

Madroño 43

community



*Beautiful villa, full of light on
two levels, with golf views.*

“”



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 some even provide sea views. Somium develops these **luxury villas** with an exclusive design and quality within the Madroño Community.

Four different models, all of them with private gardens and swimming pool.



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
-  Marinas
-  Natural reserves
-  International Hospital
-  Beach Club



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 Naranjo Apartments
- 9 Villas Acacia 3
- 10 Granado Community
- 11 Hinojo Community
- 12 Madroño Community

- Nature trail
- Mediterranean river bed
- Nature preserve

Golf course

44

43

45

41 + 42

46





Madroño 43

Beautiful villa full of light on two levels with golf views. On the ground floor an open-plan kitchen, living and dining area, and three suite bedrooms with their own private bathroom.

A large terrace and infinity pool showcase beautiful golf views of the championship golf course.

This villa features impressive vertical marble slats on its façade, both functional and elegant, which create a nice play of lights and shadows in the interior of the house.

On the basement level, a patio and large windows bring light to a large garage, two offices and a bathroom.



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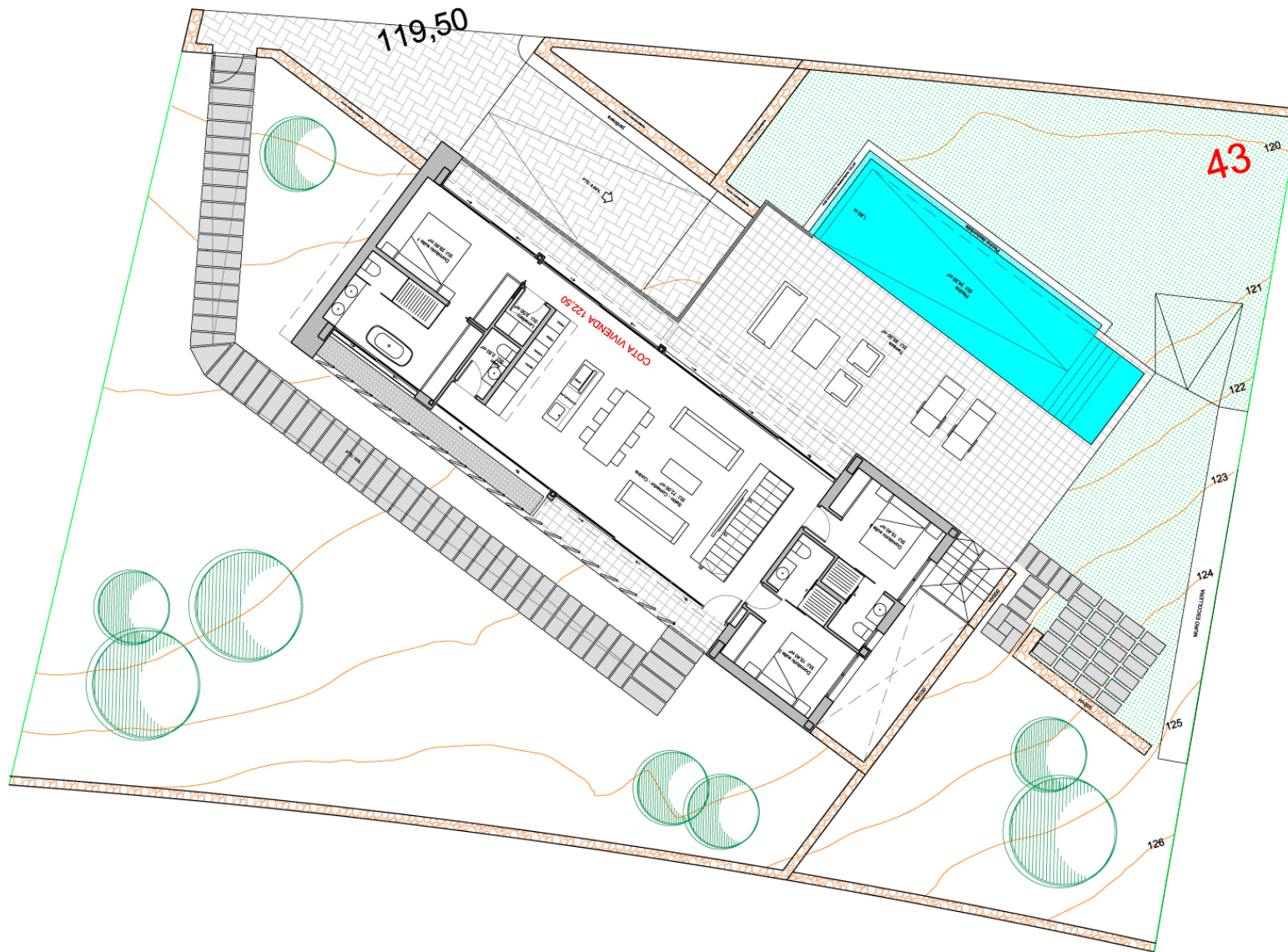






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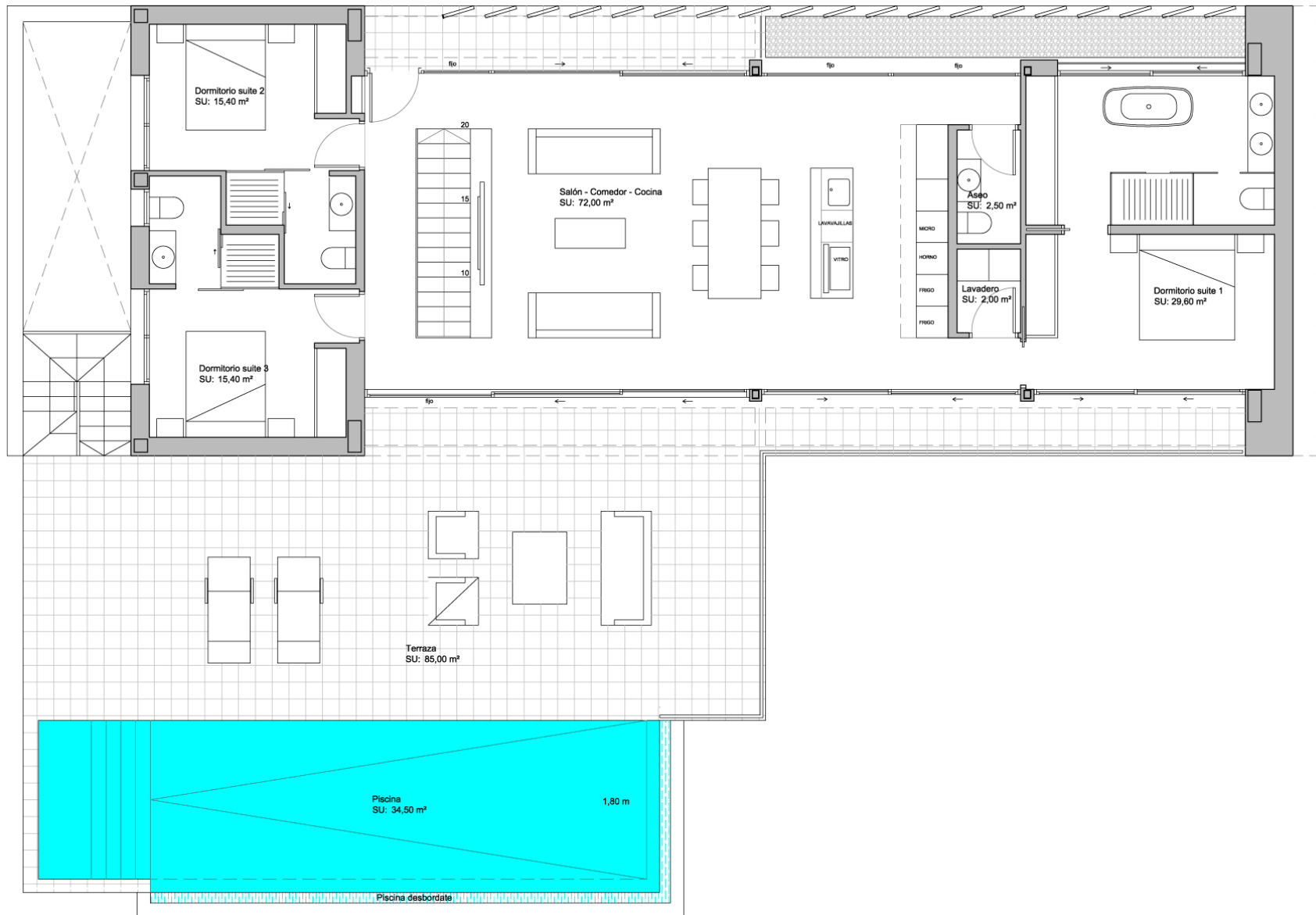


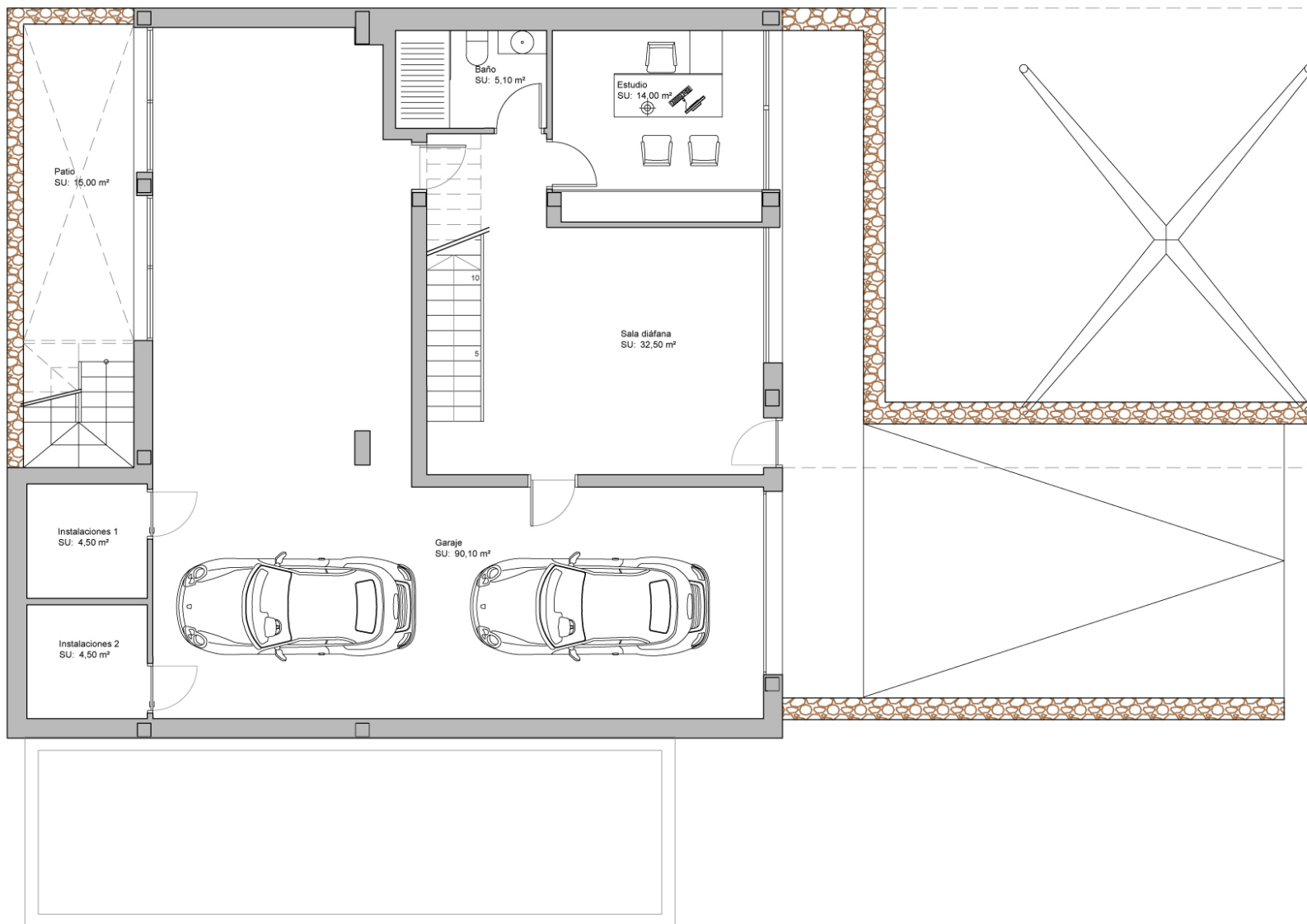


Features

House Built Area	Basement	Terraces	Total m ² (house + basement)	Plot area
150,00m ²	165,00m ²	85,00m ²	315,00m ²	1052,12m ²

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.





Madroño 43 - Basement floor

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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).

FAÇADE

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

INTERNAL WALLS

Brick with plaster finish.

BATHROOM FINISHES

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

INTERIOR AND EXTERIOR FLOORING

Interior: Top of the range “Gres” ceramics with recessed skirting board in polymer concrete, painted in the tone of the walls.

Exterior: Top of the range “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. Perimeter LED cove lighting.

Exterior: façade fixtures. LED type lighting. Garden lighting.

EXTERIOR CARPENTRY

- In aluminum, Schüco brand with thermal break.
- Motorized blinds in bedrooms.

GLASS

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

PAINTWORK

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

Home equipment

INTERIOR CARPENTRY

Kitchen:

- Fitted with base and wall units with American walnut 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.
- Zarzi grey marble worktop, 20 mm thick.

Interior doors:

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

Wardrobes:

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

Bathroom units:

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

BATHROOM FITTINGS AND TAPS

- Roca sanitary ware, including bathroom units.
- 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

- Air conditioning with heat pump through ducts with air zone system, except in garage.
- Pre-installation for electric towel rails in bathrooms.
- Electric boiler with Aerothermia system.
- Air renewal system with heat recovery.
- Water underfloor heating in ground floor.
- Electric underfloor heating in the bathroom of the basement.

EXTERIOR

Garden:

- Standard landscaping finish with watering system, lighting and 95m² artificial grass area.
- Pre-installation for barbeque.
- Exterior shower for pool zone.

Fence:

- Main fence: stone masonry wall.
- Dividing walls: house area – concrete blocks fence with “monocapa” finish and plastic wire mesh in green colour with hedge.

SPECIAL EQUIPMENT

Pool:

Infinity style swimming pool, with 34,5 m² water sheet, with pre-installation for heat pump, tile finish.

Smart Home Technology System.

White goods package:

Fridge, oven, dishwashing machine, microwave oven, washing machine and tumble dryer, Bosch brand.

Osmosis water filter system in kitchen

Basement:

Flooring, ceiling and lighting completely finished, except in garage and technical rooms.

SOMIUM
PREMIUM PROPERTIES

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Alicante, España

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www.somium.com



SUPERFICIE DE PARCELA 1.052,12 m²

SOMIUM
PREMIUM PROPERTIES

COMUNIDAD MADROÑO

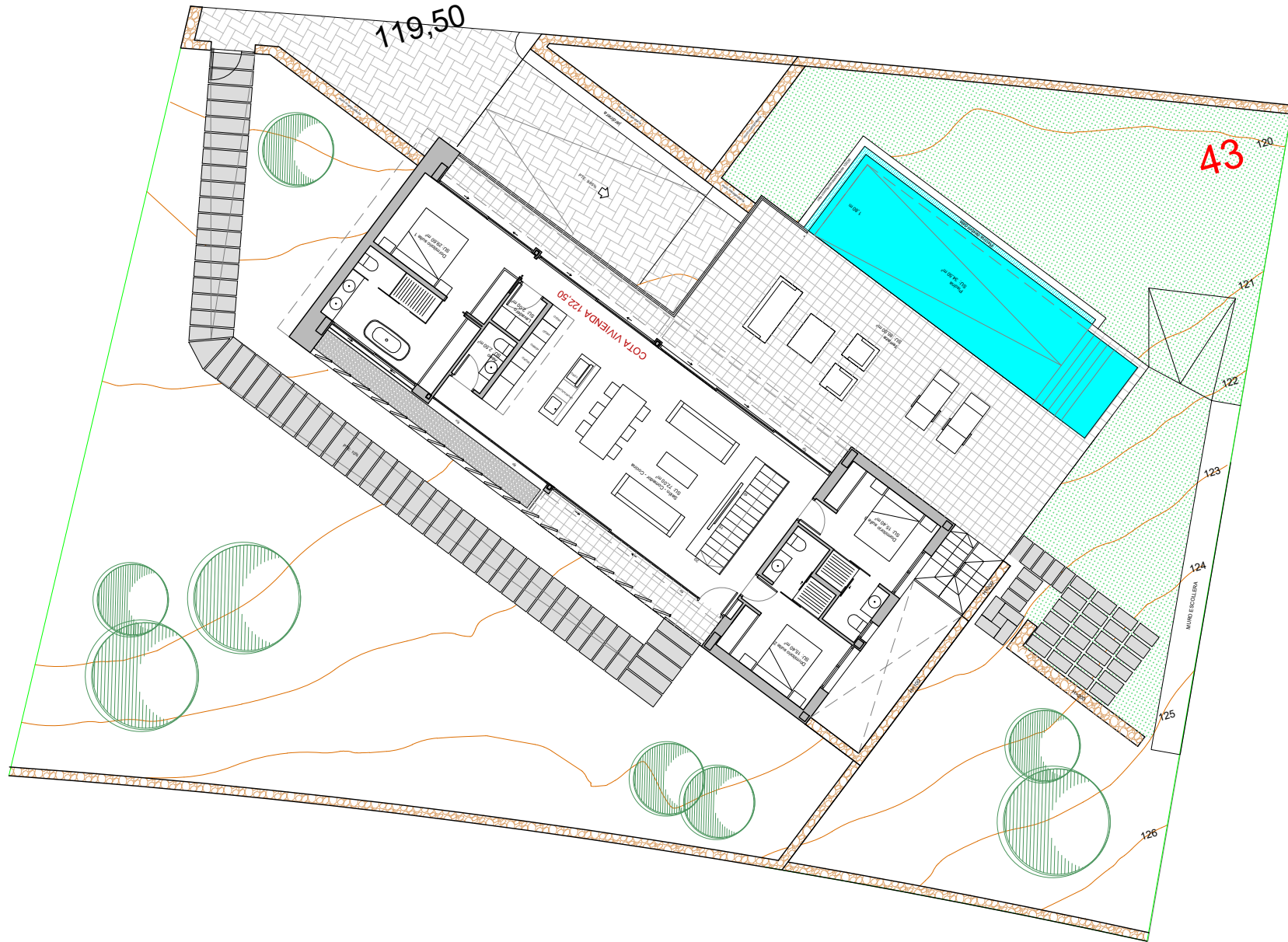
MADROÑO 43

EMPLAZAMIENTO DE PARCELA

1/750



SUPERFICIE DE PARCELA 1.052,12 m2



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PREMIUM PROPERTIES

COMUNIDAD MADROÑO

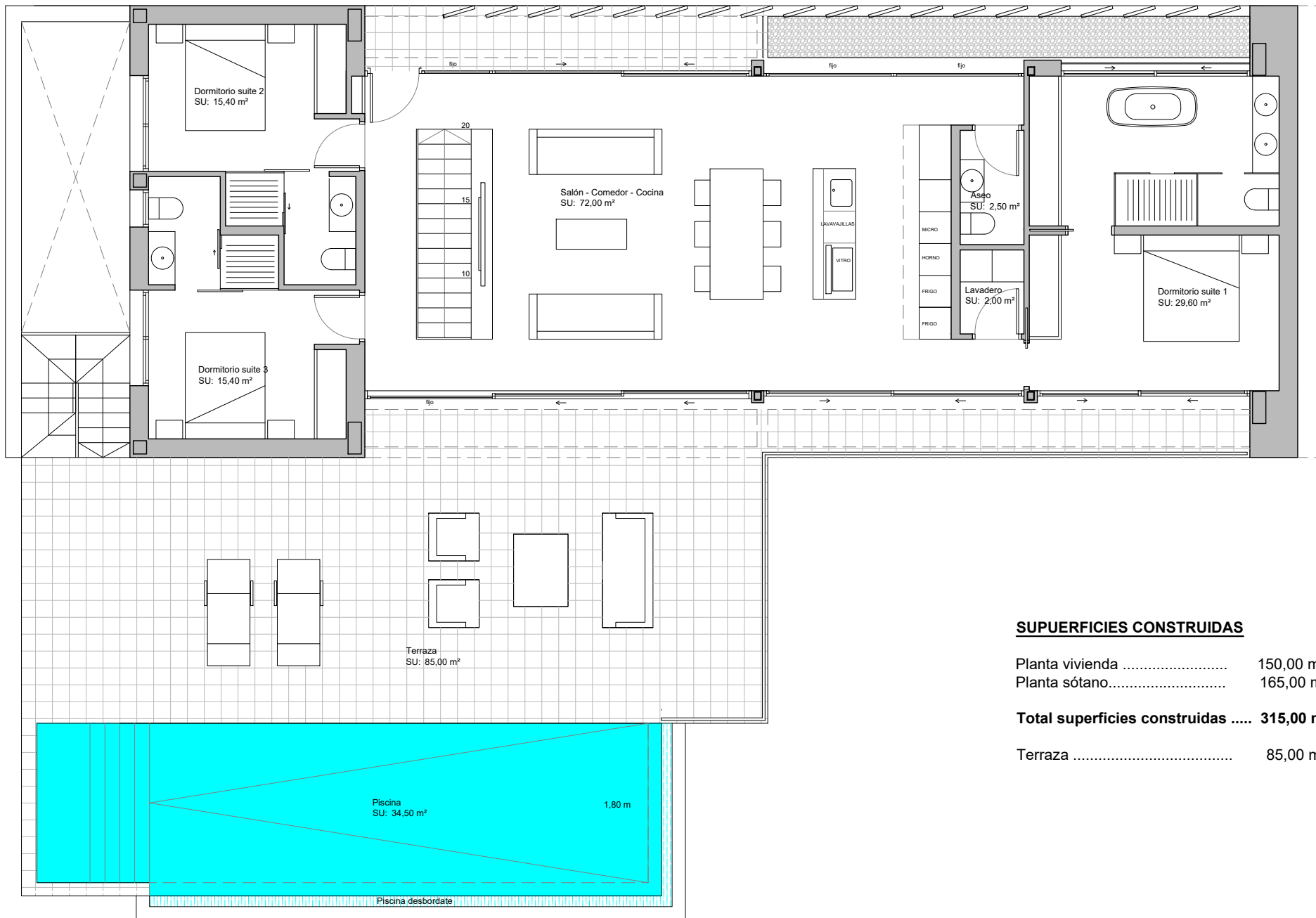
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IMPLANTACIÓN EN PARCELA

1/150

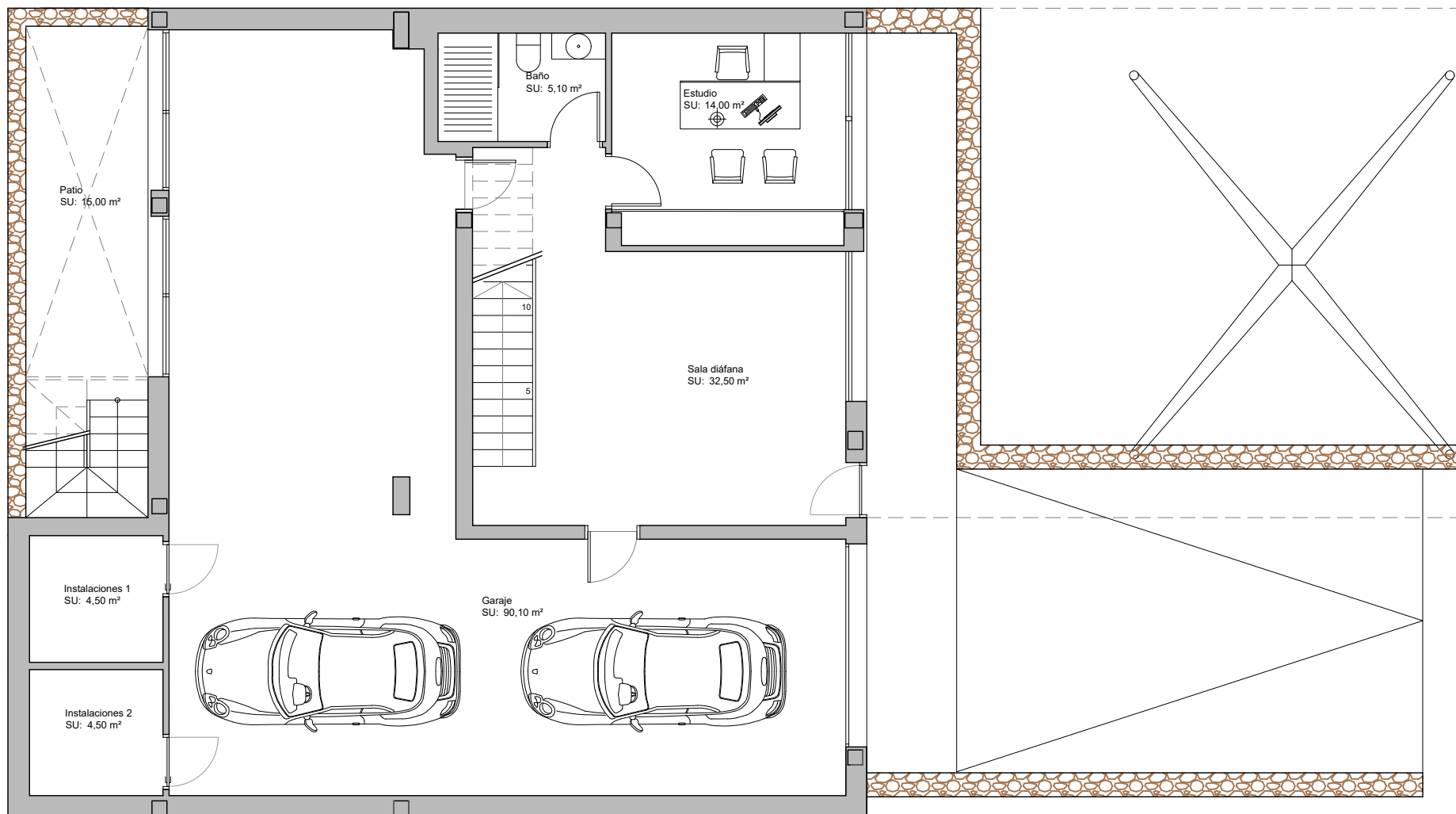


MARJAL
GRUPO



SUPERFICIES CONSTRUIDAS

Planta vivienda	150,00 m2
Planta sótano.....	165,00 m2
Total superficies construidas	315,00 m2
Terraza	85,00 m2



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 Planta sótano..... 165,00 m²

Total superficies construidas 315,00 m²

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Madroño Community

Madroño 43 Villa

QUALITY SPECIFICATIONS

FOUNDATIONS AND STRUCTURE

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INTERIOR AND EXTERIOR LIGHTING

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EXTERIOR

- **Garden:** Standard landscaping finish with irrigation system and lighting and shower area of 95 m² with artificial lawn.
- **Fence:**
 - Main façade with access from public road: stone masonry wall. The interior fences will be of plastic wire mesh in green colour with hedge.
 - Dividing walls: house area - plastic wire mesh in green colour with hedge.

SPECIAL INSTALLATIONS

- **Pool:**
 - Infinity style swimming pool, with 34,5 m² water sheet, with pre-installation for heat pump, tile finish.
- **Smart Home Technology System.**
- **White goods package:** fridge, oven, dishwashing machine, microwave oven, washing machine and tumble dryer, Bosch brand.
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