

ALTAONA GOLF AND COUNTRY VILLAGE



TOWNHOUSES



BECOME PART OF SOMEWHERE TO BE PROUD OF

We all hold something dear to us in our hearts. Perhaps a person we want beside us at all times, a scent that reminds us of someone, that favourite food you never tire of eating and the place to which you long to return. If we are what we love, let's love what makes us what we are.



There's a place we can call our own, a place called home. Near or far, you imagine your future there. A place where light trickles into every corner, where the sound of water soothes your mind. Yours is the grass, the moon and the silhouette of the mountains. Yours is the laughter and the wind, warm embraces and strong morning coffee. Our people are the ones who give meaning to life, the ones who accept us just the way we are, without changing a thing, and who can be themselves with us.

This is your place, the place to which you long to return, time and again, where life is sweeter, the place you call home, where you can be yourself.

WHERE EVERY CORNER IS FLOODED WITH LIGHT

If there's one place where the sun shines all year round, it's the Region of Murcia. With its warm climate and the calm mediterranean lapping the coastline, every day a clean, clear blue sky brightens the landscape and the lives of the people who live here.



OPEN TO NATURE AND LIGHT

Mediterranean architecture is outward looking, facing the landscape and the sun. Sunlight means life, lightning meeting places and retreats, giving us dawns and peaceful evenings.

BEYOND WELNESS

The place where you choose to make your home is of the utmost importance. Nature is resilient, a quality it transmits to people, making our lives better. Living among natural spaces is beneficial to health. It stimulates endorphin production, boosts the immune system and enhances general wellbeing. Open spaces give a feeling of freedom to your everyday experience. The scenery around you becomes part of your home, and you become part of nature.

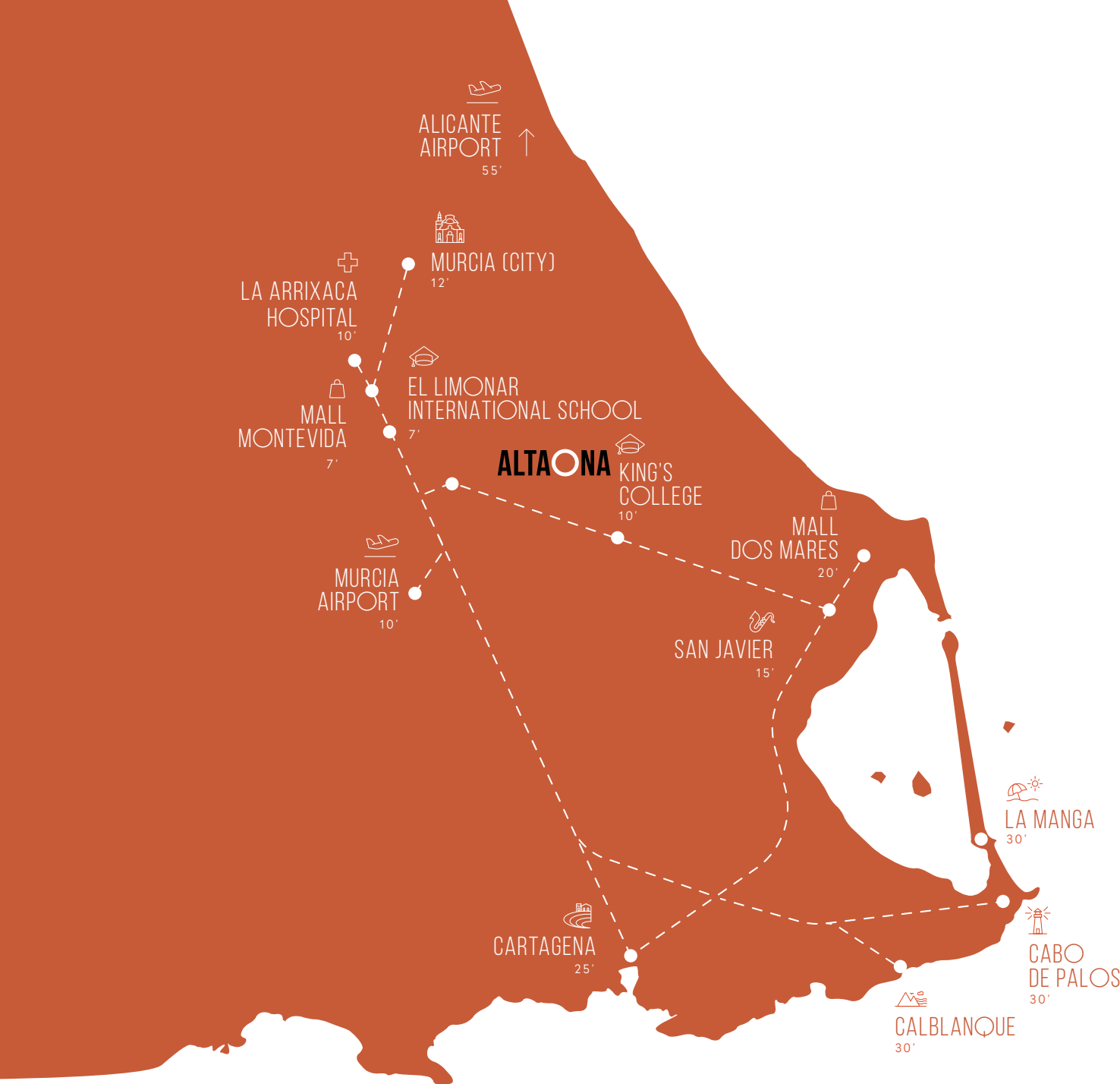
The low-density population at Altaona Golf & Country Village is a major attraction, as is the opportunity to live in a community where access is controlled for your safety and convenience, all day, every day.



THE CLOSEST RESORT TO MURCIA

Altaona was chosen for its perfect location, just over 12 minutes from the centre of the charming city of Murcia, a welcoming city, with ample space for strolling the sunny streets. A city that lives outdoors, on the many terraces of its streets and squares.





DISCOVER YOUR SURROUN- DINGS

Altaona Golf and Country Village stands at the foot of Sierra de Carrascoy natural park, which flanks the city of Murcia and act as a green lung. A mountain range criss-crossed by paths among pine trees, ideal for long walks or mountain bike rides. Among its treasures is the Fuensanta sanctuary, with views over the city and the site of a famous annual pilgrimage.

EVERYTHING WITHIN REACH



CARTAGENA, ROMAN CAPITAL

Twenty five minutes drive away is Cartagena, with modernist buildings and avenues that lead to the port and skirt the Roman theatre. A city of contrasts, set on a bay that forms a natural harbour, and surrounded by natural spots like Calblanque to the east and Cape Tiñoso to the west. The city is a port of call for cruise liners whose passengers come to discover the region and enjoy the culture, gastronomy and festivals of international interest for tourism.



MURCIA, 12 MINUTES FROM THE MOST WELCOMING CAPITAL

The Golden Ages of Murcia were the baroque and contemporary periods when the rich built palaces and churches with marvellous altarpieces. The façade of the cathedral dates to the same period and is one of the most important of the Spanish baroque period. Nowadays it is a bustling city, full of services and life. It is also very easy to reach thanks to an extensive network of motorways that connect it to the different towns and villages of the region and its neighbouring provinces. There are several hospitals, both private and public, providing an excellent healthcare network.



THE SEA, MEDITERRANEAN LIGHT

Just over 15 minutes away, the calm waters of the Mar Menor bathe the beaches of a large, unique sea lagoon, ideal for water sports and family bathing. On the other side of the land barrier that separates it from the Mediterranean, with the long beaches of La Manga del Mar Menor. There are two marinas just 25 minutes away: Lo Pagán, the port of the Mar Menor, for smooth, sheltered sailing and San Pedro del Pinatar, which is close to the natural area of Las Salinas and ideal for sailing along the Mediterranean beaches.



QUALITY EDUCATION AT YOUR FINGERTIPS

Nearby there are two British schools, Kings College and El Limonar, where Spanish and European students complete their early stages of education. Two private universities, the University of Murcia and UCAM, are also among the city's educational options.



MURCIA AIRPORT

The international airport is only 10 minutes away, and couldn't be more convenient for those visiting Altaona from faraway places.

ALICANTE AIRPORT

Alicante Airport is only 55 minutes away from where you can reach most of the major European destinations.

An aerial photograph of a tropical coastline. The left side shows a sandy beach with sparse vegetation and rocky terrain. The water is exceptionally clear, showing various shades of turquoise and green, indicating a shallow reef or lagoon. A person in a red and white scuba suit is visible on the beach. The right side of the image is dominated by deep blue ocean water and large, dark rock formations.

STUNNING ENVIRONMENT

COMFORT AND CONVENIENCE

IMPORTANT LANDMARKS

LA ARRIXACA HOSPITAL	10 MIN
MURCIA AIRPORT	10 MIN
EL LIMONAR INT. SCHOOL	7 MIN
KING'S COLLEGE	10 MIN

KEY CITIES

MURCIA	12 MIN
CARTAGENA	25 MIN

IMPORTANT SERVICES

MONTEVIDA SHOPPING CENTRE	7 MIN
SAN JAVIER JAZZ TOWN	15 MIN
LA RIBERA BEACH	17 MIN
DOS MARES SHOPPING CENTRE	20 MIN
CABO DE PALOS LIGHTHOUSE	30 MIN
LA MANGA BEACH	30 MIN

Not only is Altaona convenient on the inside, but its surroundings are convenient, too. Everything you need for your everyday life is at hand: places to visit, shopping areas, a sparkling sea under an endless blue sky... In short, comfort and convenience is available to all its inhabitants.



PARADOR

HEART OF ALTAONA

The parador is the beating heart of Altaona. A traditional square and a meeting point for the neighbourhood, where traditions and cuisine converge. Crowned by a traditional mediterranean-style chapel, its bell tower overlooks the tree-lined pavement and lends endless charm to this spot.



A PLACE WHERE
TRADITION
AND

MODERNITY
LIVE SIDE BY
SIDE

ALTAONA'S MEETING POINT

ENVELOPING PEACEFULNESS

A place to enjoy local and fusion cuisine, market cooking with shops to satisfy your everyday needs, shaded by lofty pine trees, it's perfect for relaxing evening chats, an early breakfast before a round of golf, or just a cool drink after an afternoon's exercise.

THE SHRINE

This shrine, hundreds of years old, dominates the square which is the heart of the community.





IT'S ALL IN THE SWING

There's a golf proshop, as well as the driving range and paddle and tennis courts in the vicinity of the square.

The complex will have a SPA and a gym for the use of residents.

ALTAONA GOLF

The Altaona golf course features
eighteen holes designed by Stirling &
Martin Golf Architects.

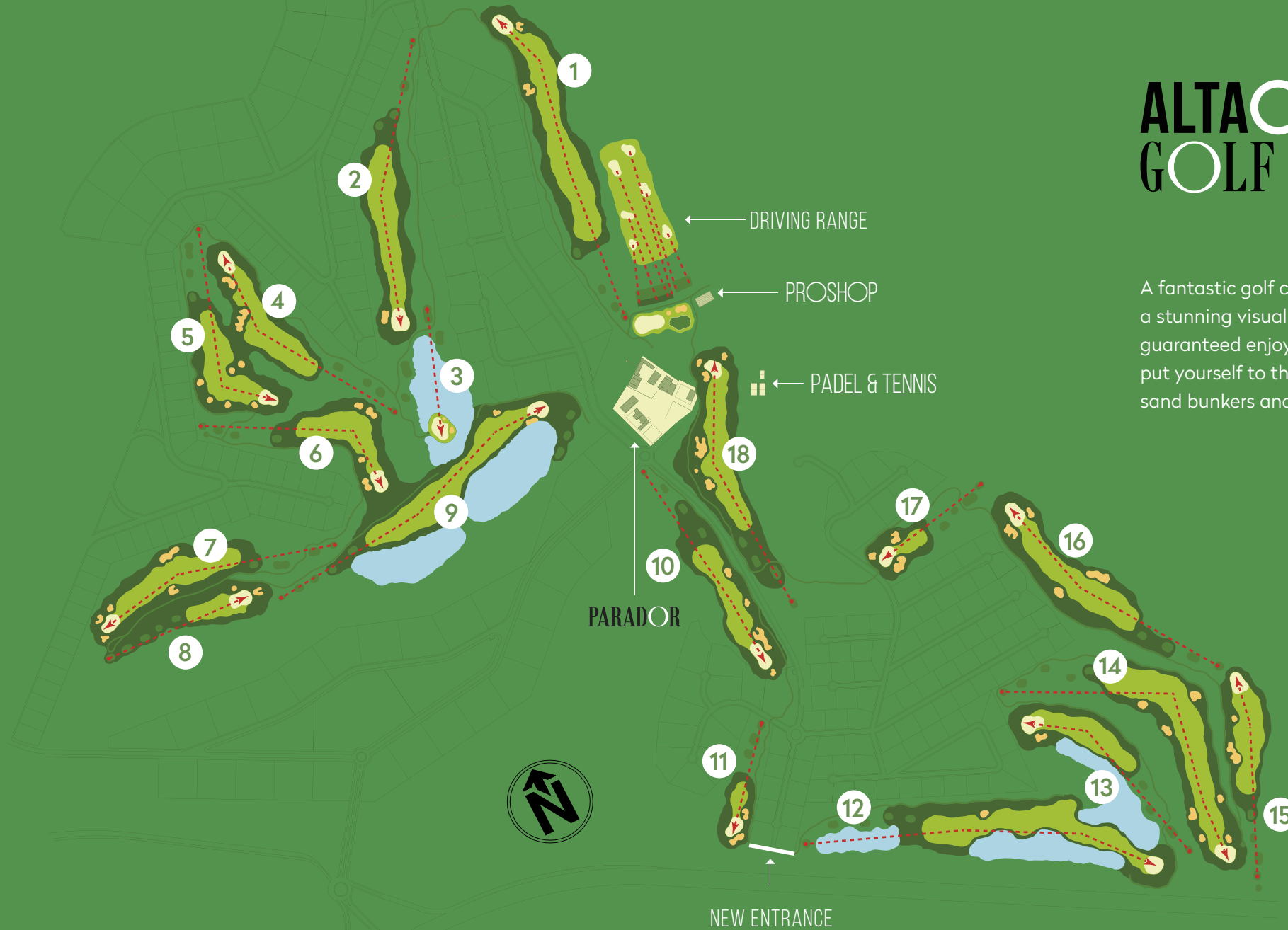
ENJOY YOUR GAME

The golf course winds through the development, with wide corridors, set in an arid climate. The natural landscape is gently rolling with sparse vegetation, and this gentle topography makes it easy to walk. It is the perfect setting for an enjoyable golfing experience.



ALTAONA GOLF

A fantastic golf course which offers a stunning visual experience and guaranteed enjoyment, where you can put yourself to the test among smooth sand bunkers and vegetation.





WE BELONG TO ENJOYMENT

We belong to the place where we can wave our worries goodbye and focus our energies on enjoying a new challenge with every round.

The course has a fun, strategic layout.

Challenging, but not tortuous. Avoiding the rough and the many trees will reward the golfers that play with accuracy. Beautiful lakes come into play, while strategic sand bunkers help define fairways and greens, with contrasting colours and textures in beautiful 'desert' surroundings.

DESIGN AT THE SERVICE OF COMFORT





Creating something from nothing, starting with a blank page, is extremely difficult. The lines you draw plot a path to a concept that must keep its essence during the project. The balance between aesthetics and functionality must never be blurred when creating perfect living spaces.

In Altaona, the houses take their air from the surrounding landscape, become one with nature through their terraces and large glass panes. Water and light, essential elements of life, flow through these homes, and their inhabitants are always at one with them.

TOWNHOUSES

These townhouses at Altaona Golf and Country Village are perfect for embracing the Mediterranean lifestyle. Cheery, sunny homes designed with an outdoor lifestyle in mind, fusing contemporary architecture with the warmth and beauty of fine materials.



TOWNHOUSES

FLOWING LANDSCAPE

Homes are arranged on different levels with plots starting from 135m² up to 190m² with optional private swimming pool.

ENJOY THE OUTDOORS

Front and back gardens surround these homes, embellishing their facades and creating cool havens while allowing the sun to filter through all day.





TOWNHOUSES A | 3 BEDROOMS | 2 BATH

Each townhouse is topped by amazing sun terraces of up to 77 square metres with views over the surrounding countryside. Some of them also overlook the Altaona's golf course.



TOWNHOUSES B | 2 BEDROOMS | 2 BATH

Inside they are spacious and light, designed to let the mediterranean light flood through their rooms. Living rooms flow into open plan kitchens to enjoy with friends and family.



TOWNHOUSES A | 3 BEDROOMS
2 BATHROOMS

TOWNHOUSES B | 2 BEDROOMS
2 BATHROOMS

TOWNHOUSES A | 3 BEDROOMS 2 BATHROOMS



FEATURES

GROUND FLOOR

0	BEDROOMS	2
	BATHROOMS	1
	LIVINGROOM	1
	KITCHEN	1

FIRST FLOOR

1	BEDROOMS	1
	BATHROOMS	1

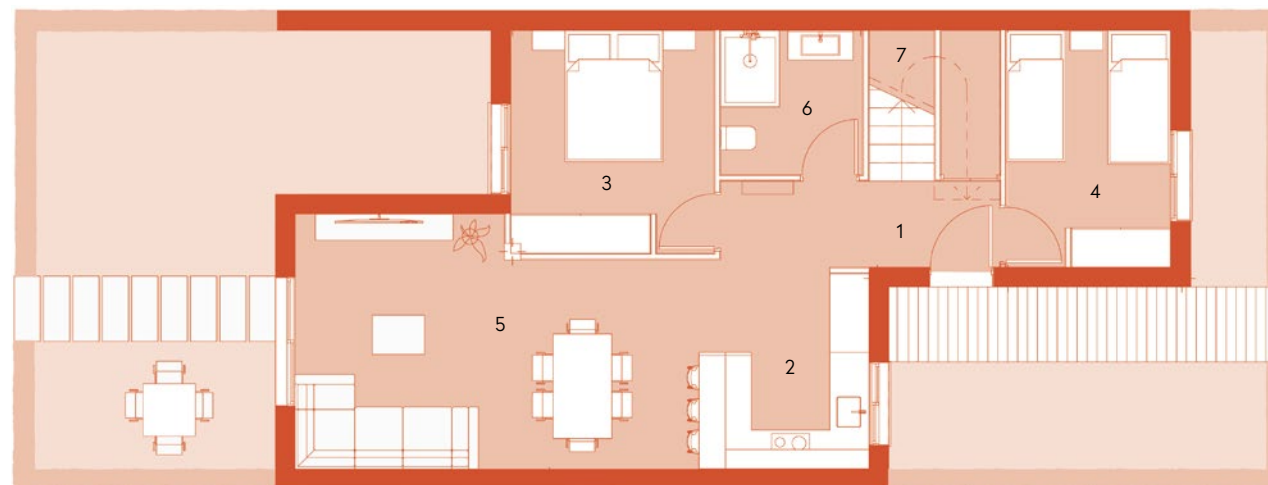
TOWNHOUSES A | 3 BEDROOMS 2 BATHROOMS

GROUND FLOOR

FLOOR AREA

1 HALL	5,65 m ²
2 KITCHEN	8,26 m ²
3 BEDROOM 1	10,59 m ²
4 BEDROOM 2	9,11 m ²
5 LIVING & DINNING ROOM	22,02 m ²
6 BATHROOM 1	4,87 m ²
7 STORAGE	2,07 m ²

0

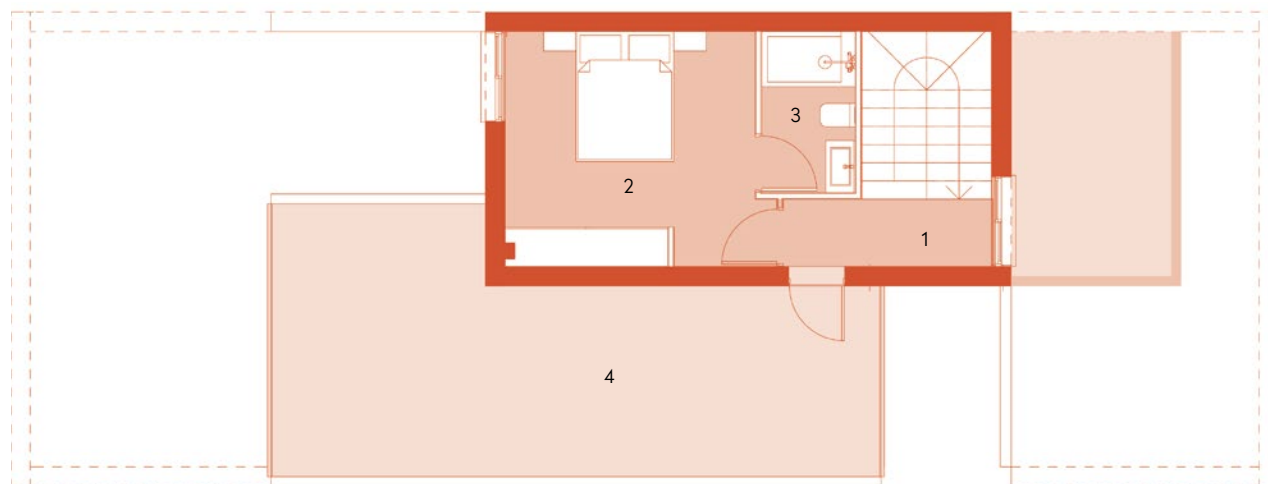


PRIMERA PLANTA

FLOOR AREA

1 HALL	3,40 m ²
2 BEDROOM 3	14,15 m ²
3 BATHROOM 2	3,65 m ²
4 TERRACE	31,99 m ²

1



TOWNHOUSES B | 2 BEDROOMS 2 BATHROOMS



FEATURES

GROUND FLOOR

0	BEDROOMS	2
	BATHROOMS	2
	LIVINGROOM	1
	KITCHEN	1

TOWNHOUSES B I

2 BEDROOMS
2 BATHROOMS

GROUND FLOOR

FLOOR AREA

1 HALL	6,21 m ²
2 KITCHEN	8,26 m ²
3 BEDROOM 1	10,61 m ²
4 BEDROOM 2	9,11 m ²
5 LIVING & DINNING ROOM	22,02 m ²
6 BATHROOM 1	4,46 m ²
7 BATHROOM 2	4,26 m ²

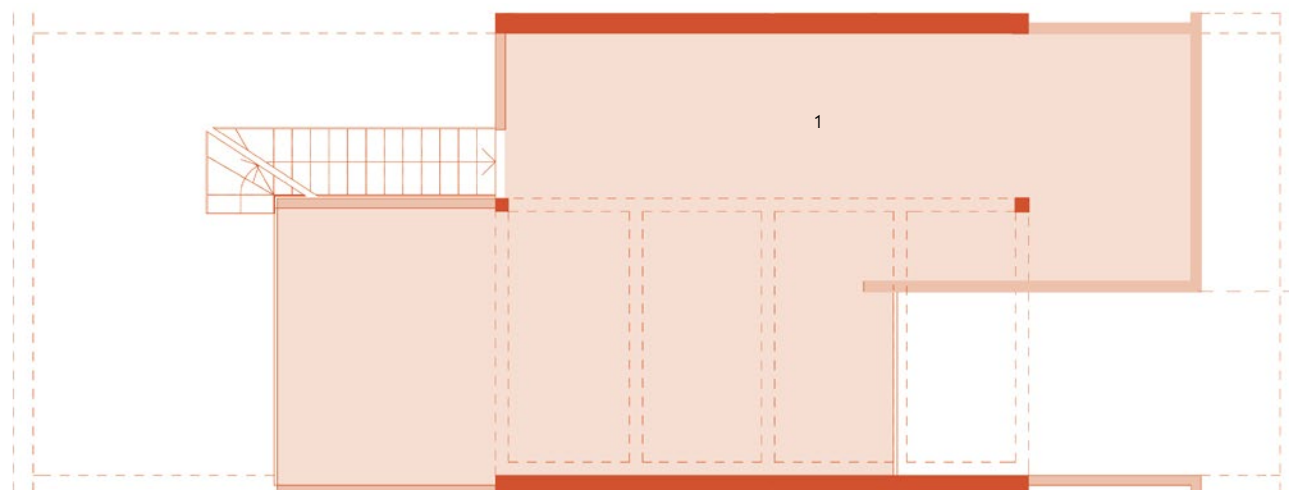
0

FIRST FLOOR

FLOOR AREA

1 TERRACE	71,04 m ²
-----------	----------------------

1



BUILDING SPECIFICATIONS

FOUNDATIONS AND STRUCTURE

Foundations with assembled according to geotechnical report. A reinforced concrete structure according to Technical Building Code requirements.

FACADE AND INTERIOR PARTITIONS

- 11 cm double hollow ceramic outer brick wall. 6 cm mineral wool insulated air chamber with a freestanding plasterboard with double 13-mm plasterboard bolted on both sides to a 46mm galvanised steel structure.
- Single layer mortar with smooth finish. White or other colours according to design.
- Laminated plaster partition consisting of double 13-mm plasterboard, bolted on both sides to a 46mm galvanised steel structure and thermal insulation on a 5-cm base of mineral wool.
- Party wall made with 11-cm honeycomb brick. Freestanding plasterboard on both sides made with double 13-mm plasterboard. Bolted on both sides to a 46-mm galvanised steel structure and thermal

insulation based on a 5-cm mineral wool base.

ROOF

- Non-accessible flat roof with 8 cm extruded polystyrene insulation and gravel finish.

BATHROOMS FINISHES

- Stoneware ceramics according to interior design.

INDOOR AND OUTDOOR TILES

- Internal: Ceramic tile stoneware according to interior design.
- Exterior: Grey ceramic tile according to design in the main entrance. Printed concrete according to design in the rear entrance.

INDOOR AND OUTDOOR LIGHTING

Electrical installation according to cte building regulations and rebt low-voltage regulations.

- Indoor: LED recessed lights, white switches—lighting points in rooms and dining room.
- “Schuko-style” plug bases according to regulations.

OUTDOOR FIXTURES

- Outdoor joinery in aluminium, European mark, with thermal bridge breakage, lacquered in RAL colour according to design and frames embedded in the floor in joinery with access to the exterior.
- Living-room automatic blind.
- Entry door in aluminium lacquered with RAL colour according to design, with security lock and three anchor points.

Glass

- Double glazing with air chamber and low thermal emissivity, according to the Technical Building Code.
- Safety glass shower screens in bathrooms, according to design.

Paint

- Walls with a plain white finish or according to design.
- Wallpaper on the wall with the headboard of the bed, according to design.

INDOOR FIXTURES

Kitchen

- Equipped with high, low and wall modules, depending on the design. White finish according to design.
- Single sink in stainless steel under the worktop.
- Pull-Out kitchen tap.
- Silestone worktop.

Bosch appliances:

- Induction hob.
- Cooker hood with high energy efficiency.

Doors

- Plain white lacquered finish, with steel handles in chrome finish.
- Wardrobe with sliding doors with a white lacquered finish. Interior layout with a shelf, drawers and a hanging bar. According to measurements and design.

Bathrooms

- Designer bathroom furniture, with sink and mirror with built-in, LED lighting.

- Lavatory with vertical outlet, "GALA" brand or similar.
- Acrylic floor-level shower tray.
- Thermostatic chrome-plated shower tap.
- Chrome-plated washbasin tap, with aerator for efficient water use.

HEATING AND AIR CONDITIONING

- Inverter technology air-conditioning with heat pump and high-density glass wool conduit system on the ground floor. Split 1x1 air system with heat pump for first-floor bedroom.
- Complete ventilation system using a hygro-regulable unit.

OUTDOOR

Garden

- Standard plot finish, with areas of gravel, cypress hedge and trees according to design.
- Irrigation network.
- Pedestrian access to plot with video door system.
- Outdoor lighting with wall lights.

Optionals

- 3x5m swimming pool.
- Outdoor shower.

Community gardens

- 6x14m community swimming pool.
- Garden with decorative rockery, grass and plants according to design.
- Common areas coated with printed concrete according to design.
- Swimming pool perimeter fence.

LEGAL ADVISE

Plans, specifications and images in this catalogue are for illustration purposes only and may be modified for technical reasons and by order of the authority during the project development.

CONTACT

T +34 968953555
 sales@altaonavillage.com
 www.altaonavillage.com

Autov. Murcia-San Javier, KM. 1,4, 30155,
 Baños y Mendigo, Murcia, Spain.

ALTAONA

GOLF AND
COUNTRY
VILLAGE