




LIMONERO COMMUNITY
AZAHAR
APARTMENTS



LAS COLINAS
RESIDENTIAL

An aerial photograph of the Las Colinas Golf & Country Club. The image shows a lush green golf course with several sand traps and a winding path. A large, modern clubhouse with a white facade and a tiled roof is situated in the center, surrounded by dense trees. A large pond with a fountain is located on the right side of the course. The entire scene is bathed in the warm, golden light of late afternoon or early morning.

A natural retreat to
reconnect with your
true essence

Welcome to Las Colinas Golf & Country Club
Welcome to a world apart



LAS COLINAS GOLF & COUNTRY CLUB

Where *simplicity*
meets luxury in an
unparalleled setting



Where refined simplicity and timeless luxury coexist in perfect harmony.

This prestigious resort on Spain's Costa Blanca embodies excellence, refinement, and meticulous attention to detail.

Nestled within a 330-hectare valley, embraced by rolling hills and nature, **Las Colinas Golf & Country Club** offers gated access through a majestic palm-lined canyon, an oasis of privacy and peace of mind. The entrance opens into a valley where the golf course merges seamlessly with the landscape.

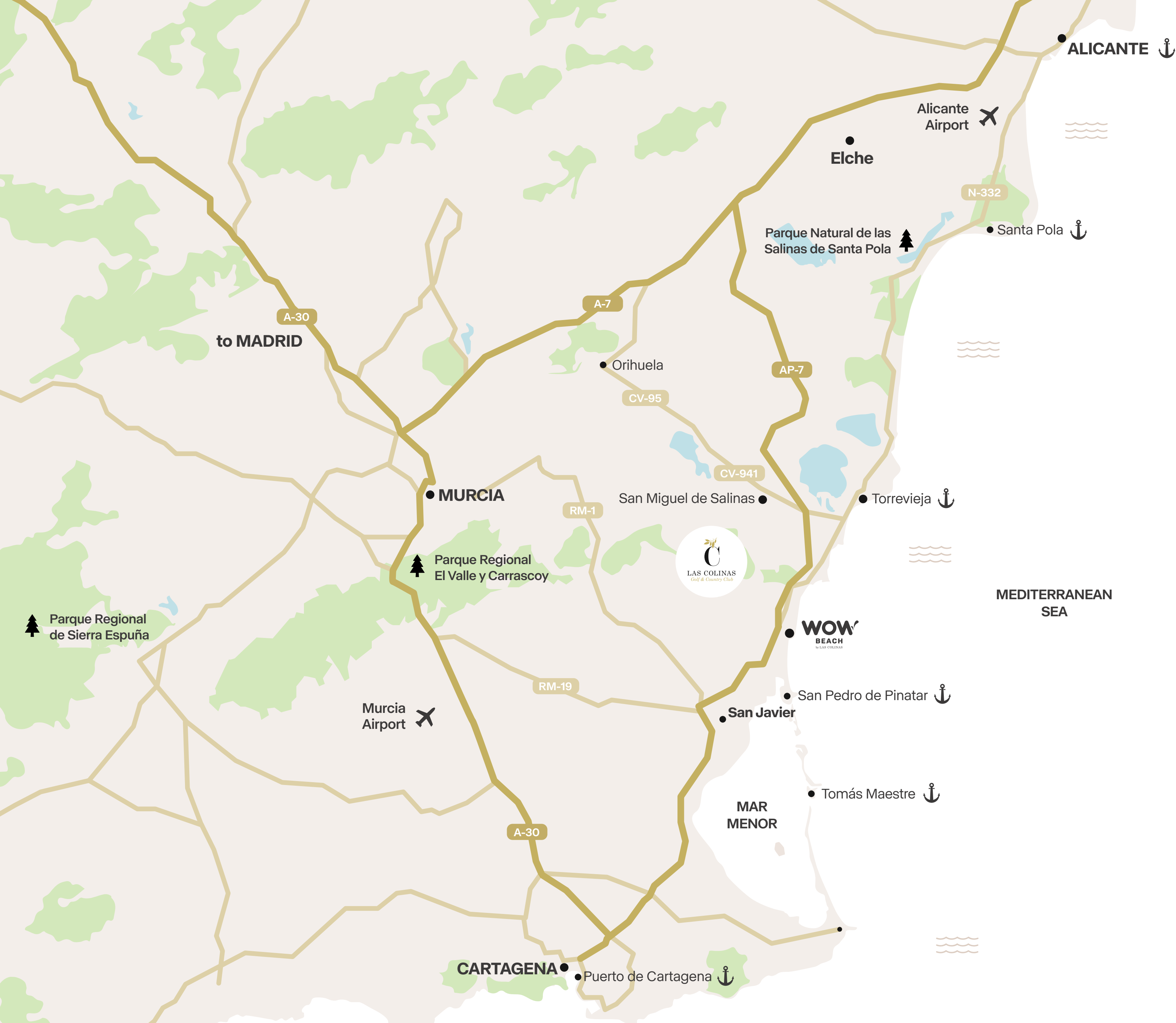




Surrounded by a protected natural park spanning more than **10,000 hectares**, the resort itself boasts over **200,000 m²** of preserved Mediterranean landscapes, this haven captures the very essence of the coast. With more than **300 days of sunshine** each year, outdoor living is not just a privilege, it's a lifestyle.

At Las Colinas Golf & Country Club, every home is thoughtfully integrated into its natural setting. Exclusive communities rise gracefully around a **championship golf course**, where playing transcends sport to become a true art form.





Ideally located in the south of Alicante, just 4.5 km from the Mediterranean shoreline, **Las Colinas Golf & Country Club** enjoys seamless connections by air, road, and high-speed rail.



By air

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



By road

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



By train

High-speed rail station in Alicante, 74 km.
High-speed rail station in Orihuela, 28 km.
High-speed rail station in Murcia, 65 km.
High-speed rail station in Elche, 50 km.



Distinction *in every detail*



Spain’s Leading Villa Resort
World Travel Awards

- 2015
- 2016
- 2017
- 2019
- 2020
- 2021
- 2022
- 2024
- 2025



First resort in Spain to receive the Brain-Protected Space certificate

- 2021



Europe’s Leading Villa Resort
World Travel Awards

- 2017
- 2019
- 2020
- 2021
- 2022
- 2024
- 2025



Best Golf Course in Spain
World Travel Awards

- 2015
- 2016
- 2017
- 2020
- 2021



World’s Leading Golf and Villas Resort
World Travel Awards

- 2018
- 2021



Best Value Courses 45th place
Golf World Ranking Top 100 Best Value Courses Continental Europe 2024.

- 2024

EXCLUSIVE EXPERIENCES
AND PRIVILEGES

My Las Colinas

Owning a property at **Las Colinas Golf & Country Club** means more than acquiring a home, it is an invitation to embrace an exclusive lifestyle.

My Las Colinas is the private club created for owners, a world of privileges designed to inspire a sense of belonging and transform every day into a truly unique experience.



Privileges of My Las Colinas Membership

Exclusive benefits on golf,
dining, wellness, and sports

Dedicated owner services

Private events for owners

Comprehensive maintenance
and concierge support

24/7 security and peace of mind

Private communication channels

Where serenity *finds its home*

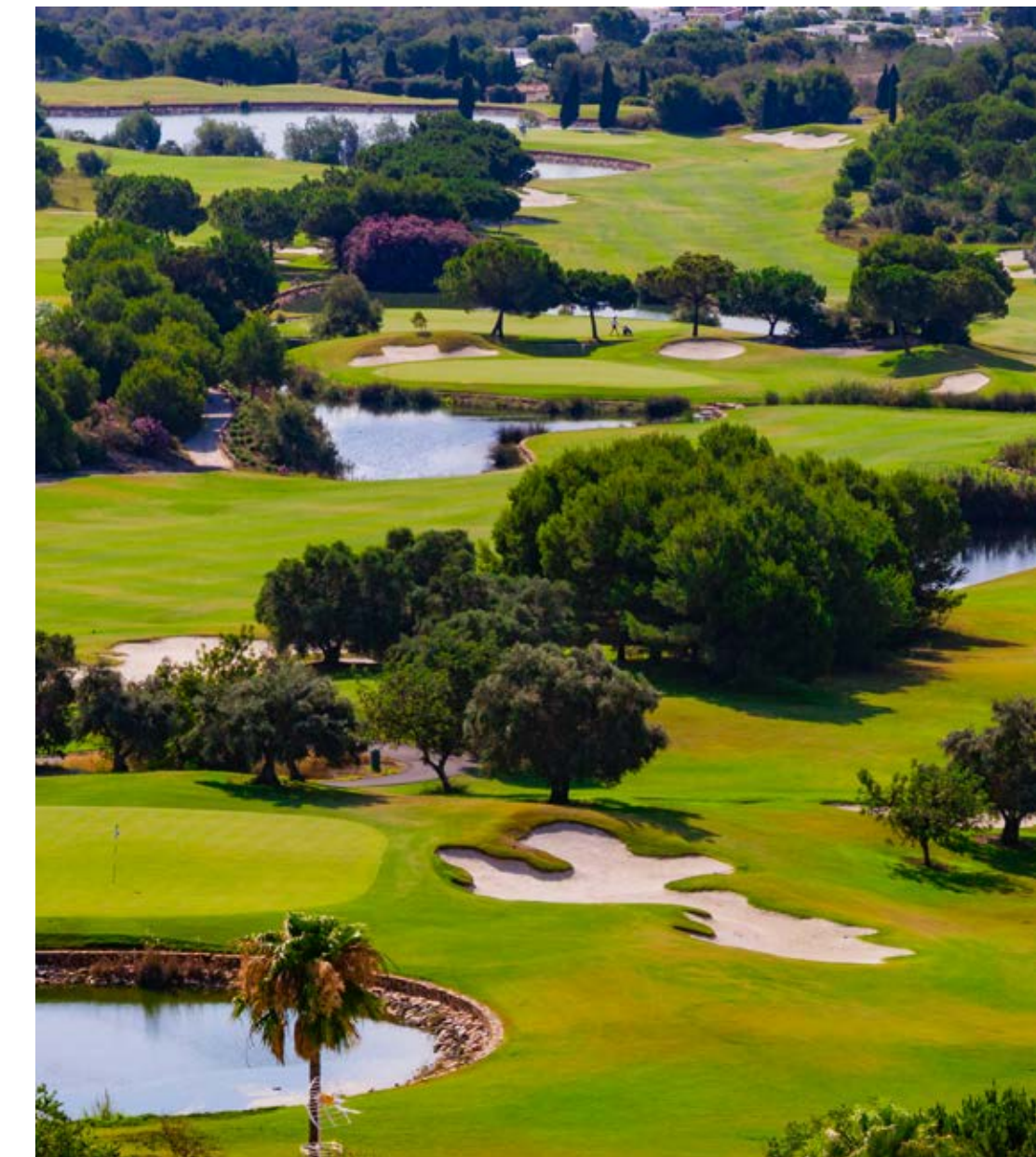


LIMONERO COMMUNITY

The Azahar Apartments blend seamlessly into the Limonero Community as a new expression of the Mediterranean way of life.

Their refined architecture combines clean lines, natural materials, and an ever-present connection with light.

Each residence embodies balance and serenity, creating spaces where calm and design coexist in perfect harmony.







LAS COLINAS RESIDENTIAL

1

Clubhouse
Las Colinas Residential
Real Estate sales office
Las Colinas Residences Check-in
Restaurant unik / Take away
Restaurant umawa
Golf course
Driving range
Toptracer
Golf shop
Golf academy
Kids area
ATM

2

Restaurant il Palco
Croquet court

3

Las Colinas Sports & Health Club
Gym and The Beauty Room
Petanque court

4

Racquet Club
Tennis and Padel Academy

5

Mini Market
Electric car
charging point

6

Las Colinas Residential
Real Estate sales office

7

Short game area by
Miguel Ángel Jiménez

8

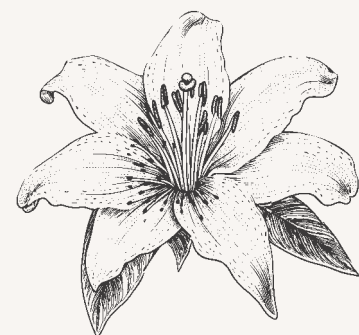
Nature trail
Mediterranean river bed

9

Canyon entrance
Security checkpoint
Amazon locker

10

Nature reserve



LIMONERO COMMUNITY
AZAHAR
APARTMENTS

 Limonero Community - Azahar Apartments

 Delivered housing developments

 Developing housing promotions







The Azahar Apartments reinterpret Mediterranean living through a contemporary lens. **Two- and three-bedroom** homes open to the horizon, bathed in light and embraced by the calm of their surroundings.



Integrated into a carefully designed natural setting, the Azahar Apartments offer shared spaces dedicated to relaxation, with **landscaped gardens and two swimming pools, one of them heated.** A serene balance between architecture and landscape.



The architecture of Azahar is designed to connect with the landscape and the light. The upper apartments open to the sea, while the lower ones extend toward **private gardens and terraces that bring the outdoors into daily living**. An architectural approach that elevates space into experience, where openness and intimacy coexist.





The interiors of Azahar are defined by clean lines, **noble materials, and balanced composition.** The interplay of light, texture, and proportion creates **timeless spaces.** Homes conceived with a contemporary aesthetic and an atmosphere of calm.



Each element has been carefully selected to evoke a sense of continuity and well-being. Stone, wood, and light blend naturally, bringing coherence and balance to every space. A project where elegance emerges from simplicity and design is revealed in the details.





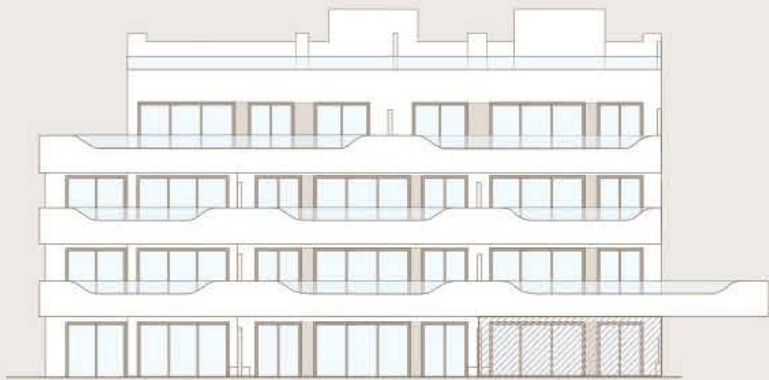
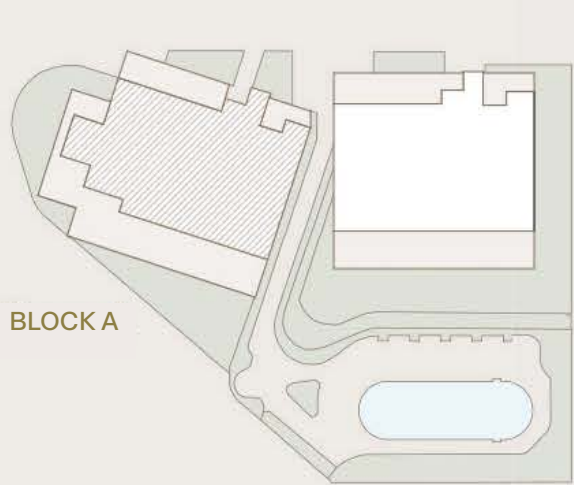
BLOCK A

Apartment 1

Typology 3 bedrooms
Stair A - Ground floor

Useful area	m²
01 Living room - Dining room - Kitchen	45.38
02 Main bedroom	17.68
03 Bedroom 2	15.62
04 Bedroom 3	13.02
05 Bathroom 1	6.67
06 Bathroom 2	4.54
07 WC	2.44
08 Circulation	6.43
09 Front Terrace	34.47
10 Back Terrace	15.51
11 Front Garden	65.58

Building area	m²
Housing	145.03
Terrace	54.14
Garden	73.31



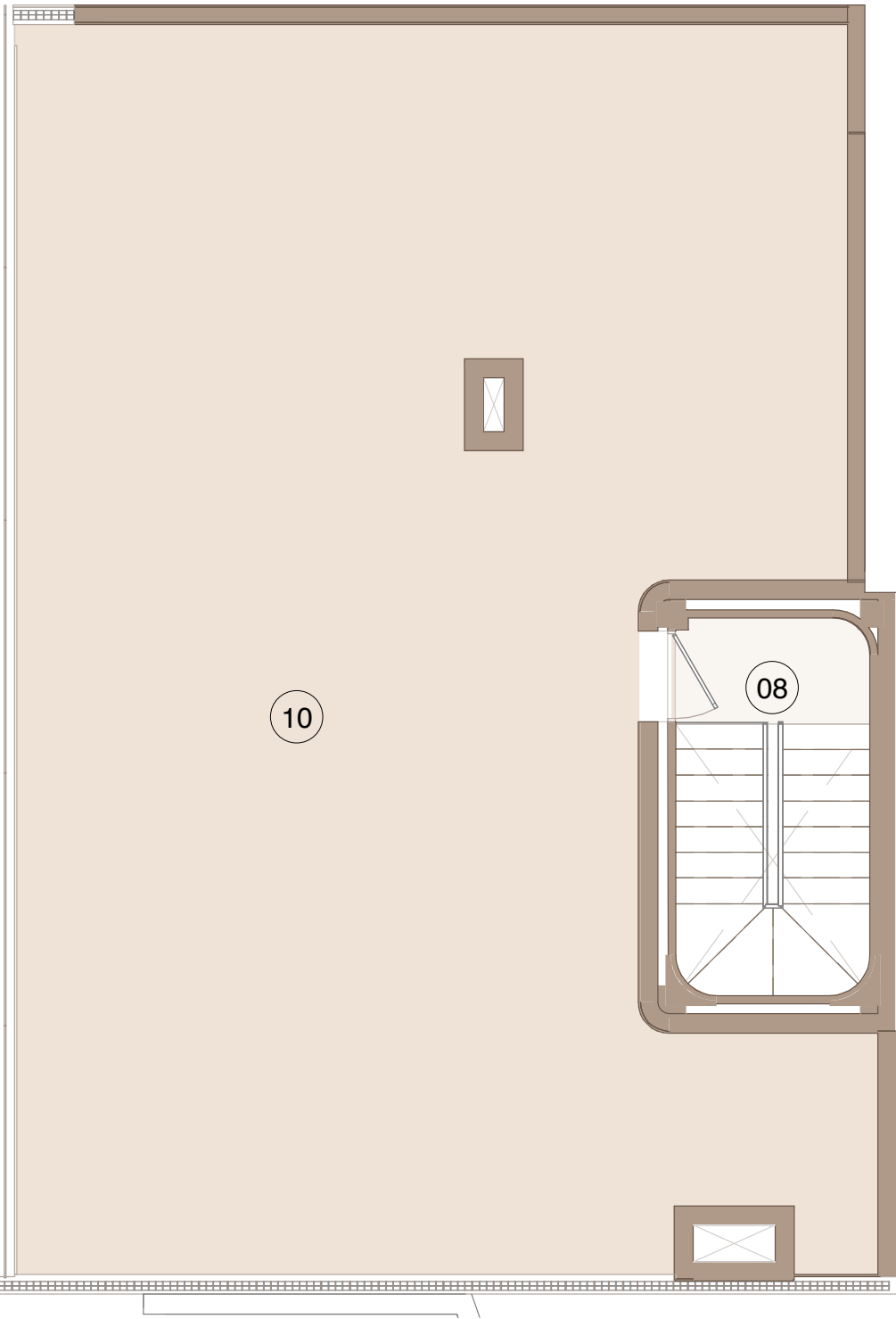
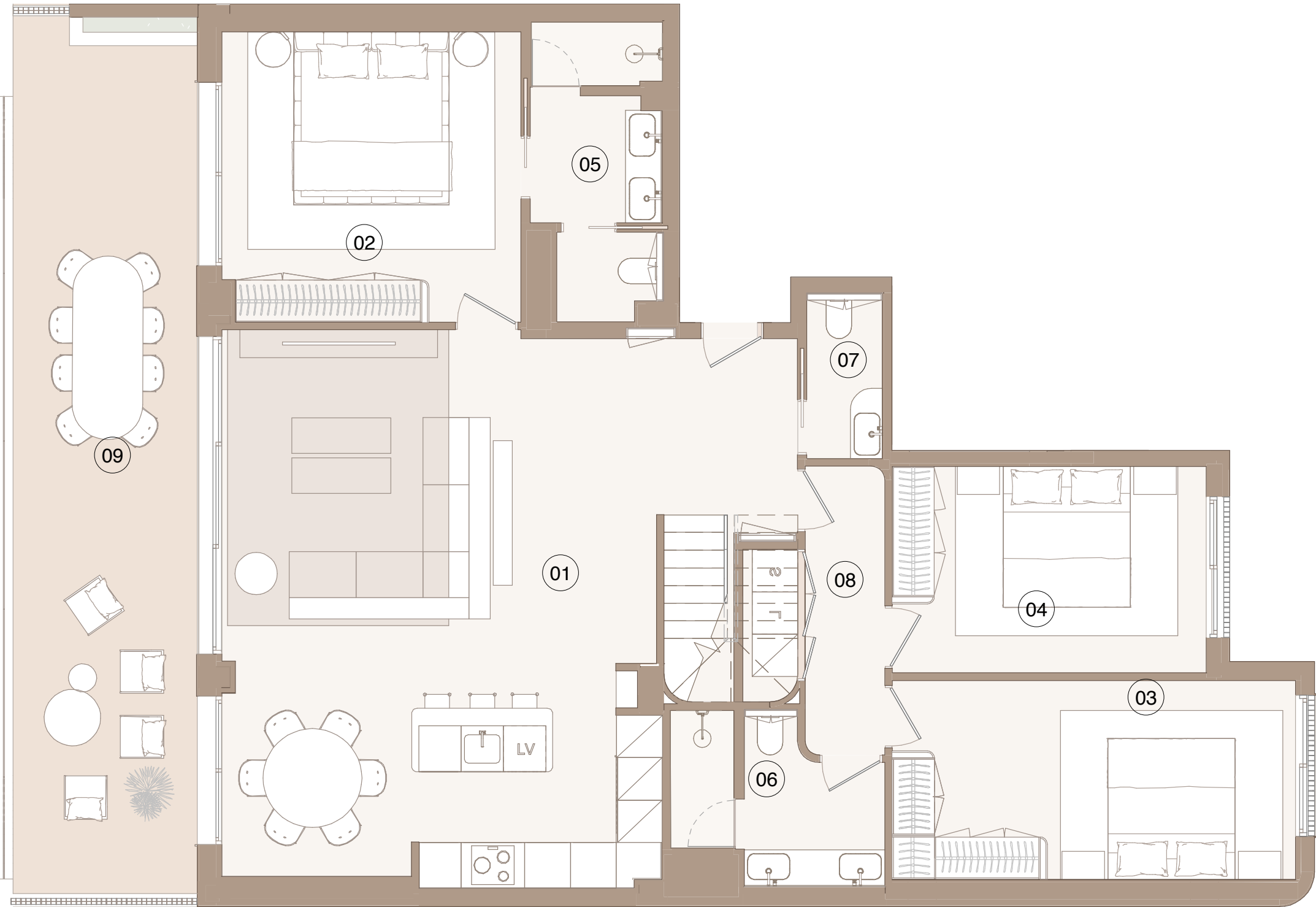
BLOCK A

Apartment 1

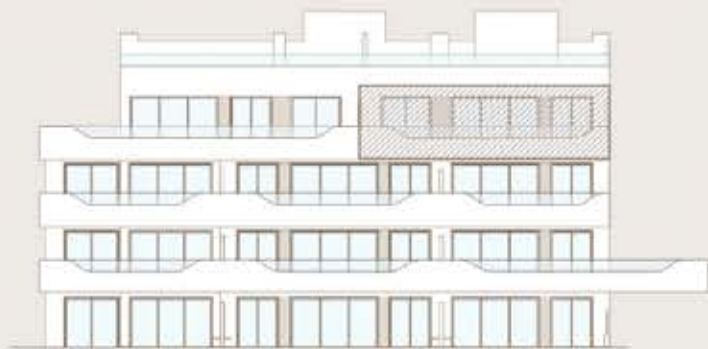
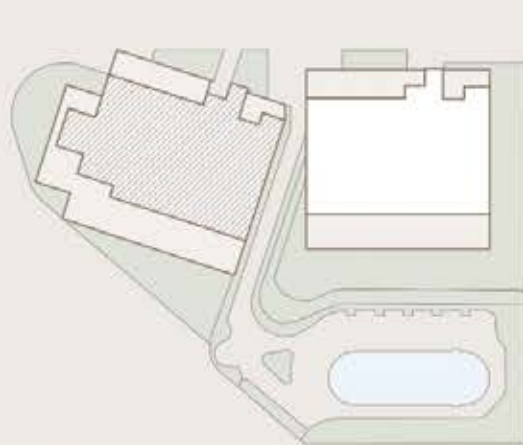
Typology 3 bedrooms
Stair A - Third floor

Useful area	m²
01 Living room - Dining room - Kitchen	55.73
02 Main bedroom	17.38
03 Bedroom 2	16.19
04 Bedroom 3	13.06
05 Bathroom 1	7.10
06 Bathroom 2	5.99
07 WC	2.41
08 Circulation	6.48 + 4.30
09 Front Terrace	31.66
10 Solarium	89.14

Building area	m²
Housing	169.86
Terraza	35.56
olarium	95.94



BLOCK A



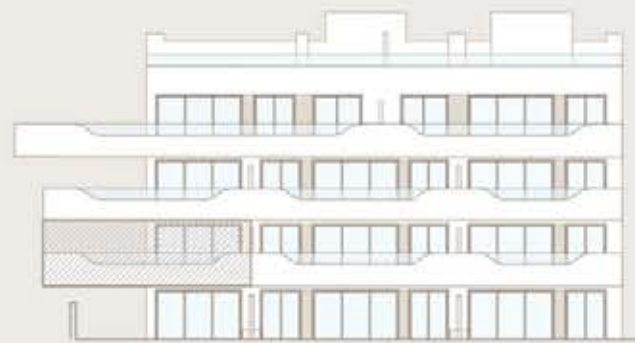
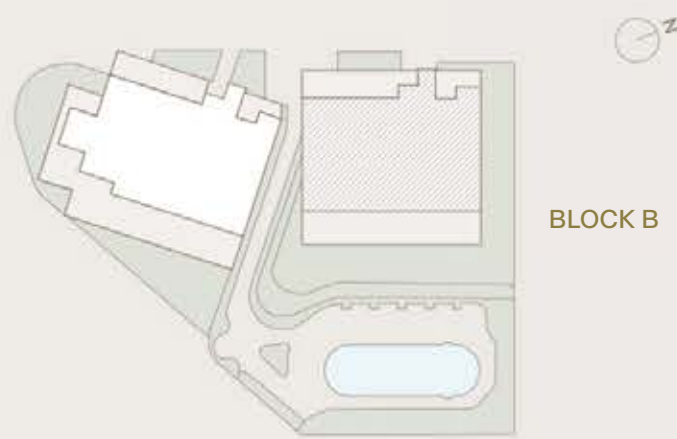
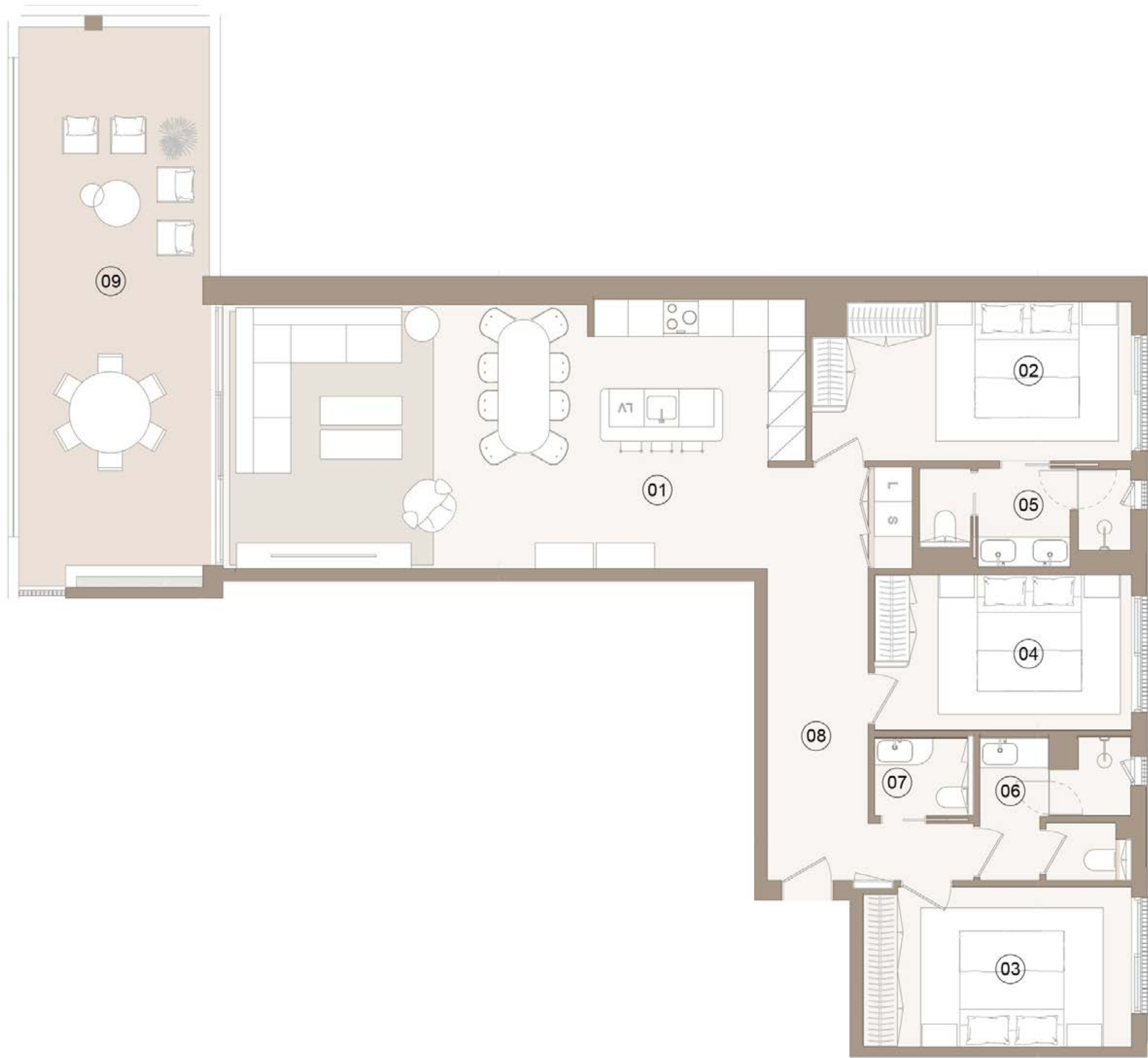
BLOCK B

Apartment 3

Typology 3 bedrooms
Stair B - First floor

Useful area	m²
01 Living room - Dining room - Kitchen	44.76
02 Main bedroom	14.78
03 Bedroom 2	12.75
04 Bedroom 3	11.87
05 Bathroom 1	5.48
06 Bathroom 2	5.90
07 WC	2.18
08 Circulation	15.55
09 Front Terrace	30.19

Building area	m²
Housing	149.35
Terrace	34.65



Designs to fall in love with

Mediterranean sophistication

Azahar redefines Mediterranean architecture through subtlety and precision. Each space invites stillness, silence, and a return to the essential. A place where serenity becomes an everyday experience.



Architect

Adoras Atelier

The architectural vision of Adoras Atelier reflects a commitment to contemporary, functional design that is both refined and deeply respectful of its surroundings. Their philosophy prioritises **liveable elegance**—where **efficiency, beauty,** and **well-being seamlessly** converge, always in **dialogue with the landscape**. Light, natural materials, and integration with the environment are central to each project. Longstanding collaborators with Las Colinas, Adoras Atelier has elevated the resort's residential portfolio with timeless architectural works.



Interiorist

Mediterranean Nomad

Their interiors, envisioned by renowned designer Silvia Bellot of the innovative studio Mediterranean Nomad in Jávea, blend Mediterranean spirit with a nomadic, contemporary edge.

Natural materials, warm palettes, and minimalist lines create spaces that are refined yet inviting. Each design weaves together Mediterranean influences and global inspirations, evoking a **cosmopolitan lifestyle** in perfect **harmony with nature**.



Landscape Architect

José Luis Romeu Lamaignère



Landscape architect José Luis Romeu Lamaignère brings a unique sensitivity to outdoor spaces, crafting gardens that converse with architecture and nature alike.

His designs **blend botanical expertise** with Mediterranean authenticity, creating green sanctuaries that embody **identity, harmony and serenity**.

Quality specifications



STRUCTURE

Reinforced concrete structure, built in full compliance with the “Structural Code” and current regulations, ensuring strength and durability.

ROOF

Non-accessible flat roof, consisting of a high-quality waterproofing and thermal insulation system, protected by a final finish of washed gravel.



FAÇADE & PARTITIONS

External enclosures in hollow ceramic brick with thermal and acoustic insulation chamber.

Internal laminated plasterboard partitions.

Hydraulic mortar finish on façades.



FLOORS

Premium ceramic tiling in indoor areas.

High-quality non-slip ceramic tiling in outdoor areas.

WALLS

Premium ceramic tiling in bathrooms: shower and washbasin area.

Smooth paint finish on interior walls and ceilings.



EXTERIOR
JOINERY

High-quality aluminium exterior joinery with thermal break.
Double-glazed windows.
Motorized blinds.



INTERIOR
JOINERY

Lacquered wood interior doors.
Built-in wardrobes in lacquered wood, internally lined with melamine board.



HEATING & AIR
CONDITIONING

Complete ducted air-conditioning system with high-efficiency heat pump, ensuring optimal comfort throughout the year.
Electrical underfloor heating in bathrooms, providing warmth and well-being with every step.



KITCHEN

Fully fitted designer kitchen, including cabinets and countertop.
Equipped with an induction hob, extractor hood, built-in refrigerator, dishwasher, oven, microwave, and washing machine, all seamlessly integrated to combine functionality and design.
Premium sink with single-lever mixer tap.



SANITARY
FITTINGS

Wall-hung toilet with built-in tank.

Elegant bathroom cabinet with integrated washbasin and mirror.

Premium single-lever mixer taps for washbasin and shower.



ELECTRICAL
INSTALLATION

Comprehensive telecommunication connections in the living room and bedrooms.

Video intercom system.

Designer electrical mechanisms.

Interior and exterior lighting.

Integrated smart home system.

Internet included during the first year.



GARDEN

Private landscaped garden included in ground-floor residences.



OPTIONAL EXTRAS

Furniture pack.

Roller blind pack.

Awning.

Interior furniture and *finishes*

KITCHEN



Countertop



Interior Joinery

BATHROOMS



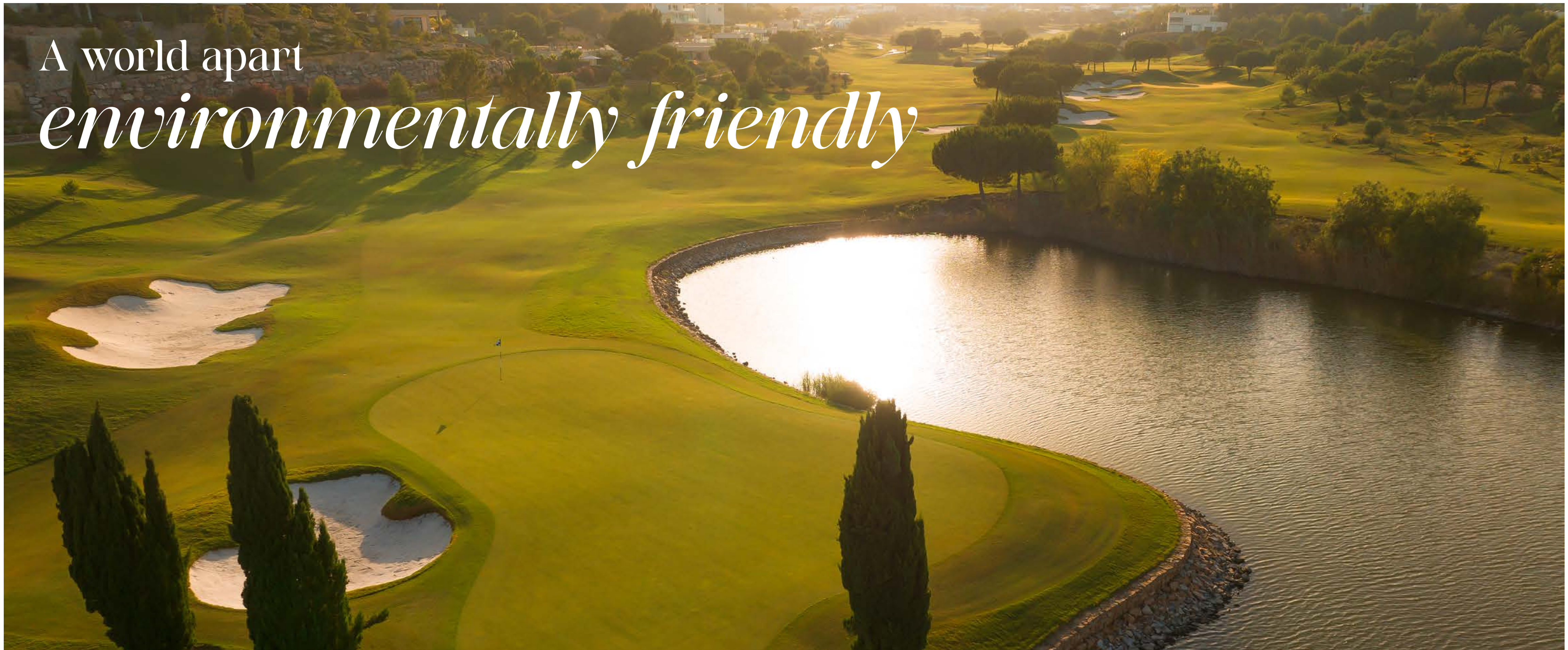
Interior Joinery



Shower tiling



Washbasin tiling



WATER MANAGEMENT

Innovation for *responsible water consumption* is integrated into every detail of Azahar Apartments

- Flow-control systems in fittings
- High-efficiency single-lever mixer taps
- Dual-flush toilets for optimal water use
- Drip irrigation in landscaped gardens

- Native Mediterranean plants selected for sustainability
- Rainwater recovery tank dedicated to garden irrigation



ENERGY EFFICIENCY

Smart Energy for a *more sustainable home*

LED lighting and high-efficiency appliances.

Photovoltaic panels powering common areas.

Aerothermal systems providing domestic hot water.

Advanced ventilation with heat recovery and intelligent control systems for lighting and blinds.

Energy Efficiency Certificate: A.

COMFORT

Spaces designed to enhance *comfort, quality, and well-being*

Superior thermal and acoustic insulation.

Advanced ventilation system that renews and improves indoor air quality.

Accessible design in all apartment blocks for residents with reduced mobility.

Premium windows for light, insulation, and efficiency.

WASTE MANAGEMENT

Reduce, reuse and recycle for *positive impact*

Waste management and recycling integrated throughout the construction process, with transportation to authorized facilities.

Reuse of excavation soils for land reclamation.

Use of recycled, recyclable, and locally sourced materials to insulate façades and roofs.

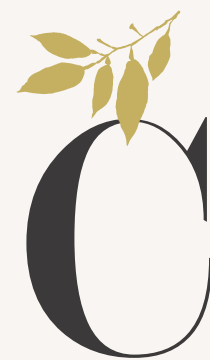


At Las Colinas Residential, the official developer of Las Colinas Golf & Country Club, we uphold the highest standards of quality, precision, and attention to detail.

Our team of experts carefully curates every aspect of development to ensure each residence reflects the lifestyle and values of our clients.

We do not simply build homes. we create sanctuaries where unique and memorable experiences unfold in the very heart of the Mediterranean.

Disclaimer: Some images in this dossier are computer-generated for illustrative purposes only. Final designs may be subject to change. Furniture shown is decorative and not included in the property.



LAS COLINAS
Golf & Country Club