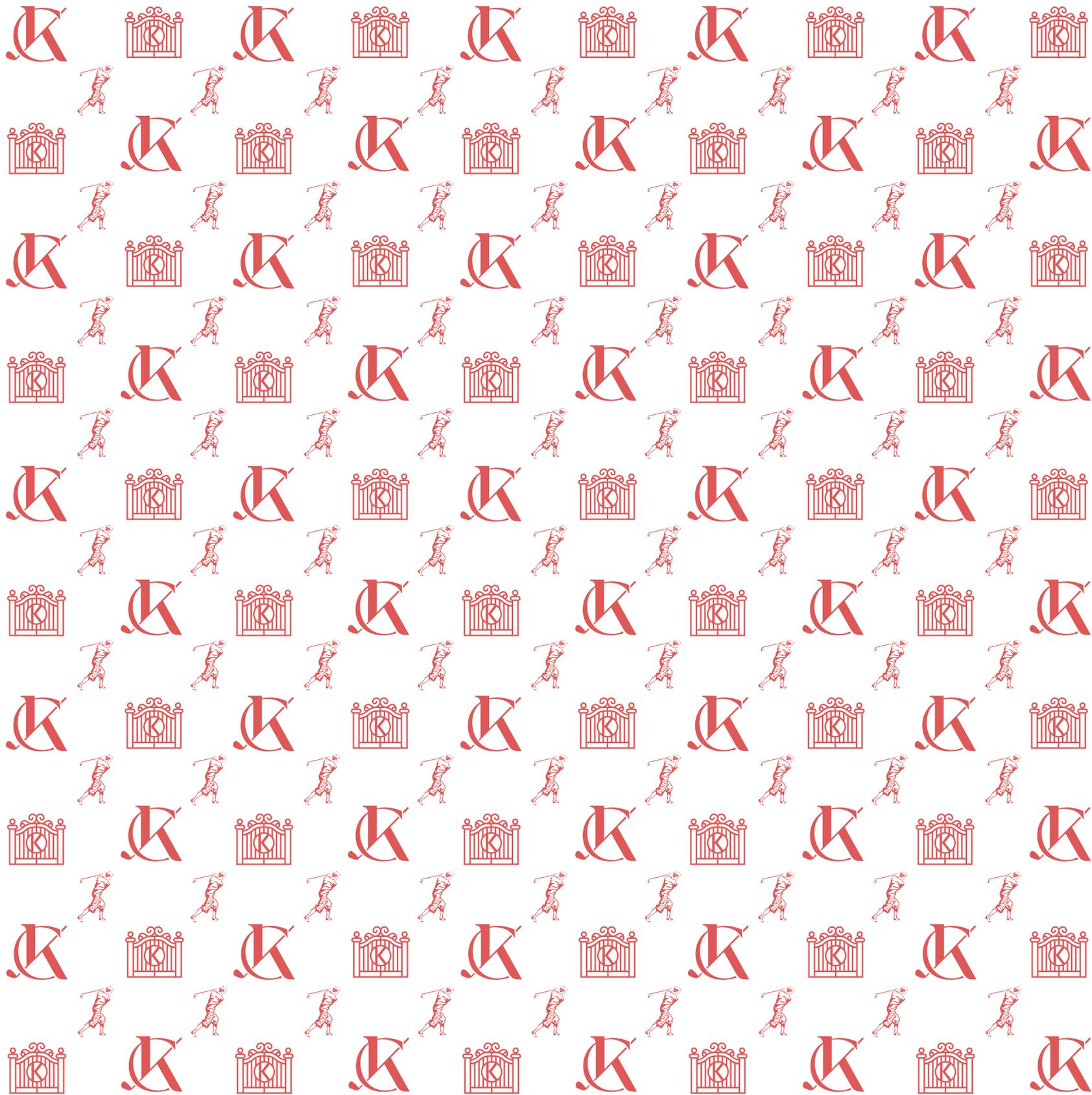


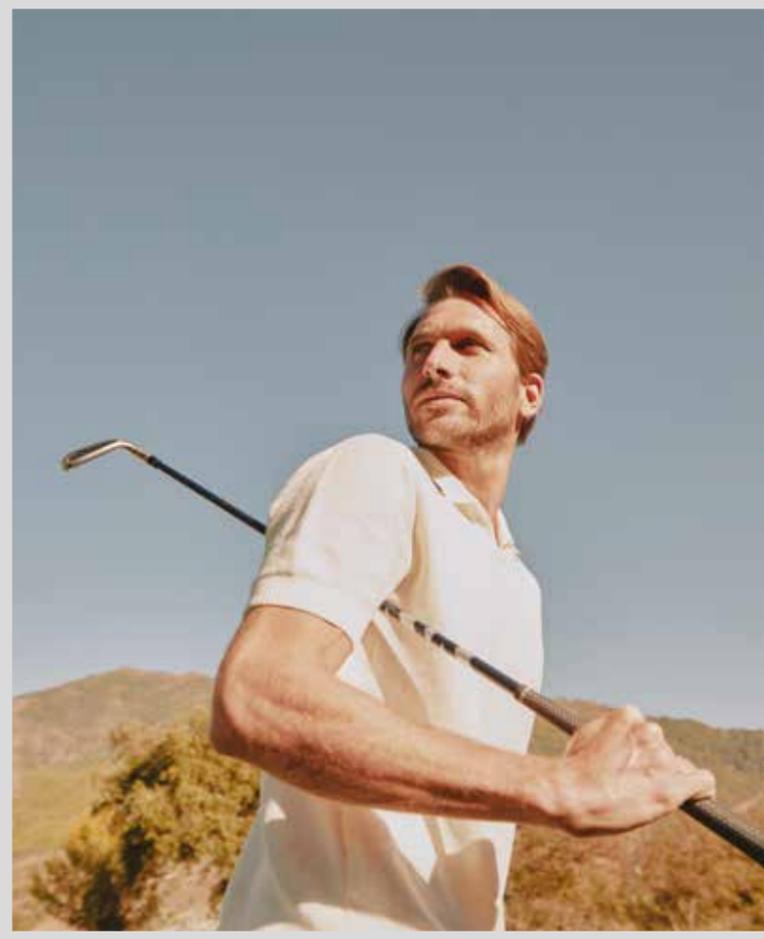
LAS COLINAS
GOLF & COUNTRY CLUB

VILLA
TOMILLO
Uno



CHARLES KENT
THE GOLF PROPERTIES





I. The *Charles Kent* brand⁷

II. Tomillo Uno:
the *property*²⁹

III. The golf and family
*amenities*⁹¹

IV. The *Resort*:
a world of facilities¹⁰⁵

V. Playing *golf* around¹¹⁵

VI. Out and about
around Tomillo Uno¹³¹

VII. The villa *layout*
and surfaces¹⁴¹



I
The
Charles Kent
brand



*It is a singular voice to be heard
The voice of an ideal
Of breathing
Where golf and serenity are essential
A way of living your best life
Here and now*

Charles Kent



Where *dreams* come true

Charles Kent bespeaks a loftiness of vision. Aspirations that reach for the heavens. Carefully chosen and mastered trajectories. To live on the most prestigious golf courses, on your favourite playground, while experiencing the world, if perhaps a little differently.

Charles Kent is the promise of life in the open air and a refuge for yourself and your loved ones. A life where your passion can be expressed and enjoyed every day. A life to be shared, even with those who do not play. Each villa or penthouse is designed so one can contemplate, breathe and be together without getting in each other's way, or even work, from a distance or in ways which have yet to be invented.

In a Charles Kent residence, you rediscover the joy of quiet mornings, communing with nature, views of wide open spaces, carefully preserved like the bonds with the loved ones and friends we have chosen to surround us. Charles Kent embodies the philosophy of those who in golf have found a *modus vivendi* that encompasses freedom, pleasure, elegance and intimacy. A life open to the world and to others, in a haven of tranquillity, where all is calm, luxury and serenity.



A life
of *passion*
and
sharing,



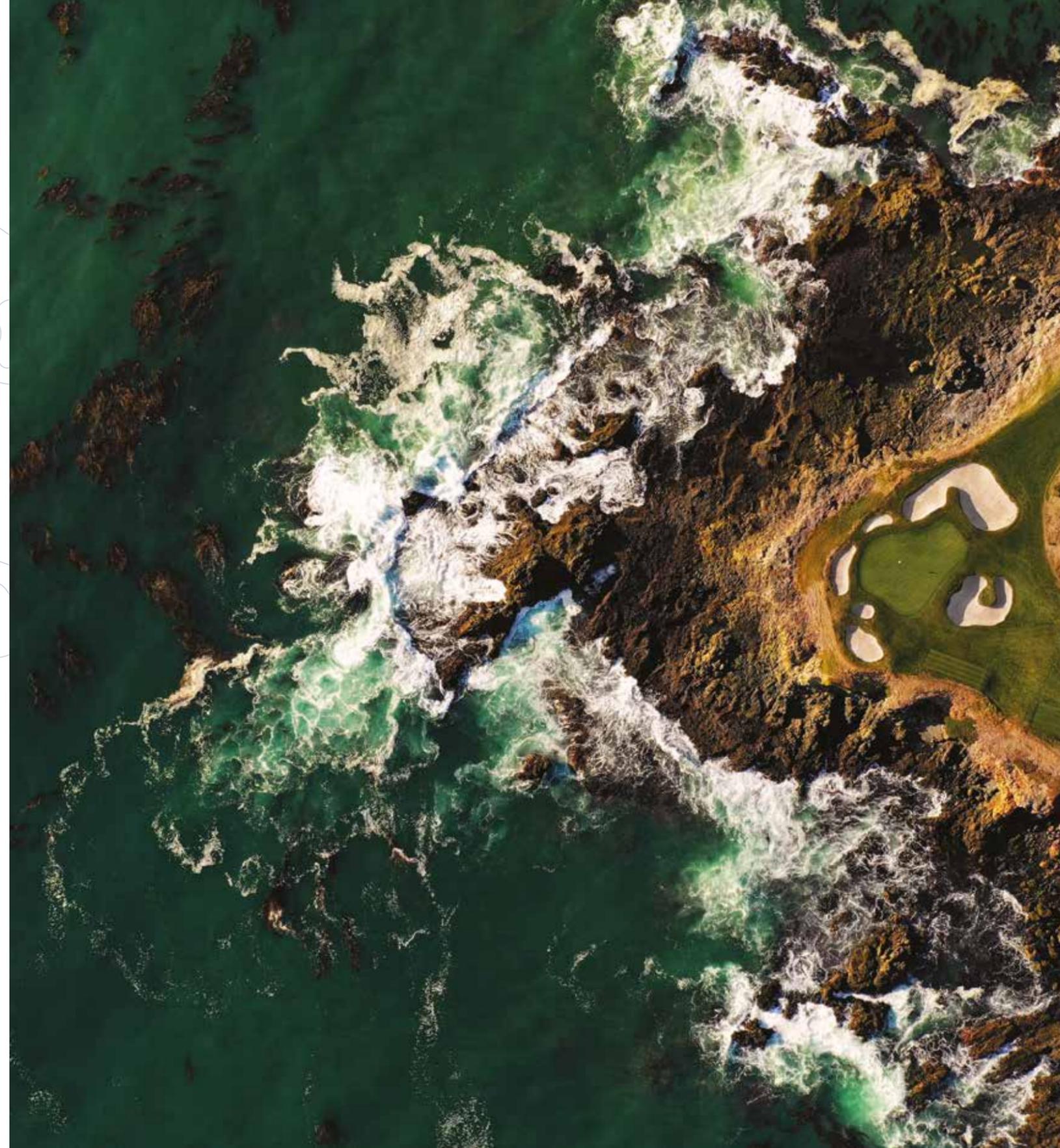
sheltered
from
the *disorder*
of the
world

FROM ST ANDREWS
TO MARBELLA

Golf's latest *destinations*

Charles Kent is first and foremost a brand with a singular passion and respect for the sport of golf. To demonstrate our sincere and intimate understanding of this discipline, we have chosen to go back to its roots. So, up North, in the direction of St Andrews, the home of golf, or to be more precise, the Old Course, one of the five most prestigious courses in the world, both for its long history, intertwined with that of the sport, and for the talent required to complete certain of its holes. Who hasn't shuddered at the mention of the "Hell Bunker" or the "Road Hole"? And what golfer doesn't secretly dream of one day crossing the iconic Swilcan Bridge, on the 18th hole of the legendary Old Course?

The magnificent and historic Hamilton Grand building is where we decided to establish our business. It is both a symbol and point of anchorage, from which Charles Kent wishes to accompany you towards other new, but already renowned golfing destinations: from St Andrews to Marbella and many other resorts that have become so attractive to the aficionados of this sport. Terre Blanche in Fayence, voted the "Best Golf Resort in Continental Europe" by the well-known magazine Golf World, or La Zagaleta, one of the most prestigious courses in Andalusia. The coastal resort of Marbella is home to no less than 60 golf courses and this magnificent setting enjoys ten out of twelve months of superb weather every year. The Real Club Valderrama, La Reserva and Almenara in Sotogrande, as well as Las Colinas in Orihuela are also among the legendary addresses chosen by Charles Kent to construct exceptional properties and perhaps a place of your dreams.





Perfectly at home in the world of *your dreams*

Our residences are built at the heart of or in close proximity to the most prestigious golf resorts in Europe, but also in regions whose appeal goes far beyond that of the sport. These exceptional properties are sold ready for use and consequently can be lived in all year round or on a semi-residential basis. There's no reason to wait, when your comfort and passion are concerned.

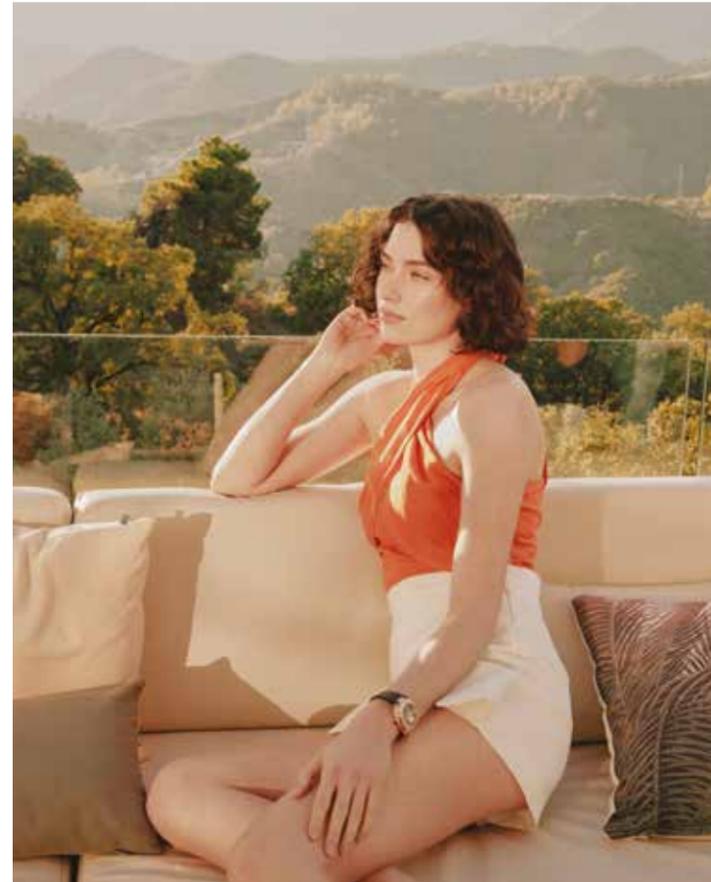
Whether a villa or a penthouse, each Charles Kent property features ample living spaces, reception areas and master bedrooms. They include numerous terraces and openings onto their natural surroundings or directly onto the golf courses themselves.

Our properties are equipped with the most sophisticated amenities, designed to indulge the passion and enhance the performance of every golfer by facilitating their comfort in both life and play. Some villas include a private putting green, a TrackMan room, a dressing room adapted for golfing equipment and a wardrobe consisting of the most exclusive brands, a private, personal golf cart to carry you around the resort. This superb package is completed by two sets of clubs, fitted to the game of the property's new owner by TaylorMade and a year's complimentary membership in the resort of your choice.



Life is just
as *relaxed*
and effortless
in and around
the *golf*
resorts

A serene way of life, surrounded by calm and peacefulness.



A serene way of life, surrounded by calm and peacefulness.

A serene way of life, surrounded by calm and peacefulness. A serene way of life, surrounded by calm and peacefulness. A serene way of life, surrounded by calm and peacefulness.



Charles Kent villas and penthouses are above all designed to enhance people's experience of the sport of golf, yet they are also intended as gateways. Pathways to other worlds, other pleasures and other people, not necessarily players, but those who recognise at the heart of this sport, the desire for tranquillity and a shared life in the open air.

Non-golfers as well as the friends and family of a golfing enthusiast, are all part of the Charles Kent community. For them, away from the pleasures of the fairway, there are private swimming pools, spas, tennis courts and fitness rooms, games areas and home-cinema rooms. Life is just as relaxed and effortless in and around the golf resorts.

The delights of the Costa Blanca need no introduction, with its myriad of world-famous sites as well as those more hidden away, with its gourmet restaurants of the highest repute, its cultural treasures, museums and galleries and its prestigious festivals. It is also home to a huge range of sporting activities, both on land and at sea, as an alternative to its marvellous golf courses. The Costa Blanca, another central location for our properties, is not to be outdone and offers a lifestyle of the highest quality, combining sea and mountains, festivities and relaxation, alongside some beautiful escapes to the pristine white villages of Costa Blanca.



To *play*
or
not to play,

is never
really the
question...





We all have our own
imaginary map
of little corners
of *paradise* on Earth



THAT FEELING OF BEING AT HOME,
WHEREVER YOU ARE

You
have
reached

your
destination

We all have our own imaginary map of little corners of paradise on Earth; places where we dream of living and perhaps even playing golf. Charles Kent builds extraordinary residences, but first and foremost they are designed with your dreams in mind. For what greater luxury exists, than to be able to feel yourself perfectly at home, especially when you purchase a ready-to-live-in property?

Name a destination, close to or at the heart of a course or resort, from your list of golfing desires and we'll do everything within our power to acquire the necessary land and build and equip a living space that meets your aspirations. We are unrivalled at finding those rare gems that fulfil the even most fabulous dreams.

And because we all seek a unique way of living, we design your future property by being attentive to your rhythms, your needs and your fantasies, as well as those of your family and entourage. You are tempted by an architectural dream? Don't hesitate to inquire. We firmly believe that anything is possible and in an unlimited horizon for every desire.

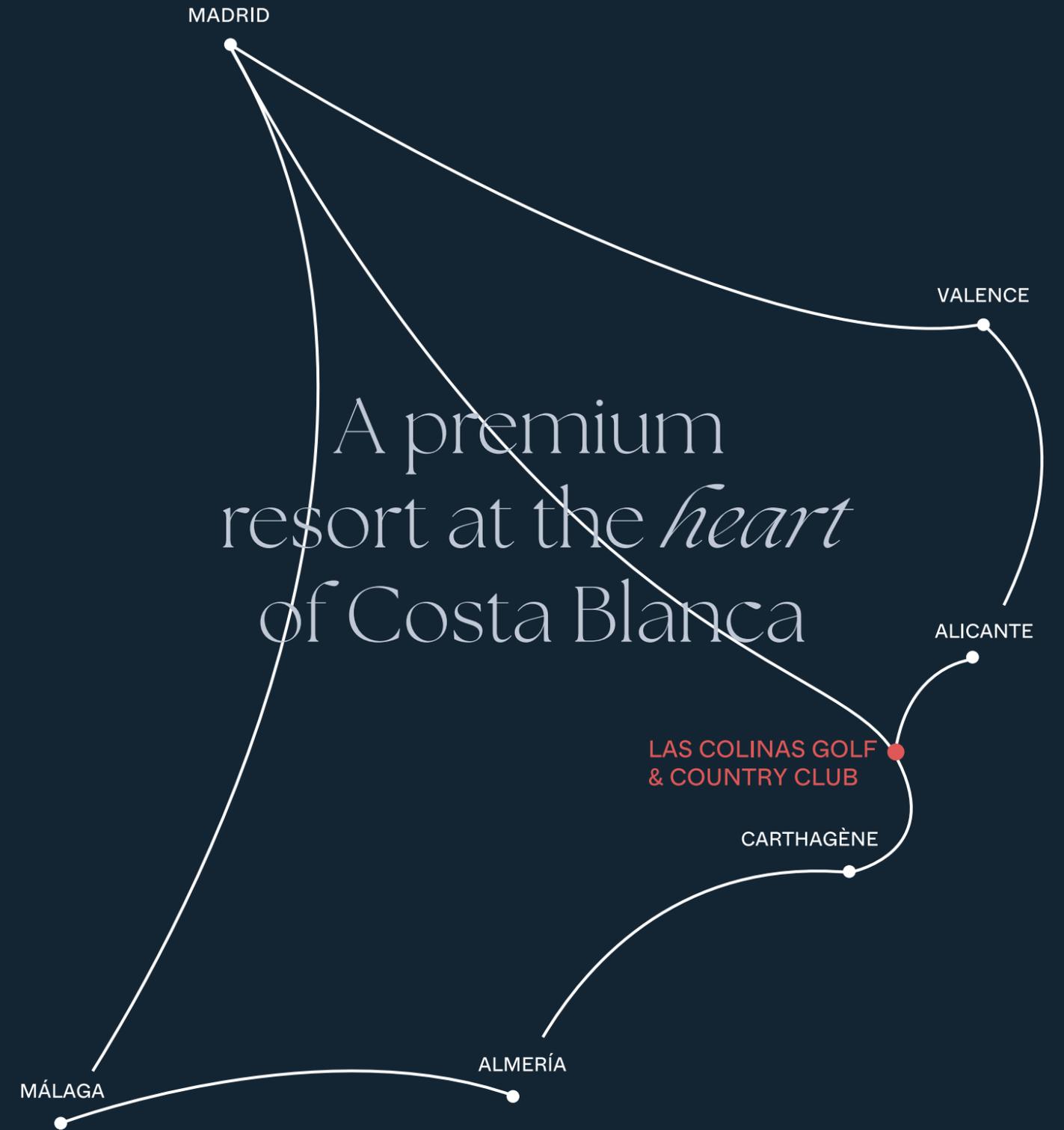
Discover
the calm and
peaceful setting
of the Las
Colinas Golf
& Country
Club and
its 18-hole golf
course



II

Tomillo Uno: *the property*







One of the
most beautiful
villas on the Costa
Blanca, in Spain,
Tomillo Uno
is located at the
heart of the
Las Colinas *Golf*
& *Country* Club.

South of the Mediterranean coast, Tomillo Uno is a spectacular 450sqm villa and 879 sqm villa offering breathtaking views on the Las Colinas golf course, literally surrounding the property. With a 180-degree panorama of the fairway in a region with 315 days of sunshine every year, Tomillo Uno is an exquisite villa with a private outdoor pool thought for golf enthusiasts as much as their loved ones - families, friends and crews. Here, nature lives nicely together with golfers, and all those who are keen on enjoying a healthy lifestyle under the sweet spanish sun.

A white pristine luxury villa combining organic shapes with natural wood, Tomillo Uno – meaning Thyme street, 1 - is equipped with a wide variety of decorations offering different atmospheres. The house includes 4 bedrooms, a golf room, trackman, gym, a private cinema, a private spa and 4 bathrooms. In the living-room, in a continued open space beside the dining-room and the kitchen, light sweeps across the entire space, creating a neat, bright and open environment.





- 1 Home Entrance
- 2 Guest parking
- 3 Car garage x 6
- 4 Cinema
- 5 Trackman & Gym
- 6 Main living room
- 7 Master Bedroom
- 8 Master bedroom terrace
- 9 Fire pit
- 10 Swimming pool
- 11 Golf Course



Tomillo Uno is a striking modern villa that offers *fabulous* indoor-outdoor connectivity: Air, water, nature and light flow seamlessly into one another from every point of *view*.







At Tomillo Uno, the kids are alright! . At Tomillo Uno, the kids are alright!

At Tomillo Uno, the kids are alright! . At Tomillo Uno, the kids are alright!



The outdoor space is an extension of the indoor space. The living rooms and outdoor areas are both equally important, while each of them has its own volume, atmosphere and material.





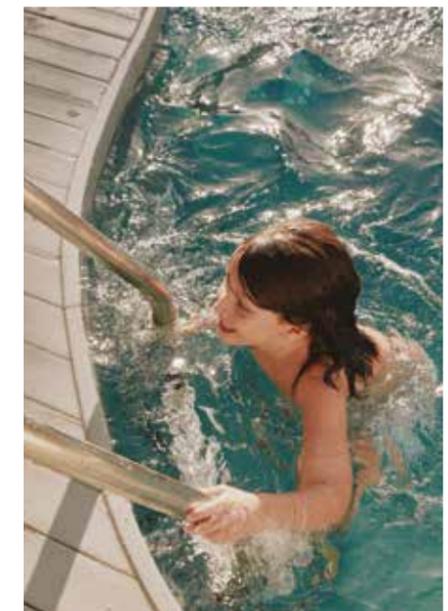
Las Colinas Golf & Country Club is an exclusive resort designed as an *oasis* on the Costa Blanca. The complex is located in a privileged enclave, surrounded by *mountains* and overlooking the Mediterranean *Sea*.







To live more with nature, the architecture of Tomillo Uno is maximizing transparency: The material palette of the villa includes a lot of glass to blur the boundaries between inside and outside.







The exterior terraces are finished with Durango Bone model porcelain stoneware by Porcelanosa. With its large comfortable sofas and its coffee table with integrated fireplace, it is a place made to be enjoyed day and night.





Find the perfect place to play, work and enjoy life at the same time



Nature is all around villa Tomillo Uno

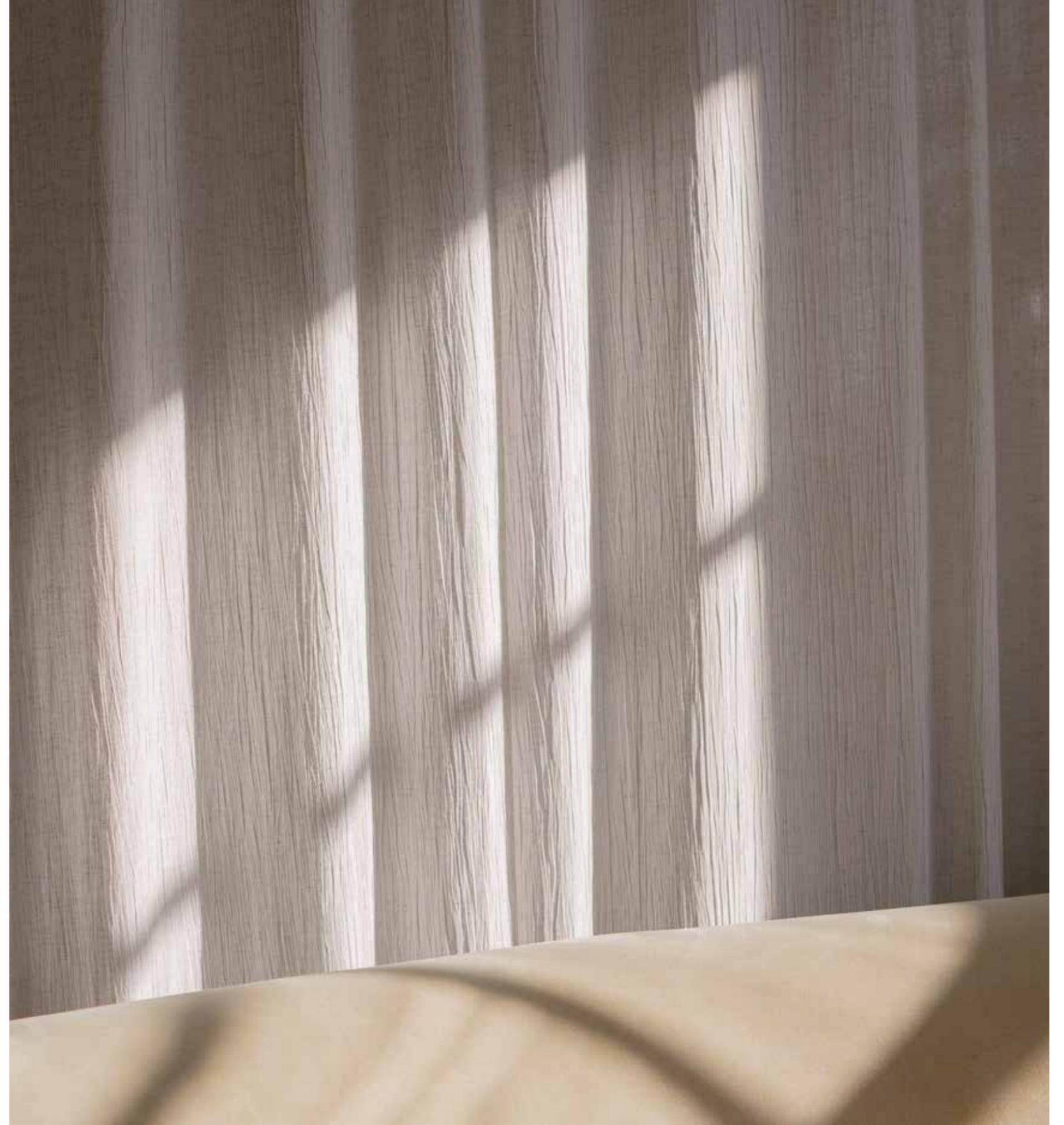


On the Costa Blanca, lifestyle is also a way of life

The living-room is a place of meeting and pleasure linked to the outdoor space thanks to its large glass façade overlooking the golf course. With everything open, the terrace and living room become one...



Fine materials, soft
and natural colours,
all reflect the *joy*
of life suspended
in the heavens, bathed
in an *Olympian*
calm.





Nestled among the hills of the Dehesa de Campoamor, preserved, this exclusive home is perfectly integrated into the environment.

The day area is hosting a dining-room nestled between the living room and the open kitchen, creating a comfortable, spacious and functional environment.





The light sweeps across the entire room... A series of spatial separations generate different independent environments, creating an *intimate* and *welcoming* space, reuniting the kitchen, dining-room and living-room in a neat, bright and open environment.



Creating a comfortable, spacious and functional environment, the open kitchen is a place to share the joy of being together.



The rooms are designed as bright and open spaces.
Large bay windows allow a panoramic view of the exterior.



There's an *atmosphere* of intimacy, cleanliness and comfort in the private spa and bathrooms, bathed in light: A very special *porcelán* stoneware is proposed, the Elegant Gray model by Porcelanosa.







Tomillo Uno is a 3-bedroom spacious villa beautifully decorated. Wake up looking at the sunrise from the master bedroom, right before a dip in the private pool.



The guest bathroom overlooks the suite's private terrace.



Tomillo Uno by its *architect*

“The house is designed to inhabit the landscape. I wanted to give it a different, more modern and organic touch, to integrate and blend in better with the environment. We had in mind the needs of a sporty family that plays golf, interested in a life that develops close to nature, emphasizing design, but above all its functionality, producing intimate and comfortable spaces. Our goal is to make those dreams come true by creating a bespoke home. Special attention is also paid to elegance, luminosity, comfort, privacy, warmth, modernity and innovation.”

Elena Argilés Blasco

About Elena Argilés Blasco

Elena Argilés Blasco is an architect located in Guardamar del Segura, in the province of Alicante. Graduated in Higher Architecture from the Polytechnic University of Valencia (Higher Technical School of Architecture of Valencia), Elena founded her own studio in 2001. She develops functional architecture with pure lines, focusing on every detail and taking care of the integral development of the project.

III

The golf and family *amenities*

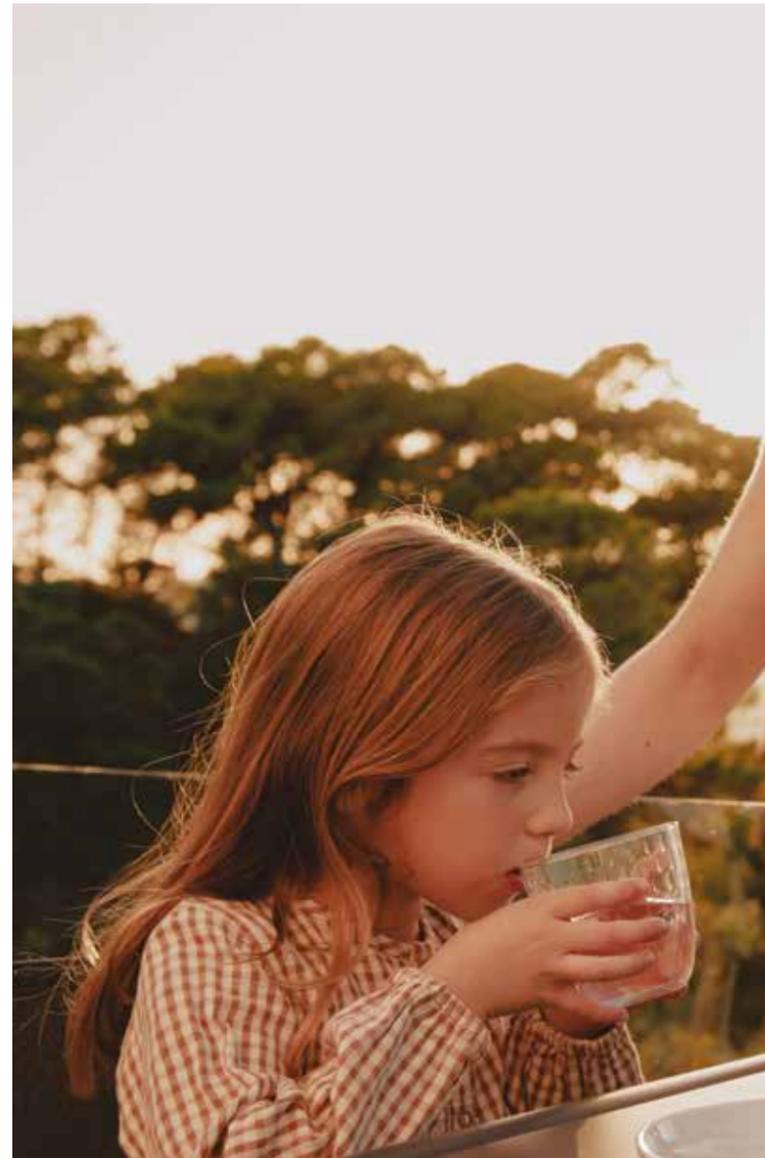




To *play*
or *not to play*,



that is not
the *question*.



CHARLES KENT AMBASSADOR
FORTOMILLO UNO:

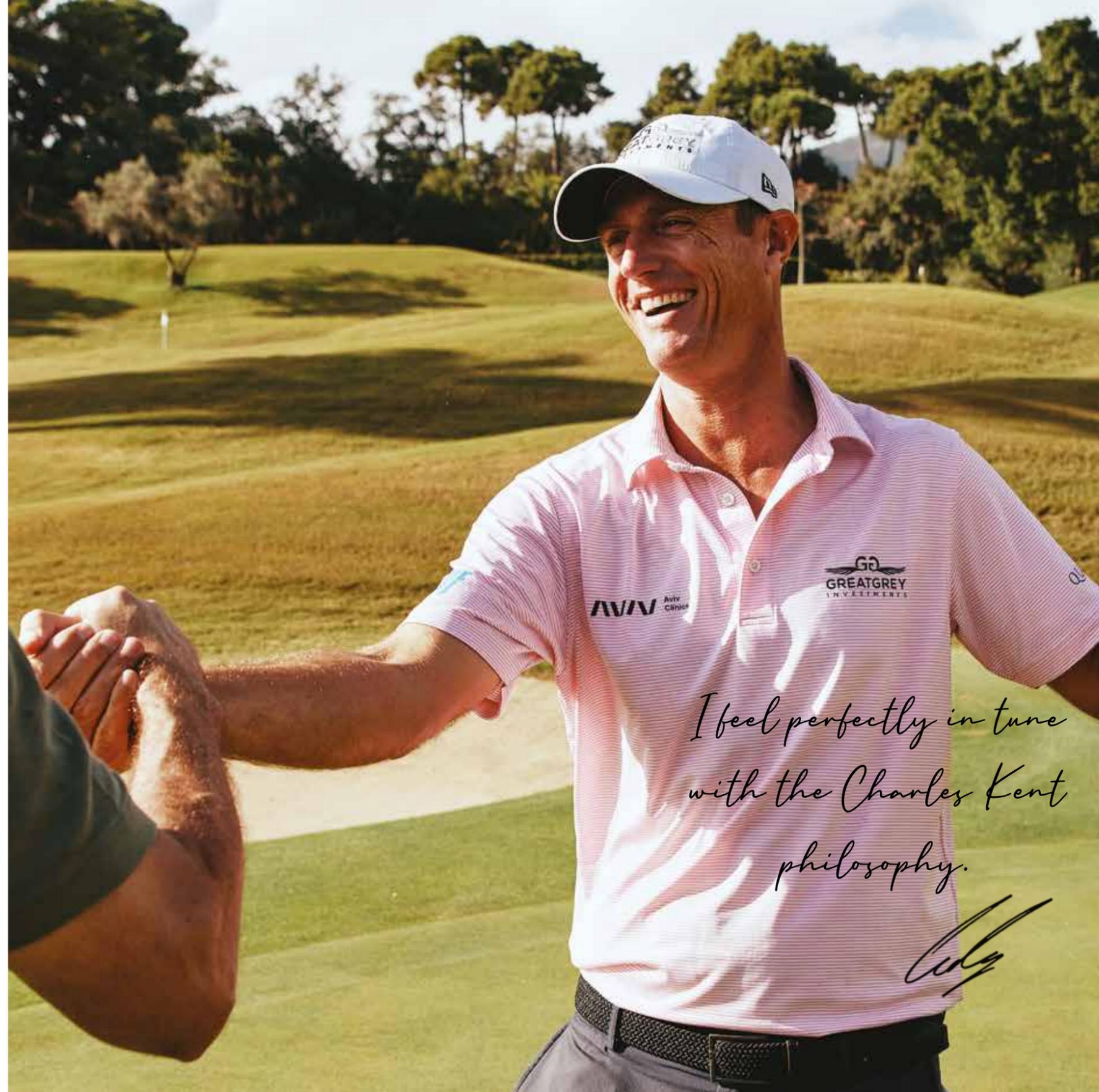
Nicolas *Colsaerts*

Nicolas Colsaerts is from a family of champions: His great grand-father represented Belgium at the 1920 Olympic Games - at Basketball and water polo. Nicolas started golf at 6 years old and was selected very quickly for the Junior Ryder Cup and Eisenhower Trophy. At 18, he turned professional with a +5 handicap. He represented Europe at the Royal Trophy and the Ryder Cup - where he was part of the most famous European victory in the 2012 contest. He has won three times on the DP World Tour -former European Tour-. At the 2019 Open de France, he ended with an unforgettable one-shot victory.

"Golf is a big part of my personality. It has shaped who I am" says the champ! More popular than ever, he was recently named Vice Captain for the 2023 Ryder Cup European Team by Luke Donald, alongside Thomas Bjorn and Edoardo Molinari. Nicolas speaks French, English, Dutch, Spanish and Italian.

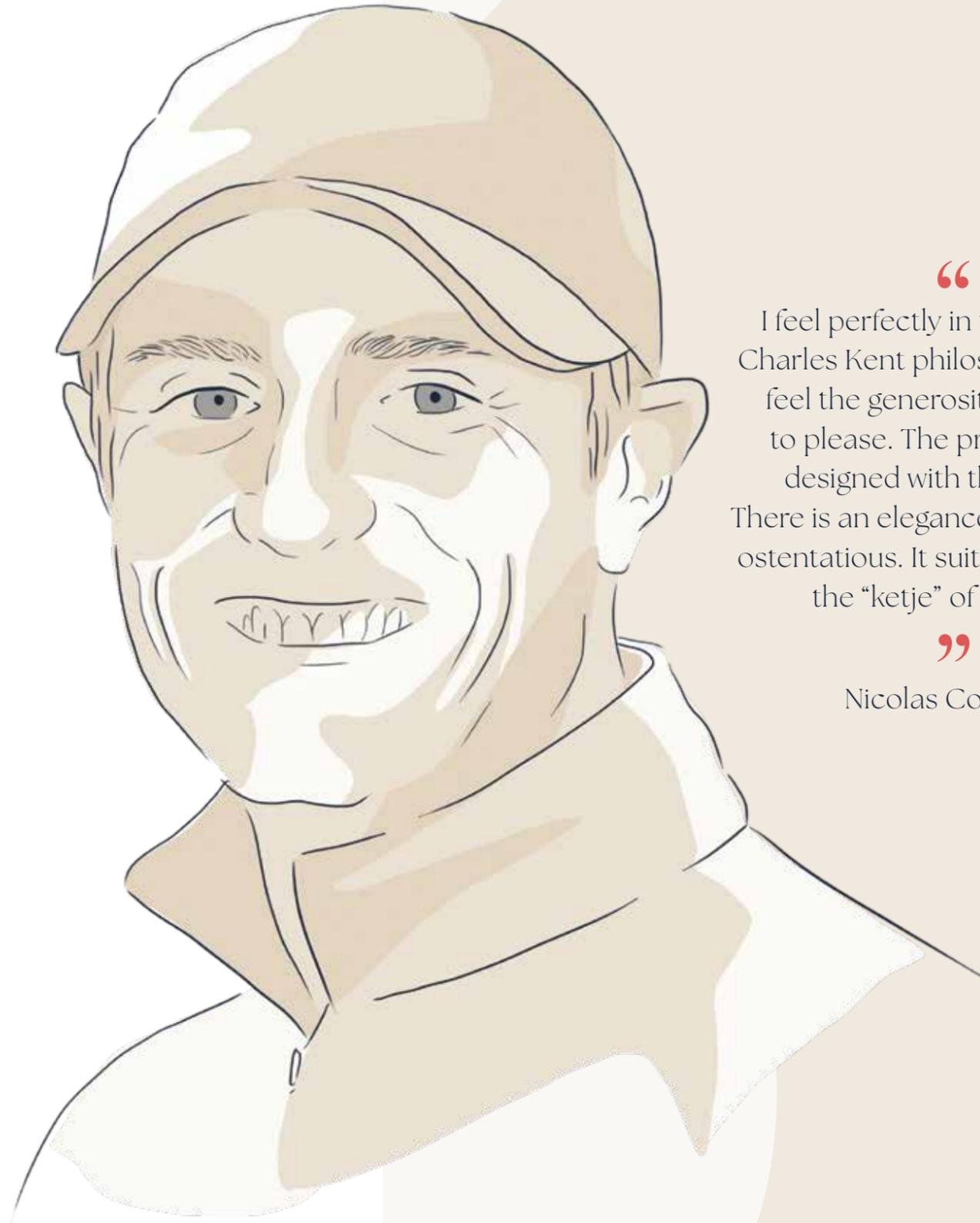
Nicolas Colsaerts is the official professional golf player endorsing Tomillo Uno for Charles Kent.

The new owner will have the honor to share an 18-hole golf course session with Nicolas Colsaerts for an entire day.



*I feel perfectly in tune
with the Charles Kent
philosophy.*





“

I feel perfectly in tune with the Charles Kent philosophy. You can feel the generosity and desire to please. The properties are designed with this in mind. There is an elegance that isn't at all ostentatious. It suits me perfectly, the “ketje” of Brussels!

”

Nicolas Colsaerts

Highlights from Nicolas's *career*

EUROPEAN TOUR WINS: 3

Pro since 2000



- Became the first player from Belgium to play in the Ryder Cup, captained by José María Olazábal in 2012.
- His first European Tour victory came at the 2011 Volvo China Open, before he secured his second title at the Volvo World Match Play Championship in 2012.
- Clinched his third European Tour title at the 2019 Amundi Open de France seven years after his last triumph in a thrilling final day at Le Golf National.
- Came close to carding the first 59 in European Tour history at the 2014 Portugal Masters, narrowly missing a 15ft birdie putt on the last hole of the first round.
- Just before his 18th birthday, was the youngest player to secure his European Tour card finishing fifth at the Qualifying school in 2000.

On a more personal note

NATIONALITY

Belgian

DATE OF BIRTH

14 . 11 . 1982

PLACE OF BIRTH

Brussels, Belgium

HEIGHT

6' 2" (188 cm)

INTERESTS

Sports, house music



Golfroom



Trackman

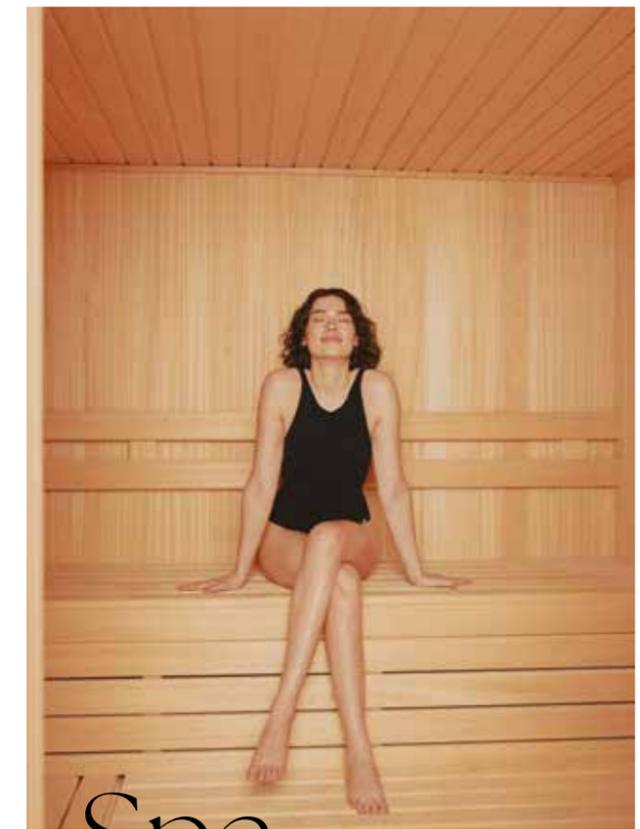
Charles Kent has always in mind your passion for golf when it comes to build a new villa. Each of them is designed and fitted for your passion. Outside, the golf course. Inside, all the tools to improve your performance and better enjoy your game, such as a golf room and a TrackMan. Fun is for everyone in a Charles Kent villa: the kids – and your family – will also love the private cinema, spa, gym and the games room.



Golf Cart & Buggy garage

Gym





Spa

The spa has a jacuzzi, hammam, sauna and rainshower, all bathed in light and surrounded by nature.



Cinema



The cinema and the games room, on the same floor, are thought of as places of leisure and disconnection for the whole family.



Tomillo Uno Villa has plenty of toys for all the family members... From the Arcade game to the billiard table, the games room will please the kids and the parents. Playing, whatever your age, helps us keep our child's soul...



Game Room



The *Homeowner* will be offered two sets of sintered clubs by TaylorMade and a set of balls to use without *moderation*.





IV
The *Resort*:
a world
of facilities

Las Colinas
Golf & Country Club,
a glimpse
into a world whose
facilities are entirely
at your *service*

This property is set in a community of just 50 co-owners, where the watchwords are serenity, security and service. The resort features a state-of-the-art spa with a Jacuzzi, a 25m shared, heated pool, a sauna, an ice bath and a hammam-style steam room.

A 150sqm gym, overlooking the gardens, allows for regular exercise just below the penthouse. Childcare facilities give you the opportunity to enjoy some real time to yourself.



Food experiences at Las Colinas Golf & Country Club

Lifestyle is everything in this sunny and bright spot. The resort will take you for a sensory journey through a unique outdoor experience: the Foodie Golf Experience by Las Colinas combines playing all the toptracer game modes accompanied by food served by the food truck for 4 to 8 players. When not on the fairways, have a break in one of the resort's 3 restaurants:

Il Palco

Traditional Italian cuisine by chef Fabio Morisi, an exceptional wine list, a distinguished atmosphere with wonderful views designed by Pepe Leal, all located next to the Club House and surrounded by a forest. On the menu: Mojito Las Colinas or an exotic Mule, antipasti, fresh pastas, polpo, black truffles pizzas. If not in the mood, you can take it away and enjoy it in your private villa.

Umawa

Unique gastronomic experience by Alfonso Lillo with a sushi-bar and incredible dishes of Nikkei cuisine - a combination of the Japanese and Peruvian gastronomy-. On the menu: tacos and yellow-tail ceviche, homemade dim sum and cocktails as well as exquisite mochis for desserts.

Unik

Located in the club house, Unik offers international cuisine with a Mediterranean touch and local ingredients in a welcoming décor designed by pepe Leal, one of the most internationally renowned Spanish interior designer.







Las Colinas : Golf course

Golf Score Card Las Colinas

Hole	Blacks	Whites	Blues	Par
1	437	402	318	4
2	422	401	333	4
3	528	507	456	5
4	314	304	236	4
5	190	170	138	3
6	336	323	258	4
7	108	105	93	3
8	369	358	272	4
9	356	343	273	4
10	160	157	103	3
11	599	570	511	5
12	353	332	306	4
13	362	335	282	4
14	161	158	129	3
15	548	503	432	5
16	381	360	319	4
17	222	197	150	3
18	495	475	413	5

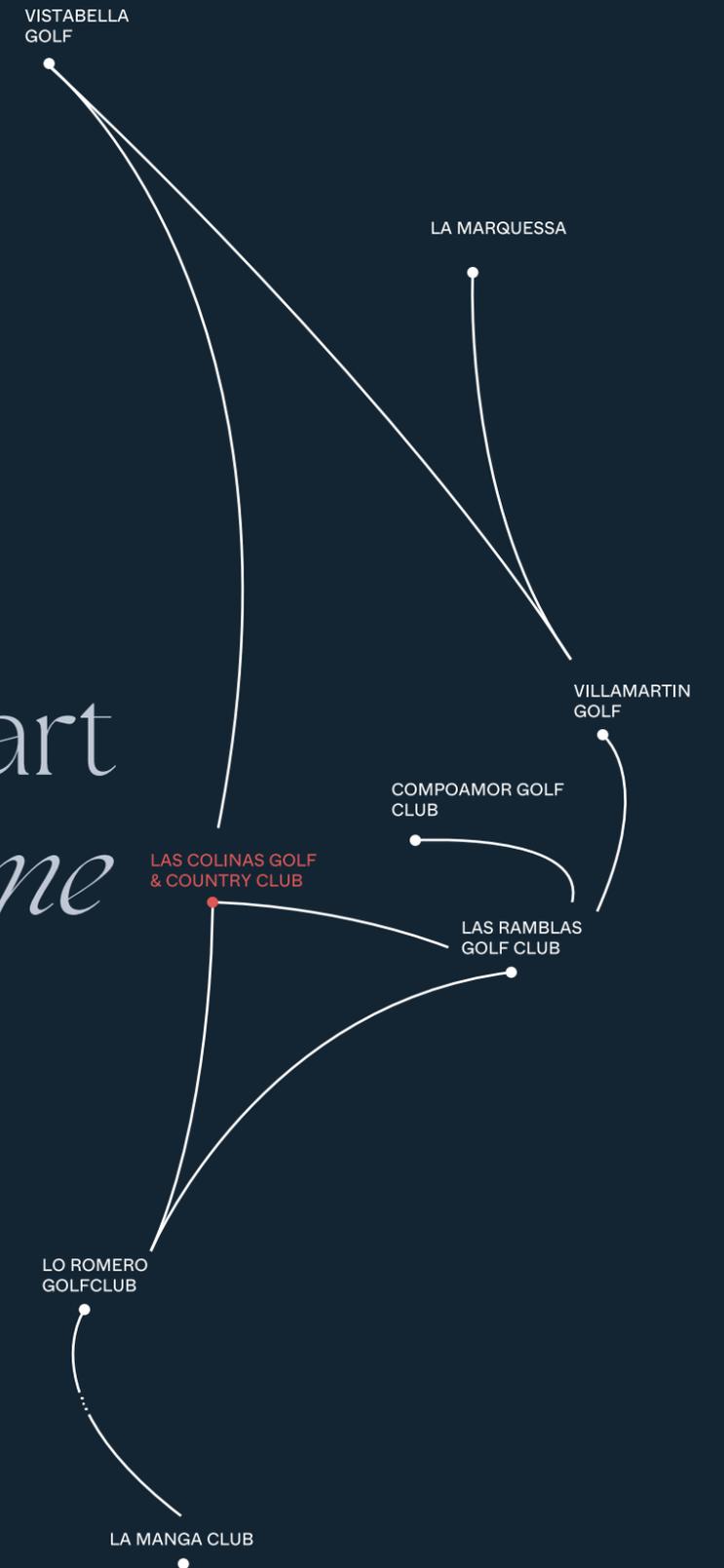




V
Playing
golf
around



At the heart
of the *game*



Golf with *no limits*



Home to a number of incredible golf courses, Costa Blanca is one of Spain's most beloved golfing destinations, with hidden gems and well-known masterpieces. Beside Las Colinas Golf & Country Club, there's a whole range of high-quality golf courses in the region.



Villamartín Golf Club, 12,5 km

A natural undulating terrain framed by olive trees, designed by California-based architect Robert Putman -who also worked on La Manga-, Villamartin is one of the most established golf courses in the area.

& *Las Ramblas* Golf, 15,5 km

Designed by Jose Gancedo in a stunning ecosystem of natural watercourses and Mediterranean pines, Las Ramblas is set inland and offers many challenges for all levels of golf.

& *Lo Romero* golf club, 20,5 km

Called the 'Golf Island' of the Spanish Levante, this par 72 runs through a natural setting filled with Aleppo pines, carob trees, palm trees and rosemary. Its 18th green is surrounded by water in an aromatic and most peaceful space.

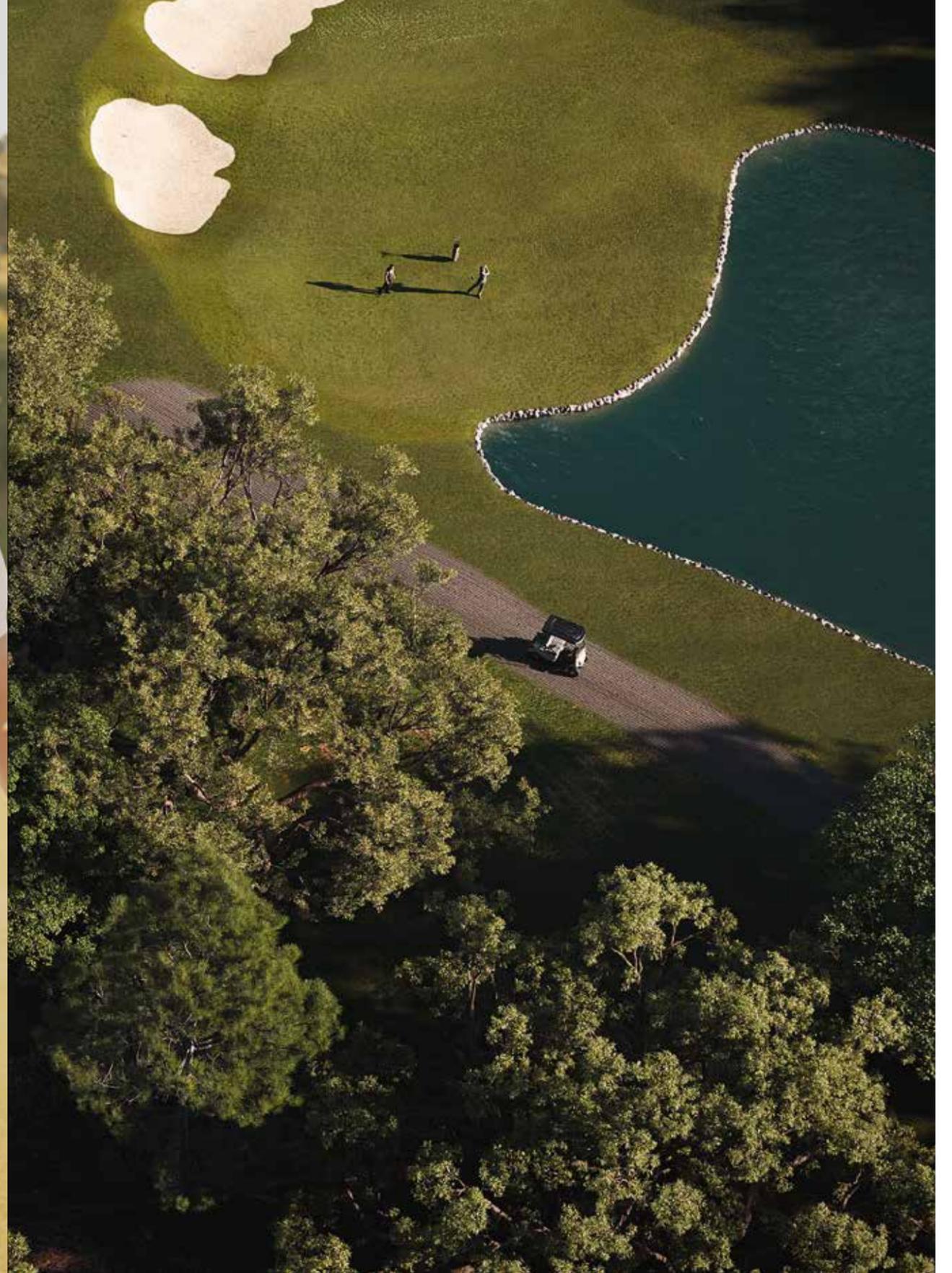
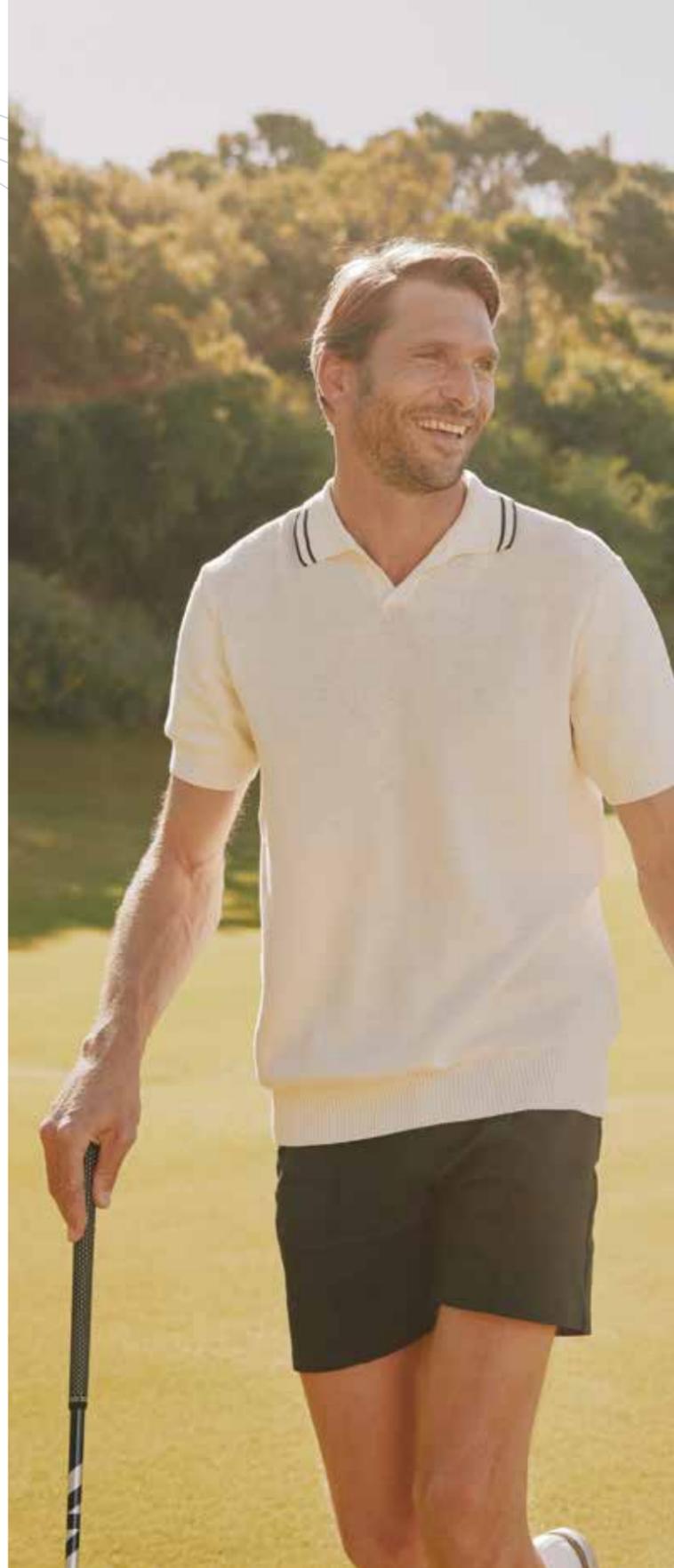


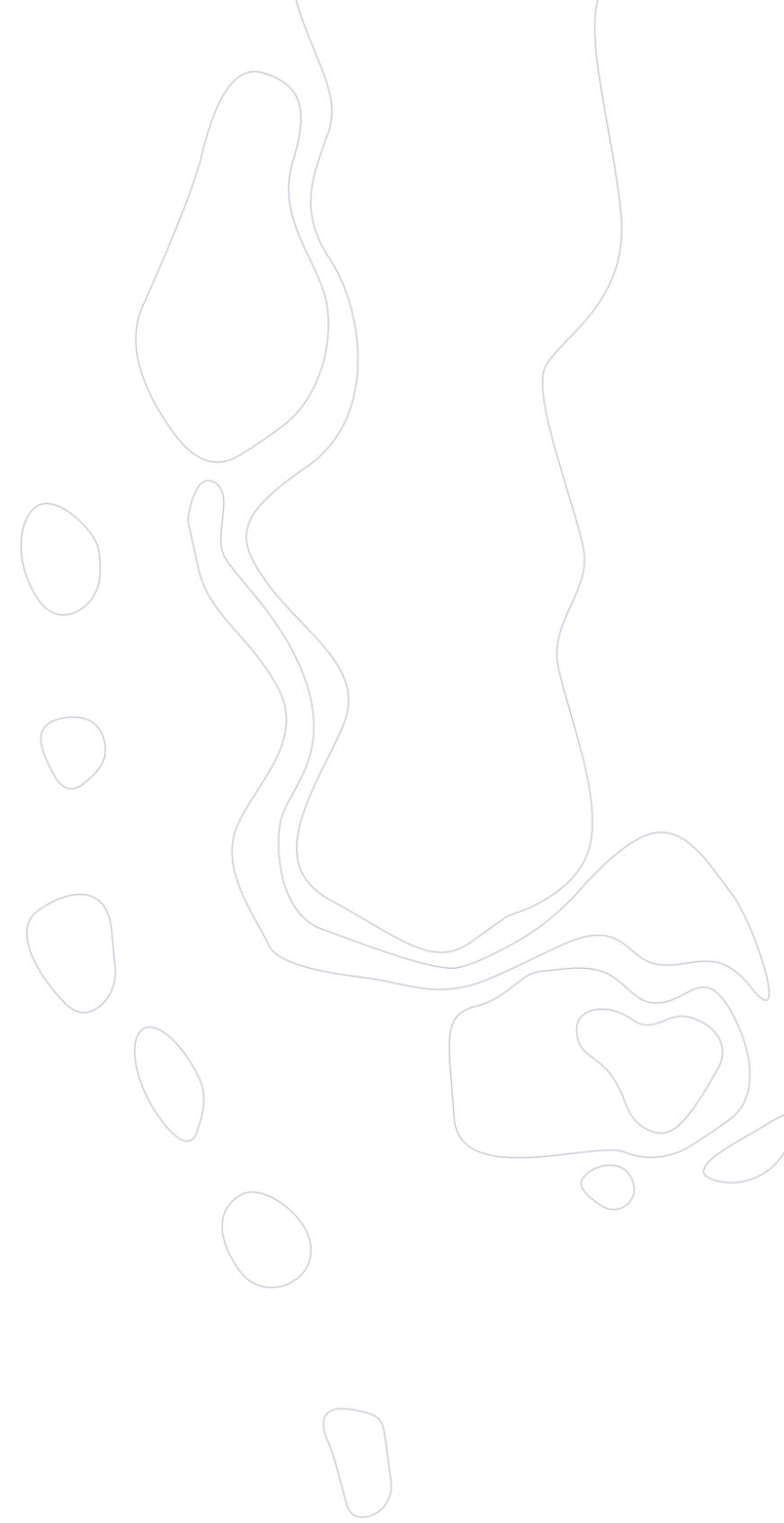
Real Club de golf
Campoamor resort,
14 km

Surrounded by a beautiful unspoilt countryside and protected from the wind, Real Campoamor golf course is a real challenge for experienced golfers, and an exotic 18-holes run nestled between two valleys.

&
Vistabella golf,
17 km

Designed by former European Tour and Ryder Cup player Manuel Piñero, Vistabella has been thought for both professionals and amateurs with challenging bunkers, trees and water.





La *Finca*
Golf Course,
20 km

With wide and generous greens of varied shapes and singular beauty, La Finca is a magnificent golf course designed by Pepe Gancedo in 2002 with spectacular views.

&
La *Marquesa*,
25,5 km

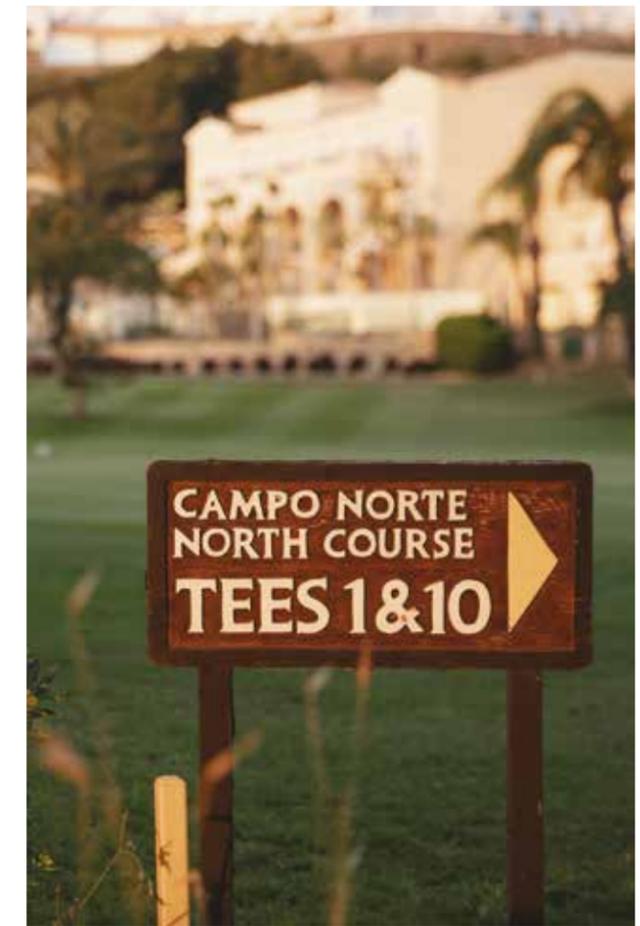
Home to the iconic Sawgrass Hole, nº16, on a small island within the fairways, La Marquesa is the most historic course in Spain.

&
Levante Golf Course –
Villaitana, 120 km

Designed by Jack Nicklaus in 2007, this American-styled course counts on tight fairways with amazing views of the Mediterranean Sea and the mountains, in an all natural setting.



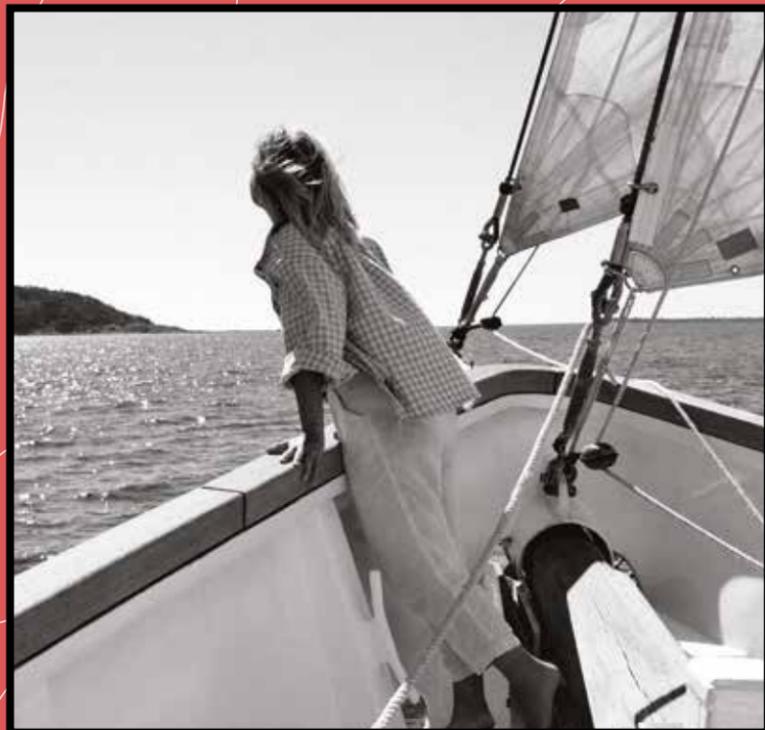
La *Manga* club,
Cartagena,
58 km



La Manga Club was granted royal status and is now officially 'Real'. This golf mecca is home to three championship golf courses, a Lead-better Golf Academy, spa, fitness center and swimming-pool, a sport paradise between the low hills that separate the Med Sea from the Mar Menor.

Live and
breathe
far from
the disorder
of the world



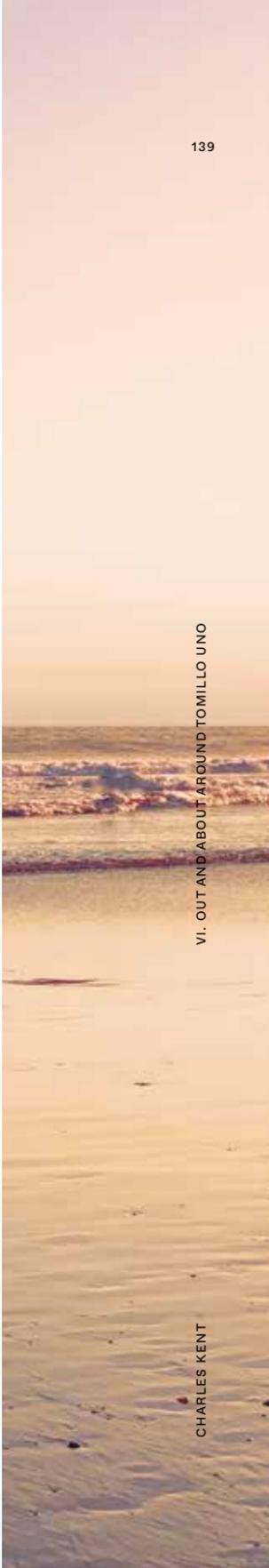


VI
Out and about
around
Tomillo Uno



Live life to the *fullest* around Tomillo Uno

It's summertime - or any time of year, really - and the living's easy... Endless stretches of sheltered coastline with more than 50 sandy beaches, shallow waters, gentle wind, 22 top-quality golf courses, all within easy reach of each other. Delicious culinary delights, relaxing spas and the opportunity to explore the beautiful countryside and regional parks... On this warm and sunny Mediterranean coast, the sea temperature never drops under 22°C during the summer. Costa Blanca provides is the focal point for the perfect holiday - or better, lifetime - destination. The region offers a variety of water sports and diving locations, and a perfect combination for fun activities to keep everyone amused.



Wow Beach,
20 mn drive

On the beautiful La Glea Beach, unwind day and night at this beach restaurant with an infinity pool and stunning views on the Med Sea. Have a drink at the cocktail bar, a nap in one of the comfy Balinese beds, hammocks or a massage surrounded by palm trees and music. A perfect spot for an afternoon relaxing in the sun, lunch, dinner and snacks.

Mar Menor is a coastal saltwater lagoon south-east of Murcia, the biggest one in Europe, with many sports infrastructures. One bold option is to discover the beautiful landscapes of the region of Murcia and the Med coast with AeroClub Mar Menor - being a pilot for a day in total security flying a microlight. Somewhere, over the rainbow... This is the ideal setting for water sports at anytime of year, for all tastes and ages: Enjoy kite surfing, canoeing, sailing, windsurfing, water skiing or just a nice Dolce Vita day on the beach.

Mar Menor,
25 mn drive

Cabo de Palos,
45 mn drive

Enjoy diving in the marine reserve of Islas Hormigas, settled in Cabo de Palos, which has been recognised as one of the best places for diving in the Mediterranean Sea - and where you can explore everything from historical wrecks to amazing underwater landscapes.





Heritage

Explore the Fortress of the Sun, Lorca Castle, a restored 13th Century Arab citadel in Murcia. A tour of the ancient roman theatre in Cartagena is a must see, in this city with more than 3000 years of history, guarded by five hills like in Rome. Its National Museum of Underwater Archaeology is worth a trip too. The stunning city of Alicante, steeped in history, and its emblem, Santa Barbara Castle located on top of Mount Benacantil will make a perfect background for your new family picture. Discover archaeological sites dating back to the Bronze Age in Calpe, a beautiful old town north of Alicante.

There is always something going on in the region with a host of big events and festivals taking place throughout the year, including the international music festival Warm Up Festival Estrella de Levante in Murcia end of april, or the varied summer festivals including 'La Mar de Músicas' in Cartagena, or the International Jazz Festival in San Javier, both in July. Dip into local culture with August's 'El Cante de Las Minas Flamenco Festival' in La Unión.

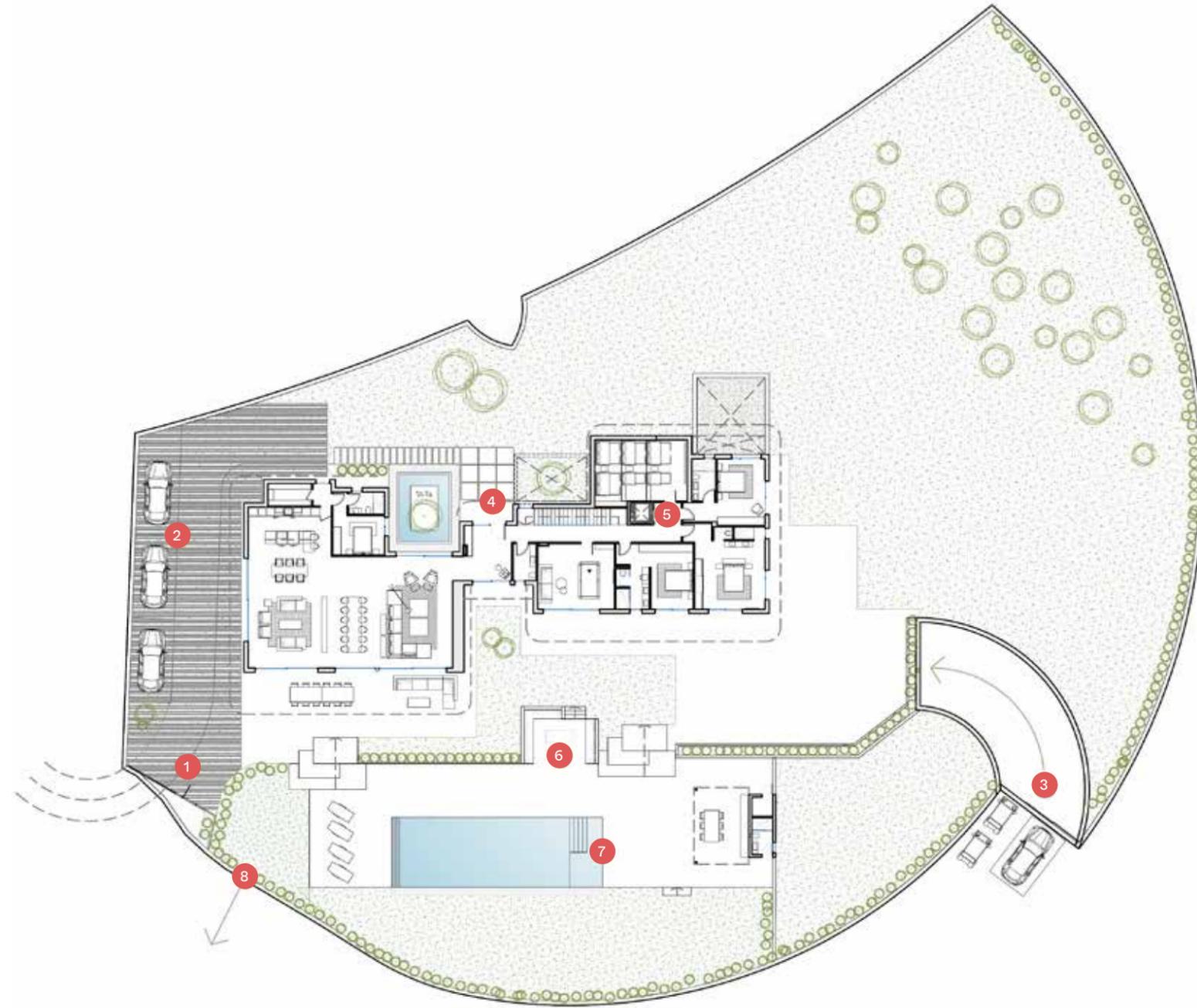
Festivals

Awarded as World's Best Wellness Clinic 2022 by World Spa Awards, Sha Wellness is a holistic health program for well-being: Leader's performance, designed to improve the physical health and mental performance of people in leadership positions, natural therapies and healthy nutrition, mind and body rebalance, advanced detox, located right on the Mediterranean Sea, near the bay of Altea, a day spa or week-long package at Sha Wellness will help pamper yourself and renew your energy.

Well-being



VII
The villa
layout
and *surfaces*



This document is for information only.
The areas and measurements shown are approximate and maybe modified for technical reasons and/or administrative issues.

PRESENTATION

The Tomillo Uno Villa is, located on the famous Las Colinas golf course - awarded five times as "Best Golf Course in Spain" at the World Golf Awards-, is a masterpiece in this valley. A unique natural enclave located in the south of the Mediterranean coast of Alicante that has been carefully respected and preserved, with more than 200,000 m² of natural area where you can enjoy a healthy lifestyle in harmony with nature.

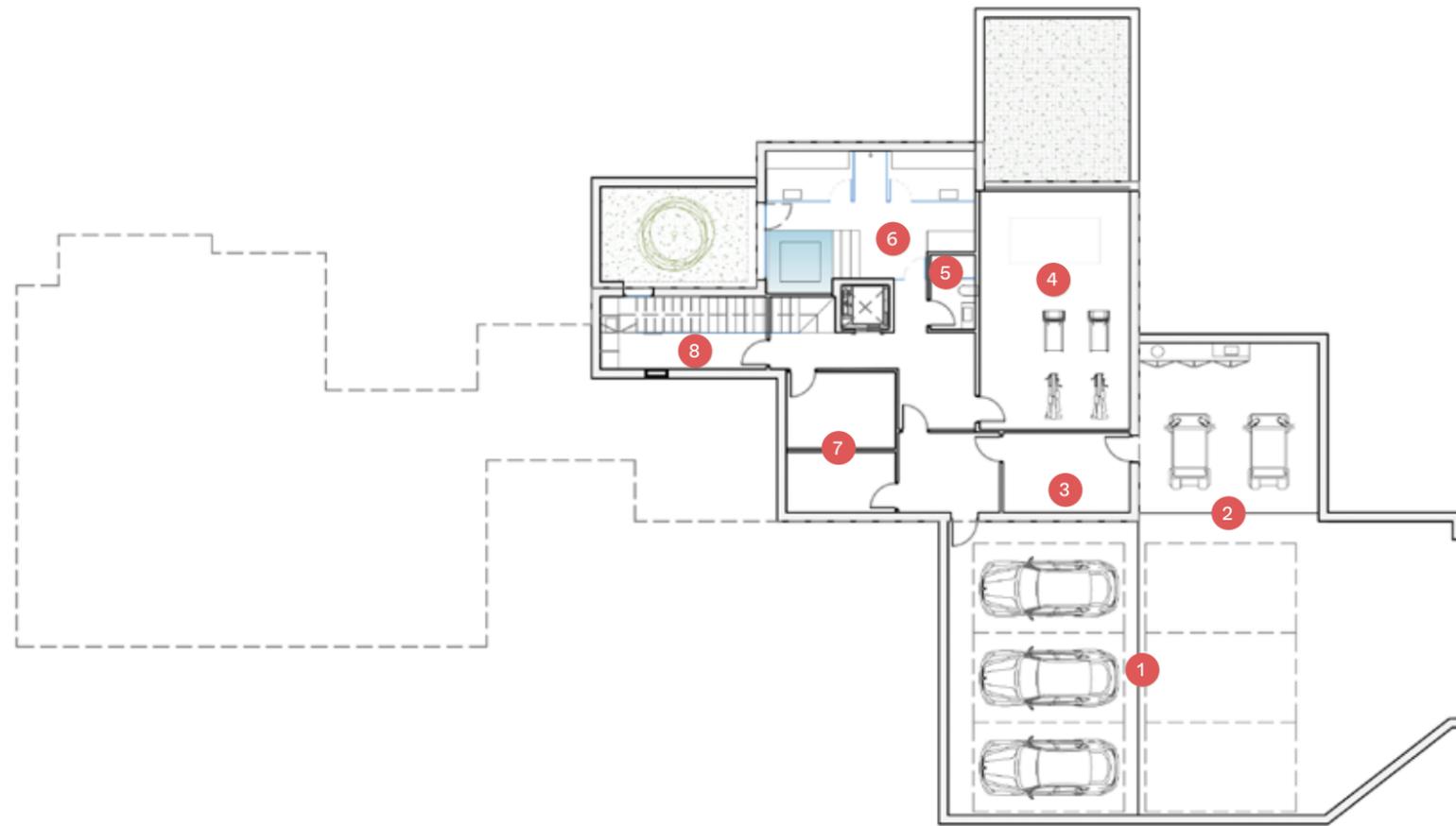
Under construction, this incredible contemporary villa of approximately 879 m² enjoys the ultimate in amenities.

It has 4 En-suite bedrooms, high ceilings and an exceptional amount of light.

Each room of the villa has been designed in detail with special attention to its relationship with the exterior, so that, even being indoors, it is possible to enjoy wonderful views of the garden and the golf course.

This villa is conceived as a different element above all others. The search for nature through the use of organic shapes in its façade differentiates it from the rest of the constructions in the area, as well as the materiality used, a combination of natural wood, stone and the Mediterranean white colour characteristic of Las Colinas

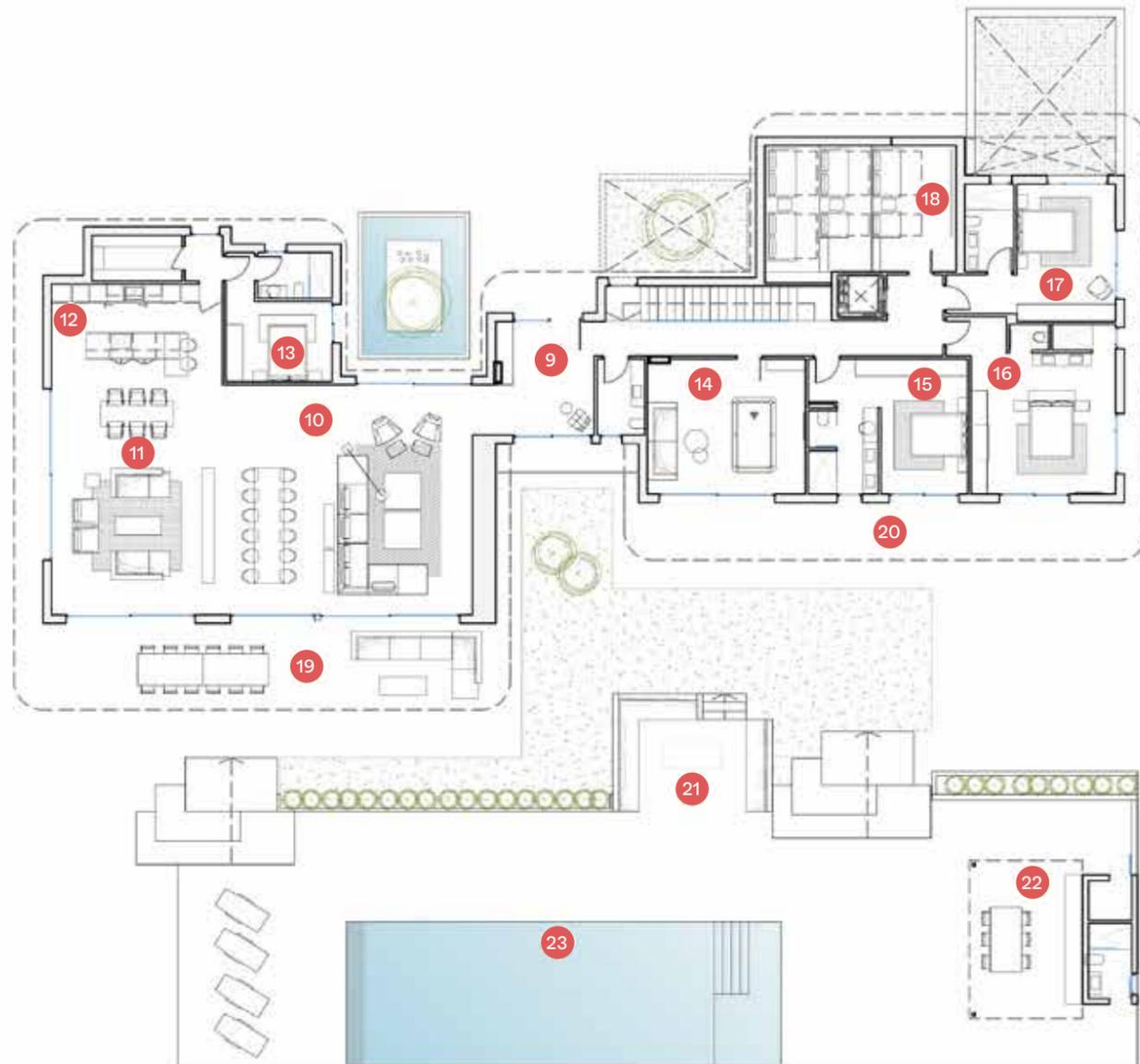
- 1 Entrance
- 2 Guest parking
- 3 Garage access
- 4 Home entrance
- 5 Lift
- 6 Fire pit
- 7 Swimming pool area
- 8 Golf course



BASEMENT

- 1 CAR GARAGE: 62,13 sqm
Ceramic tiles
 - 2 BUGGY GARAGE: 33,91 sqm
Ceramic tiles
 - 3 GOLF STORAGE ROOM: 11,30 sqm
Ceramic tiles
 - 4 TRACKMAN AND GYM: 39,97 sqm
Artificial grass, vinyl floor
 - 5 SPORTS BATHROOM: 3,75 sqm
Ceramic tiles
 - 6 SPA (sauna, steam room, jacuzzi): 28,99 sqm
Ceramic tiles, wood
 - 7 FACILITIES ROOM: 16,72 sqm
 - 8 LAUNDRY: 13,41 sqm
Ceramic tiles
- TOTAL: 274,89 sqm

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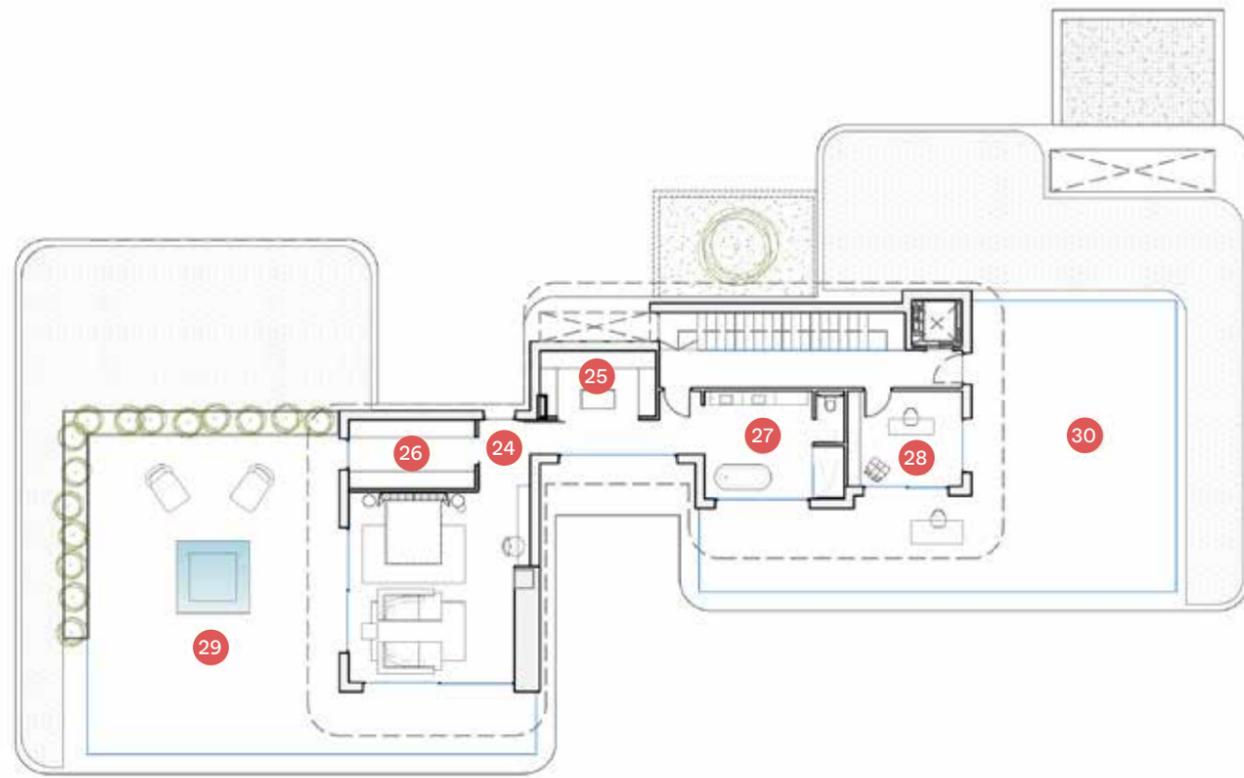
GROUND FLOOR

- 9 ENTRANCE HALL: 13,43 sqm
Ceramic tiles, wood
Cupboard
Toilet
- 10 MAIN LIVING ROOM AND DINING ROOM:
73,00 sqm
Ceramic tiles
- 11 SECONDARY LOUNGE: 47,20 sqm
Ceramic tiles
- 12 KITCHEN: 20,65 sqm
Ceramic tiles
- 13 DESPENCE: 4,95 sqm
SERVICE AREA: 16,10 sqm
Ceramic tiles
- 14 GAME ROOM: 25,62 sqm
Ceramic tiles
- 15 BEDROOM 3: 18,35 sqm
Ceramic tiles
BATHROOM 3: 6,96 sqm
Ceramic tiles
- 16 BEDROOM 4: 27,22 sqm
Ceramic tiles
BATHROOM 4: 3,30 sqm
Ceramic tiles
- 17 BEDROOM 2: 19,62 sqm
Ceramic tiles
BATHROOM 2: 5,18 sqm
Ceramic tiles
- 18 CINEMA: 29,86 sqm
- TOTAL: 400 sqm

OUTSIDE

- 19 TERRACE: 67,50 sqm
Ceramic tiles
- 20 TERRACE: 44,80 sqm
Ceramic tiles
- 21 FIRE PIT: 22,53 sqm
- 22 POOL HOUSE: 31,90 sqm
- 23 SWIMMING POOL: 75,00 sqm
Ceramic tiles
POOL AREA: 176,15 sqm
Ceramic tiles

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FIRST FLOOR

- 24 MASTER BEDROOM: 44,11 sqm
Parquet flooring
 - 25 DRESSING ROOM 1: 7,74 sqm
Parquet flooring
 - 26 DRESSING ROOM 2: 8,80 sqm
Parquet flooring
 - 27 BATHROOM: 15,08 sqm
Ceramic tiles, parquet flooring
 - 28 OFFICE: 11,08 sqm
Parquet flooring
 - 29 TERRACE: 94,18 sqm
Ceramic tiles
 - 30 TERRACE: 68,08 sqm
Ceramic tiles
- TOTAL: 123,48 sqm

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TECHNICAL SPECIFICATIONS

FOUNDATIONS

Foundation footings and strapping made of HA25/B/40/IIa concrete, reinforced with B-500SD steel.

Reinforced concrete walls made of concrete HA-25/B/25/IIa, reinforced with B-500SD steel and two-sided formwork.

STRUCTURE

One-way sanitary floor slab made of HA-25/B/20/I concrete, reinforced with B-500SD steel, with 25+5 cm edge on ground floor.

Waffle slab made of HA-25/B/20/I concrete, reinforced with B-500SD steel, with a 25+5 cm edge on the ground floor.

B-500SD steel, with 25+5 cm edge on ground floor and 30+5 cm on first floor and roof.
First floor and roof slab.

EXTERIOR ENCLOSURE

Exterior façade enclosure leaf, 11 cm thick masonry, made of triple hollow ceramic brick, for cladding, 33×16×11 cm, received with industrial cement mortar, grey colour, M-5.

Wall cladding with 46 mm wide galvanised steel sheet profiles structure based on uprights (vertical elements) 600 mm apart and channels (horizontal elements) at a distance of 600 mm from each other. Two 13 mm standard plasterboards are screwed.

Inclusion in the core of uncoated semi-rigid mineral wool type insulation material of 50 mm thick. Façade finishes: treated natural wood and single-layer mortar.

INTERIOR PARTITIONS WALLS

Multiple partition wall with laminated plasterboards, on acoustic strip; acoustic insulation by means of semi-rigid mineral wool panel, thickness 45 mm, in the core; total thickness 98 mm.

CEILING

Continuous suspended, smooth, continuous false ceiling, formed by a laminated plasterboard with tapered edge. Formation of perimeter troughing 4×4 cm.

ALUMINIUM CARPENTRY

Cor Vision Plus aluminium carpentry by Cortizo, with anti-leverage frame security, thermal

bridge break, motorised blinds with thermal insulation of polyurethane foam inside the slats and double glazing with laminated glass, with dehydrated air hamber and double sealed dehydrated air chamber and double perimeter sealing. Lacquered carpentry: anthracite grey.
Griesser blinds in bedrooms.

INTERIOR CARPENTRY

Hinged door from height up to false ceiling, white lacquered finish.

Sliding door through the interior of the partition wall with height up to false ceiling white lacquered finish.

STAIRCASE

Metal staircase, built into the wall with cantilevered steps lined with the same flooring on the ground floor.

RAILINGS

Panoramic balustrade, made of laminated safety glass 10+10 edge polished bright polished edge recessed in silver anodised aluminium profile.

ELECTRICITY

High electrification protection panel for electrical installation (three-phase).

Light points, pushbuttons, socket bases, socket towers with Bticino brand.

Leds inside anodised aluminium profile for recessing. Led in curtain panels.

Home automation system for lighting, blinds, blinds, smoke and flooding functions,

Assess to take out climate and floor home automation system. LUTRON / CRESTRON.

Burglar protection system for homes consisting of an 8-zone microprocessorised central microprocessed control panel with 8 zones with telephone transmitter with spoken message for private warning, 8 infrared detectors, 8 dual-technology detectors dual technology detectors, 3 keypads, outdoor siren and 3 cameras.

AIR CONDITIONING

Underfloor heating system.
Air-to-air heat recovery, with cross-flow heat exchanger.

Outdoor air-conditioning unit, multi-split air-to-air system.
Micro KX6 with variable refrigerant flow, heat pump, for R-410A gas, single-phase supply.

Indoor air-conditioning unit, with rectangular duct distribution. Aluminium supply and return aluminium supply and return grilles.

Aerothermal system. Daikin heat recovery system. Daikin. 300l DHW tank.
Photovoltaic panels.

PAINT

Plastic paint with smooth texture, matte finish, on interior horizontal and vertical walls of sprayed gypsum or laminated plasterboards, base coat with acrylic resins in aqueous dispersion and two coats of plastic paint finish.

TILING:

Large format Xlight porcelain tiles, top quality, Pocolanosa brand, different models according to design.

FLOORING

Basement, ground floor: large-format porcelain tile, Pocolanosa brand, model Durango bone.

First floor: parquet, Pocolanosa Linkfloor Kingdom Rome.

WARDROBES

Variable width wardrobes with lacquered finish on doors, American walnut melamine in interior distribution.

Dressing room wardrobe of variable dimensions, lacquered finish on the entrance doors, American walnut melamine in interior layout.

KITCHEN

Kitchen design with wall and base units, island, glazed doors and concealed appliances.

Lacquered and wooden furniture, porcelain worktop.

SWIMMING POOL

Water sheet with dimensions 15×5m.
Swimming pool heating and pool cover installation.

FENCING

Fencing opaque stone masonry fencing combined with metal fencing and outdoor fencing and outdoor garden area.



Thanks
for
your
participation

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Golf simulator

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