MaxVillas
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3 bedroom Villa in Las Colinas Golf
Ref: JAJ1754

€810,000

Property type : Villa	**Swimming pool :** Yes	**House area :** 129 m²
Location : Las Colinas Golf		**Plot area :** 523 m²
Bedrooms : 3		
Bathrooms : 3		

The definition of an exclusive Contemporary design for exclusive Mediterranean LivingWithin the Lima Community we find the design of the villa Alondra which presents a contemporary style architecture, with straight and simple lines, and whose life is open to the outside, providing spaciousness and functionality in each of the rooms of the house, thus guaranteeing the exclusive Mediterranean lifestyle.Villa Alondra belongs to the most exclusive community of villas in the resort, the Lima community, which has been designed with the highest standards of quality, exclusivity and elegance, both for its villas and in its common areas.The villas are integrated within the Mediterranean forest trees through spectacular garden terraces and large windows that blend the interior of the house with its natural environment.Plots 12, 22, 23, 24 and 25 are available and have the following sizes respectively: -12 - Plot = 703 m2 with Build = 129 m222 - Plot = 558 m2 with Build = 129 m223 - Plot = 532 m2 with Build = 129 m224 - Plot = 540 m2 with Build = 129 m225 - Plot = 523 m2 with Build = 129 m2SECURITY:Las Colinas Golf & Country Club is an exclusive residential complex, with private access through a single gated entrance with 24-hour security and vehicle number plate recognition system.In addition, it also has a manned security patrol, which patrols the various sites throughout the entire community.DOMOTICS:Home automation facilities for control of the lighting, heating and technical alarm system that provide clear advantages in the use of the dwelling.The automation enables remote management of the apartment, creation of routines that simulate the presence of people and technical alarms for water leakage and fire in the kitchen that enable rapid response to any incident.REVERSE OSMOSIS SYSTEM KITCHEN TAP:Osmotised water technology filters and purifies water and having an osmosis tap is a convenient option that makes water healthier with one simple gesture.CONNECTIVITY:Fibre Optic Internet, that makes it easier to share files and work from home.Fibre Optic speeds up to 600Mb symmetrical, its download and upload speeds match.KITCHEN:MDF furniture with grey birch wood finish.Itopker UMBRA worktop with integrated sink in the same material.Fully equipped with integrated refrigerator, oven, microwave, induction hob, extractor hood, integrated dishwasher, washing machine and dryer.AIR CONDITIONING:Hot and cold air conditioning via ducts.Air zone pre-installation.Electric underfloor heating in bathrooms.Electric towel rail pre-installation in bathrooms.GARDEN:Landscaping terrace integrated with surroundings.POOL:Interior tiling vitreous mosaic 2.5 x 2.5 cm and ceramic tiling for perimeter beach area, with pool coping in the same material.Traditional purifier and chlorination system.Pre-installation for water heating.ADDITIONAL FEATURES:- Pre-installation for BBQ- Pre-installation for electric car plug- Reverse osmosis and magnetic water softener- KNX basic home automation.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 minutesTRAIN STATIONS:- Talgo station in Balsicas - 30 km- AVE station in Orihuela - 28 km- AVE station in Alicante - 74 kmCITIES:- Murcia 63 km- Alicante 75 km- Madrid 460 km- Sevilla 580 km- Barcelona 580 kmBLUE 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

SUPERFICIES CONSTRUIDAS	
Vivienda PB	84,00 m²
Vivienda P1	45,00 m²
TOTAL VIVIENDA	129,00 m²
Terrazas PB y P1	74,00 m²