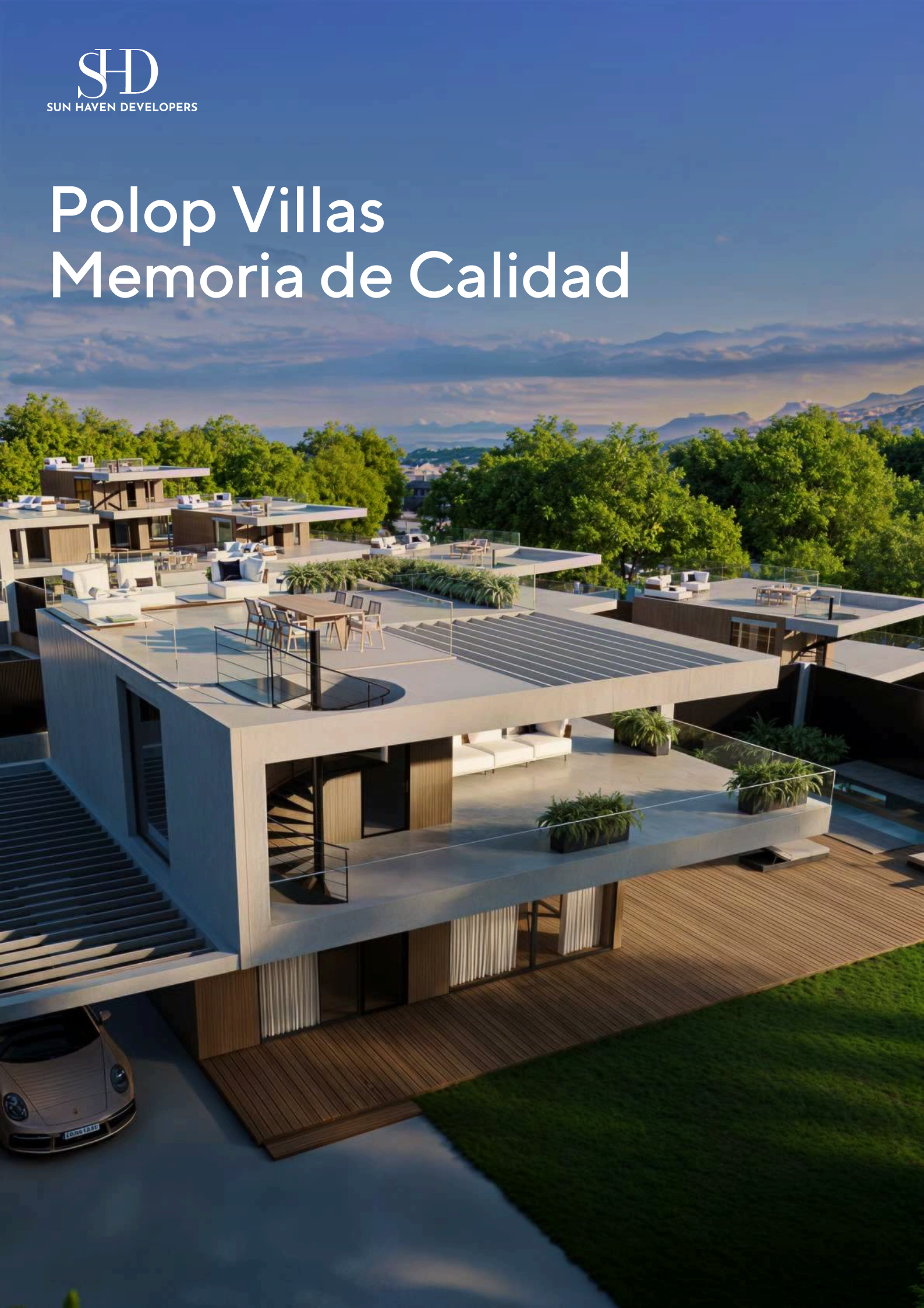
SUN HAVEN DEVELOPERS

Polop Villas
Memoria de Calidad



Premium contemporary villas on the Costa Blanca

Discover unique modern villas with private pools and terraces, located within an exclusive residential community surrounded by greenery, offering panoramic views of the sea and mountains

House plan

- Two floors with thoughtfully designed zoning
- Spacious living room with direct access to the terrace and pool
- Master bedroom with walk-in wardrobe and private terrace
- Rooftop lounge with a sun terrace, optional jacuzzi or summer kitchen
- Open-plan kitchen and dining area
- Three bedrooms, each with an en-suite bathroom
- Parking for two vehicles

Architecture & Design

- Contemporary minimalist style with panoramic windows
- Elegant combination of wood, glass, and concrete for a sense of space
- Extended terraces and pergolas bring in natural light and openness

Outdoor Area

- Private illuminated swimming pool
- Sun terraces with relaxation areas
- Landscaped garden with automatic irrigation
- Fully fenced plot ensuring privac

Technology & Comfort

- Energy efficiency class A
- Smart Home system
- Premium-quality finishes and materials
- Fully equipped and ready to move in

Location

- 15 minutes from Mediterranean beaches
- 10 minutes from the town center, restaurants, and shopping areas
- 30–40 minutes from the international airport

Key Specifications

127 m²
interior living area

155 m²
total built area including terraces

28 m²
terrace

2
floors

Private swimming pool

2 parking spaces

Rooftop solarium

Structure

- Reinforced concrete frame construction

Walls

Multi-layer wall system:

- 150 mm aerated concrete blocks with enhanced acoustic insulation (Silens category)
- 100 mm mineral wool for superior energy efficiency and soundproofing

Facade

- Two finishing options:
  Natural wood cladding (Swedish production)
  Porcelain stoneware combined with high-quality plaster

Interior Partitions

- 125 mm aerated concrete partitions
- Additional acoustic insulation with gypsum panels and sound-absorbing mineral wool

Thermal & Acoustic Insulation

- Impact-resistant sound insulation under all living area floors
- Underlay beneath polystyrene screed flooring
- Thermal and acoustic insulation of external partitions
- Insulated facade system

Exterior Joinery & Glazing

- Panoramic energy-efficient KÖMMERLING windows with anthracite frames and external shading system
- High-performance KÖMMERLING PVC profiles with thermal break — ensuring optimal heat and sound insulation, durability, and modern aesthetics

Interior Joinery & Finishes

These doors combine elegance with functionality — ensuring excellent sound insulation while maintaining a unified, contemporary design throughout the villa.

Entrance door with biometric access system

Type: metal door with aluminium profile and thermal break

Colour: matte white / light cream

Security: cylinder lock + fingerprint scanner

- Minimalist design with concealed hinges
- Vertical stainless-steel handle (designer feature, ergonomic in use)
- High thermal and acoustic insulation ensured by structure and installation

Interior Doors

- Model: OXFORD, minimalist style
- White panels with a vertical black inlay accentuating spatial geometry

Hardware & Fittings

- Matte black fittings (RAL 9005)
- Handles: KUBIC A, sleek straight-line design
- Locks: MAT ROCK type (WC system)
- Optional cylinder escutcheons: Q_TAGLIO MARIA

Electrical, Telecommunications & Automation

- High-capacity electrical wiring
- Switches and sockets by SIMON (or equivalent premium brand)
- Interior and exterior lighting by TrioLighting
- Integrated cabling system for home automation — lighting, blinds, appliances
- Smart Home system with voice control
- Smart sockets and automation for energy efficiency
- Climate control with CO_2 and humidity sensors
- Entry to the villa and gated community via facial recognition or smartphone
- Security cameras in communal areas with intelligent analytics

Water Supply, Air Conditioning & Ventilation

- Hot water supplied by an aerothermal monoblock system with a heat pump
- Individual air conditioning and ventilation units in every room (Cooper&Hunter or GREE)
- Electric underfloor heating throughout the villa with zonal control

Kitchen Area (Open-Plan with Living Room)

- Fully integrated minimalist design kitchen furniture
- Lower cabinets: matte graphite, handleless (push-to-open system)
- Upper cabinets: white, forming a clean horizontal line
- Bosch appliances: induction hob, microwave, and oven
- Backsplash: vertical white ribbed panel with subtle rhythm, softly illuminated by uniform LED profile
- Durable matte countertop with integrated rectangular sink and induction cooktop
- Porcelanosa stainless-steel tapware in geometric style with built-in drain system

Bathroom

Designed in a minimalist style using premium Porcelanosa materials — every detail optimized for daily comfort and ease of use

Finishes

- Large-format wall tiles in a neutral sandy shade with fine speckles — creating a clean and spacious look
- Integrated LED strip lighting for soft, ambient illumination
- Floating vanity with natural wood front adds warmth and texture

Sanitaryware & Equipment

Shower Area:

- FLOW SILK 160×75 KRION® shower tray (cut-to-size option)
- Built-in MONM. RONDO brass mixer from ProjectLine
- ROC. VALVULA ROUND 20 cm overhead shower + handheld shower set FLEXIBLE 150 cm, all chrome-finished

Toilet:

- Wall-hung model INODORO NK CONCEPT RIMLESS
- Concealed cistern BAST SMART LIGHT ECO
- Dual-flush plate SMART LINE RONDO

Washbasin:

- Console countertop ENC NATURAL 110×50 with integrated basin
- Chrome ROUND LAVABO mixer tap, without waste, with ROUND CROMO siphon

The bathroom combines functionality, timeless elegance, and durability — a hallmark of Porcelanosa quality, perfectly suited for premium villas

Entrance Hall

- Light, neutral tones create a sense of space and brightness
- White matte stretch ceiling with recessed spotlights
- Flooring: Porcelanosa NOBU Arce 25×150 cm porcelain stoneware

Bedrooms

- Light-colored walls and matte white ceiling with spot lighting — a clean canvas for any interior design
- Built-in wardrobe
- Flooring: high-quality Porcelanosa Viena AC5 laminate

Living Room

- Walls painted in soft neutral shades
- Matte white ceiling with recessed spotlights
- Central pendant lamp — woven rattan, three bulbs
- Flooring: Porcelanosa NOBU ARCE porcelain tile imitating natural wood, warm light-brown tone, matte surface, pleasant texture, and high wear resistance — ideal for open-plan living and kitchen areas