



ALONIS VILLAS

Villajoyosa - Alicante



ALONIS VILLAS





VILLAJOYOSA, THE JOY OF MEDITERRANEAN LIVING

Welcome to the enchanting Villajoyosa, a jewel on the Costa Blanca.

Immerse yourself in the unique charm of this seaside town, where golden beaches meet the azure Mediterranean, and the colorful facades of its historic houses create a postcard-perfect setting. Villajoyosa is more than just a place to live—it's a way of life.

Experience the joy of Mediterranean living in one of the exclusive homes at Alonis Villas. These beautifully designed properties offer you a haven of comfort, surrounded by the stunning natural beauty of the region.

Villajoyosa boasts a privileged location, combining a mild year-round climate with the rich cultural heritage and vibrant traditions of this coastal community. From relaxing strolls along the promenade to exploring the historic Old Town, every day here is an opportunity to embrace a life of tranquility and inspiration.





Images without contractual value.



Images without contractual value.



Bask in the natural light that graces every corner of your villa. Thoughtfully designed to embrace the Mediterranean sun, expansive windows and open spaces invite a warm and inviting ambiance. Whether you're in the living room, the kitchen, or the bedrooms, natural light becomes an essential feature, elevating every moment of your day and highlighting the elegance of your new home.



Experience the perfect blend of style and functionality with a modern open-concept layout. Seamlessly connecting the living, dining, and kitchen areas, the design fosters a sense of spaciousness and fluidity. Perfect for entertaining or simply enjoying the ease of movement, this contemporary approach to living ensures a harmonious flow between your indoor and outdoor spaces.



Images without contractual value.



Images without contractual value.

Step outside to your private garden, where the vibrant greenery and serene ambiance offer a personal sanctuary to relax and unwind. Designed for outdoor living, it's the ideal setting to enjoy Villajoyosa's exceptional climate year-round. Whether hosting al fresco dinners, lounging under the sun, or tending to a blossoming garden, this space invites you to fully embrace the Mediterranean lifestyle.

PERSPECTIVE VIEW





SURFACES MEASURES

MAIN FLOOR

• LIVING ROOM/ KITCHEN	35.30 M2
• BEDROOM 4	10.80 M2
• BATHROOM 3	4.25 M2
• STORAGE ROOM	1.60 M2
• CORRIDOR	1.95 M2
• CUPBOARD	1.30 M2
• PORCH	12.05 M2

FIRST FLOOR

• BEDROOM 1	15.75 M2
• BEDROOM 2	10.80 M2
• BEDROOM 3	10.80 M2
• BATHROOM 1	4.50 M2
• BATHROOM 2	3.70 M2
• CORRIDOR	5.50 M2
• TERRACE FLOOR 1	7.00 M2

SECOND FLOOR

• SOLARIUM FLOOR 2	54.00 M2
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TOTAL USABLE AREA 179.30 M2

TOTAL SUPERFICIE ÚTIL 179.30 M2

BUILT AREA OPEN TERRACE 85.40 M2

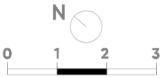
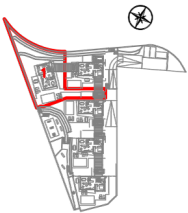
SUBTOTAL AREA OF CONSTRUCT.& WORKSV 264.70 M2

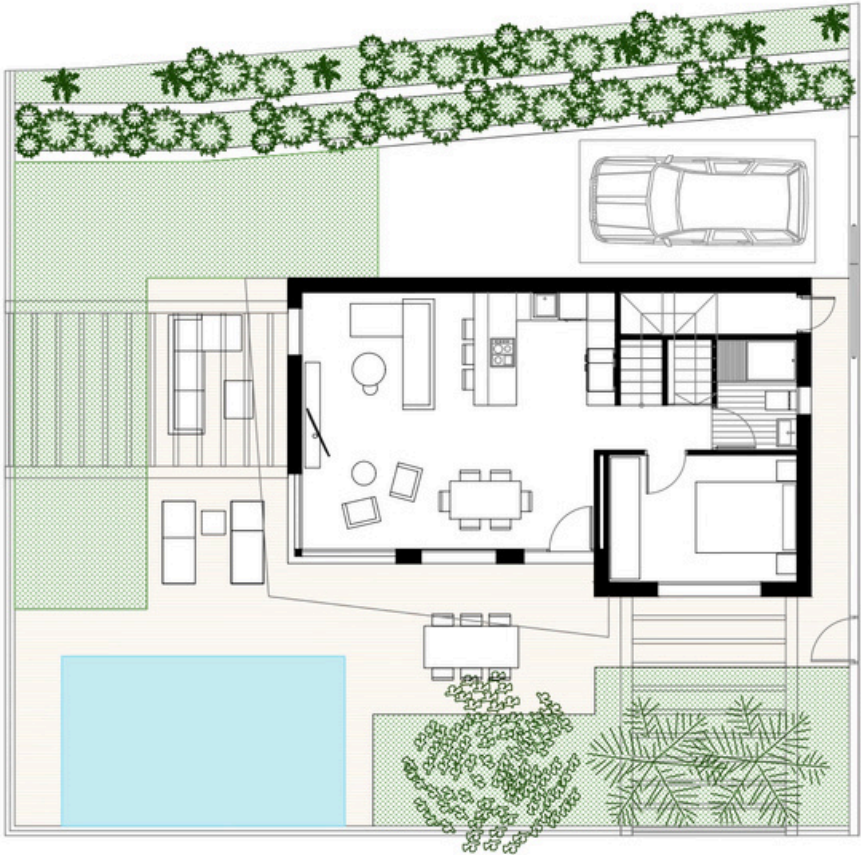
(Useful surface + Built surface Open terrace)

OTHER CONSTRUCTIONS AND WORKS

• PARKING	29.00 M2
• PEDESTRIAN ACCESS	26.50 M2
• SWIMMING POOL	21.60 M2
• GARDENS	253.20 M2

• TOTAL PLOT AREA	549.85 M2
• COMMON AREAS FEE (%)	20.00%





MODEL 2

Layout and measurements in m2

SURFACES MEASURES

MAIN FLOOR

• LIVING ROOM/ KITCHEN	35.30 M2
• BEDROOM 4	10.80 M2
• BATHROOM 3	4.25 M2
• STORAGE ROOM	1.60 M2
• CORRIDOR	1.95 M2
• CUPBOARD	1.30 M2
• PORCH	12.05 M2

FIRST FLOOR

• BEDROOM 1	15.75 M2
• BEDROOM 2	10.80 M2
• BEDROOM 3	10.80 M2
• BATHROOM 1	4.50 M2
• BATHROOM 2	3.70 M2
• CORRIDOR	5.50 M2
• TERRACE FLOOR 1	7.00 M2

SECOND FLOOR

• SOLARIUM FLOOR 2	54.00 M2
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TOTAL USABLE AREA 179.30 M2

TOTAL SUPERFICIE ÚTIL 179.30 M2

BUILT AREA OPEN TERRACE 52.65 M2

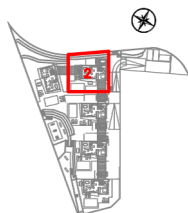
SUBTOTAL AREA OF CONSTRUCT.& WORKSV 231.95 M2

(Useful surface + Built surface Open terrace)

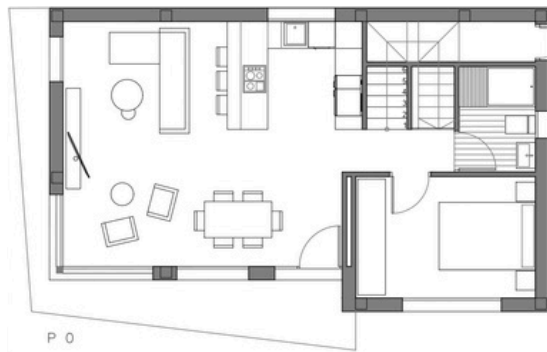
OTHER CONSTRUCTIONS AND WORKS

• PARKING	31.90 M2
• SWIMMING POOL	21.60 M2
• GARDENS	97.70 M2

• TOTAL PLOT AREA	306.25 M2
• COMMON AREAS FEE (%)	20.00%



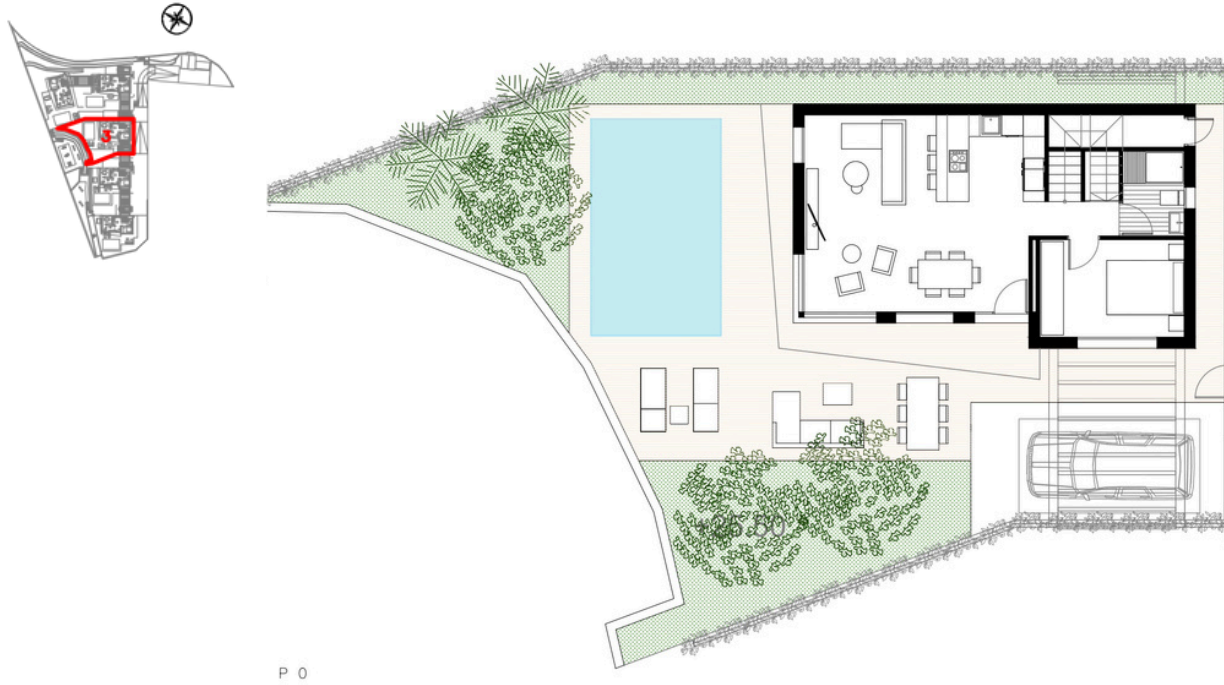
P 2



P 0



P 1



SURFACES MEASURES

MAIN FLOOR

• LIVING ROOM/ KITCHEN	35.30 M2
• BEDROOM 4	10.80 M2
• BATHROOM 3	4.25 M2
• STORAGE ROOM	1.60 M2
• CORRIDOR	1.95 M2
• CUPBOARD	1.30 M2
• PORCH	12.05 M2

FIRST FLOOR

• BEDROOM 1	15.75 M2
• BEDROOM 2	10.80 M2
• BEDROOM 3	10.80 M2
• BATHROOM 1	4.50 M2
• BATHROOM 2	3.70 M2
• CORRIDOR	5.50 M2
• TERRACE FLOOR 1	7.00 M2

SECOND FLOOR

• SOLARIUM FLOOR 2	54.00 M2
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TOTAL USABLE AREA	179.30 M2
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TOTAL SUPERFICIE ÚTIL	179.30 M2
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BUILT AREA OPEN TERRACE	71.45 M2
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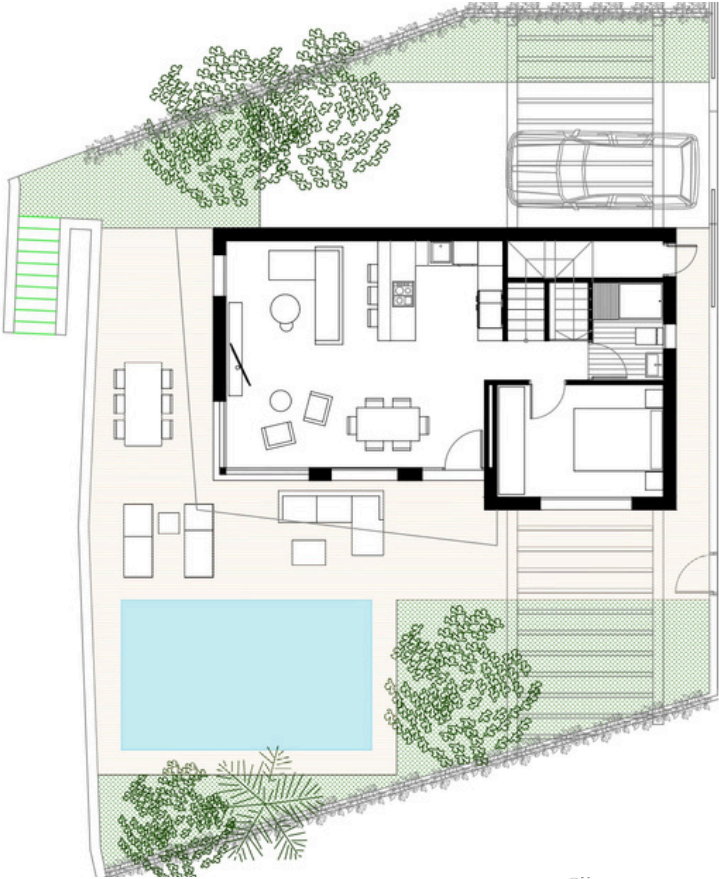
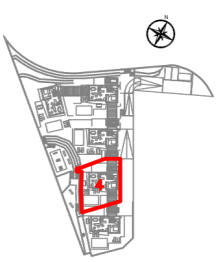
SUBTOTAL AREA OF CONSTRUCT.& WORKSV	250.75 M2
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(Useful surface + Built surface Open terrace)

OTHER CONSTRUCTIONS AND WORKS

• PARKING	37.60 M2
• SWIMMING POOL	21.60 M2
• GARDENS	70.95 M2
• TOTAL PLOT AREA	263.30 M2
• COMMON AREAS FEE (%)	20.00%





P 0



SURFACES MEASURES

MAIN FLOOR

• LIVING ROOM/ KITCHEN	35.30 M2
• BEDROOM 4	10.80 M2
• BATHROOM 3	4.25 M2
• STORAGE ROOM	1.60 M2
• CORRIDOR	1.95 M2
• CUPBOARD	1.30 M2
• PORCH	12.05 M2

FIRST FLOOR

• BEDROOM 1	15.75 M2
• BEDROOM 2	10.80 M2
• BEDROOM 3	10.80 M2
• BATHROOM 1	4.50 M2
• BATHROOM 2	3.70 M2
• CORRIDOR	5.50 M2
• TERRACE FLOOR 1	7.00 M2

SECOND FLOOR

• SOLARIUM FLOOR 2	54.00 M2
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TOTAL USABLE AREA 179.30 M2

TOTAL SUPERFICIE ÚTIL 179.30 M2

BUILT AREA OPEN TERRACE 57.95 M2

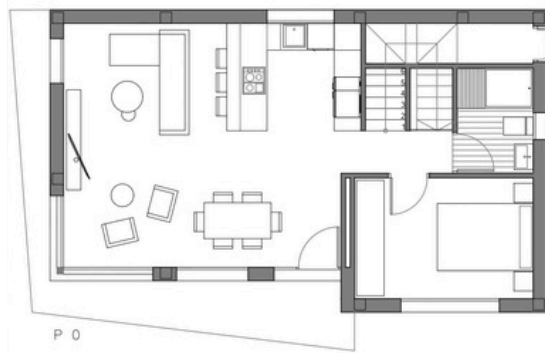
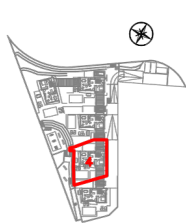
SUBTOTAL AREA OF CONSTRUCT.& WORKSV 237.25 M2

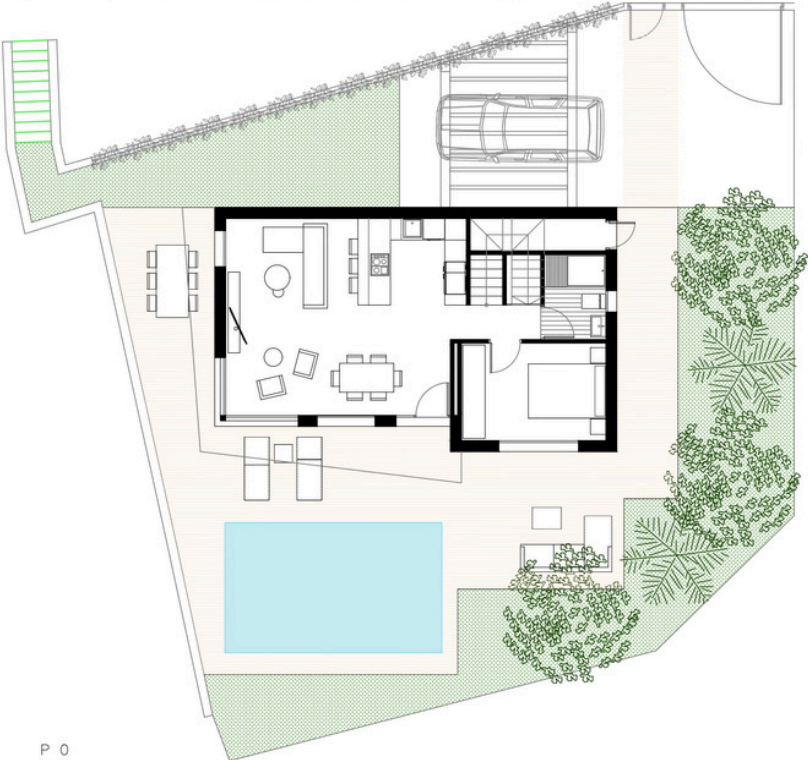
(Useful surface + Built surface Open terrace)

OTHER CONSTRUCTIONS AND WORKS

• PARKING	37.60 M2
• SWIMMING POOL	21.60 M2
• GARDENS	58.35 M2

• TOTAL PLOT AREA	262.90 M2
• COMMON AREAS FEE (%)	20.00%





SURFACES MEASURES

MAIN FLOOR

• LIVING ROOM/ KITCHEN	35.30 M2
• BEDROOM 4	10.80 M2
• BATHROOM 3	4.25 M2
• STORAGE ROOM	1.60 M2
• CORRIDOR	1.95 M2
• CUPBOARD	1.30 M2
• PORCH	12.05 M2

FIRST FLOOR

• BEDROOM 1	15.75 M2
• BEDROOM 2	10.80 M2
• BEDROOM 3	10.80 M2
• BATHROOM 1	4.50 M2
• BATHROOM 2	3.70 M2
• CORRIDOR	5.50 M2
• TERRACE FLOOR 1	7.00 M2

SECOND FLOOR

• SOLARIUM FLOOR 2	54.00 M2
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TOTAL USABLE AREA 179.30 M2

TOTAL SUPERFICIE ÚTIL 179.30 M2

BUILT AREA OPEN TERRACE 53.60 M2

SUBTOTAL AREA OF CONSTRUCT.& WORKSV 232.90 M2

(Useful surface + Built surface Open terrace)

OTHER CONSTRUCTIONS AND WORKS

• PARKING	37.60 M2
• PEDESTRIAN ACCESS	19.60 M2
• SWIMMING POOL	21.60 M2
• GARDENS	84.50 M2

• TOTAL PLOT AREA	318.95 M2
• COMMON AREAS FEE (%)	20.00%



URBANIZATION & ACCESS

- The exclusive residential complex will feature a common access road for interior homes, monitored 24/7 by a Closed-Circuit TV Camera System, and will be equipped with a video intercom in all homes.
- Motorized access gate and interior street lighting with LED technology. Centralized mailboxes for the five homes.

ESTRUCTURES, FACADES & ROOFS

- Structure composed of foundation, pillars, slabs, and reinforced concrete stairs, according to technical project specifications.
- The facade will be finished with a combination of scraped render and waterproof exterior paint in various colors.
- The roof will be finished with first-grade national porcelain flooring for exteriors, Brand ROCERSA model Materia Gris 30x60 cm, non-slip or similar.

MASONRY & INTERIOR PARTITIONS

- Exterior enclosures with double brickwork and intermediate thermal-acoustic insulation according to the Building Code (CTE).
- Interior divisions made of simple plasterboard partitions with acoustic insulation using semi-rigid mineral wool panels..

COATINGS, FLOORING & TILING

Ceramic wall tiling of first-grade national quality, floor-to-ceiling in bathrooms.

- Ground Floor Common Bathroom: Smooth and textured tiles, Brand PAMESA model ALBA PERLA 30x90 or similar.
- First Floor Common Bathroom: Smooth and textured tiles, Brand EMIGRES model HIT 25x75, cream color or similar.
- First Floor Master Bathroom: Smooth and textured tiles, Brand EMIGRES model HIT 25x75, cream color or similar.

Porcelain flooring of first-grade national quality:

- Interior ground floor, Brand ROCERSA model Materia Gris 60x60 cm or similar in living room-kitchen, bathroom, and laundry.
- First floor and ground floor bedroom, Brand ARGENTA model Albero Basein 22.5x90 cm or similar, with white porcelain skirting on both floors.
- Outdoor terrace flooring: Brand ROCERSA model Materia Gris 30x60 cm, non-slip or similar.
- Continuous white plaster coating on vertical surfaces with PVC corner guards. Smooth plaster ceiling throughout the home.
- In a common bathroom where the climate control unit will be located, removable panels will be installed for ease of installation and maintenance.

PAINT

- Smooth finish plastic paint throughout the home.
- Walls in light gray and ceilings in white.
- Decorative wallpaper on selected walls in the living room and main bedroom of each floor.

INTERIOR & OUTDOOR CARPENTRY

- Main Door: Reinforced, Italian brand DIERRE, model Sparta 5 or similar, with side locking points, high-security lock with anti-drill and anti-leverage protection, anti-intrusion Class 3 protection, white lacquered interior, and Shadow Grey RAL 7002 exterior finish.
- Interior Doors: Height 2.10 m, plain smooth with top fixed panel, white finish, with black handles.
- Built-in wardrobes with folding and/or sliding white doors in each bedroom, black hardware. Interiors finished with melamine, including hanging bars and top shelves in all wardrobes, with LED strip lighting activated upon opening.
- Aluminum exterior carpentry of recognized national prestige, lacquered in shadow gray or similar, with RPT with windows with tilt-and-turn opening. Balconies with opening with sliding leaves.
- Aluminum blinds with motorized operation with push button inside, in each room.
- Windows and balcony doors with double glass with solar control, configuration (4+4) +16+ (4+4) mm Planitem XN or similar.

PLUMBING

Includes connections from the exterior to each home and interior plumbing for cold and hot water.

- Individual keys for each home, bathrooms, kitchen, and toilets, with hot-and-cold water outlets for washing machines and dishwashers.
- Hot water insulated pipes to minimize heat loss.
- Sanitary hot water (ACS) produced individually with a 150L arothermal unit and electric resistance support.
- Ground floor homes will feature two outdoor cold-water outlets.

- **FIRST FLOOR MASTER BATHROOM:**

1. Cabinet with two drawers, Series VERTIC model VIDRE BANY 100x51x45 cm, albino/matte white color or similar.
2. Sink: VIDRE DETROIT 100x46x19 cm or similar.
3. Mirror: LEDIMEX ITALIA backlit mirror 100x80 cm or similar.
4. Faucet: IMEX Belgica, black or similar.
5. Toilet: ROCA brand, Inspira Square model or similar.

SPECIFICATION SHEET

- **FIRST FLOOR COMMON BATHROOM:**

- 1.Cabinet with one drawer and an additional inner drawer: VIDRE VERTIC 60x51x45 cm, natural/matte white color or similar.
- 2.Sink: VIDRE DETROIT 60x46x19 cm or similar.
- 3.Mirror: LEDIMEX LISBOA round backlit mirror Ø60 cm or similar.
- 4.Faucet: IMEX Belgica, black or similar.
- 5.Toilet: ROCA brand, Inspira Round model or similar.

- **GROUND FLOOR COMMON BATHROOM:**

- 1.Cabinet with two drawers: OSAKA 60x48x45 cm, graphite gray color or similar.
- 2.Sink: AMBAR sink or similar.
- 3.Mirror: TRAZOS square backlit mirror 60 cm or similar.
- 4.Faucet: IMEX Belgica, black or similar.
- 5.Toilet: ROCA brand, Inspira Round model or similar.
- 6.Shower trays in all bathrooms made of Roc-Stone with a slate finish in white, by the Spanish brand Poalgi, model "Hoss Pizarra" or similar.
- 7.Fixed tempered glass shower screens included in all bathrooms, Brand GME, model "Screen" or similar.
- 8.Thermostatic shower faucets, Brand IMEX, model "Kent" or similar.

- Single-lever kitchen sink faucet: GROHE brand, model Bauedge or similar. White sink by Eurofregadero, model Acero Luxor

PHOTOVOLTAIC SYSTEM

- Pre-installation with conduits to the roof for the future installation of solar panels for self-consumption.
- Solar panels and electrical components are not included in the price.

ALARM SYSTEM & ELECTRICITY

- High electrification system of 9.2 KW, with protections in the panel against overcurrents and electrical derivations. All metallic elements of the home are grounded to the foundation.
- Video intercom installation with color screen in all homes.
- First-brand mechanisms included. Additionally:
- Ground floor terrace equipped with one TV point and one electrical point.
- Alarm system with three indoor detectors and a keypad, controllable via smartphone app for remote management. Also includes a recording camera for the entrance area.

TELECOMMUNICATIONS

- The homes will be delivered with the following installed connections:
- Living Room: Five points (fiber optic, TV, data and telephone (double outlet), data and telephone (single outlet), coaxial cable or spare outlet). Six connections in total as one register has a double outlet.
- Master Bedroom: Four points (TV, data and telephone, data and telephone, coaxial cable or spare outlet).
- Other Bedrooms and Rooms: Two points (TV and data/telephone).
- Hallway or Foyer: One configurable outlet (includes a covered base and conduit for future installation of fiber optic, telephone, or data outlet as needed).

CLIMATE CONTROL & VENTILATION

- In compliance with CTE ventilation requirements, the homes are equipped with the following:
- Forced smoke ventilation in kitchens with a filtering group hood connected to an individual duct up to the roof.
- Forced air renewal system for the rest of the home, per CTE guidelines.
- Installation of Hot/Cold air conditioning, supply through ducts and returns through grilles in false ceiling with heat pump on the ground floor and first floor. Outdoor units on deck. Top brands.
- Radiant floor heating system on bathrooms and toilets floors, supported by a heat pump, based on renewable energy powered by aerothermal technology.

ENERGY EFFICIENCY

- The homes are rated with an energy efficiency classification of at least A (exact rating pending confirmation).

KITCHEN & EQUIPMENT

- Designer kitchen with lower and upper cabinets, column units, drawers with soft-close guides, and white laminate fronts for drawers and doors.
- Countertop and backsplash made of compact quartz.
- Kitchen island and support leg also in compact quartz.
- Integrated lighting in the ceiling with LED technology, as well as LED strips in built-in wardrobes.
- Exterior terrace lighting included for all homes.
- The home is delivered equipped with the following BOSCH or similar brand appliances:
- In the kitchen: Ceramic hob, filter group type hood, microwave, oven, Combi refrigerator and integrated dishwasher.
- In the laundry area: integrated washer/dryer function equipment and DHW equipment.

GARDENS

- Private gardens with:
- Vehicle entry area finished with smoothed concrete, partially covered with a metal pergola.
- Motorized metal gate.
- Outdoor ceramic non-slip flooring in ground floor terrace areas.
- Remaining plot covered with anti-weed mesh and topsoil.
- Neighboring plots separated by 1.50m high single-twist mesh fence, covered with natural plant hedges on both sides.
- 3.6x6 meter Pool. equipped with salt chlorination filtration equipment, 2 interior lights in operation, even installed shower.

NOTES

- The purpose of this report is to specify the general characteristics of the materials of the work referred to, with the promoter reserving any possible modifications or revisions that are introduced by the project management (DF) of the work, always according to the criteria of improvement and correct adaptation. to it.
- If, due to manufacturing reasons by our suppliers, any of the models specified here are no longer manufactured, it will be replaced by an alternative one with similar characteristics.
- It must be clarified that the abbreviation of CTE refers to a regulation applied to construction (Technical Building Code)
- Images without contractual value and merely illustrative, subject to modifications due to technical or legal requirements of the Project Management or competent authority.
- During the development of the project, the Project Management, for technical or administrative reasons, reserves the right to make some modifications to the project, without this implying a decrease in the quality of the materials.
- The furniture in the interior infographics is not included and the equipment of the homes will be as expressly indicated in this quality report.



LOCATION

A UNIQUE PLACE ON THE COSTA BLANCA



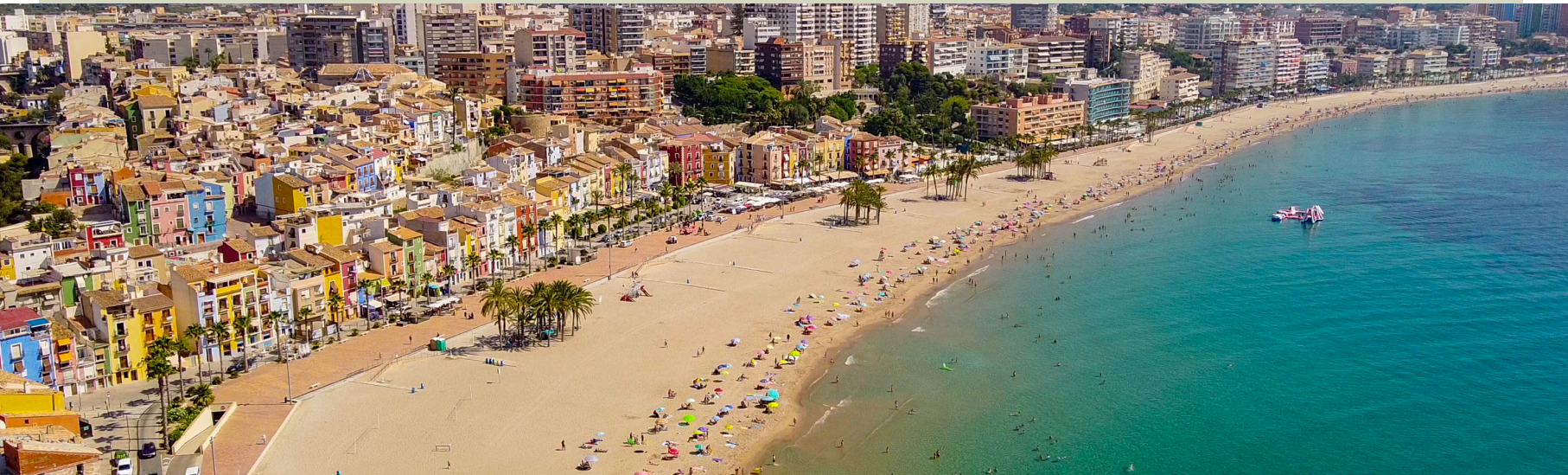


NEIGHBORHOOD

Villajoyosa offers an exceptional blend of charm, culture, and modern conveniences. Nestled along the stunning Costa Blanca coastline, this picturesque town is renowned for its colorful architecture, golden beaches, and tranquil Mediterranean waters.

Living here means being steps away from local markets, boutique shops, and vibrant dining options that showcase the region's culinary delights. Explore the rich history of Villajoyosa through its ancient streets and landmarks, or immerse yourself in the dynamic outdoor activities available year-round, from coastal hikes to watersports.

Perfectly balancing a serene lifestyle with easy access to urban amenities, Villajoyosa provides a neighborhood where relaxation and excitement go hand in hand.



NEIGHBORHOOD



HEALTH

Hospital Comarcal de la Marina Baixa

Hospital HCB Benidorm

Hospital IMED Benidorm

INTERNATIONAL SCHOOLS

Elian's British School, La Nucía

Costa Blanca International College, Benidorm

Colegio Internacional Lope de Vega, Benidorm

AIS. Altea International School, La Nucia

RESTAURANTS

T-Class

Casa Elordi

Taberna El Posit

SPORTS

Hanfit Wellness Center Villajoyosa

Leit Motriz

Puig Campana Golf

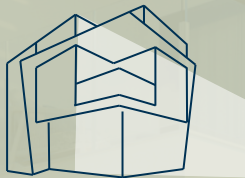
Villaitana Golf

Club Náutico Villajoyosa

SHOPPING

La Marina Shopping Center

Shopping Centerl Carrefour Benidorm





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