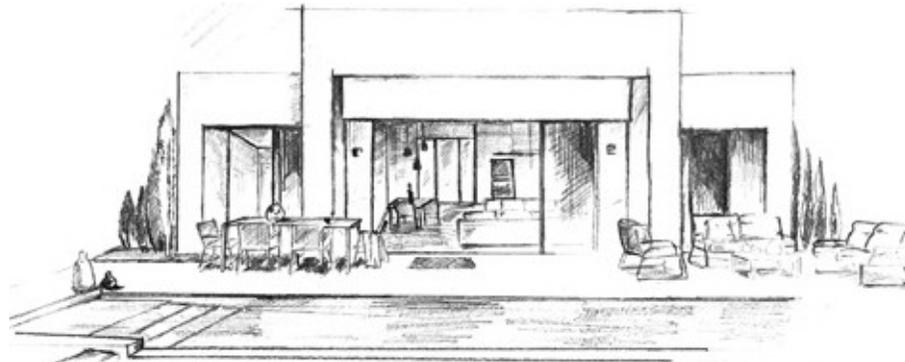




LIMONERO VILLAS

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LIMONERO VILLAS



The Limonero Community comprises 18 luxury modern villas in Las Colinas Golf & Country Club.

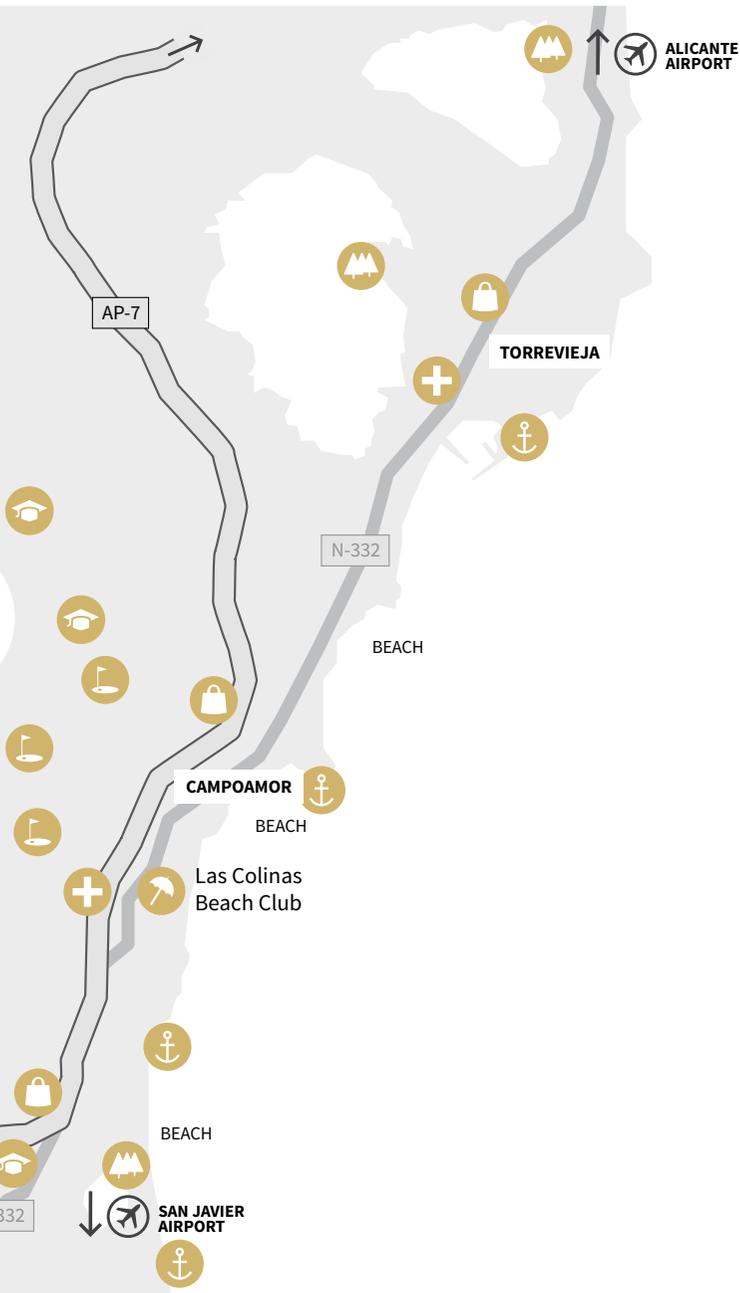
The exclusive Limonero Community sits on a privileged spot of the resort on the golf course and features beautiful garden and natural stone pavement areas.

This private community comprises

frontline golf & second line golf villas, all of them South facing with golf and sea views.

The Limonero Villas are luxury spacious homes in modern style with high quality building standards, including the latest technology, interior design and nice outdoor living areas.

Overhanging glass swimming pool, underfloor heating, Schüco doors system, Led lights, air conditioning, osmosis water filter in kitchen, fully furnished bathrooms and fitted wardrobes are just a few of their features.



SERVICES & LEISURE

Your life in The Limonero Community includes some golf just a walk away, shopping in any of the convenient shopping centers, sunbathing on the beach or dining in any of the nearby charming villages.

And all these services and leisure a short drive away:

-  International schools
-  Shopping centers
-  Golf courses
-  Marinas
-  Natural reserves
-  International Hospital
-  Beach Club



LAS COLINAS

Las Colinas won Spain's Leading Villa Resort and Spain's Best Golf Course in the 2016 World Travel Awards.



Spain's
Best Golf Course



Spain's Leading Villa
Resort

Las Colinas Golf & Country Club is an exclusive residential complex with low housing density and built around an award winning 18-hole golf course.

In a privileged location, Las Colinas sits on a valley surrounded by hills and a Nature reserve of protected land and woodland.

The complex offers a wide range of services to its residents:

-  Sports areas
-  bars
-  restaurants
-  gym
-  mini market
-  Beach
-  club on the seafront
-  18-hole golf course
-  golf academy
-  school of falconry
-  nature trail
- etc...

LAS COLINAS MASTER PLAN

- Avenida de Las Colinas
 - 1 Clubhouse
UNIK CAFÉ
enso shushi bar
Golf shop
Golf academy
Sport area
Kid's zone

- 2 Mini Market

- 3 Acacia Community

- C/ Pedrera
 - 4 Olivo Community
 - 5 Almendro Community

- C/ Bonalba
 - 6 Adelfa Community

- Avenida de Las Colinas
 - 7 Limonero Community
 - 8 Naranja Apartments
 - 9 Villas Acacia 3

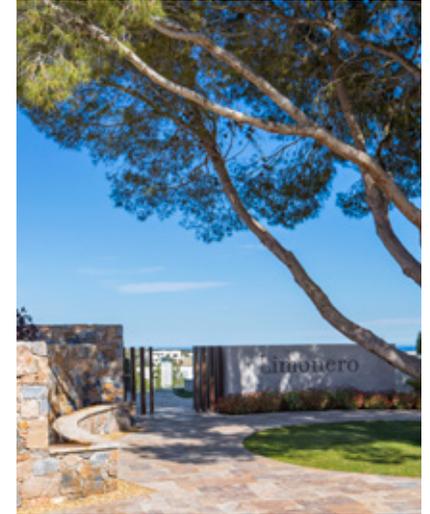


LIMONERO COMMUNITY

The Limonero Community comprises 18 frontline golf & second line golf villas, all of them South facing with amazing golf and sea views. This private complex features beautiful garden and natural stone pavement areas.

- Privileged location
- Golf views
- Beautiful landscaping

- Private gated complex
- Luxury finishings



VILLAS LIMONERO



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FRONTLINE GOLF VILLAS

VILLA 4

This 4 bedrooms one-floor modern house offers 200 m² of built home area and 65 m² of terraces on an 849 m² plot. It has stunning views to the golf course and the sea from the terrace, the living room and the bedrooms.

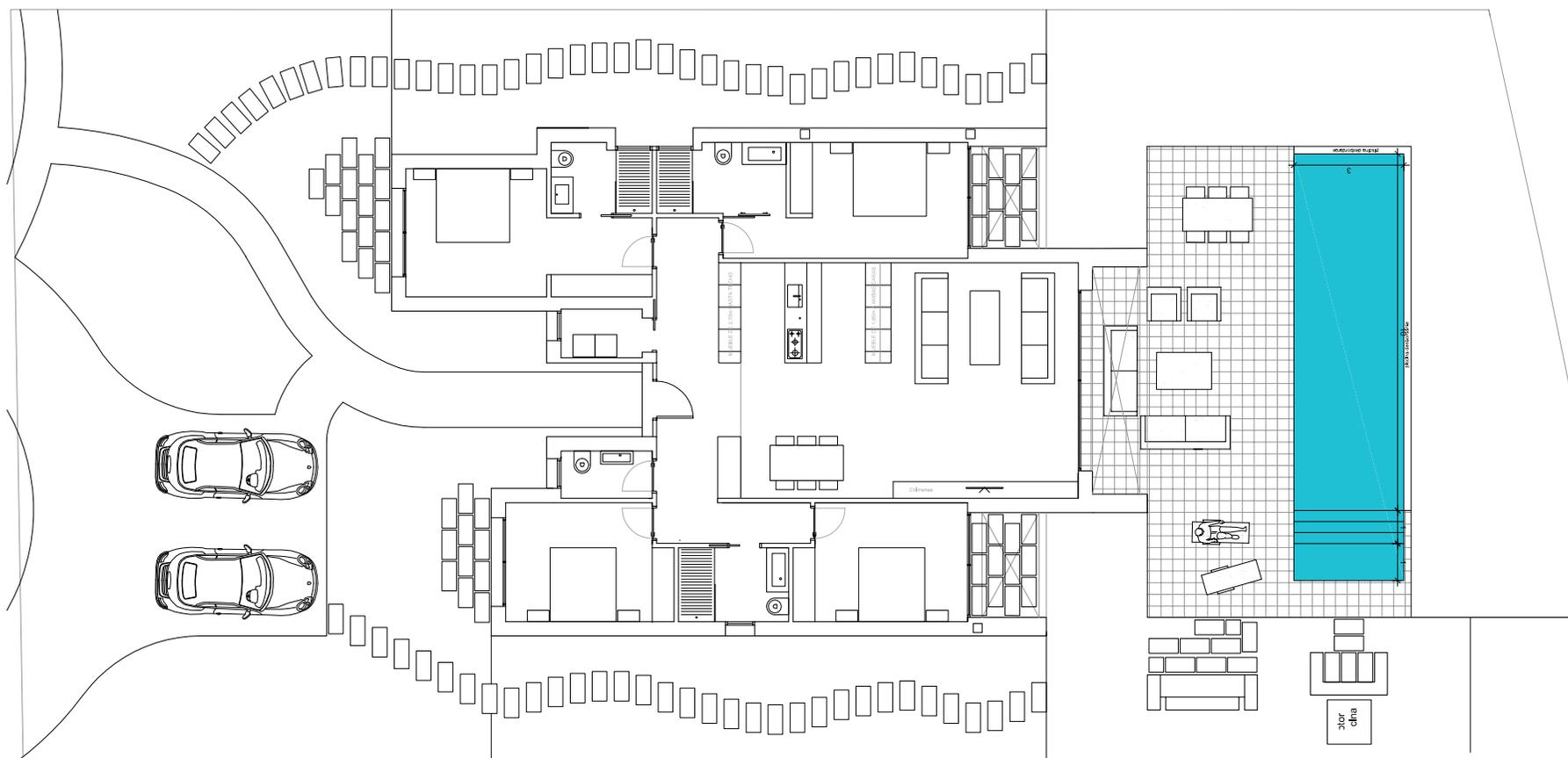
Features

Bedrooms	4
Bathrooms	3+1
Plot area	849m ²
House area	200m ²
Open terraces	65m ²
Swimming pool	34m ²



VILLA 4

PLOT PLAN



VILLA 4

GROUND FLOOR

Plot area	849m ²
Built area	200m ²
Terraces	65m ²
Swimming pool	34m ²



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The furniture and appliances shown in the plan are purely decorative and are not included in the villa.

FRONTLINE GOLF VILLAS

VILLA 5

This 3 bedrooms modern house offers 200 m² of built home area in one floor and 75 m² of terraces on a 773 m² plot. It has stunning views to the golf course and to the sea from the terrace, the living room and the bedrooms. Large terraces and swimming pool overlook the golf course.

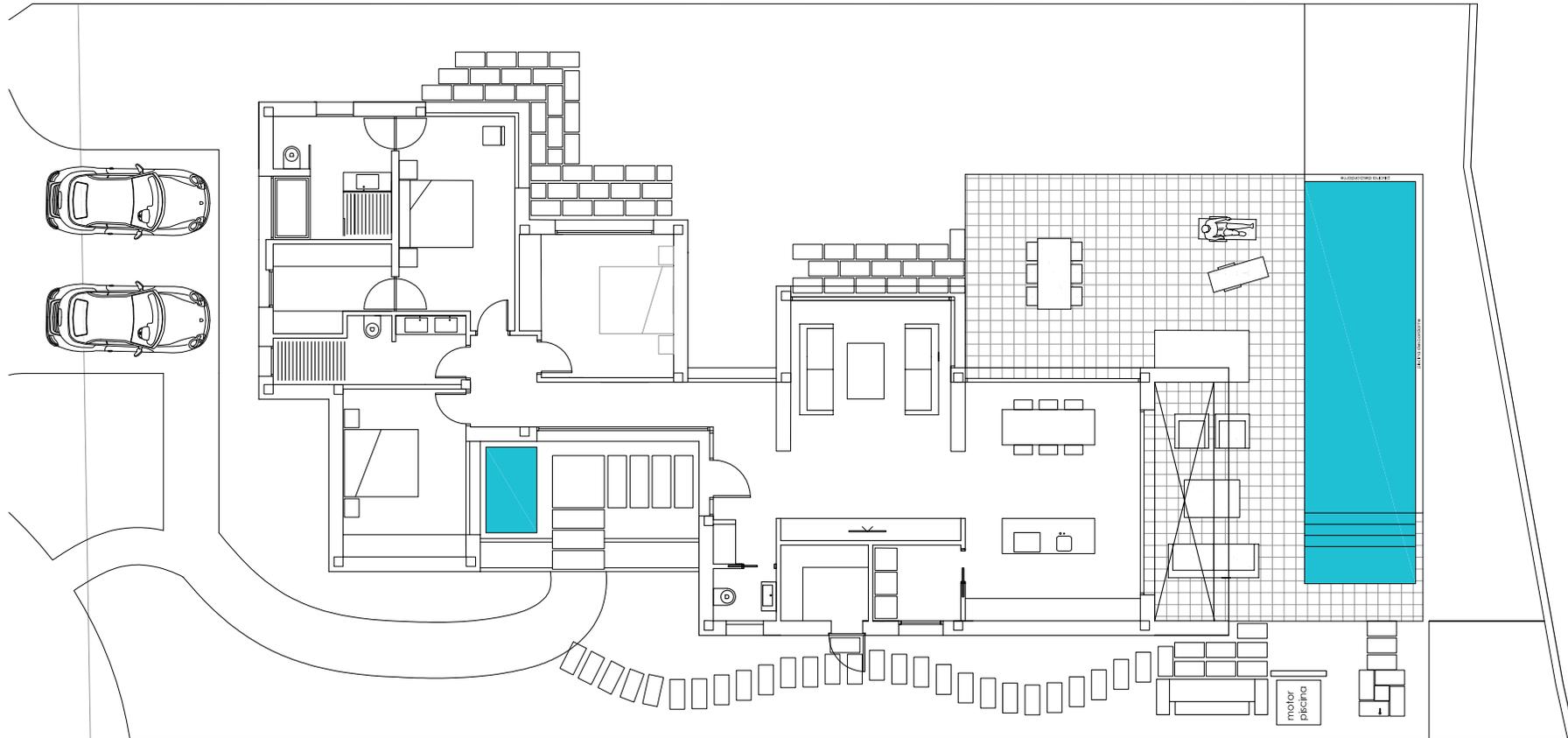
Features

Bedrooms	3
Bathrooms	3+1
Plot area	746m ²
House area	200m ²
Open terraces	65m ²
Swimming pool	34m ²



VILLA 5

PLOT PLAN

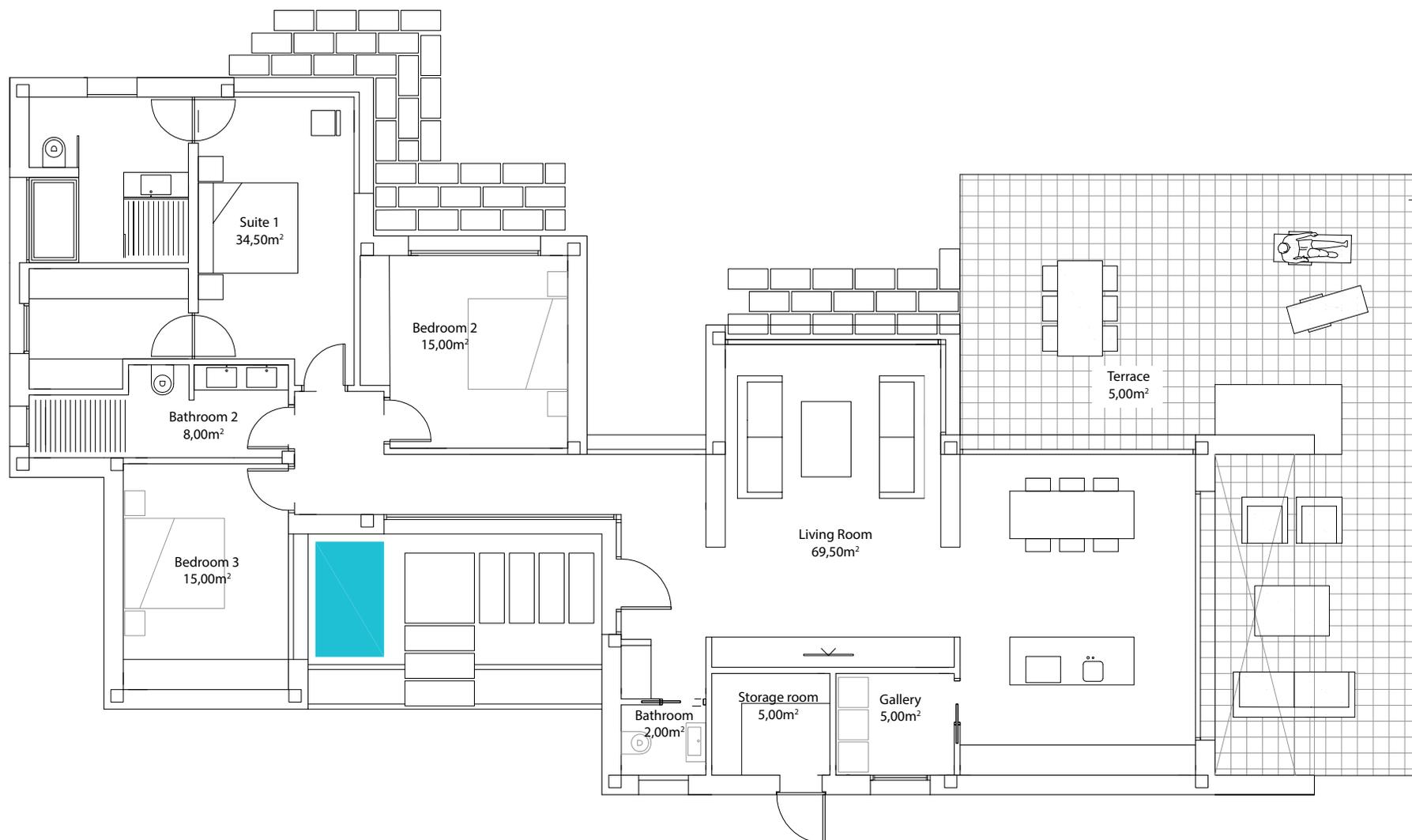


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VILLA 5

GROUND FLOOR

Plot area	773m ²
Built area	200m ²
Terraces	75m ²
Swimming pool	32m ²



FRONTLINE GOLF VILLAS

VILLA 6

This 3 bedrooms modern house offers 200 m2 of built home area in one floor and 65 m2 of terraces on a 753 m2 plot. It has stunning views to the golf course and to the sea from the terrace, the living room and the bedrooms. Large terraces and swimming pool overlook the golf course.

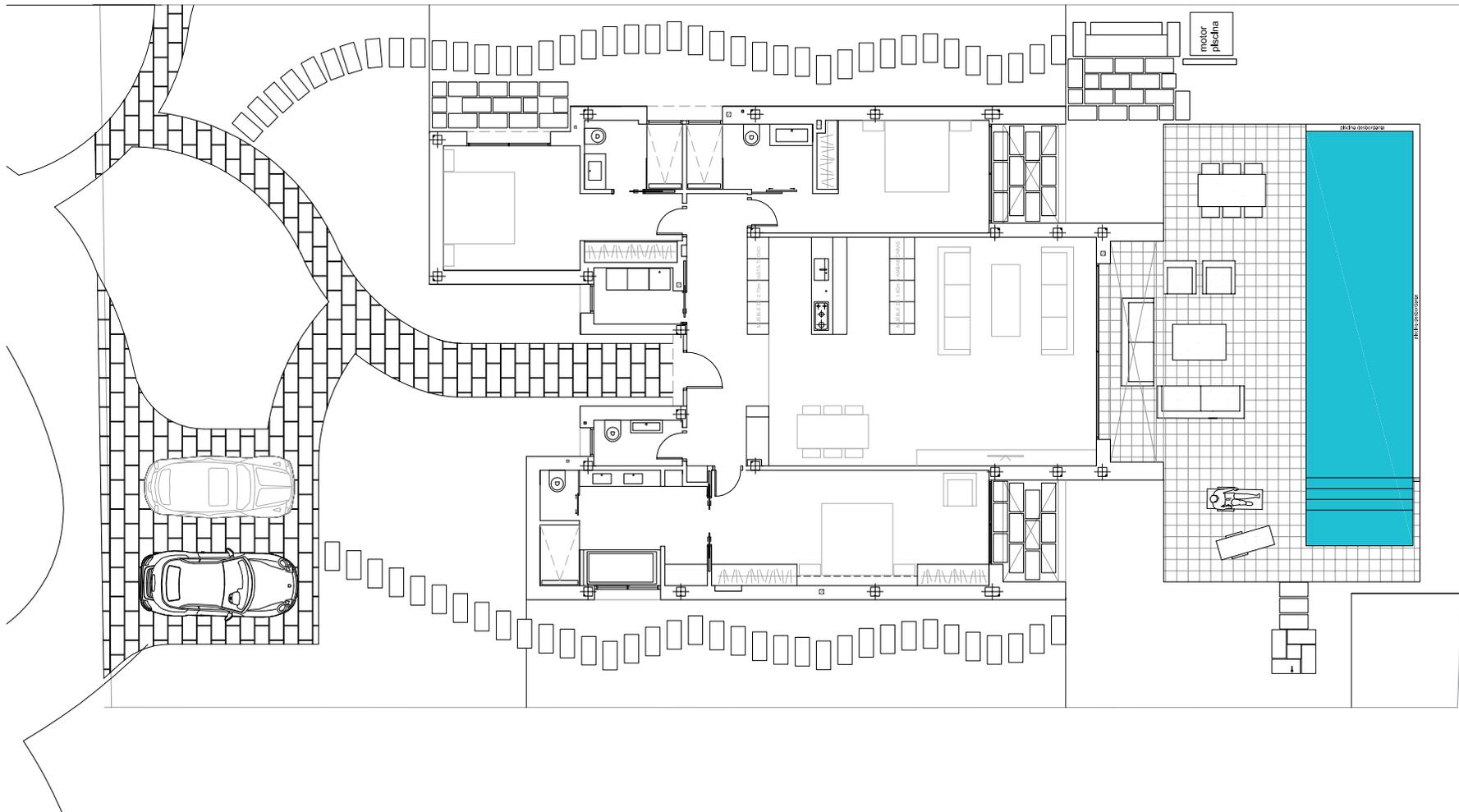
Features

Bedrooms	3
Bathrooms	2+1
Plot area	746m ²
House area	200m ²
Open terraces	65m ²
Swimming pool	34m ²



VILLA 6

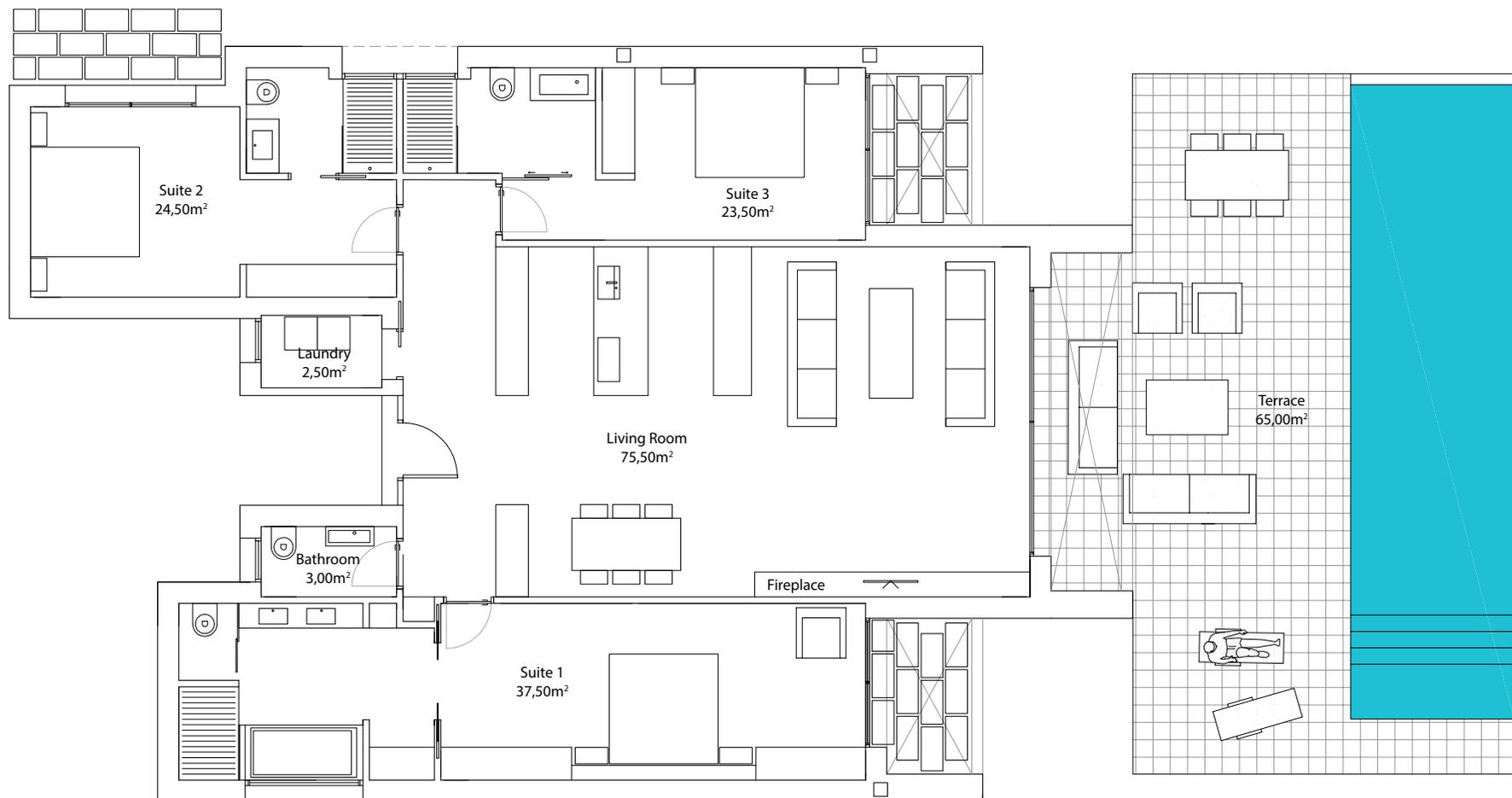
PLOT PLAN



VILLA 6

GROUND FLOOR

Built area	200m ²
Terraces	65m ²
Swimming pool	34m ²



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FRONTLINE GOLF VILLAS

VILLA 7

This 4 bedrooms modern house offers 200 m² of built home area in one floor and 65 m² of terraces on a 746 m² plot. It has stunning views to the golf course and to the sea from the terrace, the living room and the bedrooms. Large terraces and swimming pool overlook the golf course.

Features

Bedrooms	3
Bathrooms	3+1
Plot area	746m ²
House area	200m ²
Open terraces	65m ²
Swimming pool	34m ²



VILLA 7

PLOT PLAN

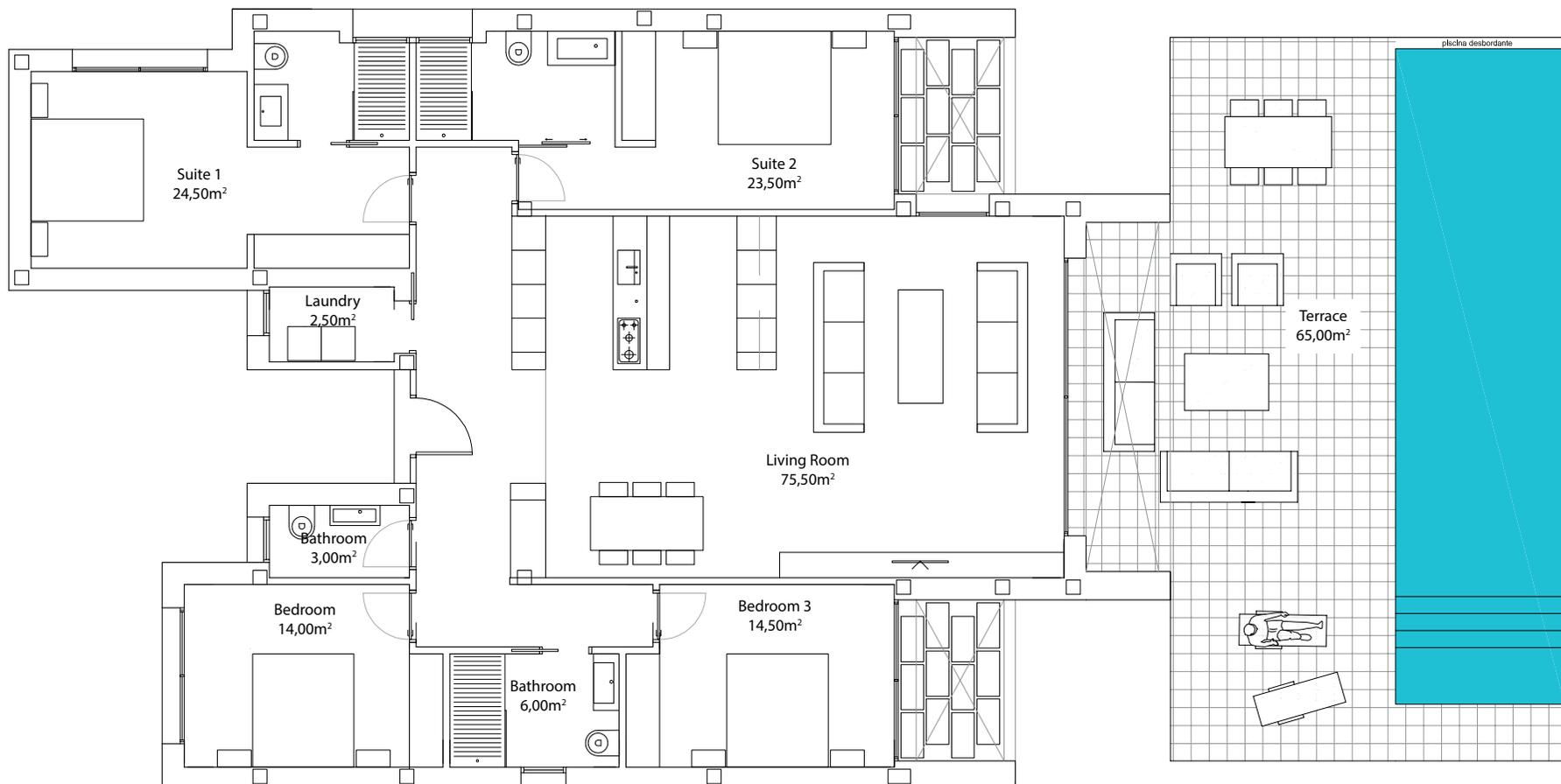


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VILLA 7

GROUND FLOOR

Built area	200m ²
Terraces	65m ²
Swimming pool	34m ²





GOLF VIEW VILLAS

VILLA 12-17

6 beautiful modern villas full of light.

These amazing villas are built on the most elevated part of the Limonero Community with amazing golf and sea views.

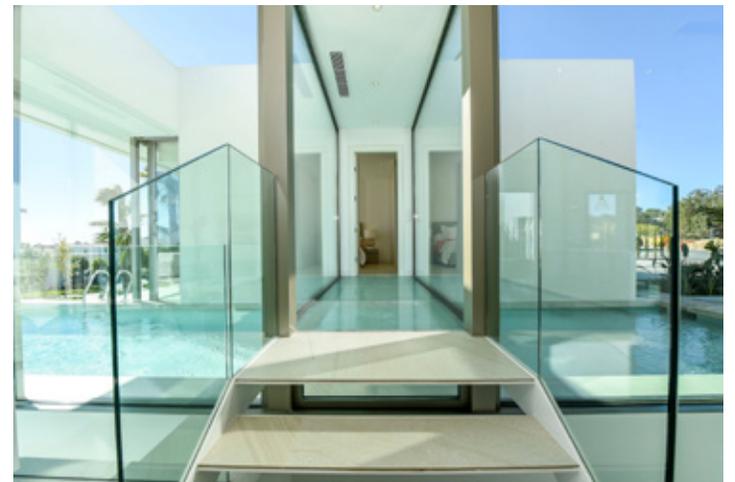
A stunning overhanging glass swimming pool along the length of the property and the nice garden areas are their distinguishing marks.

Features

Bedrooms	3
Bathrooms	2
Open terraces	45m ²
Solarium area	50m ²
Swimming pool	35m ²

Home area

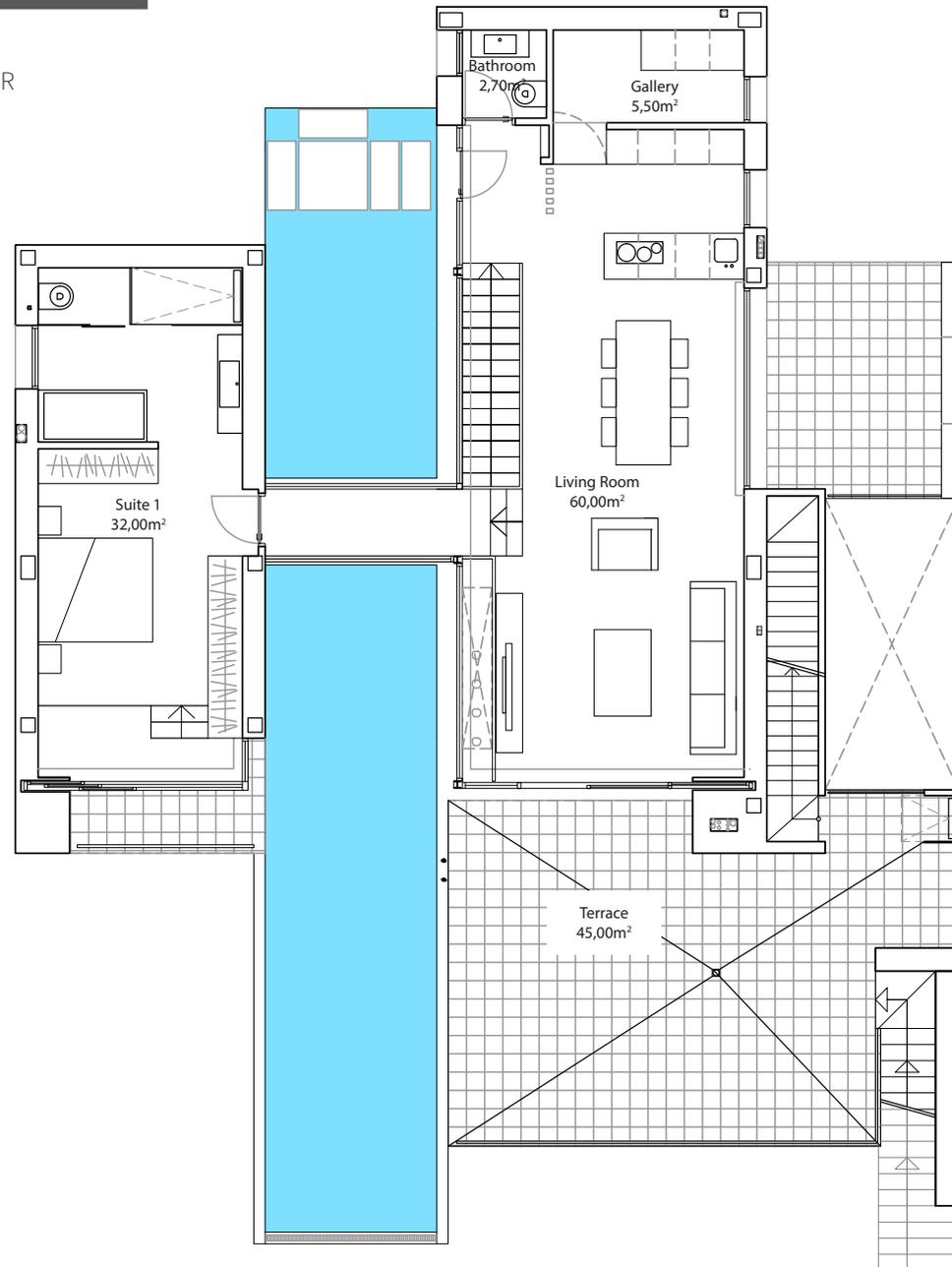
Ground floor area	126m ²
Underground floor area	64m ²
Storeroom area	50m ²
Total area	240m ²





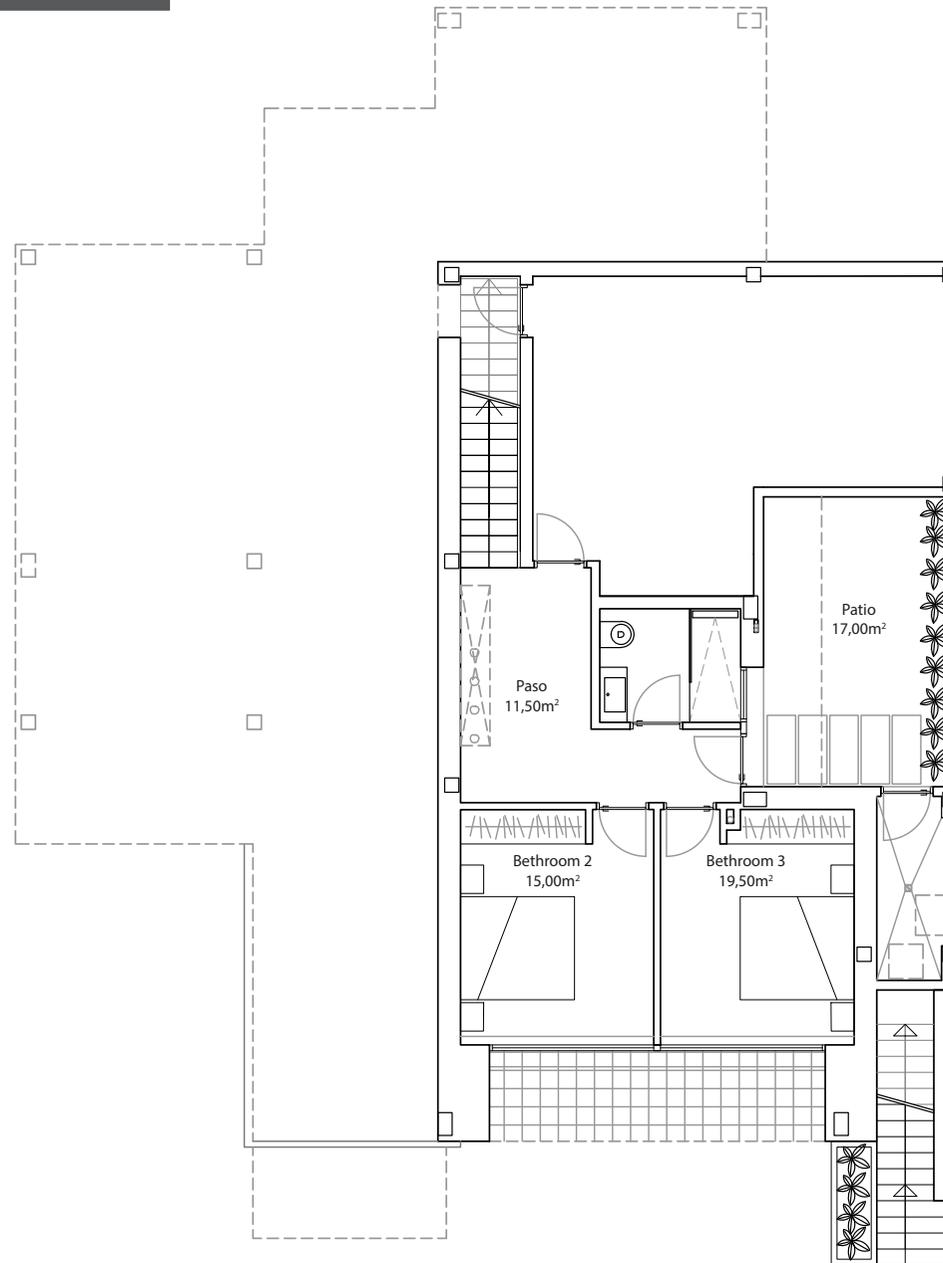
VILLAS 12-17

GROUND FLOOR



VILLAS 12-17

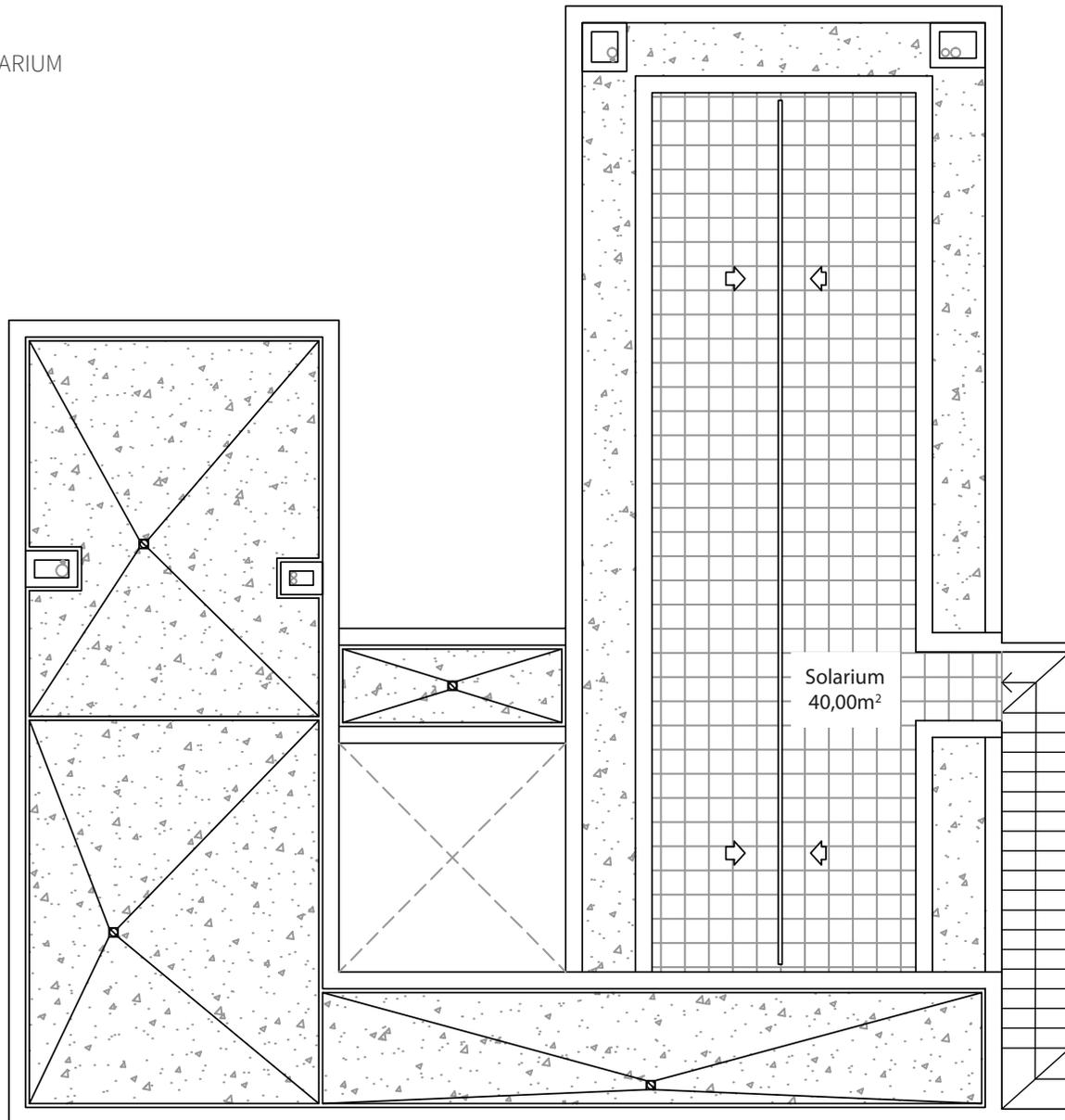
BASEMENT



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VILLAS 12-17

SOLARIUM



GOLF VIEW VILLAS

VILLA 18

This 3 bedrooms modern house has 175 m2 of built home area in one floor and 44 m2 of terraces on a 689 m2 plot. It has stunning views to the golf course and to the sea from its large terraces and an infinity swimming pool.

Features

Bedrooms	3
Bathrooms	2
Plot area	689m ²
House area	175m ²
Open terraces	44m ²
Swimming pool	32m ²



VILLA 18

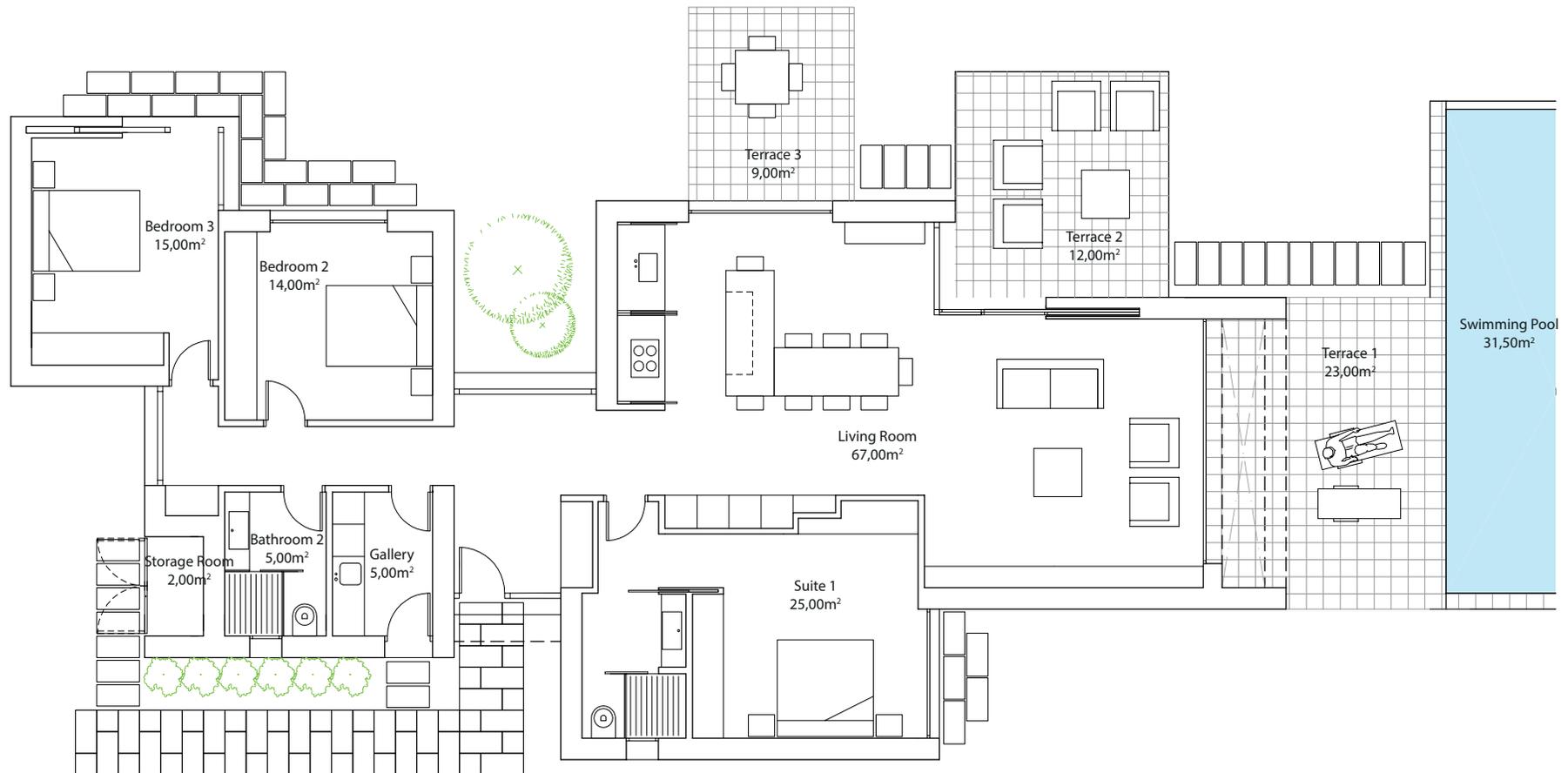
PLOT PLAN



VILLA 18

GROUND FLOOR

Plot area	689m ²
Built area	175m ²
Terraces	44m ²
Swimming pool	32m ²



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QUALITY SPECIFICATIONS

CONSTRUCTION FEATURES

FOUNDATIONS AND STRUCTURE

Reinforced concrete with separate footings and one way slabs.

EXTERNAL WALLS

Ceramic brick walls (exterior part - 12 cm) with air compartment and high density polystyrene insulation (8 cm) and thermal clay block (19 cm).

ROOF

Flat non-trafficable roof with XPS insulation (8 cm).

FAÇADE

Single layer mortar with a scraped finish. In white color.

INTERNAL WALLS

Brick walls with plaster finish.

BATHROOM FINISHES

Top of the range Gres ceramics according to interior design.

INTERIOR AND EXTERIOR FLOORING

- *Interior, Top of the range “Gres” ceramic tiles with recessed skirting board.*
- *Exterior, Top of the range “Gres” anti-slip ceramic tiles of the same range as interior floor tiles.*

INTERIOR AND EXTERIOR LIGHTING

- *Interior, LED recessed lights, switches in white colour, plugs according to standard regulations.*
- *Exterior, façade fixtures, LED type lighting. Garden lighting.*

EXTERIOR CARPENTRY

*Aluminum, Schüco brand with thermal break.
Motorized Venetian blinds in bedrooms, grey colour.*

GLASS

*Double glazing with air chamber and low-emissivity, according to Technical Building Code.
Main entrance door in aluminum and glass with security lock.
Fixed glass screen in bathrooms.*

PAINTWORK

*Smooth finish in white colour.
Decorative wallpaper on bed headboard wall.*

HOME EQUIPMENT

INTERIOR CARPENTRY

- Kitchen: Fitted with high gloss lacquered base and wall units.
- Single sink in stainless steel under worktop, vertical single lever tap and two positions shower.
- Silestone quartz worktop o similar.
- Interior doors: Smooth lacquered finish with steel handles in chrome finish. 2.30 high.
- Wardrobes: Wardrobe with sliding or doors swing with lacquered finish in white colour. Interior distribution with shelves, drawers and hanger bar, adapted to the dimensions.
- Bathroom units: Design complete bathroom vanity unit with lacquered finish and mirror with integrated lighting.

BATHROOM FITTINGS AND TAPS

- ROCA sanitary ware, including bathroom furniture.
- Wall mounted sanitary fittings. ROCA range in white colour.
- Bathroom sink atop a cabinet according to the interior design.
- Floor level shower in the same material as interior flooring. Thermostatic taps in chrome finish.
- Basin single handle tap in chrome finish, with aerator for water efficiency.

HEATING AND AIR CONDITIONING

- Air conditioning with heat pump through ducts.*
- Pre-installation for electric towel rails in bathrooms.*
- Underfloor heating throughout.*
- Electric heater with Aerothermia system.*
- Air renewal system with heat recovery.*

EXTERIOR

- Garden: Standard landscaping finish with watering system, lighting and shower.
- Fence: Main access from street with stonework wall.
- Fence facing the interior road: wire mesh with interior hedge.
- Dividing fences: Plastic wire mesh, green color, with interior hedge.

SPECIAL INSTALLATIONS

- Swimming pool with led lighting.
- Smart Home Technology (Different model in each property).
- Osmosis water filter system in kitchen.
- Sail awning.
- Frontline golf villas include:
 - Fridge, oven, microwave oven, washing machine and dryer.
 - Fireplace.
 - Water softening system throughout.
 - Motorized kitchen counter in villa 5.