



LAS COLINAS
Golf & Country Club

Villas

ENEBRO COMMUNITY



Las Colinas Golf & Country Club

02



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 Internacional Airport 50 minutes away
- Región de Murcia Internacional Airport 45 minutes away

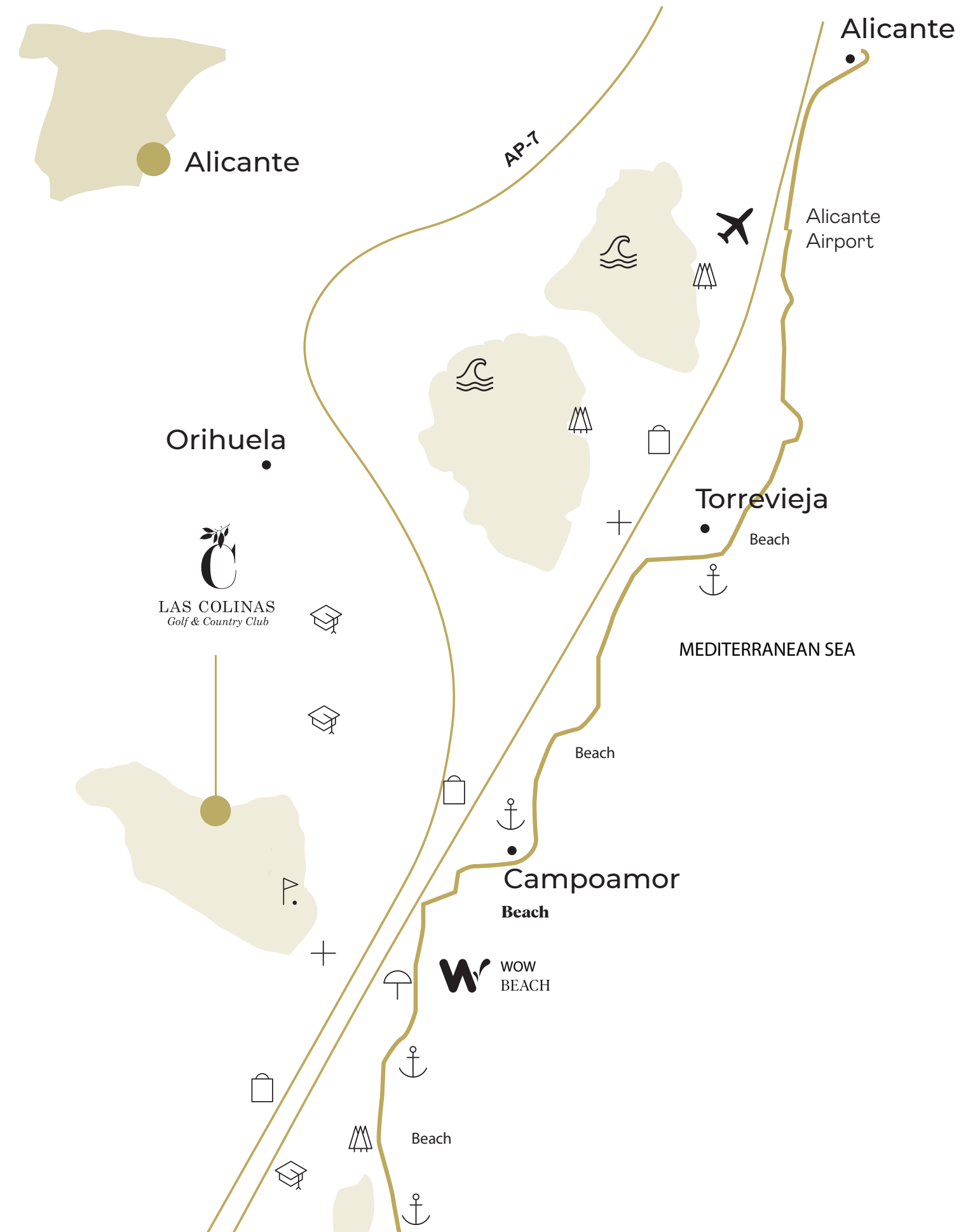
BY ROAD:

- 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 km. away
- AVE station in Murcia, 64 km. away
- AVE station in Orihuela, 28 km. away
- Talgo station in Balsicas, 30 km. away

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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
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 Naranjo |
| 13 Encina | 28 Níspero |
| 14 Enebro | 29 Olivo |
| 15 Granado | 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 |



Enebro Community



VILLAS

	01	02	03
BUILDING SURFACE GROUND FLOOR	172,15 M²	172,15 M²	172,15 M²
BUILDING SURFACE TERRACE	154,98 M²	154,98 M²	154,98 M²
GARDEN	727,62 M²	577,08 M²	588,31 M²

Luxury Forest Villas

The exclusive Enebro villas, located in the heart of the central island of Las Colinas Golf & Country Club, have been conceived from the outset with the best materials on the market to guarantee maximum comfort for those seeking that quality of life that only this corner of the Mediterranean can provide.

Overlooking the golf course and the lush Mediterranean forest in which our urban proposal is framed, Enebro is able to merge the most

comfortable distribution with the most avant-garde design to awaken unique emotions among those who live there.

A space doubly protected by a second security barrier and with dimensions in which all the lives that the residents want to live can fit.



EXTERIOR



BEDROOM 1



BEDROOM 2



SWIMMING POOL



LIVING ROOM



LIVING ROOM

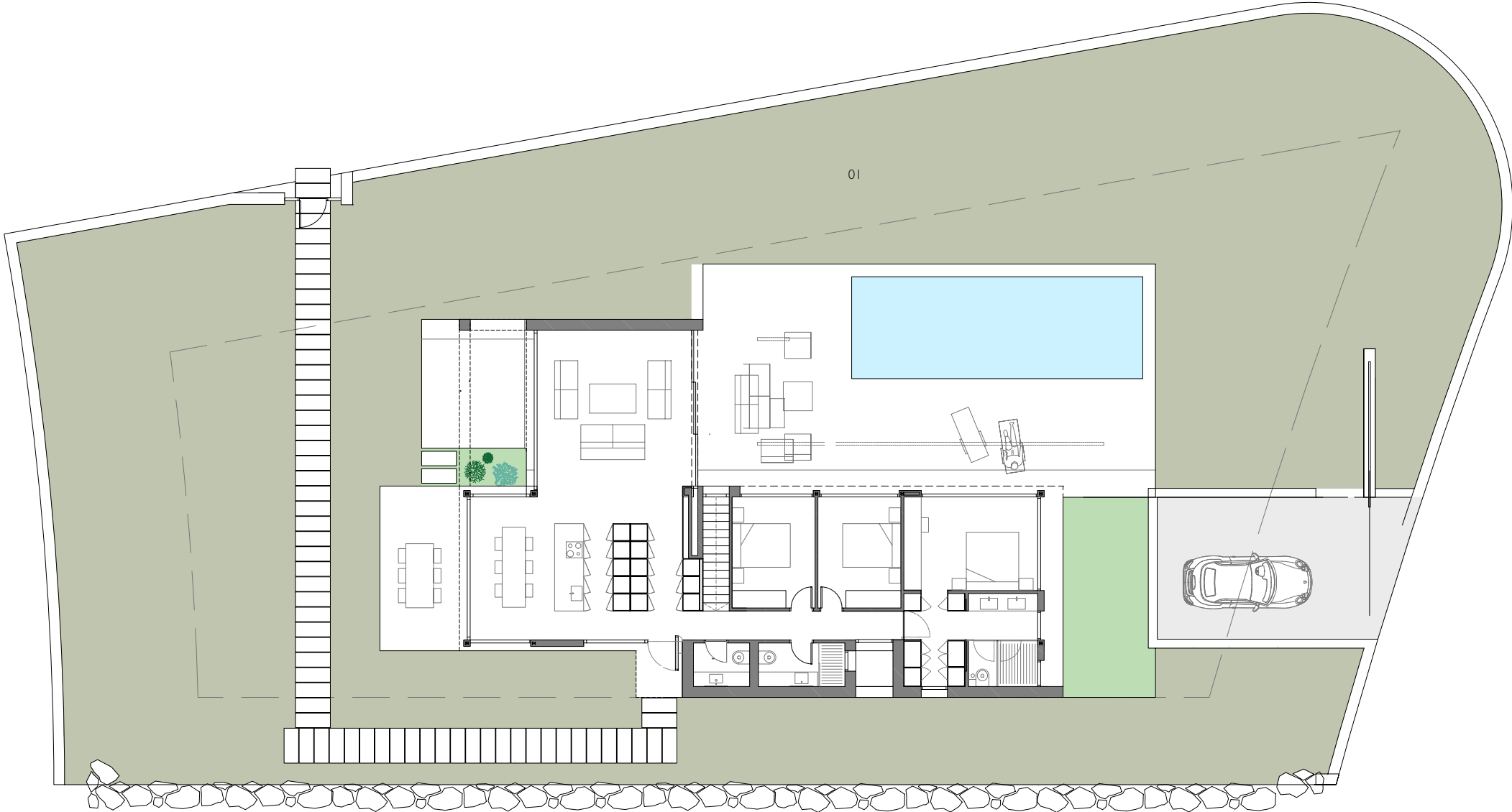


KITCHEN

Plans

Villa

Orientation:
South



VILLA 1

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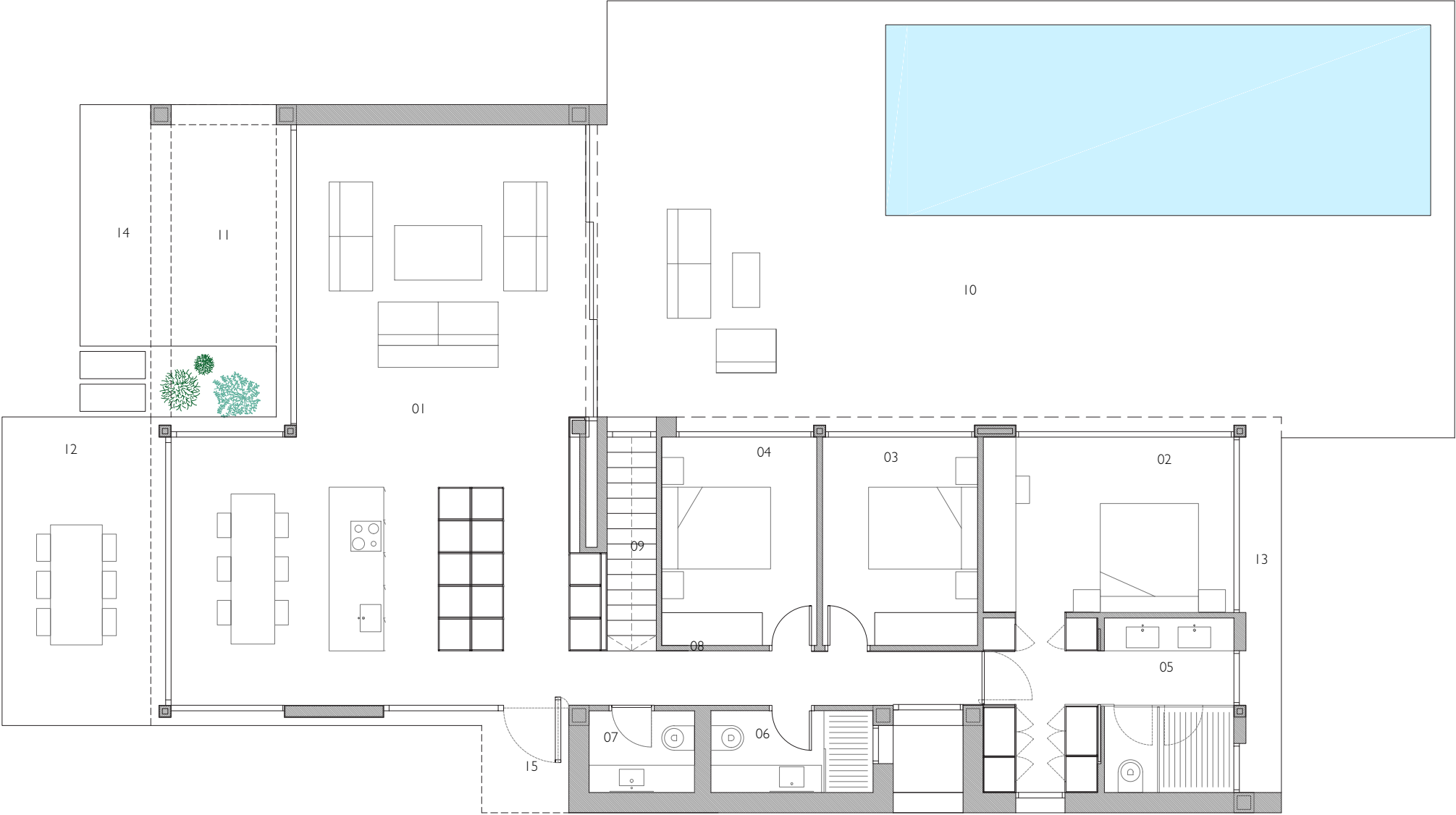
Plans

Villa

Orientation:
South

VILLA 1

USEFUL SURFACES	
LIVING ROOM - DINING ROOM - KITCHEN	63.83 M2
BEDROOM 1	21.61 M2
BEDROOM 2	10.89 M2
BEDROOM 3	10.89 M2
BATHROOM 1	7.57 M2
BATHROOM 2	4.46 M2
TOILET	2.90 M2
HALLWAY	5.80 M2
STAIRS	3.53 M2
TERRACE 1	91.58 M2
TERRACE 2	19.95 M2
TERRACE 3	15.45 M2
COVERED TERRACE 1	3.63 M2
COVERED TERRACE 2	2.56 M2
COVERED TERRACE 3	2.56 M2
SWIMMING POOL	35.00 M2
BUILT SURFACE	
LIVING PLACE	172.15 M2
TERRACES	120.00 M2

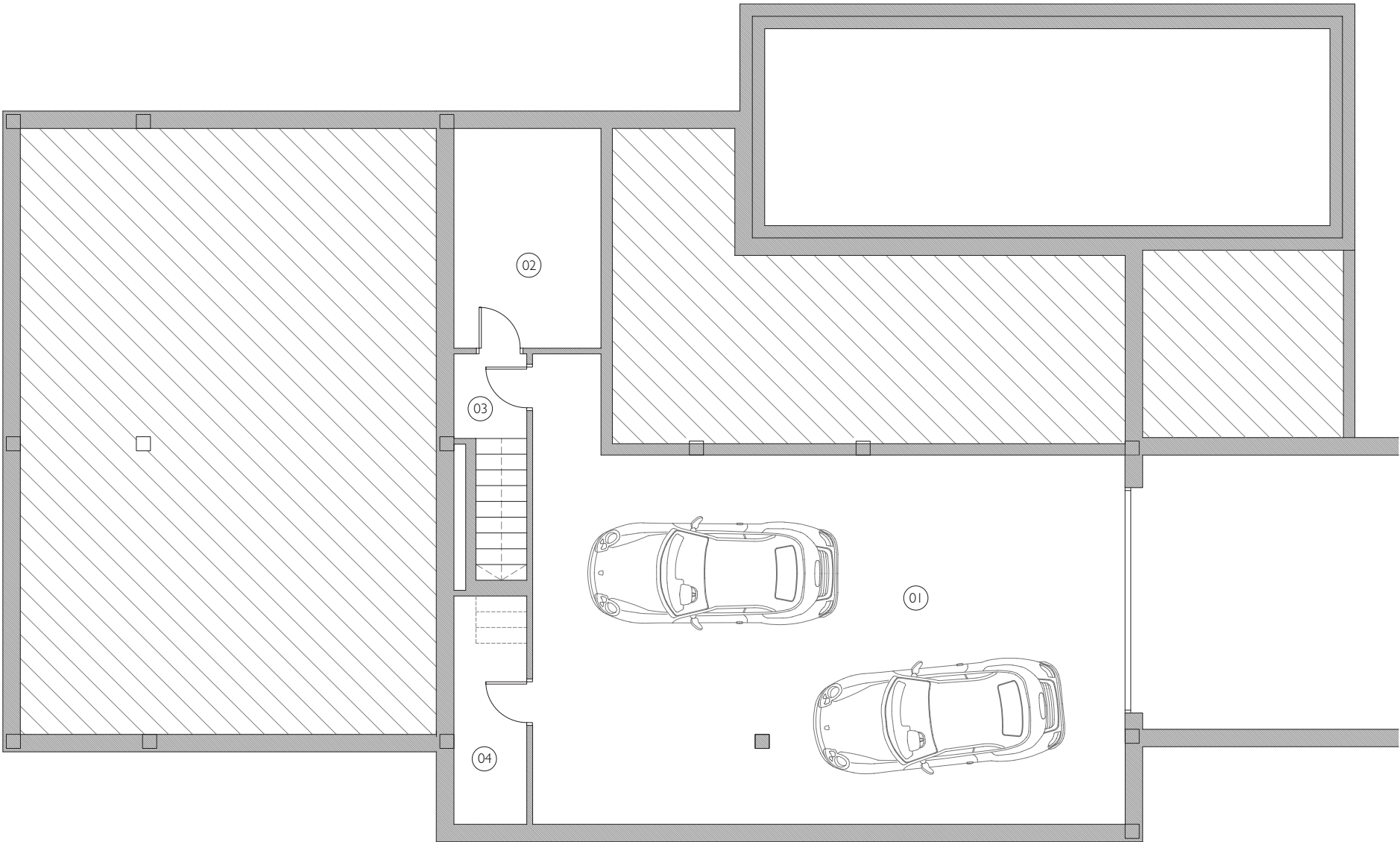


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Plans

Villa

Orientation:
South



VILLA 1

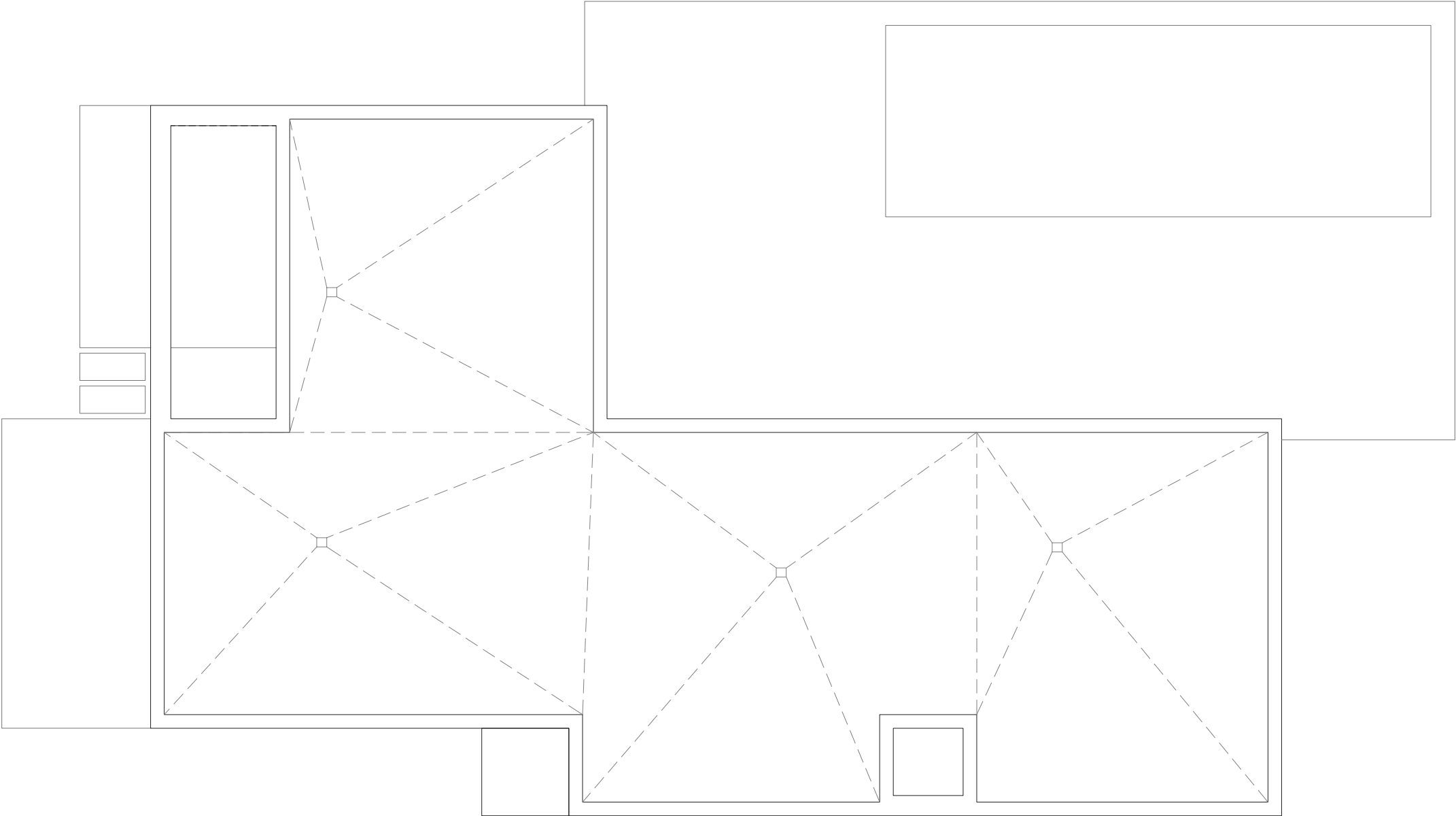
USEFUL SURFACES	
GARAGE	71.01 M2
LAUNDRY	7.55 M2
HALLWAY	1.94 M2
FACILITIES	5.24 M2

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Plans

Villa

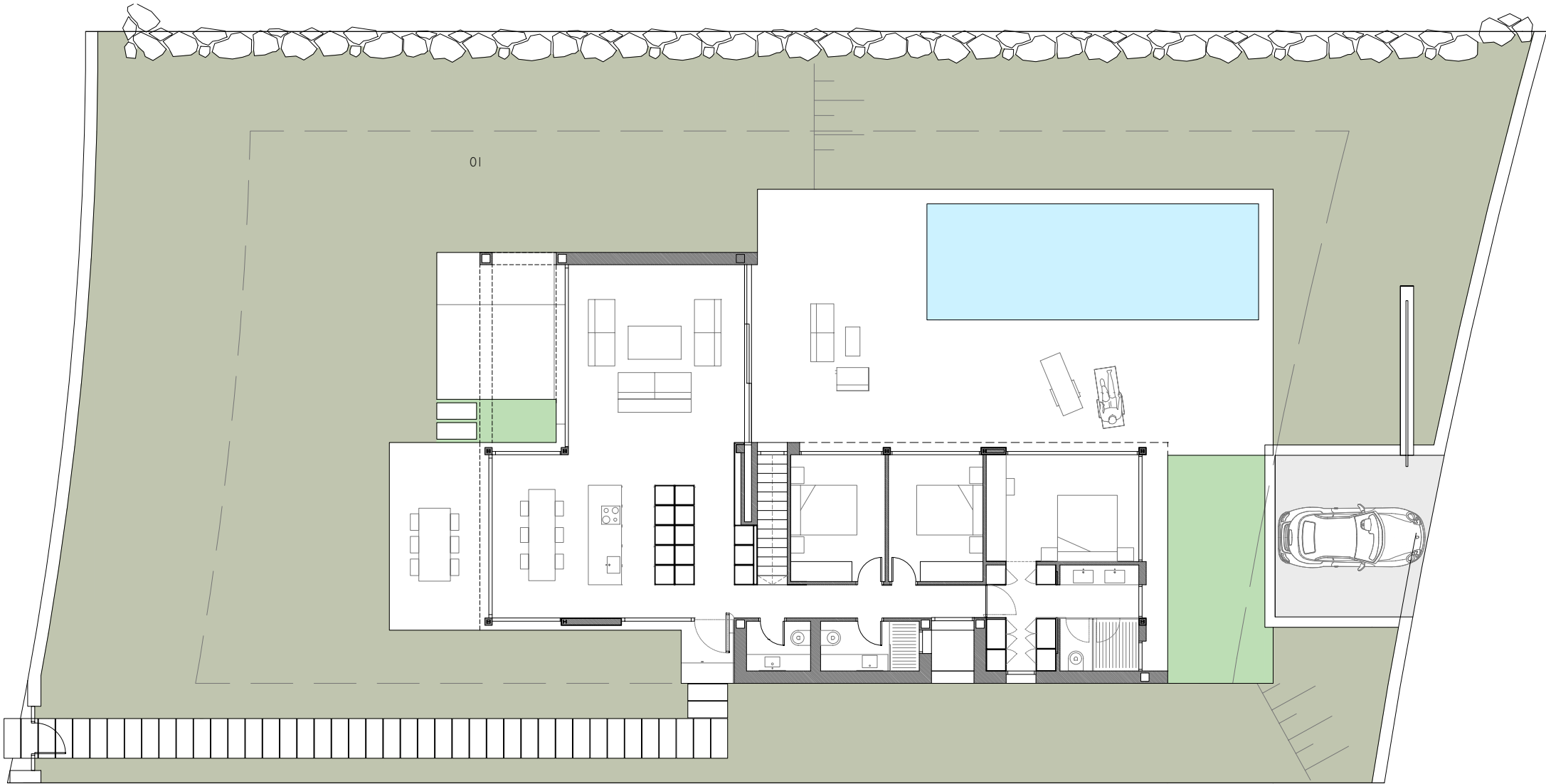
Orientation:
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Plans

Villa

Orientation:
South



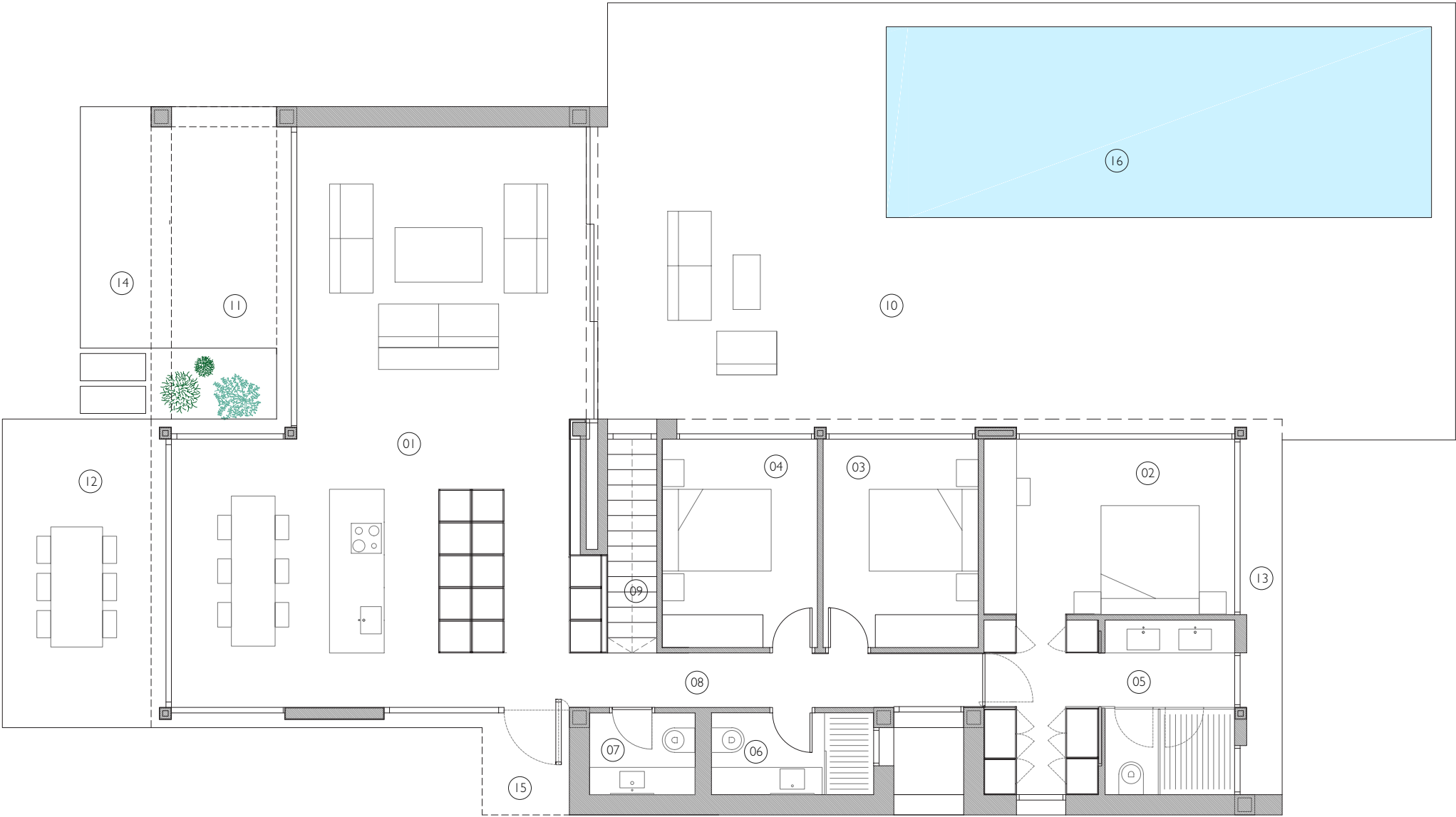
Plans

Villa

Orientation:
South

VILLA 2

USEFUL SURFACES	
LIVING ROOM - DINING ROOM - KITCHEN	63.83 M2
BEDROOM 1	21.61 M2
BEDROOM 2	10.89 M2
BEDROOM 3	10.89 M2
BATHROOM 1	7.57 M2
BATHROOM 2	4.46 M2
TOILET	2.90 M2
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SWIMMING POOL	35.00 M2
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LIVING PLACE	172.15 M2
TERRACES	120.00 M2

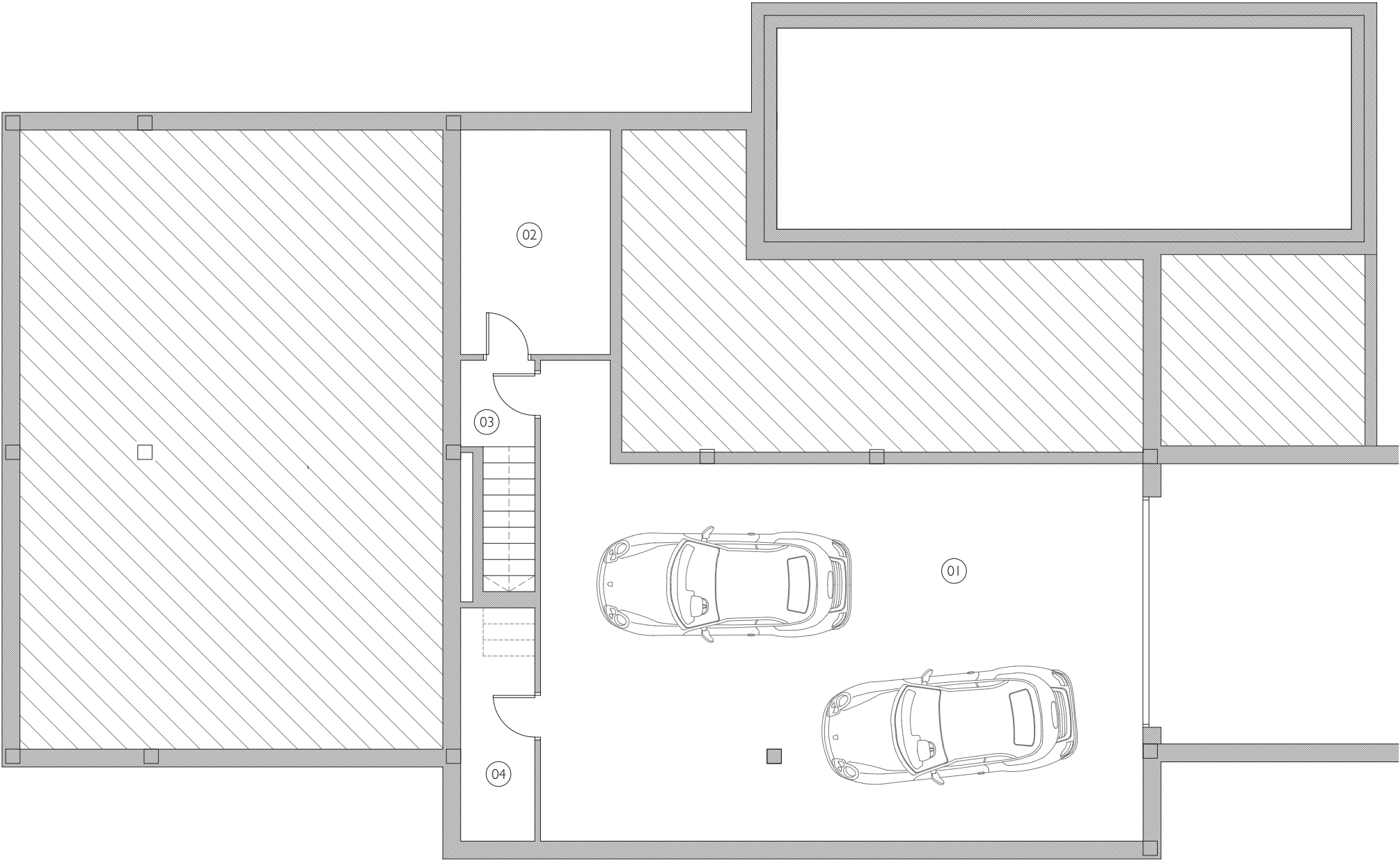


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Plans

Villa

Orientation:
South



VILLA 2

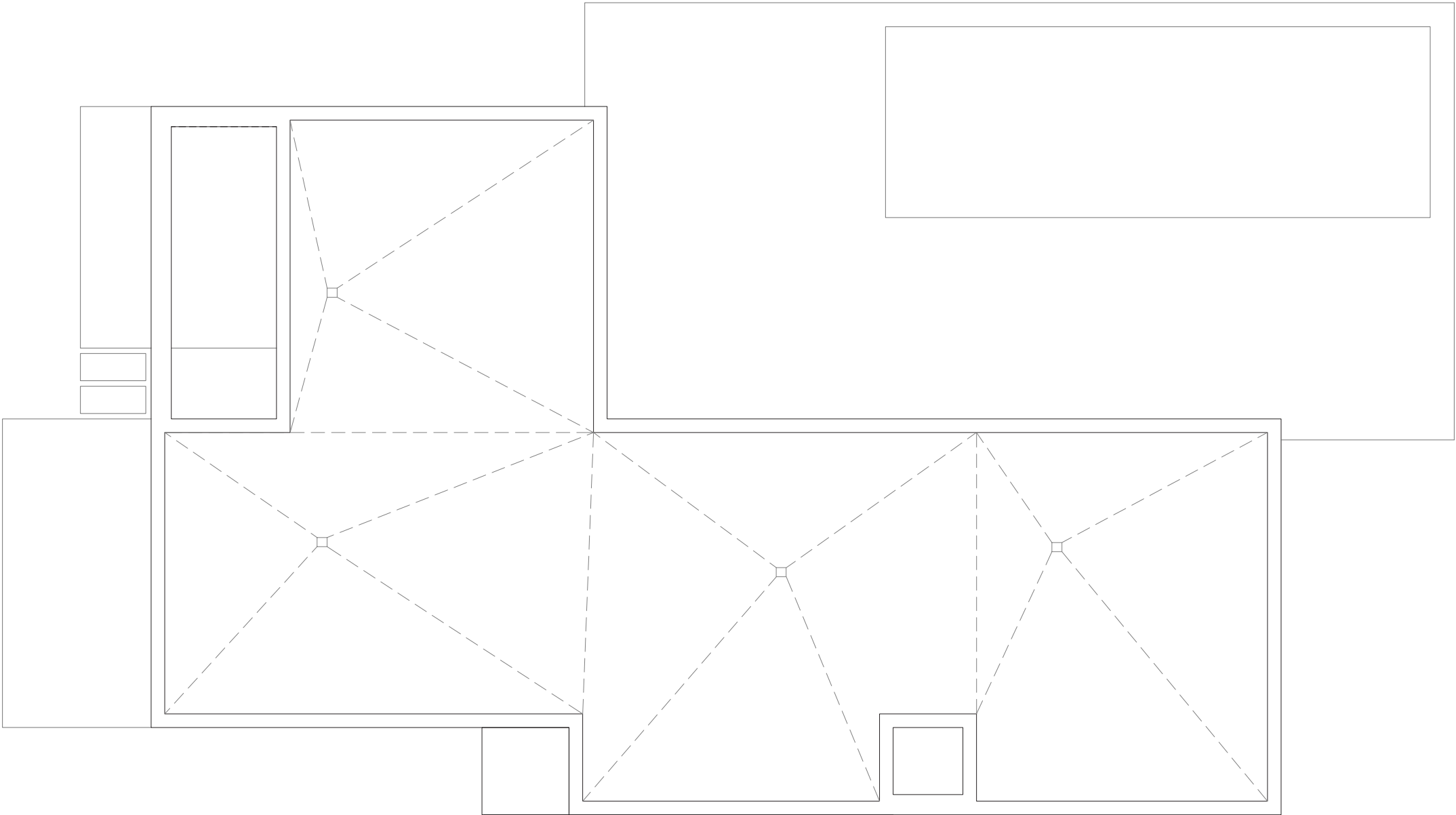
USEFUL SURFACES	
GARAGE	70.01 M2
LAUNDRY	7.55 M2
HALLWAY	1.94 M2
FACILITIES	5.24 M2

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Plans

Villa

Orientation:
South



Plans

Villa

Orientation:
South



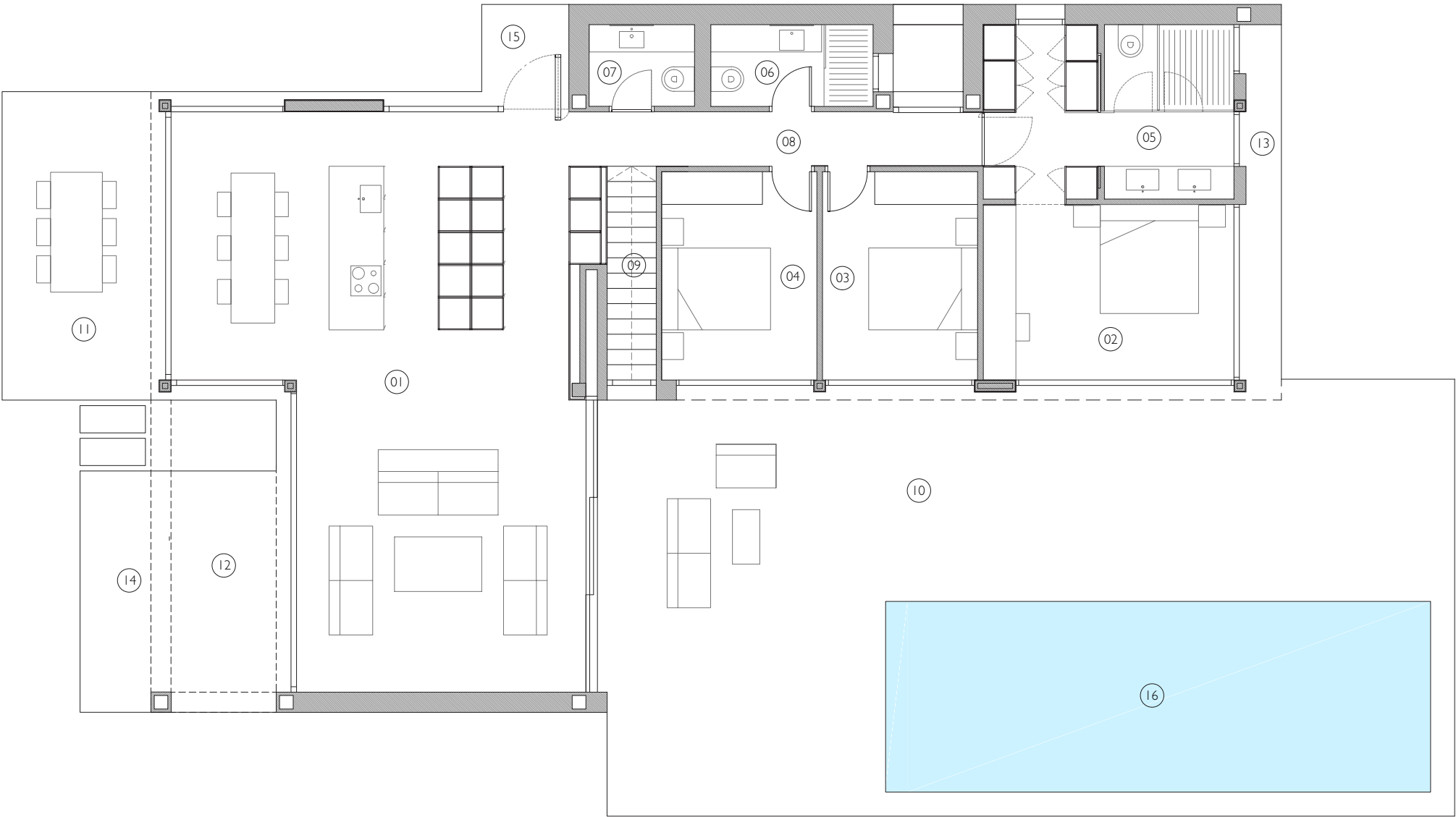
Plans

Villa

Orientation:
South

VILLA 3

USEFUL SURFACES	
LIVING ROOM - DINING ROOM - KITCHEN	63.83 M2
BEDROOM 1	21.61 M2
BEDROOM 2	10.89 M2
BEDROOM 3	10.89 M2
BATHROOM 1	7.57 M2
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BUILT SURFACE	
LIVING PLACE	172.15 M2
TERRACES	120.00 M2

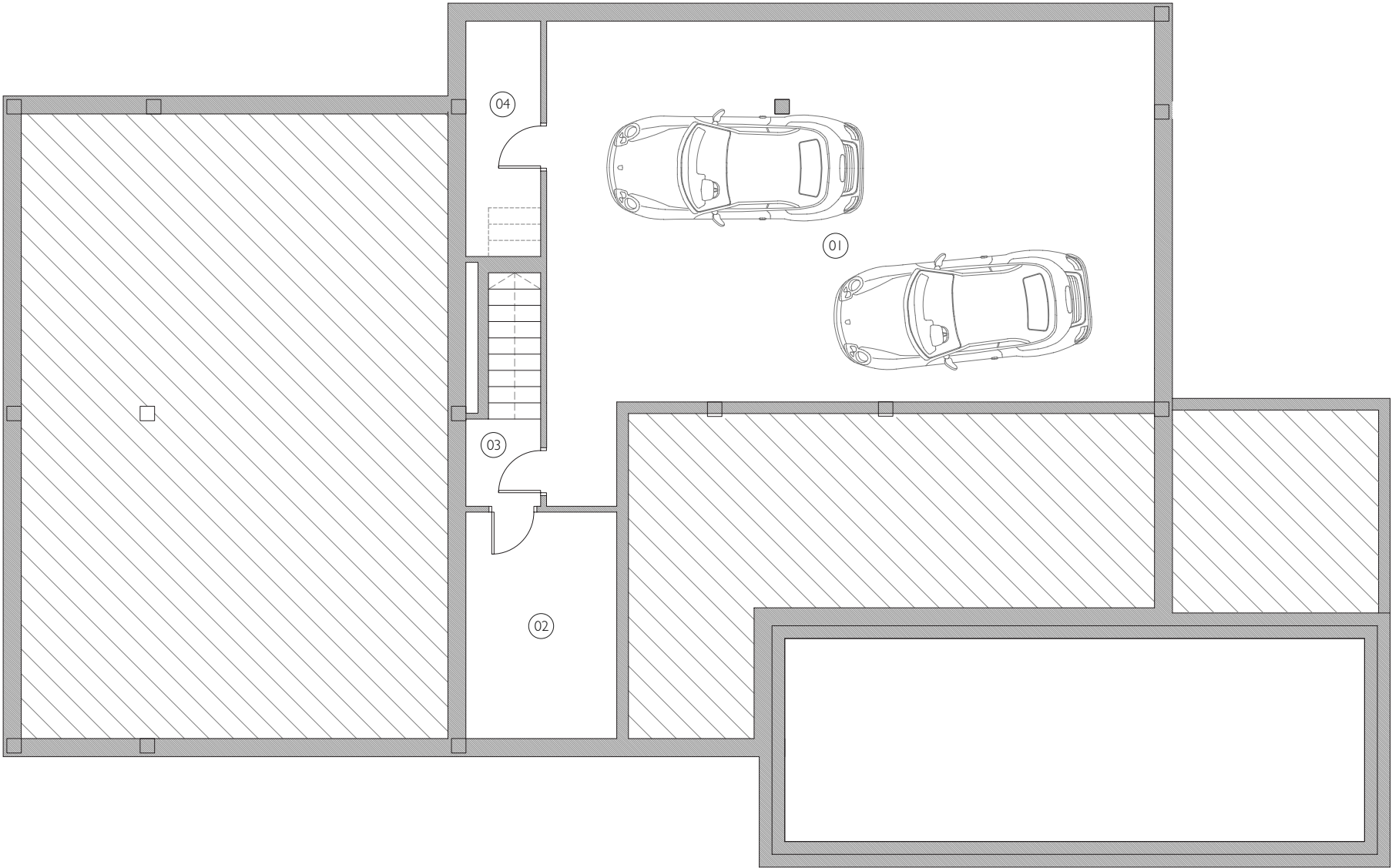


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Plans

Villa

Orientation:
South



VILLA 3

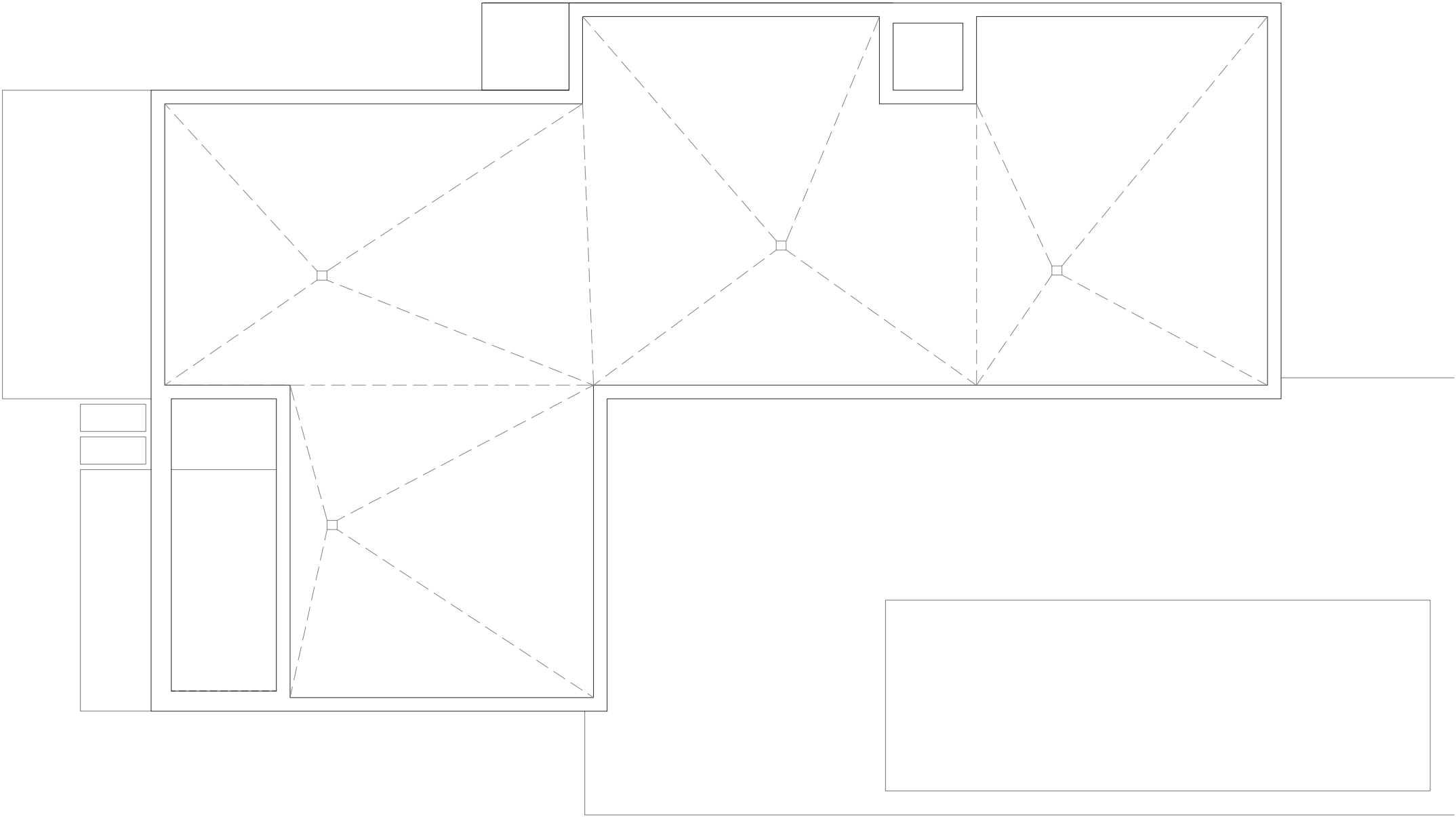
USEFUL SURFACES	
GARAGE	70.01 M2
LAUNDRY	7.55 M2
HALLWAY	1.94 M2
FACILITIES	5.24 M2

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Plans

Villa

Orientation:
South



Quality Report

STRUCTURE

Reinforced concrete, which complies with the resistance and durability standards set out under “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.
Hydraulic mortar on façades, white colour.

ROOF

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

FLOORS

Premium ceramic floor tiling indoor areas, SALONI PETRALAVA 90x90 cm.

Premium non-slip ceramic floor tiling in outdoor areas, SALONI PETRALAVA 90x90 cm.

WALLS

Ceramic walls tiling around shower and bath areas in bathrooms, SALONI PETRALAVA

90x90. Smooth acrylic paint finish for indoor walls and ceilings.

OUTDOOR CARPENTRY

Outdoor carpentry aluminium, with Thermal Break Bridge.

Windows with double glazing.

Graduable motorized aluminium blinds in bedrooms.

INDOOR CARPENTRY

Indoor doors, colour lacquered wood.

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

HEATING AND AIR CONDITIONING SYSTEMS

Full installation of conduit and heat pump.
Underfloor heating.

HOT WATER, HEATING AND AIR CONDITIONING SYSTEMS

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

Quality Report

KITCHEN

Fully fitted kitchen.

Appliances Siemens:

- Microwave
- Washing machine
- Cooker hood
- Fridge Int
- Freezer Int
- Dishwasher
- Induction hob
- Oven

Kitchen worktop with man-made stone surfaces, brand SILESTONE WHITE ZEUS.

Stainless steel sink.

SANITARY FITTINGS

Drainage network using acoustic PVC.

Cold and hot water distribution system.

Bathroom fitting. Toilet DURAVIT STARCK 3.

Chrome single lever taps HANSGROHE.

Bathroom furniture with integrated sink.

ELECTRICAL INSTALLATION

Electrical installation for high electrification level.

Telephone and televisión connection in living room, kitchen and bedrooms. National and

satellite TV channel reception. Switches and connectors Bticino.

Video door phone Bticino.

Interior and exterior LED lighting.

Smart Home, Legrand with Netatmo.

GARDEN

Individual swimming pool (3,5x10 m²). Saline purification and autofill system, including:

- Excavation
- Construction of the pool
- Stair
- Mosaic tiling
- Pump and filter system
- Electric, sewage and water connection
- Tiled edge
- 2 spot lights
- Salt system for pool
- Exterior shower
- Heating pump preinstallation

INCLUDED IN PRICE

Osmosis.

Garage.

Standard garden (max. 9.000 €).

Internet connection, (maintenance for 1 year).

Basic alarm system, (maintenance for 1 year).



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