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Although Denia was established many centuries earlier, it was in the era of the Roman Empire when it began its period of splendour, specifically at the end of the 1st century, coinciding with the consulship of Marcus Cocceius Nerva, who would later ascend to the highest rank: Emperor Caesar. During those years, houses, manufacturing and commercial facilities and the L'Almadrava anchorage were built on our land.

A blossoming that was only made possible by the period of peace and prosperity that began with Nerva, a wise, tolerant and capable man who, despite his short mandate, laid the foundations for Rome's finest hour.

"Dianium", now Denia, benefited greatly from these circumstances and prospered as an essential enclave in Roman Hispania.

Today we pay tribute to Emperor Caesar Augustus Nerva by naming your new development after him.

*Sit tibi terra levis*

# The home you are looking for

We know the home you are looking for is like you: it has your personality and that special way you have of seeing life and a touch of singularity that makes it a space just for you. For this reason, we are offering you an exclusive development comprising 2-, 3- and 4-bedroom homes adapted to your needs, in one of the best towns in the province of Alicante. In Denia you will breathe peace and enjoy the tranquillity of living in an area with all the necessary services around you.





Denia is a destination dreams are made of. The inhabitants of this beautiful Levante Coast town or those who enjoy their long-sought holidays here know that it is an idyllic place.

Bathed by the sea and under the majestic silhouette of the Montgó, beside the charming Old Town district, it is the perfect destination for those looking for a relaxing stay without forsaking the comforts of having all the services they may need just around the corner.

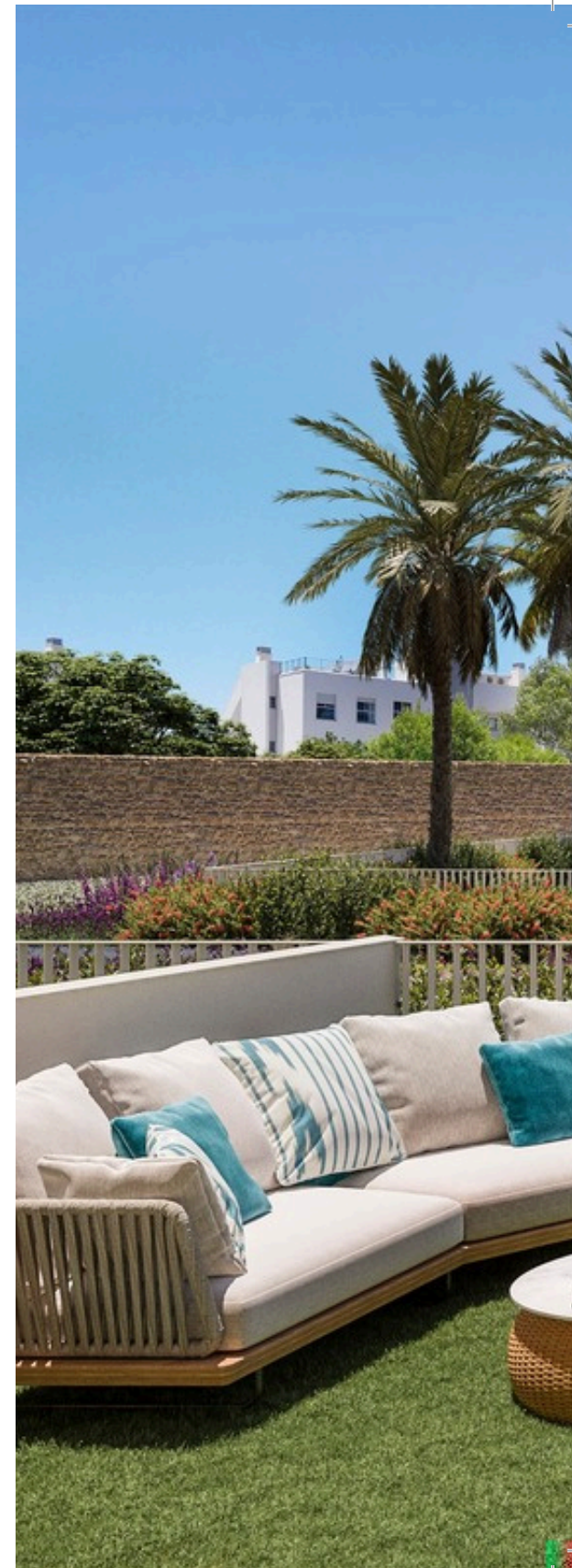
Your home is not only a place to live, but also a cosy place where you will spend most of your life. That's why we have taken three fundamental factors into account when designing your new home in Denia: the landscape, comfort and sustainability.



## To take your mind off stress

Can you imagine enjoying a swimming pool and garden just by opening the door? Your new home puts this luxury within your reach. The community comes with a swimming pool, swimming lane and solarium all nestling in a beautiful garden. The essential elements to enjoy the Mediterranean climate and atmosphere will always be at your fingertips without leaving your home.

Furthermore, it also incorporates a bicycle parking area so that they do not take up space at home and are always accessible for cycling around the town. The basements contain parking bays and convenient boxrooms to store everything you don't need on a daily basis.







## Cosy high-end spaces

Avant-garde finishes and materials are part of your home: while you rest in your en-suite bedroom, enjoy your favourite dishes in a fully equipped kitchen or take a refreshing dip in your salt-water pool, you will experience the comfort and harmony between the different spaces.

## The best quality specifications and finishes

Because we know how much you like to come home and be able to enjoy it, all the rooms are designed so that you feel their comfort surrounded by unbeatable top-quality materials and finishes.

Resting, cooking, enjoying the family... Everything becomes a pleasant experience when you live in a functional home fully focussed on with your wellness.









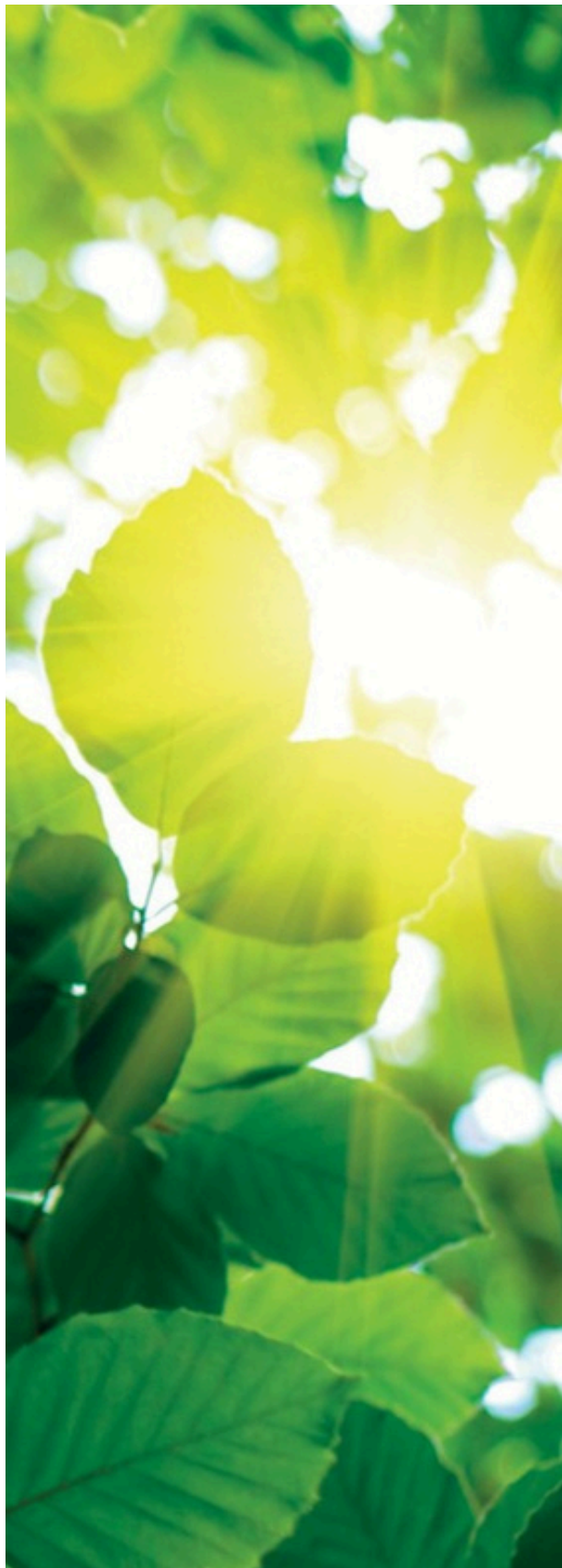
## The footprint of time

The development is located in a privileged and exclusive enclave, next to the Denia marina with the Montgó Natural Park as its backdrop, where three residential blocks are integrated with the pre-existing elements of great heritage value, accentuating the site's historical footprint from a sustainable and modern perspective.

It enhances and emphasises the history of the site where it is located, maintaining elements of great heritage value coexisting in harmony with the new buildings and the community area.

- › La Senia de Oliver. This renovated time-honoured house, an example of rural Alicante architecture from the early 20th century and carefully decorated with reminiscences of Victorian style, houses Nerva's community facilities: Gymnasium, multipurpose and coworking area.\*
- › The pre-existing vegetation is inserted into the development's green areas maintaining the geometric, leafy and local nature of the old flowerbeds linked to La Senia and the original rural activity that took place here.
- › Restored Islamic walls outline the current development, where the old Andalusian dockyards of the ancient Medina of 11th century Daniya were originally located.





# Energy efficiency always in mind

It is committed to the future through sustainable buildings, both at their start up and in their final stage. All our homes offer you high energy performance ratings so that at the same time as you are contributing to looking after the environment, you also benefit from the advantages of doing so.

Given that your home is efficient, you will notice that your bills are lighter at the end of the month. The project includes a glazing type that helps to keep the indoor temperature constant, hence lowering your spending on heating or air conditioning. In addition to your thermal comfort, you will notice that noise is completely buffered so you can rest without anything disturbing your sleep.

Your new home also offers (as an optional extra) a system that ventilates the rooms without having to open the windows. This keeps a more constant temperature and prevents noise entering from outside. By filtering the outside air, no pollen or other pollutants or harmful particles will enter your home.

Thanks to its underfloor heating system, you will have more even indoor temperatures and a better home design without radiators occupying wall space.

All these improvements in efficiency contribute to reducing CO<sub>2</sub> emissions, so every day, effortlessly and without even realising it, you will be helping to take care of our planet.



### **+ SAVING**

Lower consumption and less maintenance.

### **+ WELLNESS**

Thermal, acoustic and lighting comfort.

### **+ VALUE**

Increased value of the property.

### **- CONSUMPTION**

Savings on utility bills.

### **- NOISE**

Improved sound insulation.

### **- CO<sub>2</sub>**

Lower emissions to protect our planet.



#### **Lighting**

Large windows to maximise natural light.



#### **Thermal quality**

Insulation adapted to climatic needs.



#### **User manual**

Guidance on the efficient use of the building.



#### **Innovation**

New strategies to maximise environmental benefit.



#### **Sustainable transport**

Pre-installation for charging electric cars.



#### **Sound insulation**

From outside and between dwellings.

