

TOURISTIC

SUITES



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VILLAJoyosa

TOURISTIC SUITES



LIFESTYLE

LOCATION: VILLAJOYOSA



NESTLED IN THE STUNNING COASTAL AREA OF CALA VILLAJOYOSA, THE NEW BUILDING IS IDEALLY POSITIONED BETWEEN THE CHARMING TOWNS OF VILLAJOYOSA, FINESTRAT, AND THE BUSTLING CITY OF BENIDORM. THIS PRIME LOCATION PROVIDES A PERFECT BLEND OF TRANQUILITY AND ACCESSIBILITY.

- Just 200 meters from supermarkets and restaurants, residents have all essential services at their doorstep.



- The beautiful Cala de les Puntes del Moro and Platja del Paradís are only 700 meters away, offering golden sands and crystal-clear waters for beach lovers.

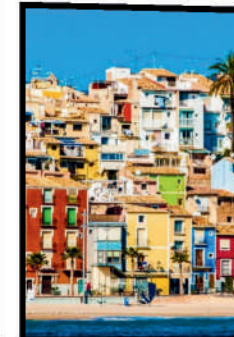
- Golf enthusiasts will appreciate the Puig Campana Golf course, located just 8 km away, providing a high-quality golfing experience with spectacular views.



- For travelers, Alicante Airport is only 35 minutes away, ensuring seamless connectivity.



- The surrounding area offers a wealth of activities, from exploring the picturesque old town of Villajoyosa to enjoying the nightlife and theme parks of Benidorm.



If something characterizes Villajoyosa, that is the indelible mark left by history.



TOURISTIC



HIGHLIGHTS

- Only 10 exclusive units.
- 3 bedrooms and 2 bathrooms.
- Spacious terraces with stunning sea views.
- Walking distance to the beach, supermarket, and local bars.
- Fully Furnished and Equipped, ready to Rent
- Swimming pool and jacuzzi.

SUITES

ABOUT

Touristic Suites... Your Holiday, your investment in Spain

- **What is Touristic Suites?**

Touristic Suites is an exclusive, fully licensed tourist apartment of only 10 units in Villajoyosa. Enjoy your private holiday retreat whenever you wish—and let it earn income for you throughout the rest of the year.



- **Why Touristic Suites?**

- ✓ **Enjoy & Earn**

Stay in your apartment during your chosen weeks, then rent it to international guests the rest of the year.

- ✓ **Professional Management**

We take care of everything: bookings, check-in, cleaning, maintenance. You relax, we manage.

- ✓ **Legal & Secure**

Fully licensed as a Tourist Apartment Establishment in the Valencian Community – safe, legal, and future-proof.

- ✓ **Tax Savings**

Recover the VAT (21%) on your purchases; property, furniture, and equipment.

- ✓ **Prime Location**

Villajoyosa located in the province of Alicante,, Costa Blanca – one of Spain's most attractive destinations with year-round demand.



VILLAJÓYOSA

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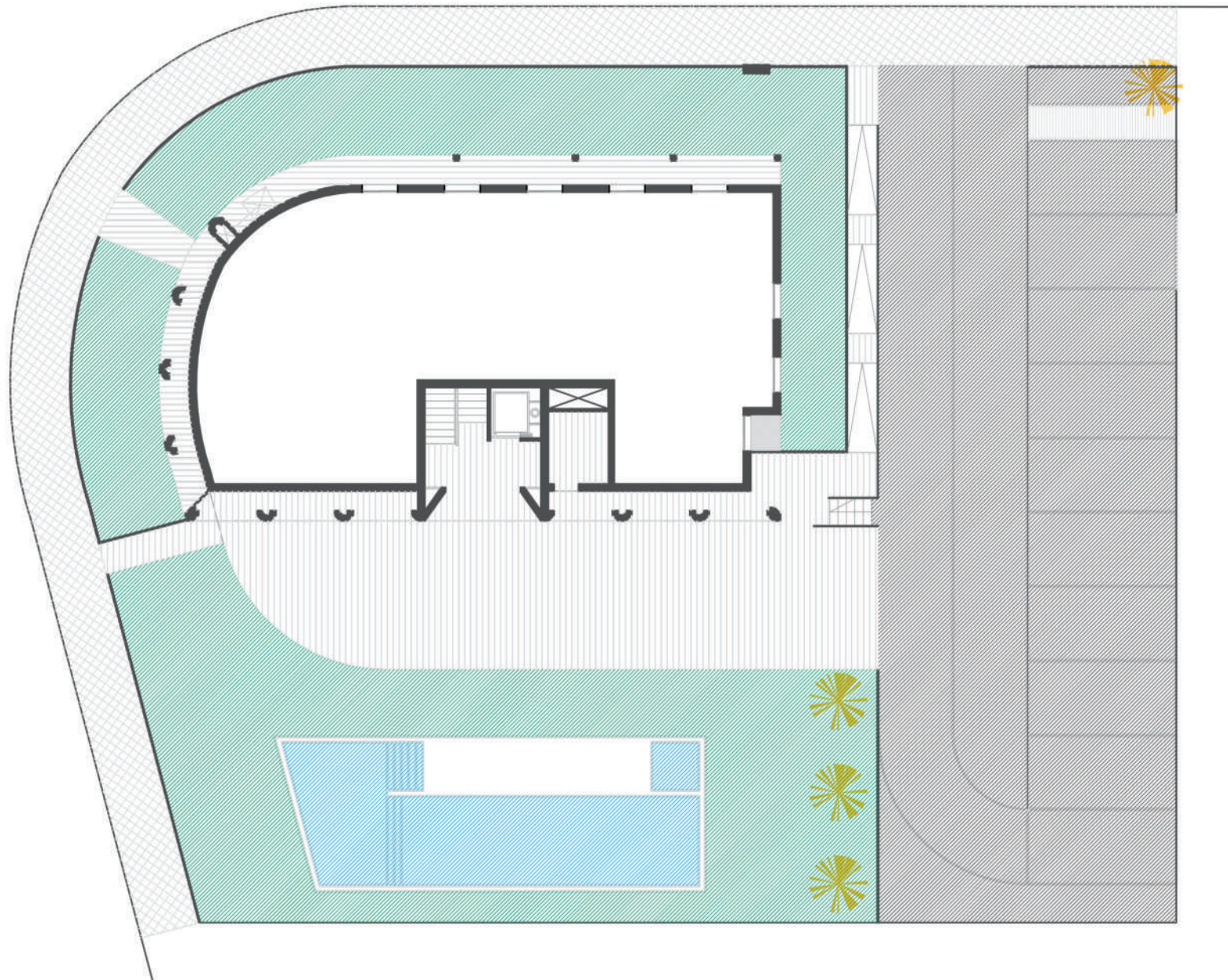
Your benefits at Touristic Suites, all included

- A personal getaway for your holidays.
- A profitable investment when you are not there.
- A property with higher market value thanks to its tourist license.
- Peace of mind: professional operator, transparent management.
- Fully Furnished and Equipped, ready to Rent

“At Touristic Suites, your apartment is a lifestyle and a business in one., Enjoy the Mediterranean dream, while your property works for you”



PLOT



Floor 1-3



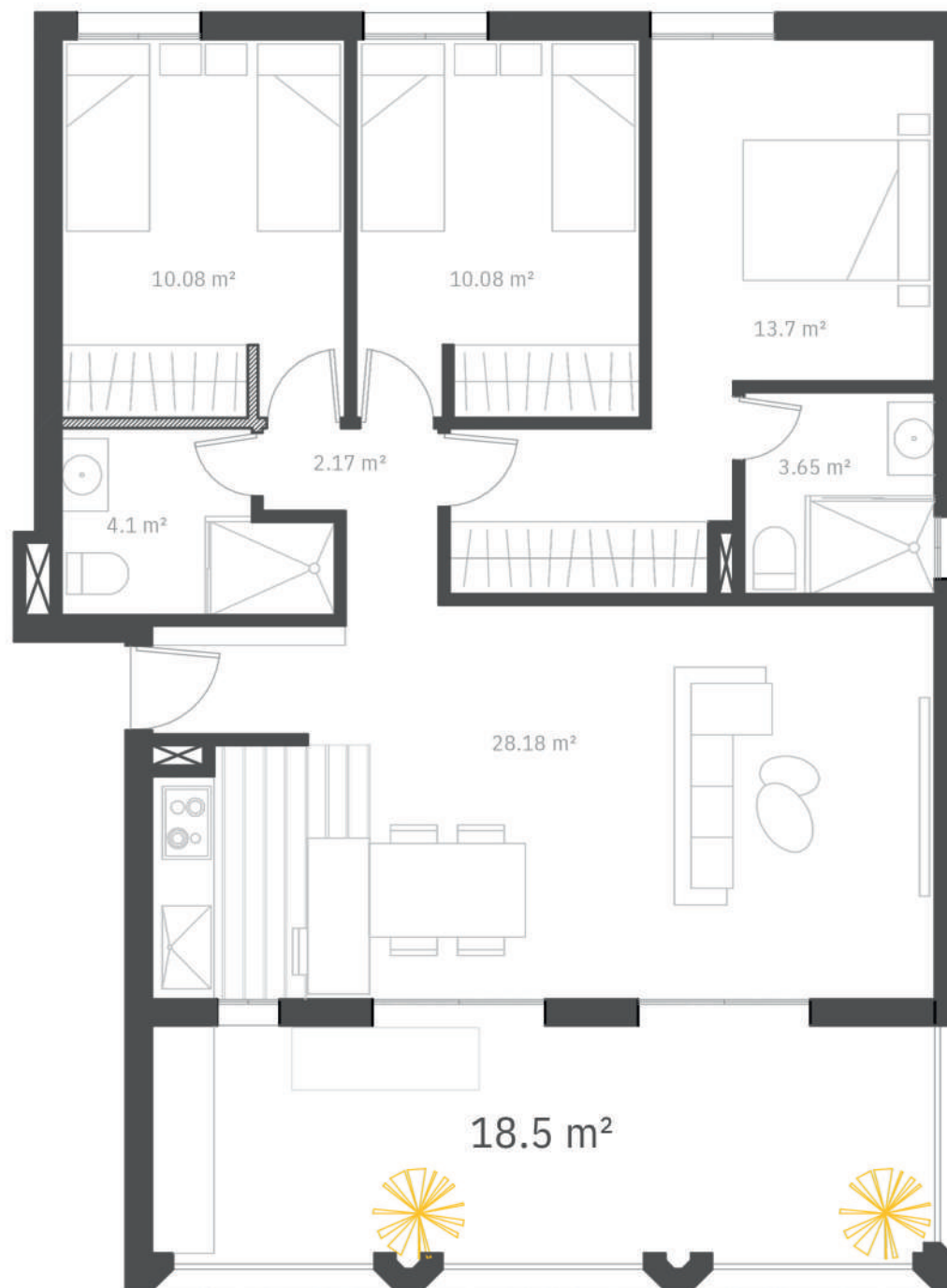


SUITE A

Suite A	m2
Indoor area	
Living kitchen	30,63
Bedroom 1	12
Bedroom 2	10,8
Bedroom 3	10,8
Bathroom 1	4,42
Bathroom 2	3,24
Corridor	2,9
Built Area	84,25
Terrace	29,9

SUITE B

Suite B	m2
Indoor area	
Living kitchen	28,18
Bedroom 1	13,7
Bedroom 2	10,08
Bedroom 3	10,08
Bathroom 1	4,1
Bathroom 2	3,65
Corridor	2,17
Built Area	83,13
Terrace	18,50



BUILDING SPECIFICATIONS

Structure & Foundation

The building's structural integrity is ensured through a robust and modern design:

- A shallow foundation with isolated footings and continuous wall footings supports the sanitary floor slab, ensuring stability and durability.
- The load-bearing structure consists of reinforced concrete rectangular-section columns and structural steel profiles, meticulously planned to guarantee safety and resilience.
- Horizontal structures vary between one-way slabs with prefabricated concrete joists and hollow bricks on the ground floor, while the upper floors utilize waffle slabs, enhancing architectural flexibility.



Partition Walls

- The partition walls within the apartments are designed for optimal acoustic insulation and flexibility. They are constructed with 48 mm galvanized steel profiles and 1.5 cm laminated gypsum boards on both sides, ensuring both durability and ease of customization.



Facade

The facade combines modern aesthetics with practical thermal insulation properties:

- Exterior walls consist of a hollow brick structure, an air chamber with thermal insulation, and an interior laminated gypsum cladding, ensuring superior energy efficiency.
- Party walls are constructed with perforated brick, self-supporting laminated gypsum cladding, and rock wool insulation, providing excellent soundproofing.
- Roofs are designed to be flat and walkable, featuring a vapor barrier, sloped concrete layers, thermal insulation, a waterproofing membrane, and a durable hydraulic tile finish.



Finishing

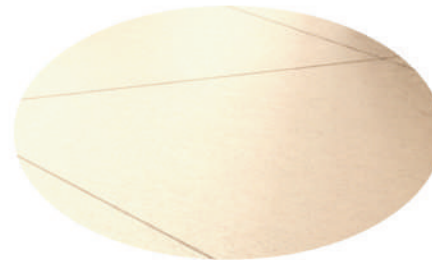
Exteriors

- The facades are elegantly finished with monocapa mortar, ensuring a contemporary and low-maintenance exterior.



Interiors

- Floors are laid with high-quality ceramic tiles, providing both aesthetic appeal and durability.
- Walls are covered with smooth gypsum board, offering a modern and seamless finish.
- Ceilings are plastered and smoothed for a refined look, enhancing the interior ambiance.



Kitchens and Bathrooms

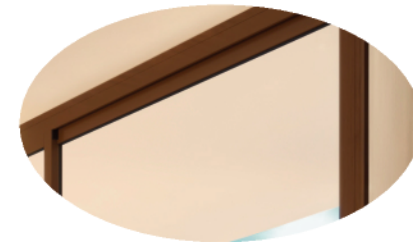
- Floors and walls in the kitchen and bathrooms feature elegant ceramic tiling, ensuring easy maintenance and resistance to humidity.
- Ceilings include a false ceiling with plasterboard panels, enhancing insulation and concealing installations.

Outdoor Carpentry

- Double-glazing provides enhanced thermal and acoustic efficiency, reducing noise and maintaining an optimal indoor temperature.
- A security entrance door offers peace of mind and increased safety.

Indoor Carpentry

- Sleek white wooden doors add a modern and sophisticated touch to the interiors.
- Modular wardrobes are integrated seamlessly, providing ample storage space.



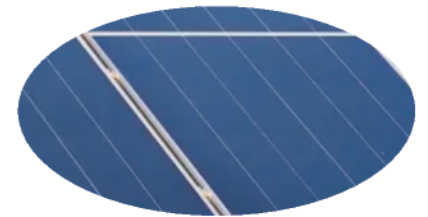
Other Installations

- Aerothermic heating pump for energy-efficient hot water supply.
- Telecommunications installations in compliance with current regulations, ensuring fast and reliable connectivity.
- Electrical installations designed according to safety and efficiency standards.
- Rooftop solar panels included, built to energy-efficient standards.
- Conducted mechanical ventilation system for bathrooms and kitchens, ensuring optimal air quality.
- Video ring bell system for enhanced security and convenience.

Gated Community

New Building offers a secure and well-maintained environment for residents to enjoy:

- Beautifully paved and landscaped areas, incorporating artificial grass for low-maintenance greenery.
- Outdoor parking space for car
- 1 large swimming pool perfect for relaxing and socialising
- Landscape gardens with an irrigation system, creating a lush and serene atmosphere.



All Included

Every unit at New Building comes with premium features...

- A fully equipped kitchen with modern appliances for convenience and style.
- Complete conducted air conditioning system with a single thermostat for temperature control.
- Spot lighting in kitchens and bathrooms, creating a warm and inviting atmosphere.
- Private parking space, ensuring convenience and security.
- Fully equipped bathrooms, featuring contemporary fixtures and high-end finishes.
- Electric shutters in bedrooms, enhancing privacy and energy efficiency.
- Fully Furnished and Equipped, ready to Rent.



PAYMENT TERMS



- Secure your property with a 6.000 € reservation fee.
- Upon contract signing, a 30 % payment + 10 % Vat is required.
- During the building process, a 20 % + 10 % Vat is required.

- All payments are secured by an insurance guarantee, ensuring complete peace of mind throughout the purchasing process.



VILLAJOYOSA



