



LAS COLINAS
Golf & Country Club

A world apart



Palmera
Community







Welcome to a world apart

Las Colinas Golf & Country Club is a 330-hectare exclusive residential community on the Spanish Mediterranean coast with a low housing density and built around an 18-hole championship golf course.

It boasts comprehensive sports and leisure facilities and services, with a private Beach Club on the sea front.

Since its opening in the summer of 2010, it has quickly gained an enviable reputation for its world-class amenities, bespoke villas and championship golf course, which has already established itself as one of Europe's most promising golfing propositions.

Located in a privileged spot in the south of Alicante, very close to the sea, and surrounded by natural parkland, Las Colinas Golf & Country Club stands out for its privacy, natural beauty, exceptional climate, extremely good connections and conservation of the natural surroundings.

It is an eco-friendly development. Its homes, amenities, infrastructures and the golf course itself blend perfectly into the landscape.

Gmp, the real estate group that owns Las Colinas Golf & Country Club, bets on developments that deliver high quality and long-term sustainability. Out of the 6,000 homes permitted under the Local General Urban Development Plan, only 1,200 homes will be built, less than 4 per hectare, out of which the first development phase, comprising 137 villas and apartments, has already been completed and sold successfully.

Now, for the first time, Las Colinas is offering private individuals a limited and exclusive selection of plots of land for sale, for the purpose of building bespoke, detached villas. This is a unique opportunity to form part of this prestigious community by choosing the perfect spot for your home in a privileged, central location of the Golf & Country Club; an island surrounded by the golf course.

A world apart for experiencing nature

Maximum privacy and security: A 330-hectare valley between hills high enough to form a natural barrier that ensures the development is secluded. Just one two-way access with 24 h security service.

Unique sense of arrival: Provided by a single entrance to Las Colinas through a gorge that opens out into a hidden valley along which the golf course runs. The gorge is the feature that preserves the intimacy, tranquillity and natural beauty of Las Colinas.

Las Colinas Golf & Country Club is surrounded by a Nature Reserve comprising more than 10,000 hectares of protected land, which restricts any further residential development.

Mediterranean vegetation: More than 200,000 sq metres of natural space within the development. Mediterranean vegetation has been preserved with trees and indigenous species used in gardens and landscaping throughout the complex.

A binding Environmental Protection Measures Plan: This includes a rigorous Sustainable Development and Environmental Protection Plan drawn up by Valencia Polytechnic University. Among other measures, this plan stipulates low levels of noise and light pollution, as well as the use of wooded areas and native plant species in the landscape gardening for the residential community, common and private areas.





Data on climate: Temperature & Rainfall

| | JAN | FEB | MAR | APR | MAY | JUN | JUL | AUG | SEP | OCT | NOV | DEC |
|----------------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|
| Ave Temp °C (°F) | 11.5 (52.7) | 12.4 (54.3) | 13.7 (56.7) | 15.5 (59.9) | 18.5 (65.2) | 22.2 (71.9) | 24.9 (76.9) | 25.5 (77.9) | 23.1 (73.6) | 19.1 (66.3) | 15.2 (59.4) | 12.5 (54.4) |
| Ave Max Temp °C (°F) | 16.8 (62.2) | 17.8 (64.0) | 19.2 (66.6) | 20.9 (69.6) | 23.6 (74.5) | 27.2 (81.0) | 30.1 (86.2) | 30.6 (87.1) | 28.4 (87.1) | 24.4 (75.9) | 20.4 (68.7) | 17.6 (63.7) |
| Ave Min Temp °C (°F) | 6.2 (43.2) | 7.0 (44.6) | 8.2 (46.8) | 10.1 (50.2) | 13.3 (55.9) | 17.1 (62.8) | 19.7 (67.5) | 20.4 (68.7) | 17.8 (64.0) | 13.7 (56.7) | 10.0 (50.0) | 7.3 (45.1) |
| Ave Rain days | 4 | 3 | 4 | 4 | 4 | 2 | 1 | 1 | 3 | 4 | 4 | 4 |
| Ave Sunlight hours | 177 | 169 | 180 | 169 | 230 | 212 | 246 | 229 | 278 | 256 | 300 | 271 |

A world apart for accesses and communications

Las Colinas Golf & Country Club is located in the south of the province of Alicante, only 4,5 km from the Mediterranean coast. There are over 20 golf courses less than half an hour away from the complex and a wide number of marinas. It is extremely well connected by air, road and train.





By air: Close to 2 international airports.

- Alicante International Airport (40 minutes away).
- San Javier Airport (10 minutes away).
- Planned Murcia International Airport (20 minutes away).



By road: Highway connection with Madrid, Alicante and Murcia.

- Alicante (74 km. away).
- Murcia (63 km. away).
- Madrid (400 km. away). Less than 4 hours by motorway all the way.



By train: Future high speed train.

- Balsicas station, 30 km. away. Talgo/Altaria service.
- Future high-speed train station at Elche (45 km. away).



A world apart for playing golf

The golf course extends across the valley between the hills, adapts to the unusual lie of the land and blends naturally into the landscape. The width of its fairways, the design of its extensive undulating greens, and the numerous tees at each hole give it great versatility.

Golf course awards

- No 5 - Top 20 world's most exciting new courses 2010.
UK's leading publications GolfWorld magazine.
- No 73 - Top 100 European courses.
UK's leading publications GolfWorld magazine. Ranking October 2011.
- No 75 - Top 100 European courses.
YourGolfTravel, one of Europe's largest tour operators. 2011.
- Selected by the European Tour to host the second stage of the Qualifying School.
December 2011.
- 'Facility Newcomer of the Year' award.
Troon Golf. 2012.



Qualifying School Venue



- 18-hole championship golf course.
- Par 71 with Par 3, Par 4 and Par 5 fairways.
- Suitable for professional tournaments or just for amateurs to enjoy a leisurely game.
- Golf course architect: Cabell B. Robinson. Member of the American Society of Golf Course Architects (ASGCA). Other golf courses designed by Cabell Robinson: La Reserva de Sotogrande, Finca Cortesín on the Costa del Sol, Praia d'El Rey in Portugal, Royal Golf d'Evian in France...
- Troon Golf manages Las Colinas golf course: Worldwide leader in the management, development and marketing of golf at the highest level with 190 golf courses in 26 countries making it the world's largest upscale operator.
 - 39 Troon Golf facilities enjoy a Top 100 ranking by national or international publications.
 - Amongst its best-known courses are The Westin Turnberry (Scotland), The Grove (England) and Troon North Golf Club (Arizona).





A world apart for pleasure



Golf Academy.



Beach club on the sea front.



Tennis and paddle Academy.



Golf shop.



Nature Trail among mediterranean woodland.



Gymnasium.



Restaurants at the Clubhouse:
UNiK CAFÉ and enso sushibar.



Kids' club programme.



Accommodation offer:
Las Colinas Residences.



International School of Falconry.



Events & celebrations.

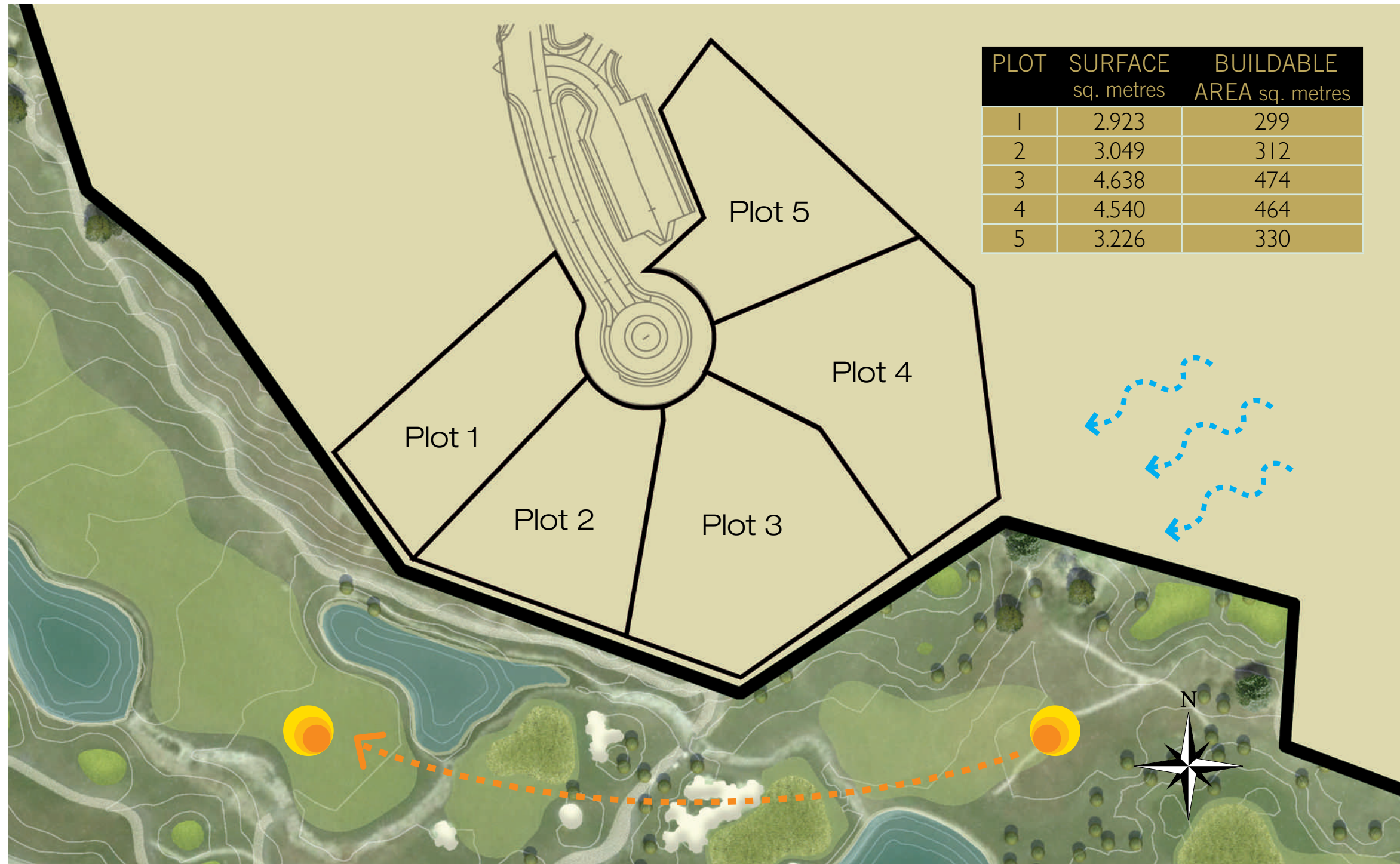


Meeting center.



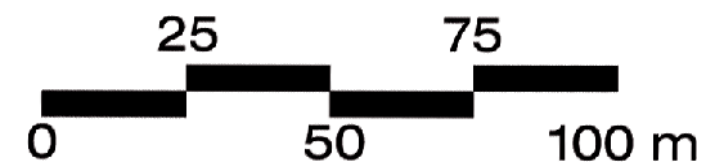
The landscaping, gardens and most of the buildings and constructions shown in this image, including geographical location, are in a preliminary phase of definition and, as such, are for reference only, lacking any binding contractual content and may be subject to variations.

A world apart for living: Palmera Community



 Sun Path

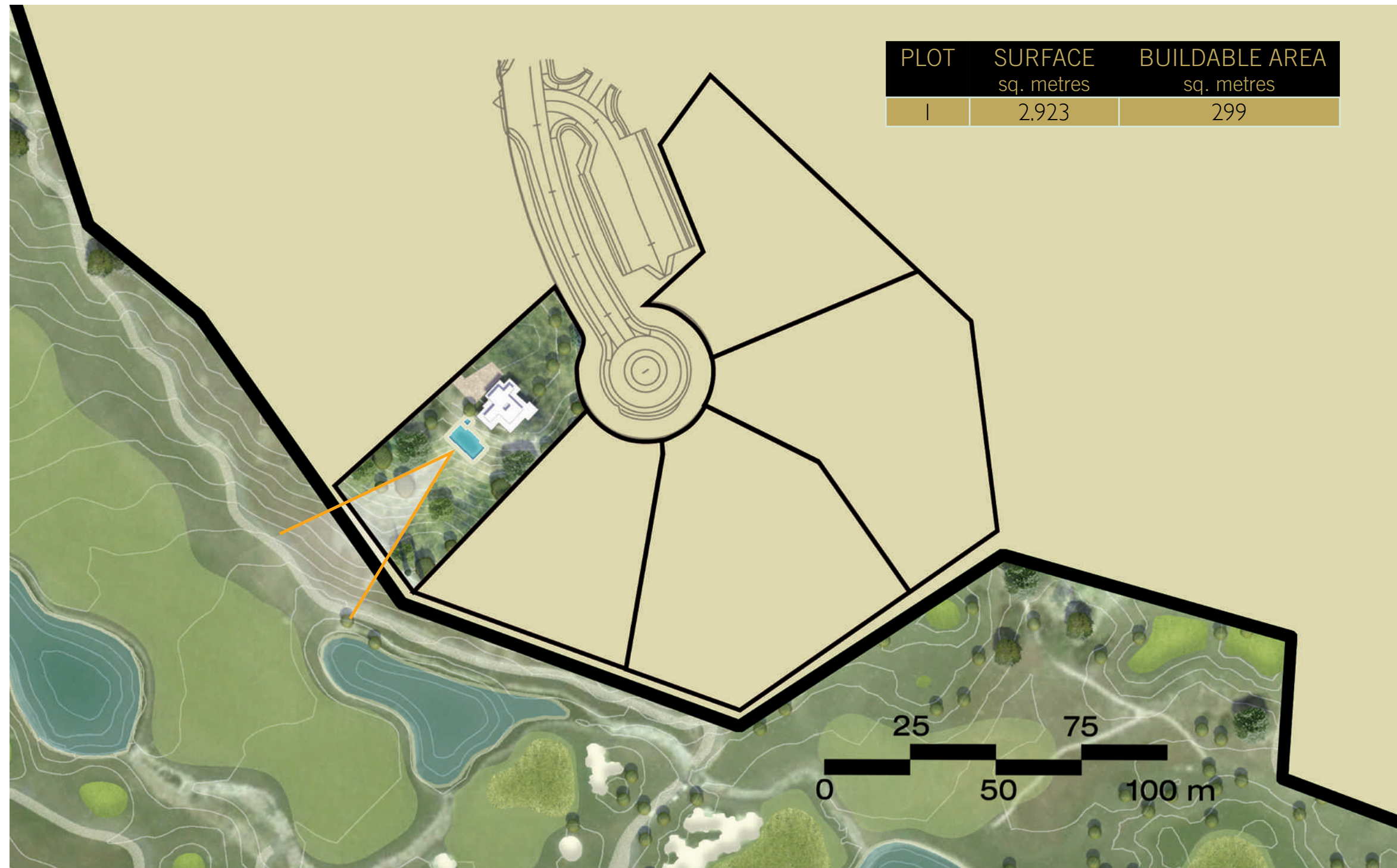
 Prevailing Wind





Las Colinas Golf & Country Club offers an exclusive selection of five plots for sale in order to build individual villas in the Palmera Community. The area of the plots varies between 2,900 to 4,600 m², which means that the size of the home that can be built ranges from 299 up to nearly 474 m². The Palmera Community is situated in a privileged location, in the heart of the Golf & Country Club, with unbeatable views across the golf course. Las Colinas has established a mandatory build standard for the villas in order to ensure they blend seamlessly into the surroundings and comply with the development's quality standards.

A world apart for living: Palmera Community - Plot 1



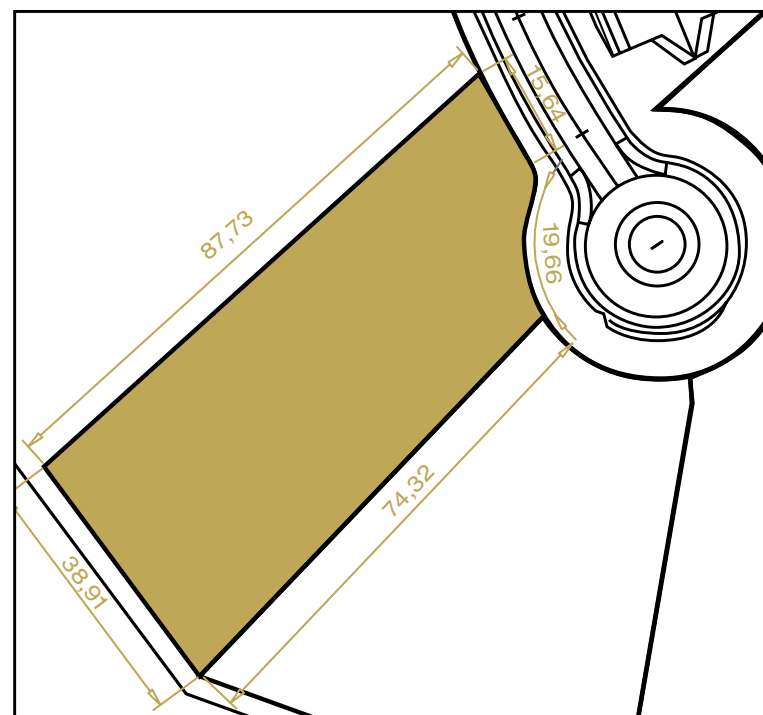
— Views from the plot across the golf course.

The gardening, landscaping and the specific placement of buildings and constructions showed in this image represent just an indicative layout alternative, with no binding contractual effect, and could be subject to variation.

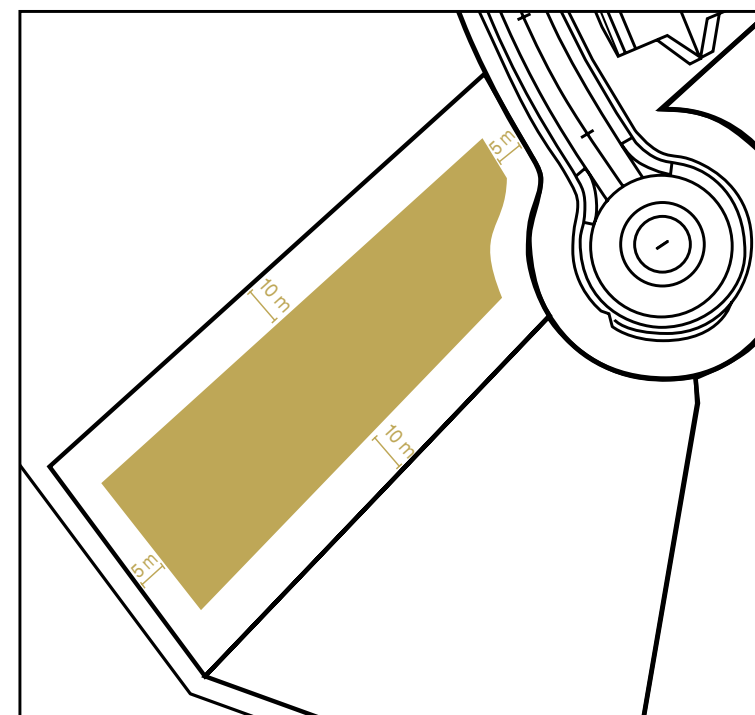


Views from plot I

Plot size

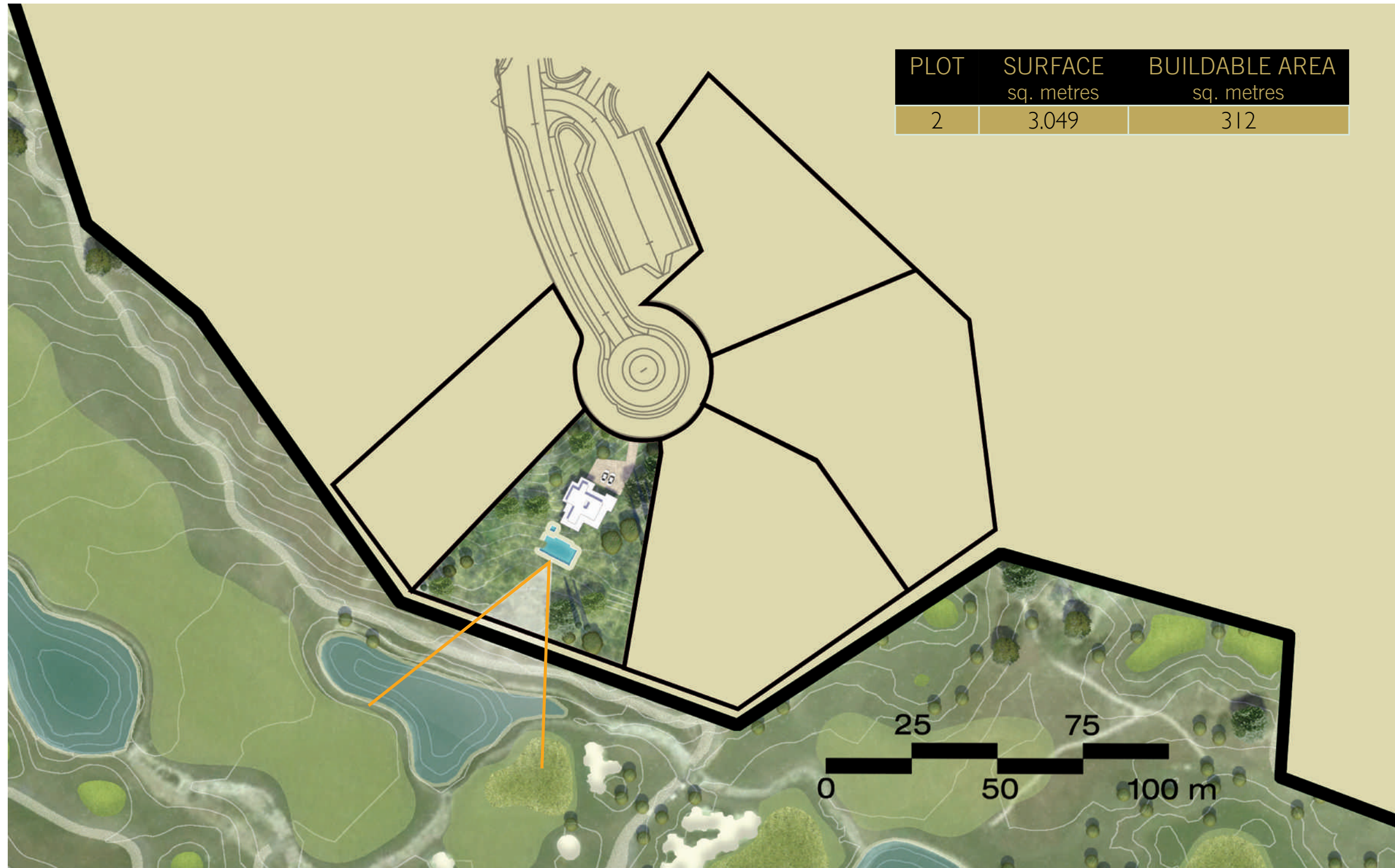


Setbacks(*)



(*) Subject to approval of a more restrictive mandatory building movement area.

A world apart for living: Palmera Community - Plot 2



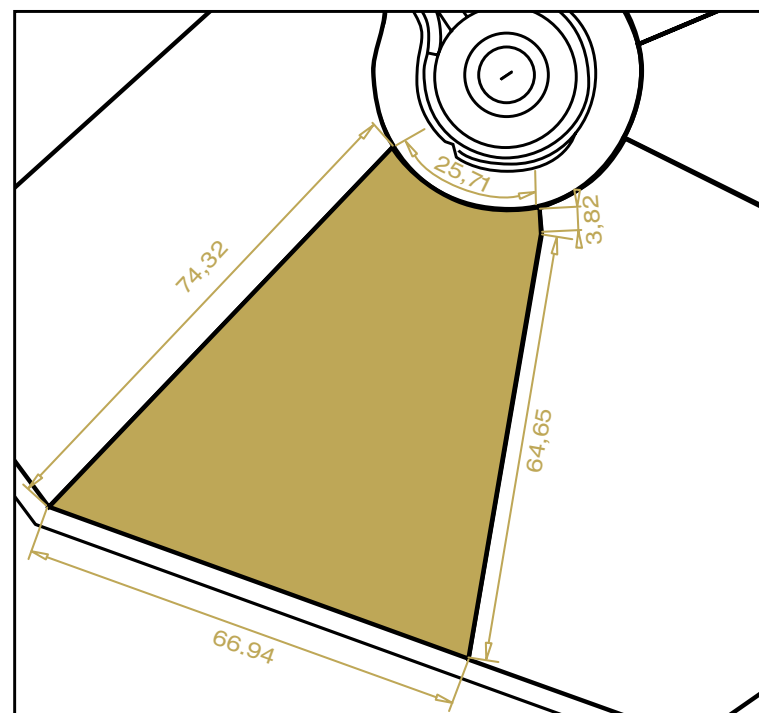
— Views from the plot across the golf course.

The gardening, landscaping and the specific placement of buildings and constructions showed in this image represent just an indicative layout alternative, with no binding contractual effect, and could be subject to variation.

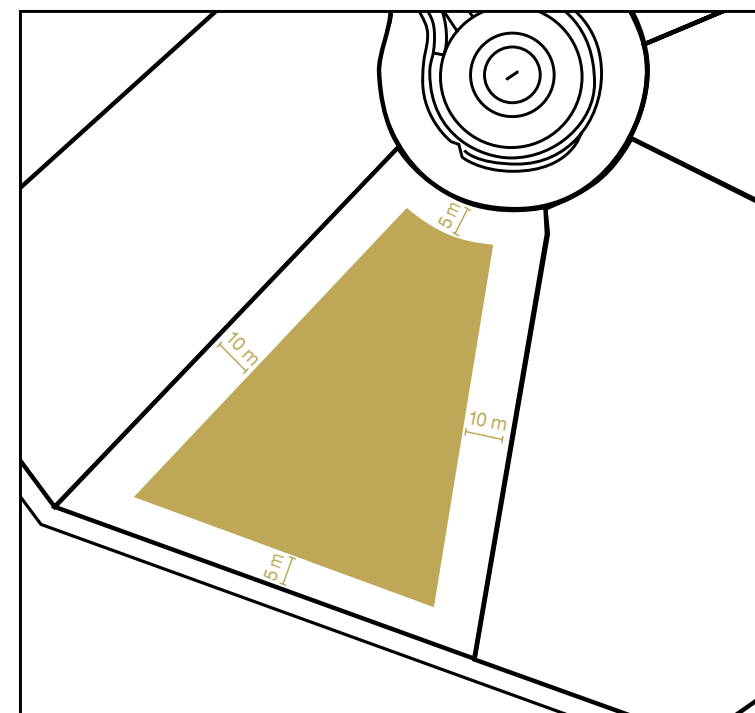


Views from plot 2

Plot size

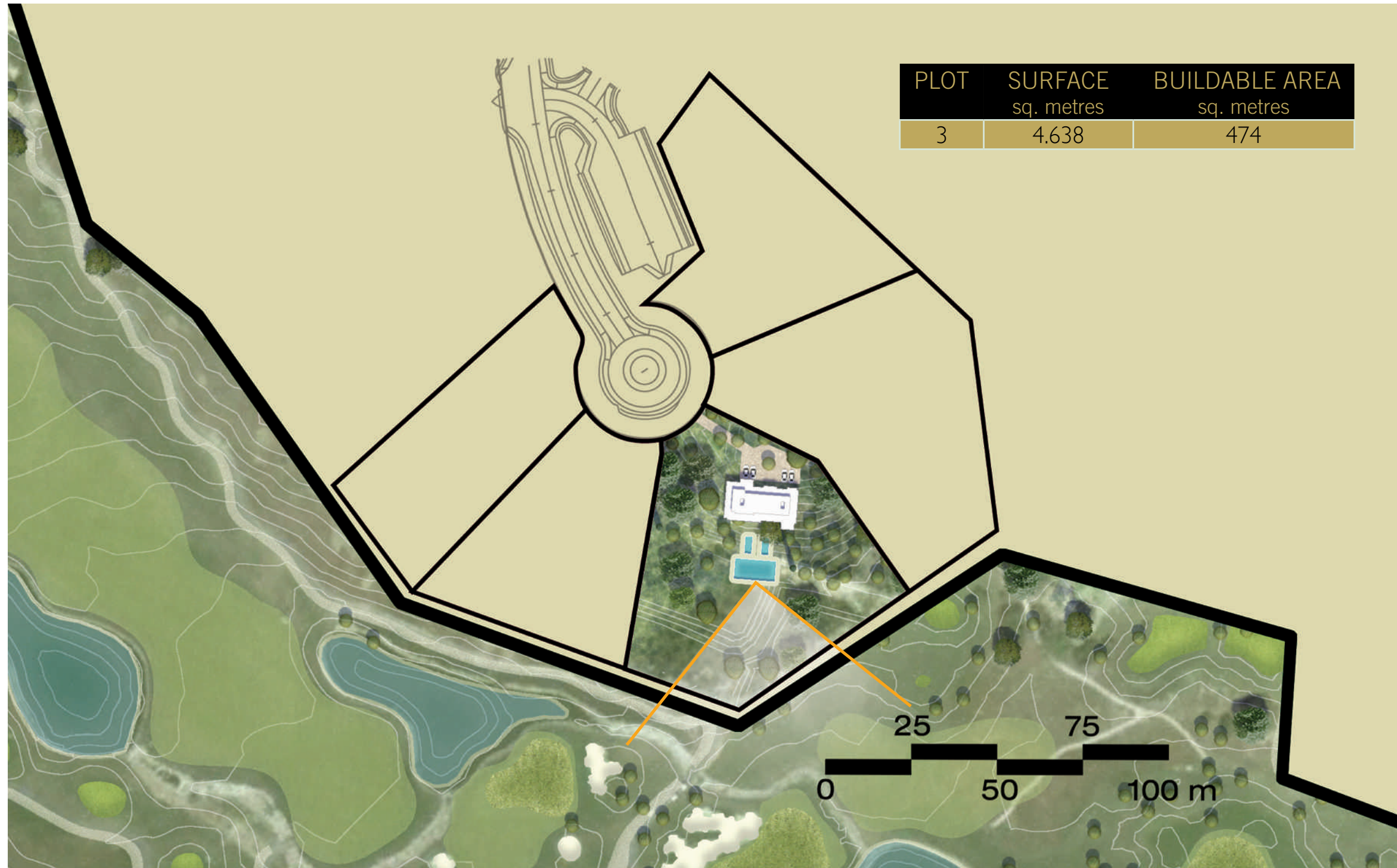


Setbacks(*)



(*) Subject to approval of a more restrictive mandatory building movement area.

A world apart for living: Palmera Community - Plot 3



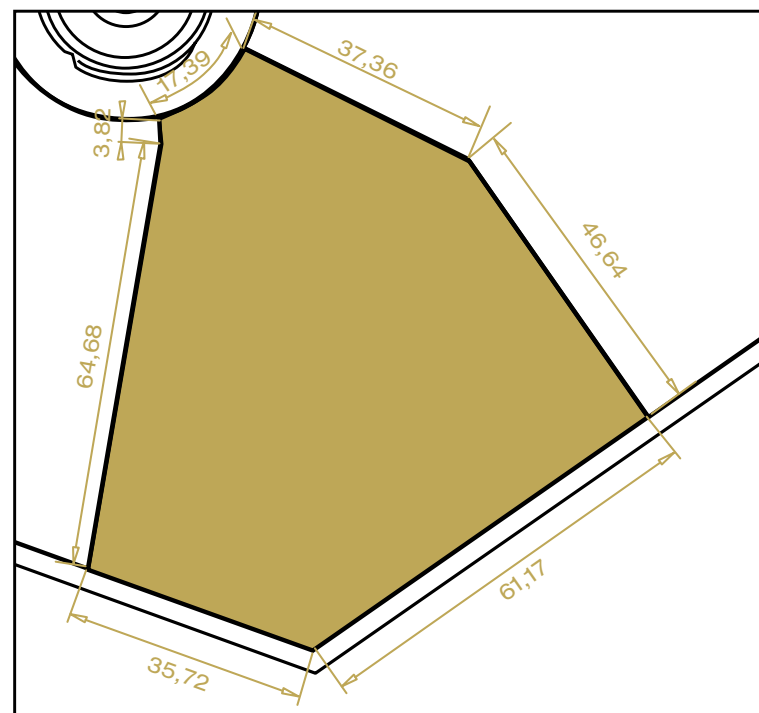
— Views from the plot across the golf course.

The gardening, landscaping and the specific placement of buildings and constructions showed in this image represent just an indicative layout alternative, with no binding contractual effect, and could be subject to variation.

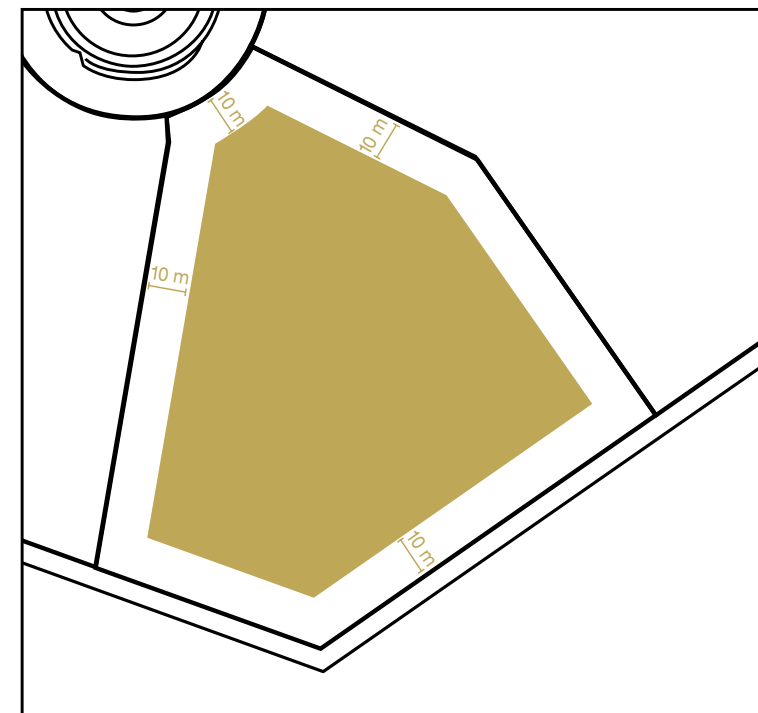


Views from plot 3

Plot size

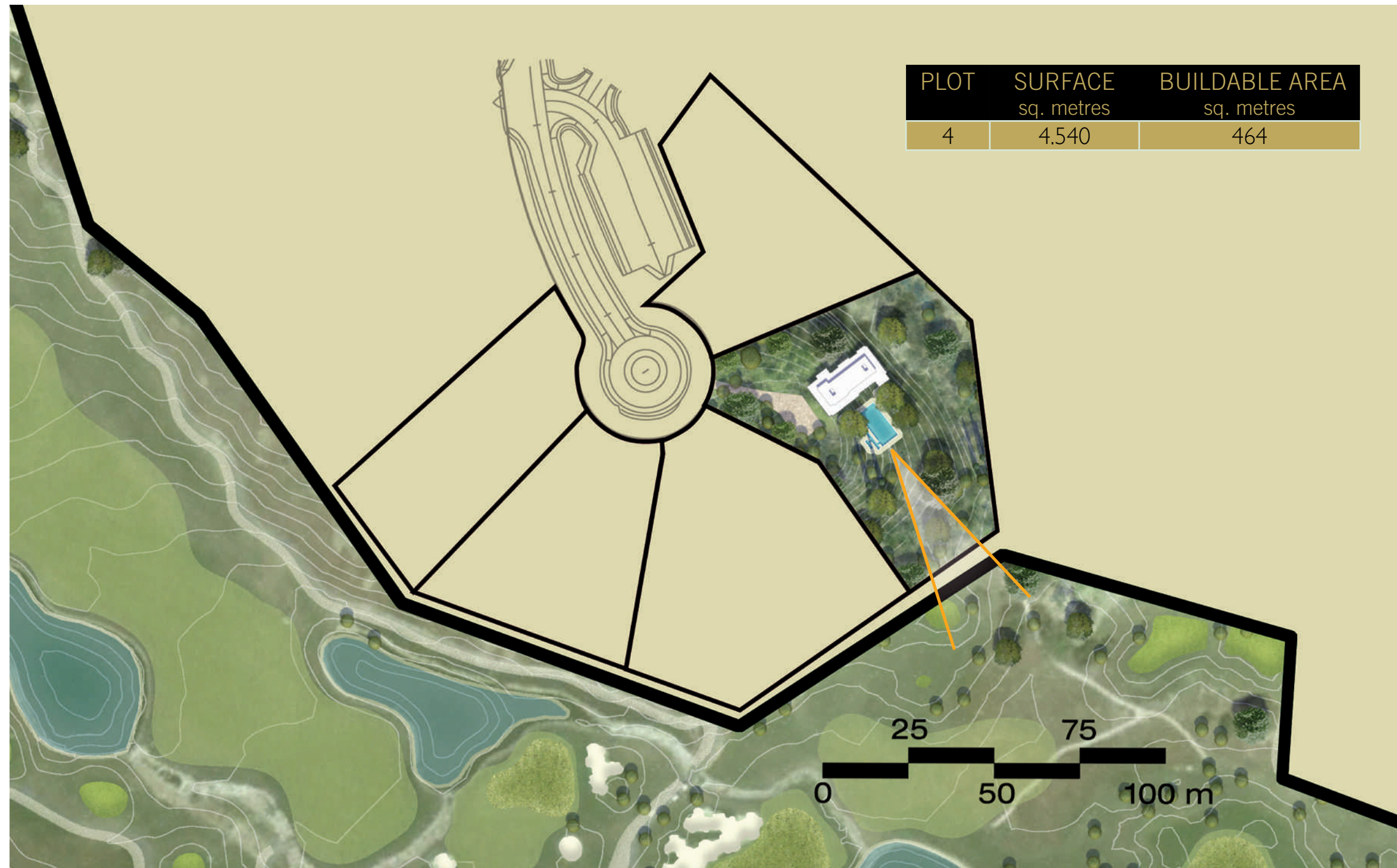


Setbacks(*)



(*) Subject to approval of a more restrictive mandatory building movement area.

A world apart for living: Palmera Community - Plot 4



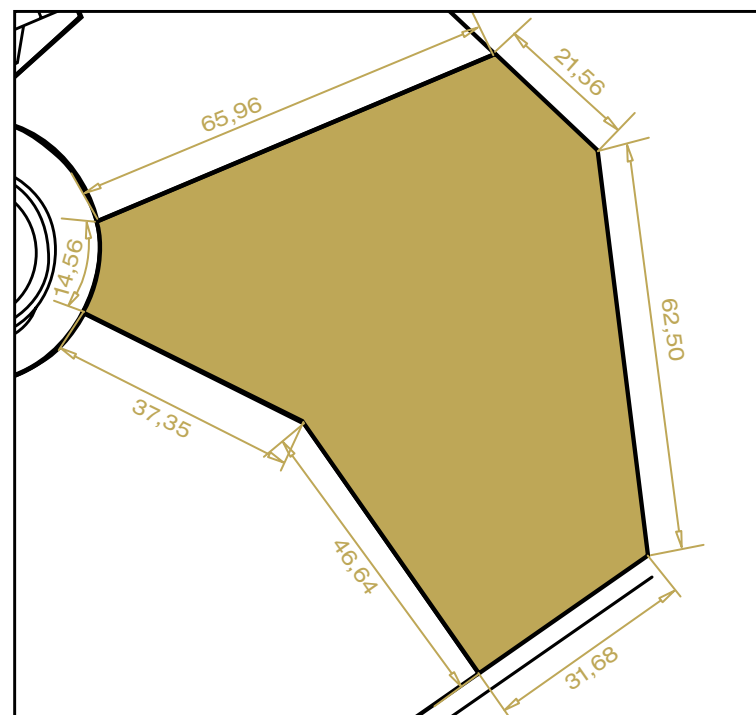
— Views from the plot across the golf course.

The gardening, landscaping and the specific placement of buildings and constructions showed in this image represent just an indicative layout alternative, with no binding contractual effect, and could be subject to variation.

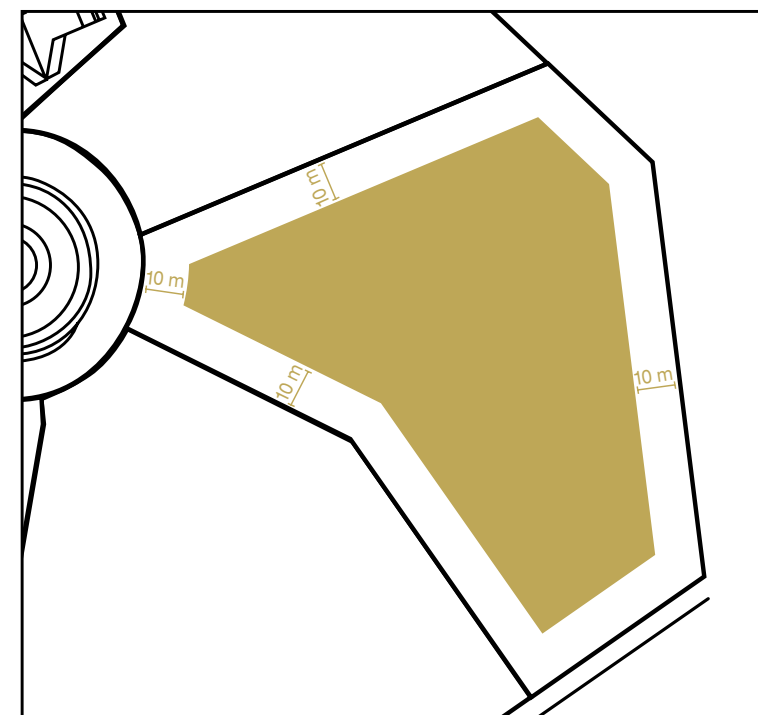


Views from plot 4

Plot size

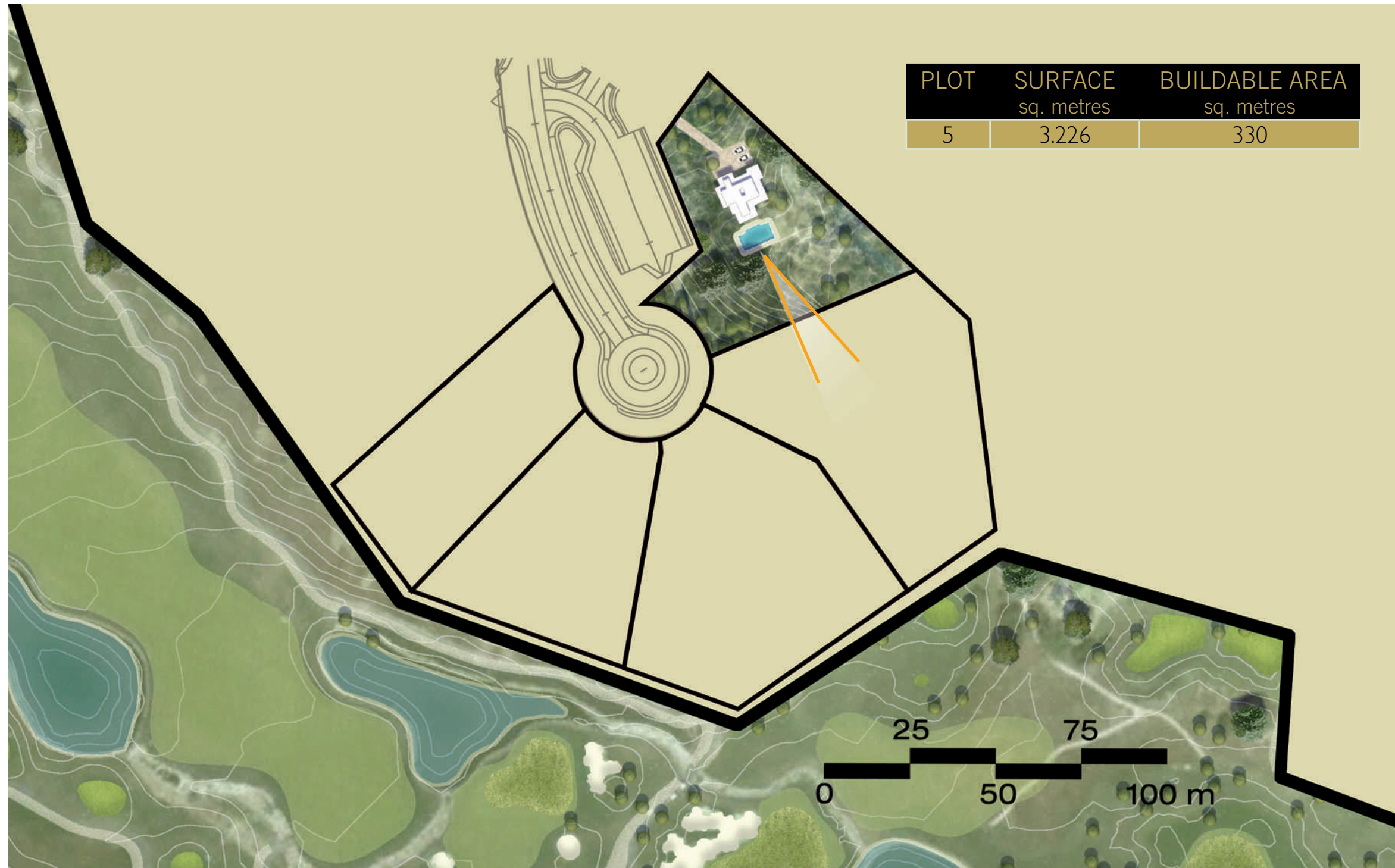


Setbacks(*)



(*) Subject to approval of a more restrictive mandatory building movement area.

A world apart for living: Palmera Community - Plot 5



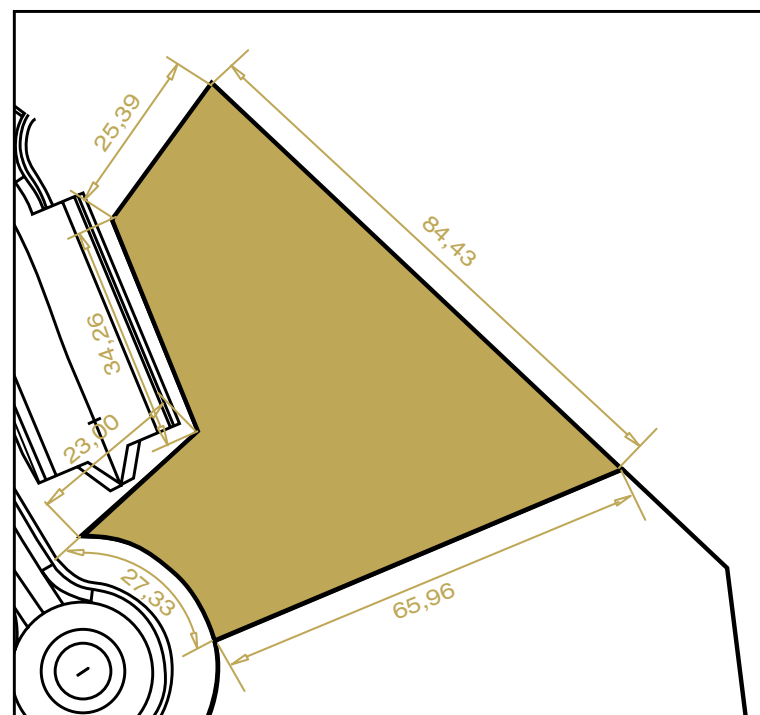
— Views from the plot across the golf course.

The gardening, landscaping and the specific placement of buildings and constructions showed in this image represent just an indicative layout alternative, with no binding contractual effect, and could be subject to variation.

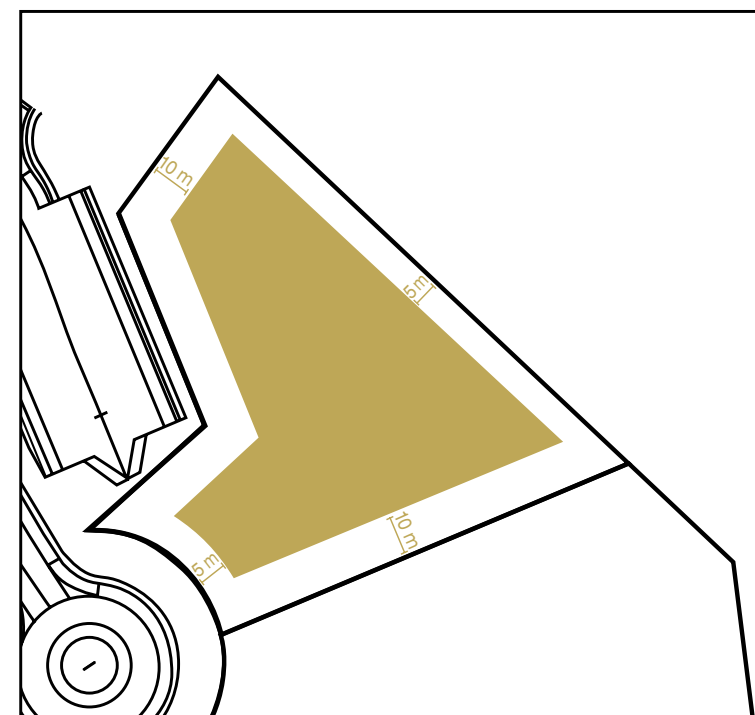


Views from plot 5

Plot size



Setbacks(*)



(*) Subject to approval of a more restrictive mandatory building movement area.

A world apart for your investment: Gmp group.

- www.grupogmp.com
- Las Colinas Golf & Country Club has the backing of Gmp. Founded in 1979, Gmp is one of the leading unlisted property-owning real estate groups in Spain focused in the development and management of office and business parks in Madrid.
- Gmp currently has a portfolio of 414,624 sq. metres of operating properties, with a land bank of 86,601 sq. metres of buildable area.
- In Spain, Gmp is a strategic partner of the real estate division of the international giant General Electric.
- It was the first Spanish property-owning group to obtain the triple certification from AENOR in 2009 for Quality, Environment and Health and Safety at Work for the business of acquisition, lease and management of maintenance, refurbishment and conservation of assets. In 2012 Gmp has renewed these certificates up to 2015 and is still the only Spanish property-owning company to have been awarded this triple certification.



■ Main buildings and tenants in Madrid:

- Génova 27 Building: ING headquarters.
- Hermosilla 3 Building: Garrigues headquarters.
- Paseo de la Castellana 81 Tower: BBVA headquarters.
- Castellana Norte Business Center: Vodafone headquarters.
- Parque Norte Business Center: Ferrovial, EDP Renovaveis and Thales headquarters.
- Iberia Mart I y II Business Complex: several tenants, including Fox, Lego, Repsol...
- Alcalá 16 Building: Madrid Regional Government.
- Luchana 23 Building: Gmp headquarters.
- Puerto Somport 8 Building: Peugeot headquarters.

