



NIVARIA

CALETA'S SUSTAINABLE LUXURY



by
GOLDEN HOUSE FUERTEVENTURA



EXCLUSIVE ECO-VILLAS

Welcome to **Nivaria**: an exclusive oasis in Montaña Blanca, the residencial area of Caleta de Fuste, where modern design meets unparalleled environmental awareness.

This strictly limited residential project consists of **only 15** newly built semi-detached duplex villas, offering a unique blend of **privacy**, relaxation, and cutting-edge sustainability.

Designed with a deep respect for the environment, every home boasts a Class A energy certificate, powered by a 5Kw **photovoltaic system**.

The architecture has been thoughtfully crafted to maximize natural light and frame stunning **ocean view**.

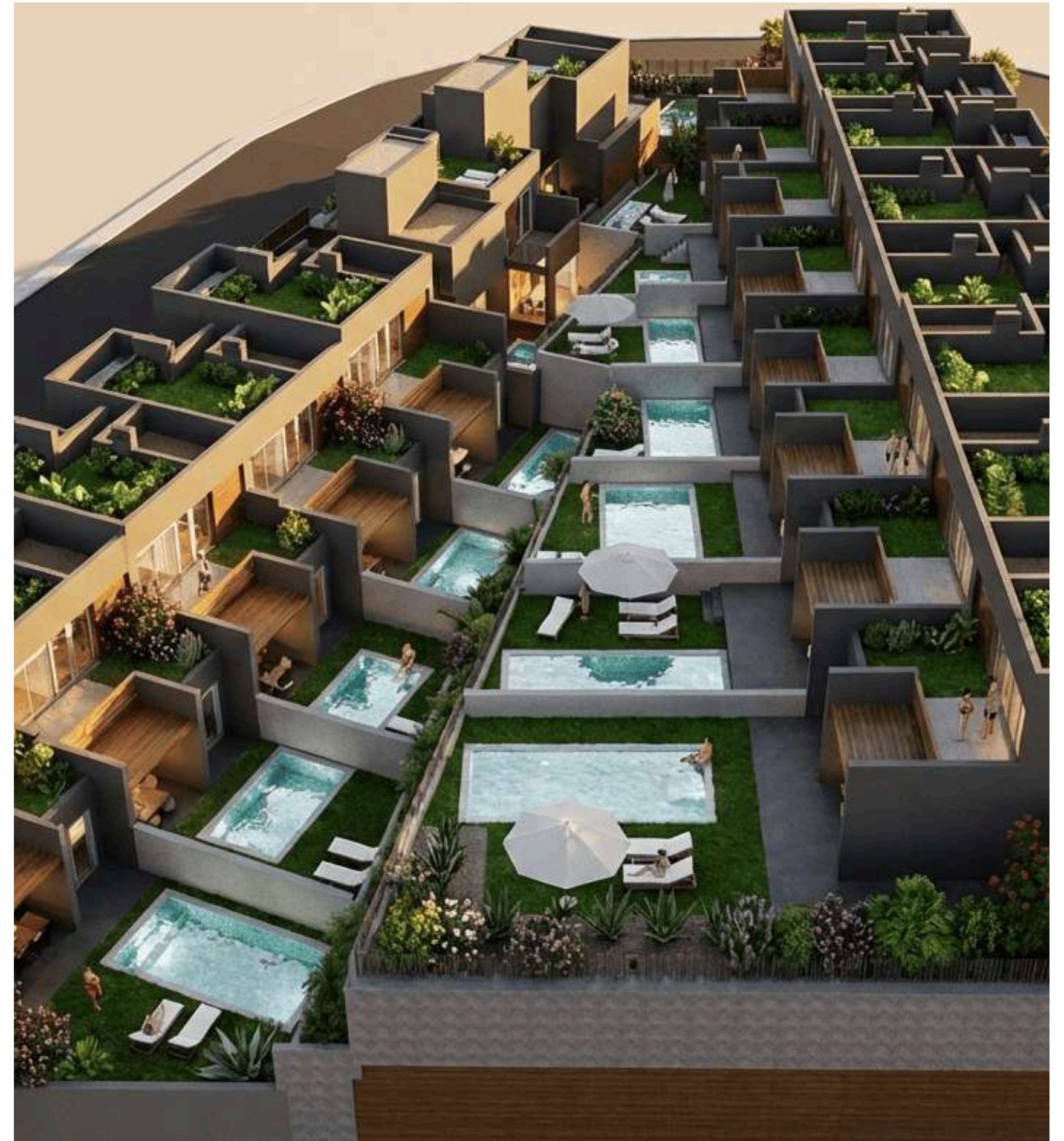
With a perfect **south-facing** orientation, private garden, an exclusive courtyard, and a spectacular **private swimming pool**, these villas allow you to fully immerse yourself in the idyllic Canarian climate 365 days a year.

THE PERFECT LAYOUT

The design maximizes the connection with the outdoors, offering a perfectly optimized living experience: spacing between **110** and **140 m²** of constructed area, Nivaria develops on 3 different levels.

- **Ground Floor** (Living Area): A spacious open-space lounge seamlessly integrated with an equipped American kitchen. Floor-to-ceiling sliding glass doors connect the indoors directly to the garden and pool. This level also features a generous double bedroom, two bathrooms, and a practical storage room.
- **First Floor** (Night Area): A bright sleeping area comprising two comfortable bedrooms and a full bathroom. From here, you can access two independent outdoor spaces: a large 20 m² main terrace and a 5 m² balcony, both perfect for enjoying the fresh sea breeze.
- **Solarium**: An impressive 25 m² open roof terrace. This is the ultimate space to enjoy the stunning ocean view in total privacy, where the solar installation is also discreetly integrated.

Nivaria is also integrated with some premium amenities: **air conditioning** throughout all rooms, **double-glazed** sliding windows, a **private parking** space, and a fully pet-friendly environment.





THE DEAL

The Fuerteventura real estate market is currently experiencing a significant rise, making independent, new-build properties at this price very **rare** in Caleta de Fuste.

To make this investment as accessible and secure as possible, we have structured a highly convenient, milestone-based payment plan.

You can **reserve** your exclusive unit with just a **10% deposit**, followed by another 10% at the signing of the purchase contract. As the project advances, a 40% payment is required upon the completion of the main structure, leaving the final 40% to be paid only upon the **handover of the keys**.

With the completion of the works scheduled in just **18 months**, this staggered approach allows you to plan your finances with total peace of mind without tying up your capital all at once

Because this exclusive development is limited to only 15 units, the window to secure your spot is **incredibly narrow**.

DON'T MISS THIS CHANCE

With only 15 exclusive units available and a highly flexible payment plan over the next 18 months, the opportunity to own a piece of Nivaria is **strictly limited**.

Don't miss your chance to invest in Fuerteventura's most anticipated, eco-friendly residential development. Whether you are looking for a high-yield investment or your own private oasis in the Canaries, our team is ready to guide you through the details.

Secure your eco-villa today. Contact us now to schedule a private consultation, request the complete floor plans, or reserve your unit before they are gone.

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