

LA NUCIA · COSTA BLANCA · SPAIN

Calle Baladre

A PRIVATE COLLECTION OF CONTEMPORARY MEDITERRANEAN VILLAS

Thirteen private residences created for year-round Mediterranean living - combining modern architecture, generous outdoor spaces and private swimming pools in an established international area.

13

VILLAS

3-4

BEDROOMS

3-4

BATHROOMS

PRIVATE

POOL

Mediterranean living, elevated.

THE PROJECT

A home designed around the way you want to live.

Calle Baladre brings together contemporary architecture, privacy and the relaxed rhythm of the Costa Blanca. The collection comprises only 13 detached villas, each conceived as a light-filled home where interior and exterior spaces flow naturally together.

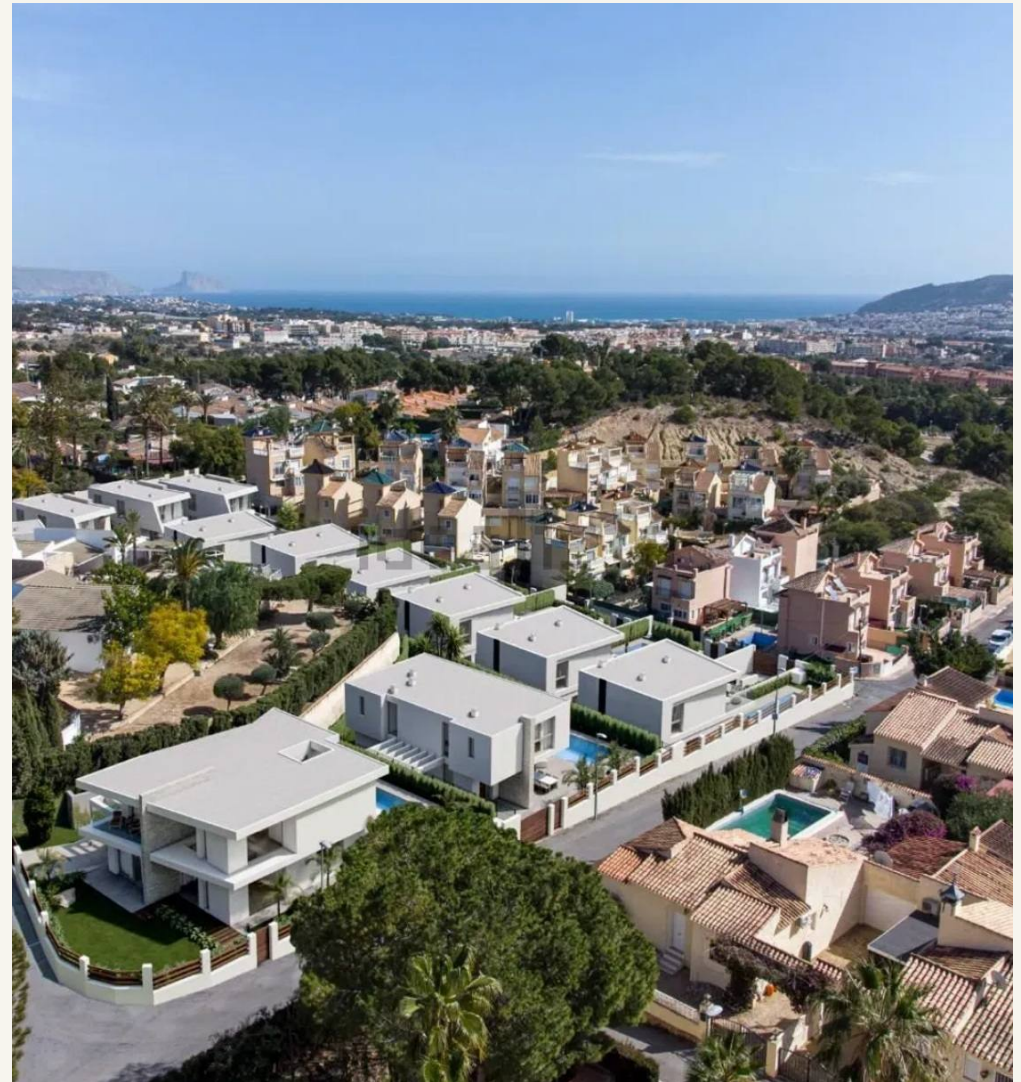
For Scandinavian, Norwegian and Dutch buyers, the location offers a rare balance: an international community, established schools, outstanding sport and recreation, and the Mediterranean coast only a short drive away.

A LIMITED COLLECTION

Only 13 detached residences give the development an intimate scale and a clear sense of privacy. Each home is planned around natural light, generous living areas and direct access to its own outdoor spaces.

DESIGNED FOR REAL LIFE

With 3-4 bedrooms, 3-4 bathrooms, private pool and flexible layouts, the villas are equally suited to permanent family living, extended stays and a refined second home.

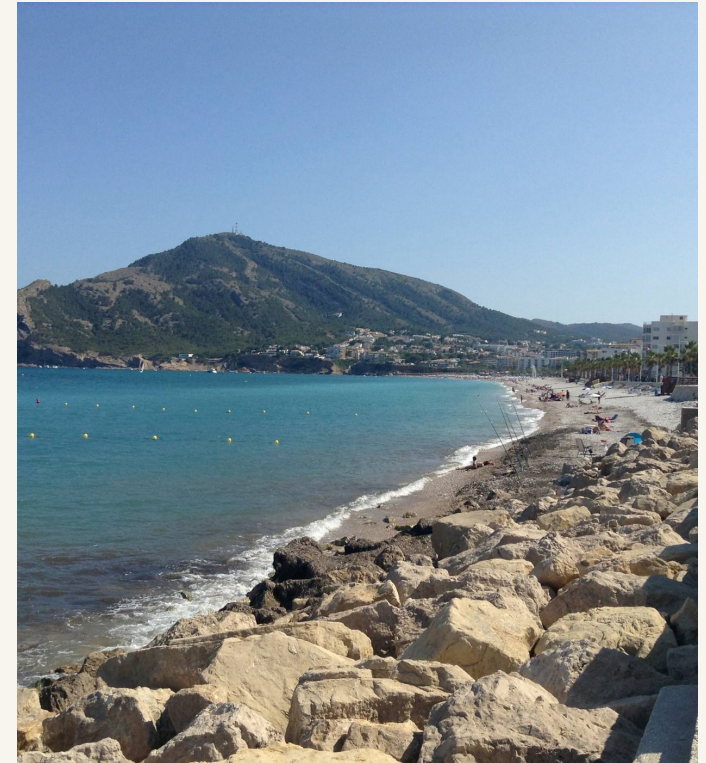


Between mountains and sea.



La Nucia occupies a privileged position in the Marina Baixa, between the Mediterranean coast and Alicante's mountain landscape. The town sits around 226 metres above sea level and only about nine kilometres from the beaches of Benidorm and Altea.

For residents, this means an unusual combination: the coast, mountain trails, international services and everyday amenities all form part of the same local lifestyle.



Coast and mountain landscape · illustrative area photography

ALBIR · COSTA BLANCA

Mediterranean life, close to home.

Albir combines a relaxed Mediterranean beachfront with a long promenade, restaurants and everyday services. Framed by the mountains and the sea, it is one of the area's most attractive coastal settings for families, year-round residents and second-home owners.



INTERNATIONAL FAMILY LIFE

Easy to settle in. Easy to belong.

The La Nucia - L'Alfas del Pi area has long attracted international families. For buyers from Norway, Scandinavia and the Netherlands, that means a familiar international environment combined with everyday Spanish life.

EDUCATION

Norwegian, international and Dutch-oriented educational options are available in the wider area, alongside Spanish public and private schools.

EVERYDAY LIFE

Supermarkets, healthcare, restaurants, leisure and local services are within easy reach.

YEAR-ROUND LIVING

The project is designed as a real home - not simply a seasonal holiday

AN INTERNATIONAL EVERYDAY LIFE

For Scandinavian and Dutch families, the appeal is not only the climate. The wider La Nucia and L'Alfas del Pi area has a long-established international community, making it easier to combine life in Spain with familiar languages, services and social networks.

HOME, HOLIDAY OR BOTH

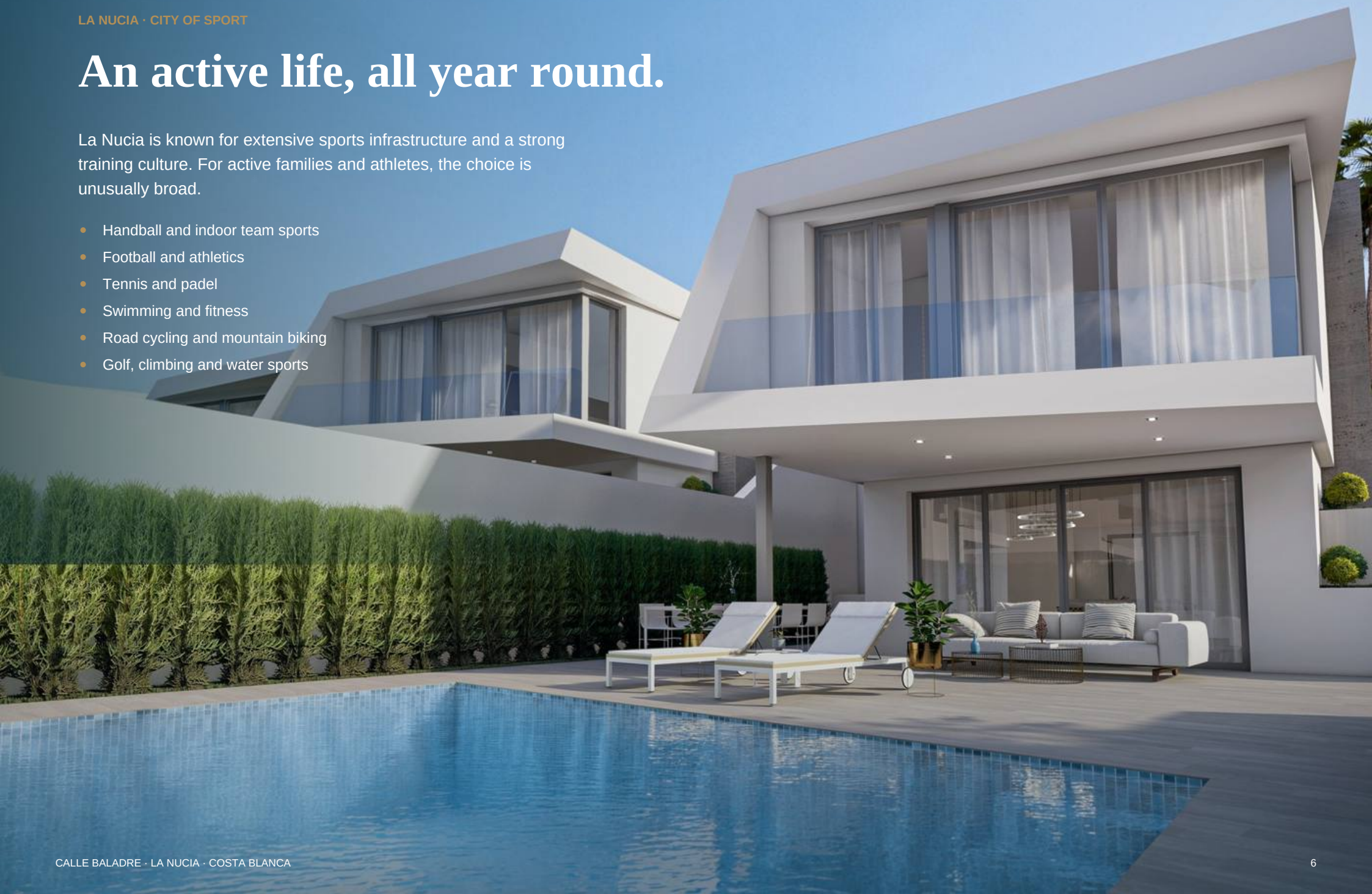
Calle Baladre is positioned for buyers who want more than a seasonal escape: a comfortable base with schools, sport, shopping, healthcare, beaches and everyday services within the surrounding area.



An active life, all year round.

La Nucia is known for extensive sports infrastructure and a strong training culture. For active families and athletes, the choice is unusually broad.

- Handball and indoor team sports
- Football and athletics
- Tennis and padel
- Swimming and fitness
- Road cycling and mountain biking
- Golf, climbing and water sports



FAMILY LIFE

A place to grow, explore & stay active.

For families, La Nucia offers much more than sunshine and proximity to the Mediterranean. Nature, sport and outdoor activities can become part of everyday life, while the wider area has an established international community and education options.

FAMILY-FRIENDLY OUTDOOR LIFE

Favara Park provides green space, playgrounds and picnic areas. The Environmental Education Centre (CEM) connects children with the local Mediterranean landscape through nature areas, trails and organised educational activities.

ADVENTURE & NATURE

La Nucia's footpath network includes routes of different difficulty levels, together with mountain-bike routes. Family adventure options in the area also include tree-top circuits, suspension bridges and zip-lines.



SPORT AS PART OF EVERYDAY LIFE

Camilo Cano Sports City is one of La Nucia's defining assets, supporting a wide range of sports for children, teenagers and adults. Handball, football, athletics, swimming, tennis, padel and cycling all contribute to an active family lifestyle.

A STRONG FIT FOR INTERNATIONAL FAMILIES

Combined with nearby Norwegian and international education, beaches, parks and an established international community, the area is particularly well suited to Scandinavian and Dutch families considering either permanent residence or longer stays in Spain.



ALTEA & ALBIR

The Mediterranean on your doorstep.

Altea brings whitewashed streets, galleries, restaurants and one of the Costa Blanca's most recognisable old towns. Nearby Albir offers a relaxed seafront, a long promenade and easy access to the Sierra Helada landscape.

A BALANCED LOCATION

Close enough to enjoy the coast every day, yet set back in a residential environment with more space, privacy and mountain views.

COASTAL LIFE, WITHOUT THE COMPROMISE

Morning walks by the sea, lunch in Altea, an afternoon of sport in La Nucia and quiet evenings at home can all be part of the same day. This combination of coast, culture and residential calm is a key reason international buyers choose the northern Costa Blanca.

THE VILLAS

Architecture with quiet confidence.

Clean volumes, generous glazing and restrained materials create a contemporary Mediterranean expression. The architecture is designed to feel open and light while maintaining privacy between each residence.





OUTDOOR LIVING

Your own private retreat.

Each villa extends naturally into its exterior spaces. The pool, terraces and landscaped areas are conceived as part of the home rather than an addition to it.

FROM MORNING TO EVENING

Breakfast outdoors, a quiet afternoon beside the pool and long dinners on the terrace reflect the way these homes are intended to be enjoyed throughout much of the year.

PRIVACY BY DESIGN

Landscaped boundaries, individual plots and carefully positioned outdoor areas create a more private setting while retaining the open, light-filled character of the development.

MEDITERRANEAN LIVING

The intention is simple: to make the exterior as usable and inviting as the interior, with the private pool becoming a natural focal point of daily life.

Living, dining & kitchen.



Illustrative interior visualisation based on the project concept and plans.

Open-plan living is conceived as the social heart of the villa, connecting kitchen, dining, lounge, terrace and pool.

Master suite & bathrooms.



Illustrative interior visualisations based on the project concept and plans.

A calm material palette, warm lighting and contemporary fittings create refined private spaces.

Three villa typologies.



The development offers different villa layouts adapted to the individual plots. Across the collection, the design language remains consistent: generous living spaces, private outdoor areas and a contemporary architectural character.

TYPE A

Flexible multi-level family layout with generous living areas and strong connection to terraces and pool.

TYPE B

Alternative arrangement offering different room proportions and flexible use of the lower levels.

TYPE C

A further configuration designed to suit the individual plot while retaining the same contemporary identity.

WHAT THEY SHARE

All typologies combine 3-4 bedrooms, 3-4 bathrooms, generous glazing, private outdoor areas and a close relationship between the main living spaces and the pool.

CHOICE & FLEXIBILITY

The following pages present the individual plans for Villa Types A, B and C so buyers can compare the layouts in detail.

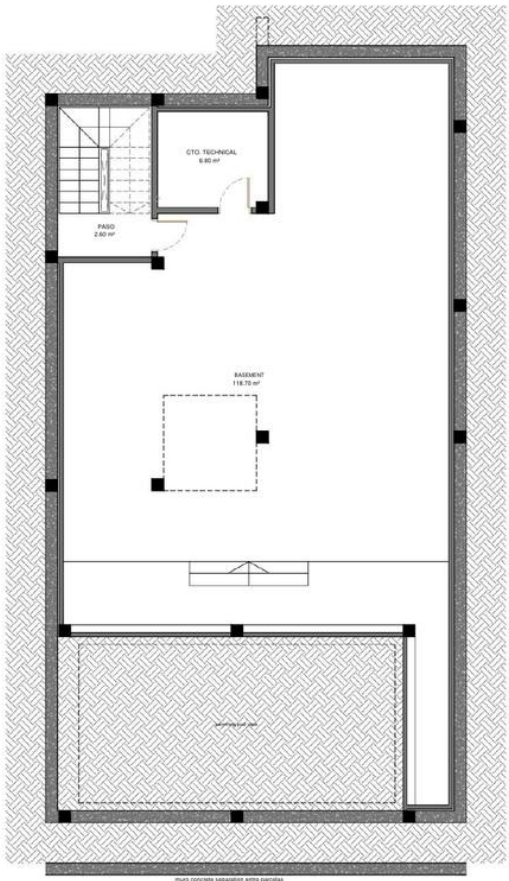
Villa Type A

LOWER / LIVING LEVELS

Machine Translated by Google

HOUSING TYPE A

LEVEL -2



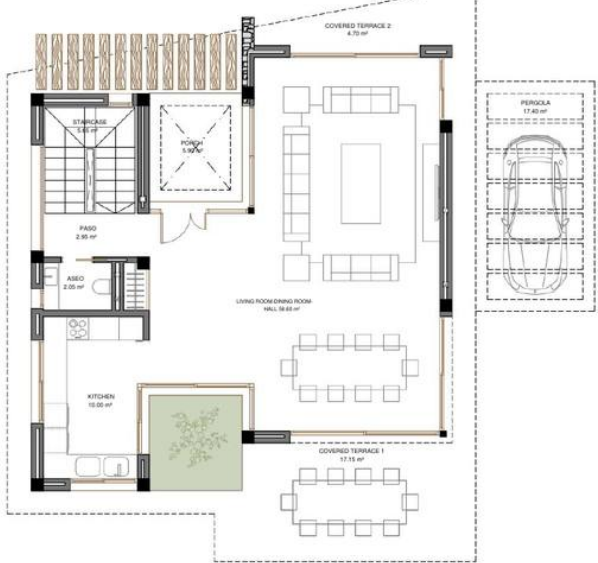
LEVEL -1	
INTERIOR USEFUL AREA (m²)	
LIVING ROOM-HOUSE HALL	56.60
KITCHEN	10.00
ASEO	2.05
STAIRCASE	5.65
PASO	2.95
TOTAL OUTDOOR TO INTERIOR	77.25

EXTERIOR USEFUL AREA (m²)	
PORCH	5.90
COVERED TERRACE 1	17.15
COVERED TERRACE 2	4.70
PERGOLA	17.40
TOTAL OUTDOOR USE	45.15

SURFACES CONSTRUIDAS (m²)	
CLOSED HOUSING	94.60
COVERED PORCH (100%)	5.90
COVERED TERRACE 1 (100%)	15.90
COVERED TERRACE 2 (100%)	4.70
TOTALLY CONSTRUCTED	121.10

SURFACES COMPUTABLES (m²)	
CLOSED HOUSING	94.60
COVERED PORCH (50%)	2.95
COVERED TERRACE 1 (50%)	7.95
COVERED TERRACE 2 (50%)	2.35
TOTALLY COMPUTABLE	107.85

LEVEL -1



LEVEL -2	
INTERIOR USEFUL AREA (m²)	
BASEMENT	118.70
PASO	2.60
TECHNICAL ROOM	6.80
TOTAL OUTDOOR TO INTERIOR	128.10

SURFACES CONSTRUIDAS (m²)	
CLOSED BASEMENT	118.70
TOTALLY CONSTRUCTED	159.90

Project: Reformado de Básico for the construction of 13 detached single-family houses with swimming pool.
Situation: Calle Baladre nº2. Urb. Barranco Hondo. La Nucia (Alicante).
Promoter: Baladre Sun 2020 SL
Plan them: Distribution level -1 and level -2 - Housing type A.
Scale: 1/100 **Date:** 10/2023

Architect:

Jose Resina Lopez
Number: 07

archiform

www.arquiforma.com

cabinet of studies and projects of architecture and urbanism
tel. 96 588 89 11 fax. 96 681 41 57 Email: arquiforma@arquiforma.com

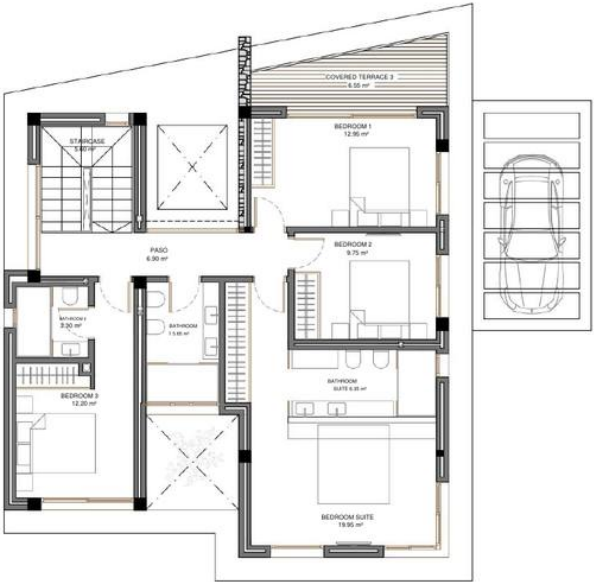
Villa Type A

UPPER / BEDROOM LEVEL

Machine Translated by Google

HOUSING TYPE A

LEVEL 0



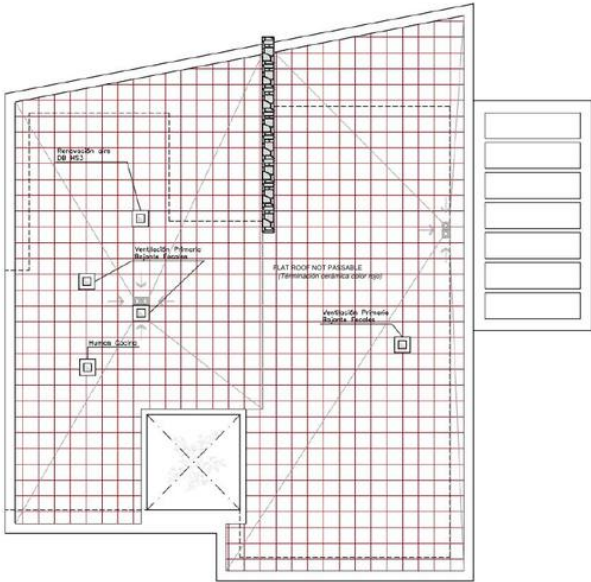
LEVEL 0	
INTERIOR USEFUL AREA (m²)	
BEDROOM 1	12.95
BEDROOM 2	9.75
BEDROOM 3	12.20
BATHROOM	5.65
DORMITORY SUITE	3.30
BATHROOM SUITE	19.95
STAIRCASE	5.60
PASO	6.90
TOTAL OUTDOOR TO INTERIOR	82.65

EXTERIOR USEFUL AREA (m²)	
COVERED TERRACE 1	6.55
TOTAL OUTDOOR USE	6.55

SURFACES CONSTRUIDAS (m²)	
CLOSED HOUSING	105.45
COVERED TERRACE (100%)	13.55
TOTALLY CONSTRUCTED	129.00

SURFACES COMPUTABLES (m²)	
CLOSED HOUSING	98.95
COVERED TERRACE (50%)	6.75
TOTALLY COMPUTABLE	105.70

LEVEL COVER



Project: Reformado de Básico for the construction of 13 detached single-family houses with swimming pool.
Situation: Calle Baladre nº2. Urb. Barranco Hondo. La Nucia (Alicante).
Promoter: Baladre Sun 2020 SL.
Plan them: Distribution level 0 and covered - Housing type A.
Scale: 1/100 **Date:** 10/2023

Architect:
Josep Roca Lopez
Number: 08

archiform www.arquiforma.com

cabinet of studies and projects of architecture and urbanism
tel. 96 588 89 11 fax. 96 681 41 57 Email: arquiforma@arquiforma.com

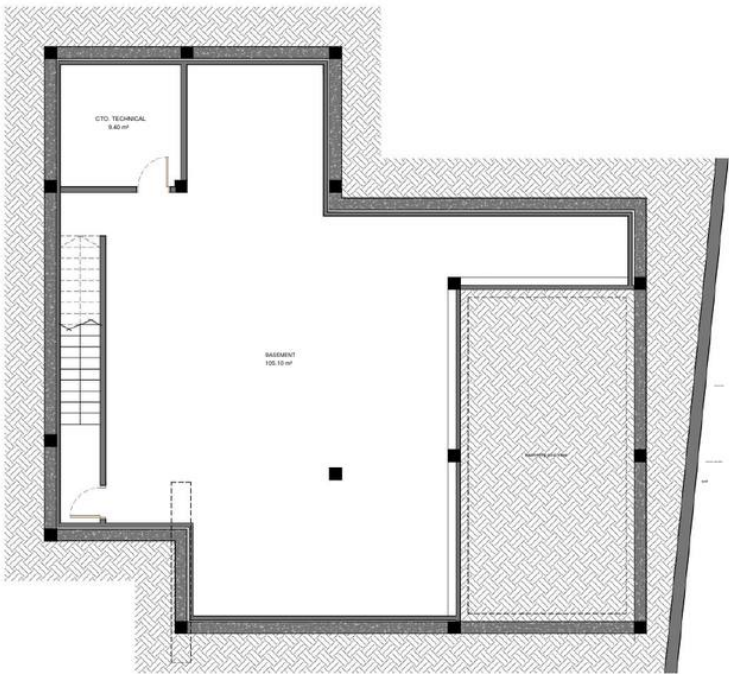
Villa Type B

LOWER / LIVING LEVELS

Machine Translated by Google

HOUSING TYPE B

LEVEL -2



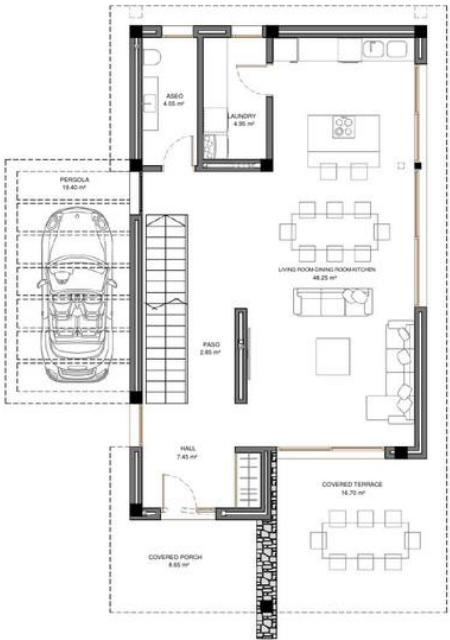
LEVEL -2	
INTERIOR USEFUL AREA (m²)	
BASEMENT	105.10
TECHNICAL ROOM	9.40
TOTAL OUTDOOR TO INTERIOR	114.50
SURFACES CONSTRUIDAS (m²)	
CLOSED BASEMENT	147.45
TOTALLY CONSTRUCTED	147.45

LEVEL -1	
INTERIOR USEFUL AREA (m²)	
HALL	7.45
LIVING ROOM DINING ROOM KITCHEN	48.25
LAUNDRY	4.95
ASEO	4.55
PASO	2.85
TOTAL OUTDOOR TO INTERIOR	68.05
EXTERIOR USEFUL AREA (m²)	
COVERED PORCH	8.65
COVERED TERRACE 1	16.70
TOTAL OUTDOOR USE	25.35

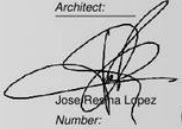
SURFACES CONSTRUIDAS (m²)	
CLOSED HOUSING	87.85
COVERED PORCH (100%)	8.65
COVERED TERRACE (100%)	16.70
TOTALLY CONSTRUCTED	113.20

SURFACES COMPUTABLES (m²)	
CLOSED HOUSING	87.85
COVERED PORCH (50%)	4.30
COVERED TERRACE (50%)	8.35
TOTALLY COMPUTABLE	100.50

LEVEL -1



Project: Reformado de Básico for the construction of 13 detached single-family houses with swimming pool.
Situation: Calle Baladre nº2. Urb. Barranco Hondo. La Nucia (Alicante).
Promoter: Baladre Sun 2020 SL
Plan them: Distribution level -1 and level -2 - Vivienda Tipo B.
Scale: 1/100 **Date:** 10/2023

Architect: 
Number: 09

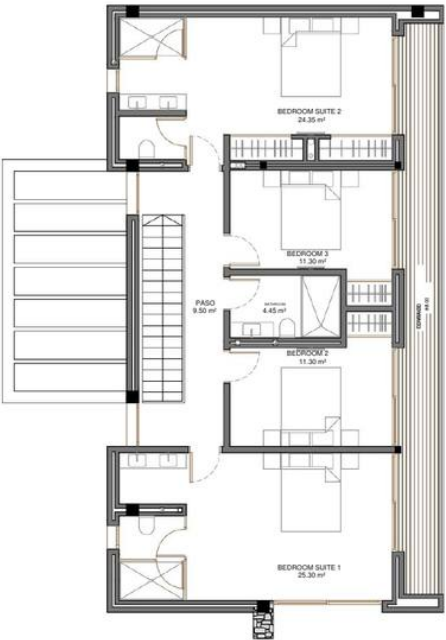
Villa Type B

UPPER / BEDROOM LEVEL

Machine Translated by Google

HOUSING TYPE B

LEVEL 0



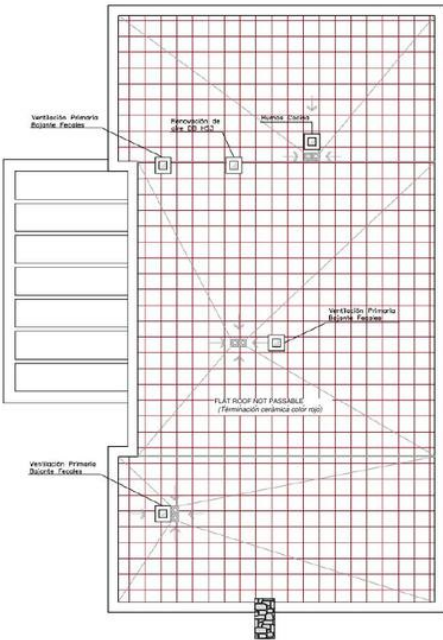
LEVEL 0	
INTERIOR USEFUL AREA (m²)	
BEDROOM SUITE 1	25.30
BEDROOM 2	11.30
BEDROOM 3	11.30
BEDROOM SUITE 2	24.35
BATHROOM	4.45
PASO	9.50
TOTAL OUTDOOR TO INTERIOR	86.20

EXTERIOR USEFUL AREA (m²)	
COVERED TERRACE	13.00
TOTAL OUTDOOR USE	13.00

SURFACES CONSTRUIDAS (m²)	
CLOSED HOUSING	111.60
COVERED TERRACE (100%)	15.35
TOTALLY CONSTRUCTED	126.95

SURFACES COMPUTABLES (m²)	
CLOSED HOUSING	106.90
COVERED TERRACE (50%)	7.65
TOTALLY COMPUTABLE	114.55

LEVEL COVER



Project: Reformado de Básico for the construction of 13 detached single-family houses with swimming pool.
Situation: Calle Baladre nº2. Urb. Barranco Hondo. La Nucia (Alicante).
Promoter: Baladre Sun 2020 SL.
Plan them: Distribución nivel 0 y cubiertas - Vivienda Tipo B.
Scale: 1/100 **Date:** 10/2023

Architect:

Josep Riera Lopez
Number: 10

archiform

www.arquiforma.com

cabinet of studies and projects of architecture and urbanism
tel. 96 588 89 11 fax. 96 681 41 57 Email: arquiforma@arquiforma.com

Villa Type C

LOWER / LIVING LEVELS

Machine Translated by Google

HOUSING TYPE C

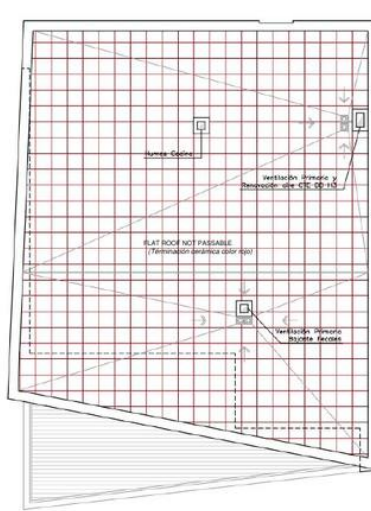
Level -1



Level 0



Level +1



LEVEL -1		LEVEL 0	
INTERIOR USEFUL AREA (m²)		INTERIOR USEFUL AREA (m²)	
HALL	3.85	PASO	5.50
LIVING ROOM DINING ROOM KITCHEN	37.90	DORMITORY SUITE	12.50
BEDROOM 1	13.15	BEDROOM 2	13.85
BATHROOM 1	4.65	BEDROOM 3	14.55
LAUNDRY	1.85	BATHROOM SUITE	5.15
TOTAL OUTDOOR TO INTERIOR	61.40	BATHROOM 2	5.50
		TOTAL OUTDOOR TO INTERIOR	57.05
EXTERIOR USEFUL AREA (m²)		EXTERIOR USEFUL AREA (m²)	
COVERED TERRACE 1	17.90	UNCOVERED TERRACE	9.95
TOTAL OUTDOOR USE	17.90	COVERED TERRACE 2	11.15
		TOTAL OUTDOOR USE	21.10
SURFACES CONSTRUIDAS (m²)		SURFACES CONSTRUIDAS (m²)	
CLOSED HOUSING	81.55	CLOSED HOUSING	80.85
COVERED TERRACE (100%)	17.90	COVERED TERRACE (100%)	11.65
TOTALLY CONSTRUCTED	99.45	TOTALLY CONSTRUCTED	92.50
SURFACES COMPUTABLES (m²)		SURFACES COMPUTABLES (m²)	
CLOSED HOUSING	81.55	CLOSED HOUSING	73.70
COVERED TERRACE (50%)	8.95	COVERED TERRACE (50%)	5.80
TOTALLY COMPUTABLE	90.50	TOTALLY COMPUTABLE	79.50

Project: Reformado de Básico for the construction of 13 detached single-family houses with swimming pool.
Situation: Calle Baladre nº2. Urb. Barranco Hondo, La Nucia (Alicante).
Promoter: Baladre Sun 2020 SL.
Plan them: Distribution - Housing Tipo C.
Scale: 1/100 Date: 10/2023

Architect:

Jose Reina Lopez
Number: 11

archiform

www.arquiforma.com

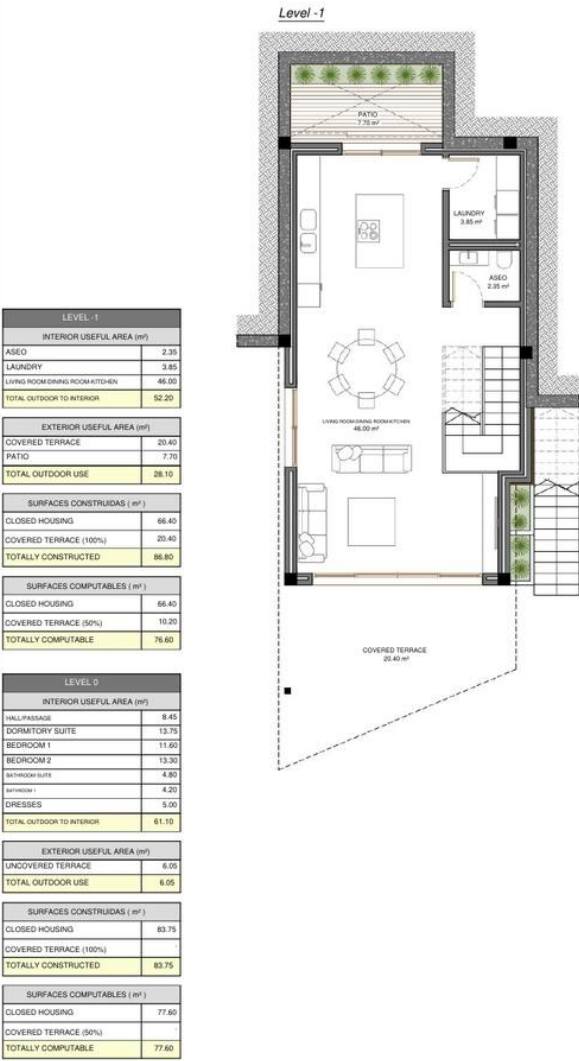
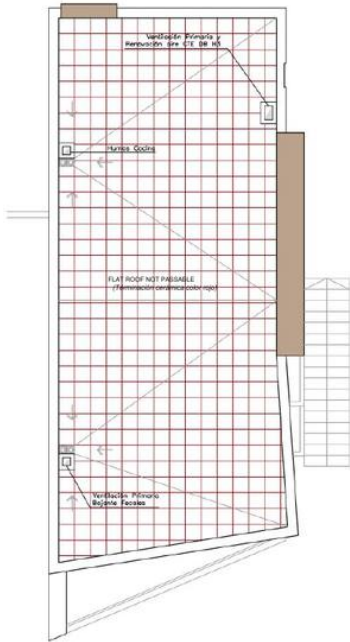
cabinet of studies and projects of architecture and urbanism
tel. 96 588 89 11 fax. 96 681 41 57 Email: arquiforma@arquiforma.com

Villa Type C

UPPER / BEDROOM LEVEL

Machine Translated by Google

HOUSING TYPE D



Project: Reformado de Básico for the construction of 13 detached single-family houses with swimming pool.

Situation: Calle Baladre nº2. Urb. Barranco Hondo. La Nucia (Alicante).

Promoter: Baladre Sun 2020 SL

Plan them: Distribution - Vivienda Tipo D.

Scale: 1/100 **Date:** 10/2023

Architect:

Josep Riera Lopez

Number: 12

QUALITY & COMFORT

Considered down to the detail.

The specification combines contemporary finishes, established brands and practical technology. Materials are selected to support comfort, durability and a clean architectural expression.

Designed for modern Mediterranean living.

ARCHITECTURE & LIGHT

Generous glazing and open living areas are designed to maximise natural light and strengthen the connection between the interior, terraces and private pool.

COMFORT

Hot/cold air conditioning, motorised blinds in rest areas and solar-assisted domestic hot water support comfortable year-round living.

BATHROOMS

Refined sanitary fittings and wall-mounted toilets with concealed cisterns are combined with large-format surfaces for a calm, contemporary finish.

KITCHEN

A clean contemporary kitchen with lacquered cabinetry, Silestone or similar worktop and Bosch or Samsung appliances, or equivalent quality.

SMART HOME

Bticino or similar home automation provides control of lighting, shutters and climate together with flood/fire detection and video intercom.

GARDEN & POOL

Each home includes a private tiled pool, landscaped garden, automatic irrigation, exterior lighting and provision for an outdoor barbecue area.

Construction & finishes

STRUCTURE

HA-25 reinforced concrete columns and slabs, with laminated steel columns.

ROOF

Non-accessible flat inverted roof with polystyrene insulation, asphalt-fabric waterproofing and white gravel finish.

PARTITIONS & FACADES

14 cm thermo-clay external enclosure with single-layer mortar and/or natural stone, air chamber and thermal insulation. Interior ceramic-brick partitions finished with plaster or porcelain tiles.

FINISHES

Smooth plasterboard false ceilings; waterproof plasterboard in wet rooms. Large-format rectified porcelain bathroom wall tiles. Exterior terrace ceilings suitable for semi-open-air use. Wood-look ceramic facade details, white facade coating and Capri limestone or similar window sills.

FLOORING

60 x 120 cm Rocersa Burlington White or similar porcelain flooring. Non-slip porcelain to exterior areas and terraces. Matching skirting and imprinted concrete at vehicle access.

EXTERIOR CARPENTRY

Cortizo or similar aluminium joinery in textured grey. Motorised blinds in rest areas. Solid iroko security entrance door and automatic vehicle gate.

INTERIOR CARPENTRY

Full-height doors with concealed hinges in American walnut or white lacquer. Fitted wardrobes with lacquered/mirrored doors and finished interiors.

Equipment & exterior

BATHROOMS

Hansgrohe or similar taps and shower fittings. Extra-flat shower trays. Wall-mounted toilets with concealed cistern by Villeroy & Boch or similar. Bathroom furniture and countertop washbasins.

ELECTRICAL

Complete low-voltage electrical installation with protection panel, lighting points, sockets and Bticino or similar mechanisms. Telecommunications installation.

CLIMATE CONTROL

Full hot/cold air-conditioning installation on ground and first floors. Solar panel installation for domestic hot water with electric backup boiler.

BIOCLIMATIC DESIGN

Homes designed for energy saving by taking advantage of orientation, cross ventilation, wind protection and water features.

HOME AUTOMATION

Bticino or similar touch-screen system for lighting, shutters, air-conditioning on/off control, flood/fire detection and video intercom.

KITCHEN

White lacquered furniture with Gola handles, Blum or similar fittings and Silestone or similar worktop. Appliances: Bosch or Samsung, or equivalent quality, including extractor hood, induction hob, dishwasher, oven, refrigerator and microwave.

GARDEN & POOL

Private tiled swimming pool. Lawn and natural planting with automatic irrigation and outdoor lighting. Barbecue point with electricity and water connection. Steel fencing with slats.



CALLE BALADRE · LA NUCIA · COSTA BLANCA

A place to live well.

Designed for the Mediterranean. Connected to Europe.