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A place to live in peace and tranquility





A place to live in peace and tranquility



Trust and quality For over 30 years.

EXPERIENCE, PROFESSIONALISM, AND COMMITMENT WITH EVERY PROJECT.

At Construcciones Almunia, we have spent more than three decades creating spaces which improve people's lives. We are a family-run company with a track record built on professionalism, quality, and the trust of our clients.

Our experience has allowed us to establish ourselves as a model in the construction and renovation of homes

in the Marina Alta, always with a firm commitment: to use top-quality materials, offering modern technical solutions, and taking care of every detail of the process.

Each project reflects our way of understanding construction with professionalism and reliability. This is how homes such as VISTALMAR are created, an example of design, comfort, and dedication.

*We build quality homes
designed to improve your life*

VISTALMAR: an exclusive residential development in Pego

ONLY 10 HOMES WITH GARDEN, POOL AND GARAGE.

VISTALMAR is a unique development where every detail has been designed to offer comfort, privacy, and quality of life. A modern and welcoming residential complex on Passeig del Clot in Pego, surrounded by services and just a few minutes drive from the sea and the mountains. Here, Mediterranean sunlight shines through every space and turns everyday life into an experience of wellbeing.

*An exclusive place to live in peace
and enjoy every day*



Only
10 homes



Garden



Swimming pool



Private garage



Storage room



10 minutes
from the beach

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Spaces that invite you to live in them

A BALANCE OF LIGHT, SPACE AND DESIGN



*Bedrooms designed for rest,
warm and serene*



*Natural light and a seamless
connection to the outdoors*



A terrace to enjoy your moments

The interiors of VISTALMAR are designed to enjoy natural light and everyday tranquility. Each room combines clean lines, warm materials, and soft colors, creating a serene and welcoming atmosphere.

The space flows seamlessly between the kitchen, dining room, and living area, connecting with the terraces and gardens through large windows. The harmony between interior and exterior turns each home into a refuge where brightness and comfort take center stage.

*Light and calm:
the most authentic luxury of your home*

Attention to detail — natural textures and light furniture — brings a sense of a timeless, bright, and balanced home.

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An **outdoor space** to enjoy all year round

POOL, GARDENS AND AREAS TO ENJOY.

The outdoor area of VISTALMAR extends the living experience and reflects its authentic Mediterranean character. The communal swimming pool invites you to enjoy the sun and tranquility in a carefully designed and bright setting. Its design incorporates native vegetation and natural materials, creating a harmonious environment that conveys calm and wellbeing.

*The outdoors
becomes part of your home*

The private terraces extend the interior spaces to the outdoors, connecting the home with the surrounding landscape. Every element — from the orientation to the finishing touches — has been designed to make the most of the light and encourage a relaxed outdoor lifestyle where each day is lived with the serenity that defines VISTALMAR.

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Designed to make **your life easier**

INDIVIDUAL PARKING SPACE,
STORAGE ROOM, AND SHARED ELEVATOR

At VISTALMAR, comfort is understood as a way of life. All homes feature an individual parking space and an individual storage room, providing extra space and daily organization. The elevator, which connects the basement directly to the first floor, ensures easy and convenient access to every home.

*More space, more comfort
in your everyday life*

Every design element has been conceived to offer a functional, seamless, and enjoyable experience. The layouts are convenient, and the rooms feature top-quality materials. VISTALMAR combines contemporary architecture with everyday comfort, creating an environment where every detail contributes to a continual sense of wellbeing.

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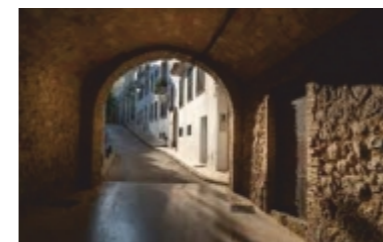


A place to live in peace and tranquility



Between the **sea,** **the mountains,** and tranquility

A NATURAL SETTING THAT INVITES YOU TO ENJOY
YOUR OWN WAY OF LIFE



Portal de Sala, in the town centre



Pego's bell tower, a historic landmark



*Pego-Oliva Marsh Natural Park,
a unique natural setting*

Located between the Mediterranean and the mountains of Marina Alta, Pego retains the charm of towns that know how to savor life. Its natural surroundings, dominated by the Marjal de Pego-Oliva Natural Park, offer unique landscapes, outdoor routes, and a constant connection with nature. Just a few minutes drive away, the beaches of Dénia and Oliva complete a perfect location for those seeking a balance between sea and mountains.

*Between the sea and the mountains,
life finds its rhythm*

The light and mild climate define a relaxed lifestyle, where each day is enjoyed with authenticity. VISTALMAR blends into this landscape of gentle contrasts and Mediterranean beauty, offering a home where the surroundings become part of the experience.

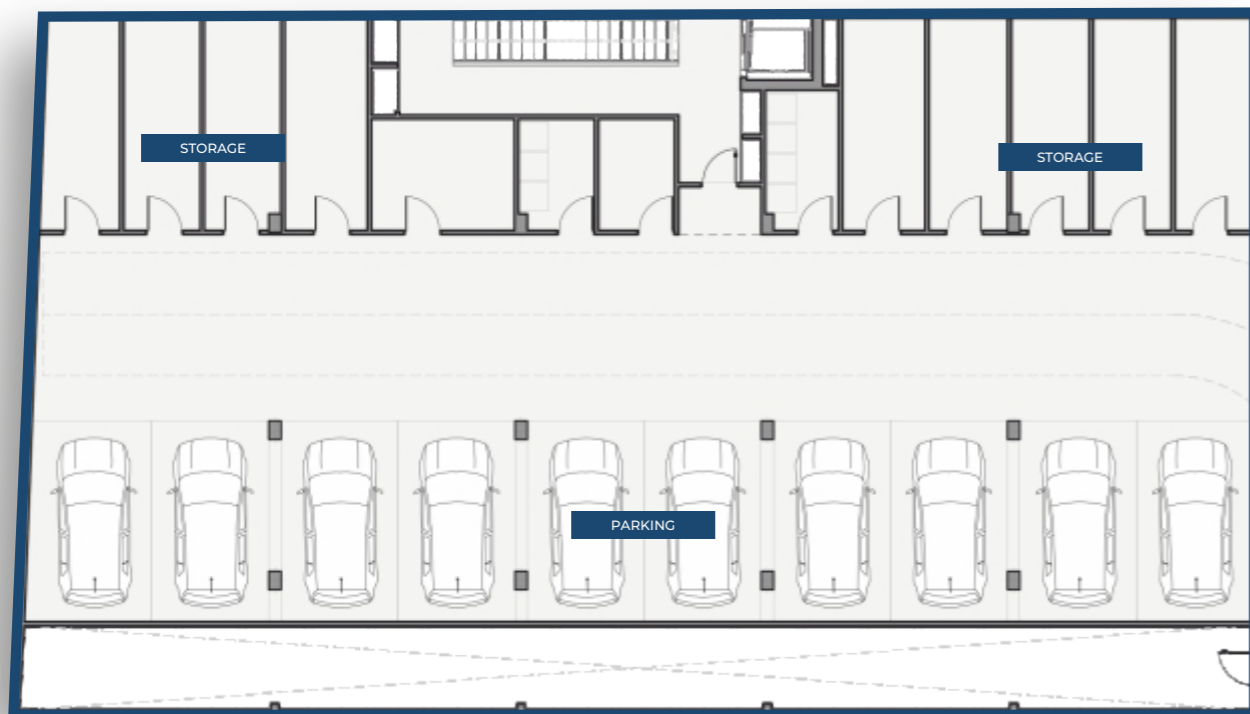


VISTALMAR
EXCLUSIVE RESIDENTIAL

Technical
Specifications

Basement Floor

INDIVIDUAL PARKING SPACE AND STORAGE ROOM FOR EACH HOME.



The basement of VISTALMAR offers 10 private parking spaces, one for each home, along with an individual storage room ranging from 7 to 9 m².

It also includes technical areas for electricity, water, and telecommunications, ensuring convenient and organized operation throughout the residential complex. The elevator connects the homes directly to the basement, making daily access easy and practical.

GARAGE AREA	387,35 m ²
STORAGE ROOM (each)	~9 m ²

Ground Floor

HOMES WITH PRIVATE GARDEN



The 5 ground-floor homes at VISTALMAR stand out for their direct connection to the outdoor area. Each features a private garden and an uncovered terrace of over 20 m², perfect for enjoying the Mediterranean climate.

The layouts include built areas ranging from 115 to 140 m², with open-plan living-dining-kitchen spaces, 2 or 3 bedrooms, and bathrooms, all designed for practical and comfortable daily living.

TYPE 1A HOME	136,66 m ²
TYPE 1B HOME	140,76 m ²
TYPE 2 HOME	115,47 m ²

First Floor

BRIGHTNESS AND DESIGN IN EVERY SPACE



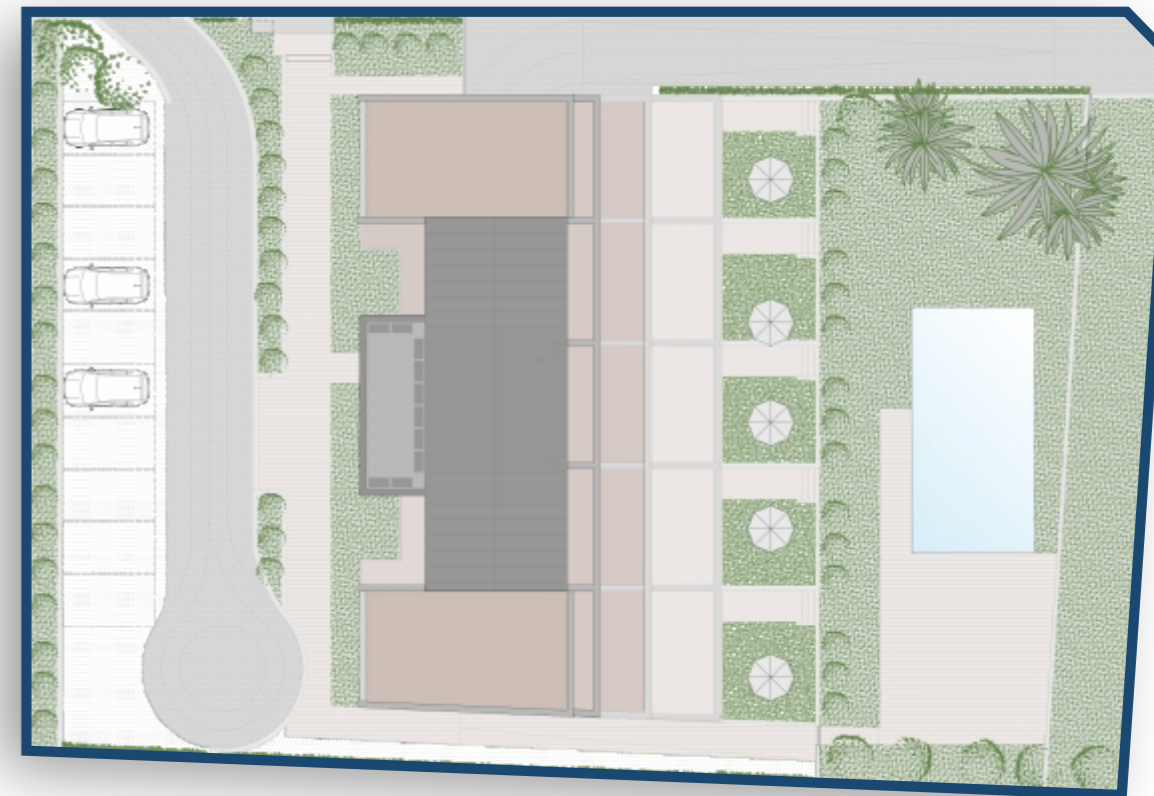
The 5 first-floor homes at VISTALMAR have large uncovered terraces ranging from 16 to 17 m², extending the interior space and allowing enjoyment of the outdoors all year round.

The layouts offer built areas of between 85 and 108 m², with open-plan living-dining-kitchen spaces, 1 or 2 bedrooms, and bathrooms, catering to different needs. The design has been carefully planned to ensure comfort, brightness, and a Mediterranean lifestyle.

TYPE 3A HOME	85,06 m ²
TYPE 3B HOME	85,04 m ²
TYPE 4 HOME	108,21 m ²

Residential Complex

MODERN AND BALANCED EXTERIOR DESIGN.



The elevations of VISTALMAR reflect contemporary architecture based on clean lines and careful integration with the surroundings. The combination of bright façades, large windows, and open terraces brings balance, modernity, and spaciousness to the residential complex.



Type 1A Home

SPACIOUS AREAS AND CONNECTION TO THE OUTDOORS.



The Type 1A Home at VISTALMAR is located on the ground floor and designed for those seeking space and comfort. It has 136.66 m² of built area, featuring an open-plan living-dining room with an integrated kitchen of over 35 m², 3 bedrooms, and 2 bathrooms.

The interior flows seamlessly into the outdoors thanks to a 22 m² uncovered terrace and a 29 m² private garden, extending the living space and allowing full enjoyment of the Mediterranean climate.

This layout is ideal for families looking for a functional, modern home with all the comforts.

OPEN-PLAN LIVING AREA	35,48 m ²
BEDROOM 01	12,90 m ²
BEDROOM 02	11,16 m ²
BEDROOM 03	9,79 m ²
BATHROOM 01	5,56 m ²
BATHROOM 02	5,37 m ²
TERRACE	22,42 m ²
PRIVATE GARDEN	29,13 m ²
HALLWAY	4,85 m ²
TOTAL AREA	136,66 m²

Type 1B Home

FUNCTIONALITY AND SPACIOUSNESS ON THE GROUND FLOOR.



The Type 1B Home at VISTALMAR combines design and practicality within its 141 m² of built space. Its layout includes an open-plan living-dining room with a 32 m² integrated kitchen, 3 bedrooms, and 2 bathrooms, providing comfortable and versatile spaces for family life.

The interior extends seamlessly to the outdoors with an uncovered terrace of over 23 m² and a private garden, creating an ideal setting to enjoy the open air in a private and comfortable environment.

This layout stands out for its balance of spaciousness, functionality, and connection to the outdoors, making it a perfect choice for those seeking a modern and welcoming home.

OPEN-PLAN LIVING AREA	32,34 m ²
BEDROOM 01	13,19 m ²
BEDROOM 02	10,00 m ²
BEDROOM 03	12,25 m ²
BATHROOM 01	6,05 m ²
BATHROOM 02	6,04 m ²
TERRACE	23,77 m ²
PRIVATE GARDEN	32,08 m ²
HALLWAY	5,04 m ²
TOTAL AREA	140,76 m²

Type 2 Home

PERFECT BALANCE BETWEEN COMFORT AND PRACTICALITY.



The Type 2 Home at VISTALMAR offers a functional layout within its 115 m² of built space, ideal for couples or families seeking a modern and welcoming home. The interior features an open-plan living-dining room with a 34 m² kitchen, 2 bedrooms, and 1 bathroom, ensuring everyday comfort.

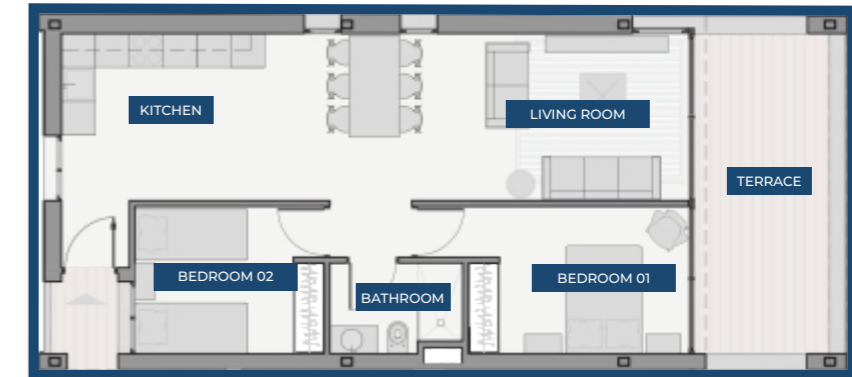
The interior extends to the outdoors with a 22 m² uncovered terrace and a 29 m² private garden, providing a perfect space to relax and enjoy the Mediterranean climate in a private and peaceful setting.

This layout reflects its efficient and comfortable design, adapting to different lifestyles.

OPEN-PLAN LIVING AREA	33,92 m ²
BEDROOM 01	11,92 m ²
BEDROOM 02	12,28 m ²
BATHROOM	4,97 m ²
TERRACE	22,11 m ²
PRIVATE GARDEN	28,77 m ²
HALLWAY	1,50 m ²
TOTAL AREA	115,47 m²

Type 3 Home

COMFORT AND SPACIOUSNESS WITH A PRIVATE TERRACE.



The Type 3A Home at VISTALMAR, located on the first floor, has 85 m² of built space arranged with a practical and comfortable layout. It features a 25 m² living-dining room plus integrated 15 m² kitchen, 2 bedrooms, and 1 bathroom, providing balanced and functional spaces.

The main highlight of this layout is its 17 m² uncovered terrace, which serves as a natural extension of the home and allows enjoyment of the light and Mediterranean climate all year round.

A design created for those seeking comfort, spaciousness, and a strong connection to the outdoors.

KITCHEN	14,65 m ²
LIVING ROOM	25,08 m ²
BEDROOM 01	12,36 m ²
BEDROOM 02	10,43 m ²
BATHROOM	4,51 m ²
TERRACE	16,58 m ²
HALLWAY	1,45 m ²
TOTAL AREA	85,06 m²

Type 3B Home

PRACTICAL DESIGN WITH A BRIGHT TERRACE.



The Type 3B Home at VISTALMAR, located on the first floor, has 85.04 m² of built space arranged in a balanced layout. It features a 25 m² living-dining room, a 14 m² kitchen, 2 bedrooms, and 1 bathroom, offering a practical and comfortable design.

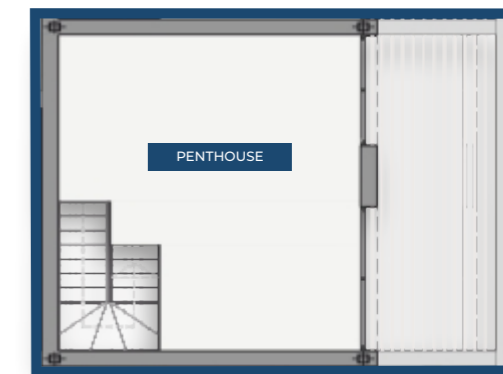
The main highlight is its uncovered terrace of nearly 16 m², which extends the living space and allows enjoyment of natural light and the Mediterranean climate in a private and relaxing setting.

An ideal layout for those seeking a functional, bright home with outdoor spaces.

KITCHEN	14,40 m ²
LIVING ROOM	25,14 m ²
BEDROOM 01	12,50 m ²
BEDROOM 02	10,31 m ²
BATHROOM	4,48 m ²
TERRACE	17,13 m ²
HALLWAY	1,08 m ²
TOTAL AREA	85,04 m²

Type 4 Home

THE MOST COMPACT AND FUNCTIONAL OPTION.



The Type 4 Home at VISTALMAR, located on the first floor, offers 50.8 m² of built space in a practical and cozy layout. It includes a living-dining room with an integrated kitchen, 1 bedroom, and 1 bathroom, designed to ensure daily comfort.

The space is extended by an uncovered terrace of over 14 m², perfect for relaxing, sharing moments, or enjoying the sun and Mediterranean air.

Additionally, this layout includes a 20.59 m² attic with its own terrace, an extra space ideal as a rest area, study, or private leisure zone, offering new possibilities for use.

A compact, modern home with outdoor spaces that enhance quality of life.

OPEN-PLAN LIVING AREA	26,10 m ²
BEDROOM 01	12,35 m ²
BATHROOM	4,60 m ²
TERRACE	16,15 m ²
PENTHOUSE	29,68 m ²
PENTHOUSE TERRACE	14,05 m ²
STAIRCASE	5,28 m ²
TOTAL AREA	108,21 m²



VISTALMAR
EXCLUSIVE RESIDENTIAL

Specification
Sheet



Specification Sheet

QUALITY IS APPARENT IN THE DETAILS THAT MAKE YOUR LIFE MORE COMFORTABLE.

Structure and Façade.

- ◆ Solid and durable construction system with top-quality materials.
- ◆ Façades with thermal and acoustic insulation, ensuring comfort all year round.
- ◆ Exterior finishes in light tones, integrated into a contemporary architectural design.

Exterior Joinery

- ◆ Aluminum windows with thermal break and Climalit-type double glazing.
- ◆ Motorized blinds in bedrooms and living room.
- ◆ Reinforced entrance doors with security lock.

Interior Joinery

- ◆ Interior doors lacquered in white.
- ◆ Built-in wardrobes in bedrooms, fully lined with shelves and hanging rods.

Interior Walls

- ◆ Constructed with ceramic brickwork and finished with plaster.

Wall and Floor Coverings

- ◆ Modern, contemporary porcelain flooring.
- ◆ High-quality tiling in kitchens and bathrooms
- ◆ Terraces with non-slip flooring.

Kitchen

- ◆ Kitchen equipped with modern upper and lower cabinets.
- ◆ Compact quartz countertop, Silestone-type or similar.
- ◆ Planned equipment includes a kitchen with built-in oven and extractor, and an induction cooktop.

Bathrooms

- ◆ High-quality sanitary fixtures in white.
- ◆ Extra-flat shower trays.
- ◆ Modern chrome single-lever faucets.

Air Conditioning and Energy Efficiency.

- ◆ Pre-installed with air conditioning ducts.
- ◆ Hot water production through a high energy-efficiency system.
- ◆ Homes designed to maximize natural light and optimize energy savings.

Common Areas.

- ◆ Communal swimming pool with ceramic finish and automated filtration system.
- ◆ Gardens and landscaped areas with Mediterranean-style design.
- ◆ Underground garage with elevator access and individual parking spaces and storage room.
- ◆ Outdoor uncovered parking area.

Your New Life at VISTALMAR

A PLACE WHERE TIME IS EXPERIENCED DIFFERENTLY.

At VISTALMAR, each day is an experience of natural light and calm. Here, the architecture expands the space and turns everyday moments into something extraordinary: cooking with open views, enjoying a bright after-lunch gathering, reading in the shade of the garden, taking a bath at sunset, or simply letting silence accompany the end of the day.

*Your new home
is closer than you think.*

Each home has been designed to provide wellbeing, privacy, and a seamless connection to the outdoors. Spacious areas, warm materials, and light that changes throughout the day define a home experience that invites you to remain.

VISTALMAR is an exclusive residential complex of only ten homes, designed for those seeking comfort, serenity, and an authentic quality of life.

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We want to help you find **your new home**

WE ARE AT YOUR DISPOSAL FOR ANY INQUIRIES.

At Construcciones Almunia, we will be happy to provide you with all the information you need about the VISTALMAR residential complex.

If you would like more details, have questions, or want to schedule a visit, you can contact us through the following channels:

- ◆ Phone / WhatsApp: 696 13 75 49
- ◆ Email: info@almuniaconstrucciones.com
- ◆ Website: www.almuniaconstrucciones.com

You are also very welcome to visit us at our offices in Pego (Alicante), where we will assist you in person.



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CONSTRUCCIONES
ALMUNIA

DESDE 1994 DÁNDOTE CONFIANZA