

A scenic photograph of a beach with turquoise water and a sandy shore. In the background, a small town is built on a cliffside overlooking the sea under a clear blue sky.

INSIDER GUIDE

COSTA BLANCA NORTH EDITION



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Welcome to a magical tour of the Northern Costa Blanca

Valencia

Xativa

Costa Blanca North

Gandia

Oliva

Pego

Dénia

Benidoleig

Pedreguer

Jávea

Orba

Benitachell

Cumbre del Sol

Murla

Jalon

Benissa

Moraira

Alcoy

Calpe

Altea

Benidorm

Villajoyosa

Alicante

Have you ever laid in your bed at night and imagined what it would be like to fly across a country on a magic carpet? Well, I am going to take you on a flying tour of the beautiful region of Northern Costa Blanca.

As we fly over the landscape, you'll see why this area is commonly referred to as the "countryside on the coast." The mountains, hills, and fields with brightly coloured oranges, almonds, and olives hanging from trees, along with the award-winning beaches, are only a short trip away, making this a great place to live. You'll get to see the charming Spanish villages, along with the larger, more cosmopolitan towns that have everything you could ever need for a modern lifestyle.

But make sure you bring your sun cream as you're going to need it. It's nearly always sunny here, all year round. Enjoy the warm sun beating down on your skin, 325 sunny days a year with average temperatures exceeding 20 degrees. This is why the World Health Organisation recognised that this region has the best climate in the world.

So now, let's get ready because we're about to go on a magical travel adventure...





Denia, Javea and the Coast

Denia

We'll start our magical flying tour in the beautiful coastal town of Denia, which is just over an hour south of vibrant Valencia City.

This town is home to 20km of golden beaches that have been awarded the EU's Blue Flag, meaning you'll find clean coastlines with soft fine sand and clear, turquoise ocean water. Perfect for a relaxing day sunbathing on the beach while sipping on sangria. Or perhaps you would prefer to explore the rich underwater world by snorkelling to see unusually shaped starfish or some of the other diverse sea life easily visible in the transparent water.

Then after an invigorating dip in the cool water, why not tease your taste buds, satisfy your palette and enjoy the excellent seafood that Denia has to offer. A personal favourite has to be the "Gambas Rojas" or, more simply put, red prawns! Quique Dacosta, a Michelin star restaurant in the town, is the must-go-to place for this particular dish.



But we've done a lot of flying already today on our magic carpet, so it might be a good idea for us to rent a boat here. We can go for a relaxing sail along the Costa Blanca coast, exploring the calm, clear blue ocean waters. There's a beautiful spot south by the rocky shore, known as Les Rotes, a paradise if you enjoy fishing or diving. The abundant wildlife will take your breath away. And in this little "hidden gem" of a town, you'll find a large welcoming international community, so expect to make friends very quickly.

There are many Intercambio groups for learning Spanish with local Spanish speakers. Although we don't have the time to go there today, it's a great way to meet new people. And these same groups offer excursions that you'll definitely love. There are just so many unique places you can visit around this region (and you'll soon find out in this guide) whatever you're interested in.

It won't be long before you're going out to tapas bars with your new friends having a great time. In Denia, the owners of these small bars & restaurants will soon get to know you so you'll feel genuinely at home surrounded by what will very quickly seem like family.



And unlike other towns on the coast elsewhere in Spain, Denia stays open and thrives throughout the year. It's actually been named as the Spanish town with the highest number of local fiestas! And that "buzz" around the town you see today is something that's here all year round, which is hard to find elsewhere.

But now, as it's beginning to become dark, we should jump back on our magical flying carpet and explore some of the little back streets in the town. Let's go to the road named by locals as "Tapas Alley". There are so many great places to eat here but my recommendation is L'Escoleta. If you're hungry now, we can have some tapas and then wash it down with their delightful red wine." But we've done many different activities today so let's rest because tomorrow we'll be flying onto the next town.

And if you look here at some of the bars, you can imagine that you're sitting on one of these terrace bars overlooking the whole town in the middle of winter.

You're sipping some tangy, freshly squeezed orange juice, feeling totally relaxed and comfortable in a t-shirt, enjoying the golden sunset with the silhouette of the mountains in the background. Now that's what I call paradise!

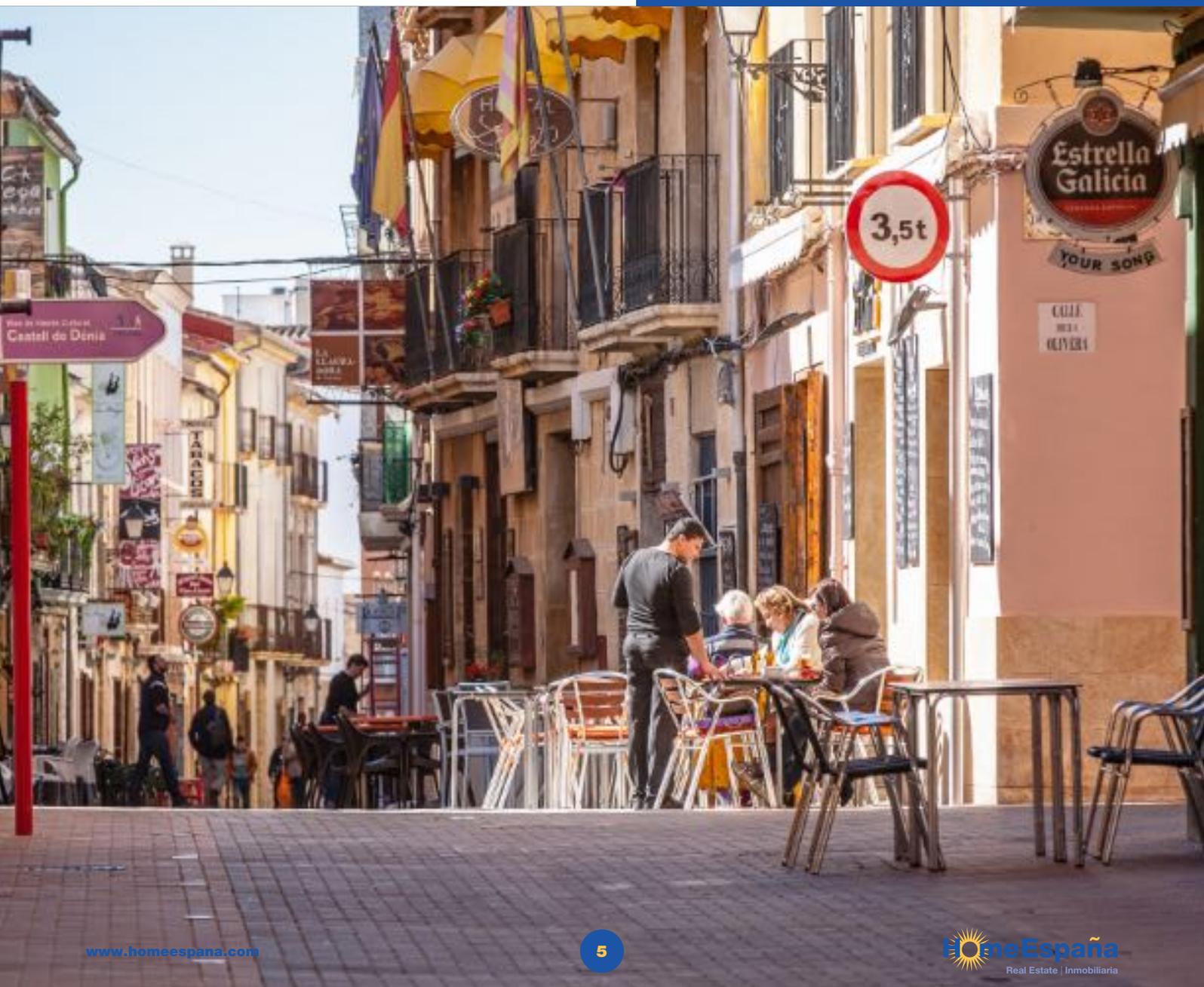
"I love to live in Denia because it's the most beautiful city in North Costa Blanca. It has everything you need for a happy and comfortable life.

Not only the fantastic weather all year round, but it also has a recognition from the UNESCO as a gastronomic city because of the fresh and healthy food we get. We find many good restaurants which offer a reasonable price, with fantastic views over the castle, the Montgo mountain and the sea.

You can also get to surrounding towns/villages within a short drive such as Javea and La Sella Golf Resort. Denia also offers a variety of rooftops where you can enjoy the view with a nice drink for a reasonable price.

Although it's a small city which has grown a lot in the past years, it still keeps the Spanish flair of the old fisher town which it once used to be."

**Alba Lopez – Valuation Manager
HomeEspaña**



El Poblets - El Verger - Oliva - La Sella

I hope you had a good sleep last night because today we're going to explore the small villages around Denia. Els Poblets is the first one. You won't hear much noise as we fly above the typical Spanish buildings because it's a quiet place, but it still has all the amenities you could ever need to live here full time, such as bars, banks, shops, restaurants, hairdressers, supermarkets. Perhaps the only thing you'll hear is a variety of different languages being spoken as, much like Denia, people living here are from many other countries. It's not a big place, but it certainly doesn't lack character.

We have much to see as this region has so much to offer, so let's move on to the beautiful coastal town of El Verger. For outdoor activities such as walking, hiking, and cycling, this is the place you'll want to be. The winter months are especially great to try these activities as the temperature is still usually in the early '20s. Whether you decide to live here or just visit for a day trip, you won't be disappointed. As we hover over the town, breathe in deeply and experience the fresh, clean air from the ocean filling up your lungs. It truly feels energising.

Now let's fly over to Oliva, about 20 minutes north of El Verger or 25 from Denia. The first thing you'll see from the air is their award-winning beaches, where I think we should go and enjoy a sangria (or two!). This is the perfect town to escape a hectic and busy lifestyle and experience the classical Spanish charm. Look at their old whitewashed buildings, beautiful churches, and winding cobbled streets. Oliva has managed to retain its unique charm.

The weather may be hot today, but now that we're fully refreshed from our sangria, I think we should visit the La Sella Golf complex. It should be fascinating to go there as the golf course itself is phenomenal. And the good thing is they've got three different types of golf courses there. The first is surrounded by beautiful pine trees. Another course has mighty views of the mountains behind it, and at the last one, it's even possible to see the sea whilst swinging your club.

But if you're looking for another bigger town, then you'll definitely enjoy it tomorrow when we visit our next destination...





Javea

I recommend you move here if making expat friends is most important to you. There's a wide choice of exciting meet-up events here for expatriates where you'll be able to partake in intense and thrilling activities.

And quickly, before I go any further, I may as well fly you over to see the two international schools here that teach the British National Curriculum. The Laude Lady Elizabeth school and Xabia International College. I don't know if you have a young family, but if you do, then these two are great options.

You've probably already noticed, as well, the number of beaches here is quite large. There are eight beaches in total! All very different from one another. Below you'll see the fine golden sand you'd expect to see on any postcard picture. There's even a secluded nudist beach over in the distance, but perhaps I shouldn't fly you over there right now to allow them some privacy! But you can see all these beaches have the same remarkably clear blue sea waters that make it look like paradise.

In fact, let's go down to the beach now. It's only an early Monday morning, but we've both got our towels, so let's try some snorkelling. As you can see, there's already plenty of people out and about. Some runners are running along the beach. And I can already see in the distance a snorkel or two popping out of the water. Let's go and join them. As we dip beneath the waves in the cool water, you can see the magnificent sea-life with the different types of colourful fish and coral reefs that live here.

But just because all we've seen so far are the beaches, it doesn't mean that's all Javea has to offer you. Let's escape into the countryside and explore their luscious green fields. Bring a book, and we can spend a couple of hours here relaxing.

I think I've shown you what a fun lifestyle it could be when you move to Javea.

Now let's go on my magic carpet to the small towns nearby. I think you'll be pleasantly surprised...

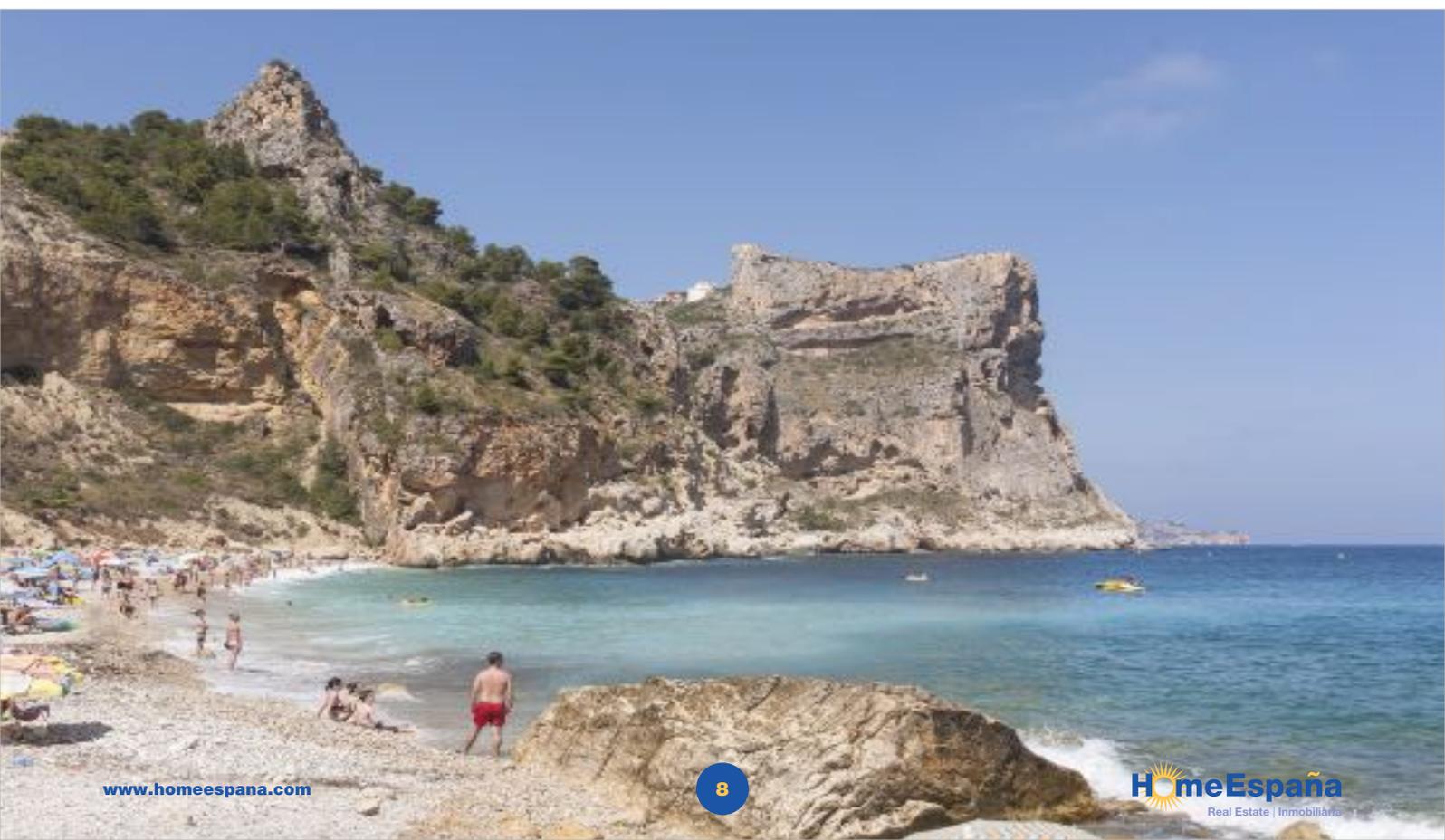


Jesus Pobre - Benissa - Benitachell

As we approach from the air, you can see that Jesus Pobre is a village surrounded by woodlands and colourful orange groves, which we can walk around together. Maybe another day, we could return and trek to the peak of the formidable Montgo mountain. We'll see some truly stunning views up there of this picturesque town below. You'll get a 360-degree view and, on a clear day, will be able to see the party island of Ibiza.

And if you like scuba diving, then the upmarket coastal town of Benissa is extremely popular as the marine life here is extraordinary. Add in the caves too, and you can have an incredibly memorable day trip out with your family.

Nearby there's also the town of Benitachell. You'll feel right at home here as 70% of the people living here are from other countries, mainly European. And just like many of the other destinations we're visiting this week, you can go hiking, horse riding, golfing, sailing, snorkelling, and diving here.



Cumbre del Sol - Moraira - Calpe - Altea

If we fly on to Cumbre del sol, which is about 30 minutes south of Denia, you can check out this attractive coastal village.

If you're ever spending some time around this area, then there's a fantastic little restaurant called La Cumbre that's always bustling with locals. I just know that your friends & family will love that you know all the best places to visit in the area.

Now we're continuing along the coastline, experiencing the rush of the fresh air as we zoom towards our following location, which is Moraira.

Here's a town like no other, with a laid-back lifestyle, which, as you can see, isn't dotted with high-rise buildings. A bit of a side note, but an interesting fact you may want to remember is that the council passed strict planning laws here to protect the native pine tree forests and limit the height of buildings. That's why you can see no ugly-looking hotels or high-rise apartments.

Moraira has maintained the character of a sleeping fishing village. You'll notice too how clean the streets are and the many delightful restaurants, beach bars, and cafes they have.

Even further south down the coastline is the town of Calpe. Another great place for a day trip. Calpe alone has three golden beaches, but we won't stop here as we've already been to the beach a few times this week. I think it's best if we move on swiftly to the next town.

Altea. With a unique, charming soul of its own, this place has often been described as the cultural capital of Valencia. It's been a magnet for musicians, writers, and artists from across Europe since the 1950s. Eberhard Schlotter, Marisol, Rafael Alberti and Vicente Blasco Ibáñez are just some of the people who were attracted by Altea's charms.

And it's actually been named as the prettiest town in Spain, which is why many Spanish celebrities own holiday homes here, right up there in the hills.

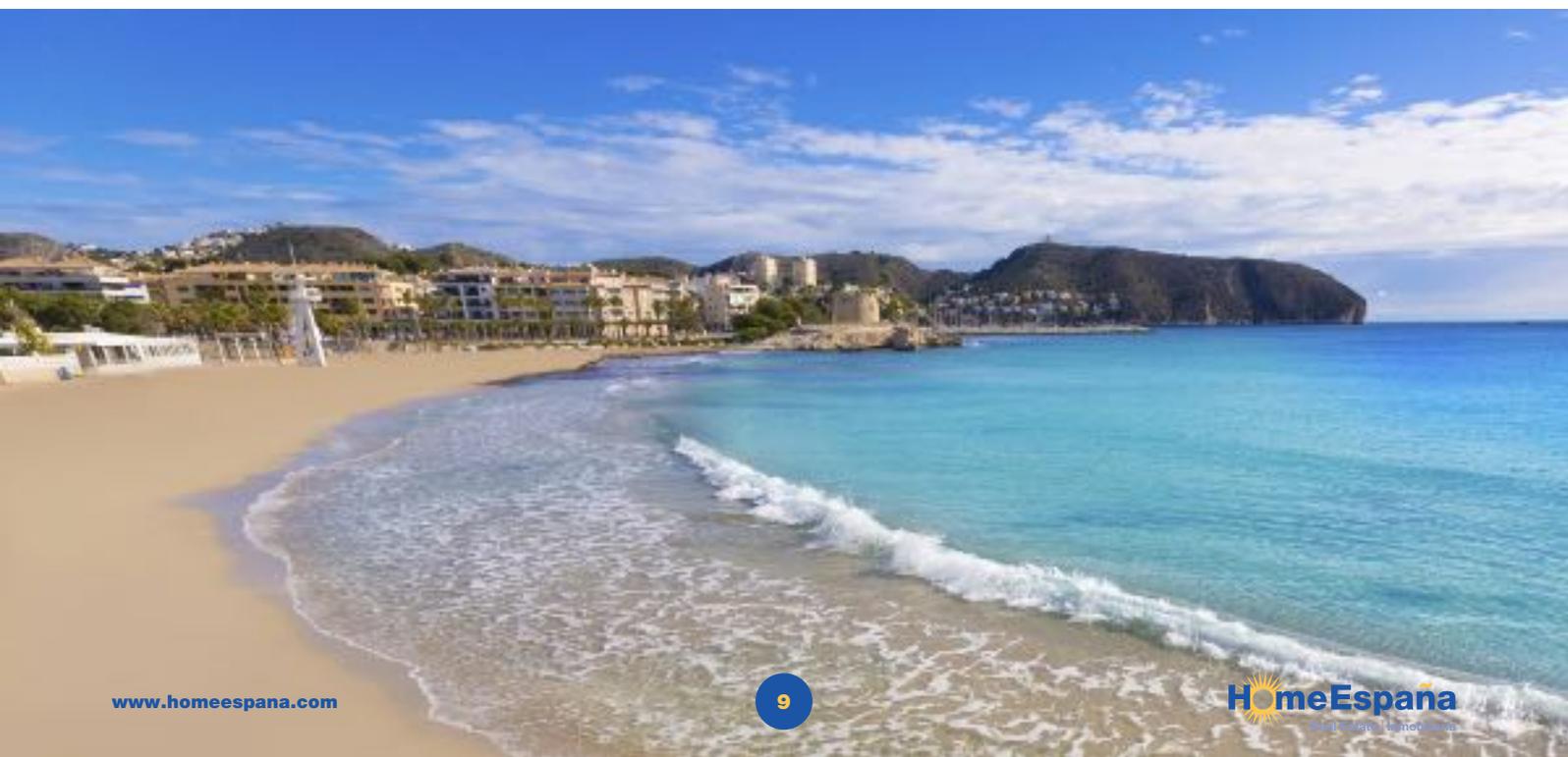
"Just a short 15-minute drive inland from the coast, you get to experience Spanish life in all its glory!!!

You will never get bored of the smell of local dishes being cooked from homes and the friendly atmosphere within the villages of the Costa Blanca.

Having lived here for 17 years, I can honestly say I could not think of a better place to be bringing up two small children.

We are close enough to the beach to spend a few hours there with the kids or we can take the many scenic mountain walks available to keep them occupied."

Phil Lawrence – Sales Executive
HomeEspaña





The Orba Valley

Orba

We've visited so many towns by the sea now, so I thought I'd switch things up a bit. Orba is about 20km from the coast, which is in the heart of the countryside amongst the orange grove. Let's go and explore the area...

As we enter the town on our magic carpet, it might make more sense if we switch to two horses now as transportation. Exploring the town on horseback will help us truly appreciate its beauty.

Aha! This horse with the white spots looks perfect for me. And the big brown stallion has your name written all over it. Let me show you the town as we slow down to a leisurely pace on the backs of our two horses.

Now, you won't find many people living here (only about 2000), but don't worry, you'll find the usual supermarkets, bars, restaurants, and anything else you could need.

Keep a lookout as we ride through the streets because you're bound to hear people speaking from your own country. You see, in Orba, there is a large expatriate community like much of Northern Costa Blanca.

I think it'll probably be best if we trek up the nearby mountain so you can get a better view of the entire town.



WOW! Look at that. Feast your eyes on those stunning views. Look in the distance, and you'll see the deep blue sea that looks inviting enough, for me at least, to want to take a dip. You can see perfectly what the town looks like from up here, and if you come back here with your family, this is indeed the perfect spot to have a picnic while watching the golden sunset.

You might even want to take them down to the well-cared-for community pool in the town. Sip on a sangria in the shade while your kids are playing in the pool. It'll be a fantastic day out, and there's even a restaurant and bar right there on the same site. I'm sure you'll build some great memories with your family here that you will look back on fondly in years to come.

Now, there's one last place I want to take you to in Orba. In fact, it might be best if we go on foot. It's the sports ground here. You'll be absolutely blown away by what is available there.

Tennis, football, badminton, heck, there's even a rock face if you want to go climbing.



Towns of the Orba Valley

Leaving our trusty mounts behind, let's fly east now in the direction of Denia. Pedreguer is the town I want to show you around now. It's a pretty market town about 20 minutes inland from Denia.

If you look up, you'll see it lies at the foot of the breathtaking Muntanya Gran mountains. The rocky landscape, complete with exciting wildlife, has magnificent panoramic views.

But we can't stay here all day, so let's move onto Benidoleig, which is very nearby. I think we should go to 'El Cid,' which is a trendy place to eat and socialise with various dishes on the menu, including a succulent Sunday carvery. Or if you prefer a typical Spanish meal then 'El Temple' sells a tasty *menu del dia* for under €10.

"I love living in Tormos in the Orba Valley because it has given me a fantastic insight into life within a Spanish village. The village is in beautiful peaceful surroundings amidst the orange groves and mountains, yet only a short drive to the coast. I absolutely love being part of the village and the locals have welcomed my family with open arms.

There are plenty of opportunities to get involved in fiestas, paella nights, and fully integrate into the village activities. I would thoroughly recommend it as a location for those that like the tranquility of the countryside, with a fantastic opportunity to integrate into the village community."

Sharyn Hayward – Office Manager
HomeEspaña



Live video link helped us bag our retirement home!

Live video tours and lots of reassurance from HomeEspaña gave Malcolm and Helen Clarke the confidence to buy their dream retirement home without stepping a single foot in it.



When the Clarkes' search for a property in the Costa Blanca was cut short by lockdown, the HomeEspaña team went the extra mile to set up viewings via video links and provide extra support for them. Their efforts paid off and the couple agreed to buy a house in Orba, 15 minutes inland from Dénia, for €265,000, completing the transaction on 29th March 2021 while at home in the UK.

"We were booked to fly out in March 2020 to view half a dozen properties that we liked the look of," recounted Malcolm, a 59-year-old engineering manager. "But lockdown meant we had to push our trip back to September. By then three of the properties had been sold and still we couldn't travel to Spain. So our HomeEspaña agent Sharyn suggested doing video tours of the remaining three. When two of those then sold, we were left with just one!"

In the meantime, the Clarkes, who have an adult son and daughter, had made progress with their plans to downsize in the UK. They had accepted an offer on their detached family home in Cheltenham and had had an offer accepted on an end-of-terrace near the town centre, which they plan to keep as a base in the UK.

"Keen not to miss our opportunity, we asked HomeEspaña to do another video tour of the last property," continued Malcolm. "They made it really detailed and Sharyn sent us the videos so we could study them afterwards – it was enough for us to want it. However, we were waiting for our UK house sale to complete so weren't quite ready to proceed in Spain. So, Sharyn, who was so helpful throughout, arranged it so we could secure the property with a €5,000 deposit in November, on condition we'd complete before the end of March 2021."

Despite the lockdown situation not improving, the Clarkes stayed focused on their purchase.

HomeEspaña helped them find a local law firm, to whom they granted power of attorney. This meant their Spanish solicitor could obtain an NIE and open a Spanish bank account for the couple and represent them throughout the transaction. The vendor was French, so HomeEspaña used a French-speaking member of the team to liaise with the two parties about furniture and other things.

"When we realised, we wouldn't be able to visit the property before the end of March, we asked HomeEspaña to do a final video tour, just to be sure," said Helen, aged 57 and a retired veterinary receptionist. "Then we gave the go ahead for the solicitor to complete on our behalf!"

The Clarkes first made contact with HomeEspaña back in 2018, when they were staying in Dénia and walked into the office there. Deciding against seasonal coastal areas and preferring rustic towns, they returned the following year but stayed in Orba. They really liked the town, so began viewing properties in the area.

Today they are the proud owners of a three-bedroom detached house just 10 minutes' walk from the centre of Orba and with three bars/ restaurants within a couple of minutes. Downstairs is largely open-plan, with a study/ fourth bedroom, while outside they have a large garden, lovely pool and views of the mountains.

"We say it looks like a Spanish version of our old family home," said Malcolm. "The plan now is to retire by the end of the year and get ready to move out in 2022!"



The Jalon Valley

Jalon

Jalon is the perfect destination for us to fly to next as every Saturday they have an open market where you can buy antiques and other interesting miscellaneous items.

I tell you what, let's whiz over there quickly on our flying carpet. Hold on tightly and we should be there in about 20 minutes coming from Benidoleig.

Woooooshh! See, that didn't take us too long. Let's just hover up here and take in the beauty—what a beautiful mountain valley with almond and olive trees. The striking mountains look like they are inviting us to go on an adventure there.

Here's a fantastic fact, too: In late January, people from all over the world travel to this town to see the pink and white almond blossom that is unique to the Jalon valley.

If you look carefully, you'll see the town is divided in two by the Jalon River. On one side, down there, you have the main town where all the shops, bars, and restaurants are. And on the other, there are the newly built villas scattered up the mountainside. There are great views from these properties, so you might want to book a viewing in one of them. Lately, these have been incredibly popular with foreign property buyers.

And one great thing about Jalon is that no matter what type of food you prefer, there's bound to be food here that'll hit your tastebuds just right. Check out over here where you can buy some good old 'Fish & Chips.' Can you smell it? The freshly cooked fish in batter, with the soft scent of vinegar. It brings me back to when I was a child by the beach with my family on a Sunday.

Then there's the traditional tapas bars and first-class restaurants that serve the usual Spanish dishes. In fact, we haven't eaten all day, so I recommend we go to 'El Paraiso.' The last time I was there, I had a spanking hot paella. Golden rice, with butterbeans and strips of squid on top. With the addition of large fat prawns on the plate and it was truly a phenomenal meal. I can still remember the glorious smell now.

This town is also famous for its sweets and pastries made with local almonds. That's why I bought a *pastisset* for you earlier in the day. It's really popular here.

If you're a social person, you'll love the long hot summer nights here where everyone is out on the streets socialising. Look at these interesting individuals over here. Let's go and speak with them. Sitting on a chair chatting to your neighbours is normal in Jalon. This is how you will quickly make friends here.

Also nice to see a local farmer driving past. His trailer bursting with plump, juicy white and red grapes. They're piled high and shimmering in the fading night's sun. They look like they are just waiting to be plucked and eaten. But after a broad grin and a wave from the driver, he's now off to deliver his load.



Towns of Jalon Valley

If we go to the town of Alcalali now, you'll see what a pleasure it is to just wander aimlessly around. And we can even go cycling up the mountains, which is a very popular activity here. There are loads of signage here, so it's impossible to get lost, and there are numerous different routes for beginners and experts. Take in all the scenery as you travel around this town and take photos to share with amazed friends back in your home country.

Then we can hop on over to Parcent, where we can enjoy the bright green valley and mountain views all year round. Or perhaps Benigembla, which is wedged between the mountains and surrounded by vineyards and olive groves. There's even a 1000-year-old olive tree here that inspired Jean Jaques Arnaud, French film director, with his movie "His Majesty Minor."

And then there's the village of Gata with only about 5000 people living there. Yet surprisingly, there are still over 30 bars! This is because socialising is an integral part of their culture and one I'm sure you'll enjoy.

The town of Lliber is surrounded by mountains and vast fields of grapevines with almond trees. Many people travel from all over to see the magnificent sights in this town and share photos on Instagram. It's so spectacular.

Liber comes alive on days of fiestas and celebrations, which are incredibly common throughout the year. This is the perfect place to unwind and let your hair down. You can party until you have no energy left.



Adsubia - Pego - Monte Pego

We're coming to the end of our magical week touring Northern Costa Blanca now. To finish off our expedition, I thought I would show you three towns further inland that are only under half an hour away from Denia: Adsubia, Pego, and Monte Pego.

Adsubia is approx 80km south of Valencia and, even though you won't be travelling by magic carpet all the time, there's excellent access to all other surrounding towns via the easy-to-access motorway.

The first place I want to show you is the sports facilities. Tennis courts, riding stables, football pitches, cricket pitches, and there's so much more that it would take quite a while to explore on your own.

And remember, Javea? Well, the beautiful sandy beaches of Javea are only a short ten-minute drive away. You can see many people down there having great fun on the beach today.

Pego, one of the other towns, is close by. Can you see it's surprisingly lively for a town this size? Every month they have a different event going on, so you're bound to have lots of fun living here.

They also have the typical Spanish tapas bar you find in this region, and I have it on good knowledge that they serve excellent coffee in this town. Let's go and try one now!

Yum!



"I love living in the Vall de Pop (Jalon Valley) because of the beautiful mountainous scenery combined with the village way of life but also having available all amenities within a short walk or a few minutes drive.

You can join the sports centre, taste the local wine in a Bodega, walk the Saturday Rastro market for antiques, sample the delights of bars and restaurants where you may be able to see the Flamenco dancers with live bands or just peruse the charity shops in order to read a good book whilst topping up your tan.

Finally, you are only a 20-30 minute drive to a beach in any direction."

Michelle O'Brien – Aftersales Manager
HomeEspaña



This is probably the perfect opportunity to venture out into the countryside surrounded by orange groves. See how many brightly coloured fields there are and just notice how there's no pollution in the air. It just feels fresh!

But we're running out of time now, and there's only one last destination to go to, Monte Pego. Another town packed with expats from all over, such as Germany, England, and Switzerland.

One place, in particular, I wanted to take you is one of the idyllic gardens they have with beautiful brightly coloured flowers. If you wish, we can take some time out and read a novel.

Notice how there's no noise? Just complete peace & tranquility and the sound of water running in the garden's waterfall, along with the occasional bird chirping.

Look, I've even brought some tuna sandwiches for us to enjoy on this warm summer's afternoon.

And the good thing is that there's no light pollution here so we can watch stars as it begins to get darker. Street lights were limited here for that specific reason.

If you look up now, we can see every star in the sky, brightly lit up. Amazing!

Here, take this glass of wine and sip it. The evening temperature is pleasant as it's not too hot and not too cold. It's incredibly relaxing to just lay here observing the night sky.

I think this is the perfect end to our week-long magical tour of Northern Costa Blanca. As we sit here, I think it might be time to reflect on all the places we've visited this week.

And It's now time to make a decision...are you going to be living in one of these magical towns in the near future...or will you be stuck living where you are currently.

It's up to you.



"I love North Costa Blanca for all it has to offer, it is very suitable for living all year round. The best climate, beautiful mountains and valleys with lots of greenery and stunning views, wonderful culture, and an extensive choice of sand or stone beaches.

It has beautiful coastal towns and picturesque villages, all with a good selection of restaurants. It offers walking and cycling routes for everyone, from flat through the valley to steep through the mountains.

The North Costa Blanca is easily accessible by two international airports, Valencia and Alicante. Both great cities that can be reached within an hour.

And there is the option to travel by boat from Denia to the islands Ibiza and Formentera, which only takes about two hours."

Veerle Deurloo – Sales Executive
HomeEspaña

Selling homes in Spain

Since 2002



Denia | €495,000
3 bedroom villa



Javea | €439,000
5 bedroom villa



Parcent | €270,000
4 bedroom villa



Alcalali | €275,000
2 bedroom villa



Orba | €249,000
3 bedroom villa



Orba | €290,400
3 bedroom villa

HomeEspaña has helped more than 4,000 customers find a home on the Costa Blanca over the last 19 years. We have properties ranging from one-bed beachside apartments to luxury country fincas. We'll be with you every step of the way. Finding your dream home, guiding you through the process, and ensuring a smooth, safe purchase.

Welcome to Spain



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