

COSTA BLANCA



COSTA BLANCA LUXURY JOURNAL · EDITION 01

Living on the Costa Blanca

An essential guide for buyers

The luxury of a place. The value of time.

The essence of a family.

WELCOME

The Costa Blanca, beyond the property

Choosing a home on the Costa Blanca also means choosing how you want to live. Some days begin in a cove, others on a padel court, at a market or on a terrace overlooking the sea. The distance to school, the pace of each town, the orientation of the house and ease of travel matter just as much as the architecture.

This first edition of Costa Blanca Luxury Journal offers a practical, personal view of the northern Costa Blanca. It is not intended to list everything: it selects experiences, restaurants and services that help you picture everyday life before making a property decision.

HOW TO USE THIS GUIDE

Use it to prepare a discovery visit. Choose two or three areas, test journeys at realistic times, visit schools or clubs and leave time simply to walk around. A place is best understood by living in it for a few hours.

True luxury

It is not measured only in square metres, views or exclusivity. It is measured in time: time for the Mediterranean, for the people who matter and for a life that feels like your own.

Selection reviewed in August 2026. Opening times, admissions, distinctions and availability may change; always check the official website before travelling or booking.

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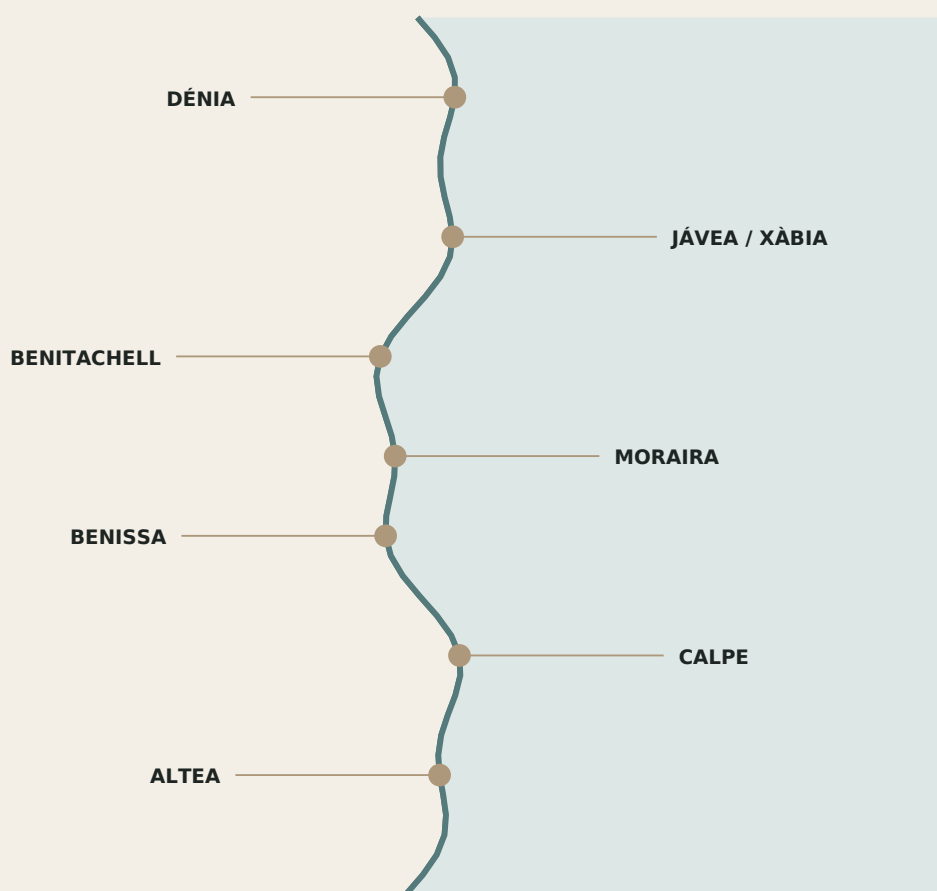
A guide to discover and decide

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THE NORTHERN COSTA BLANCA

Seven ways to live by the Mediterranean

The coast is not a single market. Within a few kilometres, the landscape, density, relationship with the sea and style of everyday life all change. The first decision is not which house to buy, but where you want your days to unfold.



ORIENTATION DIAGRAM · NOT TO SCALE

MEDITERRANEAN

A BUYER'S PERSPECTIVE

Compare access to services, actual travel time to school, sunlight, gradients, walkability, seasonal noise and privacy. Two similar properties can offer completely different lives.

CHOOSING AN AREA · 1

From Dénia to Moraira

Dénia

A lively year-round town with a port, castle, long beaches and a distinctive gastronomic identity. It suits those looking for urban services, maritime life and a more active calendar.

Consider: distance to the centre and beaches, seasonal traffic and access to the Montgó.

Explore Dénia

Jávea / Xàbia

The historic centre, port and Arenal offer three distinct ways of living. Around them are coves, pine woods and residential areas with views, privacy and an established international community.

Consider: the micro-location, orientation, access and life outside summer.

Explore Jávea / Xàbia

Benitachell

A landscape of cliffs and open panoramas, with Cumbre del Sol as its residential landmark. It attracts families and buyers who prioritise views, tranquillity and proximity to international schools.

Consider: gradients, wind, daily access and distance to services.

Explore Benitachell

Moraira

A compact, peaceful and international coastal town centred on the port, El Portet and small coves. It works well for those who value a welcoming scale and discreet social life.

Consider: walkability, parking and the change of pace between seasons.

Explore Moraira

CBLE advice

Visit each area in the morning and again in late afternoon. Light, traffic, wind and the sense of distance change considerably throughout the day.

CHOOSING AN AREA · 2

From Benissa to Altea

Benissa

It combines a coastline of coves and trails with an inland landscape of vineyards, fields and traditional houses. You can choose between life near the sea and a quieter rural setting with more land.

Consider: the differences between Benissa Costa, the town centre and inland areas.

[Explore Benissa](#)

Calpe

The Peñón de Ifach defines a town with beaches, a seafront promenade, restaurants and everyday services. It offers a more urban and immediate Mediterranean experience.

Consider: density, protected views, mobility and the year-round atmosphere.

[View areas and properties](#)

Altea

A whitewashed old town, light, culture and residential hills facing the sea. Its artistic personality coexists with the port, Altea la Vella and elevated areas offering great privacy.

Consider: slopes, access, orientation and distance to the centre.

[Explore Altea](#)

The nearby countryside

Jesús Pobre, Pedreguer, Gata de Gorgos and the Marina Alta valleys offer another scale: agricultural landscapes, houses with land and quick access to the coast without living on the seafront.

Consider: maintenance, utilities, roads and travel time to services.

[Explore all areas](#)

A PERSONAL DECISION

There is no objectively best area. There is the area that fits your pace, your journeys and the life you want to build.

THE SEA

Living with the Mediterranean in view

The sea is not merely a view: it shapes daily life. The northern Costa Blanca offers coves, open beaches, coastal walks, sailing, kayaking, rowing and paddleboarding. The best experience depends on the wind, sea conditions and season.

Granadella and Portitxol coves Two Xàbia landmarks for swimming, snorkelling or setting out by kayak. In high season, check access arrangements and bookings.	El Portet and Cala Llebeig A particularly attractive combination for paddleboarding, coastal walks and a first impression of the Moraira and Benitachell landscape.
Benissa Ecological Walk A coastal route for discovering coves, geology and bathing spots without reducing the coastline to a single beach.	Dénia Marina A leisure marina offering sailing, rowing and kayaking, with a natural connection to the Balearic horizon.

Marinas and clubs to begin with

- Dénia Marina
- Club Náutico de Jávea
- Club Náutico de Moraira
- Club Náutico de Altea

Before heading out to sea, check the forecast, access, required ability and operator conditions. The best-known coves may apply seasonal controls or restrictions.

NATURE AND CULTURE

Experiences that reveal the region

Montgó Natural Park

The great landmark between Dénia and Xàbia. Its trails reveal the vegetation, terrain and relationship between its two slopes.

[Open official website](#)

Cova Tallada

A spectacular and demanding visit. Access is regulated during certain periods and may require advance booking; always check the official calendar.

[Open official website](#)

Peñón de Ifach

A symbol of Calpe and a landscape landmark. The visit offers another perspective on the coast; check capacity limits, weather and difficulty.

Serra Gelada and Altea

Cliffs, trails and sea south of Altea. It combines well with the old town and an afternoon by the port.

Dénia castle and market

History, local produce and everyday life in a single morning. It is a good way to see whether the town works for you beyond the holiday setting.

Altea old town

White streets, studios, viewpoints and a pedestrian scale that reveals the cultural side of the Costa Blanca.

TAKE IT SLOWLY

Choose one nature walk and one town each day. This guide is designed to help you feel the true pace of each place, not to accumulate visits.

GASTRONOMY

A coast also chosen at the table

Marina Alta gastronomy brings together fish markets, rice, seafood, market gardens, citrus fruits, almonds, Muscat grapes and an exceptional contemporary scene. Traditional dining rooms, markets and destination restaurants coexist here.

Dénia was recognised as a UNESCO Creative City of Gastronomy in 2015. The distinction celebrates not only its restaurants, but also the connection between local produce, tradition, sustainability and community.

WHAT TO TRY

Dénia red prawns, dry and creamy rice dishes, market-fresh fish, cocas, dried octopus, garden produce and Muscat wines. Ask about origin and season: in this cuisine, place matters.

Three ways to taste the Costa Blanca

Produce

Markets, fish auctions and traditional cooking reveal what is eaten at home and what arrives from the sea each day.

**Contemporary
Mediterranean**

Restaurants that refresh local flavours without losing their connection to the landscape and the seasons.

Fine dining

An exceptional concentration of restaurants recognised by the 2026 MICHELIN Guide in Dénia, Xàbia, Benissa, Calpe and Ondara.

Dénia, Creative City of Gastronomy

DINING SELECTION · 1

Dénia and Jávea / Xàbia

Editorial selection based on the 2026 MICHELIN Guide Spain. Book ahead and confirm seasonal closures.

Quique Dacosta · Dénia Destination-led creative cuisine, deeply connected to the Mediterranean. 3 MICHELIN Stars 2026 View in the MICHELIN Guide	Peix & Brases · Dénia Produce, fire and contemporary Mediterranean cooking near the port. 1 MICHELIN Star 2026 View in the MICHELIN Guide
Ca SeKo · Dénia A contemporary regional perspective, ideal for discovering local produce and recipes. MICHELIN Selection 2026 View in the MICHELIN Guide	BonAmb · Xàbia Creative fine dining in a country house, with sea and landscape as its guiding thread. 2 MICHELIN Stars 2026 View in the MICHELIN Guide
Tula · Xàbia A small restaurant near the Arenal serving precise, personal Mediterranean cuisine. 1 MICHELIN Star 2026 View in the MICHELIN Guide	Volta i Volta · Xàbia Contemporary Mediterranean cooking in the old town, in a more informal setting. MICHELIN Selection 2026 View in the MICHELIN Guide

PLAN YOUR RESERVATION

During a property visit, plan a long lunch on only one day. At other times, choose places that allow you to observe everyday life in the area.

DINING SELECTION · 2

Benissa, Moraira, Calpe and Ondara

Casa Bernardi · Benissa Contemporary Italian cuisine using Alicante produce, with views from an elevated residential setting. 1 MICHELIN Star 2026 View in the MICHELIN Guide	Nazario Cano · Moraira Modern cuisine with Mediterranean roots and locally sourced Marina Alta produce. MICHELIN Selection 2026 View in the MICHELIN Guide
Orobianco · Calpe Italian inspiration, Mediterranean produce and privileged views of the Peñón de Ifach. 1 MICHELIN Star 2026 View in the MICHELIN Guide	Audrey's · Calpe Creative cuisine interpreting Valencian recipes through a contemporary lens. 1 MICHELIN Star 2026 View in the MICHELIN Guide
Beat · Calpe An international fine-dining proposal within a contemporary hotel setting. 1 MICHELIN Star 2026 View in the MICHELIN Guide	Casa Pepa · Ondara A former farmhouse with a terrace and creative Mediterranean cuisine, surrounded by greenery. 1 MICHELIN Star 2026 View in the MICHELIN Guide

This selection is not a ranking. It aims to show the variety and quality of the local dining scene, including destination restaurants and places that help explain the surrounding landscape.

SOCIAL SPORT

Padel and pickleball by the sea

Padel is part of social life on the Costa Blanca. Pickleball is growing quickly and now has established options around Jávea and Moraira. For a buyer, a nearby club can become one of the most natural ways to build a community.

Paris 24 Padel · Jávea A specialist club with eight doubles courts, one singles court, lessons and events near the Arenal. Open official website	Club de Tennis Jávea Tennis, padel, squash, gym, swimming pool and family spaces in an established facility. Open official website
PadelPoint · Dénia A padel club with coaching, activities and its own booking system. Open official website	Padel Soul Indoor · Dénia An indoor option for continuing to play on rainy, windy or very hot days. Open official website
Solpark · Moraira Padel, tennis and pickleball in a club focused on sport and community. Open official website	Pickleball Jávea Tennis and pickleball courts bookable through Playtomic. Check availability

BEFORE CHOOSING A CLUB

Check membership policy, lessons, playing level, equipment hire, lighting, parking and the booking system. Actual activity may vary by season.

ACTIVE LIFE

Golf, sailing and outdoor wellbeing

La Sella Golf Three courses and 27 holes between Dénia and Jávea, with a practice area and academy. Open official website	Club de Golf Jávea A nine-hole course that can be played as an eighteen-hole experience from alternative tees. Open official website
Club de Golf Ifach A nine-hole course in Benissa, close to Moraira and Calpe. Open official website	Altea Club de Golf A par-72 course playable over nine or eighteen holes, between sea and mountains. Open official website
Sailing, rowing and kayaking The yacht clubs of Dénia, Jávea, Moraira and Altea provide access to courses, competition and maritime social life.	Walking all year round Coastal promenades, trails and historic centres make it easy to build physical activity into daily life without turning it into an excursion.

The best facility is the one you will use regularly. During your visit, time the journey from the homes you are considering and test it at rush hour.

FAMILIES

International schools

For many families, the school defines the search area. Before choosing a home, confirm availability, curriculum, bus route, timetable and actual travel time.

Xàbia International College · Xàbia

International education from ages 2 to 18, with British and Spanish curricula. Its transport routes cover several Marina Alta towns.

Check admissions, campus and routes for 2026/27.

[School website](#)

Lady Elizabeth School · Benitachell

British curriculum for pupils aged 2 to 18 and a community representing more than 60 nationalities.

Admissions are open throughout the year, subject to availability.

[Admissions website](#)

AIS International School · Altea area

Education from ages 6 to 18, preparation for IGCSEs and A levels, and teaching in English.

Confirm campus, transport and language requirements.

[School website](#)

Elían's British School · La Nucía

Education from ages 1 to 18; a British curriculum in the early years and dual-qualification and IB pathways in secondary school.

Check the programme applicable to each age group.

[School website](#)

A FAMILY DECISION

Do not choose a home based on distance alone. Make the school journey on a working school day, ask about bus stops and consider after-school activities and collection times.

EVERYDAY LIFE

Connections, healthcare and services

Airports

The northern Costa Blanca lies between Alicante-Elche and Valencia. In August 2026, Aena listed 144 destinations and 44 airlines from Alicante-Elche.

[View Aena destinations](#)

Public healthcare

Dénia Hospital is the main public hospital for the Marina Alta, supported by health centres and local clinics.

[Dénia Health Department](#)

Private healthcare

IMED Teulada offers consultations, diagnostics, physiotherapy and urgent care during the hours published by the centre.

[IMED Teulada](#)

Daily services

Supermarkets, markets, pharmacies, gyms, restaurants and ease of parking vary considerably between town centres, the coast and residential developments.

Work and connectivity

Check fibre and mobile coverage at the exact address, workspace, seasonal noise and ease of reaching the airport.

Language and integration

The international community makes arrival easier, but learning Spanish and understanding local culture enriches the experience and your everyday network.

Healthcare information is indicative. Check public or private coverage, registration, emergency care and your insurer's conditions before moving.

DISCOVERY VISIT

Three days to begin deciding

DAY 1	DÉNIA + JÁVEA	Dénia market or centre, a walk around the port, a route by the Montgó, then an afternoon between the port, Arenal and a residential area of Jávea. Dine somewhere local, not necessarily at a destination restaurant.
DAY 2	BENITACHELL + MORAIRA + BENISSA	Test the journey to schools or clubs, walk around El Portet, explore an elevated micro-location and finish on the Benissa Ecological Walk. Compare views with ease of access.
DAY 3	CALPE + ALTEA	Observe town life near the Peñón, explore a residential area and continue to Altea, its old town, port or Altea la Vella. Leave time to review your notes without rushing.

What to record each day

- Actual travel time and ease of access.
- Light, orientation, wind and temperature in the micro-location.
- Noise, traffic, parking and walkability.
- Services you would use every week.
- How the place feels outside the context of a property viewing.

BUYER'S CHECKLIST

Questions that go beyond the house

Time How long will it really take to reach school, the club, work, the market or the airport?	Orientation How does the sun enter in winter and summer? What happens in wind and humidity?
Access Do the slope, road and parking work for my daily life and my guests?	Surroundings What can be heard and seen during the day, at night and in high season?
Services What remains open all year and what is seasonal?	Family Are the school journey and after-school activities manageable every week?
Maintenance How much time and cost will the garden, pool, land, views and proximity to the sea require?	Long-term fit Will the property still suit me if my work, family or the time I spend in Spain changes?

THE FINAL QUESTION

Beyond the first impression: can I imagine an ordinary Tuesday living here?

COSTA BLANCA LUXURY ESTATES

Finding the right place

A property can impress during a viewing. The right place continues to make sense when summer ends, school begins and everyday life takes over.

At Costa Blanca Luxury Estates, we listen to how you want to live, filter the properties that fit and explain each area with local context before arranging viewings.

START YOUR SEARCH

Tell us what property you are looking for

Tell us your preferred area, approximate budget and the type of home you have in mind. We will prepare an initial assessment and guide you towards the locations that may best meet your needs.



Buy on the Costa Blanca

The luxury of a place. The value of time. The essence of a family.

costablancaluxuryestates.com

DIRECTORY

Verified sources and links

Selection checked in August 2026. Use these links to confirm bookings, access, admissions, opening times and availability.

Tourism and nature Costa Blanca Tourism Dénia Creative City of Gastronomy Montgó Natural Park Valencian Community Tourism	Gastronomy MICHELIN Guide - Dénia MICHELIN Guide - Xàbia MICHELIN-starred restaurants 2026
Sport Paris 24 Padel Club de Tennis Jávea Solpark Moraira La Sella Golf	Education and practical life Xàbia International College Lady Elizabeth School AIS International School Elian's British School Aena Alicante-Elche Dénia Health Department IMED Teulada

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