



**Property type :** Villa

**Swimming pool :** Yes

**House area :** 152 m<sup>2</sup>

**Location :** Las Colinas Golf

**Plot area :** 562 m<sup>2</sup>

**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 m<sup>2</sup> and a garden area of more than 440 m<sup>2</sup>. 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 - 666.71m<sup>2</sup> with Build - 152.50m<sup>2</sup> Plot 5: Plot - 562.35m<sup>2</sup> with Build - 152.50m<sup>2</sup>. 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



Legend:  
 - Green: Garden  
 - Yellow: Terrace  
 - Blue: Pooling Area

PLOT	PLOT SURFACE m²	MAXIMUM BUILDABLE m²	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	662.35	152.50	3	2+1	2 place

Exclusive brands: SCHÜCO, DUBURVIT, BOSCH, SIEMENS, Certification énergétique / Énergieplus B

## EXAMPLE OF DISTRIBUTION

Villa Verderón



Ground floor	m²
01 Living room - Dining room	47.82
02 Hallway	5.30
03 Bedroom 1	16.74
04 Bedroom 2	14.82
05 WC	1.46
06 Bath	4.61
07 Hallway Terrace	27.71
08 Swimming pool	28.78

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

## EXAMPLE OF DISTRIBUTION

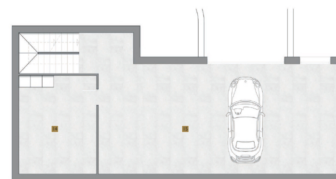
Villa Verderón



First floor	m²
09 Hallway	3.93
10 Bedroom 2	13.26
11 Bedroom 3	13.26
12 Bedroom	5.33
13 Terrace 2	32.76

## EXAMPLE OF DISTRIBUTION

Villa Verderón



Basement	m²
14 Storage room	35.20
15 Garage	74.48

Useful area m²	Buildable area m²
Ground floor	82.84
First floor	35.78
Total	118.62
Basement	118.62



### PARCELA / PLOT 3

SUPERFICIE (m²) SURFACE (sq. m)	667
EDIFICABILIDAD (m²) BUILDABILITY (sq. m)	152.50



### GROUND FLOOR PLAN - PLOT 3



Comunidad  
 ORQUIDEA  
 Community