



Limonero Community

# VERNA APARTMENTS

*feel the difference*



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 m<sup>2</sup> 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.

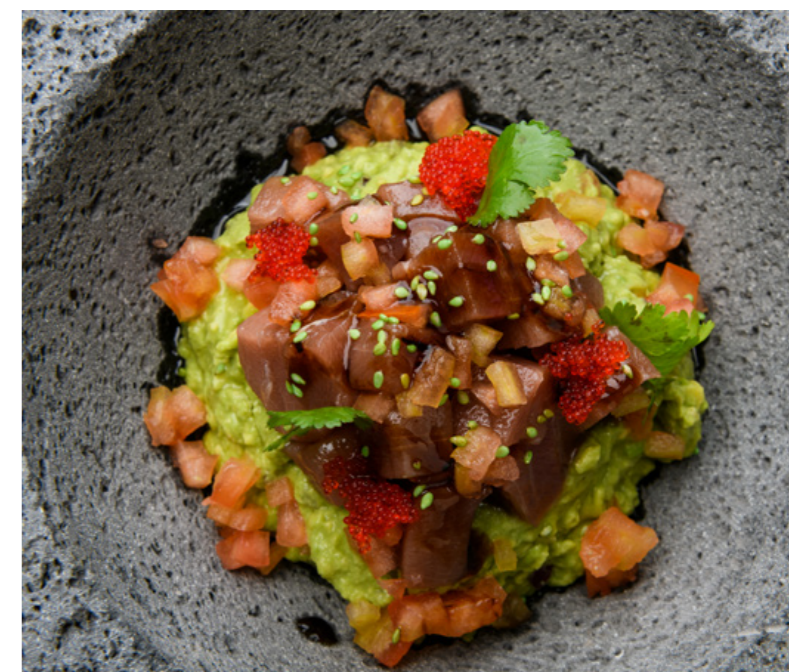
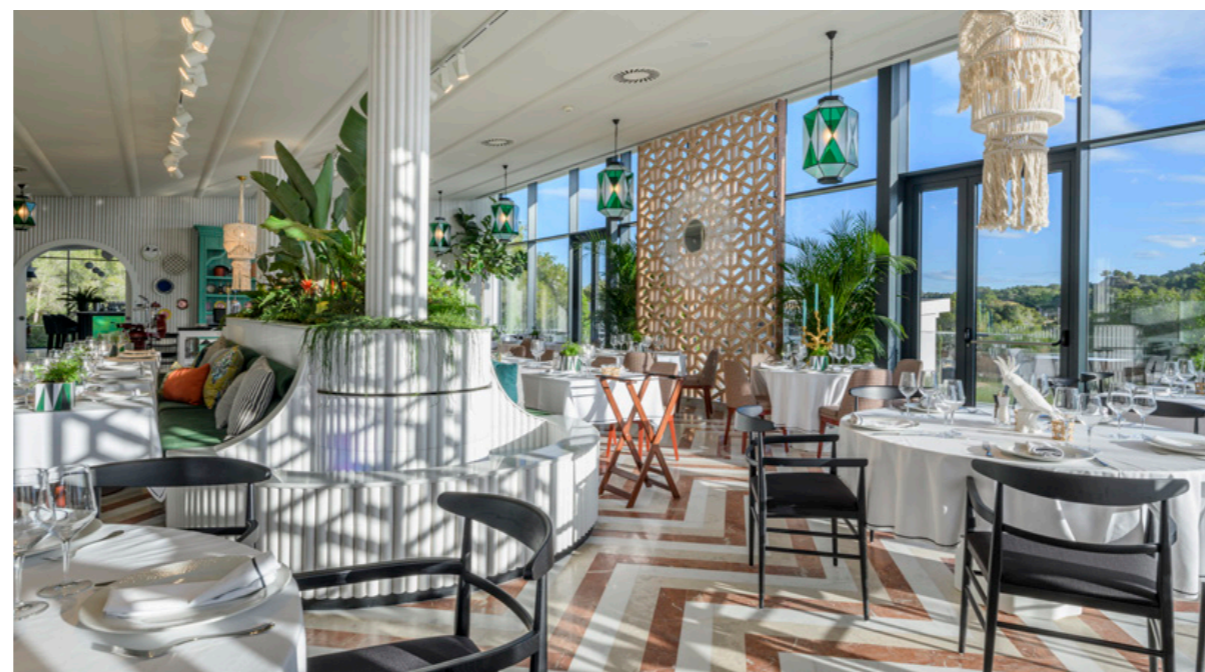
Since its inception, Las Colinas has applied a comprehensive Sustainable Development and Environmental Protection Measures Plan prepared by the Polytechnic University of Valencia.



# 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





discover  
the meaning  
of VERNA

Verna is a type of lemon native to Alicante with a refreshing taste and revitalising properties.

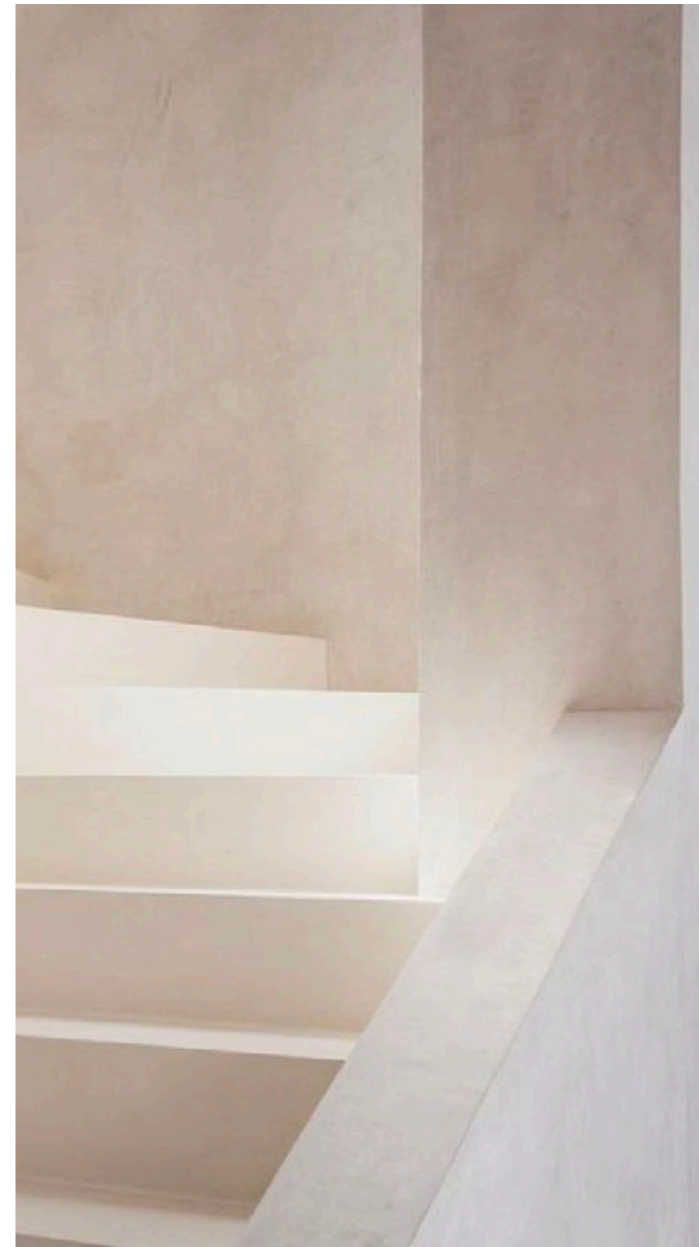
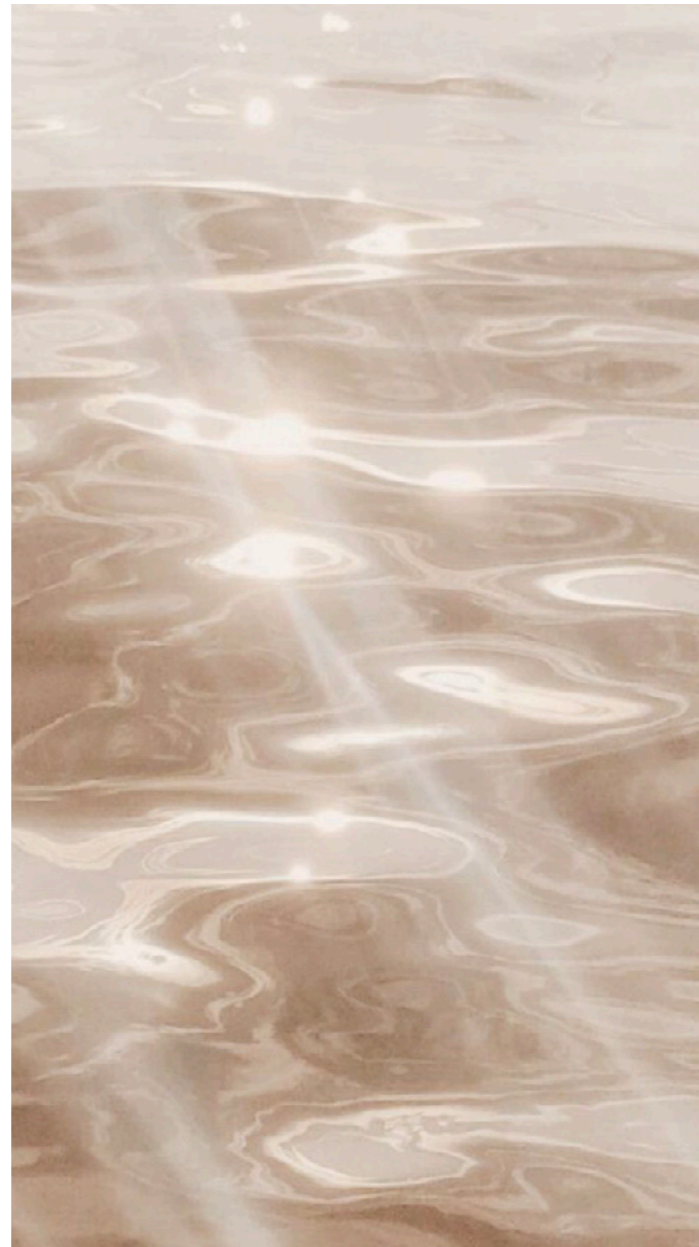
At Las Colinas Golf & Country Club, Verna symbolises vitality, freshness and the sun that every day transfers that healthy energy that awaits you in these exclusive apartments.

Verna is not only a home, but an experience that embraces the Mediterranean lifestyle.



# VERNA APARTMENTS

*feel the difference*



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Harmony is the key.

It is about finding the balance between simplicity and naturalness, between minimalism and abundance.

It's not just about aesthetics, it's about elevating your lifestyle.

It is a reminder that your environment has the power to shape your mood, your creativity and your connection to the world around you.

It is an invitation to create a space that nourishes your senses and feeds your soul.



The Verna apartments are distributed over two residential blocks and have a communal swimming pool with views of nature. All homes have a private parking space and a storage room.



These exclusive two and three-bedroom apartments are the perfect retreat for you to enjoy a lifestyle where comfort and design are interlaced with the charm of the Mediterranean lifestyle.





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

Their modern, contemporary interiors are perfectly complemented with impressive terraces that bestow dreamlike sunrises and sunsets, with views of the Mediterranean Sea and/or the golf course.



# Block 1

## Ground floor

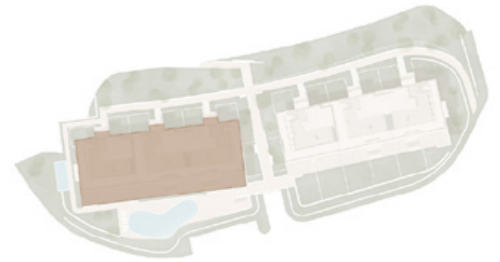
Stair A - Apartment 2

USEFUL AREA		m <sup>2</sup>
01	Living room - Dining room - Kitchen	45,38
02	Bedroom 1	16,48
03	Bedroom 2	10,83
04	Bedroom 3	13,19
05	Bathroom 1	7,50
06	Bathroom 2	6,61
07	Terrace 1	40,78
08	Terrace 2	10,08
09	Private garden	35,76

BUILDING AREA		m <sup>2</sup>
TOTAL HOUSING		125,13
TOTAL TERRACES		56,03



PARKING



# Block 1

## Second floor

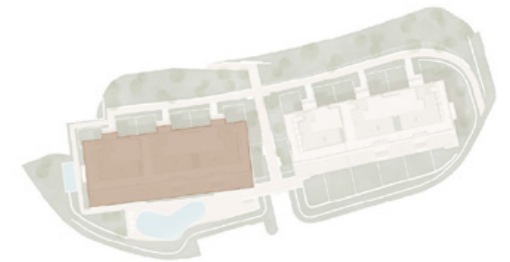
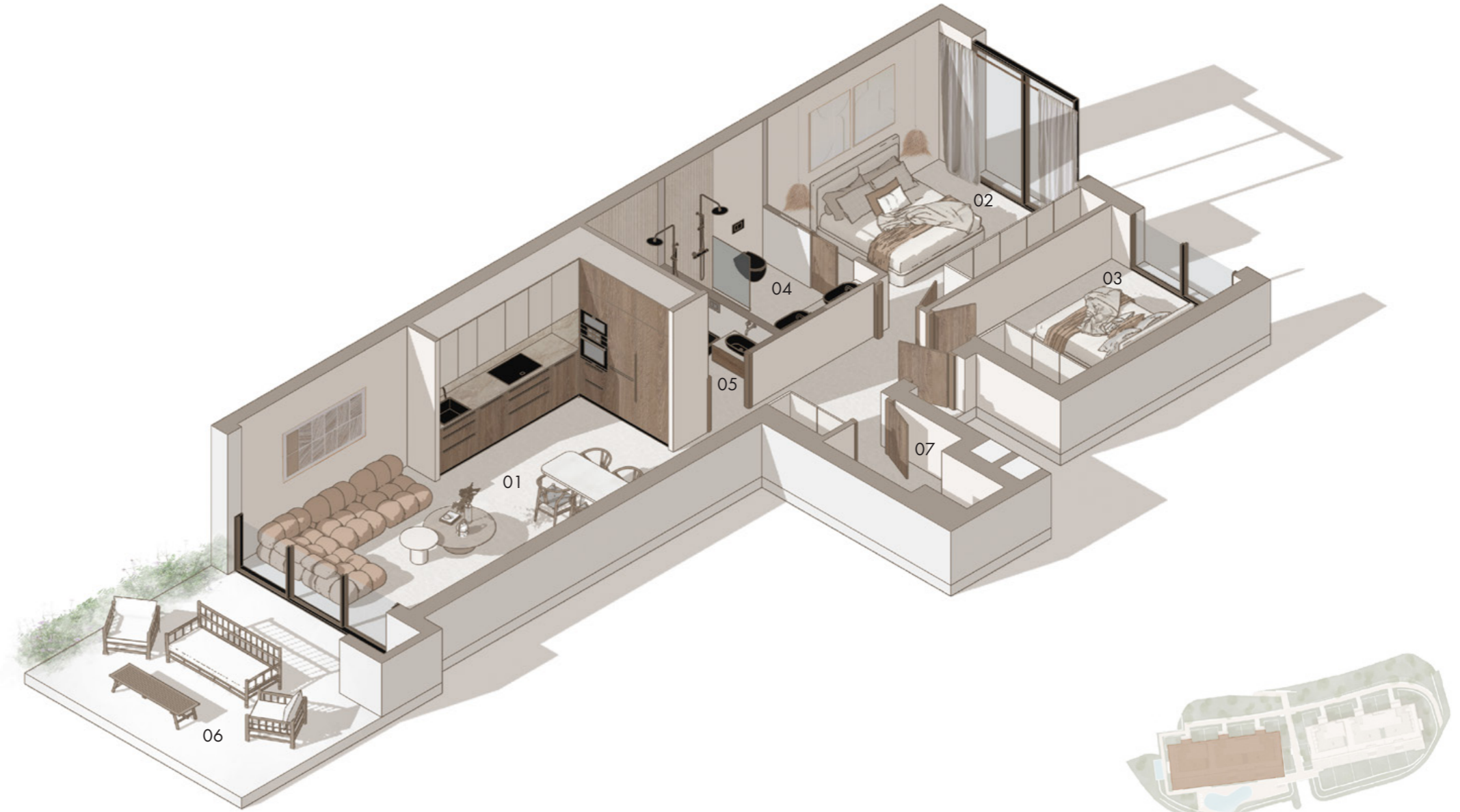
Stair C - Apartment 22

USEFUL AREA		m <sup>2</sup>
01	Living room - Dining room - Kitchen	32,06
02	Bedroom 1	13,47
03	Bedroom 2	10,92
04	Bathroom 1	5,25
05	Bathroom 2	4,00
06	Terrace	16,07
07	Storage room	3,47

BUILDING AREA		m <sup>2</sup>
TOTAL HOUSING		89,83
TOTAL TERRACES		18,20



PARKING





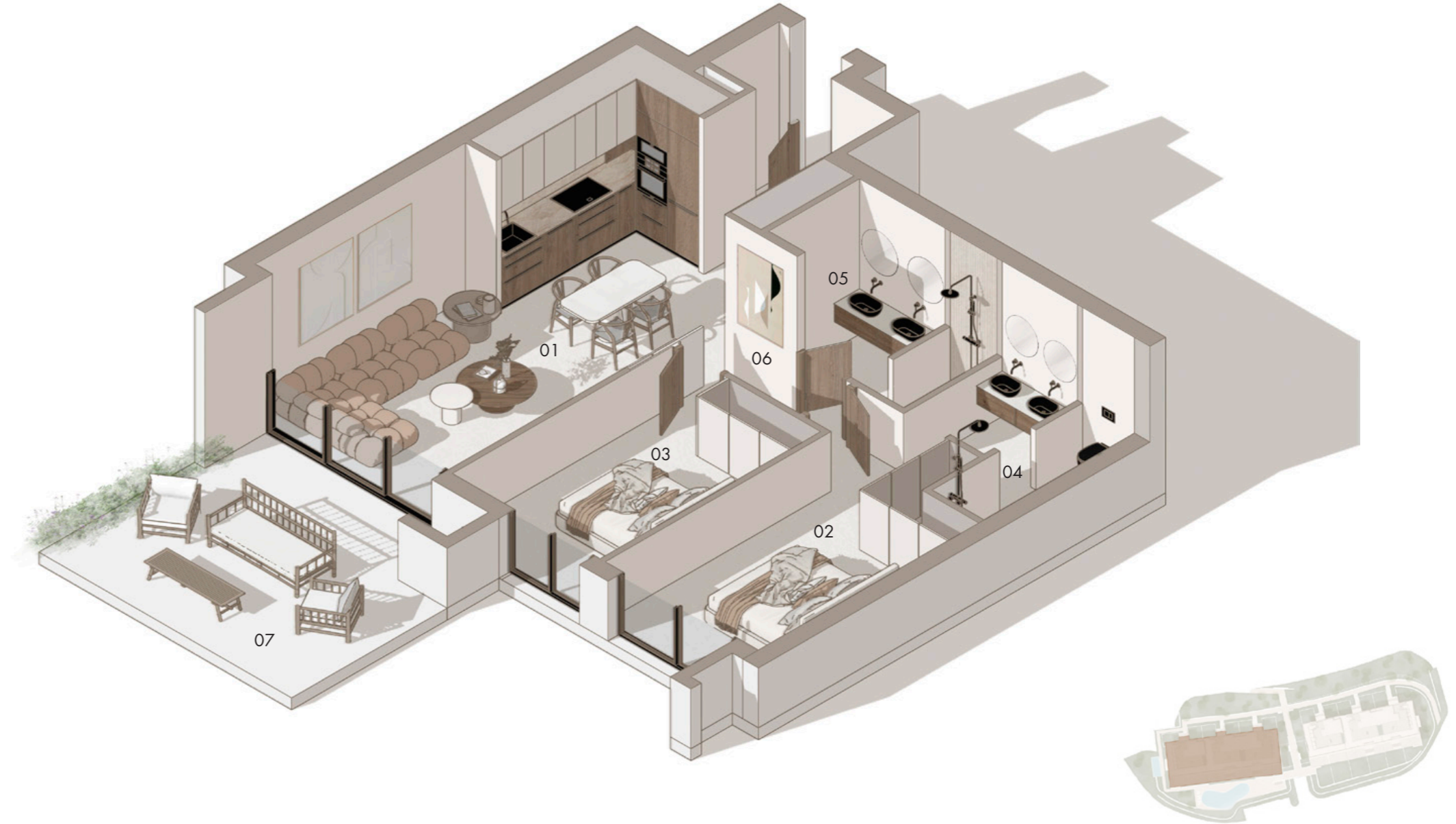
# Block 1

## Second floor

Stair B - Apartment 13

USEFUL AREA		m <sup>2</sup>
01	Living room - Dining room - Kitchen	32,06
02	Bedroom 1	15,07
03	Bedroom 2	12,11
04	Bathroom 1	5,58
05	Bathroom 2	4,63
06	Hallway	2,35
07	Terrace	16,92

BUILDING AREA		m <sup>2</sup>
TOTAL HOUSING		88,45
TOTAL TERRACES		19,04



PARKING

# Bloque 1

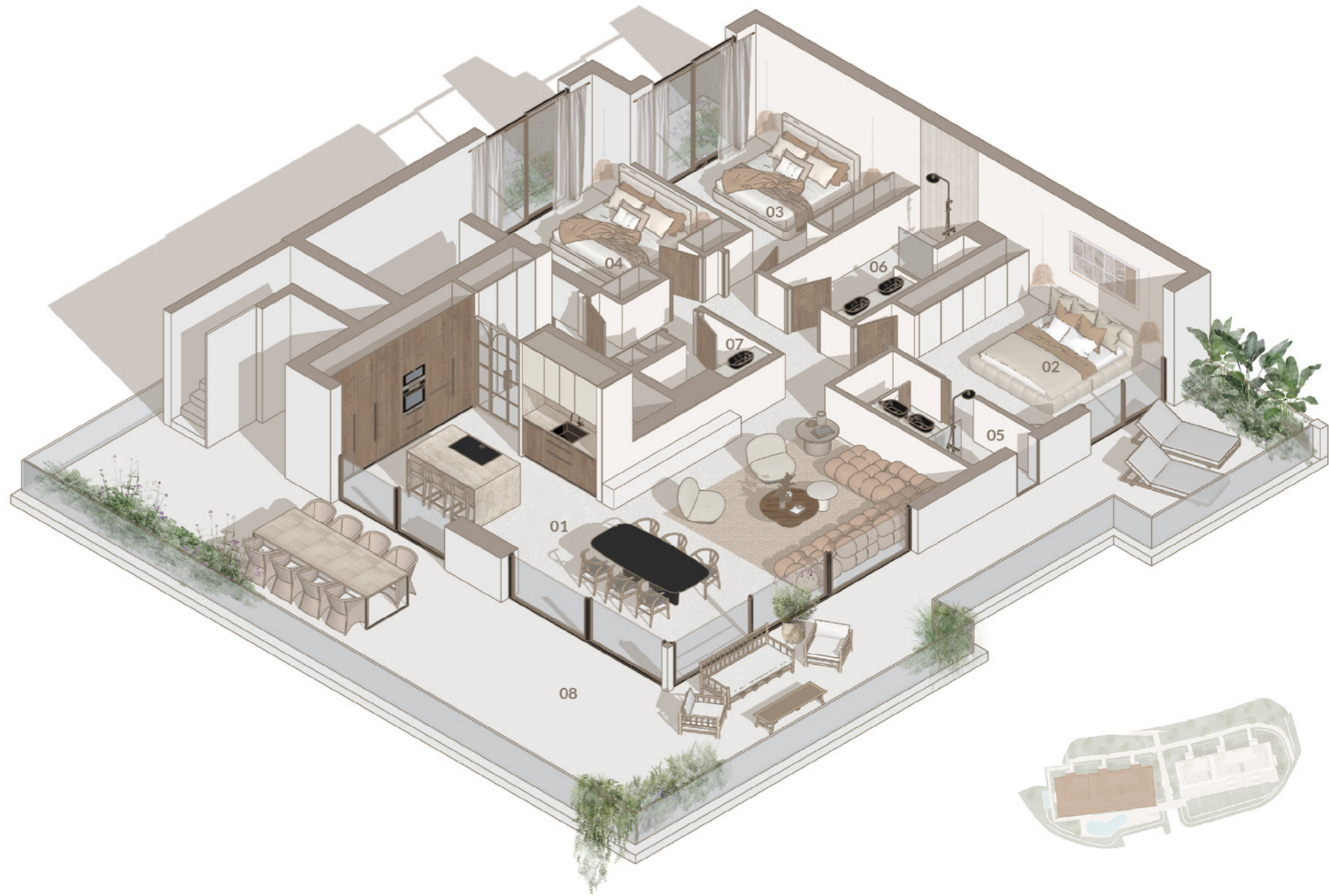
## Penthouse

USEFUL AREA		m <sup>2</sup>
01	Living room - Dining room - Kitchen	63,61
02	Bedroom 1	19,14
03	Bedroom 2	12,93
04	Bedroom 3	14,11
05	Bathroom 1	6,16
06	Bathroom 2	8,39
07	WC	3,04
08	Terrace 1	106,29
09	Terrace 2	4,53

BUILDING AREA		m <sup>2</sup>
TOTAL HOUSING		168,82
TOTAL TERRACES		115,61
SOLARIUM		110,50



PARKING



# Interior architecture and finishes

## KITCHEN



# Interior architecture and finishes

## BATHROOMS



# 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): A.
- LED lighting.
- High efficiency appliances.
- Use of photovoltaic panels for communal areas.
- Aerothermics for SHW.
- Use of heat recovery.
- Smart system for lighting and blinds.

## Comfort

- Accessibility.
- Thermal insulation.
- Sound insulation.
- Renovation of ventilation: Indoor air quality.
- Natural lighting and ventilation in day and night areas.

## Waste

- Proper waste management.
- Reuse of excavated earth for land reclamation.

## Materials

- Use of recycled or recyclable materials: Thermal façade insulation (% recycled) and thermal roof insulation (% recycled).
- Use of local materials (natural stone).

# Building specifications

## 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.

## 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 outdoor areas.

## Walls

- Premium ceramic walls tiling bathrooms in shower and washbasin area.
- Smooth paint finish for indoor walls and ceilings.

## Outdoor carpentry

- Outdoor carpentry aluminium with thermal break bridge.
- Windows double glazing.
- Motorized blinds.

## Indoor carpentry

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

## Heating and air conditioning

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

## Kitchen

- Fully fitted kitchen.
- Cabinets and worktop.
- Appliances: induction hob, extractor, built in refrigerator, built in dishwasher, oven and microwave.
- Sink and single-lever mixer tap.

## Sanitary fittings

- Toilet with built in tank.
- Bathroom cabinet with washbasin and mirror.
- Single-lever mixer taps for washbasin and shower.

## 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 (included in price)

- Washing machine.
- Internet, maintenance during 1 year.

## Extras (not included in price)

- Furniture pack.
- Blinds pack.
- Awning.





## 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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**RESIDENTIAL**

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