



MIMOSA 26



Welcome

To a world apart

In Campoamor, to the south of Alicante, there is a place which is different: Las Colinas Golf & Country Club. A 330-hectare valley between hills, near the sea, with a championship golf course running through it.

An eco-friendly development with low housing intensity, which blends into the surroundings. The ideal place to escape to and enjoy 200,000 sq. metres of beautiful countryside and scenic walks through indigenous flora, and orange and lemon groves.

Las Colinas Golf & Country Club is a development which blends into and respects the natural surroundings and the environment.

The project design includes a sustainable development and environment protection measures plan drawn up by Valencia Universidad Politécnica. This plan controls noise and light pollution and promotes landscaping with native trees and plants.

Moreover, 200,000 sq. metres of natural areas, with walks through indigenous vegetation, have been preserved.

The golf course extends across the valley between the hills, adapts to the unusual lie of the land and blends naturally into the landscape.

The width of its fairways, the design of its extensive undulating greens, and the numerous tees at each hole give it great versatility and mean that it is suitable for professional competitions, while also offering any player a pleasant, enjoyable and affordable game.

Just a short drive from Las Colinas Golf & Country will you find the private beach Club. With private parking and located first line to the La Glea beach in Campoamor you will easily spend a day here.

If not in mood for golf or beach you can try the sports facilities on the resort, the International Falconry school, sail on the Mar Menor and Mediterranean Sea or many of the other activities to be found on Las Colinas Golf & Country Club.

"A place to be seen" has been said so many times that the phrase doesn't really have the same value anymore. However, Las Colinas Golf & Country really is a place to be seen. The townhall allows to build 50 % more than the amount of properties that will be built.

This is done in respect of the nature, surroundings and the clients who have already bought on this exclusive resort the density will remain low.

Our projects in Las Colinas Golf & Country Club





Climate

Unbeatable on the Costa Blanca South

Due to a micro-climate, the weather on the Costa Blanca is amongst the best and most stable you will find throughout Europe, especially in the Southern part of the Region where Las Colinas Golf & Country Club is located.

With more than 320 days of sunshine per year, you will be able to enjoy the stunning nature, sports, walks and beaches all year around.

The area of Costa Blanca South is blessed with the position of the surrounding mountains and lakes which contribute to creating a climate with superb winter and perfect summer temperatures.

Throughout the winter months the area is filled with professional athletes (football, tennis, golfplayers etc.) preparing for the season in the warm surroundings.

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Ave Temp °C	11,5	12,4	13,7	15,5	18,5	22,2	24,9	25,5	23,1	19,1	15,2	12,5
Ave Max Temp °C	16,8	17,8	19,2	20,9	23,6	27,2	30,1	30,6	28,4	24,4	20,4	17,6
Ave Min Temp °C	6,2	7,0	8,2	10,1	13,3	17,1	19,7	20,4	17,8	13,7	10,0	7,3
Ave Rain Days	4	3	4	4	4	2	1	1	3	4	4	4
Ave Hours Sun	239	258	309	373	376	383	394	367	316	281	231	225



Golf

Award winning 18 holes

Designed by Cabell B. Robinson and extending across the valleys of the resort, you will find a world class 18 hole golf course which blends naturally between the hills, lakes and greenery of Las Colinas Golf & Country Club.

Prior to teeing off you will find the driving range, complete with pyramids of balls, a leveled putting green, and the short game practice area designed by European Tour Winner Miguel Angel Jimenez.

Throughout the 18 holes of this Championship Course, your eyes will be automatically drawn to the stunning and natural surroundings.

The golf course itself is fully enjoyable for all levels and ages, including professional competitions. The fairways are wide, the greens are undulating and with 5 different tees at each hole you will be able to play this versatile course in different ways to suit your game.

If a lesson is needed you will find help close at hand from the PGA Pro at the Golf Academy of Las Colinas.

The course architect says: "Without a doubt, Las Colinas Golf & Country Club is an exceptional project. The holes on the golf course in this splendid place run across the valley. A unique aspect of the project is that the valley and consequently, the golf course, runs between hills which are high enough to give it privacy and isolate it from it from its surroundings, which is not possible at other courses in the area".

Despite only opening in 2010, the golf course on Las Colinas Golf & Country Club is already multi-award winning and is a yearly host of the European Tour Qualifying School.





MIMOSA

Community by Geosem

The Mimosa Community by Geosem is the most luxurious urbanisation to be built on Las Colinas Golf & Country to date.

In co-operation with our collaborator we have carefully selected some of the best brands and materials of highest quality. The design and architecture has taken inspiration from Spain, Italy Japan and Scandinavia.

The Mimosa Community by Geosem offers a total of 25

villa plots. Here you will find plot sizes from 729 m2 to 2,450 m2 and villas constructed from 140 m2 to 800 m2.

The Mimosa Community is located in the heart of Las Colinas Golf & Country Club, next to the club house, the Social Club, the Short Game Facility designed by Miguel Angel Jiménez, and the 18th hole.

Furthermore, within a few minutes you will find the Mini-Market and the Sports facilities.

Collaboration Partners





The Vision

Meet the Developer

When I was presented with the opportunity to construct on possibly the best located plot on Las Colinas Golf & Country Club, there really wasn't anything to think about.

The proximity to the Club House, Social Club, Mini Market, Sport facilities and the golf practice area makes the Mimosa community ideal for those who want to be within a minutes walk to facilities and yet still able to enjoy the views and privacy on their terrace.

The unique position of the Mimosa Community and the vision for these exclusive villas has made us to go up another step not only in terms of materials and brands, but also with the lines of architecture. Blend together the inside of the villa with the outside.

We have together with our collaborators and architects taken inspiration from our own roots in Spain, the simplicity found in Japan mixed with the elegant design from Italy and Scandinavia.

About Geosem

We are a company with more than 25 years of experience in the real estate sector, developing made to measure luxury homes, offering comprehensive global solutions for the construction of your exclusive and unique home.

Positioned as one of the leading companies in promotion and construction on the Costa Blanca, due to the high standards of quality that we demand and use in the construction of our homes.

At the beginning of the nineties, the company was born Gestión de Obras y Servicios del Mediterráneo "Geosem" and founded by the current manager of the Company, Pedro J. Sánchez

Over the years Geosem has moved from a basic construction company to now operating in a niche market of quality homes using materials of highest quality

About Pedro Sanchez

My dream has always been to build homes. Not properties, but to build what feels like a home. I have the highest respect for my clients, and I want to make them a home where I would like to live myself.

I never stop searching for inspiration for my projects. The world is filled with great details and ideas. It's not necessary to invent something that has already been invented. When you bring great solutions together matched with an eye for perfectionism you get amazing homes.

Best regards,

Pedro J. Sanchez
CEO Geosem



The Villa

Meet the Architect

The Mimosa Villas by Geosem are a result of years of working close together with Geosem. In the Mimosa Villas we have taken a step up further than we already were in our previous developments.

The idea of villa 26 in the Mimosa development on Las Colinas Golf & Country has been to create a villa where you have everything in just one level. But also to take full advantage of the privileged location, the hours of sun and light in this area. We have therefore inclined the roof to give the villa extra light and life.

When entering the plot you will have the villa and terraces on your left. Just next to the car parking area you will find a practical storage room big enough for golf clubs, bicycles etc.

The hallway when entering the villa is spacious and provides you with direct views to the terrace and "beach area". On your left-hand side you will find 2 spacious double bedrooms each with their own en-suite bathroom, a guest-toilet and the master bedroom with its own walking-in-closet and en-suite bathroom.

The open plan kitchen, dining area and living room enjoys windows towards the terrace which bring in lots of natural light. When cooking, sitting at the dining table or the sofa you will be able to enjoy the views and the light.

Entering the terrace area you will find more than 150 m² of terrace with different areas to enjoy. The main terrace offers almost 100 m² plus the beach area. The beach area is designed like an infinity pool filling up the real pool below.

The floating stairs which are under-lit, lead to the second terrace which offers not only space to enjoy the unique weather but also access to the pool and the chill-out area.

The chill-out area is integrated into the pool area with a gas fire pit in the middle. This clever use of design and space provides the villa with 3 levels of outdoor space to fully enjoy the days and nights.

Through out the villa we have been looking into details such as; the continuing stone wall from the parking to the terrace, the open glass cabinet in the kitchen, the inclined roof, the massive entrance of natural light, exterior uplights and much more.

The villa 26 is a villa to enjoy for all ages and whether you are alone or together with the entire family.

Best regards,

José Miguel Mateo González
Founder of 2J Arquitectura











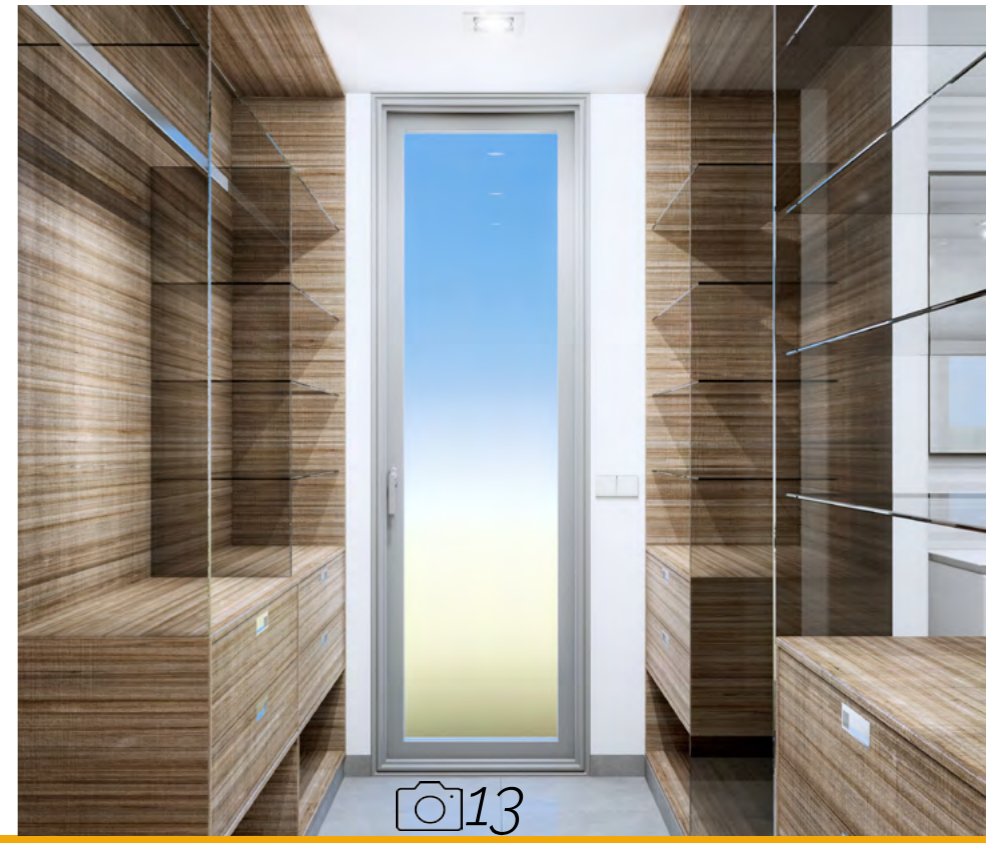
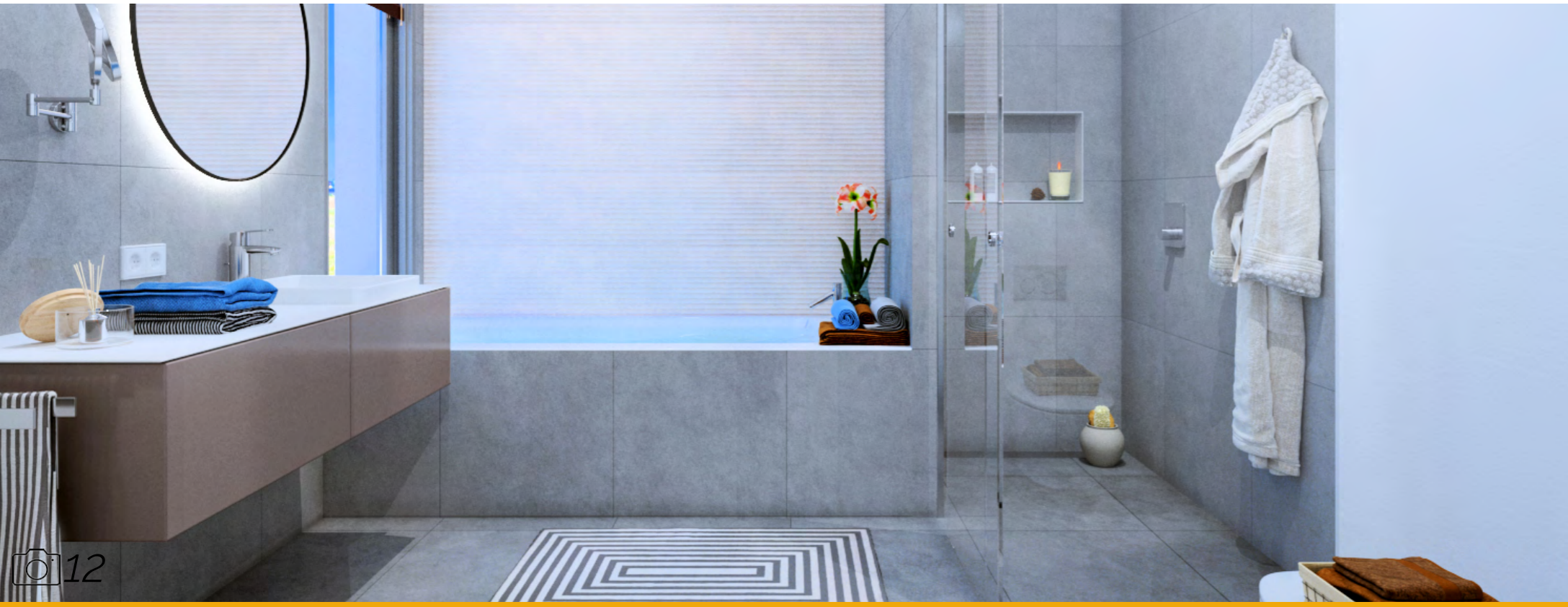
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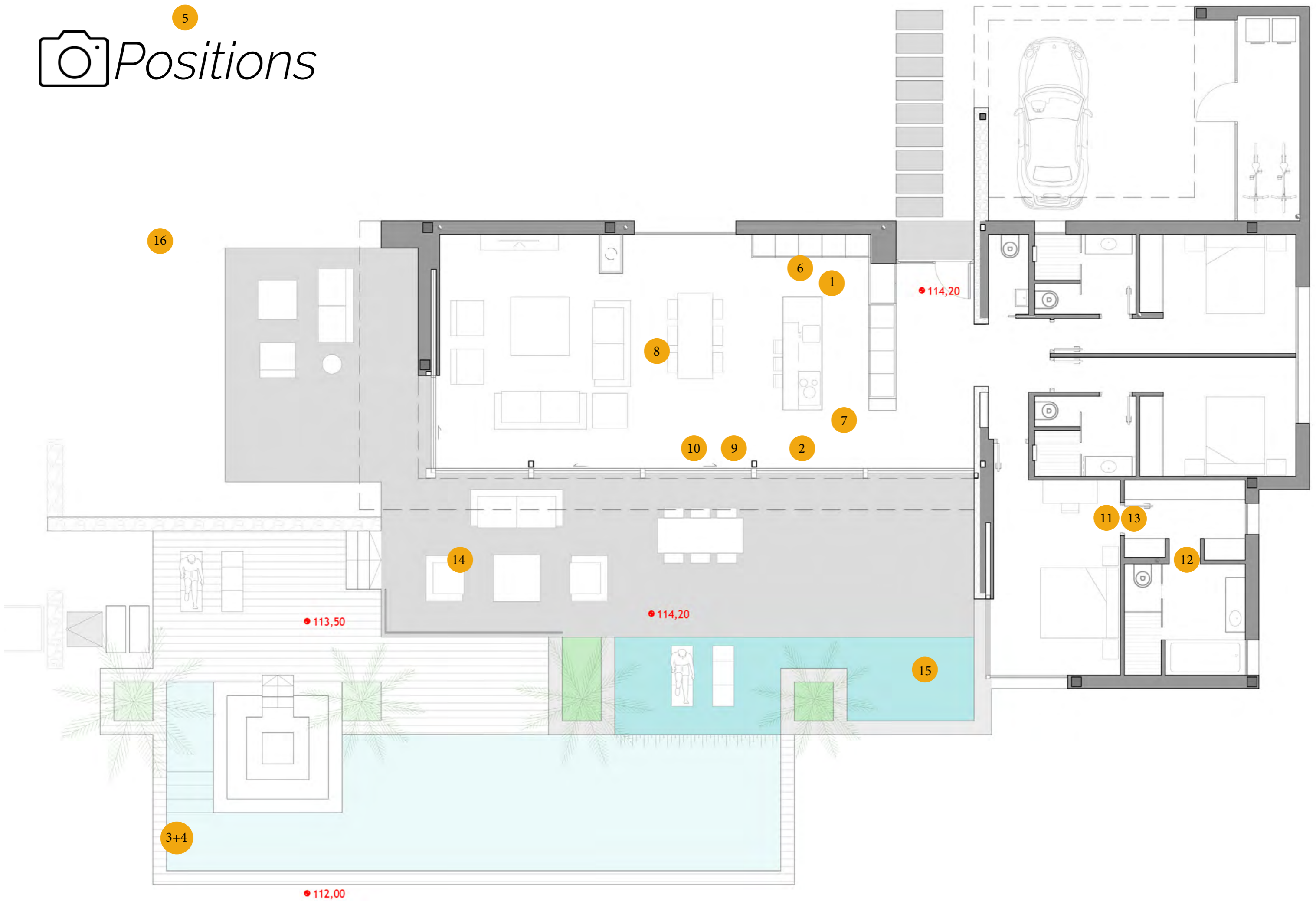


Plot plan

Positions

5

16



Construction features

FOUNDATIONS AND STRUCTURE

- Reinforced concrete with separate footings, concrete beam and pot floor.

EXTERIOR BRICKWORK AND FACADE

- Facade formed by an enclosure consisting of a double layer of hollow brick (11 cm thick) taken with mortar 1: 6 cement and sand, on the inside 1.5 cm thick, air chamber.
- Rockwool Insulation 120 mm; Isover Acustilaine E -50. Clad in plasterboard on interior brick.
- Internal Walls: Finished with brick and covered with plaster.
- Exterior painted with white plastic paint in smooth finish.
- Dry stone wall from parking through the villa towards the terrace.
- Brick with plaster finish

INTERIOR AND EXTERIOR FLOORING

Interior:

- Ceramics (Newport Gray) from Porcelanosa 80x80 cm, according to interior design project by Geosem.
- 7 cm skirtings integrated into the walls.

Exterior:

- Ceramics (Newport Gray) 80x80 cm.

INTERIOR AND EXTERIOR LIGHTNING

Interior:

- LED type lights, ceiling spotlights, switches in white or integrated with background color throughout and plugs according to standard regulations.

Exterior:

- LED type lights, Downlights and uplights throughout that blends in discretely on terraces and garden area.

BATHROOM FINISHES

- Top of the range ceramics (Newport Gray) and Krion* from Porcelanosa.
- Bathroom furniture according to interior design project by Geosem.
- Mirrors floating 10mm from the wall.

TAPS AND MIXERS

- Hans Grohe taps and mixers in bathrooms and kitchen throughout.

EXTERIOR CARPENTRY

- Schüco Aluminium Antracite grey aluminium color with thermal break, floor recessed in living room, bedrooms and kitchen.
- 2.7 meter high doors through out the villa.

GLASS

- Double glazing with air chamber according to Technical Building Code.
- Fixed screens in bathrooms.

INTERIOR CARPENTRY

Kitchen:

- Fitted with base and wall units, equipped with a complete set of white goods from Miele (induction cooktop, integrated extractor from worktop, fridge and freezer, oven, microwave oven, coffee machine, washing machine, dryer and dishwashing machine).
- Kitchen furniture units solid wood, style Dark Canaletto Walnut from Aran Italian Cucine. cabinets with interior LED lighting.
- Worktop: Habana Classic Grey Natural Stone.
- Single sink 45x45 cm in stainless steel.
- Wine-fridge integrated in island.

Doors:

- Interior doors nished in smooth , glossy white lacquered . Height 2.30 m
- Crank from Hoppe in Stainless steel.

Wardrobes:

- From Aran Italian Cucine open wardrobes in Bedroom 1 walk-in closet in Dark Canaletto Walnut finish. Interior distribution with shelves, drawers and hanger bar, adapted to the dimensions, with interior LED lighting. Bedrooms 2 and 3 with sliding doors.

HEATING AND AIR CONDITIONING

- Air conditioning with heat pump through ducts.
- Electric underfloor heating in bathrooms.
- Pre-installation for underfloor heating throughout.
- Air renewal system with heat recovery.

EXTERIOR

Pool:

- 50 m² water pool.
- 19 m² beach area.
- Salt cleaning system or similar.
- Pre-installed heating pump for swimming pool.

Garden:

- Landscaping finish with watering system and lightning.

Fence:

- Main fence, masonry wall.
- Dividing walls: Plastic wire mesh in green colour with interior hedge.
- Motorized car gate on main facade.

SPECIAL INSTALLATIONS AND DETAILS

- Osmosis water filter system in kitchen with Quooker from Hans Grohe.
- Water softening sustem throughout from Calmat or similar.
- Motorized interior blinds from Griesser.
- Closed-off storage room in parking area.
- Chill-out area integrated in swimming pool.
- Fireplace in chill-out area.
- Floating steps between terrace 1 and 2 with integrated LED lights
- Synthetic wood on terrace 2.
- Washing machine installation in storage room

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