



DENIA BEACH

— RESIDENCIAL —



B R E A T H E T H E M E D I T E R R A N E A N L I F E S T Y L E



The complex.

Denia Beach is a building designed for enjoying every facet of nature.

Manicured gardens and landscaped areas are perfect for strolls among palms and plants, with outdoor furniture for further enjoyment. The paths pass by the refreshing sand pool for cooling down on hot summer days.

The complex is walled and has a private security gate for your privacy and peace of mind. There are several entrances, one of them just a stone's throw from the Almadraba beach.









The original façade features organic shapes creating unique terraces. They are all unique and individual, but have one thing in common, unrestricted views over the garden areas.

T E R R A C E S .



WAKE UP
WITH
SOUND
OF THE WAVES



The complex is in a marvellous location and almost all the terraces have sea views.



T E R R A C E S .

Denia Beach has open plan designs with spacious living rooms and open kitchens. They all lead directly outside onto terraces with open views over the community gardens, facing the sea.





FEEL ^{THE} SEA
BREEZE
IN
YOUR FACE



Our kitchens are fully furnished and equipped with oven, induction hob and extractor hood.



Quality and convenience.

The homes are beautifully finished with painstaking attention to detail, making them exclusive, comfortable homes. Apartments have high quality porcelain tile floors.

Welcoming imitation wood tiles on terraces. Air conditioning and heating. Double glazed windows protect homes from changing temperatures and improve energy efficiency.

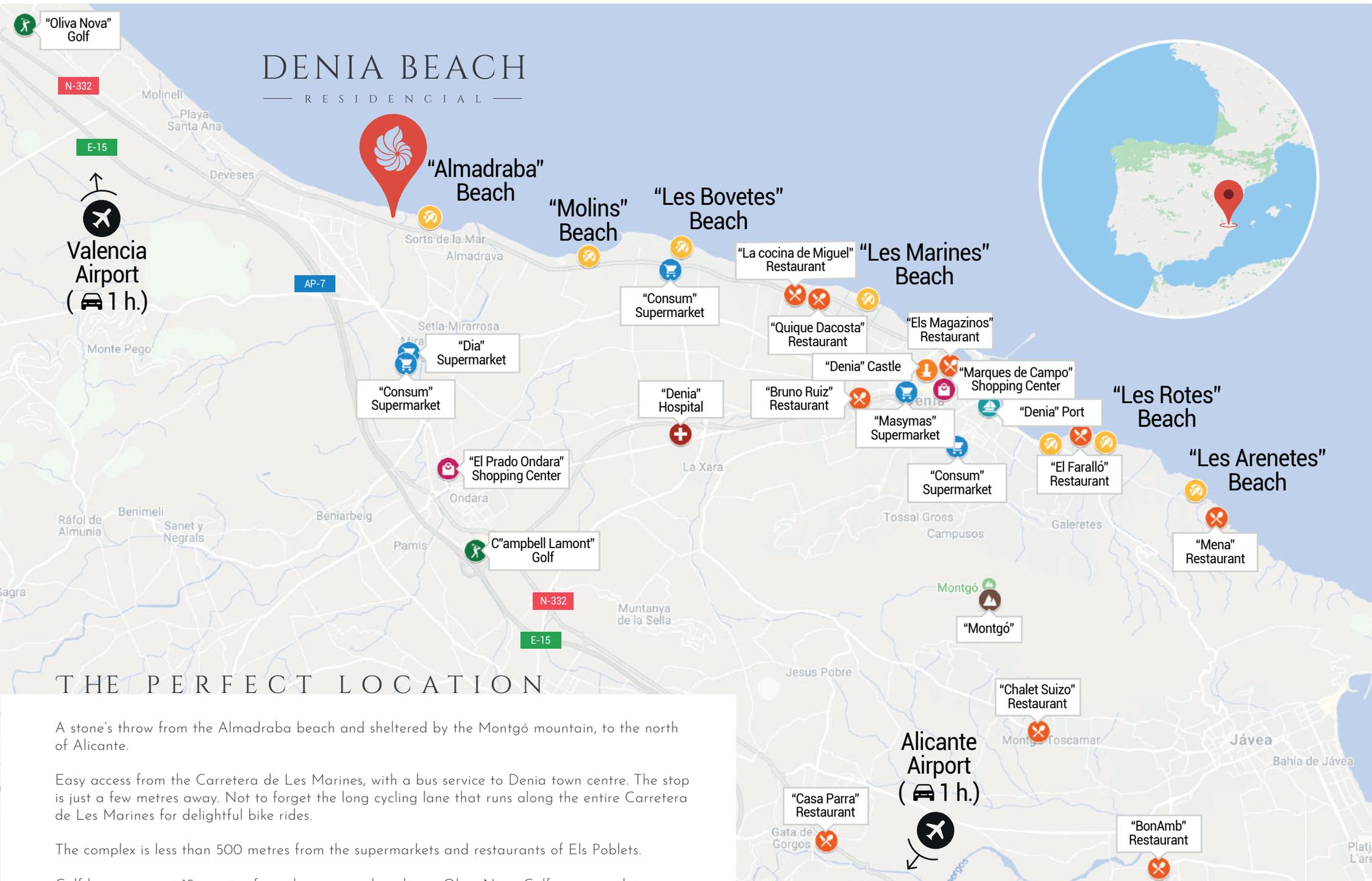




All bedrooms are outward facing and give onto terraces, bathing them with natural sunlight. Enjoy stunning views even while you are lying in bed, often over the sea. Master bedrooms boast dressing rooms and en-suite bathrooms.

DENIA BEACH

RESIDENCIAL



THE PERFECT LOCATION

A stone's throw from the Almadraba beach and sheltered by the Montgó mountain, to the north of Alicante.

Easy access from the Carretera de Les Marines, with a bus service to Denia town centre. The stop is just a few metres away. Not to forget the long cycling lane that runs along the entire Carretera de Les Marines for delightful bike rides.

The complex is less than 500 metres from the supermarkets and restaurants of Els Poblets.

Golf lovers are just 15 minutes from the renowned, exclusive Oliva Nova Golf course and its beaches along the Carretera de Les Marines.

DENIA

Full of history, flavour, and many other features that make it one of the jewels of the Mediterranean.



Denia Castle and the Archaeological Museum.

The castle was a fortress in the times of piracy in the Mediterranean. Its location at the highest point in Denia offers incredible views.



The Montgó natural park and its hiking routes.

Home to more than 650 species of flowers and plants, it offers numerous routes for getting into the heart of nature on the Costa Blanca.



Denia beaches.

The golden and turquoise beaches of Denia draw in thousands of people and will see you fall in love with the Mediterranean climate.



The old town and the Torre del Gerro.

Take a stroll through the historic Les Roques neighbourhood, which is full of the old charm of the area and its architecture, and take in the Torre del Gerro, which crowns the entrance to Cova Tallada. This is one of the many watchtowers built to guard the coast and warn of attacks.



Denia, creative city of gastronomy.

The city of Denia was declared a creative city of gastronomy by Unesco in 2016. The famous Denia red shrimp, the delicious arrós a banda (seafood paella), dried octopus, and much more. There are many options if you're looking to savour the area's exceptional food.



The Toy Museum.

The city was the home of the emerging toy industry at the start of last century in which metal but above all wooden toys were the hallmarks of healthy production.



Green cycle lanes.

If you like sustainable transport, cycle lanes have been established that lead to and through the old town and many other places in a number of Green Routes that allow you to take in the scenery by bike.



Cabo San Antonio Marine Reserve.

This is a protected space for the preservation of marine fauna and the ecosystem. It spans 400 hectares where you can do many water activities and also includes a marine fishing reserve.



S H O W F L A T .



S H O W F L A T .



Facades.

Main facade made of exposed reinforced concrete with white stone-effect paint finish.

Rear double-skin facade which will act as a thermal and acoustic filter, improving the energy efficiency of the homes. It will also contribute aesthetic beauty and movement to the facade by creating plays of shadows and landscape framing.



Interior coatings.

White plastic paint finish on walls. Stoneware for bathrooms.

Continuous false ceiling throughout the home, detachable in bathroom for fitting and maintenance of the interior air-conditioning unit.



Air-conditioning.

Aerothermal heating to generate domestic hot water.

Air conditioning system by means of ducts through false ceiling with pump by way of linear grilles.



Flooring and interior tiling.

Floors of the homes in ceramic stoneware. Porcelain stoneware tiling.

All on anti-impact layer for better sound insulation between homes. The paving of exterior walkways and other common areas of the block will be stoneware. The paving of the private terraces will be imitation wood ceramic.



Woodwork and glazing.

Glazing with light-reduction system which works using blackout fabrics.

The windows of the exterior woodwork will be double glazed with Climalit-type air chamber.

Recessed sliding-door wardrobes, lined internally.

The front door to the house will be armoured, with interior and exterior finish in white aluminum.

It will have a steel frame and structure, a locking device, a double safety lock and anti-crowbar hinges.



Electrical installations.

Dimmer switch in dining room.

TV points in the sitting room and in all the bedrooms.

Telephone in the sitting room and bedrooms.

Access to broadband telecommunications services via fibre optics in the sitting room and bedrooms.



Kitchen.

Kitchens fitted out with wall and floor cupboards with laminate finish, with self-closing drawers and white silica countertop.

Ceramic hob, oven and hood.

Serving hatch with white silica countertop.

Pre-installation for dishwasher and washing machine.



Plumbing and sanitation.

Shower trays made of synthetic material.

Gala taps and sanitary appliances. Fitted shower heads with wall sprinkler.

Furniture set plus VSB ash sink unit with wood and white inlays in main bathroom and in the second bathroom, 80 cm ceramic sink with skirt and lower shelf, model VSB Altai.

Ventilation throughout the home including kitchen and bathrooms through ducts for forced extraction.

Tap in solariums and on all terraces.



Telecommunications.

Installation of television signal input devices with HD digital satellite receiver in each home.



Development.

Fenced development. Vehicle access to semi-basement floor for parking and a main pedestrian entrance monitored via a cabin for the concierge and the garbage room.

It also has a pedestrian entrance, on calle Riu Alcora, to the northeast of the plot and linked to the exit to the sea.

This will have an area for footbaths and temporary storage of beach items. The development will include landscaped areas (with a very natural flavour, leafy and green).

For this, roadways and paths with an organic feel are planned, using stony paving (by means of raised slabs finished with shavings with concrete joint cutting through embedded steel grounding strips).

Pergola systems are designed, distributed throughout the busiest parts of the landscaped area, using 15 cm reinforced concrete circular floor slabs painted in white, with 150mm tube slabs forming tangent uprights.

Swimming pool with an area for children and adults with beach-type access.



Parking and storage spaces.

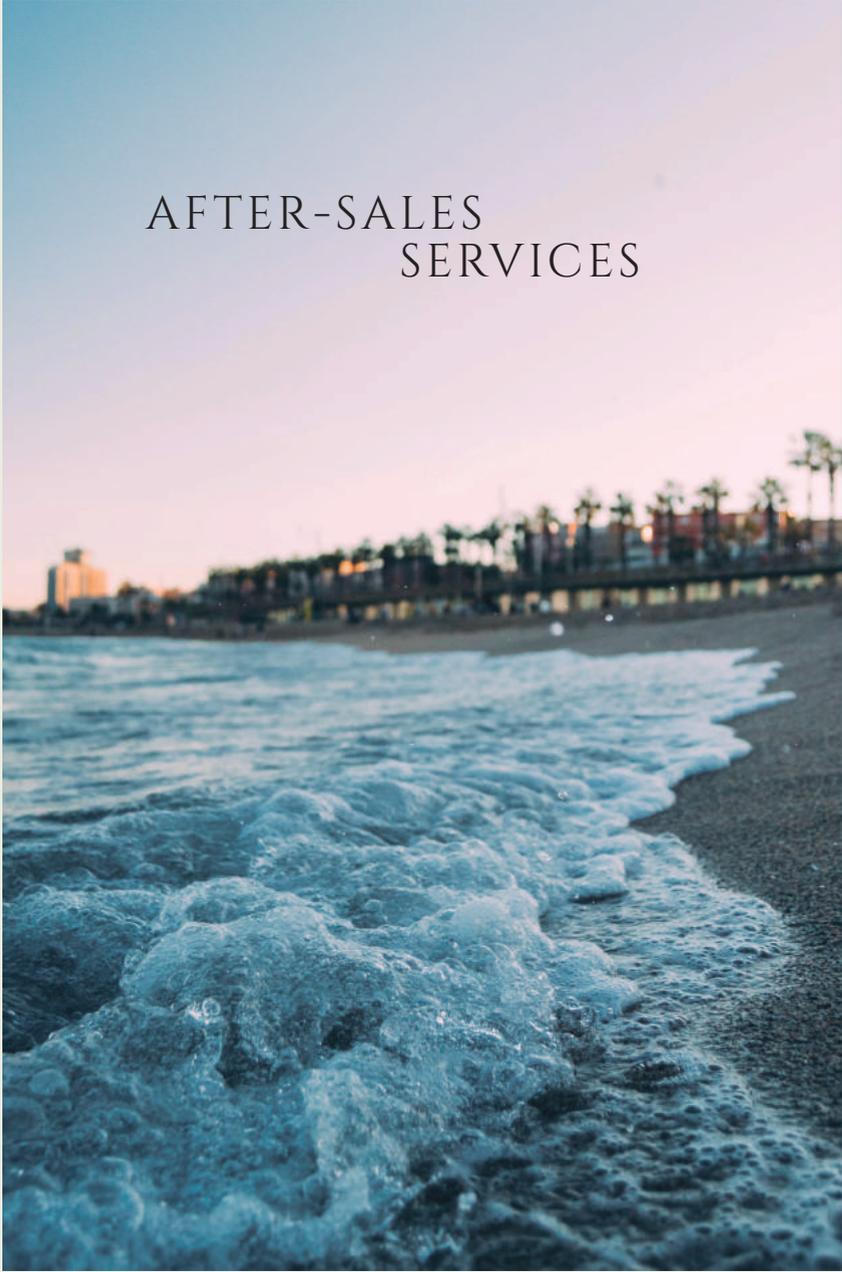
The car park, located in the basement, contains 93 parking spaces, so there is the option of acquiring more than one place per home.

The car park has a single vehicle access, with automatic opening gate by remote control and four pedestrian accesses via the stairs/elevators.

The storage spaces for each house are located on the same level as the car park, at the end to ensure double protection against moisture, with the ground level raised in this area.

NOTICE

Project Management reserves the right to carry out, during the course of the execution of the work, as many modifications it deems necessary to the building specifications provided, which may be imposed by the competent authority or bodies, or due to requirements of a technical, legal or commercial nature or due to the availability of materials, without this involving any reduction to the overall level of quality of the specifications outlined.



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Currency exchange your language.

Appliances Financing.

Financing.

Ask us...

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SECURITY
CONFIDENCE



 **alibuilding**

Developer.

Alibuilding S.L. is a development company based in San Juan de Alicante (Alicante), part of an important business group in the Autonomous Region of Valencia.

Alibuilding is managed by a team of highly experienced real estate specialists.

Alibuilding is trusted by the main Banks, Construction Companies, Architects, Sales Organisations and other agents involved in the construction process.



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Developer



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