

**SEAview<sup>5</sup>**

**Design  
Quality  
Comfort**

 **ESP HOUSES**  
promotora





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## **Location / Setting - Page 5**

Location

Setting

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Specifications

SEAVIEW 5 features



## 15 independent villas in Sierra Cortina

01

Location / Setting





# Benidorm

The most popular tourist destination in Europe

**SEAview**<sup>5</sup>



AUTOPISTA DEL MEDITERRÁNEO

MARINA BAJA

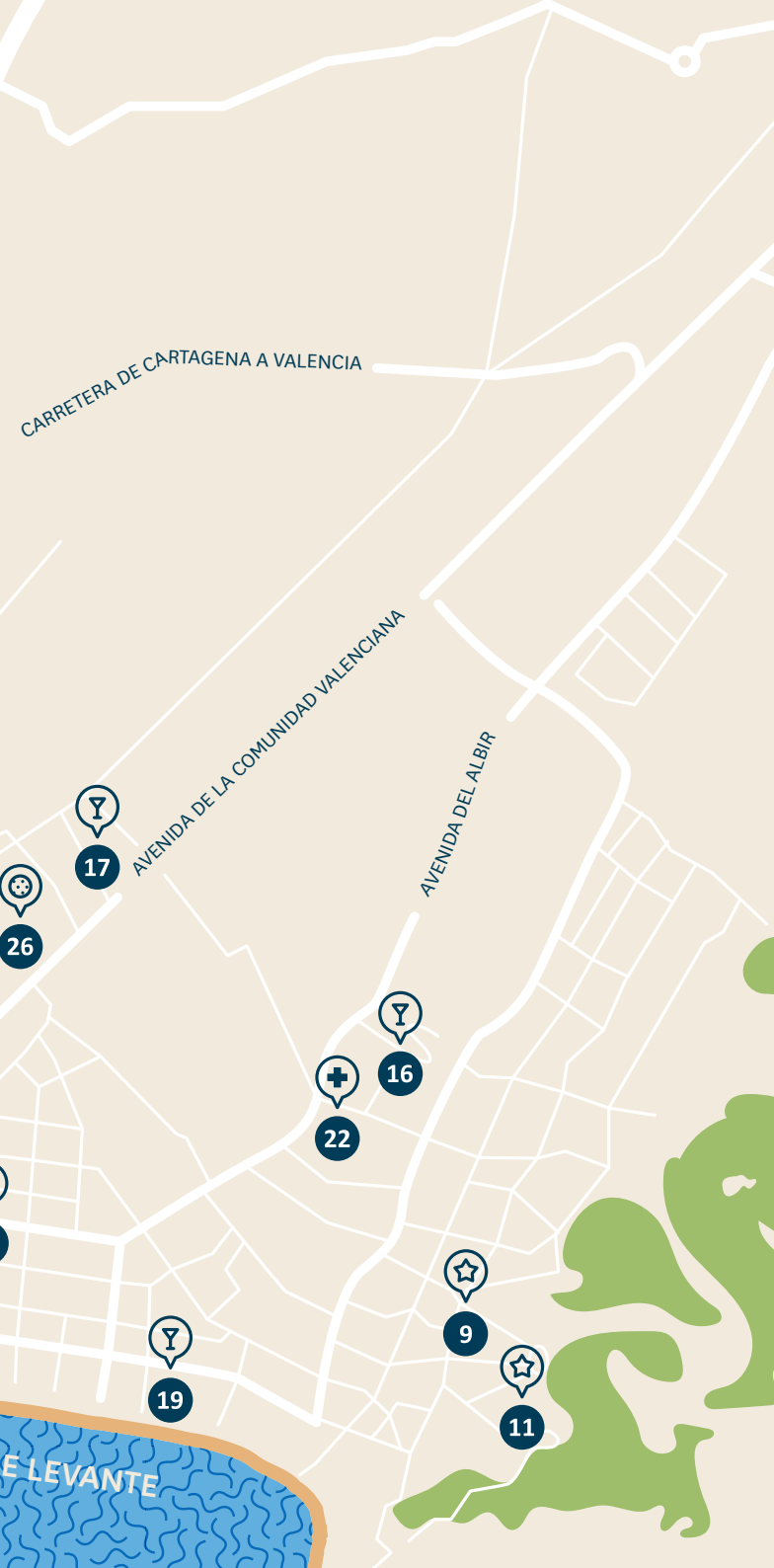
LA CALA

PLAYA DE PONIENTE

PLAYA D

**BENIDORM**





## Services

Shopping Centre	1	El Centro
	2	La Estación
	3	La Marina
	4	La Noria
Supermarket	5	Carrefour
	6	Mercadona
Specialised shop	7	Leroy Merlin
	8	MediaMarkt
Theme Park	9	Aqualandia Benidorm
	10	Terra Natura
	11	Mundomar Benidorm
	12	Terra Mítica
Golf Course	13	Benidorm Club de Golf
	14	Las Rejas Golf
	15	Villaitana Golf
Night life	16	Benidorm Palace
	17	Discoteca Penélope
	18	Penélope Beach Club
	19	Tiki Beach
Transport	20	Estación de autobuses
Medical Centre	21	Hospital Clínica Benidorm
	22	IMED Levante
Hotel	23	Gran Hotel Bali
	24	Meliá Villaitana
	25	Asia Gardens Hotel&Spa
Sports	26	Karting Benidorm
	27	Puerto Deportivo de Benidorm

# Welcome to your “Dream Life” on the Costa Blanca!

244 kilometres of Mediterranean beaches, coves and cliffs shape Alicante’s Costa Blanca, in the south-east of Spain.

Its mild climate, with 320 days of sun per year and temperatures between 16 and 28 degrees, its quality of life, its air and rail connections to all of Europe and the wide range of leisure and recreational facilities on offer have made it into one of the most popular “sun and sand” destinations and second home location, both nationally and internationally.

Of all the towns on the Costa Blanca, Benidorm stands out for being **one of the most important and well-known tourist destinations in Spain and the Mediterranean as a whole** because of its **beaches**, its **leisure opportunities**, its **night life** and the **services** it offers.

**Benidorm** has good public transport connections. By tram, it’s a 30-minute trip to Alicante city and just over 40 minutes to Denia in the north of the province. Benidorm’s bus station offers several routes to various Spanish cities such as Madrid or Valencia. It takes just 40 minutes to reach **Alicante airport**. If travelling by car, there is easy and convenient access to main roads and motorways.

**Benidorm** has several **coves and beaches where you can enjoy the sun and the sea**. Levante, Poniente or Mal Pas are just some of the beaches that have been awarded the Blue Flag for their excellent quality.

Benidorm also offers opportunities for **leisure and culture**. There are several theme parks and leisure parks like Aquanatura, Aqualandia, Terra Mítica and Mundomar. In addition to this it also has a generous cultural offering with numerous concerts, plays and exhibitions throughout the year.



The image features a detailed map of the Benidorm area on the Costa Blanca, Spain. The map shows various towns including Finestrat, Los Arcos, Panorama, Pinar de Garaita, Romeral, La Loma, Les Coves, Almafà, Tolls, Benidorm, and Vila Joiosa/Villajoyosa. Major roads like AP-7, N-332, and the Autopista del Mediterráneo are marked. A blue 'SEAview 5' logo is placed on the map. To the right, a vertical timeline lists travel times and distances from Benidorm to various locations, with dashed white lines indicating the radius of each travel time.

- SEAview<sup>5</sup>**
- Beaches → 5 min.
- Benidorm → 7 min.  
Services and leisure
- Alicante → 30 min.  
Services and leisure
- ALC Airport → 40 min.  
Alicante Airport
- VLC Airport → 90 min.  
Valencia Airport

A small map of Spain is shown at the bottom left of the main map, with the Costa Blanca region highlighted in red. The word 'Spain' is written in the center of the map, and 'Costa Blanca' is written below the highlighted region.

02

SEAVIEW 5

## Villas SEAVIEW 5: Original design, excellent quality and comfort.

Reconnect with beauty, tranquillity, sea views, sun, sea breezes, reconnect with nature... this is what SEAVIEW 5 offers you with these detached villas.

**A place that will make your holiday an unforgettable experience**, bathed in Mediterranean light, with unique views and offering all kinds of details that make you realise that luxury is not an add-on, but a landscape, a place, a time, an experience.

And all of this with the peace of mind offered by the experience of ESPHOUSES, a **leading company in the property development sector**.

SEAVIEW 5 is located on the **Sierra Cortina**, an oasis of nature that has retained its natural qualities, a haven of peace and tranquillity which also offers a **panorama of unbeatable views over the bay of Benidorm**.

A location which continues to combine the best of a more relaxed and remote lifestyle with all the conveniences of city life.

A place where relaxation and engagement with nature combines perfectly with **excellent standards of safety for our residents as well as proximity to the beach and all the services you need**.

You will enjoy this spacious property which radiates a peaceful and elegant atmosphere, where simplicity becomes the most wonderful and practical style, based on a clever layering of materials and textures.

It also offers the highest quality of construction, which you can experience and enjoy in every setting, every room and every corner of our villas.



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It has a **lighting system integrated** into the overall design concept of the villa and opts for an open-plan layout, with **large picture windows and the highest-quality materials** which ensure respect for the environment and low energy consumption.

All of this works together with the design, with beautiful colour combinations defining a fluid style that invites you to rest, relax and chill.

The **layout** has been carefully designed to offer the **highest levels of comfort and the greatest energy sustainability**.

The **ground floor** is designed for daytime use, with **large glazed windows favouring visual and physical communication with the stunning garden**. All this allows visitors to feel a sense of bringing the outside in.

The **upper floors** are divided into bedrooms and bathrooms and offer **more intimate spaces** designed for total rest and relaxation at 'siesta' time and at night.

A new residential development that continues the meticulous architectural lines of the previous developments and that, as always, **incorporates the essential approach of sustainability in its materials and processes**.

SEAVIEW 5 offers 3 different types of **detached villas**, which vary in available floor area and room distribution.

Depending on your needs, you can choose between a 3-bedroom property, with or without a basement and underground parking.

The layout is designed to make best use of the space, reflecting an essential architectural concept that aims to give centre stage to the fantastic views of the bay and the gardens, from both the ground floor, first floor and sun terrace.



## Paradise within your grasp: design, comfort, exclusivity and the best location on the Mediterranean.

Each plot has a **beautifully-designed garden** which is a true reflection of our **commitment to environmental sustainability**, combining maximum energy efficiency with easy maintenance.

The highlight of the garden is a **fabulous private pool** with a glass mosaic finish, artificial grass, trees, an automatic sprinkler system and outside lights. Surrounded by steel fences with slats angled towards the sea, in order to take advantage of the sea breezes and Mediterranean woodland, to ensure optimal temperature 24 hours a day and **to gain maximum benefit from the 320 days of sun a year offered by the Costa Blanca.**

## Enjoy the best quality of life with SEAVIEW 5.

A unique life deserves a unique home. This is why each villa offers **aesthetic and functional solutions that preserve the soul and history of their materials.** High-quality materials have been meticulously chosen to offer indispensable harmony and elegance in all areas, while still retaining a very contemporary architectural design. All the spaces are designed to be generous, light and outward-facing, **focusing on the view of the natural landscape offered by the stunning Sierra Cortina and the beautiful bay of Benidorm with one of the most spectacular skylines in the Mediterranean.**

**A unique place where peace, tranquillity and beauty conspire to bring you that fabulous feeling of “being at home”.**



## Where you will find both modern architecture and respect for the environment.

All the SEAVIEW 5 properties have a **site-appropriate bioclimatic design**. Each property is designed for **optimal energy use**, taking advantage of natural resources such as the building's orientation, cross ventilation, wind protection and water films.

The kitchen is an important space in each house and in SEAVIEW 5 we also pay attention to its design and elegance. We choose **subdued and simple colours for a harmonious feel**. We offer you the possibility of choosing **furniture of American walnut or white lacquered**, two different styles but both simple and modern.

And we haven't forgotten the **bathrooms**, as these too are trend-setting. The **bathroom furniture** is a fundamental component and we offer you the choice of two **lacquered fronts** in colours such as: white, sand, camel (or similar) with **sinks and countertops in Krion**.

The **bathrooms have wall-mounted toilets with a concealed cistern**, of top-quality brands such as **Villeroy&Boch** (or similar) and **extra-shallow shower trays** made from the same flooring as the rest of the property.



# Villas Type 1













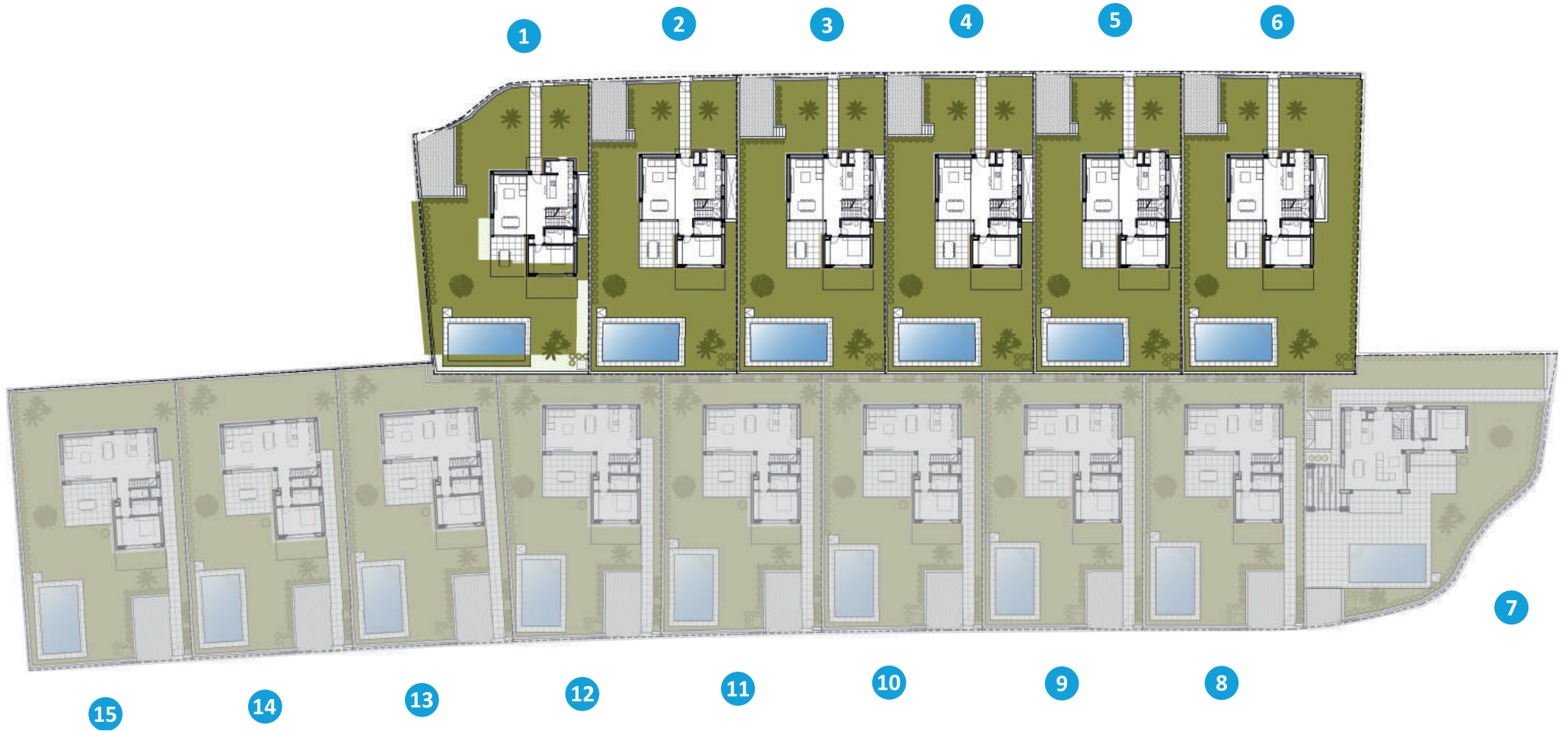




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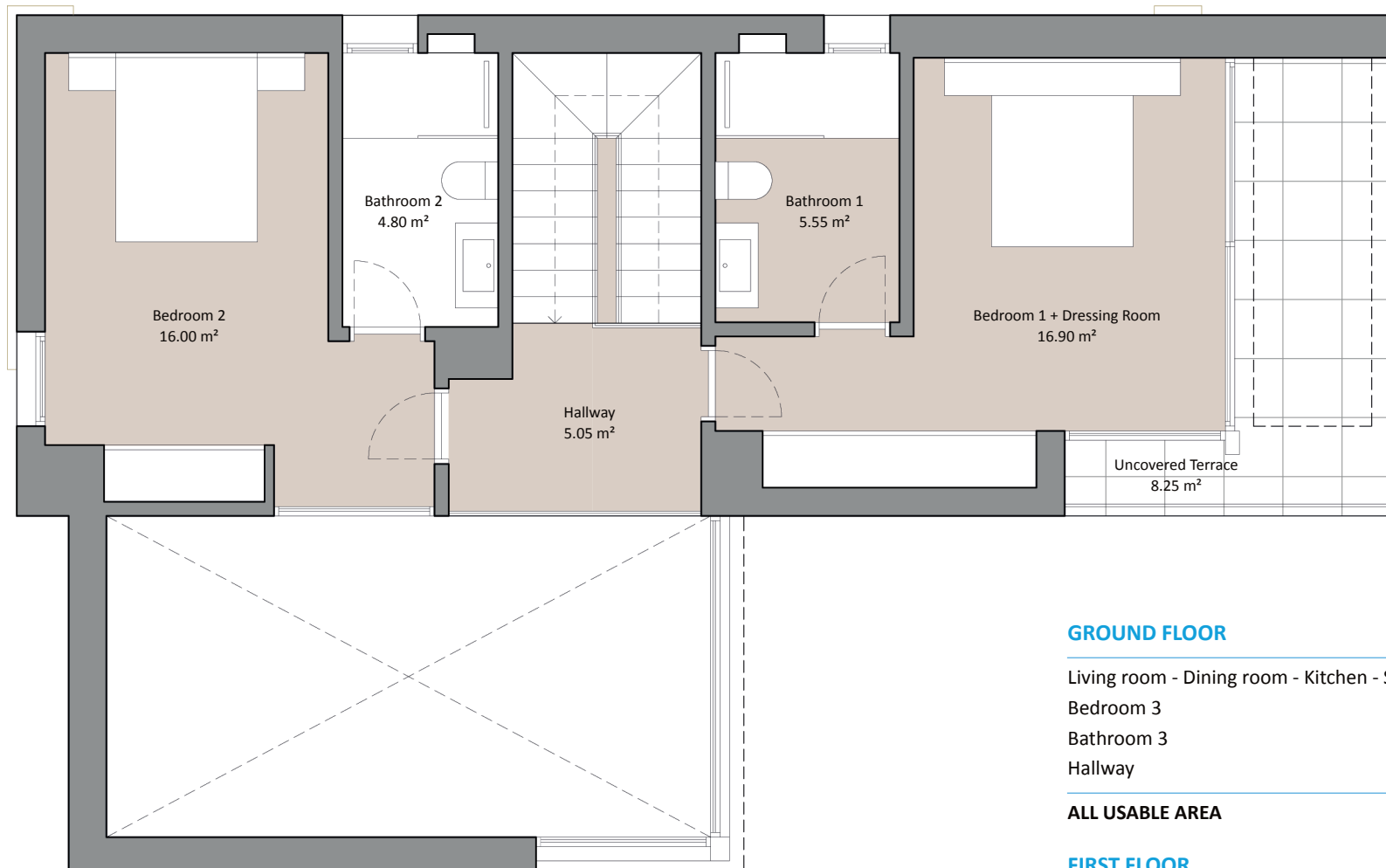
# Type 1

Villas no. 1-2-3-4-5-6

## Ground Floor and Garden



First Floor



PLOT AREA	487.39 m <sup>2</sup>
TOTAL CONSTRUCTED AREAS	282.45 m <sup>2</sup>
TOTAL CONSTRUCTED TERRACES	56.75 m <sup>2</sup>
SWIMMING POOL AREA	32.00 m <sup>2</sup>

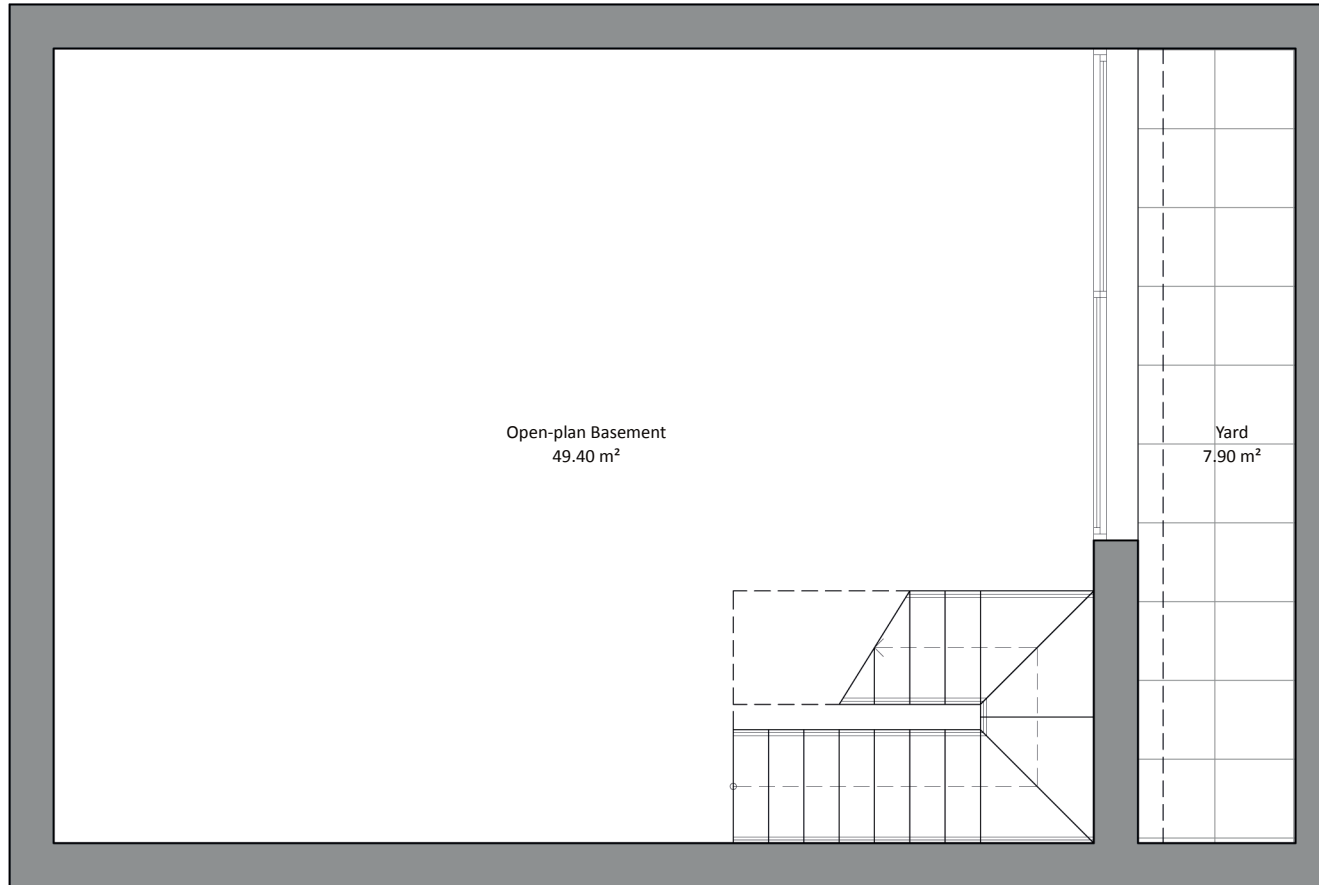
**GROUND FLOOR** Area (m<sup>2</sup>)

Living room - Dining room - Kitchen - Stairs	54.30
Bedroom 3	13.55
Bathroom 3	4.70
Hallway	2.35
<b>ALL USABLE AREA</b>	<b>74.90</b>

**FIRST FLOOR** Area (m<sup>2</sup>)

Bedroom 2	16.00
Bathroom 2	4.80
Bedroom 1 + Dressing Room	16.90
Bathroom 1	5.55
Hallway	5.05
<b>ALL USABLE AREA</b>	<b>48.30</b>

Basement



<b>BASEMENT</b>	<b>Area (m<sup>2</sup>)</b>
Open-plan Basement	49.40
Yard	7.90
<b>ALL USABLE AREA</b>	<b>57.30</b>



# Villas Type 2





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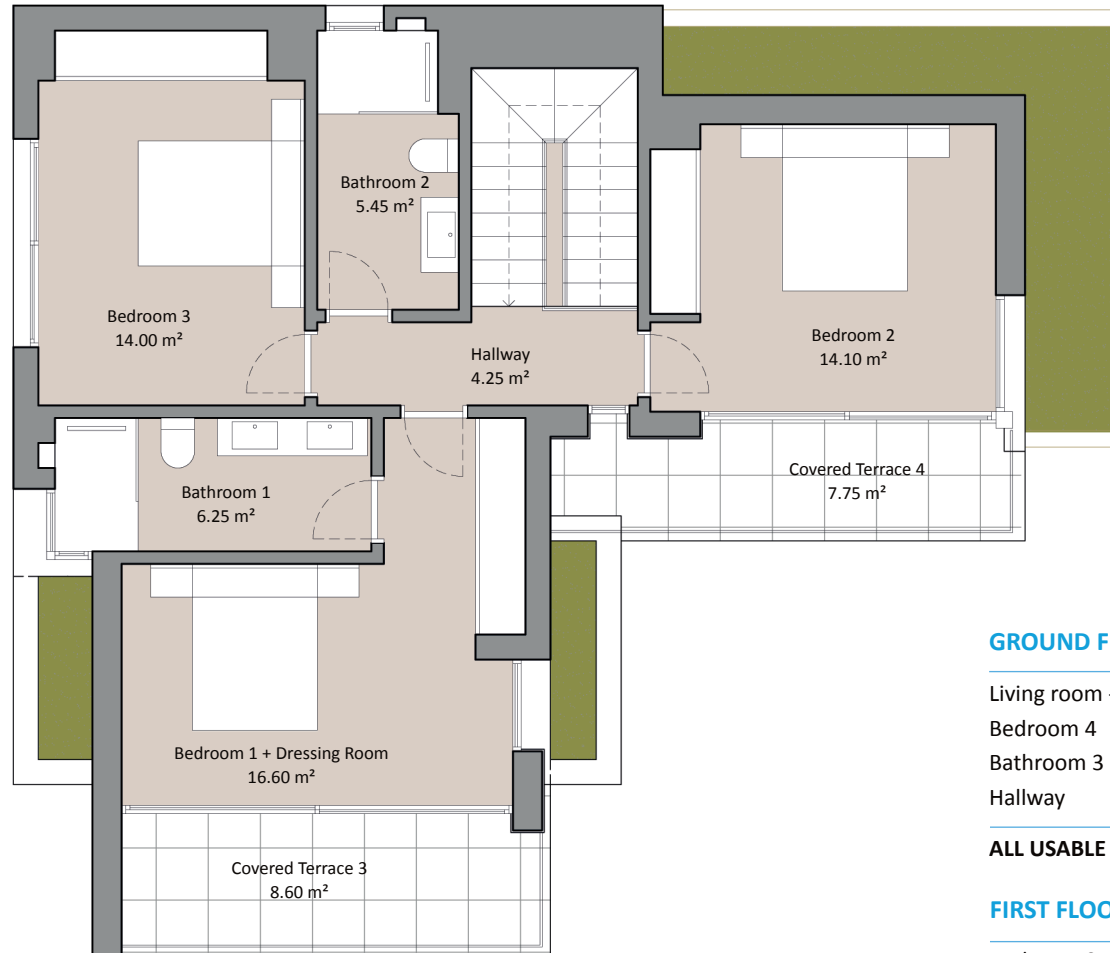
Ground Floor and Garden



PLOT AREA	578.54 m <sup>2</sup>
TOTAL CONSTRUCTED AREAS	423.55 m <sup>2</sup>
TOTAL CONSTRUCTED TERRACES	65.45 m <sup>2</sup>
SWIMMING POOL AREA	32.00 m <sup>2</sup>



## First Floor



## GROUND FLOOR

Area (m<sup>2</sup>)

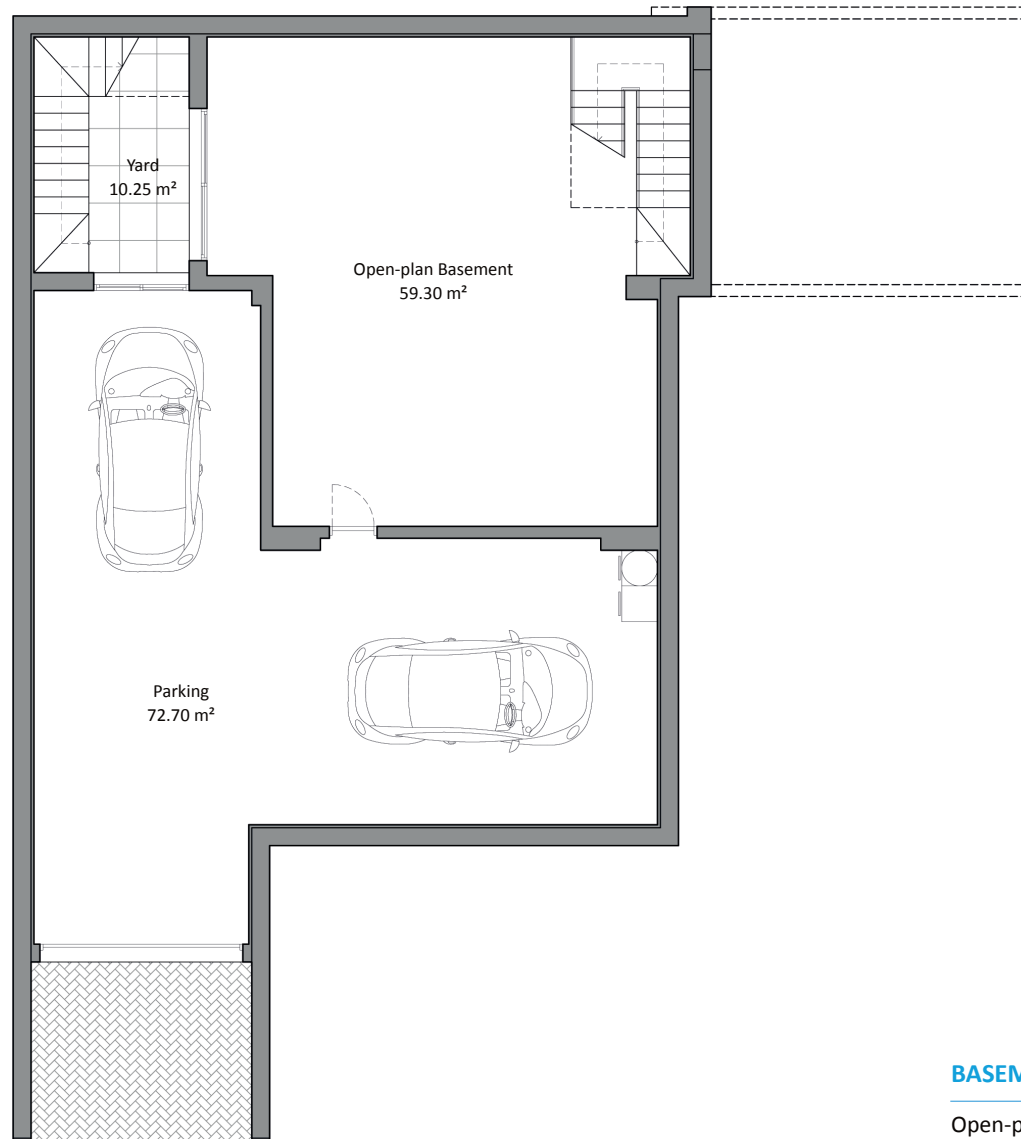
Living room - Dining room - Kitchen - Stairs	54.80
Bedroom 4	16.05
Bathroom 3	5.20
Hallway	1.15
<b>ALL USABLE AREA</b>	<b>77.20</b>

## FIRST FLOOR

Area (m<sup>2</sup>)

Bedroom 3	14.00
Bedroom 2	14.10
Bathroom 2	5.45
Bedroom 1 + Dressing Room	16.60
Bathroom 1	6.25
<b>ALL USABLE AREA</b>	<b>56.40</b>

## Basement

**BASEMENT****Area (m2)**

Open-plan basement	59.30
Parking	72.70
Yard	10.25
<b>ALL USABLE AREA</b>	<b>142.25</b>



# Villas Type 3













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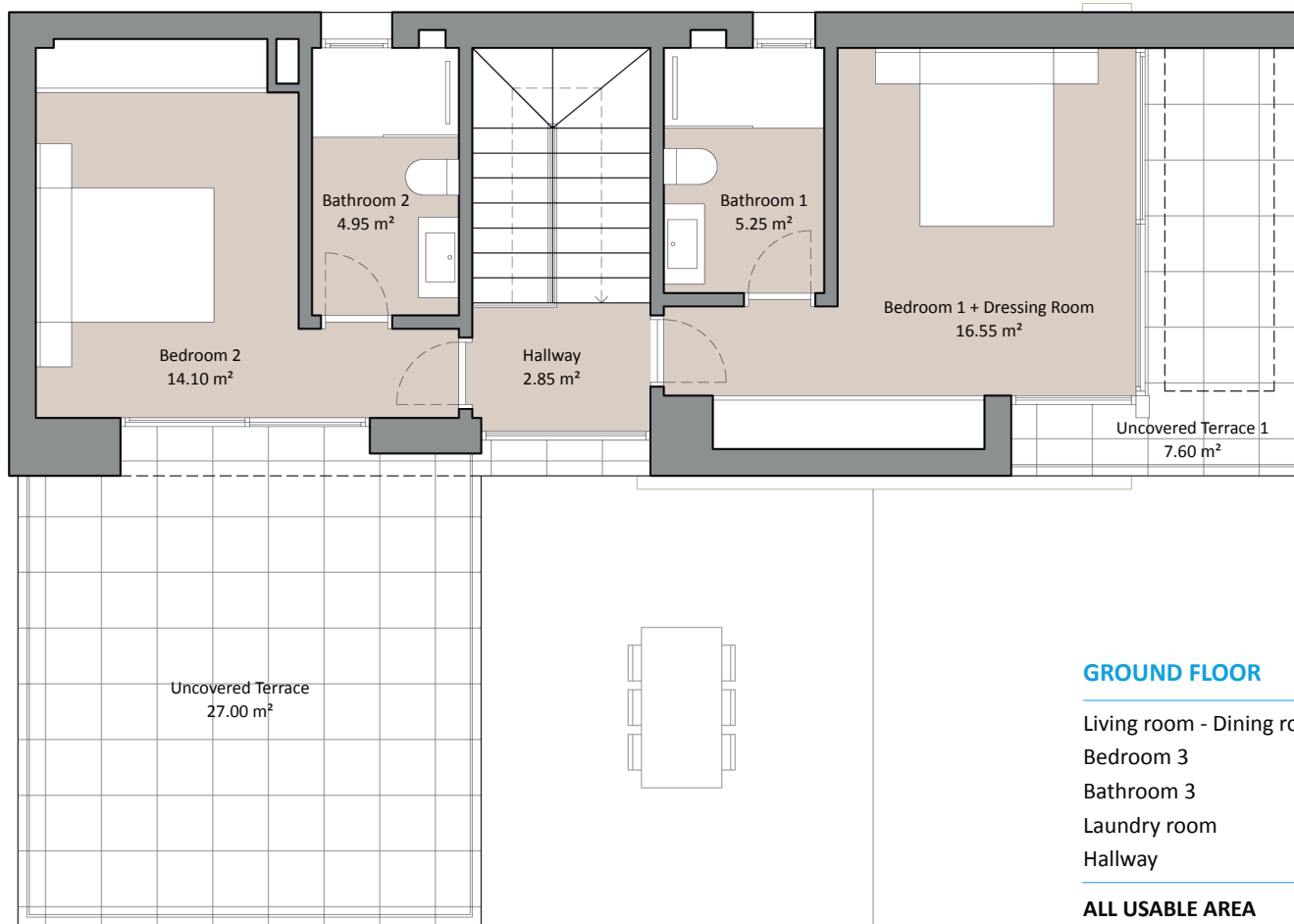




Ground Floor and Garden



First Floor



GROUND FLOOR	Area (m2)
Living room - Dining room - Kitchen - Stairs	47.75
Bedroom 3	13.50
Bathroom 3	4.40
Laundry room	1.90
Hallway	3.75
<b>ALL USABLE AREA</b>	<b>71.30</b>

<b>PLOT AREA</b>	447.75 m <sup>2</sup>
<b>TOTAL CONSTRUCTED AREAS</b>	247.00 m <sup>2</sup>
<b>TOTAL CONSTRUCTED TERRACES</b>	79.45 m <sup>2</sup>
<b>SWIMMING POOL AREA</b>	28.00 m <sup>2</sup>

FIRST FLOOR	Area (m2)
Bedroom 2	14.10
Bathroom 2	4.95
Bedroom 1 + Dressing Room	16.55
Bathroom 1	5.25
Hallway	2.85
<b>ALL USABLE AREA</b>	<b>43.70</b>

**FZORIM**  
DESIGN IS OUR PASSION

  
Villeroy & Boch  
1748

**bticino**

 **blum**

**BOSCH**  
Invented for life

 **CORTIZO**

**hansgrohe**  
AXOR | PHARO

# Specifications





## Structure

/ Structure formed by pillars and HA-25 reinforced concrete floors and laminated structural metal beams.

## Roof

/ Inverted, non-trafficable flat roof, with polystyrene insulation and waterproofing using asphalt sheets, with a white gravel finishing.

## Partitions and Facades

/ Exterior walls with 14cm thermo-clay masonry, clad with single-layer mortar and/or natural stone, with air chamber and thermal insulation.  
/ Interior partitions of 7 and 9cm thick ceramic bricks covered with a plaster finish.

## Coverings

/ Interior ceilings: false ceiling of plasterboard or similar comprising gypsum board placed on a hidden galvanised steel structure. / Ceilings in damp areas (bathrooms and kitchens): False ceiling of plasterboard or similar comprising water-resistant gypsum board placed on a hidden galvanised steel structure. / Bathroom tiling with large format porcelain tiles (60x120cm, 40x100cm approx.) of Rocersa, model Burlington White.  
/ Exterior ceilings: outdoor false ceilings of semi-all-weather units (on terraces). / Wood-effect ceramic tiling for finish of exterior walls, rectangular format 30x100 cm or similar. / White, single-layer cladding with water-repellent treatment on façades. / Drip edge flashing for windows in Capri limestone or similar.





## Flooring

/ Porcelain flooring format 60x120cm of Rocersa, model Burlington White or similar. / Anti-slip flooring in outside areas and terraces; with 60x60cm format of Vitacer, model The Rock Pearl or similar. / Ceramic skirting tiles of the same model as the flooring. / Imprinted concrete paving (on vehicle access).

## Exterior Carpentry

/ Aluminium carpentry for windows and balconies with sliding-lift and slide and tilt-turn system from Cortizo brand, series COR-4500 for sliding-lift y COR-3000, 3500 for fixed and tilt-turn (according to the manufacturer's recommendations) in textured forge grey Ral TX-7022 or carpentry of similar characteristics. / Motorised blinds with remote-controlled shutters in rest areas. / Security door for entry to the property made of Iroko wood, panelled on both sides. / Automatic, motorised vehicle entrance gate.

## Interior Carpentry

/ Single-leaf internal doors up to the ceiling, with concealed hinges, finished in American walnut or lacquered in white / Wardrobes/cupboards with folding and/or sliding lacquered doors with mirror. / Wardrobe/cupboard interiors with American walnut melamine or white lacquer.

## Plumbing Installation

/ Bathroom fitting for shower and ceiling shower head (30cm diameter) from Hansgrohe. / Mixer taps for basins Hansgrohe brand, model Logis or similar. / Extra shallow shower tray made in the same stone as the flooring. / Wall-mounted toilets with concealed cistern, Villeroy&Boch brand, model Arquitec RD. / Bathroom furniture with white drawer unit and American walnut shelf. Countertop washbasin with Hansgrohe taps.

## Electrical Installation

/ High-level electrification protection panel for low voltage electrical installation. / Light points, switches, wall sockets, tower sockets with mechanisms of the Bticino brand or similar, matt aluminium finish. / Ceiling junction boxes for electrical installation in the ceiling of the interior of the cabinets. / Telecommunication installation.





## **Climate Control**

/ Full installation of ducted air conditioning (hot/cold) on ground floor and first floor. / Installation of domestic hot water system with solar panel and back-up electric boiler.

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## **Bioclimatic Design**

/ Property designed for optimal energy saving, taking advantage of natural resources such as the building's orientation, cross ventilation, wind protection and water films.

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## **Remote Control**

/ Remote control installation with touch screen, Bticino brand or similar, interior lighting control, blind actuator remote controls, on-off control for air conditioning, flood and fire detection and video entry system.

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## **Kitchen**

/ Kitchen equipment consisting of oven, microwave, refrigerator, dishwasher, ceiling extractor hood and induction hob from Bosch or similar. / Kitchen furniture in white lacquer with white Gola handles, with Blum or similar fittings and hinges and dove white, grey or similar silestone worktop.

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## **Garden and Swimming Pool**

/ Pool with glass mosaic finish. / Natural grass, trees, an automatic sprinkler system and outside lighting. / Steel fence with slats angled towards the sea.



With over **20 years' experience** in the Costa Blanca property market, ESPHOUSES is one of the leading property management companies in the Spanish Levante Coast, standing out for both its activity as a developer and its activity as a Real Estate agency.

When you are making an investment as important as purchasing a house, it is vital to feel **confident and secure**. In this context, ESPHOUSES provides the **professional experience** of its team and the **satisfaction** of its customers.

In each of our projects we think about how our clients would like it to be: the layout, the design, etc. And we always **commit to the highest standards of quality**.

**Innovation, design and sustainability** are present in all areas of the company and in the different development phases of our promotions, resulting in properties which are **energy-efficient and high-quality** as well as comfortable and welcoming for our clients.

Since 2002 we have developed several projects, with **over 140 properties built**, relying on the experience of our professional staff who have **extensive knowledge in the property sector**.



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## We take care of everything.

- **Legal advice**  
We have consultants and lawyers for all the legal procedures. Application for Foreigner Identification Number (NIE), preparation of the relevant documents for signature of the public deed before the notary, etc.
- **Up to 80% financing**  
We can arrange finance for the purchase of your property, up to 60% (for non-residents in Spain) and up to 80% (for residents in Spain), and on the best conditions. We have the support of the main banks, Banco Santander, Banco Sabadell, La Caixa, Bankia, Bankinter and Deutsche Bank.
- **Helping you to open bank accounts**  
Not all financial entities allow non-residents to open a bank account, however, at ESPHOUSES, thanks to agreements we have with various financial entities, we can help you to open a bank account in Spain.
- **Processing the residency visa for property investment**  
With the Golden Visa, you are allowed to spend long periods of time outside Spain without losing your residency and, if you need a Schengen Visa, you won't have to apply each time you want to enter Europe.
- **Post-sale service**  
We handle the contracting and setting up of direct debits for the property utilities (electricity, water and gas). We inspect your property and keep it in perfect condition. Relax and enjoy yourself.

All the developments of



44 apartments  
Guardamar, Alicante



61 dwellings  
Alicante



15 independent villas  
Finestrat, Alicante



12 independent villas  
Guardamar, Alicante



8 independent villas  
Finestrat, Alicante



11 independent villas  
12 semi-detached houses  
Finestrat, Alicante



9 independent villas  
8 semi-detached houses  
Finestrat, Alicante



12 independent villas  
Finestrat, Alicante



22 independent villas  
Finestrat, Alicante

Sales office

C/ Berlín nº 24, Urb. Sierra Cortina  
Finestrat  
03509 Alicante - Spain

Location

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