



KUMQUAT COMMUNITY

sunny mediterranean terraces



DEVELOPER



LAS COLINAS
RESIDENTIAL



welcome to a word apart

Las Colinas Golf & Country Club is situated on the Mediterranean coast, south of Alicante.

A unique, natural enclave, carefully respected and preserved, is the ideal place for well-being and for enjoying a Mediterranean lifestyle, where exclusive homes blend harmoniously into their natural surroundings. A place where you'll feel a world away.

The luxury of living in nature's midst, while having access to high-end sports and leisure facilities, along with privacy, quality and customer service, make Las Colinas Golf & Country Club a place where life takes on a whole new meaning.

Unique experience on arrival

The canyon entrance, winding its way through hills flanked by palm trees, reveals, at the end of the route, a beautiful valley through which the golf course runs. This canyon also shelters Las Colinas from the outside world, preserving its tranquillity, privacy and natural beauty.



Natural areas with Mediterranean vegetation

More than 200,000 m² of natural spaces and landscape paths, with native Mediterranean vegetation, have been preserved.



Maximum privacy and security

Las Colinas Golf & Country Club occupies a 330 hectare valley set among hills that form a natural barrier, safeguarding the privacy of the complex and its residential community. It has a single entry point and a 24-hour security service.



An island surrounded by a natural park of Mediterranean forest

Las Colinas enjoys an exceptional location, surrounded by more than 10,000 hectares of natural park and Mediterranean forest where no other residential developments are permitted.

Exquisite quality sports and leisure facilities

In addition to the golf course, Las Colinas Golf & Country Club offers a complete range of sports, leisure, accommodation and restaurant facilities, including WOW Beach right on the waterfront.



An exceptional climate

Las Colinas Golf & Country Club enjoys over 300 days of sunshine a year, mild winters and pleasant summer temperatures.



A world apart *environmentally friendly*



Las Colinas Golf & Country Club is aware of its responsibility in the current climate and environmental context, which requires the maximum use of resources. Following this premise, it has achieved major milestones, which most notably include:

- The use of recycled water for irrigation of the golf course and communal areas.
- Intelligent centralised irrigation control.
- The removal of plastic elements.
- Cleaning of all facilities with ECO-labelled products.
- 100% electric golf course buggy fleet.



In addition, hundreds of animal and plant species coexist in its facilities, which are protected thanks to a landscaping and conservation plan and the creation of scenic paths that ensure not only the development of these biodiverse communities, but also the enjoyment of those who want to be in contact with nature.

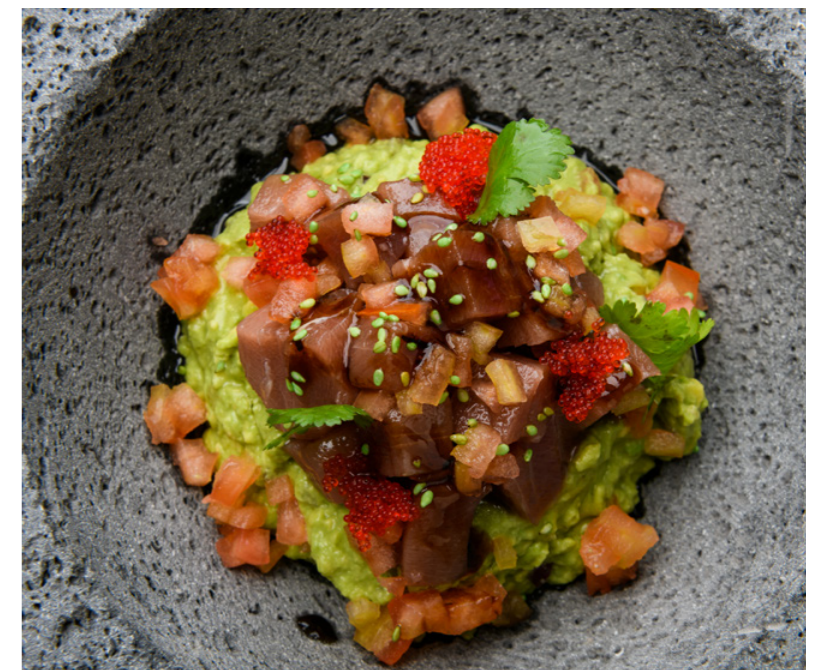
Since its inception, Las Colinas has applied a comprehensive Sustainable Development and Environmental Protection Measures Plan prepared by the Polytechnic University of Valencia.



A world apart to enjoy the cuisine

Las Colinas Golf & Country Club has three restaurants with a diverse range of cuisine: umawa, that fuses Japanese, Mexican and Nikkei cuisine; il Palco, with a culinary service based on traditional Italian cuisine, and unik, which, along with an international cuisine, combines with a Mediterranean touch.

In addition, just a few minutes from Las Colinas Golf & Country Club, on the beachfront of La Glea, you will find WOW Beach where you can enjoy the sunshine, sand and sea.



A world apart to play golf



The Las Colinas golf course stands out for its exclusive and unique design. Designed by the American landscape architect Cabell B. Robinson, creator of internationally renowned courses.

It has been recognized as the “Best Golf Course in Spain” on five occasions, according to the prestigious World Golf Awards and is one of the 100 best golf courses in continental Europe according to Golf World magazine.

In addition to its 18 championship par 71 holes, there is a short game area designed by European Tour winner Miguel Angel Jimenez, a natural grass practice area and a large putting green.

The commitment to innovation has led Las Colinas Golf & Country Club to incorporate Toptracer technology, taking the practice of golf to new level of excitement and fun.





A world apart in access and communications

Las Colinas Golf & Country Club is located in the south of the province of Alicante, just 4.5 km from the coast as the crow flies. It enjoys excellent communications by air, road and rail.

HOW TO GET THERE



By air

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



By road

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



By train

- AVE high speed train station in Alicante, 74 km away.
- AVE high speed train station in Orihuela, 28 km away.
- Talgo station in Balsicas, 30 km away.

A world apart in services and facilities

- 1 Clubhouse
Las Colinas Residential
Real Estate sales office
Las Colinas Residences Check - in
Restaurant unik / Take away
Restaurant umawa
Golf shop
Golf academy
Kid's zone
ATM
- 2 Restaurant il Palco
Croquet court
- 3 Las Colinas Sports & Health Club
Gym and Wellness
Petanque court
- 4 Racquet Club
Tennis and Padel Academy
- 5 Mini Market
Electric Car Charging Point
- 6 Las Colinas Residential
Oficina de ventas inmobiliaria
- 7 Short Game Area by
Miguel Ángel Jiménez
- 8 Nature trail
- 9 Canyon entrance
Security
Amazon Locker



find out
the meaning
of KUMQUAT

Kumquat, also known as “dwarf orange”, is a gourmet citrus fruit famous for its unique combination of sweetness and acidity, as well as its culinary versatility.

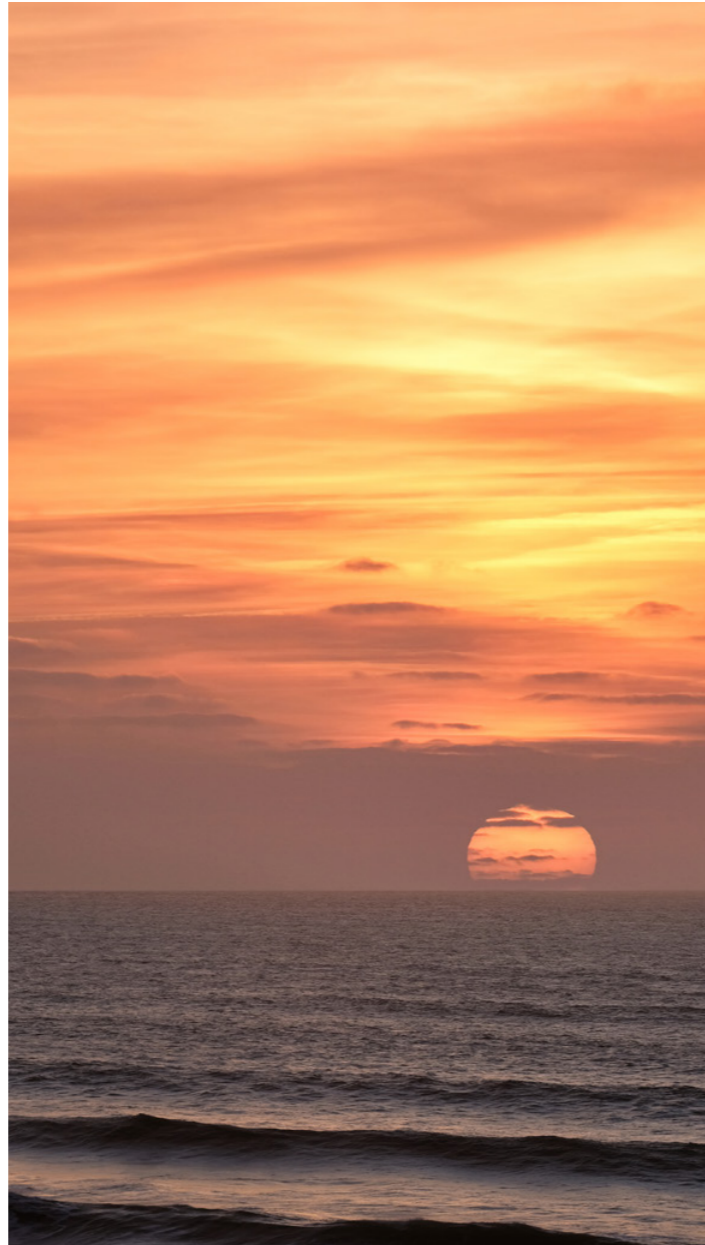
The essence of the name Kumquat reflects the beauty and uniqueness of these exclusive flats at Las Colinas Golf & Country Club. Houses in which you can experience the sweetness of a home designed for comfort, functionality and style and live in harmony with nature.

Let yourself be captivated by the beauty, freshness and elegance of Kumquat.



Kumquat Community

sunny mediterranean terraces



The design of the exclusive flats in the Kumquat Community was specially conceived so that the Mediterranean lifestyle could be enjoyed and it offers the highest quality standards. Its communal areas have gardens and a large communal swimming pool.



Its contemporary, straight-lined architecture blends perfectly with the cobbled walls of the façade that frame the rooms' large windows.

The interior of the flats opens up to the outside, reducing any visual obstacles to a minimum, guaranteeing views of the sea or the Mediterranean forest and making the home more functional. The large cascading terraces, facing south and bathed in the warmth of the Mediterranean light, are the main features of the Kumquat Community.





A Mediterranean retreat in Las Colinas. Located in the Kumquat Community, they are located in one of the most outstanding areas of Las Colinas Golf & Country Club. A corner surrounded by nature, perfect for those who value tranquillity and relaxation.

Its modern and contemporary interiors combine perfectly with the impressive terraces that offer dreamlike sunrises and sunsets with views of the Mediterranean Sea and/or the golf course.



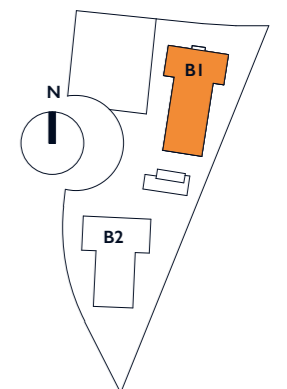
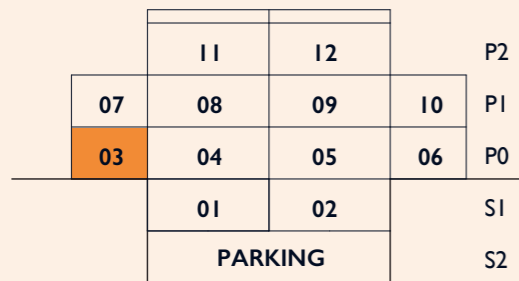
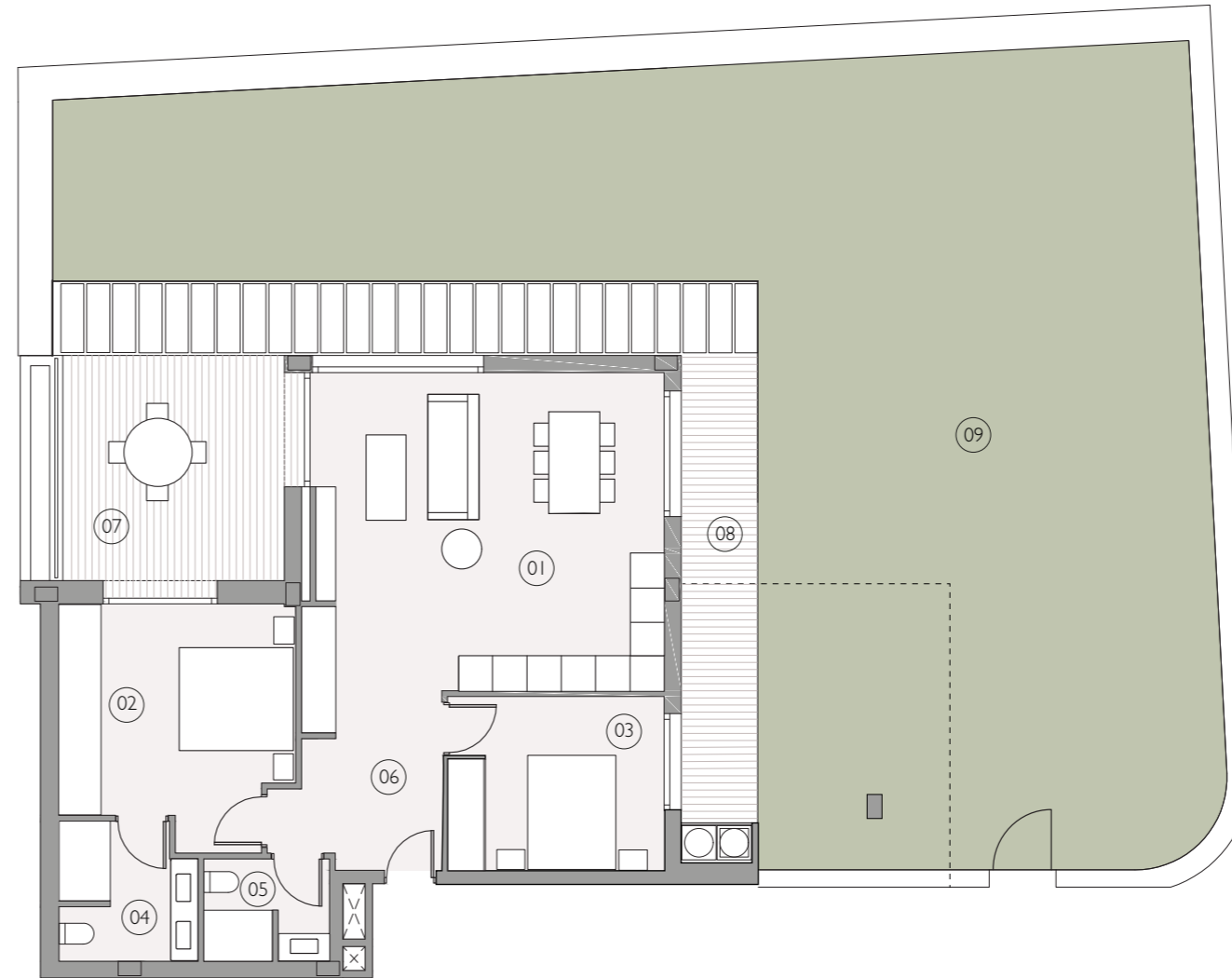
Block 1

Ground floor

Apartment 3

USEFUL AREA		m ²
01	Living room - Dining room - Kitchen	37
02	Bedroom 1	16
03	Bedroom 2	12
04	Bathroom 1	6
05	Bathroom 2	4
06	Access	6
07	Terrace 1	17
08	Terrace 2	12
09	Private garden	180

BUILDING AREA		m ²
TOTAL HOUSING		102
TOTAL TERRACES		28,50
TOTAL GARDEN		180



Block 2

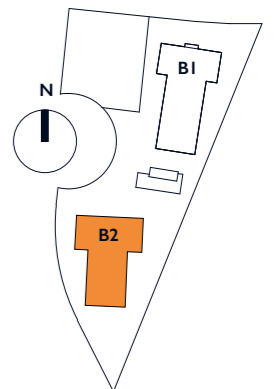
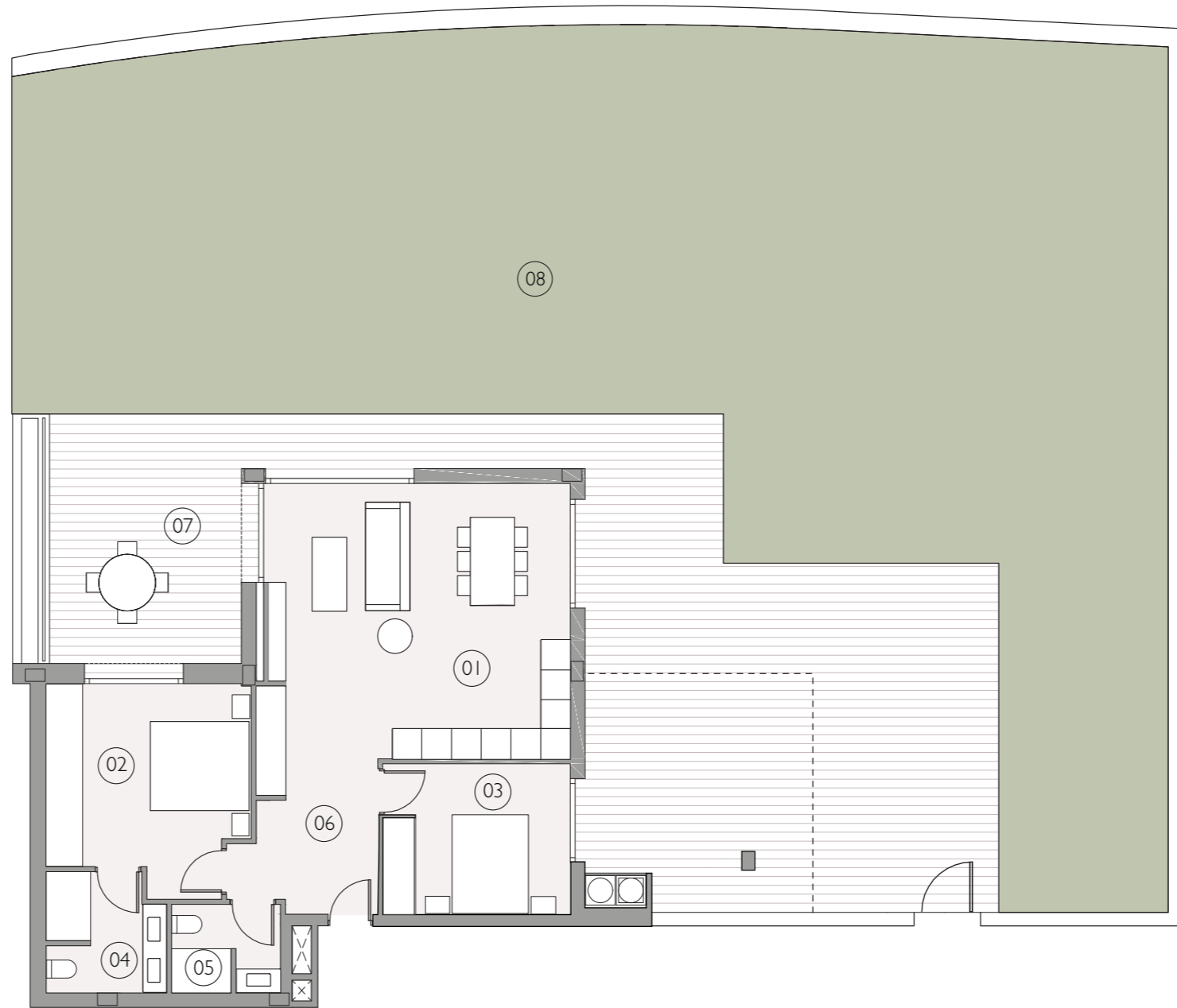
Ground floor

Apartment 3

USEFUL AREA		m ²
01	Living room - Dining room - Kitchen	37
02	Bedroom 1	16
03	Bedroom 2	12
04	Bathroom 1	6
05	Bathroom 2	4
06	Access	6
07	Terrace 1	102
08	Private garden	230

BUILDING AREA		m ²
TOTAL HOUSING		102
TOTAL TERRACES		102
TOTAL GARDEN		230

		I1	I2		P2
07	08	09	10		P1
03	04	05	06		P0
P	01	02	P		S1



Block 2

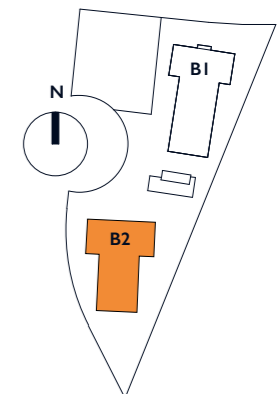
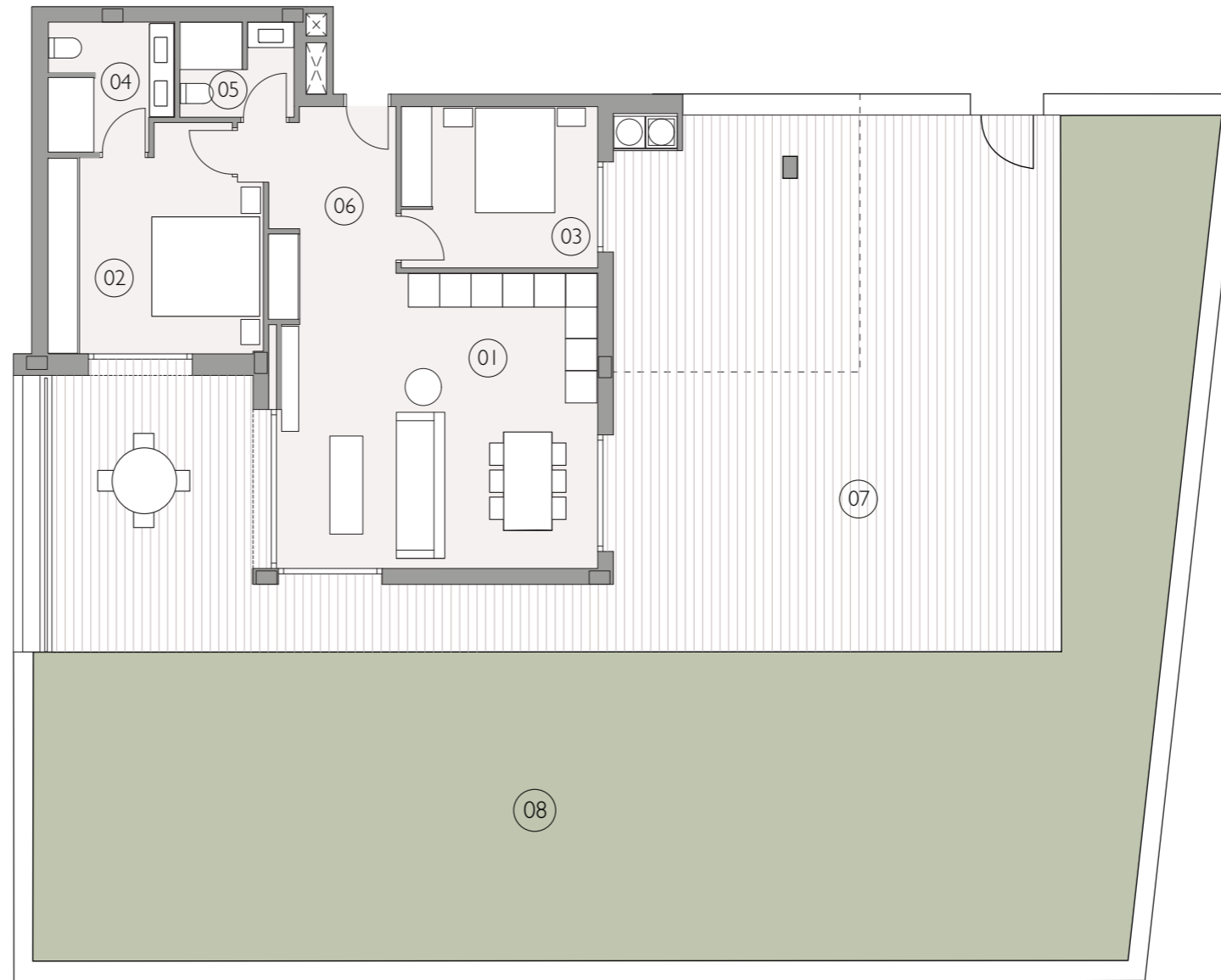
Ground floor

Apartment 6

USEFUL AREA		m ²
01	Living room - Dining room - Kitchen	36
02	Bedroom 1	16
03	Bedroom 2	12
04	Bathroom 1	6
05	Bathroom 2	4
06	Access	6
07	Terrace 1	117
08	Private garden	138

BUILDING AREA		m ²
TOTAL HOUSING		102
TOTAL TERRACES		117
TOTAL JARDÍN		138

	11	12		P2
07	08	09	10	P1
03	04	05	06	P0
P	01	02	P	S1



Sustainability and environment

Verna apartments adopt targeted measures to create environmentally sustainable housing that promotes the well-being of their occupants.



Water

Reduction of drinking water consumption in all uses of the building through:

- Flow control in fittings.
- Efficient single-lever mixer taps.
- Dual flush toilets.
- Drip irrigation in gardens.
- Use of indigenous plants in gardens.
- Rainwater recovery tank for irrigation.

Energy

Minimisation of energy consumption in the building through:

- Energy Efficiency Certificate (EEC): BA.
- LED lighting.
- High efficiency appliances.
- Use of photovoltaic panels for communal areas.
- Aero-thermal installation for centralised domestic hot water (DHW).
- Intelligent system for lighting and blind control.

Comfort

- Accessibility to the building for people with reduced mobility.
- Thermal insulation.
- Sound insulation.
- Optimisation of indoor air quality through a ventilation system that brings in clean air from outside and expels stale air from inside.
- Hinged windows in living room, dining room, kitchen and bedrooms.

Waste

- Appropriate waste management during construction and transport of waste to authorised landfill sites for recycling.
- Reuse of excavated earth for land reclamation.

Materials

- Use of recycled or recyclable materials in the thermal insulation of the façade and roof.
- Use of national and local materials.

Building specifications

Structure

Reinforced concrete, in compliance with the resistance and durability standards established in the Structural Code and other regulations in force.

Enclosures

- External enclosures, built with hollow ceramic bricks, including thermal-acoustic insulation chamber.
- Interior partition walls of laminated plasterboard.
- White hydraulic top coat mortar and natural stone on façades.

Roofing

Flat roof, non-treadable, with gravel finish, thermal insulation and waterproofing sheet.

Flooring

- Premium ceramic flooring in interiors. Grey colour in day area and bathrooms and wood finish in bedrooms.
- Premium non-slip ceramic flooring for exteriors. Grey colour.

Walls

- Ceramic tiling in bathrooms. Grey colour.
- Smooth white acrylic paint on interior walls. Anthracite grey in corridor.
- Wood-finish melamine cladding on vertical facings of corridor.

Exterior carpentry

- Exterior carpentry in aluminium, with heat channel breakage.
- Anthracite grey.
- Double-glazed windows.
- Motorised blinds in bedrooms. Anthracite grey.

Interior carpentry

- Interior doors in lacquered wood.
- Built-in wardrobes in lacquered wood.
- Lined inside with melamine board.

Hot water, heating and air conditioning

- Centralised domestic hot water.
- Complete installation with ducts and heat pump.
- Electric underfloor heating in bathrooms.

Kitchen

- Fully equipped kitchen.
- Wood finish melamine cabinets.
- Tall units with matt black finish.
- Kitchen worktop made of artificial stone, cement-type finish.
- Household appliances: Induction hob, extractor hood, integrated refrigerator, integrated dishwasher, oven, microwave and free-standing washing machine.
- Stainless steel sink and mixer tap.

Bathrooms

- White vitrified porcelain sanitary ware.
- Washbasin on countertop with bathroom furniture and mirror.
- Single-lever mixer tap in black.

Electric installation

- Telecommunications connections in living room and bedrooms.
- Video entry system.
- Bticino Living Light electrical mechanisms.
- Indoor and outdoor lighting.
- Smart Home System..

Garden

- Standard garden in ground floor dwellings with land, (B1-02, B1-03, B1-06, B2-01, B2-02, B2-03, B2-06).
- EXTRAS (Not included in price)
- Furniture package.
- Blinds package.
- Pergola (ground floors and attics).
- Summer kitchen (ground floors and attics).
- Swimming pool (ground floor with garden).
- Jacuzzi.





LAS COLINAS RESIDENTIAL

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.



KUMQUAT COMMUNITY

sunny mediterranean terraces

DEVELOPER



**LAS COLINAS
RESIDENTIAL**

lascalinasresidential.com | sales@lascalinasgolf.es | +34 965 32 42 24
Ctra. de Campoamor a San Miguel de Salinas, CV-941, Km.6.
03189 Orihuela, Alicante. Spain.

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.