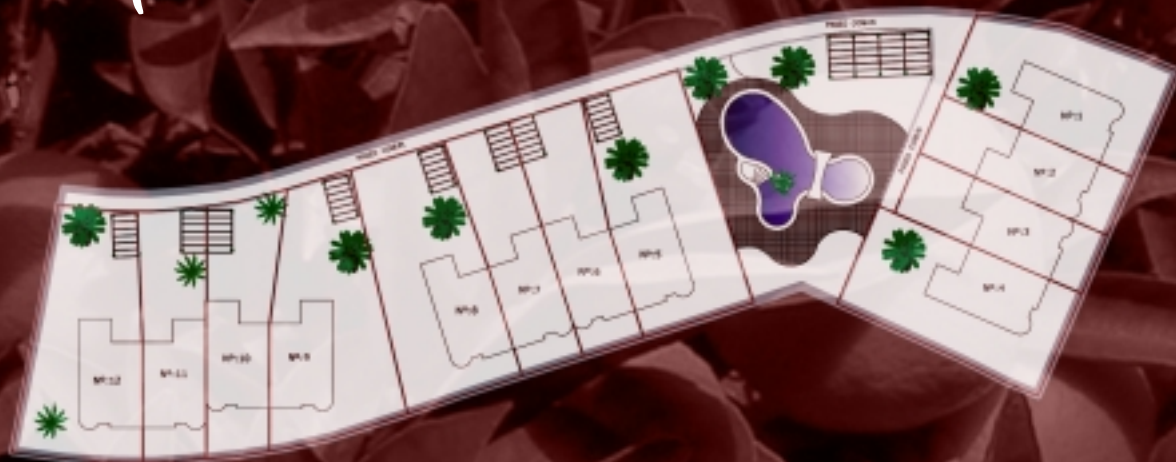


# Empedrola



Arab roof tiles aged for genuine authenticity • Roof edges and cornices attractively lined with 3 layers of offset terracotta tiles • Outside porches traditionally finished with stone-faced facades all locally sourced and hand laid by local craftsmen • High interior barrelled ceilings finished with aged wooden beams • Attractive feature fireplace made from a choice of local materials • Terracotta tiled window sills • Exterior rustic rendering painted in a choice of earth-like colours • Feature imitation wooden beams above each window • Central heating with radiators throughout • Imitation 'wooden' windows with triple-glazed security glass • Vitro-ceramic hob, oven, extractor fan, fridge/freezer and dishwasher included as standard • Choice of interior and exterior rustic tiles for kitchens and bathrooms • Fully architraved interior doors finished in a compatible rustic style and colour

PHASE I OF LAS FINCAS DE LA SIERRA BERNIA WILL BE COMPLETED BY MARCH 2006.  
70% MORTGAGES ARE AVAILABLE ON ALL PROPERTIES. PAY ONLY 30% NOW WITH  
NO MORE UNTIL COMPLETION. NO STAGE PAYMENTS NECESSARY!

*Interested, Need More Information?*

COME AND SEE US OR CALL US ON ONE OF OUR FREEPHONE NUMBERS BELOW

**UK 0800 310 1801 SPAIN 900 506 457**

 The Rustic Collection

Luxury Villas International SL Urb. Buena Vista 20M, Ctra. Moraira-Calpe, 03720 BENISSA, Alicante, Spain Freephone UK 0800 310 1811  
Tel Spain 00 34 96 574 9009 Fax Spain 00 34 96 574 9064 Email info@luxuryspanishvillas.net Web www.luxuryspanishvillas.com

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*Las Fincas de la Sierra Bernia*

REVIVING THE FINCA TRADITION

*An Exclusive Development of Unique Rustic Properties*

 The Rustic Collection

*Empedrola - Calpe, Northern Costa Blanca*

# Introducing Las Fincas de la Sierra Bernia

## Revising the Finca Tradition

### The Rustic Collection

As part of our increasingly popular and expanding Rustic Collection of more traditional Spanish properties, Luxury Spanish Villas is pleased to offer "Las Fincas de la Sierra Bernia", a small development of only 12 beautifully presented properties constructed to the highest standards and uniquely finished with the most comprehensive selection of rustic features and materials to be found anywhere in the Northern Costa Blanca.



### A Peaceful Retreat

Set slightly off the coast only minutes from the shores of the Mediterranean in Empedrola near Calpe and taking the breathtaking mountain range of the Sierra Bernia.

Its distant backdrop, "Las Fincas de la Sierra Bernia" occupy a unique rural and peaceful position with breathtaking South-Westerly views across the valley of the Alto Vinalopo characterized by its abundance of evergreen pine trees, vineyards and lemon groves.

### Revising the Finca Tradition

We have commissioned only the best local Spanish architects who together share our vision of recreating part of the Valencian heritage and have worked tirelessly to evoke part of the local tradition which is so reminiscent of an almost forgotten bygone age.

Las Fincas promises to be a unique development and offers a rare opportunity to benefit from the most modern and up to date building and construction standards whilst retaining a truly rustic and country feel on all interior and exterior features.

### More Rustic Charm

Our architects and designers have ensured that the standard specification is not only comprehensive and exceptionally high but also offers the possibility of further enhancements designed to add to the charm of your rustic retreat. We have specified additional rustic features available at extra cost. You can opt for lattice work wardrobe doors in the bedrooms or even fit an old stable-like front door. Add interior wooden shutters on all windows or finish the staircase with attractive natural stonework.

With our expert architects you can truly influence every aspect of your new rustic home, making it as individual and bespoke as you like.

### Individual Privacy with Communal Facilities

Las Fincas comprises only 12 unique properties purposefully located in 3 separate groups of 4 with each individual plot between 167 sq m and 354 sq m in size.



This ensures that each finca-style property benefits from its own small private garden in addition to the large, attractively designed communal pool and gardens. Both 2 and 3 bedroom designs are available.

