

## villa for sale Polop, Marina Baixa



A well-known European developer wants to please us with a really interesting project. Good size and planning of the house in combination with eco-technologies give an excellent result.~~The combination of eco-friendly minimalism, Scandinavian style and bright Spanish atmosphere is exquisitely embodied in this beautiful house.~~In total, 6 villas are being built on plots of 438 square meters.~The usable area of the house is 194 meters, distributed over two floors.~~The villa has an impressive solarium of 53 meters and two terraces of 21 and 15 square meters, which offer magnificent views of the Mediterranean Sea and Polop de La Marina.~~On the ground floor there is a spacious living room, a fully equipped open kitchen, three bedrooms and two bathrooms with underfloor heating. The semi-basement with plenty of natural light can be adapted depending on your preferences and needs. The villa has an annex building designed for use as a utility room of 7 square meters, which can be converted into a sauna.~~It is worth dwelling separately on the construction technology, because you will not find truly eco-friendly houses in our region.~~First introduced in Austria in the early 1990s, cross-laminated timber (CLT) is a large-sized, pre-fabricated engineered wood panel.~~Lightweight, but very durable. Compared to conventional materials, it has excellent acoustic, fire-resistant, earthquake-resistant and thermal properties.~~Interesting fact: Mjostärnet in Norway, an 18-story building, is the tallest CLT building in the world.~~Characteristics~Strength: CLT has high compressive strength - up to 50 MPa (megapascals) due to its layered structure, which makes it comparable to concrete and steel.~~Fire resistance: Naturally fire-resistant CLT panel in 5 layers can withstand fire for up to 90 minutes.~~Thermal insulation: CLT achieves an impressive heat transfer coefficient (U- value) of 0.18 W / m<sup>2</sup>K~~Acoustic characteristics: CLT provides good sound insulation, the noise reduction level reaches 50-60 dB depending on the thickness~~Durability: CLT structures can serve for decades, and with proper maintenance - for centuries .~~Seismic resistance: CLT is well suited for seismic areas due to its flexibility and lightness.~~Sustainability: CLT panels are made of natural wood, their production requires less energy, and wood absorbs carbon dioxide, reducing the carbon footprint of construction.~~If you want to become the owner of a chic eco-friendly home, write to us or call, because only six villas are available for sale.

### property details

Spanishestate  
id: **6220389**

### contact

real estate agent: **Remax Inmomas**  
name: **not available**

reference:: **3009\_016849**  
close to/ located: **Polop**  
region: **Marina Baixa**  
property type: **villa**  
rooms: **4**  
property surface: **259 m2**  
surface plot: **- m2**  
price: **€ 729.000**

spreekt: **not available**  
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