



LAS COLINAS
Golf & Country Club

Apartments

KUMQUAT COMMUNITY



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 m² 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.





CLUB HOUSE - MAIN ENTRANCE

How to get there?

BY AIR:

- Alicante-Elche Miguel Hernández International Airport, 50 minutes away
- Murcia International Airport, 45 minutes away

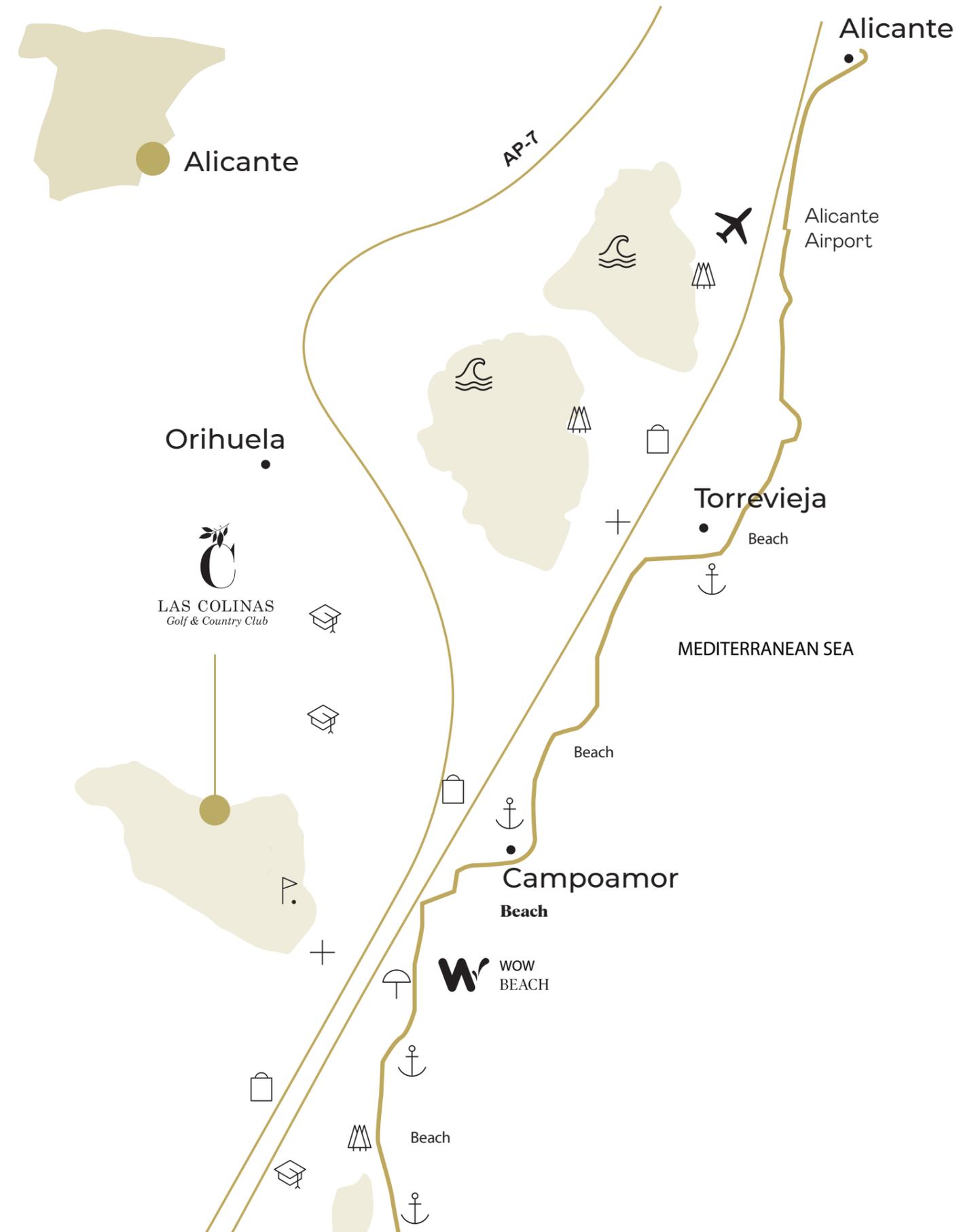
BY ROAD:

- 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 Elche, 50,6 km. away
- AVE station in Murcia, 64,3 km. away
- AVE station in Orihuela, 28 km. away
- Talgo station in Balsicas, 30 km. away

04





CLUB HOUSE – GOLF COURSE VIEW

A Mediterranean Lifestyle

Lifestyle:

- 18-hole championship golf course
- Clubhouse
- WOW Beach in front of the sea
- Las Colinas Sports & Health Club
- Restaurants
- Natural Trail
- 4 International schools
- Shopping Center
- Natural Reserve
- International Hospital
- Beaches

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.

And three restaurants with a varied gastronomic offer: umawa, which fuses Japanese, Mexican and Nikkei cuisine; il Palco, with a culinary proposal based on traditional Italian cuisine and unik, with international cuisine with a Mediterranean touch. In addition, just a few minutes away from Las Colinas Golf & Country Club, on the beachfront of La Glea, you will find WOW Beach, a place to enjoy the sun, the beach and the sea.



RESORT VIEW

Masterplan

Directory

- 1 Clubhouse
Las Colinas Residentes Check - in
unik
umawa
Golf shop
Golf academy
- 2 il Palco
- 3 Las Colinas Sports & Health Club
- 4 Racquet Club & Tennis and Padel Academy
- 5 Mini Market
- 6 Real Estate Sales Office

Communities

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



San Miguel de Salinas
CV-941 → Sea at 4,5 Km



Kumquat Community



BLOCKS 01 / 02

APARTMENTS	01	02	03	04	05	06	07	08	09	10	11	12
BUILT AREA	103 M ²	103 M ²	102 M ²	103 M ²	103 M ²	102 M ²	75 M ²	102 M ² / 103 M ²	103 M ²	75 M ²	115 M ²	115 M ²
BUILT TERRACE	55 M ² / 61 M ²	55 M ² / 61 M ²	25 M ²	55 M ²	55 M ²	25 M ²	28 M ²	41 M ²	41 M ²	28 M ²	53 M ²	53 M ²
PRIVATE GARDEN	-- / 210 M ²	132 / 240 M ²	180 / 230 M ²	--	--	280 / 160 M ²	--	--	--	--	--	--
SOLARIUM	--	--	--	--	--	--	--	--	--	--	82 M ²	82 M ²

Sunny Mediterranean Terraces

The design of the exclusive apartments of the Kumquat Community has been specially conceived to enjoy the Mediterranean lifestyle and offers the highest standards of quality. The contemporary, straight-lined architecture blends perfectly with the cobblestone walls of the façade that frame the large windows of the rooms.

The interior of the apartments open up to the outside, reducing any visual obstacles to a minimum to guarantee views of the sea or the

Mediterranean forest and making a more functional home. The large south-facing cascading terraces are bathed in the warmth of the Mediterranean light, and are the main protagonists of the Kumquat Community. Its communal areas have gardens and a large communal swimming pool.



TERRACE VIEWS



EXTERIOR NIGHT VIEW



EXTERIOR DAY VIEW





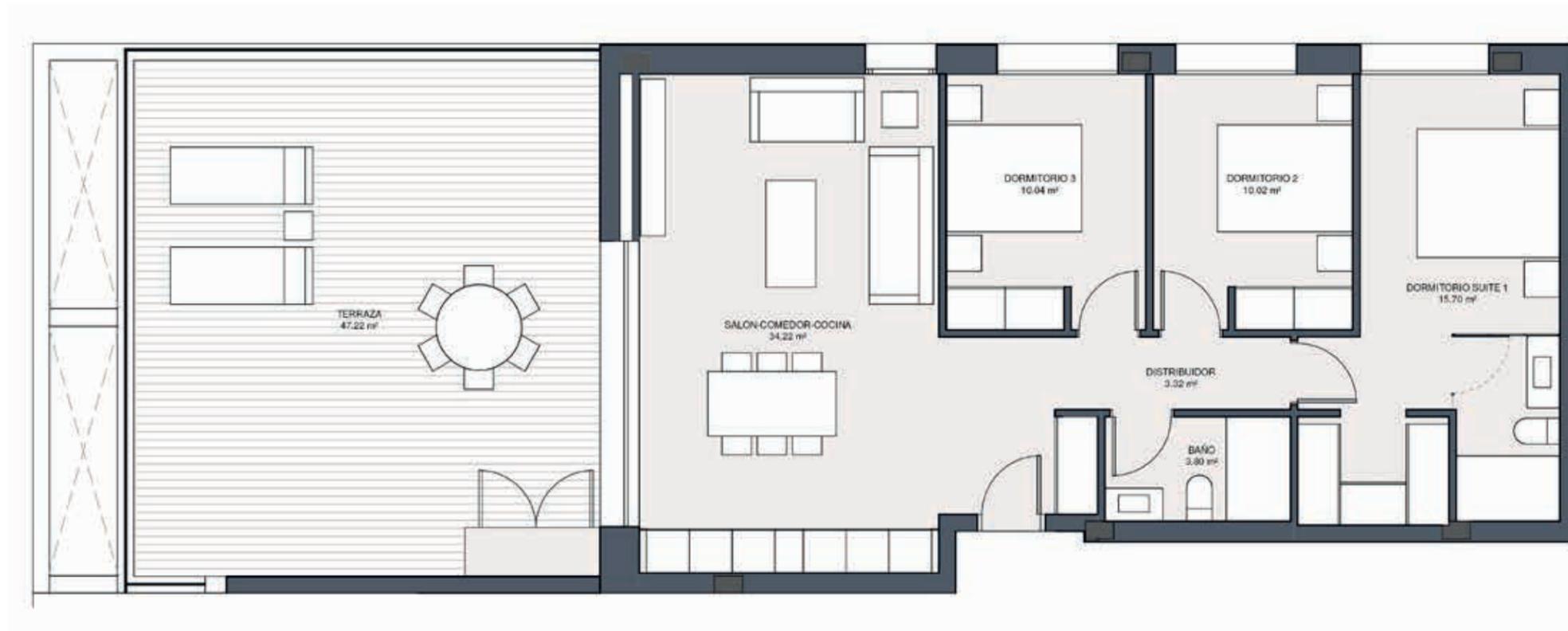
OPEN KITCHEN



LIVING ROOM / KITCHEN



BED ROOM



BLOCK 1
APARTMENT 01
APARMENT 04
APARMENT 08

BLOCK 2
APARTMENT 01
APARMENT 04
APARMENT 08

This plan is for illustration purposes only and may be modified for technical reasons and by order of the authority. The furniture and appliances shown are purely decorative and are not included in the apartment.

BLOCKS	01			02		
	01	04	08	01	04	08
BUILT AREA	103 M2	103 M2	102 M2	103 M2	103 M2	103 M2
BUILT TERRACE	55 M2	55 M2	41 M2	61 M2	55 M2	41 M2
PRIVATE GARDEN	--	--	--	210 M2	--	--
BATHROOM	2	2	2	2	2	2
BEDROOMS	3	3	3	3	3	3

Plans Apartments

Orientation:
Southwest



BLOCK 1
APARTMENT 02
APARMENT 05
APARMENT 09

BLOCK 2
APARTMENT 02
APARMENT 05
APARMENT 09

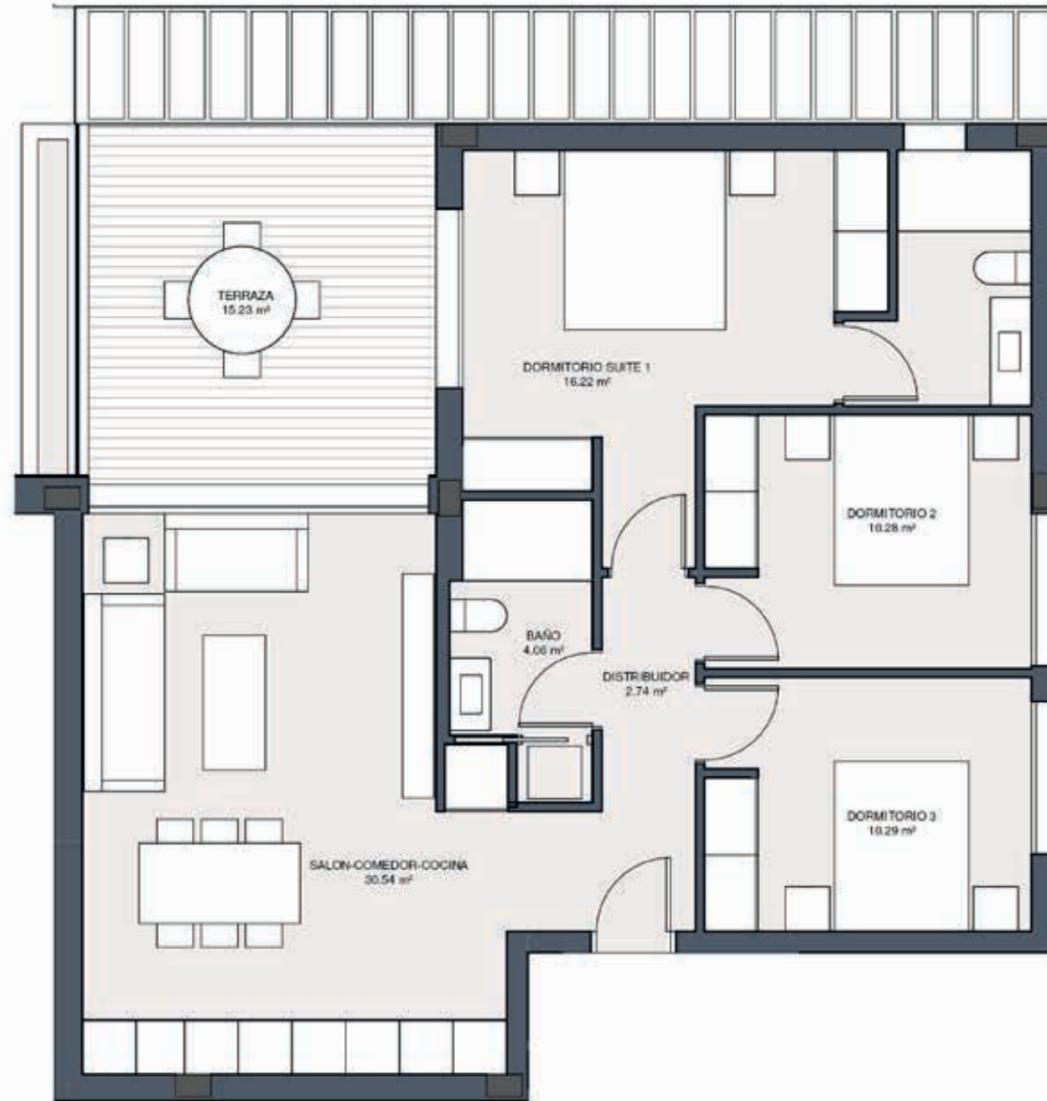
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BLOCKS	01			02		
	02	05	09	02	05	09
BUILT AREA	103 M2					
BUILT TERRACE	55 M2	55 M2	41 M2	61 M2	55 M2	41 M2
PRIVATE GARDEN	132 M2	--	--	240 M2	--	
BATHROOM	2	2	2	2	2	2
BEDROOMS	3	3	3	3	3	3

Plans Apartments

20

Orientation:
West



BLOCK 1
APARTMENT 03

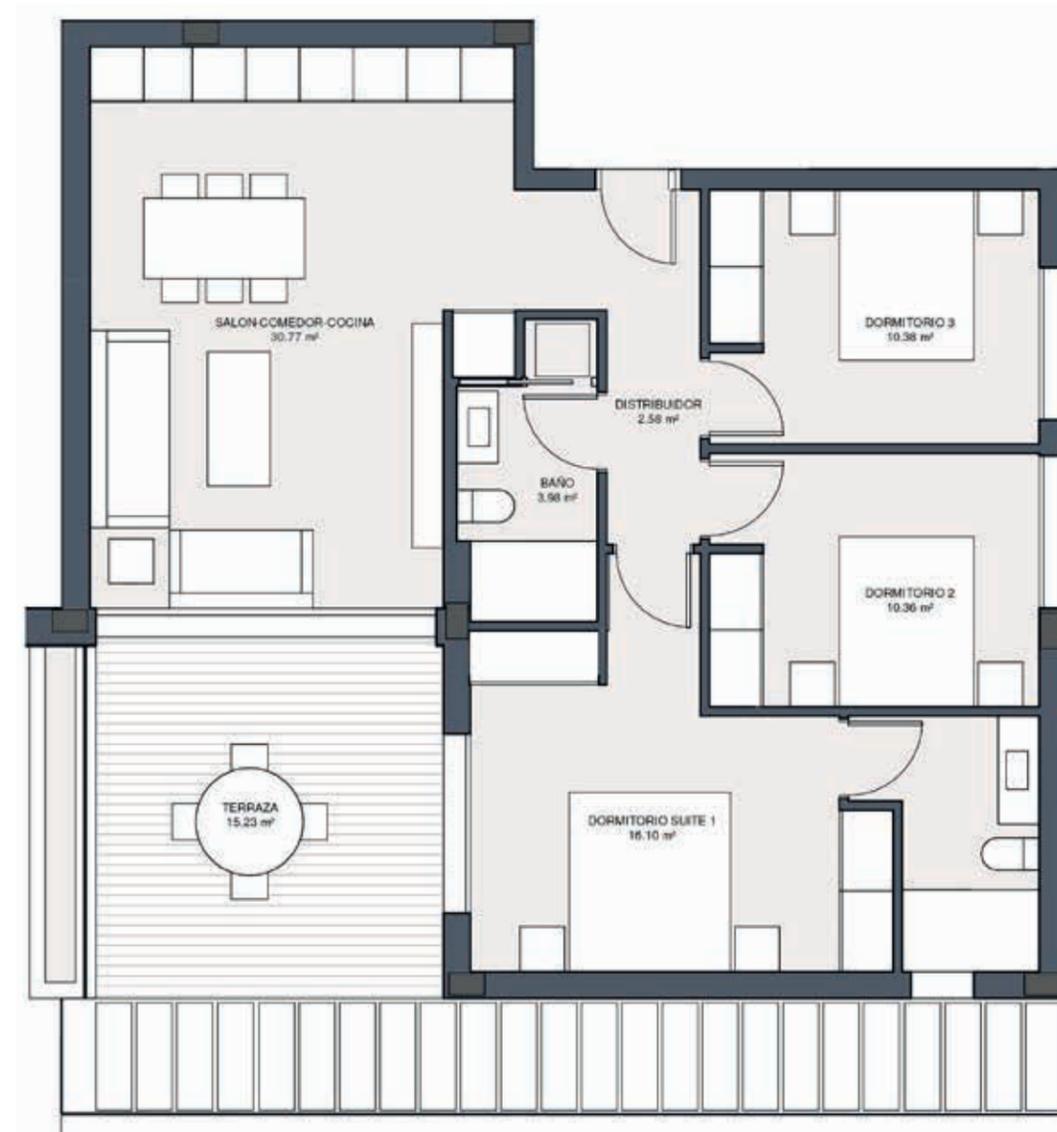
BLOCK 2
APARTMENT 03

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BLOCKS	01	02
APARTMENTS	03	03
BUILT AREA	102 M2	102 M2
BUILT TERRACE	25 M2	25 M2
PRIVATE GARDEN	180 M2	230 M2
BATHROOM	2	2
BEDROOMS	3	3

Plans Apartments

Orientation:
East



BLOCK 1
APARTMENT 06

BLOCK 2
APARTMENT 06

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BLOCKS	01	02
APARTMENTS	06	06
BUILT AREA	102 M2	102 M2
BUILT TERRACE	25 M2	25 M2
PRIVATE GARDEN	280 M2	160 M2
BATHROOM	2	2
BEDROOMS	3	3

Plans

Apartments



BLOCK 1
APARTMENT 07

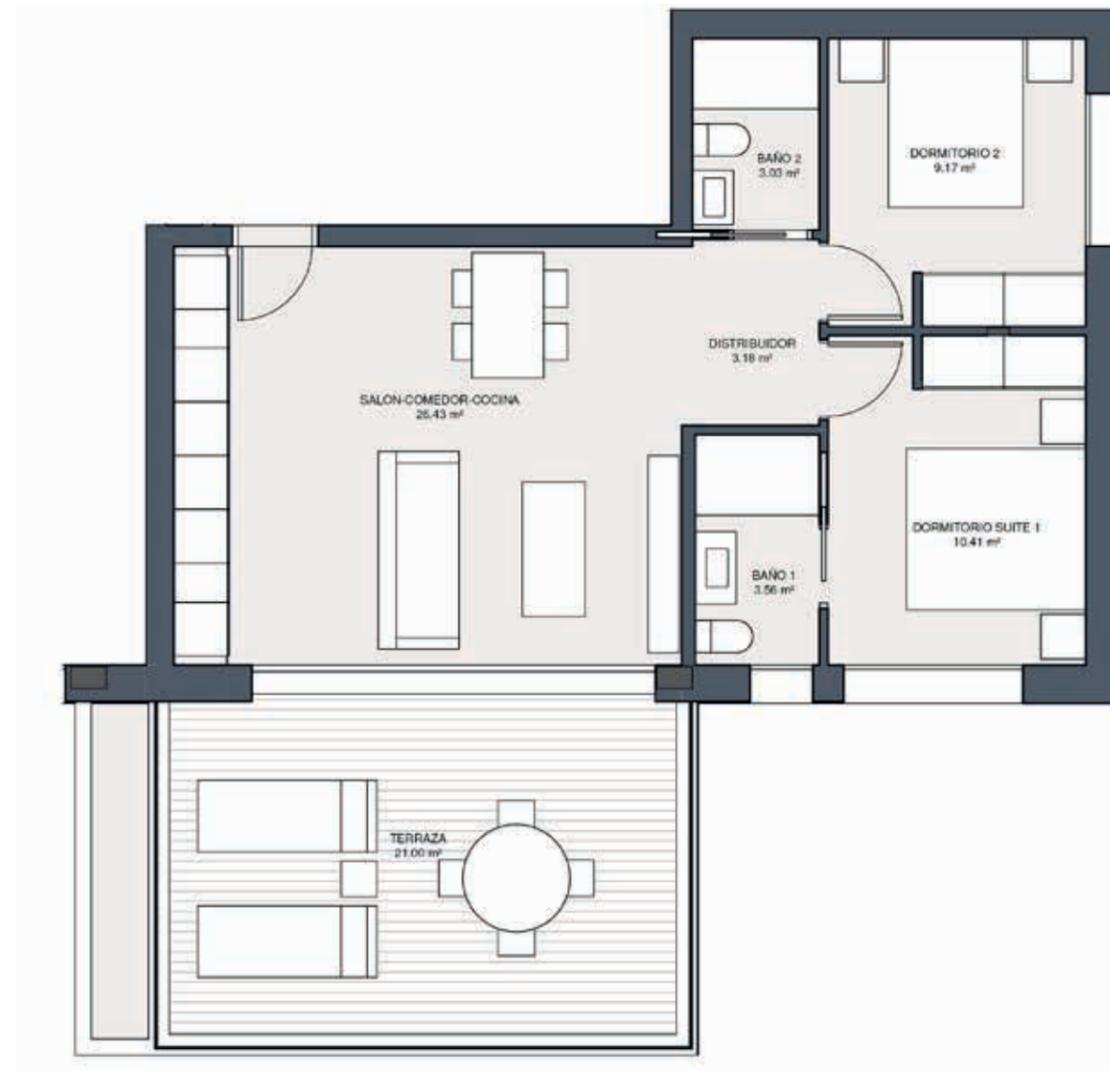
BLOCK 2
APARTMENT 07

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BLOCKS	01	02
APARTMENTS	07	07
BUILT AREA	75 M2	75 M2
BUILT TERRACE	28 M2	28 M2
PRIVATE GARDEN	--	--
BATHROOM	2	2
BEDROOMS	2	2

Plans Apartments

Orientation:
East



BLOCK 1
APARTMENT 10

BLOCK 2
APARTMENT 10

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BLOCKS	01	02
APARTMENTS	10	10
BUILT AREA	75 M2	75 M2
BUILT TERRACE	28 M2	28 M2
PRIVATE GARDEN	--	--
BATHROOM	2	2
BEDROOMS	2	2

Apartments



BLOCK 1
APARTMENT 11

BLOCK 2
APARTMENT 11

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BLOCKS	01	02
APARTMENTS	11	11
BUILT AREA	115 M2	115 M2
BUILT TERRACE	53 M2	53 M2
SOLARIUM	82 M2	82 M2
BATHROOM	2	2
BEDROOMS	3	3

Apartments



BLOCK 1
APARTMENT 12

BLOCK 2
APARTMENT 12

BLOCKS	01	02
APARTMENTS	12	12
BUILT AREA	115 M2	115 M2
BUILT TERRACE	53 M2	53 M2
SOLARIUM	82 M2	82 M2
BATHROOM	2	2
BEDROOMS	3	3

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Quality Report

STRUCTURE

Reinforced concrete which complies with the resistance and durability standards set out under Code “Código Estructural” and other existing regulations.

FAÇADE AND PARTITIONS

- External enclosures built with hollow ceramic bricks and including thermal-acoustic insulation chamber.
- Internal laminated plasterboard partitions.
- White hydraulic mortar and natural stone on façades.

ROOF

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

FLOORS

- Premium ceramic floor tiling indoor areas. Grey colour, in living areas and bathrooms and wood finish in bedrooms.
- Premium non-slip ceramic floor tiling in outdoor areas. Grey colour.

WALLS

- Ceramic walls tiling in bathrooms. Grey colour.
- Smooth white acrylic paint finish for indoor walls and ceilings.
- Anthracite grey colour on corridor side.
- Wood-finished melamine on corridor side.

OUTDOOR CARPENTRY

- Outdoor carpentry aluminium, with Thermal Break Bridge.
- Anthracite grey colour.
- Windows double glazing
- Motorized aluminium blinds in bedrooms. Anthracite grey colour.

INDOOR CARPENTRY

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

Quality Report

HOT WATER, HEATING AND AIR CONDITIONING SYSTEMS

- Centralized sanitary hot water system.
- Full installation of conduit and heat pump.
- Electrical underfloor heating in bathrooms.

KITCHEN

- Fully fitted kitchen.
- Cabinets with melamine wood finish. High cabinets with matt black finish. Kitchen worktop with man-made stone surfaces cement finish.
- Appliances: Induction hob, extractor, built-in refrigerator, built-in dishwasher, oven, microwave and washing machine.
- Stainless steel sink, vertical mixer tap.

SANITARY FITTINGS

- White vitrified porcelain sanitary ware*
- Countertop washbasin with bathroom cabinet and mirror.
- Black single level mixer taps.

ELECTRICAL INSTALLATION

- Telephone and television connection in living room and bedrooms.
- Video door phone.
- Switches and connectors Bticino Living Light.
- Interior and exterior lighting
- Smart Home System.

GARDEN

- Standard garden included in ground floor apartments (B1-02, B1-03, B1-06, B2-01, B2-02, B2-03, B2-06).
- EXTRAS (Not included in price)
- Furniture pack.
- Blinds pack.
- Pérgola (ground floor and penthouses).
- Summer kitchen (ground floor and penthouses).
- Swimming pool (ground floor with garden).
- Jacuzzi.



Legal disclaimer: some of the images contained in this document may be computer-generated infographics for illustrative purposes only and are not binding. The final design may be subject to change. The furniture and appliances shown are purely decorative and are not included in the property.

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