



Design
Quality
Comfort

01

Location / Setting - Page 5

Location

Setting

Services

02

Page 11

Typologies

Villas 1

Villas 2

Villas 3

03

Specifications - Page 56

Specifications



15 independent villas in Sierra Cortina

01

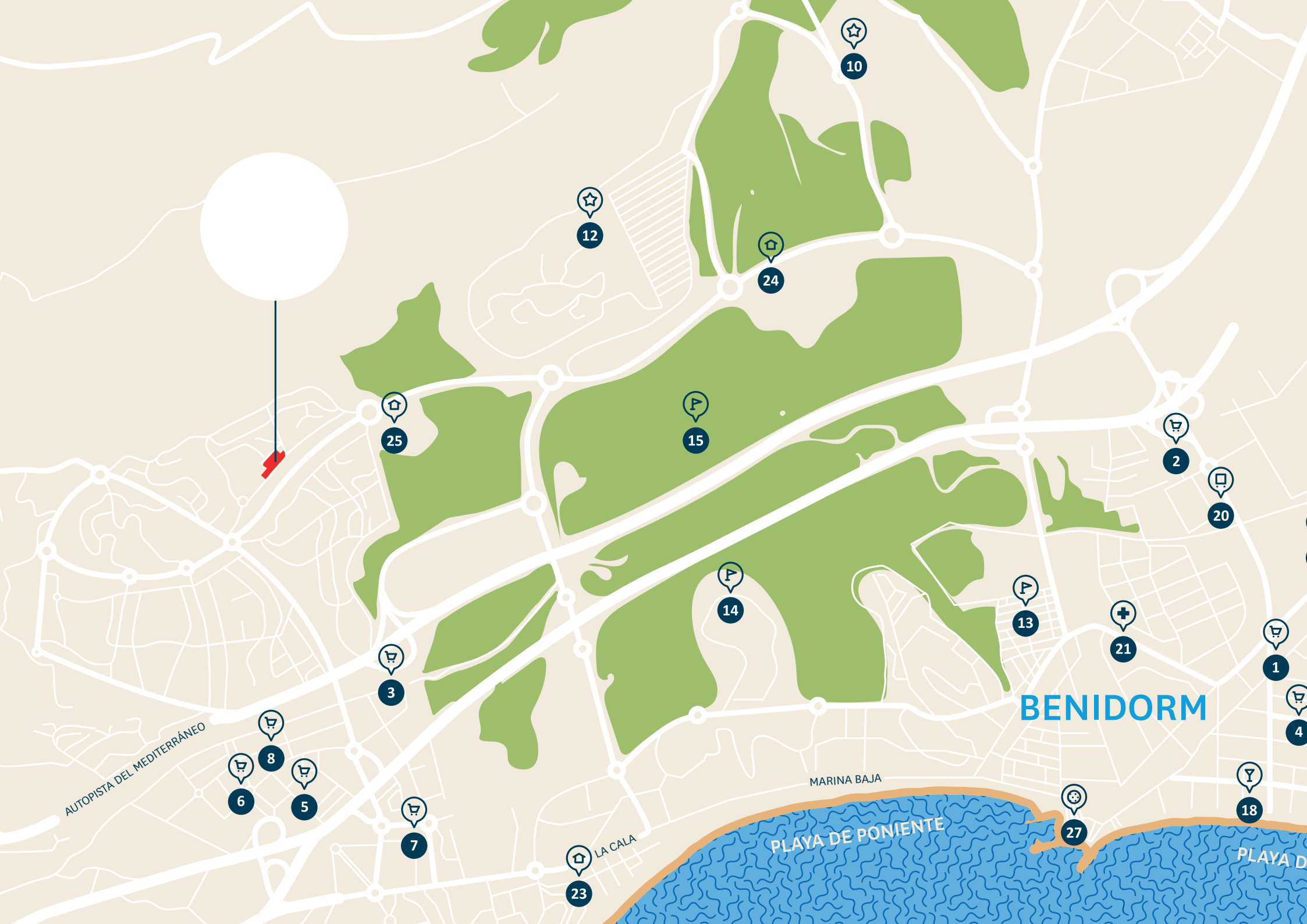
Location / Setting





Benidorm

The most popular tourist destination in Europe



AUTOPISTA DEL MEDITERRÁNEO

BENIDORM

PLAYA DE PONIENTE

MARINA BAJA

LA CALA

PLAYA D

6

8

5

3

25

7

23

14

15

24

12

10

2

20

21

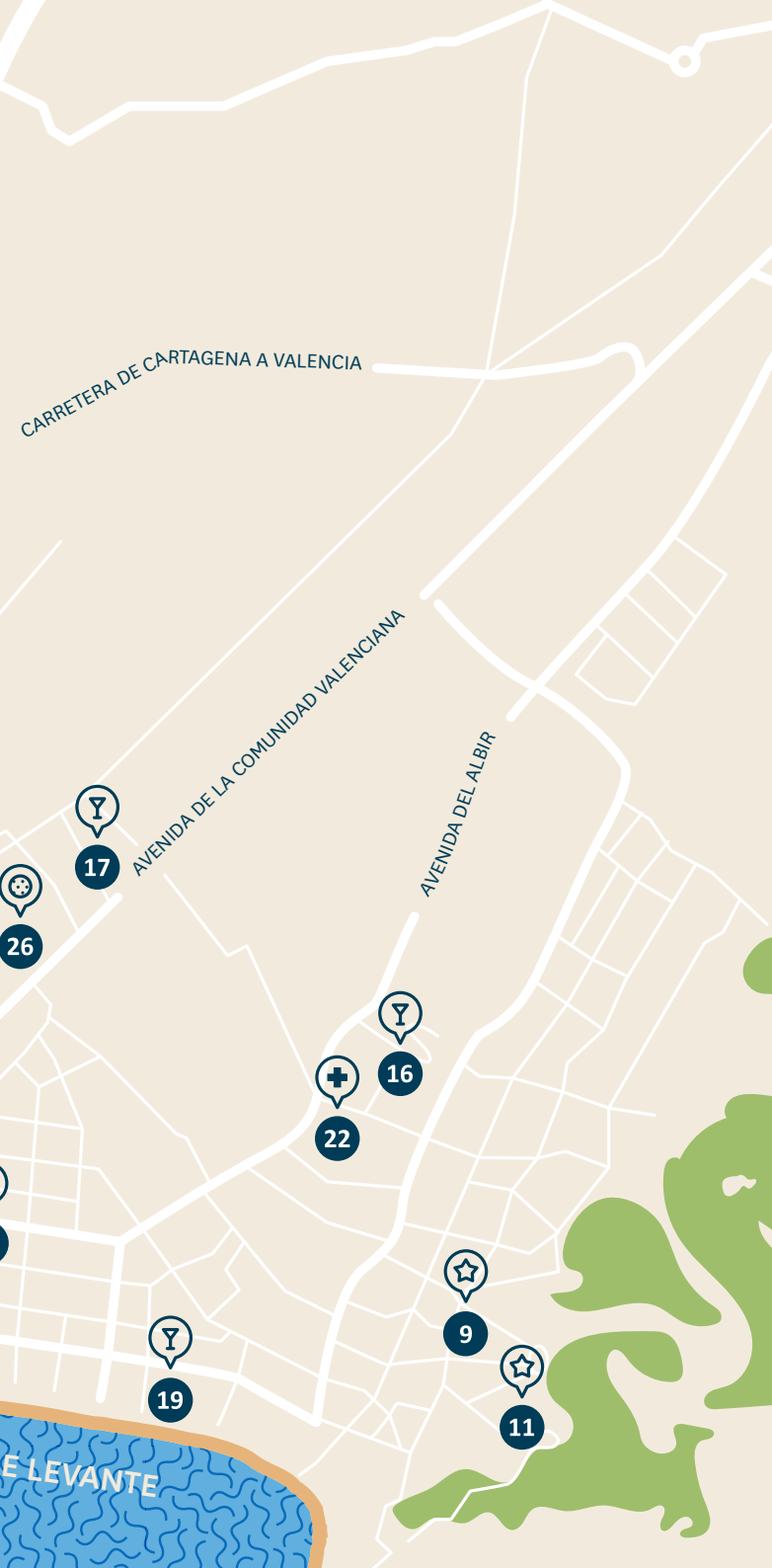
13

1

4

18

27



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.



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

Villas: 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.





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**.

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 with the pergola and barbecue, 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.

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.

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.

A pergola and a barbecue for unforgettable alfresco lunches and dinners.

Outside each house you can enjoy a barbecue with a summer dining area, covered by an elegant pergola, which gives your home a touch of originality compared to the rest of the houses in the area.



Villas Type 1



















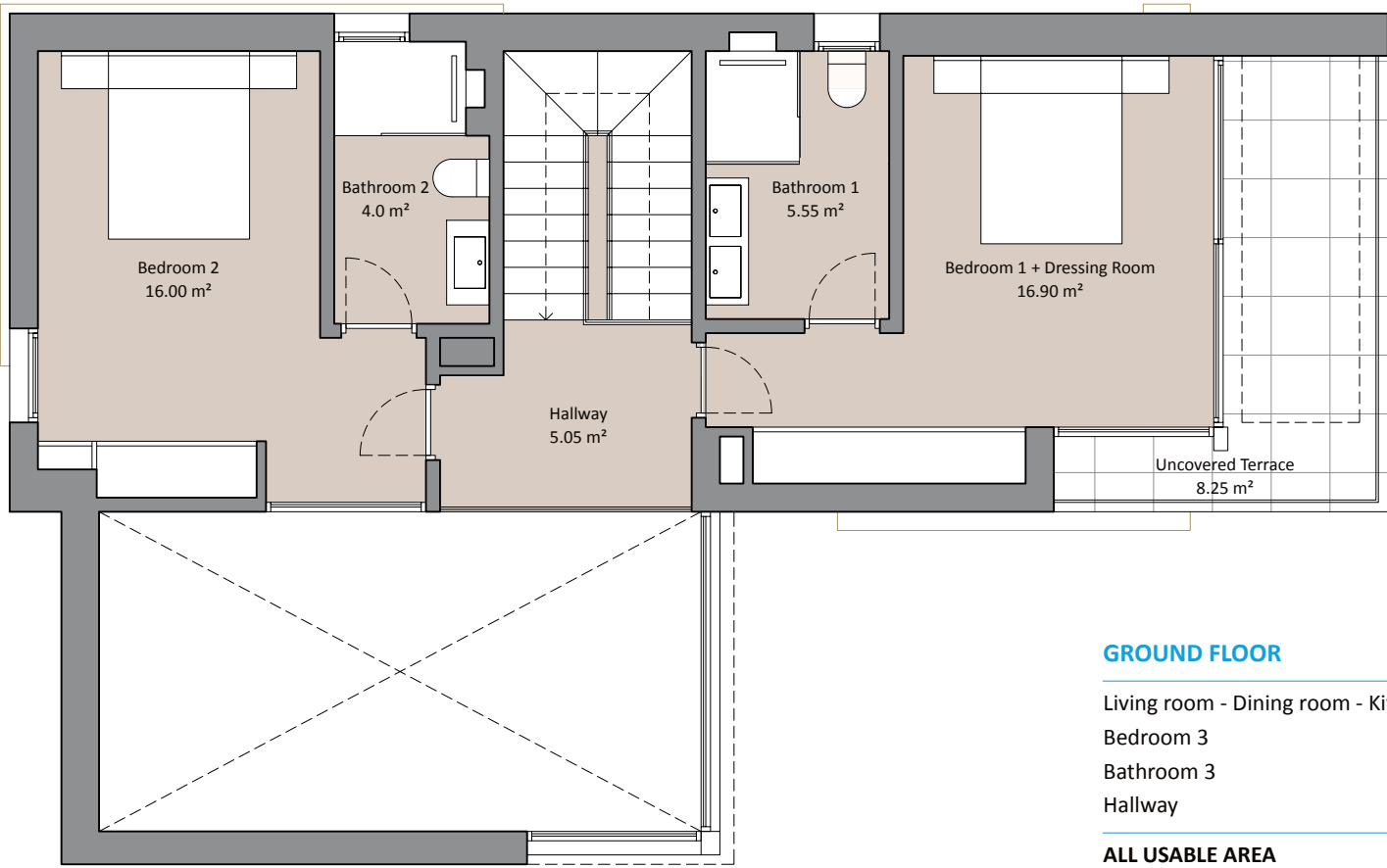
Type 1

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

Ground Floor and Garden



First Floor



PLOT AREA	483.23 m²
TOTAL CONSTRUCTED AREAS	335.50 m²
TOTAL CONSTRUCTED TERRACES	56.45 m²
SWIMMING POOL AREA	28.00 m²

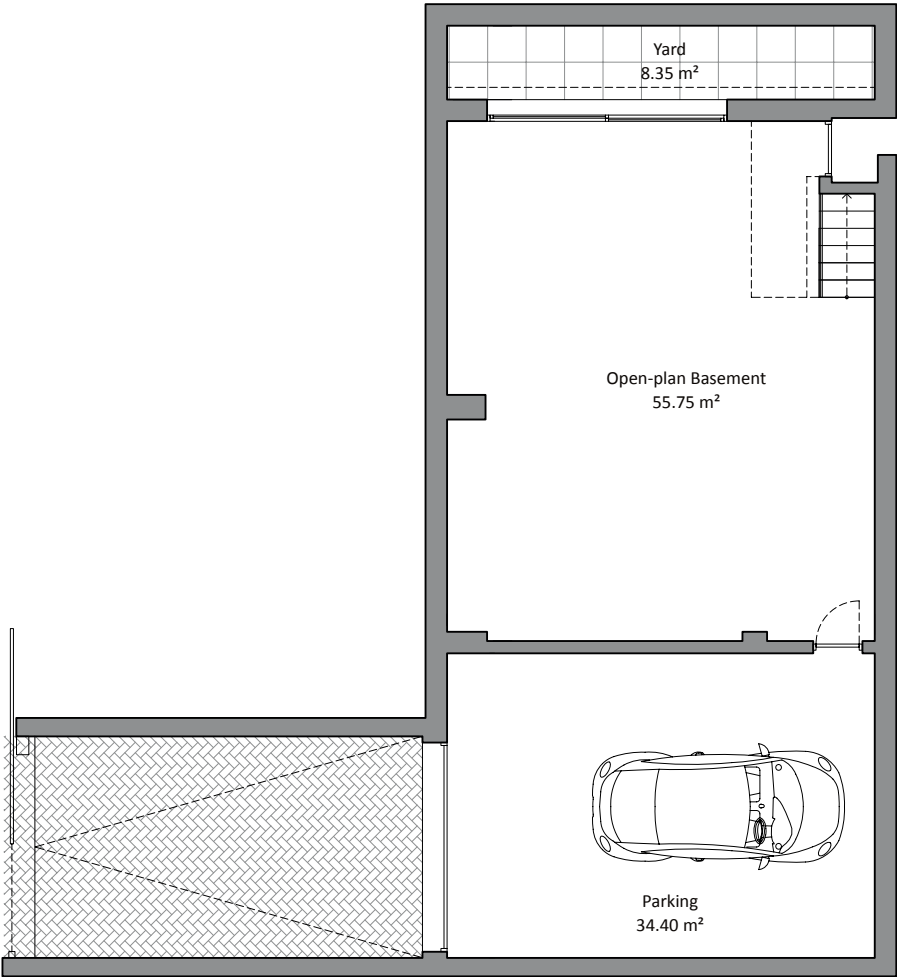
GROUND FLOOR Area (m²)

Living room - Dining room - Kitchen - Stairs	54.30
Bedroom 3	13.55
Bathroom 3	4.55
Hallway	2.35
ALL USABLE AREA	74.75

FIRST FLOOR Area (m²)

Bedroom 2	16,00
Bathroom 2	4.70
Bedroom 1 + Dressing Room	16.90
Bathroom 1	5.55
Hallway	5.05
ALL USABLE AREA	45.45

Basement



BASEMENT	Area (m²)
Open-plan Basement	55.75
Parking	34.40
Yard	8.35
ALL USABLE AREA	98.50



Villas Type 2







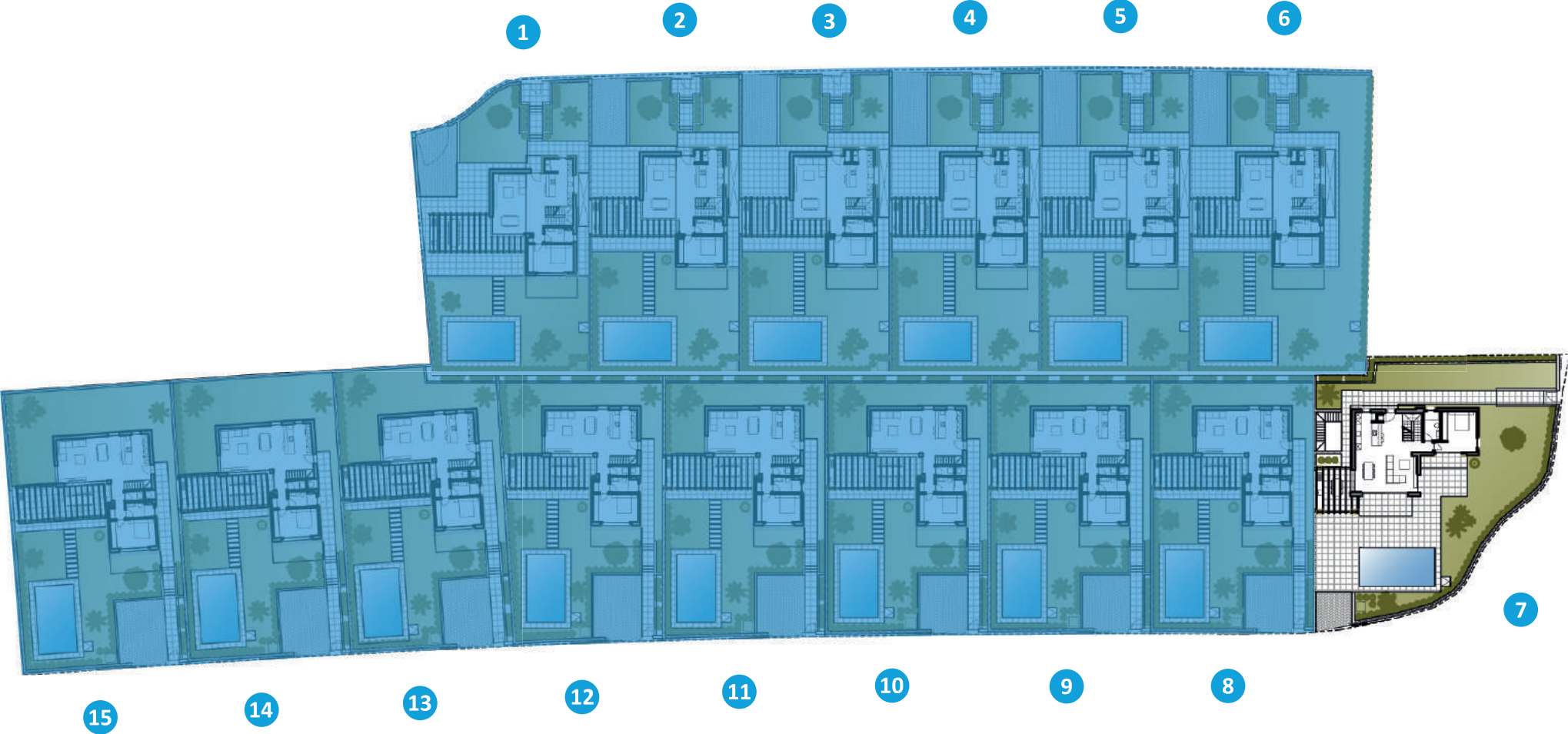




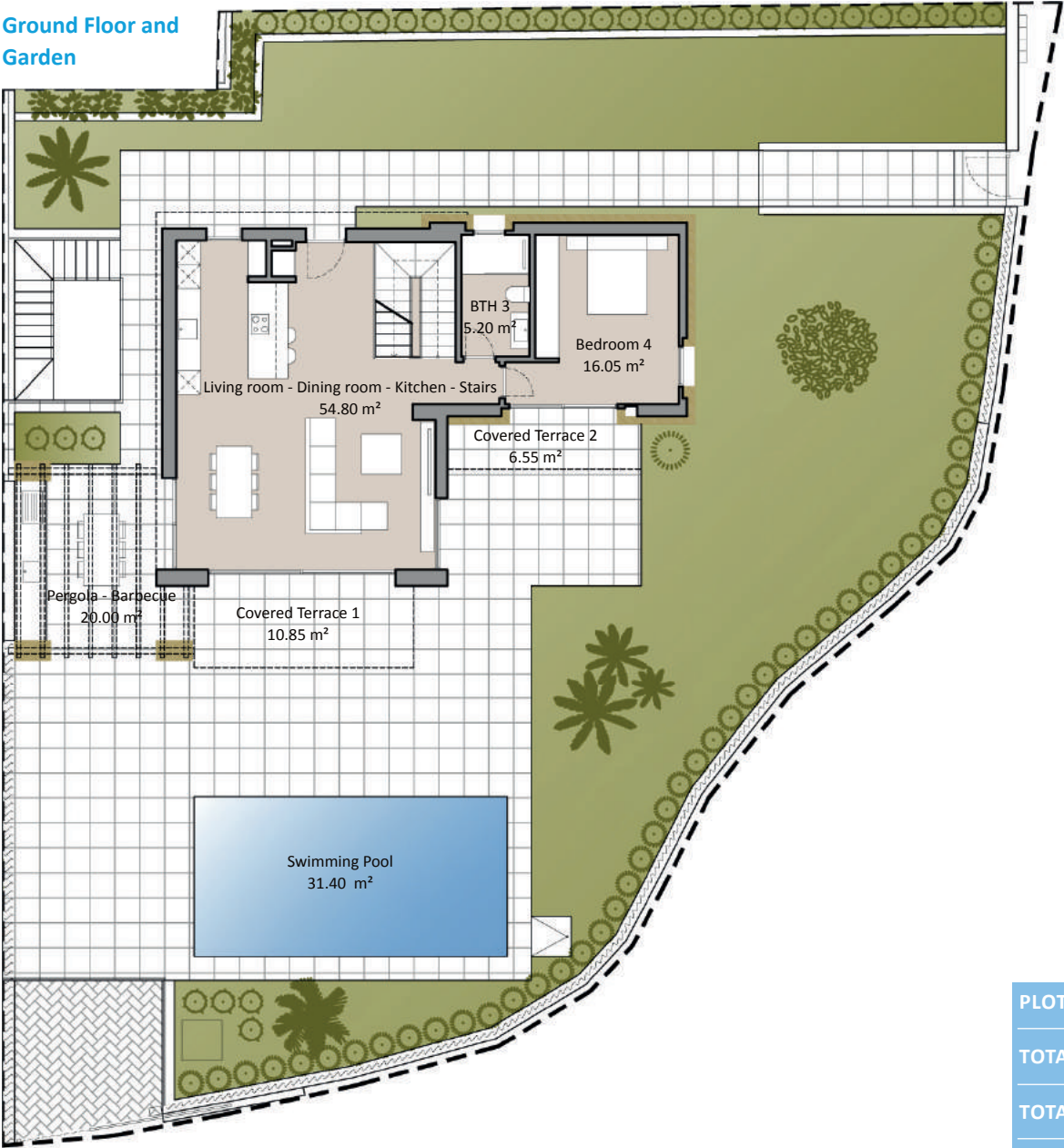






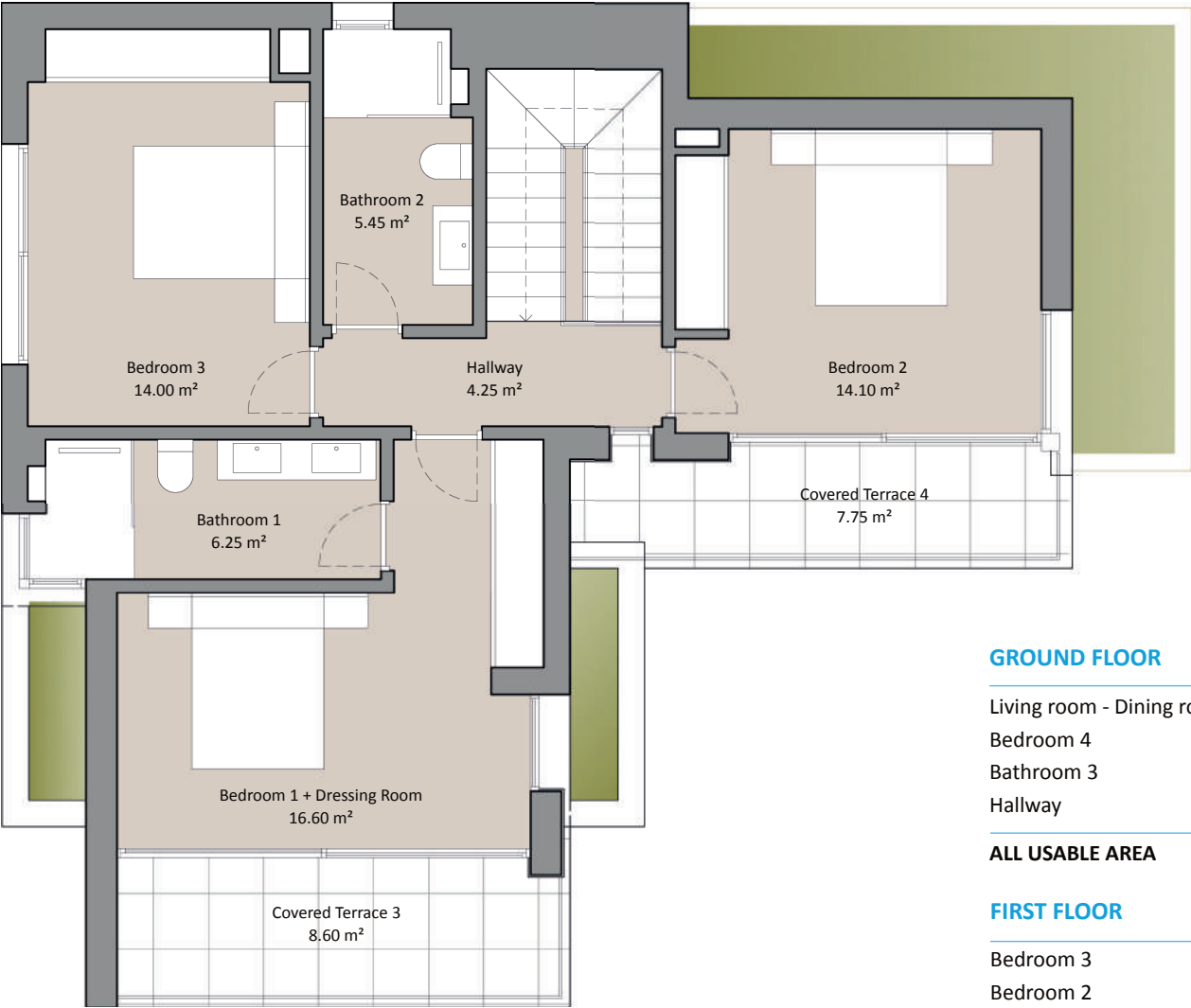


Ground Floor and Garden



PLOT AREA	571.56 m²
TOTAL CONSTRUCTED AREAS	422.95 m²
TOTAL CONSTRUCTED TERRACES	65.45 m²
SWIMMING POOL AREA	31.40 m²

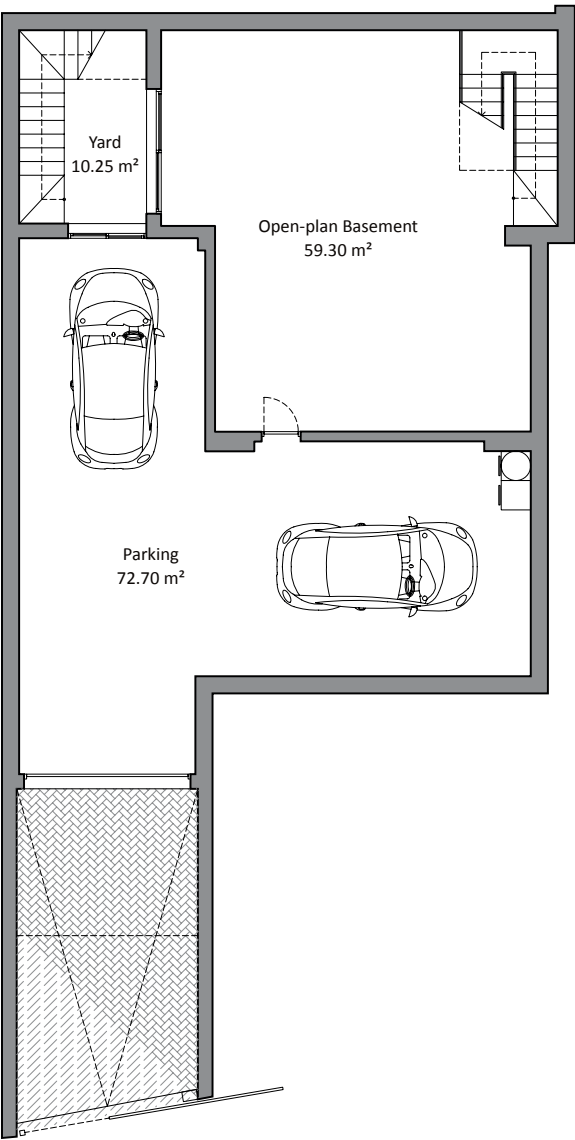
First Floor



GROUND FLOOR	Area (m2)
Living room - Dining room - Kitchen - Stairs	54.80
Bedroom 4	16.05
Bathroom 3	5.20
Hallway	1.15
ALL USABLE AREA	77.20

FIRST FLOOR	Area (m2)
Bedroom 3	14.00
Bedroom 2	14.10
Bathroom 2	5.45
Bedroom 1 + Dressing Room	16.60
Bathroom 1	6.25
ALL USABLE AREA	56.40

Basement



BASEMENT	Area (m2)
Open-plan basement	59.30
Parking	72.70
Yard	10.25
ALL USABLE AREA	142.25



Villas Type 3







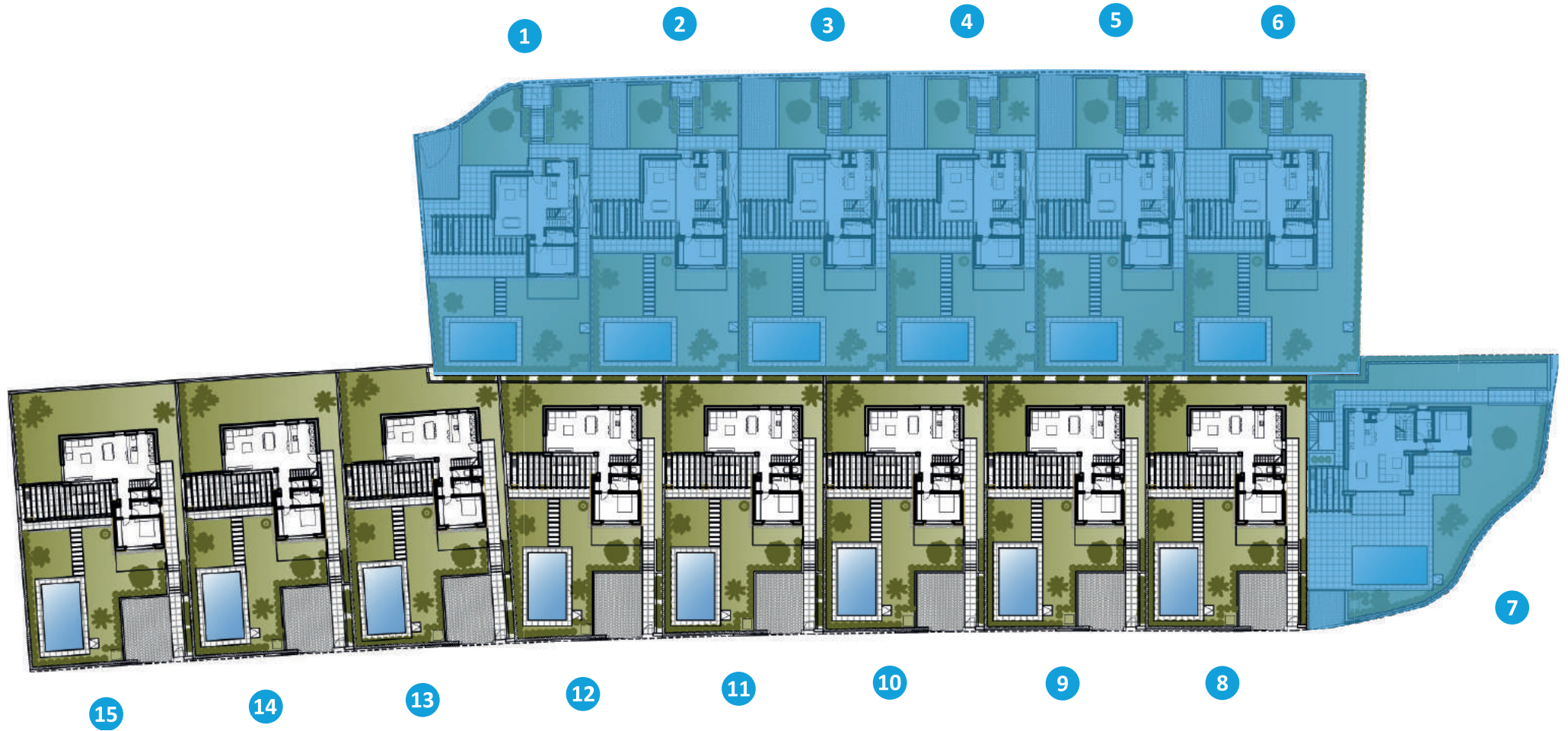








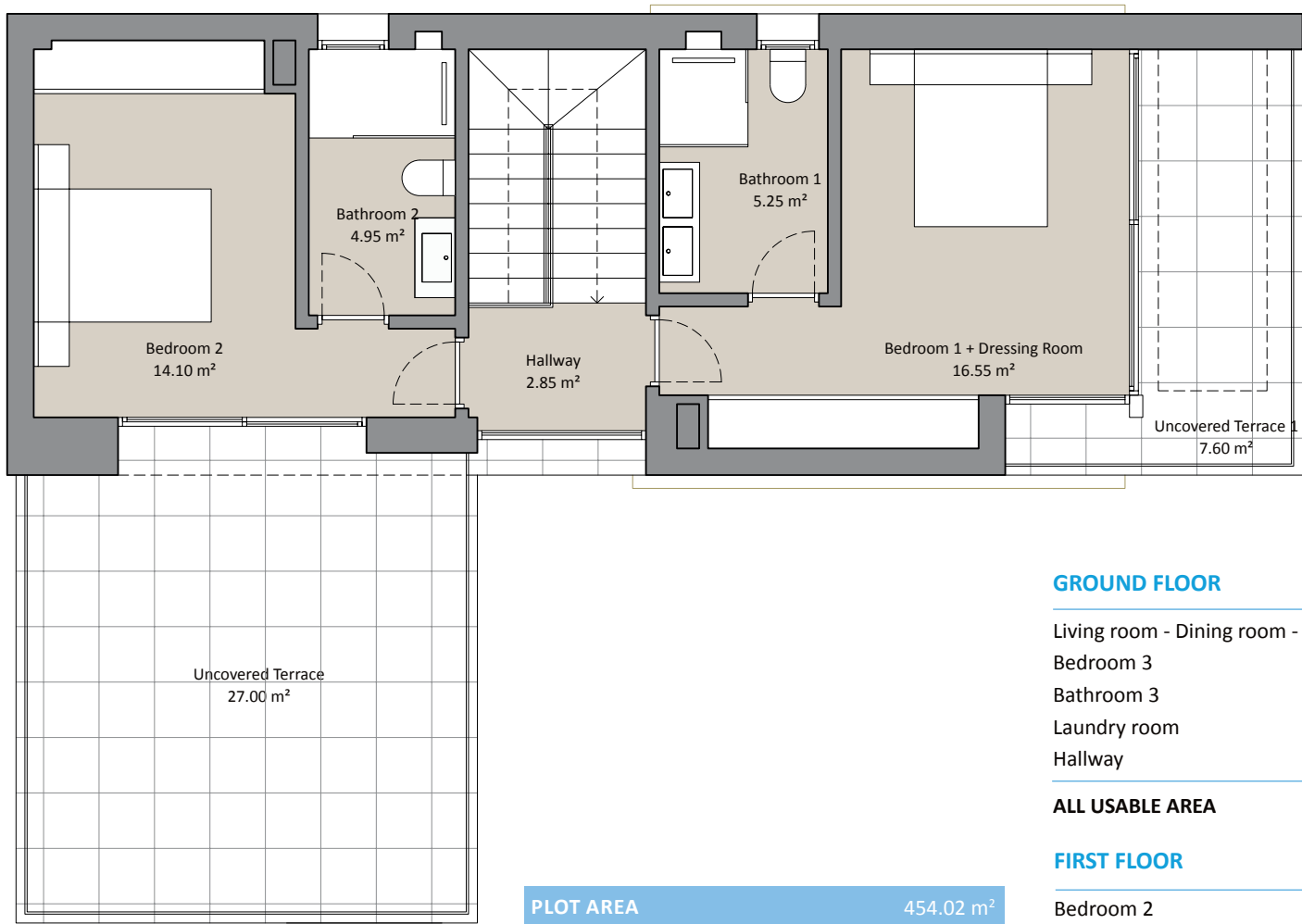




Ground Floor and Garden



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
ALL USABLE AREA	71.30

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
ALL USABLE AREA	43.70

PLOT AREA	454.02 m ²
TOTAL CONSTRUCTED AREAS	247.00 m ²
TOTAL CONSTRUCTED TERRACES	79.45 m ²
SWIMMING POOL AREA	28.00 m ²