

Madroño 44
Signature villa

*Las Colinas Golf
& Country Club*



Welcome to a Signature World

Marjal Group was founded in 1979 in Guardamar del Segura (Alicante) Spain, and is one of Alicante's main development groups, specializing in the design, construction and development of luxury homes on the Costa Blanca.

Somium, the group's real estate division, has earned the trust of more than 2,500 customers of more than 15 different nationalities over almost 40 years.

Known for its ability to meld contemporary design, quality and innovation, Somium has become a benchmark within the luxury real estate sector.





Signature Properties

Somium has developed a series of Signature Properties, comprising the best luxury villas in the Costa Blanca.

Our most spectacular homes bring together our company's extensive experience in architecture, landscaping, interior design and technology.

A blend of high-end finishes, excellent materials and timeless design.

Somium Signature Villas feature:

- Exclusive design
- The best locations
- High-end finishes
- Fully equipped
- Home Automation
- Extraordinary quality
- Unique properties

This Signature Villa is an elegant two storey house that showcases beautiful views of the golf course through the walls of floor-to ceiling windows.





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

- Nature trail
- Mediterranean river bed
- Nature preserve

Golf course

44

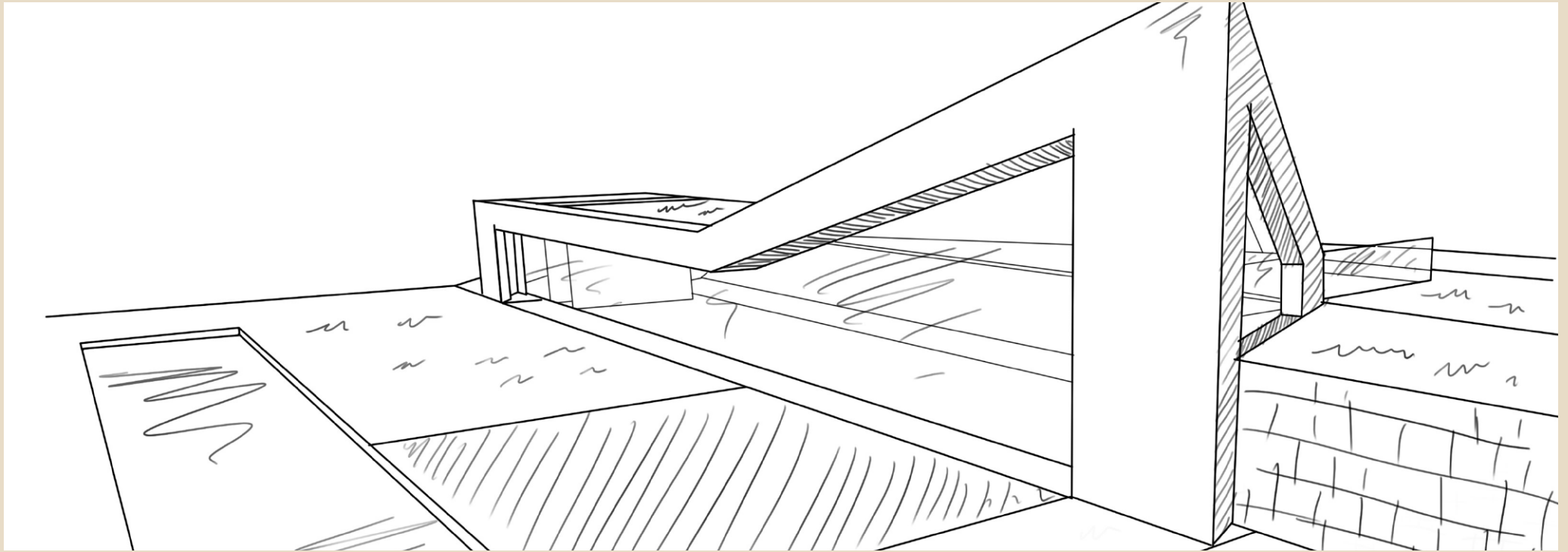
43

45

41 + 42

46





Madroño 44

Modern Design Home in Las Colinas

This Signature Villa is an elegant two storey house that showcases beautiful views of the golf course through the walls of floor-to ceiling windows.

This villa features an open space kitchen, dining and living area on the ground floor and offers a spacious terrace and garden to enjoy life in and outdoors.

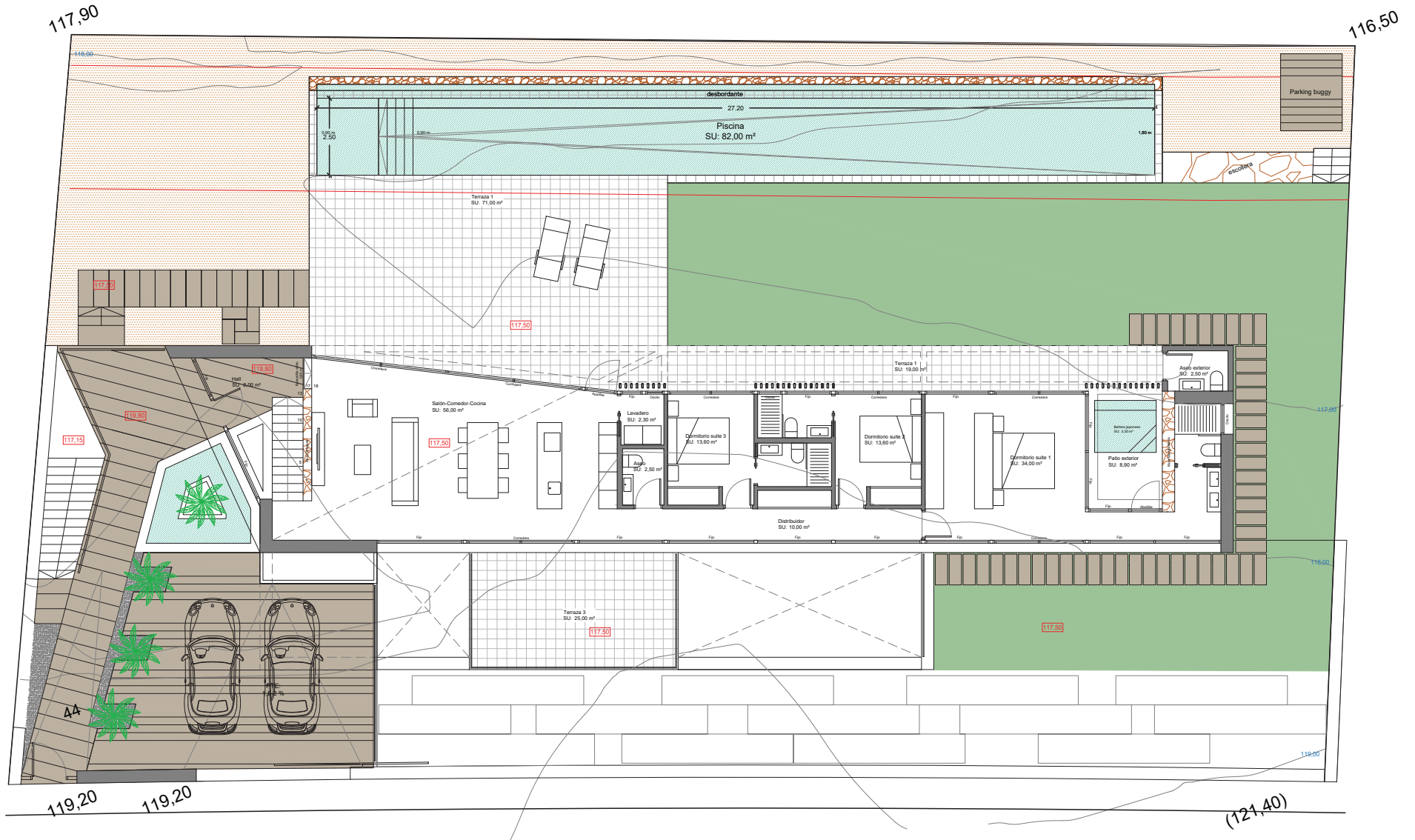
The three bedrooms are suites with their own private bathrooms.

This property sits on the frontline golf Madroño Community overlooking award-winning golf course.



These images are a preliminary draft of the project, created by computer as an illustration and not binding. The final design may undergo some changes.



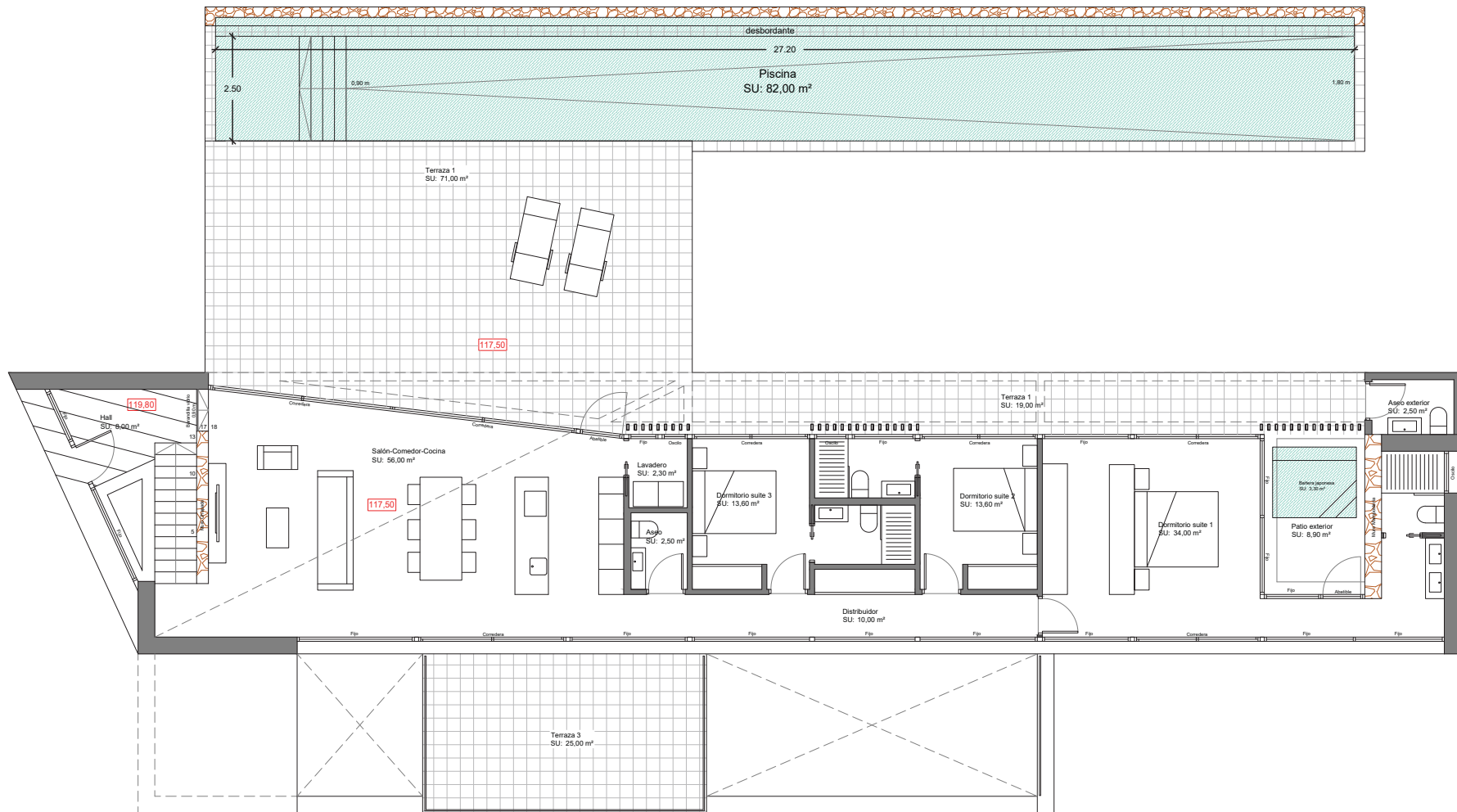


Features

House Built Area	Basement	Terraces	Technical room built area	Total m ² (house + basement)	Plot area
175,00m ²	175,00m ²	115,00m ²	30 m ²	350,00m ²	1052,12m ²

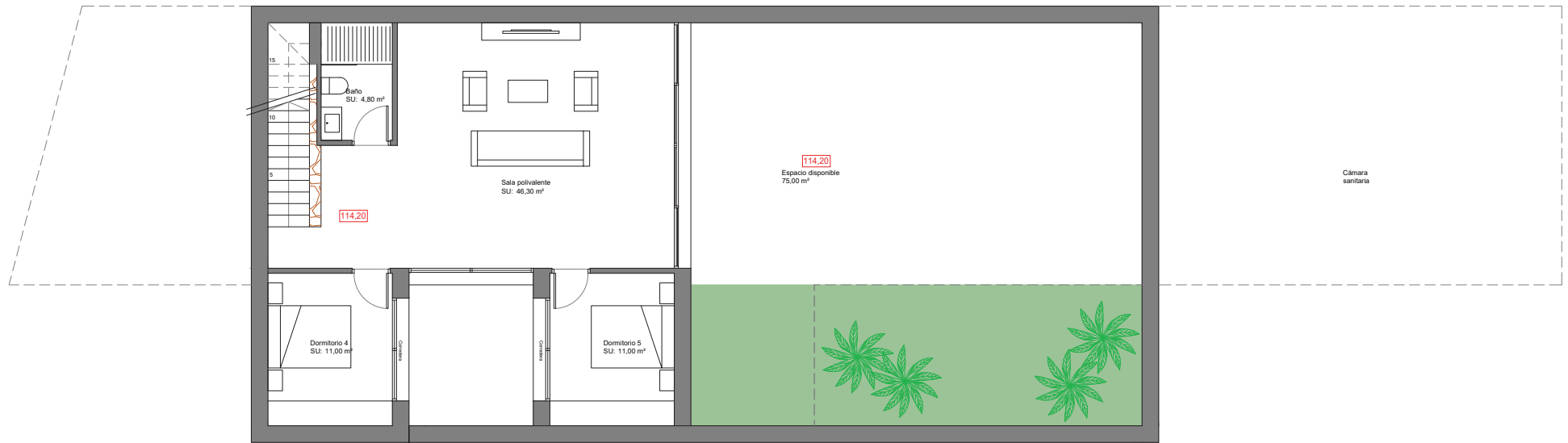
Madroño 44 - Plot plan

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 44 - Ground floor

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.



Quality specifications

Construcion features

FOUNDATIONS AND STRUCTURE

Reinforced concrete with separate footings and one way slabs.

EXTERIOR BRICKWORK

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

ROOF

Flat unexploited roof with extruded polystyrene insulation (8cm) and exploited in terraces.

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 and skirting tiles flush with the wall.

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, ceiling spotlights, switches in white color throughout and plugs according to standard regulations. Perimeter LED light molding, SLOIN type, in main floor bedrooms.

Exterior: façade fixtures, garden lights that blend naturally with exterior design.

EXTERIOR CARPENTRY

- Schüco aluminum in stainless color with thermal break, floor recessed in ground floor.
- Motorized Venetian blinds with adjustable slats in bedrooms.

GLASS

- Double glazing with air chamber according to Technical Building Code.
- Main entrance door in aluminum and glass with security lock.

Home equipment

INTERIOR CARPENTRY

Kitchen:

- Fitted with base and wall units, equipped with a complete set of white goods (induction cooktop, vertical extractor, double fridge, oven, microwave oven, coffee machine, washing machine, dryer and dishwashing machine) with energy efficiency class A++.
- Kitchen furniture units in walnut finish, island block in the same material. Cabinets with interior LED lighting.
- Hammer bushed and brushed marble worktop, Zarci grey.

Interior doors: In wood with smooth lacquered finish (2,70 metres high), flush with the walls, with steel designer handles in chrome finish.

Wardrobes: Wardrobe with swing doors in high gloss white finish. Interior distribution with shelves, drawers and hanger bar, adapted to the dimensions, with interior LED lighting.

Bathroom units: Complete designer bathroom vanity unit in high-gloss white and mirror with integrated lighting.

Stair: From ground floor to first floor, in concrete with gres finish and steel banister.

PAINTWORK

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

BATHROOM FITTINGS AND FAUCETS

- Roca sanitary ware.
- Wall mounted ROCA sanitary fittings.
- Designer circular basin in honed ivory marble according to the interior design project.
- Floor level shower in the same material as interior flooring. Thermostatic taps in chrome finish.
- Japanese exterior bathtub, heated.

HEATING AND AIR CONDITIONING

- Air conditioning with heat pump through ducts. Including basement, except garage area.
- Electric towel rails in bathrooms.
- Water underfloor heating throughout.
- Air renewal system with heat recovery.

EXTERIOR

Pool:

- 68m² water sheet pool with beach zone and infinity system. LED light with different color combination to be defined according to landscaping design. Same tile finish as exterior terrace. Salt electrolysis system.

Garden:

- Landscaping finish with watering system and lighting.

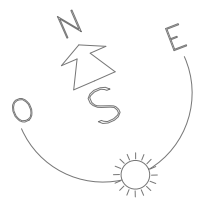
Fence:

- Main fence, masonry wall.
- Dividing walls: Plastic wire mesh in green colour with interior hedge in perimeter.

SPECIAL INSTALLATIONS

- Smart Home Technology System 3.0 with video interphone.
- Osmosis water filter system in kitchen.
- Water softening system throughout.
- Motorized interior blinds.
- Full furniture package with white goods and household utensils.
- Barbeque pre-installation.

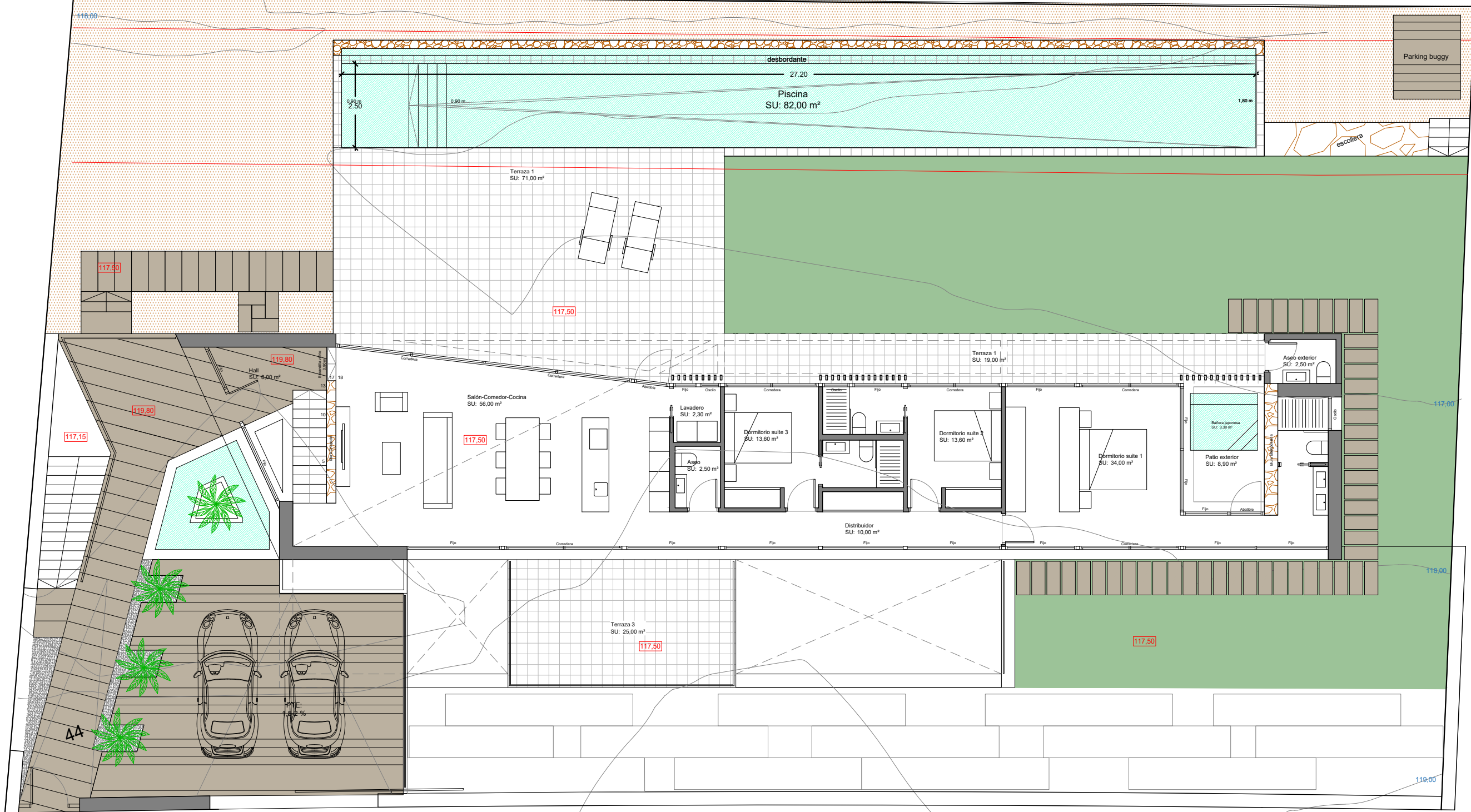




SUPERFICIE PARCELA 1.011,57 m2

117,90

116,50



119,20

119,20

(121,40)

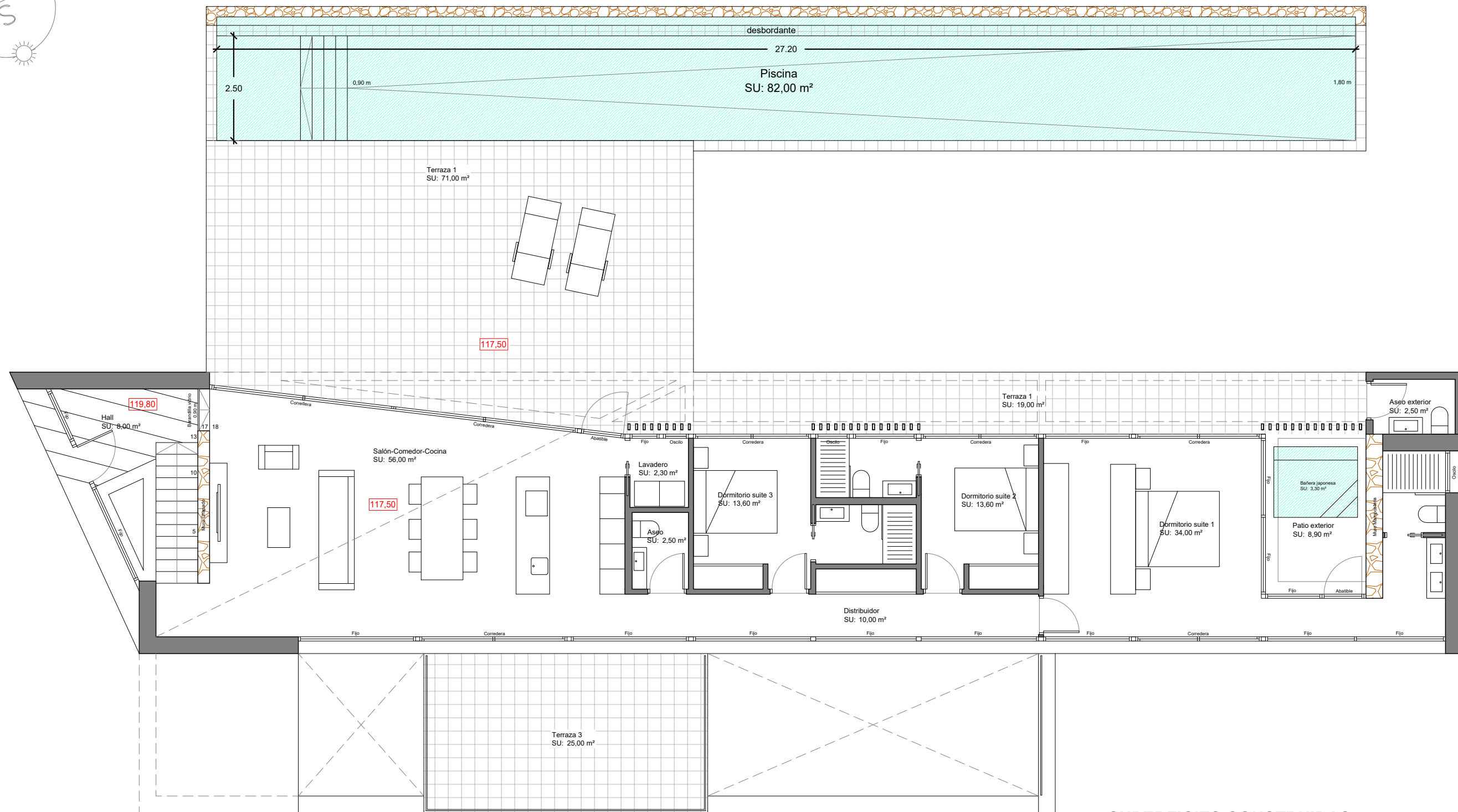
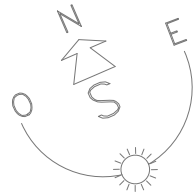
GRUPOMARJAL

COMUNIDAD MADROÑO

MADROÑO 44

IMPLANTACIÓN

1/125



SUPERFICIES CONSTRUIDAS

Planta Baja	175,00 m2
Sótano.....	40,00 m2
Disponible sótano.....	147,00 m2
Terrazas PB	115,00 m2
Cuarto instalaciones.....	30,00 m2

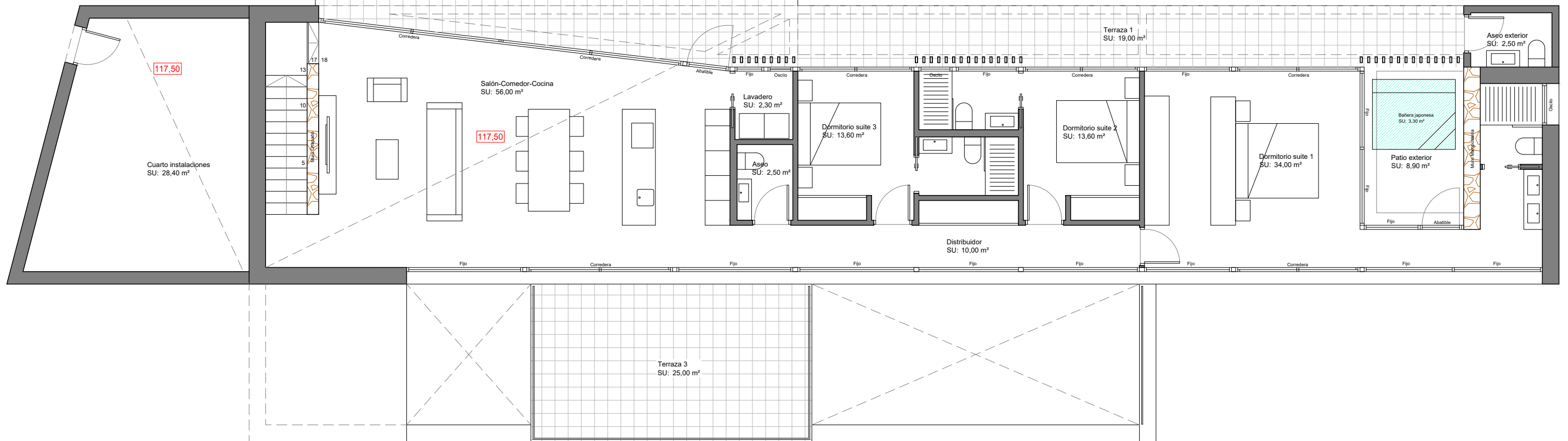
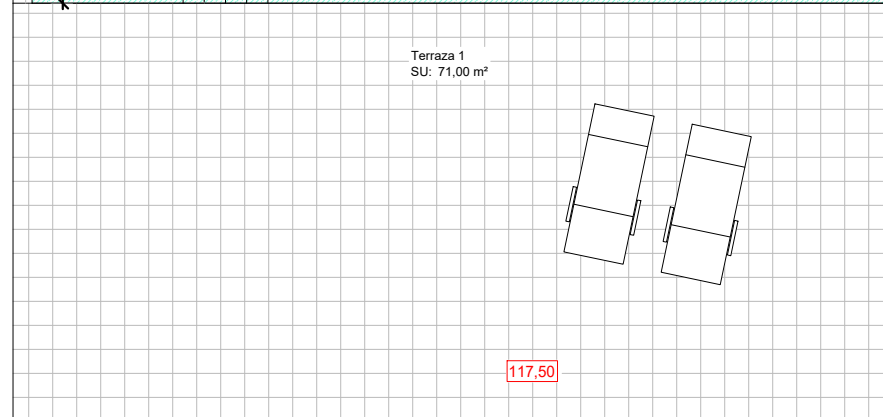
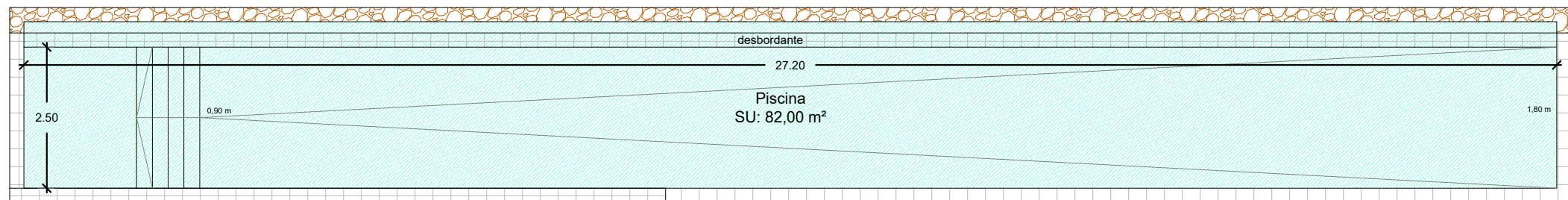
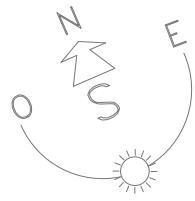
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PLANTA ACCESO

1/100



SUPERFICIES CONSTRUIDAS

Planta Baja	175,00 m2
Sótano.....	40,00 m2
Disponible sótano.....	147,00 m2
Terrazas PB	115,00 m2
Cuarto instalaciones.....	30,00 m2

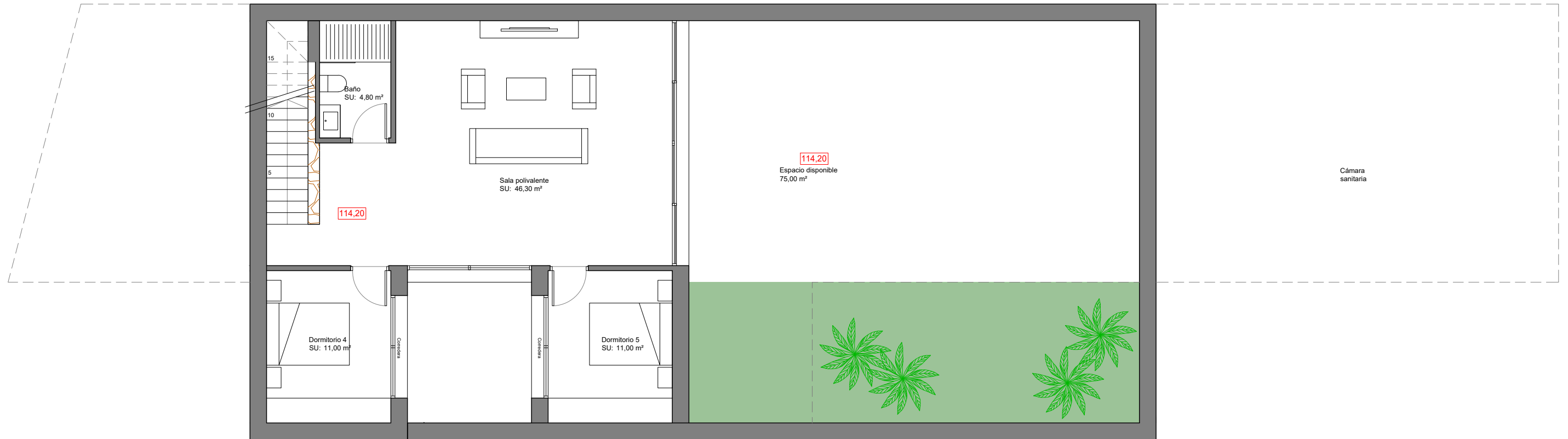
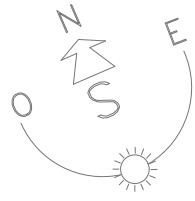
GRUPOMARJAL

COMUNIDAD MADROÑO

MADROÑO 44

PLANTA VIVIENDA

1/100



SUPERFICIES CONSTRUIDAS

Planta Baja	175,00 m2
Sótano.....	100,00 m2
Disponble sótano.....	75,00 m2
Terrazas PB	115,00 m2
Cuarto instalaciones	30,00 m2

GRUPOMARJAL

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MADROÑO 44

PLANTA SÓTANO

1/100

Madroño Community

Madroño 44 Villa

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 terraces.

FAÇADE

- Single layer mortar with a scraped finish.

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.
- **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 light molding, SLOIN type, in main floor bedrooms.
- **Exterior**, façade fixtures. LED type lighting. Garden lighting.

EXTERIOR CARPENTRY

- In aluminum, Schüco brand with thermal break, floor recessed in ground floor.
- Motorized Venetian blinds in bedrooms.

INTERIOR CARPENTRY

- **Kitchen:**
 - Fitted with base and wall units, equipped with a complete set of white goods (induction cooktop, vertical extractor, double fridge, oven, microwave oven, coffee machine, washing machine, dryer and dishwashing machine) with energy efficiency class A++.
 - Kitchen furniture units in walnut finish, island block in the same material. Cabinets with interior LED lighting.
 - Single sink in stainless steel under worktop, vertical single lever taps with two positions.
 - Hammer bushed and brushed Zarzi grey marble worktop.
- **Interior doors:**
 - Smooth lacquered finish (2,70 m high) with steel handles in chrome finish, invisible door hardware.
- **Wardrobes:**
 - Wardrobe with sliding doors with white 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.
- **Stairs:**
 - From ground floor to first floor, in concrete with gres finish and steel banister.

GLASS

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

BATHROOM FITTINGS AND FAUCETS

- Roca sanitary ware, including bathroom units.
- Roca wall mounted bathroom fixtures in white.
- Designer circular basin in honed ivory marble according to the interior design project.
- 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.
- Japanese exterior heated bathtub in master suite.

PAINTWORK

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

HEATING AND AIR CONDITIONING

- Air conditioning with heat pump through ducts.
- Electric towel rails in bathrooms.
- Air renewal system with heat recovery.
- Water underfloor heating, except in technical room.

EXTERIOR

- **Pool:**
 - 68m² water sheet pool with beach zone and infinity system. LED light with different color combination to be defined according to landscaping design. Same tile finish as exterior terrace. Salt electrolysis system.
- **Garden:**
 - Standard landscaping finish with irrigation system and lighting.
- **Fence:**
 - Main façade: Stone masonry wall.
 - Dividing walls: house area - plastic wire mesh in green colour with hedge.

SPECIAL INSTALLATIONS

- Smart Home Technology System.
- Osmosis water filtering system in kitchen.
- Water softening system throughout.
- Motorized interior blinds.
- Full furniture package with white goods and household utensils.
- Barbeque pre-installation.