



COSTABLANCA *Hills*  
REAL ESTATE



LUXURY VILLAGE DENIA

And suddenly...

# live your dream

You always dreamed of living in a place where the movement of the waves marked the compass of time.

Where the Mediterranean lifestyle takes on all its meaning, where the climate, hospitality and contagious vitality of Dénia will be the best wrapper for your home.

Luxury Village Denia arises from all those desires. A quiet life, with everything at your fingertips and with the privacy and security you need.

Dreaming it and living it, suddenly it is possible in Luxury Village Denia.



# Costa Blanca

## Dénia



It's not just how and with whom you live your dream. It is also, and mainly, the Where.

And Dénia is without a doubt that place. An enclave that combines natural beauty with rich cultural heritage and a dynamic and peaceful lifestyle in equal parts that attracts people from all over the world.

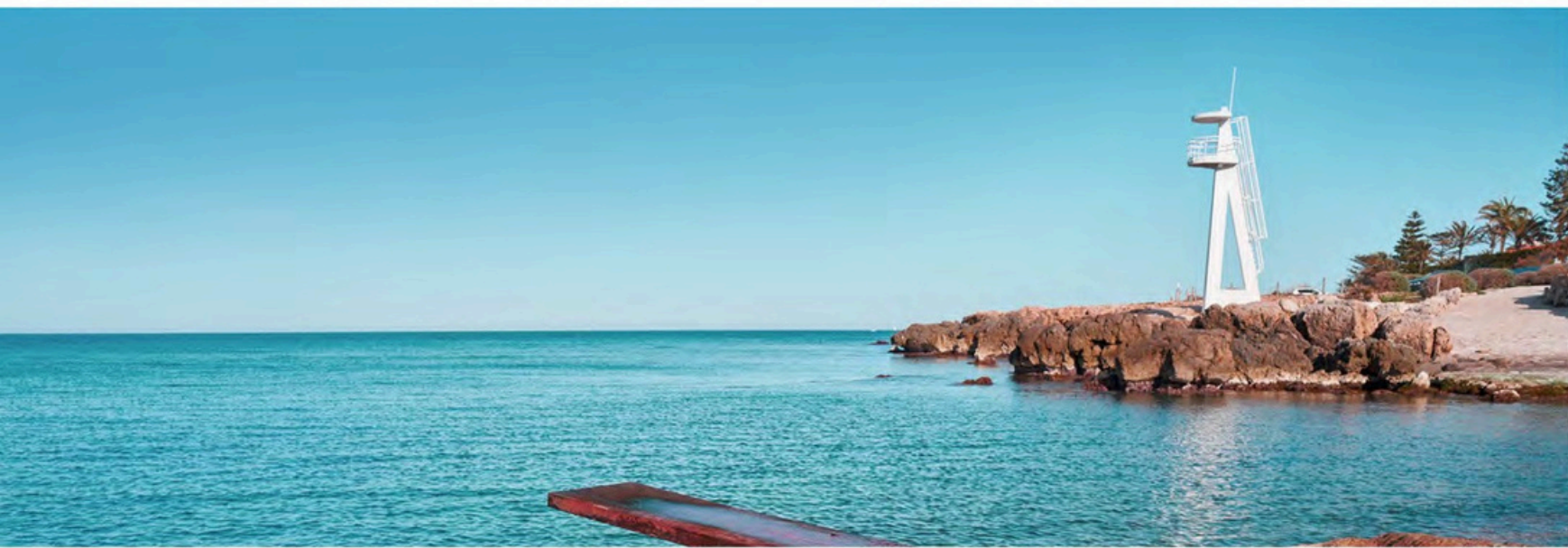
Spectacular beaches bathed by the Mediterranean, world-renowned gastronomy, complete infrastructure and services and a strategic location between Valencia, Alicante and the Balearic Islands.



# Dénia

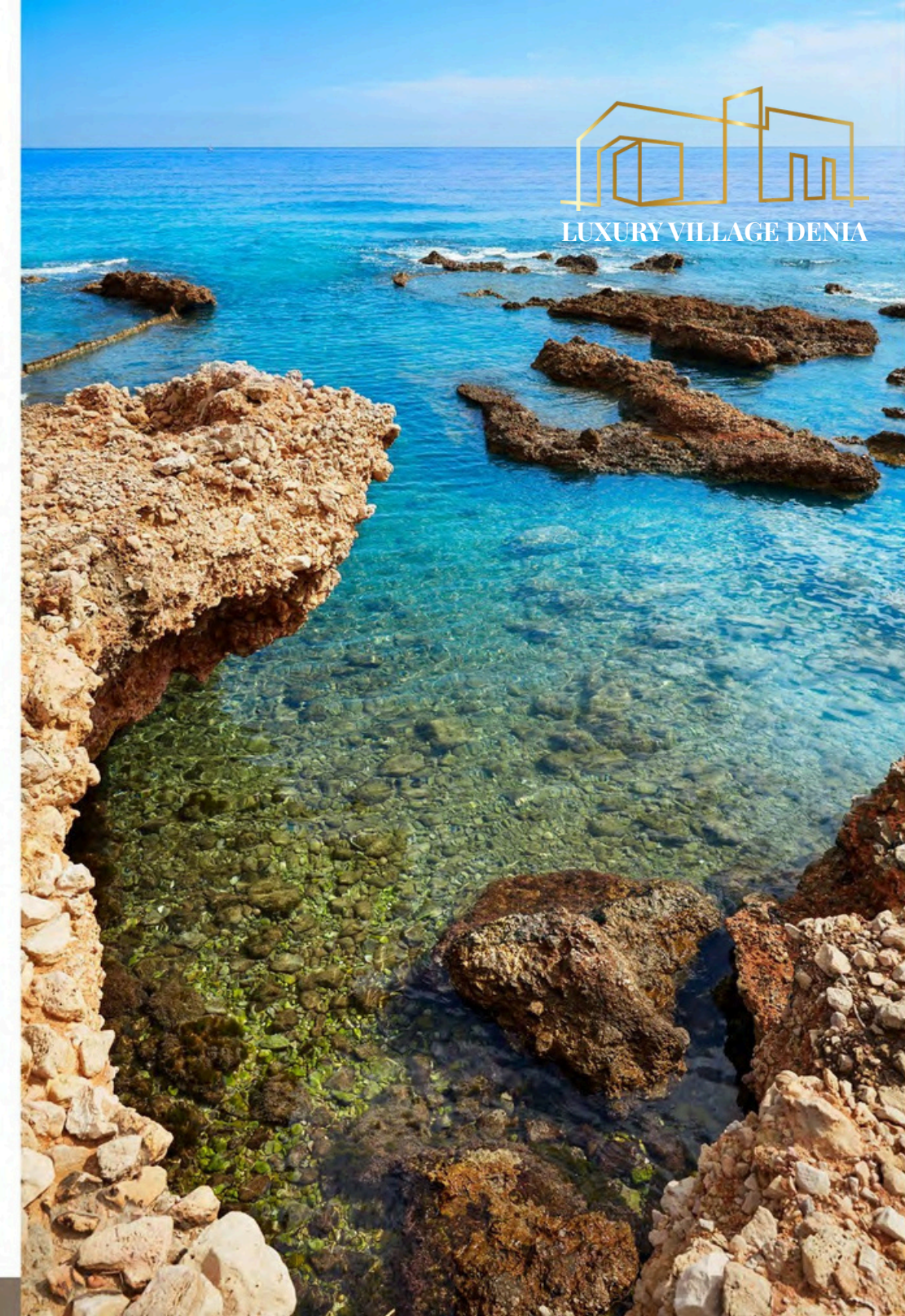
The place where tradition and modernity meet. Where festivals and traditions take to the streets all year round and where enjoying its more than 20 km of coastline is a true luxury available to everyone.

But Dénia is not just beaches and good weather - with more than 300 days of sunshine a year -, because walking through its historic center is traveling to the different cultures that have inhabited the city, seen since the 11th century by its imposing Castle.



# Dénia

Dénia also has recognition from UNESCO as a Creative City of Gastronomy. A title that simply confirms what everyone knows: Dénia is an immense table where the most exquisite rice, fish and Mediterranean cuisine dishes fit.



  
LUXURY VILLAGE DENIA



# Residential

Luxury Village Denia is located in the exclusive residential area of San Juan, between Las Rotas and the foothills of the Montgó natural park.

A quiet enclave, away from the hustle and bustle of tourism but close to the urban center of Dénia, the beaches and coves, the marinas and the main services required for everyday life.



# Dénia Residential



Luxury Village Denia has 11 homes in a unique private residential area. Designed from 5 different construction models but under the same concept of avant-garde lines and materials that integrate into their environment in an organic way.

All homes have a private pool and garden area. The qualities and finishes are up to your demands, achieving maximum convenience and comfort.



225 m<sup>2</sup> 700 m<sup>2</sup>

11 EXCLUSIVE HOMES





Parcel 01

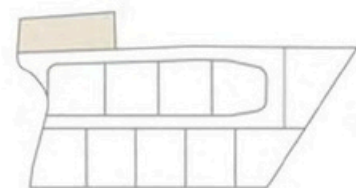
# Mestral

Model

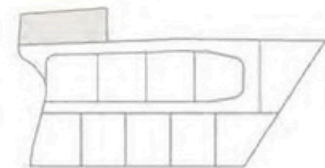
Fresh and powerful wind.

This is Mestral and this is how the housing model on this plot is presented, with presence and character.

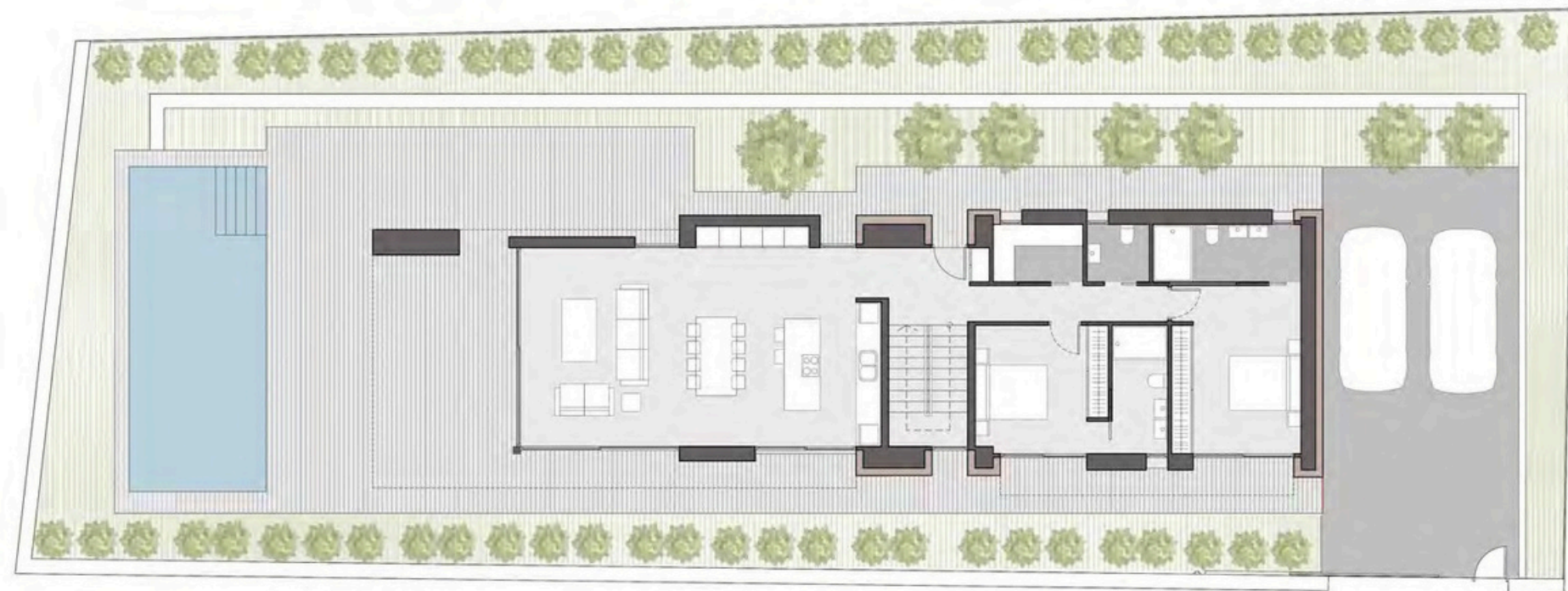
Robust lines softened by the breadth of its views and the integration of natural elements.



Parcel 01



Site



PLOT SURFACE	654.67 m <sup>2</sup>
COMMON ELEMENTS	156.80 m <sup>2</sup>
<b>Total:</b>	<b>811.47 m<sup>2</sup></b>

**SURFACES**

**LOW FLOOR**

HOUSING	148.00 m <sup>2</sup>
PORCHES	45.37 m <sup>2</sup>
CANTILEVERS	1.80 m <sup>2</sup>
TERRACE	98.68 m <sup>2</sup>
POOL	36.00 m <sup>2</sup>

**TOP FLOOR**

HOUSING	58.50 m <sup>2</sup>
CANTILEVERS	14.55 m <sup>2</sup>
TERRACE	56.60 m <sup>2</sup>



LUXURY VILLAGE DENIA

Low Floor



Top Floor



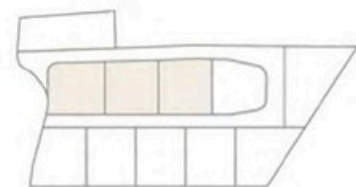
Mestral

Parcels 02-03-04

Model

# Levante

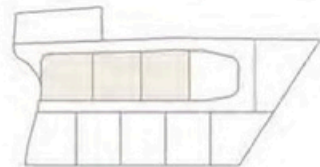
Own and characteristic of the Mediterranean. This is the Levante wind, and this is the homes on plots 2, 3 and 4, with a marked design reminiscent of the traditional villas of our coast, taken to a higher level of elegance.





Levante





Site

PLOT SURFACE	569.30 m <sup>2</sup>
COMMON ELEMENTS	136.35 m <sup>2</sup>
<b>Total:</b>	<b>705.65 m<sup>2</sup></b>

**SURFACES**

**LOW FLOOR**

HOUSING	172.00 m <sup>2</sup>
PORCHES	33.28 m <sup>2</sup>
CANTILEVERS	4.46 m <sup>2</sup>
PERGOLA	1.18 m <sup>2</sup>
TERRACE	73.15 m <sup>2</sup>
POOL	36.30 m <sup>2</sup>
GARDENERS	13.12 m <sup>2</sup>

**TOP FLOOR**

HOUSING	49.56 m <sup>2</sup>
CANTILEVERS	9.08 m <sup>2</sup>
TERRACE	6.88 m <sup>2</sup>



Low Floor



Top Floor



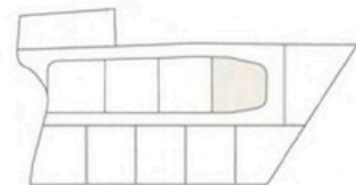


Parcel 05

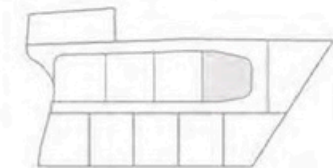
# Model Sur

With warmth and comfort.

This is how the south wind blows. And this is the model of plot 5, with a more compact and collected distribution but with the same feeling of spaciousness and openness thanks to the use of light.







Site



PLOT SURFACE	514.65 m <sup>2</sup>
COMMON ELEMENTS	123.26 m <sup>2</sup>
<b>Total:</b>	<b>637.91 m<sup>2</sup></b>

**SURFACES**

**LOW FLOOR**

HOUSING	160.14 m <sup>2</sup>
PORCHES	29.60 m <sup>2</sup>
CANTILEVERS	7.64 m <sup>2</sup>
TERRACE	73.49 m <sup>2</sup>
POOL	33.60 m <sup>2</sup>

**TOP FLOOR**

HOUSING	47.72 m <sup>2</sup>
CANTILEVERS	7.88 m <sup>2</sup>
TERRACE	11.04 m <sup>2</sup>



Low Floor

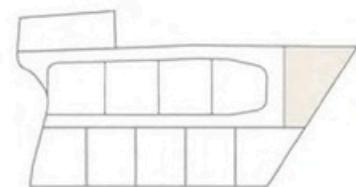


Top Floor



Parcel 06

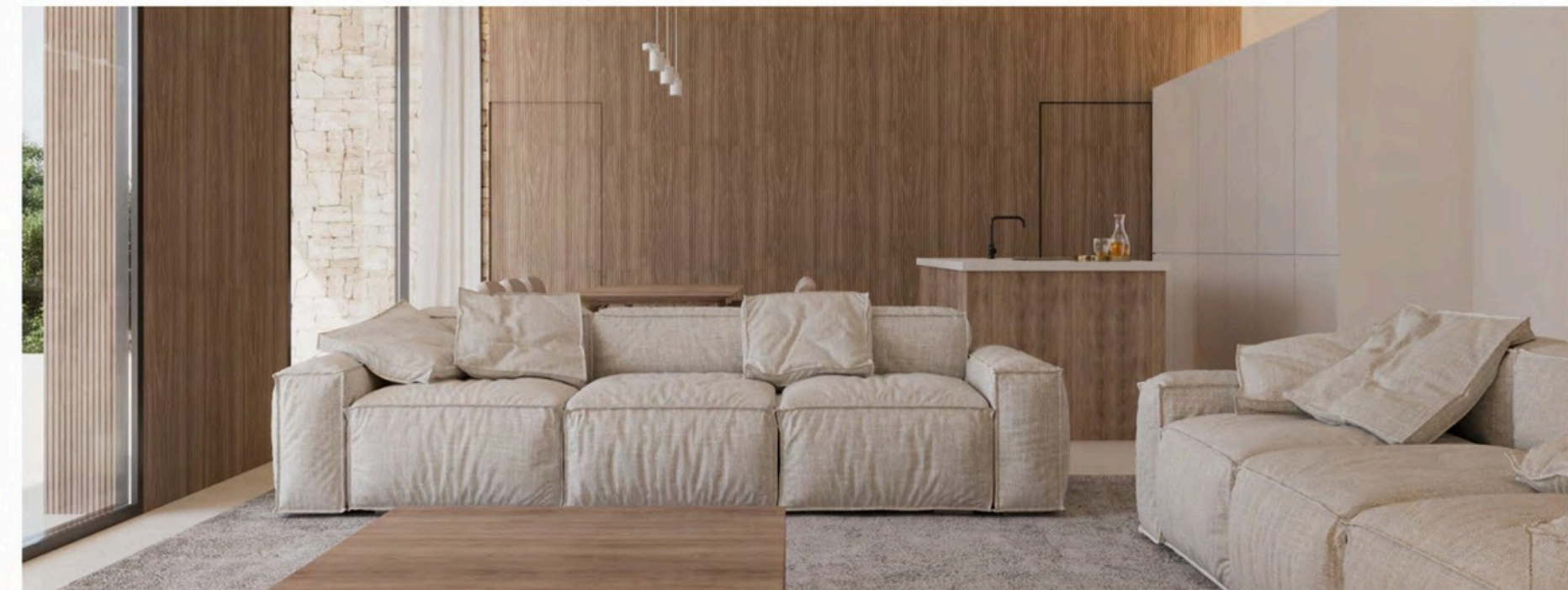
Model **Tramuntana**

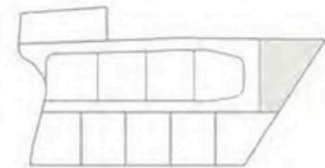


Constant, firm.

Tramuntana model shares its solidity with this wind. Only home in Dénia Village on a single floor, with a distribution that merges the interior and exterior space into one.







Site

PLOT SURFACE	730.93 m <sup>2</sup>
COMMON ELEMENTS	179.95 m <sup>2</sup>
<b>Total:</b>	<b>930.78 m<sup>2</sup></b>

**SURFACES**

**LOW FLOOR**

HOUSING	178.07 m <sup>2</sup>
PORCHES	30.33 m <sup>2</sup>
CANTILEVERS	10.00 m <sup>2</sup>
TERRACE	105.70 m <sup>2</sup>
POOL	31.50 m <sup>2</sup>



Low Floor

Baño3	8.06m <sup>2</sup>	Lavadero	4.32m <sup>2</sup>	Cocina-Comedor	32.38m <sup>2</sup>	Vestibulo	5.56m <sup>2</sup>	Paseo	3.12m <sup>2</sup>	Baño	7.63m <sup>2</sup>	Dormitorio1	14.78m <sup>2</sup>
Dormitorio3	19.47m <sup>2</sup>	Salón	33.64m <sup>2</sup>	Dormitorio2	15.00m <sup>2</sup>	Baño2	3.57m <sup>2</sup>	Porches	30.33m <sup>2</sup>	Terraza	105.70m <sup>2</sup>		



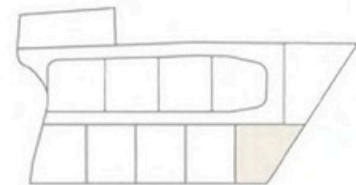
Parcel 07

# Model Xaloc

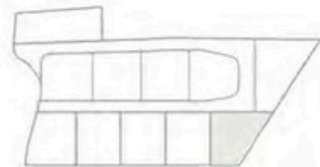


East wind, especially characteristic of the Balearic Islands.

Neighboring islands of which the Costa Blanca is a mirror, sharing architectural styles based on outdoor living.



Parcel 07



LUXURY VILLAGE DENIA



Site

PLOT SURFACE	578.19 m <sup>2</sup>
COMMON ELEMENTS	138.48 m <sup>2</sup>
<b>Total:</b>	<b>716.67 m<sup>2</sup></b>

**SURFACES**

**LOW FLOOR**

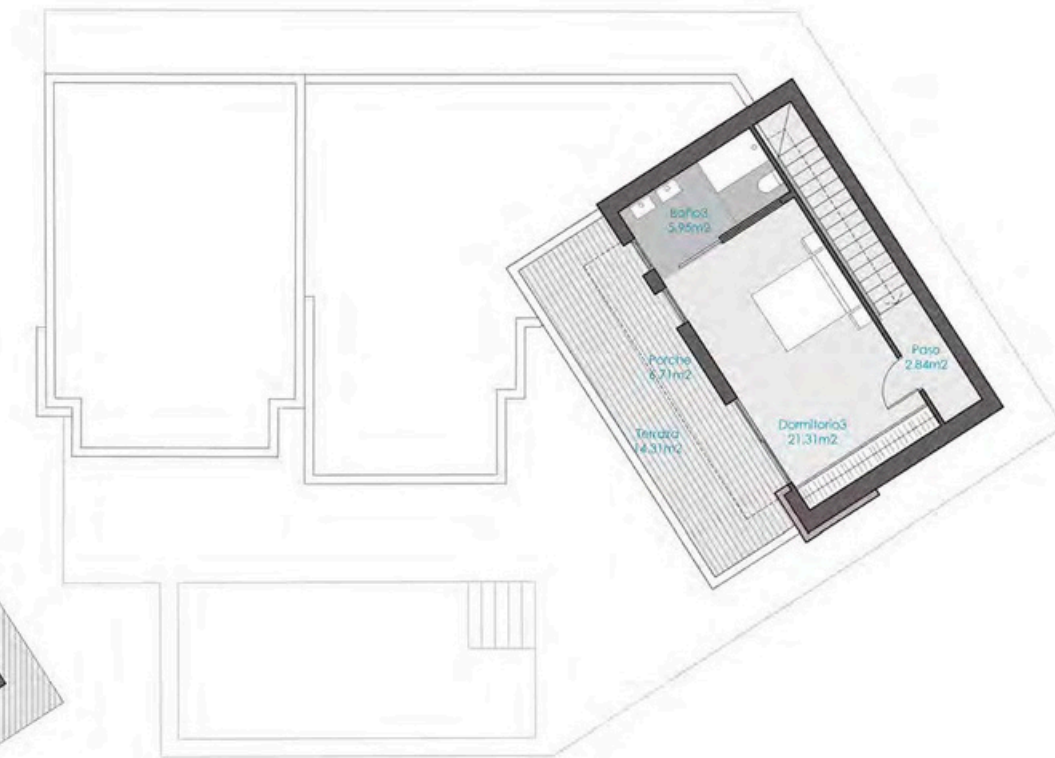
HOUSING	145.30 m <sup>2</sup>
PORCHES	22.63 m <sup>2</sup>
CANTILEVERS	4.05 m <sup>2</sup>
TERRACE	57.00 m <sup>2</sup>
POOL	28.00 m <sup>2</sup>

**TOP FLOOR**

HOUSING	45.90 m <sup>2</sup>
PORCHES	6.71 m <sup>2</sup>
TERRACE	14.31 m <sup>2</sup>



Low Floor



Top Floor



  
LUXURY VILLAGE DENIA

Xaloc

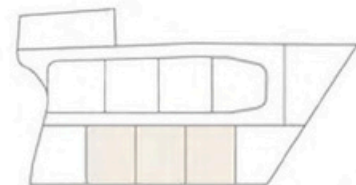
Model

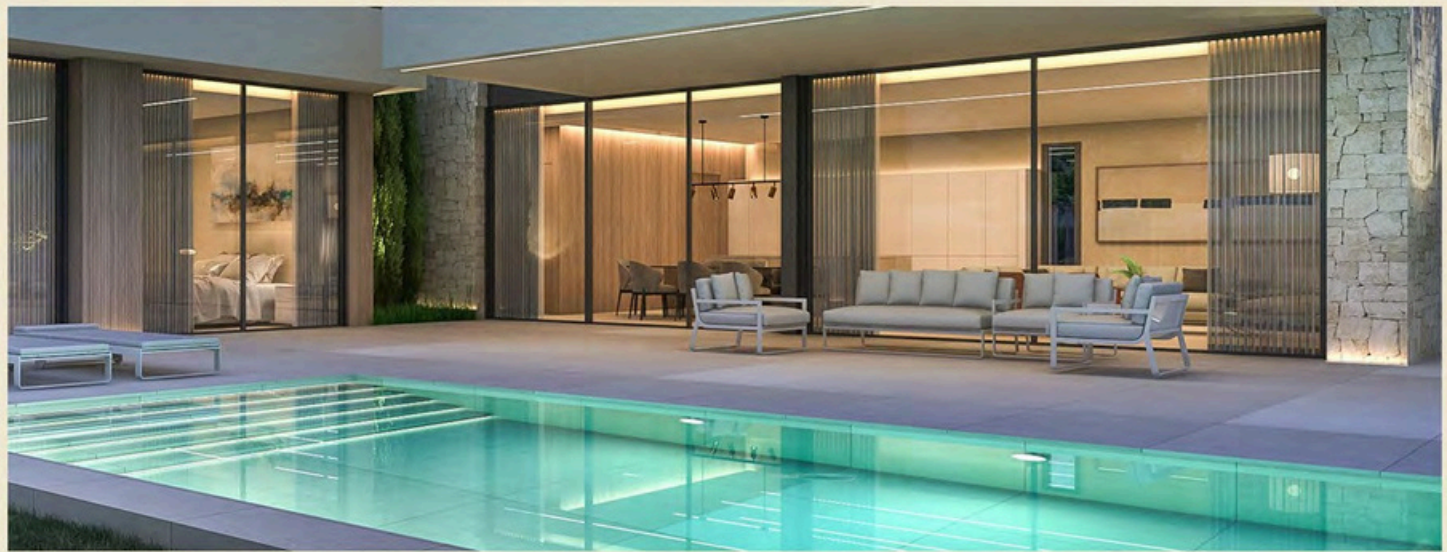
Parcels 08-09-10

# Gregal

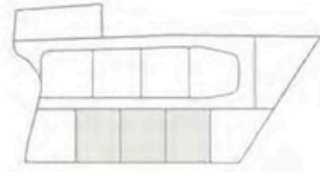
From the sea to land.

This is how the Gregal manifests itself, always fresh, always decisive in navigation. Such is its importance that three plots of Dénia Village share this aesthetic model of housing, functional, practical and undoubtedly attractive.





  
LUXURY VILLAGE DENIA



Site



PLOT SURFACE	564.95 m <sup>2</sup>
COMMON ELEMENTS	135.31 m <sup>2</sup>
Total:	700.26 m <sup>2</sup>

<b>LOW FLOOR</b>	
HOUSING	169.12 m <sup>2</sup>
PORCHES	28.05 m <sup>2</sup>
CANTILEVERS	7.24 m <sup>2</sup>
TERRACE	75.25 m <sup>2</sup>
POOL	32.20 m <sup>2</sup>
GARDENERS	7.61 m <sup>2</sup>

<b>TOP FLOOR</b>	
HOUSING	56.55 m <sup>2</sup>
CANTILEVERS	5.83 m <sup>2</sup>
TERRACE	28.60 m <sup>2</sup>



Low Floor



Top Floor

# Gregal





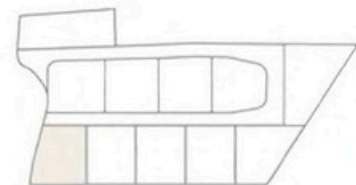
Parcel 11

# Garbí

Model

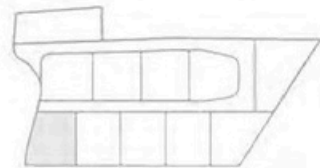
Intense wind mainly from mountainous areas.

Imposing as the only home of the Garbí model , on plot 11. With balanced lines and functional distribution, without a doubt one of the jewels of the Residential.





Parcel 11



Site



LUXURY VILLAGE DENIA

PLOT SURFACE	577.92 m <sup>2</sup>
COMMON ELEMENTS	138.41 m <sup>2</sup>
<b>Total:</b>	<b>716.33 m<sup>2</sup></b>

**SURFACES**

**LOW FLOOR**

HOUSING	152.66 m <sup>2</sup>
PORCHES	30.45 m <sup>2</sup>
CANTILEVERS	4.56 m <sup>2</sup>
TERRACE	80.88 m <sup>2</sup>
POOL	34.80 m <sup>2</sup>

**TOP FLOOR**

HOUSING	47.50 m <sup>2</sup>
PORCHE	4.86 m <sup>2</sup>
CANTILEVERS	3.53 m <sup>2</sup>
TERRACE	5.72 m <sup>2</sup>



Low Floor



Top Floor



# Memory of Qualities



## 1 EDIFICATION

### 1.1 FOUNDATION & STRUCTURE:

*The foundation will be made armed with sanitary forging. The compatibility of the materials, with each other and with the ground, and the insulation of capillary humidity is guaranteed by means of a sanitary forging that improves the energy efficiency of the house.*

*The structure is projected by concrete porticos with forged concrete beams and bovedillas. The protection of structural materials shall be guaranteed and appropriate control tests shall be carried out by an approved laboratory in accordance with the Technical Building Code.*

### 1.2 COVER

*Flat cover not passable inverted, waterproofed, with thermal insulation XPS of 8 cm. A layer of 16 to 32 mm in diameter, free of fines, spread with an average thickness of 15 cm.*

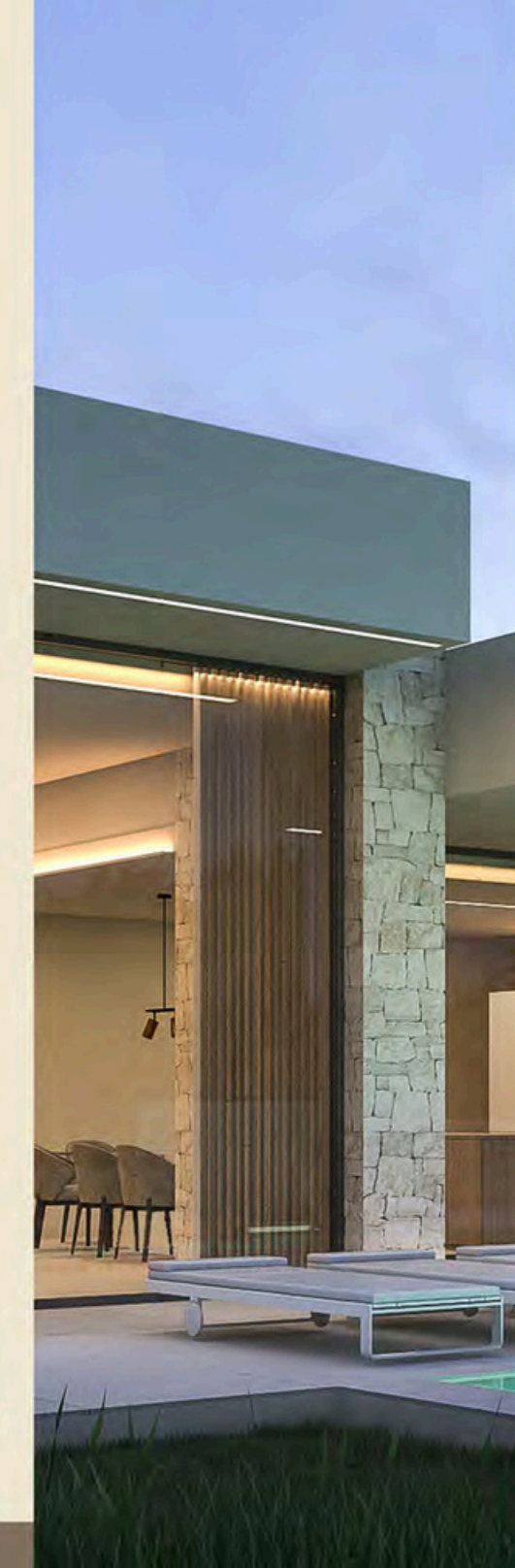
### 1.3 FACADE

*Exterior sheet execution 1/2 foot thick factory, in facade enclosure, triple hollow ceramic brick, to cover, 33x16x11 cm, received with M-5 cement mortar, thermal and acoustic insulation chamber. Formation in facades of finishing layer for coatings with industrial mortar for thin layer plastering, 5 mm thick, white color RAL 9010, smooth finish, white cement compound, marble powder and additives.*

### 1.4 EXTERIOR CARPENTRY

*Minimalist exterior carpentry, made of matt black lacquered aluminum with thermal break bridge, double glazing with safety foil and Guardian sun air chamber (intelligent glass), hinged, with folding opening, swing swing, sliding or liftable.*

*Technal Lumeal brand or similar.*



## 2 INTERIOR OF THE HOUSE AND FINISHES

### 2.1 INTERIOR CARPENTRY

Access door to the house pivoting, armored and with security lock three anchor points. Finish paneled lacquered aluminum of the same color (RAL) as the rest of the carpentry, thus achieving a harmonic set fully integrated. 230 cm interior doors with matt white lacquered finish RAL 9010. The same finish is used in the paneled areas of the main hallway as well as in the cabinets located in the bedrooms. Both the bedrooms on the lower floor and the master bedroom on the first floor will be fitted with motorized black-out curtains. Fitted wardrobes fully equipped with interior lighting. Doors of folding wardrobes from floor to ceiling lacquered in white RAL 9010

Possibility of motorized curtain installation in living - dining room.

### 2.3 PAINTS AND FALSE CEILINGS:

Smooth plastic paint on walls and ceilings in white color RAL 9010. A false ceiling will be placed with laminated plasterboard throughout the house. In bedrooms and living room, perimeter pits will be made in the false ceiling, where LED strips will be placed for indirect lighting in the relevant areas, and on the sides of the windows will be used for the concealed placement of curtain rails.



### 2.2 FLOORING AND TILING

In order to provide continuity between the interior of each house and its terrace, the same porcelain flooring will be installed both indoors and outdoors. In this way the terrace will be integrated as one more stay within the house itself. The general pavement of the entire house will be of the brand Saloni.

Outside the same floor will be placed but with non-slip finish. In all rooms except the bathrooms, the baseboard of the same material will be used.

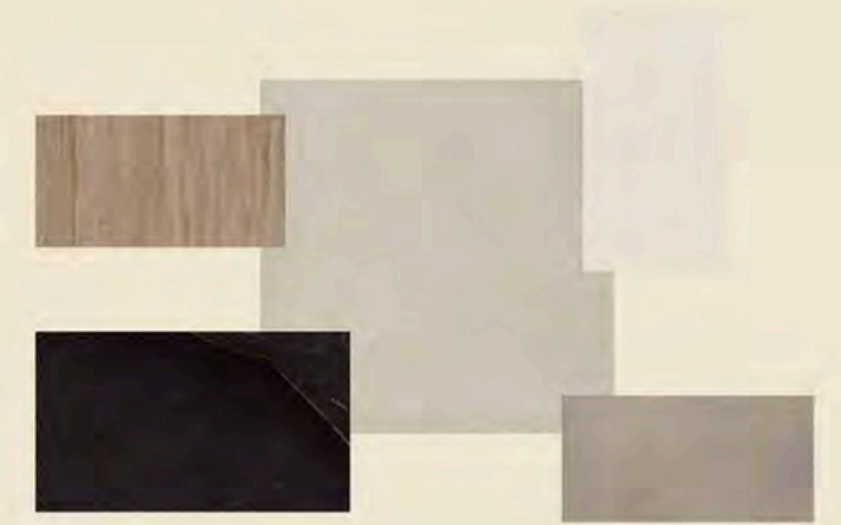
In bathrooms different porcelain coverings will be used in different combinations coordinated with the color of the floor, thus giving personality to each bathroom in the house. In the master bedroom on the first floor will be used a laminate floor of the house Faus as well as a natural stone cladding in the headboard and bathroom. Both the floors and the coatings of the house will be of recognized trademarks and will respect the neutral tones as well as the design and aesthetics of the entire project.

Saloni and Faus brands

MEDITERRANEAN STYLE



CONTEMPORARY STYLE



## 3 INSTALLATIONS

### 3.1 LIGHTING

Luminaires will be provided in porches and outdoor terraces according to the design of the set. Both indoor and outdoor lighting will be solved with LED system as an improvement in energy consumption, combining the placement of LED strips in pits, cortineros and cabinets, as well as the use of halogen matt white finish in the rest of the house. The lighting of the pool area will be resolved with floodlights and lighting integrated in pavement.

BRANDS Faro Barcelona

### 3.2 AIR CONDITIONING AND HOT WATER

The installation of air conditioning will be carried out by heat pump, distribution through ducts and fiberglass panels lined with aluminum foil and acoustic interior fabric. Grilles drives and returns to the living room, kitchen and bedrooms. Mitsubishi Electric Inverter or Daikin air conditioning machines with independent thermostats in each room. The heating installation will be done through underfloor heating on the ground floor and upper floor, with multilayer piping conveniently isolated in all rooms. Altherma Daikin or similar heat pump and accumulator.



LUXURY VILLAGE DENIA

### 3 INSTALLATIONS

#### 3.3 ELECTRICITY AND COMMUNICATIONS

The house will be equipped with the services regulated by the Telecommunications Infrastructure Regulation (ICT) and its electrical installation will have the degree of electrification according to current standards. Complete installation of satellite antenna, DTT and FM radio. Each house will have a built-in Dual video intercom with color screen and a connection with the outer plate will be established. All terraces have outlets for outdoor use. Pre-installation alarm. Pre-installation of connections by fiber optic cable. Simon 100 mechanisms.

#### 3.4 FOTOVOLTAICA

Complete photovoltaic installation (3kw generation).

#### 3.5 HOME AUTOMATION

Interior home automation with lighting control systems, air conditioning and motorized curtains, with the possibility of remote viewing.

#### 3.6 PLUMBING AND SANITATION

The house has two separate sewerage networks, one for rainwater and one for wastewater. In both cases the pipe used shall be PVC and soundproof.

#### 3.7 KITCHEN

The kitchen, of the brand Santos, includes island furniture and rear bottom and top or continuous with integrated Bosch appliances, dishwasher included. The countertop, designed according to the project, will be made of porcelain material. Each kitchen will be equipped with an induction hob, integrated fume hood, osmosis equipment, fridge, freezer, sink with single-lever taps with dual output (mains supply and osmosis), oven and microwave. The laundry area includes Bosch washer and dryer.

#### 3.8 BATHROOMS:

Both main and secondary bathrooms will be solved with the necessary elements, such as: Toilet, bidet, single or double basin depending on the dimensions of each bathroom. The bathrooms will have sanitary appliances of current design finished in white. The toilets will have a double flush mechanism to facilitate water saving and pneumatic lid. All taps will be single control including aerators to improve flow to reduce water consumption. Furniture of minimalist design, with Solid Surface countertops and/or washbasins and mirrors with integrated LEDs.

BRANDS: Roca, Coycama



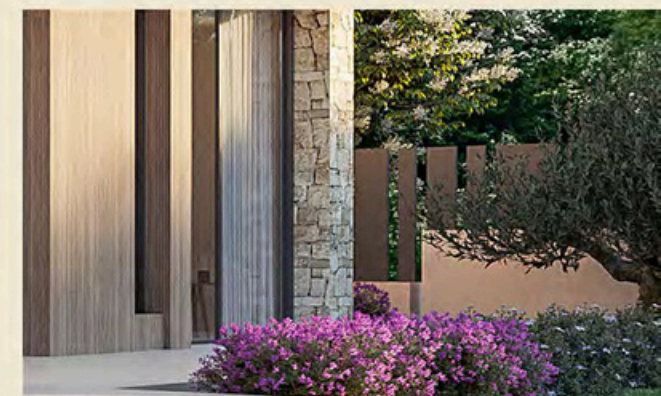
### 4. EXTERIOR

#### 4.1 URBANIZATION PLOT AND GARDENING

Main facade enclosure, with reinforced concrete wall, alcoves with vegetation and metal fencing. Lateral walls of enclosure composed of a mass concrete base and plant enclosure. Automatic sliding door 4 meters, with DUAL opening system (pedestrian + vehicles).

#### 4.2 PERGOLA VEHICLES

Pergola composed by metal structure of ods metal pillars of dimensions according to project, to support tarpaulin of covering.



#### 4.3 SWIMMING POOL

Saline pool of gresite color according to the rest of the house, with lighting by LED lights, staircase, shower and pre installation of heating.

#### 4.4 GARDEN

Mediterranean-style garden with native vegetation and automatic irrigation system. A perimeter hedge will be installed for privacy.



+34 606 89 61 88

info@costablancahills.com

C/ del Marqués de Campo, esc.A pta 1

03700 Denia - Alicante -Spain

www.costablancahills.com



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