



FOR SALE | TIL SALGS

EASY LIVING
COSTA BLANCA
REAL ESTATE - EIENDOMSMEGLER

+47 92 12 86 76

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**Style
Excellence
Comfort**



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Location

Setting

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Specifications



11 semi-detached villas in Sierra Cortina

01

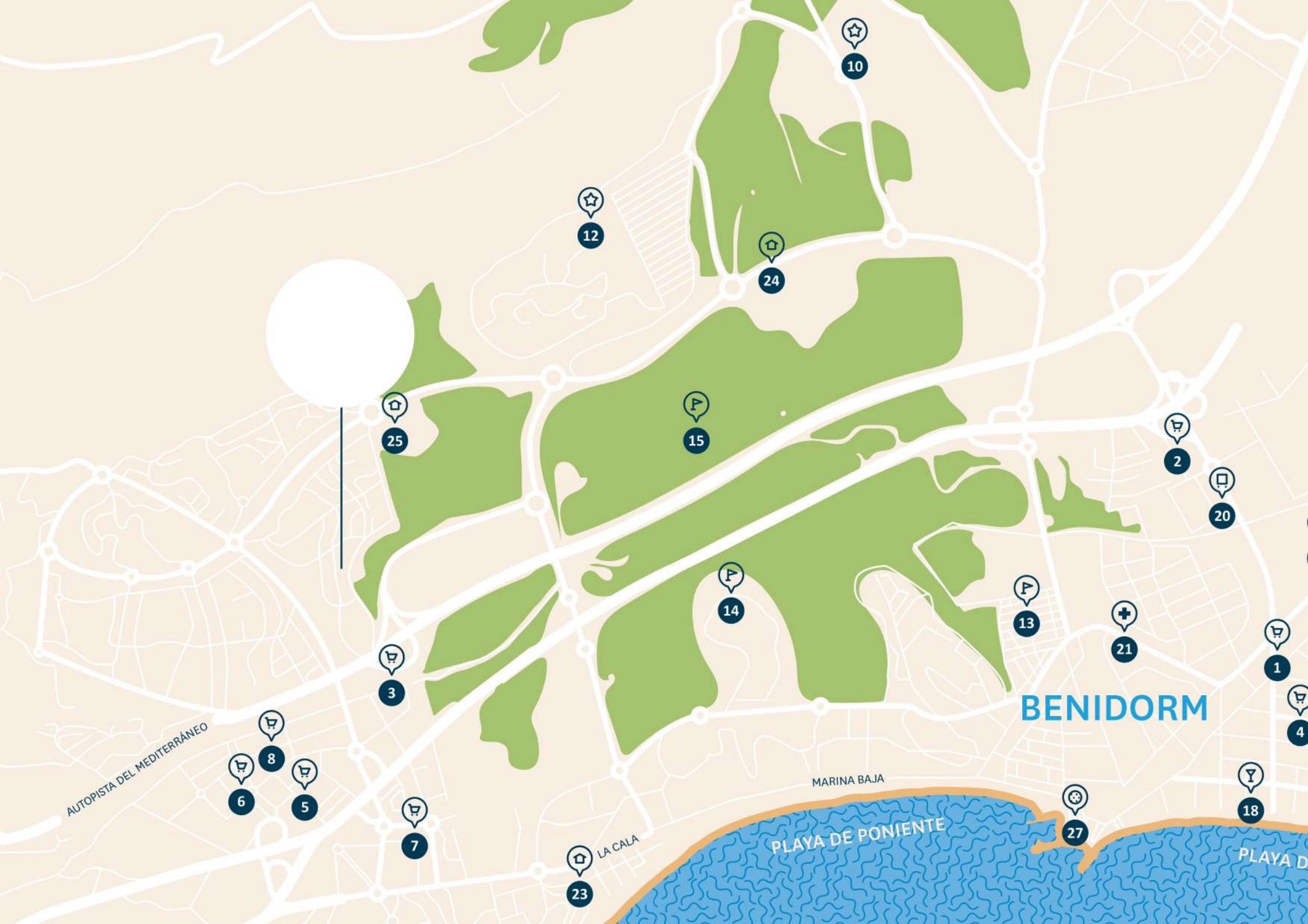
Location / Setting





Benidorm

The most popular tourist destination in Europe



BENIDORM

AUTOPISTA DEL MEDITERRÁNEO

MARINA BAJA

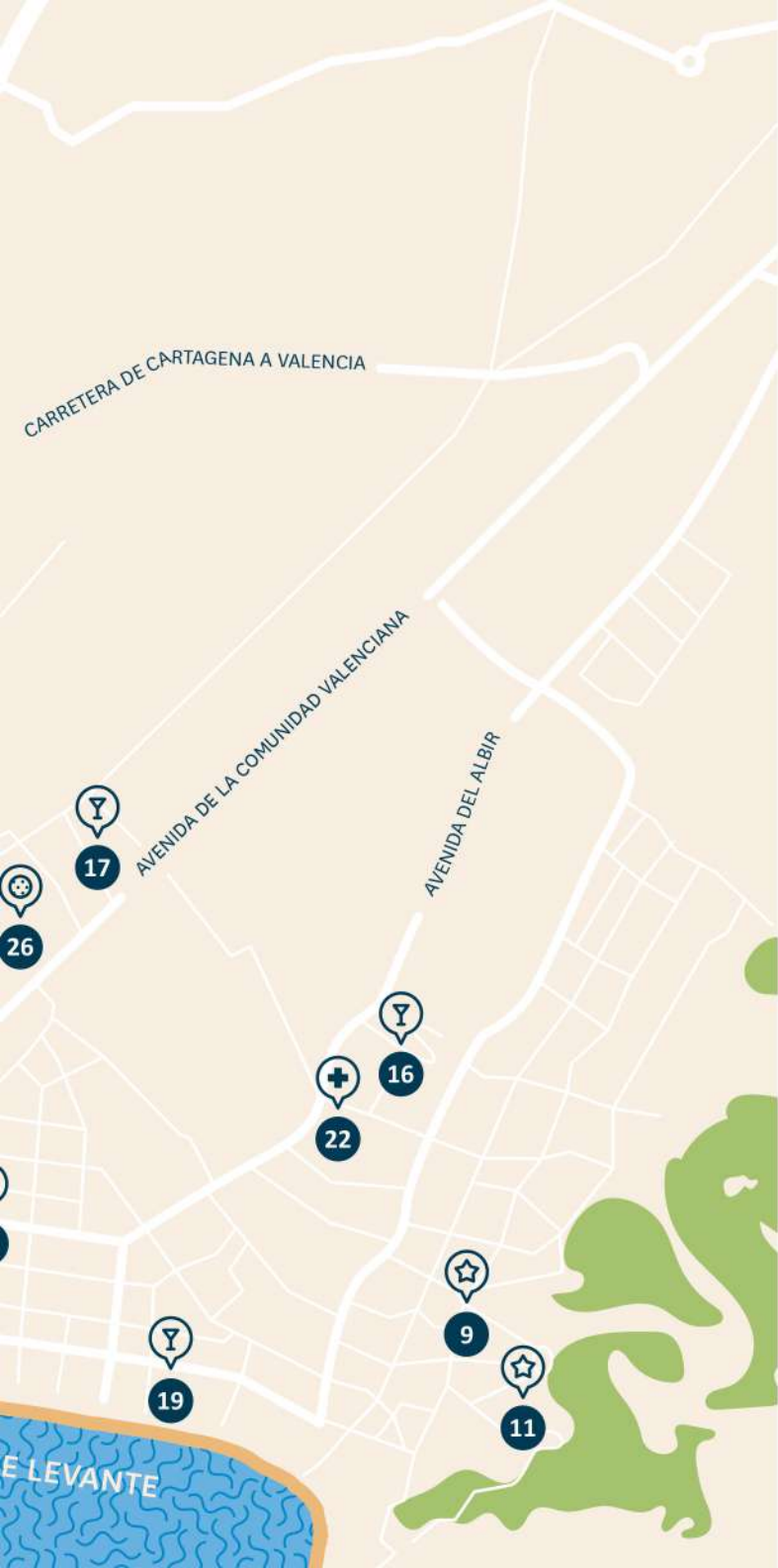
LA CALA

PLAYA DE PONIENTE

PLAYA D

- 10: Star icon
- 12: Star icon
- 24: House icon
- 25: House icon
- 15: Flag icon
- 2: Shopping cart icon
- 20: House icon
- 14: Flag icon
- 13: Flag icon
- 21: Plus icon
- 3: Shopping cart icon
- 8: Shopping cart icon
- 5: Shopping cart icon
- 7: Shopping cart icon
- 23: House icon
- 1: Shopping cart icon
- 4: Shopping cart icon
- 18: Yacht icon
- 27: Gear icon





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.



SFAview⁶

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

02

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Semi-detached villas

Original design, excellent quality and comfort.

Reconnect with beauty, tranquillity, sea views, sun, sea breezes, reconnect with nature...

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.

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.





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**.

The properties have 3 bedrooms, 3 bathrooms (2 of them en suite), and living - dining room with open plan kitchen.

The residential complex offers access to a communal swimming pool and a children's play area.



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

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, tranquility 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.

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 :

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.



PLOT AREA	159,20 m ²
TOTAL CONSTRUCTED AREAS	109,10 m ²
TOTAL CONSTRUCTED TERRACES	34,45 m ²



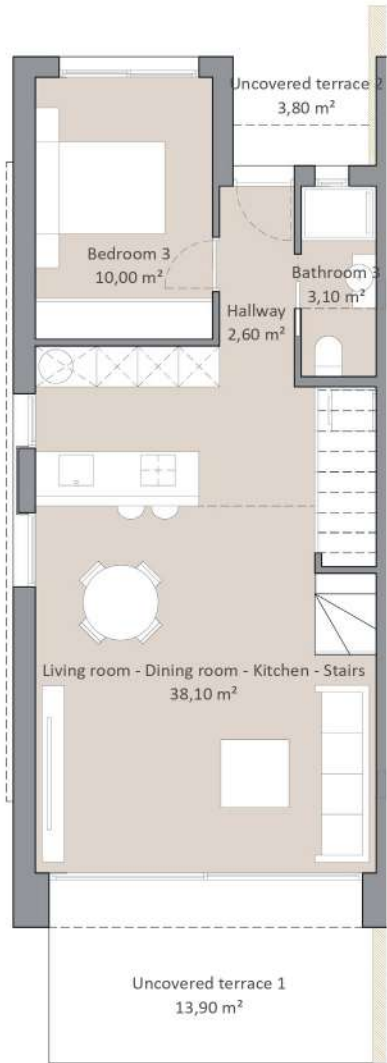
GROUND FLOOR Area (m²)

Living room - Dining room - Kitchen - Stairs	38,10
Bedroom 3	10,00
Bathroom 3	3,10
Hallway	2,60
ALL USABLE AREA	53,80

FIRST FLOOR Area (m²)

Bedroom 2	12,00
Bathroom 2	4,60
Bedroom 1	14,60
Bathroom 1	4,70
Hallway	2,30
ALL USABLE AREA	38,20

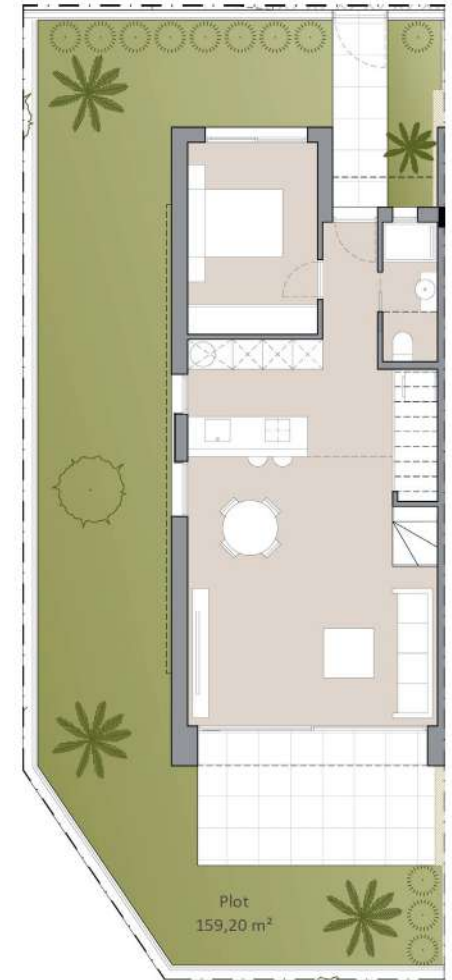
Ground Floor



First Floor



Garden



PLOT AREA	103,60 m ²
TOTAL CONSTRUCTED AREAS	106,00 m ²
TOTAL CONSTRUCTED TERRACES	33,50 m ²



GROUND FLOOR Area (m²)

Living room - Dining room - Kitchen - Stairs	38,10
Bedroom 3	10,00
Bathroom 3	3,10
Hallway	2,60
ALL USABLE AREA	53,80

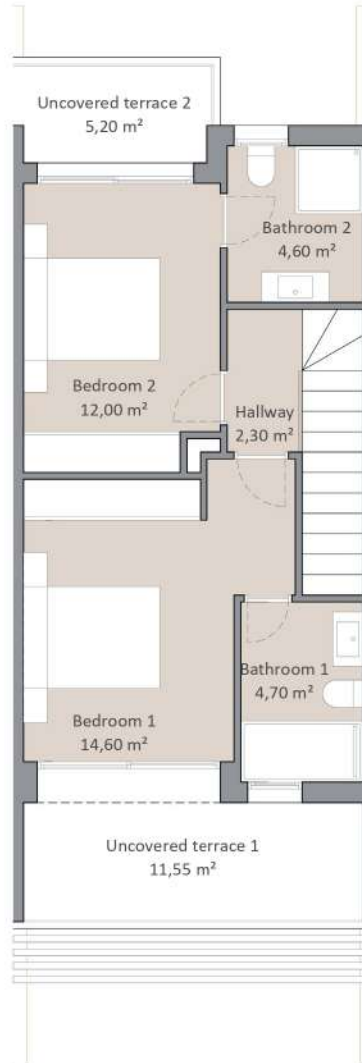
FIRST FLOOR Area (m²)

Bedroom 2	12,00
Bathroom 2	4,60
Bedroom 1	14,60
Bathroom 1	4,70
Hallway	2,30
ALL USABLE AREA	38,20

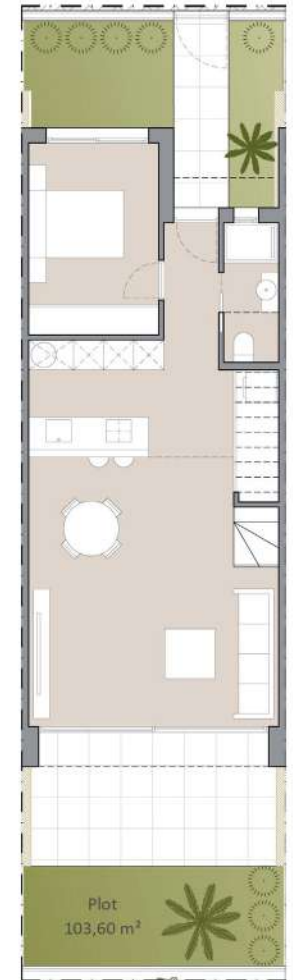
Ground Floor



First Floor



Garden



PLOT AREA	179,55 m ²
TOTAL CONSTRUCTED AREAS	109,10 m ²
TOTAL CONSTRUCTED TERRACES	33,45 m ²



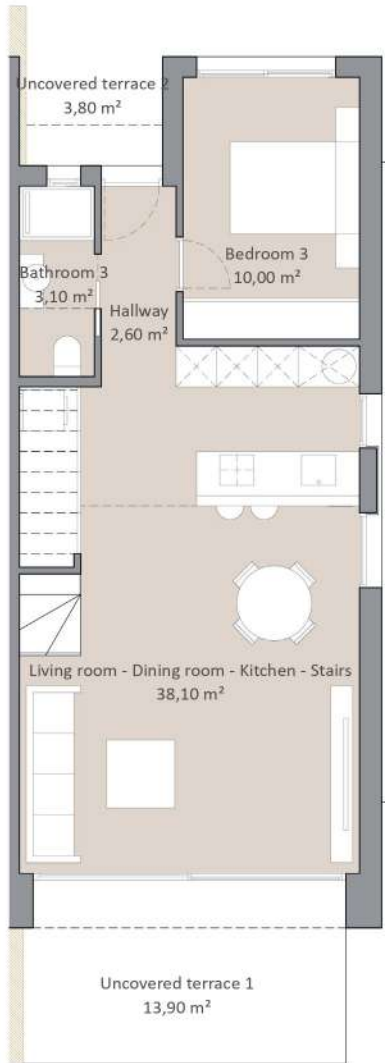
GROUND FLOOR Area (m²)

Living room - Dining room - Kitchen - Stairs	38,10
Bedroom 3	10,00
Bathroom 3	3,10
Hallway	2,60
ALL USABLE AREA	53,80

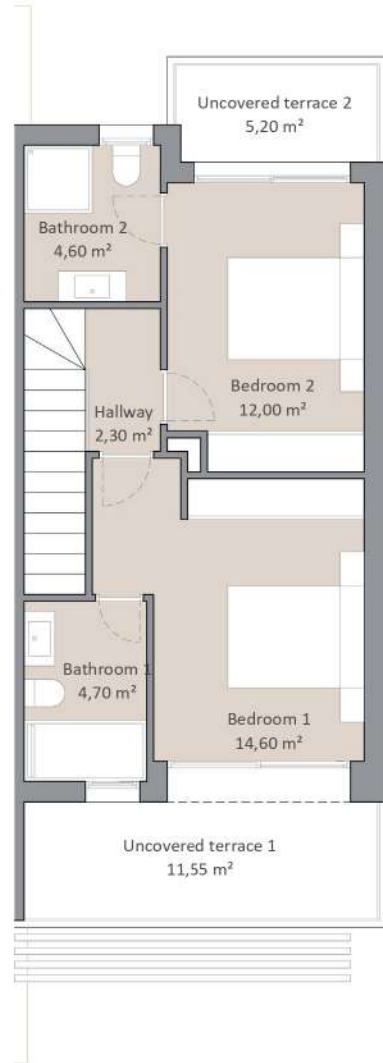
FIRST FLOOR Area (m²)

Bedroom 2	12,00
Bathroom 2	4,60
Bedroom 1	14,60
Bathroom 1	4,70
Hallway	2,30
ALL USABLE AREA	38,20

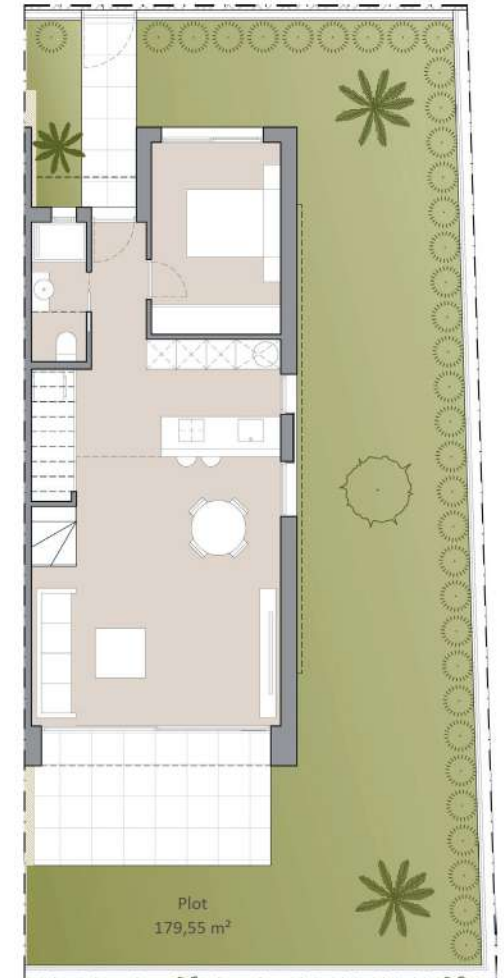
Ground Floor



First Floor



Garden



PLOT AREA	311,95 m ²
TOTAL CONSTRUCTED AREAS	109,10 m ²
TOTAL CONSTRUCTED TERRACES	33,45 m ²



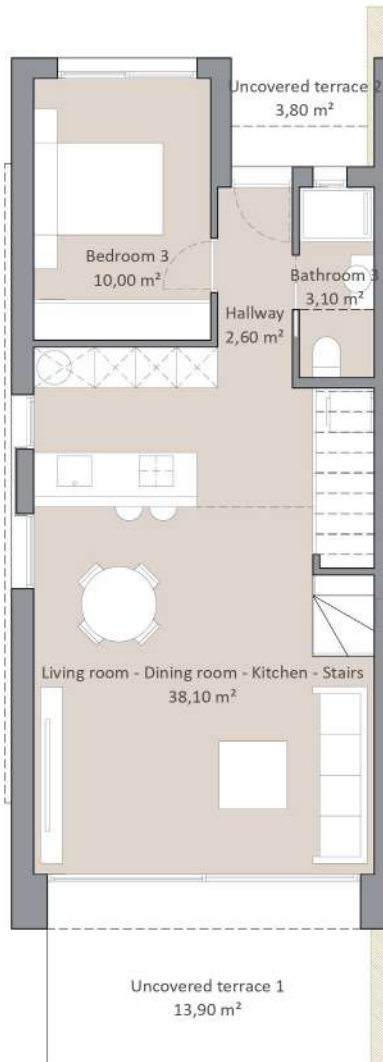
GROUND FLOOR Area (m²)

Living room - Dining room - Kitchen - Stairs	38,10
Bedroom 3	10,00
Bathroom 3	3,10
Hallway	2,60
ALL USABLE AREA	53,80

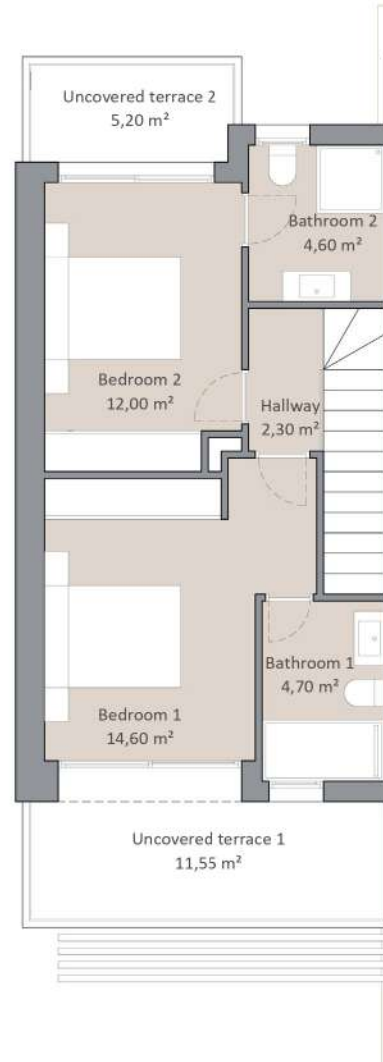
FIRST FLOOR Area (m²)

Bedroom 2	12,00
Bathroom 2	4,60
Bedroom 1	14,60
Bathroom 1	4,70
Hallway	2,30
ALL USABLE AREA	38,20

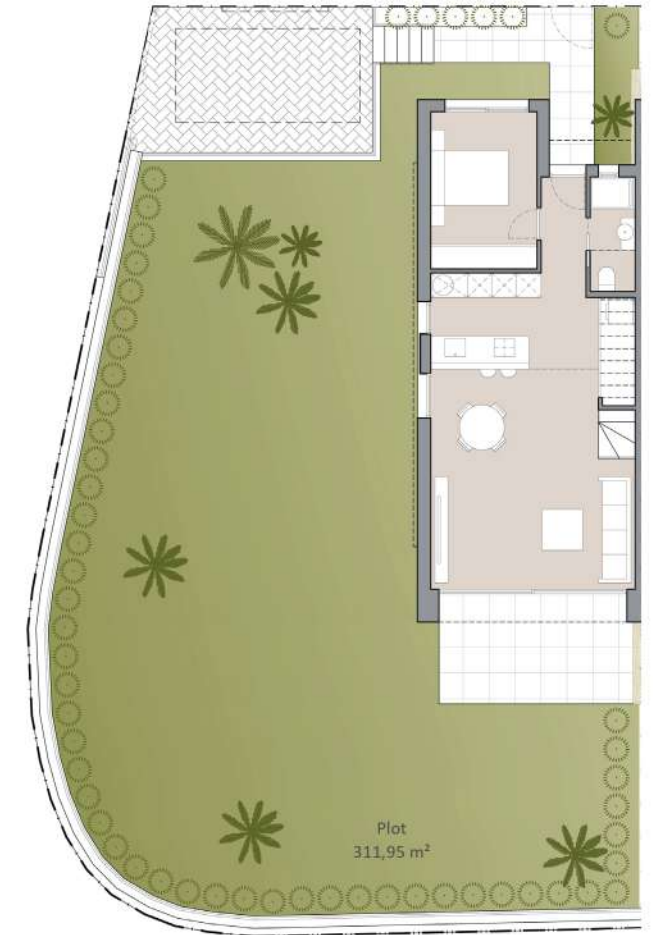
Ground Floor



First Floor



Garden



PLOT AREA	117,55 m ²
TOTAL CONSTRUCTED AREAS	106,00 m ²
TOTAL CONSTRUCTED TERRACES	33,50 m ²



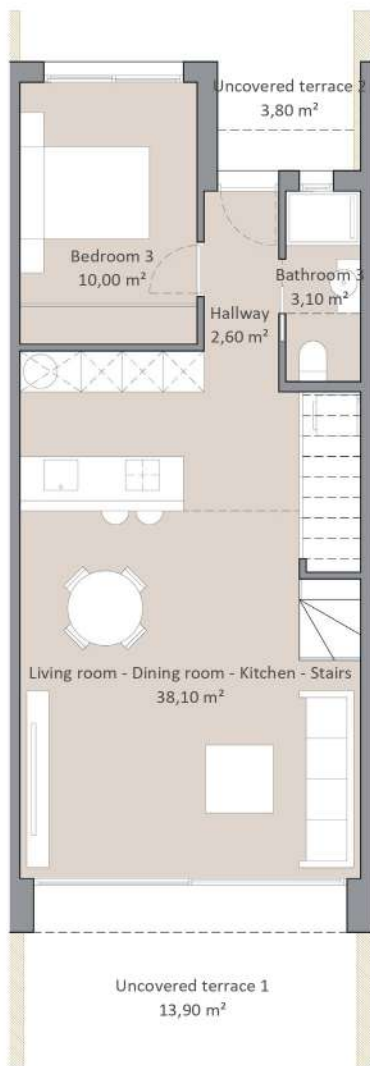
GROUND FLOOR Area (m²)

Living room - Dining room - Kitchen - Stairs	38,10
Bedroom 3	10,00
Bathroom 3	3,10
Hallway	2,60
ALL USABLE AREA	53,80

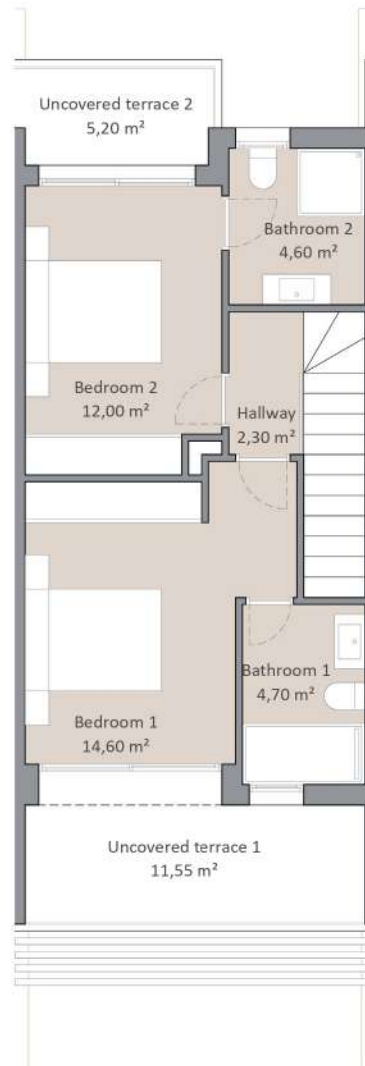
FIRST FLOOR Area (m²)

Bedroom 2	12,00
Bathroom 2	4,60
Bedroom 1	14,60
Bathroom 1	4,70
Hallway	2,30
ALL USABLE AREA	38,20

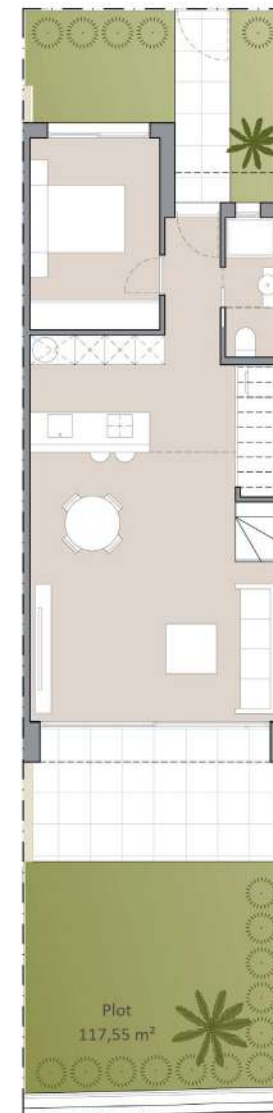
Ground Floor



First Floor



Garden



PLOT AREA	318,70 m ²
TOTAL CONSTRUCTED AREAS	109,10 m ²
TOTAL CONSTRUCTED TERRACES	33,45 m ²



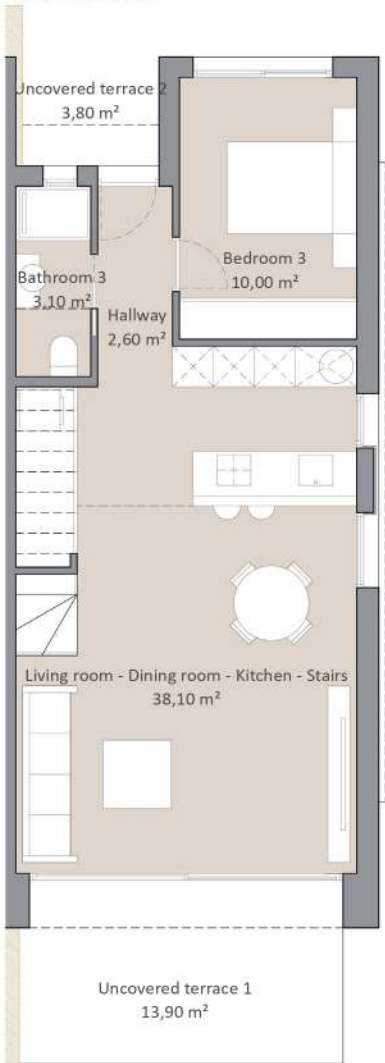
GROUND FLOOR Area (m²)

Living room - Dining room - Kitchen - Stairs	38,10
Bedroom 3	10,00
Bathroom 3	3,10
Hallway	2,60
ALL USABLE AREA	53,80

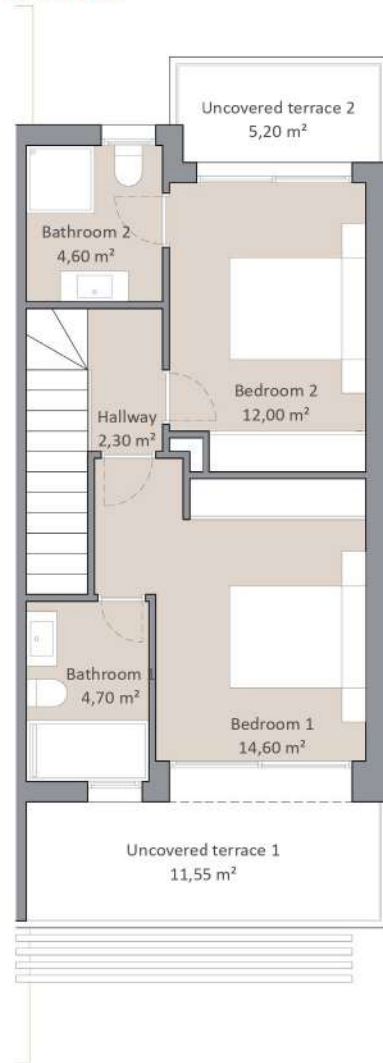
FIRST FLOOR Area (m²)

Bedroom 2	12,00
Bathroom 2	4,60
Bedroom 1	14,60
Bathroom 1	4,70
Hallway	2,30
ALL USABLE AREA	38,20

Ground Floor



First Floor



Garden





FORIM
DESIGN IS OUR PASSION


Villeroy & Boch
1748

bticino

 **blum**

BOSCH
Invented for life

 **CORTIZO**


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 enclosure composed of single-layer mortar, ceramic brickwork, air chamber, thermal insulation and interior ceramic brickwork. / Interior partition walls of 7 and 9 cm thick ceramic bricks clad with plaster or porcelain tiles.

Coverings

/ Interior: Smooth plasterboard false ceiling or similar formed by plasterboard placed over a hidden galvanised steel structure. / Wet areas (bathrooms and kitchen): Pladur false ceiling or similar formed by waterproof plasterboard placed over a hidden galvanised steel structure. / Large format rectified porcelain tile (60x120cm, 40x100cm approx.) on bathroom walls.

/ Exterior: False ceiling of gypsum board for semi-weatherproof exterior (on terraces). / Wood-like ceramic tiles for finishing exterior walls, rectangular format 30x100cm or similar. / White single-layer mortar coating on façades. / Window guttering with drip edge in Capri limestone or similar.





Flooring

/ Large format porcelain flooring, Burlington White model or similar. / 60x60cm non-slip porcelain flooring in exteriors and terraces by Vitacer, The Rock Pearl model or similar. / Ceramic skirting board of the same model as the flooring. / Printed concrete flooring (in vehicle area).

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.

Interior Carpentry

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

Plumbing Installation

/ Hansgrohe or similar brand bathroom taps for showers. / Hansgrohe brand mixer taps for washbasins, Logis model or similar. / Extra-flat shower tray. / Vitrified ceramic toilets. / Bathroom furniture with drawer unit and solid surface resin washbasin.

Electrical Installation

/ Elevated protection panel for low-voltage electrical installation. / Light points, push buttons, socket bases, socket towers with Bticino or similar brand mechanisms. / Electrical registers for electrical installation in the ceiling inside the cabinets. / Telecommunications installation.





Climate Control

/ Pre-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.

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.

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.

Kitchen

/ Kitchen equipment, Bosch or similar, comprising ceiling-mounted extractor hood and induction hob. / White lacquered kitchen fittings for wall and base units, with white Gola handle, with Blum or similar brand fittings and hinges, and dove white, grey or similar silestone worktop.

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.