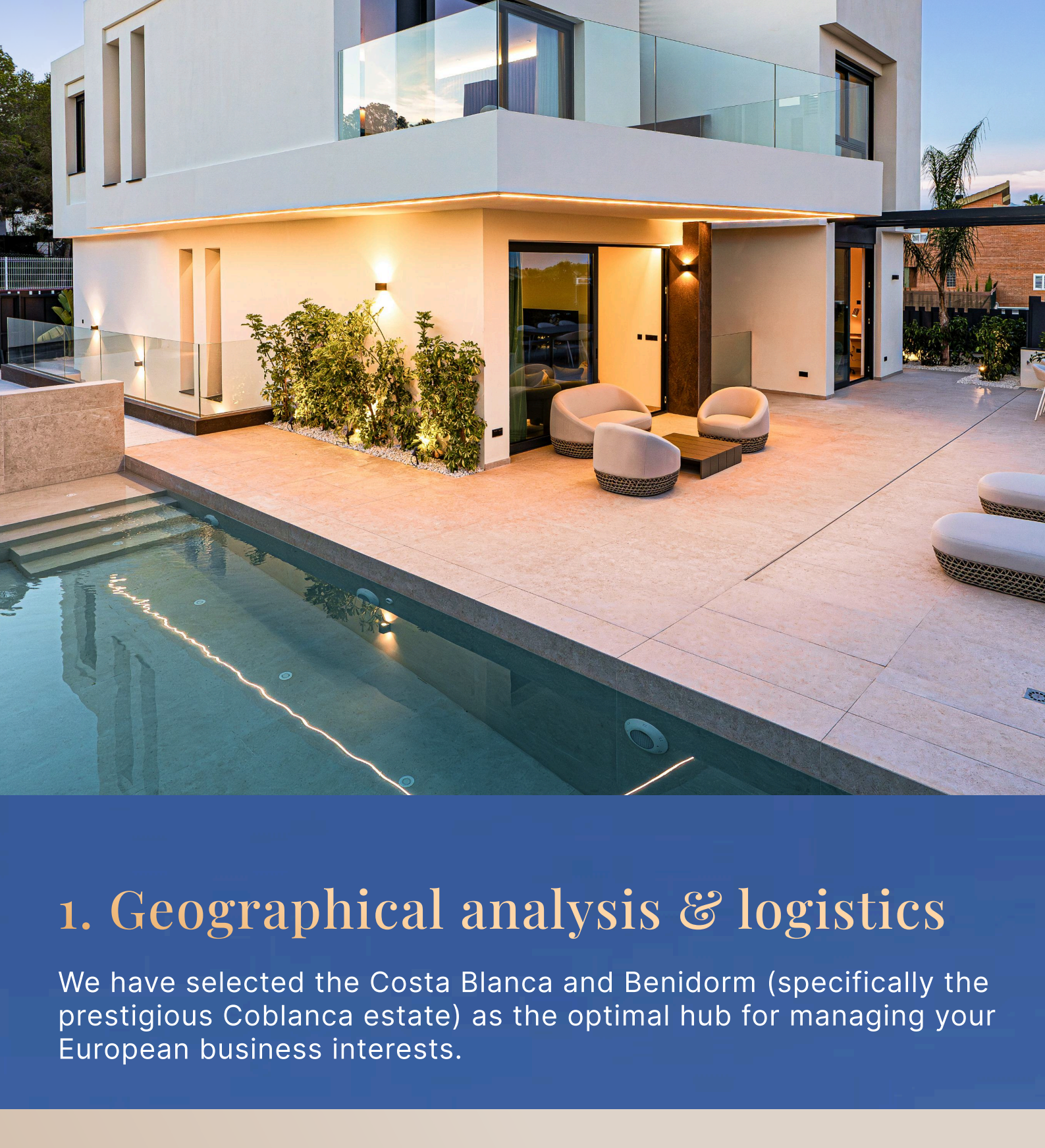


Private resident dossier: Noa Garden

[Technical & financial specifications by the developer]



1. Geographical analysis & logistics

We have selected the Costa Blanca and Benidorm (specifically the prestigious Coblancia estate) as the optimal hub for managing your European business interests.

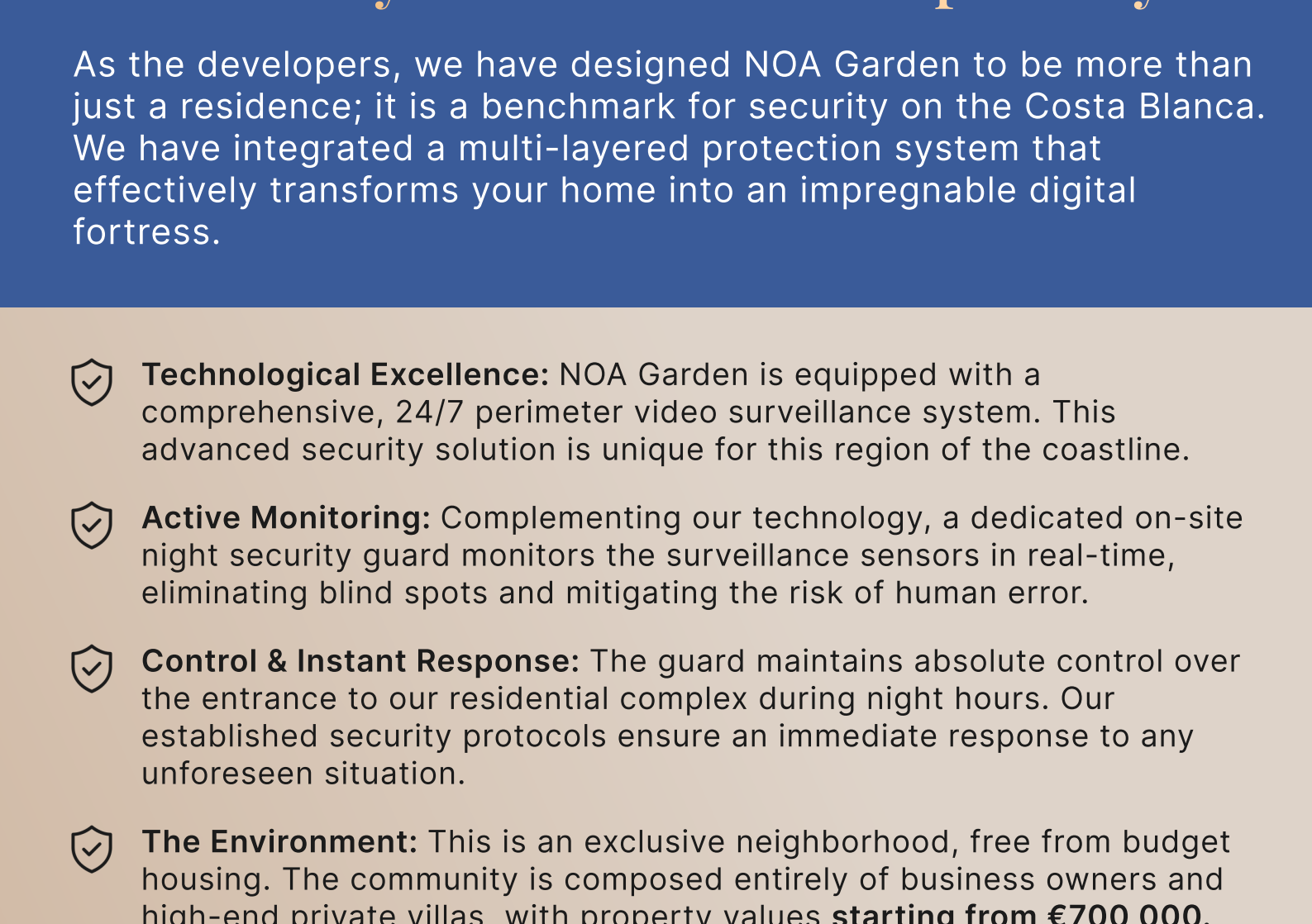
- ✔ **Local Amenities:** All essential daily infrastructure — including an ALDI supermarket, cafes, bars, and a fitness club — is located within a 350-meter radius of your residence.

➤ [View 360° neighborhood panorama](#)

- ✔ **Sport:** A professional golf course is situated just **1.7 km** from the complex.

- ✔ **Global Connectivity:** Alicante Airport (57 km), Madrid (469 km), and Barcelona (495 km). Ibiza is just a 1-hour flight from Alicante.

- ✔ **The "10-Minute Rule":** This is the actual driving time from your villa gates to Benidorm's golden beaches, the central business district with its premier restaurants, private clinics, and international schools.



2. Security & architectural privacy

As the developers, we have designed NOA Garden to be more than just a residence; it is a benchmark for security on the Costa Blanca. We have integrated a multi-layered protection system that effectively transforms your home into an impregnable digital fortress.

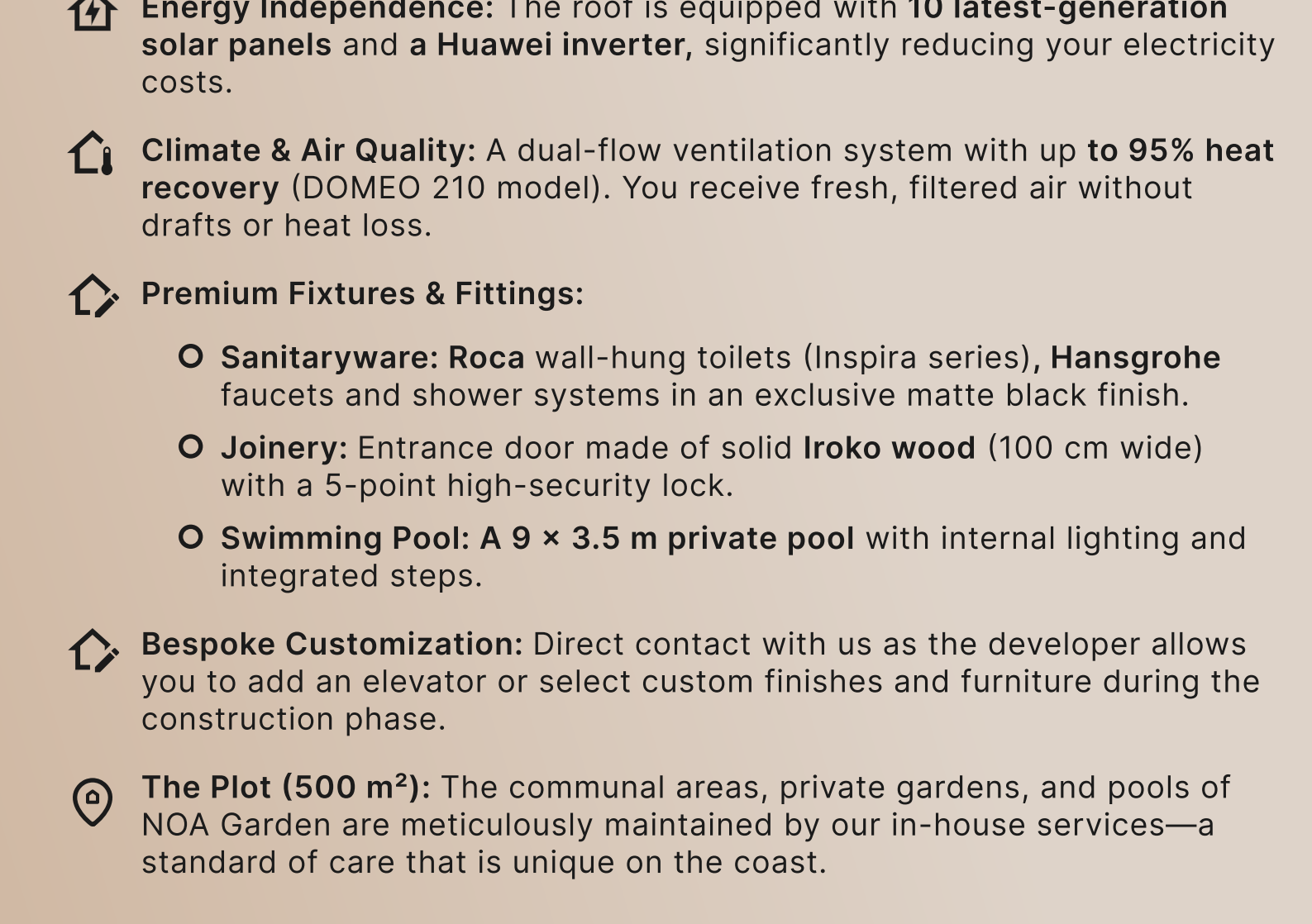
- ✔ **Technological Excellence:** NOA Garden is equipped with a comprehensive, 24/7 perimeter video surveillance system. This advanced security solution is unique for this region of the coastline.

- ✔ **Active Monitoring:** Complementing our technology, a dedicated on-site night security guard monitors the surveillance sensors in real-time, eliminating blind spots and mitigating the risk of human error.

- ✔ **Control & Instant Response:** The guard maintains absolute control over the entrance to our residential complex during night hours. Our established security protocols ensure an immediate response to any unforeseen situation.

- ✔ **The Environment:** This is an exclusive neighborhood, free from budget housing. The community is composed entirely of business owners and high-end private villas, with property values **starting from €700,000**.

- ✔ **Intelligent Privacy:** We have consciously moved away from standard "checkerboard" layouts. The architectural design and plot planning of Noa Garden are engineered to minimize "window-to-window" views. The pool and leisure areas are specifically oriented to provide maximum seclusion at both the ground floor and terrace levels.



3. Technical specifications: developer standards

We do not resell third-party properties—we create high-performance assets designed to be free from the common structural issues found in older Spanish housing stock.

- 🏠 **Living Space: 340 m²**—this is 2 to 3 times larger than standard market offerings

- 🏠 **Construction & Protection:** An anti-seismic reinforced concrete structure featuring double brick walls with 5–6 cm polyurethane thermal-acoustic insulation. This guarantees a moisture-free environment (eliminating "Spanish humidity") and an ideal microclimate year-round.

- 🏠 **Energy Independence:** The roof is equipped with **10 latest-generation solar panels** and a **Huawei inverter**, significantly reducing your electricity costs.

- 🏠 **Climate & Air Quality:** A dual-flow ventilation system with up to **95% heat recovery** (DOMEQ 210 model). You receive fresh, filtered air without drafts or heat loss.

- 🏠 **Premium Fixtures & Fittings:**

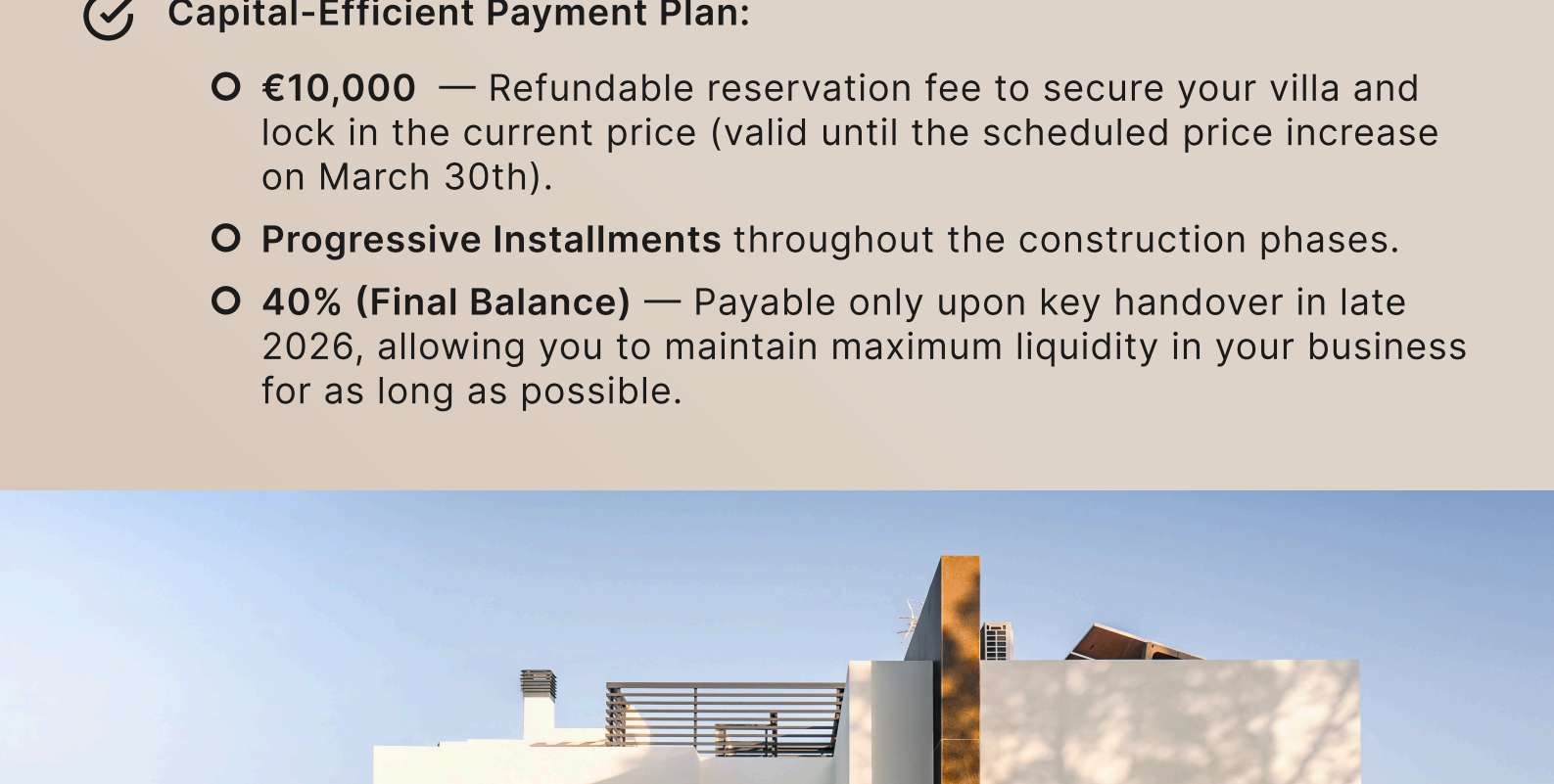
- **Sanitaryware:** Roca wall-hung toilets (Inspira series), Hansgrohe faucets and shower systems in an exclusive matte black finish.

- **Joinery:** Entrance door made of solid **Iroko wood** (100 cm wide) with a 5-point high-security lock.

- **Swimming Pool:** A **9 × 3.5 m private pool** with internal lighting and integrated steps.

- 🏠 **Bespoke Customization:** Direct contact with us as the developer allows you to add an elevator or select custom finishes and furniture during the construction phase.

- 📍 **The Plot (500 m²):** The communal areas, private gardens, and pools of NOA Garden are meticulously maintained by our in-house services—a standard of care that is unique on the coast.



4. Economics & investment roadmap

Engaging directly with the developer ensures the most competitive entry price and absolute transparency of all contractual terms.

- ✔ **Market Momentum:** Real estate values in Benidorm have surged by **14.2%** over the past twelve months, signaling strong capital appreciation potential for this asset.

- ✔ **Optimized Acquisition:** By purchasing directly from the developer, you bypass standard intermediary commissions—saving you approximately **€35,000** in agency fees

- ✔ **Capital-Efficient Payment Plan:**

- **€10,000** — Refundable reservation fee to secure your villa and lock in the current price (valid until the scheduled price increase on March 30th).

- **Progressive Installments** throughout the construction phases.

- **40% (Final Balance)** — Payable only upon key handover in late 2026, allowing you to maintain maximum liquidity in your business for as long as possible.



5. legal protocol & assurances

We provide end-to-end legal support in full compliance with European Union standards, ensuring a secure and transparent acquisition process.

- ✔ **Full Disclosure:** We make all original building licenses and technical documentation available for a comprehensive audit by your legal counsel.

- ✔ **Hassle-Free Transition:** Our team handles bank account openings and property registrations on your behalf, shielding you from the complexities of Spanish bureaucracy.

- ✔ **Guaranteed Protection:** The project includes 10-year structural insurance and a warranty on all installed mechanical systems.



READY TO SEE THE VILLAS FOR YOURSELF?

Book your Private Online Viewing. In just 20 minutes, we will take you on a live tour of the complex entrance, walk you through your future villa floor-by-floor, and discuss every detail that matters to you.

➤ [BOOK YOUR ONLINE VIEWING](#)

