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BELLEVUE
BEST PROPERTY
AGENTS
2015



PGA CATALUNYA RESORT

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Estimated built areas, counting the 100% of the surface area of the property, 50% of the covered patios. Approximate terrace surface counting is 100%. This is a document provided for information purposes only, the Developer reserves the right to modify the figures and features & specifications because of technical or legal circumstances.



PGA CATALUNYA RESORT

PGA CATALUNYA RESORT

Discover a first class golf resort in an unparalleled setting, between Girona and Barcelona: modern villas, stylish La Balca Townhouses homes and apartments that offer fantastic views over the courses and unrivalled access in addition to incredible amenities and leisure activities on offer. All this makes the resort the perfect place both for sports lovers and those searching for a comfortable lifestyle in a natural environment.





Welcome to PGA Catalunya Resort

The epitomy of contemporary living coupled with golf and luxury lifestyle in the heart of Catalonia

Welcome to PGA Catalunya Resort, set in one of the most enviable locations in Spain. Catalonia is without a doubt one of the most attractive areas in Europe with a geographic and cultural variety that inspired the genius of Dalí, Picasso and Gaudí. PGA Catalunya Resort is set in a landscape of breathtaking beauty, with two 18-hole golf courses. One of them, the Stadium Course has been named as the best course in Spain, the third best in Continental Europe and one of the top 100 in the world, according to several specialist publications.

The resort is very easily reached from Girona, Barcelona and Perpignan airports Costa Brava, with some of the best beaches on the Mediterranean, is just 20 minutes away, while the historic city of Girona is just 10 minutes from the resort. The Mediaeval city centre of Girona, the capital of the province, oozes Mediterranean charm and offers excellent shopping and world-class restaurants.

PGA Catalunya Resort is set in a stunning natural environment with a combination of attractions unique to this Mediterranean destination; it is a region blessed with superb tourist sites ranging from medieval villages, the idyllic beaches of Costa Brava and the excellent ski slopes

of the Pyrenees. Additionally, PGA Catalunya Resort is just an hour from the centre of Barcelona, 37 minutes with the high-speed train.

‘AT THE FOREFRONT’ OF GOLF AND ARCHITECTURE

Recognised as the best “European Golf Development” by the prestigious International Property Awards, PGA Catalunya Resort has an exciting real estate offering: generous plots with stunning views, contemporary design villas, comfortable semi-detached villas and modern apartments located next to the golf course fairways. All properties are a perfect combination of modernity, comfort and considerate integration into its surroundings.

A SPECIAL SITE FOR A SECOND HOME

PGA Catalunya Resort is a first class destination for golf enthusiasts, but it is also ideal for those seeking an exclusive, modern home who wish to enjoy an attractive leisure offering and experience the comfort of the Mediterranean lifestyle.

The Resort

PGA Catalunya: The next generation of resort

At PGA Catalunya you can enjoy a quality of life that only an exceptional resort can offer; improve your handicap under the gentle morning sunlight, then relax in the elegant atmosphere of the Clubhouse, spend some time exercising or unwinding at the exclusive Residents Club, and for a perfect end to a pleasure-filled day, enjoy dinner with the best of company at one of the many Michelin starred restaurants in the area.

With the majestic peaks of the Pyrenees as a backdrop and bathed in the perfume of the pine woods, PGA Catalunya Resort has an excellent combination of sports, wellbeing and leisure.

In addition, the resort offers services for residents including gardening, cleaning, concierge and maintenance, among others. If there is anything special you need, you can always contact the Property Service Department, where you will be provided with attentive personalised service. PGA Catalunya Resort has a 24 hour security service within the resort itself, so our property owners know that their homes are perfectly protected even in their absence.





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01 Clubhouse Restaurant || 02 Residents Club || 03 La Vinya Show Villa || 04 Treatment Rooms || 05 Hotel Meliá Golf Vichy Catalán || 06 Members Lounge Terrace || 07 Clubhouse



06



07





International First Class Golf Courses

Playing and training at the best facilities

With the celebration of several tournaments of the European Tour including the Spanish Open the sports history of the PGA Catalunya Resort has already begun. In a superb natural setting, golf lovers have at their disposal two excellent 18-hole courses and well-equipped practice facilities within the same property.

THE STADIUM COURSE

Since opening in 1999, the Stadium Course has been established as one of the best golf courses in the world and in 2012-2013 it was chosen as the best in Spain. It is currently considered to be the third best in continental Europe and to be among the best 100 golf courses in the world, according to several specialist publications. The Stadium Course is perfect for discerning golf lovers who like a challenge. The 18 fairways, the scene of the final of the distinguished PGA Qualifying School in recent years, are lined with leafy trees and Mediterranean vegetation. The bunkers and water hazards accompany future professionals on their way towards their new handicap.

THE TOUR COURSE

Lakes and impressive pine trees characterise the landscape of the Tour Course, which accommodates players of all levels. Thanks to its special architecture, which, unlike the Stadium Course, is characterised by wider fairways and shorter lengths, this course offers an excellent gaming experience for beginners, while still remaining a challenge for golf enthusiasts.

THE CLUBHOUSE

The sophisticated atmosphere of the Club House is perfect for relaxing after a good round of golf with delicious cuisine, or for buying new equipment at the Pro Shop. The Members Lounge of the Clubhouse invites members of the golf club to discuss their last round by the fireplace in a private atmosphere or enjoy sports broadcasts in good company. The perfect location to have long conversations with your companions or a drink on the chill-out terrace with stunning views of the Stadium Course.

Property at PGA Catalunya Resort

The perfect combination of cutting-edge design and integration with nature

THE BEST OF CONTEMPORARY ARCHITECTURE

The homes at PGA Catalunya Resort, while all unique, share a series of elements that make them instantly recognisable: contemporary design, facilities of the highest quality, subtle integration with the natural surroundings and interiors that bring the outdoors in. The different projects have been designed by renowned Catalan architects Damián and Francisco Ribas, Lagula Arquitectos, Carlos Ferrater, Josep Camps and Olga Felip, and big international names such as DeBlacam & Meagher and Richard Hywel Evans. The perfect combination between an unrivalled setting, a world class golf destination and exclusive homes makes PGA Catalunya Resort unique.

LATEST GENERATION ARCHITECTURE

Each and every one of the new projects is reviewed in order to guarantee that they respect the architectural philosophy of the resort, with a view to ensuring that the modern approach is maintained unaltered across the complex, enhancing the global value of each of the properties. Another important feature of the resort is the low-density of building. PGA Catalunya Resort is an environmentally-conscious project, respectfully set within a land of 300 hectares of thick forests. The priority of the

planning approach is to achieve a harmonic integration of the private homes, the golf courses and the splendid natural environment, guaranteeing at all times the privacy both of the golf players and the residents, taking advantage of the characteristics of the terrain and other natural elements.

LA VINYA, LA SELVA and LA BALCA

With equally beautiful landscapes, these three residential areas offer a broad range of homes.

The largest plots of more than 2,000 m², for villas of up to 400 m² are in La Vinya, alongside fairways 8 and 9 of the Tour Course.

In La Selva, located next to the Stadium Course, the plots from 1,000 m² are ideal for the designer villas, with surface areas of approximately 250 m². The apartments, located in the heart of the resort, boast stunning views of fairway 18 of the Stadium Course. The apartments also offer easy access to the Residents Club and the Clubhouse along a pedestrian path.

La Balca, a new development that will host 14 villas with lake views and views of the Tour Course and pine forest beyond and eight new single family homes, divided into two groups of four: La Balca Townhouses.





Our villas

Elegance and comfort with a modern design

When purchasing a plot at PGA Catalunya Resort owners have the choice of undertaking their own project in-keeping with the architectural concept of the resort, or letting the experienced Resort team take care entirely of the construction of their dream villa. A committee of architects will advise on best design and provide support at the time of shaping, building and rendering to ensure efficient creation of your home. The many potential design projects we make available to you are the work of internationally renowned architects. In a setting as special as that of the PGA Catalunya Resort we always manage to achieve a perfect combination of modern design, comfort and wellbeing, with a Mediterranean lifestyle in harmony with nature.

PLOTS

LA VINYA

Villa Plots
2,100 - 4,000 sqm
From €620,000

LA SELVA

Villa Plots
1,000 - 1,300 sqm
From €395,000

LA BALCA

Villa Plots
1,300 - 1,900 sqm
From €395,000



La Vinya Show Villa

The perfect frame for a stunning landscape

Designed by the architecture studio Lagula, this villa represents an exclusive, modern and sophisticated lifestyle. Masterfully integrated with the surrounding nature, every aspect of this home has been considered; modernity, tradition and pure lines combined in a unique Mediterranean experience.

Located in the exclusive La Vinya area, next to fairway 9 of the Tour Course, this excellent example of contemporary architecture establishes a bold dialogue with its surroundings, creating an ideal space for luxurious living and entertaining.

The upper level features an open-plan Bulthaup kitchen, an expansive living and dining room area leading gradually and naturally onto the large terrace. All the areas offer stunning views of the golf course and the extraordinary landscape. Each of the four spacious ground floor bedrooms have en suite bathrooms. Through large glazed sliding doors, the bedrooms lead directly onto the incredible main terrace with an outdoor kitchen and the custom-designed infinity swimming pool.







The light, open-plan, living room with its large panoramic windows and the spacious terrace of this elegant villa blend with the natural surroundings and immerse occupants in the verdant setting.



La Vinya Show Villa

BASIC DETAILS

ARCHITECTS	LAGULA, Barcelona
PRICE OF PURCHASE	from €2,300,000 approx.
PLOT	2,330 sqm
TOTAL INTERIOR AREA	404,85 sqm
TOTAL EXTERIOR AREA	500,25 sqm
TOTAL AREA	905,10 sqm
BEDROOMS	4
BATHROOMS	4 private
GUEST TOILET	1

EQUIPMENT

POOL	Infinity pool integrated within the solarium terrace
GARDEN	Native vegetation, automatic watering system
KITCHEN	Bulthaup designer kitchen with Gaggenau appliances
BATHROOMS	Roca Meridian sanitary ware, Hansgrohe taps, Hydro-massage bath tub
DOMOTICS	Fully automatic systems for <ul style="list-style-type: none"> - Air conditioning - Radiant floor central heating (coal gas) - Indoor and outdoor lighting Alarm
ENTERTAINMENT	Pre-installation for home cinema
COMMUNICATIONS	WLAN, telephone and TV connections
INDOORS	Fireplace in living room and main bedroom, fitted wardrobes
OUTDOORS	Barbeque and outdoor kitchen

La Selva Show Villa

Contemporary design in tune with nature

The villa designed by the prestigious Dublin-based architecture studio DeBlacam & Meagher, is strategically located next to fairway 17 of the Stadium Course. Large panoramic windows generate an amazing feel of continuity between indoor and outdoor spaces and the surrounding landscape. The villa is full of sunlight and offers magnificent views of the golf course, the forests and mountains in the horizon. Its 250 sqm are distributed in a spacious, very modern living-dining area with an

adjacent Bulthaup designer kitchen and a guest toilet on the first floor, plus three bedrooms with en suite bathrooms on the ground floor.

The outdoor area of this villa is even more stunning than the interior. Several terraces and outdoor spaces are strategically located for enjoying private soirées and family leisure time. A custom-designed infinity pool and an outdoor natural stone kitchen complete a property any owner would be proud of.







This De Blacam & Meagher project artfully combines interiors with the natural environment. The key features of this modern villa are design, comfort and light-flooded spaces with panoramic views.



La Selva Show Villa

BASIC DETAILS

ARCHITECTS De Blacam & Meagher
PRICE OF PURCHASE € 1,300,000 approx.

PLOT 1,090 sqm
TOTAL INTERIOR AREA 256,50 sqm
TOTAL EXTERIOR AREA 233,70 sqm
TOTAL AREA 490,20 sqm

BEDROOMS 3
BATHROOMS 3
GUEST TOILET 1

EQUIPMENT

POOL Infinity pool integrated within the solarium terrace

GARDEN Native vegetation, automatic watering system

KITCHEN Bulthaup designer kitchen with Gaggenau appliances

BATHROOMS Roca Meridian sanitary ware, Hansgrohe taps

DOMOTICS Fully automatic systems for
- Air conditioning
- Radiant floor central heating (coal gas)
- Indoor and outdoor lighting

Alarm

ENTERTAINMENT Pre-installation for home cinema

COMMUNICATIONS WLAN, telephone and TV connections

INDOORS Fireplace in living room, fitted wardrobes

OUTDOORS Barbeque and outdoor kitchen

Sifera Show Villa

Masterful fusion with nature

This designer villa in La Selva area is the work of architects Josep Camps and Olga Felip, exclusively for PGA Catalunya Resort. Wood and glass are the key features of this home. In order to take advantage of the stunning landscape surrounding it, the home incorporates a perimeter porch from which to enjoy the views. The living area is full of light and offers a spectacular vista over fairway 15 of the Stadium Course and the wonderful landscape. The great panoramic

windows create an ambiance that is sunny and open in the day and cosy and private at night enhanced by the glazed reception area at the entrance. The villa is built on a single storey, with separate living areas and bedrooms. The living-dining room, with a beautiful open-plan designer kitchen made by Bulthaup is perfect for entertaining. Both the living room and the 3 bedrooms have direct access to the spacious outdoors area, with a terrace, garden and custom-designed infinity pool.







The charm of this villa lays in its unique synergy between indoors and outdoors, glass and wood, light and shadow, water and sky.



SIFERA Show Villa

BASIC DETAILS

ARCHITECTS Josep Camps, Olga Felip
PRICE OF PURCHASE €1,100,000 approx.

PLOT approx. 1,065 sqm
HOUSE TOTAL SURFACE 238,80 sqm
TOTAL EXTERIOR AREA 309,00 sqm
TOTAL AREA 547,80 sqm

BEDROOMS 3
BATHROOMS 2

EQUIPMENT

POOL Infinity pool integrated within the solarium terrace

GARDEN Native vegetation, automatic watering system

KITCHEN Bulthaup designer kitchen with Gaggenau appliances

BATHROOMS Còsmic and Roca sanitary ware
Hansgrohe and Còsmic taps

AIR CONDITIONING Fully automatic air conditioning

HEATING Radiant floor central heating (coal gas)

COMMUNICATIONS WLAN, telephone and TV connections

La Balca townhouses

Intelligent design with unlimited potential

Located in the La Balca residential area, facing the 15th fairway of the Tour Course, are eight new single-family homes, divided into two groups of four. Split over two levels with three bedrooms and a basement, these contemporary 280 m² houses are surrounded by green space and have their own shared swimming pool.

The layout of the homes – V-shaped around the common area - together with the design of the extensive terraces at the rear, ensure privacy for every house, while at the same time offering magnificent views over the golf course, and delivering overall the unique style that's a hallmark of PGA Catalunya Resort.

All eight units have the same functional components: living/dining room, Bulthaup kitchen, three double bedrooms on the upper floor, one with its own dressing room and bathroom, in addition to another full bathroom on the first floor, and one guest bathroom on the ground

floor. Each home comes with 2 private parking spaces and features a 90 m² basement with natural light and a number of options for conversion depending on owners' lifestyle preferences: from games room, to gym or wine cellar ...

Both the master suite and one of the other bedrooms have their own balcony. A large planted atrium originating from basement level lends elegance and personality to the home and is a source of extra ventilation and natural light for all the rooms.

On the ground floor, the Bulthaup kitchen and the open-plan living/dining room open out onto a large veranda, complete with barbecue. This terrace blends seamlessly with the landscaped area which bridges the infinity pool and communal area, while always keeping in view the background of the golf course.







Split over two levels with three bedrooms and a basement, these contemporary houses are surrounded by green space and have their own shared swimming pool.



La Balca Townhouses

BASIC DETAILS

ARCHITECTS LAGULA, Barcelona
PRICE OF PURCHASE From €710,000

TOTAL INTERIOR AREA 279,80 m²
TOTAL EXTERIOR AREA 24,50 m²
TOTAL AREA 304,30 m²

BEDROOMS 3
BATHROOMS 3

EQUIPMENT

POOL	Comunitary pool, beach access
GARDEN	Native vegetation, automatic watering system
KITCHEN	Bulthaup designer kitchen with NEFF appliances
BATHROOMS	Roca sanitary ware
DOMOTICS	Fully automatic systems for - Air conditioning - Underfloor central heating - Indoor and outdoor lighting Alarm
COMMUNICATIONS	WLAN, telephone and TV connections
INDOORS	Fireplace in living room and fitted wardrobes
OUTDOORS	Outdoor kitchenette





La Selva Apartments

Modernity and comfort in the midst of nature

In a privileged setting in the heart of the resort, the apartments offer magnificent views of fairway 18 of the Stadium Course and the majestic Montseny mountain range in the distance. The modern La Selva Apartments are exclusively equipped and ideal not only as a first or second residence, but also as a profitable buy-to-let investment.

Along a private path running next to the golf course, residents enjoy easy access to the Residents Club and the Clubhouse, just a few metres away.

The apartments have been designed by prestigious Barcelona architects Damián and Francisco Ribas and have two or three bedrooms. In order to allow unobstructed views of the magnificent landscape, these

comfortable homes have large sliding doors connecting the living and dining area directly with the private gardens or terraces.

The open-plan kitchen made by Bulthaup combines modernity and classical elegance.

The spacious main bedroom has an independent dressing room and private bathroom with a shower and bath. Some apartments have a bedroom with direct access onto the garden or the terrace and, in the case of the apartments located on the top floor, a great terrace that can be fitted with an outdoor shower, arbour, solarium and Jacuzzi at the request of the owner. At the rear of the building there are car park spaces for the apartments as well as private storage room in the basement.

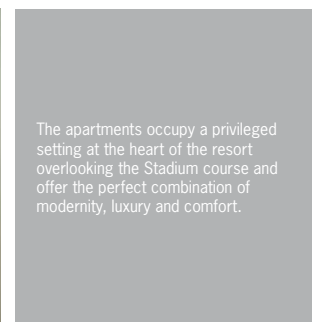
La Selva Apartments

BASIC DETAILS

ARCHITECTS	Damián and Francisco Ribas, Barcelona
PRICE OF PURCHASE AND INTERIOR SURFACE AREA	from 85 sqm - 2 bedroom – 2 bathrooms – from € 365,000 from 106 sqm - 3 bedroom – 2 bathrooms – from € 495,000

EQUIPMENT

KITCHEN	Bulthaup designer kitchen with Neff appliances
BATHROOMS	Roca Meridian sanitary ware, Hansgrohe taps
AIR-CONDITIONING	Fully automatic air-conditioning with cooling and heat pump
COMMUNICATIONS	WLAN, telephone and TV connections
INTERIOR	Alarm Fitted wardrobes Domotic control System
EXTERIOR	Terrace or garden with terrace (on ground floor)



The apartments occupy a privileged setting at the heart of the resort overlooking the Stadium course and offer the perfect combination of modernity, luxury and comfort.



Residents Club and Services

An exclusive club full of possibilities

PGA Catalunya is more than a golf resort or a residential complex.

The project has been designed for owners to fully enjoy the Mediterranean lifestyle in an exceptional setting, with the best facilities and first class services. Families will enjoy the extensive leisure offering and facilities that PGA Catalunya Resort provides, creating memorable holidays and a relaxing lifestyle.

RESIDENTS CLUB

Start the day with a little exercise, swimming a few lengths in the pool under the morning sun, doing jogging while the resort awakens, playing golf, tennis, paddle at any time or improve your physical fitness at the Residents Club. The dream for any sports lover.

But don't forget to relax. When you arrive back from an action-packed day, visit the Residents Club and book beauty and wellbeing treatments or enjoy a thermal circuit. The Residents Club also incorporates a children's park and pool which are a perfect excuse for families to enjoy the Club together. The Residents Club has been designed

as a sports and wellbeing complex for the exclusive use of the owners of the resort. It has a great 20 m outdoors pool with a spacious terrace, solarium, children's pool, latest generation Technogym fitness room and thermal circuit with hydro-massage pool, toning pool, steam bath and dry sauna. It also has two treatment rooms.

SERVICES

PGA Catalunya Resort offers its property owners a residential management programme divided into two great groups of services. The first includes the general administration of the development which includes 24 hour security, community lighting and maintenance and daily collection of household waste and recyclable waste. The second is the Property Services Department that the owners can use depending on their needs, offering services such as personalised administration and rental of the property, cleaning and review of the home after leaving, gardening and landscaping consultancy, baby-sitting or a concierge service that will ensure that everything is perfect for your arrival.

SERVICES

Everything has been thought of to ensure your wellbeing. PGA Catalunya Resort residents can enjoy attractive services catering for property management or personal needs:

- 24 hour security service
- Home maintenance
- Gardening
- Cleaning services
- Laundry services
- Home rental management

Personalised service

- Private catering
- Babysitting
- Transfers to beach and airport
- Advice on interior decoration
- Flower delivery service
- Car rental





Beach Club

Discover the wonders of nature

Not only golfers feel at home at the resort. The broad leisure offering at PGA Catalunya Resort includes something for everyone. Residents who wish to relax at the nearby beaches of the Mediterranean coast can enjoy a preferential agreement at the Santa Marta Beach Club just 25 minutes away. A picturesque beach with fine sands, the Beach Club also has its own beachside outdoor pool with a solarium. The beach bar, the beach restaurant and the tennis courts complete this exclusive offer and make the Santa Marta Beach Club the ideal place for a family excursion.

WATER SPORTS AND WELLNESS

Always moving towards the horizon. Enjoy a boat trip organized by the Beach Club along the extraordinary Costa Brava. To relax and release tension away from the hustle and bustle of it all, the luxurious Santa Marta Spa has an exclusive wellness and beauty treatment menu.





Girona and Barcelona

Succumb to the charms of Catalonia

PGA Catalunya Resort is set within a charming environment full of contrasts and cultural diversity. Among the majestic mountain ranges of the Pyrenees and the shores of the Costa Brava, there is an entire world to discover: for golfers, gourmets, lovers of nightlife and the good life, those passionate about culture and sunworshippers.

GIRONA: HISTORICAL BEAUTY

Just 10 minutes from PGA Catalunya Resort, explore the fascinating mosaic of historical treasures and monuments that make up the city of Girona. The impressive cathedral and the picturesque streets of the historic quarter ooze

medieval charm, taking you back to times past. Its historic bridges and churches, its many museums, good shopping and atmosphere, give this university city its unique character.

BARCELONA: THE HOT CITY OF EUROPE

The vibrant metropolis of Barcelona is the pride of Catalonia and a popular destination for both international visitors and Spaniards alike. This lively city brings together artistic monuments from all times, a unique awareness of style and design and the temperament of Southern Europe, giving it an irresistible urban diversity.





PGA CATALUNYA RESORT

BASIC DETAILS

ADDRESS	PGA Catalunya Resort Carretera N-II km701 17455 Caldes de Malavella Girona, Spain
GOLF COURSE	18-hole PGA "Stadium Course" 18-hole PGA "Tour Course" Clubhouse with restaurant, Members Lounge, Pro Shop, changing rooms, Driving Range
RESORT	Meliá Golf Vichy Catalán designer hotel, Residents Club, tennis, paddle, Beach Club (Santa Marta)

DISTANCES

GIRONA	approx. 15 km
COSTA BRAVA	approx. 25 km
BARCELONA	approx. 80 km
PERPIGNAN (FR)	approx. 100 km
GIRONA AIRPORT	7.5 km
BARCELONA AIRPORT	approx. 100 km

 High-speed train

