

# Villas Montemar

Balcón de Finestrat - Villas Talaia & Alqueria

## Exclusivity with Contemporary Design

Villas Montemar features two stunning villa models, Talaia and Alquería.

**Villa Talaia:** These are 3-bedroom, 2-bath homes distributed over two levels, designed to make the most of the surrounding views of the mountains, golf course, and sea from multiple terraces. The spacious basement\* at pool level provides flexibility to create a leisure or entertainment area, while also increasing the overall living space of the villa.

**Villa Alquería:** These homes offer 3 bedrooms and 2 bathrooms in an elegant single-level layout. The open-plan living, dining, and kitchen area creates a bright and welcoming atmosphere, seamlessly connecting with the natural surroundings. This design enhances the flow between spaces, encouraging a more integrated and comfortable way of living, with direct access to the outdoors from various rooms.

*The architecture blends clean, modern lines with traditional materials such as stone façades and aluminum, adding warmth and character. Each home is thoughtfully designed to maximise natural light throughout the day, while ensuring privacy and effective cross ventilation.*

*Villa Talaia and Villa Alquería make reference to the ancient towers and houses that once existed in Finestrat...*



# Villas Montemar

Balcón de Finestrat



Balcón de Finestrat - Phase II-III

*Villa Talaia - Detached standard*



3 BEDROOM



2 BATHROOM



457 M2 PLOT +



TERRACES



ENERGY B+



PRIVATE POOL



SOUTH



BASEMENT OPTION

# Villas Montemar

Balcón de Finestrat



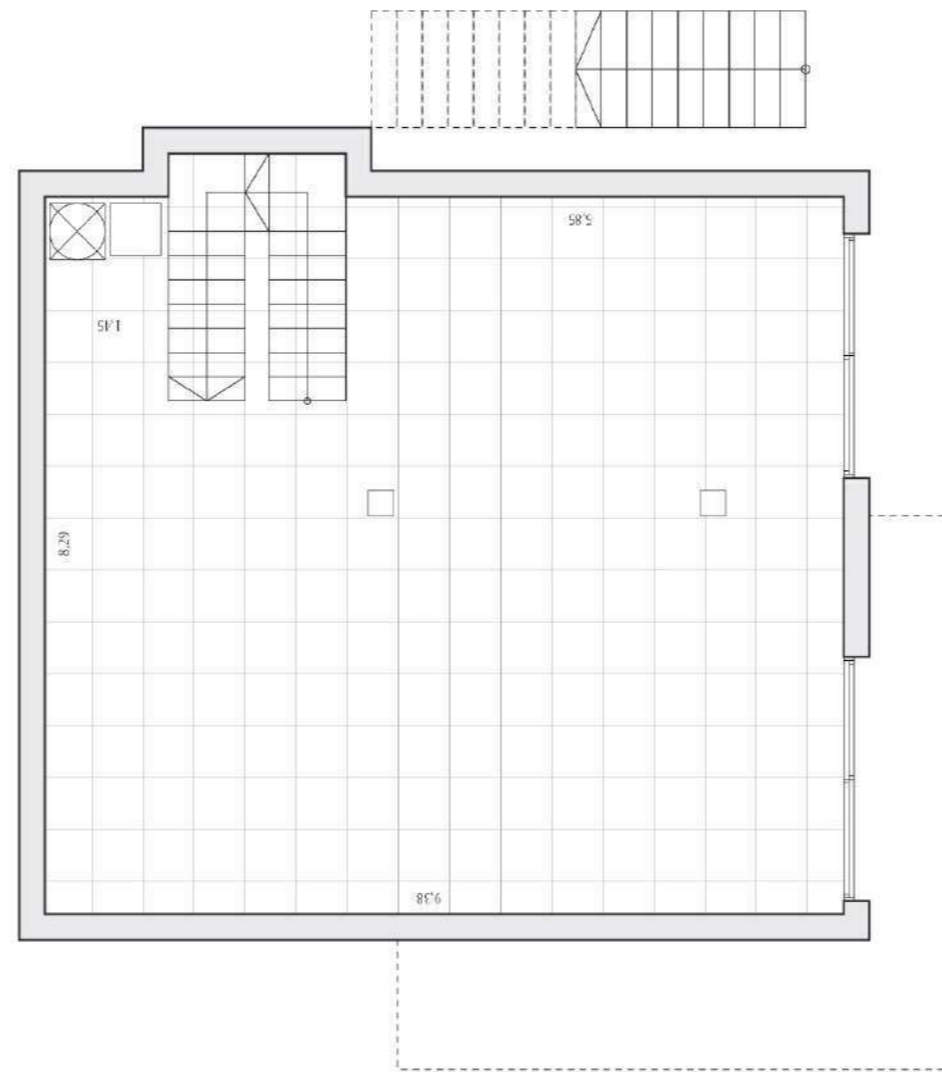
Balcón de Finestrat - Phase II-III

*Villa Talaia - Detached with basement*



## Balcón de Finestrat - Phase II-III

### Villa Talaia - Detached (basement option)



1/3

Basement floor

 3  2

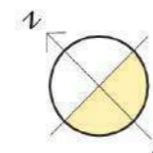
Built area	128,10
Terraces	77,60

1	Basement	90,10
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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.

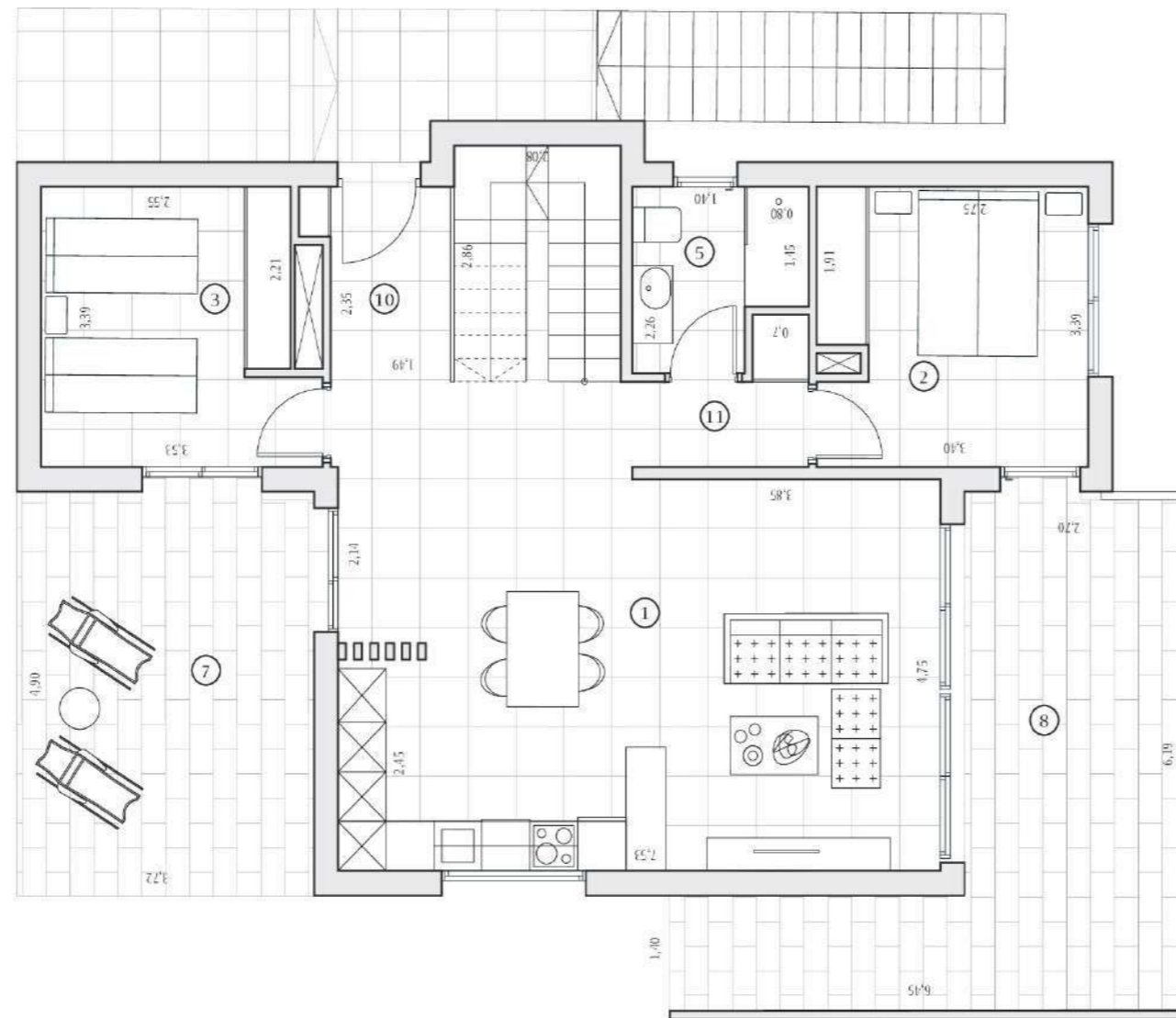


Houses	101	102
Plot	476	457

Scale	1:75
	A3

## Balcón de Finestrat - Phase II-III

### Villa Talaia - Detached



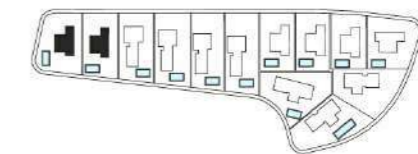
2/3

Ground floor

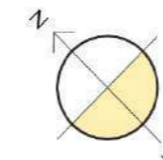
3 2

Built area	128,10
Terraces	77,60
Pool	21,00
1 Kitchen-Living	40,10
2 Bedroom 1	11,20
3 Bedroom 2	11,00
4 Bedroom 3	14,90
5 Bathroom 1	4,30
6 Bathroom 2	3,90
7 Terrace 1	18,60
8 Terrace 2	22,60
9 Terrace 3	36,40
10 Hall	3,50
11 Corridor 1	2,20
12 Corridor 2	3,60
13 Stairs	5,90

All measures are expressed in M2.



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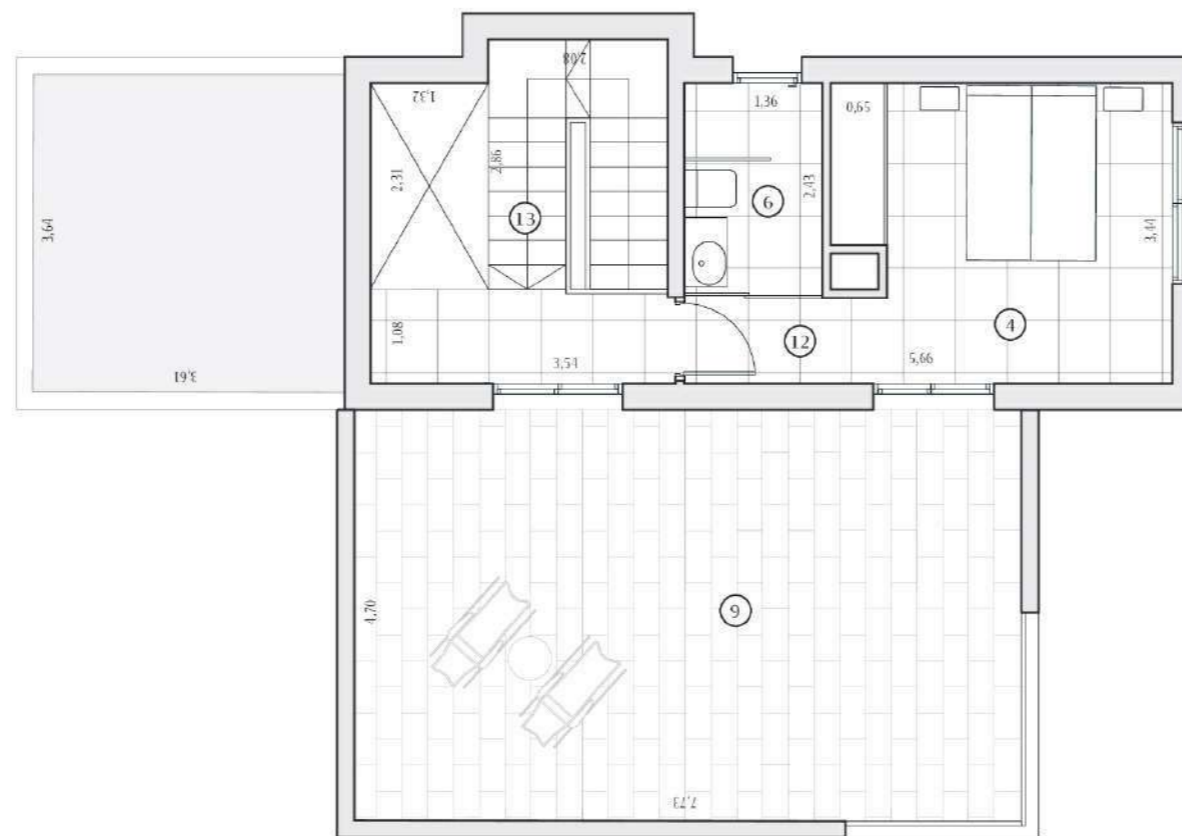


Houses	101	102
Plot	476	457

Scale	1:75
	A3

## Balcón de Finestrat - Phase II-III

### Villa Talaia - Detached



3/3

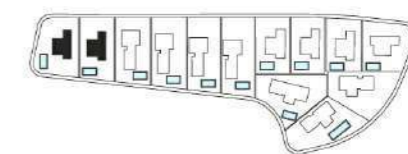
First floor

3 2

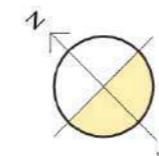
Built area	128,10
Terraces	77,60
Pool	21,00

1	Kitchen-living	40,10
2	Bedroom 1	11,20
3	Bedroom 2	11,00
4	Bedroom 3	14,90
5	Bathroom 1	4,30
6	Bathroom 2	3,90
7	Terrace 1	18,60
8	Terrace 2	22,60
9	Terrace 3	36,40
10	Hall	3,50
11	Corridor 1	2,20
12	Corridor 2	3,60
13	Stairs	5,90

All measures are expressed in M2.



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Houses	101	102
Plot	476	457

Scale	1:75
	A3

# Villas Montemar

Balcón de Finestrat

Balcón de Finestrat - Phase II-III

*Villa Talaia - Detached*



# Villas Montemar

Balcón de Finestrat



Talaia

Alqueria



# Villas Montemar

Balcón de Finestrat

Balcón de Finestrat - Phase II-III

*Villa Alqueria - Detached*



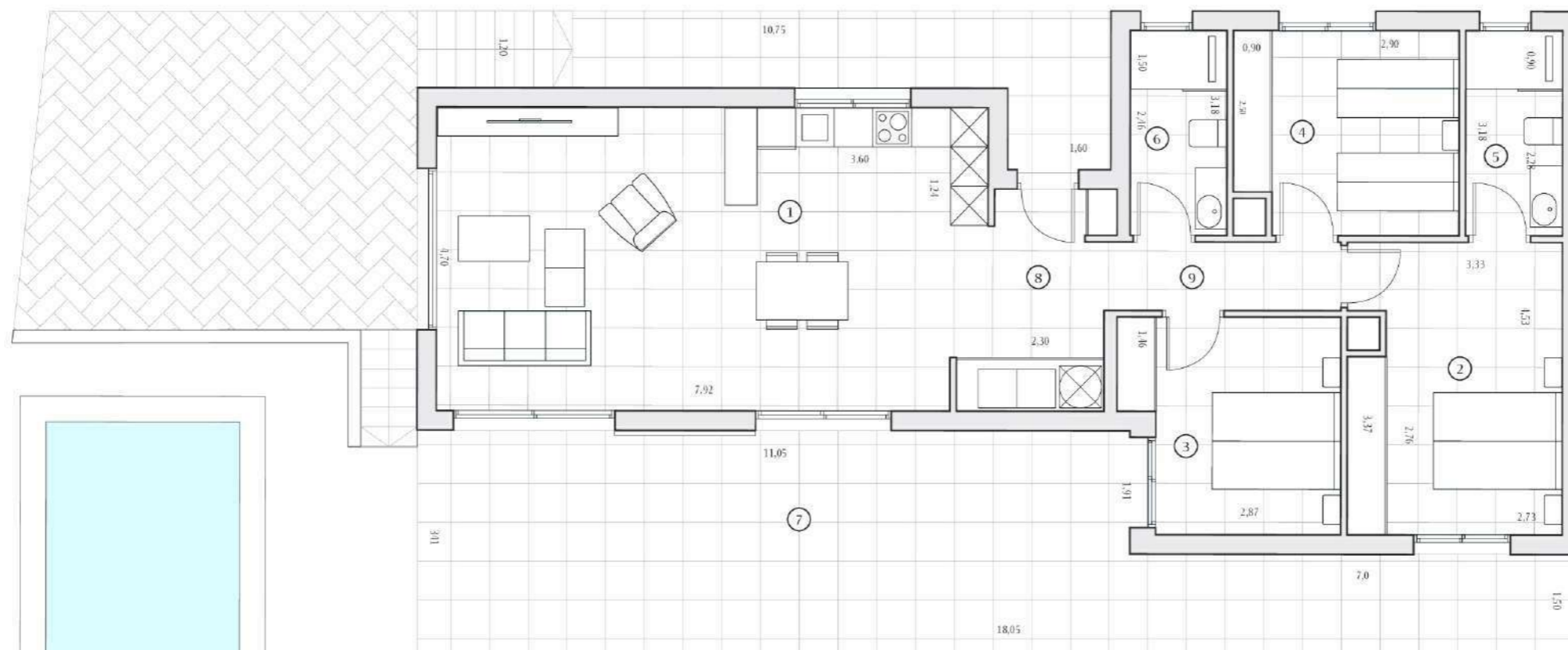
## Balcón de Finestrat - Phase II-III

### Villa Alquería - Detached

1/1

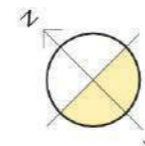
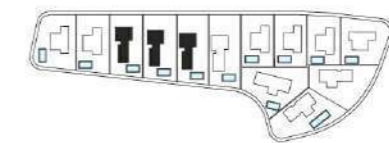
Ground floor

3 2



Built area	114,50	
Terraces	48,20	
Pool	18,00	
1	Kitchen-Living	40,40
2	Bedroom 1	14,80
3	Bedroom 2	10,80
4	Bedroom 3	10,60
5	Bathroom 1	4,80
6	Bathroom 2	4,80
7	Terrace 1	48,20
8	Hall	4,00
9	Corridor 1	4,20

All measures are expressed in M2.



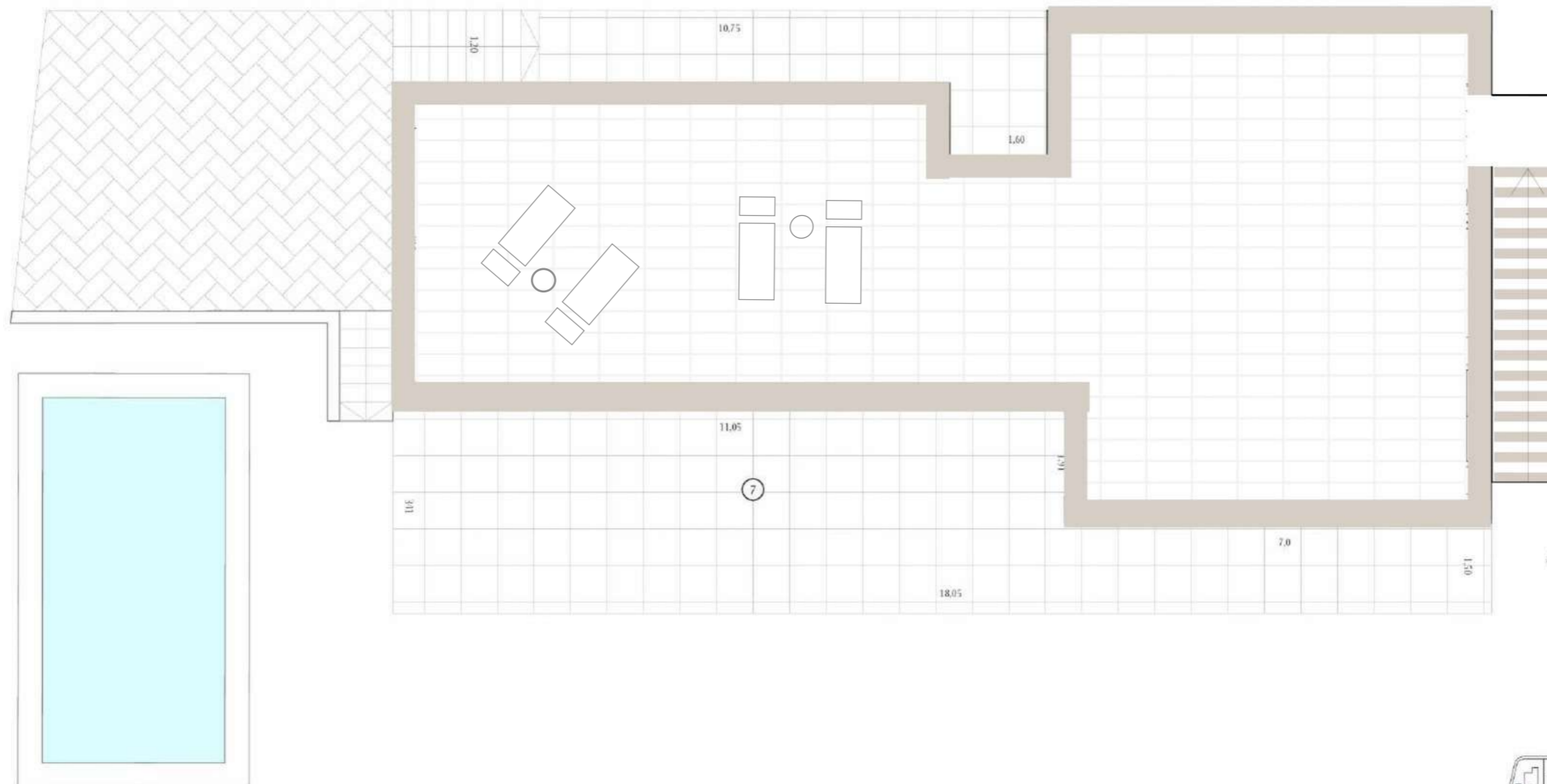
Houses	106
Plot	554,00

Scale	1:75
	A3

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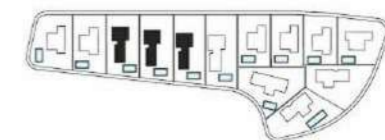
## Balcón de Finestrat - Phase II-III

### Villa Alquería - Detached

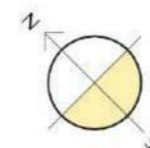


Solarium  
115.00 m2

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Houses	106
Plot	554,00

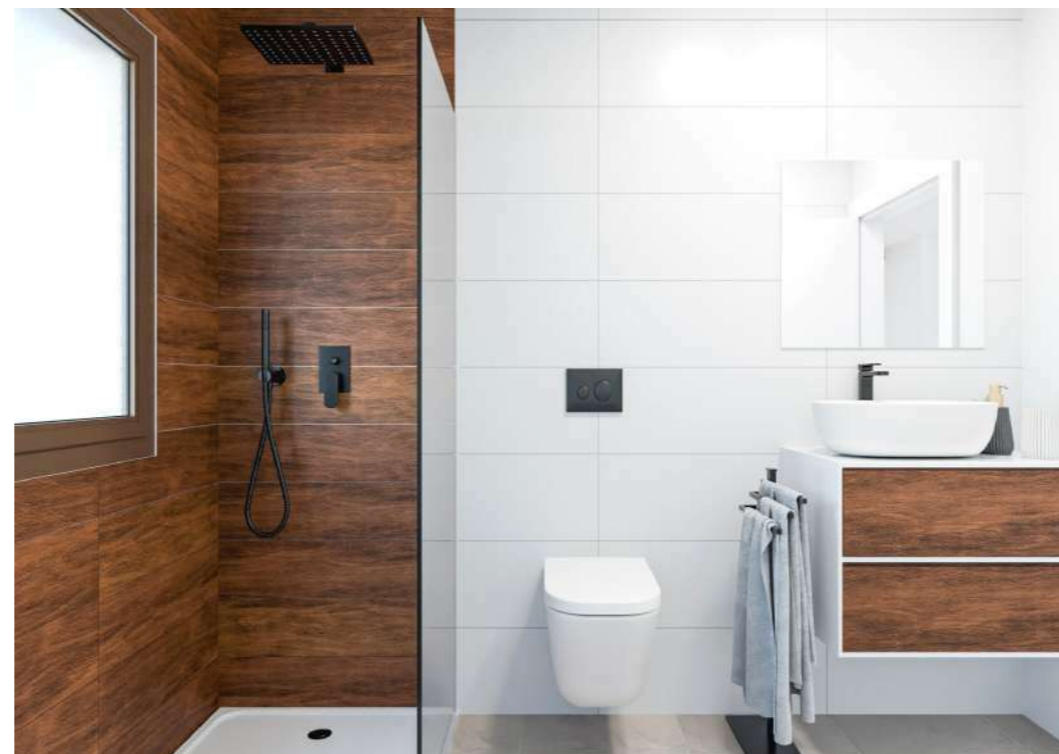
Scale	1:75
	A3

# Villas Montemar

Balcón de Finestrat

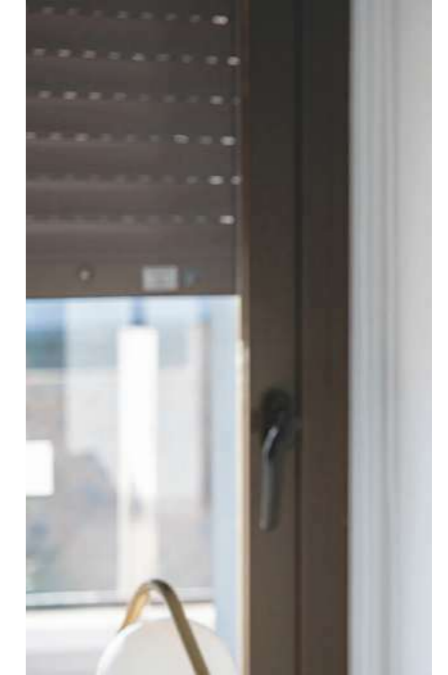
Balcón de Finestrat - Phase II-III

*Villa Alqueria - Detached*



# Villas Montemar

Balcón de Finestrat



## Bathrooms

The bathrooms walls and floors are covered with porcelain tiles.

White resin shower tray, sliding aluminium screen and mixer taps.

In both bathrooms, mixer taps will be installed on white sinks and toilets with a current design.

The two-tone suspended bathroom unit with adjustable support in height and depth with anti-tip system.

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

Landscape mirror with backlighting.

Under floor heating in both bathrooms

## Kitchen

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

LED lighting under high cabinets.

A quartz Compac countertop with the maximum guarantee of durability, resistance and hygiene.

Under mount 50x50 integrated sink.

Electrical appliances included (induction hob, dishwasher, oven, microwave, fridge - freezer and washing machine).

## Windows and sliding doors

Dark brown PVC carpentry with electric blinds with the same colour in all rooms. Tilt and turn system in bathrooms windows.

## Doors

Main Entrance armoured door with exterior dark brown and white interior panel.

White lacquered interior doors with stainless steel square handlers. Built in wardrobes with white sliding doors.

# Villas Montemar

Balcón de Finestrat



## Interior and exterior flooring

Rectified porcelain stoneware.

Anti-slip in solarium stairs and terraces.



## Additional qualities

❄ Ducted Air-conditioning pre-installation

# Villas Montemar

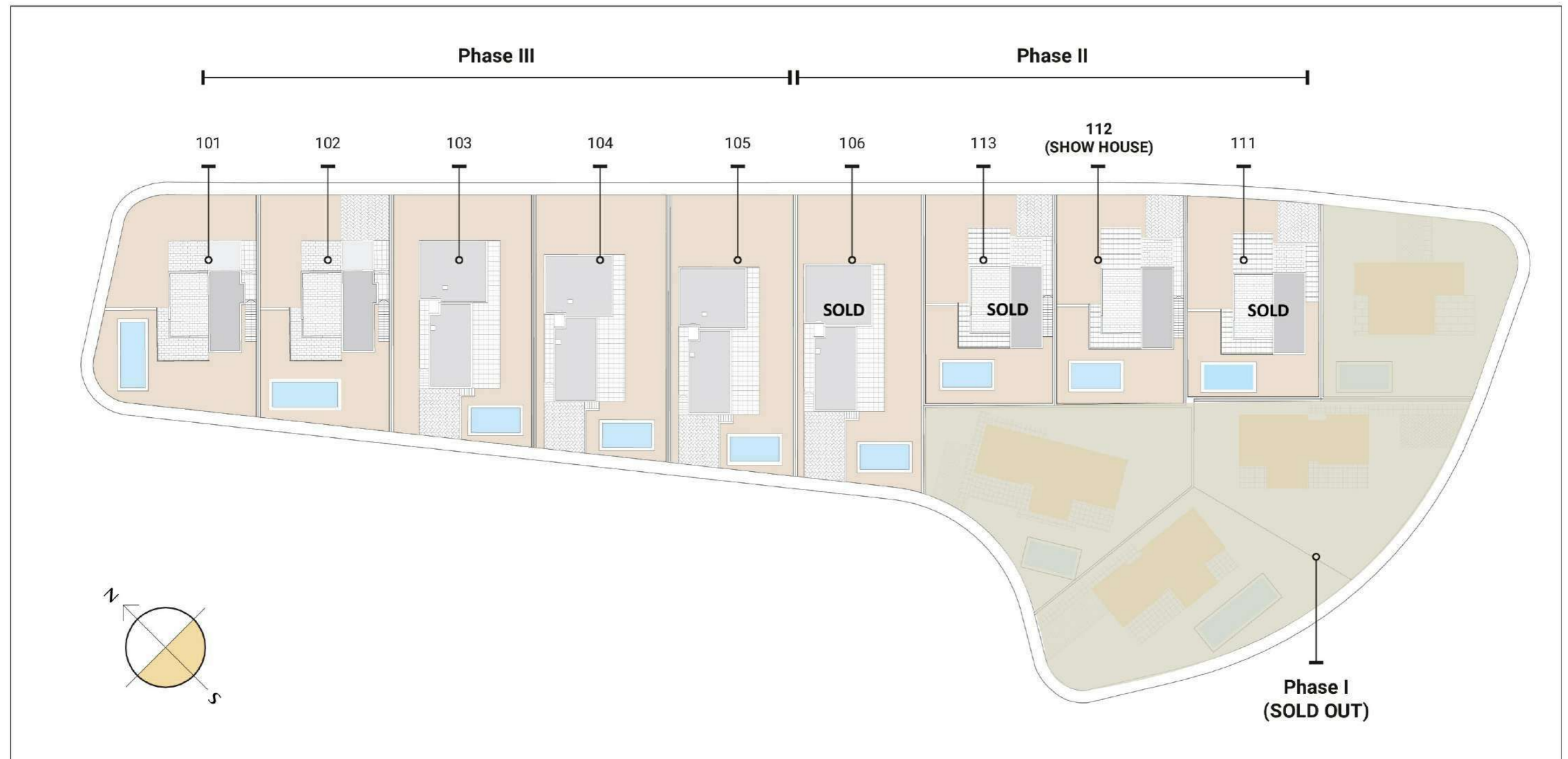
Balcón de Finestrat

## Balcón de Finestrat - Phase II-III

### Villa Alqueria & Villas Talaia - Detached Villas

All measures are expressed in M2.

	Villa Talaia		Villa Alqueria				Villa Talaia		
Num	101	102	103	104	105	106	113	112	111
Bedroom	3	3	3	3	3	3	3	3	3
Bathroom	2	2	2	2	2	2	2	2	2
Plot	476,00	457,00	522,00	521,00	523,00	554,00	413,00	413,00	403,00
Basement	90,10	90,10	-	-	-	-	120,40	87,30	-
Pool	21	21	18	18	18	18	18	18	18

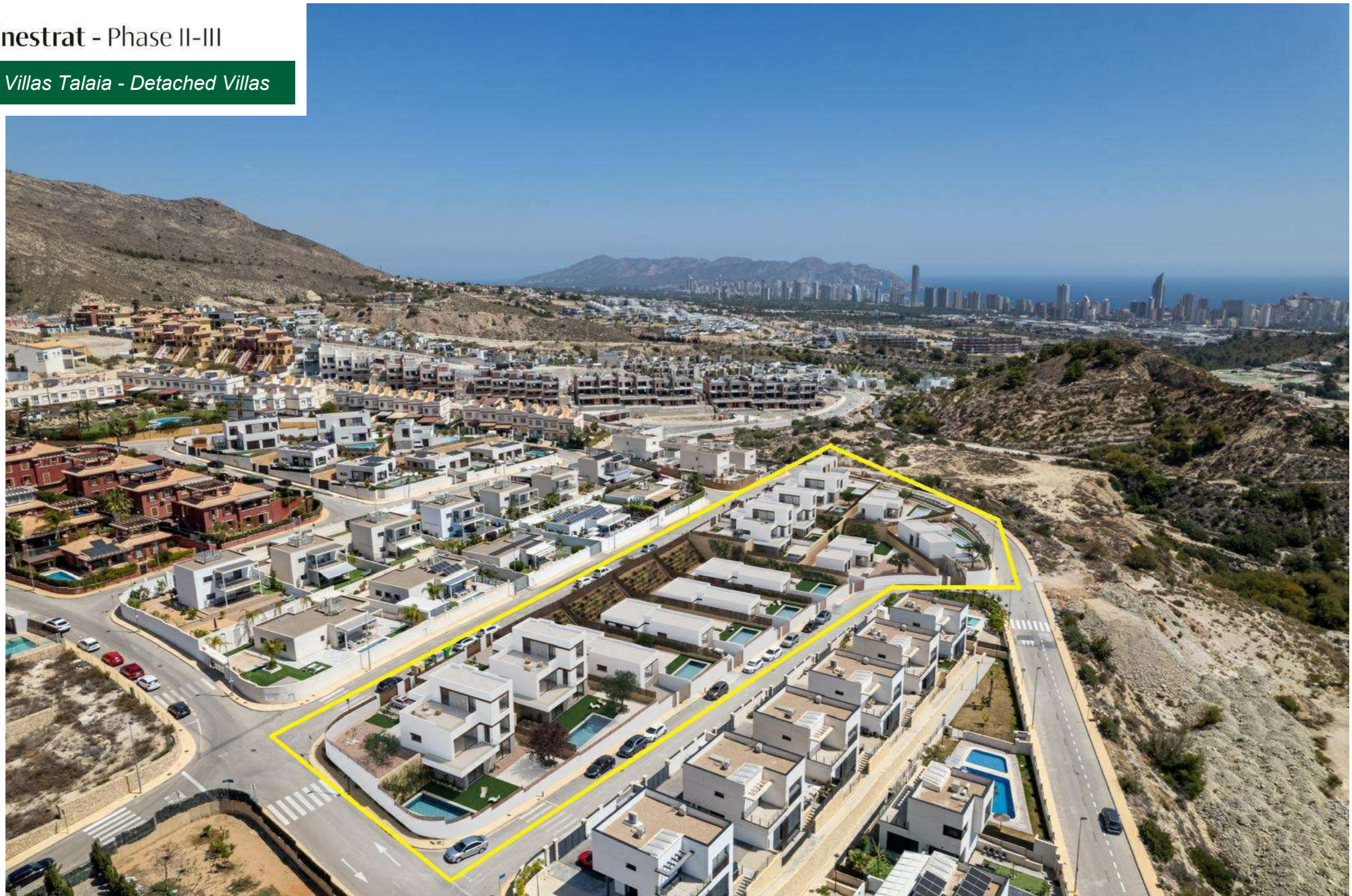


# Villas Montemar

Balcón de Finestrat

Balcón de Finestrat - Phase II-III

*Villa Alqueria & Villas Talaia - Detached Villas*



# Villas Montemar

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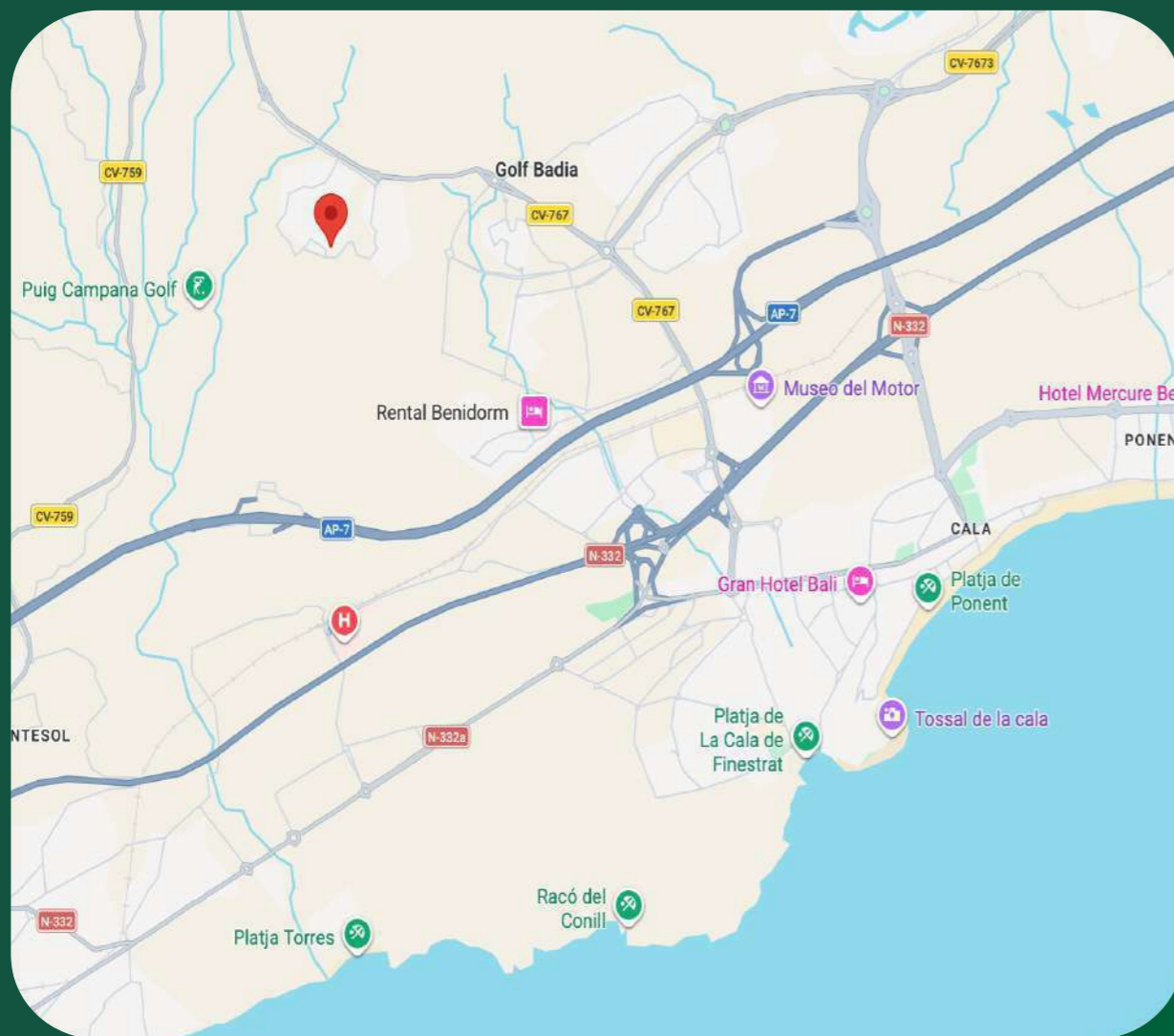
Balcón de Finestrat - Phase II-III

*Villa Alqueria & Villas Talaia - Detached Villas*



# Villas Montemar

Balcón de Finestrat - Villas Talaia & Alqueria



# Villas Montemar

Balcon de Finestrat - Av. Sevilla, 03509 Finestrat, Alicante



Scan for directions