



villas

EN EL CAMPELLO - ALICANTE

THE HOME YOU WERE LOOKING FOR

CONTENT

01	Villas en El Campello - Alicante	1
02	Location	5
03	Homes	11
04	Floor Plans	34
05	Procedure and Form of Payment	41
06	Contact	44





STOP
DREAMING
ABOUT
YOUR
FUTURE.

LIVE IT.



21 COMPLETELY INDEPENDENT VILLAS WITH PRIVATE GARDENS AND POOLS

An exclusive development where luxury and elegance come together in the form of dream homes designed with you in mind.

An architectural project that provides a pleasant, family atmosphere with all the comforts you have always imagined but never thought could come together in one place. The development combines tradition and modernity in a unique design which ensures your level of comfort, quality and wellbeing are paramount.



The development is comprised of private detached villas with swimming pools set in landscaped areas within a secure gated urbanization.

The concept for the Villas has been conceived to help our clients achieve the optimal blend of architecture, technology, design, and energy efficiency. Putting at your service the highest standards of innovation, commitment and quality in materials and finishes. The result is an exclusive collection of aesthetically pleasing, efficient and tasteful private homes. Villas designed to help you maximise all aspects of your lifestyle. Great for rest and leisure time, but also able to accommodate the needs of your working days.





Location

Located in one of the most prestigious residential areas of our province of Alicante. A picturesque, safe, quiet and exclusive location with wide range of services within reach and excellent accessibility to leisure activities, shopping, etc. A unique enclave from which to enjoy the breeze of the Mediterranean Sea, which is just over 1 km away.

The Villas has been designed in a tranquil and convenient location in the outskirts of Alicante city with close proximity to the beach, mountains, and other leisure activities just minutes away.

A wide array of local amenities including stores, restaurants, leisure activities and sports, gyms, outdoor spaces, parks, a hospital, international schools such as the European school ("Escuela Europea de Alicante") and the French Lyceum ("Lycée Français d'Alicante") in addition to public schools for primary and secondary education are all nearby.

WHAT YOU WANT WHERE YOU WANT IT.





- 📍 Playa Muchavista: 1,2 km (15 min. walking distance)
- 📍 Alicante Airport: 20 min.
- 📍 Alicante Center: 15 min.
- 📍 Port Campello: 8 min.
- 📍 Carrefour San Juan: 5 min.
- 📍 Alicante Golf: 10 min.
- 📍 European School: 10 min.
- 📍 French Lyceum: 5 min.
- 📍 University Hospital San Juan de Alicante: 8 min.
- 📍 Alicante Port
- 📍 Santa Barbara Castle
- 📍 Plaza de Luceros: 15 min.



We guarantee the privacy of your home as well as the intimacy and tranquillity of your family with homes surrounded by pedestrian walkways and minimal vehicle traffic, away from the crowds and noise of the big cities.

Forget about other models of houses, arranged next to each other and/or joined together like terraced or semi-detached houses.

Totally independent villas where you won't even have to worry about neighbours.

This is your place: a gated, protected urbanization with the highest security measures so that nothing and no one can stop you from being at ease here and now.

“IT IS BETTER AT HOME
THAN ANYWHERE ELSE”

Urbanization





Air view of the urbanization

3 Different models

We want to offer you what you have been looking for for so long: a contemporary and modern house in which landscaping is a priority, which takes maximum advantage of its surroundings, temperature, nature and the light so characteristic of the Mediterranean.

At the Villas we have created the perfect space where you can share the best moments of the day, aware of the importance of enjoying a welcoming home, luminous home, in harmony with you and the environment, and with a universe of possibilities for you and your loved ones.

MODEL 1

3 BEDROOMS
2 BATHROOMS
1 POWDER ROOM
+ BASEMENT OPTION

MODEL 2

3 BEDROOMS
2 BATHROOMS
1 POWDER ROOM
+ BASEMENT OPTION

MODEL 3

4 BEDROOMS
3 BATHROOMS

Model 1



Model 1

Arriving home, breathing the fresh air of the garden, relaxing in the lounge-suite of your home, climbing the stairs to infinity... everything is possible in the Villas thanks to a design that has been thought out and studied down to the smallest detail.



THE LIGHT OF YOUR LIFE, THE LIGHT OF YOUR HOME

Model 1

The Villas are stylish, perfectly proportioned homes that make the most of the space in an organic and fluid way while inviting you to enjoy an incredibly peaceful stay as soon as you walk through the door.



Model 1

Make your family feel lucky and choose not only a home, but a host of experiences without leaving home beyond your garden.

A outside dining serves as a continuity between the living room and the outdoors, taking you to a modern and functional outdoor space where you can enjoy the private pool and the extensive garden area that surrounds it.

An intimate and safe environment in which to spend long after-dinner meals or to relax in the evenings with your family and friends.



Model 1

The first floor of the house has three bedrooms and two bathrooms that are bright, crystalline and conceived with class, exquisite taste and a minimalism of sober beauty that leaves no one indifferent.

The master bedroom has a private terrace and a spacious en-suite bathroom.



Model 1

Bathrooms fully equipped and with an exquisite selection of materials and finishes, always of exclusive brands and high qualities.

All bathrooms have abundant natural light and ventilation and represent functional and modern spaces with an optimal study of the distribution for the best use of space and the elimination of visual and functional barriers, providing greater spaciousness and spatiality.





YOUR
BATHROOMS,
SELF CARE
WITH STYLE

Model 2



Model 2

Glass balustrades, suspended steps and large windows, as well as ceiling heights above the usual standards, result in a light-filled, glowing home that benefits from natural resources and leads to a sustainable use of natural resources.

The ensemble provides a feeling of spaciousness and freedom of movement, as well as brightness and improved acoustics, so you can let your imagination run wild and give your home a new lease of life.



Model 2



Model 2

The master bedroom has a private garden, an ideal and different space to break the routine, take the air and do what you want at all times with your time and in your home.

You will let the sun and the soft light of the day shine into your life through the windows making you feel (almost) in heaven while you relax or rest in bed.



CARE AND DETAIL IN EVERY CORNER

Model 2

Bathrooms designed to create spaces of refuge. The color white, as the protagonist, combined with natural and warm tones provide a sensation of purity in the environment, optimizing moments of enjoyment and relaxation, of disconnection with the outside world, where body and mind meet again with emotions.



Model 3



Model 3

The exceptional location at the front line of the development makes the Mediterranean light be the essential component in the Model 3 Villas, transforming the spaces into functional and aesthetically brilliant rooms, maximizing wellbeing and comfort.

The marvelous open views to the sea and natural, non-constructable land add warmth and harmony to the spaces.



Model 3



Model 3

Each of the bedrooms is designed to provide the harmony and balance needed to create your personal paradise, where you can make your dreams come true.

Their large windows provide that feeling of freedom, relaxation, and comfort so necessary for a regenerating rest.



Model 3



Model 3





04 FLOOR PLANS

Plans

Model 1

In model 1, the upper floor increases in size by gaining ground over the first floor, creating a perfect space to relax and enjoy the open air of the villa with total privacy and a small deck that borders the side and rear of the Villa. It includes an important central skylight that promotes the correct distribution of light.

An excellent mastery of functional architecture, optimising the relationship between indoors and outdoors and, at the same time, bringing an elegant, modern and unique design to the and outdoors and which, in turn, provides an elegant, modern and unique design to the Villas. A perfect harmony between spaces is thus achieved with a study of light and proportions, and as a result of this, a profound sensation of spaciousness, wellbeing and warmth: the perfect perfect base on which to build your home.

	Constructed area (m ²)
ENTRANCE FLOOR	57,40
IRST FLOOR	65,50
TERRACE FIRST FLOOR	8,08
TERRACE ENTRANCE FLOOR	23,10
OUTSIDE DINING	16,70
POOL AREA	49,45
TOTAL CONSTRUCTED AREA	220,23
	Usable area (m ²)
ENTRANCE FLOOR	89,05
LIVING DINING KITCHEN	47,90
POWDER ROOM	1,35
TERRACE ENTRANCE FLOOR	23,10
OUTSIDE DINING	16,70
FIRST FLOOR	59,65
STAIRCASE	3,40
CORRIDOR	5,95
MASTER BEDROOM	17,20
MASTER BATHROOM	4,65
TERRACE FIRST FLOOR	6,25
BEDROOM 2	9,80
BEDROOM 3	9,30
BATHROOM 2	3,10
TOTAL USABLE AREA	148,70

Model 1

FIRST FLOOR



ENTRANCE FOOR



Plans

Model 2

Model 2 presents a space distributed over two floors and a garden, where the search for the perfect proportion and a sublime study of natural light will bring you tranquillity and wellbeing. In addition, the geometry has been studied to eliminate architectural barriers between rooms (proof of this is the large window that connects the living room with the swimming pool area, establishing invisible limits between indoor and outside so that you can enjoy your time and privacy to the full).

The juxtaposition of elements creates the magical sensation of transparency between the warmth of the interior and the suggestive exterior of the property and makes it an exceptional opportunity to live (almost) in paradise).

	Constructed area (m ²)
ENTRANCE FLOOR	85,90
FIRST FLOOR	38,80
TERRACE ENTRANCE FLOOR	20,70
OUTSIDE DINING	16,90
POOL AREA	49,45
TOTAL CONSTRUCTED AREA	211,75

	Usable area (m ²)
ENTRANCE FLOOR	107,85
LIVING DINING KITCHEN	49,00
POWDER ROOM	1,65
MASTER BEDROOM	15,60
MASTER BATHROOM	4,00
TERRACE ENTRANCE FLOOR	20,70
OUTSIDE DINING	16,90
FIRST FLOOR	30,95
STAIRCASE	3,35
CORRIDOR	3,00
BEDROOM 2	10,80
BEDROOM 3	10,80
BATHROOM 2	3,00
TOTAL USABLE AREA	138,80

Model 2

FIRST FLOOR



ENTRANCE FOOR



Plans

Model 3

The villas of model 3 are built on 2 levels, designed to give full prominence to the incredible open views to the Mediterranean Sea and the spacious green area where no further construction is permitted.

Large open spaces, studied in detail to provide maximum comfort and enjoyment. The private swimming pool and parking with pergola, terrace lounge, its modern and Mediterranean design, its combination of materials and textures, make the Villas the perfect home.

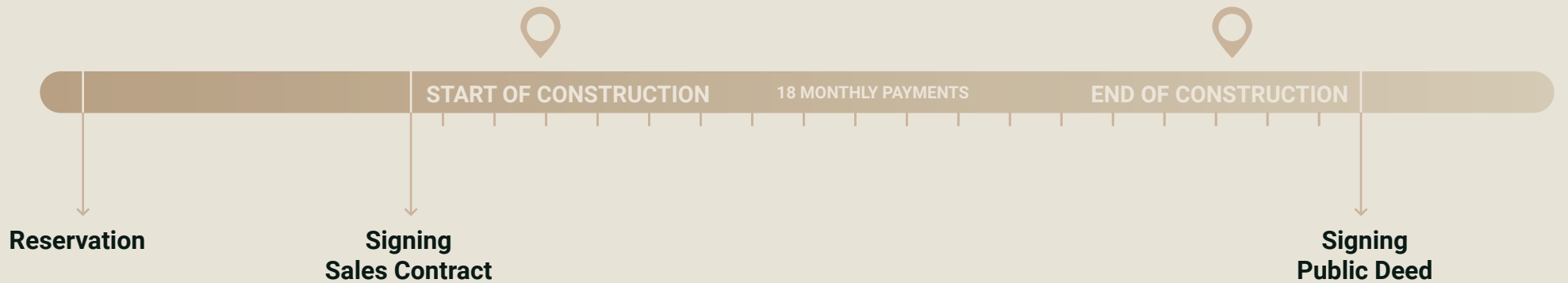
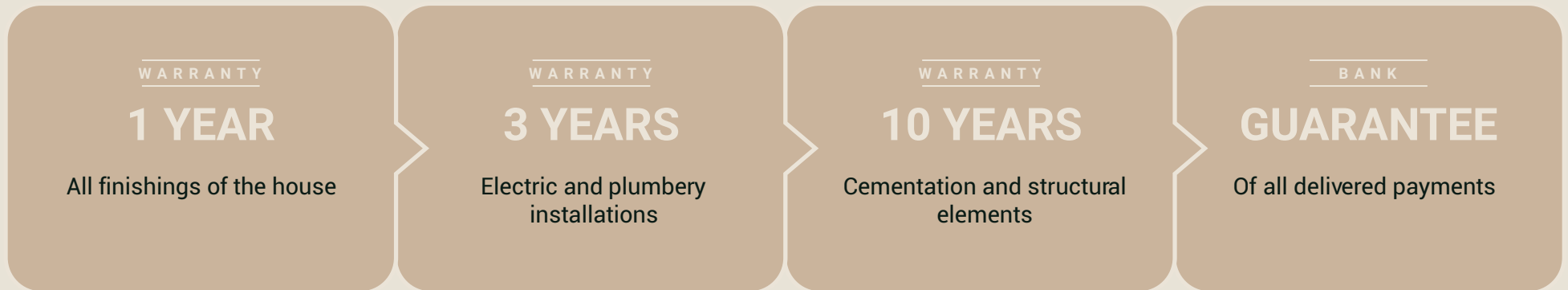
	Constructed area (m ²)
LOWER FLOOR	79,37
PATIO INGLÉS	10,90
TERRACE LOWER FLOOR	13,60
OUTSIDE DINING	9,50
POOL AREA	49,45
ENTRANCE FLOOR	69,24
TERRACE ENTRANCE FLOOR	9,30
ENTRANCE HALL	10,60
TOTAL CONSTRUCTED AREA	251,42

	Usable area (m ²)
LOWER FLOOR	96,53
LIVING DINING KITCHEN	44,18
BATHROOM 3	3,45
GALLERY	1,80
BEDROOM 4	15,00
PATIO INGLÉS	9,00
TERRACE LOWER FLOOR	13,60
OUTSIDE DINING	9,50
ENTRANCE FLOOR	63,75
HALL	3,28
STAIRCASE	3,97
CORRIDOR	3,29
MASTER BEDROOM	17,05
MASTER BATHROOM	4,45
TERRACE LOWER FLOOR	8,50
BEDROOM 2	10,00
BEDROOM 3	8,90
BATHROOM 2	4,31
TOTAL USABLE AREA	160,28

Model 3



Procedure and form of payment



Procedure and form of payment



FORM OF PAYMENT

The corresponding VAT must be added to the above payments.

These payments will be guaranteed by a Financial Institution.

Contact

This project is managed by a property developer with more than 25 years of professional experience in real estate, that creates homes optimizing architecture, technology, construction and investment in general. Maximum quality and efficiency in all processes as well as continuous investment in research and development makes them set the standards of the future and always be state-of-the-art in every field. Only the best professionals and demanding highest quality and efficiency from the whole team allows the possibility to offer properties with the best quality-price ratio on the market for the final customer

The specialist team is here to advise and assist you with the decision-making process from first ideas through to delivery of the Villa and it will be on hand to support with the important decisions around your choice of finishes, materials, decorations and interior design.



Tel. +34-966.375.182 Mobile
+34-665.687.018

www.margamora21.net
margamora21@margamora21.net

villas

EN EL CAMPELLO - ALICANTE

Sales Contact:



Tel. +34-966.375.182
Mobile +34-665.687.018

www.margamora21.net
margamora21@margamora21.net