

The Mediterranean Sea, one more in your new home  
The blue sea, the majesty of the Ifach Rock, and the tranquility  
of the salt lakes: Azure Icons is precisely where you want to  
live.



Residencial / Estate:  
Partida la Fossa, 23  
03710 Calpe, Alicante  
38°38'47.3"N 0°04'24.7"E  
LAT.: 38.6464  
LONG.: 0.0732





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The Azure Icons residential development enjoys a privileged location on the seafront of La Fossa Beach in Calpe. Its magnificent location offers splendid views of the Ifach Rock, the Mediterranean Sea, and the Calpe salt lakes.

Calpe is one of the favourite destinations in the Valencian Community thanks to its beaches, services, sports offerings, gastronomy, and leisure activities. It is a place that has everything to enjoy Mediterranean life in all its splendour.

The streets of Calpe's historic centre, the architecture of its traditional houses and emblematic sites such as the Old Church, the Market and the Calpe Museum are places not to be missed. Close to the harbour are the Roman ruins of the Baños de la Reina, where you can swim amidst archaeological excavations.

La Fossa Beach, also known as Levante Beach, stretches for 1 km with golden sands and crystal-clear waters, alongside its promenade lined with bars and restaurants. In the vicinity of Azure Icons by are Arenal-Bol Beach, Cantal Roig Beach, Calalga Beach, and Racó Beach.

Taste the local and international cuisine with the extensive selection of bars, restaurants, and terraces in Calpe and its surroundings, such as Altea and Moraira. Calpe is close to both Valencia and Alicante, facilitating connections to airports and train stations. By road, access is excellent via the N-332 and the toll-free AP-7 motorway.

Azure Icons , where you will experience the Mediterranean Sea as another part of your new home.





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Azure Icons is situated on the front line of La Fossa Beach in Calpe, with two pedestrian entrances—one via Avenida Juan Carlos I and another from the La Fossa Beach promenade itself. The residential has two 18-storey towers with magnificent views of the Mediterranean Sea, from where you will hear the sea breeze on the quietest nights.

The development consists of 72 properties: one, two, and three-bedroom apartments with one, two, and three bathrooms, and duplex penthouses with three bedrooms and three bathrooms, featuring a solarium.

All units in Block 1 offer views of the sea and Ifach Rock, while Block 2, in addition to these views, also overlooks the Calpe salt lakes.

The common areas consist of:



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- An air-conditioned infinity adult pool with sea views.

- A heated children's pool.

- Two air-conditioned jacuzzis integrated into the adult pool.

- A beach pool area with shower facilities, sun loungers, and parasols.

- A panoramic gymnasium with sea and pool views, including cardio, strength, and flexibility machines.

- A sauna with showers, lockers, changing rooms, toilets, and showers.

- A children's play area with swings, slides, and a log cabin.

- An outdoor exercise area prepared for calisthenics and equipment such as stationary bicycles, chest and fly trainers.

Additionally, the development features a pedestrian access control booth located near the promenade entrance; it is fenced with walls and gates, equipped with a perimeter security system, video surveillance cameras, and a video intercom.

The Mediterranean Sea as one more part of your new home at Azure Icons by TM.



The properties boast spacious terraces with railings in grey and white tones that contrast with the colours of the sea and sand. Thus, the main living areas are exceptionally bright due to their large balconies and terraces with glass balustrades, as well as being very spacious and cool.

You have a choice among a variety of residence types, featuring southeast orientation and cross ventilation:

- 1 bedroom apartments with 1 bathroom
- 2 bedroom apartments with 2 bathrooms
- 3 bedroom apartments with 3 bathrooms
- duplex penthouses with 2 bedrooms and 3 bathrooms, with a solarium

The apartments feature Excellence-quality finishes, including motorised roller blinds in the living room and master bedroom, motorised shutters in the other bedrooms; eco-efficient fittings; electric underfloor heating in the bathrooms; ducted air conditioning throughout the residence; domestic hot water supplied by an aerothermal heat pump; and LED strip lighting beneath the high kitchen cabinets.



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The duplex penthouses with solarium feature Premium-quality finishes, including a hydromassage jacuzzi on the solarium, a bar with countertop, shower and electrical outlets for TV and lighting; heating via underfloor heating; climate control with individual temperature control per room; home automation controllable via app; installation of alarms and security cameras; kitchen with Italian design and high-end appliances, and Villeroy & Boch sanitary ware and Hansgrohe fittings in bathrooms.

All residences come with one parking space and a storage room, both located in the basement; the duplex penthouses have two parking spaces in the basement included.



# Views

If there is one thing that makes Azure Icons enchanting, it is its stunning views of the Mediterranean Sea, where you can enjoy the best sunrises and sunsets.

Its views are not limited to the sea; from its privileged location, you can also see the Calpe salt lakes, the imposing Ifach Rock, and the neighbouring towns of Moraira and Benissa.

The Calpe salt lakes host various bird species, such as the pink flamingo, and this area is renowned for its birdwatching routes, highly appreciated in European countries.



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RELAXATION & COMFORT



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Builderis guided by excellence and the highest quality standards. We want you to feel at home from the very first moment.

Therefore, we offer you the opportunity to personalise your new home so that it becomes your special and unique place. Thanks to the personalisation catalogue, every corner of your future home will reflect your style.

From the first day you move into your home at Azure Icons by TM, you have the option to have your residence furnished through the furniture options from AKTUAL or ECE.

our new home on the Mediterranean!



## LIFESTYLE



In Calpe, you will have the lifestyle you desire.

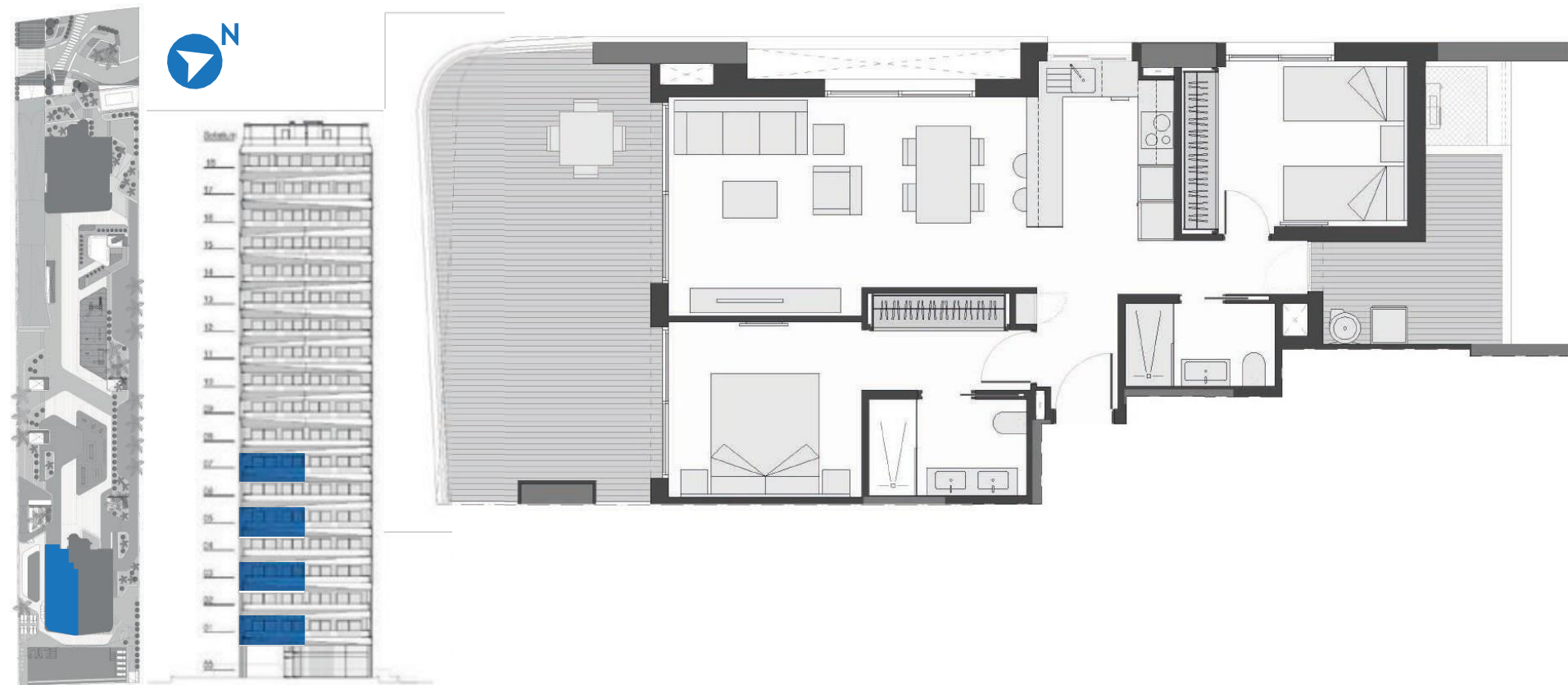
If you are a hiking and nature enthusiast, the surroundings offer a great selection of routes such as the ascent to Ifach Rock, the Bernia Mountain Natural Park, the Oltà Mountain Range, or Morro de Toix.

If you are passionate about the sea, Calpe's beaches are ideal for practising water sports such as sailing, windsurfing, or boat trips to discover its beaches and secluded coves. You can dive into the seabed and fall in love with its marine life.

For those seeking fun, there are several theme parks and activities for children, recreational areas in the Calpe region, and activities such as outdoor karting or minigolf.

Golf enthusiasts will find a wide range of golf courses just a few minutes away.





Apartamento Bloque 1 - Tipo B1 - 2 Dormitorios - 2 Baños - Terraza  
Block 1 Apartment - B1 Type - 2 Bedroom - 2 Bathroom - Terrace

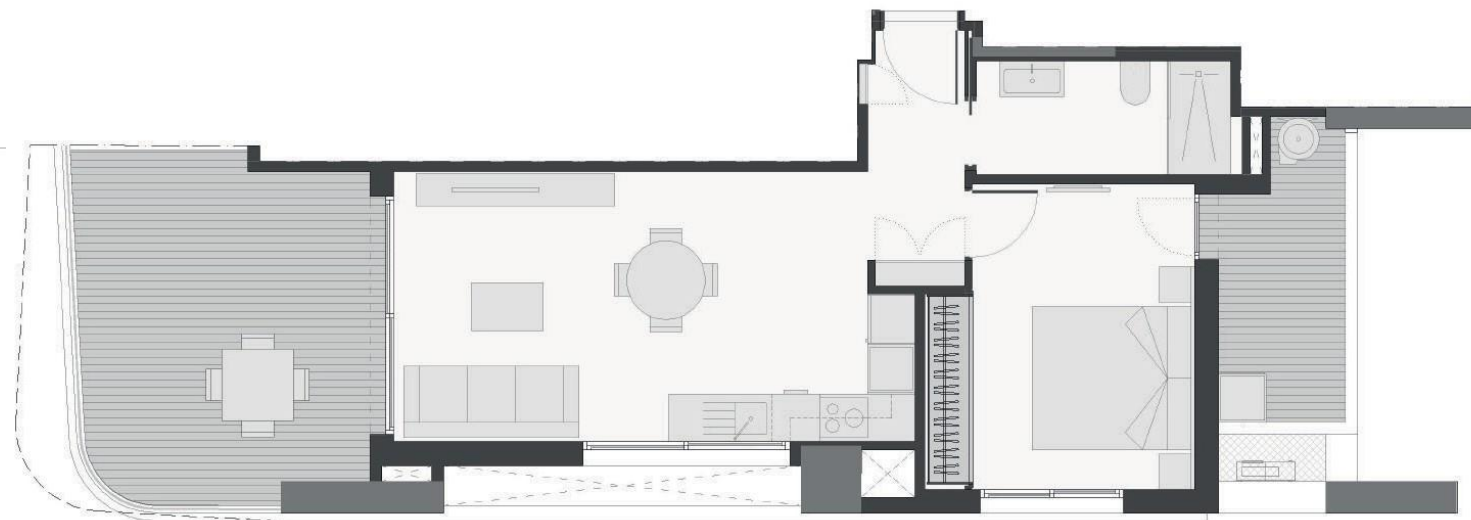
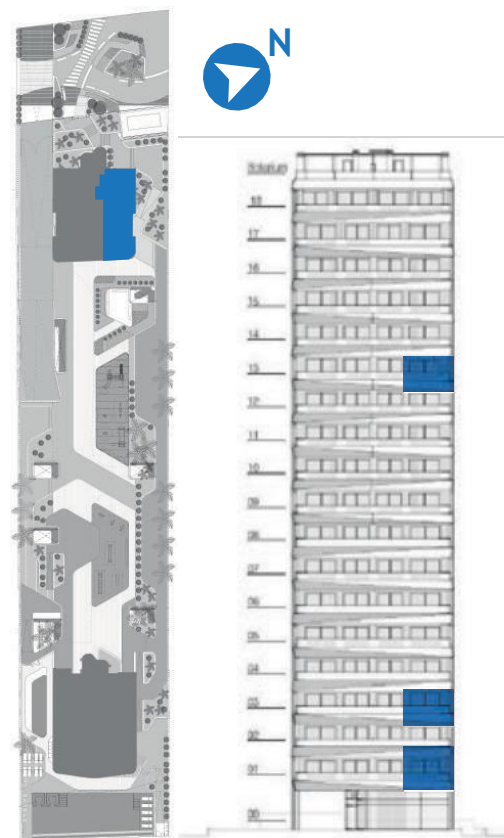
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Commercial plan without contractual value subject to possible modifications for technical or legal reasons. Measurements shown are approximate. Kitchen and furnishing are for display purposes only, with no contractual value.



Apartamento Bloque 1 - Tipo D1 - 3 Dormitorios - 2 Baños - Terraza  
Block 1 Apartment - D1 Type - 3 Bedroom - 2 Bathroom - Terrace

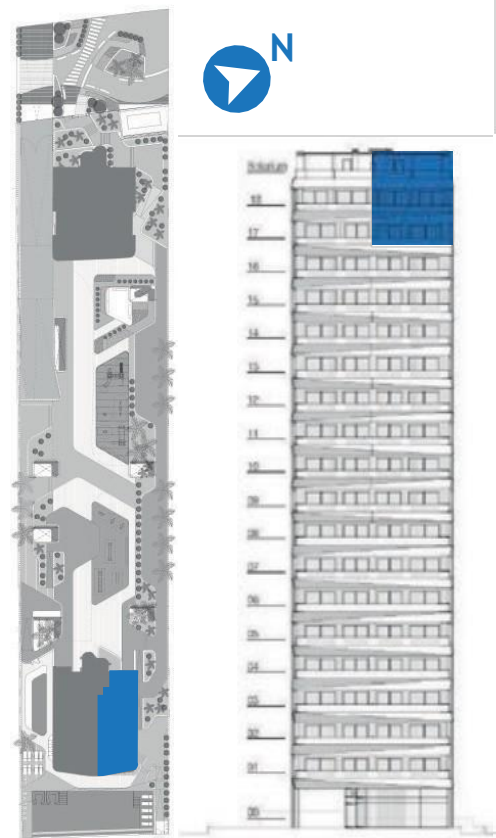
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Apartamento Bloque 2 - Tipo G1 - 1 Dormitorio - 1 Baño - Terraza  
Block 2 Apartment - G1 Type - 1 Bedroom - 1 Bathroom - Terrace

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PLANTA 17 / FLOOR 17



PLANTA 18 / FLOOR 18



SOLARIUM / SUN TERRACE

Apartamento Bloque 1 - Tipo E - 3 Dormitorios - 3 Baños - Terraza - Solarium  
Block 1 Apartment - E Type - 3 Bedroom - 3 Bathroom - Terrace - Sun Terrace

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Because we want to offer a comprehensive answer to your needs, including after we have handed over the keys, our customer service offices can provide you a wide range of services in collaboration with Mar Holidays, a company that is part of our group and specialises in holiday rentals and property-related services.

# happy homes



## KEY HOLDING SERVICE

If you have just bought a TM property, take advantage of our key holding service for one year and you can enjoy faster management of your incidents.



## CLEANING SERVICES

Our cleaning service will ensure that your home is in perfect condition the minute you arrive for your holiday. We want you to only worry about relaxing!



## PROPERTY MAINTENANCE

We will take care of your home when you are not there. Our team will be responsible for making regular checks to ensure that it is always in perfect condition.



## POOL & GARDEN MAINTENANCE

Make sure your plants look just as beautiful as they did the first day they were planted with our professional gardening service. And, if you have a pool, we take care of its maintenance throughout the entire year.



## INTERNET CONNECTION

We manage the internet connection in your new home, through the most reliable fibre optics and with the best speeds, with unbeatable rate plans specifically designed for our clients.



## ALARM INSTALLATION

We manage the installation of the alarm in your home, which will give you the peace of mind of knowing that your home is protected at all times, even when you are away.



## MOVING AND ORGANISATION OF YOUR BELONGINGS

1.1 The moving service involves planning, customs clearance, packing and transportation as well as reception and unloading at the new home.

1.2. If the client's situation requires the removal to be carried out before the new home is ready for occupancy, we offer the service of guarding the removal until it is possible to deposit it in the new home.

1.3 The service of order, organization and placement of belongings in your new home involves the meticulous arrangement of all the belongings, after the move or at any time of use of the house to maximize space and functionality, ensuring an orderly and harmonious environment to the needs and preferences of the client.

\*This service can be contracted as a whole or separately.

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