Construcciones y Jardinería
JOSE MUÑOZ S.L.

VALLE DEL PORTET · BENITACHELL

Valle del Portet 78

Under construction

Indicative project visualisation. Non-contractual image.

The light of the valley.
A home open to the outdoors.

01 · THE PROJECT

At a glance. All the essentials.

A detached new-build villa with four bedrooms, a private lift and a planned 10 x 5 m pool, with views towards the valley and the Mediterranean.

1,000 m² PLOT	Approx. 207 m² BUILT AREA	4 BEDROOMS
3 + 1 BATHROOMS + WC	10 x 5 m PLANNED POOL	2027 EXPECTED COMPLETION

GUIDE PRICE

1,650,000 €

Taxes excluded. Terms and availability to be confirmed.

Approximate built area used for marketing purposes. Completion in 2027 is an estimate and must be confirmed as construction progresses.

EXPLORE THE BROCHURE

Setting and architecture 03-04
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02 · LOCATION

Benitachell.
A Mediterranean setting.

Indicative visualisation of the project's views and surroundings. Non-contractual image.

THE LOCATION

Valle del Portet is in Benitachell, on the northern Costa Blanca, between Moraira and Jávea. The project occupies a residential hillside, connecting the home with the valley, vegetation and views towards the sea.

CONNECTED TO THE LANDSCAPE

The stepped layout allows the landscape to be enjoyed from the living area, pool and upper terrace. Outdoor spaces are an integral part of everyday life in the home.

BENITACHELL · NORTHERN COSTA BLANCA

For location details and viewings, please contact CJM directly.

03 · ARCHITECTURE

A home shaped by the hillside.

Indicative project visualisation. Non-contractual image.

FOUR CONNECTED LEVELS

The architecture follows the terrain through a series of volumes and platforms. A private four-stop lift connects the garage, open-plan basement and two residential floors.

01 **Upper floor**
Principal suite and private terrace.

02 **Ground floor**
Living area and three bedrooms.

03 **Open-plan basement**
An open space on the lower level.

04 **Garage**
Integrated access and parking.

The visual proposal combines light stone, sand tones, wood and glass. This palette illustrates the design concept; final finishes will be confirmed in the relevant documentation.

04 · INTERIORS

Living, dining and cooking. A space to share.

Indicative project visualisation. Non-contractual image.

CONTINUITY AND WARMTH

The living area is designed as an open space connected to the covered terrace and outdoor terrace. The island organises the kitchen and creates a gathering point beside the dining area.

The visualisations propose warm tones, wood and integrated lighting, with large openings to the outdoors.

05 · PRIVATE SPACES

Rest and privacy. Spaces for every moment.

Indicative project visualisation. Non-contractual image.

4 BEDROOMS

Three bedrooms are located on the ground floor. The upper floor is reserved for the principal suite, with bedroom, dressing room, bathroom and private terrace. The home has three bathrooms and one separate WC.

The visual proposal combines stone tones, wood and warm lighting. Furniture, decoration and finishes are subject to confirmation.

Bedroom and bathroom: indicative visualisations. Furniture and decoration shown are not automatically included in the sale.

06 · OUTDOOR LIVING

Terraces and pool.
The home extends outside.

Indicative project visualisation. Non-contractual image.

10 x 5 m	Covered terraces	Garden
PLANNED POOL	INDOOR-OUTDOOR CONNECTION	LANDSCAPE INTEGRATION

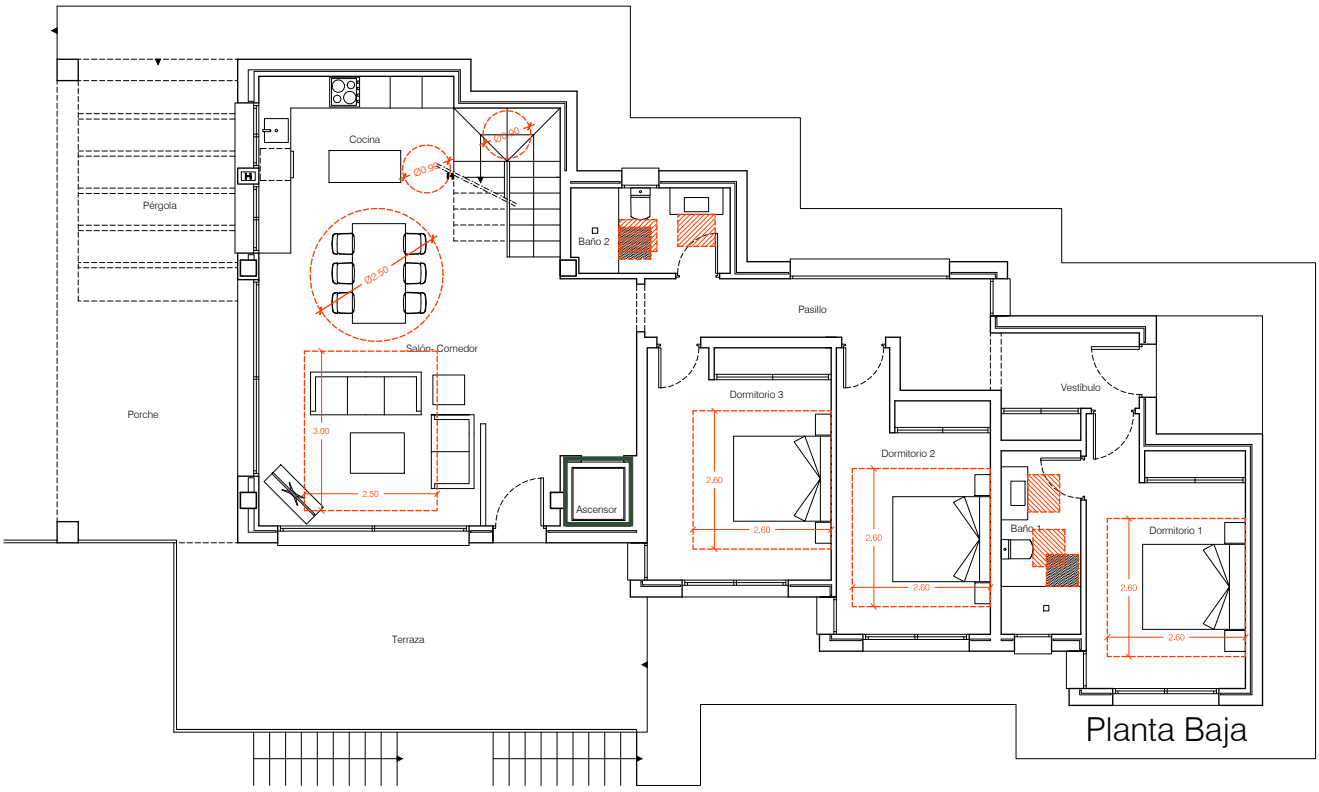
The pool sits in front of the main façade, forming the heart of outdoor living alongside the covered terrace and terrace. Paths and landscaping follow the slope and connect the different areas of the plot.

07 · FLOOR PLAN

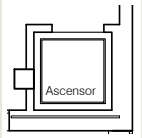
Ground floor. Everyday living and three bedrooms.

Living area opening onto the covered terrace and pool, with three bedrooms in the private wing. Connected by stairs and lift.

■ LIFT



Original project drawing with Spanish labels. For information only; not to scale for measurement.



FLOOR PLANS WITH LIFT

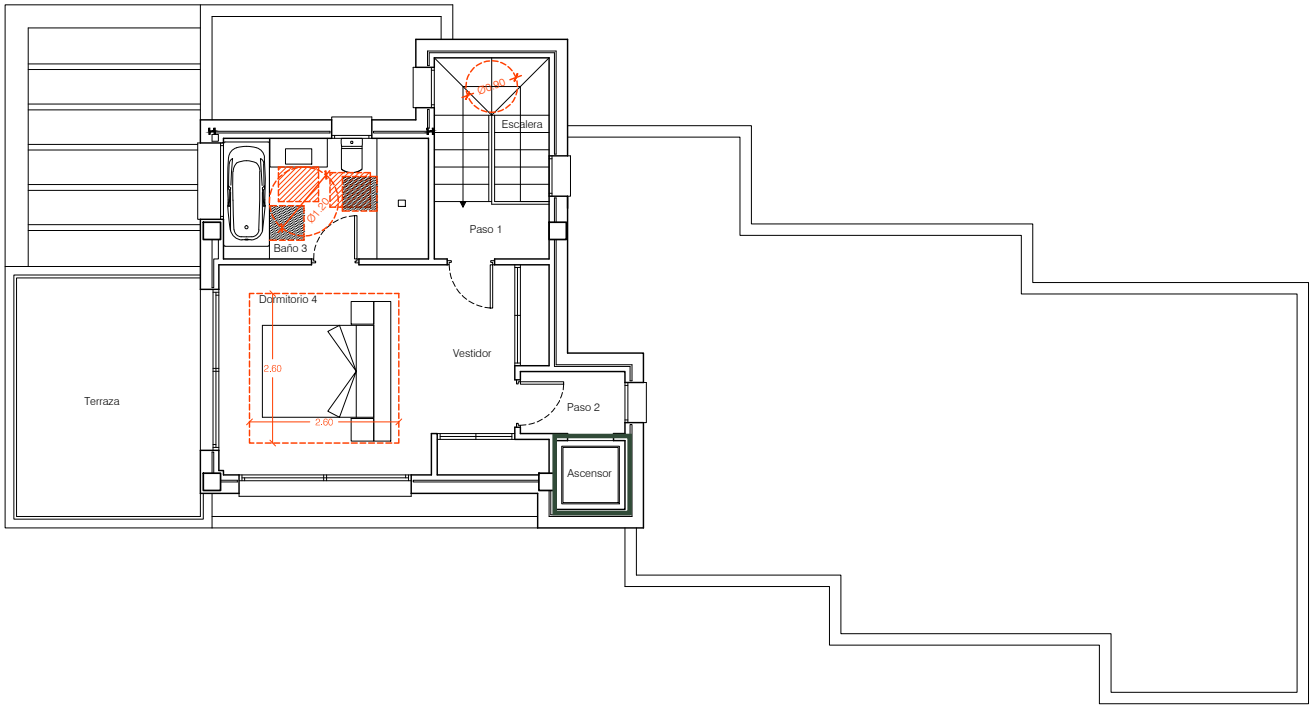
Plans from the supplied PDF: drawing 6, page 23. The green frame identifies the lift; an enlarged detail appears on the left. Zoom into the PDF to read the drawing.

08 · FLOOR PLAN

Upper floor.
The suite and its private terrace.

Principal bedroom, dressing room, bathroom and private terrace. Stairs and lift connect to the lower floors.

■ LIFT



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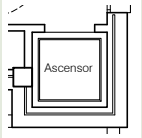

FLOOR PLANS WITH LIFT

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09 · CONSTRUCTION

From the plans to the building taking shape.

Photographs from the project archive: structure, walls, terraces, exterior stairs and pool area.

Archive photographs predating this edition. Please ask CJM for the latest progress. Movable objects and stored materials were digitally removed to improve clarity, without altering the built architecture.

10 · KEY SPECIFICATIONS

The home's layout. Its status, clearly explained.

Property type	**Detached new-build villa**
Plot	**1,000 m²**
Marketed built area	**Approximately 207 m²**
Bedrooms	**4**
Bathrooms	**3 bathrooms and 1 separate WC**
Levels	**Garage + basement + ground floor + upper floor**
Internal connections	**Stairs and four-stop lift**
Planned pool	**10 x 5 m**
Status	**Under construction**

EXPECTED COMPLETION

2027

A project estimate, subject to construction progress and confirmation. Please ask CJM about the latest progress and handover conditions.

11 · CONSTRUCCIONES Y JARDINERÍA JOSÉ MUÑOZ

A local point of contact. An integrated approach.

CJM brings construction, swimming pools and landscaping together within one company. We work on new homes, renovations and outdoor spaces in Benitachell and the surrounding area.

Construction, homes and landscape.

A coordinated view of the home, its layout and its relationship with the terrain and outdoor spaces.

CONSTRUCTION

New builds and renovations: the home and its construction.

SWIMMING POOLS

The pool and its relationship with the terraces.

LANDSCAPING

Paths, planting and the integration of outdoor spaces.

YOUR NEXT STEPS

01 Request up-to-date information

02 Review the plans, scope and terms

03 Arrange a viewing or meeting with CJM

Final specifications, equipment and purchase conditions must be confirmed in the transaction documents.

12 · SALES INFORMATION

Make your decision with all the information.

GUIDE PRICE

1,650,000 €

Taxes excluded.

Price, availability and terms are subject to confirmation. Applicable taxes and costs will be detailed in the transaction documents.

What do the images show?

They visualise the proposed architecture and design. Furniture, decoration, landscaping, equipment and finishes shown must be confirmed and are not automatically included in the sale.

What is the expected timetable?

VP78 is under construction, with completion expected in 2027. Construction progress and the handover date must be confirmed with CJM.

How can I find out more about the property?

Request the latest documents and arrange a viewing or meeting with CJM to review plans, construction progress and sales terms.

REQUEST PROJECT INFORMATION

Indicative project visualisation. Non-contractual image.

CONSTRUCCIONES Y JARDINERÍA
JOSÉ MUÑOZ S.L.

Let's talk about your next home.

Valle del Portet 78

+34 965 74 00 42

cjmunoz@cjmunoz.com

cjmunoz.com

View the project online

OFFICE IN BENITACHELL

Carretera de Acceso Norte a Cumbre del Sol
Apartahotel Benitachell, Local 2 · 03726 Benitachell (Alicante)

Office hours: Monday to Friday, 10:00-13:00 and 15:00-19:00.

For information only; non-contractual. Images, plans, areas and finishes may change for technical or administrative reasons. The final transaction documents shall prevail.