



NAO HORIZON



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JAVEA
Real Estate

THE FUTURE OF MEDITERRANEAN LIVING BEGINS AT THE EDGE OF THE SEA

Nao Horizon is the complete transformation of an existing Mediterranean villa, set in an exceptional location at Cabo de la Nao. The project replaces the original building with a contemporary architectural masterpiece designed to embrace frontline Mediterranean living, fully open to the surrounding landscape with the horizon as its defining feature.

Expansive floor-to-ceiling glazing seamlessly connects the interior with the outdoors, offering breathtaking sea views and even views of the seabed, made possible by the extraordinary clarity of the Mediterranean waters. The villa's exceptional proximity to the sea allows residents to enjoy the sound of the waves from within the home, while direct pedestrian access to the shoreline provides an increasingly rare and exclusive privilege.

Set on a double plot of more than 1,600 m² and surrounded by protected natural landscape, the property offers complete privacy, seamless integration with its environment, and a truly exclusive setting. Open-plan living spaces, expansive terraces, and dedicated wellness facilities—including a gym, sauna, and steam room—complete a residence designed for a sophisticated lifestyle, where contemporary architecture, nature, and exceptional quality of life come together in perfect harmony.

A unique place where you can listen to the sound of the sea.

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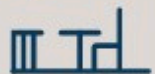
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1.641 M²
PLOT



591.57 M²
BUILT



180 M²
TERRACES

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5 BEDROOMS



7 BATHROOMS



2 POOLS

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A. LOCATION

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CALLE FRANCESCO GASPARINI, 36F

A.1 LOCATION DESCRIPTION

Nao Horizon is located in a strategic area of the Costa Blanca, in an environment that combines nature, privacy, and proximity to services.

The double 1,641 m² plot enjoys an elevated position with full orientation toward the sea, ensuring open and permanent views from almost every space in the home.

The project takes advantage of this condition by organizing the layout around the landscape, orienting the main rooms toward the horizon and creating a constant connection between interior and exterior.

The location offers an exceptional balance between tranquility and accessibility, with proximity to beaches and coves, restaurants and leisure areas, essential services, and connections to major urban centers.

THIS POSITIONING MAKES NAO HORIZON HIGHLY ATTRACTIVE BOTH AS A PRIMARY RESIDENCE AND AS A SECOND HOME OR INTERNATIONAL INVESTMENT.

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- | | |
|--|-------------------------------------|
| 1 Granadella - Costa Nova | 6 Centro ciudad |
| 2 Portitxol - Balcón al Mar | 7 Partides comunes - Adsubia |
| 3 Montañar - El Arenal | 8 Cap Marti - El Tossalet - Pinomar |
| 4 Puerto | 9 Granadella - Costa Nova |
| 5 Partida Tosal - Zona dels Castellans | |



Concept

- Transform to Elevate Value
- Architecture Designed Around the Horizon
- A Contemporary Reinterpretation of Mediterranean Architecture
- The Sound of the Sea as Part of Everyday Living
- Direct Pedestrian Access to the Mediterranean
- Views of the Seabed Thanks to the Exceptional Clarity of the Water
- Protected Natural Surroundings Ensuring Privacy and Preserving the Landscape

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B. GENERAL DESIGN



The finishes and images shown here are for inspiration and guidance only.
From time to time, plans or details may be updated to ensure the best technical solutions and overall stability. Dimensions provided are approximate and may vary slightly.

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B.1 AREAS AND DISTRIBUTION

Nao Horizon features contemporary Mediterranean architecture based on integration with the surroundings and maximization of views.

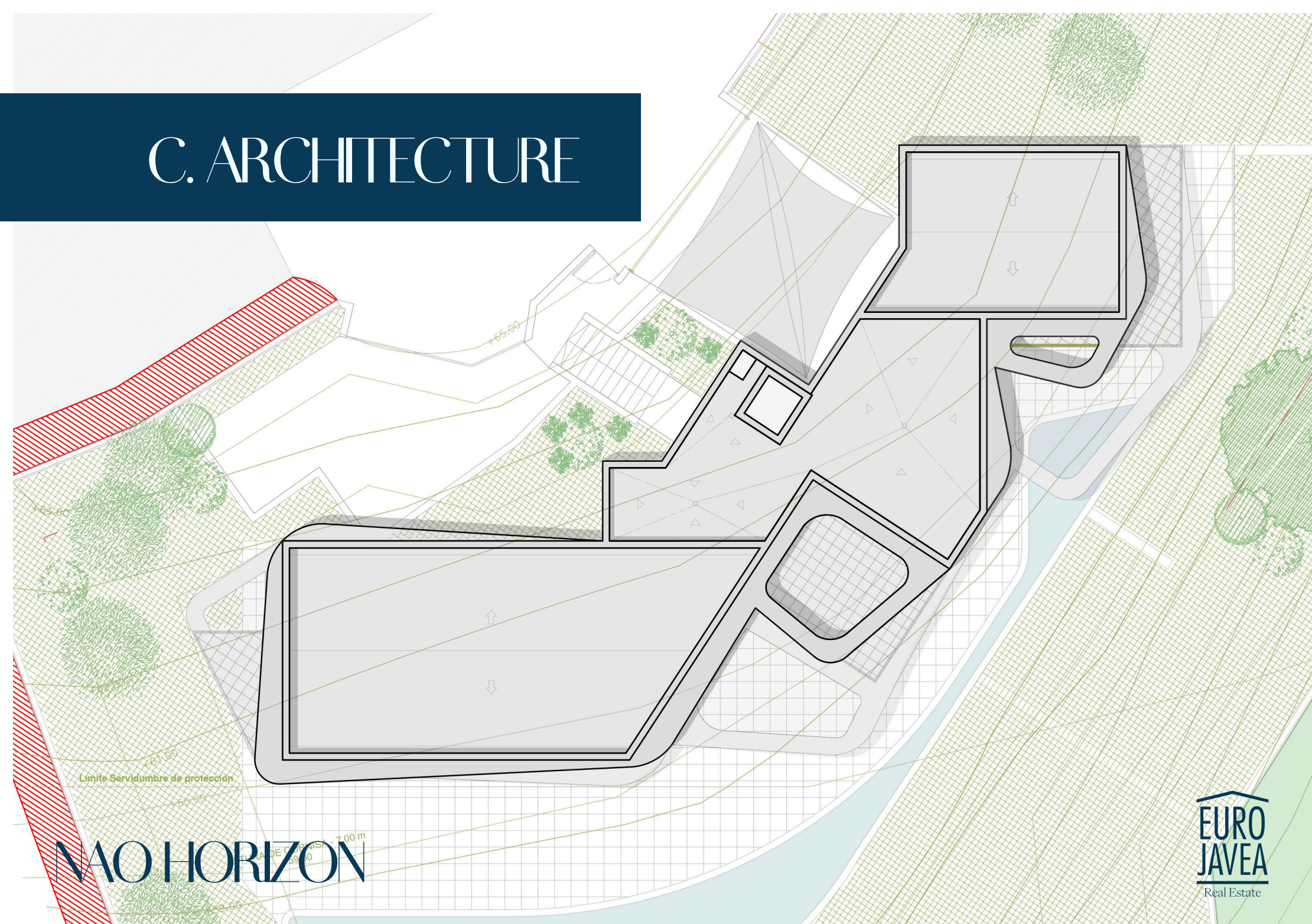
The home is developed over two floors plus a basement, with a built area of 591.57 m² and more than 180 m² of covered terraces.

It includes:

- 5 bedrooms
- 7 bathrooms
- Spacious living areas
- Connected outdoor spaces
- Wellness areas in the basement



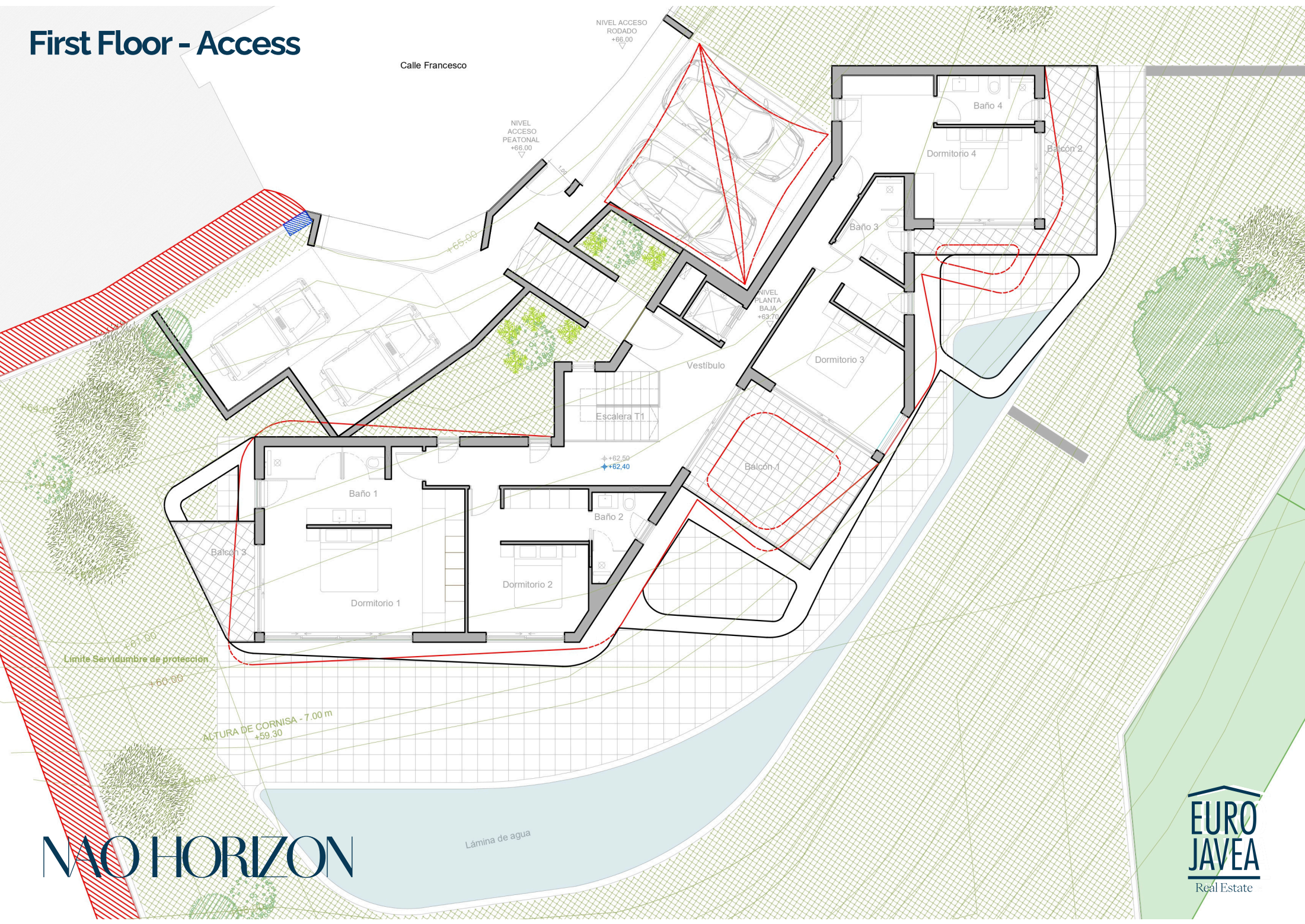
C. ARCHITECTURE



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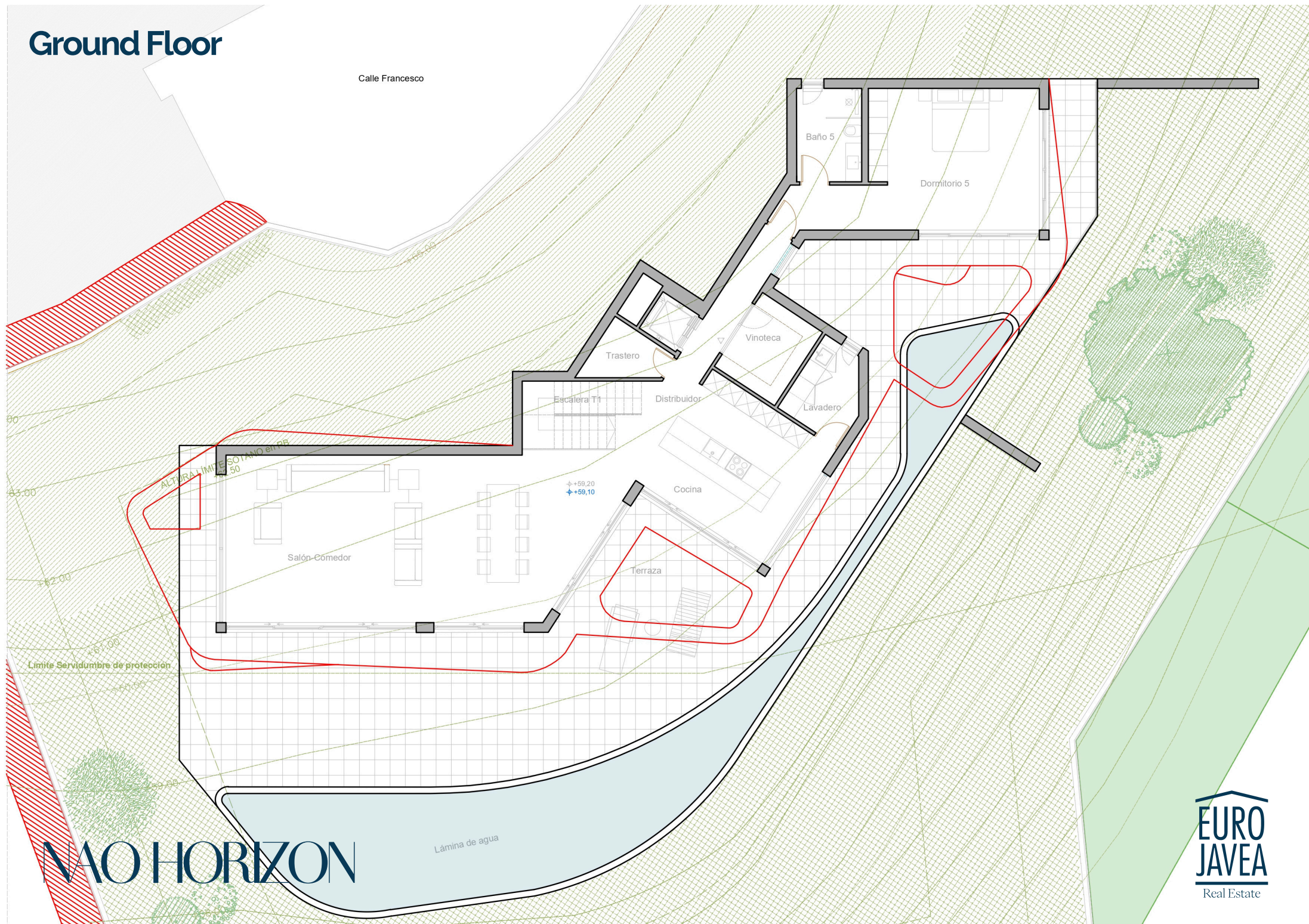
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First Floor - Access



Ground Floor

Calle Francesco



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Basement

Calle Francesco



Límite Servidumbre de protección

ALTURA LIMITE SÓTANO
58.60

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D. FINISHES

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Kitchen

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Master Bedroom



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Living area



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Relax area

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Multifuncional space



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Gym and spa

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D.1 FAÇADE, ENCLOSURES, ROOF AND MASONRY

The façade combines contemporary lines with natural materials such as stone, creating an elegant and timeless aesthetic.

D.2 FLOORS AND TILING

Interior flooring: Natural stone or premium quality porcelain stoneware, brand SALONI or similar throughout the home

Kitchen and bathrooms: Tiled (some areas may be plastered) with premium quality porcelain stoneware, brand SALONI or similar

Entrance, car park and communal areas: Hydraulic clinkers or pressed concrete, at the discretion of the project manager

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D.3 PAINTWORK AND CEILING

Matt acrylic wall paint for the protection and decoration of interior surfaces. Resistant to sunlight, breathable and water-repellent, with a matt finish in white

Suspended ceilings made of plasterboard, stucco or painted plaster, depending on the headroom and the requirements of each space

Entrance, car park and communal areas: Hydraulic clinkers or pressed concrete, at the discretion of the project manager

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D. 4 KITCHEN

Fully equipped kitchen, featuring designer cabinetry and high-quality finishes, with a choice of premium options and finishes available to suit the client's preferences.

Fitted with high-end appliances by Bosch or equivalent, seamlessly integrated into the overall design, combining aesthetics, functionality and outstanding performance.



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D. 5 PLUMBING AND SANITARY FACILITIES

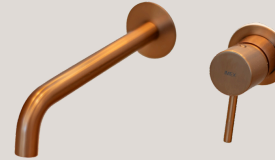
- Installation of pipes in cross-linked polyethylene, with separate lockable main taps in each wet room.
- Internal drainage system in PVC
- Top-quality sanitary facilities: Roca Meridian model (wall-mounted) in white or similar
- All bathrooms and toilets equipped with stone washbasins with vanity units.
- Semi-recessed taps from the Roca brand or similar, in brushed rose-colored, black or chrome finish

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Product
Brand
Type
Measurement
Finish

WC
Roca
Ona
-
White



Product
Brand
Type
Measurement
Finish

Mixer tap
Roca
Ona

Brushed rose-colored
/black/chrome



Product
Brand
Type
Measurement
Finish

Shower
Victoria

Brushed rose-colored /black
or chrome



D. 6 INTERIOR AND EXTERIOR JOINERY

Front door: Iroko wood security door, dimensions 220 x 120 cm

Interior doors: with 10 cm wide door frames and rubber seals in the frames (fitted with stainless steel locks and hinges)

Height: Door-to-ceiling height

Built-in cupboards: Finished and fitted with basic interior layout, in the same style and colour as the interior doors

Exterior joinery: Black or 1019TXT ral ,aluminium profiles with thermal damage protection Tilt and turn or sliding openings, depending on the project design Height: 2.30 m Glazing: Climalit or similar with safety glass

E. SAFETY , WELL-BEING AND INNOVATION



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E.1 SAFETY AND WELLBEING

Nao Horizon has been designed to offer a high level of comfort, accessibility and well-being :

- Interior elevator connecting all floors
- Integrated home automation system
- Built-in sound system
- Wellness areas (Gym , sauna , steam room)
- Functional and accessible layout

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E. 2 ENERGY EFFICIENCY MEASURES

Technology

Nao Horizon incorporates advanced technology to enhance residential experience and optimize energy performance



AIRZONE DATASHEET



SOLAR PANELS DATASHEET



SONOS SOUND SISTEM



DOMOTIC SISTEM



Climate control

- High-efficiency heat pump
- Underfloor heating throughout
- Zoned ducted air conditioning



Water

- Saltwater pool system
- Optimized consumption



Passive Design

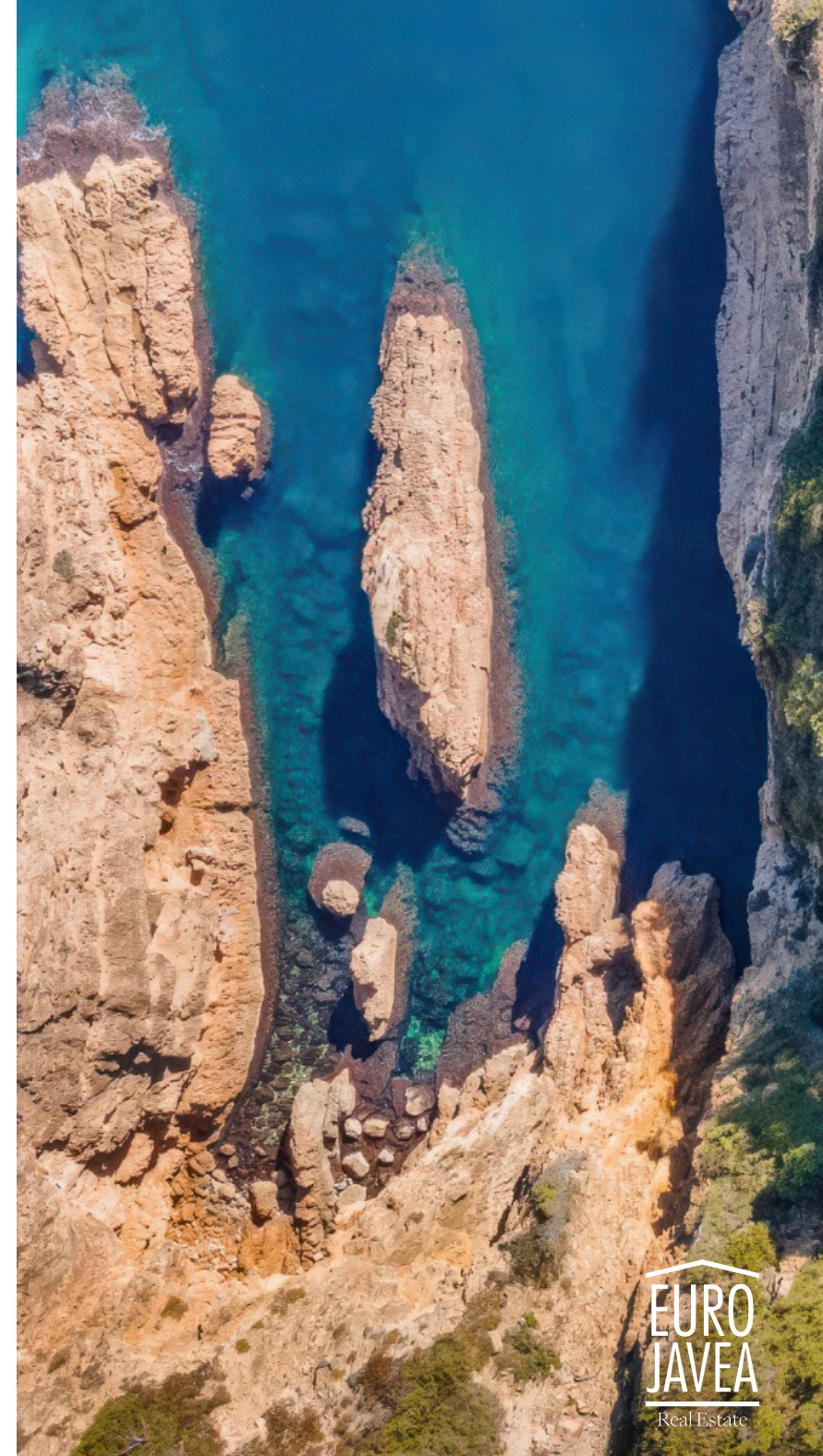
- Strategic sea orientation
- Natural cross ventilation
- Solar poretion via terraces and overhangs



Efficiency

- High performance exterior carpentry
- Reduced thermal losses

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E. 3 ELECTRICITY

- Electrical installation in accordance with the Low Voltage Regulations
- Switchgear from JUNG LS-900 or SIMON, in white finish or similar
- The property will be equipped with light fixtures and built-in spotlights in strategic locations in accordance with the project design
- Burglar alarm with 3 motion sensors, 1 smoke detector in the kitchen and connection to the alarm system (subscription to the alarm system is the responsibility of the owner)
- Basic home automation system for home security and energy efficiency, including lighting control, access control , sound , heating control
- Sound system

E. 4 SOLAR PANELS, CLIMATE CONTROL AND HOT WATER

SOLAR PANELS

Photovoltaic solar energy system consisting of a photovoltaic solar panel with monocrystalline silicon cells



CLIMATE CONTROL AND HOT WATER

- Heating system: 16 kW heat pump for:
 - Underfloor heating, zone control per room
 - Domestic hot water
- Air conditioning system:
 - GREE UM CDT 24 air conditioning system or similar
 - Monosplit U-Power 24 with pipes and condensate drain
 - AIRZONE control system with air vents and controls

E. 5 OUTDOOR AREA

The outdoor areas have been conceived as a natural extension of the residence, creating a seamless connection between architecture, landscape and the sea.

The property features a spectacular swimming pool that surrounds the residence, equipped with a saltwater chlorination system, and complemented by spacious terraces designed to fully enjoy the privileged surroundings and the Mediterranean climate.

The landscaped garden, carefully integrated into the natural environment and native vegetation, provides privacy and harmony throughout. Its exceptional frontline seafront location offers breathtaking views of the Mediterranean and a truly unique living experience, where the proximity to the sea allows you to enjoy even the soothing sound of the waves from the property itself.

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