

Madroño 1, 2, 3 & 4

Community



*Four elegant South facing properties
that feature a beautiful three-sided
infinity pool that crosses the villa.*





Madroño *Community*

The Madroño Community is located alongside the award-winning Las Colinas golf course.

The villas comprising the Madroño Community provide a range of beautiful views, including over the golf course, lakes, and the Mediterranean forest. Somium develops these **luxury villas** with an exclusive design and quality within the Madroño Community.



Services & leisure

Your life in The Madroño 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
- Natural reserves
- International Hospital
- Beach Club
- Marinas



Las Colinas *Golf & Country Club*

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.

Las Colinas Golf & Country Club stands out for its privacy, natural beauty, exceptional climate, **extremely good connections** by road, train and air and conservation of the natural surroundings. Its homes, amenities, infrastructures and the golf course itself all blend perfectly into the landscape.



Las Colinas was named Europe's Leading Villa Resort in 2017, Spain's Leading Villa Resort in 2016 and 2017 and Spain's Best Golf Course in 2016 and 2017.

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

 Sports areas

 Bars

 Restaurants

 Gym

 Mini market

 Beach Club

 Club on the Seafront

 18-hole golf course

 Golf academy

 School of falconry

 Nature trail



- 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
 - 10 Granado Community
 - 11 Hinojo Community
 - 12 Madroño Community



Plot 01

Plot 02

Plot 03

Plot 04

Features

Villa	Plot area
Madroño 1	752.62 sqm
Madroño 2	853.16 sqm
Madroño 3	1,042.12 sqm
Madroño 4	927.34 sqm

Madroño Community



Madroño 1, 2, 3 & 4

Four elegant South facing properties that feature a beautiful central pool that crosses the villa, creating a sense of freshness.

These luxury villas offer 161.5 sqm of built home area in total and 93 sqm of terraces area. On the ground floor, a suite bedroom with its own private bathroom, an open-plan kitchen, dining and living area and a guest toilet, as well as a large terrace.

An aerial glass and metal staircase leads to the

first floor with two bedrooms, a bathroom, a terrace and a nice solarium.

The kitchen and island are equipped with home appliances and water filtering system and the outdoor kitchen area is ready for barbecue installation.

These villas offer an open-plan basement with natural light. The basement's layout and finishing are at the client's choice as an extra feature.

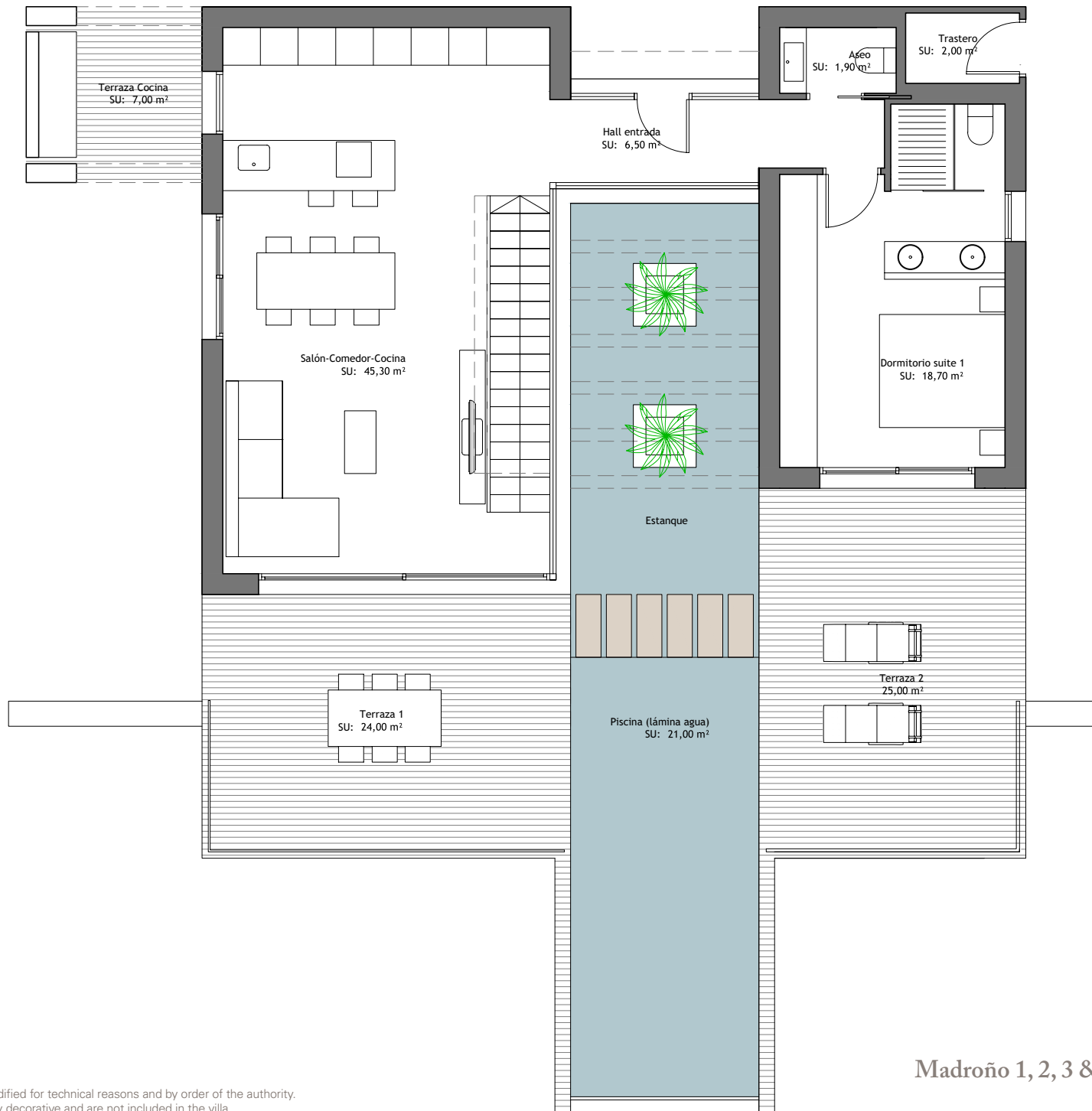










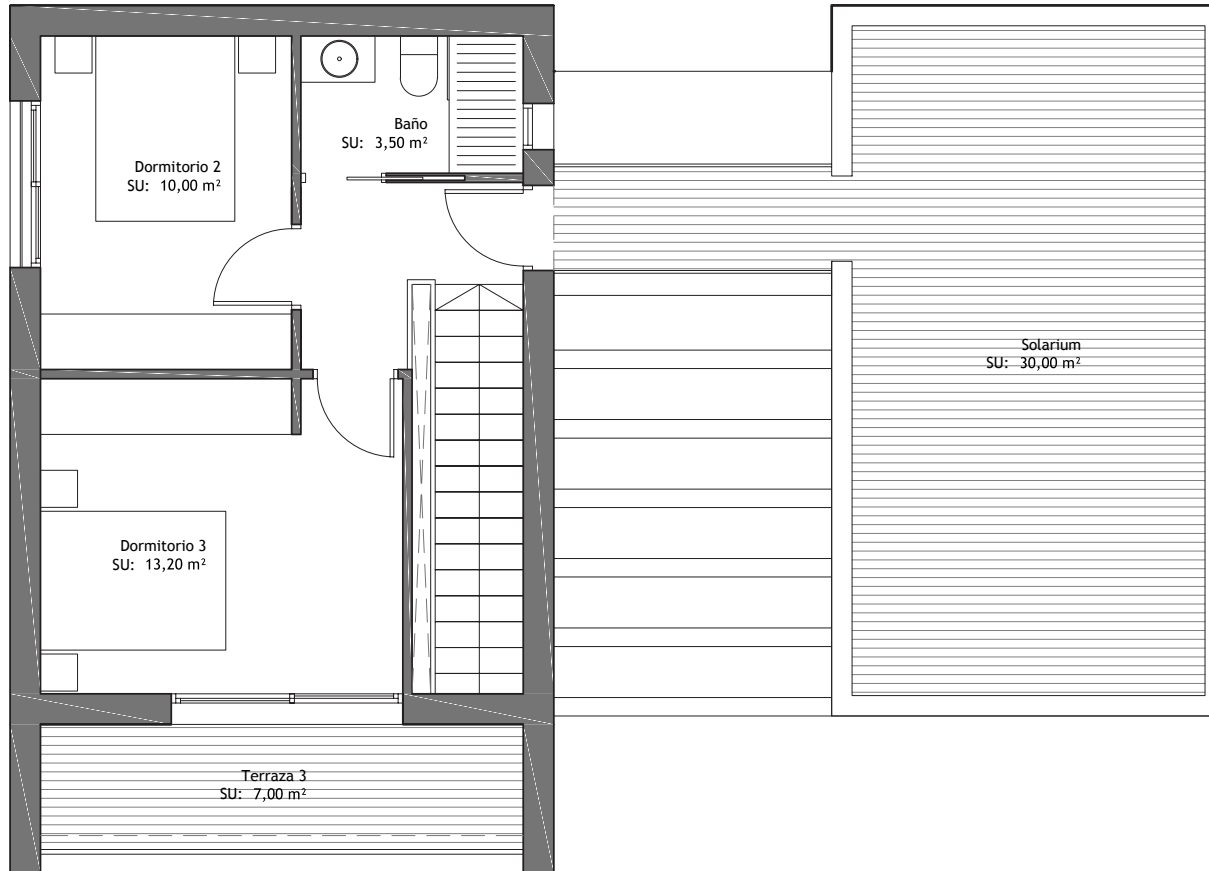


Areas

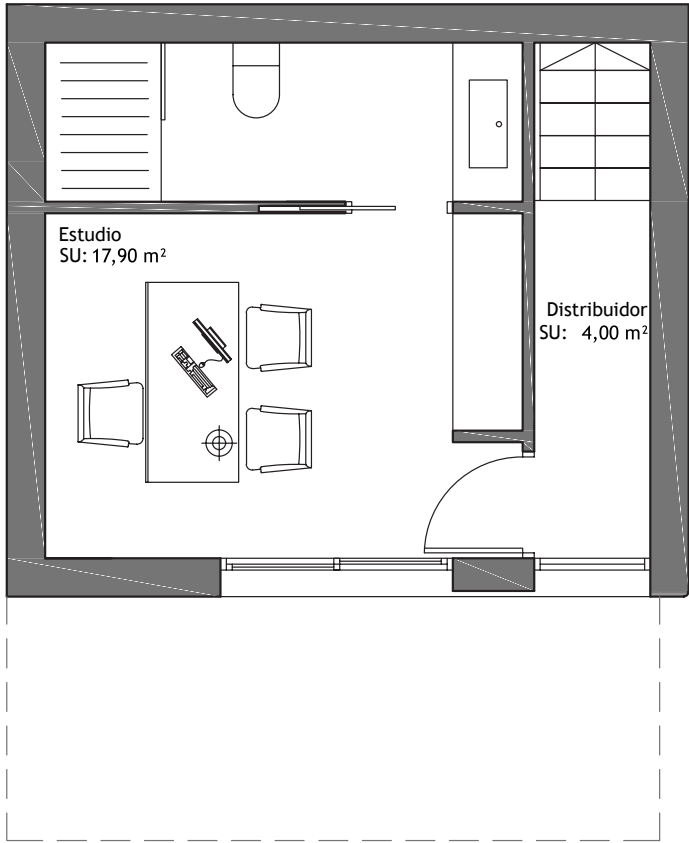
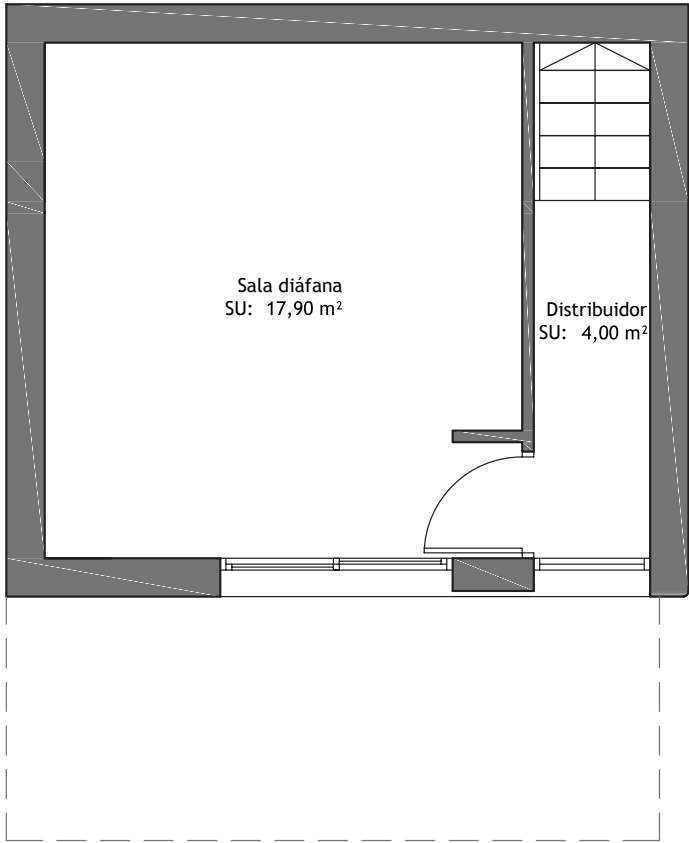
Ground floor	93.00 sqm
First floor	38.00 sqm
Basement	30.00 sqm
Total built area	161.50 sqm
Terraces	63.00 sqm
Solarium	30.00 sqm

This plan is for illustration purposes only and may be modified for technical reasons and by order of the authority. The furniture and appliances shown in the plan are purely decorative and are not included in the villa.

Madrño 1, 2, 3 & 4 - Ground floor



Optional



Optional basement finishing (not included).

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Quality specifications

Construcion features

FOUNDATIONS AND STRUCTURE

- Reinforced concrete with separate footings and one-way slabs.

EXTERIOR BRICKWORK

- External walls composed of four layers of insulation, exterior ceramic brick, air chamber, high density polystyrene insulation and ceramic brick / thermal clay block according to energy efficiency requirements of the Technical Building Code.

ROOF

- Flat non-trafficable roof with extruded polystyrene insulation (8 cm) and trafficable in solarium with Gres ceramics flooring , thermal-acoustic insulation and waterproofing.

FAÇADE

- Single layer of water-repellent mortar with a scraped finish in white color and stone walls.

INTERNAL WALLS

- Brick with plaster finish.

BATHROOM FINISHES

- Top of the range “Gres” ceramics according to the latest design.

INTERIOR AND EXTERIOR FLOORING

- Interior, High quality, large size Inalco® “Gres” ceramics with recessed skirting board in polymer concrete, painted in the tone of the walls.
- Exterior, High quality “Gres” anti-slip ceramics of the same range as interior floor tiles

INTERIOR AND EXTERIOR LIGHTING

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

EXTERIOR CARPENTRY

- In aluminum, Cortizo ® brand with thermal break, white color, floor recessed in ground floor living room and bedroom.
- Motorized blinds in bedrooms.

GLASS

- Double glazing with air chamber according to the Technical Building Code.
- Entrance door in aluminum and glass, with security lock.
- Fixed screen in bathrooms.
- Safety laminated glass bannisters in terraces.

PAINTWORK

- Smooth finish in white colour.
- Decorative wallpaper on bed headboard walls.

Home equipment

INTERIOR CARPENTRY

Kitchen:

- Fitted with base and wall units in wood finish, island in high gloss finish, equipped with induction hob and extractor hood, energy efficiency class A++.
- Single sink in stainless steel under worktop, vertical single lever taps with two positions.
- Porcelain worktop.

Interior doors:

- Smooth lacquered finish (special height 2,30m) with steel handles in chrome finish, invisible door hardware.

Wardrobes:

- Wardrobe with sliding doors with high gloss finish. Interior distribution with shelves, drawers, hanger bar and interior light, adapted to the dimensions.

Bathroom units:

- Designer complete bathroom vanity unit and mirror with integrated lighting.

BATHROOM FITTINGS AND FAUCETS

- Roca wall mounted bathroom fixtures in white.

- Bathroom sink atop a cabinet according to the latest tendencies.
- Floor-level shower, in the same material as interior floor tiles. Thermostatic taps in chrome finish.
- Single handle tap in chrome finish, with aerator for water efficiency.

HEATING AND AIR CONDITIONING

- Central Air conditioning (Hot-cold) with heat pump through ducts.
- Pre-installation for electric towel rails in bathrooms.
- Electric boiler with Aerothermia system.
- Air renewal system with heat recovery.
- Electrical underfloor heating in bathrooms.
- Domestic hot water recirculating system.

EXTERIOR

Garden:

- Standard landscaping finish with irrigation system and lighting and shower, barbecue area and paths in natural stone.

Fence:

- Main façade with access from public road: stone masonry wall. The interior fences will be of plastic wire mesh with hedge.

SPECIAL FEATURES

- Infinity style swimming pool, with 21 m² water sheet, coated with the same tiles as the terrace flooring.
- Barbeque pre-installation with light and water installation.
- Smart Home Technology System, extendable, KNX protocol:
 - Exterior lights control (3 types) to create presence simulation scenes.
 - Exterior lights timing programme.
 - General ON / OFF: Turn on/off lights.
 - Fix control screen for individual control of:
 - Exterior lights
 - Switch on/off lights
 - Water cut
 - Technical flood alarms (3 zones) and fire alarms.
- White goods package: fridge, oven, dishwashing machine, microwave oven, washing machine and tumble dryer, Bosch brand.
- Water softening system and osmosis water filter system.

OPTIONAL FEATURES *(Not included in the villas)*

Basement finishing option with bathroom and room 35.000€

Price List

Madroño 1, 2, 3 & 4

VILLA	BEDROOMS	BATHROOMS	PLOT	HOME AREA	BASEMENT	TERRACES	SOLARIUM	POOL	TOTAL	DELIVERY	PRICE
1	3	2+1	752,62	131,5	30	63	30	21	254,5	OCTOBER 2019	620.000 €
2	3	2+1	853,16	131,5	30	63	30	21	254,5	OCTOBER 2019	620.000 €
3	3	2+1	1042,12	131,5	30	63	30	21	254,5	OCTOBER 2019	620.000 €
4	3	2+1	927,34	131,5	30	63	30	21	254,5	OCTOBER 2019	620.000 €

SOMIUM
PREMIUM PROPERTIES

Avenida del Puerto 15
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Alicante, España

T. (+34) 966 726 810
www.somium.com

QUALITY SPECIFICATIONS

FOUNDATIONS AND STRUCTURE

- Reinforced concrete with separate footings and one-way slabs.

EXTERIOR BRICKWORK

- External walls composed of four layers of insulation, exterior ceramic brick, air chamber, high density polystyrene insulation and ceramic brick / thermal clay block according to energy efficiency requirements of the Technical Building Code.

ROOF

- Flat non-trafficable roof with extruded polystyrene insulation (8 cm) and trafficable in solarium with Gres ceramics flooring , thermal-acoustic insulation and waterproofing.

FAÇADE

- Single layer of water-repellent mortar with a scraped finish in white color and stone walls.

BATHROOM FINISHES

- Top of the range “Gres” ceramics according to the latest design.

INTERIOR AND EXTERIOR FLOORING

- **Interior**, High quality, large size “Gres” ceramics with recessed skirting board in polymer concrete, painted in the tone of the walls.
- **Exterior**, High quality “Gres” anti-slip ceramics of the same range as interior floor tiles.

INTERIOR AND EXTERIOR LIGHTING

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

EXTERIOR CARPENTRY

- In aluminum, Cortizo ® brand with thermal break, white color, floor recessed in ground floor living room and bedroom.
- Motorized blinds in bedrooms.

INTERIOR CARPENTRY

- **Kitchen:**
 - Fitted with base and wall units with wood finish.
 - Kitchen island with lacquered finish, equipped with induction hob and extractor hood, energy efficiency class A++.
 - Single sink in stainless steel under worktop, vertical single lever taps with two positions.
 - Porcelain worktop.
- **Interior doors:**
 - Smooth lacquered finish (special height 2.30m) with steel handles in chrome finish, invisible door hardware.
- **Wardrobes:**
 - Wardrobe with doors in white (1002) matte finish. Interior distribution with shelves, drawers, hanger bar and interior light, adapted to the dimensions.
- **Bathroom units:**
 - Designer complete bathroom vanity unit and mirror with integrated lighting.

GLASS

- Double glazing with air chamber according to the Technical Building Code.
- Entrance door in aluminum and glass, with security lock.
- Fixed screen in bathrooms.
- Safety laminated glass bannisters in terraces.

BATHROOM FITTINGS & FAUCETS

- Roca wall mounted bathroom fixtures in white.
- Bathroom sink atop a cabinet according to the latest tendencies.
- Floor-level shower, in the same material as interior floor tiles. Thermostatic taps in chrome finish.
- Single handle tap in chrome finish, with aerator for water efficiency.

PAINTWORK

- Smooth finish in white colour.
- Decorative wallpaper on bed headboard walls.

HEATING AND AIR CONDITIONING

- Central Air conditioning (Hot-cold) with heat pump through ducts.
- Pre-installation for electric towel rails in bathrooms.
- Electric boiler with Aerothermia system.
- Air renewal system with heat recovery.
- Electrical underfloor heating in bathrooms.
- Domestic hot water recirculating system.

EXTERIOR

- **Garden:** Standard landscaping finish with irrigation system and lighting and shower.
Barbecue area and paths in natural stone.
Natural grass area of approximately 120 m².
- **Fence:**
 - Main façade with access from public road: stone masonry wall. The interior fences will be of plastic wire mesh with hedge.
 - Dividing walls: house area - plastic wire mesh in green colour with hedge.

SPECIAL FEATURES

- **Infinity style swimming pool**, with 21 m² water sheet, coated with the same tiles as the terrace flooring.
- **Barbeque pre-installation** with light and water installation.
- **Smart Home Technology System, extendable, KNX protocol:**
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- **White goods package:** fridge, oven, dishwashing machine, microwave oven, washing machine and tumble dryer, Bosch brand.
- **Water softening system and osmosis water filter system.**

OPTIONAL FEATURE (Not included in the villa)

Basement finishing option with one room and bathroom35.000€

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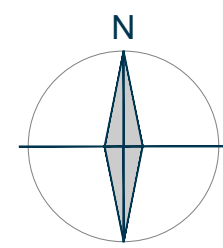
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Parcela 01

Parcela 02

Parcela 03

Parcela 04

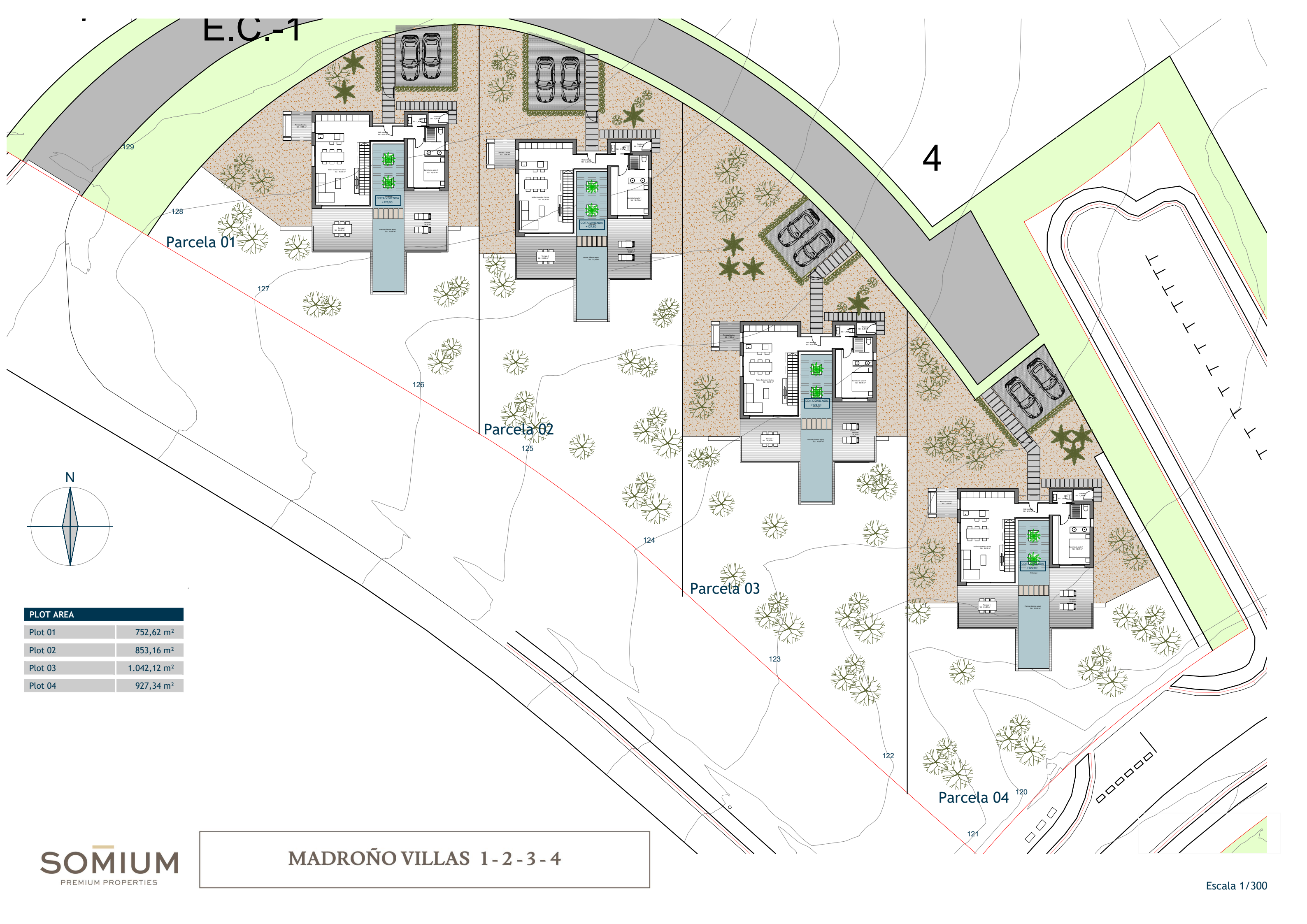


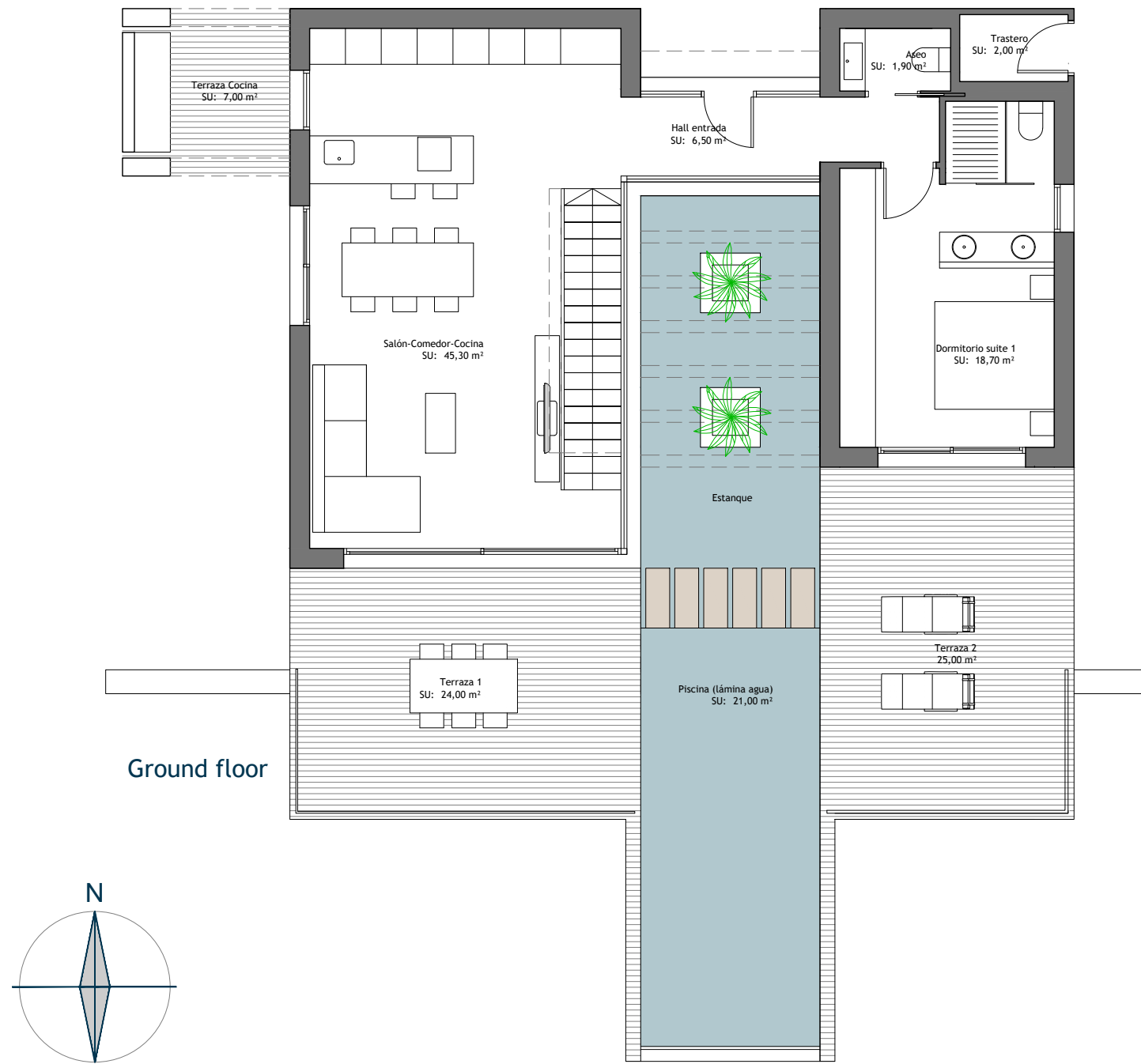
PLOT AREA	
Plot 01	752,62 m ²
Plot 02	853,16 m ²
Plot 03	1.042,12 m ²
Plot 04	927,34 m ²

SOMIUM
PREMIUM PROPERTIES

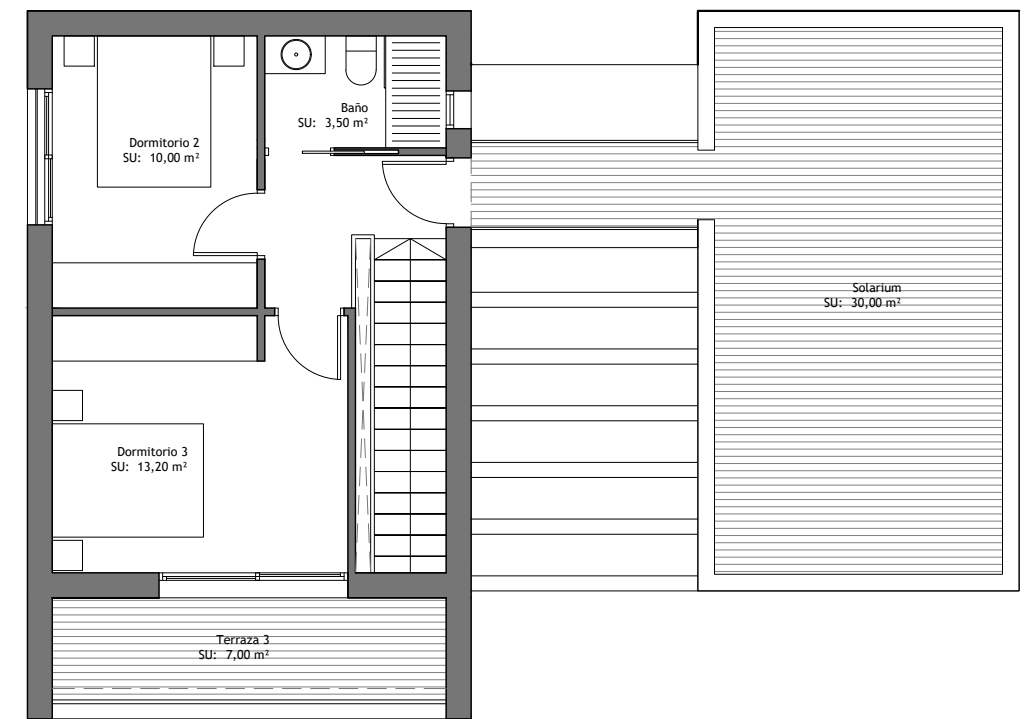
MADROÑO VILLAS 1-2-3-4

Escala 1/300

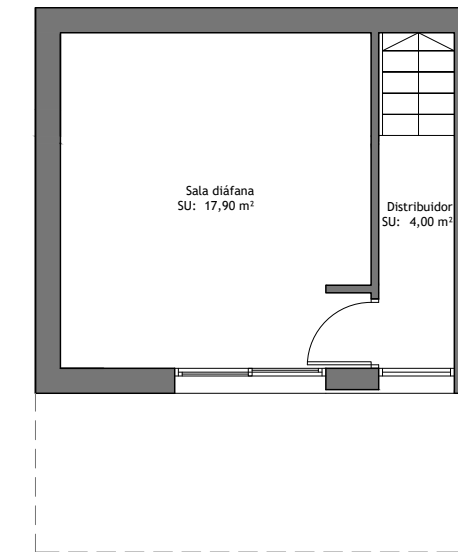




First floor



Basement



BUILT AREAS	
Ground floor	93,00 m ²
First floor	38,50 m ²
Basement	30,00 m ²
Total built area	161,50 m²

TERRACES	
Ground floor	56 m ²
First floor	7 m ²
Solarium	30 m ²

Optional Basement finishing

