



PUNTANEGRA

VILLAS COLLECTION

LAS ROTAS / DENIA

Where
do you want
to live







Our lives are defined
by opportunities,
even the ones we
miss.

Eric Roth, *The Curious Case of Benjamin Button* Screenplay.

A unique location



Much more than a new development, Las Rotas, PUNTANEGRA It is a shining example of sustainable, low impact luxury living by the sea.

It offers sophisticated design, quality, advanced technological applications and a wellness-orientated lifestyle in the heart of nature, just minutes from everything Denia has to offer.

10 minutes from Denia town centre and its marina, 20 minutes from La Sella golf course, next to EL MONTGÓ NATURAL PARK and the CABO DE SAN ANTONIO NATURAL MARINE RESERVE, an environment where you can feel the peace and tranquillity.



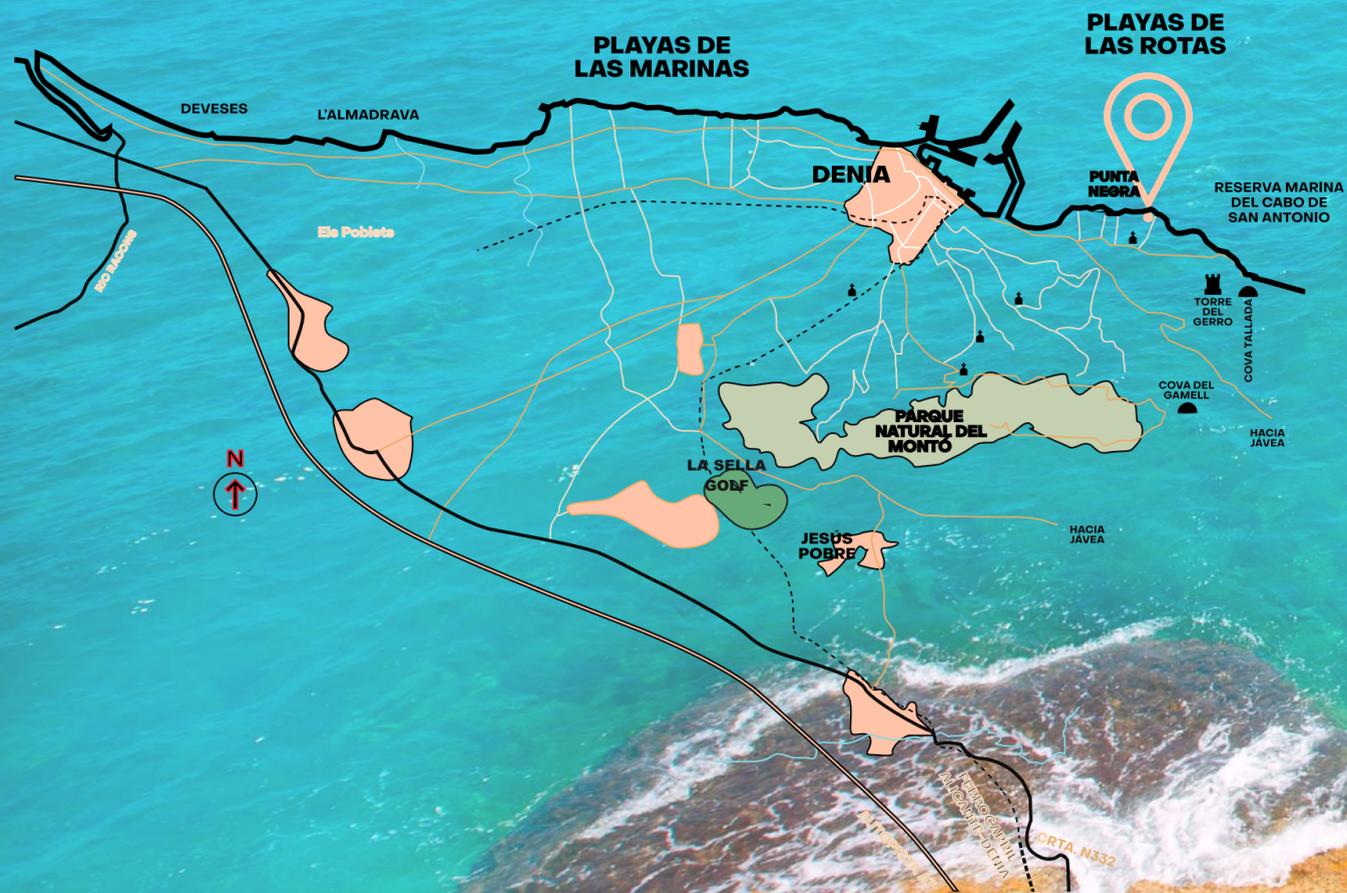
CALLE UNICORNI 8, 03700 DENIA



Las Rotas

Crystal clear waters of great beauty in the shades of their colours, clear water coves that make this area a place of great charm. Las Rotas Beach has been declared a Marine Reserve for the richness of its waters.

An enchanting landscape with a melody of the wild sea and the birds that evoke a sense of absolute peace.





Denia

Denia is a seaside destination that shimmers in the sunshine. Its 20km of coastline is defined by fine sandy beaches and rugged coves where you will find great treasures. When you look up, you will see El Montgó, an imposing mountain overlooking the coast. But this part of the Costa Blanca is not all about the beach: it also has a great deal of history, culture and gastronomy to explore.

Live in Denia and awaken all your senses.



The Project

At VIVIERE, our core mission is to craft residences that are not merely structures, but sanctuaries of happiness. The PUNTANEGRA villas stand as a testament to this vision, offering a sublime fusion of light and sea, their presence a comforting embrace. Their design, characterized by harmony and elegance, promises a tranquil abode.

The architectural genius behind the PUNTANEGRA project is Marc López Gastaldo's studio, which has adeptly woven the essence of Mediterranean aesthetics, structure, and design into the fabric of modern living. This approach ensures the creation of contemporary homes that still resonate with the warmth and soul of traditional dwellings, thanks to the thoughtful incorporation of classic materials that are both renewed and eco-friendly.

The villas showcase an array of distinctive features, emphasizing the use of high-quality materials and reputable brands to elevate every aspect of living. Each home boasts expansive living areas and kitchen islands that seamlessly transition into lush terraces and gardens, set within generous plots of 1,200m². These spaces are adorned with exceptional stylistic choices, superior materials, and a commitment to excellence in finish, setting a new standard for luxury living.

Villas of great beauty and originality



Key to understanding the processes in which contemporary architecture is immersed are concepts such as space, materiality and urban context.

Marc López Gastaldo, arquitecto.

<https://www.marclopezstudio.com/>

Master plan.

12 Exceptional independent villas, with plots of 1,200 m², facade and independent access, 6 plots on Unicorni street, the other 6 plots having private and closed access from said street.

Where architecture enhances the landscape.

A privileged environment and quality of life.



The villas



The basement floor, optional, with a large space with patios that allow perfect lighting, open plan and prepared to give free rein to your imagination.

On the ground floor, a large hallway acts as the main axis of the house, connecting the living room, dining room and kitchen with the rest of the rooms, with a full bedroom in most of the villas, guest toilet and laundry room.

On the upper floor there are three or four bedrooms, all with en-suite bathrooms, and a master suite with a dressing room, a bathroom and a large relaxation area or a bathtub if desired.

Outside, we have respected as much as possible the existing pine forest, a garden with Mediterranean plants and easy to maintain, a swimming pool 10m long by 3.5m wide, with a large sundeck and a surrounding terrace.

All the villas, except the V3, have a motorised bioclimatic pergola, adjustable slats that allow light and ventilation to be regulated at any time, adjusting the thermal sensation and coping with wind, cold and heat.





Spaces

With an open interior layout, which seeks to enhance the already enormous spaciousness of the spaces, the PUNTANEGRA homes offer panoramic views of the natural environment.

The facades and considerable floor-to-ceiling windows ensure natural light in each of the homes, even in the central areas.

Elegant and contemporary rooms, designed under the most demanding standards, make the environments flow, achieving perfect harmonization from the inside out.

The accent is placed on the generous terraces and private gardens, which achieve maximum privacy thanks to a careful configuration, becoming a refuge from exterior views.





The basement. Not only for you cars.

Optional basements, with an English patio for natural ventilation and a large space of more than 200 m², where in addition to your cars, something else fits...

Automated access doors 5 meters wide, with easy access and comfortable maneuvering spaces.

Independent closed lobbies, with access by elevator and staircase that connects to the upper floor.



Outdoor cooking.

With over 300 days of sunshine in Denia and an average annual temperature of 20 degrees, who wouldn't want to cook outside by the pool?

NOVARA outdoor kitchen model N1 is included in all villas.

Outdoor furniture systems that blend in perfectly with the architecture and people.

N1 has a minimalist design and focuses on the essentials.

You can choose between a gas barbecue, a charcoal barbecue or a gas wok that is fully integrated into the worktop.



Energy Efficiency



The villas are sustainable with BREEAM® energy certification. They will be built using innovative technology for those seeking comfort, style, privacy and wellbeing. They are enjoyed in an inspiring environment.

BREEAM® promotes sustainable construction, resulting in savings, health and environmental benefits for all those who use the building. This is a great opportunity for the company to demonstrate its corporate social responsibility to society and the market in a clear and simple way.

PUNTANEGRA will be Denia's first BREEAM® certified building.

The aérothermal system for hot water and underfloor heating, cross ventilation in the interior, solar panels for self-consumption and electric car charger, elements that help the environment and help you.





Tailor made



We've chosen finishes and materials that we love, but our tastes may not be the same as yours.

With PUNTANEGRA you can personalise your property. You can choose the flooring, tiles, paint colours, kitchen finishes and even change the layout if something doesn't suit you.

You have a free appointment with Marc to adapt the project to your life.

The showroom of our tile and kitchen suppliers is at your disposal. We will guide you personally and help you make your choices.

You can take part in the project.

We listen to you.



viviere

CASAS



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