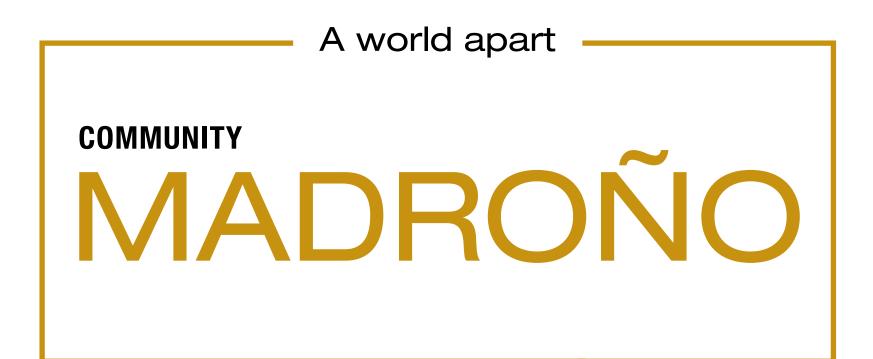


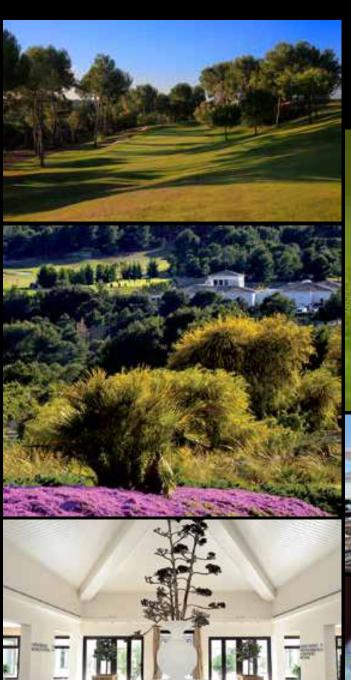
The information contained in this brochure is for information purposes only and as such is not binding and may vary according to building or design needs.











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WELCOME TO A WORLD APART



Las Colinas Golf & Country Club is an exclusive residential community, with low density housing, structured around an 18-hole championship golf course.

It enjoys a prestigious international reputation for the design of its homes, the high quality standards of its services and facilities, conservation of the natural surroundings and the excellence of its golf club, which is ranked in the top 100 courses in continental Europe, according to the British magazine Golf World and won the accolade "Spain's Best Golf Course" in the World Golf Awards in 2015, 2016 and 2017. In the World Travel Awards, the resort has also been named "World's Leading Golf and Villa Resort" in 2018, "Europe's Leading Villa Resort" in 2019, as well as "Spain's Leading Villa Resort" in 2015, 2016, 2017, and 2019.

Las Colinas Golf & Country Club stands out for its privacy, natural beauty, exceptional climate, superb communications by air, rail and road, and its environmentally friendly approach. All infrastructures, homes, the golf course and other facilities are carefully integrated into the natural surroundings.

Las Colinas Golf & Country Club bets on long-term, high quality residential development. In pursuit of this goal, out of the nearly 6,000 properties permitted originally by the Local Planning Schedule, only 1,700 will be built, under 5.2 per hectare.





Awards and recognition

№ 5 - Top 20 world's most exciting new courses of 2010. UK's leading publication Golf World magazine. Ranking January 2011.

Top 100 European courses. YourGolfTravel, one of Europe's largest tour operators. 2011.

"2011 Facility Newcomer of the Year". Troon Golf. March 2012.

Top 10 Spanish Mediterranean courses. Leading Spanish newspaper ABC. Ranking November 2012.

"Best Facility for the EMEA Region 2012". Troon Golf. June 2013.

"Best Golf Resort 2014". International Hotel & Property Awards. Design et al. June 2014.

"Spain's Best Golf Course". World Golf Awards. November 2015, 2016 and 2017.

№ 33 - Top 100 European Golf Resorts. UK's leading publication Golf World magazine. Ranking September 2018.

"World's Leading Golf & Villa Resort" World Travel Awards. December 2018.

Selected by the European Tour to host the second stage of the Qualifying School. 2011 to 2019.

"Residential Development Spain" award. European Property Awards 2018-2019.

"Residential Development Spain" award. European Property Awards 2018-2019.

"Spain's Leading Villa Resort". World Travel Awards. September 2015, 2016, 2017 and 2019.

"Europe's Leading Villa Resort". World Travel Awards. September 2017 and 2019.

№ 63 - Top 100 Golf Courses in Continental Europe. UK's leading publication Golf World magazine. Ranking October 2019.

"Best Residential Development Spain" award. European Property Awards 2019-2020.

№ 60 - Europe's Top 100 Courses 2020. UK's leading publication National Club Golfer. Ranking 2019.







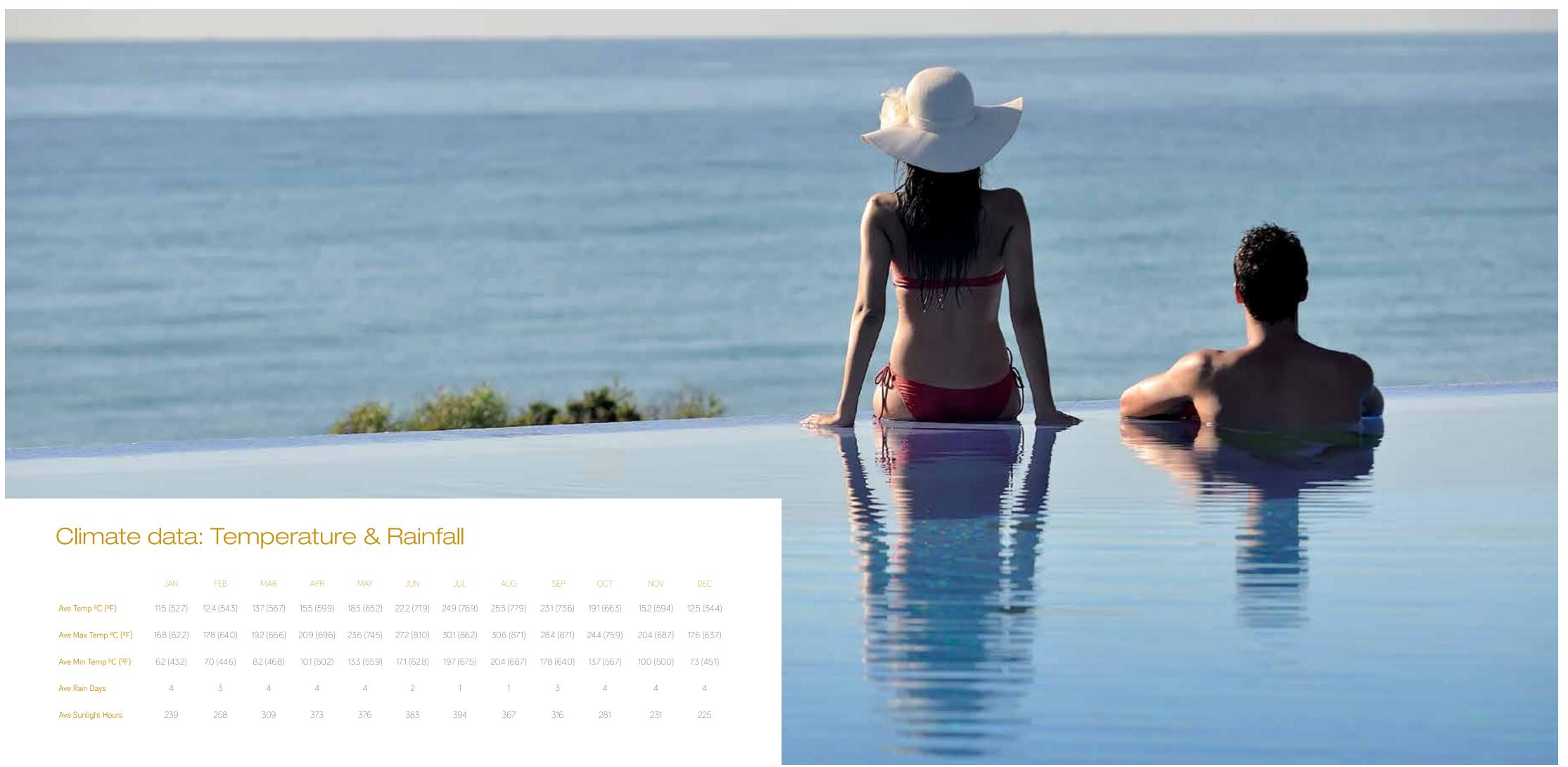
A WORLD APART FOR EXPERIENCING NATURE





- Maximum privacy and security: Las Colinas Golf & Country Club spreads across 330 hectares in a valley surrounded by hills that form a natural barrier, guaranteeing the privacy of the development and residential community. It has a single access road with a 24h security service.
- Unique sense of arrival: Provided by a single entrance to Las Colinas through a canyon that opens out into a hidden valley along which the golf course runs. The canyon is the feature that preserves the intimacy, tranquillity and natural beauty of Las Colinas.
- Las Colinas Golf & Country Club is surrounded by a Nature Reserve comprising more than 10,000 hectares of protected land, which restricts any further residential development.
- Mediterranean vegetation: More than 200,000 sq metres of natural space within the development. Mediterranean vegetation has been preserved with trees and indigenous species used in gardens and landscaping throughout the complex.
- A binding Environmental Protection Measures Plan: This includes a rigorous Sustainable Development and Environmental Protection Plan drawn up by Valencia Polytechnic University. Among other measures, this plan stipulates low levels of noise and light pollution, as well as the use of wooded areas and native plant species in the landscape gardening for the residential community, common and private areas.





	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Ave Temp ^o C (^o F)	11.5 (52.7)	12.4 (54.3)	13.7 (56.7)	15.5 (59.9)	18.5 (65.2)	22.2 (71.9)	24.9 (76.9)	25.5 (77.9)	23.1 (73.6)	19.1 (66.3)	15.2 (59.4)	12.5 (54.4)
Ave Max Temp ºC (ºF)	16.8 (62.2)	17.8 (64.0)	19.2 (66.6)	20.9 (69.6)	23.6 (74.5)	27.2 (81.0)	30.1 (86.2)	30.6 (87.1)	28.4 (87.1)	24.4 (75.9)	20.4 (68.7)	17.6 (63.7)
Ave Min Temp ^o C (^o F)	6.2 (43.2)	7.0 (44.6)	8.2 (46.8)	10.1 (50.2)	13.3 (55.9)	17.1 (62.8)	19.7 (67.5)	20.4 (68.7)	17.8 (64.0)	13.7 (56.7)	10.0 (50.0)	7.3 (45.1)
Ave Rain Days	4	3	4	4	4	2	1	1	3	4	4	4
Ave Sunlight Hours	239	258	309	373	376	383	394	367	316	281	231	225

A WORLD APART IN TERMS OF ACCESS AND COMMUNICATIONS





SI MADROÑO COMMUNITY

Getting there

Las Colinas Golf & Country Club is located in the south of the province of Alicante, only 4.5 km from the Mediterranean coast. There are over 20 golf courses less than half an hour away from the complex and a large number of marinas. It is extremely well connected by air, road and train.

BY PLANE

Close to 2 international airports:

- Alicante Airport 50 minutes away.
- Murcia Airport 45 minutes away.

BY ROAD

Highway connection with Alicante, Murcia, Madrid and Barcelona:

- Alicante 74 km away.
- Murcia 63 km away.
- Madrid 400 km away.
- Barcelona 600 km away.

BY TRAIN

High speed train (AVE):

- Alicante station 74 km away.
- Elche station 45 km away at future date.

Talgo/Altaria train:

• Balsicas station 30 km away.



A WORLD APART FOR PLAYING GOLF



The Golf Course

The 18-hole championship golf course, par 71 with par 3, par 4 and par 5 fairways, runs through a hill-lined valley which adapts to the lie of the land and blends seamlessly into the landscape.

The width of its fairways, the design of its extensive undulating greens and the numerous tees at each hole give the course great versatility. It is suitable for professional competitions while also offering any player, regardless of his or her level, a pleasant, enjoyable and affordable game.

Designed by the prestigious North American architect Cabell B. Robinson, member of the American Society of Golf Course Architects (ASGCA), the golf course of Las Colinas is a faithful reflection of the originality and versatility that characterises his work, which includes internationally renowned courses such as La Reserva, in Sotogrande; Finca Cortesín, on the Costa del Sol; Praia d'El Rey, in Portugal; and the Royal Golf d'Evian, in France.

Las Colinas Golf & Country Club has one clear goal: to offer the best services and amenities so that every single guest enjoys a unique experience. To this end, it has selected Troon Golf, the world leader in upscale golf course management, to manage the golf course. Focusing exclusively on luxury golf properties and developments, Troon Golf is present in 33 countries and manages over 500 courses worldwide, complying with strict quality controls that guarantee excellence at each one.

Abu Dhabi Golf Club (UAE), Lofoten Links (Norway), Kapalua (Hawaii), The Grove (England) and Troon North Golf Club (Arizona), are just a few examples of the portfolio of top-level courses managed by Troon Golf. 80 of the company's courses are ranked in the Top 100 courses in the world.









Las Colinas Short Game Facility designed by Miguel Ángel Jiménez

"Las Colinas Short Game Facility designed by Miguel Ángel Jiménez", created by the 21 times winner of the European Tour, Miguel Ángel Jiménez, is located just over 100 metres from the practice ground. These facilities enable golfers of all levels to improve their short game. It covers an area of 5,000 square metres and offers extensive game areas, including an immaculate 680 sqm green. It also has two bunkers so that golfers can practise their short game repertoire from 65 metres.



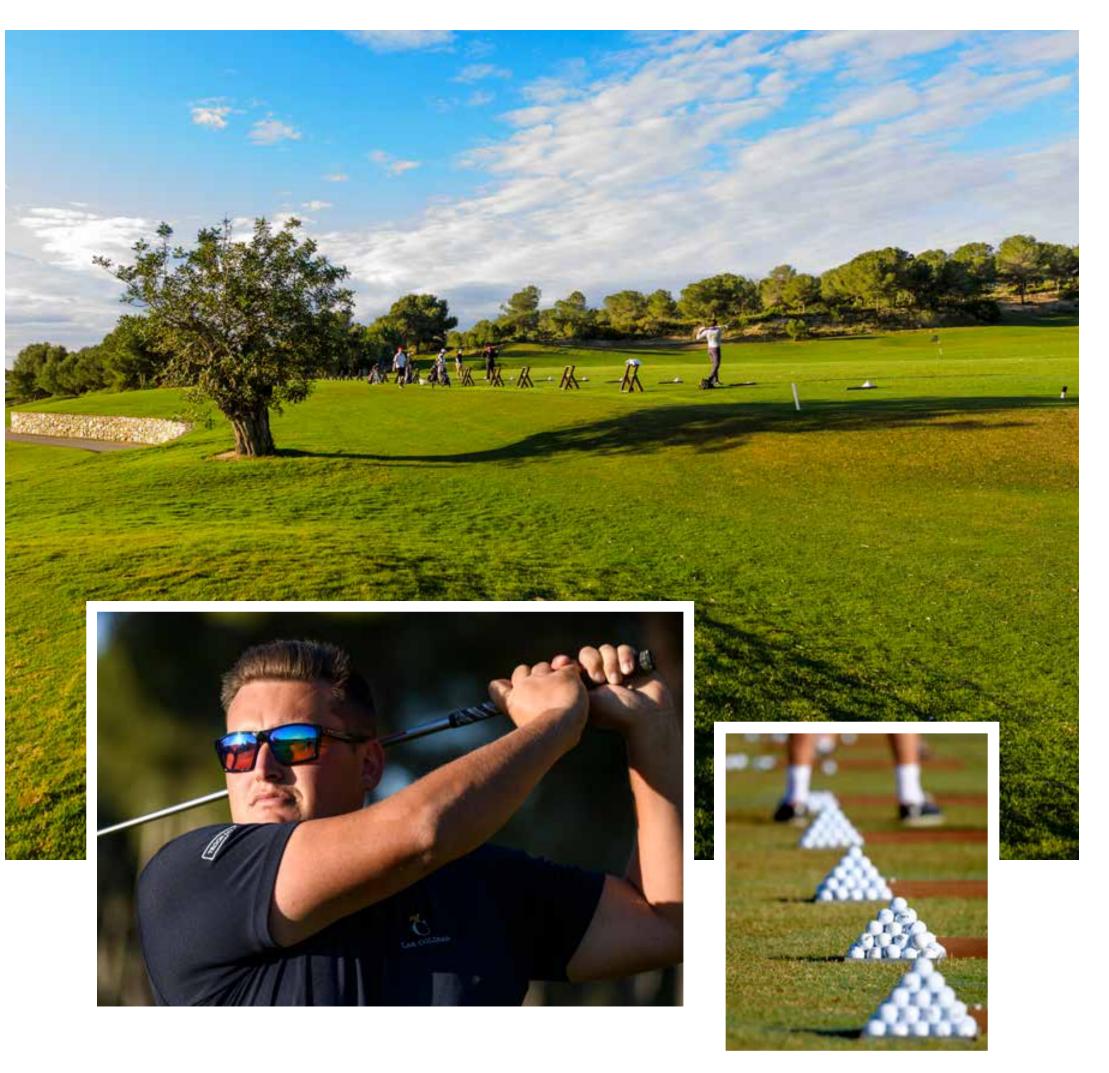


Academy

The Golf Academy at Las Colinas offers one of the finest learning experiences to be found. Our practice facilities include a natural grass hitting area, a large putting green, a short game area where you can practice a variety of different shots.

Under the guidance of top-level professionals, the Academy provides high-quality golf instruction. For beginners to high-level players, the Golf Academy has a full range of golf training tools to assist players of all abilities, including Trackman technology and high-speed video.





A WORLD APART FOR PLEASURE



Las Colinas Sports & Health Club

Las Colinas Golf & Country Club is a new space for health, sports and wellness lovers: Las Colinas Sports & Health Club.

Located near the Clubhouse, Las Colinas Sports & Health Club has a gym equipped with everything you need to complete a full day's training, a swimming pool where you can bask in the sun and Mediterranean climate and a wellness dedicated to relaxing mind and body, offering massage and beauty treatments, as well as a physiotherapy service.

This complex includes a Racquet Club, which is situated very close to the main entrance of the resort and only minutes away from the Clubhouse. It is the ideal place to enjoy sports like tennis, paddle tennis, football or basketball. It also has a 24 h gym so that you train or work out at any time of day.









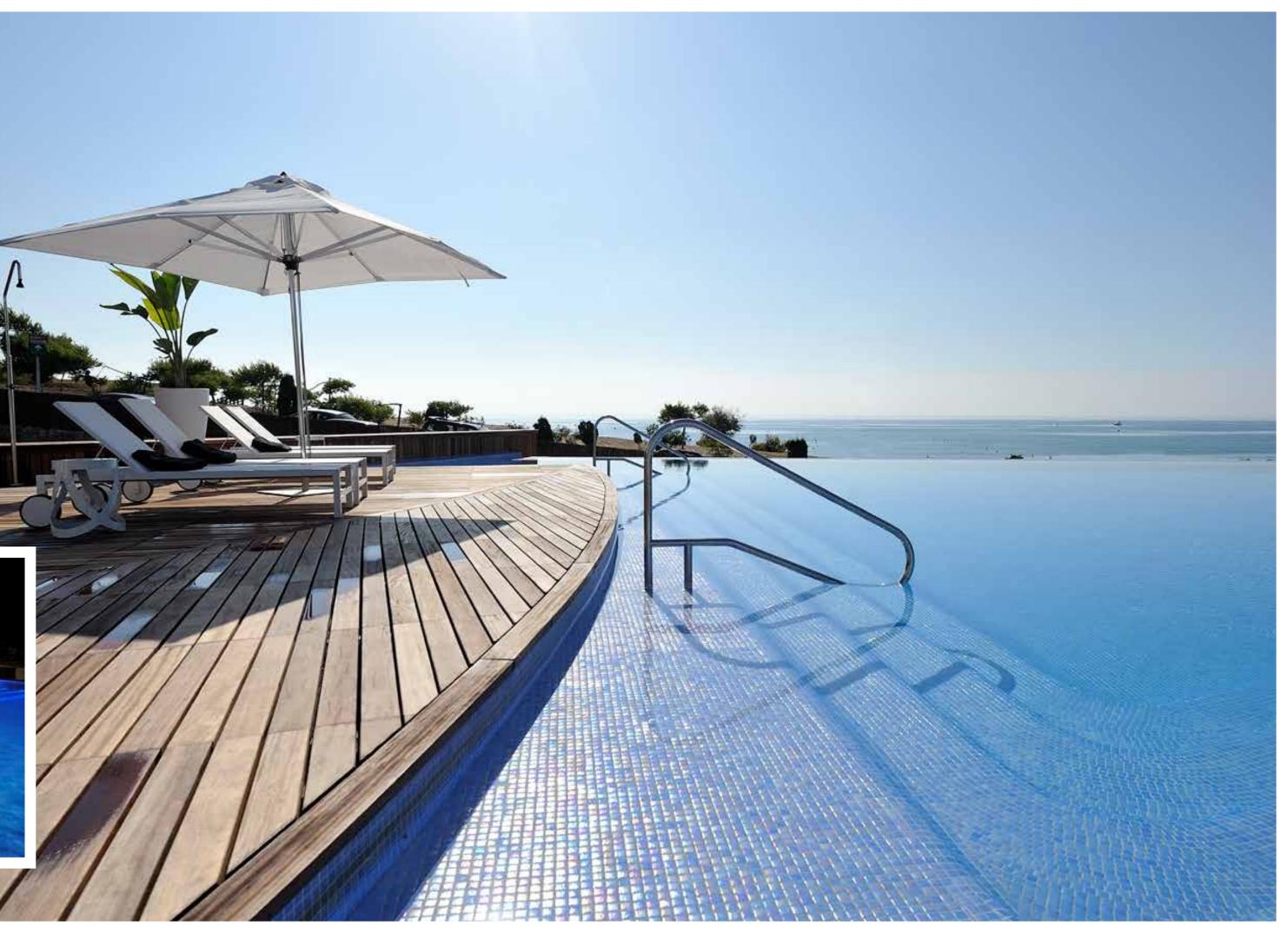
Las Colinas Beach Club

Just a few minutes away from Las Colinas Golf & Country Club, on the seafront at La Glea beach in Campoamor, there is a private hideaway overlooking the sea: Las Colinas Beach Club.

It is, without doubt, the perfect place to escape from everything and enjoy the sun, sand and sea; either reclining on a sunbed beside the infinity pool or sampling the cuisine at the restaurant surrounded by magnificent palm trees while taking in the spectacular views out over the Mediterranean.

Las Colinas Beach Club also has changing rooms and a private car park.





Restaurants

Las Colinas Golf & Country Club offers an inviting range of restaurant and leisure options. These amenities are concentrated around the Clubhouse, a large Mediterranean-style building (1,500 sq. metres), only a few steps away from tees 1 and 10, greens 9 and 18 and the practice facilities, with magnificent views over the lake at hole 18.

In this privileged location, guests can choose between:

il Palco Italian restaurant:

il Palco serves a menu based on the essence of traditional Italian cuisine.

The celebrated Italian chef and gastronomic advisor, Fabio Morisi, has carefully designed the menu to bring creative and authentic recipes to the table.

The decoration at the restaurant has been designed by Pepe Leal, one of the leading Spanish interior designers, whose outstanding work is recognised at a national and international level.

UNiK CAFÉ:

Its simple cuisine, based on top quality ingredients, reinvents classic dishes by adding a touch of balanced creativity.

The restaurant offers an extensive cafeteria-restaurant menu including Mediterranean tapas, a selection of salads, sandwiches and hamburgers and select rice, pasta, fish and meat dishes.

enso sushibar:

This restaurant offers its customers the elegance, harmony and simplicity that characterises Japanese cuisine, in the hands of experienced chefs who lavish attention on every detail of the dishes they serve.

A culinary experience that observes the rules of Japanese cuisine and is meticulous about the product served; ensuring it is nutritious, rich in vitamins and trace elements, low in calories and fat content, free of unnecessary complication but always prepared with the finest quality ingredients.







Experiences

Las Colinas Golf & Country Club has selected a stimulating range of unique experiences for all members of the family to enjoy.

During your stay you can choose from the activities offered by specialised companies with which Las Colinas Golf & Country Club has agreed special rates for home owners at the resort.

Enjoy an unforgettable day sailing in a luxury yacht, experience the thrill of being a pilot for a day, take a hot air balloon ride over the wonderful landscapes of Alicante and Murcia, discover the secrets and bouquets of wine, enjoy the culture of cities like Cartagena on a personalised tour or take a diving course and explore a marine reserve, these are just some of the activities you can experience.









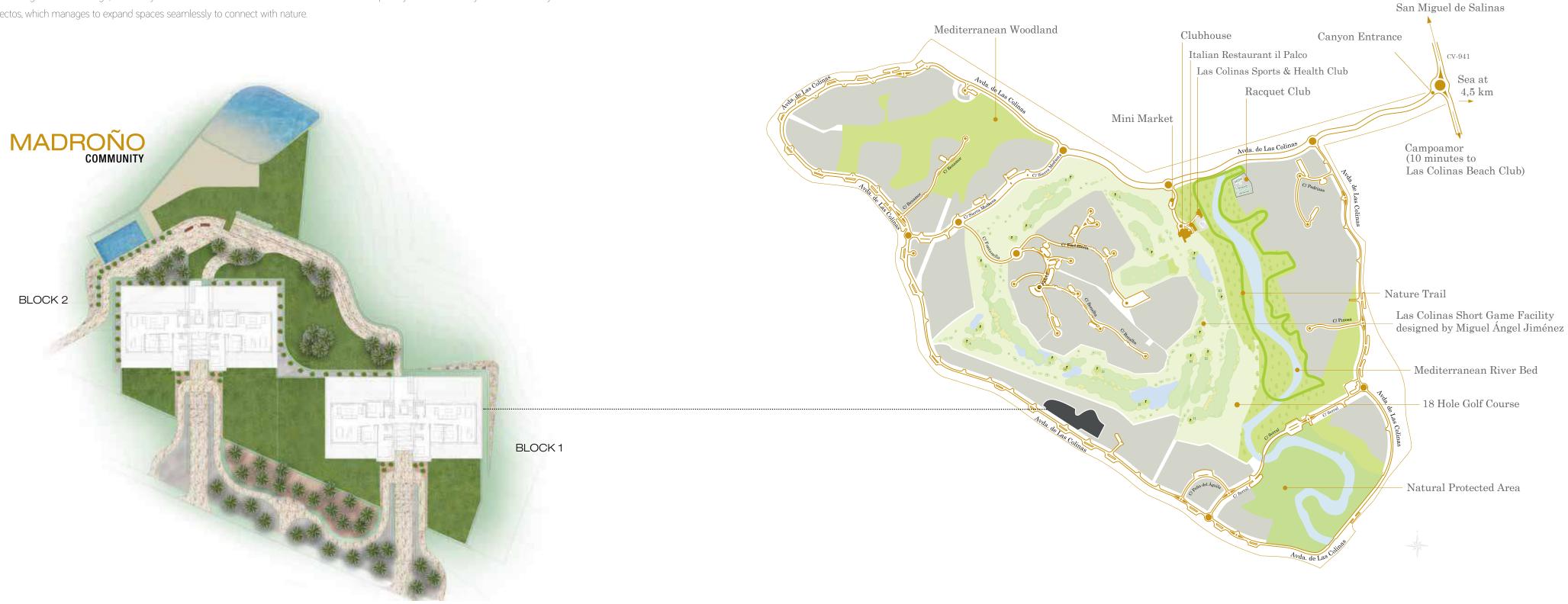




Madroño is an exclusive residential community boasting one of the most spectacular views of Las Colinas Golf & Country Club.

The design of the apartments in this community develops the innovative housing concept of sky villas. Maximising height and space, these large apartments provide an exclusive and different experience and unique way of living. The eight singular homes in each block combine the spaciousness and exclusiveness of a villa with the convenience of living in a luxury apartment.

The modern and elegant exterior design, created by the well-known international studio AECOM blends exquisitely with the carefully crafted interior by the international studio Clavel Arquitectos, which manages to expand spaces seamlessly to connect with nature.



Masterplan

Quality

The quality of the Apartments at the Madroño community is a distinguishing feature of its architecture and interior design. Special attention is paid to materials, textures and leveraging space and technology.

The ceramic flooring indoors extends outwards giving a feeling of continuity of space. The open kitchen living room combines functionality and aesthetics in a harmonious space.

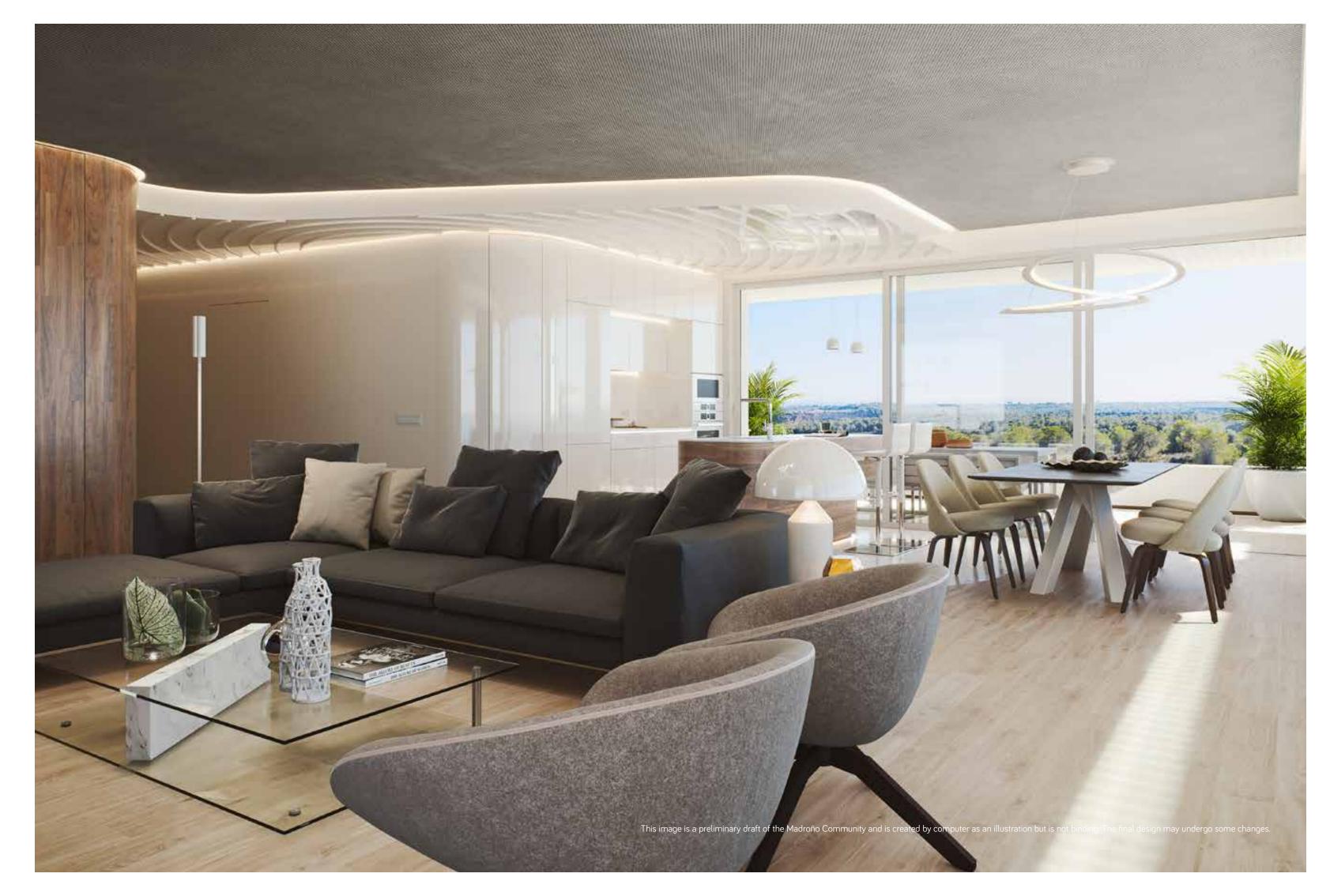
The finishes and installations use high quality materials, with special luxury details for owners to enjoy such as underfloor heating in bathrooms, Schüco metallic carpentry, built-in air-conditioning, smart home system and osmosis in kitchens...

All combined with landscaping that goes beyond the concept of garden, seeking to fuse the environment and home into one.



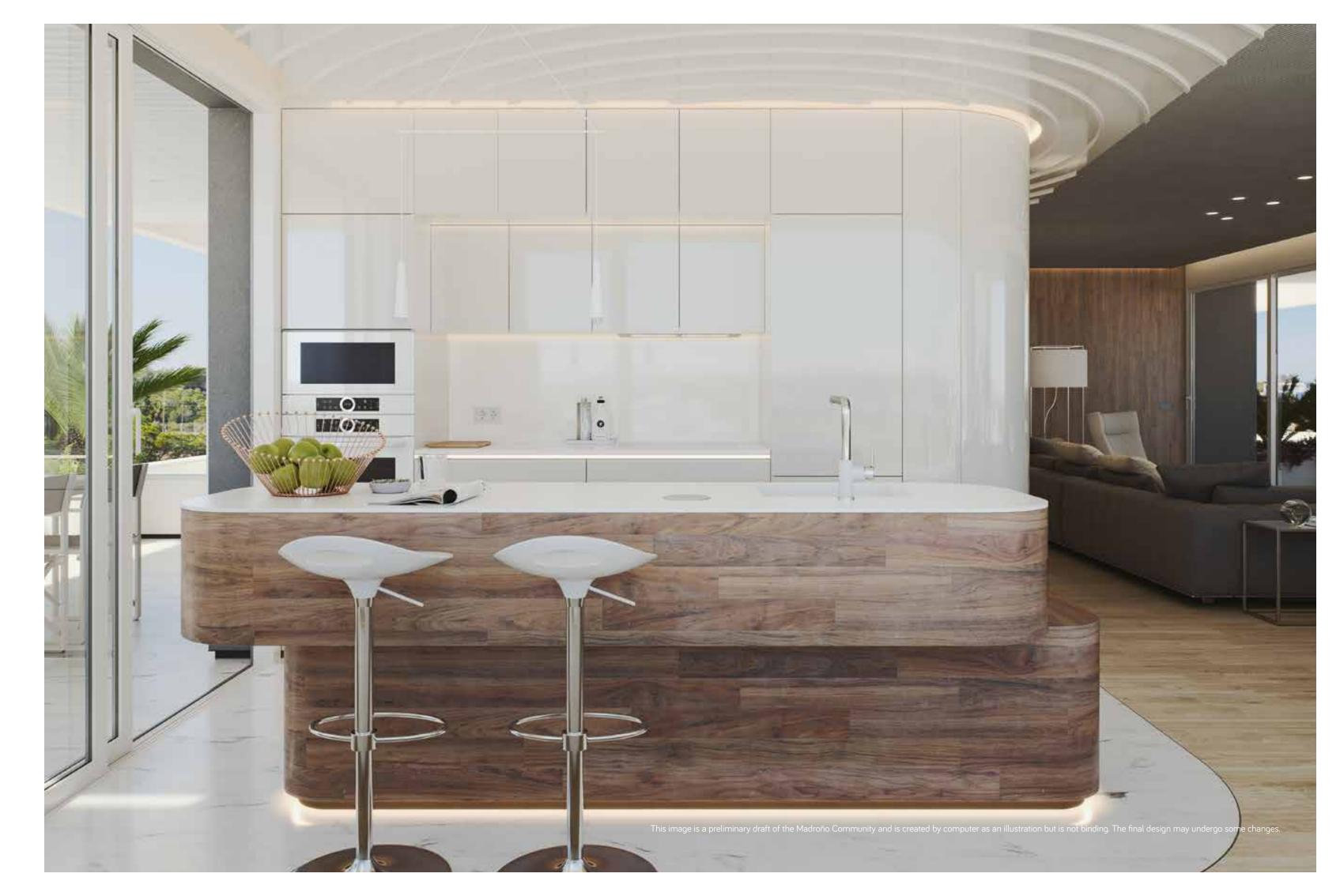
Warm contemporary design

In the interior Clavel Arquitectos projects a new idea of luxury based on "new warm contemporary design" and focused on creating spaces with welcoming and comfortable shapes, covered in soft colours and native atmospheres that connect with the outdoors and envelop the rooms with a sense of harmony.



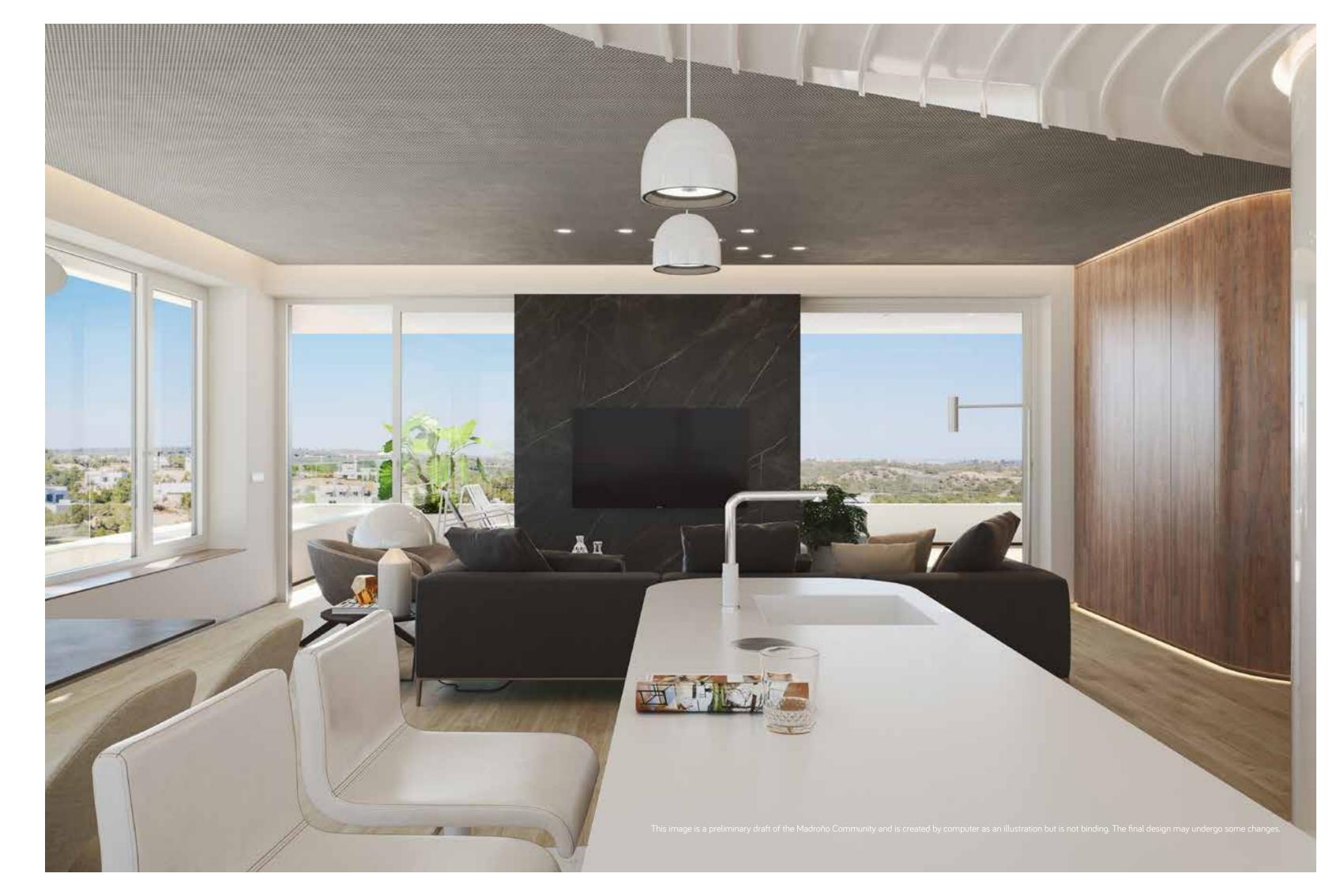
Organic forms

Light, the sea and vegetation all flow together at Madroño. The apartments are inspired by the surroundings and the shapes within this environment. They are truly living spaces, modulated via organic forms, where construction is constantly striving to blend into the natural context.



Architecture of light

The homes at the Madroño Community are bathed in warm Mediterranean light. The architecture of light has been specially designed as a way of understanding the indoor and outdoor atmosphere as one. Gentle lines enter the interior like brushstrokes of energy, enhancing the potential of the relief and different forms, stimulating the senses and improving the life of the people who live there.



Colour scheme

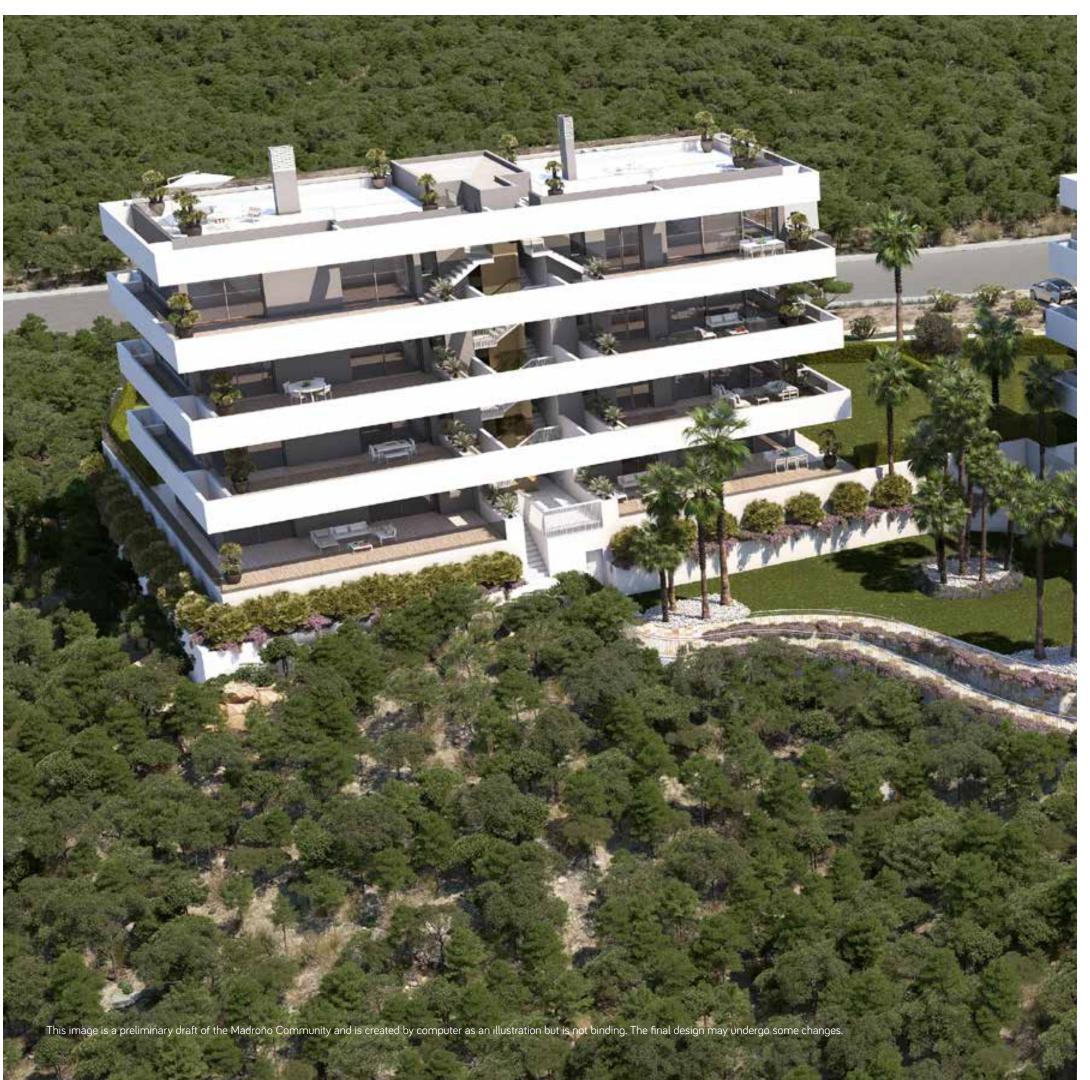
The concept of "new warm contemporary design" is also reflected in the earthy and serene colour palette selected to transmit the force of organic interior design and all the energy of the natural environment.



Communal areas

The architectural quality of this exclusive community is also reflected in the communal areas. The infinity pool, designed with a singular beach effect, rises on the hill providing privileged views of the golf course. The elegant English garden patio, integrated with the gym and spa, creates a feeling of perfect harmony with nature for residents to enjoy.





BLOCK 1

THIRD FLOOR / SOLARIUM

Number	Apartment	Terrace	Solarium	Total built
8	138.00	52.00	100.00	290.00
7	140.00	50.00	100.00	290.00

SECOND FLOOR

Number	Apartment	Terrace		Total built
6	137.00	57.00	-	194.00
5	139.00	55.00	-	194.00

FIRTS FLOOR

Number	Apartment	Terrace		Total built
4	137.00	75.00	-	212.00
3	139.00	73.00	-	212.00

GROUND FLOOR

Number	Apartment	Terrace	Garden	Total built
2	139.22	117.00	155.00	411.22
1	141.22	115.00	275.00	531.22

*Size in sq metres



BLOCK 2

THIRD FLOOR / SOLARIUM

Number	Apartment	Terrace	Solarium	Total built
16	140.00	50.00	100.00	290.00
15	138.00	52.00	100.00	290.00

SECOND FLOOR

Number	Apartment	Terrace		Total built
14	139.00	55.00	-	194.00
13	137.00	57.00	-	194.00

FIRST FLOOR

Number	Apartment	Terrace		Total built
12	139.00	73.00	-	212.00
11	137.00	75.00	_	212.00

GROUND FLOOR

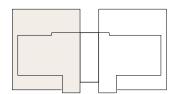
Number	Apartment	Terrace	Garden	Total built
10	141.22	115.00	180.00	436.22
9	139.22	117.00	75.00	331.22

*Size in sq metres



GROUND FLOOR

APARTMENT 1



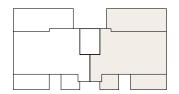
GROUND FLOOR APARTMENT 1



81 MADROÑO COMMUNI



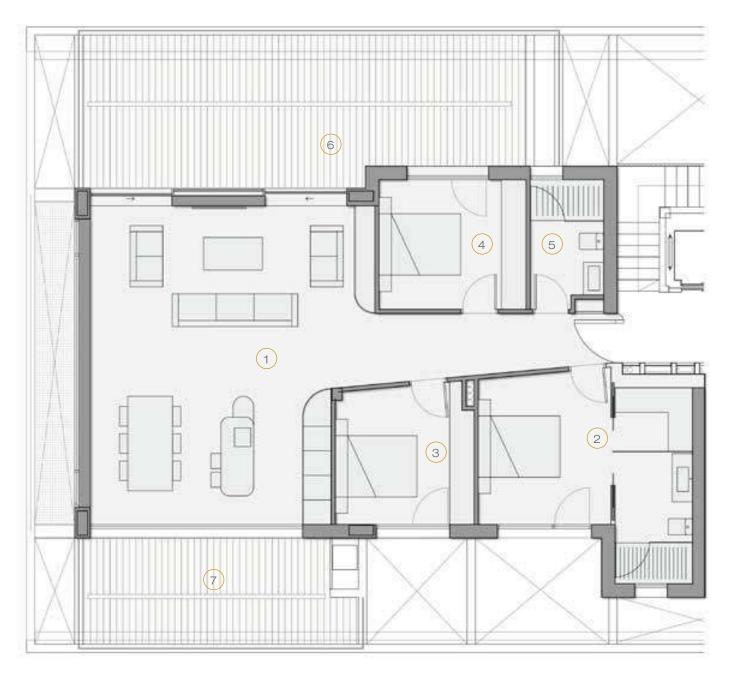
FIRST FLOOR APARTMENT 4



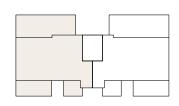
FIRST FLOOR

APARTMENT 4



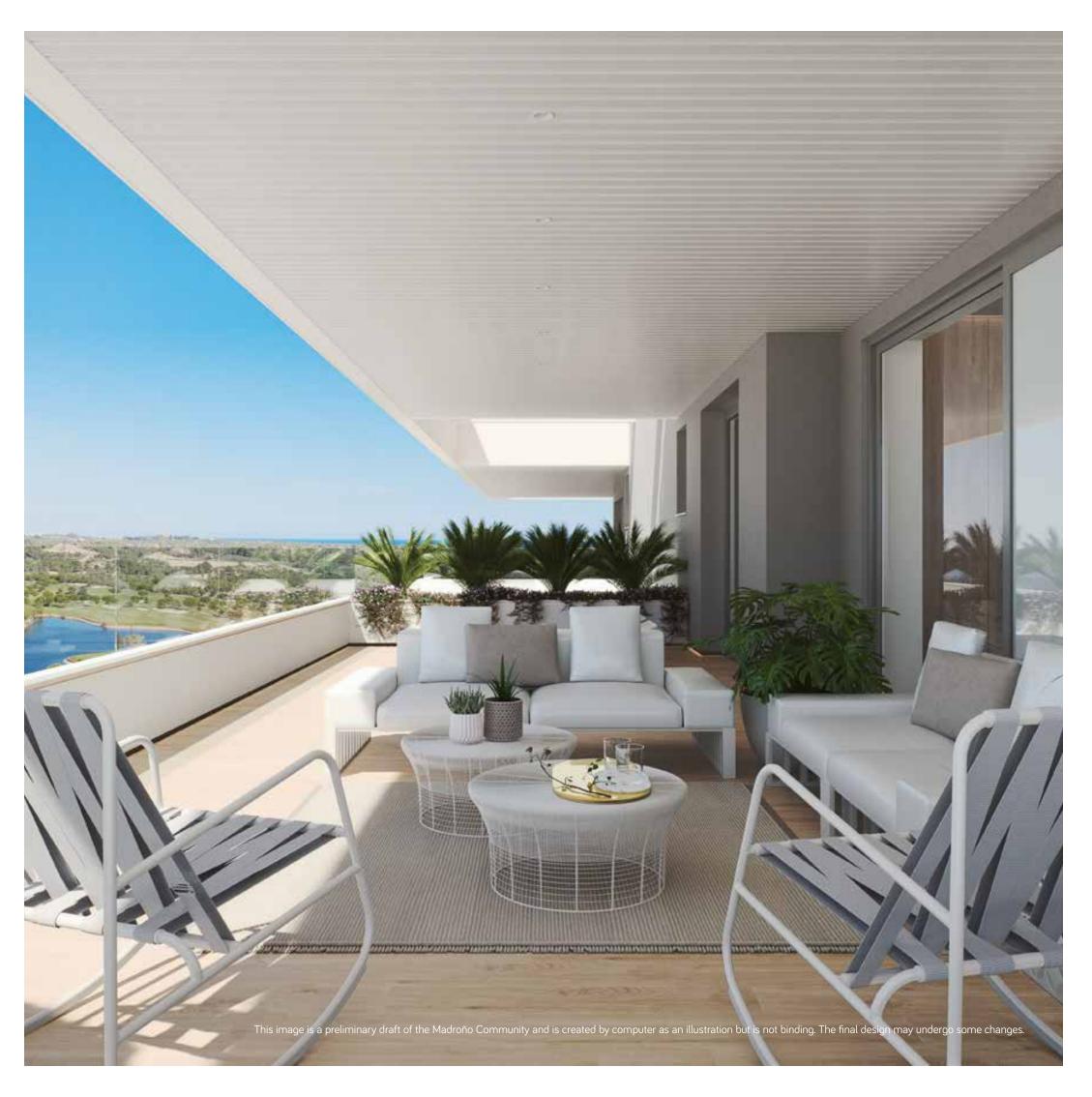


SECOND FLOOR APARTMENT 5



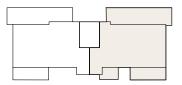
SECOND FLOOR APARTMENT 5







THIRD FLOOR APARTMENT 8

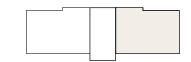


THIRD FLOOR APARTMENT 8





THIRD FLOOR (SOLARIUM) APARTMENT 8



THIRD FLOOR / SOLARIUM





*Size in sq metres



The solidity of Las Colinas Golf & Country Club and Somium

Two well-regarded companies, Somium, real estate division of the Marjal Group, and Las Colinas Golf & Country Club, are uniting their experience and successful track record to develop jointly a new community of apartments through the company Apartments UMA S.L.

The Madroño Community delivers the best from Somium and Las Colinas Golf & Country Club together, offering a luxury development, with attention lavished on every detail in its design and which blends into the natural surroundings.

Las Colinas Golf & Country Club is backed by Gmp, the group that owns the development.

Founded in 1979, Gmp is one of the leading property-owning real estate groups in Spain, specialising in developing, investing in and managing high-end offices and business parks in Madrid.

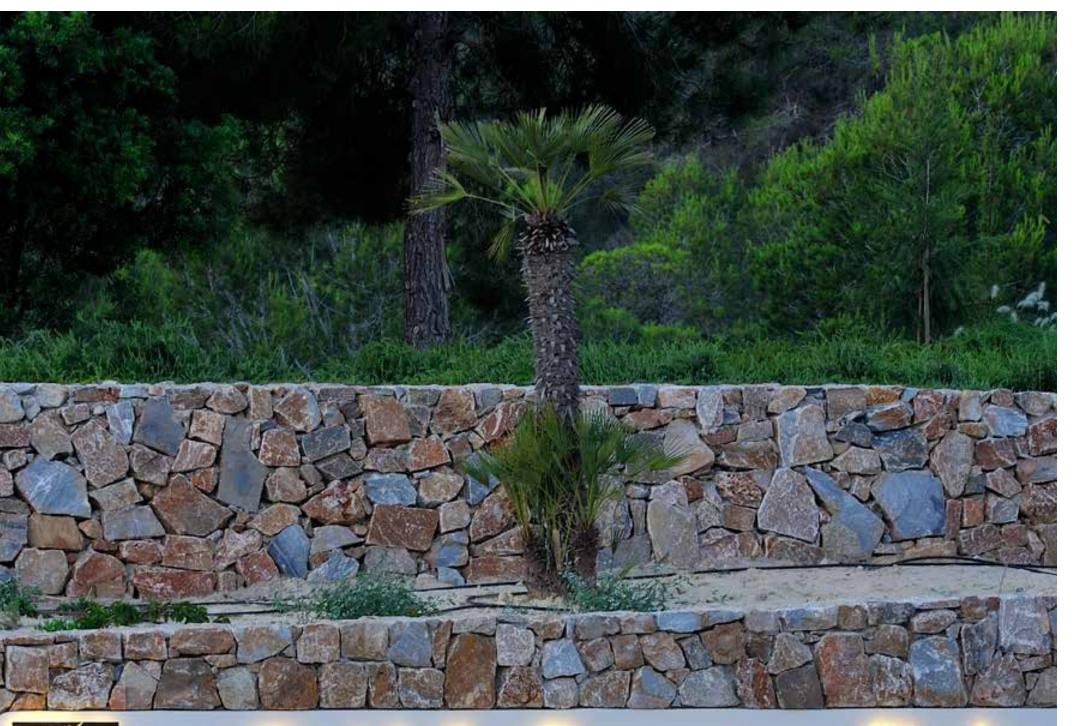
The group owns a portfolio of 25 office buildings for rental in Madrid, covering over 479,000 sq metres. All stand out for their high quality standards and strategic location.

Gmp holds a stable and diversified portfolio of over 180 clients, including: AstraZeneca, Garrigues, Havas, Huawei, Novartis, Thales y Oracle, among others.

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

Somium has earned the trust of more than 2,500 customers of more than 15 different nationalities over almost 40 years.

Somium's ability to satisfy its international customers has made it a benchmark in quality and innovation in the luxury real estate sector.





Golf & Country Club

Madroño 12 13



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

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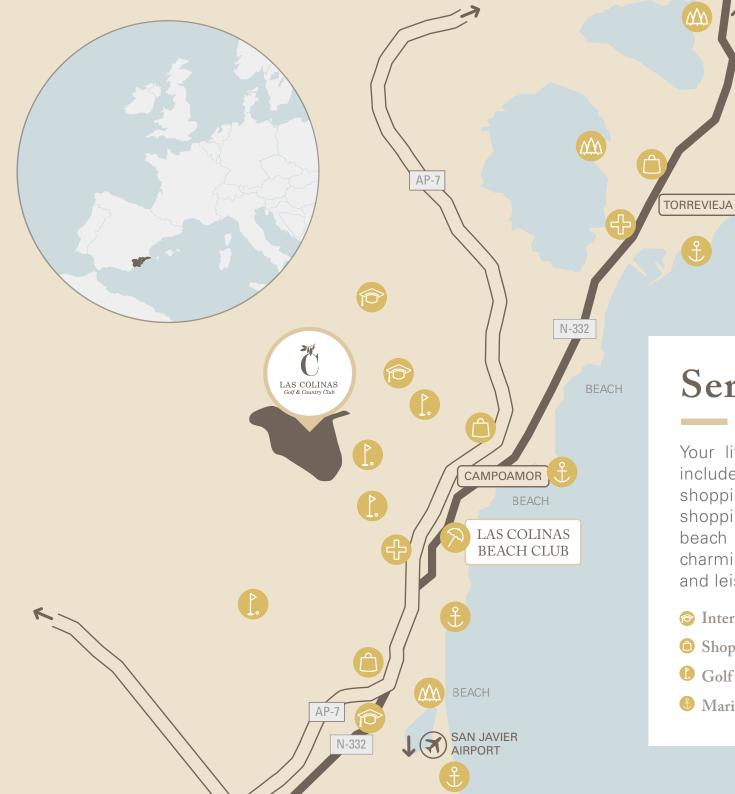


Madroño Community

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

ALICANTE

M

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:

ᢙ International schools ⁽¹⁾ Shopping centers Golf courses ① 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
- **1** Restaurants

🖶 Gym

- 🐵 Mini market
- 2 Beach Club
- 😨 Club on the Seafront 🛛 🚭 School of falconry
- 😂 18-hole golf course 🛛 🚷 Nature trail
- 🚯 Golf academy







Madroño 12 & 13

Beautiful villa full of light in the prestigious Madroño Community. Close to 250 m² built, this magnificent villa has a unique architecture and landscaping.

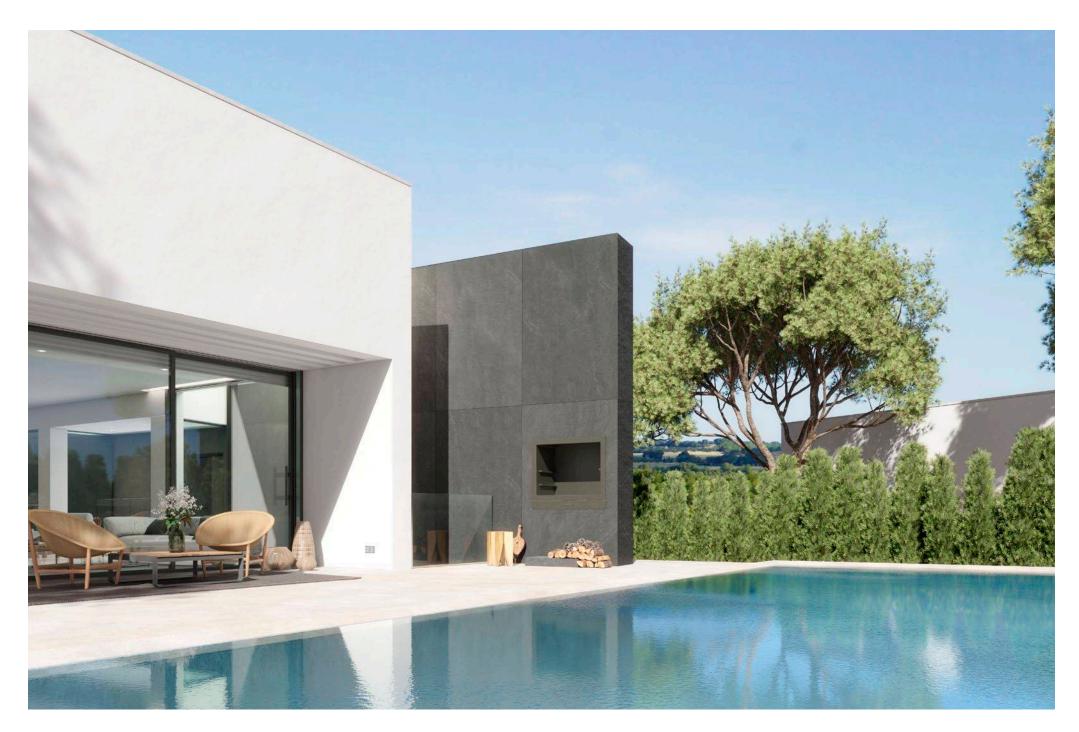
On the ground floor an open-plan kitchen, living and dining area, a huge master with its own dressing room, bathroom and private terrace. Two bedrooms sharing a bathroom and a guest toilet. A spacious plot with nearly 1.000 m² offers a wide range of possibilities with a large terrace and a sculptural four-sided infinity pool. A gorgeous garden for your privacy.

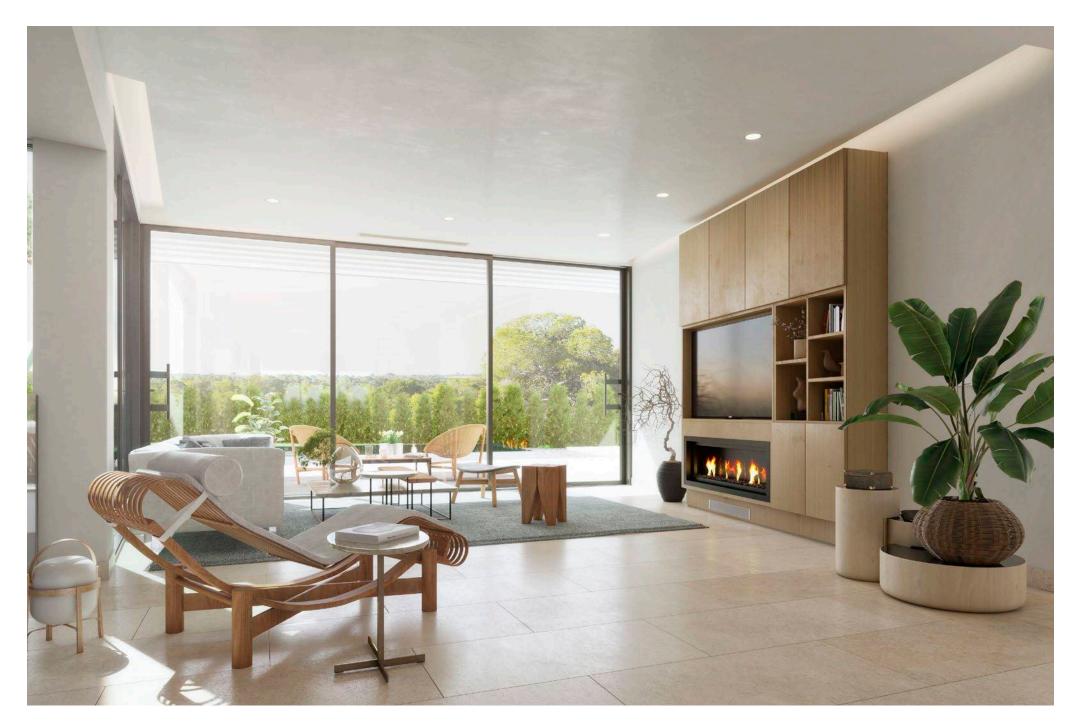
On the basement level, a patio and large windows bring light to a large garage which offers different usages.

An amazing solarium on the first floor with magnificent views to the golf course.

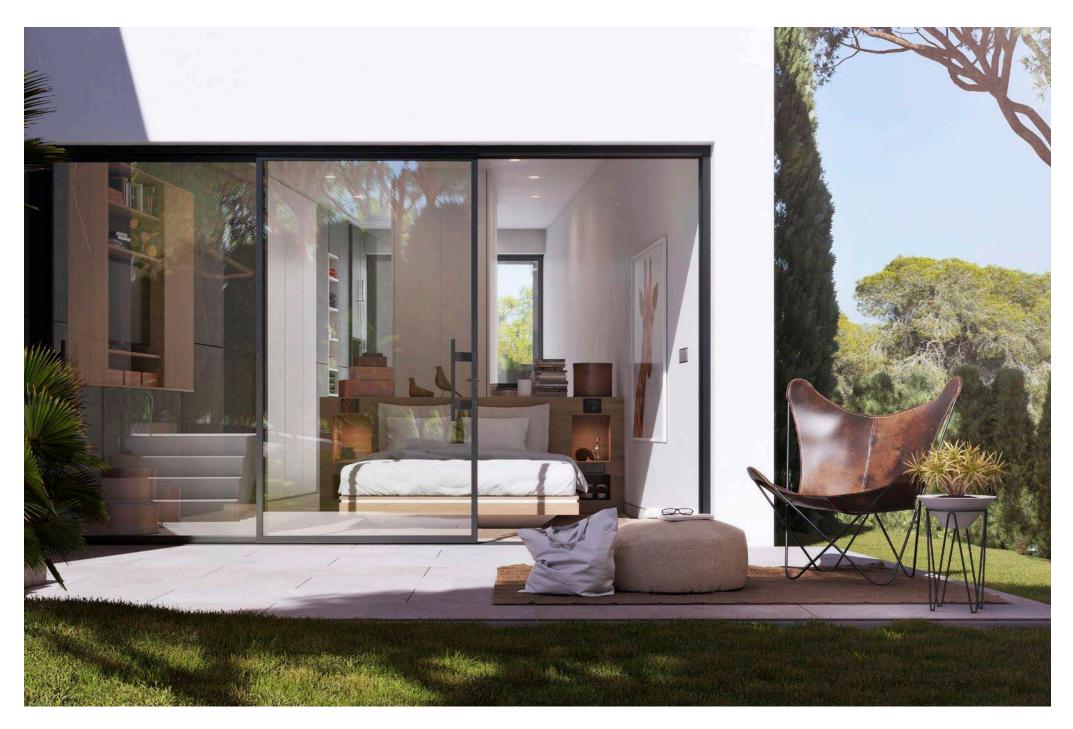




















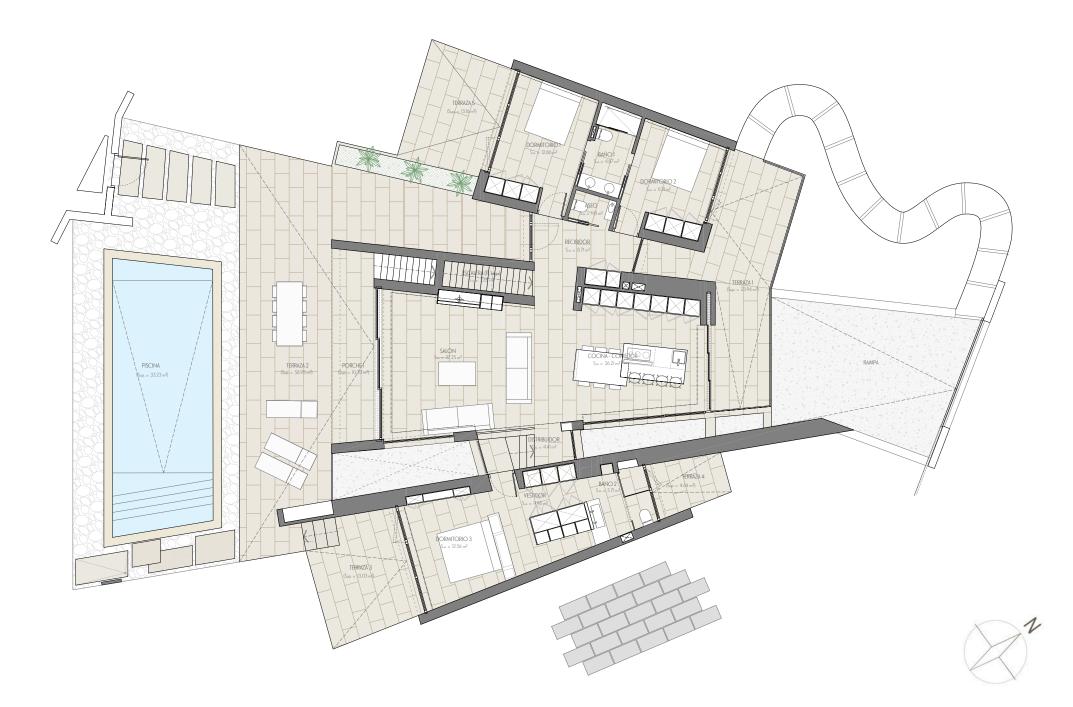
This plan is for illustration purposes only and may be modified for technical reasons and by order of the authority. The furniture and appliances shown in the plan are purely decorative and are not included in the villa.

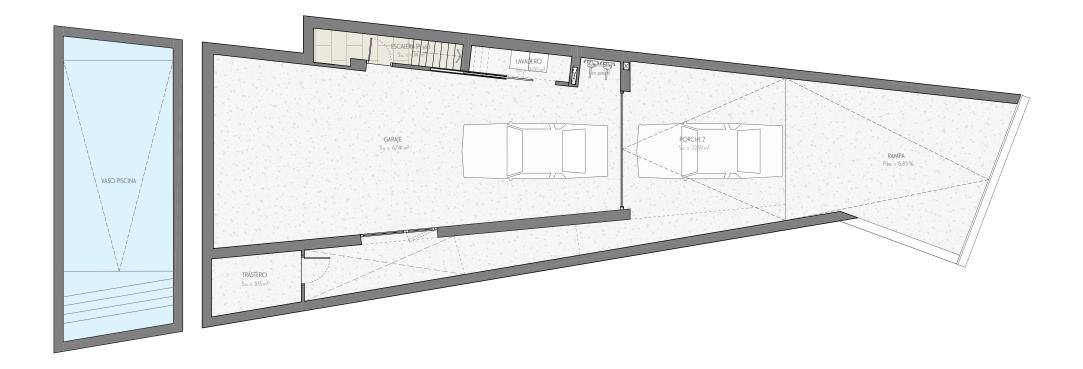




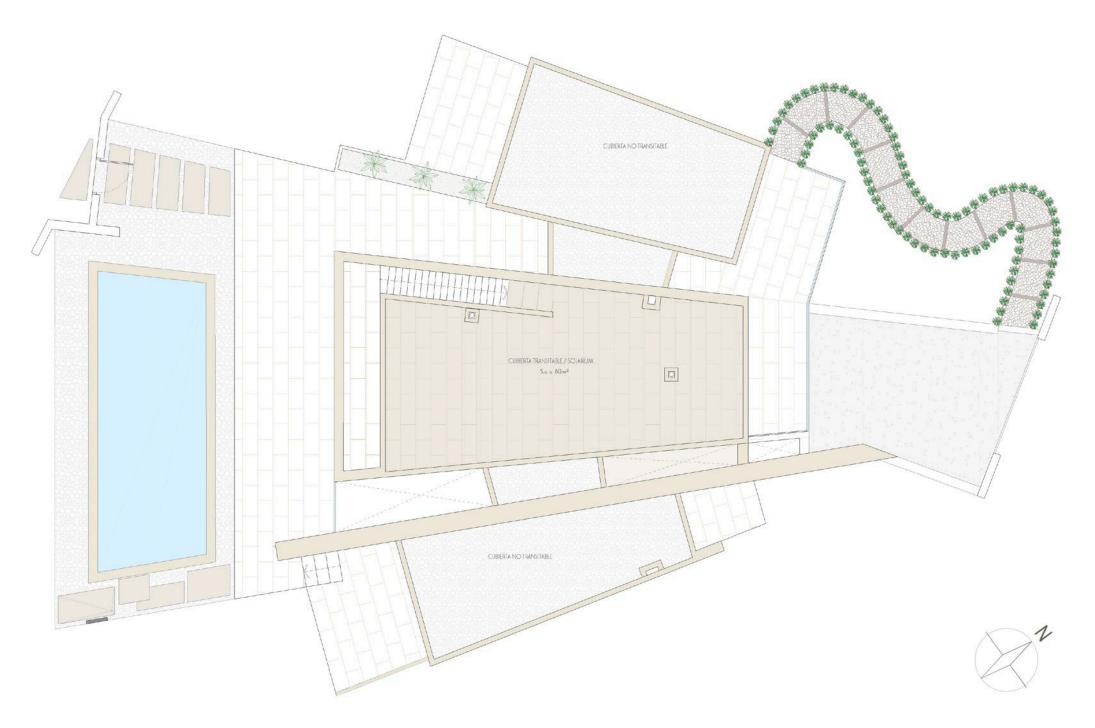
Features

150m²









Madroño 12 & 13 - Solárium

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 , thermalacoustic insulation and waterproofing.

FAÇADE

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

BASEMENT

Diaphanous with polished floor in grey concrete, visible lighting installation, ceiling painted in black that hides the installations and automatic access door.

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 spotlights on ceiling and switches in white colour throughout, plugs according to standard regulations.

Exterior: façade fixtures. Garden lighting according to exterior design project.

EXTERIOR CARPENTRY

- In aluminum anthracite grey, Cortizo ® brand with thermal break, floor recessed in pavement in living room and ground floor bedrooms.
- Motorized blinds in bedrooms.

GLASS

- Double glazing with air chamber, of low emissivity according to the 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 according to interior design.

Home equipment

INTERIOR CARPENTRY Kitchen:

- Fitted with base and wall units with glossy finish.
- Kitchen island with lacquered finish, equipped with induction hob and extractor hood, energy efficiency class A++.
- Single sink in stainless steel, vertical single lever tap.
- Quartz worktop of Silestone type or similar.

Interior doors:

In wood with smooth lacquered finish (special height 2.30m) with design steel handles in chrome finish, invisible door hardware.

Wardrobes:

Wardrobe doors lacquered with glossy finish. Interior distribution with shelves, drawers, hanger bar, 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 with built-in cistern.
- 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

EXTERIOR

Garden:

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

Fence:

- Main façade with access from public road: stone masonry wall.
- Interior fences of electrically welded mesh with interior hedge plantation.

SPECIAL EQUIPMENT

Pool:

Infinity pool on all four sides swimming pool, with 33 m² water sheet, finished with the same tiles as the terrace flooring.

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.
- Fixed 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:

White goods package included and integrated: fridge, oven, dishwashing machine, microwave oven, washing machine and tumble dryer, Bosch brand.

Water softening system and osmosis water filter system.