

Villa Da Vinci



Villa Michelangelo



Villa Caravaggio



Villa Botticelli



 **PinoAzul Residencial**

An exclusive development of 4 designer villas with stunning sea views



A PICTURE PAINTS A THOUSAND WORDS

We would like to introduce you to villas DaVinci, Michelangelo, Caravaggio and Botticelli

PinoAzul Residencial in Javea, Alicante is a place you have always dreamed of; with 320 days of sunshine, a four-minute drive to the Arenal beach, and just over 100km from two major airports - Alicante and Valencia. The villas will be built on a private road at the rear of a green zone, so you can be assured that nothing can ever disrupt the stunning sea views.



At PinoAzul, we specialize in the design and construction of modern luxury homes and we stand out for offering an all-inclusive package. Everything, from initial research and market positioning, to architectural design, construction, interior and landscape finishing is provided with our in-house seal of quality.

Our experienced team is dedicated to ensuring we provide a luxury home building concept that sets us apart from our competitors. From site work through to interior design, we take a holistic approach to your luxury home project and liaise closely with each of our clients to ensure a complete understanding of even the finest detail.

We are passionate about architecture and design, so each house is unique and exclusive, and just like the inspirational painters who lend their names to these beautiful homes, these villas truly are pieces of art.

Using the turnkey concept, our villas are delivered completely finished and ready to be lived in. The latest smart technology is used in our projects so not only are you helping the environment with its high energy efficiency, you will have the peace of mind that you can see and know what is happening in your home at all times by just looking at your smart phone or tablet. But it doesn't stop there, as we use only quality materials and finishes and work in collaboration with the leading brands in the market, you can feel relaxed in the years to come knowing that we offer outstanding after sales guarantees.

The PinoAzul difference is not just in the finished home but in the promises we make to you. We believe it is this drive to build you your perfect dream home.



This luxury modern villa is located on an almost flat plot of 1198m² with awe-inspiring views of the Mediterranean Sea and impressive mountains further accomplished by its elevated position in PinoAzul Residencial.

Comprised of 5 en-suite bedrooms distributed over 3 levels, the layout of the plan creates a fascinating experience and the architectural 'wow-effect' comes to life as soon as one enters this villa of 662m² built-up area.

Its location at the highest point of PinoAzul Residencial allows for not only unbeatable views of the sea, but an air of exclusivity.

Villa Da Vinci

A project dominated horizontally, the open concept design is born due to the rectangular shape and the ambitious architectural design, by the hand of Salva Aspas of PGK studios.



The house opens entirely towards the front so that it maximizes the suffusion of the exterior light and from where one can enjoy the splendid views.

Da Vinci

First floor 110m²

Ground floor 118m²

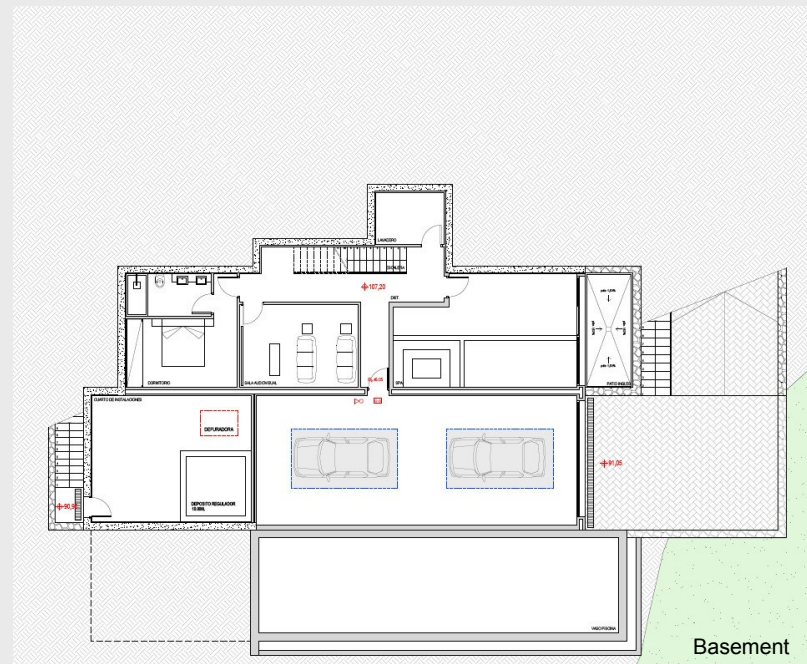
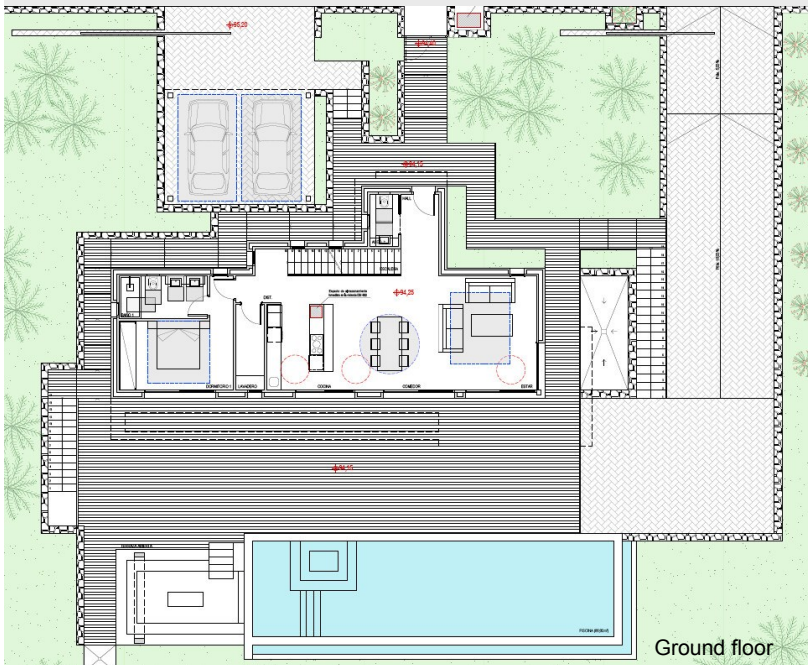
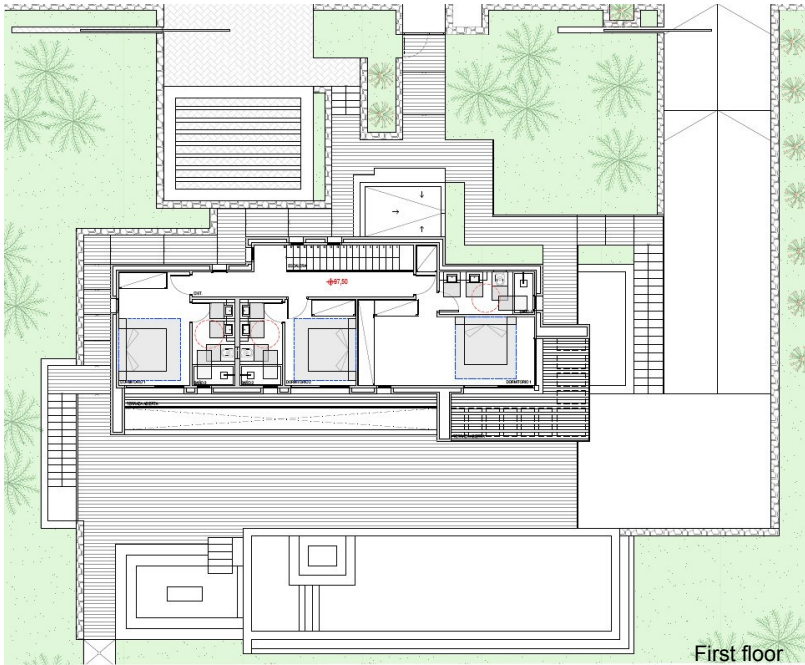
Basement 246m²

Terrace 148m²

Balcony 15m²

Swimming pool 60m²
(15x4)

Total built areas 697m²





Both the ground and top floor own an incredible outdoor area with large terraces that allow enjoyment of the sea and mountain views.

On the ground floor level an open concept floor plan will reveal a family living room, formal dining room, open kitchen, a separate laundry room and a guest en-suite bedroom.

The upper floor, accessed by the floating staircase, corresponds to the family level. It has 3 large en-suite bedrooms, but a special mention is deserved to the master suite and the exclusive and luxurious design of its dressing room and bathroom.





Other remarkable features of this house are the rooms that define the basement; a heated indoor swimming pool and jacuzzi flooded by natural light, a home cinema, an en-suite bedroom and an immense garage.



Next to the infinity swimming pool, which cleverly flows into the sunken chill-out area, we have designed a kitchen area, a barbecue and a fire pit, where one can enjoy the sunsets and views during the summer nights.



.....We present to you, Da Vinci



This is a contemporary modern villa located on an almost flat plot of 1155m² with amazing views of the Mediterranean sea. Comprised by 4 en-suite bedrooms which are distributed on 2 levels.

The layout of the villa gives a one of a kind experience which will charm you as soon as you enter. The main living area is all on one floor, and with its own elevator to the basement area, this is a perfect villa for those who prefer not to use stairs.

Villa Michelangelo

The front harmonizes with the main access to the house from the street level. The solid wooden carport is easily spacious enough for 2 cars.



The 'L' shaped open concept design expands entirely toward the spacious terrace so that it maximizes the diffusion of the exterior light and from where one can enjoy the splendid views.



Ground floor

Michelangelo

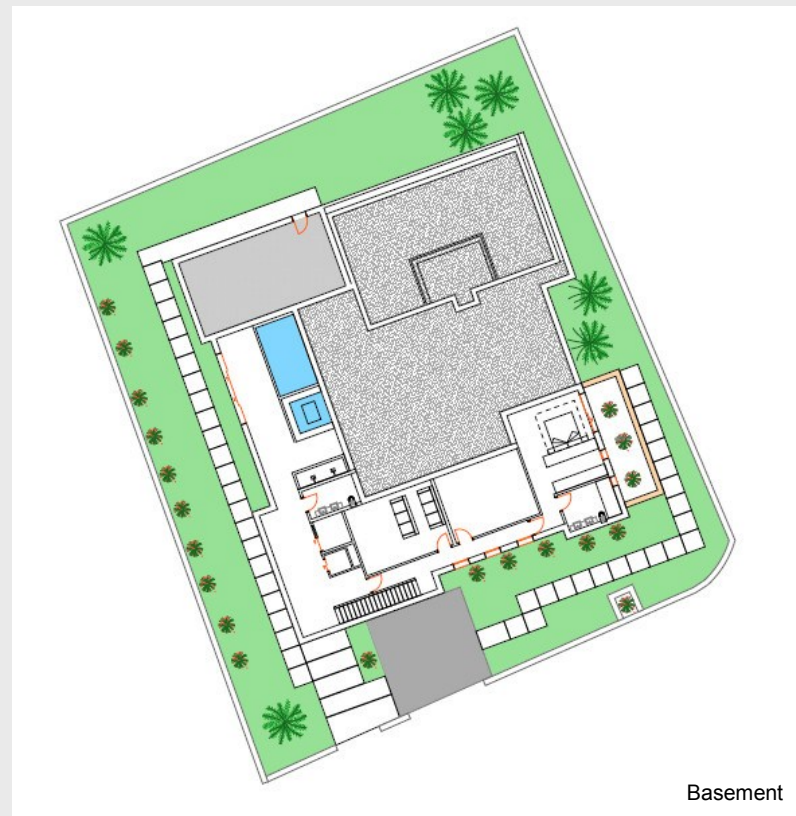
Ground floor 230m²

Basement 285m²

Terrace 197m²

Swimming pool 70m²

Total built areas 782m²



Basement



What will wow you about this villa is that all of the rooms on the ground floor have their own access to the terrace, with the exceptional views just another plus. The master suite and the unique and affluent design of its dressing room and bathroom will never fail to delight.



This ground floor level has an open concept floor plan revealing a family living room, dining room, open kitchen with a separate laundry room and two more double en-suite bedrooms. This floor owns an incredible outdoor area with a large terrace and barbecue area where one can enjoy the warm evenings and views.

Other outstanding features of this villa are the rooms that characterize the basement. Permeated with natural light you will find a master double en-suite bedroom with a walk in wardrobe and an indoor swimming pool with jacuzzi and showers. This level also benefits from a separate double wash-room with toilet, a store room, a gymnasium, a home cinema and elevator access.



A chill-out area has been designed on the terrace next to the infinity pool which provides its own integrated sun lounge area, allowing you to enjoy the views of both the mountains and sea.



.....We present to you, Michelangelo



On a slightly sloping 1070m² plot, this modern villa is located in the exclusive area of PinoAzul Residencial, and provides beautiful views of the Mediterranean sea and mountains.

With 796m² of built up area across three levels, this 4 bedroom villa is flooded with natural light on all floors from the vast floor-to-ceiling windows.

Villa Caravaggio

The main entrance to the villa gives immediate access to the first floor and the four-person elevator connects all three levels. The intelligent internal layout provides a continuous, comfortable and open concept, with a fresh vision conceiving both balance and contrast.

The house opens entirely toward the terrace area, which maximises the transmission of natural light. The impressive views villa Caravaggio provides can be fully appreciated from the floor-to-ceiling windows.



Caravaggio

First floor 100m²

Ground floor 117m²

Basement 261m²

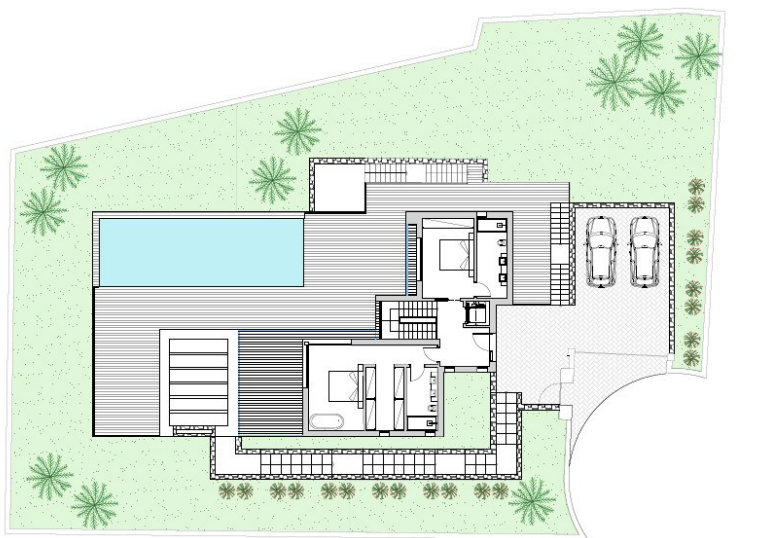
Terrace 145m²

Balcony 25m²

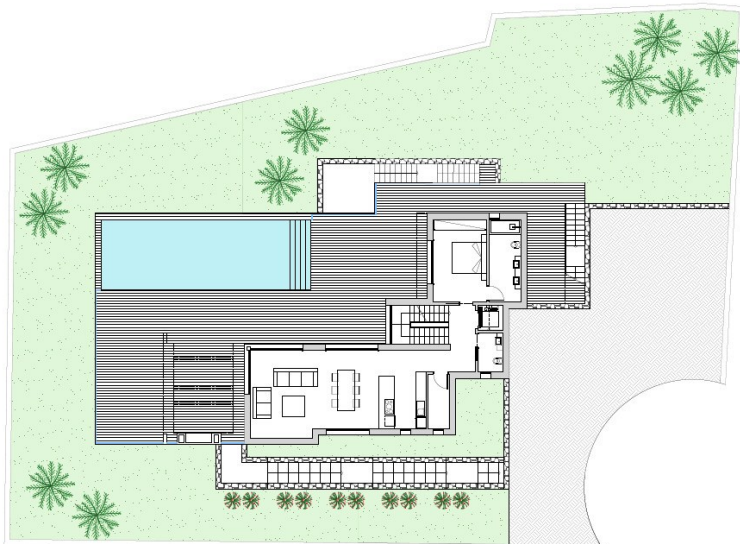
Swimming pool 48m²

(12 x 4)

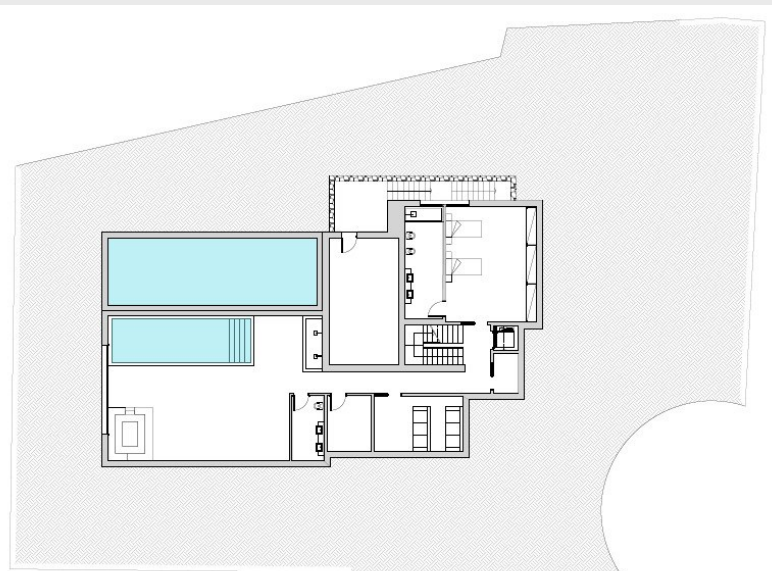
Total built areas 796m²



First floor



Ground floor



Basement



Entering by way of the first floor, the master suite boasts a luxurious free standing bath allowing the enjoyer to relax and delight in the views. This one of a kind bedroom also has a private dressing room and a double bathroom. An additional en-suite bedroom is located near the silent elevator.



Accessed by the floating staircase or the elevator, the ground floor features spectacular floor-to-ceiling windows which flood the space with natural light. The open concept floor plan reveals the main living area comprising of the lounge, dining room and designer kitchen with a separate laundry and store room. This floor also benefits from an en-suite bedroom.

The outside terrace boasts a large built in barbeque area and features an infinity swimming pool which overlooks the impressive views.



Acquiring light from the outdoor pool, the basement presents a heated indoor swimming pool, jacuzzi and open showers. A washroom with toilet, a storage room, a home cinema room and a large guest bedroom with double en-suite bathroom comprise the remainder of the basement.



.....We present to you, Caravaggio



On a plot of 1134m², this villa boasts 810m² of built up area and is easily the largest in PinoAzul Residencial.

Every area of this spacious villa is designed to appreciate the careful details that only a property of this magnitude can offer. The clean lines and surround make this villa attractive from any angle.

This spectacular villa boasts views of the sea and mountains from any room on the ground and first floor creating a unique and beautiful villa.

Villa Botticelli

On entering the external gates, villa Botticelli boasts a spacious double carport with the main access to the house at basement level.

The feature four person elevator serves all three floors of the villa.



Botticelli

First Floor 103m²

Ground floor 122m²

Basement 312m²

Terrace 200m²

Balcony 25m²

Swimming pool 48m²

(12 x 4)

Total built areas 810m²





On the ground floor level an open concept floor plan will reveal a spacious family living room, formal dining room, an open kitchen with a separate laundry and store room, a double guest en-suite bedroom and a separate guest toilet.

The full-height double glazed windows which provide natural light into the spacious living room are just one of the breathtaking features of this villa. The floating stairs at the end of the hall lead up to the first floor family level where there is an en-suite bedroom with a walk-in closet. The master bedroom boasts the most luxurious custom designed free standing bath and closet, as well as with a double bathroom.



Both the ground floor and first floor own an incredible outdoor area with large terraces that allow you to enjoy the views of both the sea and mountains.



As with all of the remarkable PinoAzul villas, the noteworthy features are those rooms which characterize the basement. This floor provides a heated indoor swimming pool which is infiltrated by natural light from the outdoor pool. A separate shower room, storage area, a home cinema room and a guest en-suite bedroom comprise the remainder of the space.





.....We present to you, Botticelli

Quality and building specifications

Plot

- Situated at the rear of a green zone with open panoramic views
- Natural stone walls with metal fencing presented at street level
- Ample parking
- Landscaped gardens illuminated by LED lights
- Automatic irrigation system
- LED lighted chill out area with firepit and/or BBQ area equipped with sink providing hot and cold water
- Auto-cleaning infinity salt water swimming pool with multi-colour LED lights by hi-tec remote control
- Electric access gate with video and remote-control entrance system

Structures

- Structure of reinforced concrete
- White facade with natural stone
- 10-year insurance against structural damage
- Structural calculation based on a geotechnical study
- High ceilings on all floors

Carpentry

- Floor-to-ceiling solid wooden security entrance door with 5-point security lock
- Aluminium exterior carpentry by Cortizo with double glazed security glass and thermal insulation
- Mosquito blinds on all tilt and turn windows

Note: These qualities and building specifications will be subject to modifications that technically or legally have to be enforced, or those that the Project Management Team consider necessary, provided that the level of quality stays the same. When in doubt, the offer of the constructor is decisive.

- Motorized fixed screen blinds
- A mix of stainless steel and glass outdoor railings
- Interior wooden carpentry in a choice of colours
- Floor to ceiling internal doors
- Fully equipped wardrobes and dressing rooms

Installations

- LG Multi V 5 heat recovery pump - the latest, most energy efficient heating and cooling system providing hot and cold air conditioning by conducts and hot and cool underfloor heating systems with independent thermostats in each room
- Interior and exterior LED lighting
- Home automation system
- Fully equipped designer kitchen, with Silestone worktop and all Miele or similar electrical appliances included
- Suspended toilets and designer fittings in all bathrooms
- Fully equipped Sony system home cinema
- Four person elevator in stainless steel by Alapont (excluding villa Da Vinci)
- Indoor swimming pool and spa jacuzzi with showers
- Satellite dish for Astra TV

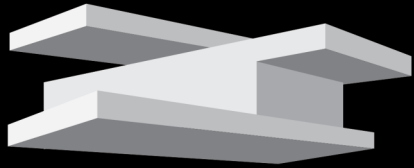
Coatings

- Floor and bathroom tiles specially selected from exclusive designer shop Clave ceramic for the entire property, with the option to choose
- Open and covered terraces with anti-slip porcelain tiles selected from Clave ceramic





PinoAzul Residencial



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PROPERTY DEVELOPER

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