



ALMENDRO VILLAS KEYREADY

PREMIUM  GOLF INVEST



THE ALMENDRO COMMUNITY VILLAS

*Where contemporary appeal
meets high functionality*

The Almendro Community comprises 12 beautiful villas in Las Colinas Golf & Country Club.

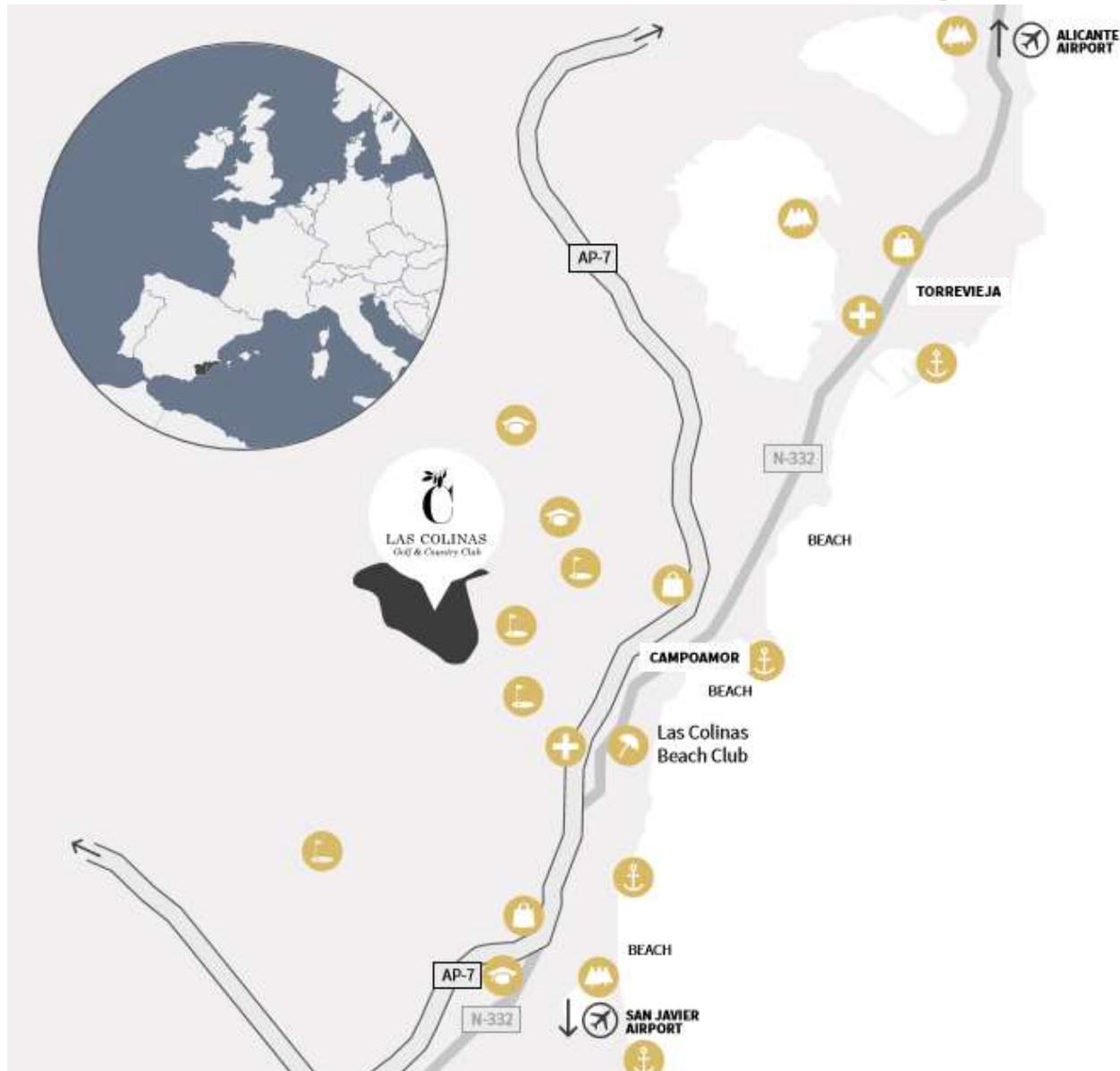
This community is located in the heart of the resort, in the island surrounded by the magnificent golf course of Las Colinas.

Marjal has provided these homes with a distinctly modern yet livably warm interior design.

Wood, natural colors, glass and lots of light.



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SERVICES & LEISURE

Your life in The Limonero Community includes some golf just a walk away, shopping in any of the convenient shopping centers, sunbathing on the beach or dining in any of the nearby charming villages.

And all these services and leisure a short drive away:

- International schools
- Shopping centers
- Golf courses
- Marinas
- Natural reserves
- International Hospital
- Beach Club



Spain's
Best Golf Course



Spain's Leading Villa
Resort

LAS COLINAS

Las Colinas Golf & Country Club is an exclusive residential complex with low housing density and built around an award winning 18-hole golf course.

In a privileged location, Las Colinas sits on a valley surrounded by hills and a Nature reserve of protected land and woodland.

Las Colinas won Spain's Leading Villa Resort and Spain's Best Golf Course in the 2016 World Travel Awards.

The complex offers a wide range of services to its residents:

- Sports areas
- bars
- restaurants
- gym
- mini market
- Beach
- club on the seafront
- 18-hole golf course
- golf academy
- school of falconry
- nature trail
- etc...

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LAS COLINAS MASTERPLAN

Avenida de Las Colinas

- 1 Clubhouse
UNIK CAFE
enso sushi bar
Golf shop
Golf academy
Sport area
Kid's zone

2 Mini Market

3 Acacia Community

C/ Pedrera

4 Olivo Community

5 Almendra Community

C/ Bonalba

6 Adelta Community

Avenida de Las Colinas

7 Limonero Community

8 Naranja Apartments

9 Villas Acacia 3



Nature trail

Mediterranean river bed

Nature preserve

ALMENDRO VILLAS

CUCO MODEL

Villa 5

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These 3 bedrooms two-floor houses offer 172 m² to 231 m² of built home on 770 m² to 1.000 m² plots.

These houses feature Underfloor heating in bathrooms, Air Conditioning, Swimming pool, Home Automation System, 1 Ensuite bathroom and Solarium.

Features

Bedrooms	3+1
Bathrooms	3
Plot area	1.000m ²
House area	231m ²
Open terraces	48m ²
Solarium	42m ²
Swimming pool	31.5m ²
Garage	30m ²

VILLA 5
CUCO MODEL
Plot plan

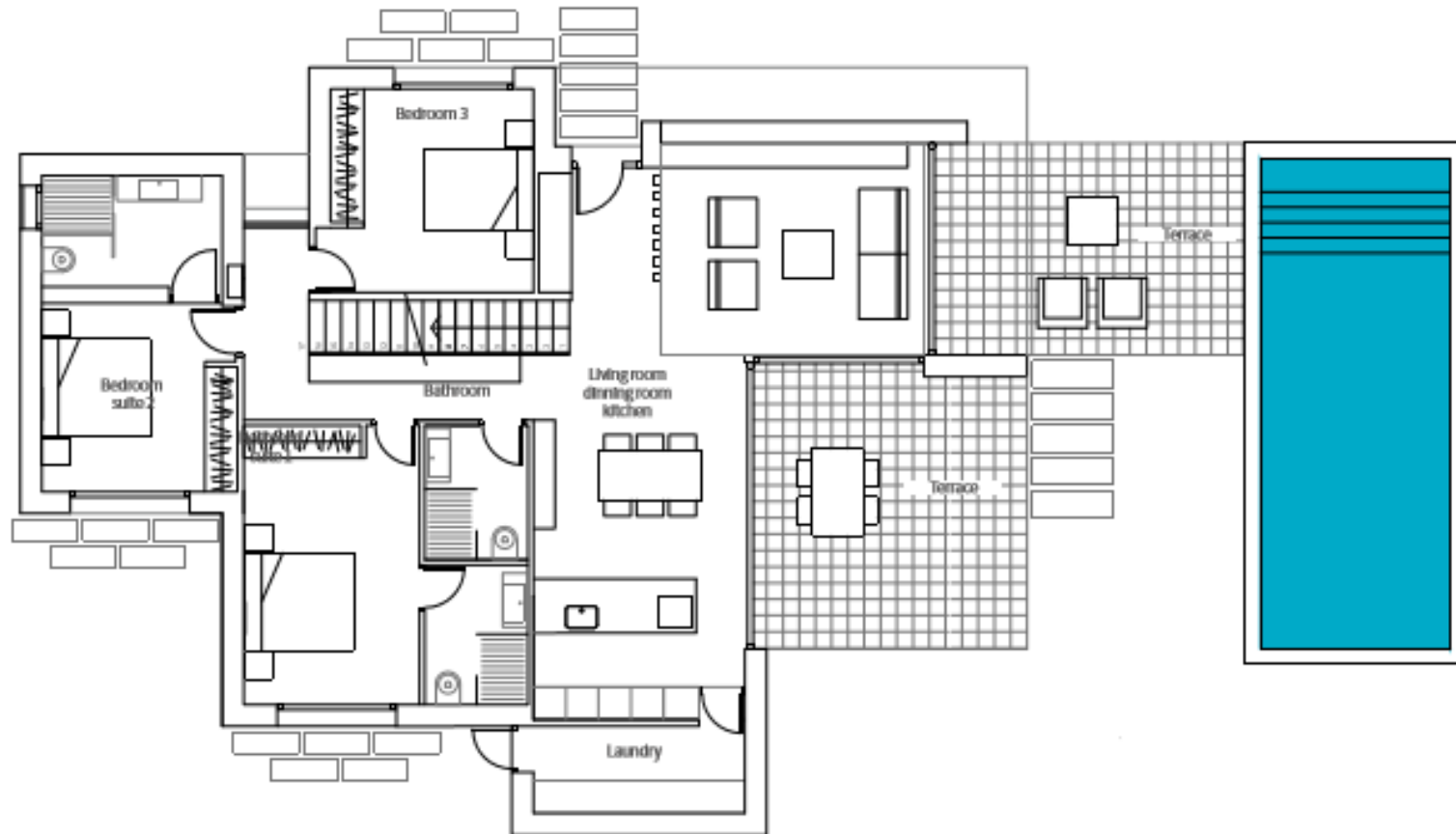


Features

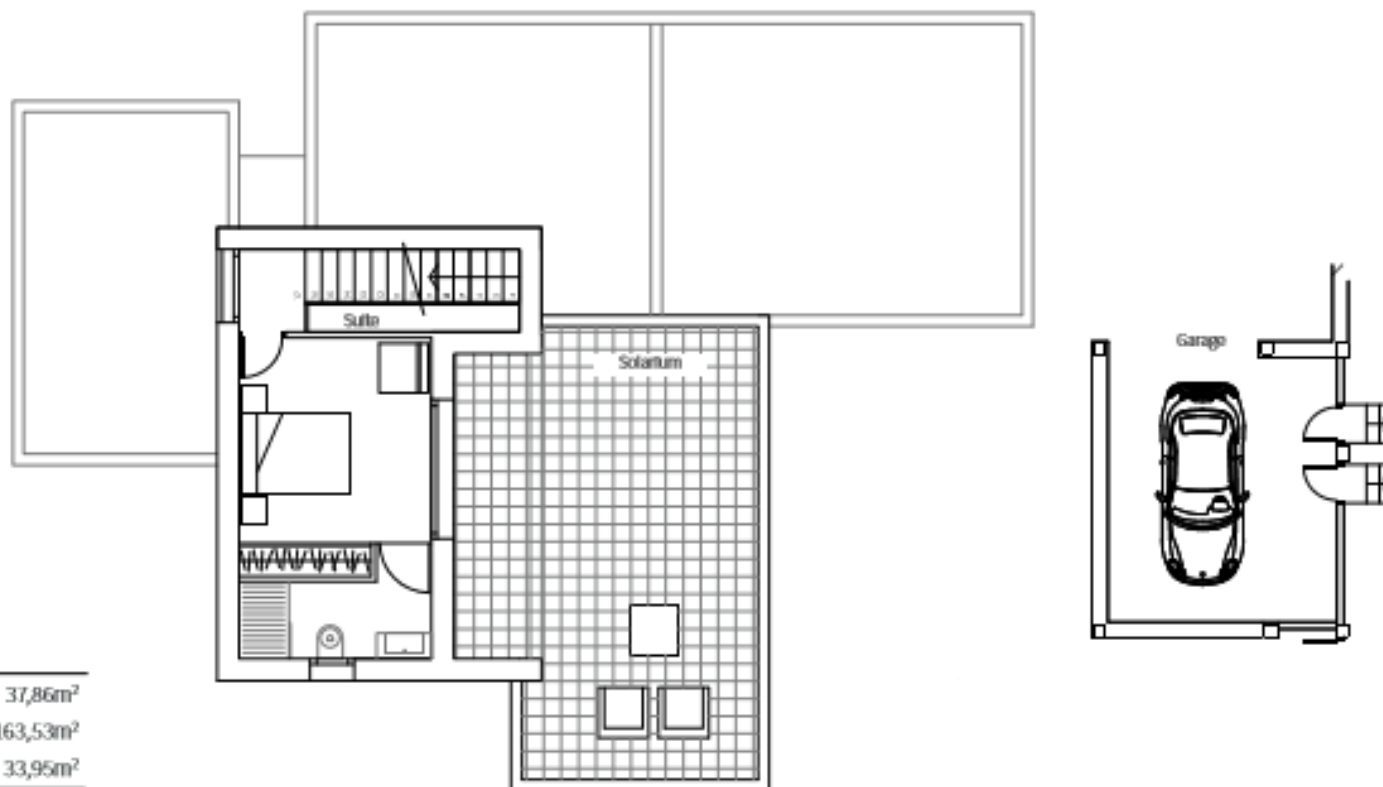
Basement	37,86m ²
Ground floor	163,53m ²
First floor	33,95m ²
Total	235,34m ²
Terraces	47m ²
Solarium	42m ²
Swimming pool	31,5m ²



VILLA 5
CUCO MODEL
Ground floor



VILLA 5
CUCO MODEL
First floor / Garage



Features

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Ground floor	163,53m ²
First floor	33,95m ²
Total	235,34m²
<hr/>	
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PREMIUM **G**OLF INVEST



PREMIUM GOLF INVEST



QUALITY SPECIFICATIONS

CONSTRUCTION FEATURES

FOUNDATIONS AND STRUCTURE

Reinforced concrete with separate footings and one way slabs.

EXTERNAL WALLS

Ceramic brick walls (exterior part - 12 cm) with air compartment and high density polystyrene insulation (8 cm) and thermal clay block (19 cm).

ROOF

Flat non-trafficable roof with XPS insulation (8 cm).

FAÇADE

Single layer mortar with a scraped finish. In white color.

INTERNAL WALLS

Brick walls with plaster finish.

BATHROOM FINISHES

Top of the range Gres ceramics according to interior design.

INTERIOR AND EXTERIOR FLOORING

- *Interior, Top of the range "Gres" ceramic tiles with recessed skirting board.*
- *Exterior, Top of the range "Gres" anti-slip ceramic tiles of the same range as interior floor tiles.*

INTERIOR AND EXTERIOR LIGHTING

- *Interior, LED recessed lights, switches in white colour, plugs according to standard regulations.*
- *Exterior, façade fixtures, LED type lighting. Garden lighting.*

EXTERIOR CARPENTRY

*Aluminum, Schüco brand with thermal break.
Motorized Venetian blinds in bedrooms, grey colour.*

GLASS

*Double glazing with air chamber and low-emissivity, according to Technical Building Code.
Main entrance door in aluminum and glass with security lock.
Fixed glass screen in bathrooms.*

PAINTWORK

*Smooth finish in white colour.
Decorative wallpaper on bed headboard wall.*

HOME EQUIPMENT

INTERIOR CARPENTRY

- *Kitchen: Fitted with high gloss lacquered base and wall units.*
- *Single sink in stainless steel under worktop, vertical single lever tap and two positions shower.*
- *Silestone quartz worktop o similar.*
- *Interior doors: Smooth lacquered finish with steel handles in chrome finish. 2.30 high.*
- *Wardrobes: Wardrobe with sliding or doors swing with lacquered finish in white colour. Interior distribution with shelves, drawers and hanger bar, adapted to the dimensions.*
- *Bathroom units: Design complete bathroom vanity unit with lacquered finish and mirror with integrated lighting.*

BATHROOM FITTINGS AND TAPS

- *ROCA sanitary ware, including bathroom furniture.*
- *Wall mounted sanitary fittings. ROCA range in white colour.*
- *Bathroom sink atop a cabinet according to the interior design.*
- *Floor level shower in the same material as interior flooring. Thermostatic taps in chrome finish.*
- *Basin single handle tap in chrome finish, with aerator for water efficiency.*

HEATING AND AIR CONDITIONING

- *Air conditioning with heat pump through ducts.*
- *Pre-installation for electric towel rails in bathrooms.*
- *Underfloor heating throughout.*
- *Electric heater with Aerothermia system.*
- *Air renewal system with heat recovery.*

EXTERIOR

- *Garden: Standard landscaping finish with watering system, lighting and shower.*
- *Fence: Main access from street with stonework wall.*
- *Fence facing the interior road: wire mesh with interior hedge.*
- *Dividing fences: Plastic wire mesh, green color, with interior hedge.*

SPECIAL INSTALLATIONS

- *Swimming pool with led lighting.*
- *Smart Home Technology (Different model in each property).*
- *Osmosis water filter system in kitchen.*
- *Sail awning.*
- *Frontline golf villas include:*
 - *Fridge, oven, microwave oven, washing machine and dryer.*
 - *Fireplace.*
 - *Water softening system throughout.*
 - *Motorized kitchen counter in villa 5.*

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