

DIAMOND

R E S I D E N C E S



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RESIDENCES

“TOUCH THE SKY”





A NEW CONCEPT OF EXCLUSIVITY

At the Northern End edge of one of Europe's most treasured beach resorts lies an exclusive beach known as Poniente Beach.

It is in this exclusive enclave that those who seek the best, make their homes.

Within this exclusive community, one luxury building called Intempo rises above all the others and is truly iconic for not just its commanding views of the Mediterranean and Europe, but for its distinctive architecture. Iconic not just within this community, but across the World.

Although some have already been privileged to acquire homes in the lower Tower floors of Intempo, it is only now that a limited number of homes atop the pinnacle of Intempo have officially become available.

The interiors of these new residences have been expertly re-imagined and just completed to ensure that they are state of the art with all of the finishes and accoutrements expected to be found within today's luxury homes.

These luxury homes are now presented to an exclusive group of buyers who are able to appreciate all of these trappings of a life lived well and are able to afford an unrivaled home at the pinnacle of Europe.

We invite you to Touch the Sky
At the Diamond Residences



AT THE PINACLE
OF ICONIC INTEMPO

198 m. Higher than the horizon



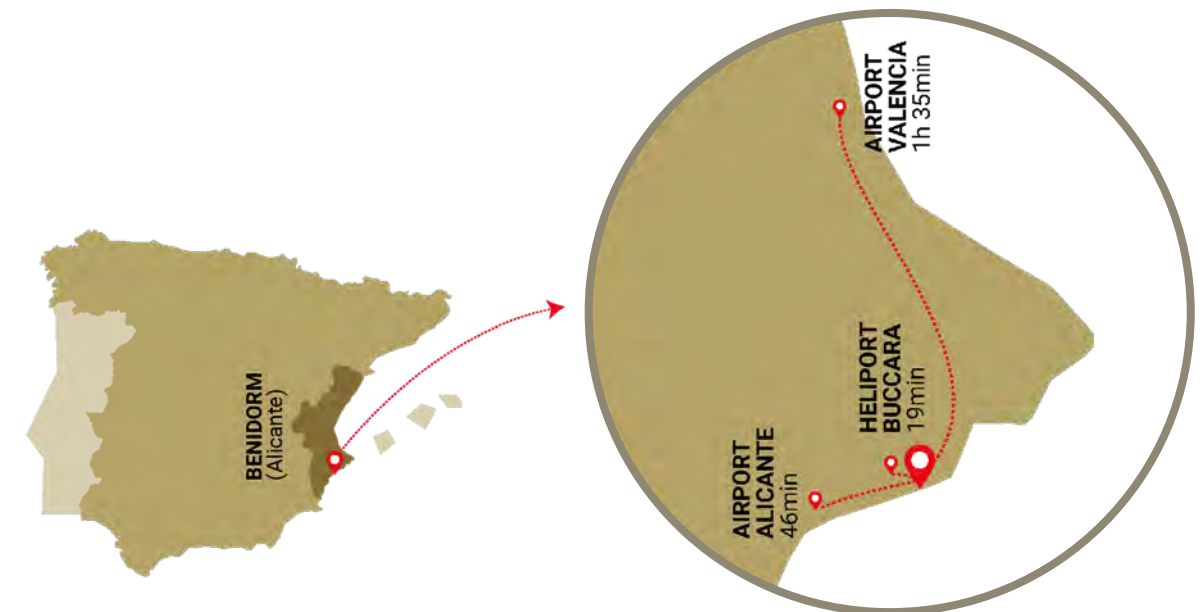


LOCATION



Diamond Residences have a privileged location-because it is in of the most prestigious buildings and due to proximity to one of the best beaches on the Mediterranean coast.

Poniente Beach is one of the best areas of Benidorm, where high-rise projects are flourishing along with the increasing level of its visitors.





BENIDORM

SKYSCRAPER CITY

Benidorm is known as the “Little New York of the Costa Blanca”, a fitting nickname due to its 77 buildings towering over 25 storeys, 27 of which are over 100 metres high. In the Spanish context, only Barcelona and Madrid have more skyscrapers.

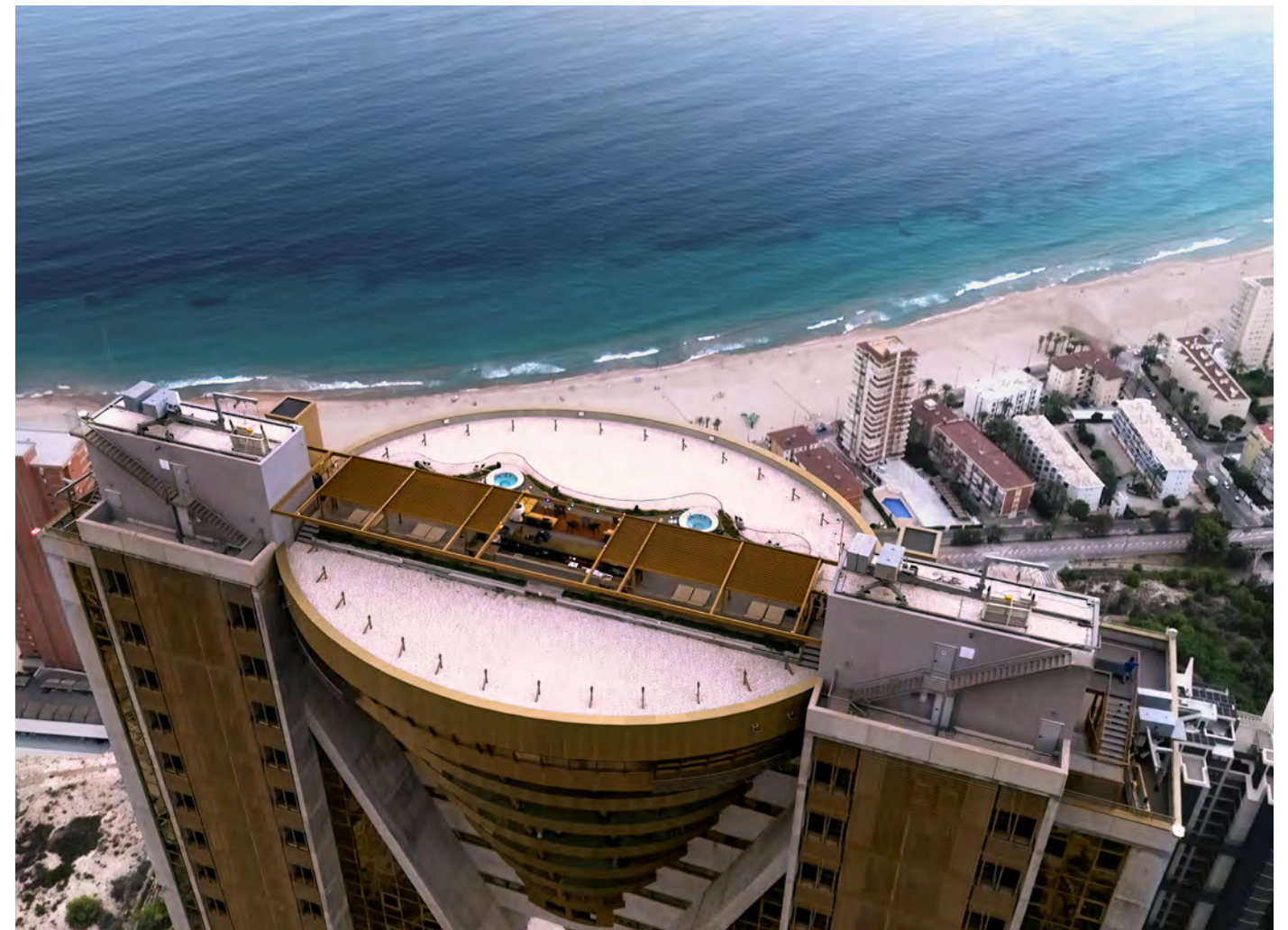
Benidorm, situated on the shores of the Mediterranean, enjoys a mild climate all year round, characterised by an abundance of sunny days. The almost six kilometres of fine golden sandy beaches offer an ideal setting for basking in the sun. These climatic conditions, together with its surroundings, provide the perfect setting for a variety of outdoor sports.

Benidorm is a modern thriving diverse city with more than 2,000 commercial establishments spread throughout its neighbourhoods. It's a city that never rests, keeping itself in a state of constant activity. Its vibrant nightlife is alive with modern nightclubs and a network of 160 music bars, many of which are located on the Paseo de Levante and in the old town.



BEACHES AND COVES

- Playa de Poniente 6km (10.000 steps)
- Cala de Mal Pas 5km (8.400 steps)
- Cala del Tio Ximo 850m (1.300 steps)
- Cala Almadrava 75m (115 steps)





THE BUILDING

Intempo is not just a building, it is the most emblematic building on the Mediterranean coast and the main protagonist of its skyline.

The extraordinary location, the unique architecture, and the exclusive common areas, offer its residents the best possible experience in the most iconic building in Europe.

The SPA area with a sauna, massage area, gym, cafeteria, and infinity pool on the 46th floor, allows you to enjoy a bath with the most spectacular views imaginable. You can also enjoy a cocktail at the Sky bar with Jacuzzis where you can touch the sky with your fingertips, enjoy a nice breeze watching the sea disappearing into the horizon and look at the lights of the city located at the feet of a very few privileged.

On one of the first floors of the building you can also find several other areas, including a large swimming pool, another restaurant/cafeteria, another fully equipped gym with the latest generation machines, coworking area..., and so on to complete the exclusive 6,500 m2 of common areas of the building.

A building where privacy and security are a priority - it has permanent surveillance and concierge services 24 hours a day, 7 days a week, with strict access control, to make tranquility the main feature for the owners to enjoy.



INTERNATIONAL
PROPERTY
AWARDS

2021-2022

BEST RESIDENTIAL HIGH RISE
ARCHITECTURE SPAIN 2021

RESIDENTIAL HIGH RISE
DEVELOPMENT SPAIN 2021

"The building is a door; above, the diamond, which is an eight-storey building, is the finishing touch to a door". With this controversial design, he intended to symbolize "the welcome to tourists who come to Benidorm from all over the world".

Roberto Pérez-Guerras, architect of Intempo.

“A MAJESTIC ENTRANCE HALL,
ON A PAR WITH THE REST
OF THE BUILDING”



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“HEAVEN AND EARTH
ALWAYS UNITED, FROM
EVERY PERSPECTIVE”

At the entrance of the building there is a large atrium of more than 600 m², surrounded by parking spaces and an impressive thousand-year-old olive tree.



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“THE TERRACES, AN
EXPLOSION OF SENSATIONS
FOR THOSE WHO ENJOY THEM”.





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“TO TALK ABOUT
BREATHTAKING VIEWS
IS TO TRY TO EXPLAIN
THE UNEXPLAINABLE”.



THE APARTMENTS

The Diamond Residences occupy the 38th through 45th floor of Intempo, and consist of four homes per floor. At these rare heights, the views, and the space form its DNA with the Mediterranean Sea and brilliant sun. It is impossible to find brighter apartments with better views than these.

To match this incredible natural backdrop, every aspect of the apartment was designed to enjoy and feature nature. Virtually all the rooms have access to the terraces, where you can enjoy the light, peace and views that make the whole experience so unique.

Inside the apartments, no exposure has been sought to create the most modern home with the highest quality features including. Ample spaces with an open plan living concept and integrated home automation, make the experience of living in these residences truly luxurious.

The apartments have spacious bedrooms, dressing rooms, bathrooms with underfloor heating, kitchens and dining rooms equipped to the latest standards and made from top-quality materials. The large floor-to-ceiling windows make the interior environment blend with the indescribable landscape.

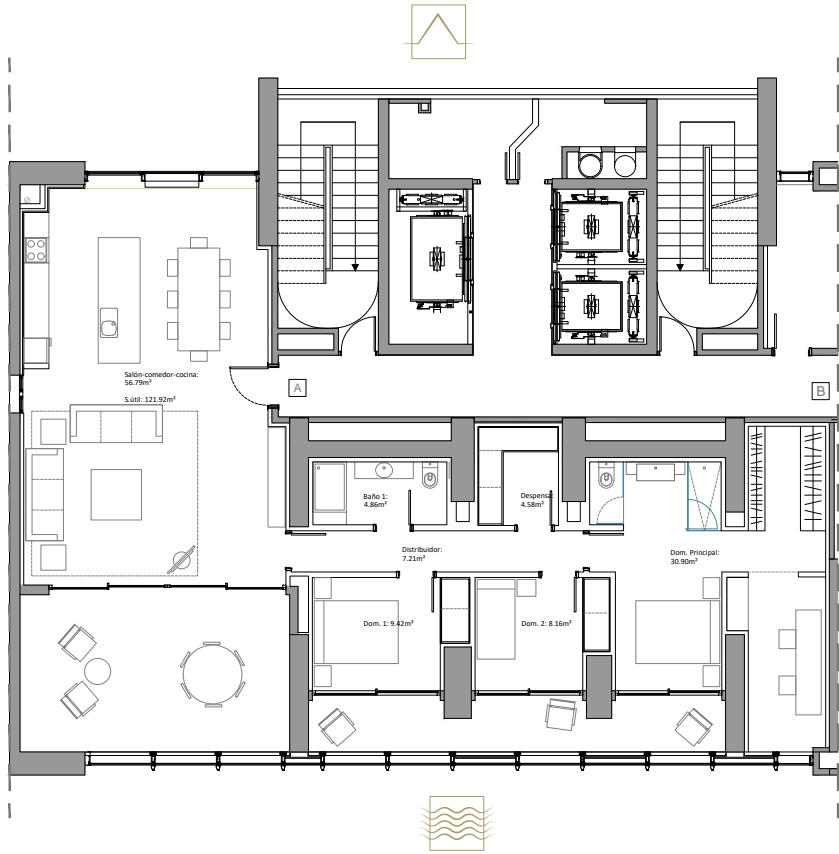
TIPOLOGÍA 1



38A 42A 44A

SUP. CONSTRUIDA	175.26 m²
SUP. UTIL	107.56 m²
ESCALA	1:50

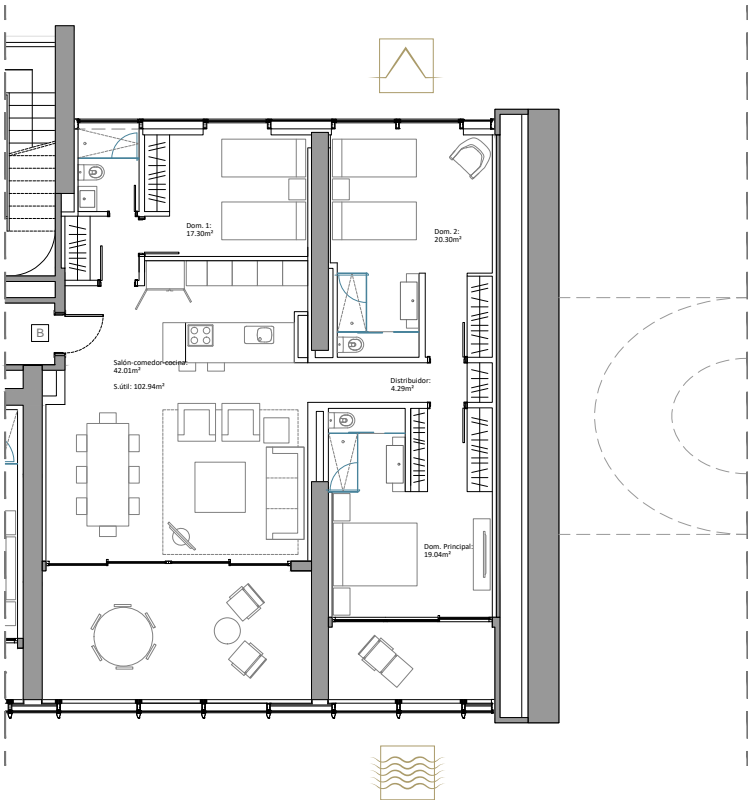
TIPOLOGÍA 3



43A

SUP. CONSTRUIDA	196.00 m²
SUP. UTIL	121.92 m²
ESCALA	1:50

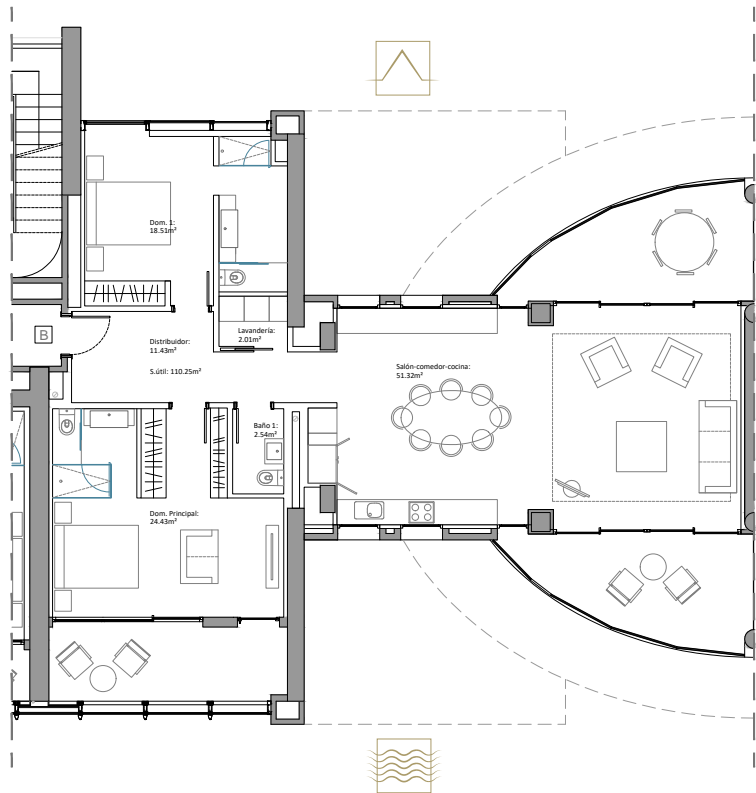
TIPOLOGÍA 2



38B

SUP. CONSTRUIDA	174.54 m²
SUP. UTIL	102.94 m²
ESCALA	1:50

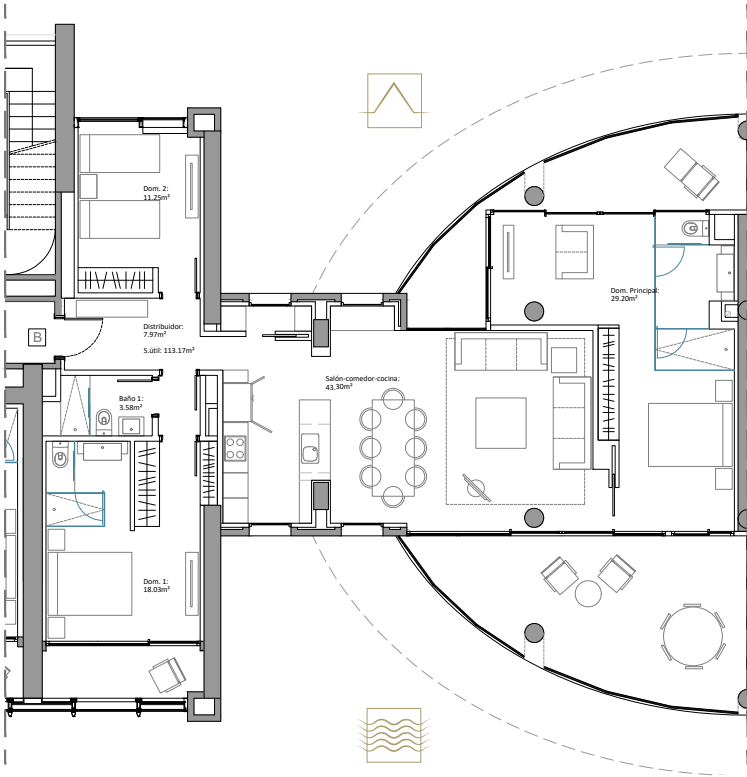
TIPOLOGÍA 4



41B

SUP. CONSTRUIDA	173.53 m²
SUP. UTIL	110.25 m²
ESCALA	1:50

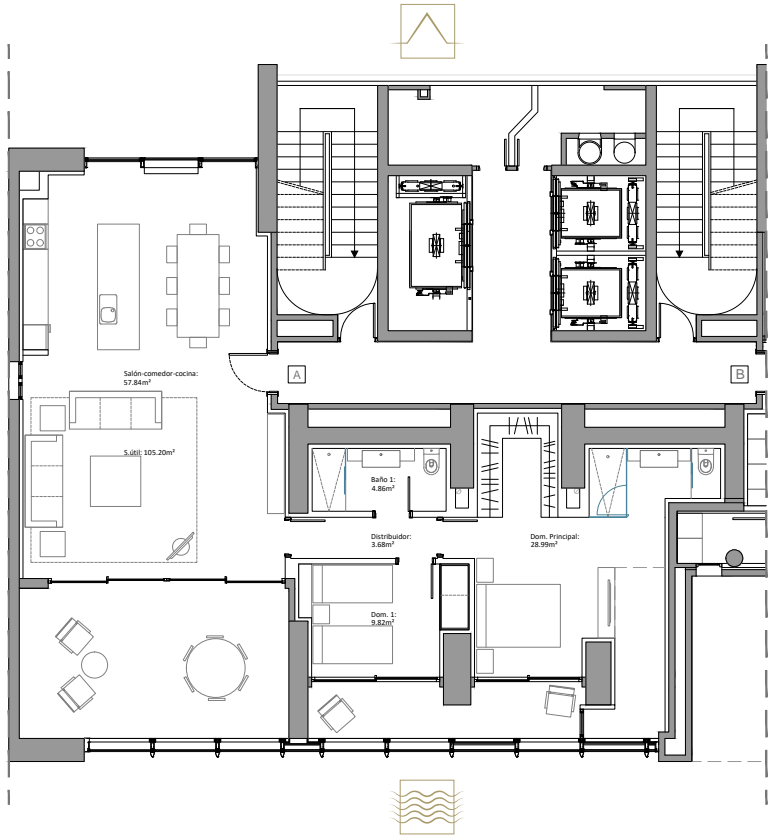
TIPOLOGÍA 5



42B

SUP. CONSTRUIDA	184.28 m²
SUP. UTIL	113.17 m²
ESCALA	1:50

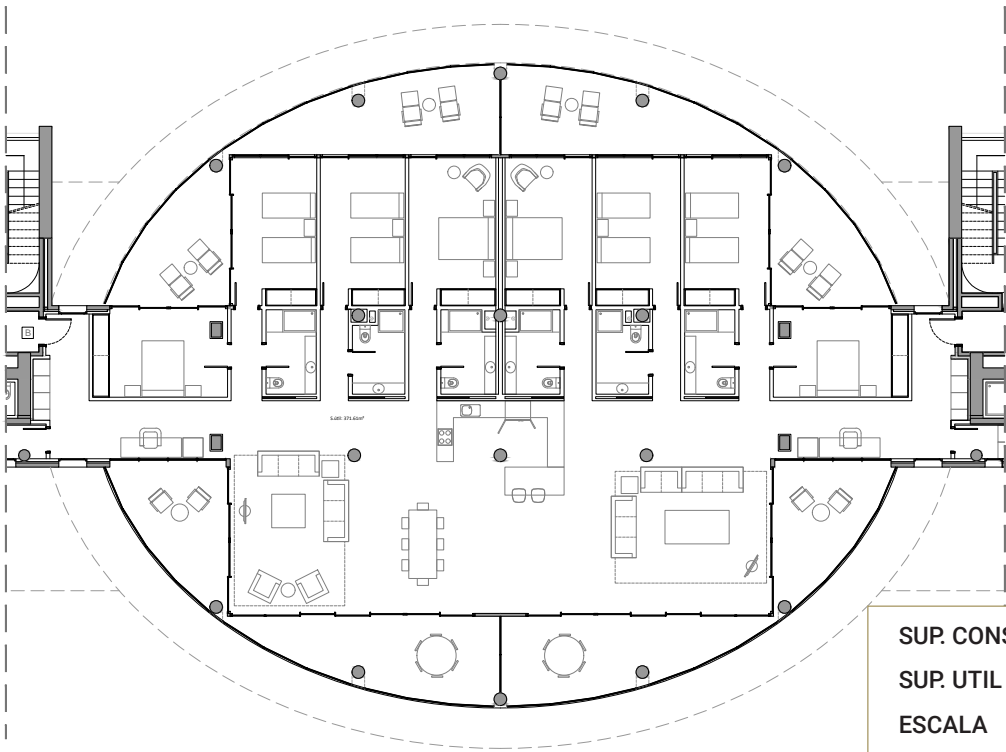
TIPOLOGÍA 7



45A

SUP. CONSTRUIDA	168.91 m²
SUP. UTIL	105.20 m²
ESCALA	1:50

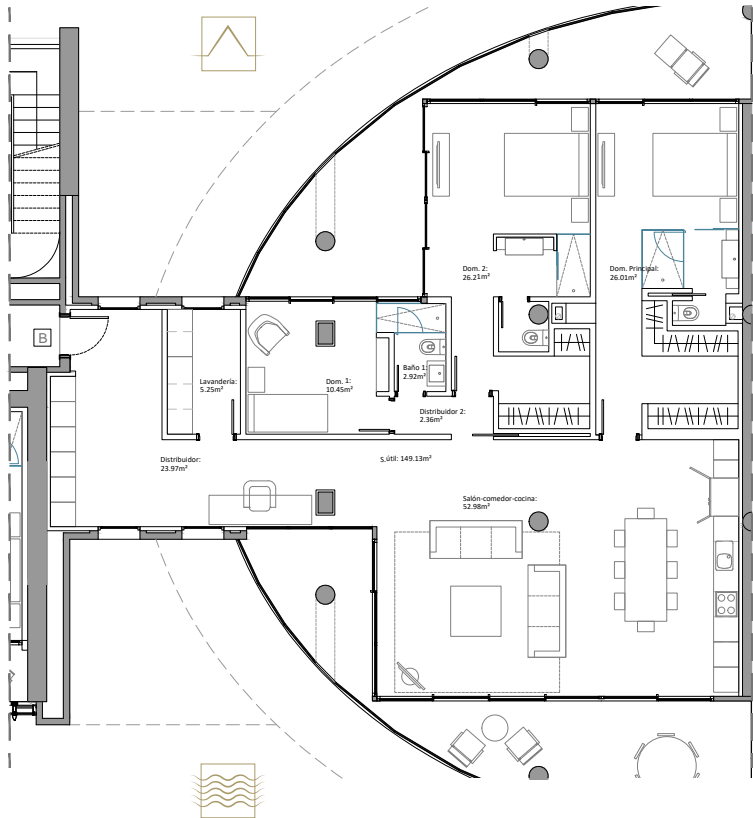
TIPOLOGÍA 6



45B

SUP. CONSTRUIDA	565.00 m²
SUP. UTIL	371.61 m²
ESCALA	1:50

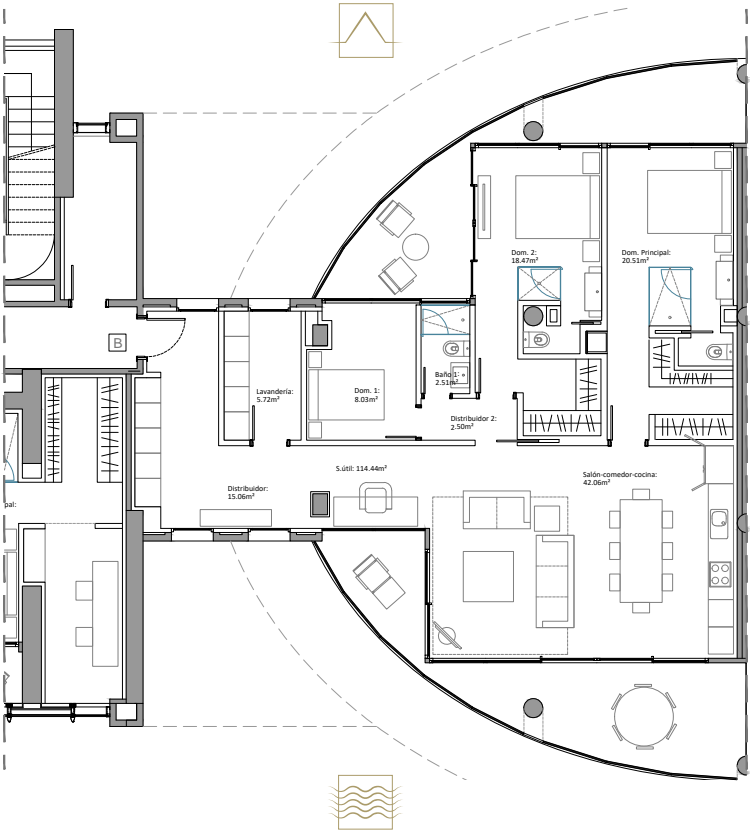
TIPOLOGÍA 8



44B

SUP. CONSTRUIDA	230.57 m²
SUP. UTIL	149,13 m²
ESCALA	1:50

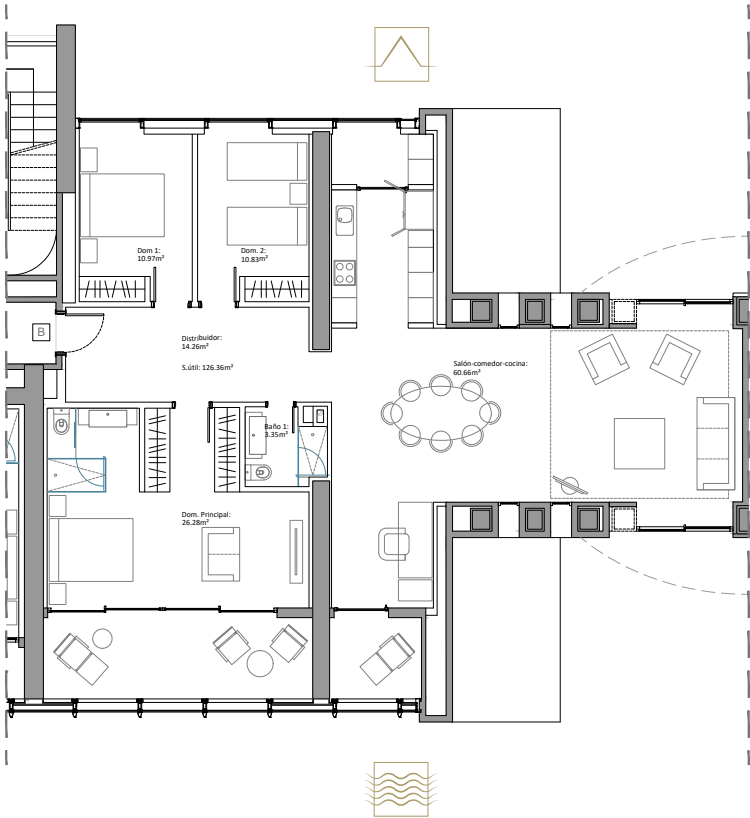
TIPOLOGÍA 9



43B

SUP. CONSTRUIDA	171.29 m²
SUP. UTIL	114,44 m²
ESCALA	1:50

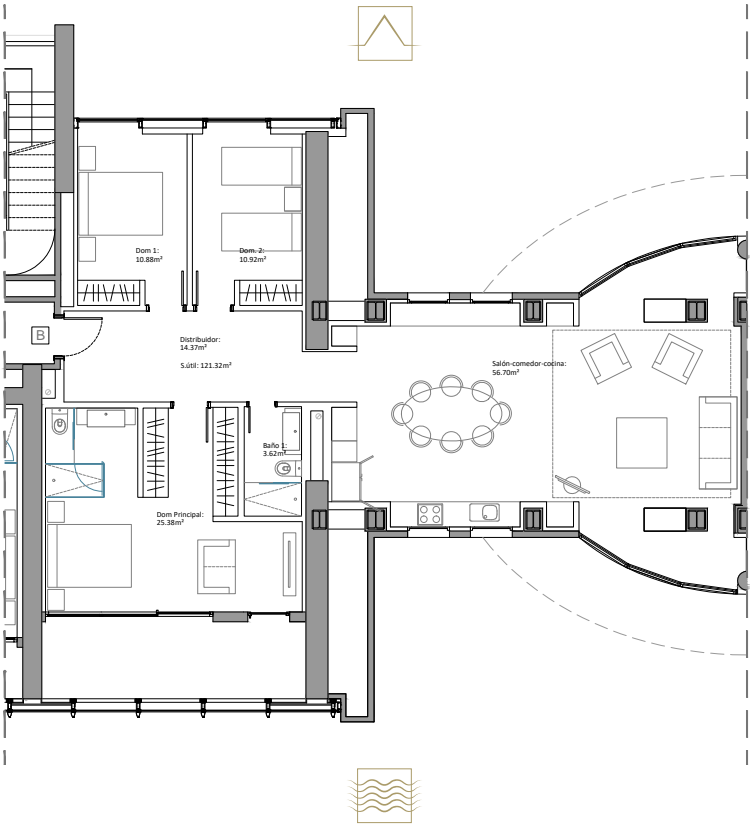
TIPOLOGÍA 11



39B

SUP. CONSTRUIDA	179.13 m²
SUP. UTIL	126.36 m²
ESCALA	1:50

TIPOLOGÍA 10



40B

SUP. CONSTRUIDA	171.37 m²
SUP. UTIL	121.32 m²
ESCALA	1:50



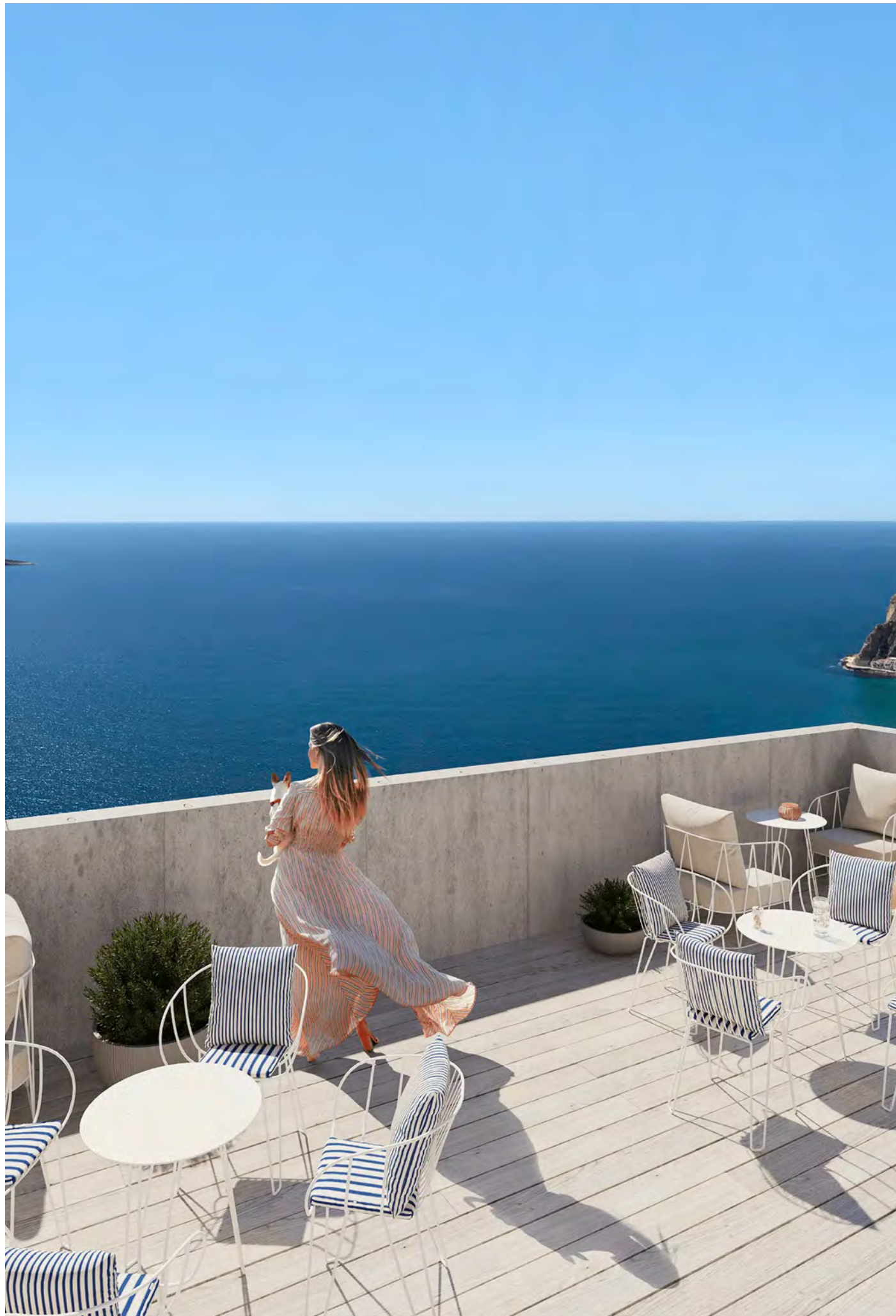
The Mediterranean at the foot of each Diamond Residences apartment.



The unique combination of style, quality, location and environment.



Spaces designed and equipped to enjoy maximum comfort.



AMENITIES & COMMON AREAS

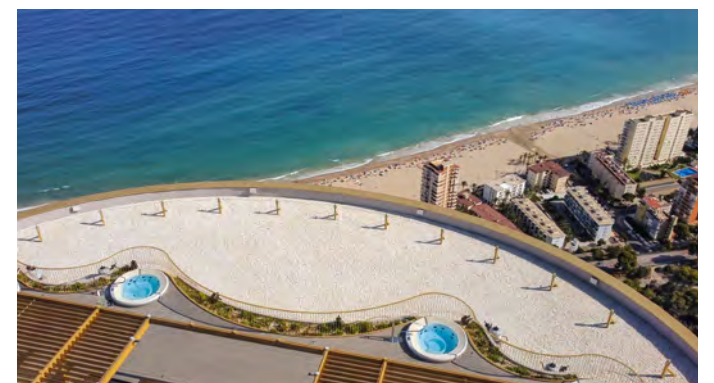
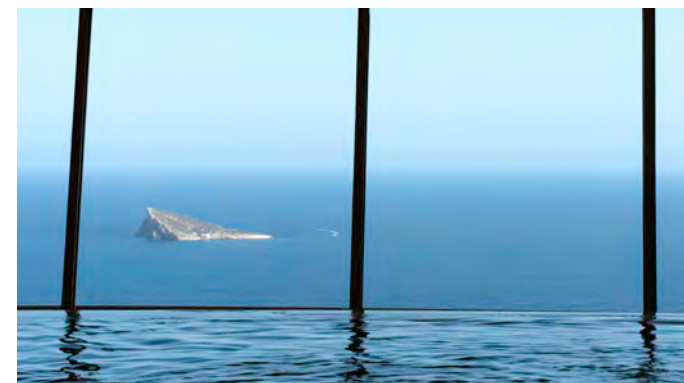
EUROPE'S HIGHEST FITNESS AND WELLNESS AREA

FLOORS: -1st & 0th

- Gymnasium equipped with fitness equipment of the prestigious Technogym brand and personal trainers.
- More than 1,200 m2 of restaurant /cafeteria
- Co-working
- Beach-type swimming pool (800 m²)
- Children's pool (90 m²)
- Water area in front of the restaurant with elegant Balinese beds and garden furniture.
- Children's area (1,000 m²).
- Subway parking.

FLOORS: 46th & 47th

- Massage rooms
- Sauna
- Indoor heated infinity pool
- Gym with high-level equipment and multi-purpose room for yoga, pilates, etc. classes.
- Solarium
- Cafeteria (46th floor)
- Sky Bar (47th floor)
- Jacuzzis (47th floor)





WELLNESS & SPA

Diamond Residences has first class facilities and professional services to offer a great experience of relaxation and personal care.

RESTAURANTS & BARS

Two restaurant areas with high quality products and exceptional service, and a sky bar with 4 Jacuzzis and the best views of the Mediterranean.



SWIMMING POOLS

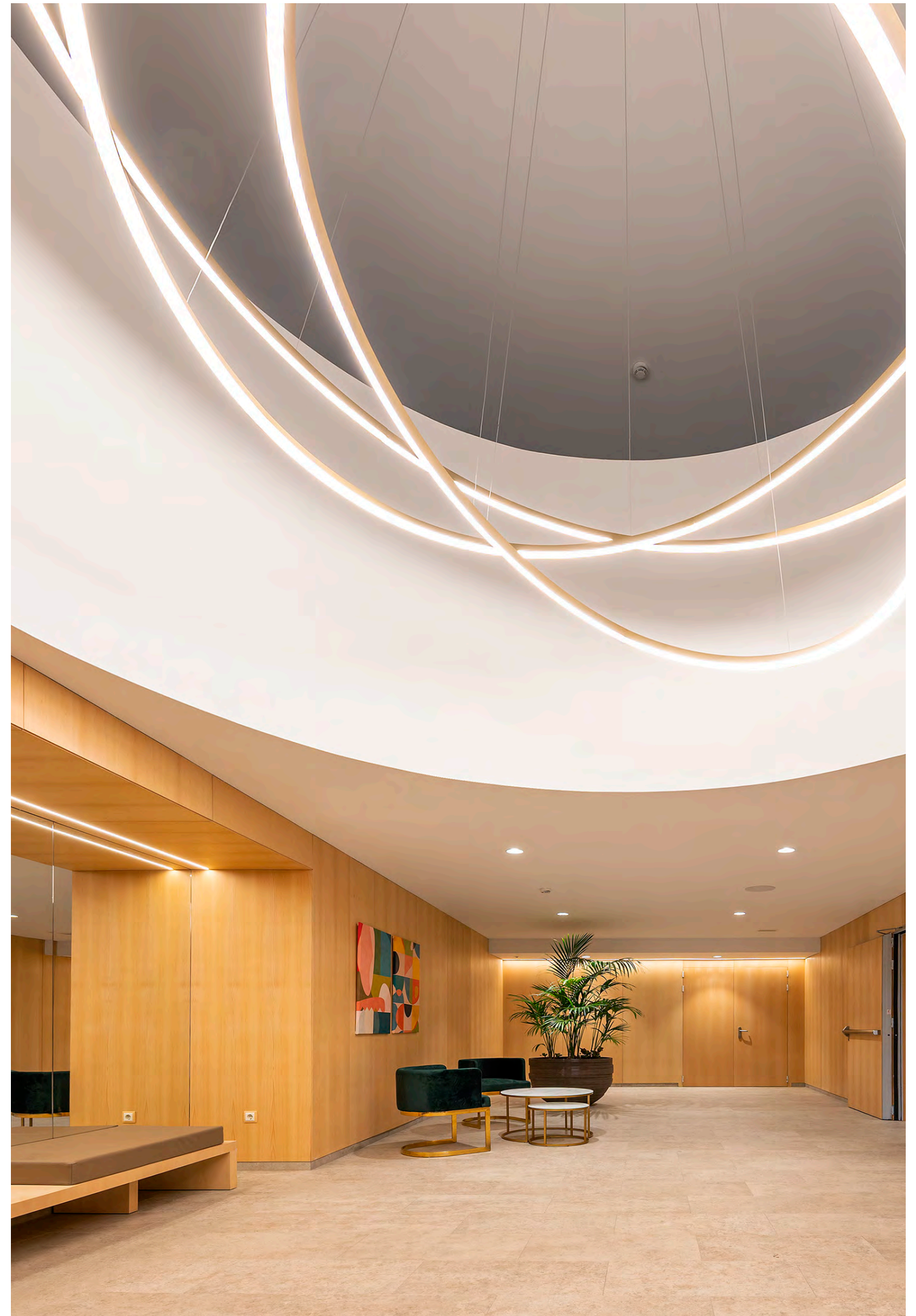
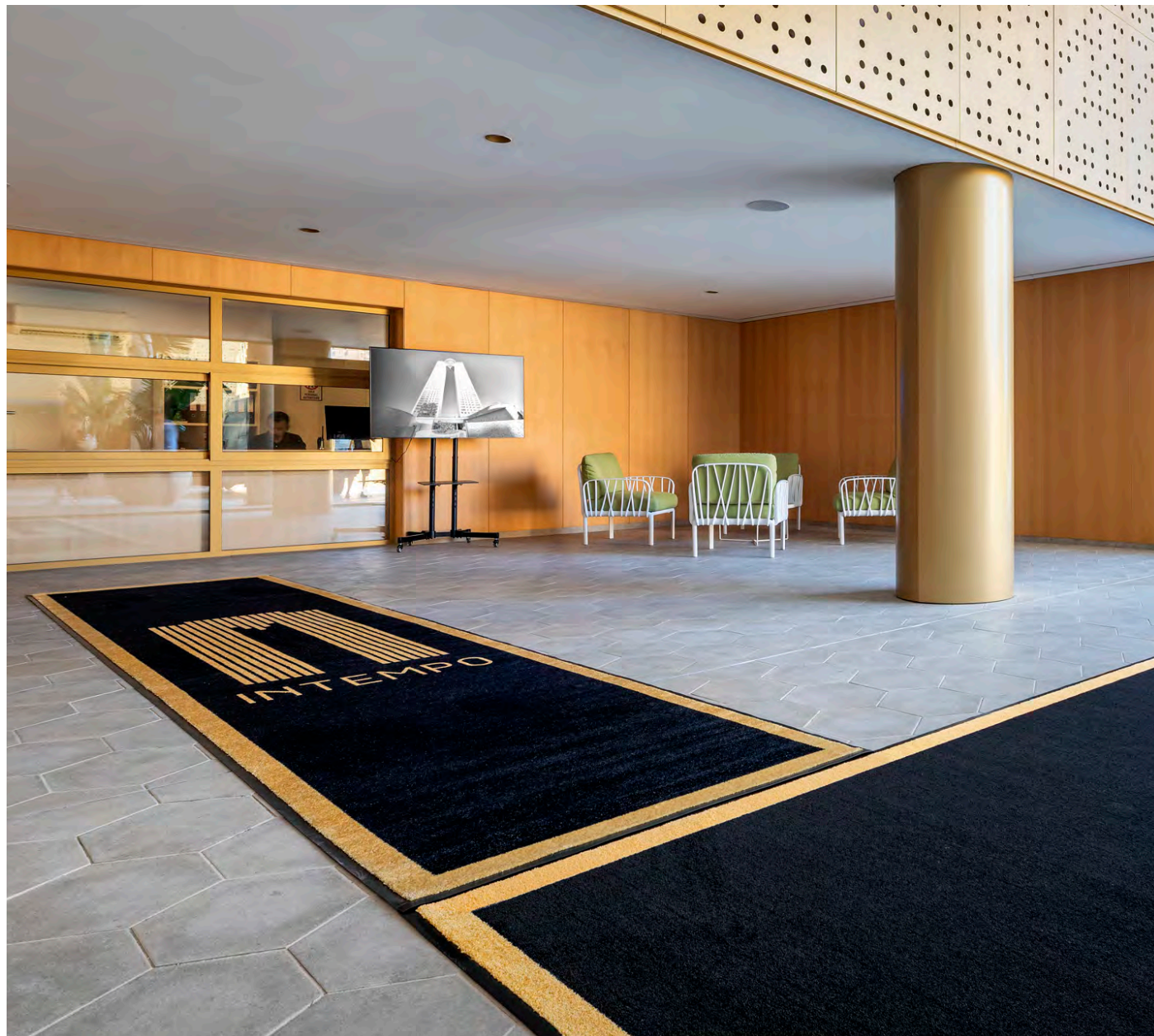
Diamond Residences offer an environment in which to enjoy the water like few others, from its beach-type pool to its infinity pool on the 46th floor.





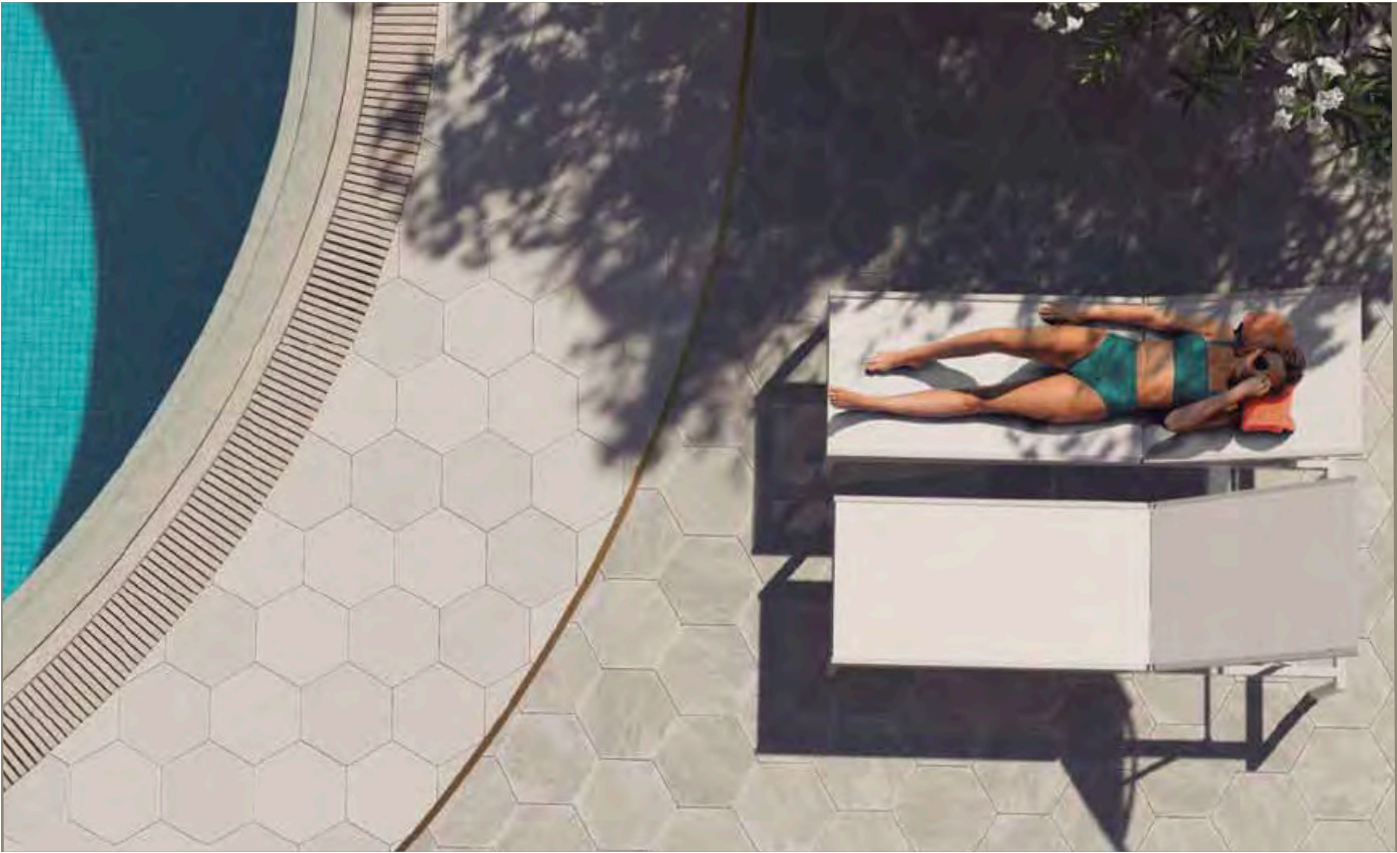
OTHER SERVICES

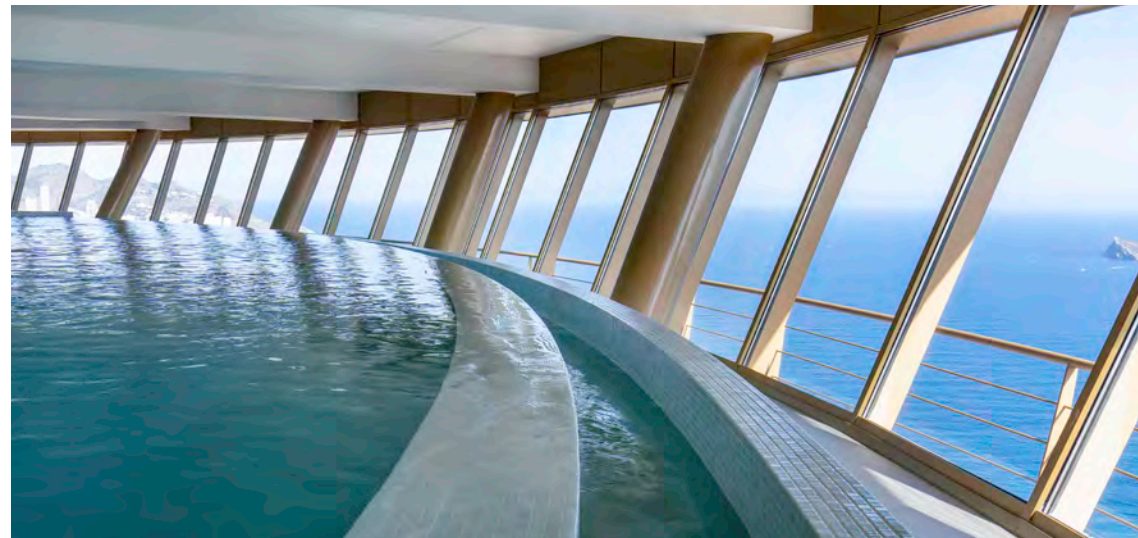
Services such as a fully equipped co-working space, 24/7 concierge and security, rental management, or an excellent maintenance service, complement this high-end residential complex.






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ADDITIONAL BUILDING FEATURES

- Therapists (massage, physiotherapy)
- Personal trainer
- 24 hr concierge
- Common area

OPTIONAL SERVICES

- Cleaning and preparation of flats
- Room service
- Management of internal and external services for the rental of flats
- Maintenance and repairs in the flats from Monday to Sunday
- Airport transfers
- Leisure activities in the common areas (swimming pools and gymnasium).





MARINAS AND YACHT CLUBS

Club Náutico Benidorm	3 Km. away
Club Náutico Villajoyosa	9 Km. away
Club Náutico de Altea	12 Km. away
Club Náutico Campomanes	21 Km. away
Real Club Náutico de Calpe	27 Km. away
Club Náutico de Campello	31 Km. away
Club Náutico Moraira	44 Km. away
Marina Deportiva Puerto de Alicante	51 Km. away

GOLF COURSES

Las Rejas Golf	2 Km. away
Villaitana Golf	4 Km. away
Puig Campana Golf	7 Km. away
Altea Club de Golf	17 Km. away
Club de Golf Bonalba	34 Km. away
Alicante Golf	36 Km. away
Club de Golf Ifach	41 Km. away







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QUALITIES

STRUCTURE

The Intempo building is a residential skyscraper with 52 floors (5 of them technical floors) plus 3 basement floors for parking. It stands out for its peculiar geometric configuration formed by two straight parallel towers connected on the first 3 basement floors and reconnected on the upper floors by an inverted cone with an elliptical base.

The structure is made of reinforced concrete, with reinforced slabs, screens, walls, piles and reinforced concrete foundation footings, using high strength concrete to ensure maximum durability of the structure.

FACADES

The facades have been built with exposed concrete wall and curtain wall composed of aluminum and glass, and interior lining of the concrete wall executed with "Pladur" type drywall with mineral wool insulation, galvanized metal structure and bolted plate, all in accordance with the architectural project.

INTERIOR CARPENTRY

Lacquered aluminum carpentry in curtain wall facades. Double glazing with double glazing chamber, with low solar factor and HST exterior glazing, considerably reducing the possibility of spontaneous breakage, with solar protection in the main and rear facades of bedrooms by means of an interior roller blind.



INTERIOR PARTITIONS

The dividing walls between dwellings will be made of perforated brick or concrete wall with dry partition walls on both sides with a galvanized metal structure and double plate screwed on each side and interior mineral wool as acoustic and thermal insulation. For the interior dividing walls of all dwellings there will be prefabricated partition walls (dry partition walls) with a metal structure and double plate of 15 mm screwed on each side.

All the partition walls will have interior mineral wool as acoustic/thermal insulation. In humid areas, kitchens and bathrooms, water-repellent plate will be used, throughout the house there will be a continuous false ceiling executed with galvanized metal auxiliary structure and 15 mm plate screwed, in the areas where the interior air conditioning units are located, there will be a register.

BATHROOMS

Porcelain tile flooring in large format pieces and matching wall tiling in porcelain stoneware. White bathroom fixtures, consisting of Bathco washbasin on white countertop or integrated into countertop, bidet and toilet with Duravit low tank and cover, and bathtub with whirlpool and/or Sanycces shower tray, according to architectural project.

Newform single-handle faucets in sink and bidet, bathtub and shower tray, both in chrome finish including reflex and telephone in showers.

Mirror of polished moon on the countertop.



KITCHEN

Porcelain stoneware flooring in large-format pieces. Kitchen cabinets in white stratified finish, low furniture frame in chipboard on adjustable PVC feet, 60 cm. deep, with baseboard fixed by clips, and wall units fully installed with doors, fasteners and fittings, opening by visible handles in matt aluminum.in workbenches high resistance white countertop.

Kitchen equipment by BOSCH, consisting of electric oven and/or microwave, dishwasher, extractable hood integrated in wall units or decorative hood and ceramic hob, and Electrolux or Zanussi refrigerator, depending on the type of apartment.

REST OF HOUSE

Porcelain tile flooring in large-format pieces in all the rooms and baseboard of the same material.

TERRACES

Terraces finished in porcelain stoneware in large format pieces giving continuity to the pavement of the interior of the house.



INTERIOR CARPENTRY

ENTRANCE DOOR:

Reinforced, smooth on both sides, lacquered in white color, security hinges with built-in deadbolts, placed on lining frame and wide-angle peephole, security lock, three-point locking system. Exterior handle, interior handle and hardware finished in matt chrome. The casing of the casing is covered with white jambs and white caps. A set of three keys will be supplied. This key will allow the opening, in addition to the house, of the entrance hall door to the building and access to common areas.

INTERIOR DOORS:

Smooth hinged doors on both sides, lacquered in white. Handle and hardware finished in matt chrome. Pre-frame cladding with white jambs and white caps. The sliding doors will be full-height and finished in white lacquer. Fittings in chrome.

BUILT-IN CABINETS:

They will be located in the main rooms of the dwellings and in the secondary room of dwellings A, C, D and F; with white lacquered doors and lined on the inside, with a chrome bar and shelf.

PAINTING

Smooth white plastic paint on ceilings and walls of houses and common areas. It will be finished with two coats of paint after puttying and sanding of the surface. In locksmith elements with enamel finish, two coats, previous preparation and protection layer.



ELECTRICAL INSTALLATION

Electrical panel with independent circuits that feed the different services:

- lighting
- general electrical outlets
- electrical outlets in bathrooms and kitchen
- stove, oven
- dishwasher
- boiler-washing machine
- dryer-underfloor heating
- hydromassage bathtub
- air conditioning

All the mechanisms are from the LIVING LIGHT series by BTICINO.

LIGHTING

Indoor installation of recessed spotlights in false ceilings (porthole type), in kitchens, bathrooms, corridors, exterior lighting of built-in closets in bedrooms and terraces. The lighting is by means of low consumption LED.

TELEPHONY INSTALLATION

Telephone sockets, with one socket in the living-dining room, kitchen and in each of the bedrooms.





TELEPHONY INSTALLATION

Telephone sockets, with one socket in the living-dining room, kitchen and in each of the bedrooms.

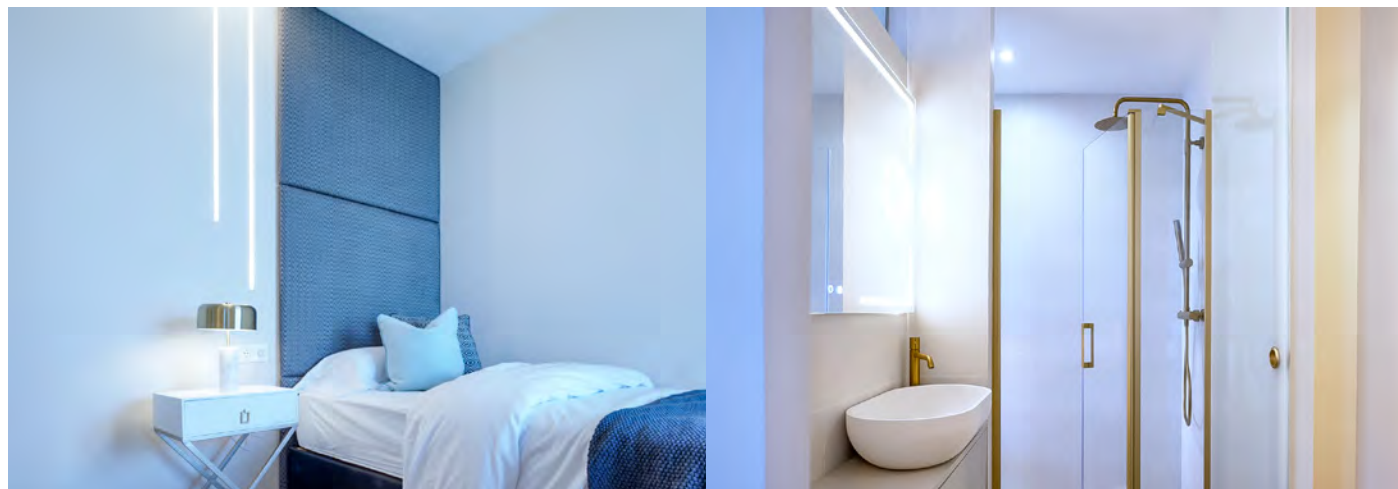
PLUMBING INSTALLATION

Interior installation through partition walls and false ceiling. Hot and cold water in all sanitary fixtures except toilets. Shut-off valves in all appliances and stopcocks for hot and cold water in each of the bathrooms and in the kitchen, as well as a general key for the house. Sanitary hot water by means of an electric water heater.

AIR-CONDITIONING HEATING

Air conditioning (hot and cold) with individual air conditioner, with low consumption heat pump INVERTER. The outdoor air conditioning or condensing unit will be installed in the communal outdoor space reserved on each floor.

The indoor air units will be installed on the false ceilings of the bathrooms. Inside the dwellings, the air will be driven through grilles located in the upper part of the rooms (bedrooms, living-dining room), being recovered through specially designed returns. The union between outdoor and indoor unit is executed by small section refrigeration pipe, hidden by the false ceiling of the dwelling. Heated floor heating will be available in bathrooms with individual thermostat.



ACCESS AND LEISURE AREAS



The complex is accessed from Mexico Avenue. Totally fenced in superimeter with locks and perimeter security system with video surveillance cameras. At the main entrance there is a vehicle access area (valet zone), a lobby (atrium) of approximately 600m2 and 7m high, with a lighting oval, concierge, various landscaped areas and access to the elevator areas of each of the towers. On the main floor, Torre Levante, there is a community restaurant with approximately 1,200m2 of terrace. With a decorative water feature of approx. 80m2.

In the Poniente Tower there is an outdoor children's play area of approx. 1,000 m2, a communal kitchen and two multipurpose rooms. In the rear area, with an approximate surface area of 4,300 m2, there is a leisure area with two swimming pools and several green areas.

On the 46th floor there are two observation decks, one on the roof of each tower, and in the central part, a heated swimming pool of approximately 100 m2, a gymnasium, fitness room, bar-viewpoint with an open terrace, sauna, massage rooms and other services. The urbanization of the complex will include outdoor lighting, urban furniture, landscaping and irrigation systems, all in accordance with the architectural project.

TELECOMMUNICATIONS INSTALLATIONS

TDT television sockets in the living-dining room, kitchen and bedrooms, and satellite dish. Voice and data outlets in different rooms and fiber optic line to the general distribution register of the telecommunications installation, installation of video intercom for interconnection with the general access to the building's entrance lobby (atrium). Community collective wifi will be installed in homes and common areas throughout the complex.



POOLS

Three outdoor pools on the main floor, located in the leisure area. The main pool, of approx. 800m2, and the children's pool, with a shallower depth of approx. 90m2. A third one (sheet of water) of approx. 80m2 is located in the restaurant terrace area. On the 46th floor, a heated pool of approx. 100m2 and jacuzzis on the 47th floor (roof of the building).



LIFTS

KONE elevators of the latest generation with high speed, 4.2 m/s. Developed with clean technologies achieving an optimization of energy consumption and maintenance, with excellent efficiency.

The elevators will provide service from basement floor -3 to the 46th floor where the community spa is located. Two elevators per tower with a capacity for 10 people and 800 kg and one elevator for 21 people and a load of 1600 kg. Cabin interior with walls finished in stainless steel mirror and led lighting.

Doors with safety devices for reopening by contact pressure and photoelectric curtain. All of them with automatic intelligent maneuvering system to optimize their use by the users. An elevator will connect the lobby (atrium) with the area where the restaurant's garden terrace is located, and two elevators, one in each tower, will connect the 46th floor with the roof of the building.

PAVEMENTS

On the main floor in terraces and swimming pools, paving with large-format ceramic tiles to be determined by the project management, low-maintenance artificial grass and landscaped perimeter areas. In the children's play area, rubber pavement, in the basement areas, pavement with troweled concrete areas and areas with standard ceramic tiles and skirting board. On the roofed floor, wooden platform paving in combination with white gravel in the garden area.



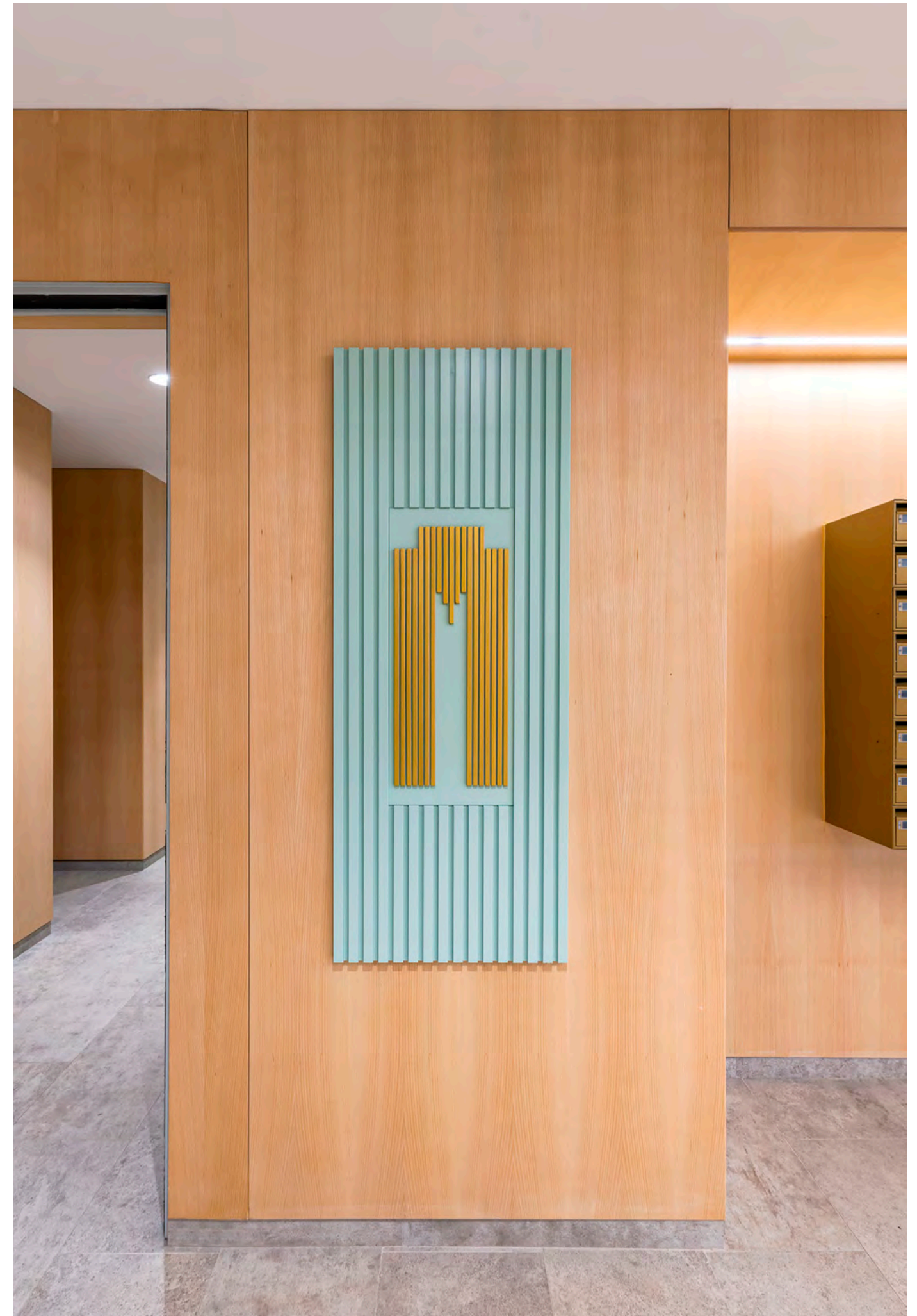
PAINTING AND COATINGS

Smooth plastic paint on ceilings and walls. It will be finished with two coats of paint after puttying and sanding the surface.

FIRE SAFETY

The building is equipped with sectorization measures and fire protection installations. In addition to conventional automatic fire detection systems and manual fire extinguishers and hydrants, there is an automatic sprinkler system in common areas of the building.

There are several intermediate water supply tanks on technical floors for this system, which guarantee a rapid response, and evacuation stairways have eight times the ventilation required by regulations. In addition, the fire alarm system is interconnected with the building's telephone system, allowing the most agile possible communication of any incident to all the neighbors, in addition to the fire sirens, in order to guarantee the greatest possible security within the Intempo Building.





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