





## 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



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- 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!



## Spécification:

### Caractéristiques

Terrasse couverte  
Près du transport  
Terrasse privée  
Double vitrage  
Wifi  
Près de l'église  
Fibre optique

### Vues

Montagne  
Pays  
Jardin  
Piscine  
Urban  
Rue

### Piscine

Private

### Jardin

Private

Aménagé

Entretien facile

### Catégorie

Prévu

### Orientation

Ouest

### Paramètre

Près du golf  
Près du port  
Près de la mer  
Proche des magasins  
Près de la ville  
Près des écoles  
Ville  
Pays  
Village  
Près de Marina

### Meubles

Non meublé

### Parking

Private

### Climatisation

Chauffage central

### Condition

Excellent  
Nouvelle construction

### Cuisine

Partiellement ajusté

### Services publics

Électricité  
Eau potable  
Téléphone