

CONDADO de ALHAMA



Polaris World releases CORTIJOS de ALHAMA

GOLF RESORT

- The most exclusive ensemble of Villas that Polaris World has launched onto the market.
- Located in a privileged area inside Condado de Alhama Resort.
- Placed on an elevated zone facing the mountain ranges of Carrascoy and Sierra Espuña.
- Located in an enclosed fenced private area, with sole access for Residents.
- Green areas and gardens as well as pedestrian stone ways.
- 10 minutes drive from the beach.



WARNING: The perspectives presented here are an initial conceptual representation of the project and are not definitive project plans. The appearance, design, number and distribution given are only a guide and are not binding and are subject to modifications due to technical or legal demands.

NOTICE: Please bear in mind that the "Condado de Alhama" set of resorts is a project of great scope which is planned to be executed over several years. Likewise, its urban development will be progressive and is being processed in phases. In this respect, we wish to inform you that the land lots where the "Cortijos de Alhama" and "Jardines de Alhama" resorts, and the Jack Nicklaus Signature golf course associated with them, as well as the "Oasis" leisure complex, are located on LAND LOTS CLASSIFIED AS DEVELOPABLE LAND ZONED FOR RESIDENTIAL USE IN THE CURRENT ALHAMA DE MURCIA GENERAL URBAN ZONING PLAN. On the other hand, the land lots constituting the site for the two Bear Best golf courses and part of the residential lots associated with them, are pending reclassification for zoning purposes so that they can be converted into developable land lots in accordance with the future General Urban Zoning Plan of the Municipality of Alhama de Murcia, which is currently in the preparation phase. In any event, please do not hesitate to contact us for any information on the present and future zoning status of these land lots.

CORTIJOS de ALHAMA

GOLF RESORT

Units: 207 Villas

Rooms: 3 – 5 Bedrooms

Prices: £ 407,000 * – 1,061,000 *

Architecture by: F.M.

Design: Spanish Mediterranean with large windows and patios, full of light...

- The sunlight surrounds the whole Villa.
- The porches overlook the swimming pool and garden.
- Mediterranean interior patios.
- Hispanic-Arab architecture with classic grilles, roof tiling, plasters, cornices, open patios...



* Price may vary due to currency fluctuations

POLARIS WORLD

No. 1 in Luxury Spanish Properties

Josep Maria
A SIGNATURE GOLF COURSE

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CORTIJOS de ALHAMA

GOLF RESORT



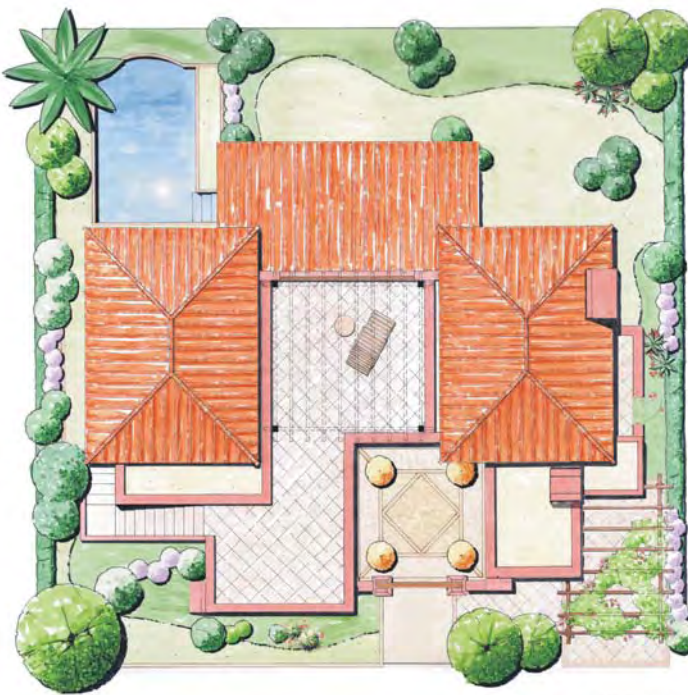
JAZMÍN

Units: 104

Surface: 127 sqm approx. only ground floor + 28 sqm Porch + Solarium

Plot: 480 sqm – 843 sqm approx. **Rooms:** 3 Bedrooms & 2 Bathrooms.

Price: From £ 407,000 *



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CORTIJOS de ALHAMA

GOLF RESORT



AMAPOLA

Units: 96

Surface: 195 sqm approx. built in two floors + 50sqm roofed terrace

Plot: 548 sqm – 1027 sqm approx. **Rooms:** 4 Bedrooms & 3 Bathrooms.

Price: From £ 585,000 *



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Josep Sureda
A SIGNATURE GOLF COURSE

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CORTIJOS de ALHAMA

GOLF RESORT



AZAHAR

Units: 6

Surface: 283 sqm approx. built in two floors + 94 sqm Porch

Plot: 873 sqm – 1240 sqm approx.

Rooms: 5 Bedrooms & 5 Bathrooms.

Price: From £ 961,000 *



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CORTIJOS de ALHAMA

GOLF RESORT

Quality Specifications

All Villas include swimming pool and the best quality building standards and finishes.

STRUCTURE AND WALLS

Reticular reinforced concrete structure, complying with earthquake resistance standards and all current legislation.
External brick facades, with air gap, thermal and acoustic insulation, coated with plastered cement mortar and painted with coloured all-weather plastic paint.
Treated wood pergola as per plans.

FLOORS AND TILING

Cream ivory marble floors inside dwellings and bathrooms.
Top quality gres tiled floors in kitchen and laundry room.
Terracotta tiles outside.
Bathroom and kitchen tiled with top quality ceramic tiles.

CARPENTRY

External carpentry of treated wood.
Decorative treated wood beams.
Solid wood front door with security fittings.
Internal carpentry - doors and cupboards in semi-solid sheets veneered with fine wood.
Lined, fitted cupboards, with chest of drawers and clothes rail.

BATHROOM FITTINGS

Vitrified porcelain sanitary ware
Bath with hydromassage in main bathroom.
Shower tray in washrooms
Washbasin fitted into wooden undersink unit, with basin surround.
Top quality chrome-plated mixer taps

AIR CONDITIONING AND HEATING

Air-conditioning installation.
Hot water heating with radiators and boiler.

ELECTRICITY AND TELECOMMUNICATIONS

Top quality electricity fittings. Telecommunications installation as per standard.
Community satellite T.V. installation.
T.V. and telephone sockets in kitchen, lounge and bedrooms.

SUNDRY

Fitted kitchen with sink, hob, oven, dishwasher, refrigerator, microwave, washer/drier and extractor hood.
Gardens with sown lawn and watering system.
Private parking on plot.
Fireplace
Outdoor pool

Note: These specifications are for information purposes only. The developer reserves the right to change the materials and replace them with others of the same or superior quality.

CONDADO de ALHAMA

The largest Residential Project in Europe

- **The largest concentration of 'Nicklaus Signature' Golf courses outside the United States. 3 Nicklaus 'Signature' Golf Courses, two of them 'Bear's Best', where you will enjoy the best holes designed by Jack Nicklaus.**



- **A Town Centre of 75,000 sqm, surrounded by a central lake, offering all kind of services and facilities:**

- Banks
- Medical Aid
- Laundry
- Restaurants
- Veterinarian
- Shops
- Cinemas
- Hairdressers
- Pubs
- Supermarkets
- Pharmacy
- Etc.

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