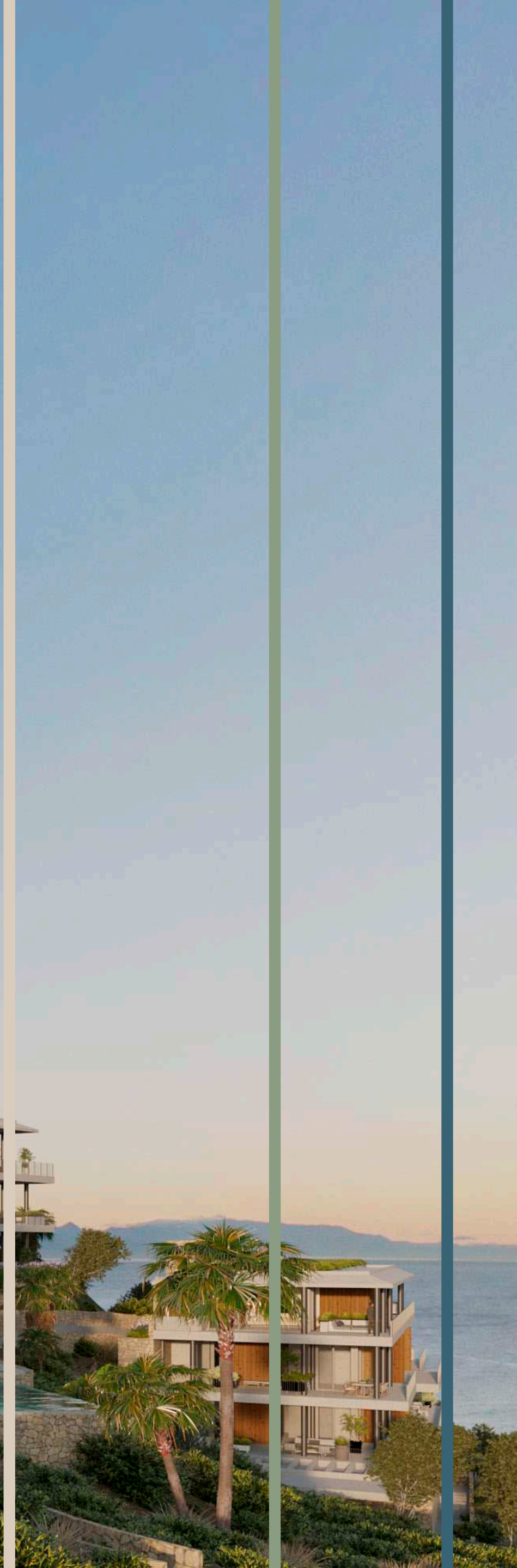




BELLMAR

A NEW HORIZON



There are places that invite you
to look beyond.

*Spaces where your
surroundings are not
only a privilege, but
also an inspiration.*

Bellmar was born from that
perspective:

a way of understanding the
environment, architecture
and the sea as part of a single
experience.

An invitation to discover a
new horizon full of **calm, light
and beauty.**



BELLMAR



Page Summary

4 *The privilege of living here*

17 *You are in the perfect place*

19 *A new way of living*

22 *A unique living experience*

25 *Light and sea, the essence of our architecture*

47 *A place that makes it easy for you*

BELLMAR



You know you are in the perfect place **when you can get anywhere you want to go**

By plane

FROM MADRID
FROM BILBAO
FROM MILAN
FROM BRUSSELS
FROM LONDON
FROM BERLIN

1 hour
1 hour 5 minutes
1 hour 50 minutes
2 hours 15 minutes
2 hours 25 minutes
2 hours 45 minutes

By car

FROM BENICÀSSIM
FROM OROPESA
FROM CASTELLON DE LA PLANA
FROM VALENCIA
FROM BARCELONA
FROM MADRID

11 minutes
14 minutes
27 minutes
1 hour 10 minutes
2 hours 50 minutes
4 hours 30 minutes



You know you're in the perfect place *when everything you imagine is close by.*



You know you're in the perfect place when
everything you love is right where you live.



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The privilege of living here

A golfer in a light blue shirt and dark pants is captured mid-swing on a lush green golf course. To the left of the golfer is a large, irregular sand trap. In the background, a body of water is visible, surrounded by dense greenery and several large, multi-story houses. The sky is a pale blue with soft, wispy clouds. The overall scene conveys a sense of tranquility and luxury.

*Live surrounded by everything
that makes you feel good,
without leaving home.*

*Enjoy a game of padel or a
round of golf.*

BELLMAR

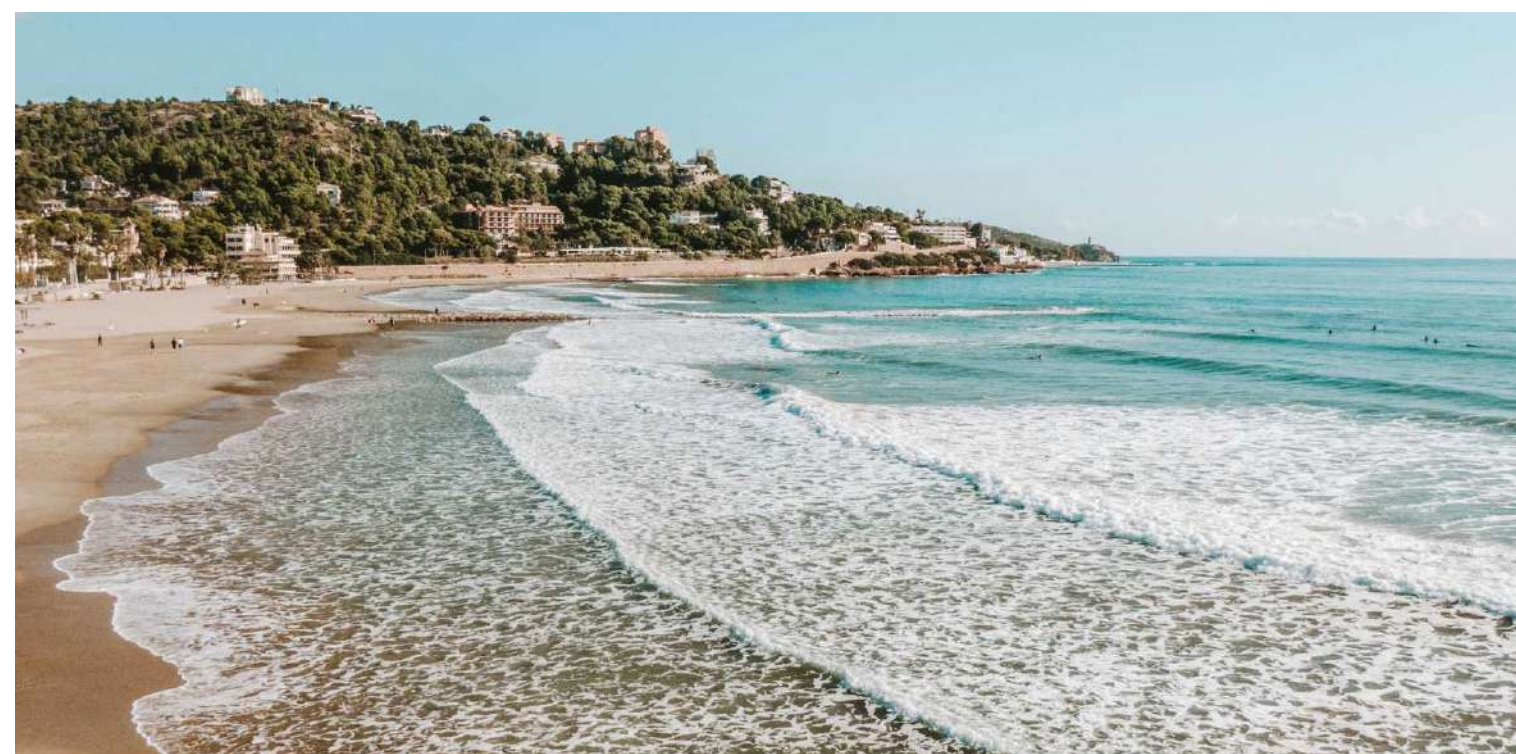
Living by the sea also means the pleasure of enjoying it every day.



Just a few minutes from Bellmar, you can try your hand at **wakeboarding, parasailing, stand-up paddleboarding, jet skiing, flyboarding or kayaking**, or simply relax on a boat trip along the coast.

The **Benicàssim Sailing Club** and the **Oropesa del Mar Yacht Club** are waiting for you, very close to home.

BELLMAR



*You are lucky enough to
choose between the beach
and a cove every day.*



La Renegá Beach	4 minutes
Bellver Beach	6 minutes
Vorammar Beach	6 minutes
La Concha Beach	12 minutes
Oropesa la Vella Cove	12 minutes
Del Retor Cove	12 minutes
Morros de Gos Beach	12 minutes
La Caleta Cove	14 minutes
Les Amplàries Beach	14 minutes

And for something different, **Aquarama** (Benicàssim) is just a **12-minute drive away**:

A water park with **slides, wave pools, children's areas and relaxation areas** to enjoy with family and friends.



BELLMAR

What's more, you can enjoy the best restaurants **in the area, near the Torre Bellver residential complex.**

Puerta del Sol Restaurant
Masía Bellver
Llavor Restaurant
Amar Restaurant
Nuun Club Restaurant
Vorammar Restaurant



BELLMAR



The Greenway of
the Sea, a path to explore



Walk, run or cycle with the sea breeze always by your side. Every movement is an encounter with the Mediterranean.

The Greenway of the Sea is one of those unforgettable experiences: a route between cliffs, tunnels and hidden coves that connects **Benicàssim** and **Oropesa** along the coast.



Living here means being surrounded by incredible places.



Torre Colomera



Mirador els Canons



Water sports: standup paddleboarding, kayaking, sailing and boat trips.



Day trips:
Peñíscola with its castle, coastal villages
and nearby nature parks



Coastal excursions, visits to viewpoints,
sunset walks.

And routes that take you to unique landscapes.



Walks in the nearby natural environment, routes through the mountains and nearby hills.



The Carmelitano Museum and Wineries



Close to the Desierto de las Palmas Nature Park



Castle, Oropesa del Mar Old Town, watchtowers, coastal viewpoints.



Day trips: visit nearby towns such as Castellón de la Plana, Peñíscola, etc.



Bellmar is located in the Torre Bellver residential area, between Benicàssim and Oropesa del Mar.

A privileged location that combines **tranquillity, the sea and proximity to all amenities.**

It is located between Illa **Carallot and Roca Roja Streets**, next to the La Colomera viewpoint, in an environment that blends nature and tranquillity, offering **unbeatable views** that enhance its appeal and provide a unique value difficult to match.



*A place to enjoy **the beauty of the landscape and the peaceful rhythm of the surroundings.***

A view of the sea

Bellmar is located facing the sea and adapts to the terrain to make the most of the views and natural light.

Its architecture blends into the surroundings and allows each home to enjoy spaciousness, brightness and a privileged orientation.

More than just a collection of homes, it is a living experience in tune with the landscape.

The project is committed to **sustainability, well-being and respect for the environment**, with green areas, native vegetation and open spaces that invite you to enjoy the outdoors.



BELLMAR

A new way
of living

BELLMAR

A new way of living



Architecture and environment in balance

A complex of buildings that adapts to the hillside, taking advantage of the orientation and sea views.

Its design, with clean lines and natural materials, conveys a sense of balance and serenity.

The spacious terraces and large windows fill the spaces with light and connect the interior with the exterior.

*Each home is designed to offer **privacy, unbeatable orientation** and a direct connection to the environment.*

BELLMAR

Materials in tune with the environment

Natural and locally-sourced materials, selected for their quality, durability and low environmental impact.

Communal areas integrated into the environment, designed to coexist with the landscape without altering its harmony.

Green roofing that improves thermal insulation and reinforces the visual connection with nature.

Low-maintenance native vegetation that respects the local identity and promotes the sustainability of the complex.



BELLMAR

A unique living experience

BELLMAR

A unique living experience



The homes at **Bellmar** offer a **unique way of living**: architecture that combines design, comfort and landscape in perfect balance.

We have spacious, open-plan areas, terraces with the best sea views and a fluid layout that connects the interior and exterior through light. Living rooms with floor-to-ceiling windows,

en-suite bedrooms with access to the terrace and integrated kitchens equipped with high-end appliances.

Each home incorporates state-of-the-art **home automation, air conditioning and energy-efficiency systems**.

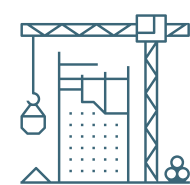
BELLMAR

Light, texture
and beauty



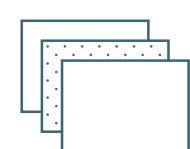
*Independent and flexible interior design.
Spaces in harmony with their surroundings.
Timeless design, honest materials.
A warm and contemporary concept.*

Building specifications



Foundations and structure

These will be made of reinforced concrete, designed in accordance with current regulations and the Technical Building Code. They will be executed in accordance with the geotechnical study carried out by a specialised company.



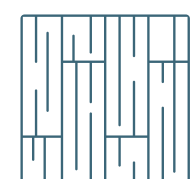
Facades and roofs

Designed to provide thermal and acoustic insulation, ensuring comfort and energy efficiency.

Facade: Brick enclosure with external insulation using the SATE system (rigid panel), acrylic finish in light tones and areas with composite wood cladding (WEO type). Interior with double-painted plasterboard; moisture-resistant boards will be used in kitchens, bathrooms and laundry rooms.

Roofs:

- Walkable: Large-format porcelain tile finish.
- Attics: Non-walkable green roof with inverted roof landscaping system, thermal insulation and anti-root waterproof membrane for maximum protection.



Flooring and cladding

Interior floors: Large-format porcelain stoneware (100x100 cm), soft beige tone, top quality.

Exteriors: Non-slip flooring with the same finish as the interior. Interior walls: Smooth plastic paint with a matt finish in soft tones.

Bathrooms: Large-format porcelain stoneware cladding with decorative pieces in shower areas.

Toilet: Washbasin wall tiled with top-quality ceramic; the rest in smooth plastic paint.



Exterior carpentry and glass

Exterior windows and doors will be designed to ensure thermal and acoustic insulation, complying with current regulations.

Material: Aluminium carpentry with thermal break (improves insulation), anthracite grey lacquered finish and special protection for marine environments.

Design: Integrated frames to maximise the glazed surface. Lift-and-slide doors in the living room and tilt-and-turn windows, depending on the room.

Glazing: Double-glazed with an air chamber (Climalit or similar), with low-emissivity and solar-control treatments to reduce heat and improve energy efficiency. Laminated glass in areas where there may be a risk of impact.



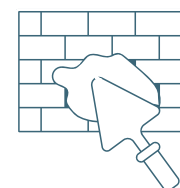
Interior carpentry

Entrance door: Armoured, floor-to-ceiling, light oak finish, with high-security multi-point lock and reinforced fittings.

Interior doors: Floor-to-ceiling, light oak finish, with high-quality matt stainless steel handles and fittings. Fitted wardrobes

Floor-to-ceiling modular wardrobes with hinged doors in light oak. Interior finished in high-quality laminate, with hanging rails, top shelves and drawers. Finger pull handles with brake and self-closing mechanism, and automatic LED lighting.

Building specifications



Partitions and insulation

Interior layout: Drywall partitions with metal frame, double plasterboard on each side and mineral wool insulation for maximum thermal and acoustic comfort.

Wet rooms (bathrooms and kitchens): Water-resistant plasterboard in tiled areas and mineral wool insulation.

Partition walls with installations: Rough brick plus two drywall panels.

Separation between homes and communal areas: Mixed system with soundproof brick and double panel with mineral wool insulation to ensure acoustic and thermal insulation.



Bathrooms

Washbasins: Countertop in Solid Surface or thermoformed, with base cabinet adapted to the space.

Taps:

- Main bathroom: Wall-mounted taps, chrome finish.
- Secondary bathrooms and toilet: Chrome mixer tap.

Showers:

- Secondary bathrooms: Wall-mounted column with thermostatic (hand shower and shower head).
- Main bathroom: Built-in thermostatic kit.

Shower trays: Non-slip resin, stone-like texture.

Screens: Clear tempered glass with minimal stainless steel profile and anti-limescale treatment.

Toilets: White porcelain, rimless system, built-in cistern and soft-close lid.

Mirrors: Backlit with anti-fog resistance, adapted to each bathroom.



Kitchens

Fully equipped kitchens with designer furniture and large capacity, including columns for oven and microwave, functional central island and state-of-the-art appliances.

Furniture: Sturdy hinges with soft close; drawers and pull-outs with full-extension metal runners and soft close.

Accessories: Cutlery tray, non-slip mats, waste bin, LED lighting under wall units, retractable power strip on the island and charger for mobile devices.

Worktops and fronts: Silestone or large-format technical porcelain, also on the island, with sides in the same material.



False ceilings and paintwork

False ceilings: Continuous throughout the home, with perimeter recesses in the living room and bedrooms for indirect LED lighting, concealed curtain rails and access panels for installations. LED strip lighting at height transitions.

Blinds: Motorised in bedrooms, concealed in curtain boxes, with blackout system.

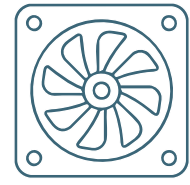
Finishes: Walls and ceilings with smooth plastic paint, primer and two coats in soft tones.



Heating, air conditioning and hot water

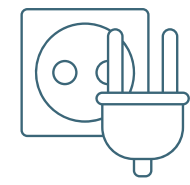
Individual aerothermal systems in each home, combined with underfloor heating and air ducts, with independent thermostats per room for maximum comfort. Includes linear supply grilles integrated into the design.

Building specifications



Ventilation and extraction system

Mechanical ventilation system with dual-flow heat recovery, which maintains a comfortable temperature in winter and summer, improves air quality and reduces energy consumption.



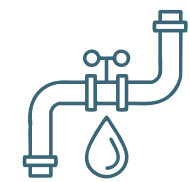
Electrical, TV and telephone installations

Home automation: Complete KNX system with lighting control, blinds, technical alarms (water and smoke), security, sound and multimedia.

Electricity: Installation in accordance with regulations, low-energy LED lighting throughout the home (spotlights in living rooms and bedrooms, downlights in kitchens, bathrooms and hallways). Outdoor lighting also LED.

Television: System prepared for digital channels via satellite (ASTRA and HISPASAT) with sockets in all rooms and terraces.

Telephony and data: Installation in accordance with regulations, with sockets in all rooms and terraces.



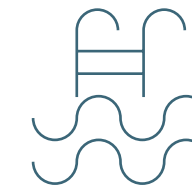
Plumbing and sanitation

Hot water: Individual aerothermal system, with indoor unit in the laundry room.

Installation: Water sockets for sanitary ware and appliances in bathrooms, the kitchen and the laundry room. Two irrigation sockets on terraces and concealed drainage for water collection.

Shut-off valves: General and independent valves in each wet room.

Swimming pools on terraces (3-bedroom homes): Water supply, drainage and electrical connection for motor and heating.



Interior development and communal areas

Swimming pool: Large infinity pool with views of the Mediterranean, solarium area and large private gardens.

Gym: Fully equipped, with natural light and ventilation, changing rooms and bathrooms.

Gardens: Landscaped design with native Mediterranean trees and plants.

Lighting: LED lighting on walkways and paths, with motion detectors.

Security: Access control, CCTV and perimeter sensors.

Lifts: One per entrance, capacity for 6 people, access to all floors



Garages and storage rooms

Each home will have two spacious parking spaces with electric charging points, as well as a large storage room.

Finishes: Continuous concrete flooring with quartz treatment and colour-coded areas (walkways, driveways and parking).

Walls and ceilings: Mineral paint on walls and ceilings in black.

Access: Automatic doors and pedestrian area with cladding and decorative lighting.

Light and sea,
the essence of our
architecture



An exclusive project of 26 homes with the highest quality finishes.



Storage rooms
1/Home



Parking
≥2/Home

● Entrances 1, 2 and 3

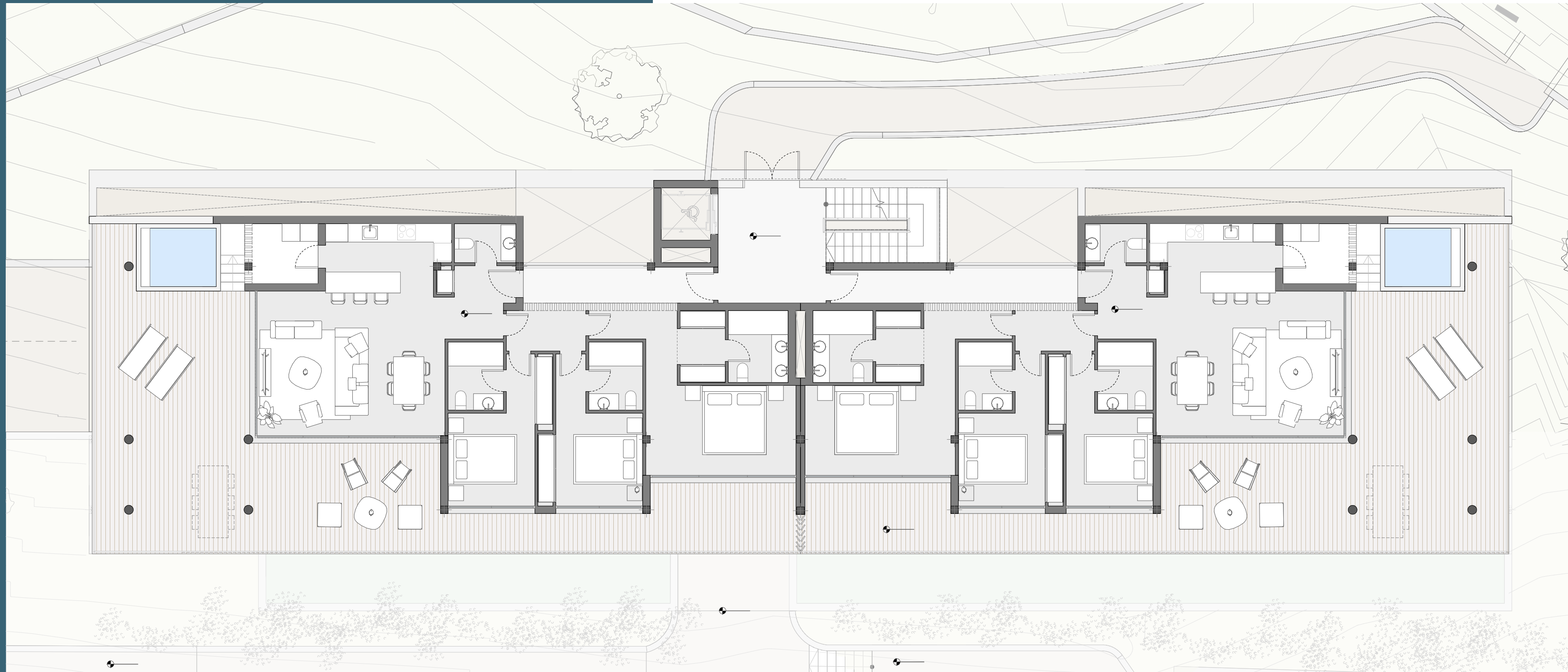
● Entrance 4

▶ Vehicle access

▷ Pedestrian access

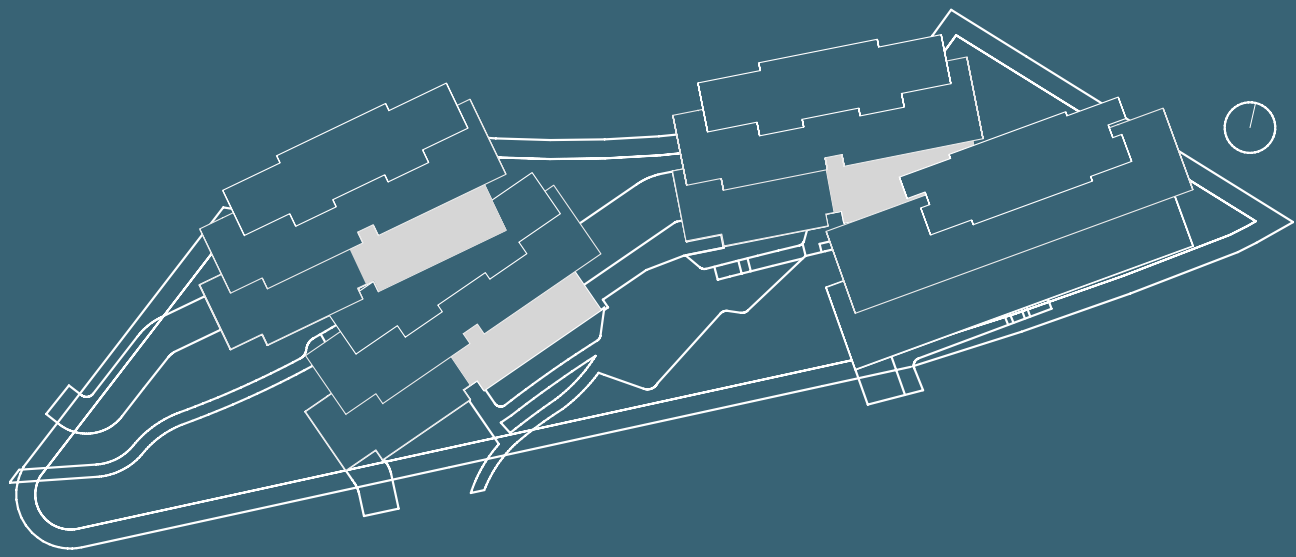
BELLMAR

Entrances 1, 2 and 3



3-storey building with 6 units
2 homes per floor
4 units + 2 3-bedroom penthouses
3 bathrooms + 1 toilet
130 m2 interior construction
109 m2 terraces
2 parking spaces per home
1 storage room per home

Entrances 1, 2 and 3

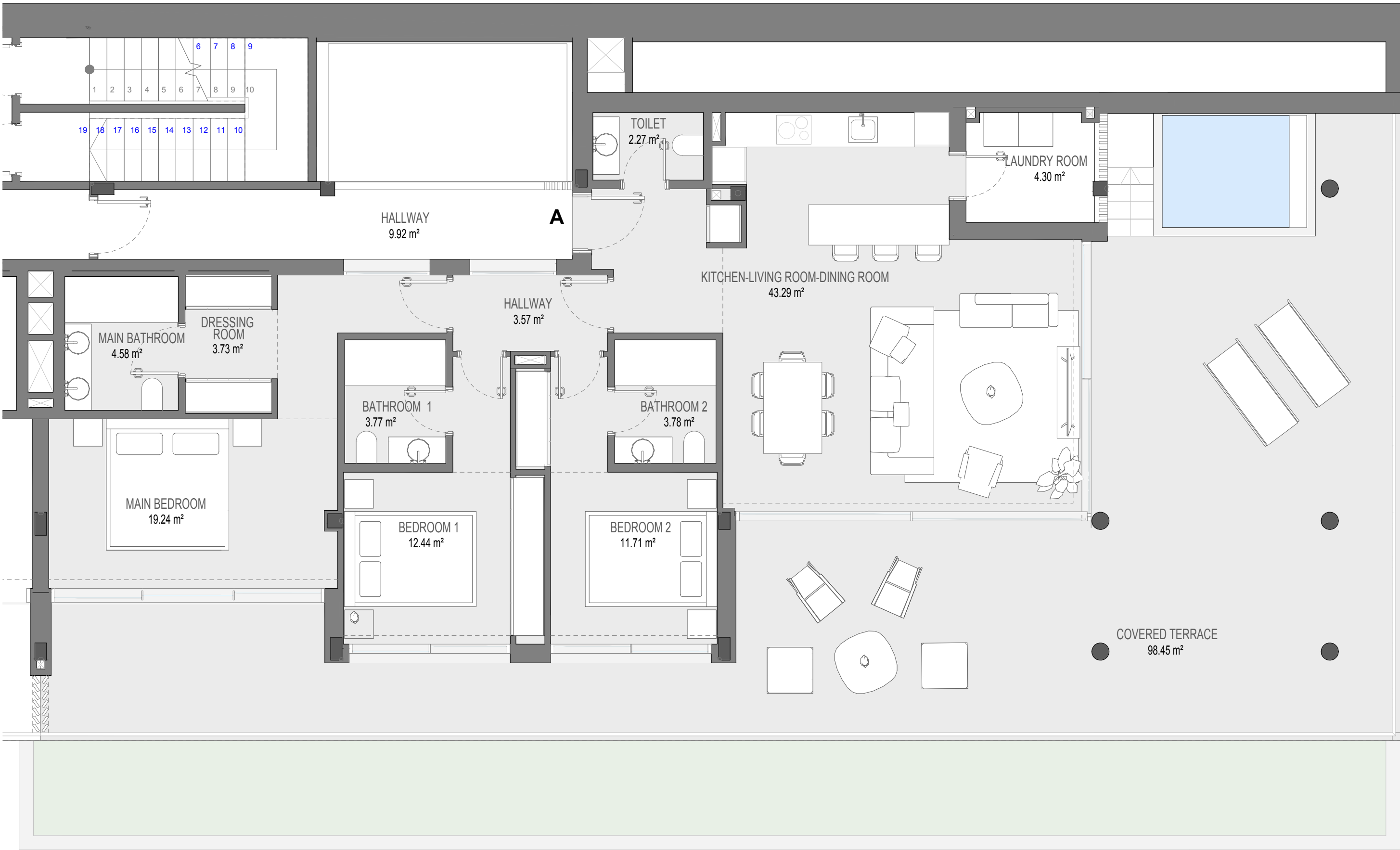


3 bedrooms Ground floor A

Interior built area:	129,98 m²
Exterior built area :	109,10 m²
Communal built area:	28,84 m²
Total built area:	267,92 m²

Parking spaces:	2	Storage room:	1
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Entrances 1, 2 and 3

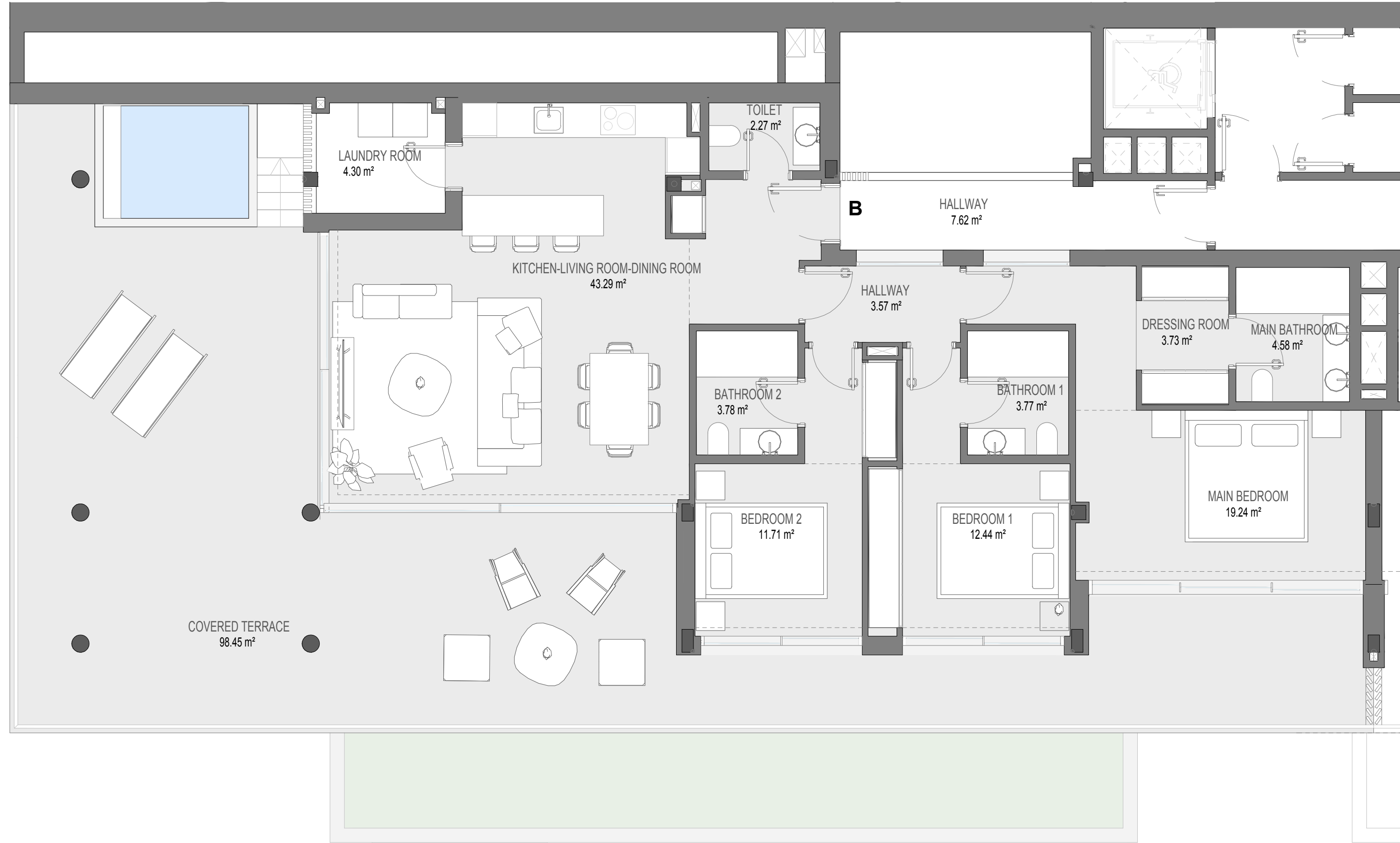


3 bedrooms Ground floor B

Interior built area:	129,98 m²
Exterior built area :	109,10 m²
Communal built area:	28,84 m²
Total built area:	267,92 m²

Parking spaces: 2	Storage room: 1
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Entrances 1, 2 and 3



3 bedrooms First floor A

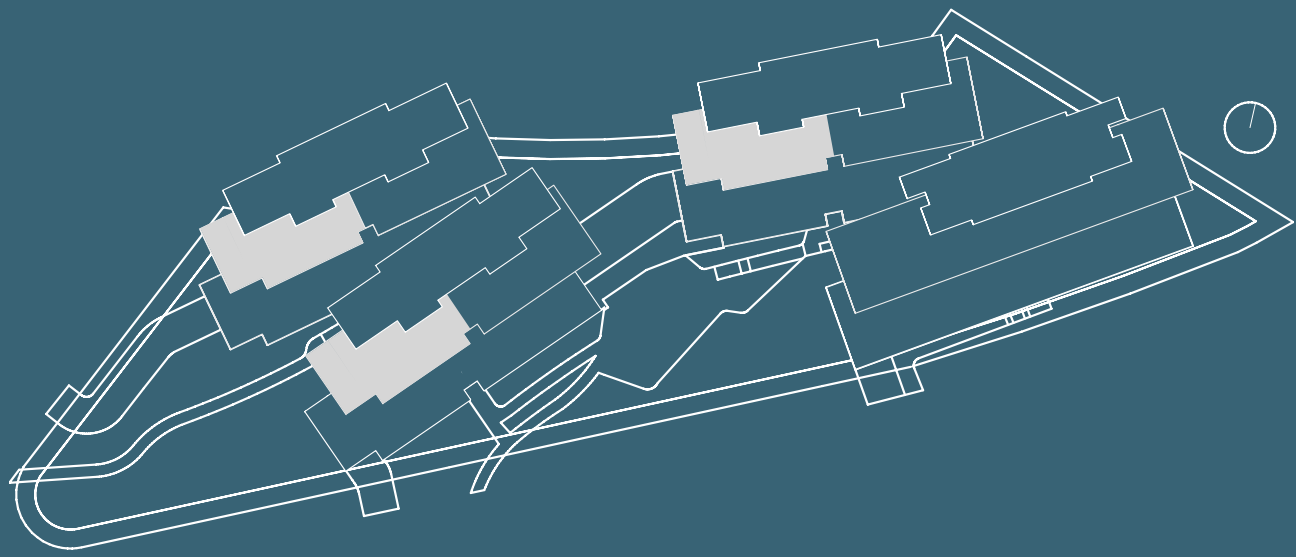
Interior built area:	129,98 m²
Exterior built area :	109,10 m²
Communal built area:	28,84 m²
Total built area:	267,92 m²

Parking spaces:	2	Storage room:	1
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Entrances 1, 2 and 3

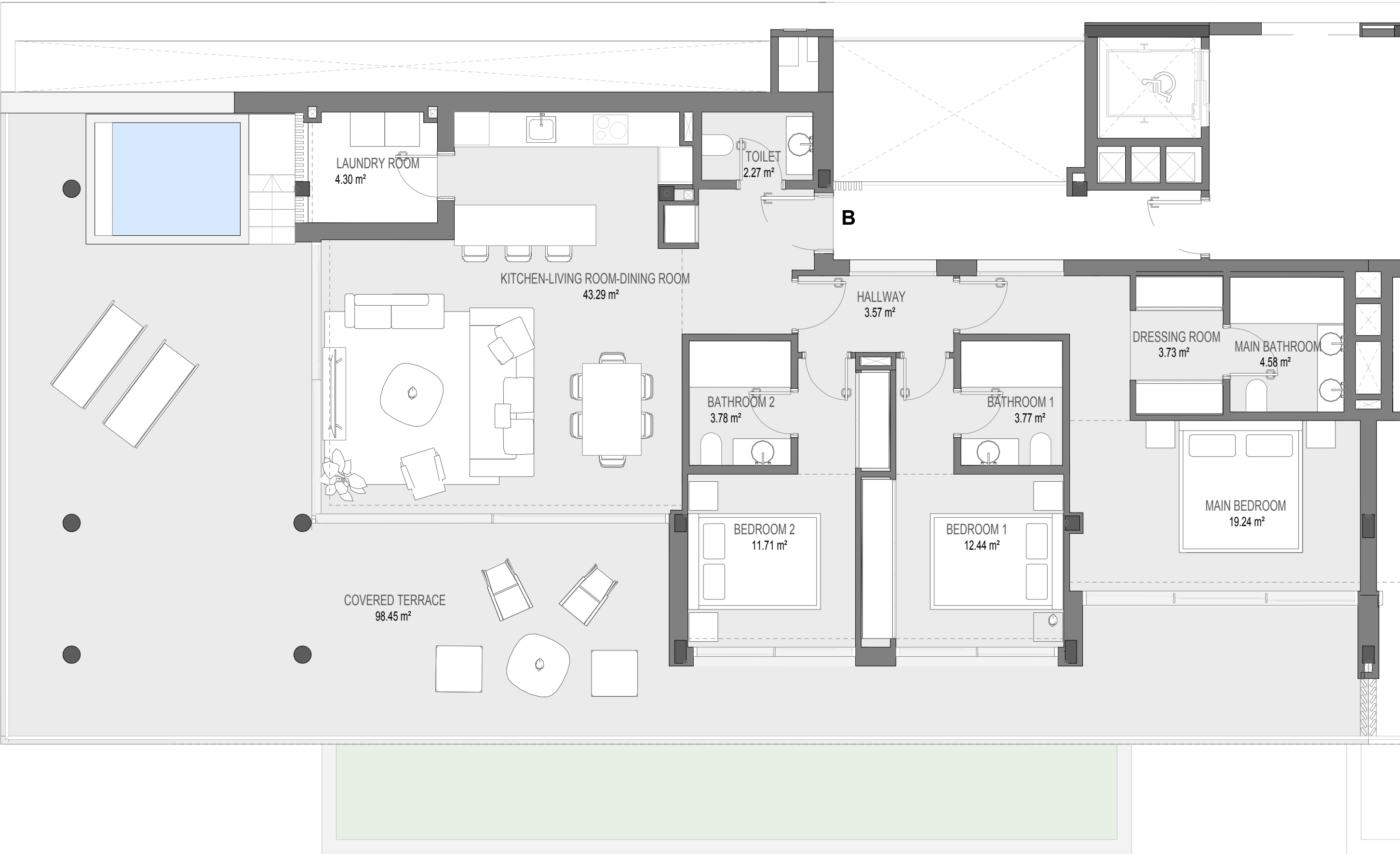


3 bedrooms First floor B

Interior built area:	129,98 m²
Exterior built area :	109,10 m²
Communal built area:	28,84 m²
Total built area:	267,92 m²

Parking spaces:	2	Storage room:	1
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Entrances 1, 2 and 3



3 bedrooms Penthouse A

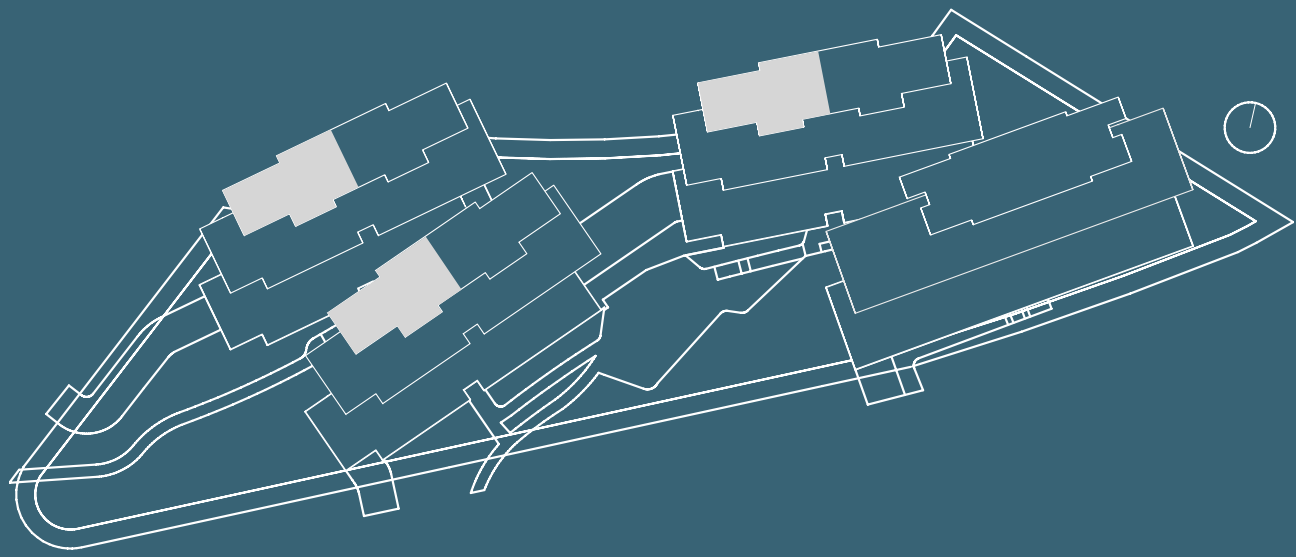
Interior built area:	129,98 m²
Exterior built area :	109,10 m²
Communal built area:	28,84 m²
Total built area:	267,92 m²

Parking spaces:	2	Storage room:	1
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Entrances 1, 2 and 3

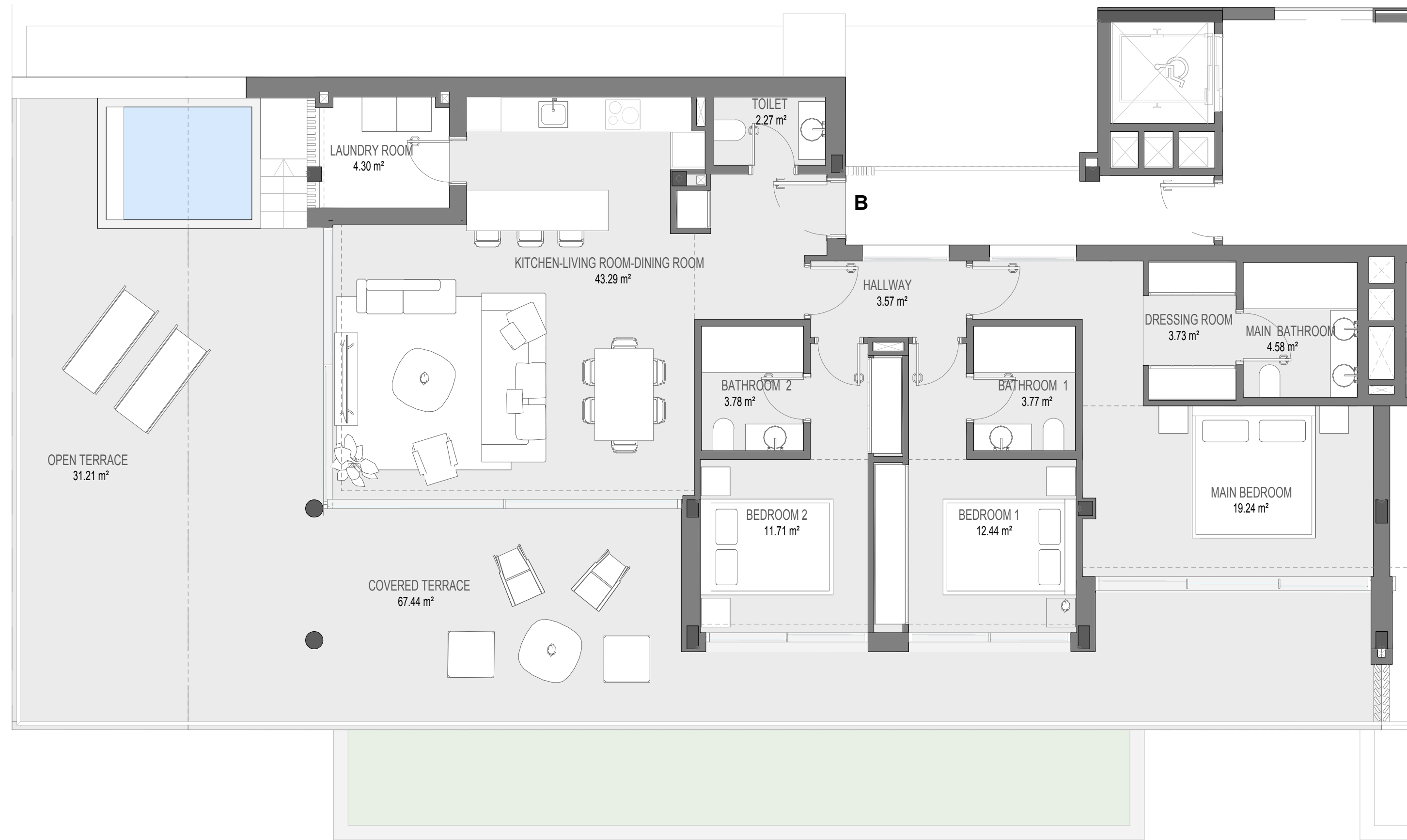


3 bedrooms Penthouse B

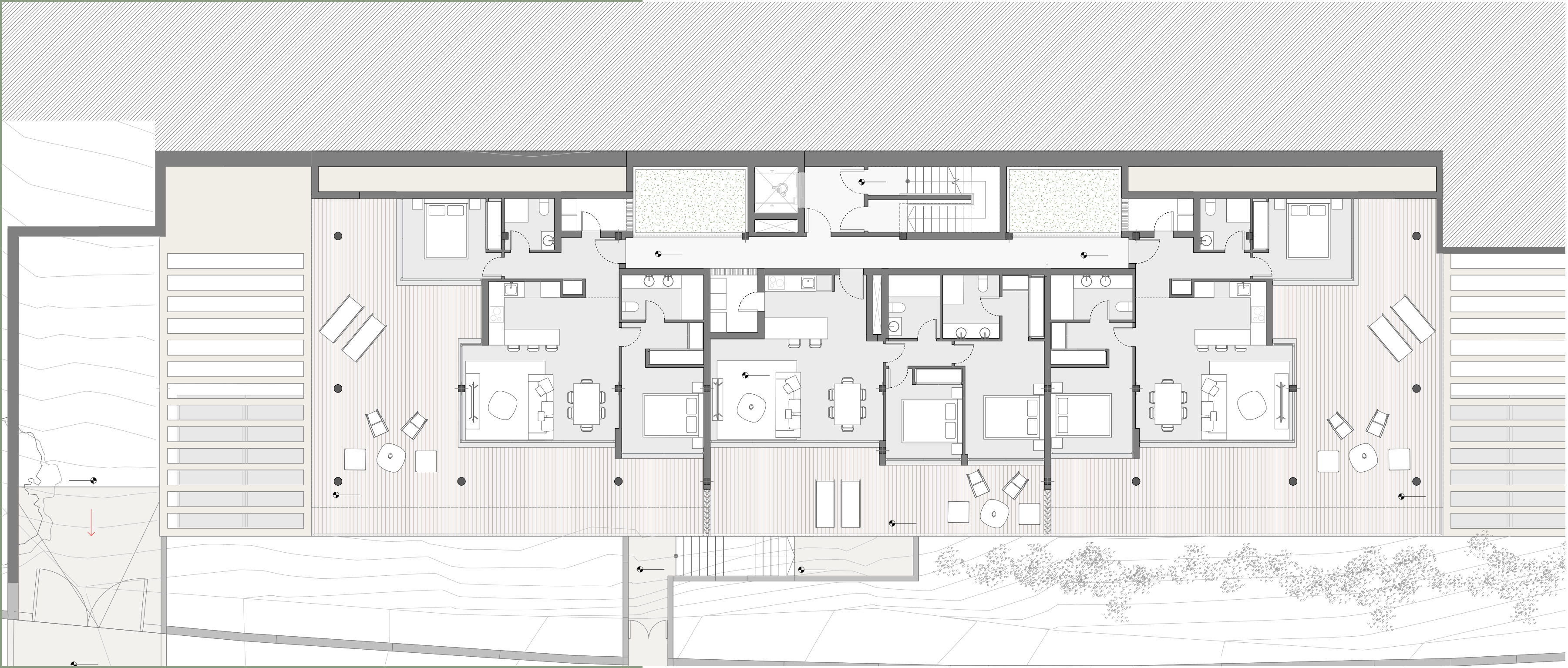
Interior built area:	129,98 m²
Exterior built area :	109,10 m²
Communal built area:	28,84 m²
Total built area:	267,92 m²

Parking spaces:	2	Storage room:	1
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Entrance 4

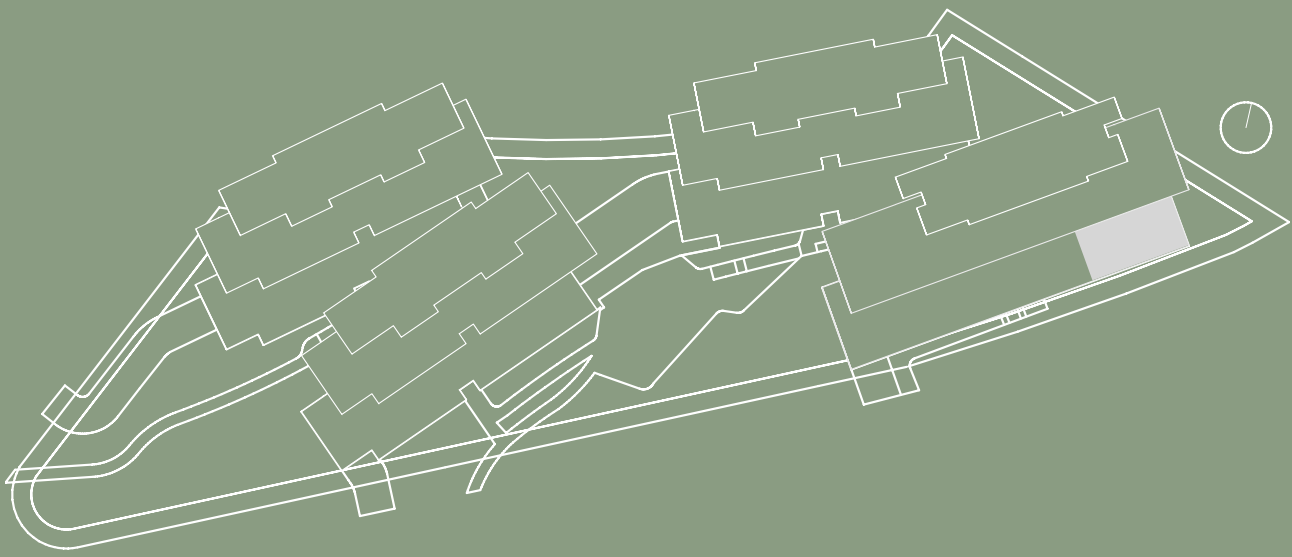


Entrance 4
3-storey building with 8 apartments
3 apartments per floor

Two floors with 3 units with
2 bedrooms.
2 bathrooms
86.7 m2 of interior floor space
Terraces between 43 and 100 m2

2 penthouses with 3 bedrooms
3 bathrooms + 1 toilet
130 m2 of interior floor space
84 m2 terraces
2 parking spaces per apartment
1 storage room per apartment

Entrance 4

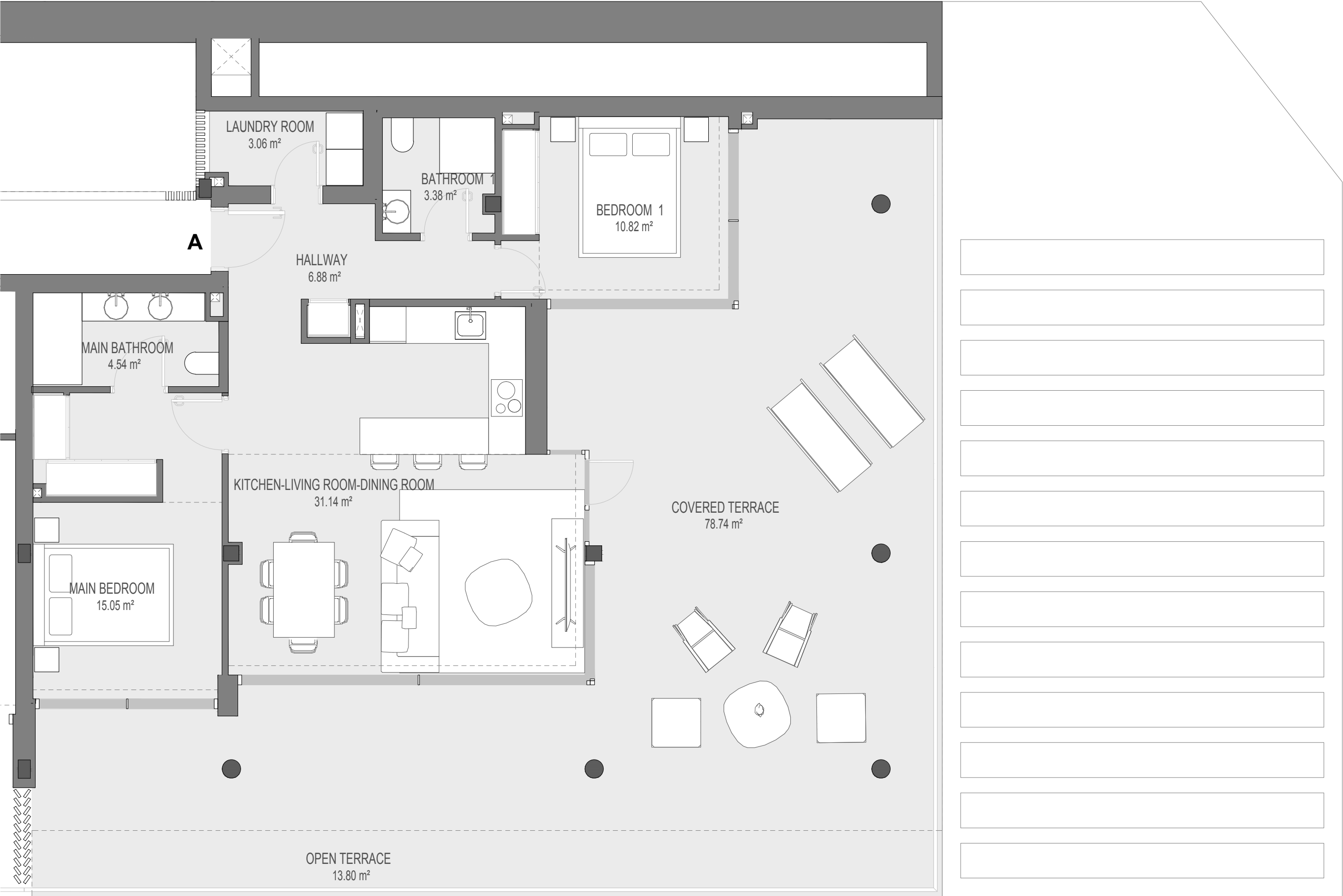


2 bedrooms Ground floor A

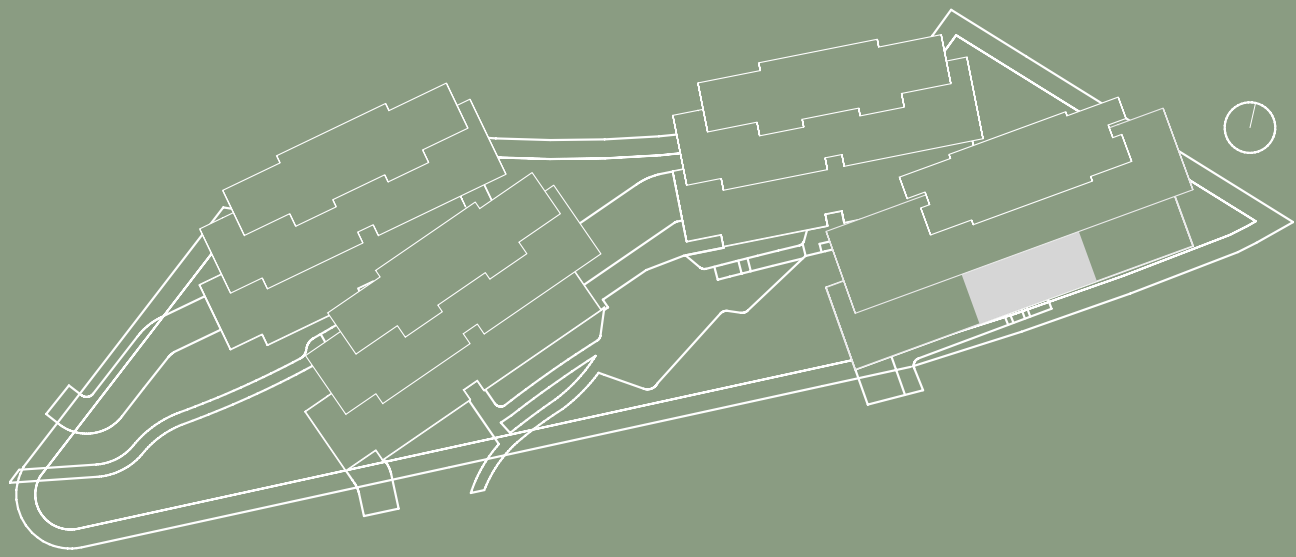
Interior built area:	86,80 m²
Exterior built area :	100,07 m²
Communal built area:	19,27 m²
Total built area:	206,14 m²

Parking spaces: 2	Storage room: 1
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Entrance 4

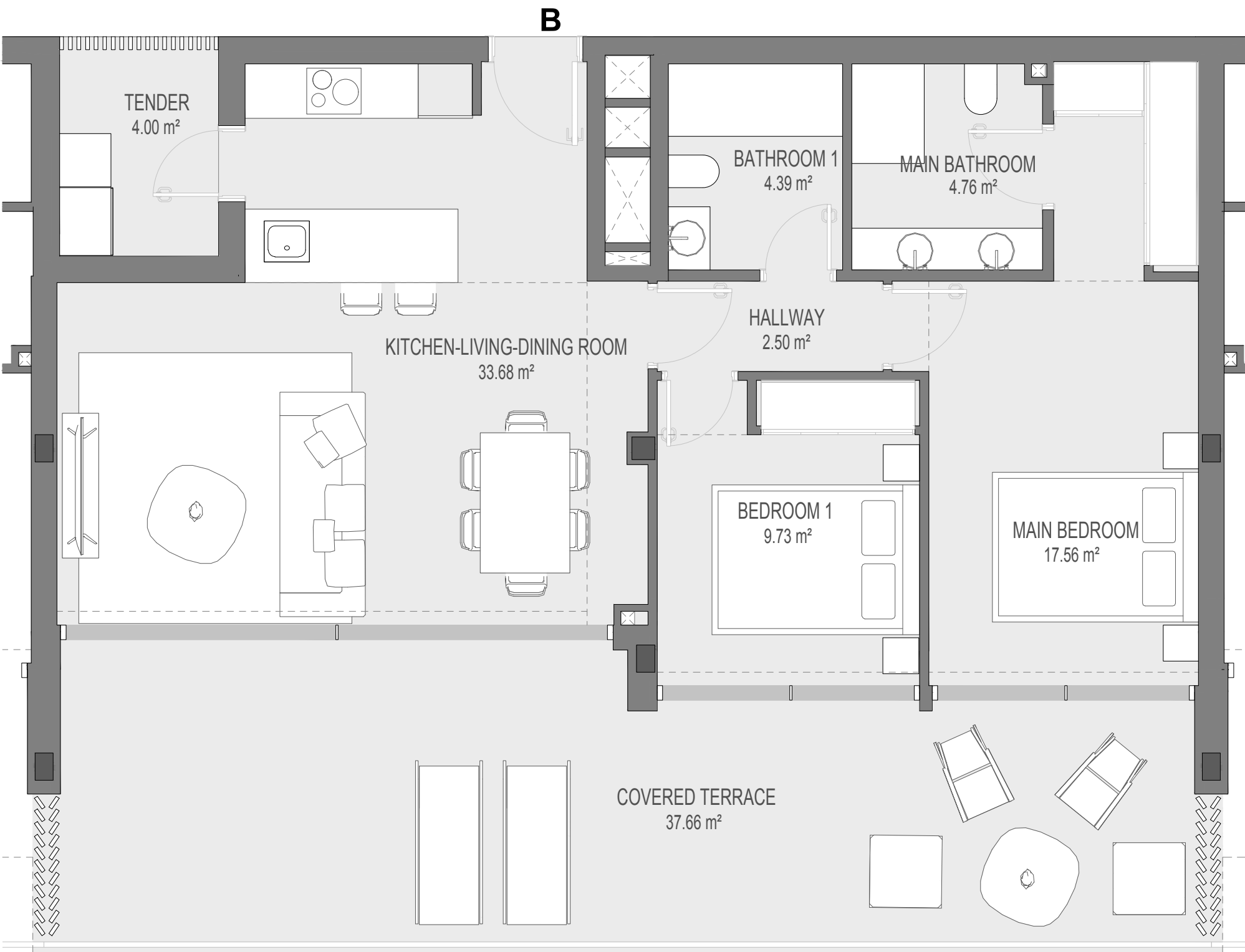
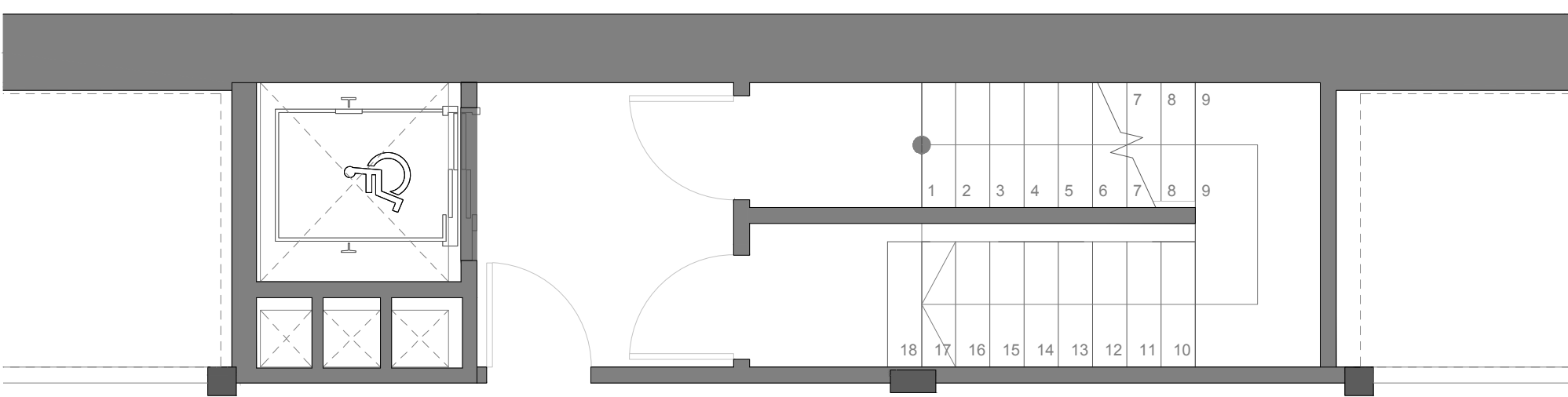


2 bedrooms Ground floor B

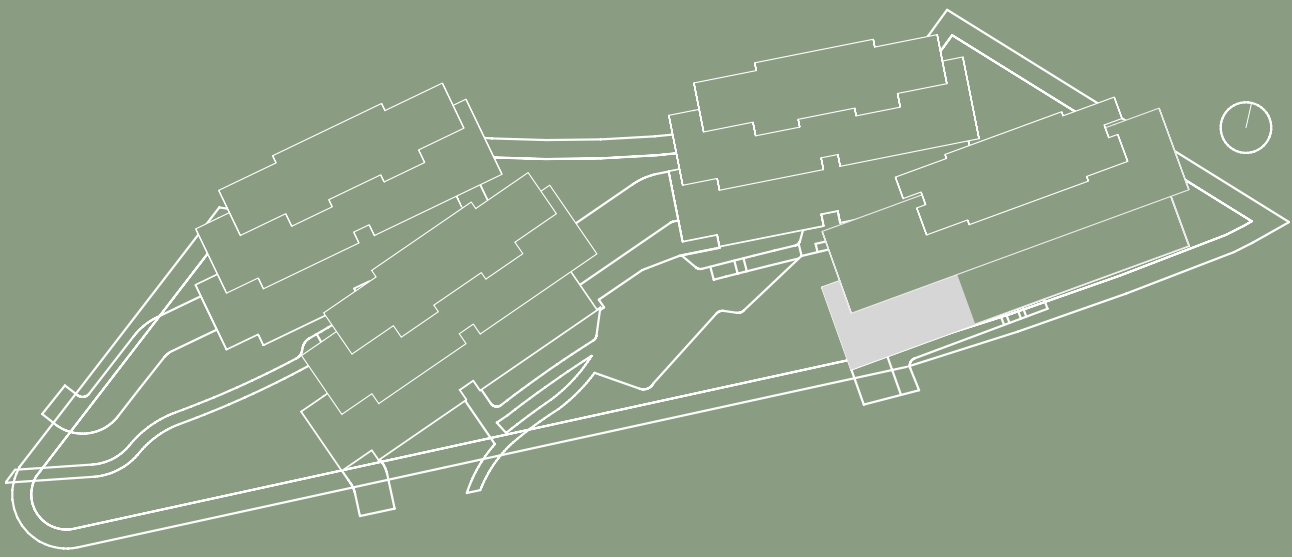
Interior built area:	86,37 m²
Exterior built area :	43,23 m²
Communal built area:	19,49 m²
Total built area:	149,09 m²

Parking spaces:	2	Storage room:	1
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Entrance 4

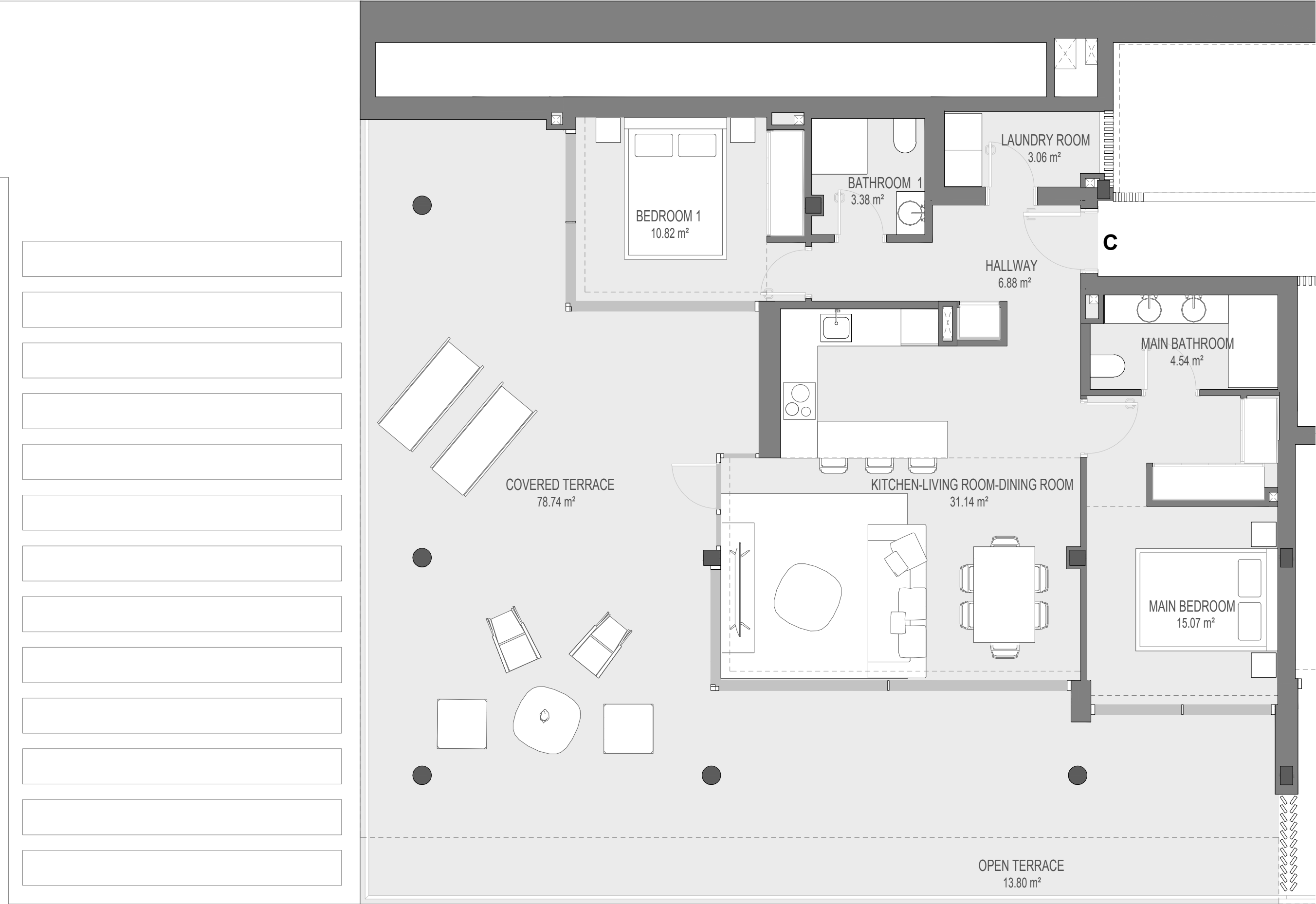


2 bedrooms Ground floor C

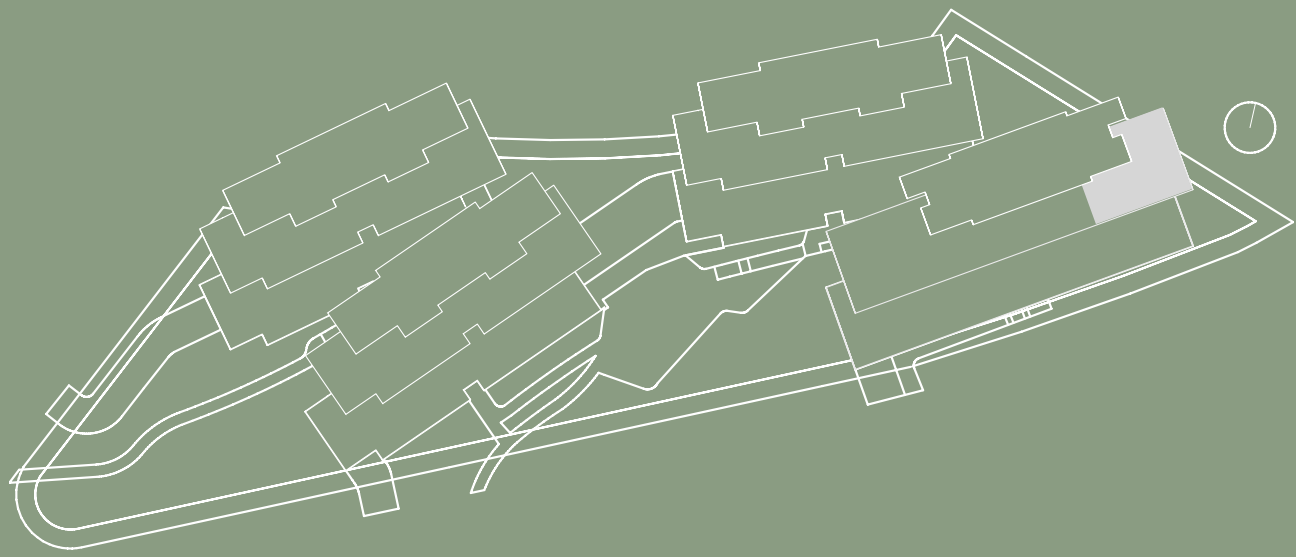
Interior built area:	86,80 m²
Exterior built area :	100,07 m²
Communal built area:	19,27 m²
Total built area:	206,14 m²

Parking spaces:	2	Storage room:	1
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Entrance 4

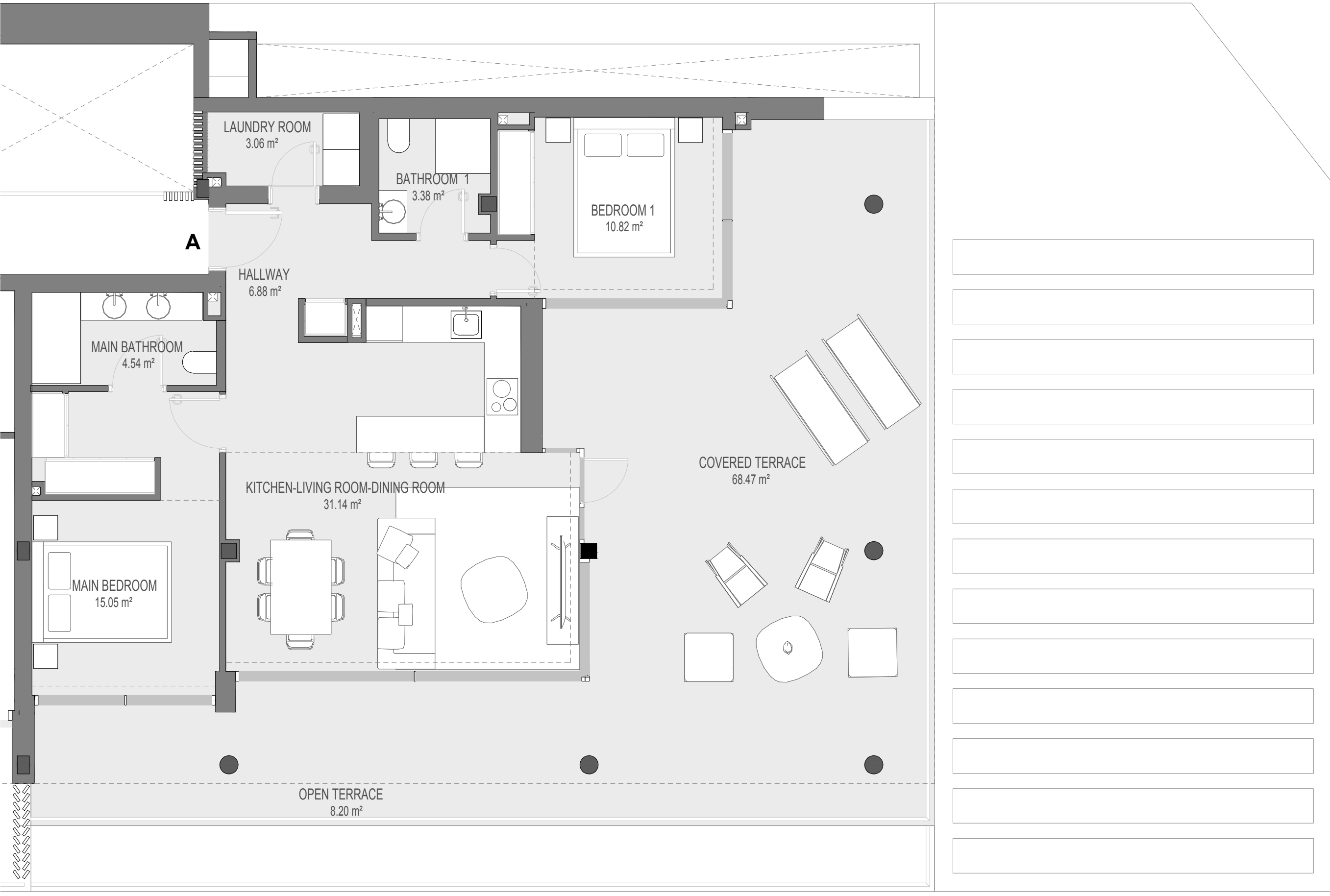


2 bedrooms First floor A

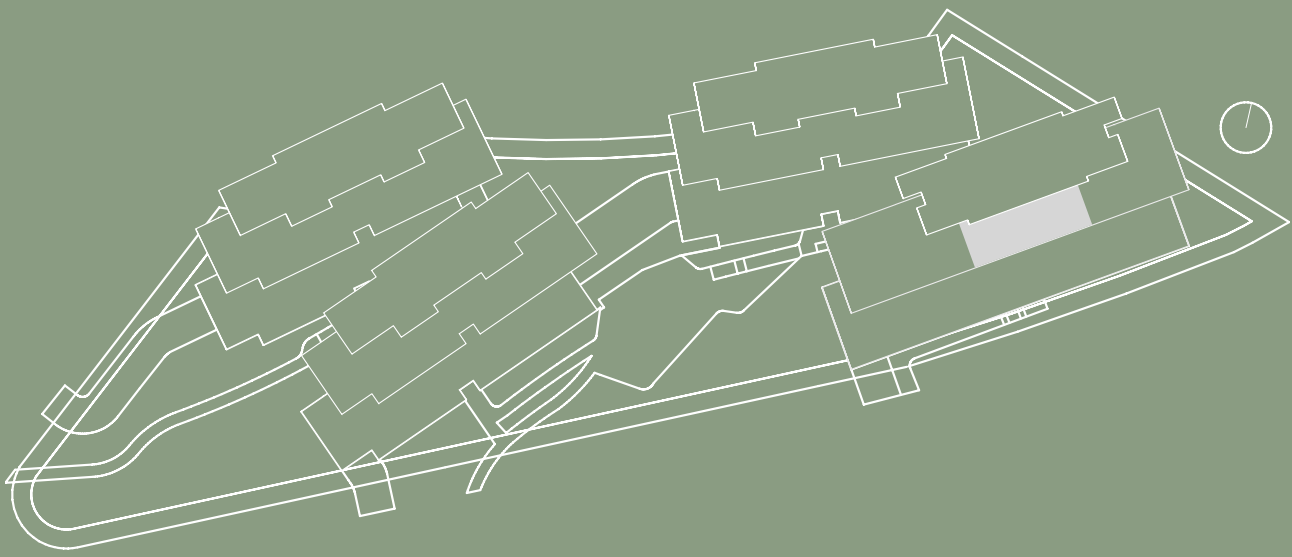
Interior built area:	86,80 m²
Exterior built area :	83,91 m²
Communal built area:	19,27 m²
Total built area:	189,98 m²

Parking spaces:	2	Storage room:	1
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Entrance 4

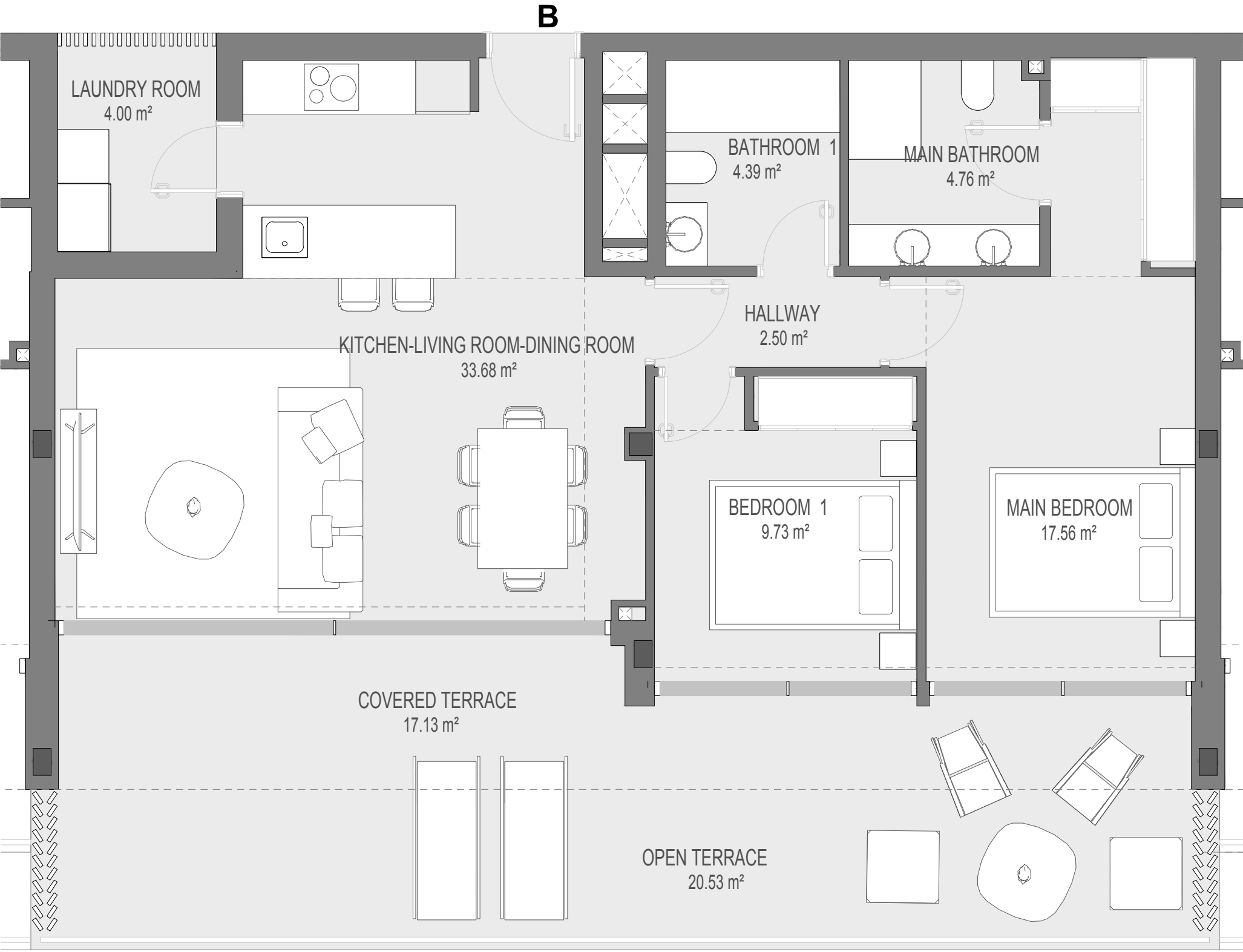
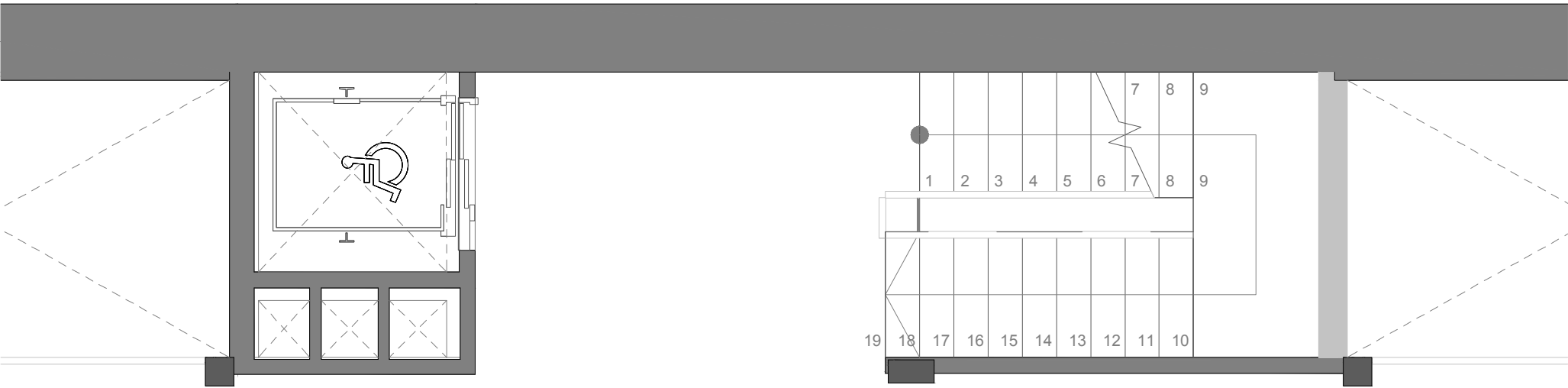


2 bedrooms First floor B

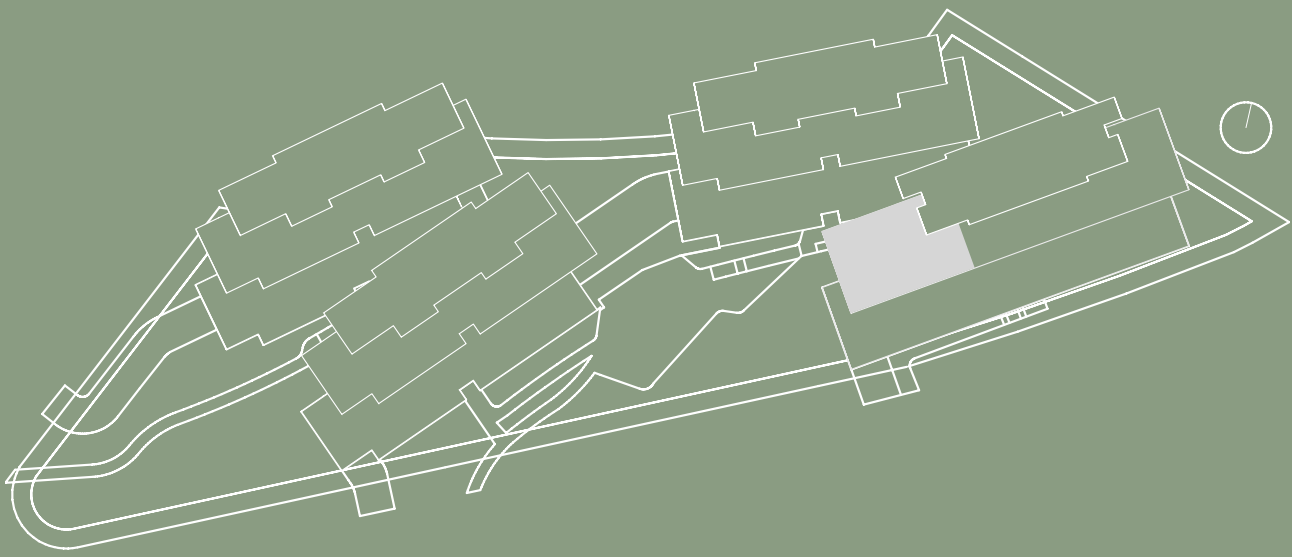
Interior built area:	86,37 m²
Exterior built area :	43,57 m²
Communal built area:	19,49 m²
Total built area:	149,43 m²

Parking spaces:	2	Storage room:	1
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Entrance 4

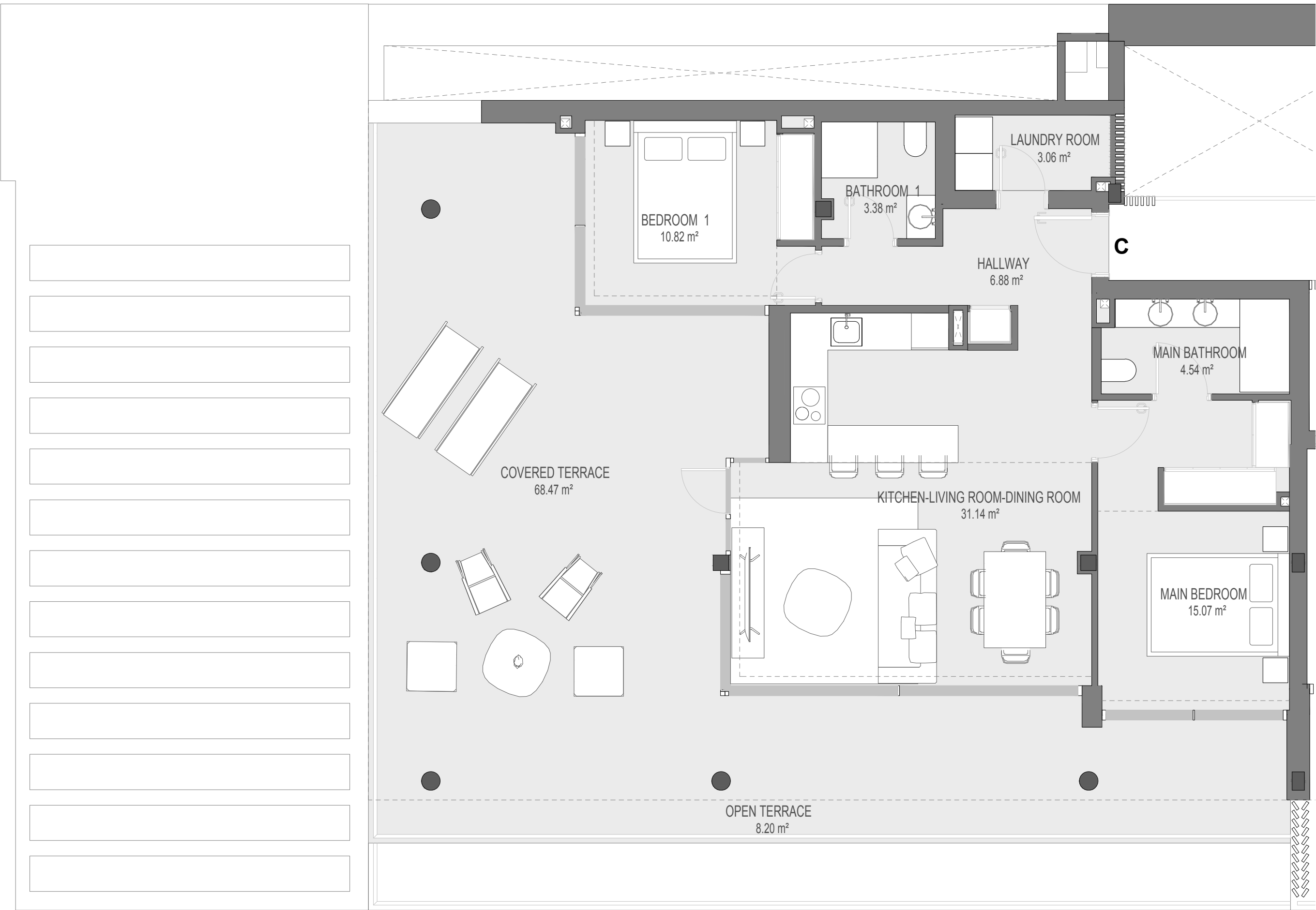


2 bedrooms First floor C

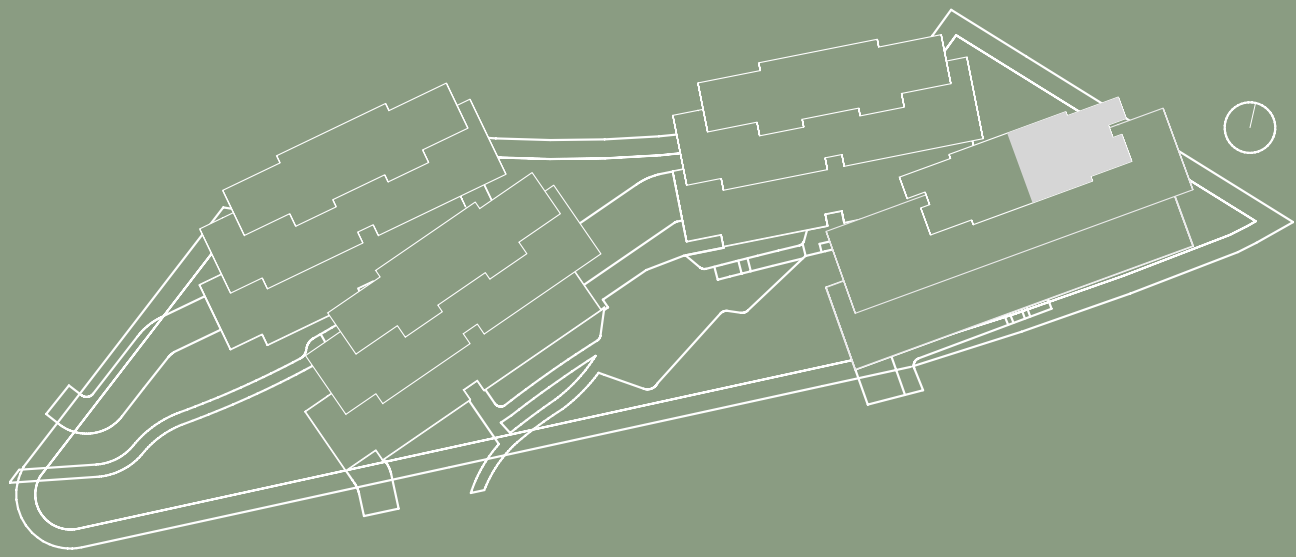
Interior built area:	86,80 m²
Exterior built area :	83,91 m²
Communal built area:	19,27 m²
Total built area:	189,98 m²

Parking spaces:	2	Storage room:	1
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This document is for guidance only and is intended for commercial use only. It may change due to the project's technical requirements. All furniture is purely decorative. The areas stated are approximate and may change for technical reasons during the execution of the project.



Entrance 4

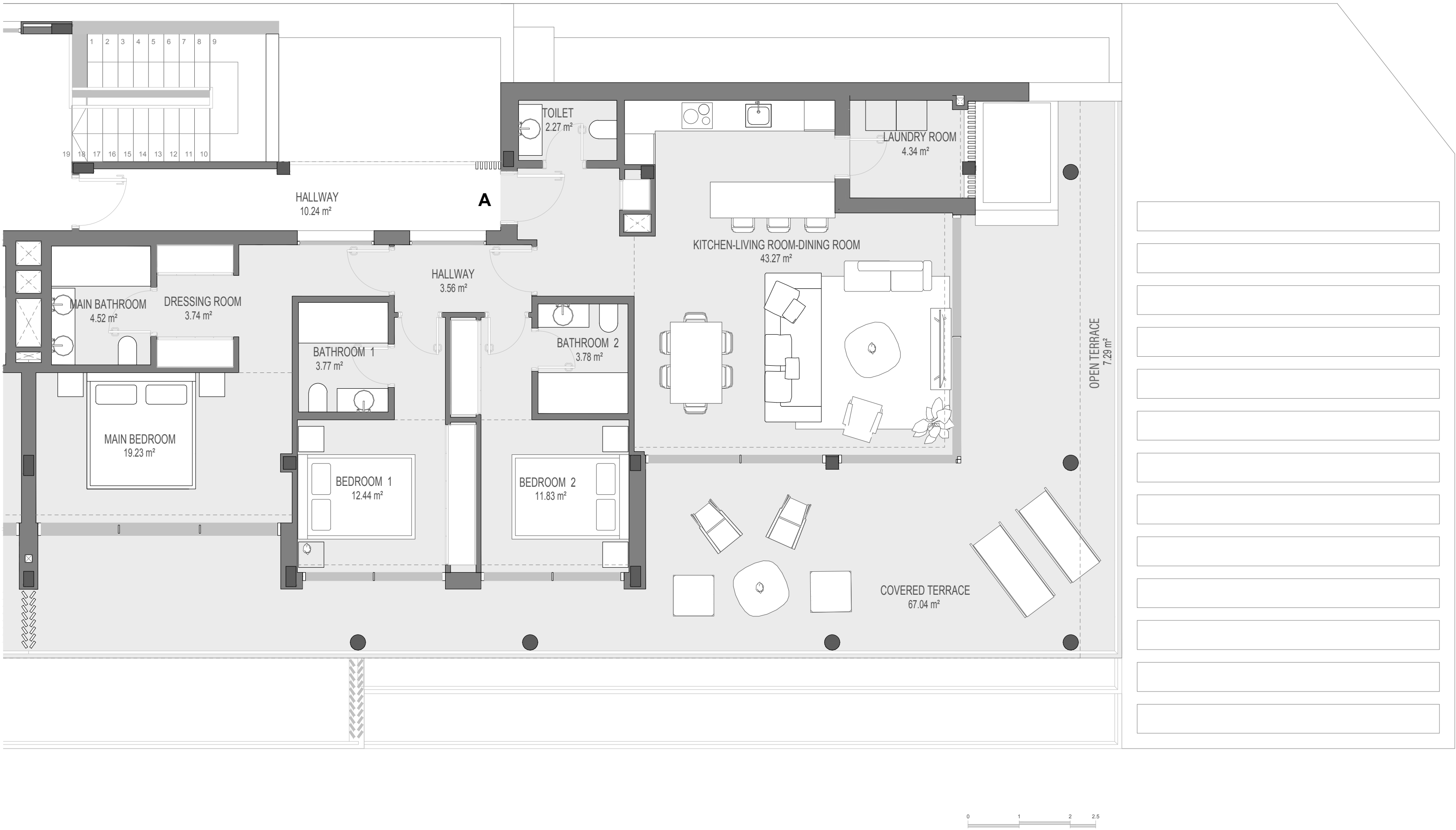


3 bedrooms Penthouse A

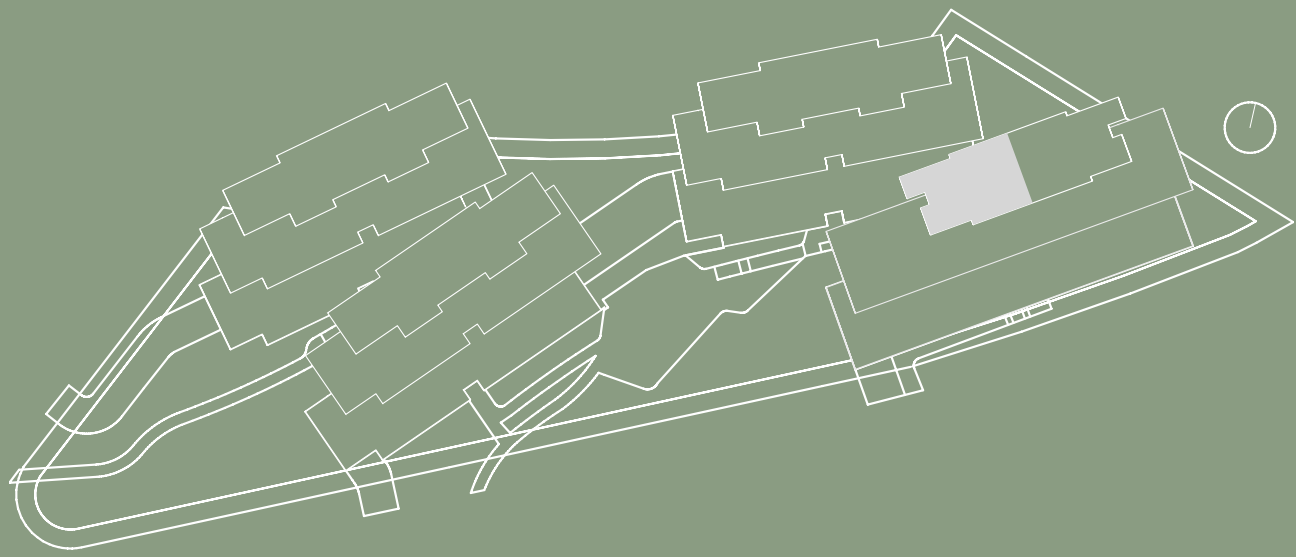
Interior built area:	129,95 m²
Exterior built area :	84,24 m²
Communal built area:	29,10 m²
Total built area:	243,29 m²

Parking spaces:	2	Storage room:	1
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Entrance 4



3 bedrooms Penthouse B

Interior built area:	129,95 m²
Exterior built area :	84,24 m²
Communal built area:	29,10 m²
Total built area:	243,29 m²

Parking spaces:	2	Storage room:	1
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A residential complex that prioritises orientation, privacy and connection with the outdoors.

Your home in Bellmar is designed to make the most of **light, privacy and sea views**.

Whether you choose one of the apartments or a penthouse with a private pool, all the spaces open up to the outdoors so you can enjoy the surroundings every day.

The interiors are laid out in a **comfortable and balanced way, with bright, well-connected areas that invite you to live calmly**.

Every detail has been thought out so that, in the end, you have the most important thing: **a home where you feel truly comfortable**.

BELLMAR



It has the best
facilities for you
to enjoy

BELLMAR



Private gardens and terraces
2,336m²



Outdoor communal areas
3,286m²



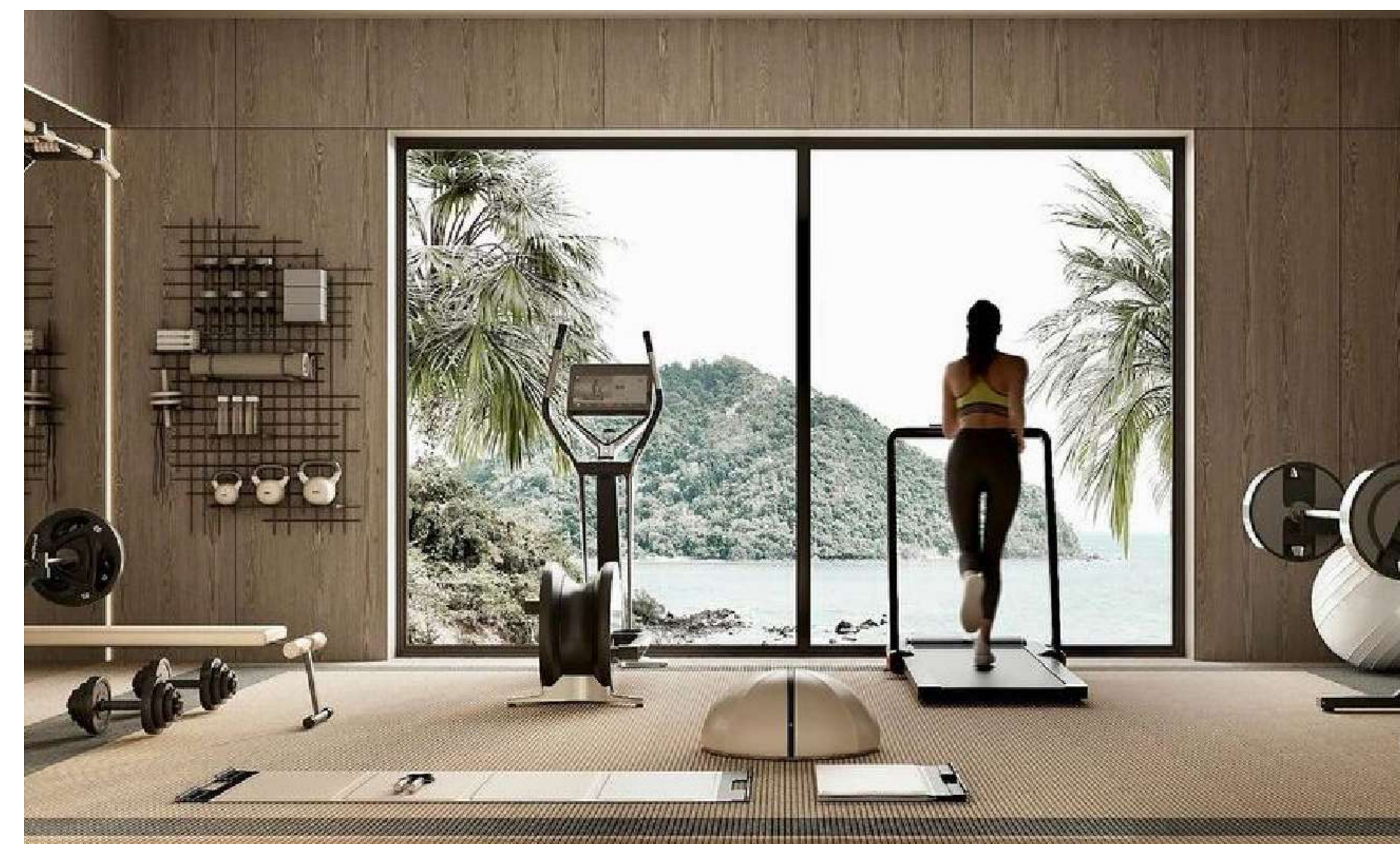
Indoor communal areas
80m²



Installations
89m²



Garden areas
4,089m²



BELLMAR



Landscaping

The development will feature trees, shrubs, and plants native to the Mediterranean climate, which will be perfectly combined through the specific landscaping project.

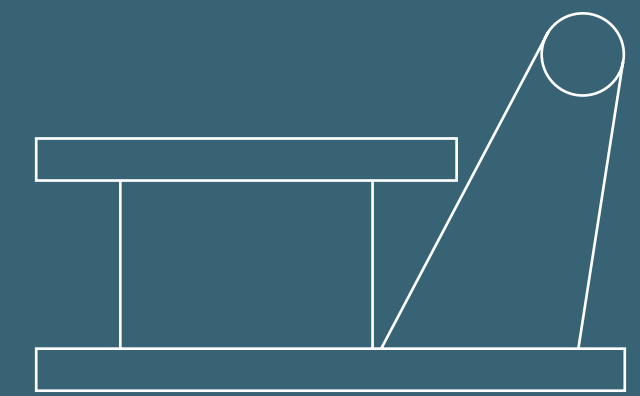
An automatic irrigation system will be installed to maintain this garden area.

Security

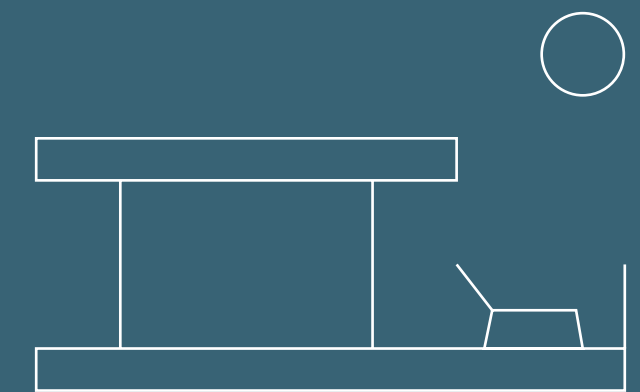
The development will have a comprehensive security system at the main entrance, including CCTV cameras and perimeter sensors to ensure control and protection of the premises.

Lighting

The development offers efficient, modern LED lighting on walkways and paths with automatic motion detection. The staircases feature low-level recessed lighting for safety and design.



South-east facing
communal areas.



All terraces with sea views.



Sought-after S/E/W
orientations.



Access the virtual tour



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Developed by:



Marketed by:

