



Orquídea Community

ORQUÍDEA 5 VILLA

stunning mediterranean views



DEVELOPER



LAS COLINAS
RESIDENTIAL



welcome to a world 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 apart.

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.



Orquídea 5 has a contemporary design with straight lines that represents the perfect balance between sophistication and simplicity. Its high quality finishes and minimalist design create an atmosphere of elegance and functionality.

Discover a dream retreat is possible in this villa, where modern elegance blends harmoniously with the serenity of nature. Here, every day is a new opportunity to connect, be inspired and enjoy the Mediterranean lifestyle.



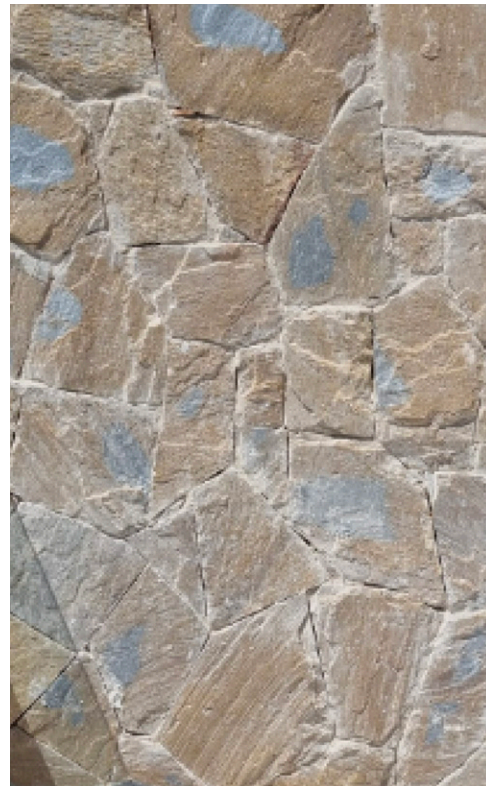
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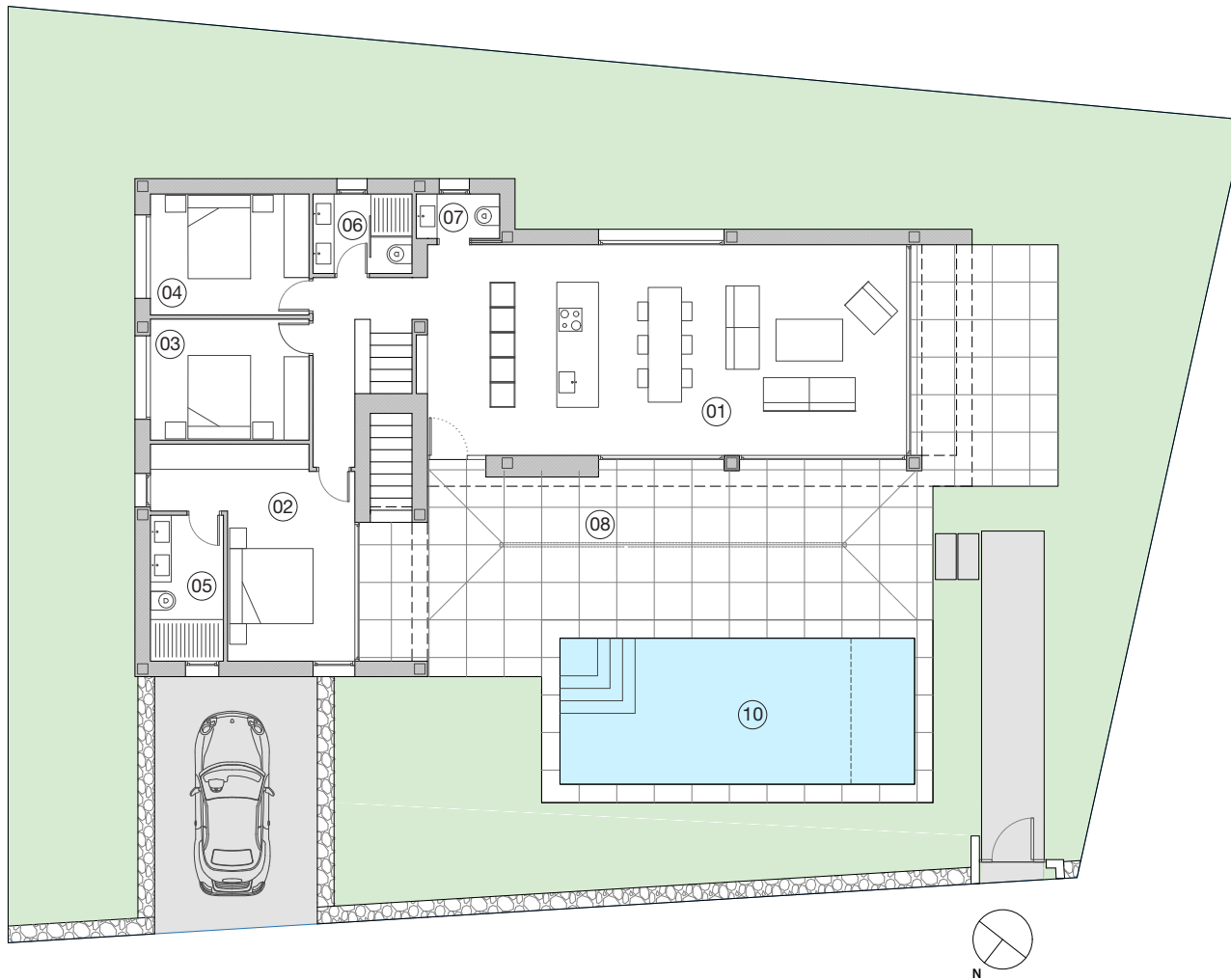
Orchids symbolise love and prosperity, as they grow easily and flourish under various conditions, and represent beauty and perfection, essential elements in a home.

The Orquídea Community, located on one of the highest points of Las Colinas Golf & Country Club, reflects tranquillity, privacy and elegance.

In this enclave, time stands still and every moment becomes an opportunity to enjoy the simple and pure beauty of the Mediterranean environment.



Ground floor



USEFUL AREA

m²

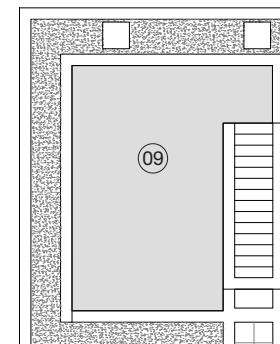
01	Living room - Dining room - Kitchen	50.42
02	Bedroom 1	18.10
03	Bedroom 2	11.02
04	Bedroom 3	11.02
05	Bathroom 1	6.13
06	Bathroom 2	4.51
07	Bathroom	2.12
08	Terrace	86.27
09	Solarium	27.42
10	Swimming pool	29.75
11	Garage	66.82

BUILDING AREA

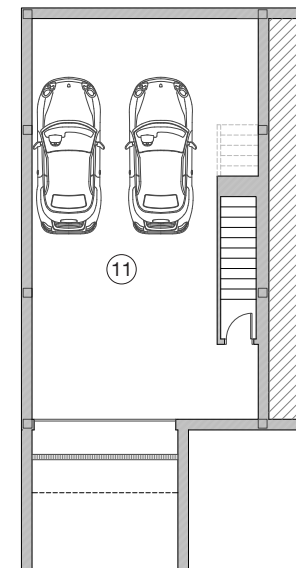
m²

Total housing	152.05
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Solarium



Garage



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 Blending Marfil 90x90 cm.
- Premium non-slip ceramic floor tiling in outdoor areas, Saloni Blending Marfil 90x90 cm.

Walls

- Ceramic walls tiling around shower and bath areas in bathrooms, Saloni Blending Marfil 90x90 cm.
- Smooth acrylic paint finish for indoor walls and ceilings.

Outdoor carpentry

- Outdoor carpentry aluminium, with Thermal Break Bridge. RAL 7022.
- Windows with double glazing.
- Motorized aluminium blinds in bedrooms.

Indoor carpentry

- Indoor doors, colour lacquered wood. Handle door Hoppe Los Angeles matt black.
- 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.
- Electric underfloor heating in bathrooms.

Sanitary fittings

- Drainage network using acoustic PVC.
- Cold and hot water distribution system.
- Bathroom fitting. Toilet Duravit Starck 3. Single lever taps, Hansgrohe Vernis Blend matt black. Toilet tank Geberit, push button Sigma 20 matt black.
- Bathroom furniture with integrated sink.

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.
- Sink Franke Maris MRG 610-72 matt black.
- Tap CLEVER 61237 matt black.

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 Living Light matt black.
- Video door phone.
- Interior and exterior LED lighting.

Swimming pool

- Individual swimming pool (8,50x3,50 m²). 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
 - Exterior shower
 - Heating pump pre-installation

Included in price

- Osmosis.
- Standard garden.
- Internet connection, (maintenance for 1 year).



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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.