

Development of 14 townhouses with a private park in San Juan in a residential complex

# ALICANTE – San Juan

WHERE DREAMS TURN INTO ASSETS

# WHY ALICANTE – San Juan?

- +35–50% property price growth since 2019 (varies by area/segment; Alicante province +18.3% YoY in Q1 2026, per Tinsa). / Colegio de Registradores) on hand in case an investor asks.
- Year-round tourism and international demand: 300+ days of sunshine per year; foreign buyers account for ~45% of all property transactions in the province (Colegio de Registradores, Q1 2026); 27.6% of the provincial population is foreign.
- Strong demand for family-oriented coastal living: San Juan de Alicante is home to Playa de San Juan, one of the most sought-after urban beaches on the Costa Blanca — combining beach lifestyle with proximity to Alicante city, making the location attractive to both international buyers and domestic families.
- Low-density, private living within reach of the city: a gated development of 14 townhouses with a private park offers a rare combination in this area — space, privacy, and a genuine sense of community — at a scale increasingly hard to find as new construction in the region shifts toward high-density apartment blocks.

# DESCRIPTION

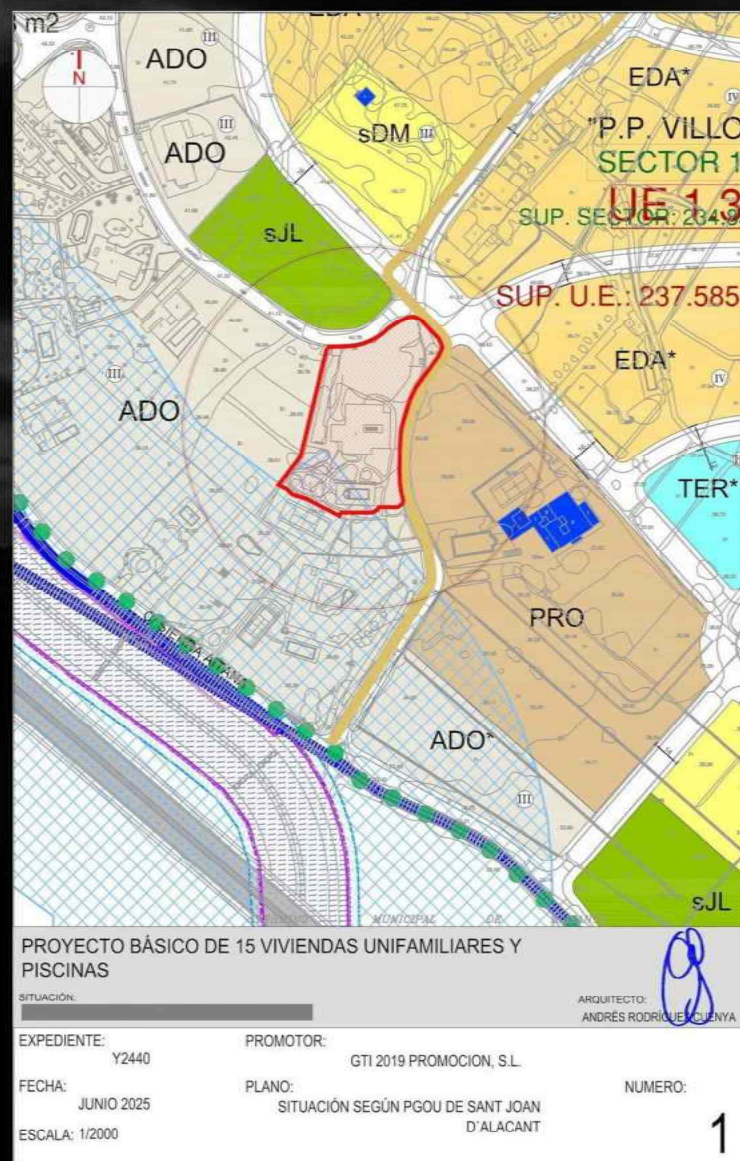
- Set within a residential complex in San Juan de Alicante, one of the Costa Blanca's most sought-after coastal towns and home to the celebrated Playa de San Juan, this exclusive development comprises 14 townhouses arranged around a private park — offering a rare combination of low-density living, community, and green space just a short drive from the beach.
- Each townhouse is designed to make the most of light, privacy, and everyday livability, offering families and long-term residents a genuine sense of home rarely found in an area increasingly shaped by high-rise apartment development. The shared private park at the heart of the complex creates a quiet, resident-only green space — ideal for children, outdoor living, and everyday community life.
- Residents benefit from an exceptional location: Playa de San Juan, one of the Costa Blanca's longest and most renowned beaches, lies approximately 4 km away, while Alicante city centre is around 8 km away with excellent transport connections. Alicante–Elche Airport is reachable in around 25 minutes by car, and the area is well served by schools, healthcare facilities, and everyday amenities — making it equally attractive to international buyers and families settling long-term.
- A positive preliminary coordination meeting with the local district authority regarding the construction of the development has already taken place, marking solid initial progress through the permitting process.
- The development offers approximately 1,790 m<sup>2</sup> of above-ground gross floor area across 14 townhouses and shared communal grounds. The project is currently in development. All renderings and representations are indicative and illustrate the design direction the development may take as planning progresses.

This is an off-plan sale. The developer reserves the right to adjust technical details and the subject to adjustments based on applicable legal and technical standards.

# LOCATION

- Alicante city centre: ~7–8 km — San Juan de Alicante borders Alicante directly, with well-connected road and public transport links into the city (bus lines including the C-53 and line 38 connect Playa de San Juan/Hospital/University corridor).
- Alicante–Elche Airport (ALC): reachable via the A-70 motorway in approximately 20–25 minutes by car — a consistent, defensible range across multiple routing sources.
- Playa de San Juan: approx. 4 km from the development — one of the Costa Blanca's longest and most renowned beaches (roughly 3–7 km of open sandy coastline depending on measured stretch), giving residents genuine beach-town living without the density of a beachfront tower development.
- Local infrastructure: San Juan de Alicante has developed its own retail and leisure infrastructure (shopping and dining) precisely to avoid functioning as a mere "dormitory town" of Alicante — a relevant point for a development targeting long-term residents rather than purely holiday buyers, alongside established schools and healthcare facilities in the area.
- Nearby towns: Mutxamel ~1 km, El Campello ~3–4 km, Alicante ~7–8 km, San Vicente del Raspeig ~8 km, Elche ~21–28 km, Villajoyosa ~21 km, Santa Pola ~23–27 km
- Climate: around 180 clear days per year, with average winter temperatures above 11°C and summer averages around 22–25°C — consistent with the broader Costa Blanca climate profile used elsewhere in your materials

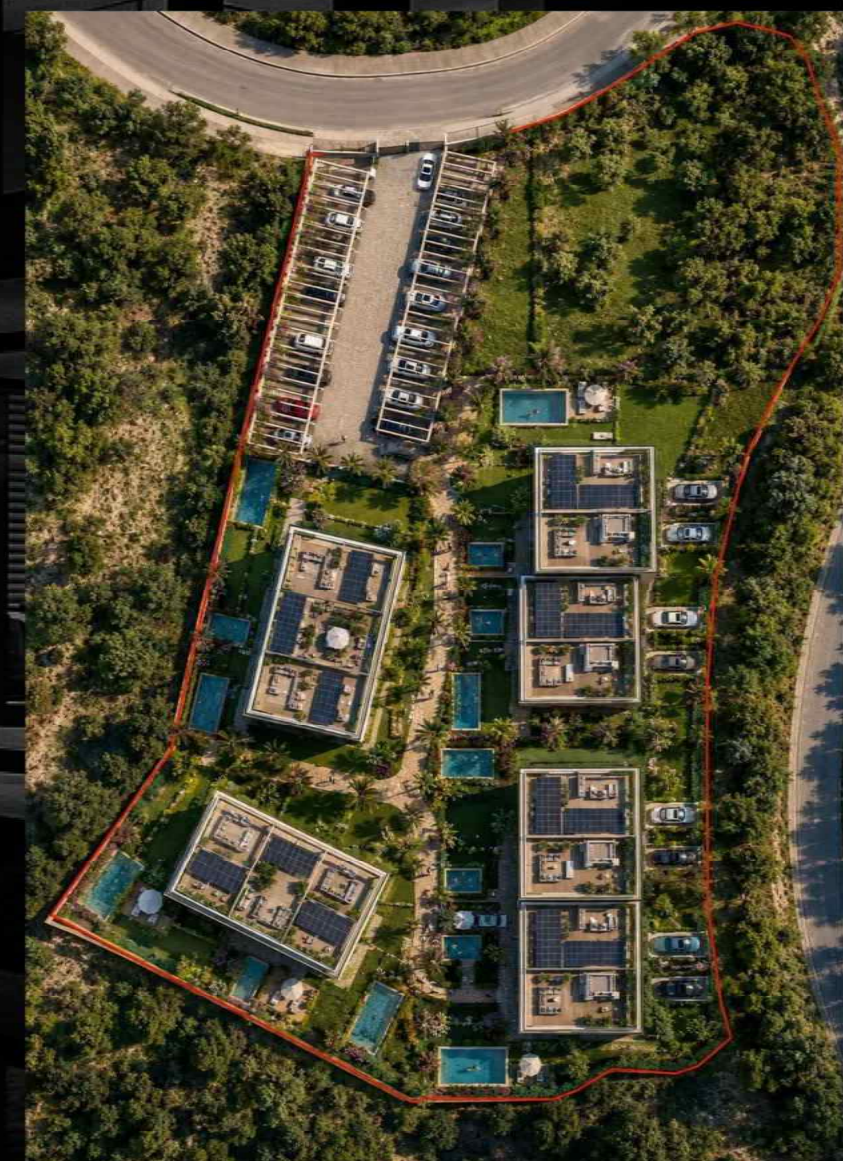
# PARCEL OF LAND



## Cadastral Map



## Development of the Site Plan



## Development of the Site Plan

Project currently in development; all renderings/illustrations indicative - subject to further design development

# AN IMAGINATION OF WHAT COULD BE



Visualization of a Possibility.

# WHY WITH US?

Behind this development stands a "Made in Germany" building concept — planned in Germany and adapted to the specific location, climate, and regulatory framework of San Juan de Alicante.

- German planning quality: architectural and execution planning, technical detail planning, and structured quality control from design through handover, backed by full technical documentation.
- German-engineered building components: preferably sourced from established German manufacturers — from sanitary fittings (Villeroy & Boch, Hansgrohe, Grohe) to façade, insulation, windows, and building technology (Schüco, Viessmann, Gira) — selected project-by-project and fixed in the construction specification, not left to chance.
- Energy efficiency by design: heat pumps, photovoltaics, ventilation, and shading are considered from the outset, using German efficiency standards as a technical benchmark, adapted to the applicable Spanish and EU regulatory framework.
- Turnkey execution: delivered by our own highly qualified craftsmen together with partner manufacturers from Berlin and across the EU — from the first design concept through to move-in-ready interiors, including kitchens, built-in furniture, and complete interior concepts on request.
- Fast, high-quality hybrid construction: Built using our hybrid construction system, this development combines the speed of prefabricated methods with the structural and technical quality standards of German engineering. As an illustrative example: once the building permit is issued, the enhanced structural shell of a single unit can typically be assembled within approximately two to four weeks, with the subsequent interior fit-out requiring a further four to eight weeks — figures based on one representative unit, not the combined construction timeline for all 14 townhouses. The actual overall project schedule depends on site logistics, sequencing, and how many units are built in parallel, and will be confirmed in the detailed construction plan.

The result: a development built to a defined, verifiable quality standard — not a generic spec-build, but a project where planning discipline, component quality, and execution are controlled end-to-end by one team.

# MUCHAS GRACIAS

## CONTACT US



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