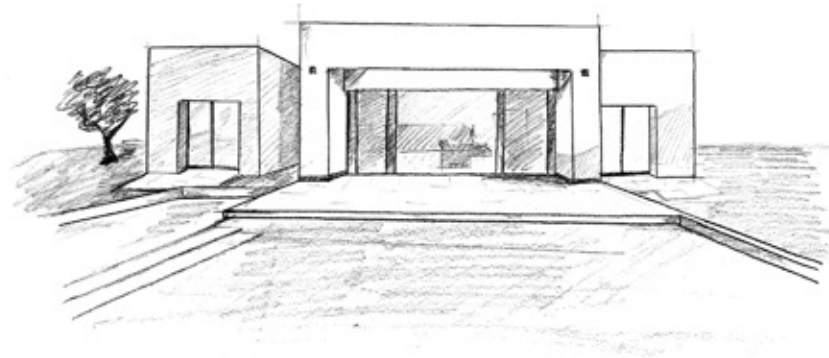




GRANADO

COMMUNITY VILLAS

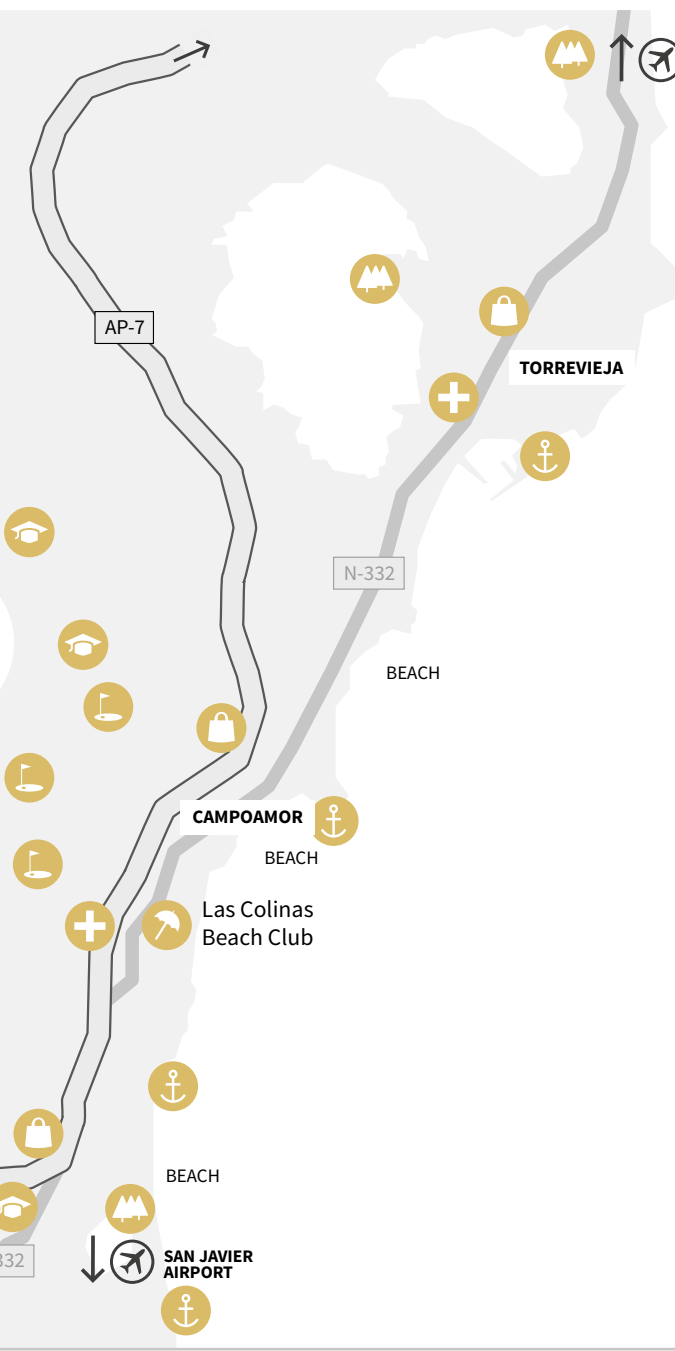




GRANADO COMMUNITY

The Granado Community comprises a total of 16 modern design villas in Las Colinas Golf & Country Club developed in 2 phases.

The first phase includes 7 villas, all of them on one floor, with private swimming pool and beautiful gardens. Marjal has provided these homes with a distinctly modern and warm interior design.



ALICANTE AIRPORT

TORREVIEJA

N-332

BEACH

CAMPOAMOR

BEACH

Las Colinas Beach Club

BEACH

SAN JAVIER AIRPORT

SERVICES & LEISURE

Your life in The Granado 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

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 won Spain's Leading Villa Resort and Spain's Best Golf Course in the 2016 World Travel Awards.

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

- Sports areas
- club on the seafont
- bars
- 18-hole golf course
- restaurants
- golf academy
- gym
- school of falconry
- mini market
- nature trail
- Beach Club
- etc...

LAS COLINAS MASTERPLAN

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

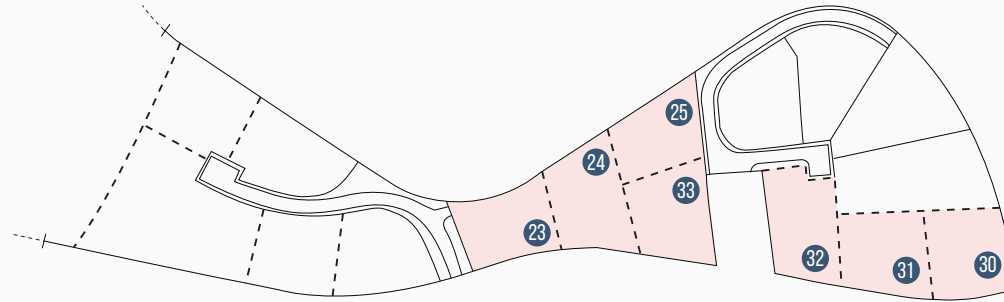
- 7 Limonero Community
- 8 Naranjo Apartments
- 9 Villas Acacia 3
- 10 Granado Community



GRANADO COMMUNITY

Phase 1

VILLA 23	905,82m ²
VILLA 24	1.047,95m ²
VILLA 25	903,81m ²
VILLA 30	1.021,86m ²
VILLA 31	1.002,90m ²
VILLA 32	1.050,07m ²
VILLA 33	990,09m ²



GRANADO COMMUNITY







Photos of a similar villa (Gavilan model), only for illustration purposes and not binding.
Granado villas may have different finishes and specifications. Furniture, appliances and decoration not included.





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Photos of a similar villa (Gavilan model), only for illustration purposes and not binding. Granado villas may have different finishes and specifications. Furniture, appliances and decoration not included.



GRANADO COMMUNITY

VILLA FLOOR PLAN

23, 24, & 30

Ground floor



Features

Total home Area	130m ²
Solarium	26m ²
Terraces	62m ²
Galerie	5,50m ²
Swimming pool	28,50m ²

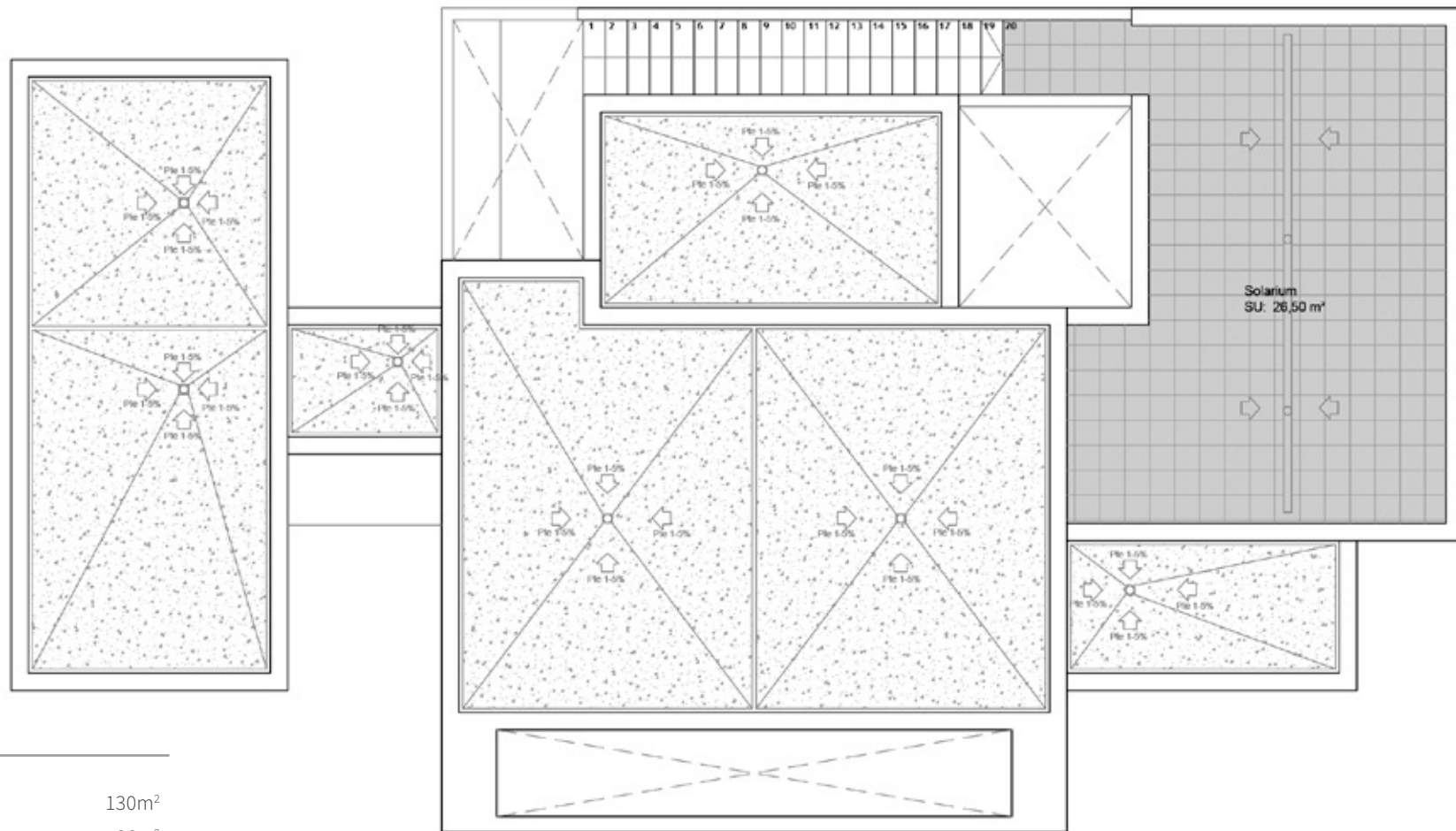
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GRANADO COMMUNITY

VILLA FLOOR PLAN

23, 24, & 30

Solarium



Features

Total home Area	130m ²
Solarium	26m ²
Terraces	62m ²
Galerie	5,50m ²
Swimming pool	28,50m ²

GRANADO COMMUNITY

VILLA FLOOR PLAN

25, 31 & 33

Ground floor



Features

Total home Area	130m ²
Solarium	26m ²
Terraces	62m ²
Galerie	5,50m ²
Swimming pool	28,50m ²

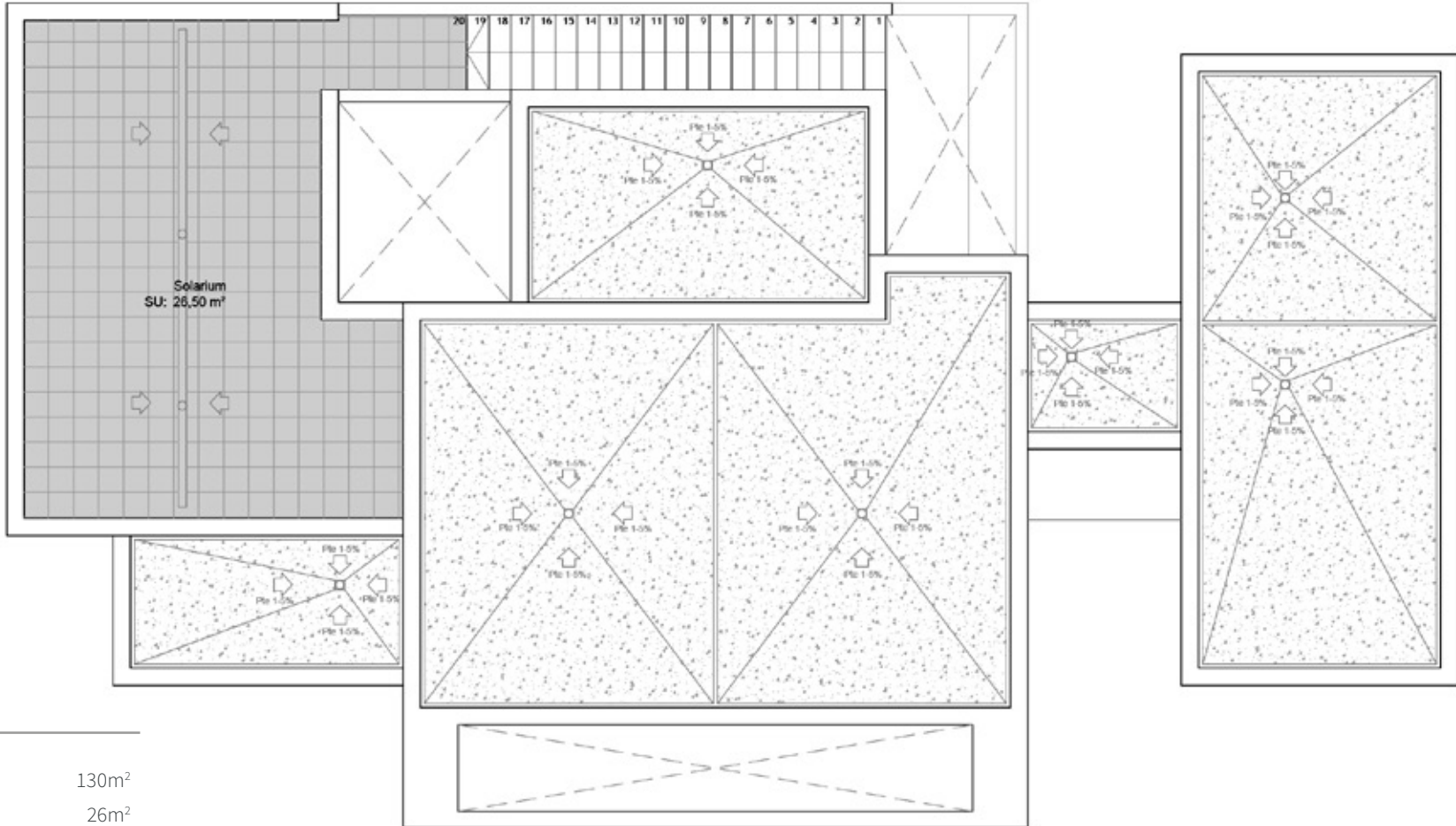
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GRANADO COMMUNITY

VILLA FLOOR PLAN

25, 31 & 33

Solarium



Features

Total home Area	130m ²
Solarium	26m ²
Terraces	62m ²
Galerie	5,50m ²
Swimming pool	28,50m ²

VILLA 32

Ground floor

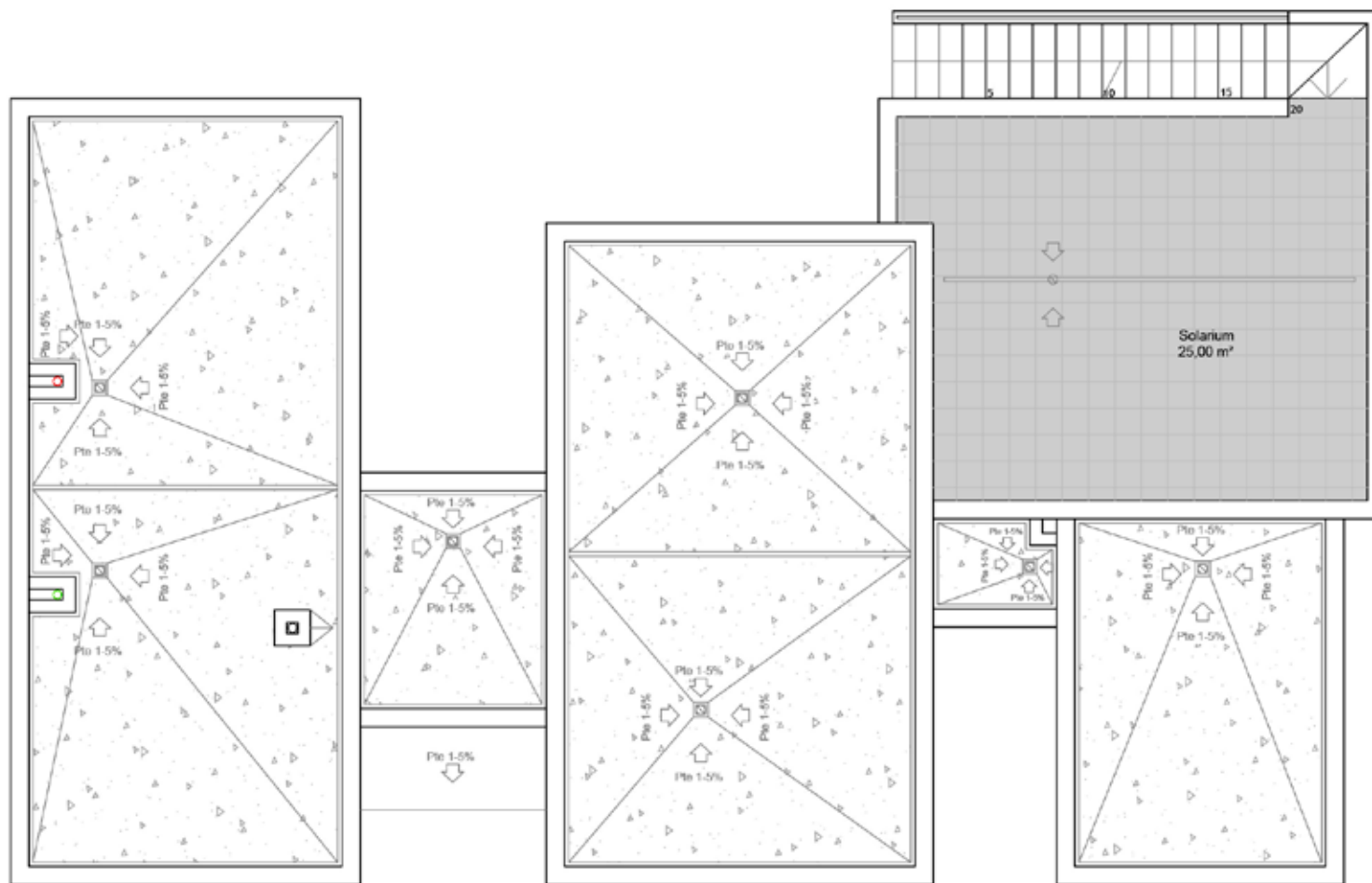


Features

Total home Area	130m ²
Solarium	25m ²
Terraces	31m ²
Swimming pool	25,80m ²

VILLA 32

Solarium

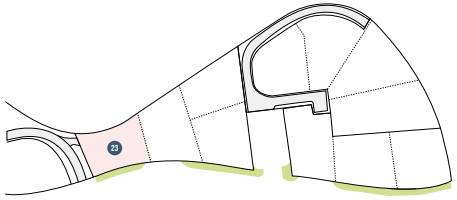
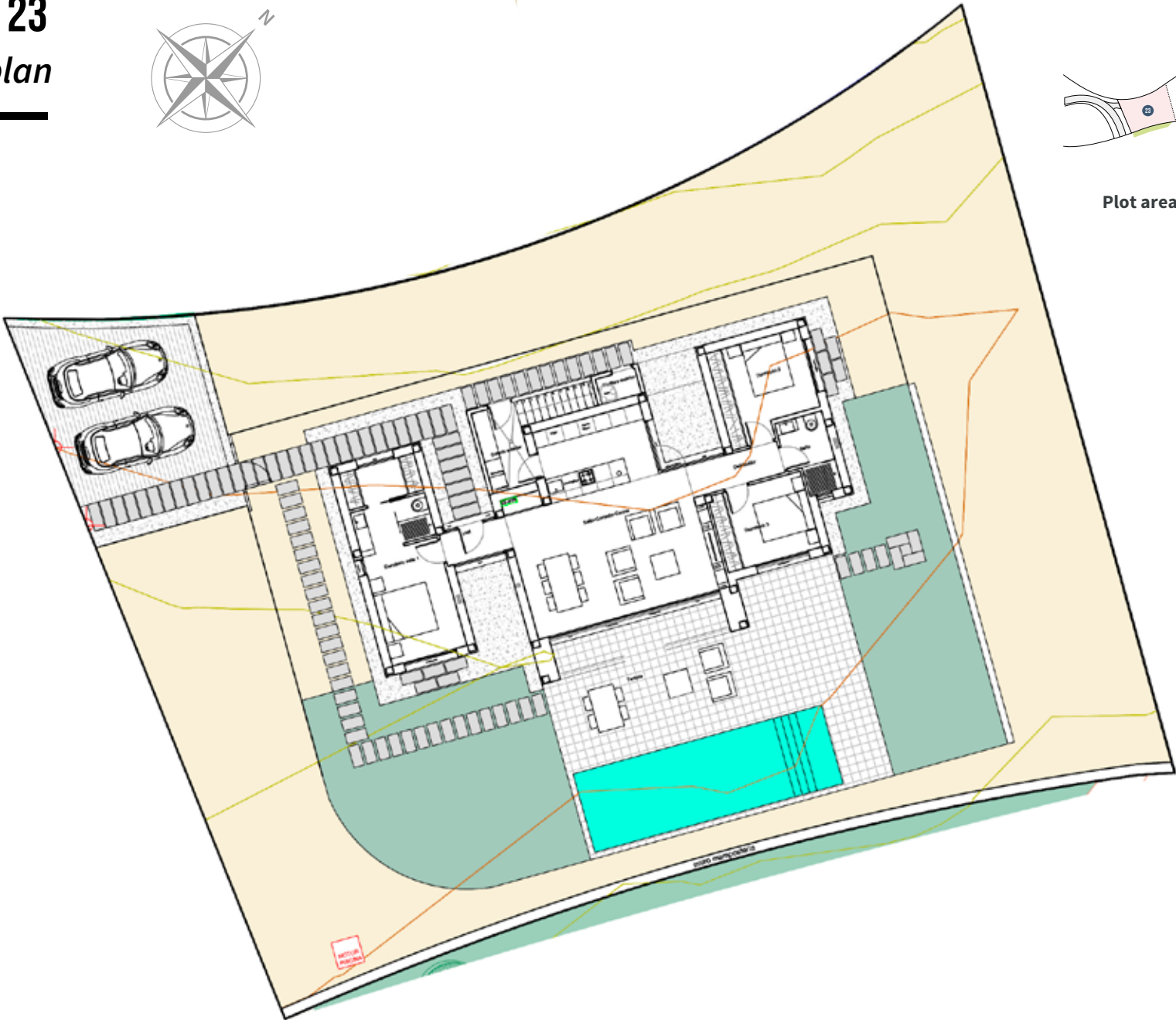


Features

Total home Area	130m ²
Solarium	25m ²
Terraces	31m ²
Swimming pool	25,80m ²

VILLA 23

Plot plan



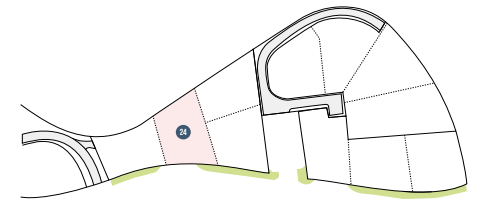
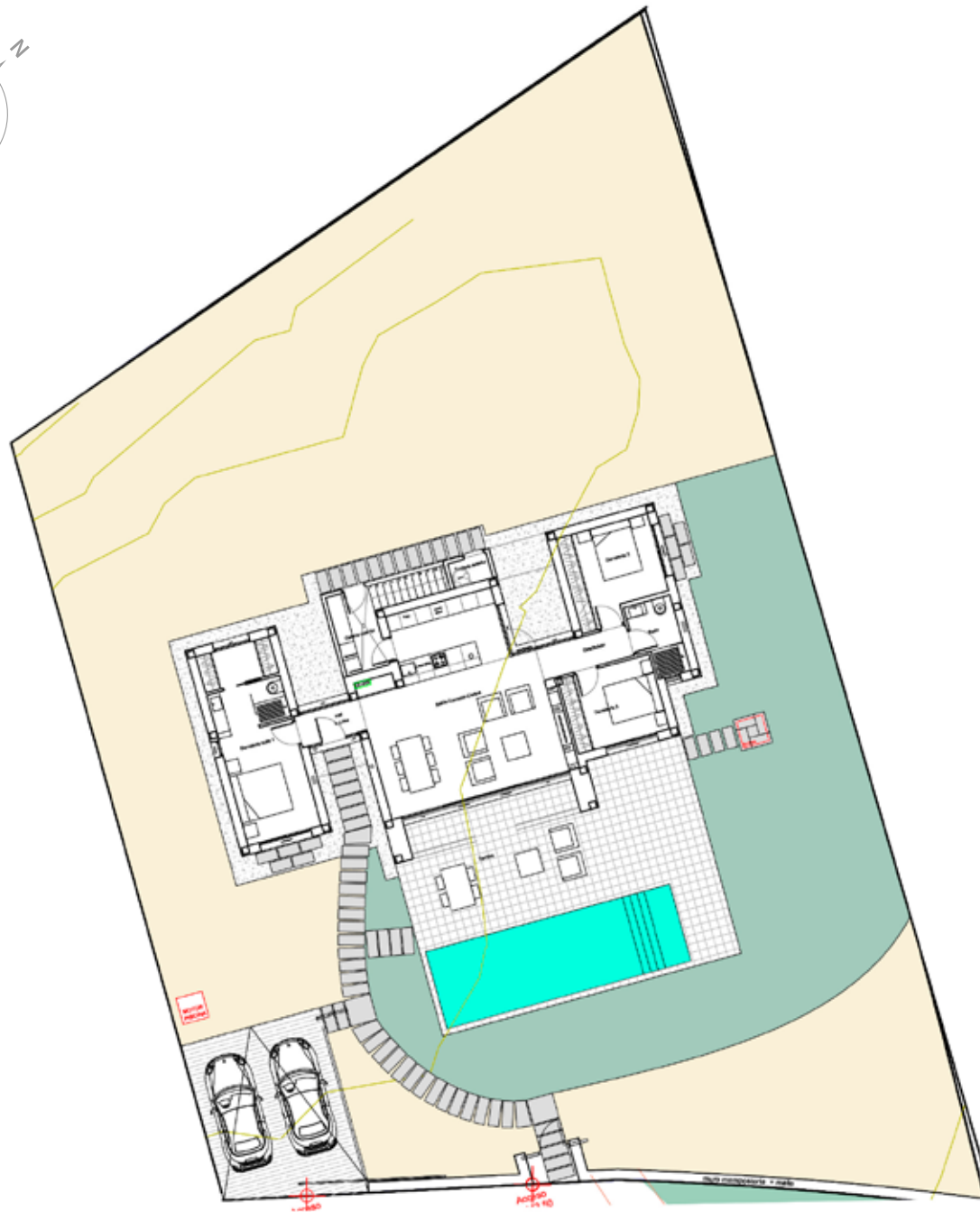
Plot area

905,82m²

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VILLA 24

Plot plan

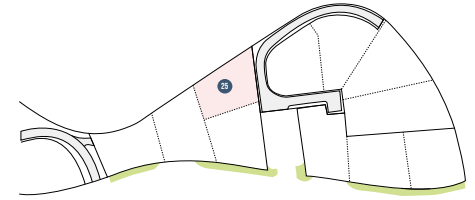


Plot area

1.047,95m²

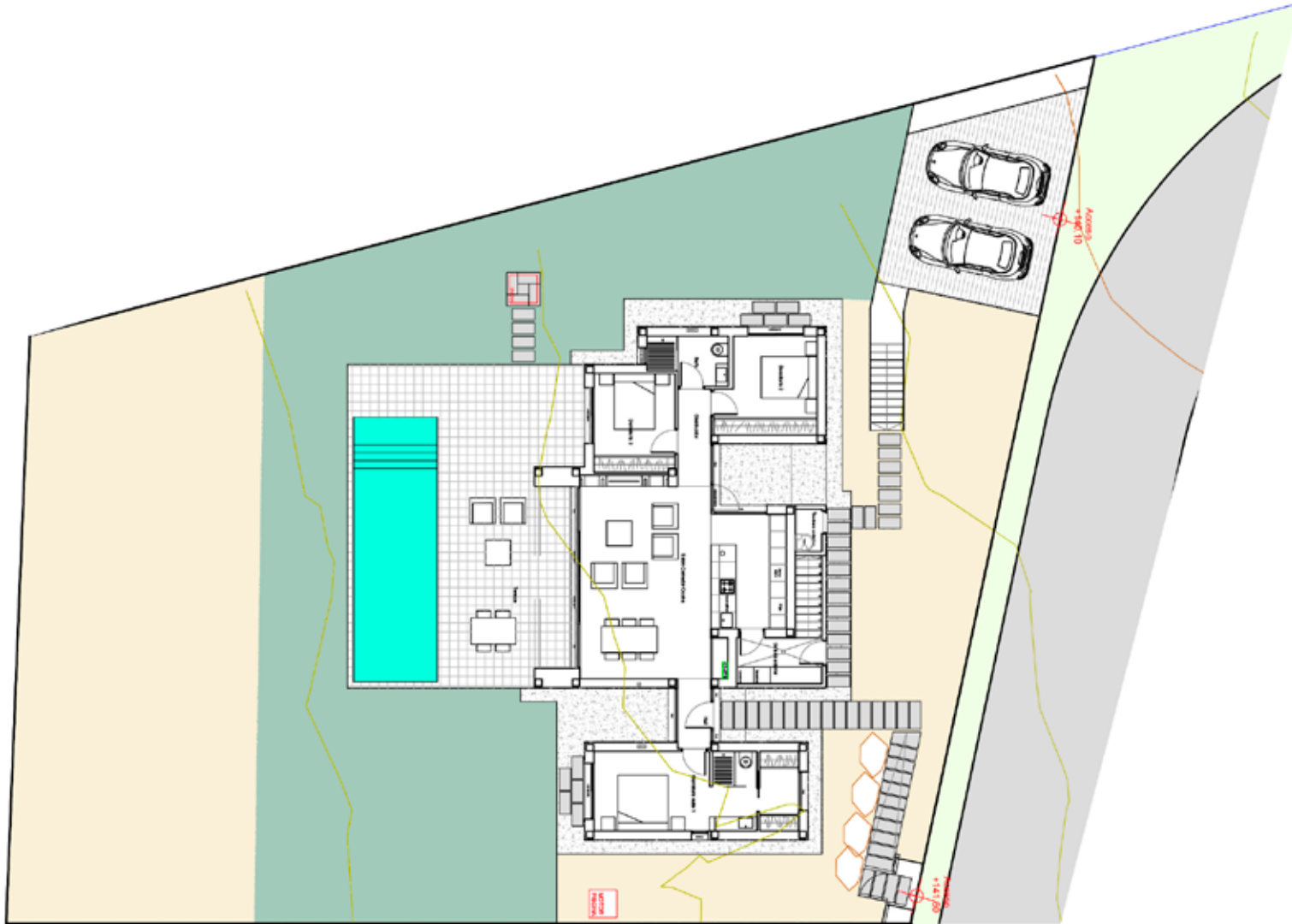
VILLA 25

Plot plan



Plot area

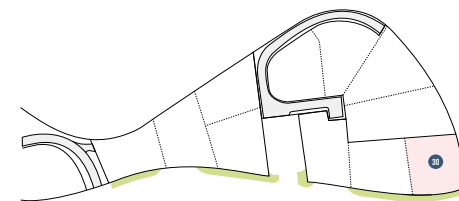
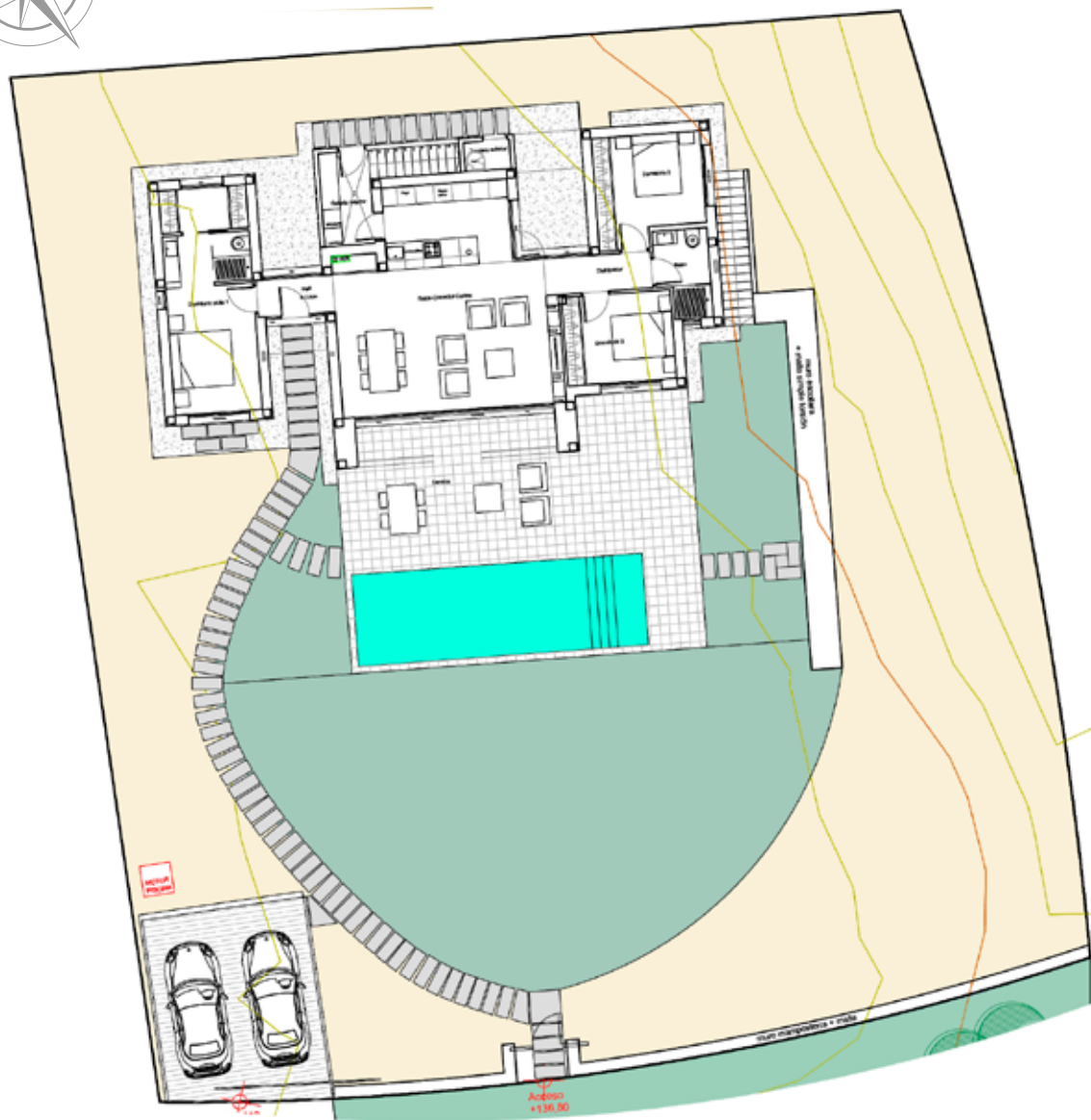
903,81m²



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VILLA 30

Plot plan

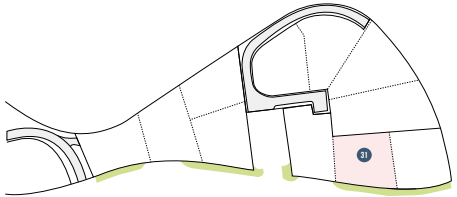


Plot area

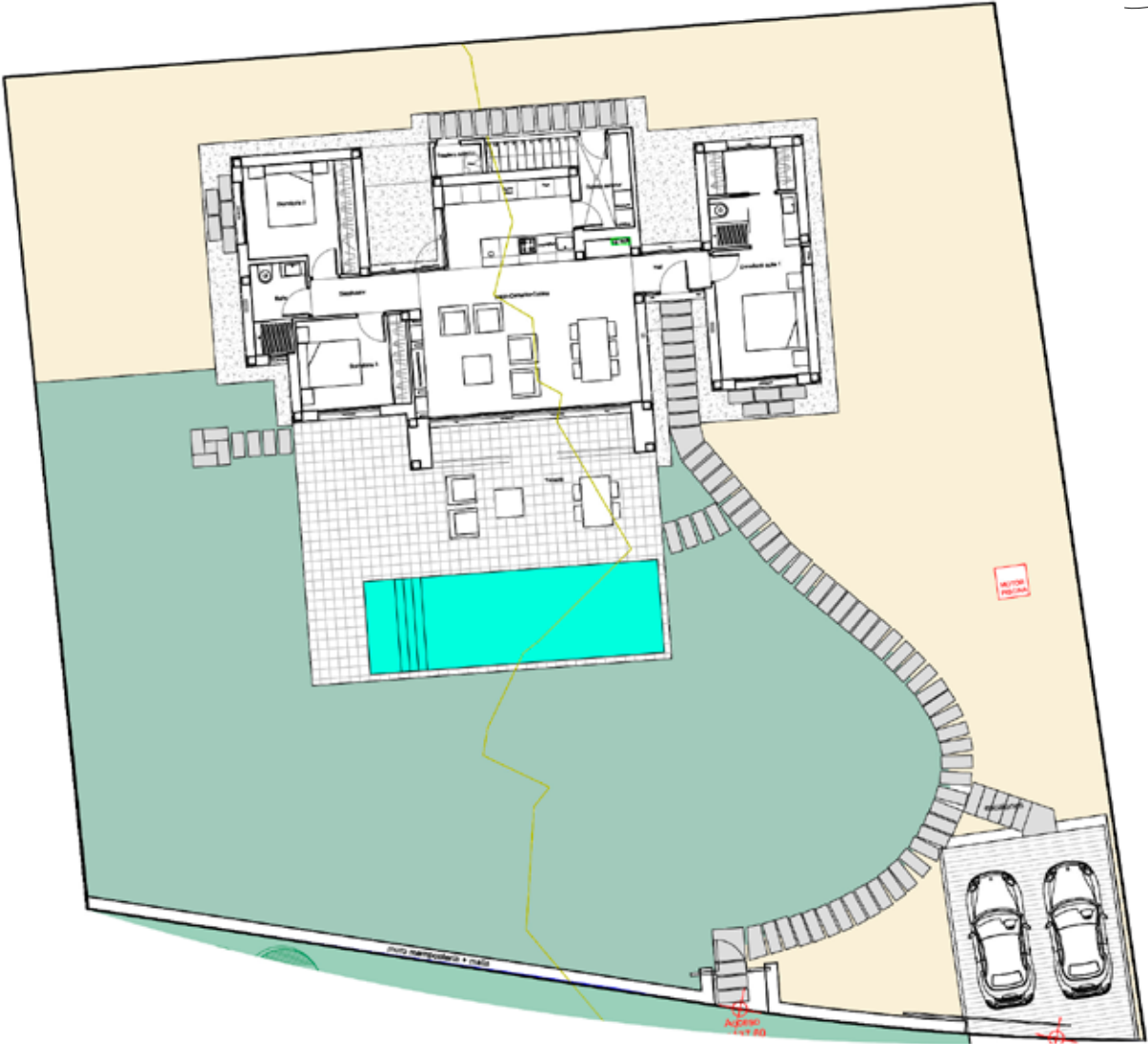
1.021,86m²

VILLA 31

Plot plan



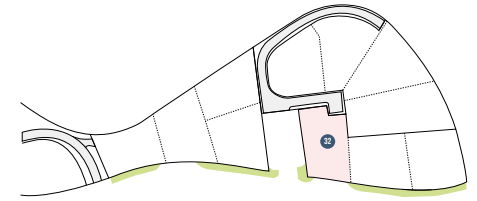
Plot area 1.002,90m²



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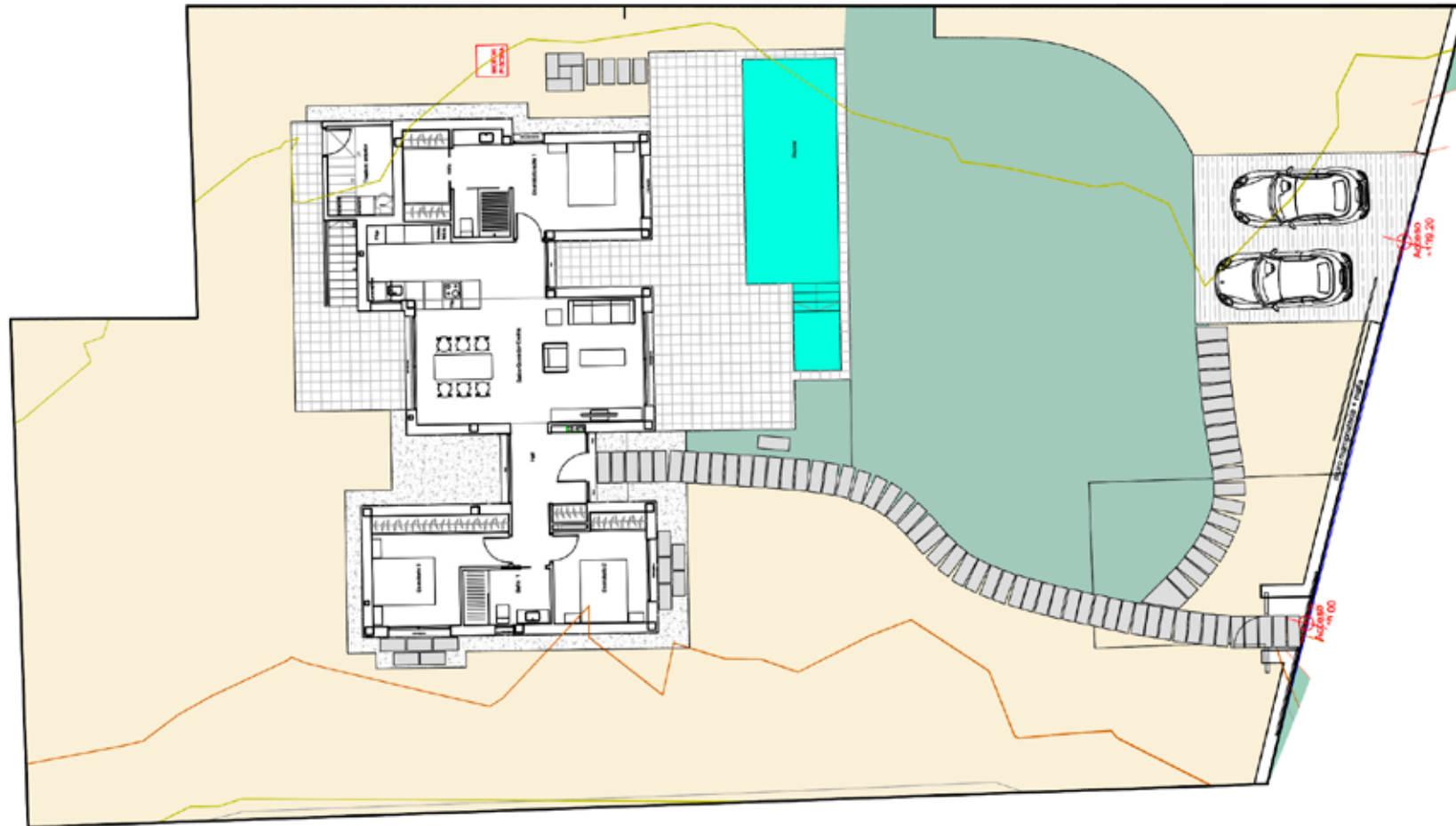
VILLA 32

Plot plan



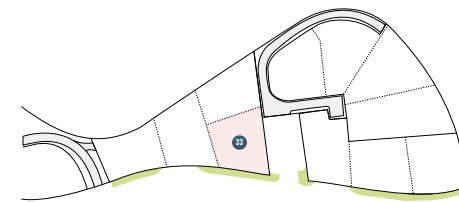
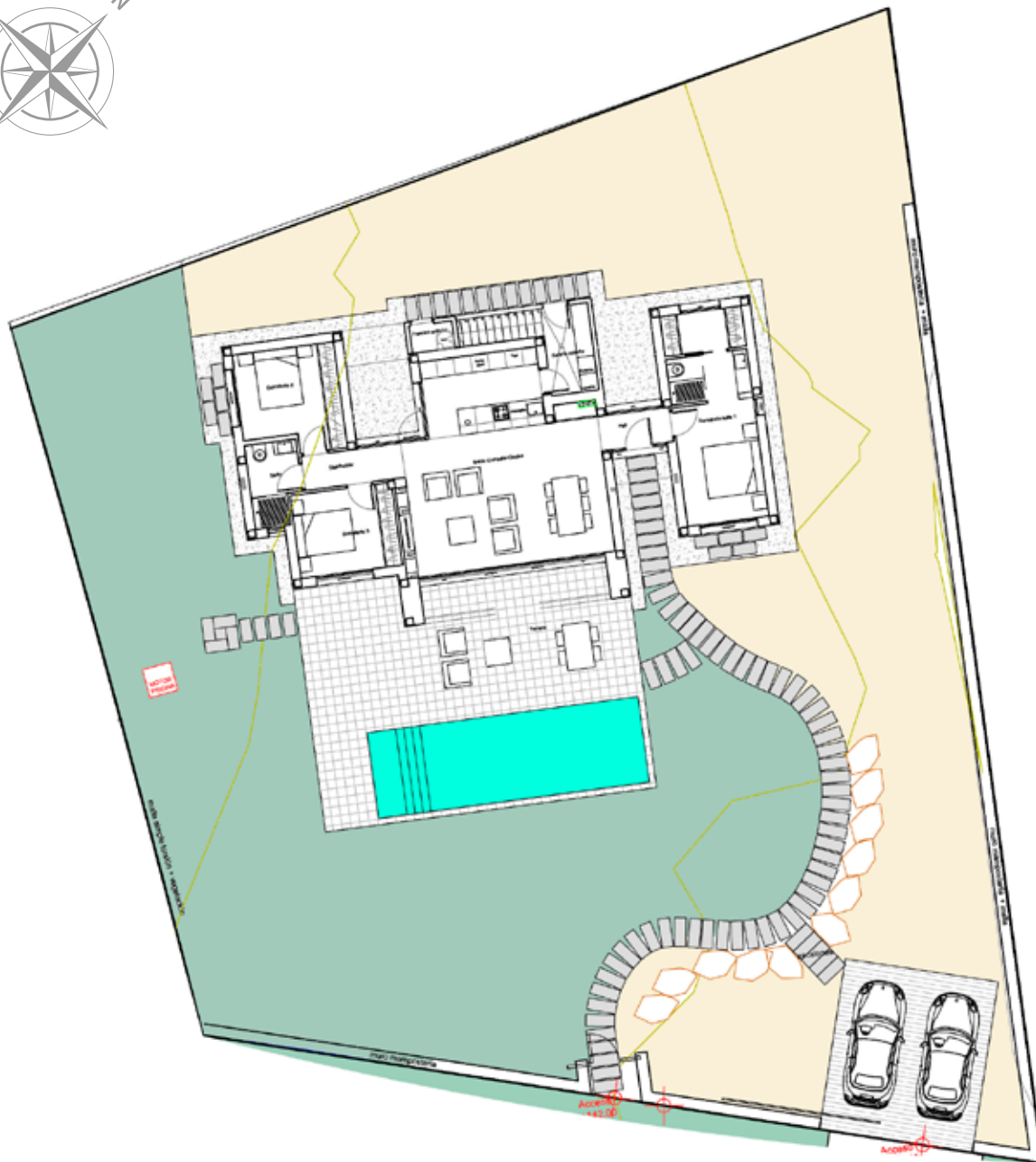
Plot area

1.050,07m²



VILLA 33

Plot plan



Plot area

990,09m²

QUALITY SPECIFICATIONS

CONSTRUCTION FEATURES

FOUNDATIONS AND STRUCTURE

Reinforced concrete with separate footings and one way slabs.

EXTERIOR BRICKWORK

Ceramic brick walls (exterior part - 12 cm) with air compartment and high density polystyrene insulation (6 cm) and thermal clay block (9 cm).

ROOF

Flat non-trafficable roof with XPS insulation (8 cm) and trafficable solarium with tiles accessible through a concrete stair.

FAÇADE

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

INTERNAL WALLS

Brick walls with plaster finish.

BATHROOM FINISHES

Top of the range "Gres" ceramics according to interior design.

INTERIOR AND EXTERIOR FLOORING

- **Interior,** Top of the range "Gres" ceramic tiles and recessed concrete polymer baseboard, same color as the wall.
- **Exterior,** Top of the range "Gres" anti-slip ceramic tiles of the same range as interior floor tiles.

INTERIOR AND EXTERIOR LIGHTING

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

EXTERIOR CARPENTRY

- Aluminum, European brand, with thermal break, colour RAL 7016 (dark grey) and floor embedded frames in living room and bedroom 3.
- Motorized blinds in bedrooms.

GLASS

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

PAINTWORK

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

HOME EQUIPMENT

INTERIOR CARPENTRY

Kitchen:

- Fitted with high gloss lacquered base and wall units, equipped with induction cooktop and extractor hood with energy efficiency class A++.
- Single sink in stainless steel under worktop, vertical single lever tap and two positions shower.
- Silestone quartz worktop or similar.

Interior doors:

- Smooth lacquered finish, (standard height) with steel handles in chrome finish and invisible hinges.

Wardrobes:

- Wardrobe with sliding doors with high gloss lacquered 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 furniture.
- Wall mounted sanitary fittings. ROCA range in white colour.
- Bathroom sink atop a cabinet according to the interior design.
- Floor level shower in the same material as interior flooring. Thermostatic taps in chrome finish.
- Basin single handle tap in chrome finish, with aerator for water efficiency.

HEATING AND AIR CONDITIONING

- Air conditioning with heat pump through ducts.
- Pre-installation for electric towel rails in bathrooms.
- Electric underfloor heating in bathrooms.
- Electric heater with Aerothermia system.
- Air renewal system with heat recovery.

EXTERIOR

Garden:

- Standard landscaping finish with watering system, lighting and shower. 30 m2 natural grass area.

Fence:

- Main access from street with stonework wall. Fence facing the interior road: wire mesh with interior hedge.
- Dividing fences: Plastic wire mesh, green color, with interior hedge.

SPECIAL INSTALLATIONS

Pool:

- Swimming pool (3 x 9.5 m or similar), "gresite" tile finish, with heating pre-installation.

Basic Smart Home Technology:

- Control of outdoor lighting (3 lights) to create presence simulation scenes.
- Outdoor lights timer programming.
- On/Off lighting throughout: Enable/Disable lighting.
- Fix control screen in black and white for individualized control of:
 - Outdoor lighting
 - Enable/Disable lighting.
 - Water cut.
- Flood (3 zones) and fire alarms.

Home Appliances:

- Fridge, oven, microwave oven, dishwasher, dryer and washing machine, Bosch brand.

PRICE LIST

GRANADO COMMUNITY

VILLA	BEDROOMS	BATHROOMS	PLOT	HOME AREA	TERRACES M ²	LAUNDRY AREA	SOLARIUM M ²	TOTAL M ²	SWIMMING POOL	PRICE	ENTREGA/DELIVERY
31	3	2	1.002,90	130,00	62,00	5,50	26,00	223,50	28,50	515.000€	DEC. 2018
33	3	2	990,09	130,00	62,00	5,50	26,00	223,50	28,50	515.000€	DEC. 2018



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www.marjal.com



GRANADO COMMUNITY

PHASE 1 (7 VILLAS)

BUILDING SPECIFICATIONS

FOUNDATIONS AND STRUCTURE

- Reinforced concrete with separate footings and one way slabs.

EXTERIOR BRICKWORK

- Ceramic brick walls (exterior part - 12 cm) with air compartment and high density polystyrene insulation (6 cm) and thermal clay block (9 cm).

ROOF

- Flat non-trafficable roof with XPS insulation (8 cm) and trafficable solarium with tiles accessible through a concrete stair.

FAÇADE

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

INTERNAL WALLS

- Brick walls with plaster finish.

BATHROOM FINISHES

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- **Bathroom units:**
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GLASS

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- Front door in aluminum and glass with security lock.
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 - Water cut.
 - Flood (3 zones) and fire alarms.
- **Home Appliances.** - fridge, oven, microwave oven, dishwasher, dryer and washing machine, Bosch brand.

LAS COLINAS MASTER PLAN



GRANADO COMMUNITY

PHASE 1

23	905,82 m ²
24	1.047,95m ²
25	903,81m ²
30	1.021,86m ²
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