



Mimosa Community
VILLA HALCÓN

Mediterranean style essence



DEVELOPER



LAS COLINAS
RESIDENTIAL



bienvenido a un mundo aparte

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*



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.

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.

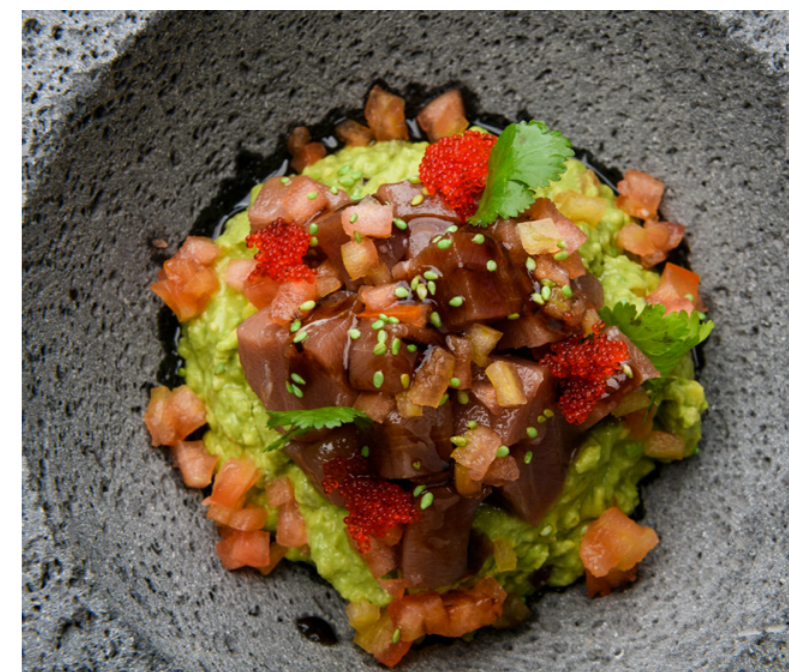




A world apart to enjoy the cuisine

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.

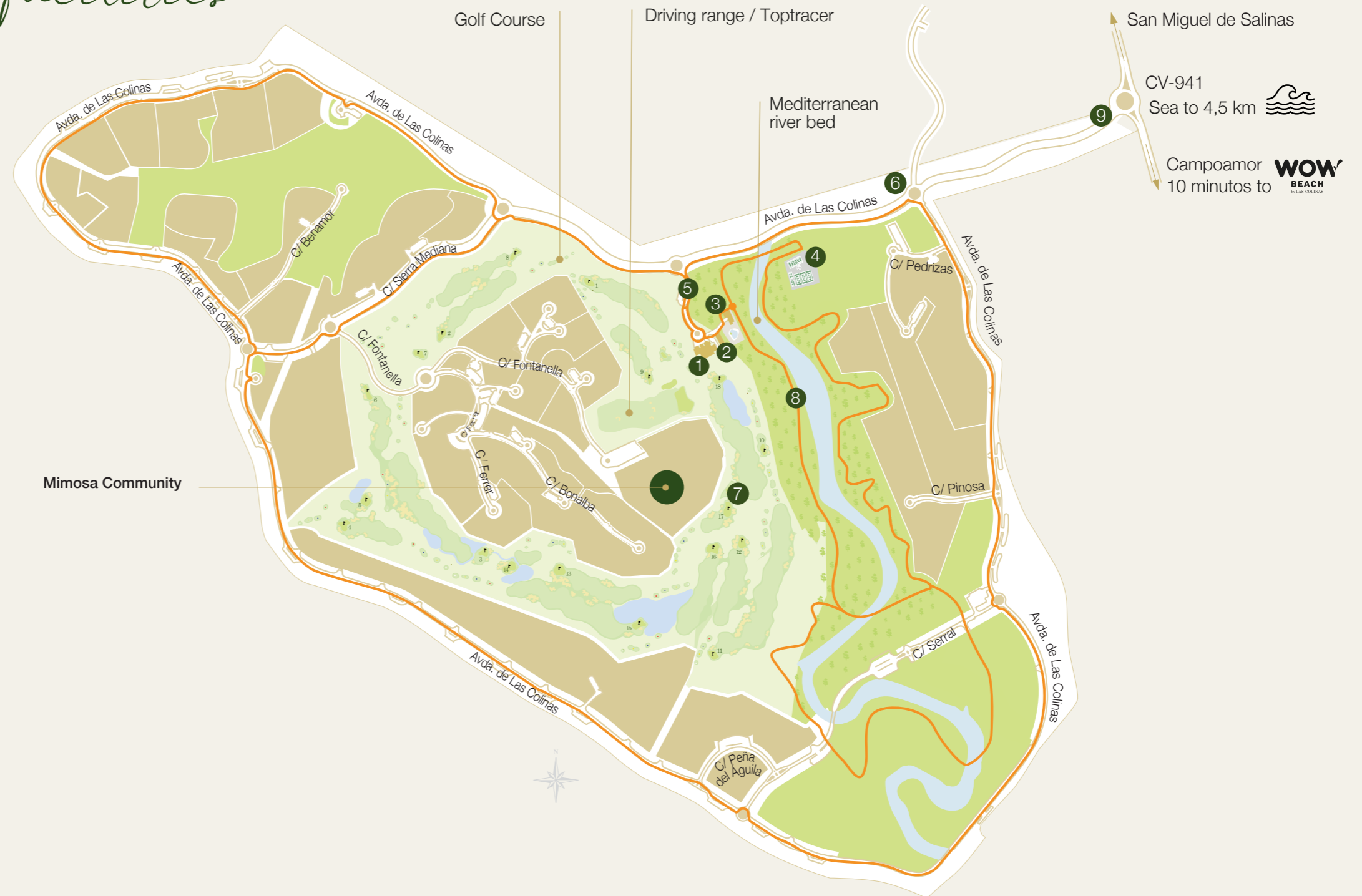


By train

- 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



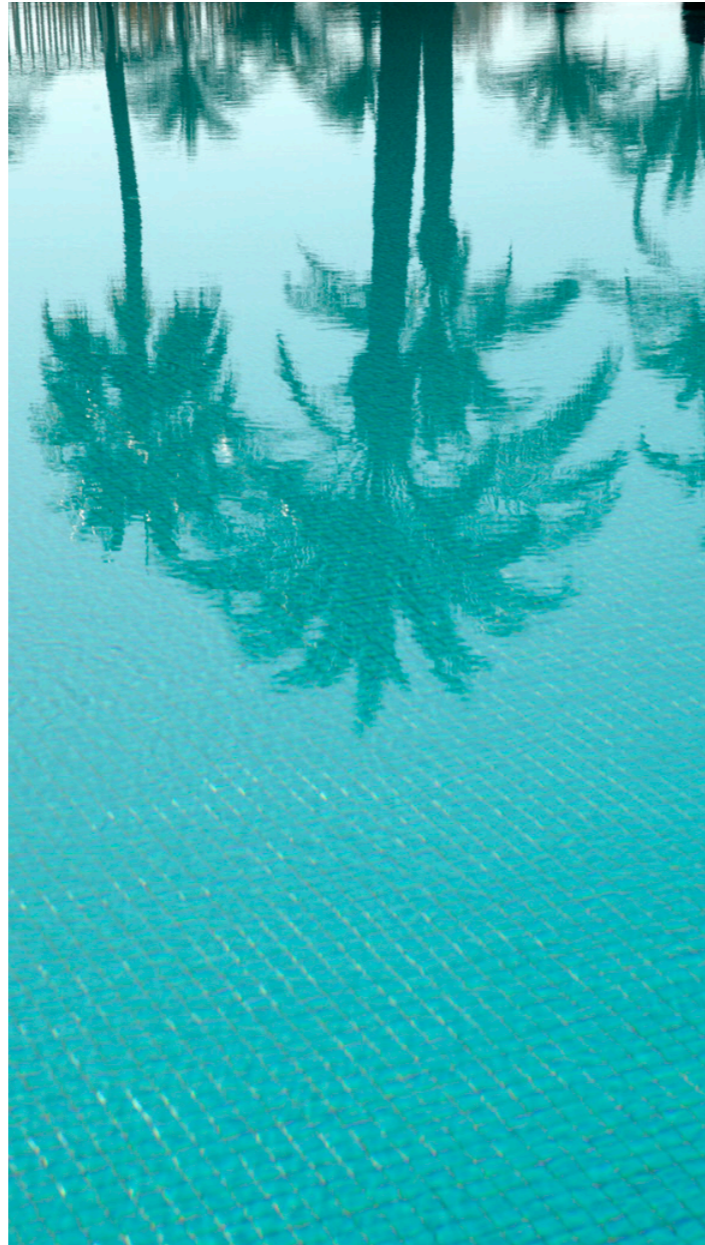
find out
the meaning
of MIMOSA

Mimosa stands for elegance and purity. That is why this plant is in harmony with the essence of the Mediterranean style that encompasses Las Colinas. Travelling to an idyllic villa in the Mimosa Community is possible, a place that brings together all the values to make your home to make your home unequalled. Villas with fine lines, pure and white, dreamlike views and nature that embraces you. That is the true meaning of Mimosa meaning of Mimosa, your home.



Villa Halcón

mediterranean style essence



The exclusive Halcón villas were specially designed for you to enjoy the Mediterranean lifestyle and to provide the highest quality standards.



This exclusive, south-east facing property is surrounded by a wooded, Mediterranean landscape that allows you to enjoy the villa in a private and intimate setting.

Its rooms are distributed over two different heights, with panoramic views of the golf course and the sea.





The Halcón villa has a large land plot of 1,185m², with 242m² of constructed surface area, a solarium and a private swimming pool of 48 m². It has 4 bedrooms, each with en-suite bathrooms and a fully fitted, open-plan kitchen, laundry room and two parking spaces.

It is distinguished by its modern, elegant architectural style and the volumetric composition of its living room and sloping ceiling, enabling you to maximise the spaciousness of the rooms.



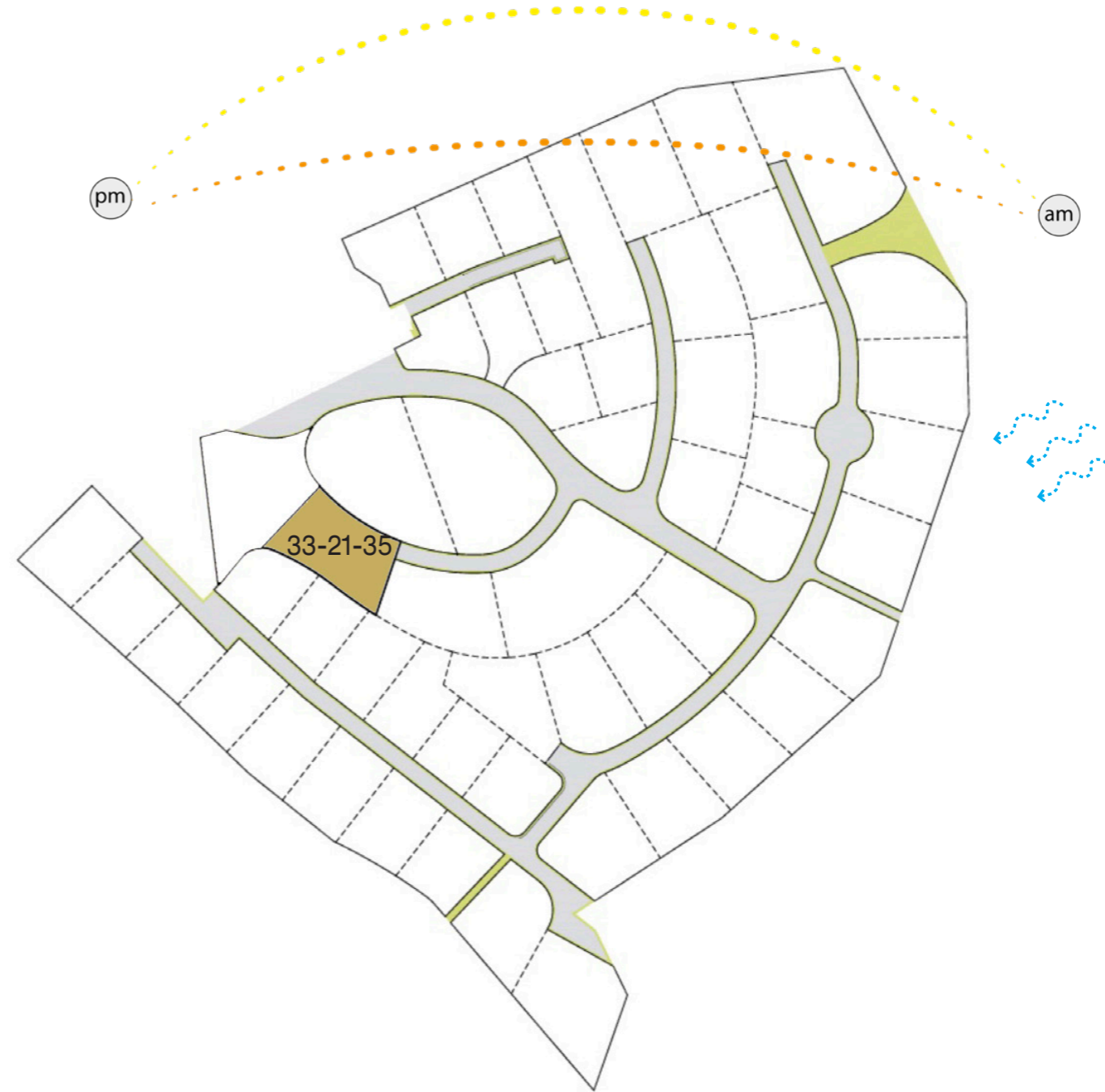
Mimosa Community Plot location

Plot 33-21-35

Plot area	1.185 m ²
Maximum buildability	225,00 m ²
Bedrooms	4
Bathrooms	3+1
Garage	2 spaces

- Summer Sun Path.
- Winter Sun Path.
- Prevailing wind.

The location, orientation and views of each home serve purely as a guide, have no contractual value and are subject to the definitive design.



Exclusive marks:

SCHÜCO

DURAVIT

hansgrohe

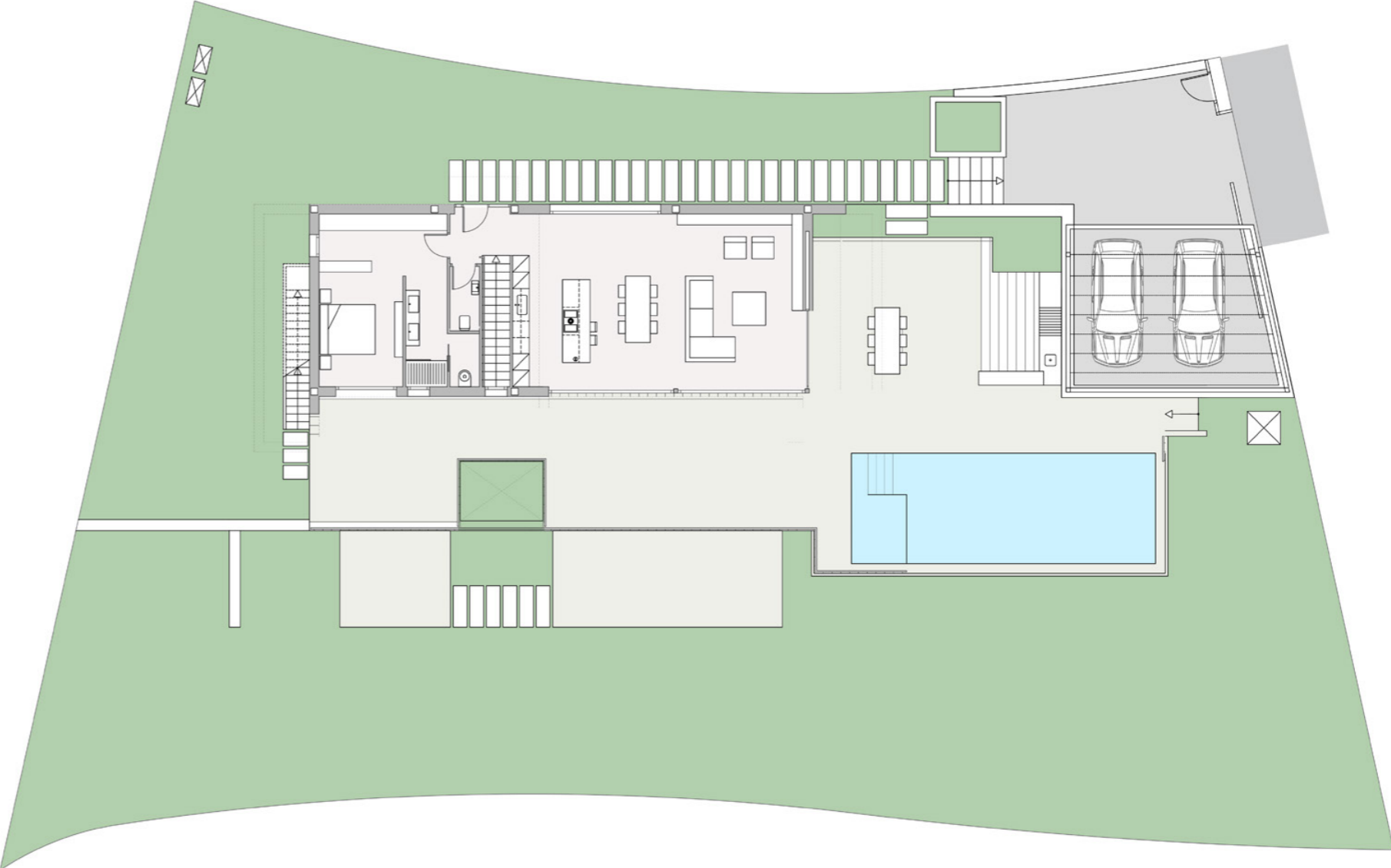
SIEMENS

Energy Efficiency Certificate: AA

Mimosa
Community
Villa Halcón

m²

SURFACE AREA	1.185,00
BUILDABILITY	225,00



Mimosa Community Villa Halcón

First floor

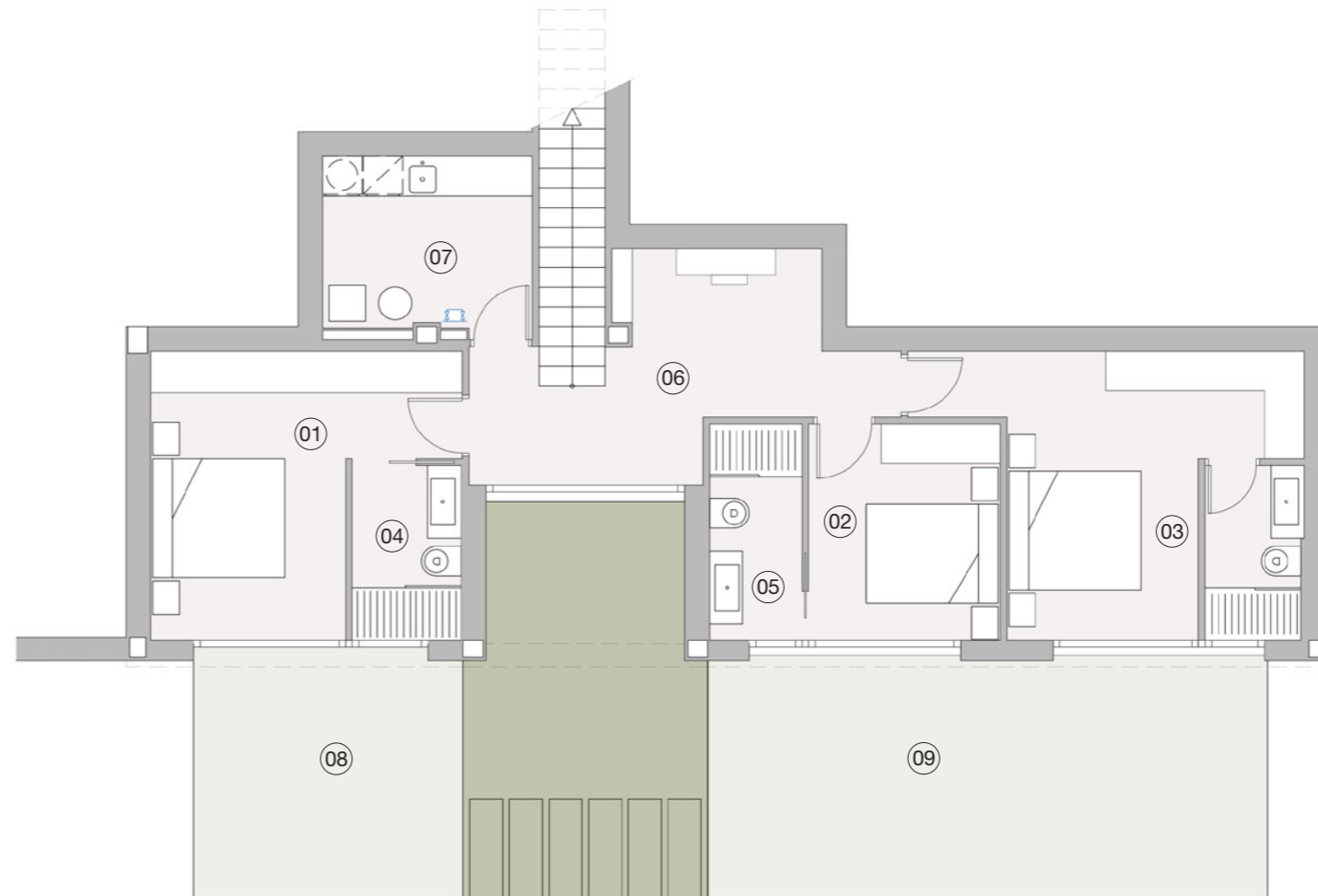
USEFUL AREA		m ²
01	Living room - Dining room - Kitchen	71,45
02	Main bedroom	22,45
03	Bathroom 1	8,14
04	Toilet	2,49
05	Stairs	4,75
06	Main terrace	163,63
07	Swimming pool	44



Mimosa Community Villa Halcón

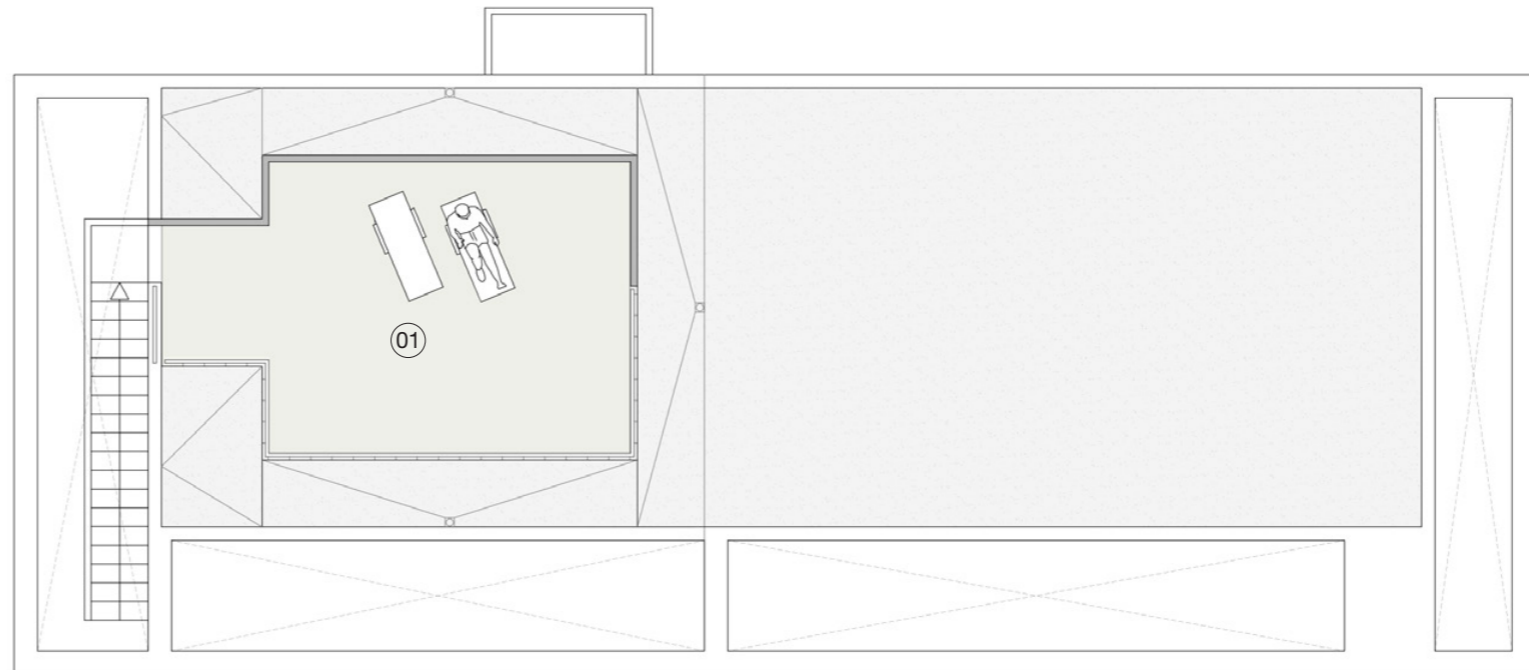
Ground floor

USEFUL AREA		m ²
01	Bedroom 2	15,95
02	Bedroom 3	9,66
03	Bedroom 4	16,96
04	Bathroom 2	4,46
05	Bathroom 3	4,66
06	Hall	14,55
07	Facilities	8,41
08	Terrace 2	15,21
09	Terrace 3	31,46



Mimosa
Community
Villa Halcón
Solarium

USEFUL AREA		m ²
01	Solarium	27,96



Sustainability and environment

The Villa Halcón villas adopt targeted measures to create environmentally sustainable housing that promotes the well-being of the 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.

Energy

Minimisation of energy consumption in the building through:

- Energy Efficiency Certificate (EEC): AA.
- LED lighting.
- High efficiency appliances.
- Installation of photovoltaic panels.
- Aerothermal energy for domestic hot water (DHW).
- Ventilation system with heat recovery.
- Smart system for lighting and blinds.

Comfort

- 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 the 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 local materials (natural stone).

Quality reports

Structure

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

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, PORCELANOSA BOTEGA CALIZA 100x100 cm.
- Premium non-slip ceramic floor tiling in outdoor areas, PORCELANOSA BOTEGA CALIZA 100x100 cm.

Walls

- Ceramic walls tiling around shower and bath areas in bathrooms, PORCELANOSA BOTEGA CALIZA 50x100 cm.
- Smooth acrylic paint finish for indoor walls and ceilings.

Outdoor carpentry

- Outdoor carpentry aluminium, with Thermal Break Bridge.
- Windows with double glazing.
- Motorized aluminium blinds in bedrooms, hallway and bathrooms.
- Exterior blinds in living room.

Indoor carpentry

- Floor to ceiling indoor doors, colour lacquered wood. Matt black handle, Los Angeles Hoppe.
- Built-in wardrobes, colour lacquered wood, line on the inside with melamine board. Indoor LED lighting.

Heating and air conditioning systems

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

Kitchen

- Fully fitted lacquered kitchen.
- Appliances Siemens:
 - Microwave
 - Fridge-Freezer Combi Int
 - Fridge-Freezer Combi Int
 - Dishwasher
 - Induction cooktop extractor system
 - Oven
- Kitchen worktop with ceramic surface, Porcelanosa Xtone Botega Caliza.
- Sink and matt black tap.

Utility room

- Fully fitted.
- Appliances Siemens:
 - Dryer
 - Washing machine
- Sink and tap.

Sanitary fittings

- Drainage network using acoustic PVC.
- Cold and hot water distribution system.
- Bathroom fitting. Toilet DURAVIT STARCK 3. Matt black single lever taps, PORCELANOSA NOKEN ROUND.
- Bathroom furniture, sink and lit mirror.
- Toilet washbasin, Duravit Vero 450.

Electrical installation

- Electrical installation for high electrification level.
- Telephone and television connection in living room-kitchen and bedrooms. National and satellite TV channel reception. Switches and connectors Bticino.
- Video door phone.
- Interior and exterior LED lighting.
- Smart Home System, Netatmo, Legrand. Lighting and shutters.

Swimming pool

- Individual swimming pool (11x4m²). Saline purification and autofill system, including:
 - Excavation
 - Construction of the pool
 - Stair
 - Mozaic tiling
 - Pump and filter system
 - Electric, sewage and water connection
 - Tiled edge
 - 2 spot lights
 - Salt system for pool

Included in price

- Osmosis.
- Solarium.
- Standard garden (max. €12.000).
- Internet connection (maintenance for 1 year).
- Basic Housing Security System (maintenance for 1 year).
- Outside kitchen and shower.
- Outside storage room.
- Carport including electricity connection.
- Pre-installation of vehicle charging point.
- Swimming pool heating pump.
- Motorized swimming pool cover.
- Installation of photovoltaic panels.
- Pre-installation of awning on façade.
- Pre-installation of water softener.



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 apartments 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.



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