




LIMONERO COMMUNITY  
**CITRUS**  
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.





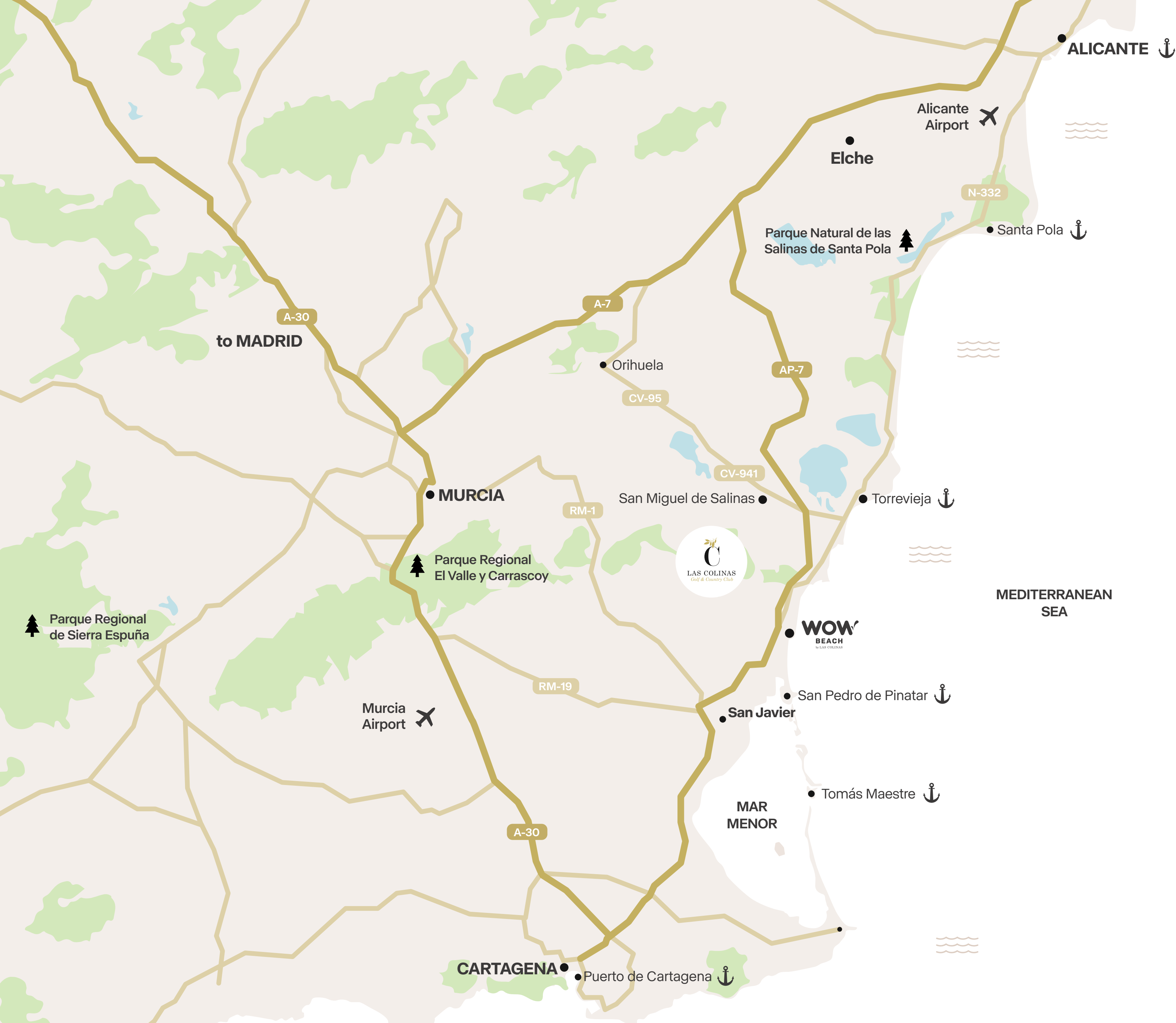


Surrounded by a protected natural park spanning more than **10,000 hectares**, the resort itself boasts over **200,000 m<sup>2</sup>** of preserved Mediterranean landscapes, this haven captures the very essence of the coast. With more than **300 days of sunshine** each year, outdoor living is not just 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 45<sup>th</sup> 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



# Mediterranean essence in *every home*



## LIMONERO COMMUNITY

**The Citrus Apartments,  
redefining the meaning of home.**

Nestled within the Limonero Community, these exclusive residences embody a harmonious blend of comfort, contemporary design, and Mediterranean charm.

Promoted by Las Colinas Residential, the official promoter of Las Colinas Golf & Country Club, each home captures the essence of refined living in perfect balance with its surroundings.











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

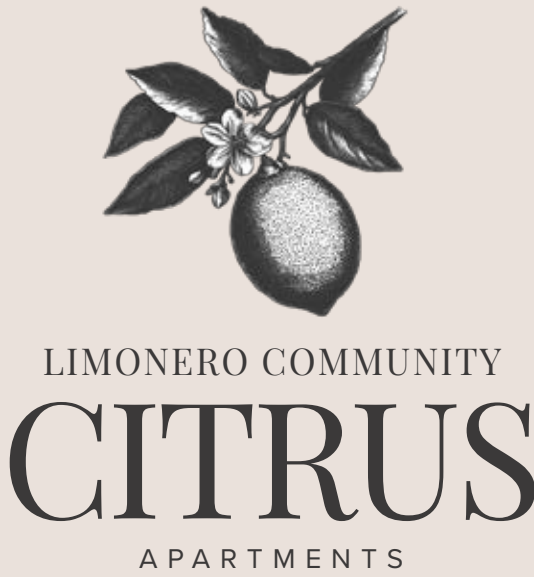
- 2 Restaurant il Palco  
Croquet court

- 3 Las Colinas Sports & Health Club  
Gym and The Beauty Room  
Pétanque court

- 4 Racquet Club  
Tennis and Padel Academy


- Limonero Community - Citrus Apartments  
■ Delivered housing developments  
■ Developing housing promotions

- 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  
**CITRUS**  
APARTMENTS

San Miguel de Salinas

CV-941   
4.5 km

Campoamor  
**WOW**  
BEACH  
by LAS COLINAS  
10 min











Arranged across two elegant blocks, the Citrus Apartments offer **2 and 3 bedroom residences** with expansive terraces and private gardens, framing spectacular views of the golf course and the Mediterranean Sea.





Among its spaces, the carefully **landscaped gardens and two swimming pools—one of them heated—**stand out, inviting relaxation and enjoyment throughout the year. Each residence also includes a private parking space and storage room, ensuring impeccable functionality and everyday comfort with style.







Surrounded by landscaped gardens, the Citrus Apartments invite you to embrace sun-drenched days and serene moments in nature. Here, luxury meets the Mediterranean climate in exquisite balance, offering **spectacular sea and golf views and sunrises** that awaken the senses.









The design of Citrus Apartments is a sophisticated fusion of contemporary style, Mediterranean warmth, and **nomadic inspiration**. **Natural materials, soft tones, and minimalist lines** create interiors that are both elegant and welcoming, each residence a unique reflection of authenticity and serenity.







Every detail has been curated to honour the connection with nature, delivering an exclusive lifestyle in harmony with the Mediterranean essence.









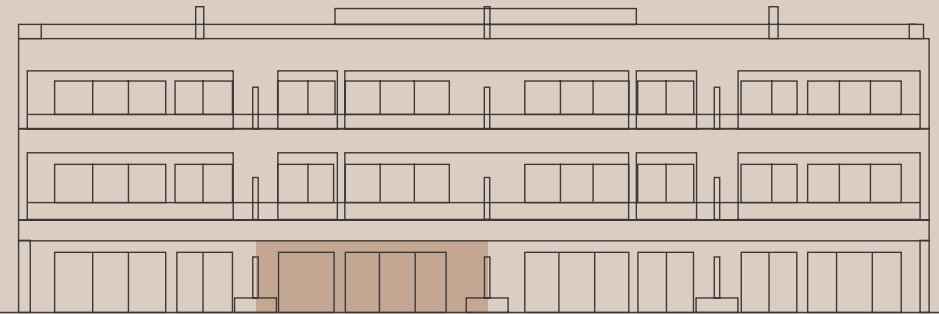
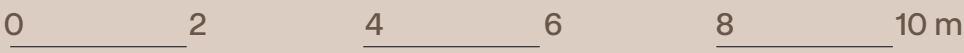
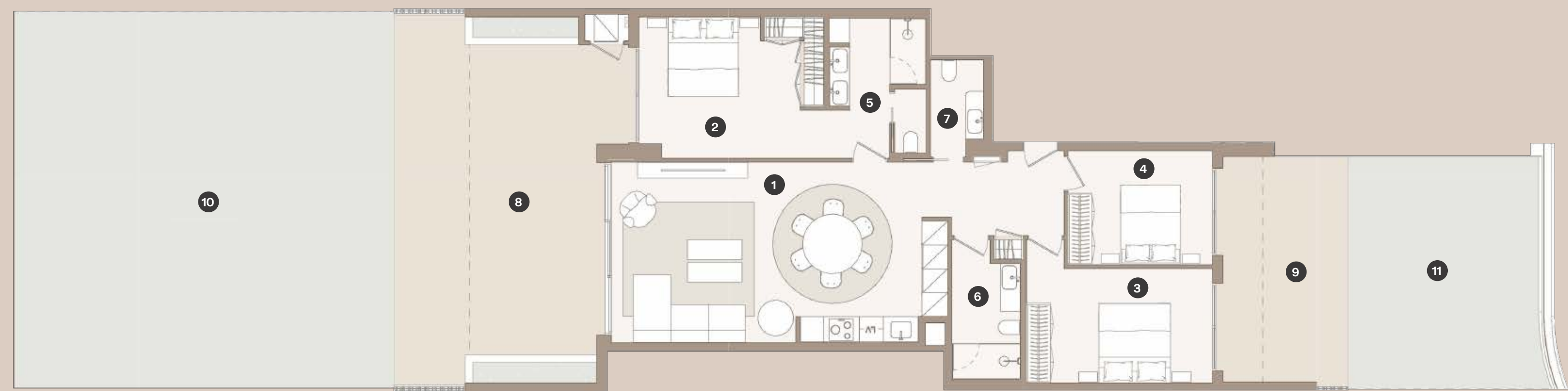
BLOCK 1

Apartment 1

Typology 3 bedrooms  
Stair A - Ground floor with garden

Useful area	m²
1 Living room - Dining room - Kitchen	44.26
2 Main bedroom	17.10
3 Bedroom 2	14.16
4 Bedroom 3	10.46
5 Bathroom 1	7.65
6 Bathroom 2	5.63
7 WC	3.10
8 Front Terrace	45.89
9 Back Terrace	19.00
10 Front Garden	91.40
11 Back Garden	28.26

Building area	m²
Housing	141
Terraces	69
Garden	123





BLOCK 1

Apartment 2

Typology 3 bedrooms  
Stair B - Second floor

Useful area	m²
1 Living room - Dining room - Kitchen	44.35
2 Main bedroom	15.83
3 Bedroom 2	12.09
4 Bedroom 3	10.22
5 Bathroom 1	8.23
6 Bathroom 2	5.30
7 WC	2.26
8 Corridor	4.04
9 Terrace	32.57
10 Solarium	111.81

Building area	m²
Housing	144
Terraces	35
Solarium	115





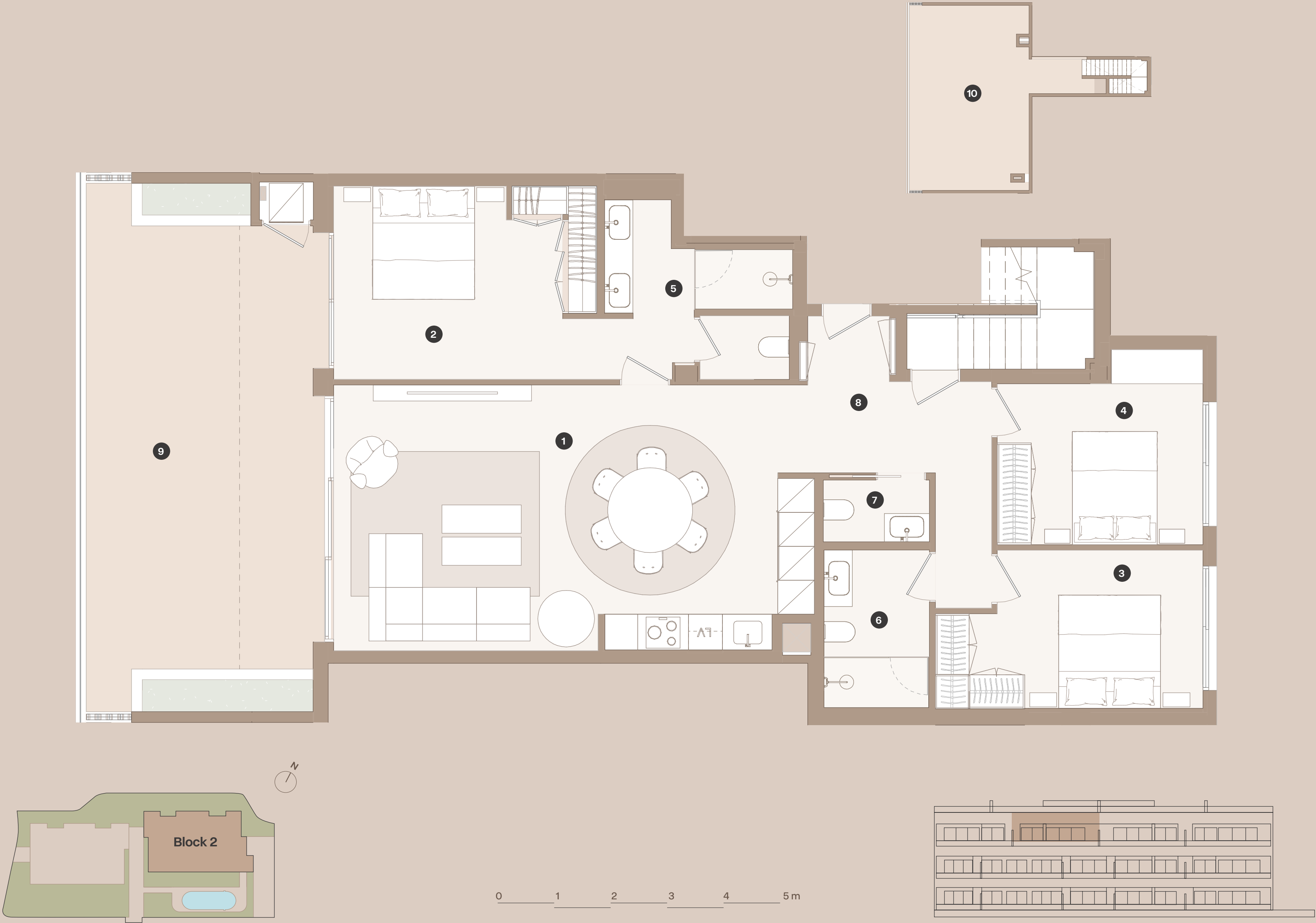
BLOCK 2

Apartment 1

Typology 3 bedrooms  
Stair C - Second floor

Useful area	m²
1 Living room - Dining room - Kitchen	44.52
2 Main bedroom	15.94
3 Bedroom 2	12.02
4 Bedroom 3	11.33
5 Bathroom 1	8.24
6 Bathroom 2	5.20
7 W.C.	2.08
8 Corridor	3.96
9 Front Terrace	34.19
10 Solarium	101.77

Building area	m²
Housing	142
Terraces	39
Solarium	103





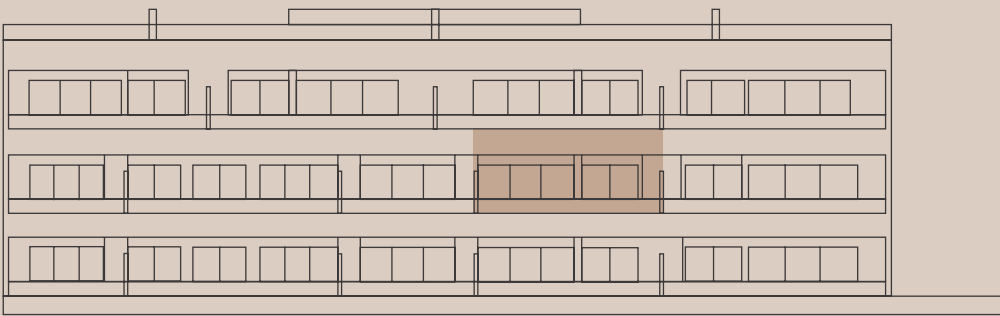
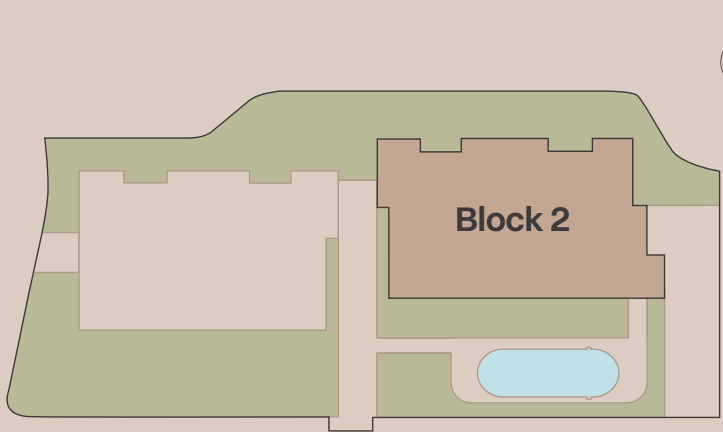
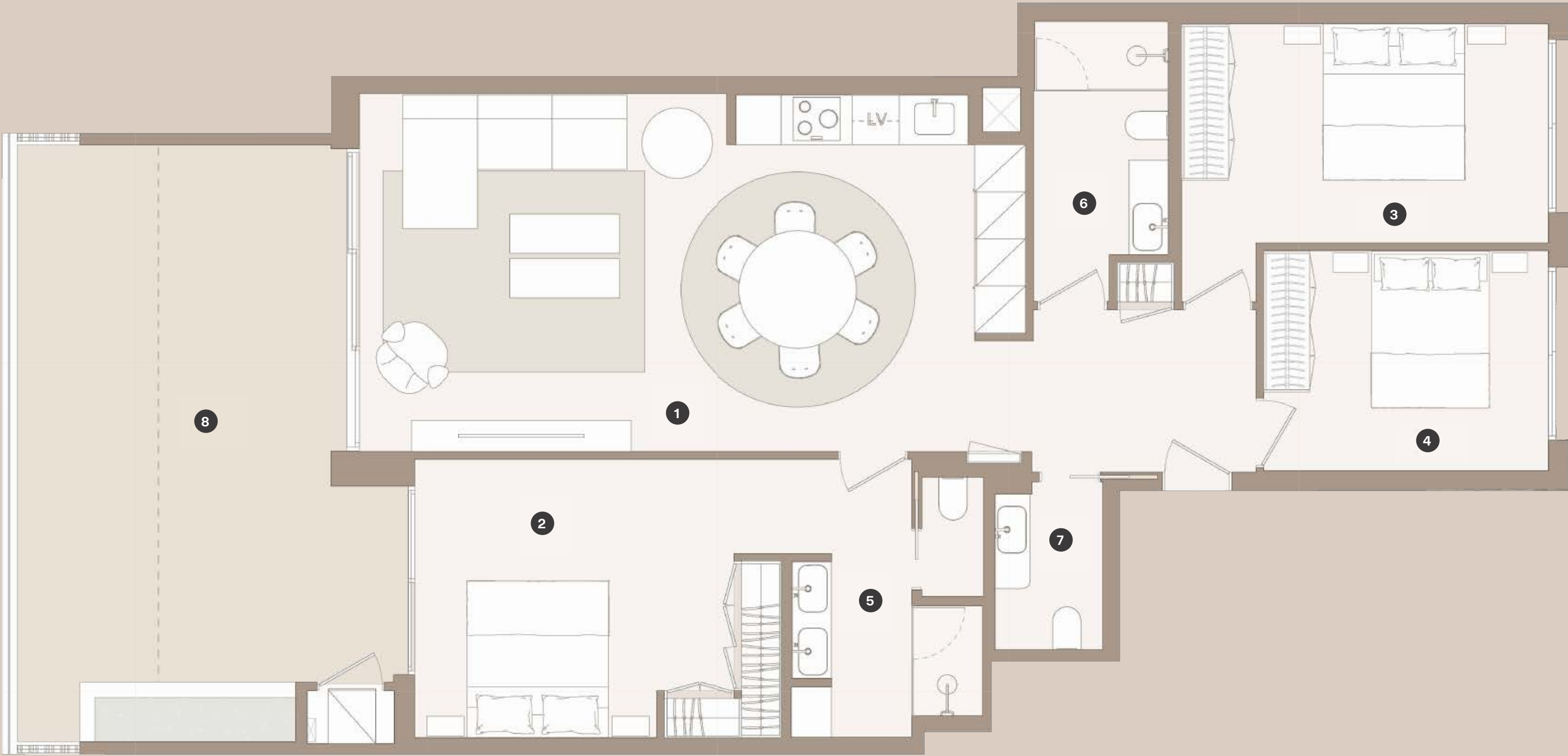
BLOCK 2

Apartment 1

Typology 3 bedrooms  
Stair D - First floor

Useful area	m²
1 Living room - Dining room - Kitchen	44.63
2 Main bedroom	17.28
3 Bedroom 2	13.83
4 Bedroom 3	10.20
5 Bathroom 1	7.41
6 Bathroom 2	5.70
7 WC	2.86
8 Terrace	31.30

Building area	m²
Housing	138
Terraces	34





# Designs to fall in love with

# *Mediterranean sophistication*

The Citrus Apartments  
embody a delicate balance  
between simplicity and  
natural elegance, between  
minimalism and richness  
of detail.



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

- Interior melamine 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

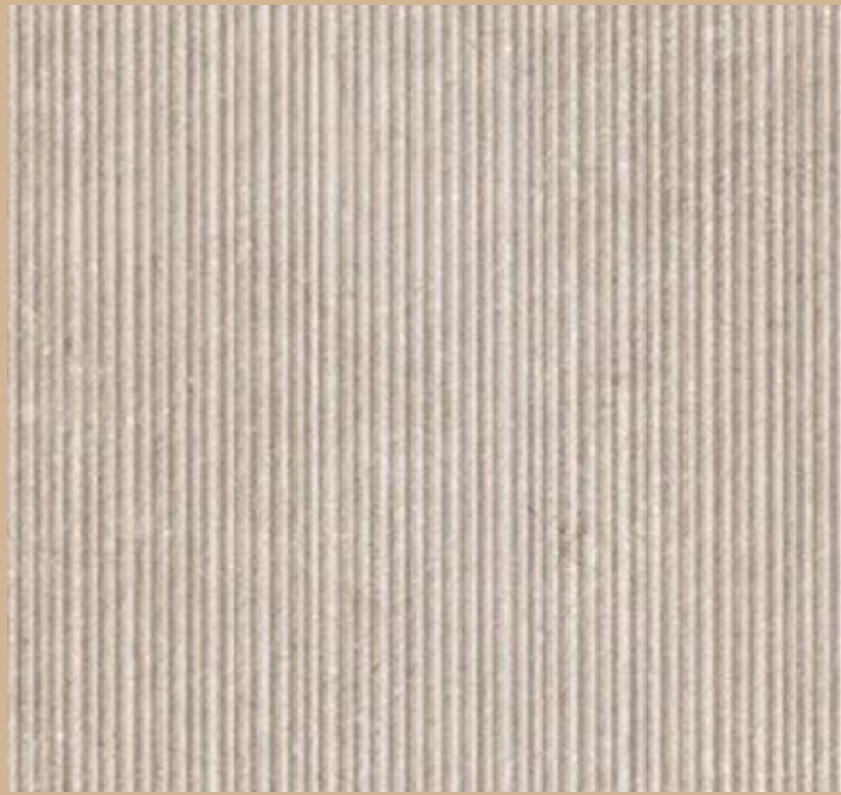


Interior Joinery

## BATHROOMS



Interior Joinery

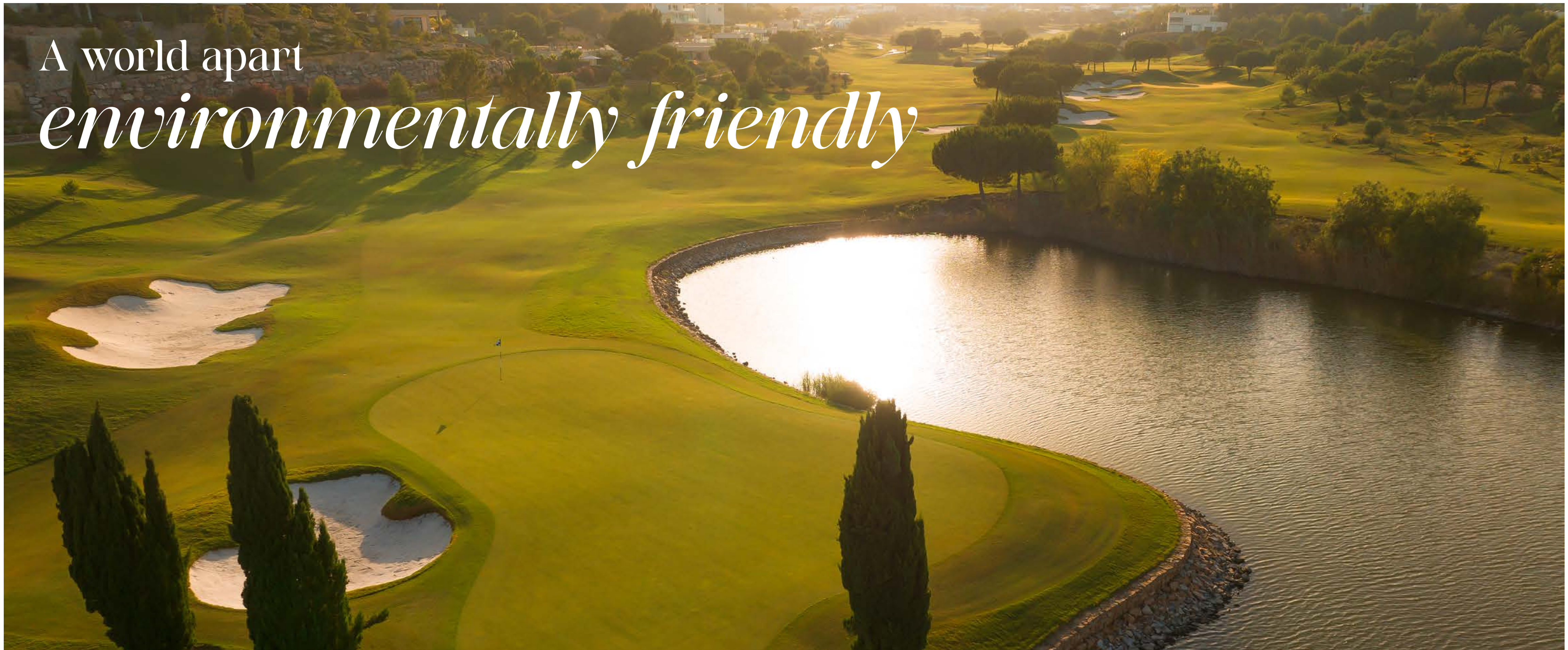


Shower tiling



Washbasin tiling





WATER MANAGEMENT

Innovation for *responsible water consumption*  
is integrated into every detail of Citrus 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.





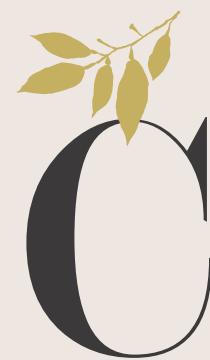
At Las Colinas Residential, the official developer of Las Colinas Golf & Country Club, we uphold the highest standards of quality, precision, and attention to detail.

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*