



Property type : Villa

Swimming pool : Yes

House area : 152 m²

Location : Las Colinas Golf

Plot area : 562 m²

Bedrooms : 3

Bathrooms : 2

3 bedroom, 2 bathroom golf resort villa for sale in Las Colinas, Alicante, Costa Blanca Last 2 villas remaining The exclusive villas of the Orquídea Community are located in a prime location in Las Colinas Golf & Country Club, south of the Costa Blanca, in Alicante. This community has different types of villas adapted to its orography. The Verderón Villa is available on three different plots, with a built surface of over 150 m² and a garden area of more than 440 m². Each villa has 3 bedrooms, 2 bathrooms plus a separate WC as well as a private swimming pool with saline purification system and automatic filling, storage room, parking for two vehicles and additional equipment. The fully fitted kitchens include the following Siemens appliances: -Induction hob Oven Microwave Washing machine Cooker hood Fridge (integrated) Freezer (integrated) Dishwasher The villas also include a smart home system with video door phone, electric blinds, underfloor heating in the bathrooms, air conditioning plus interior and exterior LED lighting. Its south orientation contributes to a better use of daylight hours and, therefore, to a higher energy efficiency of the building. Build and plots size: -Plot 3: Plot - 666.71m² with Build - 152.50m² Plot 5: Plot - 562.35m² with Build - 152.50m² The extremely high quality list of features includes: -HEATING AND AIR CONDITIONING Full installation of conduit and heat pump Electric underfloor heating in bathrooms KITCHEN Fully fitted kitchen Siemens Appliances Kitchen worktop with man-made stone surfaces, brand SILESTONE INTEGRITY WHITE ZEUS Stainless steel sink SANITARY FITTINGS Drainage network using acoustic PVC Cold and hot water distribution system using reticulated polyethylene pipes Bathroom fittings: Toilet - DURAVIT STARCK 3 Chrome single lever taps - HANS GROHE LOGIS. Bathroom furniture with integrated sink ELECTRICAL INSTALLATION Electrical installation for high electrification level Telephone and television connection in living room, kitchen and bedrooms National and satellite TV channel reception Switches and connectors Bticino Video door phone Interior and exterior LED lighting SWIMMING POOL Individual swimming pool (3.5 x 8.5m) with saline purification and autofill system, including: Excavation Construction of the pool Stair Mozaic tiling Pump and filter system Electric, sewage and water connection Tiled edge 2 spot lights Salt system for pool Exterior shower INCLUDED IN PRICE Osmosis Standard garden Internet connection (maintenance for 1 year) Ideally located in the Alicante province, the Las Colinas Golf and Country Club benefits from 2 airports within an hours drive. In addition, there are first class motorways and train services that connect the community to major cities. For beaches, residents of Las Colinas are spoilt for choice with over a dozen within 30 minutes that have been awarded the prestigious Blue Flag: -AIRPORTS Alicante International Airport - 50 minutes Murcia International Airport - 45 minutes TRAIN STATION Talgo station in Balsicas - 30 km AVE station in Orihuela - 28 km AVE station in Alicante - 74 km CITIES Murcia 63 km Alicante 75 km Madrid 460 km Sevilla 580 km Barcelona 580 km BLUE FLAG BEACHES Mil Palmeras - 17 mins Aguamarina - 18 mins Playa El Puerto - 20 mins Punta Prima - 30 mins At least 10 more Blue Flag beaches within 30 minutes



ORQUIDEA COMMUNITY
Villa Verderón



■ Covered Sun Deck
■ Winter Sun Deck
■ Pooling Plot

PLOT	PLOT SURFACE m ²	MAXIMUM BUILDABLE m ²	BEDROOMS	BATHROOMS	BASEMENT / GARAGE
3	667,71	152,50	3	2+1	2 place
4	668,13	152,50	3	2+1	2 place
5	662,36	152,50	3	2+1	2 place

Excluded brands: **SCHÜCO** **YDORAVIT** **hansgrohe** **SIEMENS**
 Certificación energética / Eficiencias B

EXAMPLE OF DISTRIBUTION
Villa Verderón



Room	m ²
Ground floor	4782
01 Living room / Dining room / Kitchen	4782
02 Hallway	5,30
03 Bedroom 1	16,76
04 Bedroom 2	14,80
05 WC	1,68
06 Bath	4,61
07 Pool Terrace	2,71
08 Swimming pool	26,75

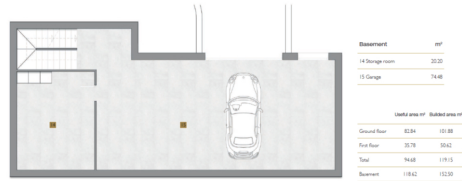
Plot 3
 Plot surface: 667 m²
 Maximum buildable: 152.50 m²

EXAMPLE OF DISTRIBUTION
Villa Verderón



Room	m ²
First floor	370
09 Hallway	3,93
10 Bedroom 2	13,26
11 Bedroom 3	13,26
12 Bedroom 1	5,33
13 Terrace 1	35,76

EXAMPLE OF DISTRIBUTION
Villa Verderón



Room	m ²
Basement	74,68
14 Storage room	30,20
15 Garage	74,68

Level	Useful area m ²	Buildable area m ²
Ground floor	62,84	152,50
First floor	35,78	152,50
Total	144,68	119,15
Basement	119,42	152,50



PARCELA / PLOT 3
 SUPERFICIE (m²) / SURFACE (sq.m) **667**
 EDIFICABILIDAD (m²) / BUILDABILITY (sq.m) **152.50**



GROUND FLOOR PLAN - PLOT 3



Comunidad
ORQUIDEA
 Community