



Limonero Community

VERNA APARTMENTS

feel the difference

DEVELOPER



LAS COLINAS
RESIDENTIAL



welcome to a word apart

Las Colinas Golf & Country Club is situated on the Mediterranean coast, south of Alicante.

A unique, natural enclave, carefully respected and preserved, is the ideal place for well-being and for enjoying a Mediterranean lifestyle, where exclusive homes blend harmoniously into their natural surroundings. A place where you'll feel a world away.

The luxury of living in nature's midst, while having access to high-end sports and leisure facilities, along with privacy, quality and customer service, make Las Colinas Golf & Country Club a place where life takes on a whole new meaning.

Unique experience on arrival

The canyon entrance, winding its way through hills flanked by palm trees, reveals, at the end of the route, a beautiful valley through which the golf course runs. This canyon also shelters Las Colinas from the outside world, preserving its tranquillity, privacy and natural beauty.



Natural areas with Mediterranean vegetation

More than 200,000 m² of natural spaces and landscape paths, with native Mediterranean vegetation, have been preserved.



Maximum privacy and security

Las Colinas Golf & Country Club occupies a 330 hectare valley set among hills that form a natural barrier, safeguarding the privacy of the complex and its residential community. It has a single entry point and a 24-hour security service.



An island surrounded by a natural park of Mediterranean forest

Las Colinas enjoys an exceptional location, surrounded by more than 10,000 hectares of natural park and Mediterranean forest where no other residential developments are permitted.

Exquisite quality sports and leisure facilities

In addition to the golf course, Las Colinas Golf & Country Club offers a complete range of sports, leisure, accommodation and restaurant facilities, including WOW Beach right on the waterfront.



An exceptional climate

Las Colinas Golf & Country Club enjoys over 300 days of sunshine a year, mild winters and pleasant summer temperatures.



A world apart *environmentally friendly*



Las Colinas Golf & Country Club is aware of its responsibility in the current climate and environmental context, which requires the maximum use of resources. Following this premise, it has achieved major milestones, which most notably include:

- The use of recycled water for irrigation of the golf course and communal areas.
- Intelligent centralised irrigation control.
- The removal of plastic elements.
- Cleaning of all facilities with ECO-labelled products.
- 100% electric golf course buggy fleet.



In addition, hundreds of animal and plant species coexist in its facilities, which are protected thanks to a landscaping and conservation plan and the creation of scenic paths that ensure not only the development of these biodiverse communities, but also the enjoyment of those who want to be in contact with nature.

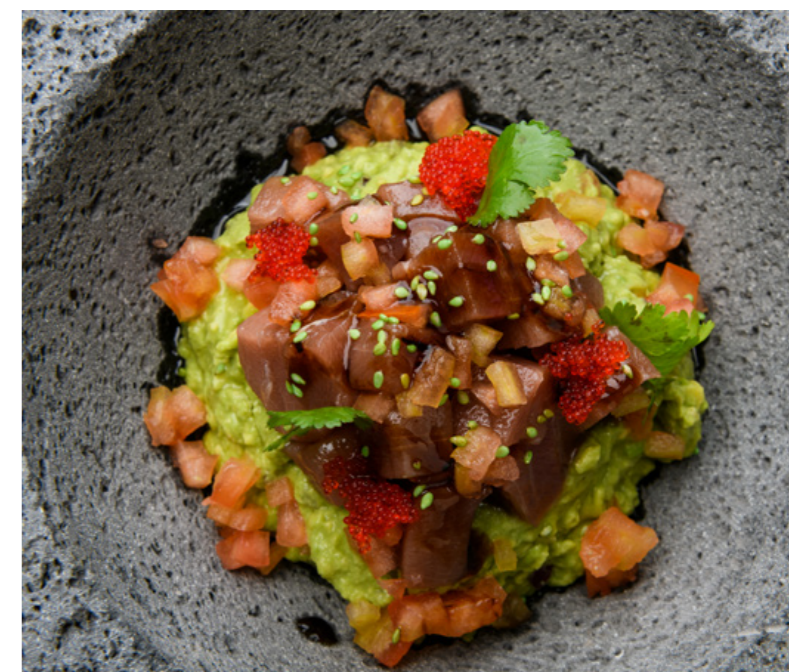
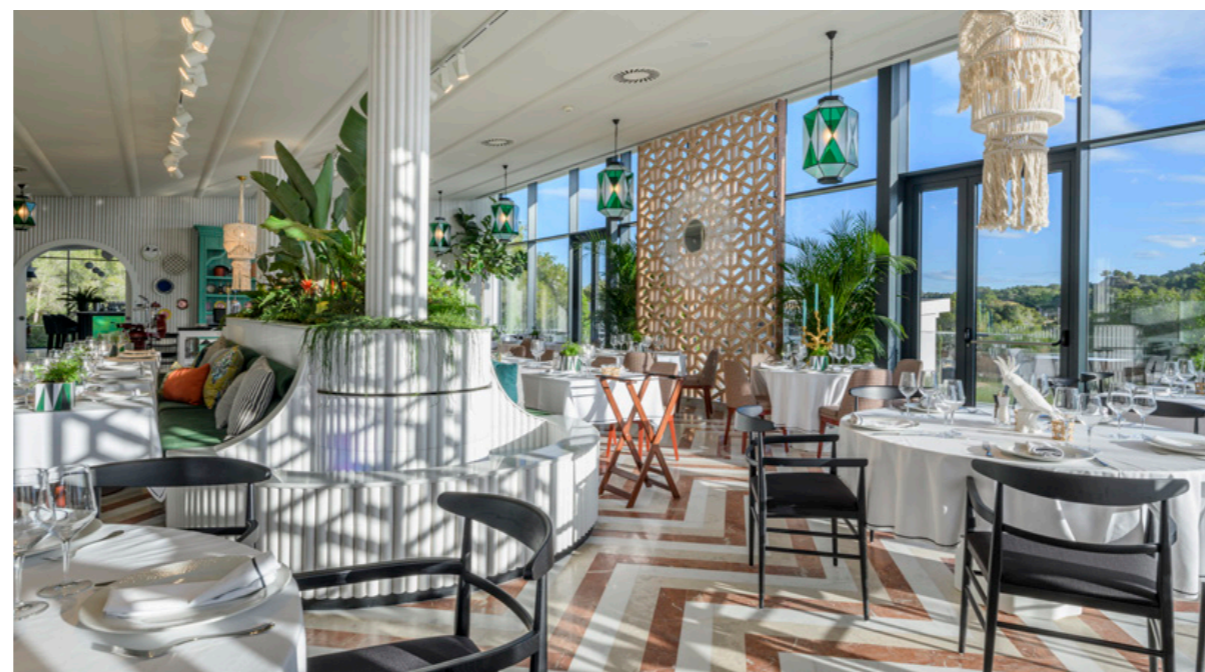
Since its inception, Las Colinas has applied a comprehensive Sustainable Development and Environmental Protection Measures Plan prepared by the Polytechnic University of Valencia.



A world apart to enjoy the cuisine

Las Colinas Golf & Country Club has three restaurants with a diverse range of cuisine: umawa, that fuses Japanese, Mexican and Nikkei cuisine; il Palco, with a culinary service based on traditional Italian cuisine, and unik, which, along with an international cuisine, combines with a Mediterranean touch.

In addition, just a few minutes from Las Colinas Golf & Country Club, on the beachfront of La Glea, you will find WOW Beach where you can enjoy the sunshine, sand and sea.



A world apart to play golf



The Las Colinas golf course stands out for its exclusive and unique design. Designed by the American landscape architect Cabell B. Robinson, creator of internationally renowned courses.

It has been recognized as the “Best Golf Course in Spain” on five occasions, according to the prestigious World Golf Awards and is one of the 100 best golf courses in continental Europe according to Golf World magazine.

In addition to its 18 championship par 71 holes, there is a short game area designed by European Tour winner Miguel Angel Jimenez, a natural grass practice area and a large putting green.

The commitment to innovation has led Las Colinas Golf & Country Club to incorporate Toptracer technology, taking the practice of golf to new level of excitement and fun.





A world apart in access and communications

Las Colinas Golf & Country Club is located in the south of the province of Alicante, just 4.5 km from the coast as the crow flies. It enjoys excellent communications by air, road and rail.

HOW TO GET THERE



By air

- Alicante International Airport, 50 minutes away
- Murcia International Airport, 45 minutes away.



By road

- Alicante, 74 km.
- Murcia, 63 km.
- Madrid, 400 km.
- Barcelona, 600 km.



By train

- AVE high speed train station in Alicante, 74 km away.
- AVE high speed train station in Orihuela, 28 km away.
- Talgo station in Balsicas, 30 km away.

A world apart in services and facilities

- 1 Clubhouse
Las Colinas Residential
Real Estate sales office
Las Colinas Residences Check - in
Restaurant unik / Take away
Restaurant umawa
Golf shop
Golf academy
Kid's zone
ATM
- 2 Restaurant il Palco
Croquet court
- 3 Las Colinas Sports & Health Club
Gym and Wellness
Petanque court
- 4 Racquet Club
Tennis and Padel Academy
- 5 Mini Market
Electric Car Charging Point
- 6 Las Colinas Residential
Oficina de ventas inmobiliaria
- 7 Short Game Area by
Miguel Ángel Jiménez
- 8 Nature trail
- 9 Canyon entrance
Security
Amazon Locker



discover
the meaning
of VERNA

Verna is a type of lemon native to Alicante with a refreshing taste and revitalising properties.

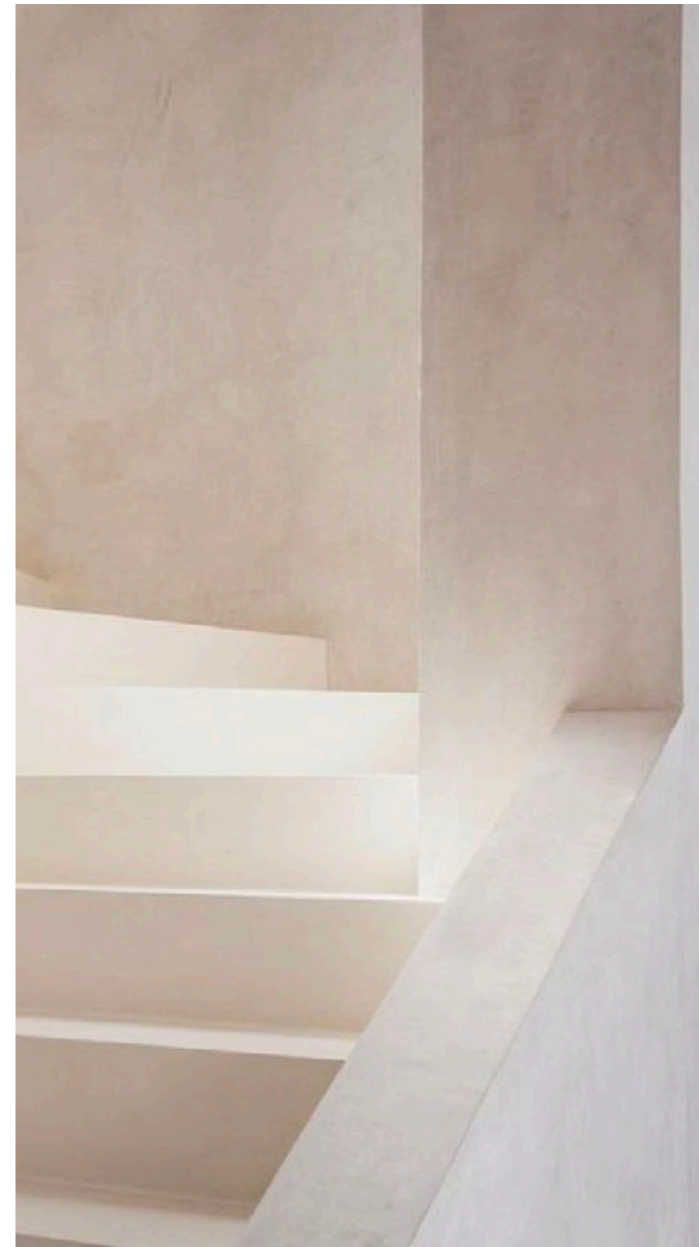
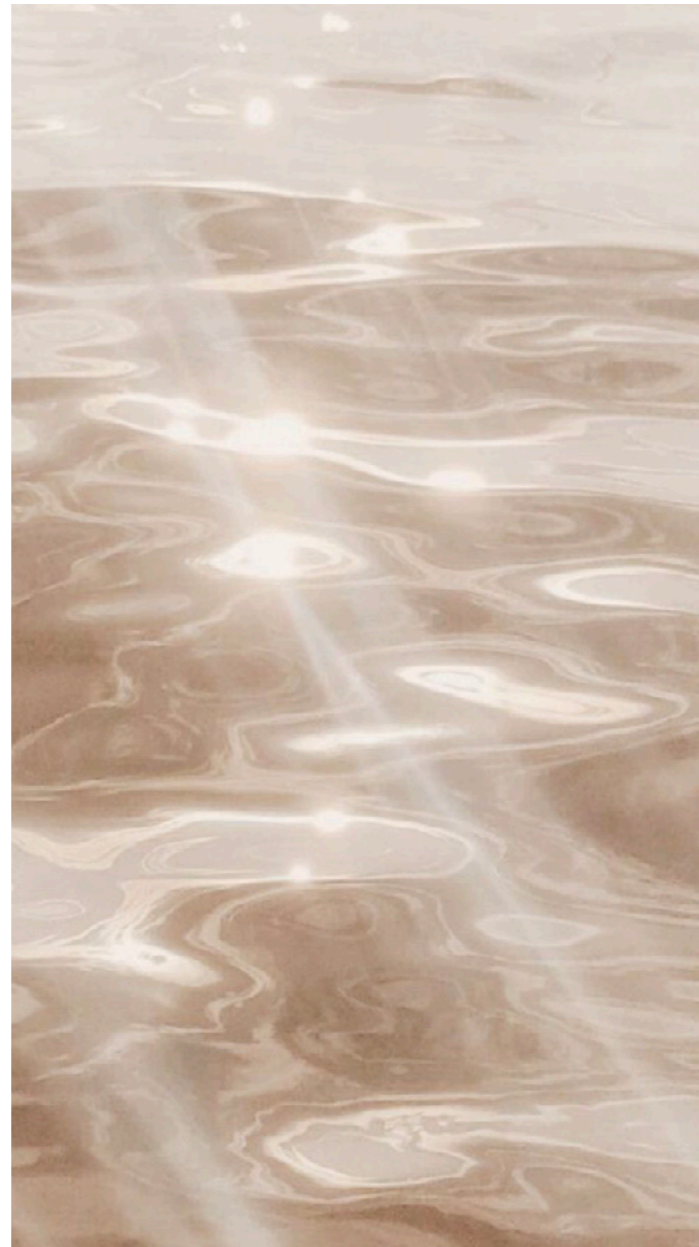
At Las Colinas Golf & Country Club, Verna symbolises vitality, freshness and the sun that every day transfers that healthy energy that awaits you in these exclusive apartments.

Verna is not only a home, but an experience that embraces the Mediterranean lifestyle.



VERNA APARTMENTS

feel the difference



VERNA APARTMENTS

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Harmony is the key.

It is about finding the balance between simplicity and naturalness, between minimalism and abundance.

It's not just about aesthetics, it's about elevating your lifestyle.

It is a reminder that your environment has the power to shape your mood, your creativity and your connection to the world around you.

It is an invitation to create a space that nourishes your senses and feeds your soul.



The Verna apartments are distributed over two residential blocks and have a communal swimming pool with views of nature. All homes have a private parking space and a storage room.



These exclusive two and three-bedroom apartments are the perfect retreat for you to enjoy a lifestyle where comfort and design are interlaced with the charm of the Mediterranean lifestyle.





A Mediterranean retreat in Las Colinas. Located in the Limonero Community, they are situated in one of the most outstanding areas of Las Colinas Golf & Country Club. A beautiful setting surrounded by nature, perfect for those who value tranquillity and relaxation.



Their modern, contemporary interiors are perfectly complemented with impressive terraces that bestow dreamlike sunrises and sunsets, with views of the Mediterranean Sea and/or the golf course.



Block 1

Ground floor

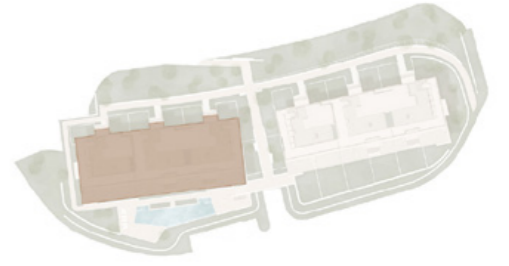
Stair A - Apartment 2

USEFUL AREA		m ²
01	Living room - Dining room - Kitchen	45,38
02	Bedroom 1	16,48
03	Bedroom 2	10,83
04	Bedroom 3	13,19
05	Bathroom 1	7,50
06	Bathroom 2	6,61
07	Terrace 1	40,78
08	Terrace 2	10,08
09	Private garden	35,76

BUILDING AREA		m ²
TOTAL HOUSING		125,13
TOTAL TERRACES		56,03



PARKING



Block 1

Second floor

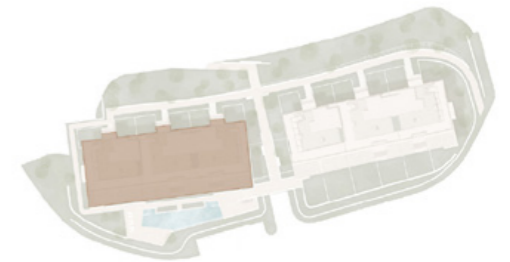
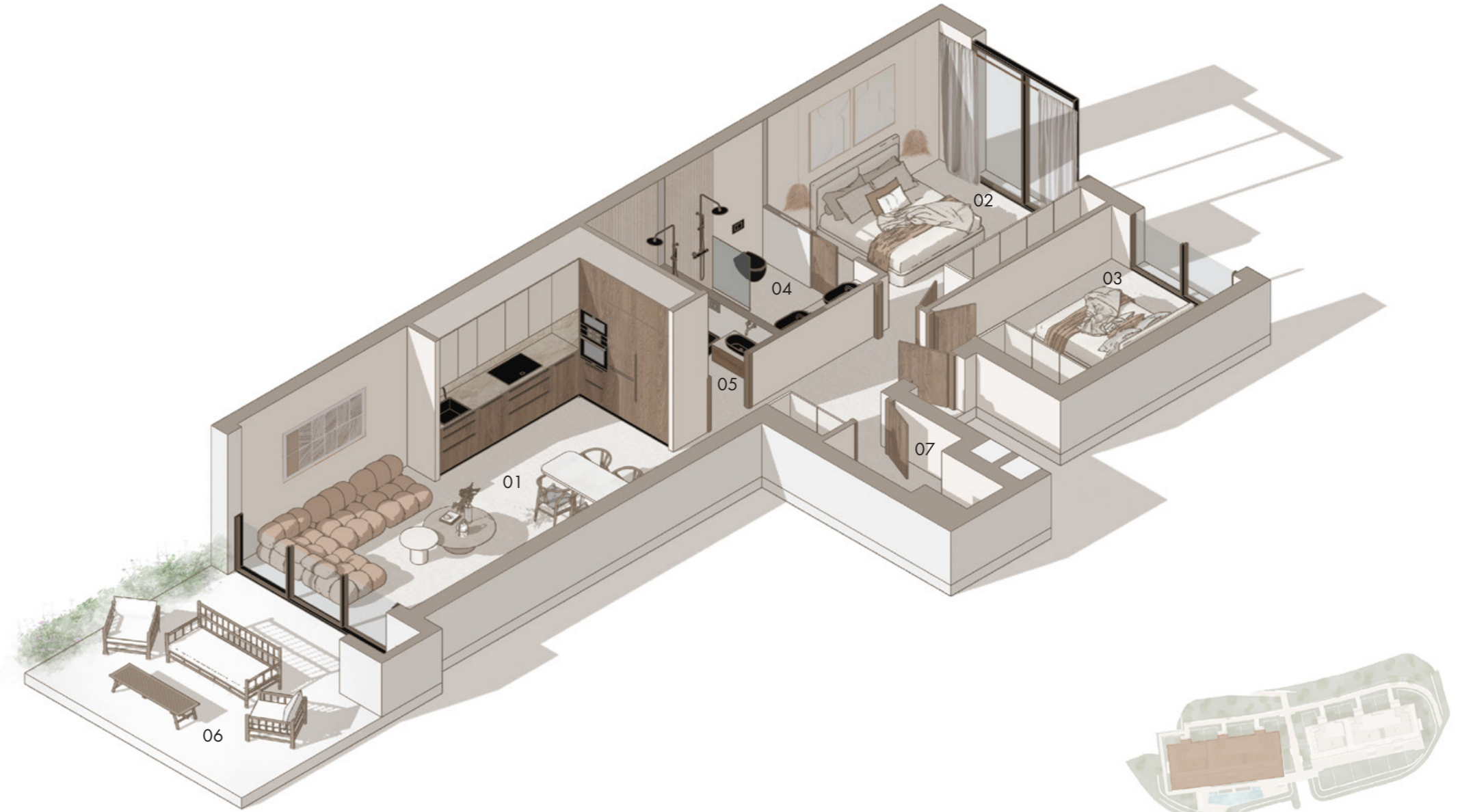
Stair C - Apartment 22

USEFUL AREA		m ²
01	Living room - Dining room - Kitchen	32,06
02	Bedroom 1	13,47
03	Bedroom 2	10,92
04	Bathroom 1	5,25
05	Bathroom 2	4,00
06	Terrace	16,07
07	Storage room	3,47

BUILDING AREA		m ²
TOTAL HOUSING		89,83
TOTAL TERRACES		18,20



PARKING



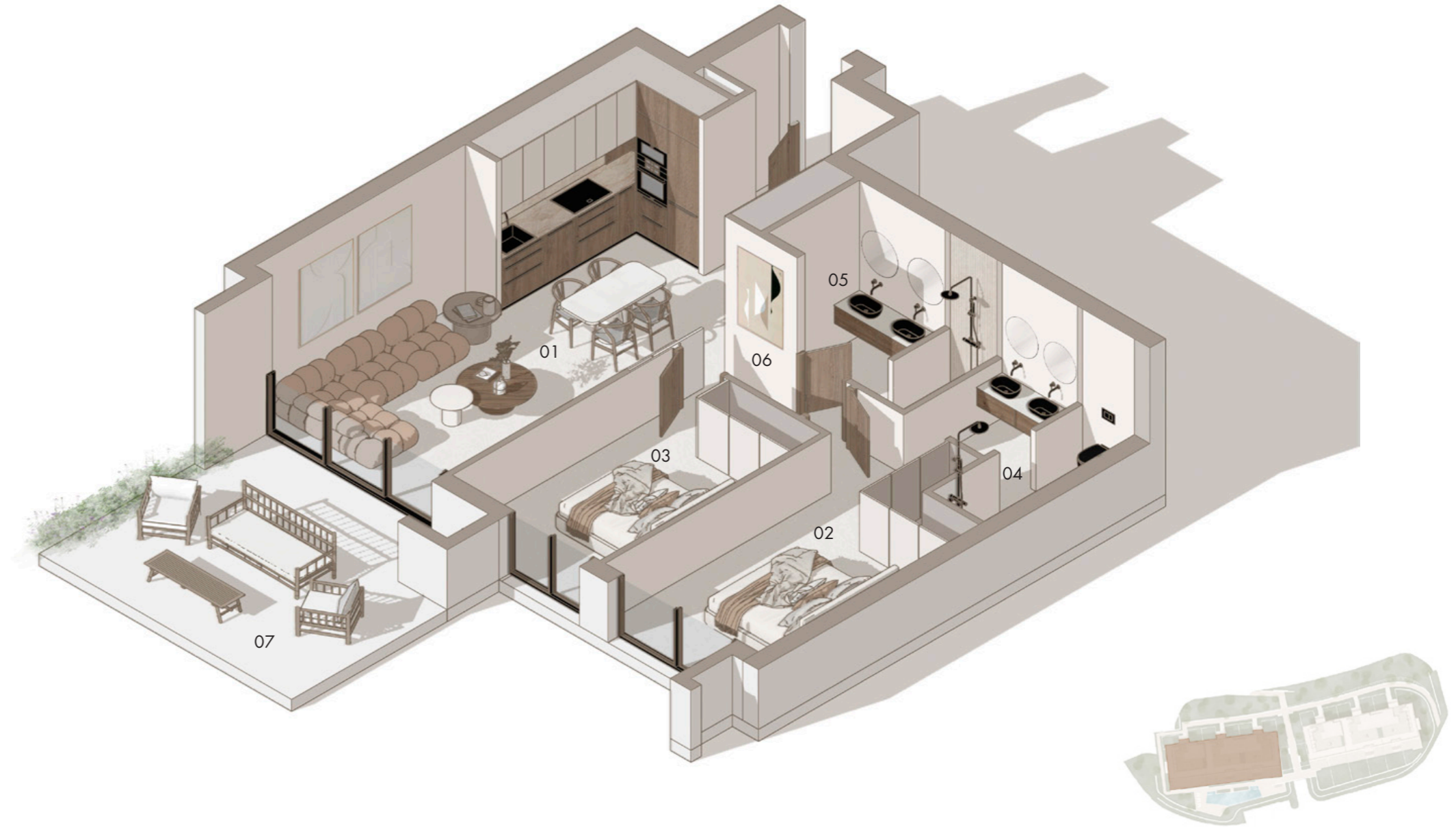
Block 1

Second floor

Stair B - Apartment 13

USEFUL AREA		m ²
01	Living room - Dining room - Kitchen	32,06
02	Bedroom 1	15,07
03	Bedroom 2	12,11
04	Bathroom 1	5,58
05	Bathroom 2	4,63
06	Hallway	2,35
07	Terrace	16,92

BUILDING AREA		m ²
TOTAL HOUSING		88,45
TOTAL TERRACES		19,04



PARKING

Bloque 1

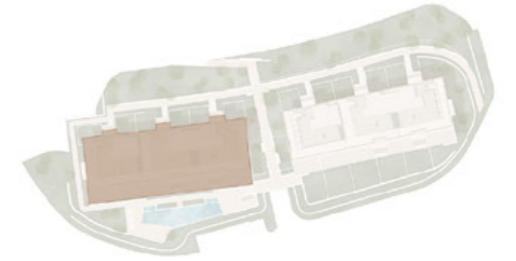
Penthouse

USEFUL AREA		m ²
01	Living room - Dining room - Kitchen	63,61
02	Bedroom 1	19,14
03	Bedroom 2	12,93
04	Bedroom 3	14,11
05	Bathroom 1	6,16
06	Bathroom 2	8,39
07	WC	3,04
08	Terrace 1	106,29
09	Terrace 2	4,53

BUILDING AREA		m ²
TOTAL HOUSING		168,82
TOTAL TERRACES		115,61
SOLARIUM		110,50

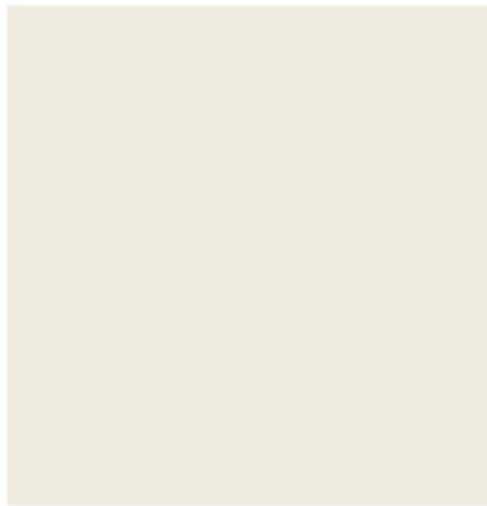


PARKING



Interior architecture and finishes

KITCHEN



Interior architecture and finishes

BATHROOMS



Sustainability and environment

Verna apartments adopt targeted measures to create environmentally sustainable housing that promotes the well-being of their occupants.



Water

Reduction of drinking water consumption in all uses of the building through:

- Flow control in fittings.
- Efficient single-lever mixer taps.
- Dual-flush toilets.
- Drip irrigation in gardens.
- Use of indigenous plants in gardens.
- Rainwater recovery tank for irrigation.

Energy

Minimisation of energy consumption in the building through:

- Energy Efficiency Certificate (EEC): A.
- LED lighting.
- High efficiency appliances.
- Use of photovoltaic panels for communal areas.
- Aerothermics for SHW.
- Use of heat recovery.
- Smart system for lighting and blinds.

Comfort

- Accessibility.
- Thermal insulation.
- Sound insulation.
- Renovation of ventilation: Indoor air quality.
- Natural lighting and ventilation in day and night areas.

Waste

- Proper waste management.
- Reuse of excavated earth for land reclamation.

Materials

- Use of recycled or recyclable materials: Thermal façade insulation (% recycled) and thermal roof insulation (% recycled).
- Use of local materials (natural stone).

Building specifications

Structure

Reinforced concrete, in compliance with the strength and durability standards established in the building code and other regulations in force..

Enclosures

- External enclosures, built with hollow ceramic bricks, including thermal-acoustic insulation chamber.
- Interior partition walls of laminated plasterboard.
- White hydraulic monolayer mortar and natural stone on façades.

Roofing

Flat roof, not walkable, with gravel finish, thermal insulation and waterproofing sheet.

Floors

- Premium ceramic flooring in interiors.
- Premium non-slip ceramic flooring for exteriors.

Walls

- Ceramic tiling in bathrooms.
- Smooth acrylic paint on interior walls.

Exterior carpentry

- Exterior joinery in aluminium, with thermal bridge break.
- Double-glazed windows.
- Motorised blinds in bedrooms.



Interior carpentry

- Interior doors in lacquered wood.
- Built-in wardrobes in lacquered wood.
- Lined inside with melamine board.

Heating and air conditioning

- Complete installation with ducts and heat pump.
- Electric underfloor heating in bathrooms.

Kitchen

- Fully fitted kitchen.
- Melamine cabinets.
- Kitchen worktop made of artificial stone.
- Electrical appliances: induction hob, extractor hood, built-in refrigerator, built-in dishwasher, oven, microwave and free-standing washing machine.
- Matt black sink and black mixer tap.

Bathrooms

- Vitrified porcelain toilet.
- Bathroom vanity unit with basin on matt black worktop and mirror.
- Matt black mixer taps.



Electrical installation

- Telecommunications connections in living room and bedrooms.
- Video door station.
- Electrical devices.
- Indoor and outdoor lighting.
- Internet-connected home.

Garden

- Standard garden in ground floor dwellings with land.

Extras (not included in price)

- Furniture package.
- Blinds package.
- Pergola (ground floors and attics).
- Summer kitchen (ground floors and attics).
- Jacuzzi (ground floors and penthouses).





LAS COLINAS RESIDENTIAL

Las Colinas Residential is the developer of Las Colinas Golf & Country Club, guaranteeing the highest quality and attention to detail within this prestigious complex.

We strive to develop high quality apartments and villas of exceptional design that reflect the beauty of the natural surroundings of Las Colinas Golf & Country Club, whilst maintaining a firm commitment to respecting the environment.

Thanks to our highly qualified team of professionals, we take meticulous care of every detail to ensure that each home reflects the lifestyle and values of your clients.

At Las Colinas Residential, we don't just build homes, we create spaces in which to live unique and memorable experiences that prioritise the satisfaction and wellbeing of our clients. To trust us is to make the dream of the perfect home in the heart of the Mediterranean come true.



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