

● YOUR *golf*  
DREAM  
COME TRUE

VILLAS del CONDADO  
**ALHAMA GOLF**  
PHASE 1. 15 DETACHED VILLAS



– CONDADO  
**ALHAMA GOLF**

APARTMENTS AND VILLAS UNDER THE SUN. MURCIA. SPAIN



*Jack Nicklaus*  
A SIGNATURE GOLF COURSE

# ALHAMA SIGNATURE

*A Jack Nicklaus Signature Golf Course*

**LIVE YOUR DREAM**  
*golf*

Apertura Opened

2009

Diseño Design

Jack Nicklaus

Par

72

Distancias Distance

6.884 m



The Region of Murcia owns 6 GNK golf courses: Mar Menor, Saurines Golf, La Torre Golf, Hacienda Riquelme Golf, El Valle Golf and Alhama Signature Golf. Undoubtedly a unique golf destination in the geography of Spain since in just a 50 Km radius we can enjoy six unique golf courses, all of them designed by Jack Nicklaus.

Jack Nicklaus is considered one of the best golfers ever. With 18 majors and more than 70 PGA tour victories, he is also one of the most prestigious designers of golf courses all over the world. The "Great Golden Bear" has certainly left its mark in the Region of Murcia with the GNK Alhama Signature course.

Alhama Signature is considered one of the best courses in Spain due to its great length with 5 large lakes, a wide variety of vegetation and lots of fast greens with deep bunkers.

IN ALL A FIRST-CLASS GOLF COURSE.



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AMAPOLA



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# AMAPOLA

3 Bedrooms



**PHASE 1**  
**UNITS - 1 | 2 | 3 | 4 | 5**  
**10 | 11 | 12 | 13 | 14 | 15**



SOLARIUM

BUILT AREA 110 m<sup>2</sup>  
 SOLARIUM 105 m<sup>2</sup>  
 GARDEN FROM 149 m<sup>2</sup>

-  3
-  2
-  OPTIONAL SWIMMING POOL(\*)
-  CAR PARK
-  PRIVATE GARDEN
-  PRIVATE SOLARIUM
-  ALHAMA SIGNATURE GOLF COURSE
-  PUBLIC TRANSPORT
-  SHOPPING CENTER



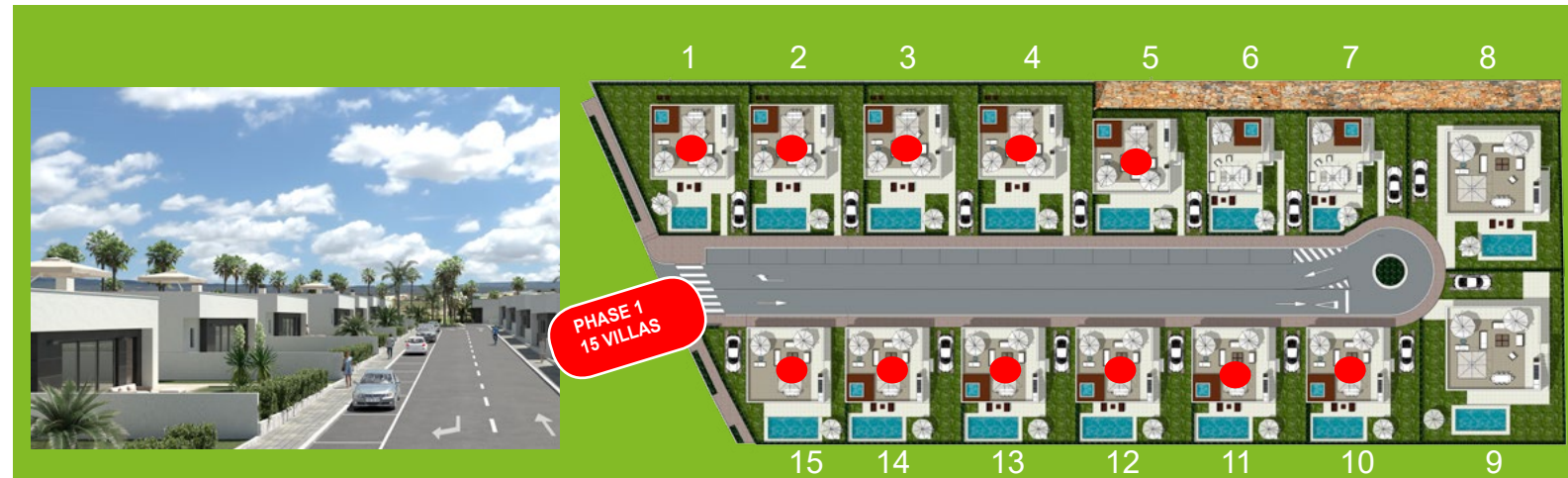
GROUND FLOOR

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These villas are built with the best materials and services, reinforced concrete foundations, all metalwork glazed with climalit and laminated safety glass, digital network facilities and individual heating pump air conditioning pre-installation with conducts all along the house.



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**PRIMAVERA**



**CONDADO DE ALHAMA GOLF**



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# PRIMAVERA

2 Bedrooms



PHASE 1  
UNITS - 6 | 7



SOLARIUM



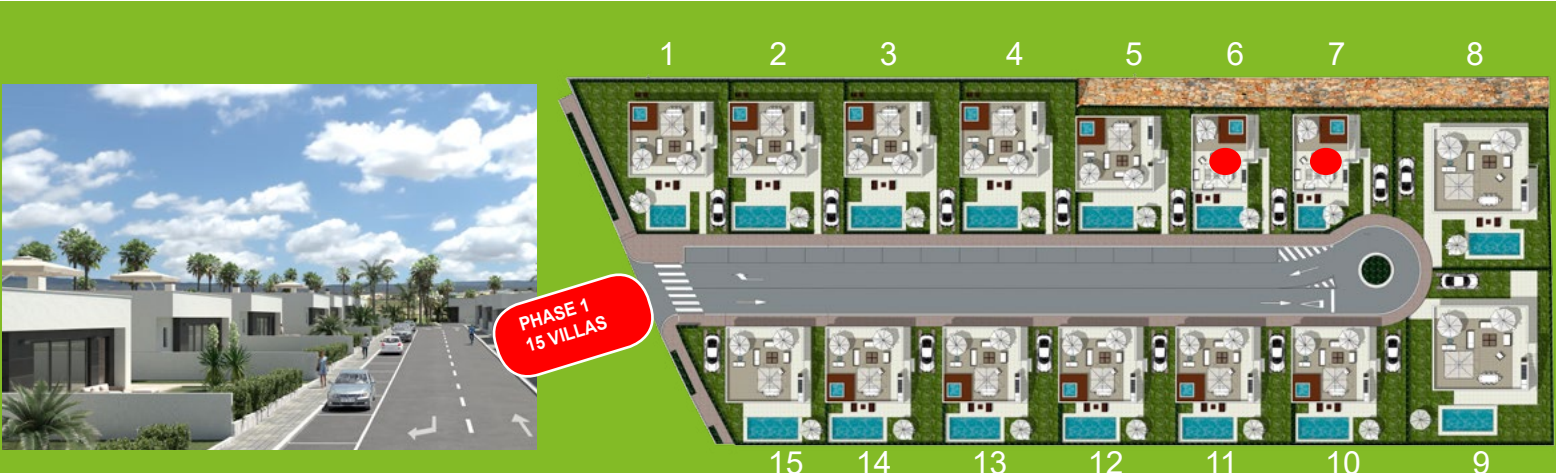
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BUILT AREA 83 m<sup>2</sup>  
SOLARIUM 76 m<sup>2</sup>  
GARDEN FROM 142 m<sup>2</sup>

-  2
-  2
-  OPTIONAL SWIMMING POOL(\*)
-  CAR PARK
-  PRIVATE GARDEN
-  PRIVATE SOLARIUM
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GROUND FLOOR



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## CONDADO DE ALHAMA GOLF

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PRIMAVERA



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**ATARDECER**



**CONDADO DE ALHAMA GOLF**



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# ATARDECER 3-4 Bedrooms

BUILT AREA  
149m<sup>2</sup>

SOLARIUM  
137m<sup>2</sup>

GARDEN  
FROM 300m<sup>2</sup>



PHASE 1 - UNITS - 8-9



SOLARIUM



GROUND FLOOR

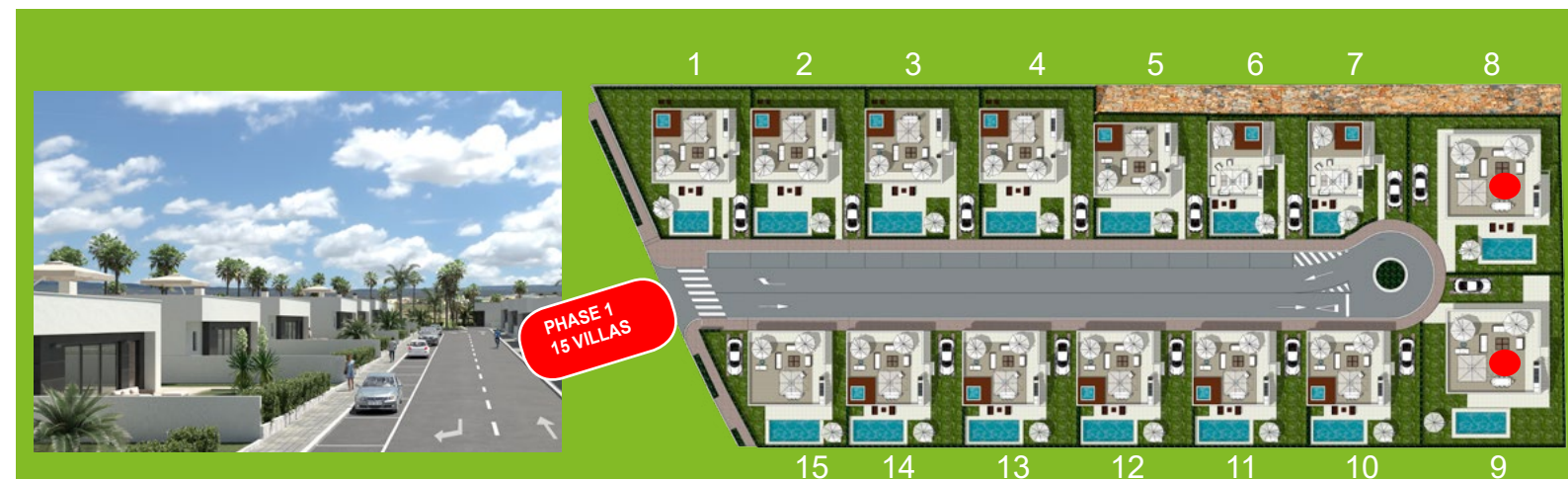
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-   
4
-   
3
-   
OPTIONAL SWIMMING POOL(\*)
-   
PRIVATE PARKING
-   
PRIVATE GARDEN
-   
PRIVATE SOLARIUM
-   
ALHAMA SIGNATURE GOLF COURSE
-   
PUBLIC TRANSPORT
-   
SHOPPING CENTER

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-  2-4
-  2
-  OPTIONAL SWIMMING POOL(\*)
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info@miradorcondadodealhama.com  
ventas@orbegrupoinmobiliario.com



● VILLA ATARDECER



● VILLA AMAPOLA



● VILLA PRIMAVERA



**CONDADO DE ALHAMA GOLF**



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# QUALITY SPECIFICATIONS



**Structure:** Reinforced concrete.  
**Foundation :** reinforced concrete footings  
**Terraces:** reversed flat roof, thermal insulation, with 80mm extruded polystyrene XPS rigid planks.  
**Outdoors paving:** Non-slip and freezing-resistant pavements on walkable areas.  
**Coating:** 2 layers of water-resistant rendering.

**Facades:** 24x12x10cm brick, with a one-layer plastering+ closed-cell structure extruded polystyrene panels (XPS)+ Perforated ceramic brick.

**Party walls:** Double layer of double-hollowed ceramic brick with a chamber and Rockwool insulation in party walls in the houses. Air soundproofing

**House Inner flooring:** 60x60cm porcelain tiles.

**House wet areas flooring:** 60x60cm porcelain tiles.

**Terrace and covered areas pavement:** porcelain tiles, with slip-resistant treatment.

**Kitchen flooring:** 60x60cm porcelain tiles.

**Stairs flooring:** outdoors specific with slip-resistant treatment

**Paint:** smooth paint in general and enamelled in the bathrooms.

**Bathroom cladding:** ceramic tiling

**False ceiling:** Plasterboard panelled/suspended false ceiling depending on the area.

**Special features,** In specific areas, hidden RGB LED linear light in the ceiling plasterboard (\*).



**Doors:** 35mm white-enamelled MDF board doors from the floor to the ceiling

**Entrance door :** armoured white-coloured in the exterior side

**Wardrobes:** with lacquered white matt and upper shelves. Textured interior finishing. Drawers, bars and shelves.

**Board skirting:** High white-enamelled MDF board.

**Metalwork:** Tilted, fixed and sliding with anodized grey-lacquered thermal break aluminium profile and motorized shutter.

**Glazing:** All metalwork glazed with Climalit and laminated safety glass.



**WC** with built-in tank and a flush button .  
**Sinks** on counter.

**BasinTaps:** Wall-mounted taps for basins

**Shower taps:** Wall-mounted taps for showers composed of: bath and shower single-lever mixer tap + showerhead + adjustable base with water intake.

**Showers** with a ground-level tray

**Screens:** Safety-glass fixed screens in bathrooms.

**Mirrors.**



**Telecommunications installation** according to the Regulations on Common Telecommunication facilities.

**Integrated Services Digital Network** (Channelling) to install cable TV.

Installation of a **video intercom** with a colour screen.

**Alarm installation** with volumetric sensors and an interior siren. (\*)

**Individual DHW production,** by means of a highly energy-efficient heating pump.

**Heating and air-conditioning** pre-installation by ducts along the whole house by an individual heating pump, an external unit on the roof, an interior unit on the false ceiling in the secondary bathroom and impulsion ducts in grids.



Bright white or grey household appliances. (\*)

**Counter :** type white Dalian or type white Silestone. Built-in sink

**Single-lever tap** with aerator. Equipped with an **extractor hood.**



**Pedestrian access gate (GF units)** with galvanized and lacquered steel frame and aluminium slats. Mailbox and house signalling.

**Motorized sliding access gate** for vehicles  
**Non-slip outdoors paving**

**Landscaping:** selection of mediterranean vegetation in the community areas and garden lightning system.

# MEMORIA DE CALIDADES



**Estructura:** Hormigón armado.

**Cimentación :** zapatas de hormigón armado

**Cubiertas:** cubierta plana invertida, aislamiento térmico con paneles rígidos de poliestireno extruido XPS de 870mm.

**Pavimento exterior:** Pavimento antideslizante y resistente a heladas en zonas transitables.

**Revestimiento:** enfoscado hidrofugado en dos capas.

**Fachadas:** ladrillo 24x12x10cm, para acabado en revestimiento continuo monocapa+ paneles de poliestireno extruido de estructura celular cerrada (XPS)+ Ladrillo cerámico hueco.

**Medianeras:** doble hoja de ladrillo cerámico de hueco doble con cámara con aislamiento de lana de roca en paredes medianeras entre viviendas. Aislamiento acústico.

**Pavimento interior viviendas:** baldosa cerámica porcelánica 60x60cm.

**Pavimento loc. húmedos viviendas** baldosa cerámica porcelánica 60x60cm.

**Pavimento terrazas y zonas cubiertas:** baldosa cerámica porcelánica, con tratamiento antideslizante.

**Pavimento cocinas:** baldosa cerámica .

**Pavimento escaleras:** para exteriores con tratamiento antideslizante.

**Pintura:** lisa en general y esmaltada en baños.

**Alicatado de baños:** gres porcelánico

**Falsos techos:** de pladur trasdosado/suspendido, según zonas.

**En zonas concretas,** iluminación lineal de LED oculta en el falso techo (\*).



**Puertas:** en tablero DM de 35mm de suelo a techo esmaltadas en blanco.

**Puerta de entrada acorazada:** con exterior en blanco.

**Armarios con puertas lacadas** en blanco mate, con maleteros. Acabados interiores texturizados. Cajoneras, barras y baldas

**Rodapié:** alto en DM esmaltado en blanco.

**Carpintería metálica:** Oscilobatientes, fijos y correderas. Con perfil de rotura de Puente térmico. Aluminio lacado en gris anodizado, con persianas motorizadas.

**Acristalamiento:** todas las carpinterías de aluminio serán acristaladas con Climalit y vidrio laminar de seguridad al exterior y/o al interior según el caso.



**WC** con cisterna empotrada y pulsador .

**Lavabos** en mueble de baño.

**Grifería mural de lavabos**

**Grifería mural para ducha:** monomando baño-ducha+rociador ducha+soporte orientable con toma de agua.

**Ducha** con plato a nivel

**Mamparas:** de vidrio tipo securit.

**Espejos.**



**Instalación de telecomunicaciones** según reglamento de infraestructuras comunes de Telecomunicación.

**Red digital de servicios integrados** canalización para TV por cable.

**Videoportero automático** con pantalla a color.

**Instalación de alarma** con sensores volumétricos y sirena interior. (\*)

**Producción individual de ACS,** mediante bomba de calor de alta eficiencia energética.

**Preinstalación para climatización** frío y calor por conductos, en toda la vivienda mediante bomba de calor individual, con unidad exterior en cubierta, unidad interior en falso techo de baño secundario y rejillas en conductos de impulsion.



**Electrodomesticos** en color blanco alto brillo o gris (\*)

**Encimera** tipo Dalian blanco o tipo Silestone

blanco. Fregadero encastrado

**Grifo de cocina** con aireador.

**Equipamiento** de campana extractora.



**Puerta de acceso peatonal (unidades en PB)** con bastidor de acero galvanizado y lacado. Buzón y señalización de vivienda.

**Puerta corredera** motorizada para vehículos

**Pavimento antideslizante en exteriores**

**Paisajismo:** selección de vegetación mediterránea e iluminación de jardín.

