DORMIO RESIDENCE

COSTA BLANCA

EXCLUSIVE SEASIDE LIVING


CALA LANUZA
DORMIO
COSTA BLANCA


CALA LANUZA

Welcome to

DORMIO RESIDENCE COSTA BLANCA

Exclusive seaside living



Dormio Residence Costa Blanca is a boutique development of 16 exclusive residences on the Costa Blanca. Designed for those who value privacy, comfort and effortless Mediterranean living. Here, modern architecture, elegant interiors, generous outdoor spaces and the services of Dormio Resorts & Hotels come together in an exceptional seaside setting designed for year-round enjoyment.

As an extension of the highly successful Dormio Resort Costa Blanca Beach & Spa, residents enjoy the comfort of a fully serviced lifestyle, complemented by the renowned hospitality of Dormio Resorts & Hotels and access to the facilities of the adjacent Dormio Resort Costa Blanca Beach & Spa.

Whether you are looking for a second home, a permanent residence or a property that combines personal use with rental potential, Dormio Residence Costa Blanca offers a rare combination of flexibility, comfort and peace of mind.



At a glance

- Boutique development with only 16 exclusive residences
- Flexible use as a primary residence or holiday retreat
- Steps away from Cala Lanuza beach, between El Campello and Villajoyosa
- Turn-key ready homes with 2 or 3 bedrooms
- Extensive terraces with indoor-outdoor living
- Private parking space included
- Bespoke options to personalize the homes
- Communal pool with sun loungers, multi-sports field and boules court
- Access to the facilities of the adjacent Dormio Resort Costa Blanca Beach & Spa
- Professional management and rental service by Dormio Resorts & Hotels
- Excellent accessibility via Alicante Airport and coastal tram



DORMIO RESIDENCE
COSTA BLANCA
+
DORMIO RESORT
COSTA BLANCA
Beach & Spa

El Campello	10 km
Alicante	24 km
Elx	49 km
Santa Pola	48 km


La Vila Joiosa 10 km
Finestrat 19 km
Benidorm 22 km
Altea 33 km

THE LOCATION

Located between the vibrant city of Alicante and the colourful coastal town of Villajoyosa, Dormio Residence Costa Blanca enjoys one of the most desirable settings on Spain's Mediterranean coast.

Your home is just steps away from the Mediterranean Sea and the Cala Lanuza beach, the perfect location for exclusive seaside living.

Cala Lanuza beach is just a couple of steps away, while golf courses, marinas, restaurants and nature reserves can all be reached within minutes. Enjoy over 300 days of sunshine each year and embrace the relaxed Mediterranean lifestyle that makes the Costa Blanca one of Spain's most desirable coastal destinations. Excellent connections via Alicante International Airport and the coastal tram network make the region easily accessible throughout the year.

Vibrant cities and picturesque villages

The area is rich in cultural, recreational, and natural spots and activities. From beautiful beaches to historic towns.

Sun, sea, and beach

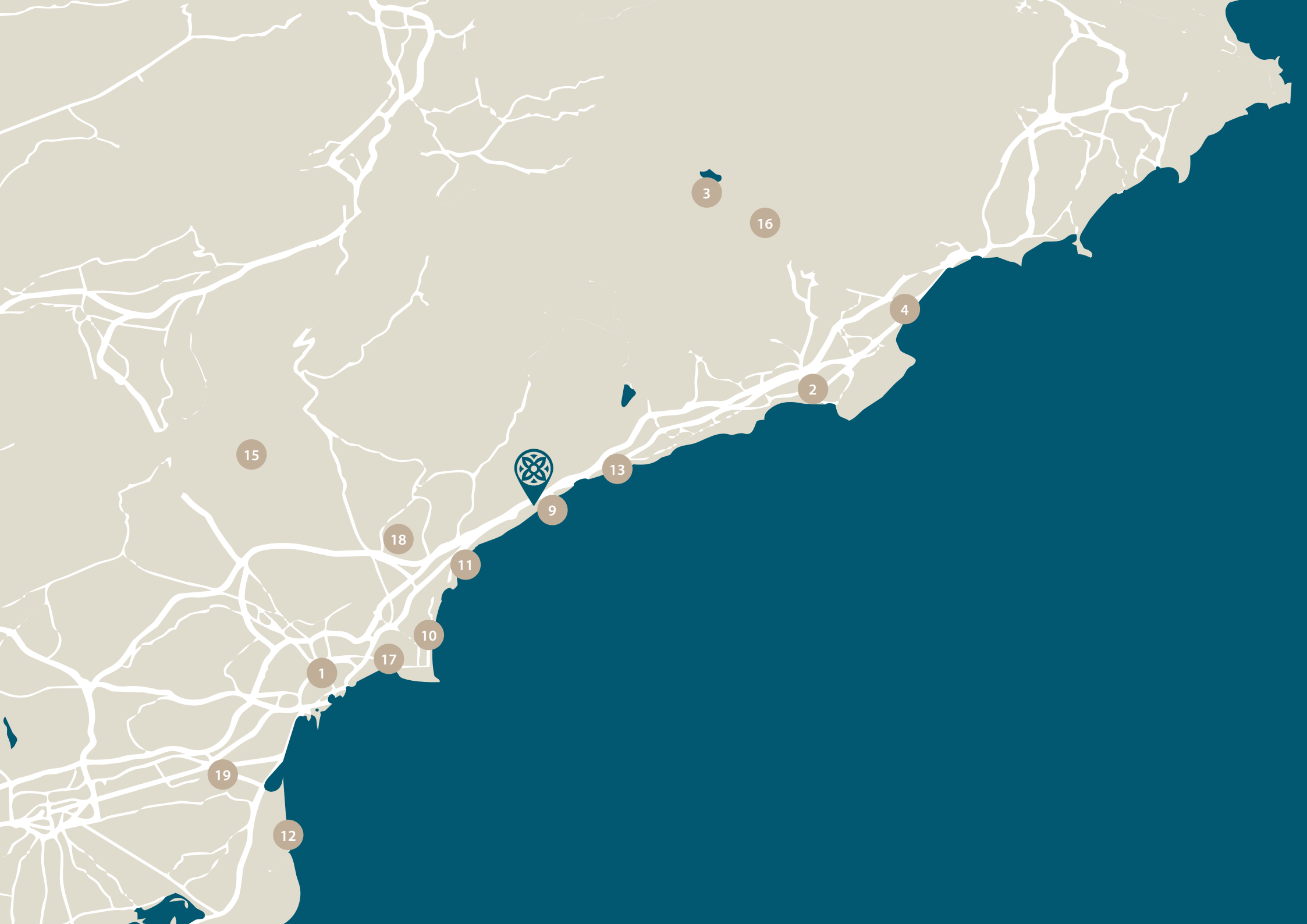
You will find many charming little beaches in the area, each special in its own way!

Culture and history

There is also plenty for culture and history enthusiasts to see and do in the area!






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MAP & GUIDE

CITIES

1 |	**Alicante**	24 km
2 |	**Benidorm**	22 km
3 |	**Guadelest**	43 km
4 |	**Altea**	33 km
5 |	**Valencia**	160 km
6 |	**Moraira**	64 km
7 |	**Jalon**	63 km
8 |	**Murcia**	103 km

BEACHES

9 |	**Cala Lanuza**	0 km
10 |	**Playa de San Juan**	18 km
11 |	**Playa del Carrer La Mar**	10 km
12 |	**Playa de l'Almadraba**	22 km
13 |	**Playa la Cala Nostra**	8 km

HIKING AND NATURE

14 |	**Barranco del Infierno**	79 km
15 |	**Canelobre**	22 km
16 |	**Algar Waterfalls**	36 km

GOLF

17 |	**Golf Alicante**	19 km
18 |	**Golf Bonalba**	16 km

AIRPORT

19 |	**Alicante Airport**	37 km

FULLY SERVICED LIFESTYLE

Ownership should be effortless











At Dormio Residence Costa Blanca, every aspect of ownership is professionally managed for complete peace of mind.

Owners benefit from professional property management, rental services and guest hospitality provided by Dormio Resorts & Hotels, a trusted hospitality and management partner with nearly 25 years of experience.

Whether you choose to enjoy your residence year-round, use it as a second home or spend extended periods away, your property remains in expert hands.

With quality, service and peace of mind at the heart of everything we do, Dormio makes ownership as enjoyable as the destination itself.





OWNER BENEFITS

Owners benefit from access to the facilities and services of the adjacent Dormio Resort Costa Blanca Beach & Spa, combining the privacy of an exclusive residential setting with the comfort and convenience of a full-service resort.

DORMIO RESIDENCE COSTA BLANCA

- Communal pool with daybeds
- Multi-sports court
- Jeu de boules court
- Wi-Fi









DORMIO RESORT COSTA BLANCA BEACH & SPA

- Beach (not private)
- Food & drinks
  - Paqui's Tapas Bar & Deli
  - Nuzza Beach & Terrace Restaurant
- Mini market with bakery
- Wellness & spa
  - Saunas
  - Hammam
  - Indoor spa pool
  - Beauty salon
  - Various massage rooms
  - Sun loungers
  - Indoor and outdoor fitness facilities
- For children
  - Mio Kids Club
  - Regular entertainment programme
  - Children's playground
- Other
  - Shuttle service

Please note additional costs apply





THE RESIDENCES

Every residence has been designed around light, space and outdoor living.

Open-plan interiors, designed for refined Mediterranean living, connect seamlessly with extensive terraces, creating a natural extension of the living space and making the most of the Mediterranean climate throughout the year.

Three distinct residence types are available, each offering a unique combination of privacy, comfort and outdoor space. Offering complete flexibility to enjoy your home as a primary residence or as a holiday retreat.

- "Campana": two-bedroom attached residences
- "Bernia": two-bedroom attached residences
- "Aitana": three-bedroom semi-detached residences

Each home includes at least two generous terraces and a private parking space.

Designed as an intimate residential community where permanent residence is permitted, Dormio Residence Costa Blanca offers complete freedom and flexibility to enjoy your home exactly as you wish.

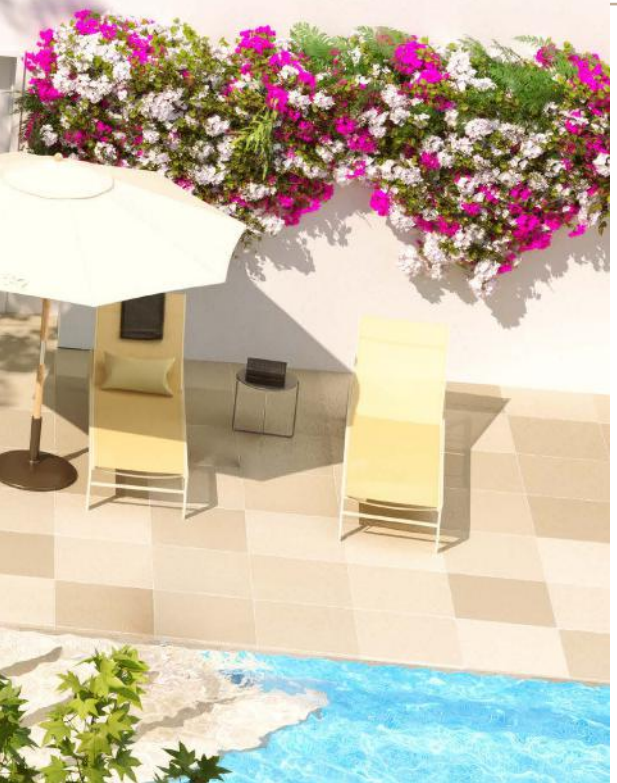



CALA LANUZA
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EXTENSIVE TERRACES

Outdoor living is at the heart of Dormio Residence Costa Blanca. Each residence features generous terraces on the ground and upper floors, while selected units also benefit from an additional terrace on the intermediate level.

The expansive rooftop terraces, complete with elegant pergolas, offer the perfect setting to unwind, bask in the Mediterranean sunshine, and embrace the relaxed Spanish outdoor lifestyle.

Selected residences also feature a generous private garden and provide opportunities for outdoor kitchens, whirlpools and even private swimming pools, allowing owners to create a truly personal retreat.

ELEGANT INTERIORS

Refined materials, clean architectural lines and carefully selected finishes create interiors that feel both elegant and timeless.

Floor-to-ceiling windows maximise natural light, while the open living spaces encourage a seamless connection between indoor and outdoor living.

Every detail has been considered to create a residence that is as comfortable as it is beautiful. Designed with comfort, style, and functionality in mind, each residence offers a refined living environment for year-round enjoyment.









PERSONALISE YOUR HOME













Selected residences offer additional spaces that can be customised entirely around your lifestyle.

Create a private wellness area, home cinema, wine room, office or entertainment lounge. The possibilities are designed around your personal preferences rather than fixed layouts.

The generous terraces, ranging from approximately 50 m^2 to 230 m^2, also provide ample scope for personalisation, with options* such as:

- Outdoor kitchen
- Whirpool
- Private swimming pool (selected residences)

This flexibility allows every residence to become genuinely unique.

Please note additional costs apply

EYE FOR DETAIL

True quality is found in the details

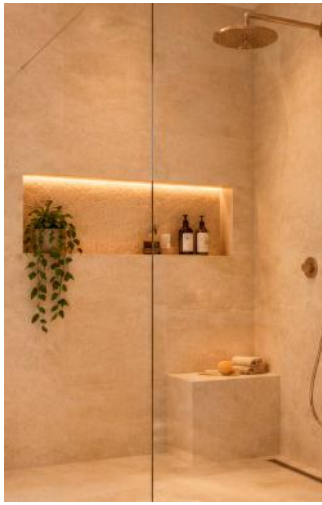
From energy-efficient climate systems and integrated home technologies to carefully selected materials and high-quality finishes, every element has been chosen to enhance comfort, sustainability and peace of mind.

The result is a residence designed for effortless living today and long-term enjoyment tomorrow with high-quality features and innovative technologies:

- Energy-efficient aerothermal system
- Air conditioning and advanced ventilation
- Modern kitchen with integrated appliances
- Fully fitted bathrooms
- High-quality porcelain floor and wall tiles
- Electric shutters for added comfort and privacy
- Safety glass throughout the residence for enhanced security
- Advanced access control system
- Integrated fire and security alarm system















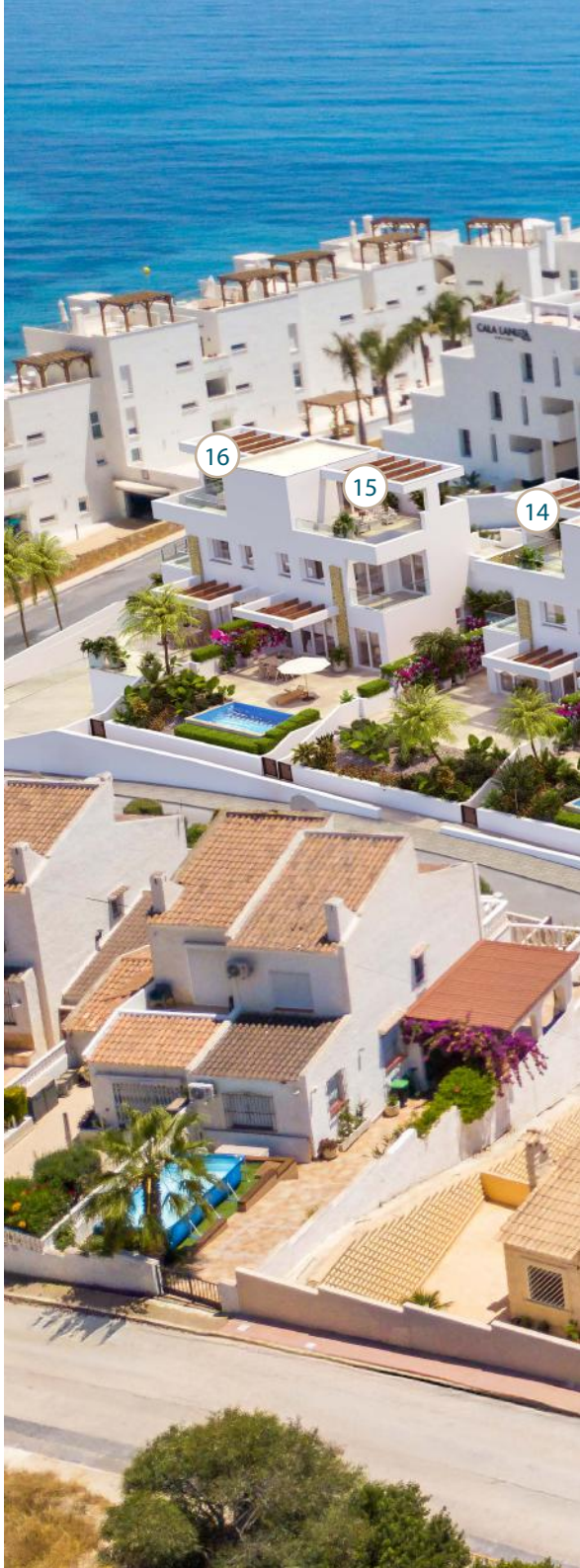


MASTERPLAN

UNIT TYPE	PERSONS	BEDROOMS	BATHROOMS	LIVING AREA M^2	OUTDOOR AREA M^2
1 Campana	4	2	2	96	107
2 Campana	4	2	2	96	95
3 Campana	4	2	2	96	98
4 Bernia	4	2	2	96	66
5 Bernia	4	2	2	96	56
6 Bernia	4	2	2	96	75
7 Bernia *	4	2	2	96	107
8 Bernia *	4	2	2	96	95
9 Bernia	4	2	2	96	50
10 Bernia *	4	2	2	96	82
11 Aitana *	6	3	2	99	149
12 Aitana *	6	3	2	99	119
13 Aitana *	6	3	2	99	152
14 Aitana *	6	3	2	99	105
15 Aitana *	6	3	2	99	183
16 Aitana *	6	3	2	98	170

* *Dip pool optional*

Parking allocation: 1 per unit




CALA LANUZA
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JUST ENJOY



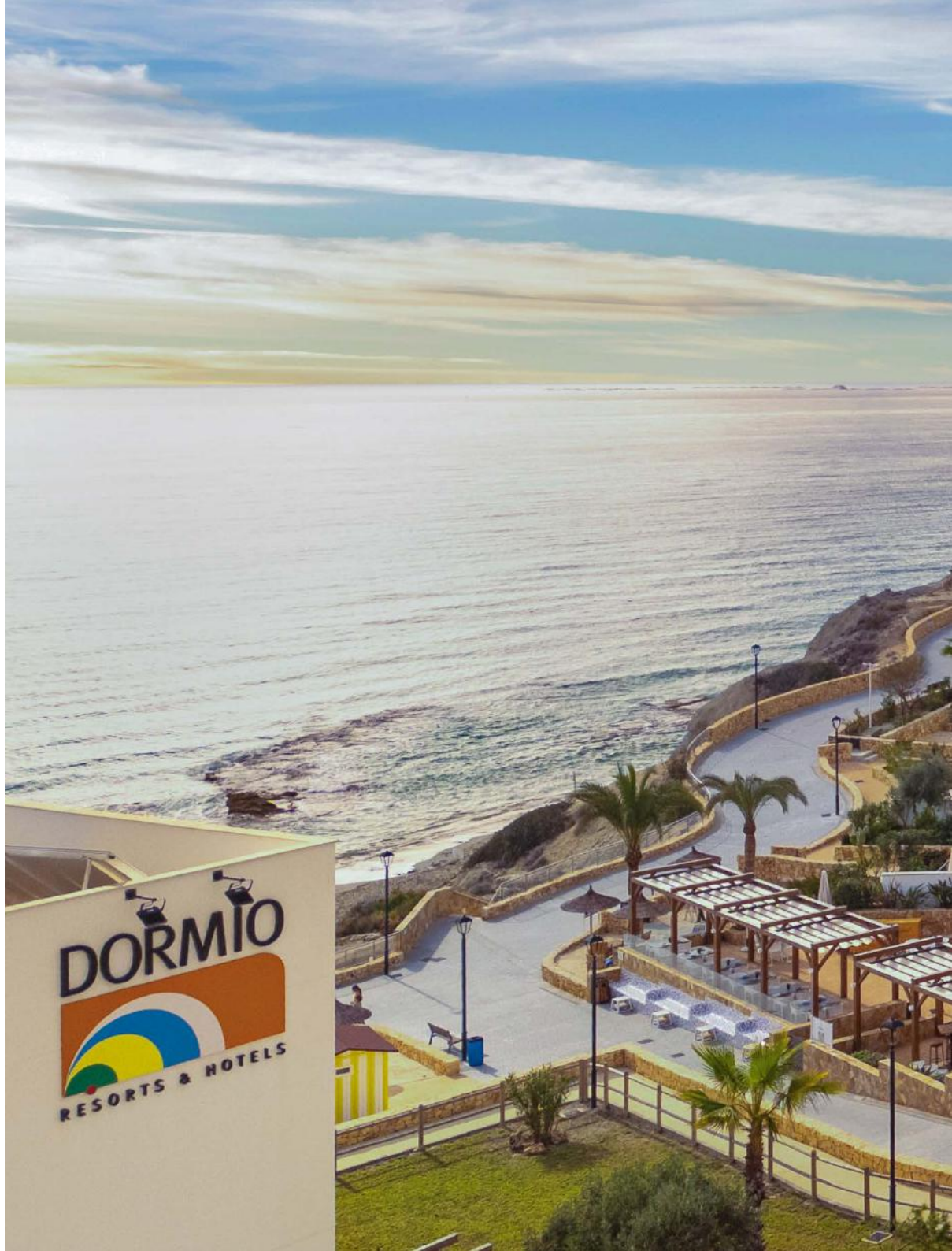

COSTA BLANCA

ABOUT DORMIO

For nearly 25 years, Dormio has been creating and operating premium holiday resorts and residential developments across Europe.

What makes Dormio unique is our fully integrated approach. We develop, sell, manage and operate our destinations ourselves. For owners, this means a single trusted partner throughout the entire ownership journey. From purchase and property management to rental services and long-term support.

It is this life-long commitment to quality, continuity and personal service that defines the Dormio experience.




COSTA BLANCA
NUZZA

DORMIO
RESORTS & HOTELS

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