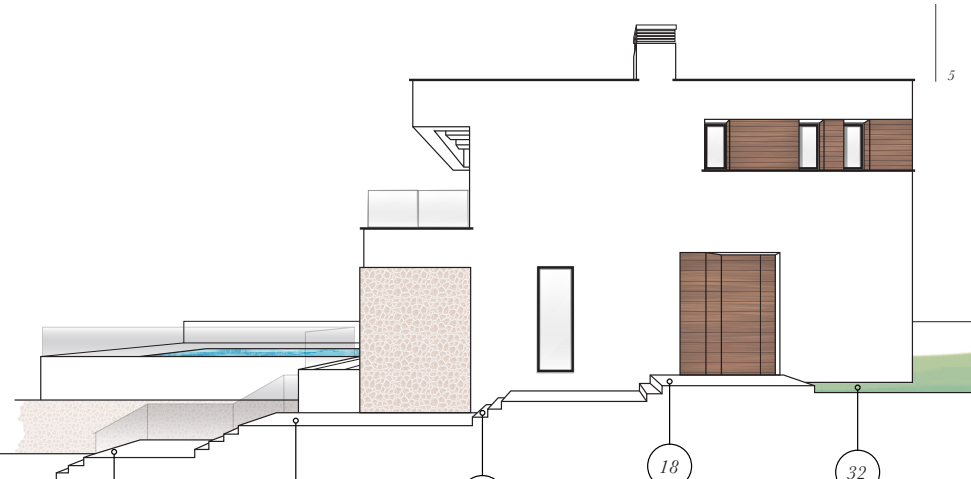


Content



06

Environment

The Costa Blanca is one of the most important tourist destinations in Spain, with high-quality services, excellent climate, rich culture, beaches and breathtaking mountains.

12

Leisure & sports

The Sierra Cortina residential complex is a luxury development, with a variety of leisure and sporting facilities, as well as luxurious hotels and excellent connections.

16

Services

We pride ourselves with the level of care we provide our clients throughout the process of buying a property with us.

18

Aftersales Services

Our goal is to create a Unique Product by designing unique spaces. Our knowledge and experience ensures we meet our clients' requirements.

32

Building Specifications

We are in no doubt that to achieve the highest quality requires working with the best. So, when it comes to quality our properties are amongst the best.



Environment

Located in the centre of the thrilling Costa Blanca, the luxury residential area of Sierra Cortina is the perfect place to enjoy the sun, the beaches and to get in touch with nature. The area offers a wide variety of options for leisure and sports in an environment guaranteed to ensure your relaxation.

Costa Blanca is a privileged area, with a mild climate boasting over 320 days of sunshine a year and a beautiful, natural environment. The coastline offers endless golden sandy beaches. In contrast, the inland landscape alternates soft mountains and green valleys, with many picturesque Mediterranean villages throughout, such as Finestrat, Moraira, Calpe, Javea, Altea, Alfaz del Pi...

In addition, there are a dozen golf courses and many marinas for water-sport lovers, all within easy reach of Sierra Cortina. The closest marinas are in Villajoyosa (8 km), Altea (14 km), Calpe (19 km) and Campello (25 km).

Other amenities nearby are Terra Mítica (one of the biggest theme parks in Europe) and several four and five-star hotels, with luxury restaurants, conference rooms, shopping mall and Spa.



Poniente Beach, Benidorm,

A stunning beach, with clear waters and more than three kilometers of fine golden sand, bordered by a Palm Tree lined boulevard. This beach is adapted and accessible for people with reduced mobility.



Finestrat

A look into the past.

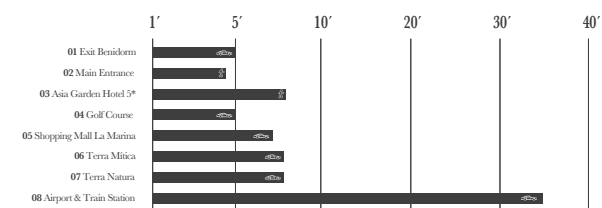
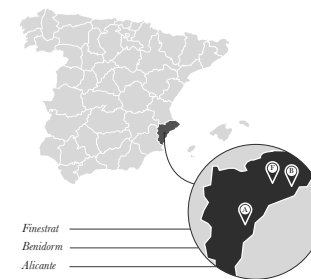
Due to its geographic location, Finestrat has sheltered many civilizations throughout history. Archaeological remains from the Upper Paleolithic, as well as from the Iberian and Roman cultures, prove that Finestrat was populated well before 1289, when Pedro III granted the Municipal Charter to the locals.

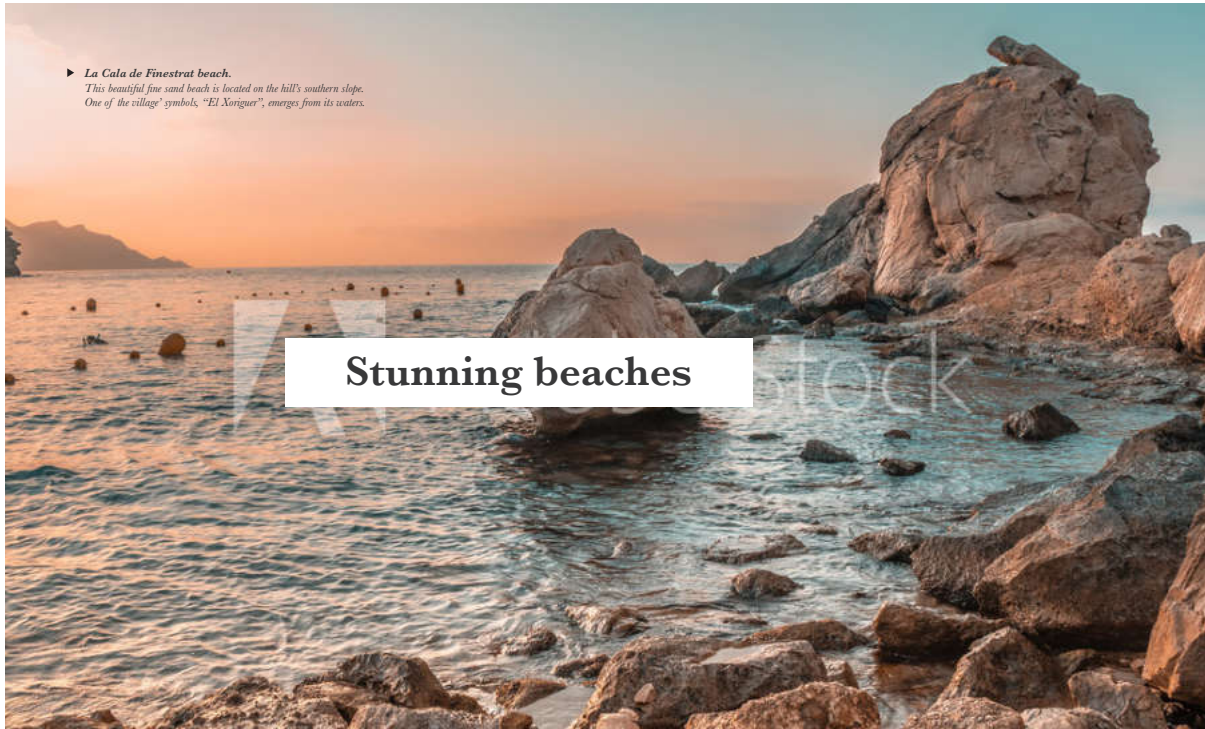
The Moorish influence in Finestrat is reflected in its urbanization, which keeps the charming, peculiar street structure of traditional Mediterranean villages.

Either for their historical background or their natural environment, it is well worth a visit to any of these interesting places: El Castell, La Torre, Hermitage of Santíssim Crist del Remei, the Church of Sant Bertomeu and La Font del Moli.



Costa Blanca





► **La Cala de Finestrat beach.**

*This beautiful fine sand beach is located on the hill's southern slope.
One of the village' symbols, "El Xoriguer", emerges from its waters.*

Stunning beaches



La Cala de Finestrat is a lovely bay, naturally protected from the noise of the surrounding cities. The local government is aware of the natural treasure they have and takes good care of it. As a result, it has been awarded a Blue Flag distinction every year since 1988.



Leisure & Sports

Sierra Cortina of Finestrat has a privileged situation, between the sea and the mountains. With a surface of one million square meters and an extensive array of services provided in the area, it's an extraordinary place to enjoy many sports and activities, such as trekking, golf, mountain bike, sailing, etc.



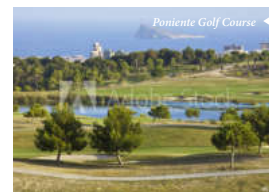
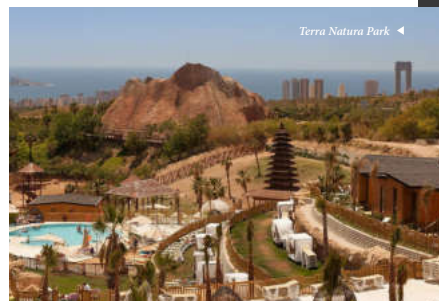


The complex

The SIERRA CORTINA residential complex has been included in the "Special Theme Park Plan". This Plan represents an area of 10 million square meters between the municipal districts of Finestrat and Benidorm, devoted to leisure and sport, with hotels and residential areas connected by wide boulevards and landscaped promenades that connect directly with the CN-332 and the A7 motorway.

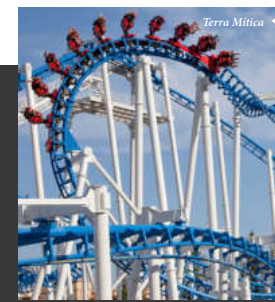
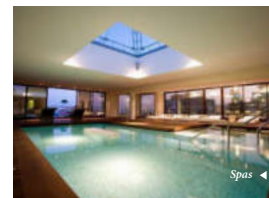
Facilities near SIERRA CORTINA, included in the Special Plan: TERRA NATURA Park, dedicated to nature, two GOLF courses designed by Jack Nicklaus and the great theme park TERRA MITICA, symbol and motor around the area.

Close to SIERRA CORTINA there are many services, such as shopping malls, cinemas, entertainment centers, hypermarkets, the Mediterranean Casino and the Regional Hospital. Alicante's International Airport is less than 45 minutes away.



Both golf courses (Levante and Poniente) show the unmistakable stamp of "Nicklaus Design". The most demanding golfers will be satisfied by these courses, drawn over soft terrain and without excessive complications, where entertainment and technique are combined all along the impeccable routes.

This development is an ideal place for people who love sports and leisure. You may not only enjoy the sports facilities for tennis and padel, spas, gyms, and nautical clubs, but there are also other services provided by two grand hotel complexes in the area: Asia Garden 5* and Melia Villaitana 4*.

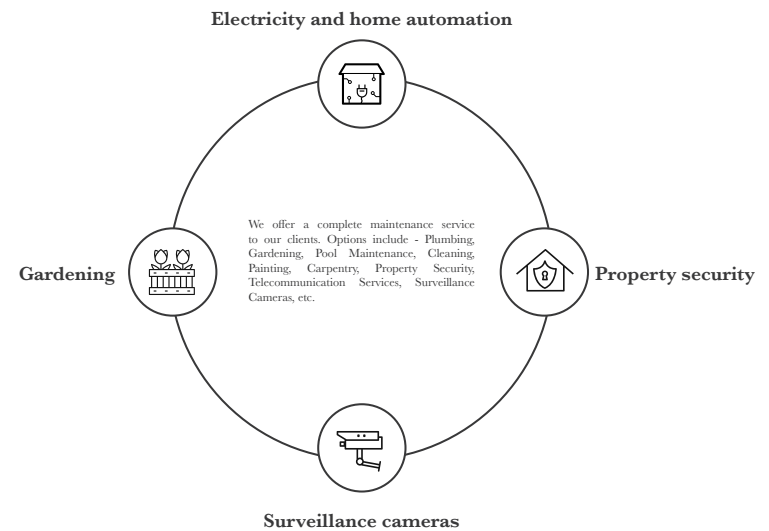


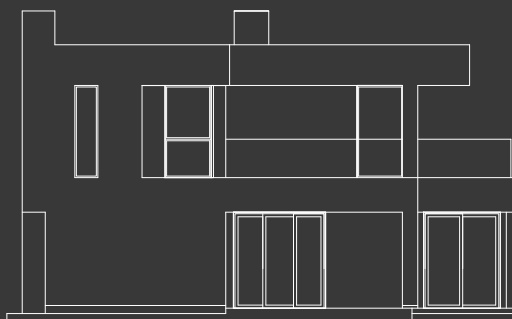


Aftersales Services

For your peace of mind, we can take care of every aspect related to your property.

We will ensure that the property you purchase plus the after-sale process exceed your expectations. We will provide you with up to date progress throughout and help you with any questions or assistance that you may have in the future.





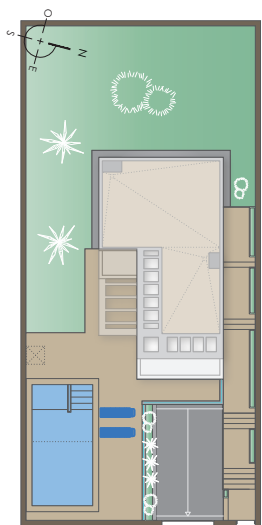
The Habitat

Our developments are always designed keeping in mind the people that will live in them. We create comfortable, unique spaces, that our clients can completely identify with.



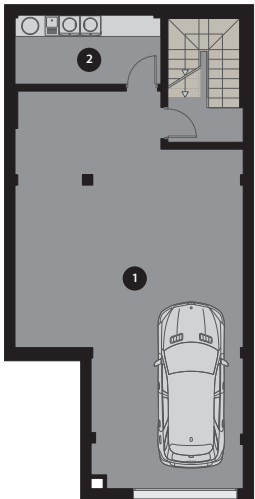
▼ View Skyline Benidrom

PLOT / BASEMENT



Plot

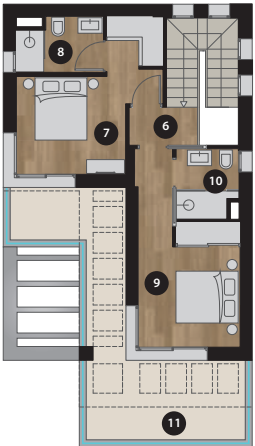
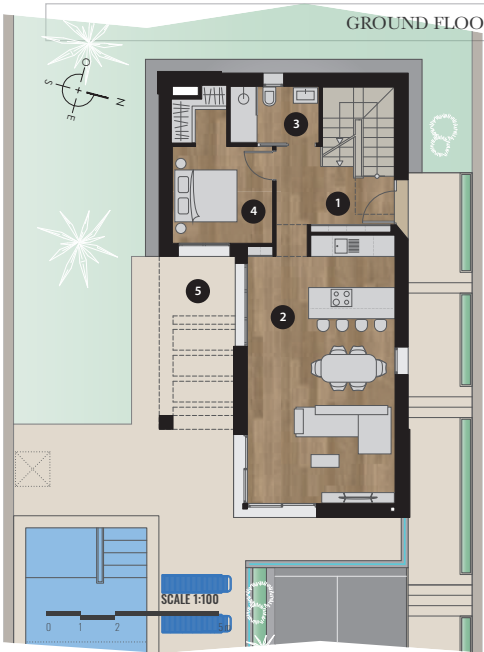
Plot	400,00 m ²
Garden	295,00m ²
Pool	24,50 m ²



Basement

1 Garage	62,70 m ²
2 Storage room	8,30 m ²
Total usable area	71,00 m²
Total floor area	94,15 m²

GROUND FLOOR / FIRST FLOOR



Ground Floor	
1 Hall	6,65 m ²
2 Living room - Kitchen	33,00 m ²
3 Bath	4,05 m ²
4 Bedroom	10,50 m ²
5 Terrace	10,95 m ²
Total usable area	65,15 m²
Total floor area	75,65 m²

First Floor	
6 Hallway	2,15 m ²
7 Bedroom	12,50 m ²
8 Bath	3,65 m ²
9 Bedroom	12,80 m ²
10 Bath	3,35 m ²
11 Terrace	19,55 m ²
Total usable area	54,00 m²
Total floor area	56,40 m²

Area Summary	
Ground Floor	75,65 m ²
Covered Terrace	3,75 m ²
First Floor	56,40 m ²
Basement	94,15 m ²
Total builded	229,95 m²



View of first floor terrace ►*▼ View of the East**► View of the West**View of the South ◀*

The exterior fence is made of natural stone masonry plus an aluminum railing in graphite color. The carpentry materials are similar to those used for the house, to keep the same architecture language.



▲ Terrace with pergola, private pool with outdoor shower and pool waterfall



Villa summary ▶

▼ View of the North

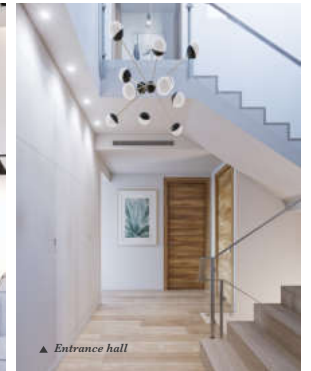


Plot summary

Plot 1	489,41 m ²
Plot 2	395,95 m ²
Plot 3	414,64 m ²
Plot 4	386,05 m ²
Plot 5	414,03 m ²
Plot 6	422,99 m ²
Plot 7	385,87 m ²
Plot 8	385,44 m ²
Plot 9	385,44 m ²
Plot 10	385,44 m ²
Plot 11	540,25 m ²



30 | We use the Unique Product concept, to ensure that the homes we design are comfortable and highly livable.





Building Specifications

Small details make a big difference and define our environments.

BUILDING SPECIFICATIONS

1 Structure, Enclosure and Faces

Structure of reinforced concrete.
Enclosure with double partition and thermal insulation.
Continuous coating of white monolayer and dark ceramic coating.

2 Materials

Ceramic floors.
Tiling in bathrooms and kitchens.

3 Carpentry

Entrance door with security lock.
Internal doors lacquered in white.
Exterior carpentry: lacquered aluminum with double glazing.

4 Bathrooms and Kitchens

Granite worktop.
Fully fitted kitchen with appliances.
Bathroom furniture, taps and cabinet with sink and integrated mirror.
Solar Sensor for Hot Water.

5 Air Aconditioning

Pre-installation of air conditioning in living room and bedrooms, with interior distribution through ducts in false ceiling.

Optional Equipment

Installation of central alarm with motion detectors inside. Installation of air conditioning machinery.

Pool waterfall.
Electric Blinds.
Video intercom.

* The builder may modify the qualities outlined by other equivalents due to constructive needs or indication of the direction of work and construction.



