

# Residencial Vernissa

*Gate to Paradise*



Residencial Vernissa  
Calle Riu Vernissa - Dénia (Alacant)

TO DO  
HUB D'ARQUITECTURA



Residencial Vernissa  
Calle Riu Vernissa - Dénia (Alacant)

TO DO

12 km from Dénia  
200m from the sea  
10 minutes from the Portal de La Marina Shopping Center and  
the Mediterranean Highway (AP-7)  
1 hour to Valencia and Alicante airports  
And just 2.5 hours to the Balearic Islands

Located in Dénia, just 200 meters from the waves of the Mediterranean, Residencial Vernissa is a new project that offers the ideal combination of comfort, nature, and an authentic Mediterranean lifestyle.

Designed for those who long for a home close to the sea, this development represents a unique opportunity to enjoy the tranquility and beauty of the Costa Blanca.

Just 5 minutes from El Verger and 20 minutes from downtown Dénia, you'll have access to all urban amenities, from shops to restaurants. Additionally, the Portal de la Marina shopping center and the AP-7 highway are just 10 minutes away, making travel easy and allowing you to explore the Costa Blanca with ease.



Geographic location and interesting spots

Residencial Vernissa  
Calle Riu Vernissa - Dénia (Alacant)

TO DO



Residencial Vernissa  
Calle Riu Vernissa - Dénia (Alacant)

TO DO



*Castillo de Denia*

## Dénia

It is a traditional coastal town with 50,000 inhabitants, featuring an important fishing port and daily ferry departures to the Balearic Islands. Dénia is a year-round destination where many foreigners spend the winter. As the capital of the Marina Alta region, it has been declared a "Gastronomic City" by UNESCO. Events like D\*NA, led by chef Quique Dacosta, highlight its culinary offerings, and each year a tapas festival is held at Els Magazinos and Loreto Street. Additionally, it offers "La Marina Port," home to several restaurants. To the north, Dénia has 24 km of fine sandy beaches, ideal for families due to the shallow waters. To the south, there are rocky beaches like Las Rotas, near the Montgó Natural Park, which is perfect for hiking. With a rich history, Dénia has a castle offering spectacular views and an archaeological museum. Marqués de Campo Street is the main shopping avenue and a popular weekend meeting spot, becoming pedestrian-only.

## Jávea

It is 20 km from Vernissa and is divided into three areas: the "Port" in the north of the bay, "Arenales," the famous beach in the south, and the "Old Town" with its Church of San Bartolomé. Most people spend time at Arenales Beach, which stretches nearly a kilometer with fine sand. There are many restaurants, cafés, bars, and shops.

In the port, you will find the old fishing district with white houses and the Church of Our Lady of Loreto. In addition to the best rice restaurants, there is also a beautiful seaside promenade. Jávea also has natural coves like Cala Ambolo and Cala Granadella, which has been chosen several times as the best beach in Spain.

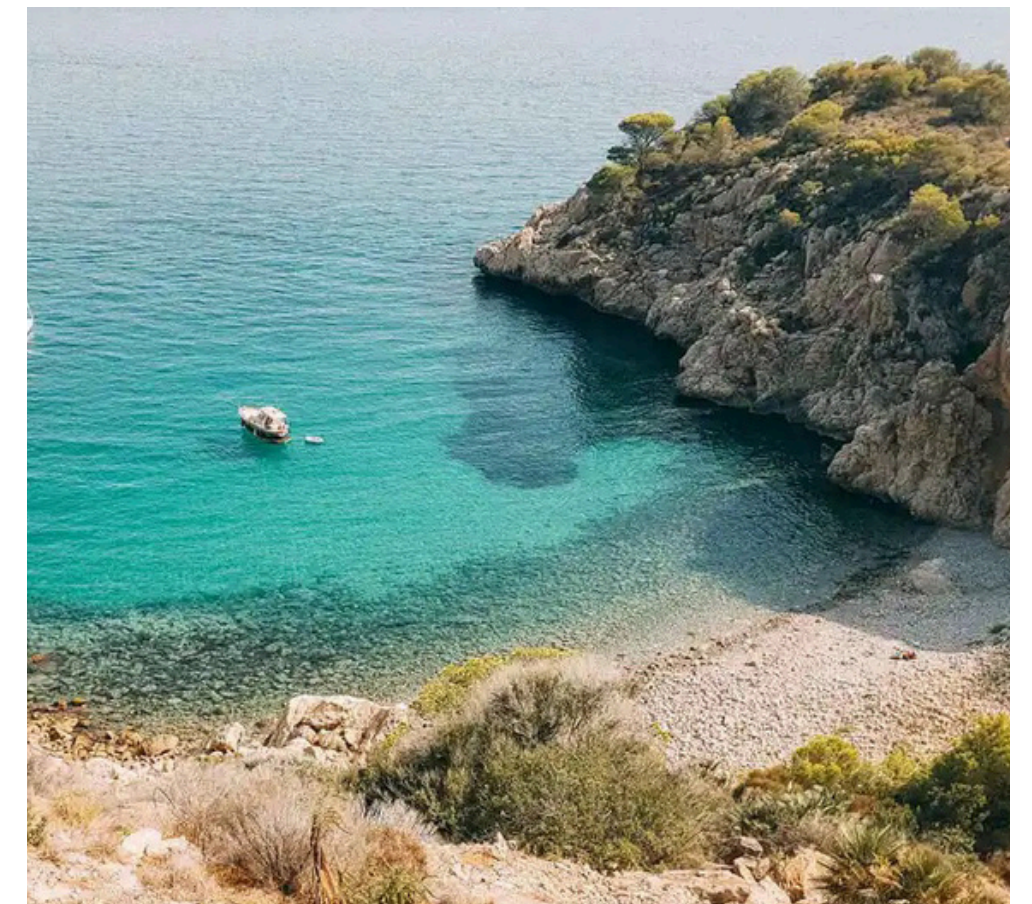
*Ruta de montanya en el "Montgó"*



*Arroz del "senyoret"*



*Cala de Jávea*





Let's take a little journey back in time. We're in Dénia, in the beautiful area of Les Deveses, where decades ago, only a few fortunate souls knew how to appreciate the magic of living so close to the sea. Today, what was once a well-kept secret has become one of the most sought-after spots on the Costa Blanca. And the good news: you still have the chance to be part of this paradise. Our advice? The time to make the decision is now. Let us tell you why Les Deveses should be your new home.

The concept of paradise has evolved. Today, it's not just about white sandy beaches and crystal-clear waters, but about a perfect balance between nature, comfort, and connection to the world. Les Deveses has it all: kilometers of fine sandy beaches, quiet and safe, perfect for families and sea lovers, surrounded by natural landscapes that invite you to live outdoors.

The location is unbeatable. Just 200 meters from the sea, you can enjoy the ocean breeze anytime. Plus, access is incredibly easy, with the AP-7 highway just 10 minutes away and the Portal de la Marina shopping center a short drive. For those seeking a bit more adventure or culture, the center of Dénia, with its vibrant streets full of history and gastronomy, is only 20 minutes away.

Dénia and Jávea are much more than beach destinations; they are places where daily life becomes an authentic Mediterranean experience. Between the beaches, the relaxed lifestyle, and the proximity to high-quality services such as supermarkets, pharmacies, and a rich gastronomic offering, you will have everything you need to live comfortably and in harmony with nature.

The final touch: the peace and safety that permeate the area. Imagine walking through wide open spaces, surrounded by greenery, enjoying the sound of the waves as the sun sets on the horizon. All of this, without sacrificing the tranquility of knowing you live in a safe and well-maintained environment.

Your home in this privileged corner is waiting for you, with everything you need to build your dream life. The time to act is now.  
Will you join the Mediterranean dream?

Residencial Vernissa  
Calle Riu Vernissa - Dénia (Alacant)

TO<sup>DO</sup>

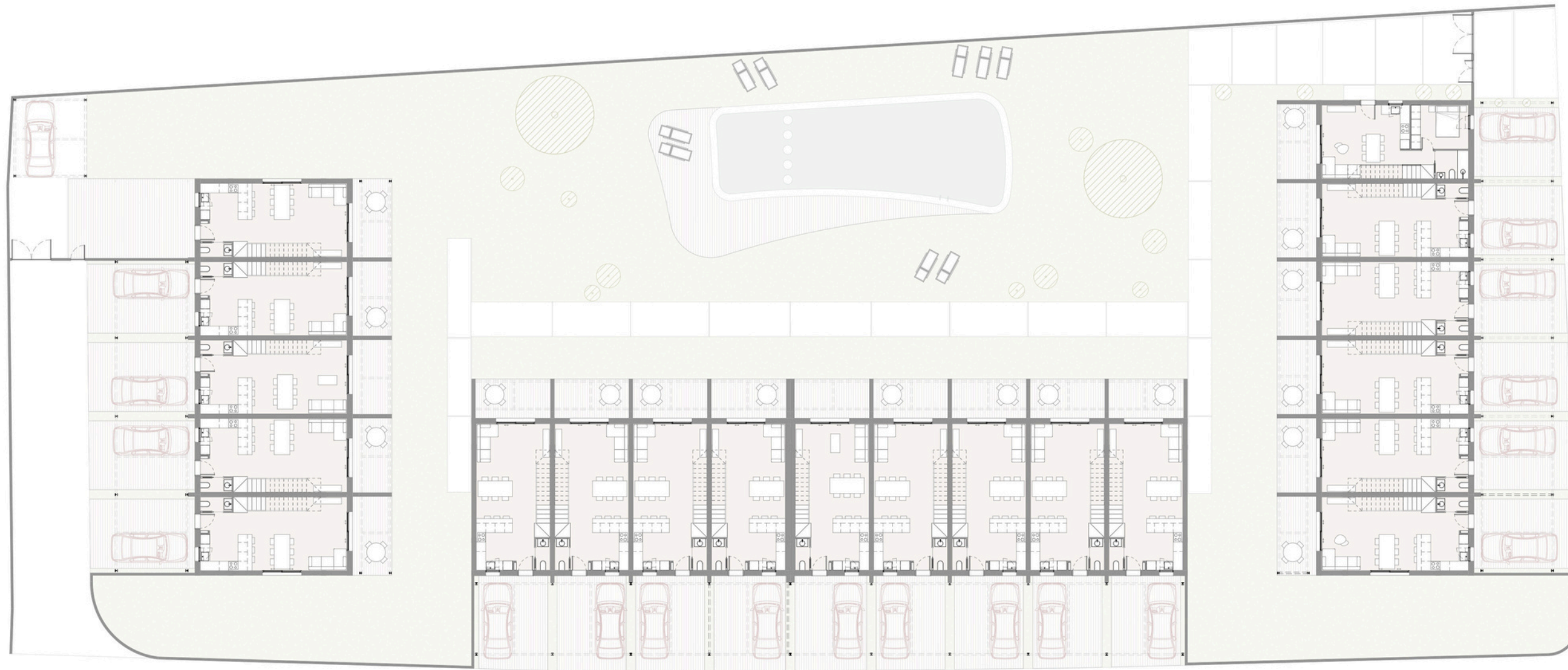
# THE RESIDENTIAL

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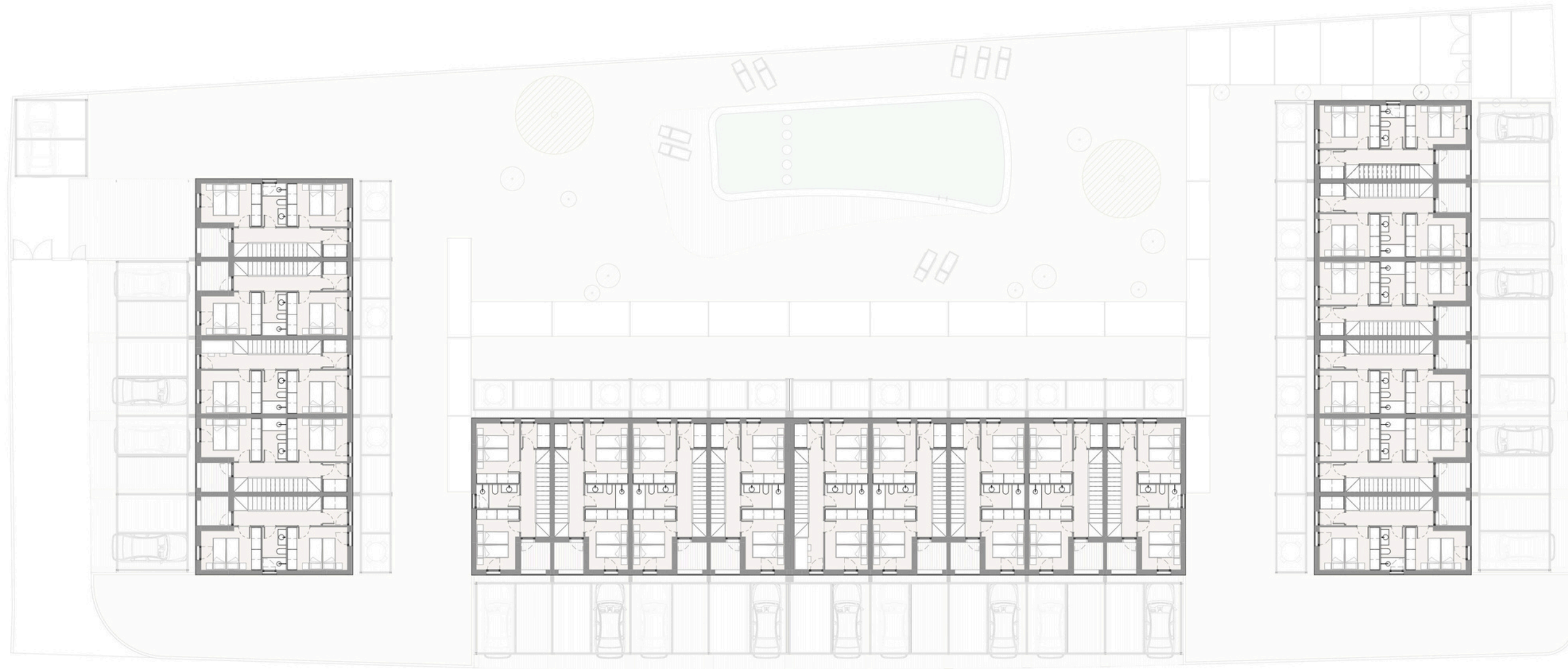
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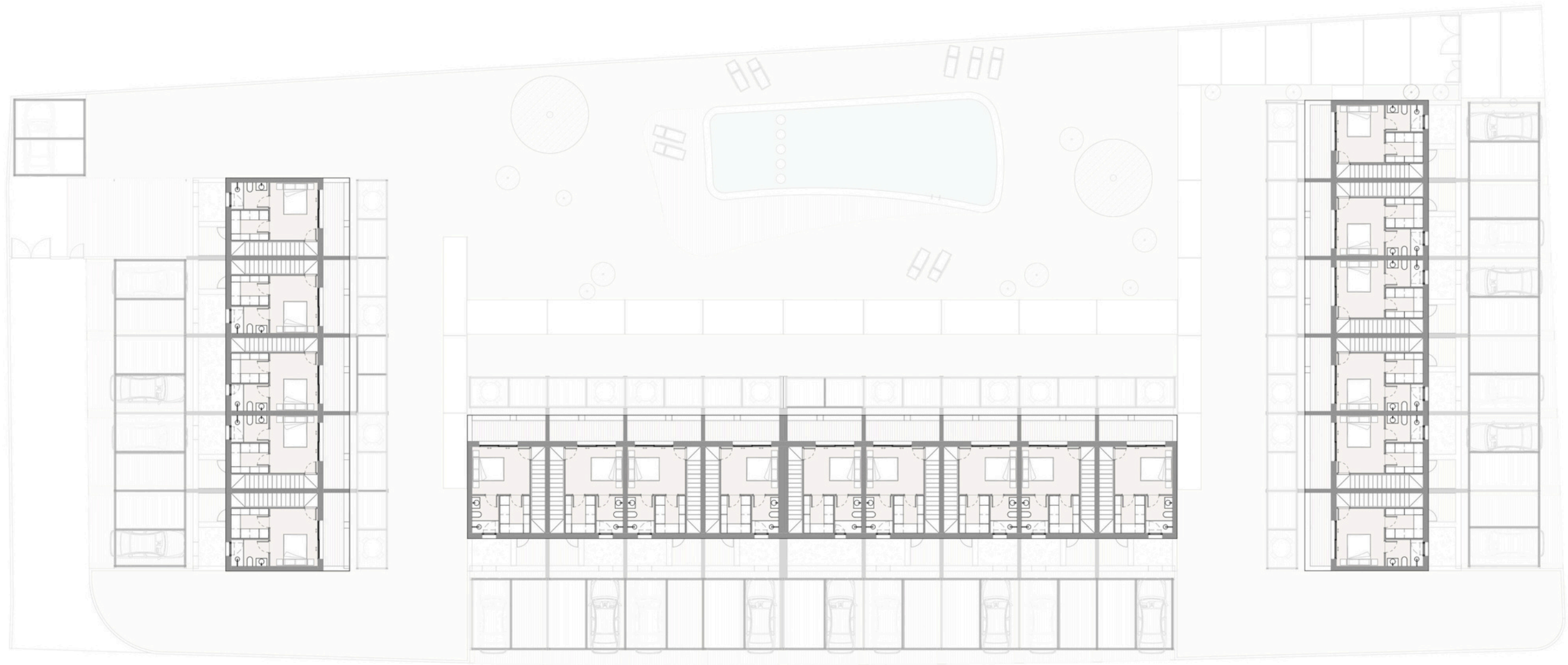
## Planta Primera General



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## Planta Segunda General



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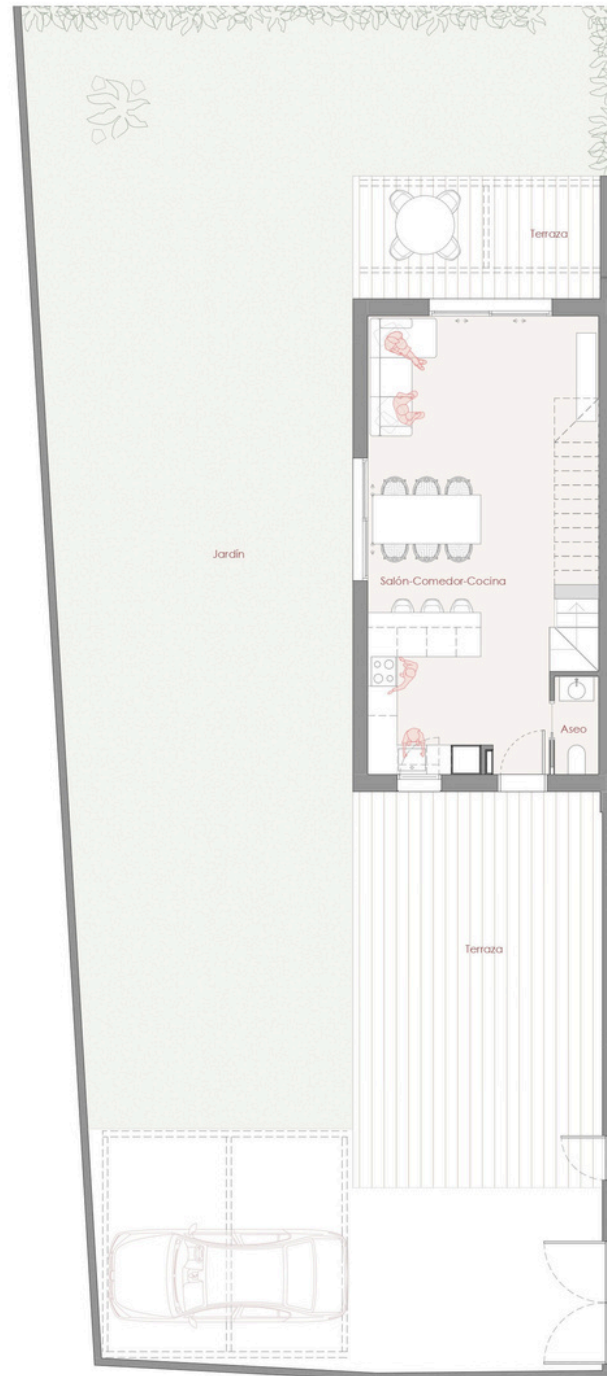


# HOUSING TYPES

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## Vivienda 01



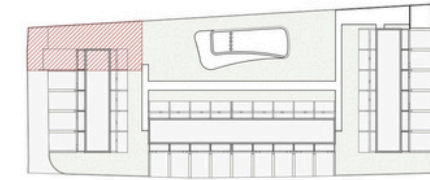
PLANTA BAJA



PLANTA PRIMERA



PLANTA SEGUNDA



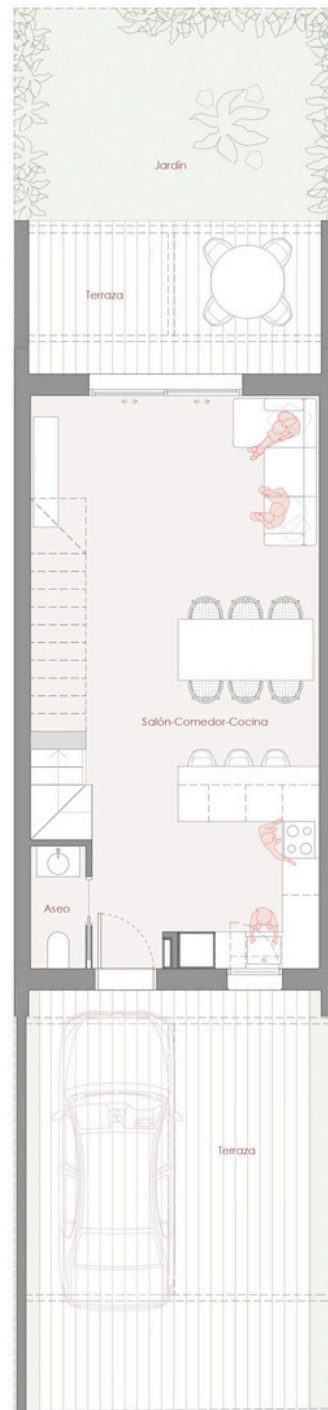
S. Útil (m2)

Interior	
Aseo	1,80
Baño 1	4,08
Baño 2	4,13
Distribuidor	5,29
Dormitorio 1	11,36
Dormitorio 2	10,52
Dormitorio 3	10,04
Escalera	10,03
Lavadero	2,92
Salón-Comedor-Cocina	37,77
Vestidor	4,56
	102,49
Exterior	
Jardín	208,61
Terraza	55,78
	264,39
<b>TOTAL</b>	<b>366,89</b>

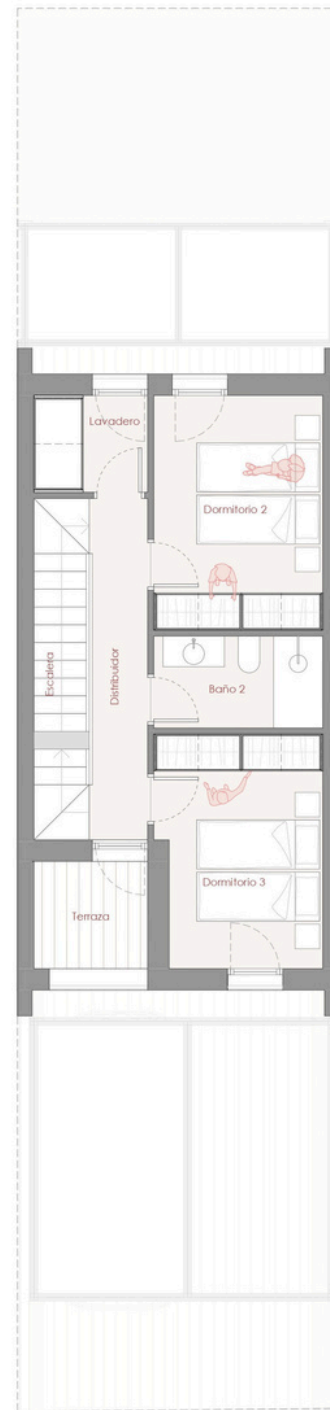


1/125  
0 5 m

## Vivienda 02



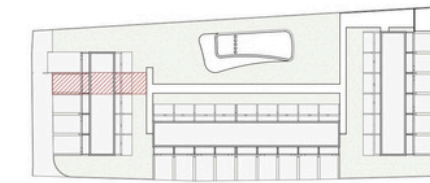
PLANTA BAJA



PLANTA PRIMERA



PLANTA SEGUNDA



S. Útil (m2)

Interior	
Aseo	1,80
Baño 1	4,08
Baño 2	4,13
Distribuidor	5,29
Dormitorio 1	11,36
Dormitorio 2	10,52
Dormitorio 3	10,04
Escalera	10,03
Lavadero	2,92
Salón-Comedor-Cocina	37,77
Vestidor	4,56
<b>TOTAL</b>	<b>102,49</b>

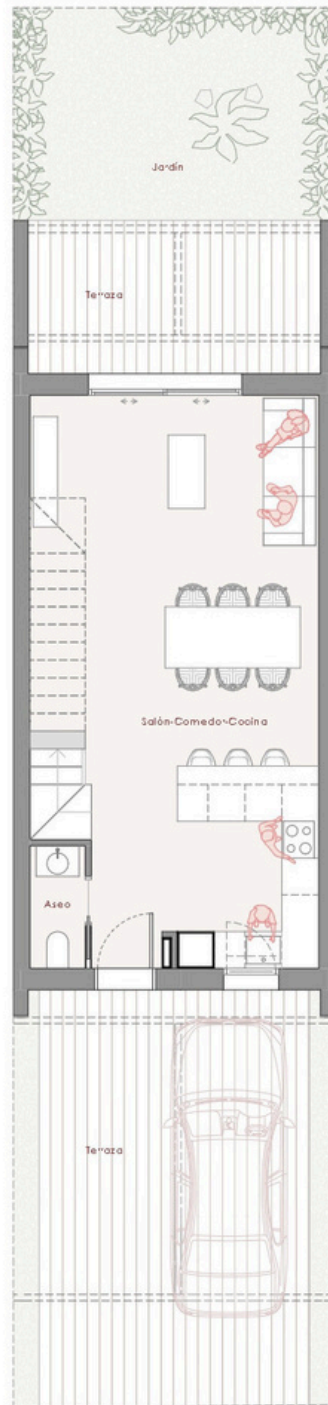
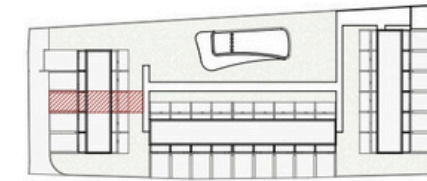
  

Exterior	
Jardín	17,32
Terraza	54,84
<b>TOTAL</b>	<b>72,17</b>
<b>TOTAL</b>	<b>174,66</b>

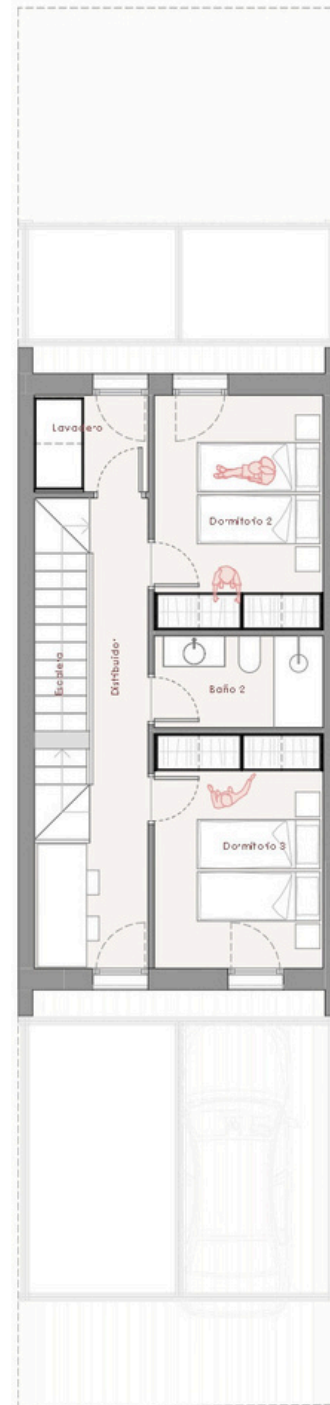


e. 1/100 0 0,5 1 2 3 4 5m

## Vivienda 03



PLANTA BAJA



PLANTA PRIMERA



PLANTA SEGUNDA

S. Útil (m2)

Interior	
Aseo	1,80
Baño 1	4,08
Baño 2	4,13
Distribuidor	9,18
Dormitorio 1	11,36
Dormitorio 2	10,52
Dormitorio 3	10,57
Escalera	10,03
Lavadero	2,92
Salón-Comedor-Cocina	37,76
Vestidor	4,56
<b>TOTAL</b>	<b>106,90</b>

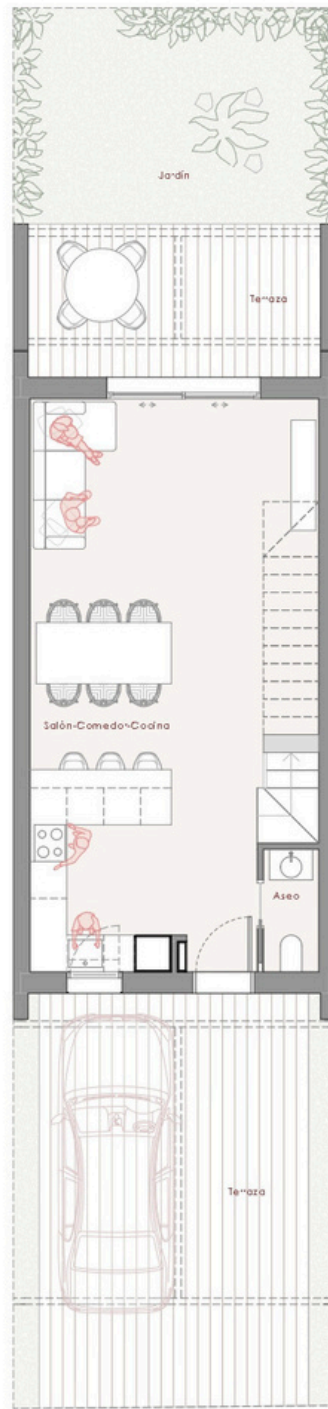
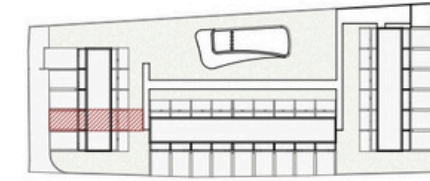
  

Exterior	
Jardín	17,32
Terraza	51,76
<b>TOTAL</b>	<b>69,08</b>
<b>TOTAL</b>	<b>175,98</b>



e. 1/100 0 0,5 1 2 3 4 5m

## Vivienda 04



PLANTA BAJA



PLANTA PRIMERA



PLANTA SEGUNDA

S. Útil (m2)

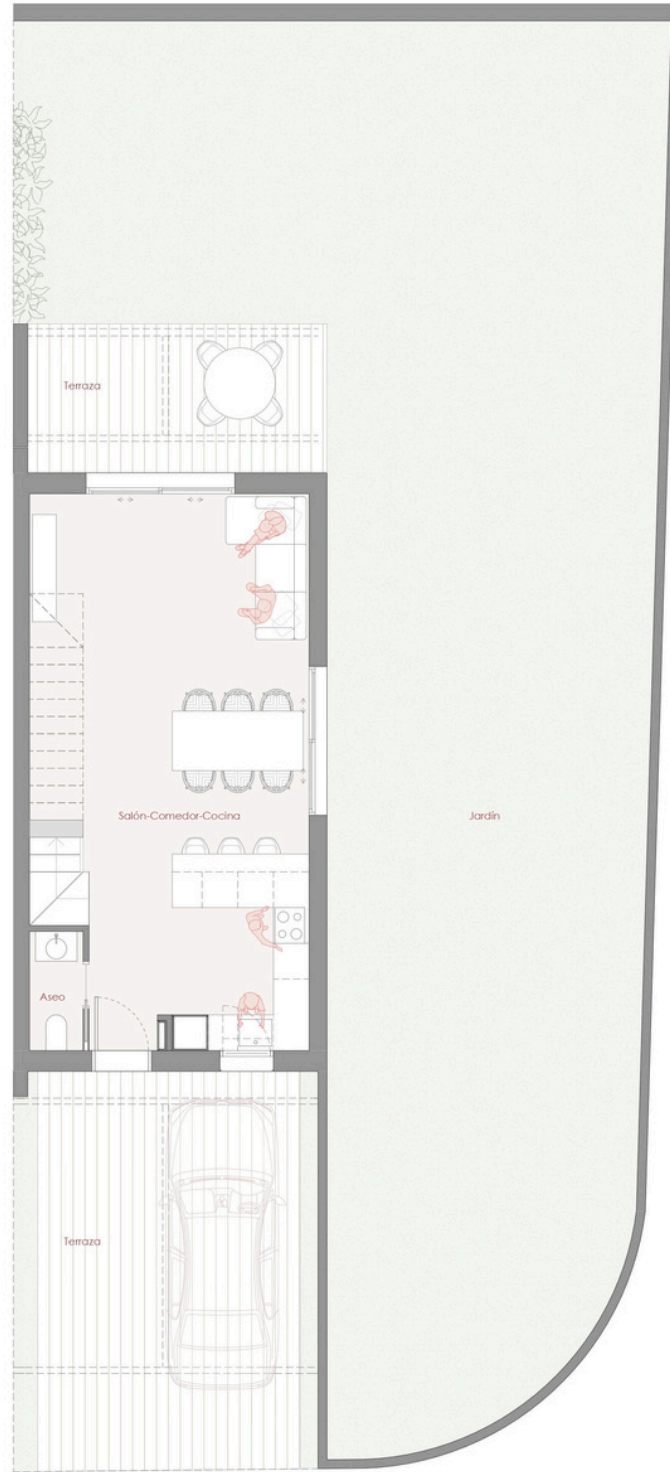
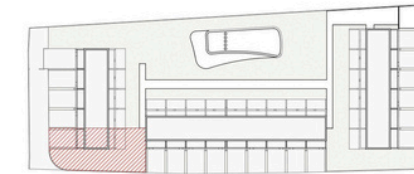
Interior	
Aseo	1,80
Baño 1	4,08
Baño 2	4,13
Distribuidor	5,29
Dormitorio 1	11,36
Dormitorio 2	10,52
Dormitorio 3	10,09
Escalera	10,03
Lavadero	2,92
Salón-Comedor-Cocina	37,77
Vestidor	4,56
<b>TOTAL</b>	<b>102,55</b>

Exterior	
Jardín	17,32
Terraza	54,74
<b>TOTAL</b>	<b>72,06</b>
<b>TOTAL</b>	<b>174,61</b>

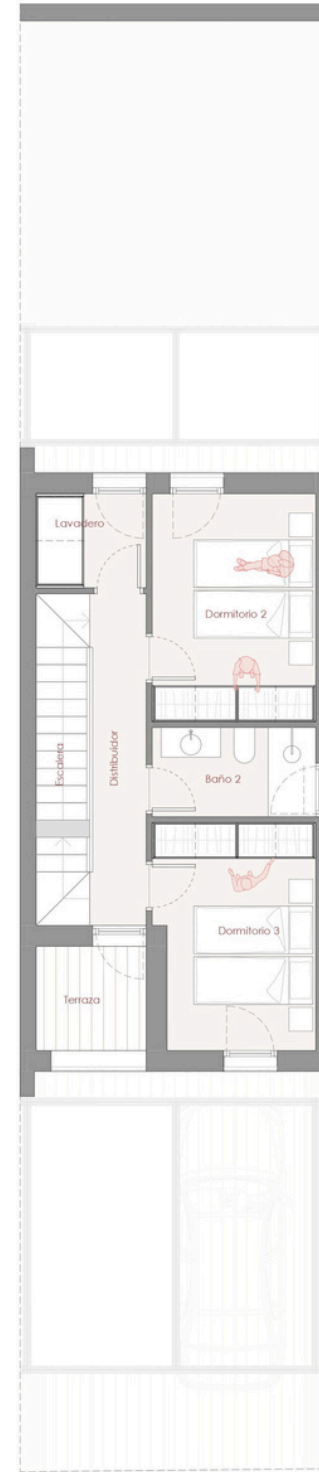


e. 1/100 0 0,5 1 2 3 4 5m

## Vivienda 05



PLANTA BAJA



PLANTA PRIMERA



PLANTA SEGUNDA

S. Útil (m<sup>2</sup>)

Interior	
Aseo	1,80
Baño 1	4,08
Baño 2	4,13
Distribuidor	5,29
Dormitorio 1	11,36
Dormitorio 2	10,52
Dormitorio 3	10,04
Escalera	10,03
Lavadero	2,92
Salón-Comedor-Cocina	37,77
Vestidor	4,56
<b>TOTAL</b>	<b>102,49</b>

Exterior	
Jardín	153,41
Terraza	54,79
<b>TOTAL</b>	<b>208,20</b>

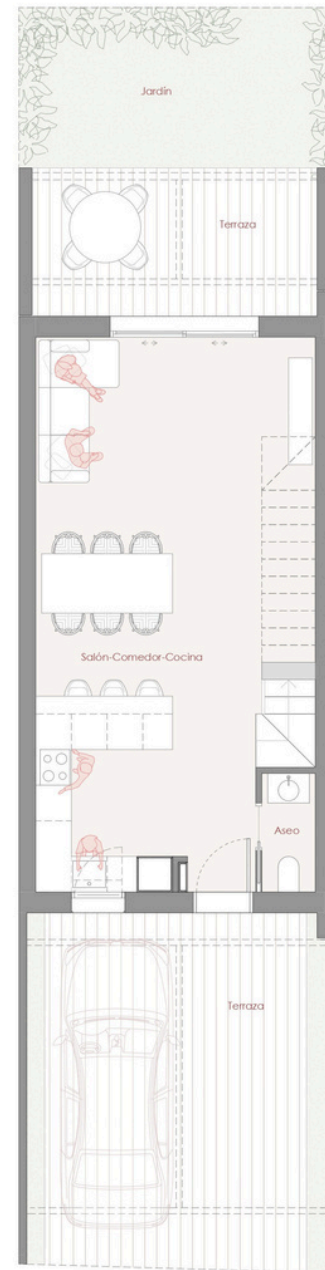
**TOTAL** 310,69



e. 1/100 0 0,5 1 2 3 4 5m



Vivienda 06



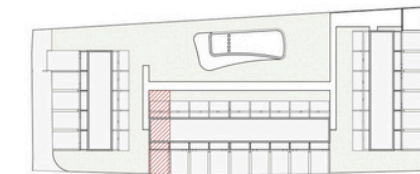
PLANTA BAJA



PLANTA PRIMERA



PLANTA SEGUNDA



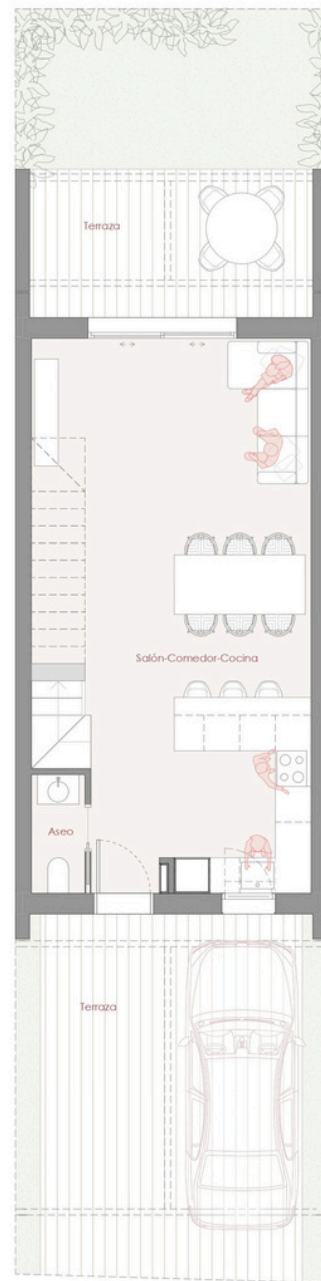
S. Útil (m2)

Interior	
Aseo	1,80
Baño 1	4,08
Baño 2	4,13
Distribuidor	5,29
Dormitorio 1	11,36
Dormitorio 2	10,52
Dormitorio 3	10,04
Escalera	10,03
Lavadero	2,92
Salón-Comedor-Cocina	37,77
Vestidor	4,56
<b>TOTAL</b>	<b>102,49</b>
Exterior	
Jardín	13,13
Terraza	51,04
<b>TOTAL</b>	<b>64,17</b>
<b>TOTAL</b>	<b>166,66</b>

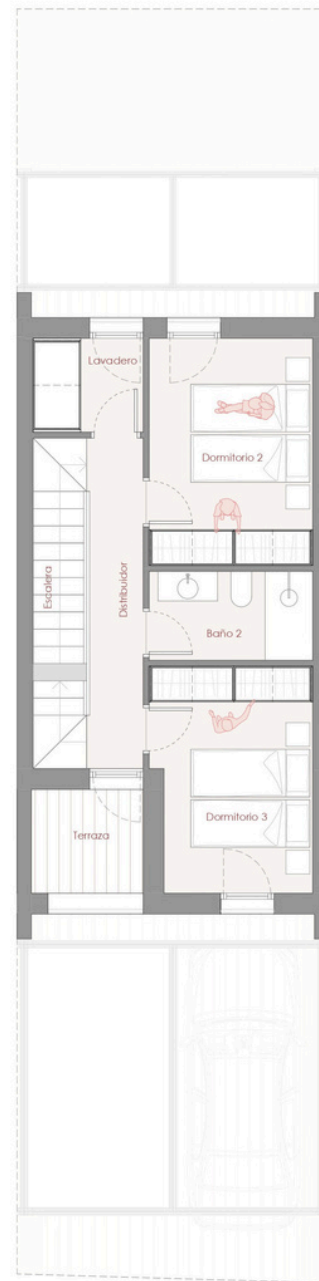


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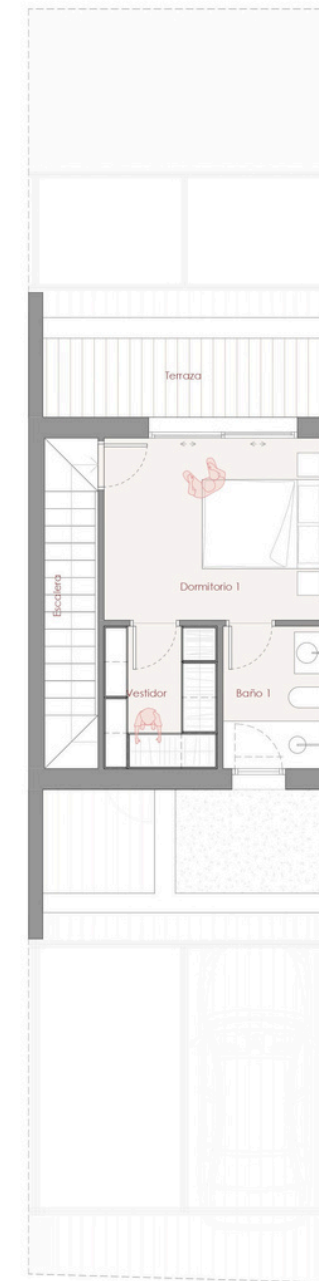
Vivienda 07



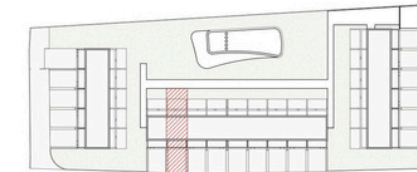
PLANTA BAJA



PLANTA PRIMERA



PLANTA SEGUNDA



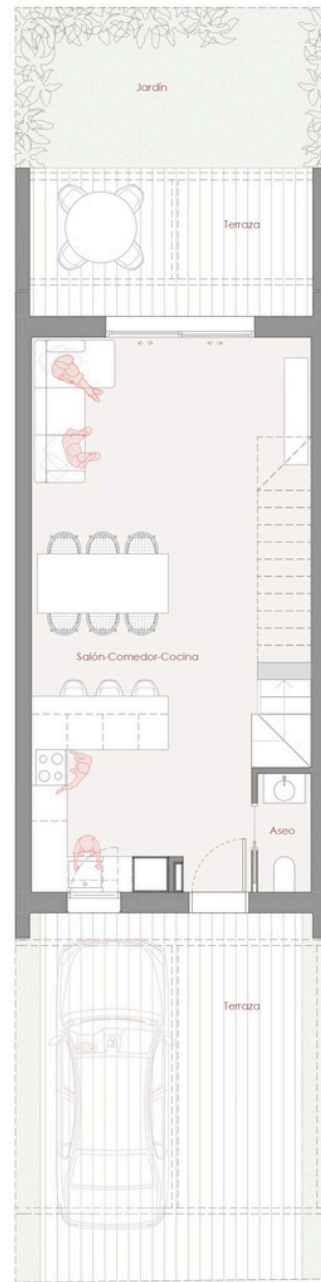
S. Útil (m2)

Interior	
Aseo	1,80
Baño 1	4,08
Baño 2	4,13
Distribuidor	5,29
Dormitorio 1	11,36
Dormitorio 2	10,52
Dormitorio 3	10,04
Escalera	10,03
Lavadero	2,92
Salón-Comedor-Cocina	37,77
Vestidor	4,56
<b>TOTAL</b>	<b>102,49</b>
Exterior	
Jardín	13,12
Terraza	51,61
<b>TOTAL</b>	<b>64,74</b>
<b>TOTAL</b>	<b>167,23</b>



e. 1/100 0 0,5 1 2 3 4 5m

Vivienda 08



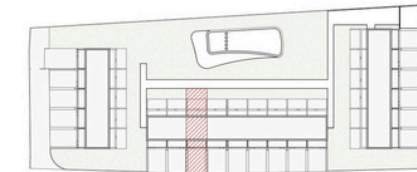
PLANTA BAJA



PLANTA PRIMERA



PLANTA SEGUNDA

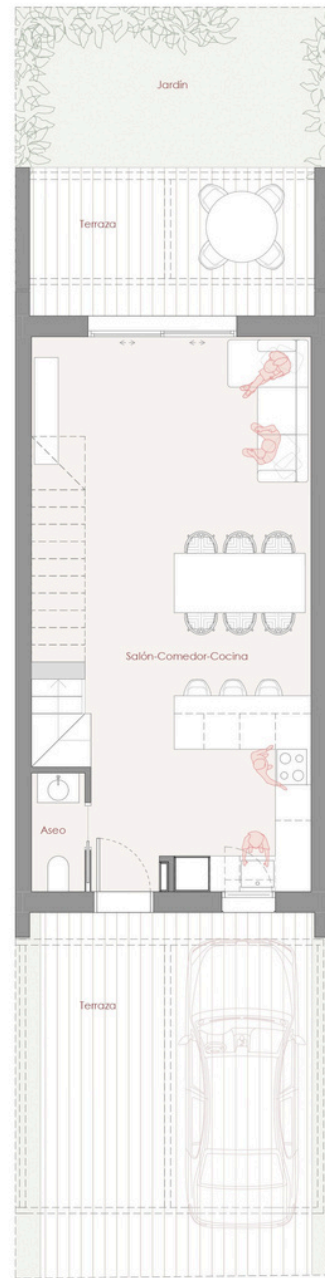


Habitación	S. Útil (m2)
<b>Interior</b>	
Aseo	1,80
Baño 1	4,08
Baño 2	4,13
Distribuidor	5,29
Dormitorio 1	11,36
Dormitorio 2	10,52
Dormitorio 3	10,04
Escalera	10,03
Lavadero	2,92
Salón-Comedor-Cocina	37,77
Vestidor	4,56
	102,49
<b>Exterior</b>	
Jardín	13,12
Terraza	51,67
	64,79
<b>TOTAL</b>	<b>167,28</b>

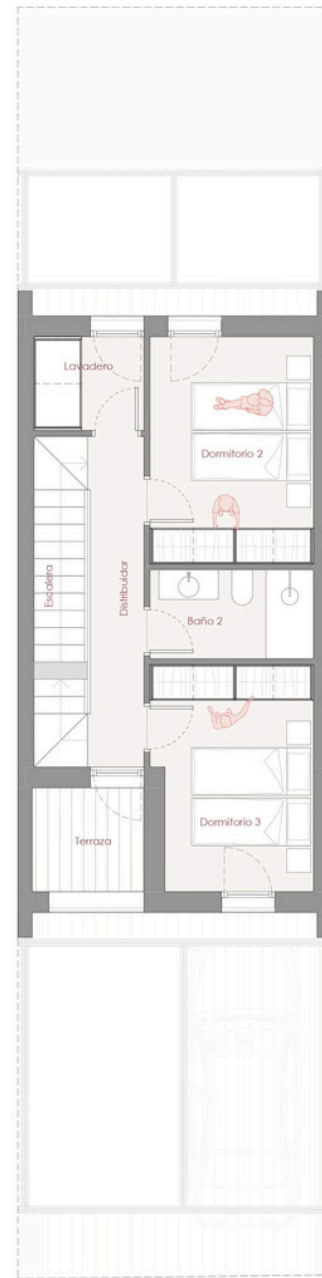


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Vivienda 09



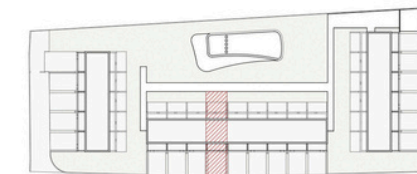
PLANTA BAJA



PLANTA PRIMERA



PLANTA SEGUNDA



S. Útil (m2)

Interior	
Aseo	1,80
Baño 1	4,08
Baño 2	4,13
Distribuidor	5,29
Dormitorio 1	11,36
Dormitorio 2	10,52
Dormitorio 3	10,04
Escalera	10,03
Lavadero	2,92
Salón-Comedor-Cocina	37,77
Vestidor	4,56
<b>TOTAL</b>	<b>102,49</b>
Exterior	
Jardín	13,13
Terraza	51,75
<b>TOTAL</b>	<b>64,87</b>
<b>TOTAL</b>	<b>167,36</b>

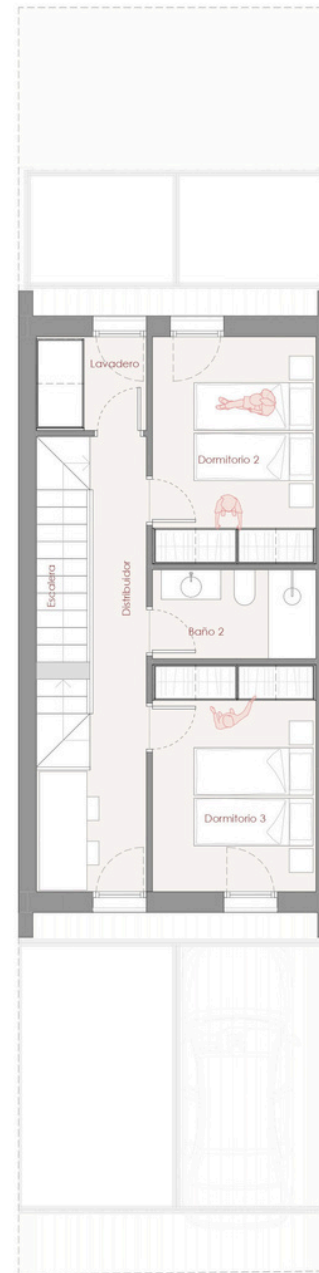


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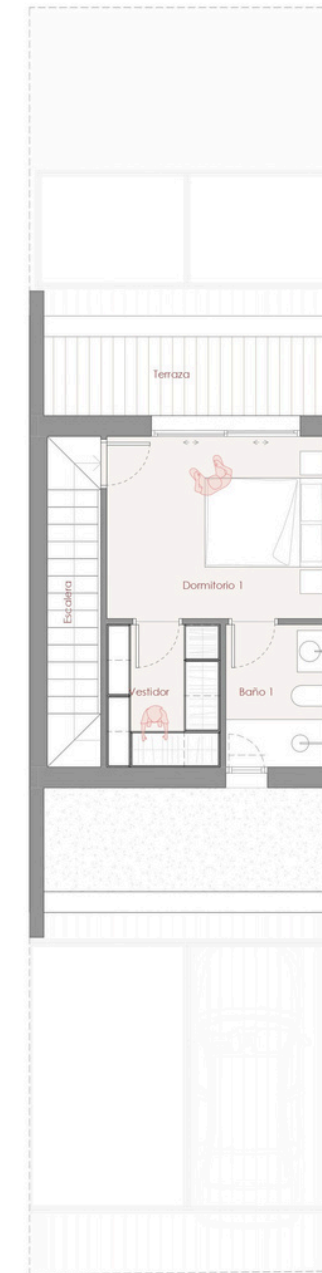
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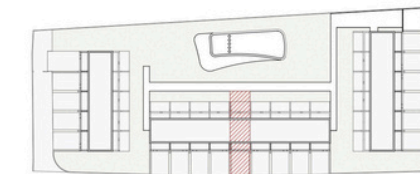
PLANTA BAJA



PLANTA PRIMERA



PLANTA SEGUNDA



S. Útil (m2)

Interior	
Aseo	1,80
Baño 1	4,08
Baño 2	4,13
Distribuidor	9,18
Dormitorio 1	11,36
Dormitorio 2	10,52
Dormitorio 3	10,52
Escalera	10,03
Lavadero	2,92
Salón-Comedor-Cocina	37,76
Vestidor	4,56
<b>TOTAL</b>	<b>106,85</b>

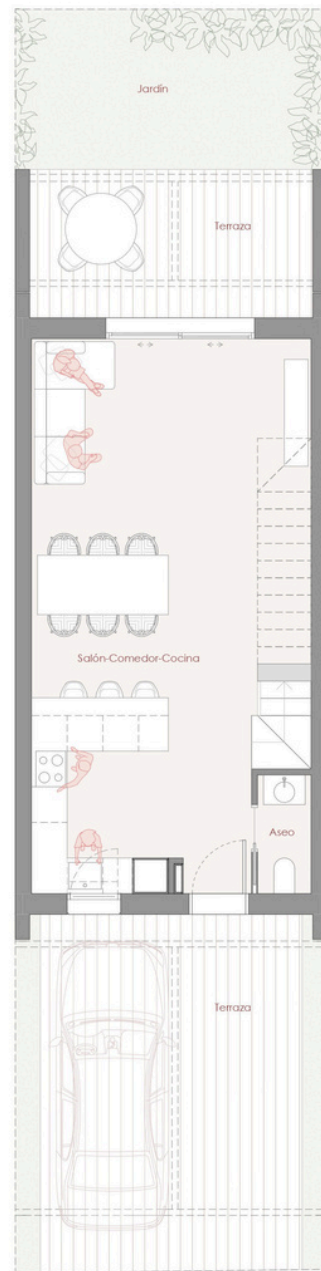
  

Exterior	
Jardín	13,13
Terraza	49,88
<b>TOTAL</b>	<b>63,00</b>
<b>TOTAL</b>	<b>169,85</b>



e. 1/100 0 0,5 1 2 3 4 5m

Vivienda 11



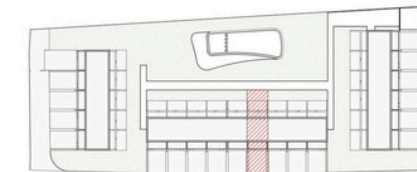
PLANTA BAJA



PLANTA PRIMERA



PLANTA SEGUNDA



S. Útil (m2)

Interior	
Aseo	1,80
Baño 1	4,08
Baño 2	4,13
Distribuidor	5,29
Dormitorio 1	11,36
Dormitorio 2	10,52
Dormitorio 3	10,04
Escalera	10,03
Lavadero	2,92
Salón-Comedor-Cocina	37,77
Vestidor	4,56
<b>TOTAL</b>	<b>102,49</b>

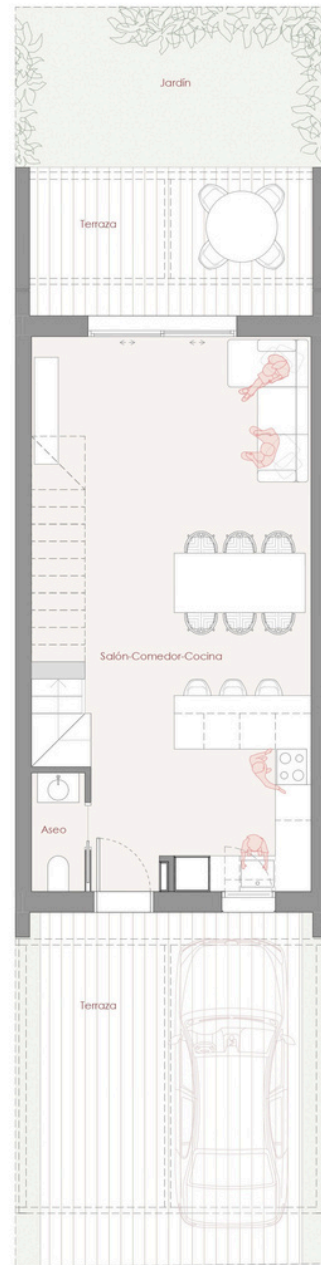
  

Exterior	
Jardín	13,12
Terraza	50,73
<b>TOTAL</b>	<b>63,86</b>
<b>TOTAL</b>	<b>166,35</b>

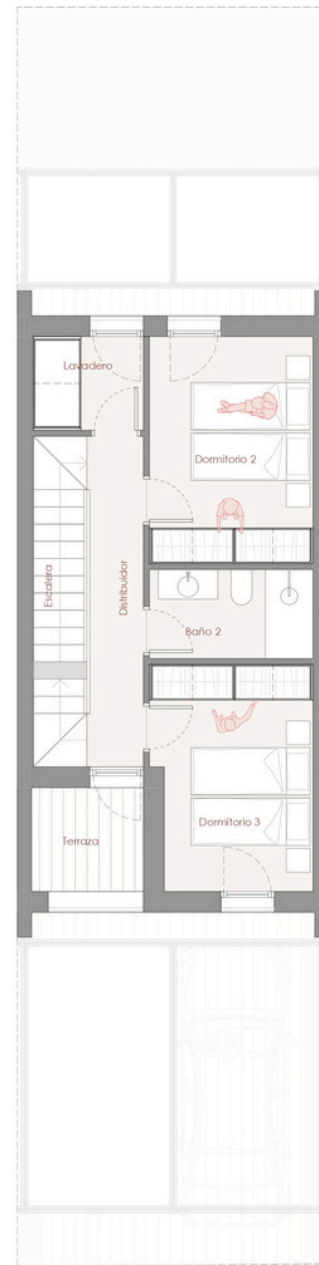


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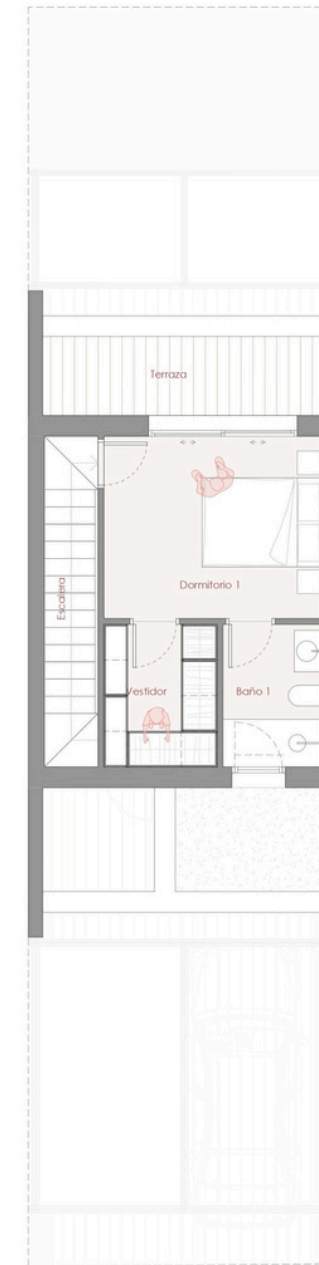
Vivienda 12



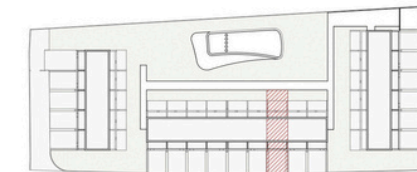
PLANTA BAJA



PLANTA PRIMERA



PLANTA SEGUNDA



S. Útil (m2)

Interior	
Aseo	1,80
Baño 1	4,08
Baño 2	4,13
Distribuidor	5,29
Dormitorio 1	11,36
Dormitorio 2	10,52
Dormitorio 3	10,04
Escalera	10,03
Lavadero	2,92
Salón-Comedor-Cocina	37,77
Vestidor	4,56
<b>TOTAL</b>	<b>102,49</b>
Exterior	
Jardín	13,13
Terraza	50,43
<b>TOTAL</b>	<b>166,04</b>



e. 1/100 0 0,5 1 2 3 4 5m

Vivienda 13



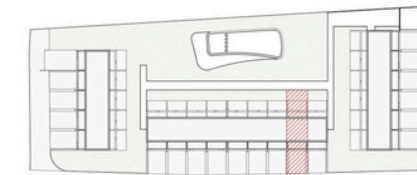
PLANTA BAJA



PLANTA PRIMERA



PLANTA SEGUNDA



S. Útil (m2)

Interior	
Aseo	1,80
Baño 1	4,08
Baño 2	4,13
Distribuidor	5,29
Dormitorio 1	11,36
Dormitorio 2	10,52
Dormitorio 3	10,04
Escalera	10,03
Lavadero	2,92
Salón-Comedor-Cocina	37,77
Vestidor	4,56
<b>TOTAL</b>	<b>102,49</b>
Exterior	
Jardín	13,12
Terraza	50,11
<b>TOTAL</b>	<b>165,73</b>



e. 1/100 0 0,5 1 2 3 4 5m

Vivienda 14



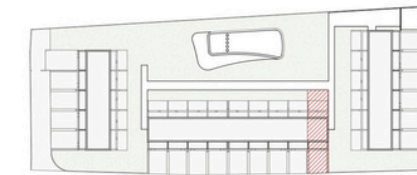
PLANTA BAJA



PLANTA PRIMERA



PLANTA SEGUNDA



S. Útil (m2)

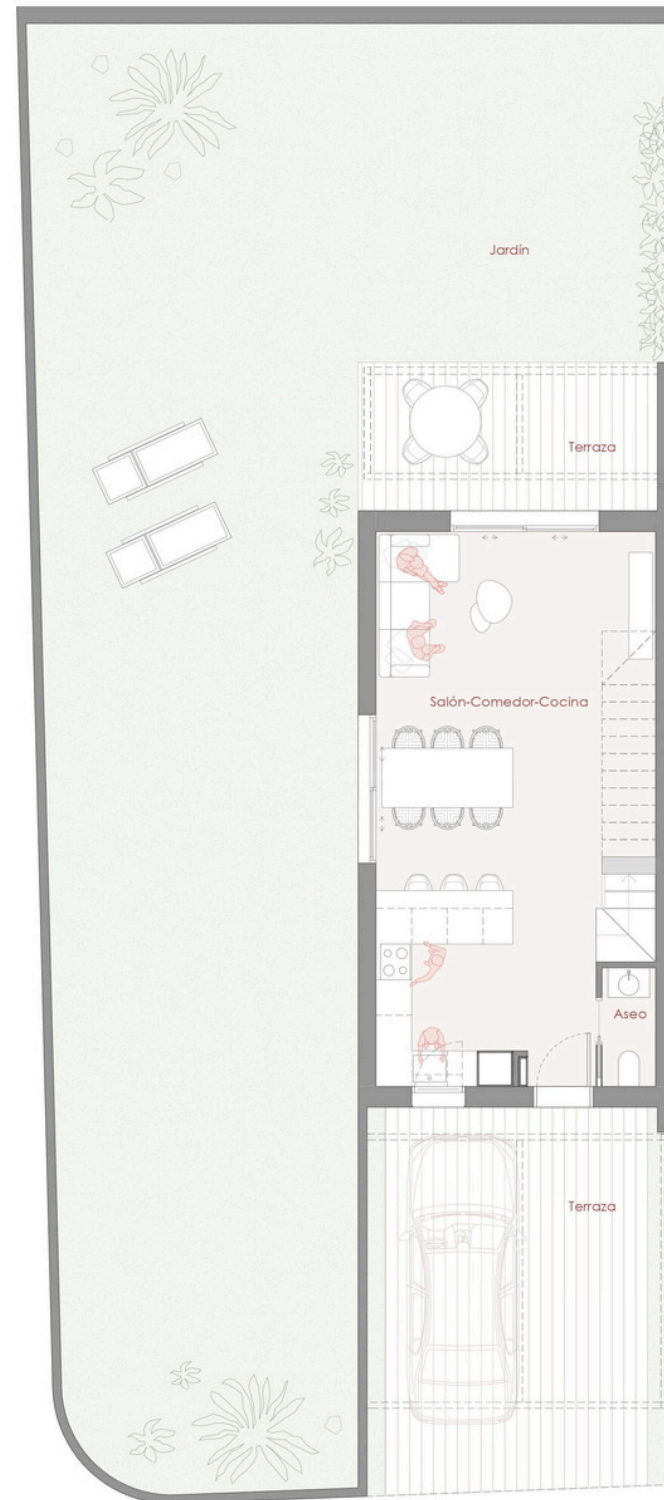
Interior	
Aseo	1,80
Baño 1	4,08
Baño 2	4,13
Distribuidor	5,29
Dormitorio 1	11,36
Dormitorio 2	10,52
Dormitorio 3	10,04
Escalera	10,03
Lavadero	2,92
Salón-Comedor-Cocina	37,77
Vestidor	4,56
<b>TOTAL</b>	<b>102,49</b>
Exterior	
Jardín	13,13
Terraza	49,85
<b>TOTAL</b>	<b>165,47</b>



e. 1/100 0 0,5 1 2 3 4 5m



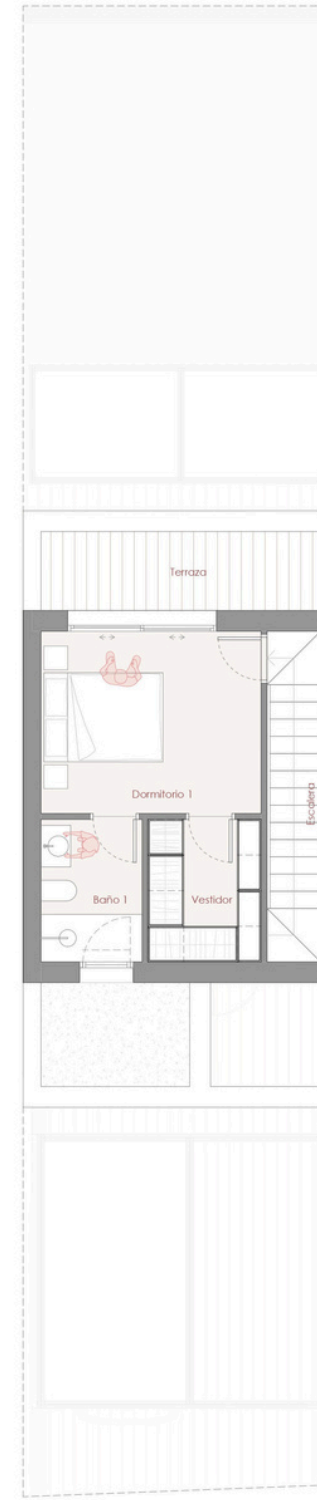
Vivienda 15



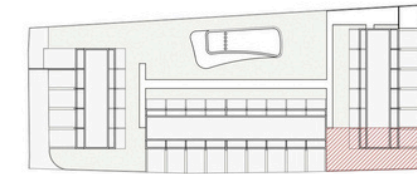
PLANTA BAJA



PLANTA PRIMERA



PLANTA SEGUNDA



S. Útil (m2)

Interior	
Aseo	1,80
Baño 1	4,08
Baño 2	4,13
Distribuidor	5,29
Dormitorio 1	11,36
Dormitorio 2	10,52
Dormitorio 3	10,04
Escalera	10,03
Lavadero	2,92
Salón-Comedor-Cocina	37,77
Vestidor	4,56
<b>TOTAL</b>	<b>102,49</b>

Exterior	
Jardín	159,29
Terraza	53,28
<b>TOTAL</b>	<b>212,56</b>
<b>TOTAL</b>	<b>315,05</b>

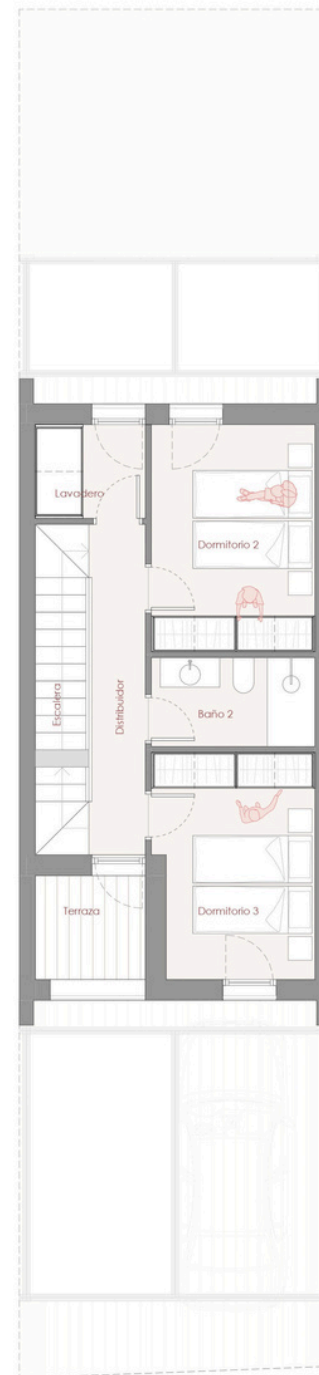


e. 1/100 0 0,5 1 2 3 4 5 m

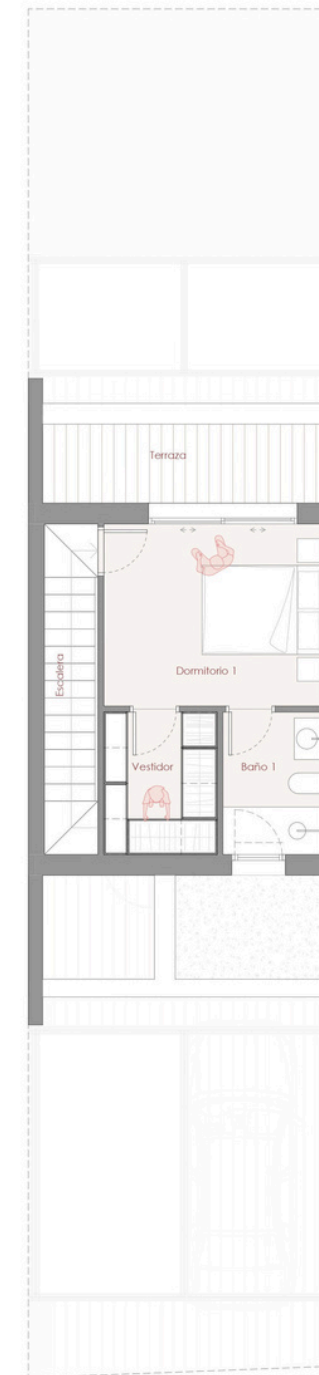
Vivienda 16



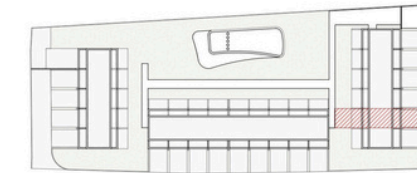
PLANTA BAJA



PLANTA PRIMERA



PLANTA SEGUNDA



S. Útil (m2)

Interior	
Aseo	1,80
Baño 1	4,08
Baño 2	4,13
Distribuidor	5,29
Dormitorio 1	11,36
Dormitorio 2	10,52
Dormitorio 3	10,04
Escalera	10,03
Lavadero	2,92
Salón-Comedor-Cocina	37,77
Vestidor	4,56
<b>TOTAL</b>	<b>102,49</b>

Exterior	
Jardín	20,30
Terraza	52,00
<b>TOTAL</b>	<b>72,31</b>
<b>TOTAL</b>	<b>174,80</b>



e. 1/100 0 0,5 1 2 3 4 5m

Vivienda 17



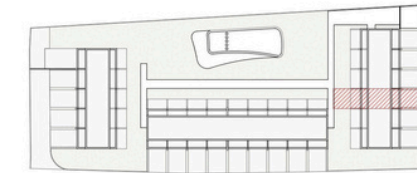
PLANTA BAJA



PLANTA PRIMERA



PLANTA SEGUNDA



S. Útil (m2)

Interior	
Aseo	1,80
Baño 1	4,08
Baño 2	4,13
Distribuidor	5,29
Dormitorio 1	11,36
Dormitorio 2	10,52
Dormitorio 3	10,04
Escalera	10,03
Lavadero	2,92
Salón-Comedor-Cocina	37,77
Vestidor	4,56
<b>TOTAL</b>	<b>102,49</b>
Exterior	
Jardín	20,30
Terraza	51,04
<b>TOTAL</b>	<b>173,84</b>

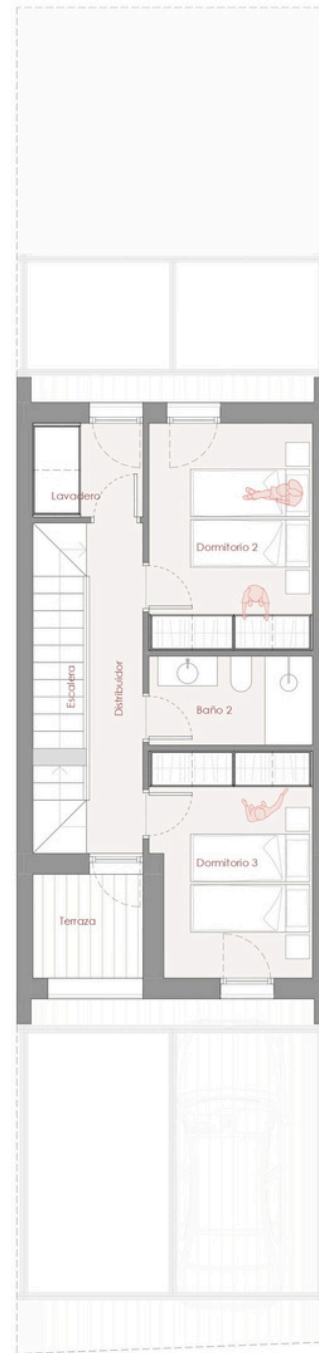


e. 1/100 0 | 0,5 | 1 | 2 | 3 | 4 | 5m

Vivienda 18



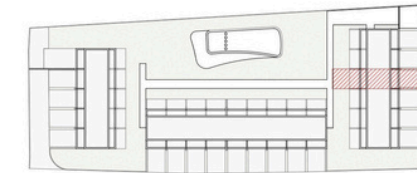
PLANTA BAJA



PLANTA PRIMERA



PLANTA SEGUNDA

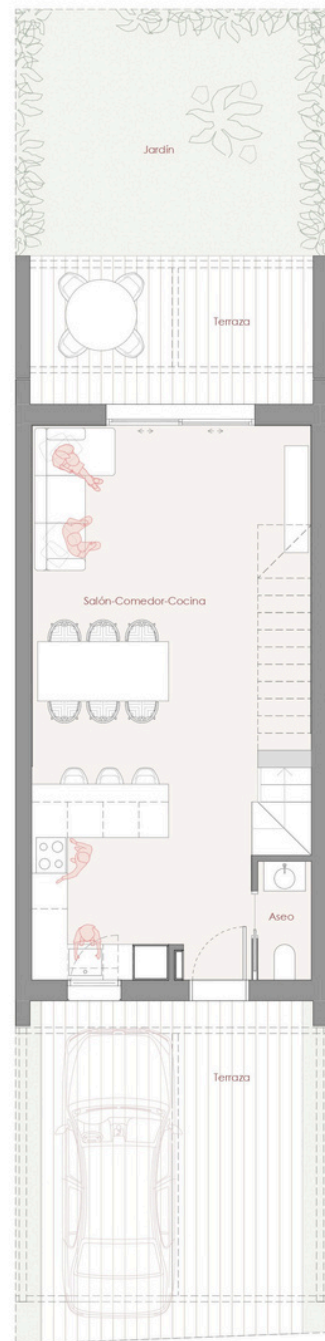


S. Útil (m2)	
<b>Interior</b>	
Aseo	1,80
Baño 1	4,08
Baño 2	4,13
Distribuidor	5,29
Dormitorio 1	11,36
Dormitorio 2	10,52
Dormitorio 3	10,04
Escalera	10,03
Lavadero	2,92
Salón-Comedor-Cocina	37,77
Vestidor	4,56
<b>TOTAL</b>	<b>102,49</b>
<b>Exterior</b>	
Jardín	20,30
Terraza	50,08
<b>TOTAL</b>	<b>172,87</b>



e. 1/100 0 0,5 1 2 3 4 5m

Vivienda 19



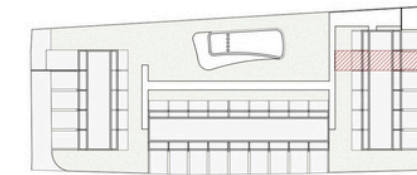
PLANTA BAJA



PLANTA PRIMERA



PLANTA SEGUNDA



S. Útil (m2)

Interior	
Aseo	1,80
Baño 1	4,08
Baño 2	4,13
Distribuidor	5,29
Dormitorio 1	11,36
Dormitorio 2	10,52
Dormitorio 3	10,04
Escalera	10,03
Lavadero	2,92
Salón-Comedor-Cocina	37,65
Vestidor	4,56
<b>TOTAL</b>	<b>102,38</b>

Exterior	
Jardín	20,30
Terraza	49,11
<b>TOTAL</b>	<b>69,42</b>
<b>TOTAL</b>	<b>171,79</b>



e. 1/100 0 0,5 1 2 3 4 5m

Residencial Vernissa  
Calle Riu Vernissa - Dénia (Alacant)

TO DO

# QUALITY SPECIFICATIONS

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Residencial Vernissa  
Calle Riu Vernissa - Dénia (Alacant)

# TO DO

## Look&feel

Porcelain flooring resembling wood



Mediterranean Materials



Warm Details



Neutral Colors



Contemporary Design



Indoor-Outdoor Connection



\*This document is for informational purposes only, including both its graphical content and the data related to surfaces. All the furniture shown in this plan, including that in the kitchen, has been included for illustrative and decorative purposes only. The data related to surfaces and layout are merely indicative and may be subject to changes due to commercial, legal, technical, or project execution requirements.

Residencial Vernissa  
Calle Riu Vernissa - Dénia (Alacant)

# TO DO

## Equipación

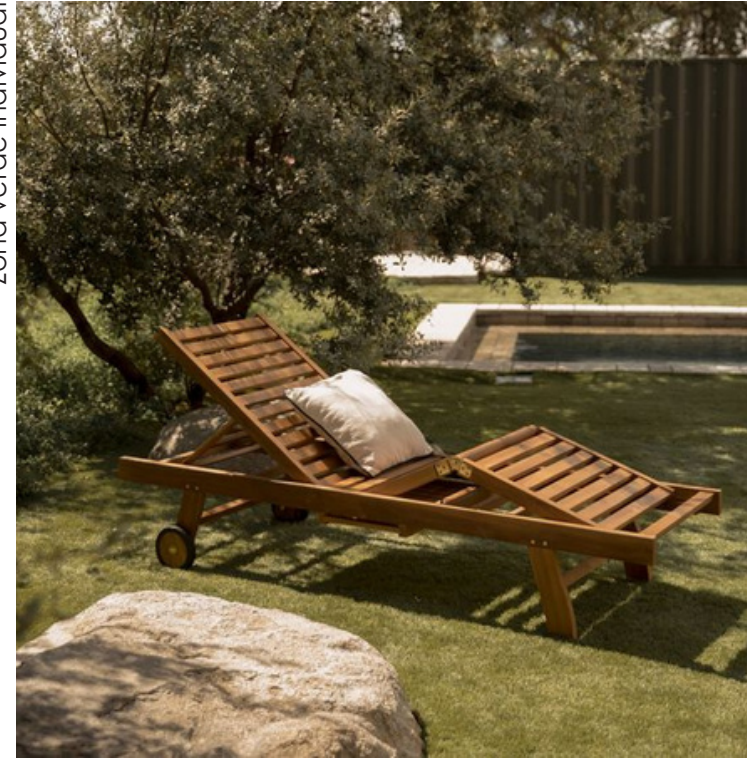
Indoor-Outdoor Connection



Community Pool 100 m<sup>2</sup>



Zona verde individual



Mediterranean Materials



Equipped Kitchens: Appliances, countertop, oven + extractor



\*This document is for informational purposes only, including both its graphical content and the data related to surfaces. All the furniture shown in this plan, including that in the kitchen, has been included for illustrative and decorative purposes only. The data related to surfaces and layout are merely indicative and may be subject to changes due to commercial, legal, technical, or project execution requirements.



# Residencial Vernissa

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*Time to Live the Mediterranean*

**DO**  
**TO**

HUB D'ARQUITECTURA