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PREMIUM PROPERTIES



# The definition of an exclusive Mediterranean living



## Overview

2024



2022



2021



2020



2019



# Las Colinas Golf & Country Club

## A unique natural environment

Las Colinas Golf & Country Club is located on the Spanish Mediterranean coast, South of Alicante. A unique natural environment, carefully preserved, with exclusive homes integrated in nature with more than 200,000 m<sup>2</sup> of natural area that make you feel in a world apart.

Las Colinas Golf & Country Club is the ideal place to enjoy a healthy Mediterranean lifestyle. With an exceptional climate, superb communications and first-class services, the resort has been recognised on numerous occasions as the "Leading Villa Resort in Spain and Europe" by the prestigious World Travel Awards.

At the heart of this valley is the championship golf course, which has been awarded "Best Golf Course in Spain" five times by the World Golf Awards. It has also been recognised as one of the 100 best golf courses in Europe, according to the latest Top 100 rankings published by Golf World magazine.

The luxury of living in harmony with nature and having access to high added value services, together with privacy, quality and customer service make Las Colinas Golf & Country Club a place where living takes on a whole new meaning.









Welcome to a world apart











## Location

## How to get there?



### By air:

- Alicante International Airport, 50 minutes away
- Murcia International Airport, 45 minutes away

### By road:

- Alicante, 74 km away
- Murcia, 63 km away
- Madrid, 400 km away
- Barcelona, 600 km away

### By train:

- AVE station in Alicante, 74 km away
- AVE station in Orihuela, 28 km away
- AVE station in Murcia, 65 km away



# The Lifestyle

## **Lifestyle:**

- 18-hole championship golf course
- Clubhouse
- WOW Beach in front of the sea
- Las Colinas Sports & Health Club
- Restaurants
- Natural Trail

## **Nearby:**

- 4 International schools
- Shopping Center
- Natural Reserve
- International Hospital
- Beaches

# A world apart for living the Mediterranean lifestyle

Las Colinas Golf & Country Club enjoys an exceptional climate, a unique natural environment and a complete range of services to satisfy the needs of its owners and visitors, all around a healthy Mediterranean lifestyle.

Amongst its wide offer of sports, leisure, accommodation and restaurants, you will find: Las Colinas Sports & Health Club, with a gymnasium for a full day of training, a magnificent swimming pool to enjoy the sun and a wellness area to relax body and mind. A Racquet Club, for playing sports such as tennis, paddle tennis, football or basketball. A scenic trail that runs through a Mediterranean forest and can be explored by mountain bike or on foot.

Its four restaurants offer a varied gastronomic offer: il Palco, based on traditional Italian cuisine; unik, international cuisine with a Mediterranean touch; and umawa, based on the flavours of Japanese, Mexican and Peruvian cuisine. A few minutes away from Las Colinas Golf & Country Club, on the first line of La Glea beach, you will find WOW Beach, a place to enjoy the sun, the beach and the sea, and where you can enjoy the best Mediterranean cuisine.







Discover the only resort  
within the resort







# Masterplan

## Directory

- 1 Clubhouse /  
Las Colinas Residences Check-in  
Restaurante Unik / Take away  
Restaurante Umawa  
Golf shop /  
Golf academy /  
ATM / Cajero
- 2 Restaurante il Palco  
Croquet court / Pista de croquet
- 3 Las Colinas Sports & Health Club  
Petanque court / Pista de petanca
- 4 Racquet Club,  
Tennis and Padel Academy  
Academia de Tennis y Pádel
- 5 Mini Market  
Electric car charging point  
Cargadores para coches eléctricos
- 6 Las Colinas Residential  
Real Estate Sales Office  
Oficina de venta Inmobiliaria

## Comunidades Resenciales / Residential Communities

- |             |               |             |
|-------------|---------------|-------------|
| 7 Acacia 1  | 17 Jacaranda  | 27 Naranjo  |
| 8 Acacia 2  | 18 Kumquat    | 28 Nispero  |
| 9 Acacia 3  | 19 Lavanda    | 29 Olivo    |
| 10 Adelfa   | 20 Lentisco   | 30 Orquídea |
| 11 Almendro | 21 Lima       | 31 Palmera  |
| 12 Ciruelo  | 22 Limonero   | 32 Palmito  |
| 13 Encina   | 23 Madreselva | 33 Roble    |
| 14 Enebro   | 24 Madroño    | 34 Romero   |
| 15 Granado  | 25 Mimosa     | 35 Tipuana  |
| 16 Hinojo   | 26 Mandarino  | 36 Tomillo  |







● Villa Alondra

● Villa Petirrojo

● Villa Faisán

● Villa Collalba

● Villa Cormorán

● Villa Larus

Images, floor plans, and blueprints are for illustrative purposes only and may be subject to change. Furniture shown is decorative and not included.







# Layout and appearance

# Contemporary design for an exclusive Mediterranean Living

	<b>3 Dormitorios</b> / 3 Bedrooms
	<b>2 + 1 Baños</b> / 2 + 1 Bathrooms
	<b>2 Terrazas</b> / 2 Terraces
	<b>Espacio para estacionar</b> / Parking space
	<b>Jardines Comunes</b> / Common Gardens
	<b>Piscina Privada</b> / Private Swimming Pool
	<b>Golf</b> / Golf
	<b>Zona Exclusiva</b> / Exclusive location

The Larus Villas combine contemporary architectural design with the essence of Mediterranean style. Simple lines and open spaces that present a connection with the natural surroundings define these exclusive homes.

Located in the exclusive Lima Community, the Larus Villas stand out for their elegance, privacy and quality. Their warm colours and noble materials accompany the landscape, while their nomadic and Mediterranean-inspired interiors invite a serene and sophisticated lifestyle.

The landscaped terraces and large windows connect each space with the landscape, creating a natural transition between indoors and outdoors that enhances the feeling of well-being.











## Plots metres

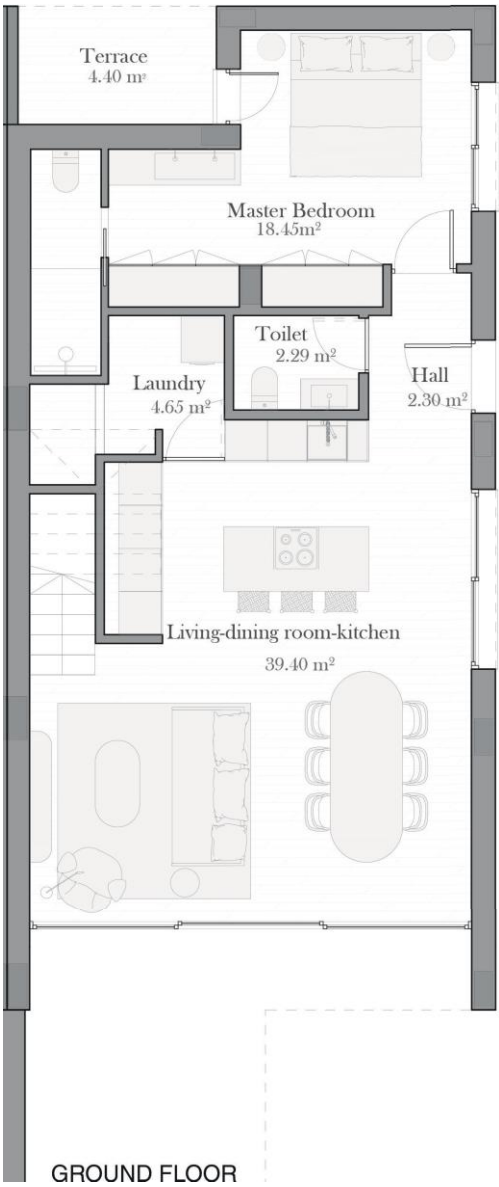


### SUPERFICIE DE LAS PARCELAS / PLOT SURFACE AREA

Parcelas / Plots	06A	06B	07A	07B	08A	08B	09A	09B
Superficie de Parcela / Plot surface area	518 m <sup>2</sup>	530 m <sup>2</sup>	516 m <sup>2</sup>	589 m <sup>2</sup>	587 m <sup>2</sup>	526 m <sup>2</sup>	515 m <sup>2</sup>	486 m <sup>2</sup>

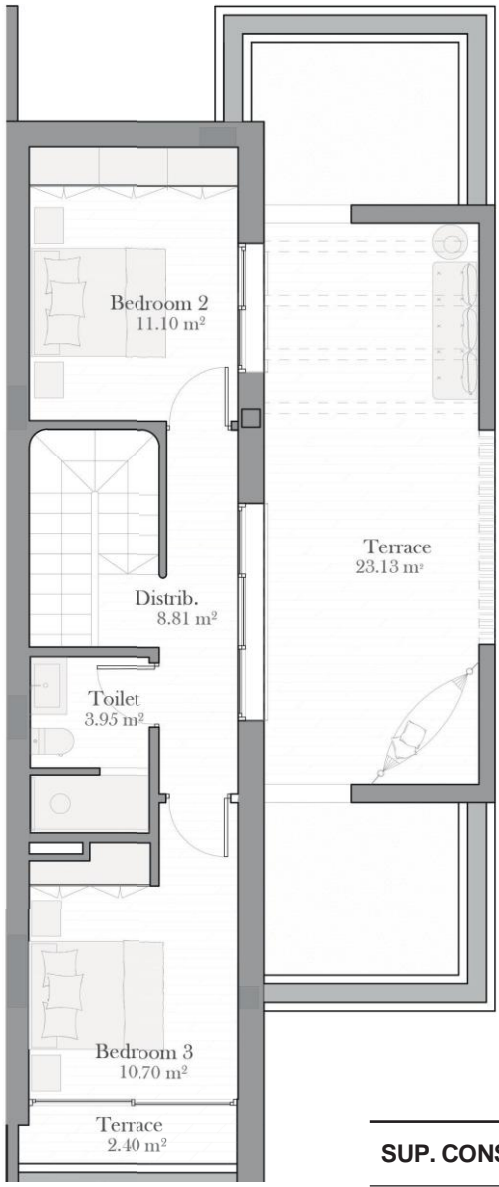


Plans



Plots

06A / 06B / 07A /07B / 08A / 08B /09A /09B



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SUP. CONSTRUIDA / BUILT AREA - M2	
Total planta baja / GF Total	83 m²
Total primera planta / F1 Total	44 m²
Total	127 m²
TERRAZAS / TERRACES - M2	
Total terraza planta baja / GF terrace total	108 m²
Total terraza primera planta / F1 terrace total	25 m²



## Safety and Sustainable Development

# Safety, security, sustainability and innovation

### **SECURITY**

Las Colinas Golf & Country Club is an exclusive residential complex, with private access through a single gated entrance with 24-hour security and vehicle number plate recognition system. In addition, it also has a manned security patrol, which patrols the various sites throughout the entire community.

### **DOMOTICS**

Home automation facilities for control of the lighting, heating and technical alarm system that provide clear advantages in the use of the dwelling. The automation enables remote management of the apartment, creation of routines that simulate the presence of people and technical alarms for water leakage and fire in the kitchen that enable rapid response to any incident.

### **REVERSE OSMOSIS SYSTEM KITCHEN TAP**

Osmotised water technology filters and purifies water, and having an osmosis tap is a convenient option that makes water healthier with one simple gesture.

### **CONNECTIVITY**

Fiber Optic Internet, that makes it easier to share files and work from home. Fiber Optic speeds up to 600Mb symmetrical, its download and upload speeds match.







# Qualities and Materials



#### **FOUNDATIONS AND ENVELOPE**

- Reinforced concrete and metallic structure.

#### **ROOF**

- Flat roof, not passable, with washed gravel finish, thermal insulation and water proofing.

#### **FACADE**

- External enclosures built with hollow ceramic bricks and including thermal-acoustic insulation chamber.
- Lime mortar finish.

#### **OUTDOOR CARPENTRY**

- Exterior carpentry in Schüco aluminium, RAL 9007 textured, with thermal break.
- Double glazed windows.
- Motorised blinds in bedrooms.

#### **WALLS**

- Interior partition walls of laminated plaster. Finished with smooth paint.
- Premium ceramic tiling in shower and washbasin front. Marazzi, Slow Calce Decoro Tapis, 60x120 cm.

#### **FALSE ROOF**

- Continuous plasterboard false ceiling.
- Window curtains.

#### **FLOORS**

- Premium ceramic floor tiling indoor areas.
- Premium non-slip ceramic floor tiling outdoor areas.
- Living Ceramics, Bera&Beren, Bera White, 90x90 cm.

#### **INDOOR CARPENTRY**

- Indoor doors, colour lacquered wood, RAL 1013.
- Built in wardrobes, colour lacquered wood, line on inside with melamine board. RAL103

#### **SANITARY FITTINGS**

- Toilet with built in tank. Geberit.
- Bathroom cabinet with washbasin and mirror. Finsa Roble A21 finish
- Single-lever mixer taps for washbasin and shower. Sanycess Loop, black matt.

#### **KITCHEN**

- Fully fitted kitchen.
- Finsa Technical Matt Cashmere cabinets and Lithotech Verso Vein Cut Light Honed worktop.
- Appliances: induction hob, extractor, built in refrigerator, built in dishwasher, oven and microwave.
- Integrated sink, same material as worktop, and matt black mixer tap.

#### **HEATING AND AIR CONDITIONING**

- Full installation of ducts and heat pump.
- Electrical underfloor heating in bathrooms.

#### **ELECTRICAL INSTALLATION**

- Telephone and television connection in living room and bedrooms.
- Video door phone.
- Switches and connectors. JUNG LS990 ivory white.
- Interior and exterior lighting.

#### **GARDEN**

- Landscaping integrated into the environment.

#### **POOL**

- Vitreous coating, Hisbalit Cares.
- Purification system using traditional chlorination.

#### **SPECIAL FEATURES**

- Outdoor kitchen.
- Wooden pergola on open terraces.
- Electromagnetic water softener.



UMA



Two well-regarded companies are uniting their experience and succesful track record to jointly develop a new community of apartments through the company Apartments UMA S.L.

UMA

Living the extraordinary

“We don’t just build... We create  
unique and Inspiring spaces, for  
an extraordinary life”







UMA

# Un mundo aparte para vivir / A world apart for living

Las Colinas Residential is the developer of Las Colinas Golf & Country Club, guaranteeing the highest quality and attention to detail within this prestigious complex.

We strive to develop high quality flats and villas of exceptional design that reflect the beauty of the natural surroundings of Las Colinas Golf & Country Club, whilst maintaining a firm commitment to respecting the environment.

Thanks to our highly qualified team of professionals, we take meticulous care of every detail to ensure that each home reflects the lifestyle and values of your clients.

At Las Colinas Residential, we don't just build homes, we create spaces in which to live unique and memorable experiences that prioritise the satisfaction and wellbeing of our clients. To trust us is to make the dream of the perfect home in the heart of the Mediterranean come true.





