



LAS COLINAS
Golf & Country Club

Limonero Community
VERNA APARTMENTS



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 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 Mandarin |
| 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 |



Verna Apartments



BLOCKS 01 / 02

APARTMENTS	GROUND FLOOR	FIRST FLOOR	SECOND FLOOR	PENTHOUSE
BUILT AREA	122.14 M ²	122.20 M ²	86.76 M ²	169.62 M ²
BUILT TERRACE	--	31.77 M ²	17.60 M ²	120.18 M ²
PRIVATE GARDEN	56.75 M ²	--	--	--
SOLARIUM	--	--	--	108.25 M ²

Apartments with dreamy views

The Limonero Community expands its horizons and expands into a new phase: Verna Apartments.

Flats with sunny terraces located in the exclusive resort on the Mediterranean coast: Las Colinas Golf & Country Club.

Verna consists of a cosy home with views of the impressive golf course and breathtaking sea views.

Homes conceived for the comfort and privilege of those who want to connect with the dreamed Mediterranean climate.

Las Colinas Golf & Country Club continues to fulfil the wishes of those who wish to live surrounded by nature.









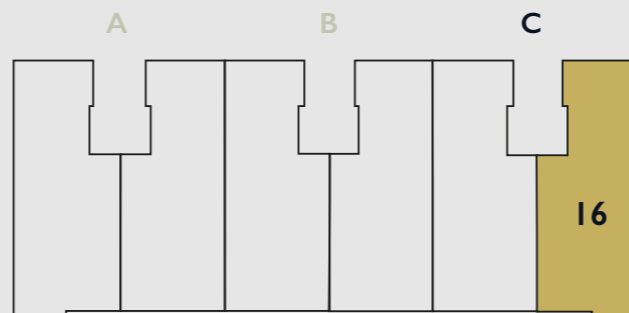
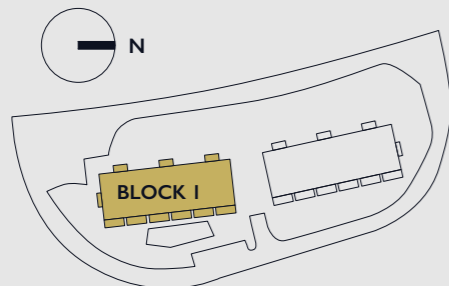








USEFUL AREA	m ²
01 Living room - Dining room - Kitchen	46.53
02 Bedroom 1	18.08
03 Bedroom 2	11.89
04 Bedroom 3	13.12
05 Bathroom 1	6.04
06 Bathroom 2	4.93
07 Terrace 1	40.78
08 Terrace 2	10.08
TOTAL HOUSING	100.59
TOTAL TERRACES	50.86
CONSTRUCTED AREA	m ²
HOUSING	124.68
TERRACES	56.75



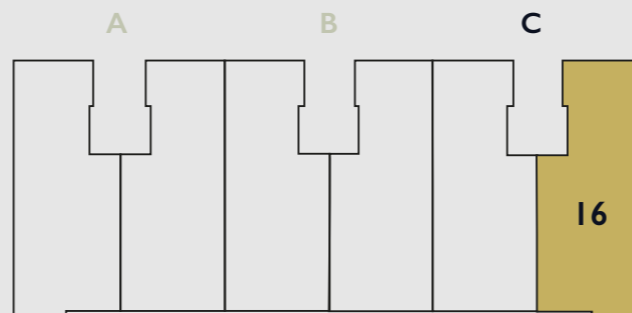
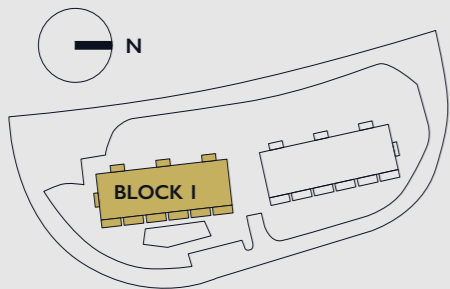
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6	5	14	13	12	22	21	20
4	3	11		10	19		18
2	1	9		8	17		16
Parking							

Apartments

BLOK 1
Ground floor
Staircase C
Apartment 16
Garden



01 Private garden: 38,27 m²

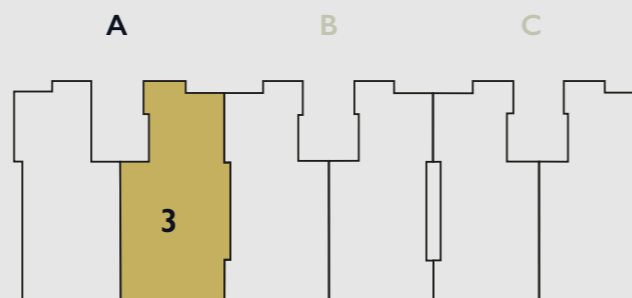
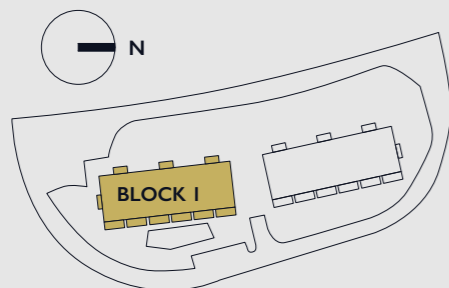


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4	3	11		10	19		18
2	1	9		8	17	16	
Parking							



USEFUL AREA	m ²
01 Living room - Dining room - Kitchen	46.53
02 Bedroom 1	18.08
03 Bedroom 2	11.89
04 Bedroom 3	13.12
05 Bathroom 1	6.04
06 Bathroom 2	4.93
07 Terrace	29.10
TOTAL HOUSING	100.59
TOTAL TERRACE	29.10

CONSTRUCTED AREA	m ²
HOUSING	122.20
TERRACE	31.77



7		15			23		
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Parking							

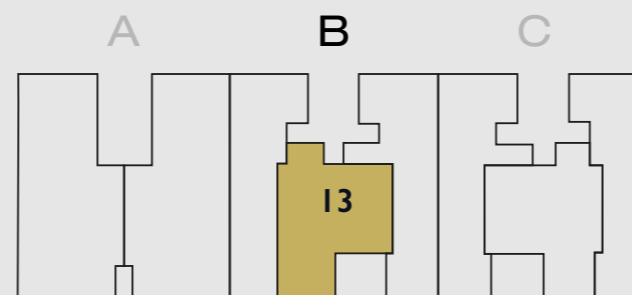
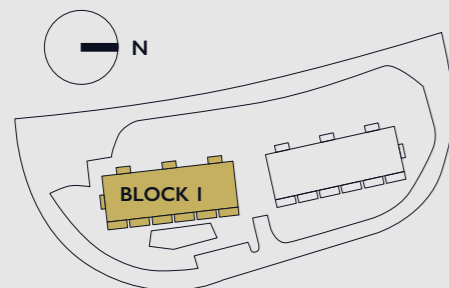
Plans

BLOK 1
Second floor
Staircase B
Apartment 13



USEFUL AREA	m ²
01 Living room - Dining room - Kitchen	32.39
02 Bedroom 1	16.35
03 Bedroom 2	11.90
04 Bathroom 1	4.68
05 Bathroom 2	4.60
06 Terrace	16.92
TOTAL HOUSING	72.42
TOTAL TERRACE	16.92

CONSTRUCTED AREA	m ²
HOUSING	88.26
TERRACE	23.28

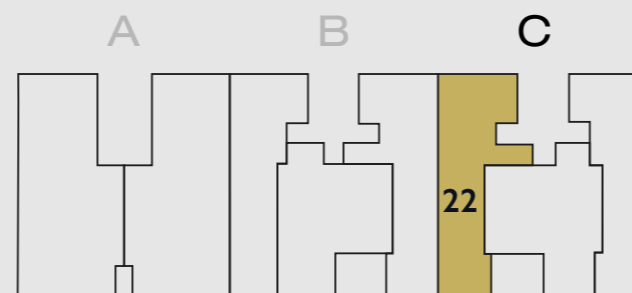
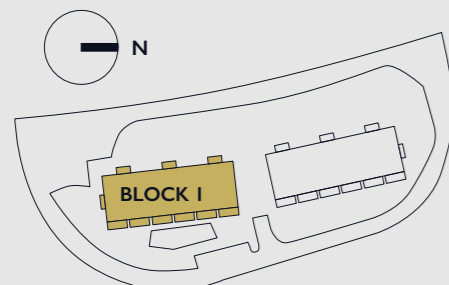


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6	5	14	13	12	22	21	20
4	3	11		10	19		18
2	1	9		8	17		16
Parking							



USEFUL AREA	m ²
01 Living room - Dining room - Kitchen	34.31
02 Bedroom 1	14.04
03 Bedroom 2	10.92
04 Bathroom 1	4.75
05 Bathroom 2	3.83
06 Terrace	16.07
TOTAL HOUSING	71.60
TOTAL TERRACE	16.07

CONSTRUCTED AREA	m ²
HOUSING	89.71
TERRACE	22.50



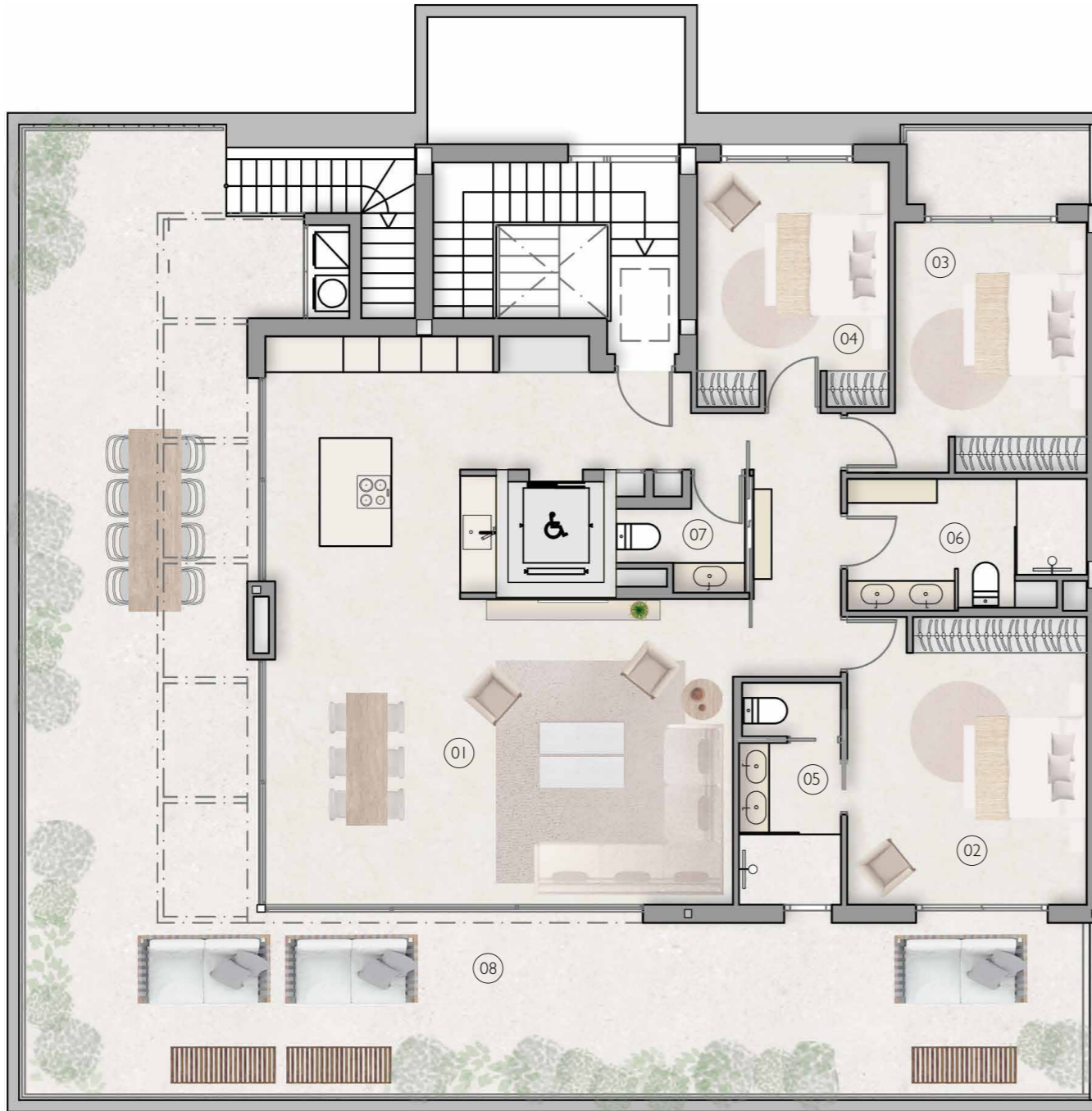
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Parking							

Plans

BLOK 1

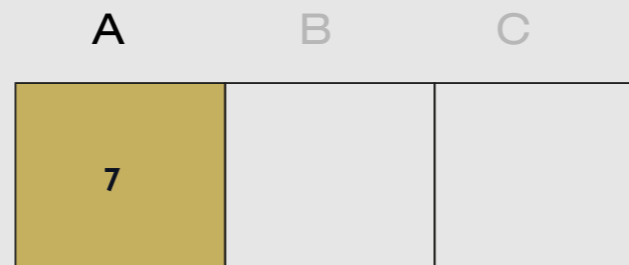
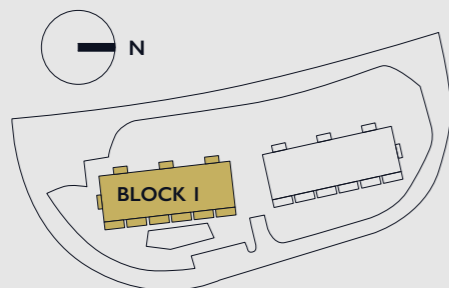
Penthouse

Staircase A
Apartment 7

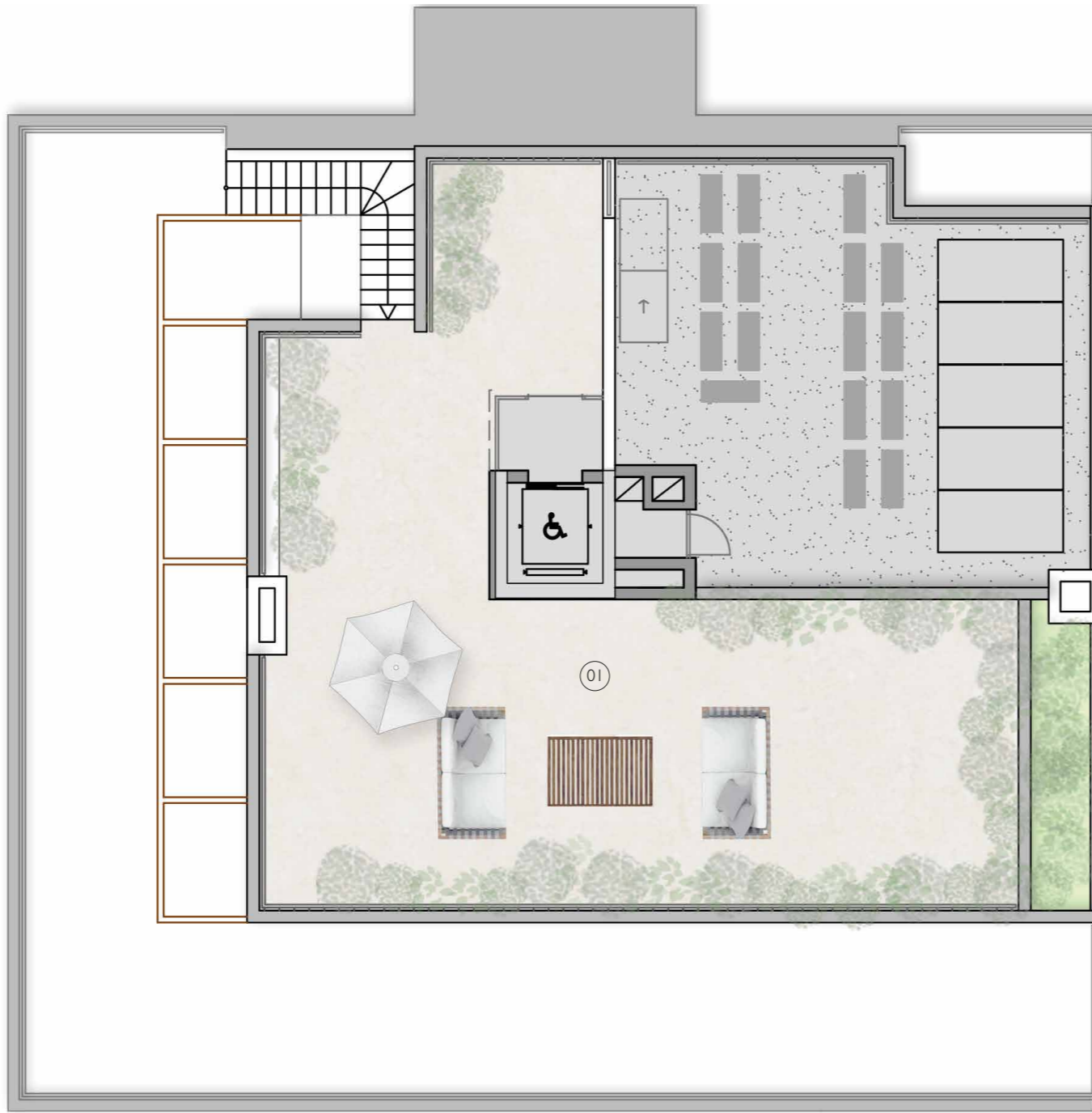


USEFUL AREA	m ²
01 Living room - Dining room - Kitchen	72.60
02 Bedroom I	20.30
03 Bedroom 2	13.37
04 Bedroom 3	13.05
05 Bathroom I	6.11
06 Bathroom 2	7.00
07 Aseo	2.47
08 Terrace I	112.77
09 Terrace II	4.53
TOTAL HOUSING	134.90
TOTAL TERRACE	117.30

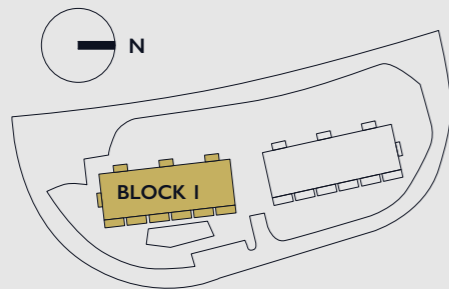
CONSTRUCTED AREA	m ²
HOUSING	171.54
TERRACES	127.95



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4	3	11		10	19		18
2	1	9		8	17		16
Parking							



USEFUL AREA	m ²
01 Solarium	110.25
CONSTRUCTED AREA	m ²
SOLARIUM	120.63



A	B	C
7		

7		15			23		
6	5	14	13	12	22	21	20
4	3	11		10	19		18
2	1	9		8	17		16
Parking							

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 on façades.

ROOF

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

FLOORS

- Premium ceramic floor tiling indoor areas.
- Premium non-slip ceramic floor tiling in outdoor areas.

WALLS

- Ceramic walls tiling in bathrooms.
- Smooth white acrylic paint finish for indoor walls and ceilings.

OUTDOOR CARPENTRY

- Outdoor carpentry aluminium, with Thermal Break Bridge.
- Windows double glazing
- 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.

Quality Report

HEATING AND AIR CONDITIONING

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

KITCHEN

- Fully fitted kitchen.
- Cabinets with melamine board. Kitchen workshop with man-made stone surfaces.
- Appliances: Induction hob, extractor, built-in refrigerator, built-in dishwasher, oven, microwave and washing machine.
- Black matt sink and vertical mixer tap.

SANITARY FITTINGS

- Vitrified porcelain toilet.
- Bathroom cabinet with black matt washbasin and mirror.
- Black single level mixer taps.

ELECTRICAL INSTALLATION

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

GARDEN

- Standard garden included in ground floor apartments.

EXTRAS (Not included in price)

- Furniture pack.
- Blinds pack.
- Pérgola (ground floor and penthouses).
- Summer kitchen (ground floor and penthouses).
- Jacuzzi (ground floor and penthouse).



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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