

# Las Colinas

*A world apart*

*July 2010*





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## The project



*View from Las Colinas de Campoamor.*

Las Colinas de Campoamor is an exclusive high-quality residential resort characterised by its low building density and for being environment-friendly. It is located on a magnificent plot of over 330 hectares on the Mediterranean.

- Surrounded by more than 10,000 hectares of Mediterranean woodland.
- With views of the Mediterranean and the Mar Menor/La Manga del Mar Menor.
- The international airports of Alicante and Murcia are only 45 and 15 minutes away respectively.
- More than 300 days of sunshine a year.

A world apart.



# Why Las Colinas Golf & Country Club is *a world apart*

- **A place of outstanding natural beauty in an extraordinary spot:** a valley surrounded by hills:
  - The golf course spans the valley, originally a citrus fruit plantation.
  - The homes scale the hillsides, looking over the golf course and blending into the landscape.
- **Maximum privacy:**
  - Just one two-way access to the complex **through a gorge**.
  - The hills form a natural barrier which isolates the complex and cuts it off from the surrounding area, making it totally private.
  - 24 h. security service.



*Entrance sign and the complex's security control.*



## Why Las Colinas Golf & Country Club is *a world apart*

- **Exclusivity and quality:** because of its architecture and design as well as the careful selection of the team of collaborators.
- **Low building density:** fewer than 10 homes per hectare.



*Clubhouse lobby and changing rooms.*



## Why Las Colinas Golf & Country Club is *a world apart*

- **The project voluntarily fulfils an exhaustive plan of measures for sustainable development and environmental protection drawn up by Valencia University.** Amongst other things, this plan contemplates:
  - The use of indigenous trees and flora in public and private gardens.
    - Low noise levels throughout.
    - Roads and garden areas lit with elements that do not produce light pollution.
- **Parks and Gardens:**
  - A nature reserve of over 200,000 sq. metres.
  - Extensive parks and gardens in nearly all the residential communities.



*Landscaped walk linking the Clubhouse with the nature reserve.*



## Why Las Colinas Golf & Country Club is *a world apart*:

- **18-hole championship golf course:**
  - Designed by North American golf course architect Cabell B. Robinson, who has adapted it to the peculiarities of the landscape and has made the holes a natural part of the surroundings.
  - Managed by world leader Troon Golf.



*Lake on Las Colinas golf course.*



## Las Colinas golf course

- Golf course architect: **Cabell B. Robinson**. Member of the American Society of Golf Course Architects (ASGCA).
- 18-hole **championship golf course**.
- **Par 71** with Par 3, Par 4 and Par 5 fairways.
- Golf school, grass practice area, putting green and driving range.
- An extremely versatile course, suitable for **professional tournaments** or just for amateurs to enjoy a leisurely game.
- **Characteristics** of the course:
  - The course is adapted to the natural lie of the land.
  - Very wide fairways.
  - Extensive rolling greens so that the flag can be placed in different spots.
- Other golf courses designed by Cabell Robinson:
  - **La Reserva de Sotogrande**.
  - **Finca Cortesín** on the Costa del Sol.
  - **Praia d'El Rey** in Portugal.
  - **Royal Golf d'Evian** in Francia.



*Bunker on Las Colinas golf course (May 2010).*





# Las Colinas golf course

- **Troon Golf ([troongolf.com](http://troongolf.com)) manages the Las Colinas golf course.**
- Worldwide leader in the management, development and marketing of golf at the highest level with 190 golf courses and 26 countries making it the world's largest upscale operator.
- Additionally, 39 Troon Golf facilities enjoy a Top 100 ranking by national or international publications.
- Amongst its best-known courses are The Westin Turnberry (Scotland), The Grove (England) and Troon North Golf Club (Arizona).
- In Spain, apart from Las Colinas it also manages La Zagaleta and La Quinta Golf Club.



*St. James Plantation in Southport, North Carolina – Managed by Troon Golf.*



LAS COLINAS  
Golf & Country Club

# Las Colinas golf course



*Different views of Las Colinas golf course.*



# Clubhouse



*Las Colinas clubhouse.*

- The Clubhouse is built in Mediterranean style and covers more than 1,500 sq. metres.
- Looking out over hole 18, the terraces of its restaurant and bar have the best views of the golf course.
- Located at less than 100 metres from tees 1 and 10, greens 9 and 18 and the practice area, the Clubhouse also has restaurants and a golf shop.



# Clubhouse



*Entrance to UNiK CAFÉ.*



*UNiK CAFÉ.*



*Sports facilities.*

- UNiK CAFÉ: A impeccable gastronomic choice and extensive opening hours.
- THE GLASS BAR: The ideal place to relax and enjoy a cocktail or a beer in a place bathed in light.
- Golf shop: It offers golf articles of the best international brands.
- Exclusive mini-market for residents: To buy essential foodstuffs and personal hygiene products.
- Sports facilities: clay tennis courts, paddle-tennis courts and gym.
- Children's playground.
- A landscaped walk of over 3 km through Mediterranean woodland which connects it with the complex's nature reserve.



# Beach Club

## LAS COLINAS Beach Club



*View from the infinity pool at Las Colinas Beach Club.*

- Las Colinas has a Beach Club just a few minutes away from the complex, on the **seafont at Campoamor's La Glea beach.**
- The view from its infinity pool is the horizon of the Mediterranean sea. It also has an area with sun beds, a cafeteria-restaurant, changing rooms, a kiddies' pool and a limited number of parking spaces.



## ACT-IN Services

- Design and building of gardens
- Advice and design for work and reforms
- Administrative services and dealings with suppliers
- Custody of keys and periodic inspections of the home
- Home cleaning services
- Home decoration and furnishing service
- Insurance
- Maintenance of homes, pools and private gardens
- After-sales (Tel. +34 902 888 919)

**ACT-IN**  
*servicios*

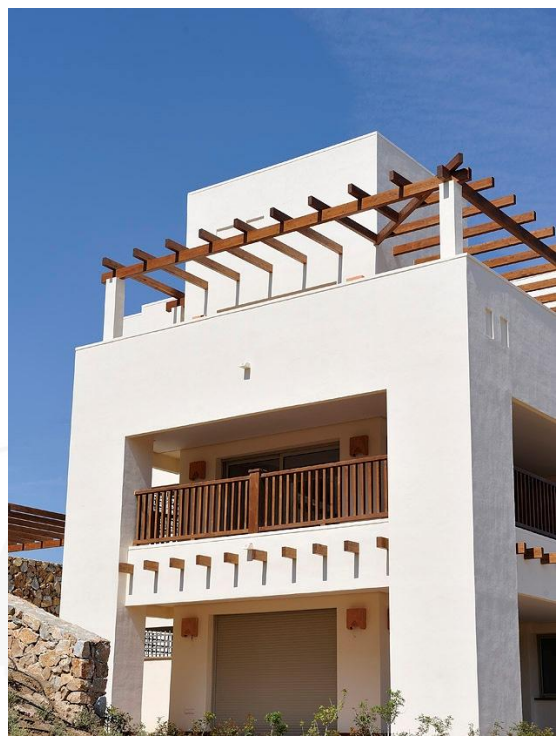
**Tel. +34 902 888 919**





# Type of homes – commercial phase 1

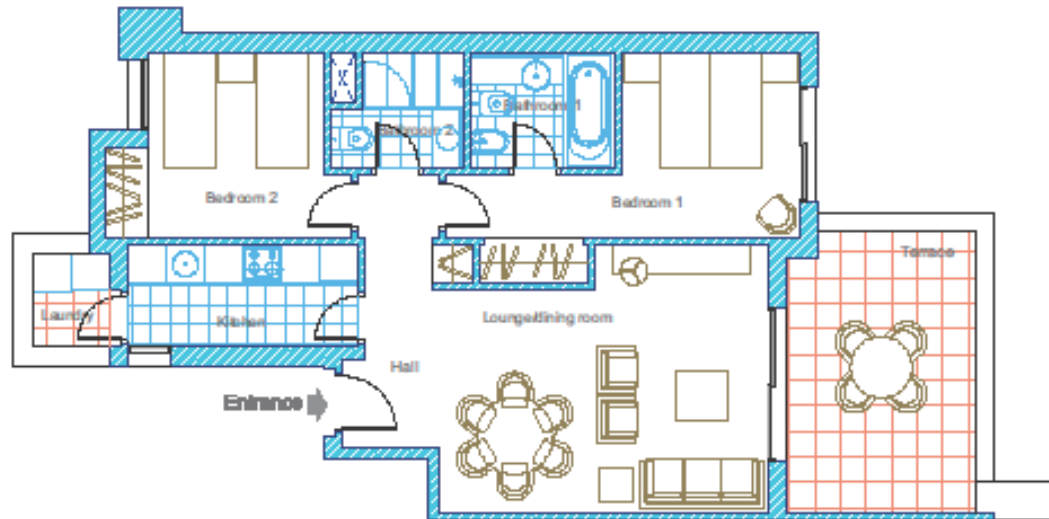
## Apartments





# Type of homes – commercial phase 1

## 2 Bedroom Apartment Standard Floor Plan



### Meters



### Approximate Surface Areas

Built surface area of property and communal areas	80 m <sup>2</sup>
Surface area of terraces and laundry	18 m <sup>2</sup>

*N.B.: The plan corresponds to a typical apartment (1st phase). This is a standard floor plan, which does not include the common use areas. Each residence has its own floor plan, which may vary slightly from the standard one. This plan can be modified by the Project Management Team according to construction or design needs. This is not a contract. Colours in the plan are for decorative purposes only.*

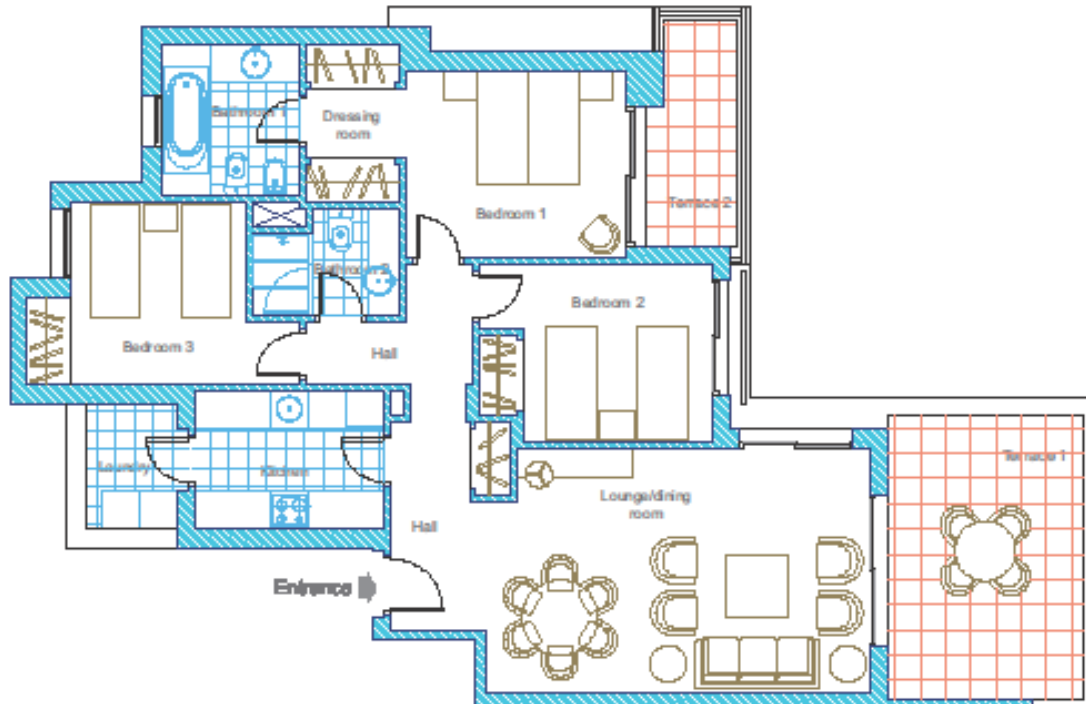






# Type of homes – commercial phase 1

## 3 Bedroom Apartment Standard Floor Plan



### Meters



### Approximate Surface Areas

Built surface area of property and communal areas	108 m <sup>2</sup>
Surface area of terraces and laundry	26 m <sup>2</sup>

This is a standard floor plan, which does not include the common use areas. Each residence has its own floor plan, which may vary slightly from the standard one. This plan can be modified by the Project Management Team according to construction or design needs. This is not a contractual document. The furniture and household items that appear in the plan are merely for decorative purposes





# Type of homes – commercial phase 1

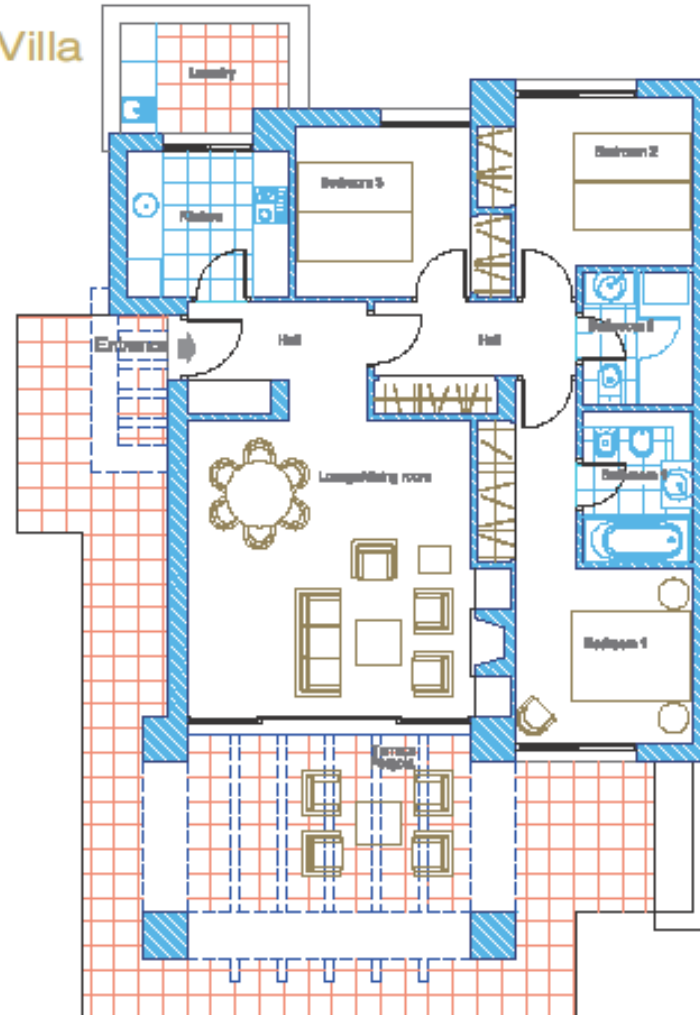
## Semi-detached villas





# Type of homes – commercial phase 1

## Perdiz Semi-detached Villa Standard Floor Plan



Meters



### Approximate Surface Areas

Built surface area of property	98 m <sup>2</sup>
Surface area of terraces, patios and porches	70 m <sup>2</sup>
Plot surface area	300 m <sup>2</sup>

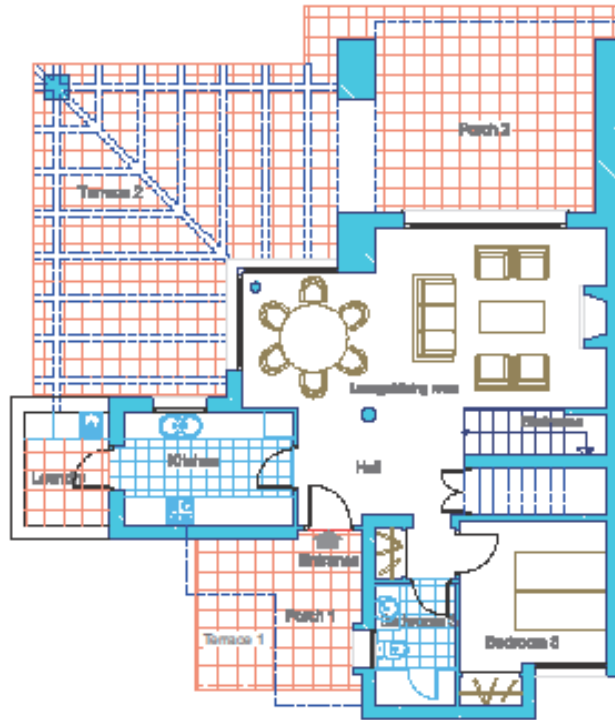
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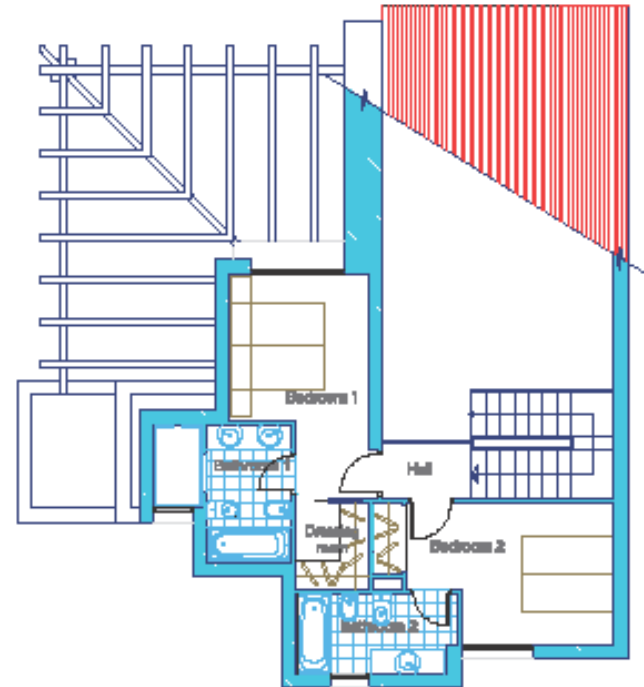
# Type of homes – commercial phase 1

## Abejaruco Semi-detached Villa Standard Floor Plan



**GROUND FLOOR**

Meters



**TOP FLOOR**

### Approximate Surface Areas

Built surface area of property	135 m <sup>2</sup>
Surface area of terraces, patios and porches	125 m <sup>2</sup>
Plot surface area	400 m <sup>2</sup>

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# Type of homes – commercial phase 1

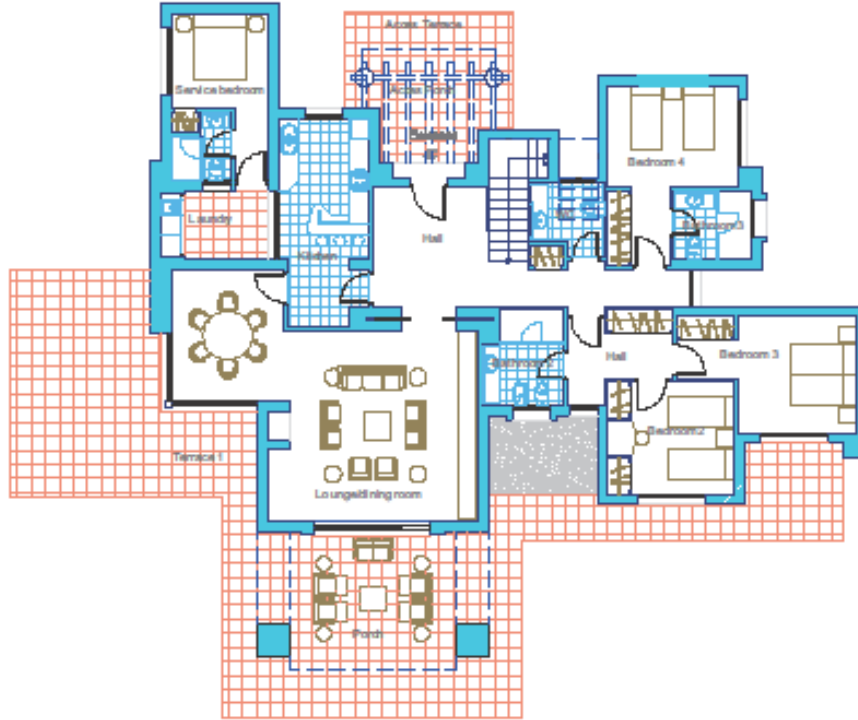
Detached four and five-bedroom villas





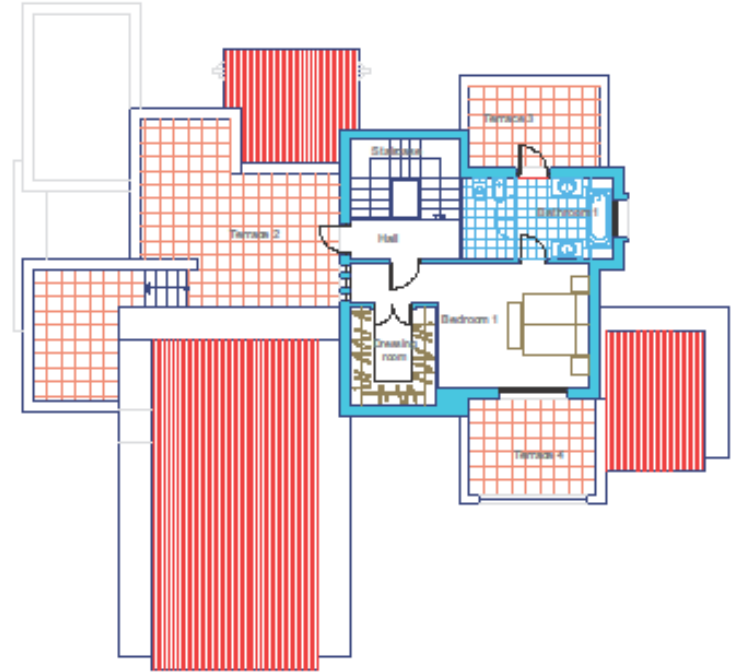
# Type of homes – commercial phase 1

## Pardela Detached Villa Standard Floor Plan



**GROUND FLOOR**

Meters



**TOP FLOOR**

### Approximate Surface Areas

Built surface area of property	260 m <sup>2</sup>
Surface area of terraces, patios and porches	200 m <sup>2</sup>
Plot surface area	1.200 m <sup>2</sup>

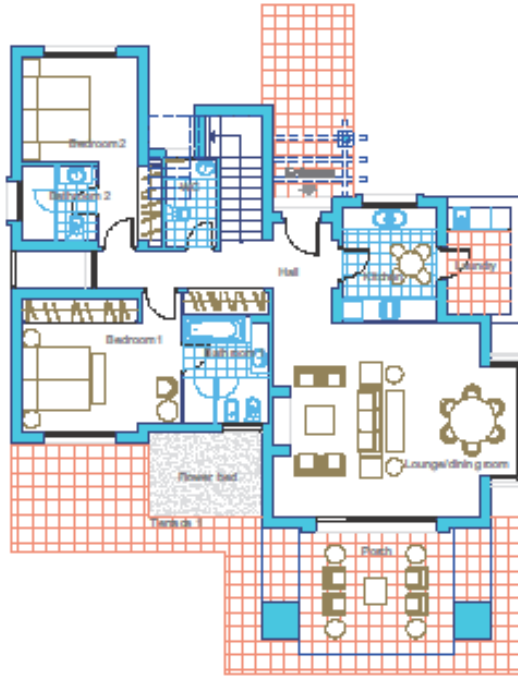
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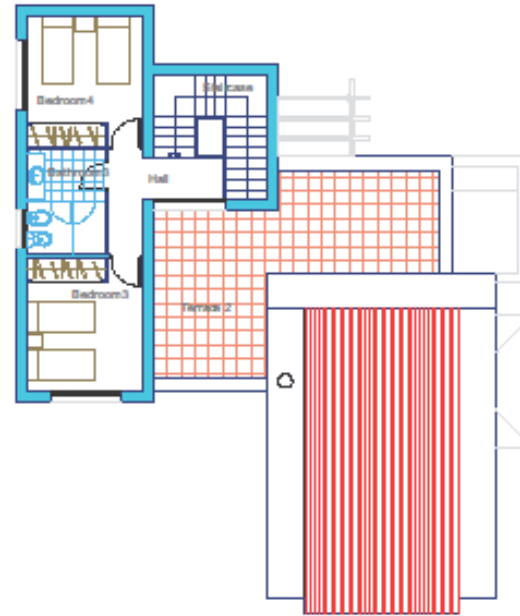


# Type of homes – commercial phase 1

## Malvasía Detached Villa Standard Floor Plan



**GROUND FLOOR**



**TOP FLOOR**

Meters



### Approximate Surface Areas

Built surface area of property	190 m <sup>2</sup>
Surface area of terraces, patios and porches	96 m <sup>2</sup>
Plot surface area	800 m <sup>2</sup>

This is a standard floor plan, which does not include the common use areas. Each residence has its own floor plan, which may vary slightly from the standard one. This plan can be modified by the Project Management Team according to construction or design needs. This is not a contractual document. The furniture and household items that appear in the plan are merely for decorative purposes



# Type of homes – commercial phase 1



*Photos of the apartment show house. This is not a contractual document. The furniture, household items and landscaping are merely for decorative purposes and are not included in the price.*



# Type of homes – commercial phase 1



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# Type of homes – commercial phase 1



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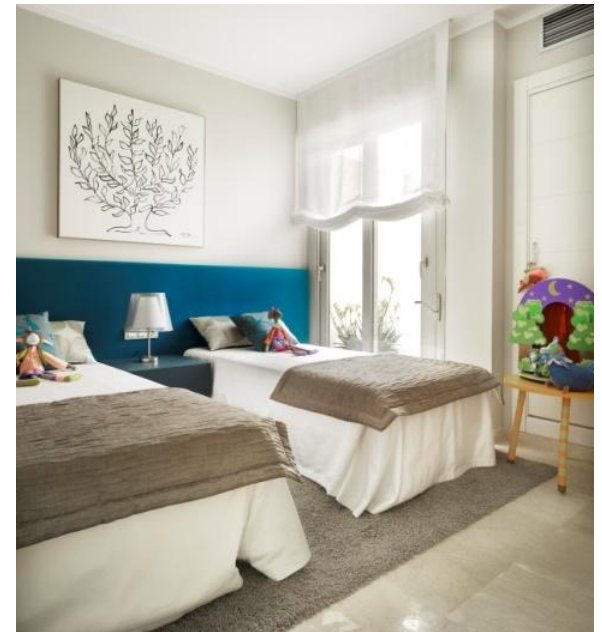
# Type of homes – commercial phase 1



*Photos of Abejaruco villa show house. This is not a contractual document. The furniture, household items and landscaping are merely for decorative purposes and are not included in the price.*



# Type of homes – commercial phase 1



*Photos of the Abejaruco villa show house. This is not a contractual document. The furniture, household items and landscaping are merely for decorative purposes and are not included in the price.*

# Type of homes – commercial phase 1



*Photos of the Abejaruco villa show house. This is not a contractual document. The furniture, household items and landscaping are merely for decorative purposes and are not included in the price.*



# Type of homes – commercial phase 1

Prices:

Type	Model	Bedrooms	Bathrooms	WC	Storeroom	Parking space	Terrace/Porche	Prices from €
Apartments	Ground floor with garden, 1st. floor, 2nd. floor, 3rd. floor and penthouses	2	2	-	Yes	1	Terrace	230,000
	Ground floor with garden, 1st. floor, 2nd. floor, 3rd. floor and penthouses	3	2	-	Yes	1	Terrace	293,000
Semi-detached Villas	Perdiz	3	2	-	No	1	Porche	325,000
	Abejaruco	3	3	-	No	2	Porche	498,000
Detached Villas	Malvasía	4	3	1	No	2	Porche	680,000
	Pardela	5	3	1	No	2	Porche	900,000

Prices are valid from July 2010. Prices do not include VAT.

The prices can vary depending on availability, plot size, view s and orientation.



# Type of homes – commercial phase 1

Method of payment:

- **Apartments.**
- **Perdiz semi-detached villas.**
  - Reservation: 3,000 €
  - 15% on signing the purchase contract.
  - 15% during construction.
  - 70% on delivery of the keys.
  - Estimated date of delivery of keys: second half 2010.

- **Abejaruco semi-detached villas.**
- **Malvasía and Pardela detached villas.**
  - Reservation: 6,000 €
  - 15% on signing the purchase contract.
  - 15% during construction.
  - 70% on delivery of the keys.
  - Estimated date of delivery of keys: second half 2010.



## How to get there

- **Less than 4 hours** from Madrid.
- In the south of the province of Alicante, at Campoamor.
- 6 kilometres from the beach.
- **Excellent communications:**
  - by road:
    - Alicante, 40 km. away: AP7 toll road, exit 768 (Dehesa de Campoamor). For Las Colinas de Campoamor, take the CV-941 towards San Miguel de Salinas, exiting at km. 6.
    - Murcia, 40 km. away: A-30 to the A-3319 turning and pick up the AP-7 toll road. Take exit 768 (Dehesa de Campoamor). For Las Colinas de Campoamor, take the CV-941 towards San Miguel de Salinas, exiting at km. 6.
    - Madrid, 400 km. away: motorway all the way.
  - by air:
    - Alicante International Airport, 40 minutes away.
    - San Javier Airport, 10 minutes away.
    - Planned Murcia International Airport, 15 minutes away.
  - by train:
    - Balsicas station, 30 km. away. Talgo/Altaria service.
    - Future high-speed train station at Elche, 20 km. away.






# How to get there





# With the backing of

- Las Colinas Golf & Country Club has the backing of Gmp. Founded in 1979, Gmp is one of the most important unlisted real estate group in Spain. The Group's business mainly involves investing in, developing and managing real estate properties, with a particular interest in the office and business park sector in Madrid.
- Gmp currently has a portfolio of 395,476 sq. metres of operating properties, with a land bank with a buildable area of 83,254 sq. metres.
- In Spain, Gmp is a strategic partner of the real estate division of the international giant General Electric.
- Gmp is the first Spanish real estate investment group to have obtained triple certification from AENOR in the areas of Quality, the Environment and Health and Safety in the Workplace in relation to the acquisition, leasing, maintenance, fitting out and conservation of real estate assets.
- The quality of its real estate products, the satisfaction shown by its clients, partners and employees and its socially responsible approach form the three cornerstones of the Gmp Group's corporate philosophy.
- Main buildings and tenants in Madrid:
  - Génova 27 Building: ING headquarters.
  - Hermosilla 3 Building: Garrigues headquarters.
  - Paseo de la Castellana 81 Tower: BBVA headquarters.
  - Castellana Norte Business Center: Vodafone headquarters.
  - Parque Norte Business Center: Ferrovial, Sun Microsystems and Thales headquarters.
  - Iberia Mart I y II Business Complex: several tenants, including Fox, Lego, Repsol...
  - Luchana 23 Building: Gmp headquarters.

With the backing of  **Gmp**



**Castellana 81.**



**Alcalá 16.**

With the backing of  Gmp



*Parque Norte Business Center.*



*Castellana Norte Business Center.*

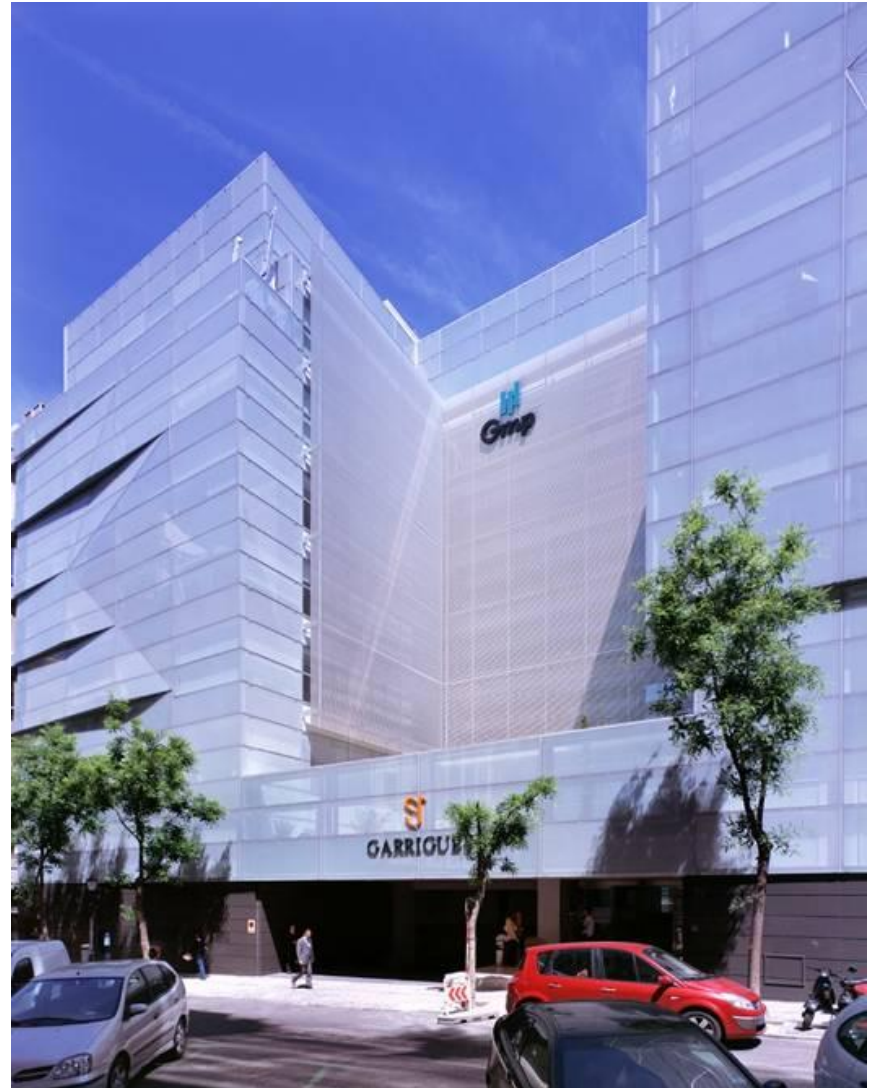


*Iberia Mart I y II Business Complex.*

With the backing of  **Gmp**



***Génova 27 Building***



***Hermosilla 3 Building***



# Contact

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