



The most exclusive evolution



A new residential development comprised of just two independent villas. More spacious, private, and distinguished, these homes enhance the essence of an established residential area with contemporary design, ample outdoor spaces, and a more exclusive way of experiencing the Mediterranean.



2 Exclusive villas



210 m2 Built
306 m2 Plot



Private pool
and jacuzzi



4 Bedrooms



4 bathrooms



Terraces

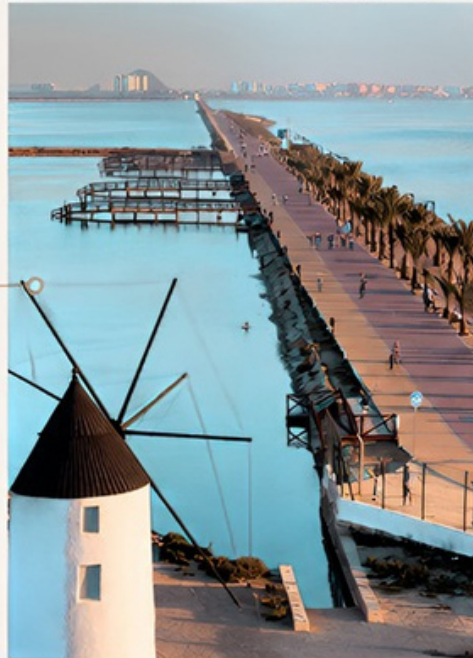
Surroundings

A place where seaside walks, salt flats, flamingos and natural mud baths become part of everyday life, creating a calm, healthy and authentic Mediterranean experience.

Between the Mar Menor and the Mediterranean Sea, combines nature, coastline and quality of life in a privileged setting.



Promenade



Promenade
& Windmill



Salt Flats



Flamingos



BEACHES &
PROMENADES



MUD
BATHS



NATURAL PARK &
SALT FLATS



MARINA &
SERVICES

Authentic mediterranean living
between the sea and nature

Villa A

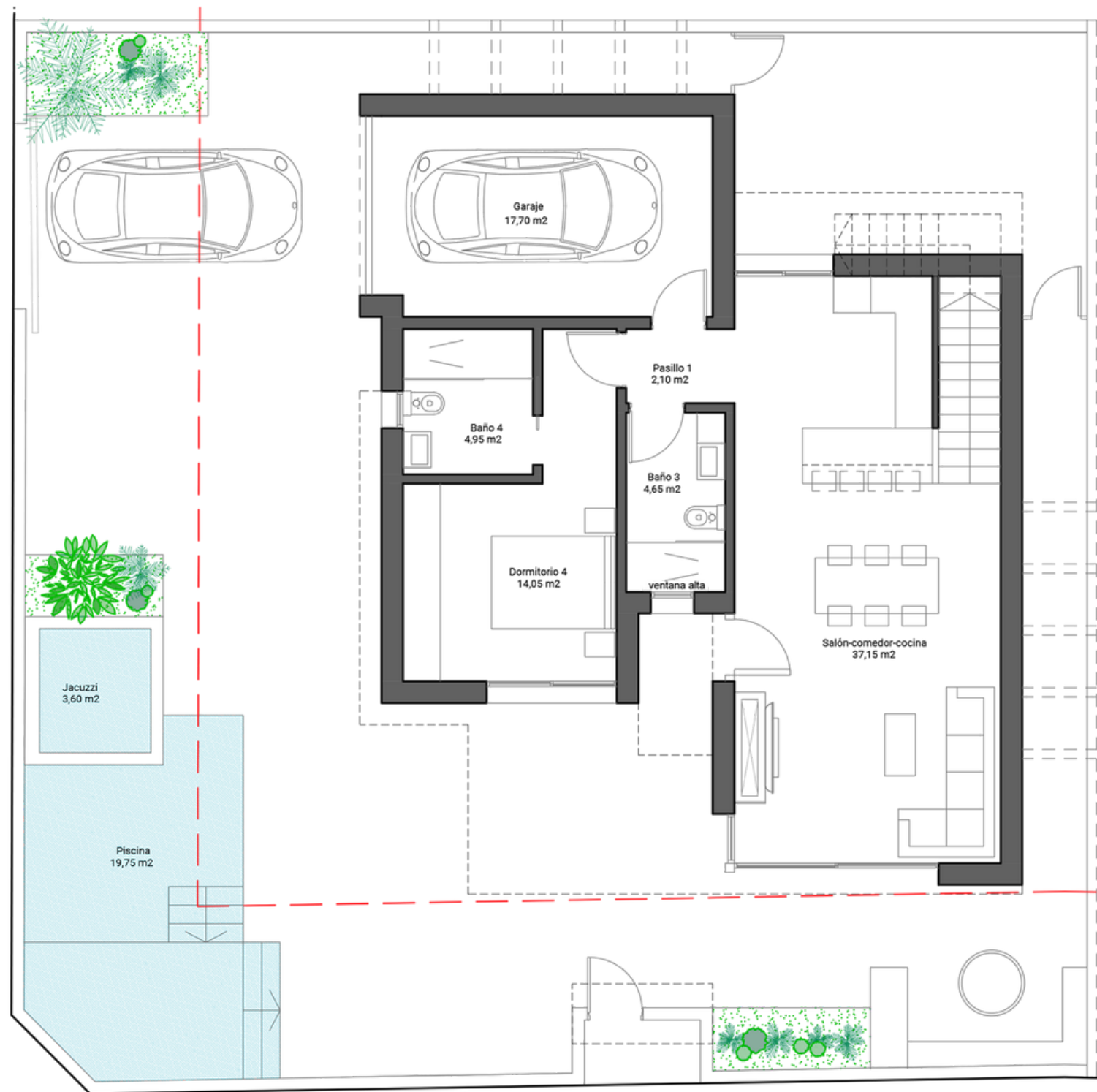
Ground floor

built

210m

Plot

306m



Villa A

First floor

built

210m

Plot

306m



Villa B

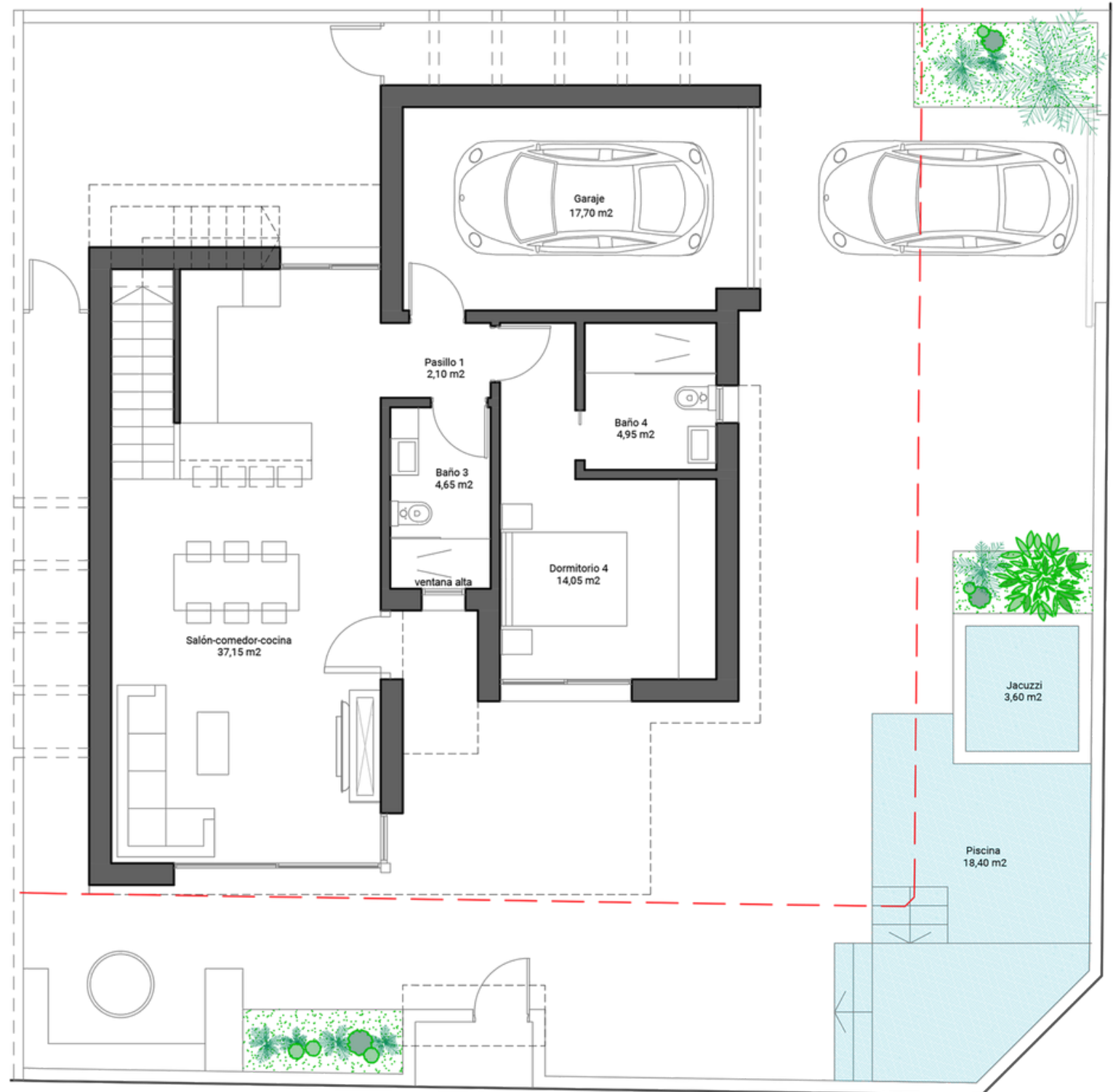
Ground floor

built

210m

Plot

306m



Villa B

First floor

built

210m

Plot

306m



OUTDOOR LIVING

The outdoor space is part of the home too.

Life is enjoyed outdoors for much of the year. That is why each villa features exterior spaces designed to make the most of the light, the climate and those moments of disconnection.

A private swimming pool, jacuzzi, terraces and relaxation areas create the perfect setting to unwind, share and enjoy a home that opens it self to the Mediterranean way of life.





SPACE

A home with space to enjoy every moment.

These villas have been designed for those seeking a home with greater presence, more comfort and spaces that feel generous from the very first moment.

With more than 210 m² built, 4 bedrooms and 4 bathrooms, every room has been designed to enjoy everyday life with calm, welcome guests with ease and live the Mediterranean lifestyle without giving up the space a home of this level deserves.

INTERIORS

Spaces designed to feel like home.

The interior follows a warm, bright and functional aesthetic, with an open main living area where the lounge, dining room and kitchen integrate naturally.

Every space has been conceived to offer real comfort: spacious bedrooms, carefully designed bathrooms, a strong connection with the outdoors and a practical layout for year-round living or long stays by the sea.

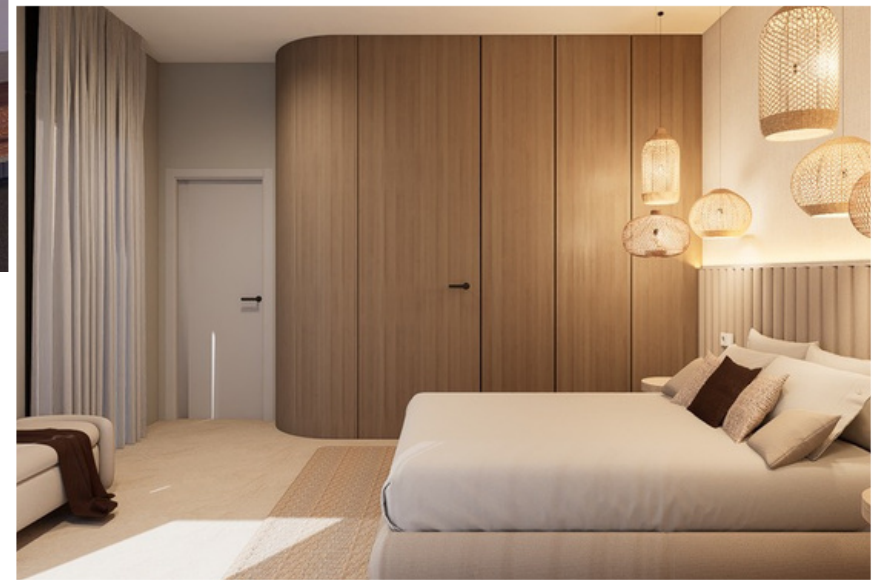


DESIGN



Contemporary, elegant architecture with character.

The design combines modern lines, clean lines, and warm materials like natural stone, creating a home that exudes a contemporary and inviting feel. More than just a villa that stands out at first glance, this is a project with personality, designed to offer privacy, balance, and a sense of quality from the exterior to the smallest detail.



RELIABILITY

Quality you can feel in every detail.

A villa should offer more than just design. It should convey a sense of solidity, meticulous planning, and be ready to be enjoyed for many years. experience is reflected in the selection of materials, the layout of the spaces, the execution of every finish, and a construction methodology based on care, functionality, and quality. Because an exclusive home isn't just seen in pictures: it's recognized in every detail.

QUALITY LIST

FOUNDATIONS AND STRUCTURE

Reinforced concrete foundation and structure, according to CTE (Spanish Technical Building Code).

FAÇADE AND PARTITIONS

Façade enclosure with external wall in honeycomb bricks of 11 cm and interior plaster board, with thermal and acoustic

insulation, according to CTE.

Internal partition walls made of 7 cm ceramic blocks, finished with a spray-applied plaster surface on both sides.

Facade finished according to design, combining smooth-finish single-coat render with plastic paint, and stone cladding.

SOLARIUM

Optional

FLOORING AND TILING

Porcelain flooring inside the house, garden and terrace.

Bathrooms tiled with porcelain stoneware.

OUTDOOR CARPENTRY AND LOCKS

PVC outdoor carpentry, with hermetic sliding doors, motorized blinds in large windows, thermal aluminium blinds in the

rest of windows. **Laminated double glazing in balcony windows.**

Tilt windows in bathrooms.

Garden gate doors with thermocoated metal profiles, design according to management.

INDOOR CARPENTRY

Interior wooden doors, lacquered in white. Design according to management.

Built-in wardrobes in all bedrooms. **Interior lining of wardrobes, with drawers, shelves and coat rack.**

PLUMBING, SANITARY WARE AND SHW

Hot and cold water plumbing installation with PPR piping system. In compliance with CTE. Stopcocks in each wet

room.

Top-quality porcelain sanitary ware. Suspended WC with built-in cistern in bathrooms.

Modern design furniture

with porcelain sinks and mirrors. Rainfall shower column.

Anti-slip shower tray in both bathrooms.

Aerothermal domestic hot water system, according to CTE.

Shower screen with safety glass in bathrooms.

Outdoor tap in the garden.

ELECTRICITY AND TELECOMMUNICATIONS

Electrical panel. 9 distribution circuits. 4 TV points. DTT aerial according to project.

Pre-installation for optical fibre

connection. White *Simon 82* mechanisms or similar ones.

TV points in all bedrooms and garden.

Video intercom with interior monitor with a 7" colour screen, for pedestrian garden gate control.

Interior led lighting in the whole house (except for lamps in bedrooms and lounge).

Facade wall lights integrated in the

garden wall.

Preinstallation for awnings in façade

HEATING AND AIR CONDITIONING

Conducts pre-installation of air conditioning per floor.

POOL AND GARDEN

Reinforced concrete pool. Stainless steel shower included, sprayed concrete vessel and reinforcement and walls

and floor cladding with tiles. Complete water treatment equipment. Led lights.

Parking area per property.

DECORATION AND PAINTING

Smooth emulsion paint in RAL color on walls and ceilings. Smooth plaster ceilings in corridors. Bathroom ceilings with

laminated gypsum boards and decorative vinyl.

KITCHEN

Design kitchen units with fridge and dishwasher embedded. Shock absorber hinges with *Blum Motion* system and

metal handles. **Porcelain worktop or similar.**

Balay electrical appliances are included (induction hob with extractor fan, oven and microwave in a housing column, integrated fridge and dishwasher in kitchen, and washing machine)