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Villa

# JANA

# IVIVA

On sale in:  
**CONDADO de ALHAMA**

**A unique opportunity  
for your clients.**

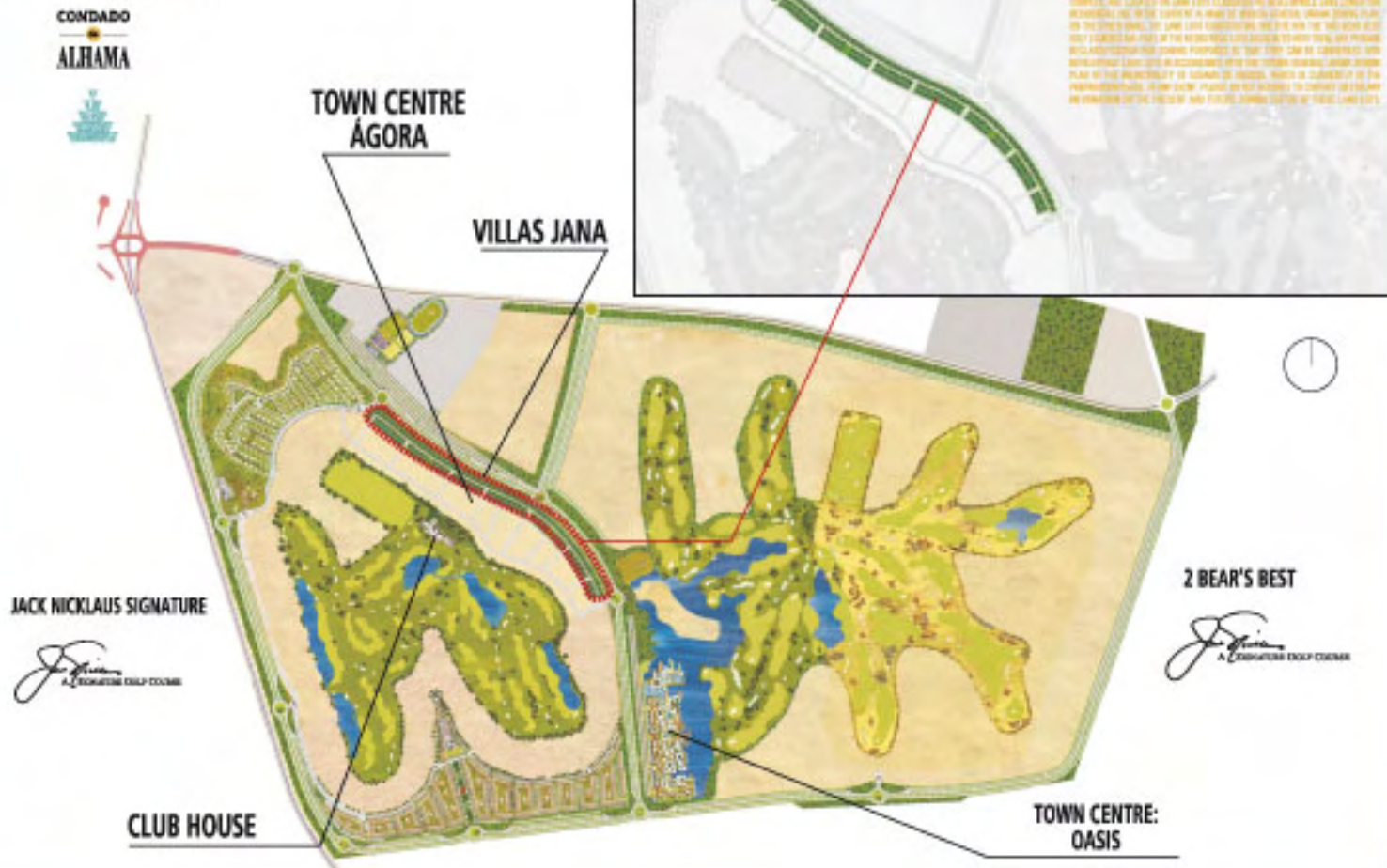
**We are giving you preference  
and an exceptional price for  
these 44 properties.**

*Golden Partner*  
**POLARIS WORLD** 2006

**Exclusive offer  
from**

**248.900 €**

# Masterplan



Located in the Condado de Alhama, the Jana Villas are properties on individual plots of between 238 and 270 m2. Their Mediterranean style and white façades blend into the surrounding countryside and make them ideal places to enjoy the climate of the region. This is a place which every resident will feel is special due to its exceptional surroundings.

All the rooms in the two-bedroomed villas are on the ground floor, including the two bathrooms, and their distribution is excellent. On the roof is a large solarium terrace which boasts spectacular views and creates a sensation of openness.

These 44 exclusive Jana villas complete the extensive offer of detached properties in Condado de Alhama and are located close to the Agora Town Centre and the Club House for the 18-hole, par 72 Jack Nicklaus signature golf course. One of the key elements of the Jana villas is light; each room is bathed by the light from a large window.



## Distinguishing features of the Jana villas:

- ▲ White, Mediterranean-style villas with an Ibizan air and a 28m<sup>2</sup> solarium terrace.
- ▲ Inside of the property the surface area has been made good use of, almost all the surface area bought by the client is useable.
- ▲ The villas are divided into three areas:
  - ▲ Daytime area: living-dining room and American kitchen.
  - ▲ Nighttime area: areas for greater privacy; the two bedrooms and two bathrooms.
  - ▲ Terrace and Solarium terrace.
- ▲ American kitchen with natural light and ventilation from the door which opens onto the laundry area. This is located in the stairwell of the stairs which lead to the solarium terrace.
- ▲ Parking space.

## VILLA JANA

BUILT AREA	78,55 m <sup>2</sup>
BUILT TERRACE AREA	28,70 m <sup>2</sup>
BUILT PORCH AREA	10,30 m <sup>2</sup>
BUILT PARKING AREA	15,00 m <sup>2</sup>



PLANOS DE ARQUITECTURA Y DISEÑO DE INTERIORES. LOS DATOS SON APROXIMATIVOS Y SE DEBE CONSULTAR CON EL ARQUITECTO PARA OBTENER MÁS INFORMACIÓN. LOS DATOS SON APROXIMATIVOS Y SE DEBE CONSULTAR CON EL ARQUITECTO PARA OBTENER MÁS INFORMACIÓN.

## AGORA, YOUR VERY OWN TOWN CENTRE.

The Jana Villas have their own Town Centre, El Agora. This is an open space boasting an interesting and easily accessible shopping and commercial area including bars and restaurants, sports areas, shops and businesses, a supermarket, gym, entertainment, car park etc. This is a great place for meeting up with friends and family in one of its many terrace bars, at any time of the day.

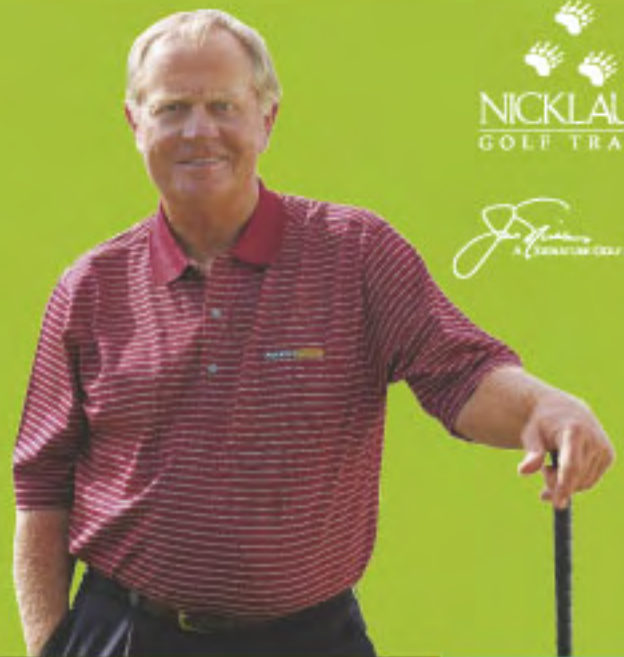
## CONDADO DE ALHAMA: A WORLD OF RESORTS

Condado de Alhama is an area of 9.000.000m<sup>2</sup> which brings together a group of independent Resorts each with its own identity. This unique environment fits into the landscape like a jigsaw puzzle, each resort retaining its own character. For sports fans as well as professionals Condado de Alhama provides an unbeatable backdrop for their favourite activities. There is a wealth of sports facilities and three Jack Nicklaus Signature golf courses.

A wide variety of services, including education and health services, defines the independent character of this residential area.

## THE BEST GOLF OFFER IN EUROPE

The residents of the Jana Villas will have three magnificent Jack Nicklaus signature golf courses on their doorstep, two of which are Bear's Best. Along with the other residents of the Polaris World resorts, they will be able to enjoy the best golf offer in Europe with the Nicklaus Golf Trail, a circuit made up of the 9 Polaris World golf courses.



## NEAR THE SEA AT THE FOOT OF THE MOUNTAINS

The area surrounding the Jana Villas is unbeatable, with 3 magnificent golf courses and the sea only 10 minutes away. All this in one of the regions with the most sun per year, an average annual temperature of 21° and 250kms of coastline belonging to two seas: the Mar Menor and the Mediterranean. A strategic enclave easily reached from any point in Spain or Europe. From wherever and however you want:

- Madrid approx. 3.5 hrs by car
- Granada approx. 2 hrs by car
- Valencia approx. 2.5 hrs by car
- Alicante International Airport approx. 45 mins. away
- San Javier International Airport approx. 25 mins. away
- The future Corvera Airport approx. 20 mins. away
- Oslo, London, Dublin, Cologne, Stockholm and Amsterdam approx. 2/3 hrs by plane.

