

# New Building



**NEW BUILDING**

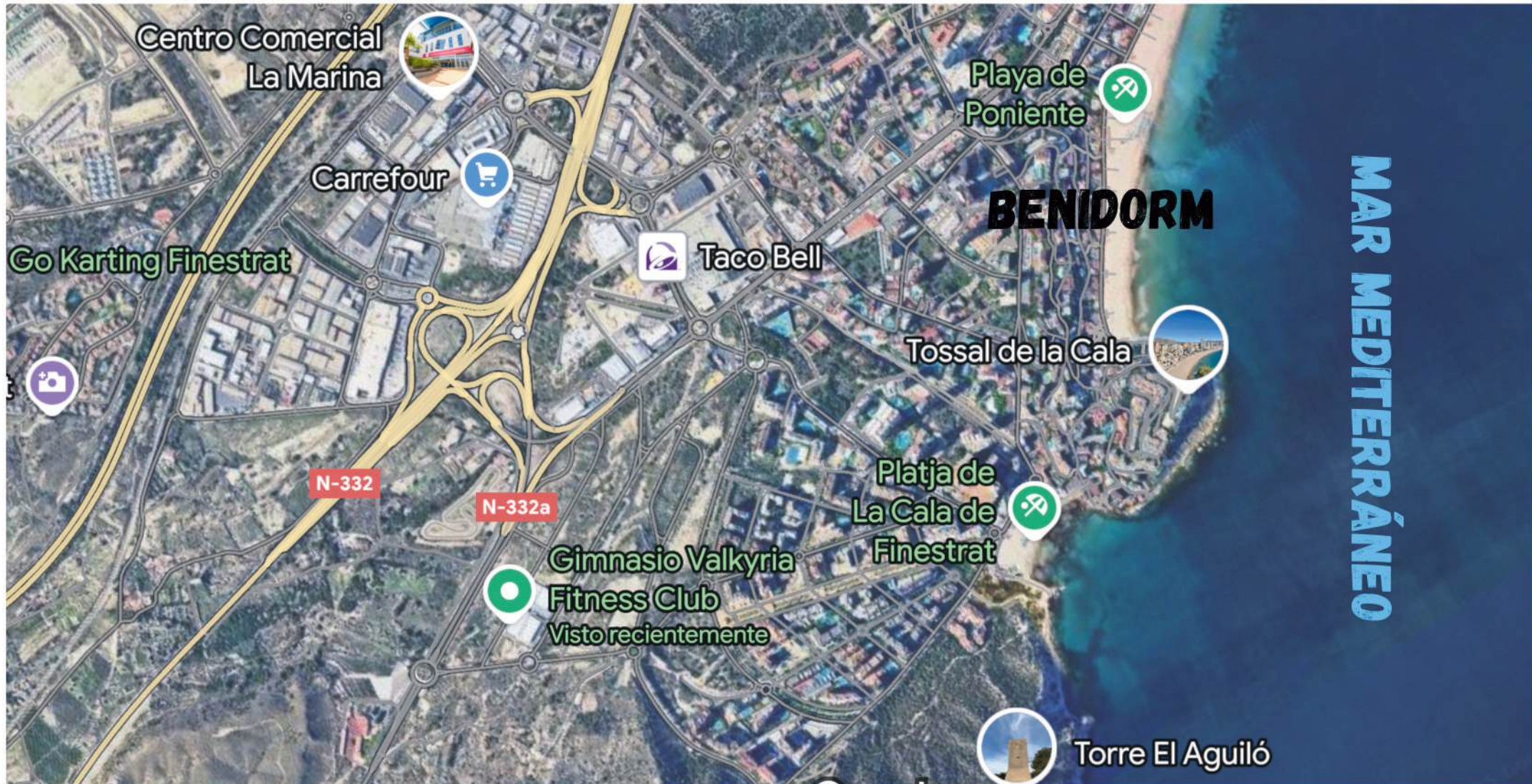
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**VILLAJoyosa-FINESTRAT**

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**NEW BUILDING**





# LIFESTYLE

## LOCATION: VILLAJOYOSA – FINESTRAT



**NESTLED IN THE STUNNING COASTAL AREA OF CALA VILLAJOYOSA, THE NEW BUILDING IS IDEALLY POSITIONED BETWEEN THE CHARMING TOWNS OF VILLAJOYOSA, FINESTRAT, AND THE BUSTLING CITY OF BENIDORM. THIS PRIME LOCATION PROVIDES A PERFECT BLEND OF TRANQUILITY AND ACCESSIBILITY.**

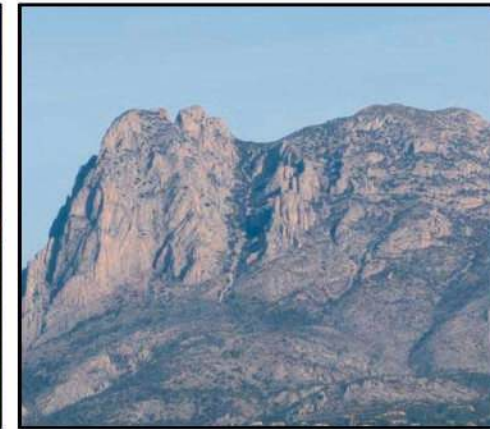
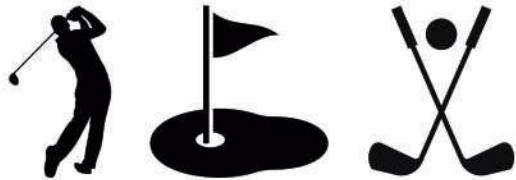
- Just 400 meters from shopping centers, restaurants, and gyms, residents have all essential services at their doorstep.



- The beautiful Cala Finestrat beach is only 1 km away, offering golden sands and crystal-clear waters for beach lovers.



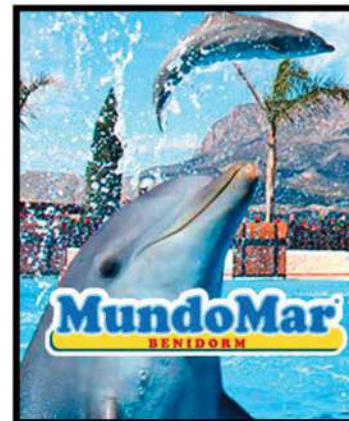
- Golf enthusiasts will appreciate the Puig Campana Golf course, located just 6 km away, providing a high-quality golfing experience with spectacular views.



- The surrounding area offers a wealth of activities, from exploring the picturesque old town of Villajoyosa to enjoying the nightlife and theme parks of Benidorm.



- For travelers, Alicante Airport is only 40 minutes away, ensuring seamless connectivity.





# ENJOY CULTURE

If something characterizes the Costa Blanca, that is the indelible mark left by history.





# ABOUT NEW BUILDING

Welcome to New Building, an exclusive residential development designed for those seeking the perfect balance between modern comfort, nature, and the Mediterranean lifestyle. Located in a privileged setting near the sea, this contemporary building offers a unique living experience, ideal for both homeowners and investors looking for excellent rental potential.

New Building consists of 52 high-quality residential units, thoughtfully designed to maximize comfort and space.

- Each unit features 2 spacious bedrooms and 2 bathrooms, covering a total area of 80 m<sup>2</sup>.
- A wide covered terrace extends the living space, offering breathtaking views and an ideal spot for relaxation.
- Residents can enjoy two large swimming pools, lush green areas, and outdoor workout equipment, promoting an active and healthy lifestyle.
- Due to its exceptional location and amenities, the development holds excellent touristic rental potential, making it a highly attractive investment opportunity.













The Costa Blanca's annual average temperature of 20°C make the New Building a perfect residence for those who enjoy the continuous sunshine. Its terrace and its recreational area with gardens and 2 swimming pools allow you to make the most of the climate of the área, as well as offering you wonderful views of the local surroundings.













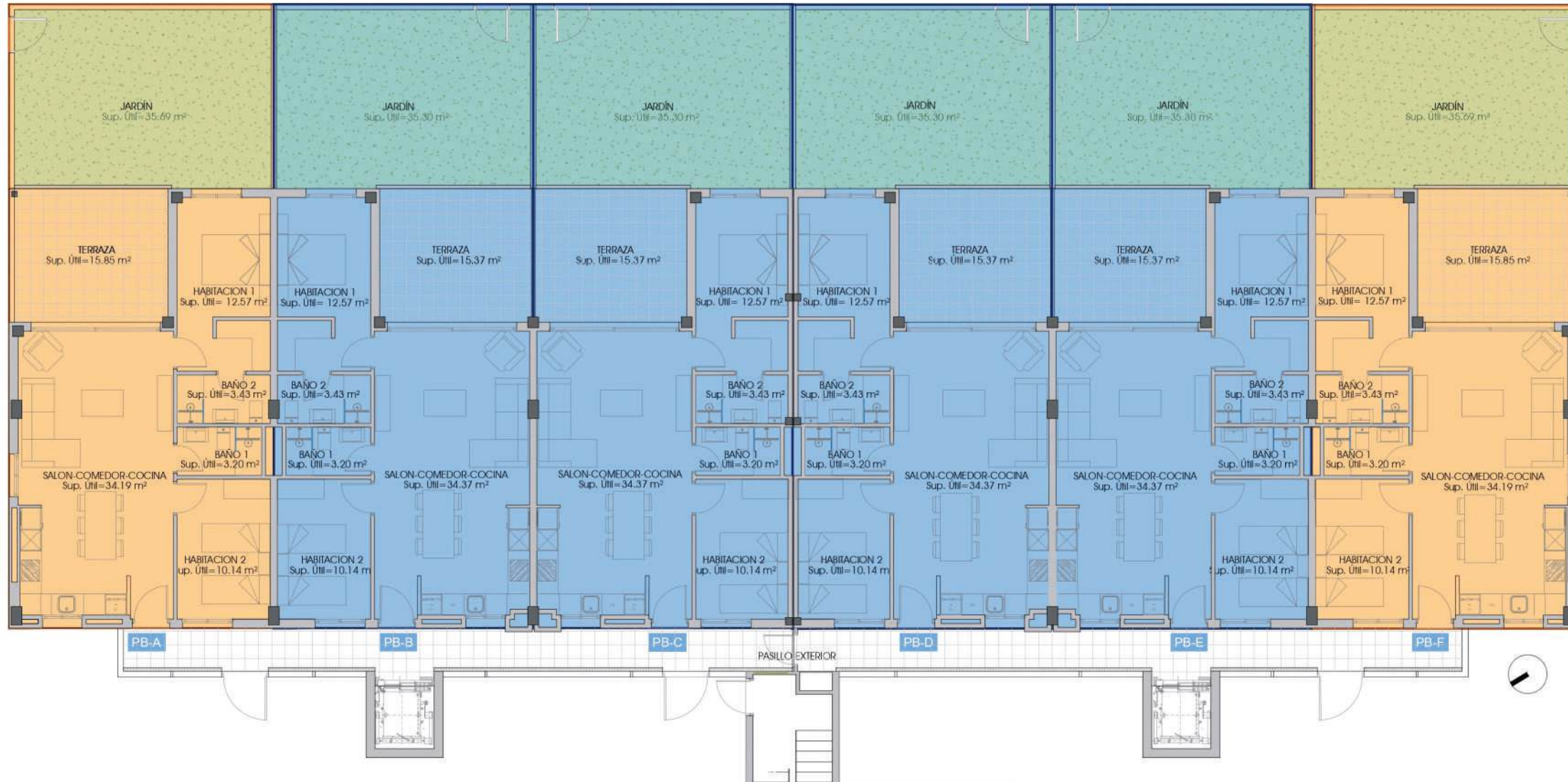
# **PLOT**





# **GROUND FLOOR**

Generous spaces outdoors make ground floor New Building the perfect housing to enjoy the sun and clima Mediterranean Sea.





## **CENTER**



PB CENTRO	
SUPERFICIES ÚTILES	
Salón-Comedor-Cocina	34,37 m <sup>2</sup>
Dormitorio 1	12,57 m <sup>2</sup>
Dormitorio 2	10,14 m <sup>2</sup>
Baño 1	3,20 m <sup>2</sup>
Baño 2	3,43 m <sup>2</sup>

TERRAZA CUBIERTA	15,37 m <sup>2</sup>
JARDÍN	35,30 m <sup>2</sup>

SUPERFICIES CONSTRUIDA	
VIVIENDA	81,17 m <sup>2</sup>

## **CORNER**



PB ESQUINA	
SUPERFICIES ÚTILES	
Salón-Comedor-Cocina	34,19 m <sup>2</sup>
Dormitorio 1	12,57 m <sup>2</sup>
Dormitorio 2	10,14 m <sup>2</sup>
Baño 1	3,20 m <sup>2</sup>
Baño 2	3,43 m <sup>2</sup>

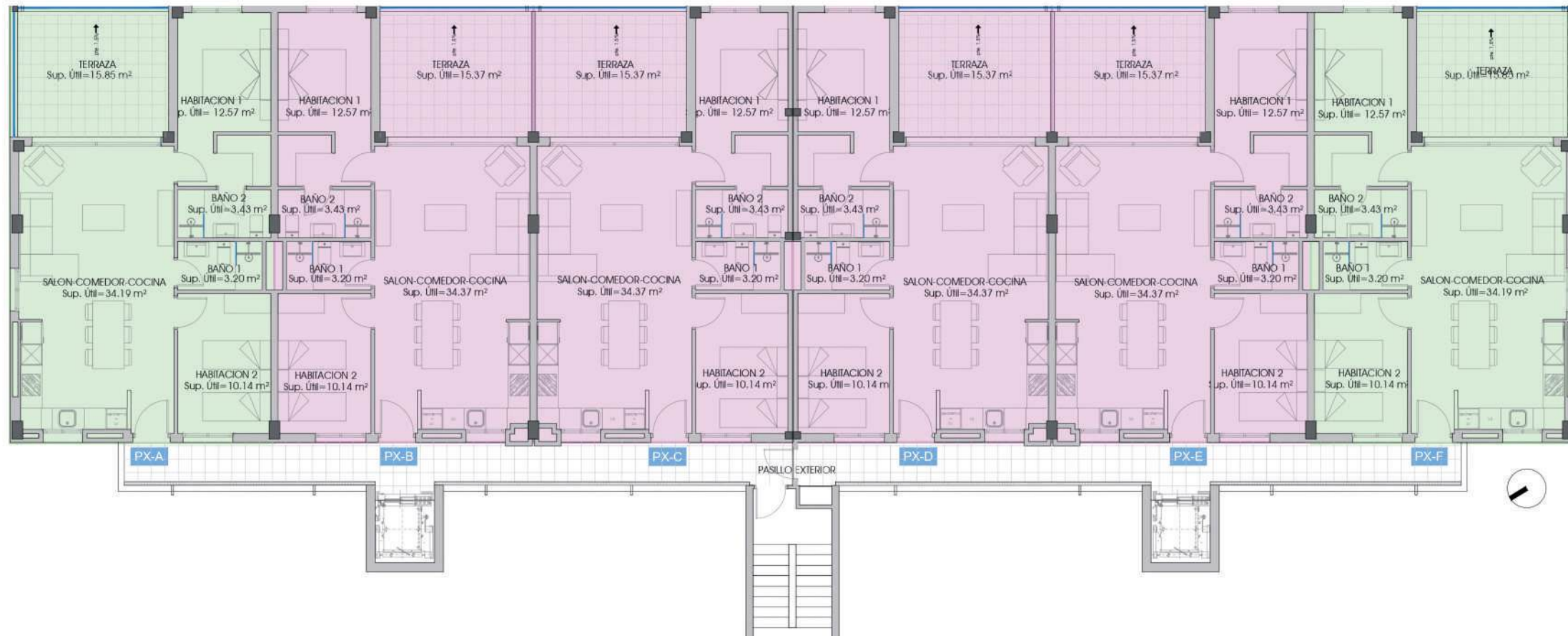
TERRAZA CUBIERTA	15,85 m <sup>2</sup>
JARDÍN	35,69 m <sup>2</sup>

SUPERFICIES CONSTRUIDA	
VIVIENDA	82,67 m <sup>2</sup>



## **FLOOR 1-7**

These homes stand out for their harmony between the different rooms. They perfectly integrate its large terrace with its living room. These possibilities are endless...





## CENTER



P1- P7 CENTRO	
SUPERFICIES ÚTILES	
Salón-Comedor-Cocina	34,37 m <sup>2</sup>
Dormitorio 1	12,57 m <sup>2</sup>
Dormitorio 2	10,14 m <sup>2</sup>
Baño 1	3,20 m <sup>2</sup>
Baño 2	3,43 m <sup>2</sup>

TERRAZA	15,37 m <sup>2</sup>
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SUPERFICIES CONSTRUIDA	
VIVIENDA	81,17 m <sup>2</sup>

## CORNER



P1-P7 ESQUINA	
SUPERFICIES ÚTILES	
Salón-Comedor-Cocina	34,19 m <sup>2</sup>
Dormitorio 1	12,57 m <sup>2</sup>
Dormitorio 2	10,14 m <sup>2</sup>
Baño 1	3,20 m <sup>2</sup>
Baño 2	3,43 m <sup>2</sup>

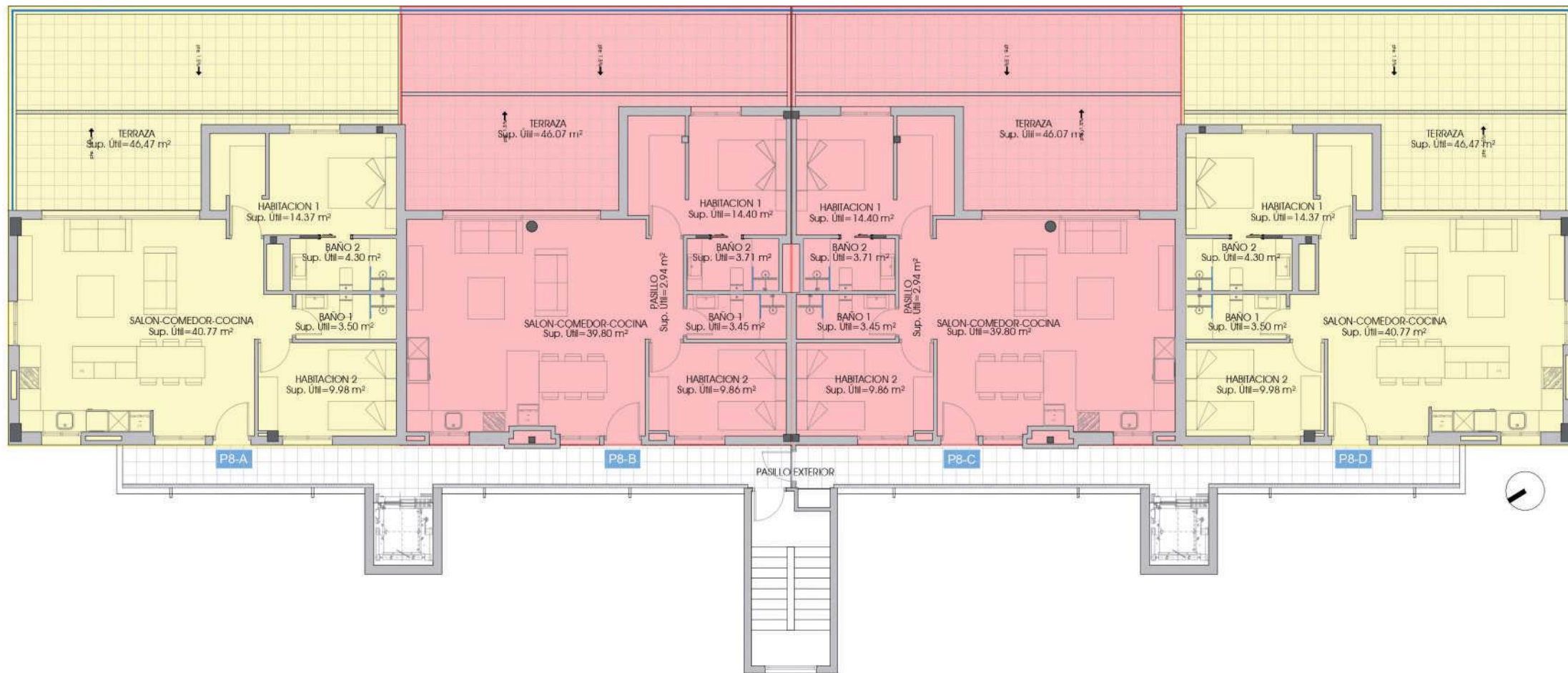
TERRAZA	15,85 m <sup>2</sup>
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SUPERFICIES CONSTRUIDA	
VIVIENDA	82,67 m <sup>2</sup>

# **PENTHOUSE**

As soon as you start living in penthouse New Building, the sea is always near you.

You Will always see it on the horizon and in no time you will be practising water sports on the beach, scuba diving or visiting the marinas.





## CENTER

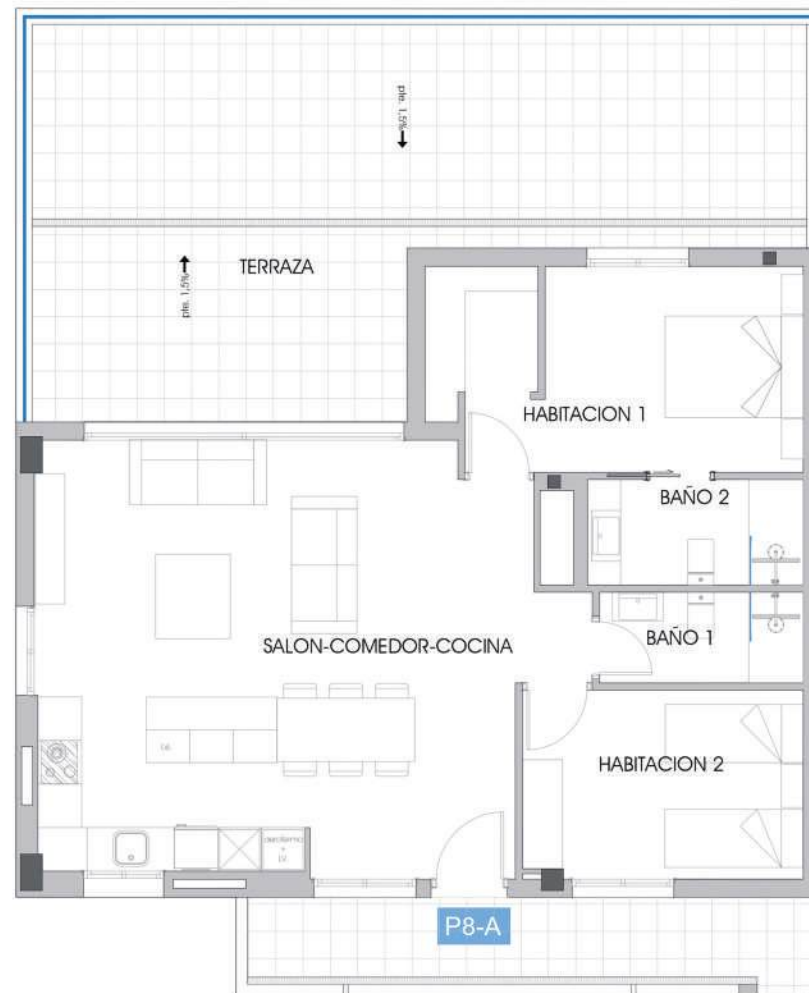


P8 ÁTICO- CENTRO	
SUPERFICIES ÚTILES	
Salón-Comedor-Cocina	39,80 m <sup>2</sup>
Dormitorio 1	14,40 m <sup>2</sup>
Dormitorio 2	9,86 m <sup>2</sup>
Baño 1	3,45 m <sup>2</sup>
Baño 2	3,71 m <sup>2</sup>
Pasillo	2,94 m <sup>2</sup>

TERRAZA	46,07 m <sup>2</sup>
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SUPERFICIES CONSTRUIDA	
VIVIENDA	85,47 m <sup>2</sup>

## CORNER



P8 ÁTICO- ESQUINA	
SUPERFICIES ÚTILES	
Salón-Comedor-Cocina	40,77 m <sup>2</sup>
Dormitorio 1	14,37 m <sup>2</sup>
Dormitorio 2	9,98 m <sup>2</sup>
Baño 1	3,50 m <sup>2</sup>
Baño 2	4,30 m <sup>2</sup>

TERRAZA	46,47 m <sup>2</sup>
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SUPERFICIES CONSTRUIDA	
VIVIENDA	85,34 m <sup>2</sup>

# **BUILDING SPECIFICATIONS**

## **Structure & Foundation**

The building's structural integrity is ensured through a robust and modern design:

- A shallow foundation with isolated footings and continuous wall footings supports the sanitary floor slab, ensuring stability and durability.
- The load-bearing structure consists of reinforced concrete rectangular-section columns and structural steel profiles, meticulously planned to guarantee safety and resilience.
- Horizontal structures vary between one-way slabs with prefabricated concrete joists and hollow bricks on the ground floor, while the upper floors utilize waffle slabs, enhancing architectural flexibility.





# **Partition Walls**

- The partition walls within the apartments are designed for optimal acoustic insulation and flexibility. They are constructed with 48 mm galvanized steel profiles and 1.5 cm laminated gypsum boards on both sides, ensuring both durability and ease of customization.



## **Facade**

**The facade combines modern aesthetics with practical thermal insulation properties:**

- Exterior walls consist of a hollow brick structure, an air chamber with thermal insulation, and an interior laminated gypsum cladding, ensuring superior energy efficiency.
- Party walls are constructed with perforated brick, self-supporting laminated gypsum cladding, and rock wool insulation, providing excellent soundproofing.



- Roofs are designed to be flat and walkable, featuring a vapor barrier, sloped concrete layers, thermal insulation, a waterproofing membrane, and a durable hydraulic tile finish.



# **Finishing**

## **Exteriors**

- The facades are elegantly finished with monocapa mortar or prefabricated reinforced concrete, ensuring a contemporary and low-maintenance exterior.



## **Interiors**

- Floors are laid with high-quality ceramic tiles, providing both aesthetic appeal and durability.
- Walls are covered with smooth gypsum board, offering a modern and seamless finish.
- Ceilings are plastered and smoothed for a refined look, enhancing the interior ambiance.





## Kitchens and Bathrooms

- Floors and walls in the kitchen and bathrooms feature elegant ceramic tiling, ensuring easy maintenance and resistance to humidity.
- Ceilings include a false ceiling with plasterboard panels, enhancing insulation and concealing installations.

## Outdoor Carpentry

- Double-glazing provides enhanced thermal and acoustic efficiency, reducing noise and maintaining an optimal indoor temperature.
- A security entrance door offers peace of mind and increased safety.

## Indoor Carpentry

- Sleek white wooden doors add a modern and sophisticated touch to the interiors.
- Modular wardrobes are integrated seamlessly, providing ample storage space.



## Other Installations

- Aerothermic heating pump for energy-efficient hot water supply.
- Telecommunications installations in compliance with current regulations, ensuring fast and reliable connectivity.
- Electrical installations designed according to safety and efficiency standards.
- Conducted mechanical ventilation system for bathrooms and kitchens, ensuring optimal air quality.
- Video ring bell system for enhanced security and convenience.

## Gated Community

**New Building offers a secure and well-maintained environment for residents to enjoy:**

- Outdoor parking spaces for both bicycles and cars.
- Two large communal swimming pools, perfect for relaxing and socializing.
- Outdoor workout equipment, promoting a healthy and active lifestyle.
- Beautifully paved and landscaped areas, incorporating artificial grass for low-maintenance greenery.
- Landscape gardens with an irrigation system, creating a lush and serene atmosphere.



# All Included

Every unit at New Building comes with premium features...

- A fully equipped kitchen with modern appliances for convenience and style.
- Complete conducted air conditioning system with a single thermostat for temperature control.
- Spot lighting in kitchens and bathrooms, creating a warm and inviting atmosphere.
- Private parking space, ensuring convenience and security.
- Fully equipped bathrooms, featuring contemporary fixtures and high-end finishes.
- Electric shutters in bedrooms, enhancing privacy and energy efficiency.



# PRICES

## NEW BUILDING

LEVEL	CORNER , CENTERS , CORNER						PRICE
TOP	A		B	C	D		550.000 €
7	A	B	C	D	E	F	375.000 €
6	A	B	C	D	E	F	370.000 €
5	A	B	C	D	E	F	365.000 €
4	A	B	C	D	E	F	360.000 €
3	A	B	C	D	E	F	355.000 €
2	A	B	C	D	E	F	349.000 €
1	A	B	C	D	E	F	349.000 €
GROUND	A	B	C	D	E	F	369.000 €

**\*\*Prices do not include 10 % VAT**

- Prices start from €349,000 to €375,000, with penthouses available from €550,000.
- Secure your property with a €6,000 reservation fee.
- Upon contract signing, a 30% payment + 10% VAT is required.
- The remaining balance is due upon title deed signature.
- All payments are secured by an insurance guarantee, ensuring complete peace of mind throughout the purchasing process.





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