

A world apart



LAS COLINAS  
*de Campoamor*





# Welcome to a world apart

In Campoamor, south of Alicante,  
there is a different world.

A valley between hills, overlooking the sea,  
the perfect place to escape to.

A place where houses and golf course  
blend harmoniously into  
the natural surroundings.

A place created for enjoyment.

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and communications

- 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 where  
you can get  
away to

A singular place for its natural  
beauty and privacy

The Mediterranean Sea and Salinas.



The special topography of the location, a valley surrounded by hills, gives Las Colinas de Campoamor a unique natural privacy.

Las Colinas de Campoamor covers an area of 330 hectares. Lying along a valley filled with citrus trees and surrounded by hills, the only access is through a gorge, a feature which preserves its tranquillity and immense natural beauty. With more than 300 days of sunshine a year, mild winters and pleasant summer temperatures, visitors can enjoy the many beaches in places like La Zenia, Cabo Roig, Campoamor or around the Mar Menor, as well as playing on one of the many golf courses in the area.

The Mar Menor and La Manga del Mar Menor



# A world apart to be respected

A development that is integrated  
into its surroundings, respecting  
nature and the environment

More than 200,000 sq.  
metres of natural space  
and an environmental  
protection programme.

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he project's design incorporates a sustainable development and environmental protection plan prepared by the Polytechnic University of Valencia. This plan includes low levels of sound and light contamination and the use of trees and indigenous species in public and private gardens. In addition to this, 200,000 sq. metres of natural space has been preserved, with nature trails winding through the local vegetation.



# A world apart from the norm

A very special place to play golf  
in natural surroundings

Las Colinas de Campoamor  
is a low-density residential  
development designed around  
a golf course.

# A

t Las Colinas de Campoamor, the golf course runs along the valley while the properties are laid out along the hillsides overlooking the course, following the natural contours of the land.

With fewer than ten properties per hectare, density is lower than half that of other developments in the area.







# Golf

A world apart to enjoy

The golf course at Las Colinas reflects the originality and versatility of all the projects designed by Cabell B. Robinson, forming an integral part of the landscape.

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esigned by North American landscape architect Cabell B. Robinson, the Las Colinas golf course is laid out to follow the individual contours of the land and integrate naturally into its surroundings.

In the words of Cabell B. Robinson, the creator of internationally renowned courses such as La Reserva in Sotogrande, Santana Golf on the Costa del Sol, Praia d'El Rey in Portugal and Royal Golf D'Evian in France, "my ultimate aim as a landscape architect is for the course to form an integral part of the existing landscape... A unique feature of this course is that it runs along a valley between hills that are high enough to give it intimacy and isolate it from its surrounding area."

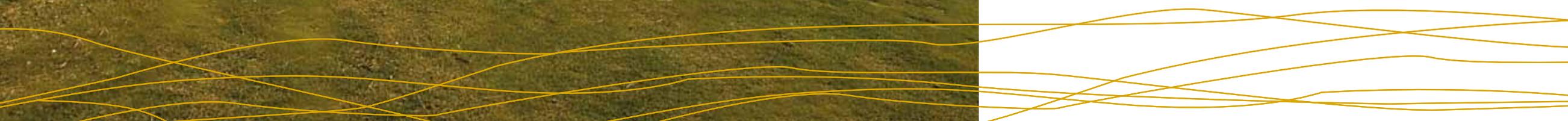




The width of the fairways, the design of the broad, sweeping greens and the many tee positions for each hole combine to make the course highly versatile and suitable for all kinds of players. It can play host to professional competitions while at the same time offering players of all levels a pleasant, entertaining and accessible game.

The 18-hole, par 71 championship course is served by a Club House and a full range of facilities, including a golf academy, grass practice area, putting green and driving range.

There is also a wide range of alternative golf facilities close to Las Colinas, with more than 20 courses within a half an hour of the complex.



# Club House



Illustrative image of the Club House

The Club House is built in the Mediterranean style and covers more than 1,500 sq. metres. Looking out over the 18<sup>th</sup> hole and one of the lakes, it offers 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 Club House will offer:

- A restaurant.
- A pro-shop.
- Clay-court tennis and paddle-tennis facilities.
- A nature trail of more than 3 km. among the Mediterranean woodland connecting it with the natural space.





# Housing

A world apart  
for living

Properties are laid out in communities that look out over the golf course, with communal areas including a swimming pool.

# R

espect for both the environment and individual privacy are key to the design of the residential properties at Las Colinas. Properties are laid out in communities that look out over the golf course, with communal areas that include a swimming pool and carefully preserved local vegetation.

Various types of property are offered: detached and semi-detached villas, apartments and penthouses. Rooms look out onto terraces and porches which increase the sense of space and light.



Apartments  
and  
penthouses



The two and three-bedroom apartments and penthouses have communal areas with pools and private gardens on the ground floors and extensive terraces on the upper floors. In addition, they all have a car park and a storeroom.

The two-bedroom apartments have a built surface area of property with communal areas of around 80 sq. metres with terraces ranging from 18 sq. metres to 40 sq. metres in size. The three-bedroom apartments have a built surface area of property with communal areas of between 108 and 120 sq. metres and have terraces ranging from 30 sq. metres to 80 sq. metres.

These images are not contractually binding. The furniture, household items and landscaping that appear in the images are merely for decorative purposes and are not included in the price.



Pardela  
detached villa



The Pardela detached villa offers living space of approximately 260 sq. metres divided into two floors, with a private garden of up to 1,500 sq. metres and an optional swimming pool. It has a number of porch areas and terraces, five bedrooms and parking space for two cars. In a privileged location near the golf course, The Pardela detached villas form communities with Malvasía and Abejaruco villas, with which they share a communal area with a swimming pool.

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Malvasía  
detached villa



These detached villas have four bedrooms, large terraces and parking space for two cars. Living space is approximately 190 sq. metres divided into two floors and there is a private garden of up to 1,200 sq. metres with the option to build a swimming pool.

They are mostly located on the front line overlooking the golf course, forming communities of detached and semi-detached villas with which they share a communal area with a swimming pool.

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Abejaruco  
semi-detached  
villa



Abejaruco semi-detached villas share a communal area with a swimming pool with other semi-detached and detached villas. Mostly positioned to look out over the golf course, they have three bedrooms, a number of terraces and porch areas, a private garden of up to 500 sq. metres and parking space for two cars. Approximate living space is 135 sq. metres.

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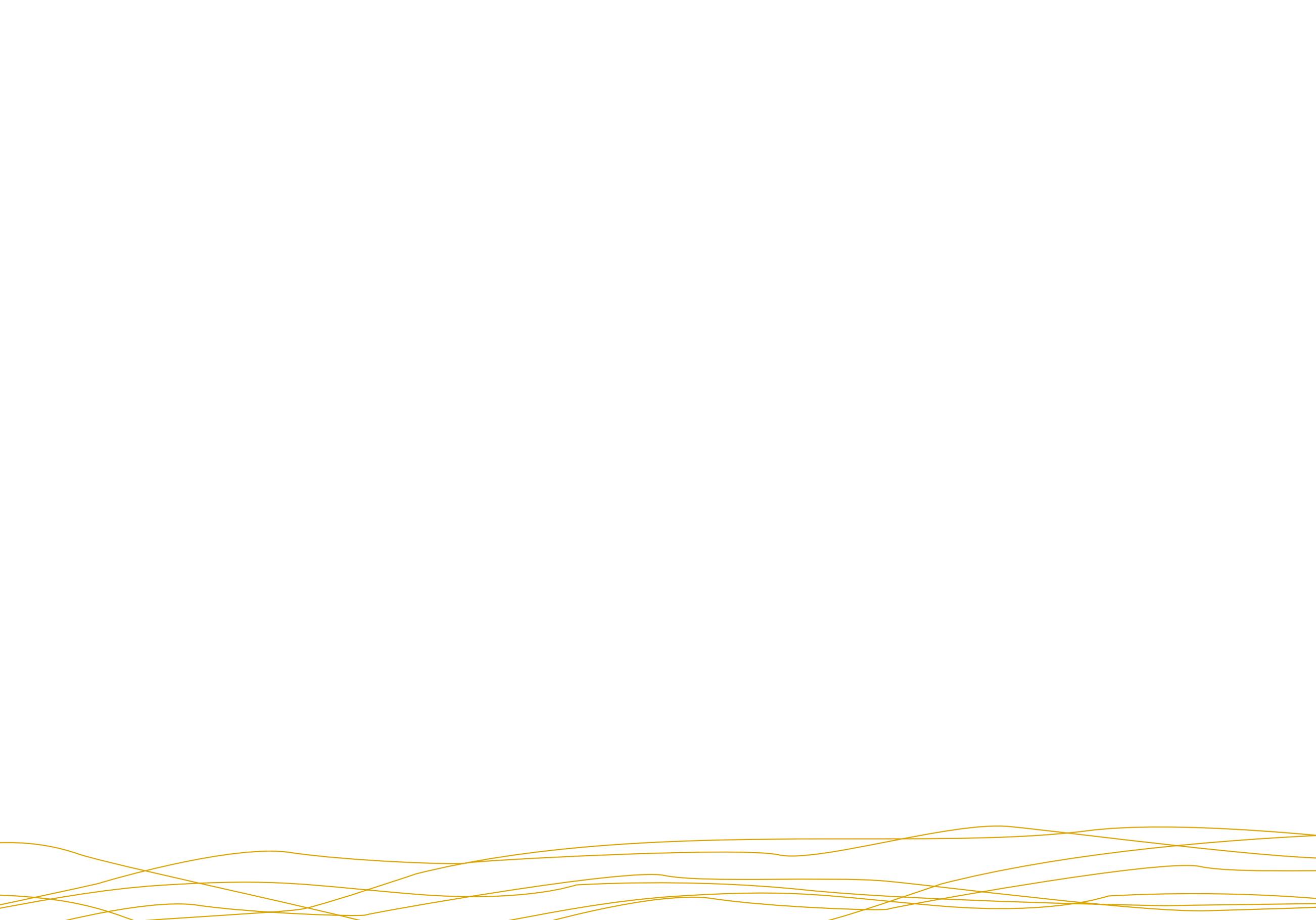
Perdiz  
semi-detached  
villa



Each property offers approximately 98 sq. metres of living space over a single floor, including three bedrooms. Perdiz semi-detached villas have porches, terraces, a private garden of up to 500 sq. metres and parking space for one car. They form part of communities with a communal area with a swimming pool.

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# Services

A world apart full of commodities



## ACT-IN Services

Las Colinas offers residents a wide range of services:



- Home furnishing
- Gardening
- House cleaning
- House maintenance
- Swimming pool maintenance
- After-sales services
- 24-hour security
- House letting

## Exclusive Beach Club

Las Colinas de Campoamor is a place designed for your enjoyment. It has a Beach Club right on the sea front at Campoamor, only ten minutes away from the complex. Residents will be able to enjoy a day at the beach in a relaxed and exclusive environment.

With views out of the Mediterranean, the Beach Club offers a solarium, swimming pool, changing rooms, bar service and beach beds.







**Gmp**



# Stability

A world apart for your investment



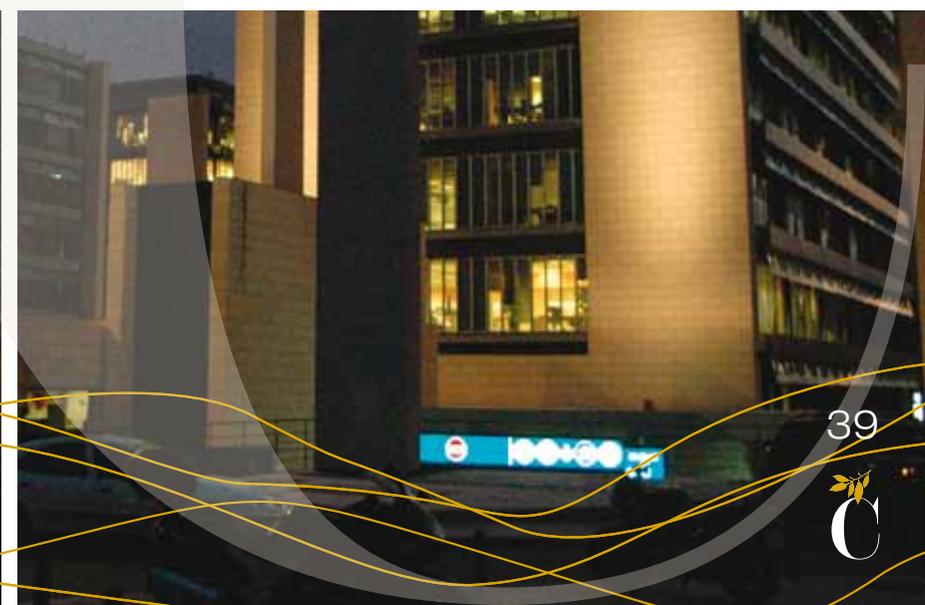
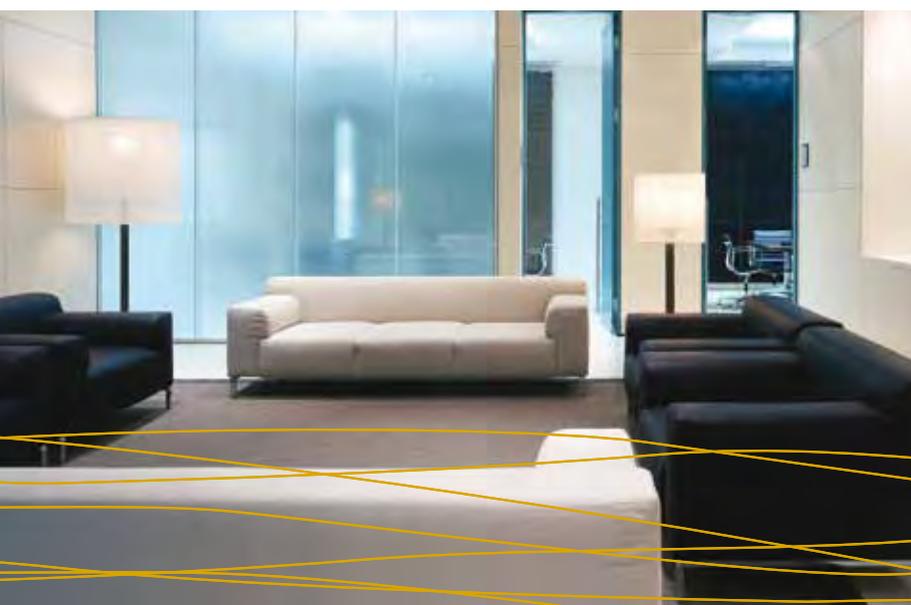
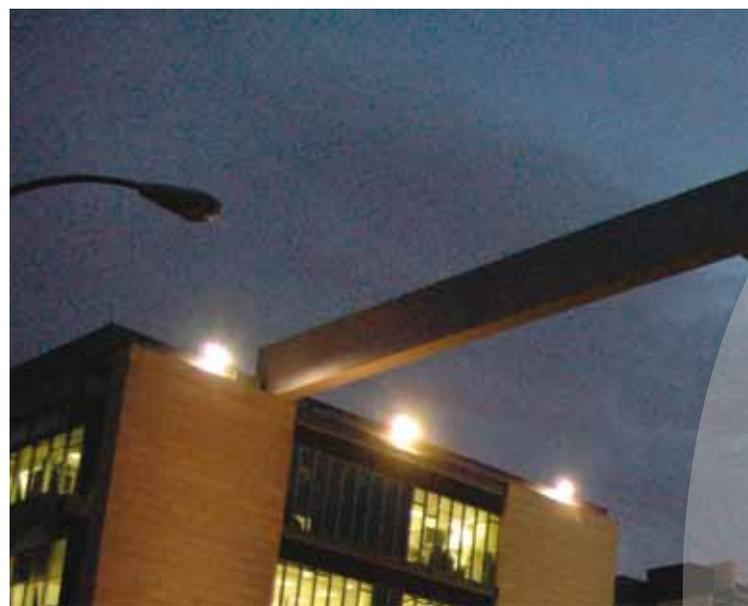
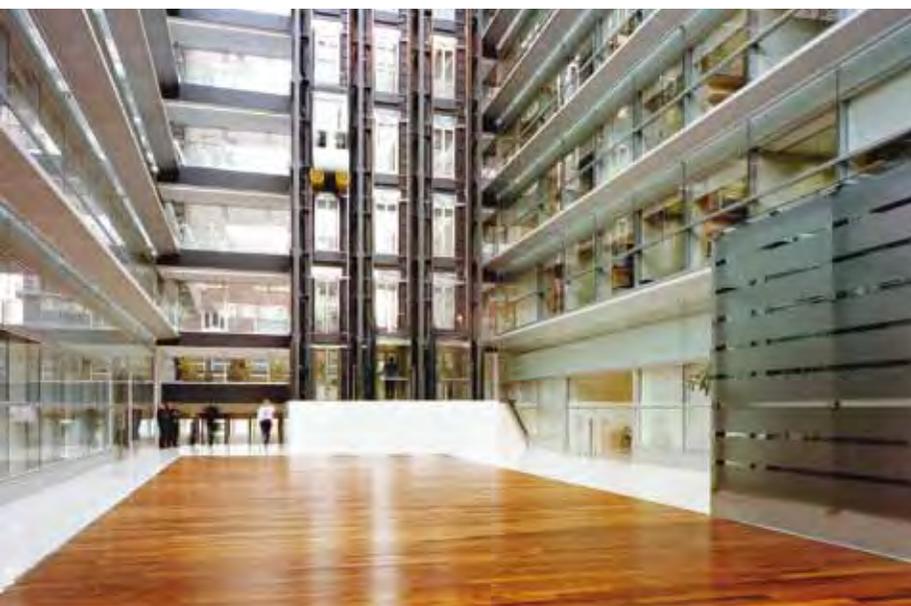
Las Colinas de Campoamor has the backing of Gmp. Founded in 1979, Gmp is one of the most important unlisted real estate groups in Spain. The Group's business mainly involves investing in, developing and managing real estate properties, with a particular interest in the office and business park sector in Madrid.

Gmp currently has a portfolio of 395,476 sq. metres of operating properties, with reserved project plots 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.







# Getting there

A word apart in access and communications



Las Colinas de Campoamor is well connected by road, rail and air.

## By road:

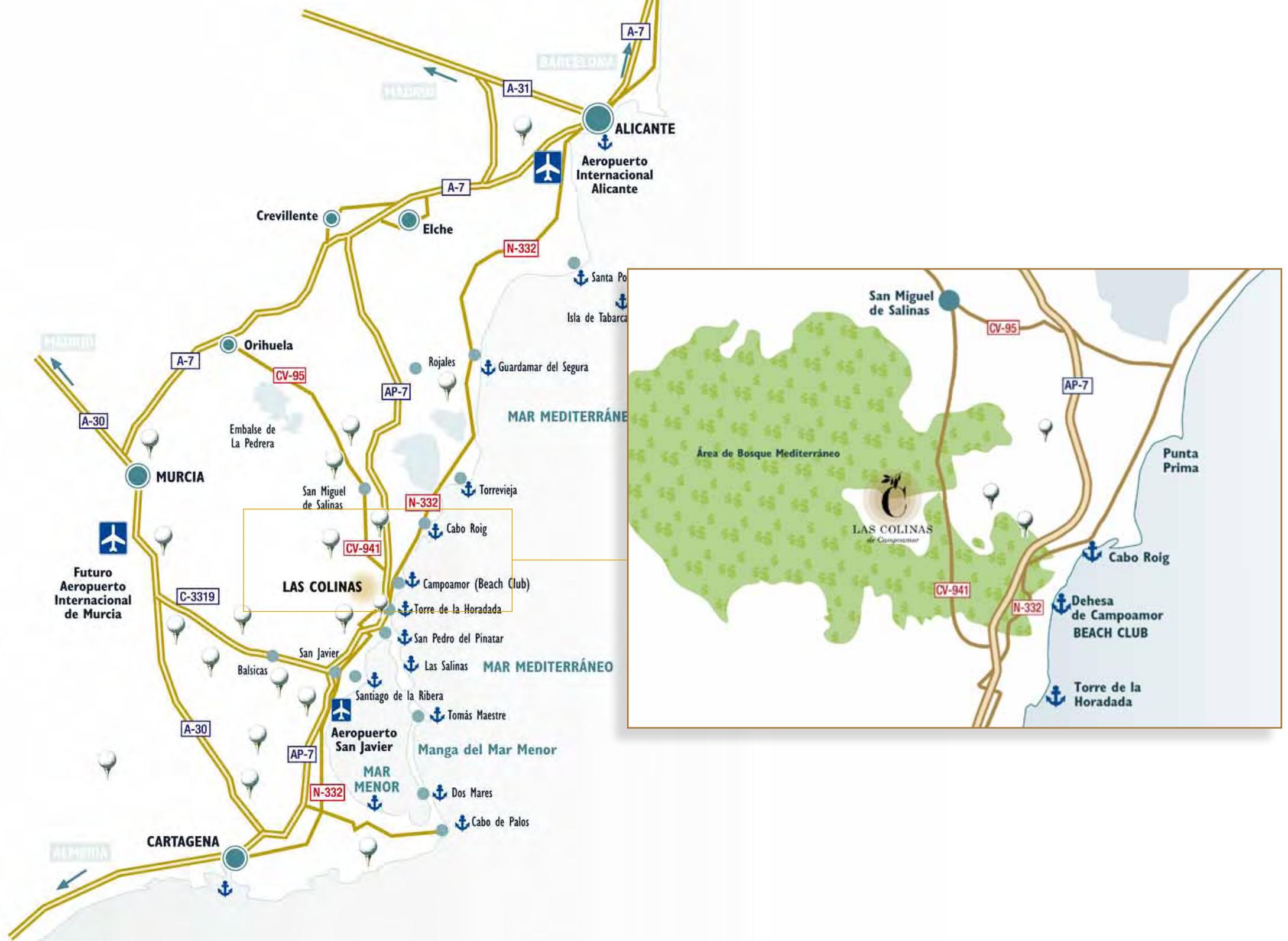
- Alicante, 40 km. away: AP-7 toll road, exit 768 (Dehesa de Campoamor). For Las Colinas de Campoamor, take the CV-941 towards San Miguel de Salinas, exiting at km. 6.
- Murcia, 40 km. away: A-30 to the A-3319 turning and pick up the AP-7 toll road. Take exit 768 (Dehesa de Campoamor). For Las Colinas de Campoamor, take the CV-941 towards San Miguel de Salinas, exiting at km. 6.
- Madrid, 400 km. away: motorway all the way.

## By train:

- Balsicas station, 30 km. away. Talgo/Altaria service.
- Future high-speed train station at Elche, 20 km. away.

## By air:

- Alicante International Airport, 40 minutes away.
- San Javier Airport, 10 minutes away.
- Planned Murcia International Airport, 15 minutes away.







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