



Mediterranean oasis

Comercializadora

Promotor





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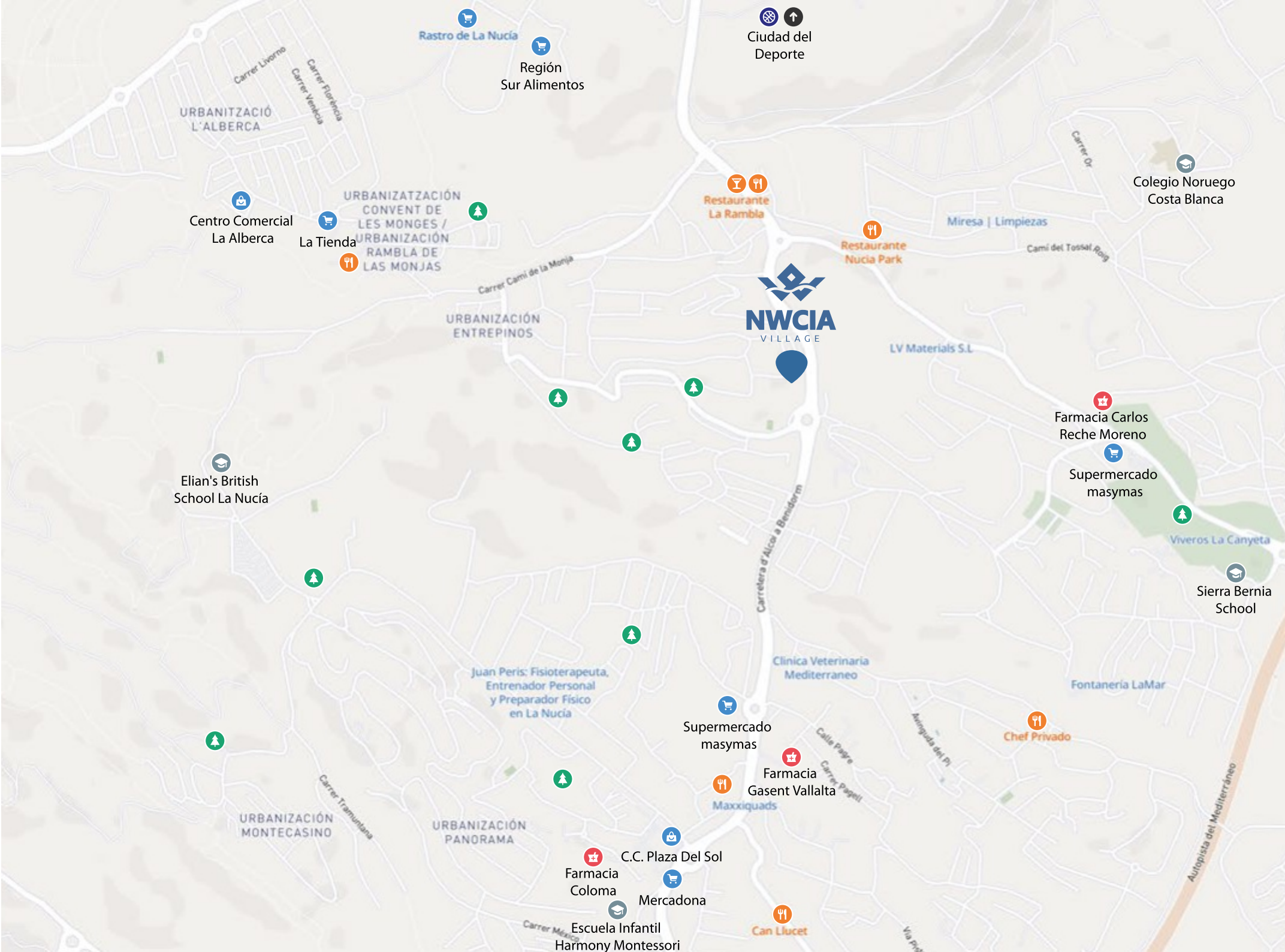
Living in a prime location

Located just 10 minutes from Benidorm and 15 minutes from Altea, **Nwcia Village** is a spectacular new development of **28 villas** in La Nucia, Alicante. A privileged location with all services at your disposal.

La Nucia is a charming municipality in the province of Alicante, renowned for its natural environment and its strong focus on sport and sustainability. Located between the mountains and the coast, La Nucia offers a **mild climate** and a **high quality of life**, making it an ideal place to live.

The municipality has established itself as a **sporting reference** in the region, known as “La Ciudad del Deporte”, thanks to the “**Ciudad Deportiva Camilo Cano**”, a complex of first-class facilities where you can practise all kinds of sports in an exceptional natural environment.





High level services

Its strategic location, **close to the Camilo Cano Sports City** and tourist resorts such as **Benidorm and Altea**, makes it a favourite destination for thousands of residents.

Surrounded by nature, **Nwcia Villages** surroundings are characterised by their scenic beauty combined with the convenience of having **all the necessary services for daily life**.

Nwcia Village has excellent communications, with access to the main roads, allowing you to reach La Nucia in 8 minutes or Benidorm in 10 minutes. The development is also **close to the AVE high speed train station and Alicante airport**, which is only 45 minutes away.



Services

Schools
Shopping centers
Supermarkets
Sports City
Healthcare centers
IMED Levante Hospital
Marina Baixa Hospital

Transport connections

Alicante Airport ✈ 45 min
AVE Station ✈ 45 min
Urban and intercity bus service

Key points

5 minutes from Sports City
3 minutes from La Nucia town center
10 minutes from Benidorm
15 minutes from Altea





Practice sports in a privileged setting

The surroundings of **La Nucía Village** offer an exceptional quality of life, characterised by its **natural surroundings**, exquisite Mediterranean **gastronomy** and **mild climate**. With more than 300 days of sunshine a year and an average annual temperature of 17°C, La Nucía is the ideal place to enjoy maximum well-being.

La Nucía Sports City

La **Nucía Sports City** offers a wide range of **sports facilities**, such as an equestrian centre, a surfing wave pool, an Olympic stadium, an athletics track, a football pitch and various **sports clubs**, including the Ferrer Tennis Academy.

Main facilities

Camilo Cano Athletics Track
Camilo Cano Olympic Stadium
La Nucía Padel Club
Equestrian Center
Ferrer Tennis Academy
Surf Pool



Active and relaxed lifestyle

At **Nwcia Village** you will be able to feel the tranquillity of nature from the comfort of your own home, with spaces dedicated to rest and relaxation. The homes are designed to make the most of their surroundings. With panoramic views over the Bay of Benidorm and the Sierra de Bernia.

The area of **Nwcia Village** is surrounded by **natural paradises**. Enjoy a sunny morning walking through the Serra Gelada Nature Reserve, the Guadalest Valley or the **spectacular Puig Campana area**. You can also walk along the coast of Alicante, such as the route to the Albir lighthouse.



The best of having a villa in a complex with large common areas

The perfect combination of open spaces to enjoy,
sport and fresh air with the proximity of the centre
of La Nucia.

Everything you need for your daily life and that of your
family, without having to leave your home, at any time
and in an exclusive and closed community. Here you will
find privacy and security for you and your family.





Common areas

4,000 m² of communal areas

At Nwcia Village every day is unique. To complement the spectacular villas, the development has over 4,000 square metres of communal areas designed to enhance the comfort of all residents 365 days a year.

The Infinity Pool and Heated Jacuzzi

The panoramic infinity pool is an oasis of relaxation and wellbeing, ideal for cooling off on hot summer days. This area includes an outdoor heated Jacuzzi.

Children's play area and paddle tennis court

The children's play area is equipped with games for all ages. The paddle tennis courts are available for daily practice or friendly family matches. Landscaped areas Nwncia Village's gardens are designed to be sustainable, with low water use plants and efficient LED lighting.

Landscaped areas

Nwncia Village's gardens are designed to be sustainable, with low water use plants and efficient LED lighting.







Views of two bays

Nwnicia Village's semi-detached homes are spacious and light, with high quality finishes and ideal southern and eastern exposure. The development consists of **4-bedroom semi-detached villas** of different typologies, ranging **from 310 m² to 560 m²**, including terraces and gardens.

Each house is a unique home with all **rooms open to the landscape**, distributed over **3 floors with 3 different areas**: a day area, a night area and a lower area dedicated to guests, home office, hobbies or extra space. All the houses have magnificent terraces with **sea views** over the bays of Benidorm and Albir, on all 3 floors.

The perfect place to relax

The exterior of each villa includes a **private garden** with porch and optional **individual swimming pool**. This space is ideal for sharing outdoor moments or to relax and unwind. In addition, each home includes a **private parking** space for 2 cars.



Features

 Townhouses, semi-detached, and detached homes

 Home with plenty of natural light

 4 bedrooms

 Private garden

 Private residential complex

 Customization program

 Parking for two vehicles

 Spectacular views of the Bay of Altea and Benidorm



Customization Program

Choose the finishes and materials
for your new home

To help you create the home of your dreams, we offer a **range of flooring options and finishes** for the bathrooms, kitchens, doors and cupboards, so you can choose the one that best suits your taste. Our **furnishing and decorating programme** will help you choose all the products you need to create a **cosy interior**.



Adapt the space to your lifestyle



Art studio



Home Office



Play area



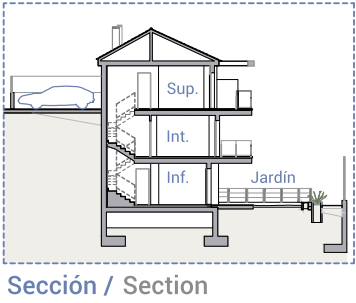
Gym



BLOCK E

HOUSING

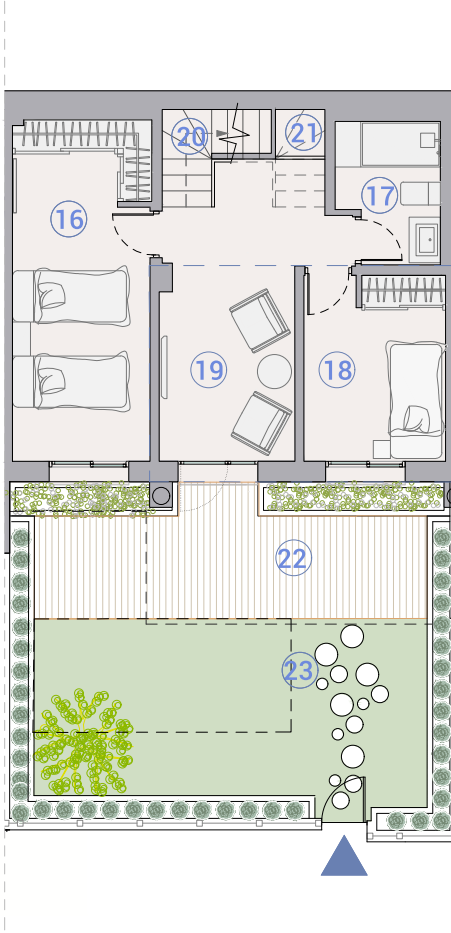
Plantas | Upper
Floors | Middle



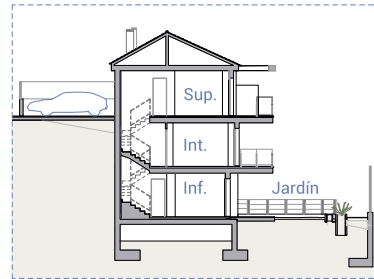
HOUSING

Plantas
Floors

Ground

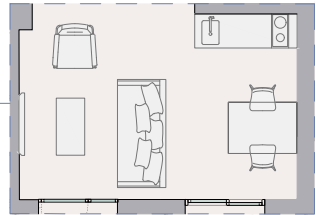


Opción 1: Bedroom + TV room
Planta / Floor Inferior

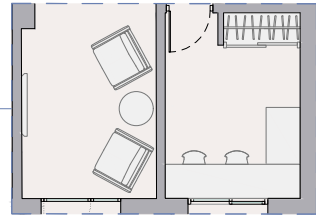


Sección / Section

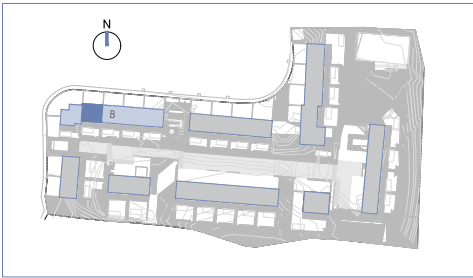
Opciones distribución
Distribution options



Opción 2: Living + kichenette
Planta / Floor Inferior



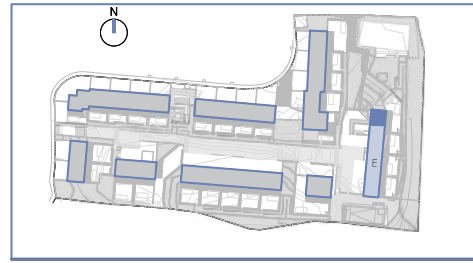
Opción 3: Home office + TV room
Planta / Floor Inferior



HOUSING

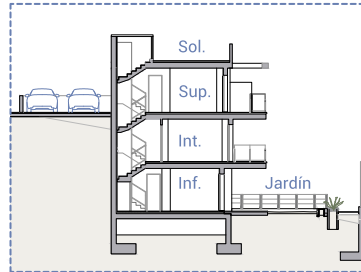
Plantas
Floors

Solarium
Upper
Middle

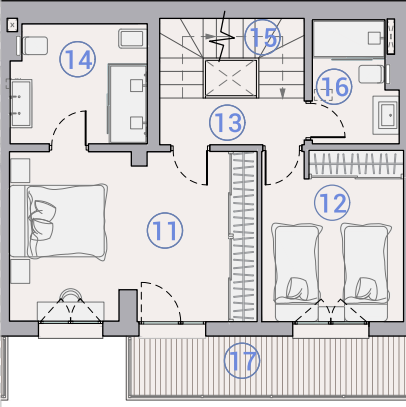


Solarium

Planta / Floor Superior



Sección / Section

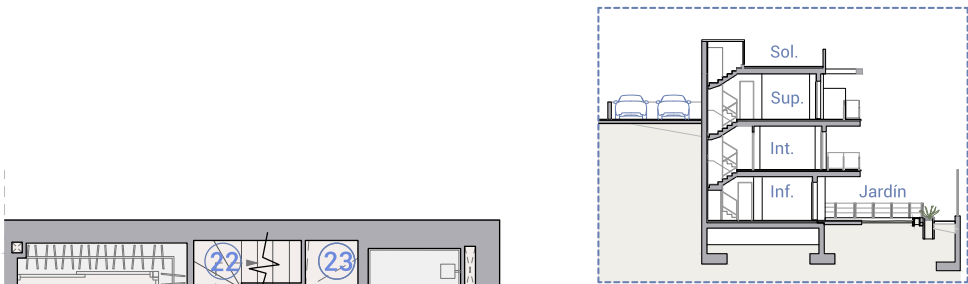


Planta / Floor Intermedia

HOUSING

Plantas
Floors

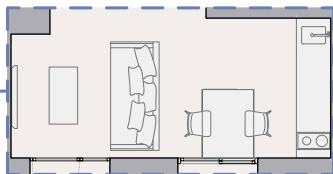
Ground



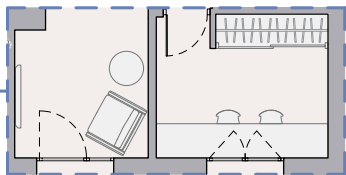
Sección / Section

Opciones distribución
Distribution options

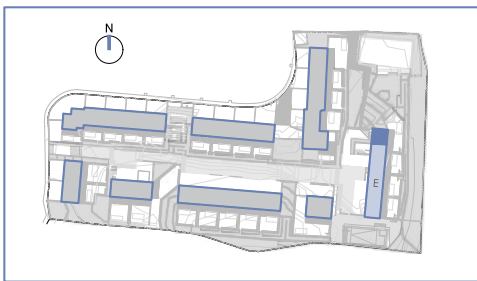
Opción 1: Bedroom + TV room
Planta / Floor Inferior



Opción 4: Living + kichenette
Planta / Floor Inferior



Opción 3: Home office + TV room
Planta / Floor Inferior



Quality report

Foundations, structure and roofs:

Foundation conformed by braced reinforced concrete footings in accordance with the recommendations of the geotechnical study. Sanitary slab with chamber for ground insulation. Retaining walls in buried areas. Structure with lightened concrete slabs on pillars and walls. Solid slabs on stairs and walkways. A grounding network will be installed in each block. Sloping roofs with thermal insulation, waterproofing and curved tile in blocks with sloping roof. In blocks with solarium* the roof will be flat, with insulation, waterproofing and ceramic tile finish. All foundations and structures will be audited by an independent technical control bureau (OCT).

Partitions:

Separation between dwellings: It will be buld by double sheets of brick with intermediate thermal insulation and cladding with laminated plasterboard with graphopol insulation or similar. Depending on the area, interior partitions based on brick masonry with plasterboard lining and inlaid graphpol type insulation or partition formed by double laminated plasterboard with insulation. All partitions shall meet the specifications for compliance with the habitability requirements of the CTE.

Floors:

Flooring in the living room, kitchen, dining room, bedrooms and corridors using laminated wood flooring in three finishes to choose from according to customization options. Top quality porcelain stoneware in bathrooms and staircases. Non-slip porcelain stoneware on terraces and solariums*. Wooden steps on stairs leading up to solarium*

Interior linings:

Living room, bedrooms and corridors: Plastic paint with smooth finish in two coats in a colour to choose according to customisation options. White roofs. Bathrooms: Top quality porcelain tiles with models to choose from according to customization options.

Interior carpentry:

Grade 5C armoured security door with steel and metal structure and frame and anti-dumping and anti-drill closure with panoramic peephole and interior finish in lacquered MDF to match the rest of the carpentry. 2.10 m. high passage doors in MDF lacquered in color to choose according to customization options, with decorative milling, top sink and side jambs to ceiling, magnetic doorknob, acoustic weatherstripping and metal handle on hinged doors, flat handle and insulating felt on sliding doors. Floor-to-ceiling built-in wardrobes with sliding or folding doors in lacquered MDF with decorative milling in a colour to choose from according to customisation options, covered in textile melamine and with boot shelf and bar. Decorative lattice in the entrance hall.

Exterior carpentry:

Formed with coloured PVC profiles, with double glazing and air chamber, sliding or folding according to design. Rooms with balcony doors to access the terrace and garden will be equipped with laminated glass. Sliding sash panel in translucent glass in separation with gallery. The windows of the living room will be darkened with an opaque fabric roller shutter located in the false ceiling. Bedroom windows with aluminium slat shutters to match the colour of the carpentry and injected with polyurethane for better thermal and acoustic insulation. Glass railings on mullions and metal structure to facilitate the entry of light and views.

Air conditioning and DHW:

Installation of air conditioning (hot-cold) by ducted air. Outdoor unit for aerothermal energy and one indoor unit for each floor in the false ceiling of the bathroom or toilet. Thermostat located in the main room of each floor. Domestic hot water produced by aerothermal energy and thermo-accumulator with punctual electrical support.

Bathrooms and toilets:

Large-format shower trays in extra-fine resin with a non-slip finish. Safety glass shower enclosure with sliding or folding access. Faucets consisting of single-lever mixer, master mixer and double rain shower head recessed in false ceiling in the main bathroom, mixer and wall shower head in bathrooms 2 and 3. Wall-hung washbasin unit with double drawer and resin worktop with dual-use washbasin in bathroom 1 and single use in bathrooms 2, 3 and toilet. Surface mirror with LED backlight and anti-fog system in bathroom 1 and standard in other bathrooms. Eco-efficient single-lever double-action taps. Toilets and bidet made of top brand vitrified porcelain and cushioned closing lid with concealed recessed cistern and suspended. General lighting of the bathroom with LED down-light.

Kitchen:

Fully fitted kitchen with large capacity wall and base units, drawers with self-brake. Quartz countertop with bottom stainless steel sink and drainer formation. Kitchen front with HLP laminated panel without joints in finishes to choose according to customization options.

Colour of cabinet and worktop fronts to choose from according to customisation options Installation of flexible induction hob, oven, microwave and pull-out extractor hood with built-in lighting. LED strip under wall units.

Electricity and telecommunications:

High grade 9.2Kw electrical installation with renewable energy support by photovoltaic panels. Top-notch mechanisms, with USB/c charging ports in kitchen and bedrooms. Watertight mechanisms on terraces and solariums. TV-TDT/SAT sockets in living room, bedrooms, terraces and solarium. Access to fibre optic broadband services. Data collection in living room and bedrooms. Video intercom can be connected to a smartphone.

Solariums:

Access to the solarium composed of a metal staircase with a railing and wooden step. Watertight motorized damper with thermal and acoustic insulation. Built-in shower and barbecue.

Gardens:

Plinth based on planter attached to the façade. Themed garden with flooring in the area near the exit, artificial turf and gravel area according to models. Perimeter cypress hedge and enclosure with door and railing with posts and tensioned sheathed cables. Tree planting in marked areas.

Parking:

Paved parking area with space for two vehicles. In blocks with direct access to public roads (A, B, C, D) it will have a masonry wall enclosure and locksmith with a sliding gate.

Common areas:

Common areas of more than 4,000m2 composed of:

Native gardening made up of trees, aromatic plants and seasonal flowers, with low water consumption and ornamental fountains. Landscaped staggered meadows in areas of steeper slope.

Roads for road and pedestrian traffic with printed pavement and night lighting by means of beacons. Access to the interior of the urbanization by vehicle/person elevator and pedestrian accesses.

Children's play area equipped with play elements and landscaping.

Paddle tennis court with night lighting.

Pool area with panoramic infinity pool, heated jacuzzi, showers and beach.

Community Equipment:

Centralization of mailboxes with cyberlocker for online shipment collection.

Centralized water softener.

Car and person lift with backup generator set with automatic start.

(*) Blocks D, E, F and H will have a solarium. Blocks A, B, C, and G will have a sloping roof.

UNIQUE HOMES. PERSONALIZE YOUR HOME:

Flooring: Three models of laminates.

Bathrooms: Three models of flooring and tiling to choose from.

Kitchen: Three finishes of cabinet fronts and countertops.

Doors and cabinets: Three finishes.

Paint: Three colors (1).

- In homes with three floors, you can choose from three distribution options:
- ☒ Option 1: Two bedrooms and TV room.
 - ☒ Option 2: One bedroom and living room with kitchenette (for a fee)
 - Option 3: One bedroom and office.

In addition, an individual swimming pool can be installed (at a cost) in the planned areas of the garden.



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