

VILLAS FUSTERA ESTATE

SOLANA & AURORA

VISION
BROCHURE
2025 & 2026



YOUR EXCLUSIVE SPANISH ESCAPE

CARRER L'ESPART 8 & 10
BENISSA 03730
WWW.VILLASFUSTERA.COM





Welcome Letter

Welcome to Villas Fustera—two exclusive new-build homes in Benissa that blend contemporary architecture with Mediterranean ease. Set on generous plots at Carrer L'Espart 8 & 10, each residence offers open-plan living, panoramic terraces, and a private pool. Whether you seek a serene coastal base or a smart long-term investment, Solana & Aurora deliver comfort, style and future-ready features—crafted to EU standards and tailored to your preferences.



Jeroen van der Werf

TRUSTED ADVISORS



Nicolas Laube

EXPERTISE TO RELY ON

Our advisors know Costa Blanca North—Benissa, Moraira, Calpe, and Jávea—guiding you from first visit to handover with clear costs and timelines, and helping you make smart choices.

Specialists in buying and building in Benissa, Moraira, Calpe, and Jávea, our team aligns architecture, permits, legal, and tax matters. We arrange viewings and contracts, and coordinate progress updates from foundation to handover.

CONTACT INFORMATION

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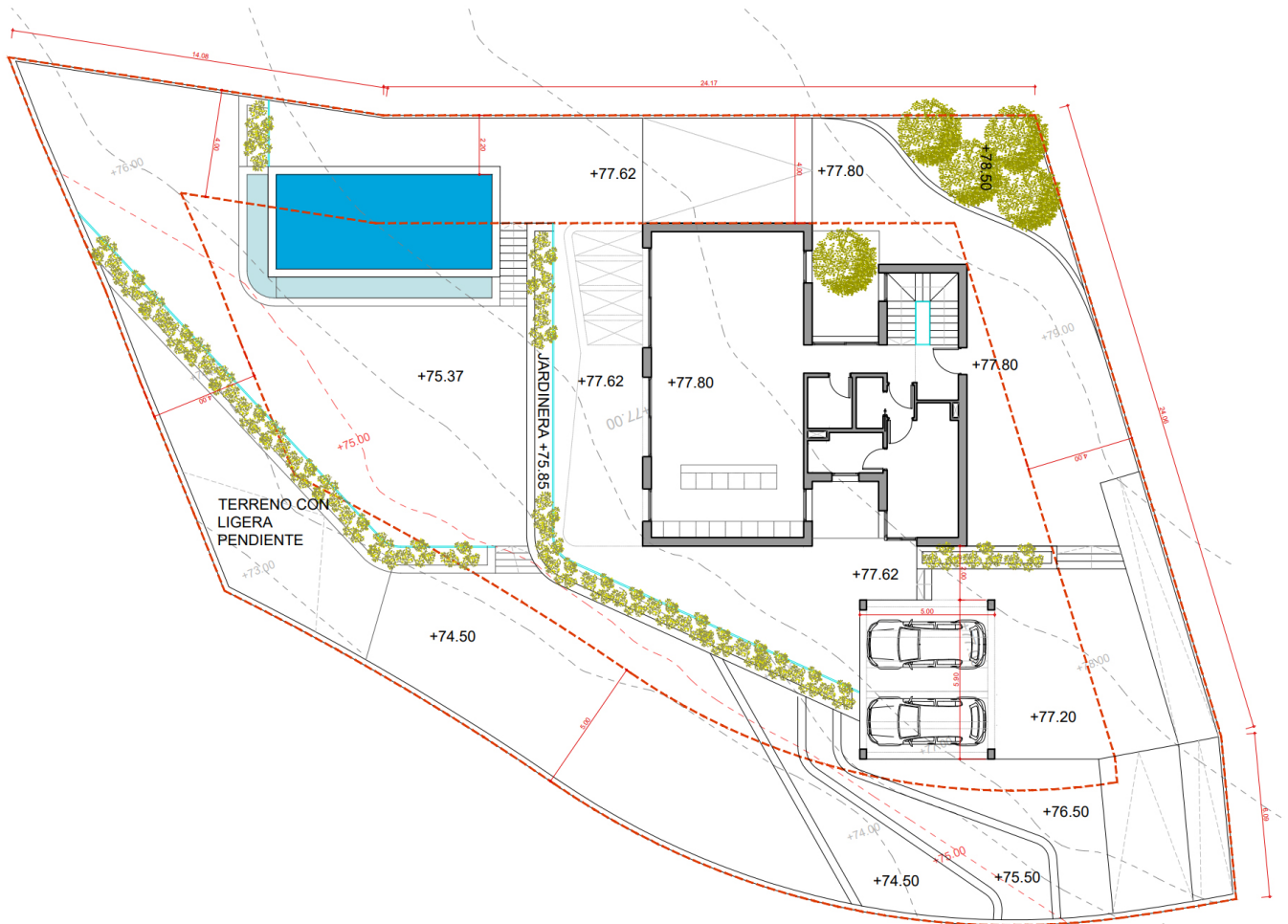
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CRAFTING COASTAL ELEGANCE

I'm thrilled to coordinate the Villas Fustera project—where Mediterranean beauty meets thoughtful design. Every detail is managed with precision, from concept to completion, ensuring our vision is realized with warmth and professionalism.

My role spans scheduling, collaboration with clients, artisans, and consultants, and keeping quality, budget, and timing in perfect balance. I thrive on the clear communication and personal connections that make this development a standout in Costa Blanca—an inviting, elegant ensemble of architecture and inspiration.

Mariluz Carbonell, GEA Arquitectos



MARILUZ CARBONELL
Project Coordinator



DESCRIPTION:

WHAT Two luxury new-build villas; approx. 372 m² built area across three levels; private pools; panoramic terraces.

WHO GEA Arquitectos (architect) and Elzbach (project developer). **WHERE** Benissa, Costa Blanca, Spain.

WHEN Construction scheduled to start October 2025. **WHY** Energy-efficient, customizable, premium-material homes for refined coastal living.



STORIES OF LUXURY

Discover Villas Fustera, two architect-designed coastal homes at Benissa Beach. With open-plan layouts, panoramic sea views, and premium finishes, each villa offers private infinity pools, smart home systems, underfloor heating, and secure parking—crafted for modern elegance and Mediterranean charm.





YOUR EXCLUSIVE SPANISH ESCAPE

Two architect-designed luxury villas on ~1,000 m² plots, offering around 372 m² of living space across three levels, each with a private pool, expansive terraces, and sea-view living.



Nestled in one of Benissa's most sought-after coastal enclaves, Villas Fustera blends clean modern architecture with warm natural touches. Its design embraces the gentle slope of the land, offering layered terraces, uninterrupted sunlight, and a harmonious connection between indoor and outdoor living.





DAY TIME



Nestled on a generous 968.91 m² plot, Villa Aurora blends elegant lines with warm Mediterranean character. Its layout maximizes natural light and sea breezes, while spacious terraces connect the interiors with the pool area. High-end finishes and thoughtful spatial planning ensure comfort, privacy, and year-round enjoyment, making it an inviting retreat for both family living and entertaining guests.

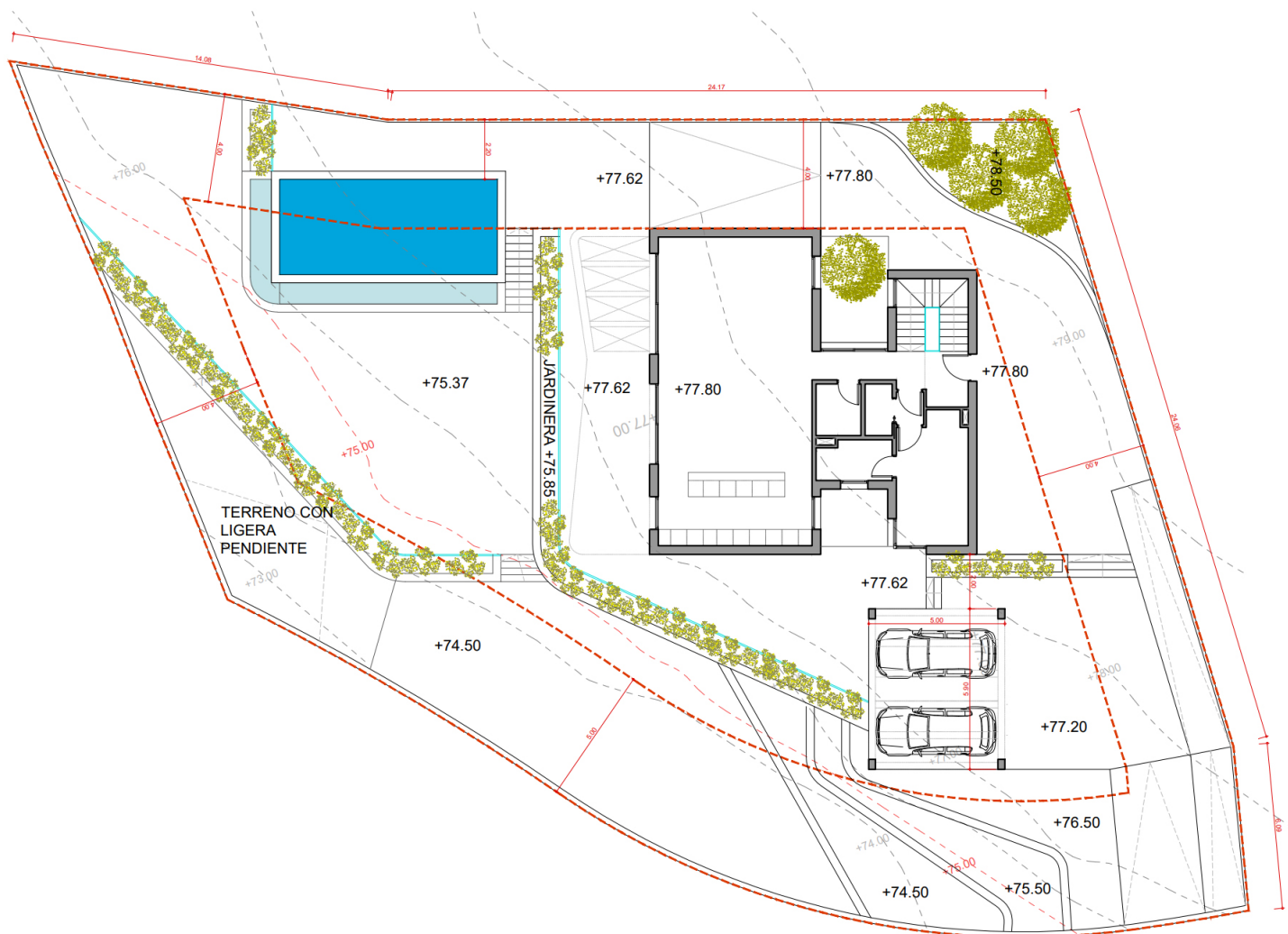
VILLA AURORA

Starting from
ON REQUEST

Property info
968.91 M²

*

Please note: A brokerage commission of 4% applies, payable upon successful completion of the sale.



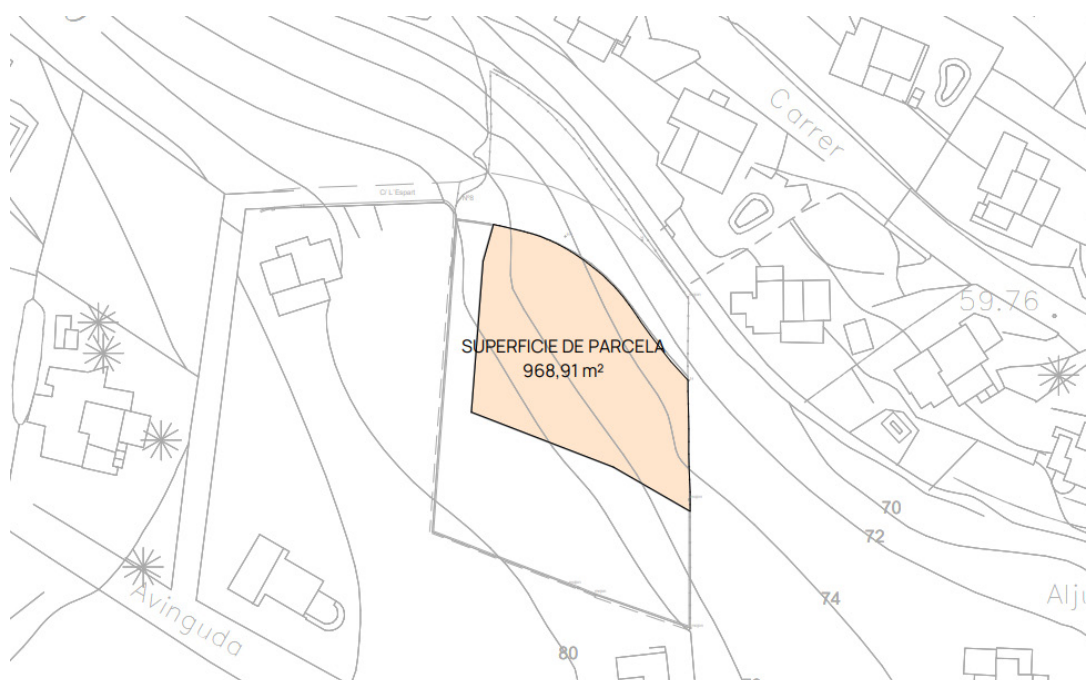
ALZ NORTE
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STORIES OF **AUROLA**

Villa Aurora is crafted for effortless coast living on a 968.91 m² plot at C/ L'Espart 10. Broad glazing frames sea-view living areas that open to terraces and a pool; inside, the kitchen, spa-style suites, and fitted joinery deliver comfort, privacy and easy living. Smart wiring completes the specs.

Curious to see more? Request the architectural plans.





AT NIGHT



Situated on a 989.21 m² parcel, Villa Solana offers a perfect harmony of contemporary design and timeless style. Expansive windows and open-plan spaces create a bright, airy ambiance, while shaded pergolas and the pool terrace invite outdoor living. Every detail reflects refined craftsmanship, making it an exceptional home for embracing the Costa Blanca lifestyle with elegance and ease.

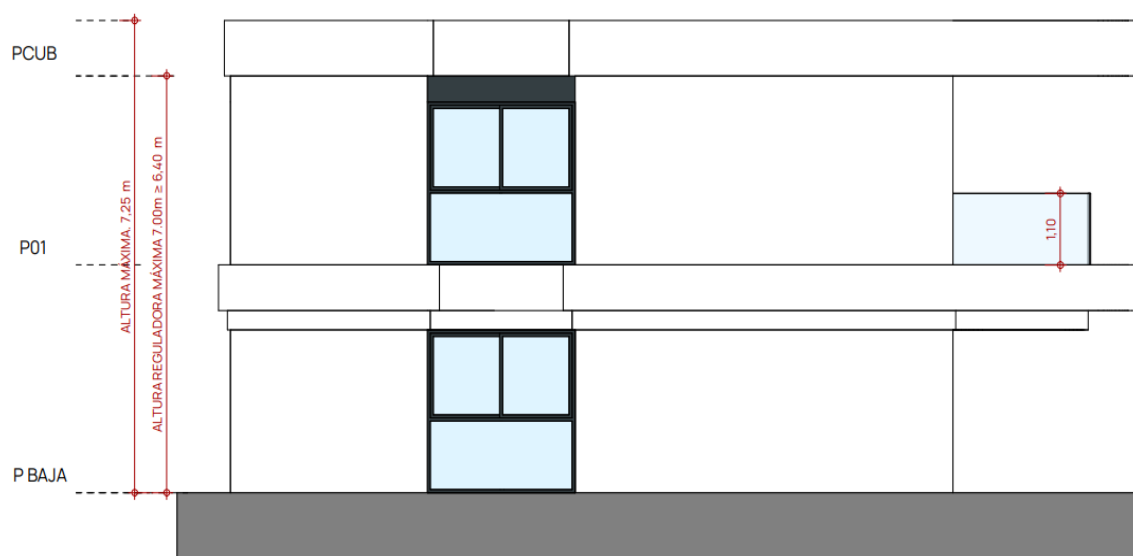
VILLA SOLANA

Starting from
ON REQUEST

Property info
989.21 M²

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Please note: A brokerage commission of 4% applies, payable upon successful completion of the sale.

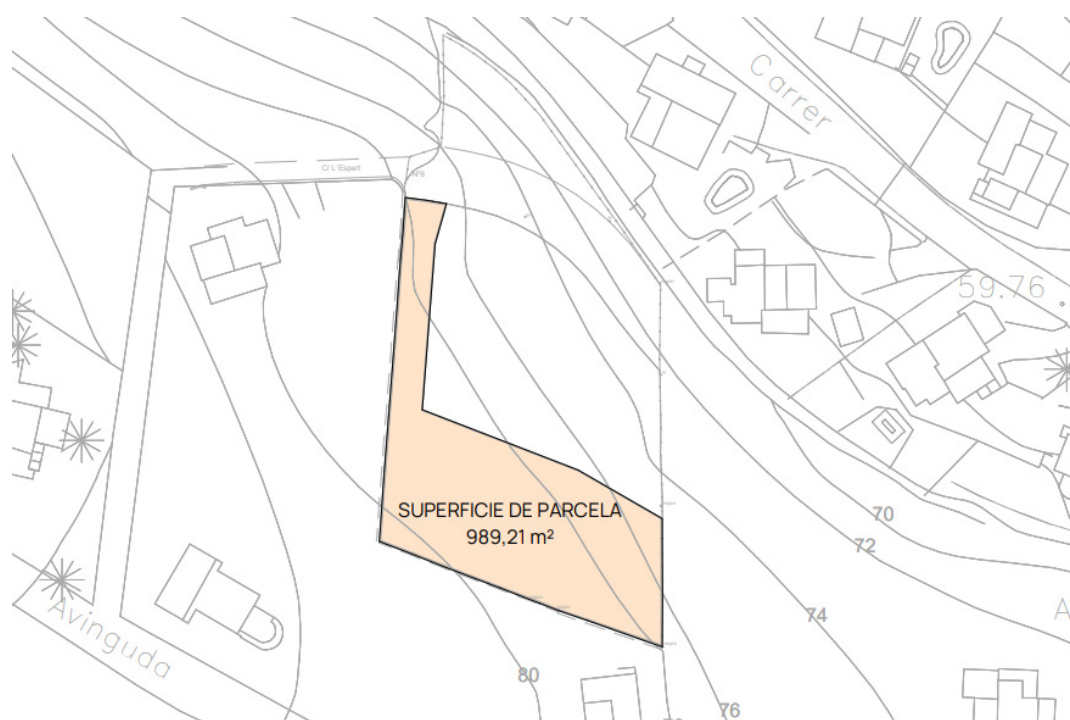




STORIES OF **SOLANA**

Villa Solana pairs clean lines with warm textures on a generous 989.21 m² lot at C/ L'Espart 8. Open-plan living flows to terraces and an infinity pool; interiors feature a Tundra Cream worktop kitchen, spa-like bathrooms, and secure parking. Comfort comes with aerothermal DHW, ducted AC pre-install.

Curious to see more? Request the architectural plans.



WHY BENISSA?

LIFE IN BENISSA OFFERS A TRANQUIL YET VIBRANT MEDITERRANEAN LIFESTYLE THAT ATTRACTS BOTH HOLIDAYMAKERS AND LONG-TERM RESIDENTS. WITH ITS MIX OF SANDY COVES, DRAMATIC CLIFFS, AND CHARMING OLD TOWN, BENISSA IS A PLACE WHERE YOU CAN TRULY ENJOY THE BEST OF THE COSTA BLANCA.

Climate and Outdoor Activities:

Benissa enjoys a mild, sunny climate for most of the year. Along the Costa Blanca coastline, you can spend your days swimming in crystal-clear coves, walking scenic coastal trails, playing golf, or enjoying a wide range of water sports — all year round.

A Tight-Knit Community:

Benissa attracts an international mix of residents who form friendly, welcoming communities. In the coastal areas, you'll find a blend of Spanish charm and international convenience, with restaurants, shops, and services catering to different languages and cultures.

Cultural Encounters:

From traditional fiestas to weekly markets and local artisan shops, Benissa offers an authentic Spanish lifestyle. You can immerse yourself in local customs, enjoy Mediterranean cuisine, and experience the rich mix of Spanish culture with an international twist.

Restaurants and Food:

Fresh seafood, traditional tapas, and locally produced wines are a staple in Benissa. The area's restaurants range from beachside chiringuitos to fine dining, and many also serve international dishes, ensuring something for every palate.

Activities and Leisure Time:

Benissa's surroundings offer endless opportunities — from diving in turquoise bays to hiking in the Sierra de Bernia mountains, cycling through vineyards, or enjoying a round of golf in nearby courses.

**Bilingual Town:**

While Spanish is the main language, English, German, and French are widely spoken in the coastal community, making everyday life easy for newcomers. Learning a bit of Spanish will help you integrate even more into the warm local culture.

Events and Celebrations:

Throughout the year, Benissa hosts lively fiestas, cultural festivals, and open-air concerts. Whether you join in local traditions or organise your own community gatherings, there's always something to celebrate.

Enduring Value:

Benissa's coastline has become one of the Costa Blanca's most desirable property markets. Investing here means more than just owning a home — it's securing a slice of the Mediterranean where property values remain strong.



YOUR DESIGNER KITCHEN RETREAT

High and low fitted units provide ample storage, complemented by integrated stainless steel sinks with chrome mixer taps. A ceiling-mounted designer hood enhances the contemporary feel, while outdoor cooking is supported with a dedicated barbecue area.

Crafted with sleek lacquered cabinetry and warm wood-look accents, the Vilas Fustera kitchen balances modern precision with natural elegance. Porcelain countertops in Tundra Cream anchor the space, while a sculptural ceiling-mounted extractor completes the clean, open design. Every detail reflects harmony between functionality, comfort, and aesthetic refinement.





BACKGROUND AND EXPERIENCE

For Villas Fustera, Elzbach brings its full expertise to the table as developer and coordinator. The land has already been secured, ensuring a strong foundation for the project. With established relationships across local municipalities and legal institutions, Elzbach is well connected in the juridical and permitting process, making certain that all licenses and approvals are arranged smoothly and on time. Though boutique in size, Elzbach is built on decades of cross-border experience in real estate development, investment, and financing. Their team combines Northern European standards of transparency and reliability with local knowledge of the Spanish market. This dual approach gives international buyers confidence that their home is not only a lifestyle choice but also a secure investment. Elzbach's portfolio spans luxury villas, residential communities, and selective investment projects along the Costa Blanca.



PROJECT DEVELOPER **ELZBACH**

Elzbach is the project developer behind Villas Fuster. Founded in 2021 and headquartered in Dénia, Costa Blanca, Elzbach is a private, family-held real estate development boutique with a clear mission: to create high-quality, uniquely designed homes that stand out for their architectural value, construction quality, and investment security.

www.elzbach.com





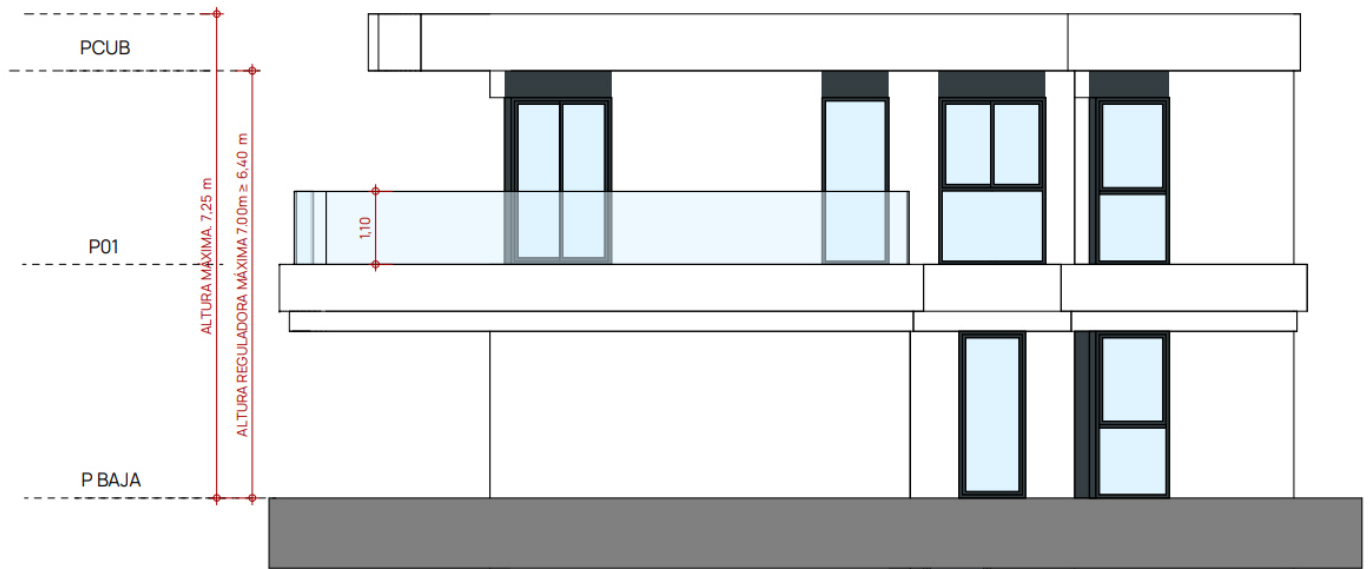
BAÑO & CO



BATHROOMS

Blending natural textures with sleek finishes, the bathrooms at Villa Solana embody modern comfort and timeless serenity. Floor-to-ceiling windows fill the space with daylight, while warm porcelain surfaces and wood-look accents create a spa-like atmosphere. Every element is thoughtfully designed to balance elegance, functionality, and well-being.





ALZ NORTE
1 : 100



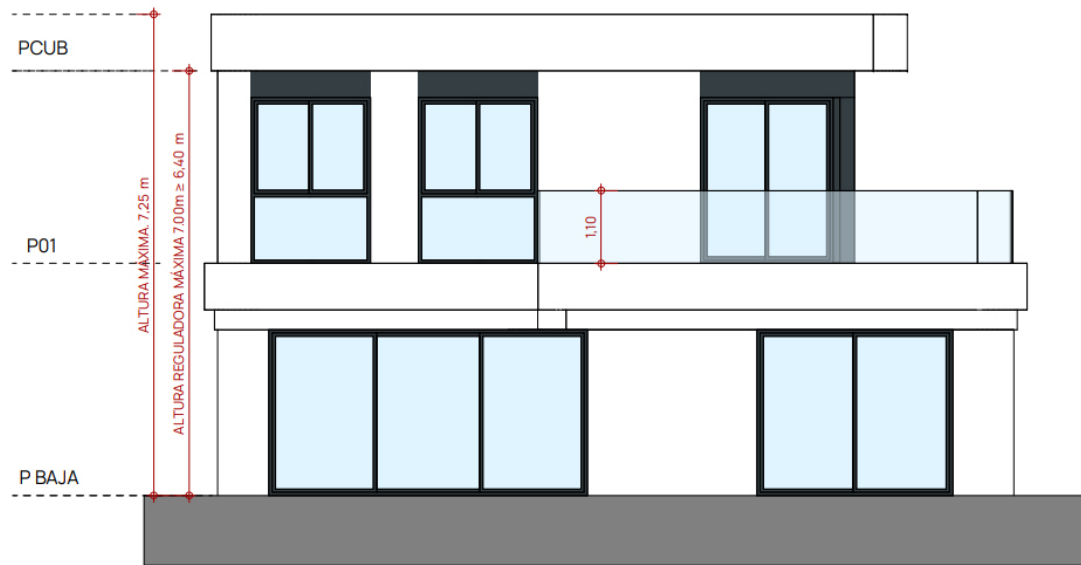
ALZ SUR
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DESCRIPTION:

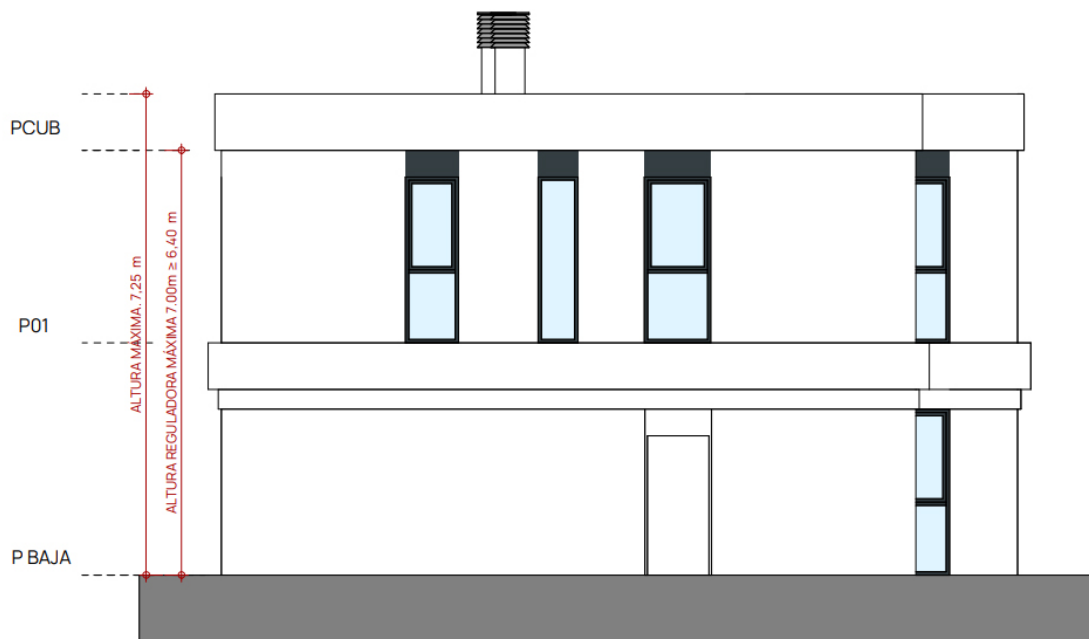
Villas Fustera have been conceived as a home built to last, where every detail reflects structural integrity and refined design. From the reinforced concrete foundation and load-bearing walls to the advanced insulation systems, the villas meet the highest standards of strength, comfort, and energy efficiency. The façades combine sandstone cladding and fine-render finishes, creating a timeless exterior that blends elegance with durability.

Large-format porcelain floors, premium carpentry, and double-glazed openings ensure that interiors feel as robust as they are inviting. Every aspect of the construction has been carefully selected to guarantee long-term performance, while preserving the refined architectural lines that define the project. Villas Fustera stands as a statement of quality, built to provide both beauty and resilience in equal measure.

THE BEST QUALITY



ALZ ESTE
1:100



ALZ OESTE
1:100





LIGHTING

When night falls, the villas reveal a different character. Subtle LED lines hidden beneath the roof overhangs trace their sculptural forms, while recessed ceiling lights create a soft glow indoors without harsh fixtures. Pathways and gardens are bathed in warm, low lighting, guiding the way with elegance. The pool shimmers with underwater illumination, transforming the terrace into a serene stage where water, stone, and light play together under the stars.





VILLAS FUSTERA ESTATE

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