



LAS COLINAS
Golf & Country Club



VILLA VERDERÓN

ORQUÍDEA COMMUNITY



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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 in three different plots, with a built surface from 150 m² and a garden area of more than 440 m². The villa has 3 bedrooms, 2 bathrooms and a fully equipped kitchen, as well as a private swimming pool with saline purification system and automatic filling, storage room, parking for two vehicles and additional equipment. It also includes a smart home system, electric blinds, underfloor heating in the bathrooms, air conditioning and interior and exterior LED lighting.

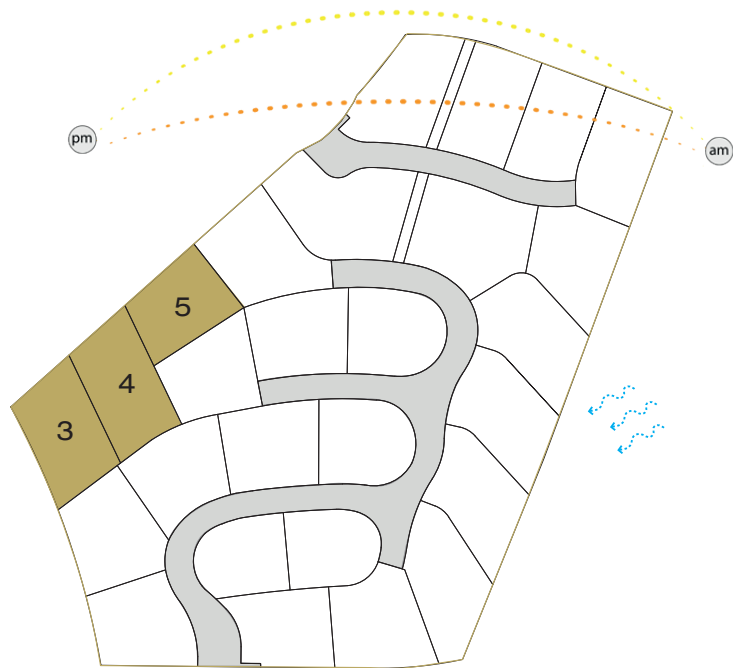
Its south orientation contributes to a better use of daylight hours and, therefore, to a higher energy efficiency of the building.



This image and the cover image are references for illustrative and non-binding purposes only.

ORQUÍDEA COMMUNITY

Villa Verderón



- Summer Sun Path.
- Winter Sun Path.
- Prevailing Wind.

The location, orientation and views of each home serve purely as a guide, have no contractual value and are subject to the definitive design.

PLOT	PLOT SURFACE m ²	MAXIMUM BUILDABLE m ²	BEDROOMS	BATHROOMS	BASEMENT / GARAGE
3	666.71	152.50	3	2+1	2 plazas
4	668.13	152.50	3	2+1	2 plazas
5	562.35	152.50	3	2+1	2 plazas

Exclusive brands:

SCHÜCO

DURAVIT

hansgrohe

SIEMENS

Calificación energética / Emisiones: B

EXAMPLE OF DISTRIBUTION

Villa Verderón



Ground floor	m ²
01 Living room - Dining room Kitchen	47.82
02 Hallway	5.30
03 Bedroom I	16.76
04 Bathroom I	4.80
05 WC	1.65
06 Stairs	6.51
07 Main Terrace	57.71
08 Swimming pool	29.75

Plot 3

Plot surface: 667 m²

Maximum buildable: 152.50 m²

EXAMPLE OF DISTRIBUTION

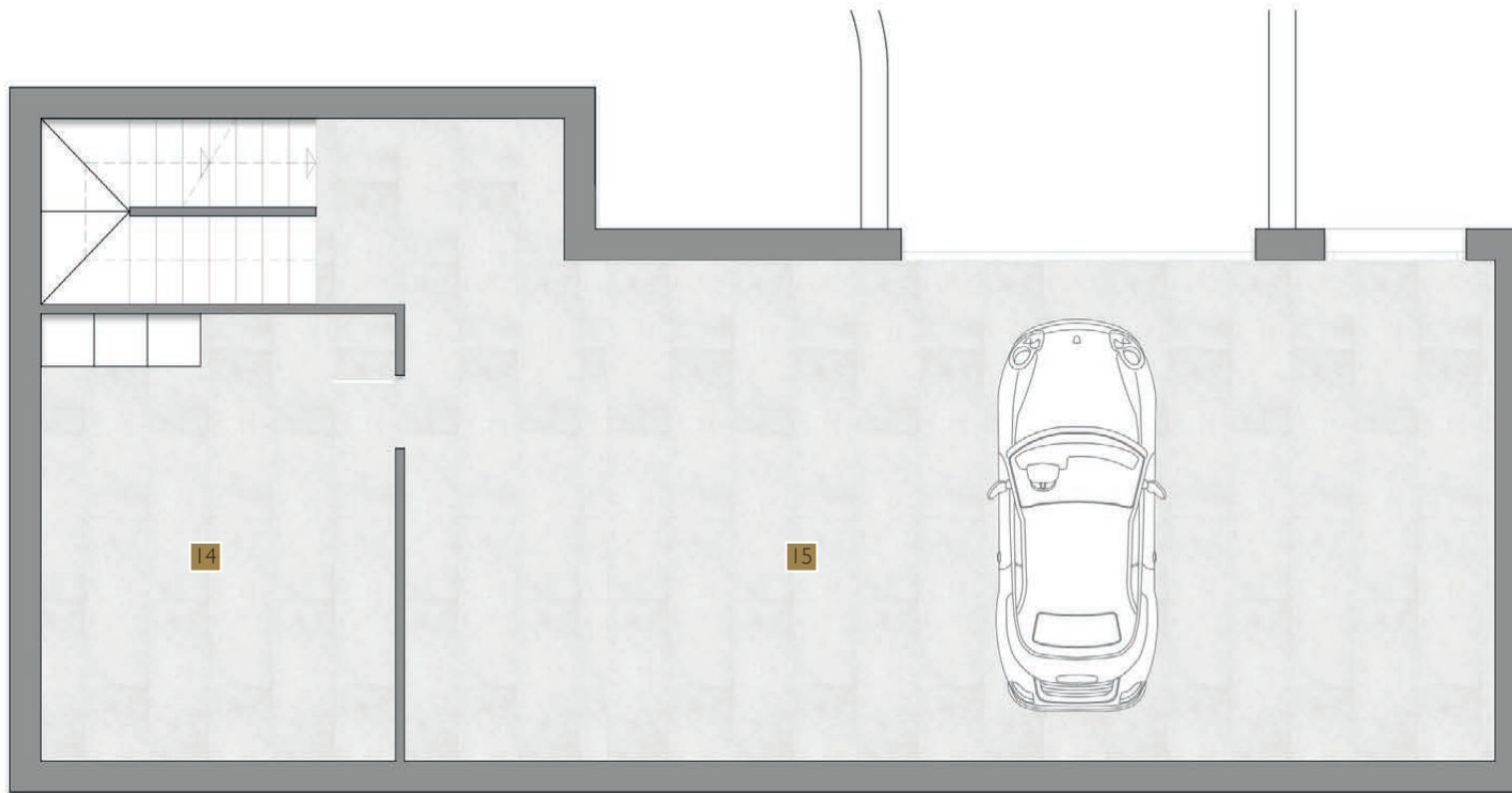
Villa Verderón



First floor	m ²
09 Hallway	3.93
10 Bedroom 2	13.26
11 Bedrom 3	13.26
12 Bathroom	5.33
13 Terrace 2	32.76

EXAMPLE OF DISTRIBUTION

Villa Verderón



Basement	m ²
14 Storage room	20.20
15 Garage	74.48

	Useful area m ²	Builded area m ²
Ground floor	82.84	101.88
First floor	35.78	50.62
Total	94.68	119.15
Basement	118.62	152.50

QUALITY REPORT

STRUCTURE

- Reinforced concrete. Which complies with the resistance and durability standards set out under Code EHE-08 and other existing regulations.

FAÇADE AND PARTITIONS

- External enclosures, built with hollow ceramic bricks and including thermal-acoustic insulation chamber.
- Internal laminated plasterboard partitions.
- Hydraulic mortar on façades, brand WEBER or similar, white colour.

ROOF

- Flat roof, not passable; with washed gravel finish, thermal insulation and water proofing.

FLOORS

- Premium ceramic floor tiling indoor areas, SALONI 45x90 cm.
- Premium non-slip ceramic floor tiling in outdoor areas, SALONI 45x90 cm.

WALLS

- Ceramic walls tiling around shower and bath areas in bathrooms, SALONI 45x90 cm.
- Smooth acrylic paint finish for indoor walls and ceilings.

OUTDOOR CARPENTRY

- Outdoor carpentry aluminium, with Thermal Break Bridge.
- Windows with double glazing.
- Motorized aluminium blinds in bedrooms.

INDOOR CARPENTRY

- Indoor doors, colour lacquered wood.
- Built-in wardrobes, colour lacquered wood, line on the inside with melamine board.

HEATING AND AIR CONDITIONING SYSTEMS

- Full installation of conduit and heat pump.
- Electric underfloor heating in bathrooms.

KITCHEN

- Fully fitted kitchen.
- Appliances Siemens:
 - Microwave
 - Washing machine
 - Cooker hood
 - Fridge Int
 - Freezer Int
 - Dishwasher
 - Induction hob
 - Oven
- 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 fitting: Toliet DURAVIT STARCK 3. Chrome single lever taps, HANSGROHE LOGIS.
- Bathroom furniture with integrated sink.

ELECTRICAL INSTALLATION

- Electrical installation for high electrification level.
- Telephone and televisión 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 (3,5x8,5 m²). 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).

