

A scenic view of a rocky coastline. In the foreground, there are grey, textured rocks. To the left, there is a dense cluster of green trees and bushes. The background is a vast, bright blue body of water, likely a lake, with gentle ripples on its surface. The sky is not visible, suggesting the water extends to the horizon.

THE
STORY
CONTINUES

LIVING ALBIR

IF SOMETHING SETS APART THE COSTA BLANCA FROM OTHER DESTINATIONS AND MAKES IT THE PERFECT PLACE TO LIVE OR ENJOY YOUR HOLIDAYS, IT IS ITS LIGHT, ITS GOOD WEATHER THROUGHOUT THE YEAR, ITS INCREDIBLE BEACHES AND THE NATURE AND BREATH-TAKING LANDSCAPES THAT SURPRISES ALL ITS VISITORS.

The Costa Blanca is one of the most outstanding tourist destinations in Spain. The natural environment of the Costa Blanca is unique, and in it you can find mountains, cliffs, plains and the most beautiful beaches; contrast that makes it special and different.

L'ALFÀS DEL PI

The origin of L'Alfàs del Pi is closely linked with agriculture and the culture of water.

The Albir beach, has boulders of more than half a kilometres and its average width is around 70 meters. Here you can practice a multitude of water sports such as sailing, windsurfing, surfing, canoeing, snorkeling and diving.

THE COSTA BLANCA

249

SUNNY DAYS PER YEAR



20 DEGREES

AVERAGE ANNUAL TEMPERATURE



14°C	14°C	15°C	17°C	20°C	23°C	26°C	27°C	25°C	22°C	18°C	15°C
JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC

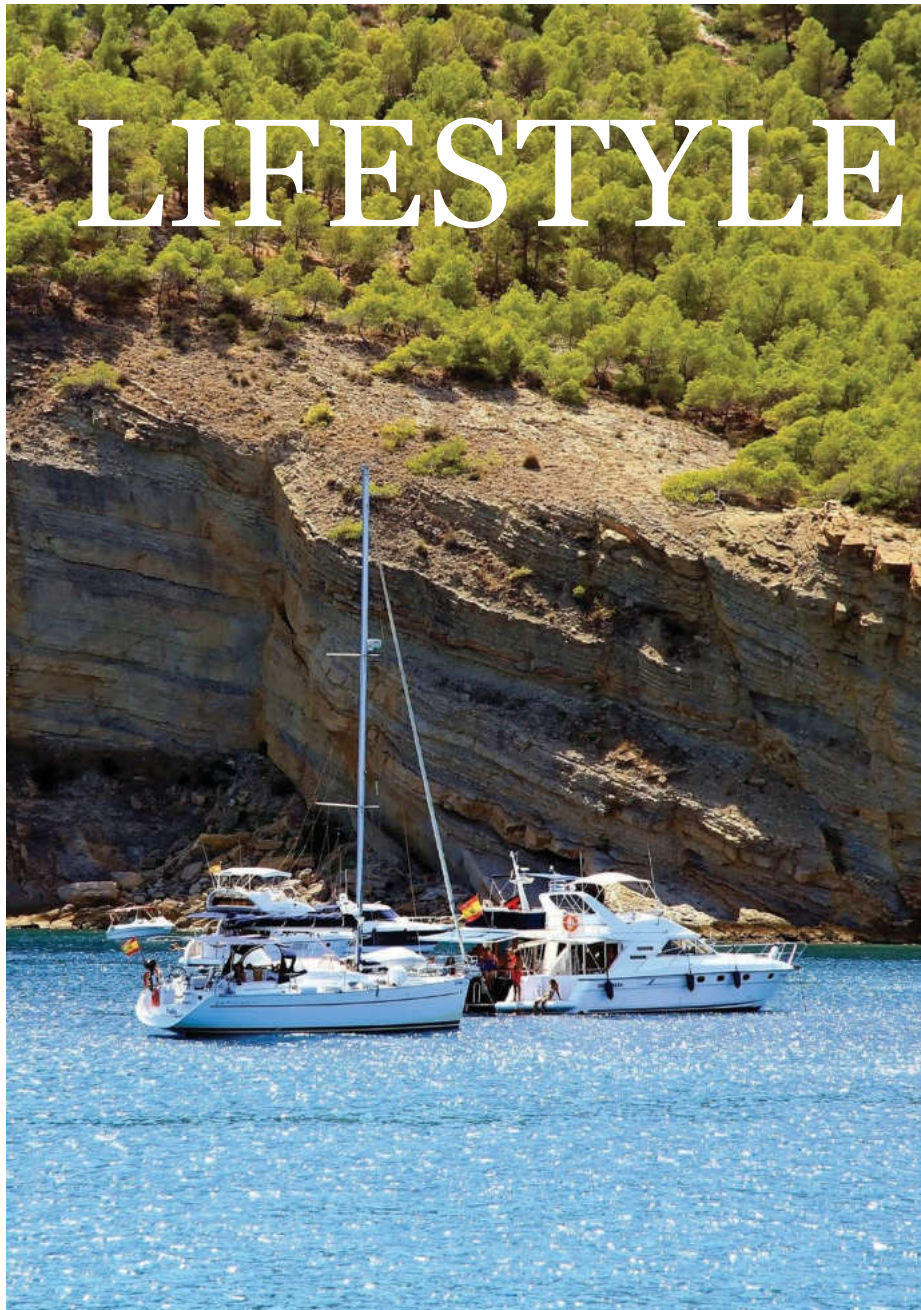
SIERRA HELADA NATURAL PARK

IT IS THE FIRST MARITIME-LAND PARK OF THE COMMUNITY.

It has a total protected area of 5,564ha. (Of these, 4,920ha correspond to the marine environment) and within its waters we can find some of the most interesting and surprising underwater areas in the entire peninsular Mediterranean: extensive meadows of the protected marine phanerogam (*Posidonia oceanica*) and rocky bottoms with exceptional biological Diversity.

Within the Natural Park we can also find several coves of great beauty, remains of what were once the ochre mines (of Roman origin), and the Albir Lighthouse, opened in 1863.





LIFESTYLE

NATURE

Who knows El Albir knows that nature is part of its essence, either because its beach and coves with crystal clear waters or because of its proximity to the Sierra Helada natural park, the most visited in the Valencian Community.

The Delfin Natura urbanization is located 200m from the entrance to the natural park, where several hiking routes start, such as the path of the Lighthouse, ascent to the Governor's high, etc.

It is also an ideal environment for cycling routes and visiting the nearby Sierra de Bernia where the Fuentes del Algar (waterfalls) are located.

LEISURE

The surroundings of Delfin Natura counts with a vast offer of leisure and sports with a great variety of options to enjoy every day: from various golf courses such as the Meliá Villaitana Golf (par 72 and par 62) or the Altea Golf Club; also nautical and diving clubs (Altea and Campomanes), theme parks (Terra Mítica, Terra Natura, Mundomar, Aqualandia), etc.

RESTORATION

Albir beach has become in a very short time the gastronomic reference of the entire area. The opening of new restaurants, focused on very elaborate and current gastronomy, together with sophisticated atmospheres and surroundings has made a visit to these places a must. In addition, its proximity to neighbouring towns & cities also allows you to enjoy a wide variety of international and typical cuisine of the area.

HEALTH AND WELLNESS

El Albir has a great variety and quality of medical and health service facilities for both residents and non-residents (Hospital Marina Baixa, Clínica Benidorm, MED Levante, etc.). This area counts also with clinics and wellness centres of international prestige, such as the SHA Wellness Clinic.

SHOPPING

In El Albir is possible to enjoy pleasant days of shopping thanks to its numerous and varied offer: from strolling through the most commercial streets, visiting the markets of El Albir, Benidorm or Altea with their fruit and vegetable stalls, etc... Also, you can find exclusive boutiques of international brands, or visit decoration and garden shops, as well as shoppingcenters located just minutes away.

CULTURE

The cultural offer of the entire Marina Baja is very extensive and has been increasing over the years, both because of the great interest that has attracted and because of the new findings and collections that have been exhibited. Nearby to Delfin Natura we have the Open Air Museum "Villa Romana de l'Albir" and the Interpretation Centre "Faro de l'Albir". We can also visit the FRAX Foundation with the largest exhibition hall in the province, enjoy the l'Alfàs del Pi International Film Festival, Palau Altea, where exhibitions, concerts and theatre plays are held. In Alicante, we can visit the MACA Museum of Contemporary Art, the MARQ Archaeological Museum and the Gravina MUBAG Museum of Fine Arts, as well as the Principal Theatre. In Benidorm we have the Auditorium for chamber music and the organization of open-air concerts. Also, very close is El Castell de Guadaest with its beautiful historic centre.





📍 ALICANTE: 49 KM
VALENCIA: 140 KM

⊕ HOSPITALES CERCANOS:
- HOSPITAL MARINA BAIXA (BENIDORM)
- CLÍNICA BENIDORM
- IMED LEVANTE (BENIDORM)
- HOSPITAL GRAL. UNIVERSITARIO (ALICANTE)

🚗 POR CARRETERA:
A TRAVÉS DE LA **N-332** Y **A-7**

🚆 POR TREN:
DESDE ALICANTE (CON ESTACIÓN DE TREN DE ALTA VELOCIDAD AVE) A TRAVÉS DE LA LÍNEA DE VÍA ESTRECHA TRAM (ALICANTE-DENIA),

✈️ POR AIRE:
A TRAVÉS DEL ARPT. DE ALICANTE-ELCHE, O MEDIANTE HELIPUERTO,

AILING
NATURE





APARTMENTS

The apartments have been designed to achieve wider proportions, luminosity, quality and a distribution that connects the exterior spaces with the interiors.

The first phase has 82 apartments with 1, 2, 3 and 4 bedrooms, from 80m² built plus terraces and outdoor spaces, with garage and storage room.













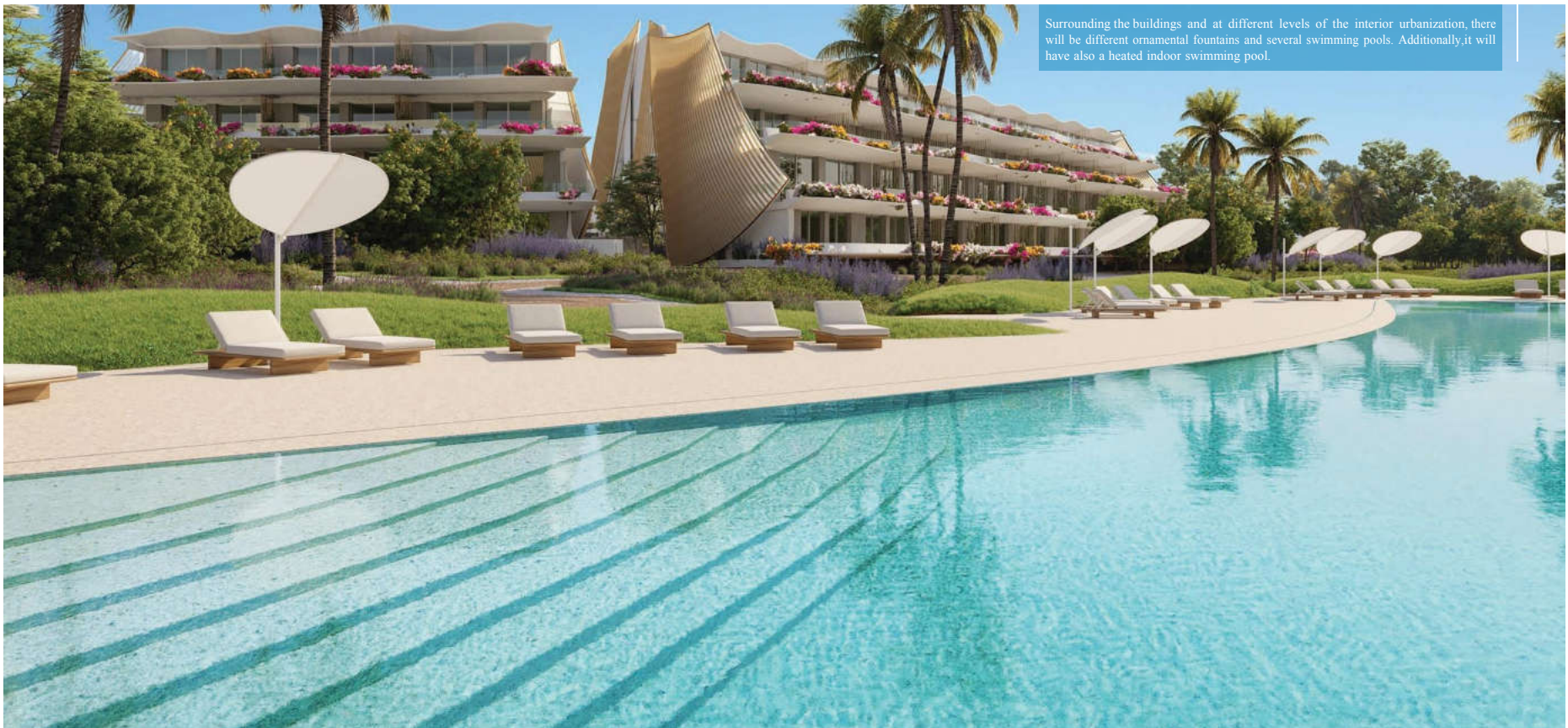




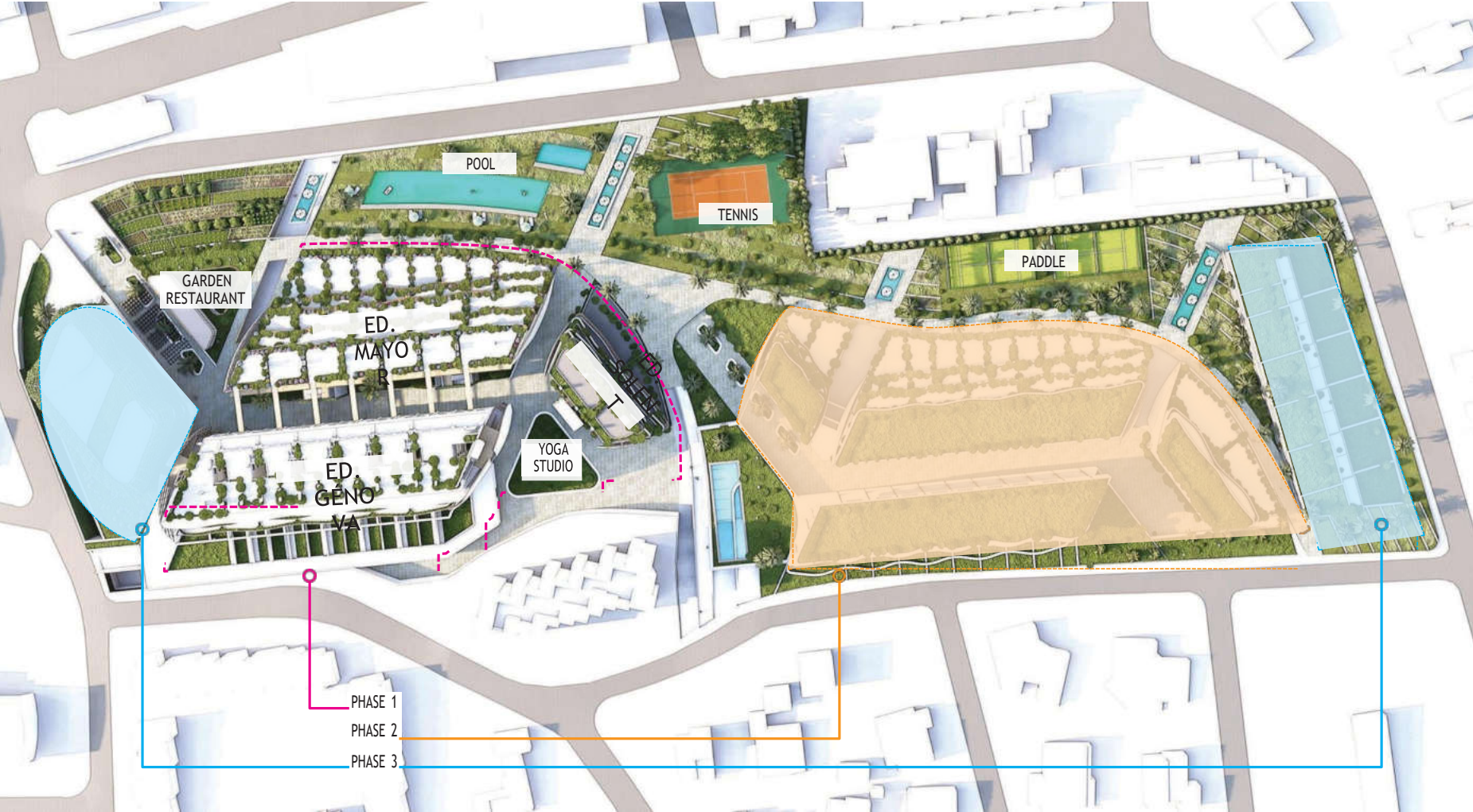
THE URBANIZATION

The Urbanization will be totally closed in its perimeter, will have video surveillance and access control system offering a high degree of security and tranquillity all in the heart of Albir.

Surrounding the buildings and at different levels of the interior urbanization, there will be different ornamental fountains and several swimming pools. Additionally, it will have also a heated indoor swimming pool.



THE URBANIZATION



EVERLASTING GARDEN

THE GARDEN, PLANTED IN 1962, WILL CONTINUE TO BE A VERY IMPORTANT ELEMENT AT DELFIN NATURA. THE LANDSCAPING PROJECT WILL INCLUDE A GARDEN OF 17.680M². IN WHICH THE EXISTING VEGETATION WILL BE PROTECTED AND TYPICAL SPECIES OF THE MEDITERRANEAN FOREST WILL BE INTEGRATED INTO THE OROGRAPHY OF THE PLOT.

IN ADDITION, A TOTAL OF 9.810 M² PLANTED IN TERRACE PLANTERS WILL BE ADDED ON THE DIFFERENT LEVELS.

Currently on the plot, we can find:

133 PALM TREE

147 TREES

Such as carob trees, pines, cypresses, orange trees, etc... among others.

TOTAL: 280 SPECIMENS

In addition to other trees and shrubs of low growth in the perimeter of the plot and flowerbeds (hibiscus, ficus, various hedges, honeysuckle, etc...)



300 PALM TREES

120 POMEGRANATES TREE

120 POMEGRANATES FOR HEDGE

100 OLIVE TREES

30 CAROB TREES

80 TIPUANAS

20 BRACHYGUITON

50 CELTIS

**APPROXIMATELY
1000 TREES**

IN ADDITION TO
**15,000 UNITS OF SHRUB
AND AROMATIC PLANTS**

Using species such as *Rosmarinus officinalis* (rosemary), Lavender, Thyme, Citronella, Mint or Peppermint, etc ... and also ornamentals such as Gaura, Dimorphotheca, *Pittosporum nana*, Gazania, Metrosideros, etc.



EQUIPMENT AND COMMON AREAS

Within the residential you will find the services of a proper Resort where you can enjoy a comfortable lifestyle with a wide range of leisure activities without leaving Delfin Natura:

- Concierge and parcel reception service with air-conditioned.
- E-parking with charging points for electric and hybrid vehicles on demand.
- Bike parking and maintenance area.
- Differentiated washing areas for vehicles and bikes.
- Next to the outdoor pools areas there will be a Pool Bar and a Sun Deck equipped with sun loungers, umbrellas and different furniture to sunbathe in style.
- Tennis and paddle court
- Integrated in the garden will be the Yoga studio
- Equipped gym and sauna.
- Multipurpose community room with Gourmet & wine cellar room.
- Coworking and reading room.
- Playroom.
- Cinema.
- Nautical equipment storage room.
- Heated waste disposal rooms.



HOME OFFICE

In addition, is added a coworking area that will house differentiated spaces designed for telematic meetings, high speed Wi-Fi, desk area and flexible position, common room and rest area with coffee bar.

COST EFFECTIVENESS

You will be the owner of your own apartment, and you can decide if you want to fully enjoy it, or make it available for vacation rental. In this way, your own apartment becomes an asset that gives you extra profitability.

IN THE MANAGEMENT OF RESIDENTIAL COMPLEXES, WILL BE IN CHARGE OF OFFERING A VACATION RENTAL RESERVATION SERVICE AS WELL AS A LONG STAY RENTAL SERVICE TO OWNERS ON DEMAND. IT WILL ALSO OFFER AND MANAGE CLEANING, MAINTENANCE, GARDENING, CONCIERGE AND SECURITY SERVICES, RESTAURANT-CAFETERIA ETC...



SUSTAINABILITY

BREEAM® (Building Research Establishment Environmental Assessment Methodology) is the world's leading **sustainability assessment** and certification method for buildings developed by the UK BRE Global organization.

The **Delfin Natura** promotion will be projected following the criteria established by the BREEAM certificate, evaluating various characteristics defined in the different construction phases of the building, from the design and projection of the building, through the choice of the use of materials to the conditioning and subsequent maintenance

The BREEAM certification seal is voluntary and goes beyond the mandatory standards. With this, **Delfin Natura** shows its **commitment** to the environment and the surroundings of El Albir and Sierra Helada.



WHAT DOES BREEAM CERTIFICATION MEAN FOR SUSTAINABLE BUILDINGS AND WHAT BENEFITS DOES IT PROVIDE?



The BREEAM certification evaluates 49 requirements divided into 10 different categories:

1. MANAGEMENT
2. HEALTH AND WELLNESS
3. ENERGY
4. TRANSPORTATION
5. WATER
6. MATERIALS
7. WASTE
8. LAND USE AND ECOLOGY
9. CONTAMINATION
10. INNOVATION

The main **benefit** of the BREEAM seal is to improve global sustainability, certifying that Delfin Natura will be a construction that has reduced the emission of polluting gases to a minimum. Its obtaining also certifies:

- **Efficiency guarantee:** a BREEAM building reduces the environmental impact of the building and promotes energy efficiency with consumption savings of between 30 and 70%, with the consequent reduction in CO2 emissions.
- **Savings in building maintenance and operating costs:** a BREEAM building obtains reductions in water costs of up to 40% and reduces operating and maintenance costs by up to 30%.
- **Increase in user satisfaction and well-being:** improvement of the internal environment and consequently improvement of the living and working conditions of building users.
- **Added value:** increases functionality, flexibility and useful life and increases the value of properties by 7.5%.

BUILDING SPECIFICATIONS

FOUNDATION AND STRUCTURE

- Reinforced concrete foundation according to Geotechnical study.
- Structure composed of reinforced concrete pillars and slabs.
- All the foundations and structure will comply with current regulations.

SANITATION

- Buried sanitation and downspouts using polypropylene pipes with soundproofing characteristics.

FACADES

Depending on the area, it will be carried out by combining:

- Technical façade system composed of a variable thickness and width substructure, according to stress calculations, for placing panels and / or plates outside in areas defined in the project.
- Enclosures with exterior finishing plate, thermal and acoustic insulation embedded in bearing substructure, and double laminated plasterboard.
- The entire building will be thermally and acoustically insulated in accordance with current regulations and will be designed to be updated to the energy efficiency requirements of the CTE E-HE.

COVERS

- Inverted flat roofs on private terraces made up of separating felt, lightweight concrete for slope formation, waterproof sheet, extruded thermal insulation and protective mortar. Non-slip flooring will be supported on the above, depending on the project.
- Garden roof with a solution similar to the inverted roof indicated, automatic irrigation system and hidden drains.
- In community areas, inverted flat roofs made up of separator felt, lightweight concrete for slopes, synthetic waterproofsheet and extruded thermal insulation, anti-puncture separator felt, and non-slip mortar to support natural stone or porcelain flooring.

FLOORING

- Large-format porcelain flooring in all rooms and bathrooms.
- Anti-impact acoustic insulation under all floors.
- On terraces, flooring with a non-slip finish flush with interior flooring.
- Floors in access, common and outdoor areas according to interior design and landscaping projects.

INTERIOR VERTICAL PARAMENTS

- Self-supporting partitions made up of a galvanized steel structure with intermediate thermal and acoustic insulation, double or single laminated 13mm plasterboard on each side, depending on the project.
- Separation between apartments with ceramic brick, acoustic insulation and cladding with double laminated plasterboard on each side.
- Large-format porcelain tiles in bathrooms.
- Porcelain tile in the utility room
- The rest of vertical surfaces finished with smooth white plastic paint.

ROOFS

- False ceilings using laminated plaster panels with manholes in areas for indoor air conditioning machinery.
- Cove and indirect lighting according to the design.

GLASSES

- Double glazed windows, climait type or similar, to reinforce thermal and acoustic insulation.

APARTMENT EQUIPMENT

- Optional home automation system that allows to coordinate the temperature, humidity, lighting, blinds, air quality and communication with the access control through video entry, allowing the use of the smartphone or Tablet as a remote control inside and outside the home.
- Self-regulating Individual Mechanical Ventilation System in each apartment.
- Sanitary appliances Grohe or similar brand, with Water Label certification.
- Grohe taps or similar, with Water Label certification.
- High and low kitchen furniture with matching worktops and upstandings in highly durable material. Equipped with refrigerator, dishwasher, oven, microwave, concealed induction system and extractor hood.

INSTALLATIONS

- Internal water distribution network with cross-linked polypropylene (PEX) or multilayer pipes.
- Complete installation of air conditioning, underfloor heating, and sanitary hot water by means of Aerothermal system, with a heat pump refrigerator, and hidden ducts.
- Electrical installation carried out according to R.E.B.T. with high electrification degree.
- Lighting with Dichroic LEDs and presence detectors in distributors and common areas.
- Television, telephone and telecommunications sockets in living room and bedrooms. The terraces with television outlet.

CARPENTRY

- Security door to access the apartment.
- Interior carpentry lacquered in white or veneered in wood, to be defined in the project.
- Built-in wardrobes equipped with shelves, bars and drawers, according to each type. The doors will be folding and / or sliding and will match the rest of the interior carpentry of the apartment.
- Aluminium exterior carpentry, with sliding leaves integrated in the flooring, and folding-tilt-and-turn leaves according to type.

GARAGES AND STORAGE ROOMS

- Parking spaces: 1 parking space per apartment.
- Storage rooms: Each apartment has 1 storage room with a forced ventilation system in common areas.