



**Apartments with  
parking space and  
storage room just  
100 metres from the  
beach in Guardamar**

- Prime location
- Unique design
- Outstanding quality



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# 01

Location / Setting - Page 4

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# 02

Olas Building - Page 8

# 03

Floorplans - Page 14

# 04

Specifications - Page 22



# 01

## Location / Setting

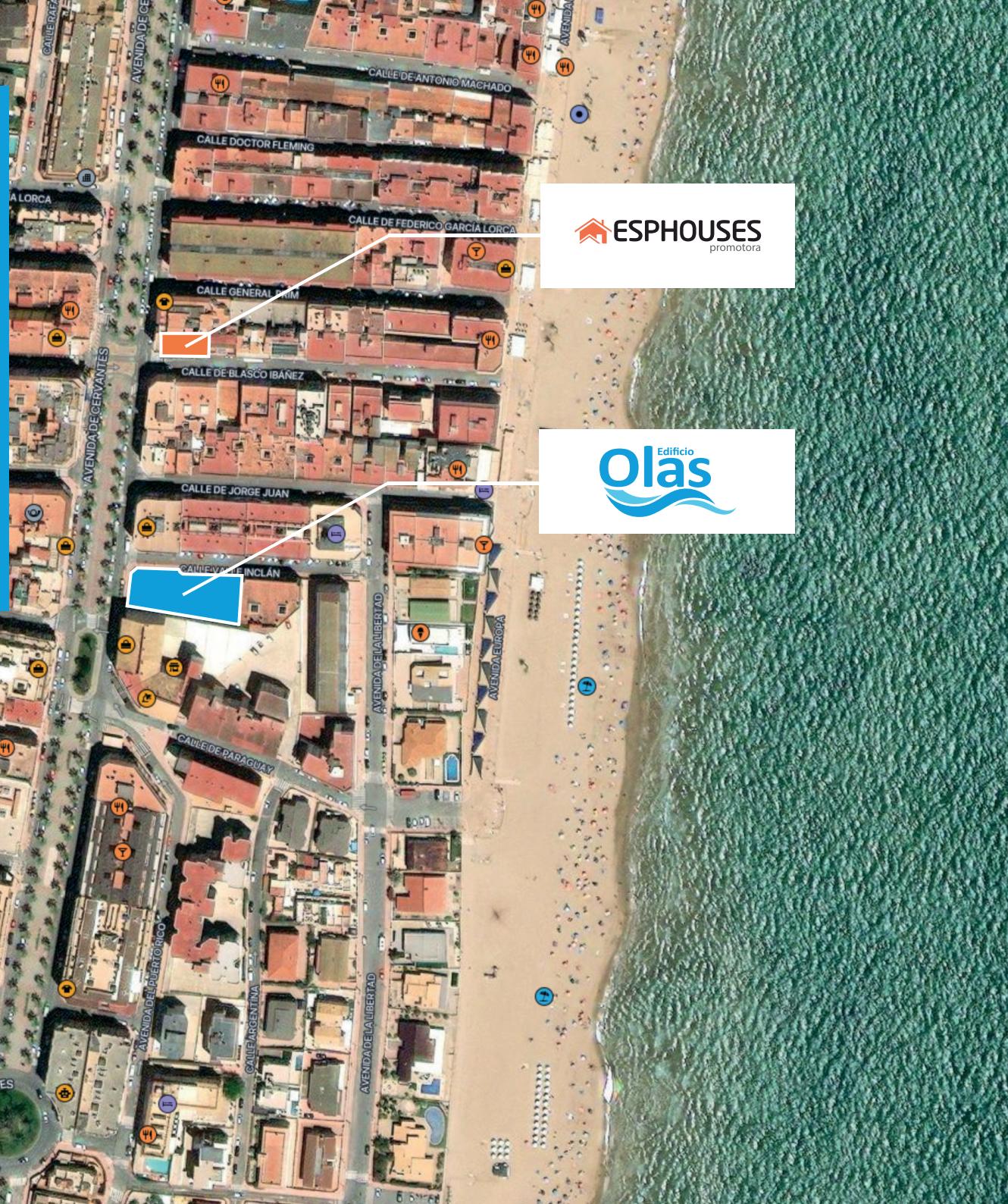


Beaches → 1 min.

Alicante → 30 min.  
Services and leisure

ALC Airport → 25 min.  
Alicante Airport

RMU Airport → 60 min.  
Murcia Airport





## Guardamar del Segura, a Mediterranean paradise

Guardamar del Segura is a beautiful coastal town located in the province of Alicante, in the Valencian Region of Spain. Nestled on the stunning Costa Blanca, this Mediterranean gem is famous for its golden beaches, rich biodiversity, and fascinating history. More than 1,800 years old, Guardamar del Segura has witnessed civilisations that have left a lasting mark on this wonderful corner of the world. So, now, let's discover the beauty of its beaches, explore its lush natural surroundings, and learn about its cultural traditions, all of which make Guardamar del Segura a truly incomparable destination.

### Golden beaches

The beaches of Guardamar del Segura are the main attraction for visitors looking to bask in the warm Mediterranean sun. Along its eleven kilometres of coastline, there are several beaches that provide endless opportunities to enjoy the sea and soak up the sun. Guardamar Beach, the most iconic, is famous for its soft golden sand and crystal-clear waters. Holder of a prestigious Blue Flag, this beach guarantees high standards of quality and safety for bathers.

La Roqueta Beach, located right by the marina, is another popular option. Backed by striking sand dunes, it offers a calmer and less crowded atmosphere for sunseekers looking for a place to unwind and marvel at nature.

### Natural setting

Guardamar del Segura is blessed with a unique and exceptional natural setting: the Dunes of Guardamar. Located to the south of the town, these dunes are a protected area that is home to valuable biodiversity. Sauntering among the dunes is a magical experience, where the sea breeze caresses your face and the birdsong creates a natural symphony.

This special ecosystem is home to protected species such as the common chameleon and the spur-thighed tortoise, and its preservation is paramount for the region's ecological balance. Visitors can explore the dunes by following trails that wind through native vegetation, providing an opportunity to feel at one with nature.

The Alfonso XIII Park is also well worth a visit. This urban park is an oasis of shade and greenery, ideal for relaxing, playing sports, or enjoying a pleasant picnic in a peaceful setting.

### Cuisine

The cuisine of Guardamar del Segura is a feast for the palate, where the flavours of the sea come together with the richness of the land. Fresh seafood dishes are a treat for the senses and reflect the region's fishing tradition. 'Caldero' is one of the star dishes, a tasty fish and rice soup typical of the area.

You can't visit Guardamar del Segura without savouring the delicious paellas and rice stews, which are true culinary masterpieces. Rice is the undisputed star of these dishes, and can be found in combinations with seafood, rabbit, vegetables, and many other ingredients.

### Cultural events and festivals

Guardamar del Segura boasts a rich cultural tradition and celebrates various festivals throughout the year. One of the most significant events is Holy Week, a religious festival that captivates many tourists and locals. Processions and religious events are followed with fervour, creating an emotional and spiritual atmosphere on the town's streets.

The Moors and Christians festivities are another highlight of Guardamar del Segura's cultural calendar. These colourful and lively celebrations commemorate the historic struggle between Muslims and Christians during the Reconquista. Parades, music, and firework displays take the crowd on a journey back in time, reliving the region's history in a fun and educational way.

### Leisure

Local bars and pubs invite visitors to enjoy a laid-back and welcoming atmosphere, where they can savour delicious local cocktails and drinks.

For those looking for a livelier experience, the nearby city of Torrevieja is a great destination with a buzzing nightlife scene, featuring a whole host of clubs and venues.

### Active tourism and sports

Guardamar del Segura is the perfect place for lovers of active tourism and outdoor sports. The beaches and the sea play host to an array of water activities, including diving, sailing, kayaking, and snorkelling.

Hiking and cycling are popular in the region due to the beauty of the surrounding landscapes. The Vía Verde del Segura is a former railway converted into a trail for cyclists and pedestrians, which runs through the beautiful countryside and allows visitors to explore the area sustainably.



02

Olas Building



## Your home in the Olas Building, just 100 metres from the beach

The Olas Building will stand majestically in one of the most sought-after areas of Guardamar del Segura, on the prestigious Avenida de Cervantes. An architectural project that will become the perfect choice for people looking for a truly unique home, thanks to its proximity to the beach, just 100 metres away, and its huge range of services and amenities. Its facilities, including a rooftop pool and sun terrace, will provide an unparalleled space for rest and relaxation for the lucky residents.

The Olas Building will feature forty-four apartments, in addition to fifty-six parking spaces and forty-eight storage rooms. These exclusive properties come in different formats, with apartments from one to three bedrooms and one or two bathrooms. All will enjoy a terrace, while the lower floors will open onto a stunning courtyard.

### Modernity and technology

Modernity and technology come together to deliver a home that exceeds all expectations. Each apartment will feature air conditioning and home automation, allowing residents to control and automate various aspects of their property, providing an experience of unparalleled comfort and energy efficiency. The kitchen, the soul of every home, will be fitted with high-end appliances, such as an oven, dishwasher, fridge-freezer, extractor hood and induction hob, ensuring a functional and modern space to cook and enjoy meals in company.

### Parking spaces and storage rooms in the same building

What's more, the option of purchasing a covered garage space and a storage room will be available in the same building, providing additional convenience and storage space for the fortunate residents.

### Located near everything

The Olas Building will enjoy a truly privileged location, very close to the beach and surrounded by a whole host of services and amenities, such as restaurants, shops, supermarkets, and entertainment venues. Guardamar del Segura, famous for its beautiful sandy beaches and natural surroundings, provides a quiet and relaxed lifestyle with all the necessary amenities in easy reach.

In short, an apartment in the Olas Building is an excellent opportunity for buyers looking for a modern and comfortable property in a prime location, with all amenities and the beach just a short stroll away.

Grab this unique opportunity to buy your own apartment in the Olas Building, in the heart of Guardamar del Segura! Discover luxury, comfort and exclusivity at this seaside haven of tranquillity.





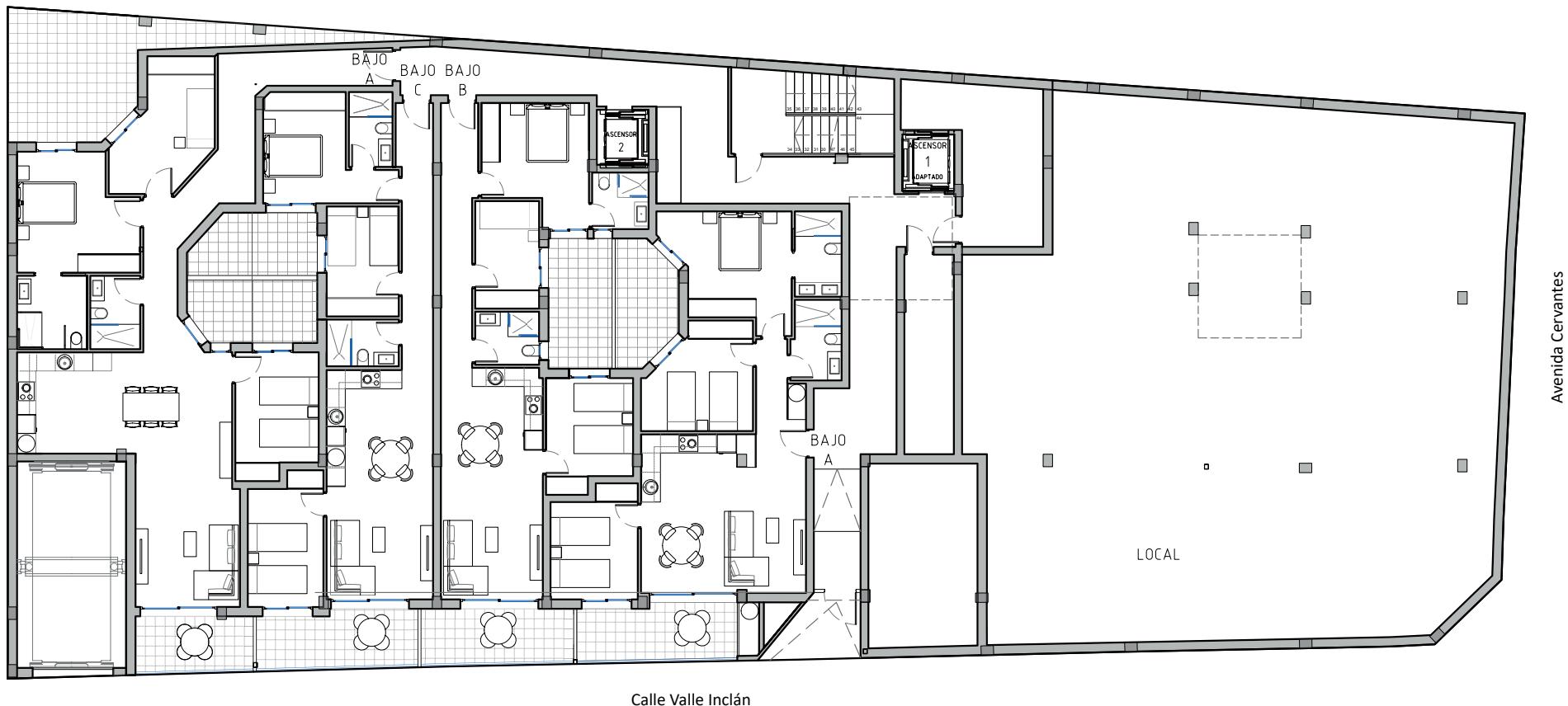




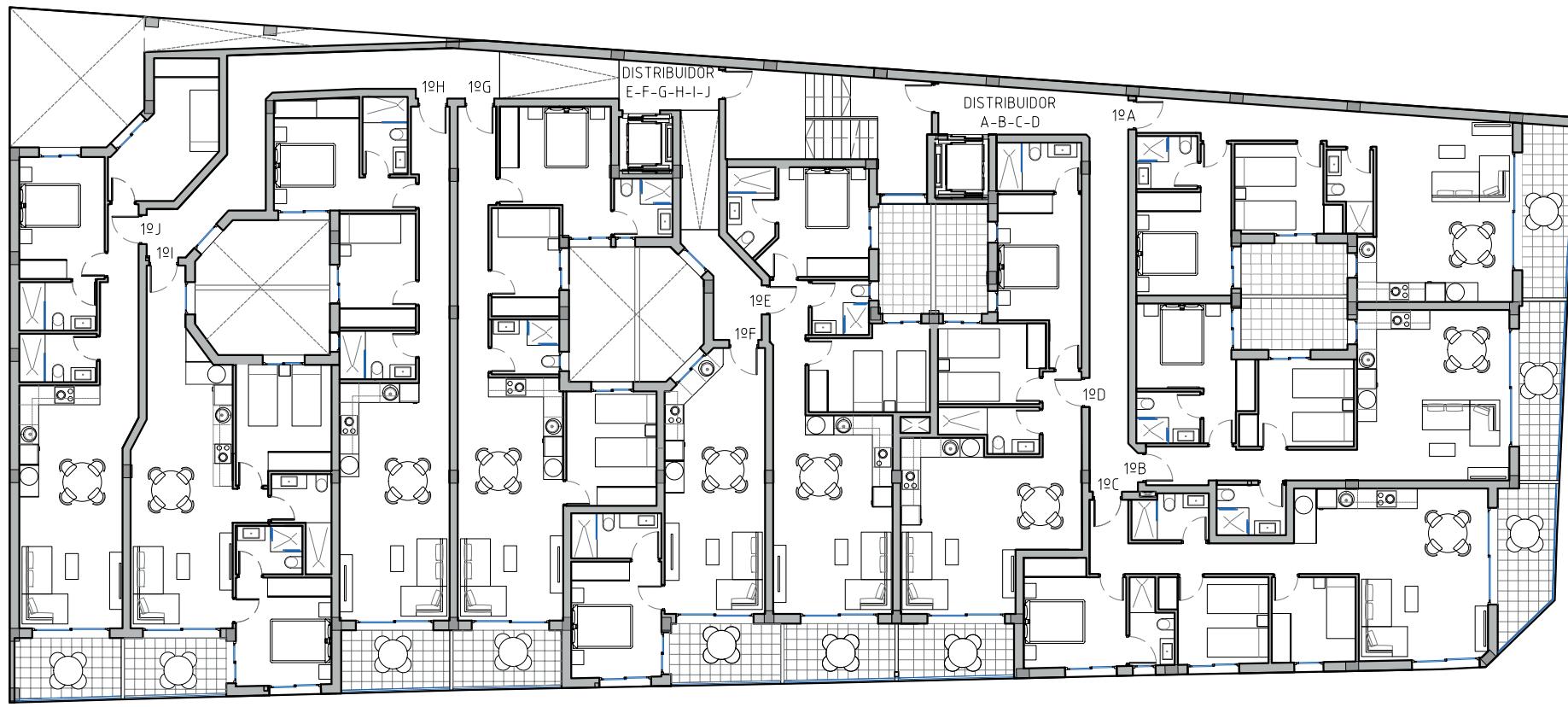
# 03

## Floorplans

## GROUND floor



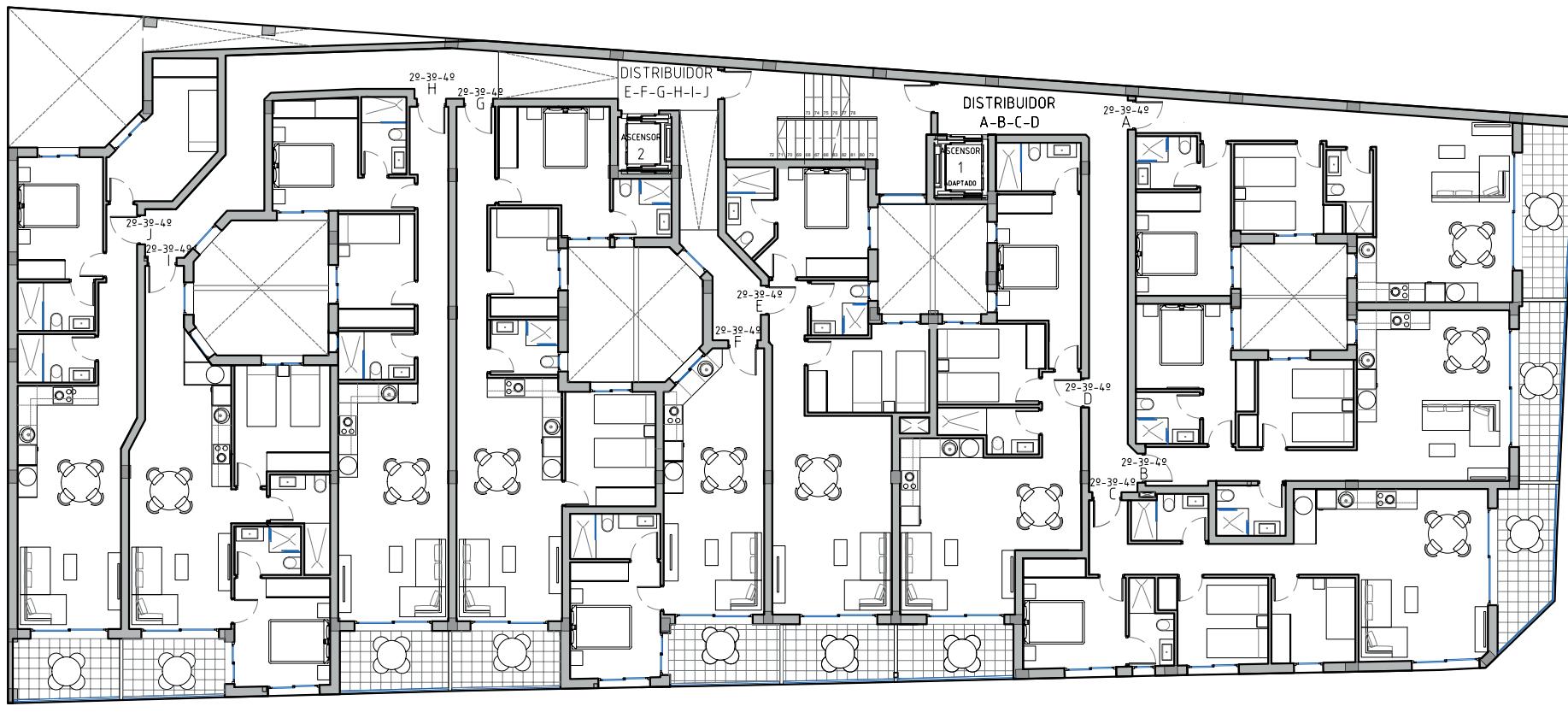
## FIRST floor



Calle Valle Inclán

Avenida Cervantes

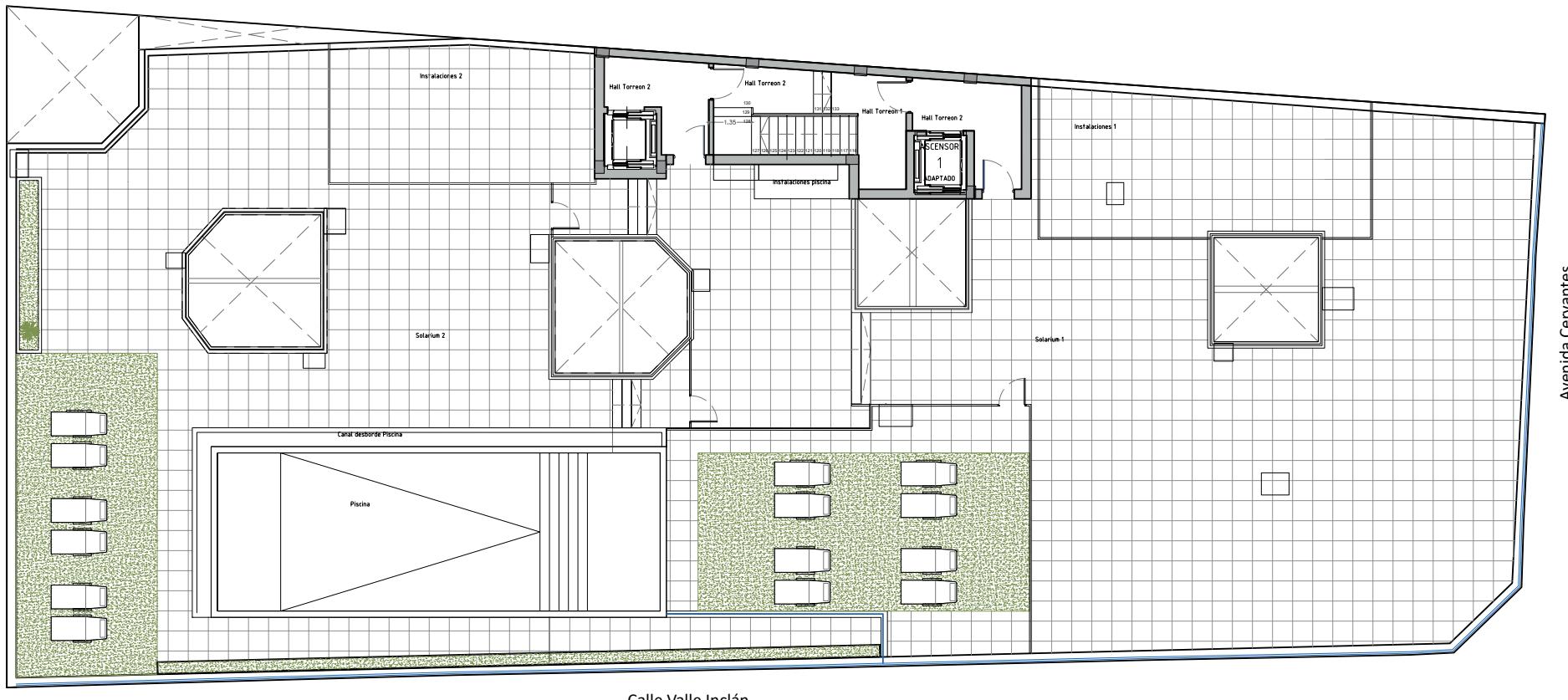
## STANDARD floor (2<sup>nd</sup>-3<sup>rd</sup>-4<sup>th</sup>)



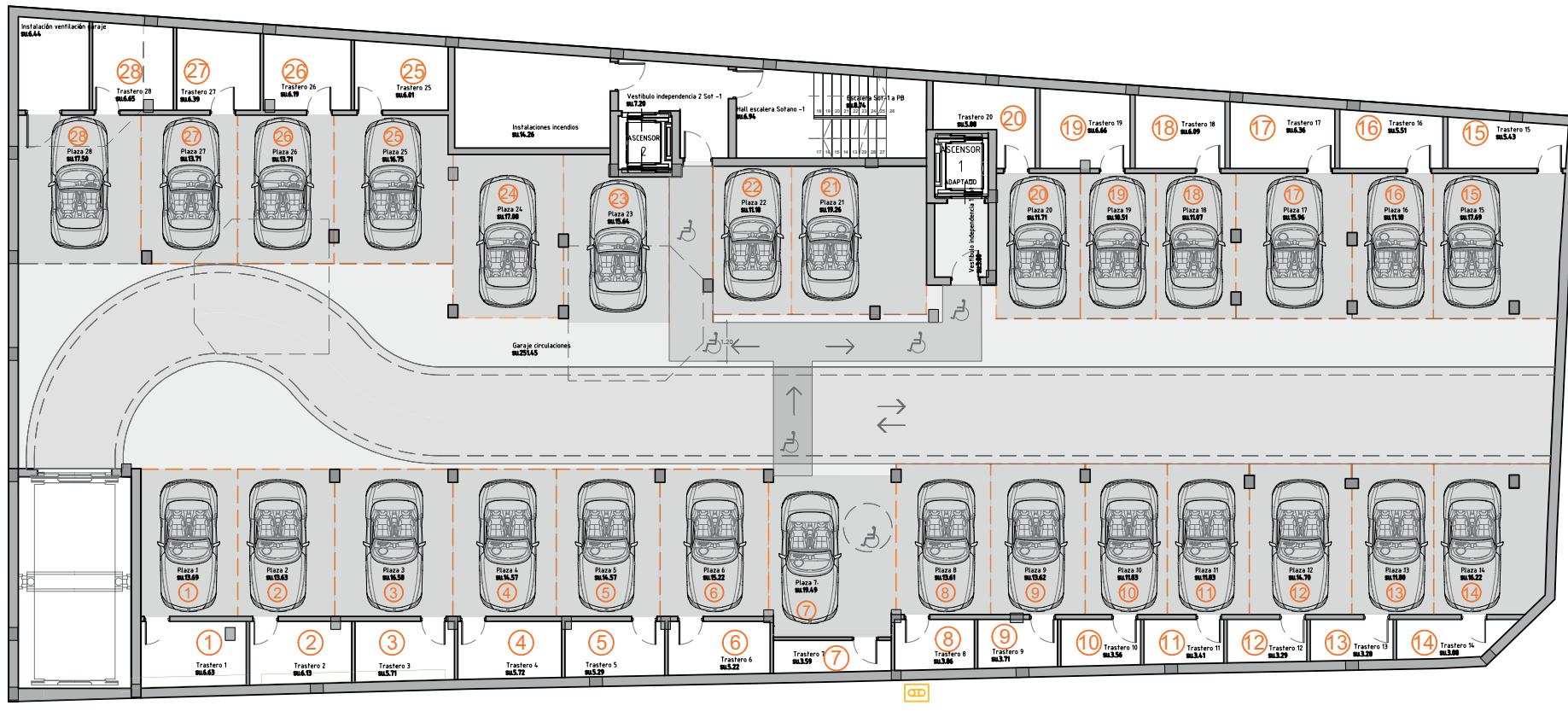
Calle Valle Inclán

Avenida Cervantes

## ROOFTOP floor

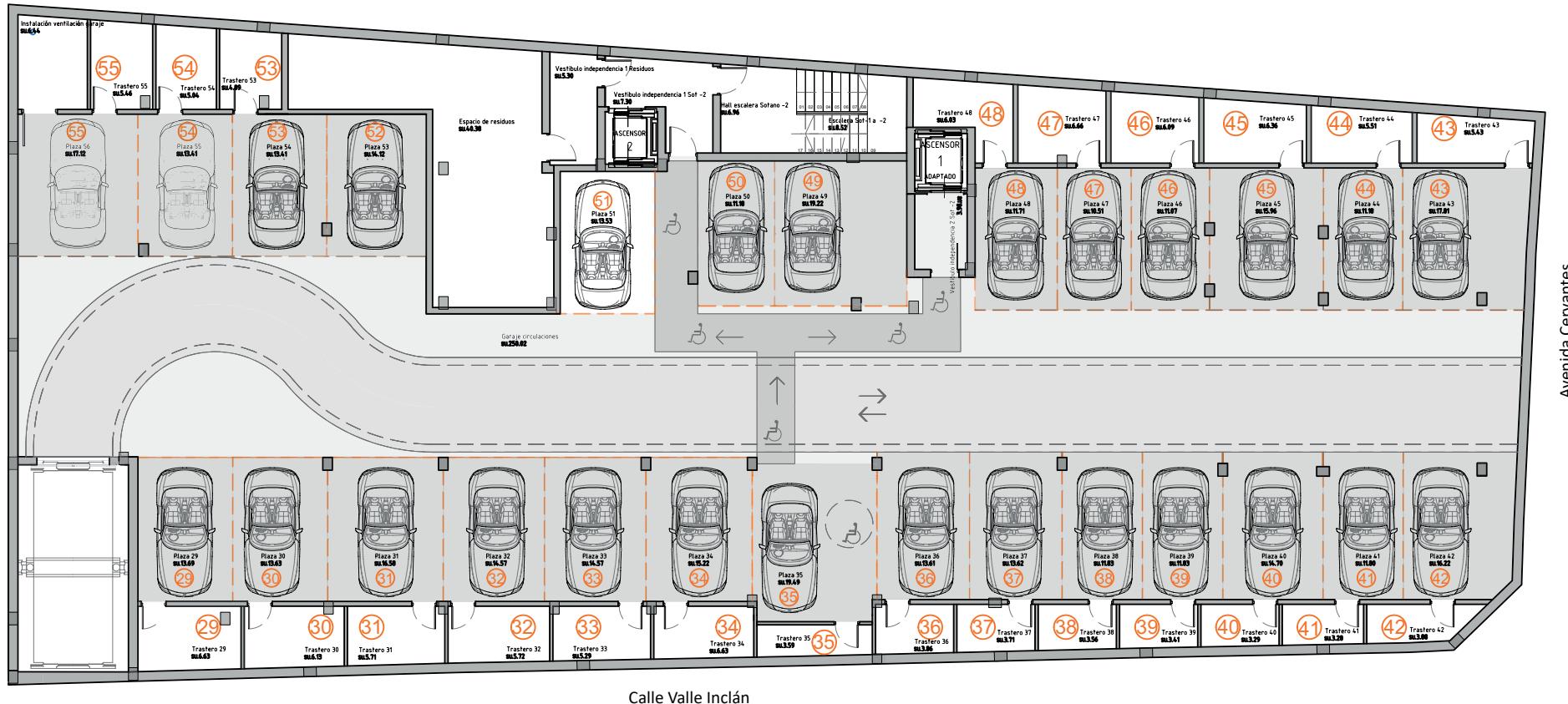


## BASEMENT floor -1

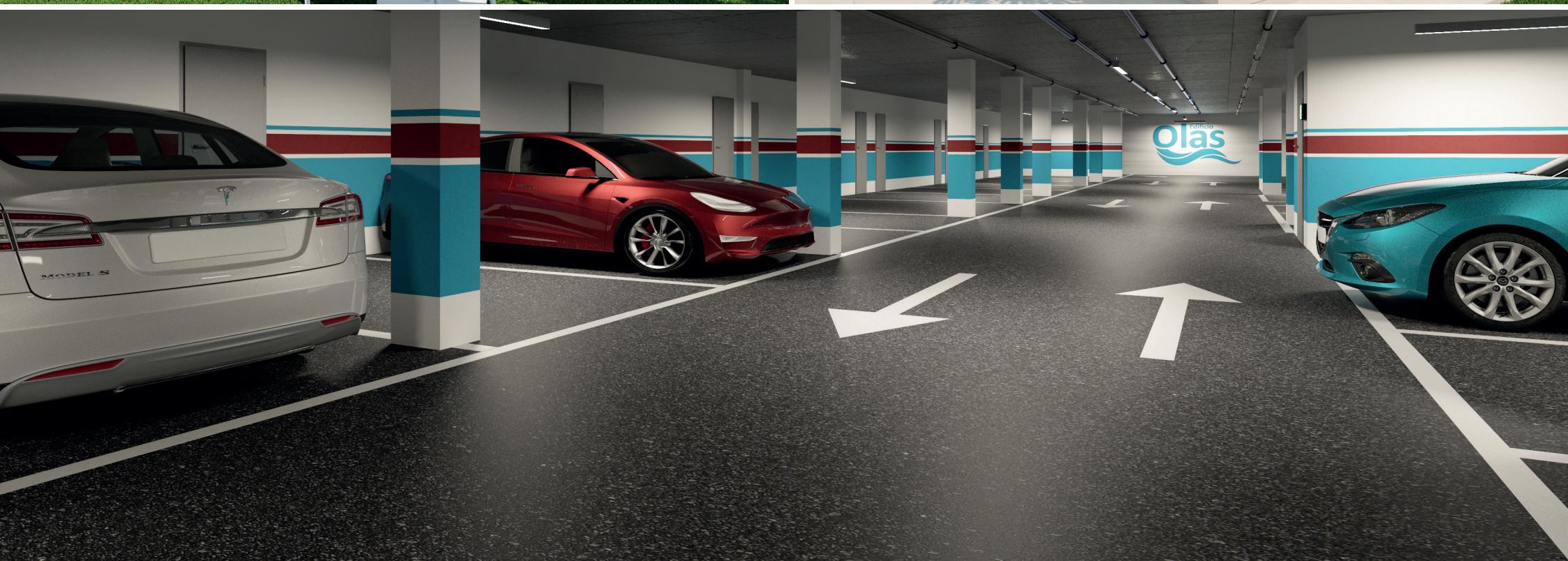


Calle Valle Inclán

## BASEMENT floor -2

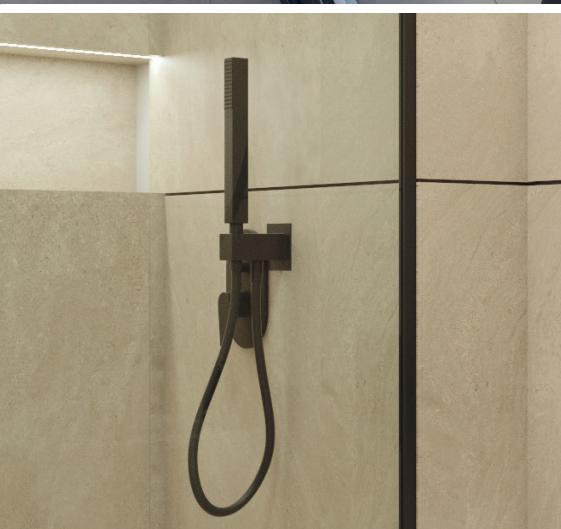


Avenida Cervantes



# 04

## Specifications



## Foundations

The foundations and the structure have been built on the basis of the geotechnical study and the Technical Building Code.

The foundations will be reinforced slab foundations and the structure will be a reinforced concrete grid slab.

## Façade

The external enclosure that comprises the façade consists of a 12 cm thick soundproof ceramic brick masonry, thermal insulation, air chamber and internal façade chambers with plasterboard partitioning or similar.

Capri limestone or a similar stone with a drip edge will be used as a window flashing.

## Partitioning

Partitions between houses will be made with soundproof brick and plasterboard on both sides.

The divisions of the house itself will be made with self-supporting gypsum board partitions.

## Coatings

The interior cladding will be made by means of a false ceiling of smooth plasterboard placed on a concealed galvanised steel structure. Curtain rails will be installed in the window area.

In the wet areas (bathrooms and kitchen), a false ceiling made of waterproof plasterboard will be installed on a concealed galvanised steel structure.

## Exterior joinery

Aluminium joinery will be Alumed, Exlabesa or similar with double glazing and Climalit system or equivalent, ensuring thermal and soundproof insulation.

It will include:

- Sliding and tilt and turn windows.
- Motorised blinds in bedrooms.

The entrance door to the house will be reinforced.

## Interior joinery

The interior joinery will be interior doors 2.12 in height, concealed hinge, lacquered in white, handle and hinges in matt black.

The cupboards consist of:

- Sliding doors.
- Interior cupboards in textile, wood or similar, drawer unit with brackets and shelf with rail.

The railings:

- Laminated safety glass railings on residential terraces.
- Deck railings with hot-dip galvanised and hot-lacquered metal.
- Ledges/railing.

The bathrooms will consist of:

- Bathroom furniture, melamine fronts in sand, camel, grey or similar colours.

The kitchen is made up of:

- White kitchen furniture with LED lighting in wall unit.
- Electrical appliances: Oven, dishwasher, fridge-freezer, Bosch or similar.
- Kitchen equipment comprising built-in extractor fan, induction hob, Bosch or similar, and cutlery tray.

## Electricity

Electrical installation comprising:

- High level electrical protection panel for electrical installation.
- Light points, push buttons, socket outlets with Schneider or similar mechanisms.
- TV sockets, mains in each bedroom and in living room/kitchen, dark grey or similar.
- Roof access for electrical installation. AACC machine access panels in the ceiling, approx. 1x1.10 m.

Telecommunications installation.

## Paintwork

Premium quality washable smooth matt plastic paint type RAL 9010 or similar.

## Tiling

60x120 ceramic bathroom tiling in sand, camel or similar shades.

## Flooring

60x120 cm large-format ceramic flooring inside the house or similar.

9 cm interior ceramic skirting boards.

Non-slip exterior paving on balconies.

Covered exterior paving:

- Thickened level pavement.

Artificial turf.

## D.H.W.

Installation of efficient heater.

## Air conditioning

Installation of ducted air conditioning with heat pump from Mitsubishi or similar.

## Home automation

Installation of home automation system with control of blinds, lighting, air conditioning and video intercom.

## Swimming Pool

Swimming pool with ceramic finish.

Stainless steel shower with spray head.

Swimming pool on deck.





With over **20 years' experience** in the Costa Blanca property market, ESPHOUSES is one of the leading property management companies in the Spanish Levante Coast, standing out for both its activity as a developer and its activity as a Real Estate agency.

When you are making an investment as important as purchasing a house, it is vital to feel **confident and secure**. In this context, ESPHOUSES provides the **professional experience** of its team and the **satisfaction** of its customers.

In each of our projects we think about how our clients would like it to be: the layout, the design, etc. And we always **commit to the highest standards of quality**.

**Innovation, design and sustainability** are present in all areas of the company and in the different development phases of our promotions, resulting in properties which are **energy-efficient and high-quality** as well as comfortable and welcoming for our clients.

Since 2002 we have developed several projects, with **over 140 properties built**, relying on the experience of our professional staff who have **extensive knowledge in the property sector**.



**We take care of everything.**

→ **Legal advice**

We have consultants and lawyers for all the legal procedures. Application for Foreigner Identification Number (NIE), preparation of the relevant documents for signature of the public deed before the notary, etc.

→ **Up to 80% financing**

We can arrange finance for the purchase of your property, up to 60% (for non-residents in Spain) and up to 80% (for residents in Spain), and on the best conditions. We have the support of the main banks, Banco Santander, Banco Sabadell, La Caixa, Bankia, Bankinter and Deutsche Bank.

→ **Helping you to open bank accounts**

Not all financial entities allow non-residents to open a bank account, however, at ESPHOUSES, thanks to agreements we have with various financial entities, we can help you to open a bank account in Spain.

→ **Processing the residency visa for property investment**

With the Golden Visa, you are allowed to spend long periods of time outside Spain without losing your residency and, if you need a Schengen Visa, you won't have to apply each time you want to enter Europe.

→ **Post-sale service**

We handle the contracting and setting up of direct debits for the property utilities (electricity, water and gas). We inspect your property and keep it in perfect condition. Relax and enjoy yourself.

All the developments of



44 apartments  
Guardamar, Alicante



61 dwellings  
Alicante



15 independent villas  
Finestrat, Alicante



12 independent villas  
Guardamar, Alicante



8 independent villas  
Finestrat, Alicante



11 independent villas  
12 semi-detached houses  
Finestrat, Alicante



9 independent villas  
8 semi-detached houses  
Finestrat, Alicante



12 independent villas  
Finestrat, Alicante



22 independent villas  
Finestrat, Alicante

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