





---

## Marina Alta, El Verger

Are you looking for a modern, efficient, and customizable home, minutes from the sea? Welcome to your new home in El Verger.

This corner house offers 120 m<sup>2</sup> with a 15.73 m<sup>2</sup> porch. With an A+ energy rating, it combines technology, efficiency, and design. It features a private 8 x 3.5 m pool with salt water electrolysis and a perimeter fence with a decorative fence, motorized gate, and pedestrian access.

### Quality and Custom Finishes

- Porcelain stoneware throughout the house (up to €20/m<sup>2</sup>)
- Smooth plastic paint, white false ceilings
- Main door with security lock (up to €2,000)
- Lacquered doors, fully finished built-in wardrobes

### Fully Modern Bathrooms

- Sanitary ware included (up to €4,000 in the master bathroom)
- Furniture, mirrors, thermostatic faucets, and resin shower trays
- Choice of cladding, tempered glass screens

### Advanced Construction System

Galvanized steel structure (Light Steel Framing) on a reinforced concrete foundation. Complies with CTE (Certification of Construction Technology). Facades with SATE (Electrical Structure of the Buildings) for optimal thermal/acoustic insulation. Flat, pitched, or combined roofs.

### Efficient exterior carpentry

- Aluminum windows with thermal break
- Solar control glass with argon chamber
- Roller blinds with hidden box, motorized option

### Modern and sustainable installations

- Cross-linked polyethylene plumbing, PVC drainage
- Ducted air conditioning (hot/cold)
- Optional electric underfloor heating
- Video intercom, TV, and telephone in the living room and bedrooms
- Photovoltaic solar panels included
- Ventilation system compliant with CTE (Certification of Technical Regulations)

### Efficiency and comfort

Dry construction with minimal environmental impact. Healthy, moisture-free housing with excellent air quality. Designed for thermal comfort in winter and summer.

### Prime Location: El Verger (next to Dénia)

Living in El Verger means enjoying the coast with everything within reach:

- Beaches and coves
- Marina



- 
- Golf course and natural park
  - Health and educational centers
  - Supermarkets, leisure facilities, bars, and restaurants

#### Fast connections

- 10 minutes from Dénia
- Approx. 1 hour from Valencia (VLC) and Alicante (ALC) airports
- Direct access to the AP-7

Discover a new lifestyle in the Marina Alta.

Don't miss this opportunity to create your own sanctuary in one of Spain's most desirable locations. Contact us for more details and to schedule a viewing!



## Eigenschaften:

### Merkmale

Überdachte Terrasse  
In der Nähe des Transports  
Private Terrasse  
Doppelverglasung  
W-lan  
In der Nähe der Kirche

Glasfaser

### Ansichten

Berg  
Land  
Garten  
Pool  
Urban  
Straße

### Pool

Privat

### Garten

Privat

Angelegt

Einfache Wartung

### Kategorie

Aus Plan

### Orientierung

West

### Einstellung

In der Nähe von Golf  
In der Nähe des Hafens  
In der Nähe des Meeres  
In der Nähe von Geschäften  
In der Nähe der Stadt  
In der Nähe von Schulen  
Stadt  
Land  
Dorf  
In der Nähe von Marina

### Möbel

Nicht eingerichtet

### Parken

Privat

### Klimakontrolle

Zentralheizung

### Zustand

Exzellent  
Neubau

### Küche

Teilweise montiert

### Versorgungsunternehmen

Strom  
Trinkbares Wasser  
Telefon