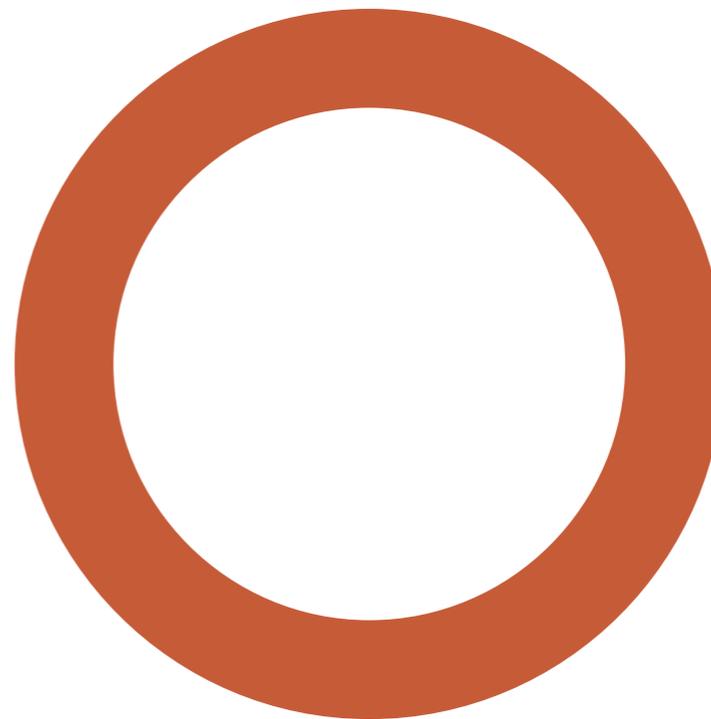


ALTAONA

GOLF AND
COUNTRY
VILLAGE



BECOME PART OF SOMEWHERE TO BE PROUD OF

We all hold something dear to us in our hearts. Perhaps a person we want beside us at all times, a scent that reminds us of someone, that favourite food you never tire of eating and the place to which you long to return. If we are what we love, let's love what makes us what we are.



There's a place we can call our own, a place called home. Near or far, you imagine your future there. A place where light trickles into every corner, where the sound of water soothes your mind. Yours is the grass, the moon and the silhouette of the mountains. Yours is the laughter and the wind, warm embraces and strong morning coffee. Our people are the ones who give meaning to life, the ones who accept us just the way we are, without changing a thing, and who can be themselves with us.

This is your place, the place to which you long to return, time and again, where life is sweeter, the place you call home, where you can be yourself.

WHERE EVERY CORNER IS FLOODED WITH LIGHT

If there's one place where the sun shines all year round, it's the Region of Murcia. With its warm climate and the calm mediterranean lapping the coastline, every day a clean, clear blue sky brightens the landscape and the lives of the people who live here.



OPEN TO NATURE AND LIGHT

Mediterranean architecture is outward looking, facing the landscape and the sun. Sunlight means life, lightning meeting places and retreats, giving us dawns and peaceful evenings.

BEYOND WELNESS

The place where you choose to make your home is of the utmost importance. Nature is resilient, a quality it transmits to people, making our lives better. Living among natural spaces is beneficial to health. It stimulates endorphin production, boosts the immune system and enhances general wellbeing. Open spaces give a feeling of freedom to your everyday experience. The scenery around you becomes part of your home, and you become part of nature.

The low-density population at Altaona Golf & Country Village is a major attraction, as is the opportunity to live in a community where access is controlled for your safety and convenience, all day, every day.



THE CLOSEST RESORT TO MURCIA

Altaona was chosen for its perfect location, just over 12 minutes from the centre of the charming city of Murcia, a welcoming city, with ample space for strolling the sunny streets. A city that lives outdoors, on the many terraces of its streets and squares.





DISCOVER YOUR SURROUN- DINGS

Altaona Golf and Country Village stands at the foot of Sierra de Carrascoy natural park, which flanks the city of Murcia and act as a green lung. A mountain range criss-crossed by paths among pine trees, ideal for long walks or mountain bike rides. Among its treasures is the Fuensanta sanctuary, with views over the city and the site of a famous annual pilgrimage.

EVERYTHING WITHIN REACH



CARTAGENA, ROMAN CAPITAL

Twenty five minutes drive away is Cartagena, with modernist buildings and avenues that lead to the port and skirt the Roman theatre. A city of contrasts, set on a bay that forms a natural harbour, and surrounded by natural spots like Calblanque to the east and Cape Tiñoso to the west. The city is a port of call for cruise liners whose passengers come to discover the region and enjoy the culture, gastronomy and festivals of international interest for tourism.



MURCIA, 12 MINUTES FROM THE MOST WELCOMING CAPITAL

The Golden Ages of Murcia were the baroque and contemporary periods when the rich built palaces and churches with marvellous altarpieces. The façade of the cathedral dates to the same period and is one of the most important of the Spanish baroque period. Nowadays it is a bustling city, full of services and life. It is also very easy to reach thanks to an extensive network of motorways that connect it to the different towns and villages of the region and its neighbouring provinces. There are several hospitals, both private and public, providing an excellent healthcare network.



THE SEA, MEDITERRANEAN LIGHT

Just over 15 minutes away, the calm waters of the Mar Menor bathe the beaches of a large, unique sea lagoon, ideal for water sports and family bathing. On the other side of the land barrier that separates it from the Mediterranean, with the long beaches of La Manga del Mar Menor. There are two marinas just 25 minutes away: Lo Pagán, the port of the Mar Menor, for smooth, sheltered sailing and San Pedro del Pinatar, which is close to the natural area of Las Salinas and ideal for sailing along the Mediterranean beaches.



QUALITY EDUCATION AT YOUR FINGERTIPS

Nearby there are two British schools, Kings College and El Limonar, where Spanish and European students complete their early stages of education. Two private universities, the University of Murcia and UCAM, are also among the city's educational options.



MURCIA AIRPORT

The international airport is only 10 minutes away, and couldn't be more convenient for those visiting Altaona from faraway places.

ALICANTE AIRPORT

Alicante Airport is only 55 minutes away from where you can reach most of the major European destinations.

An aerial photograph of a tropical coastline. The image shows a sandy beach curving along the edge of clear, turquoise water. The water transitions from a light green near the shore to a deep blue further out. The surrounding land is rocky and sparsely vegetated. A small figure of a person is visible on the beach. The text 'STUNNING ENVIRONMENT' is overlaid in white, sans-serif font in the upper right quadrant.

STUNNING ENVIRONMENT

COMFORT AND CONVENIENCE

IMPORTANT LANDMARKS

LA ARRIXACA HOSPITAL	10 MIN
MURCIA AIRPORT	10 MIN
EL LIMONAR INT. SCHOOL	7 MIN
KING'S COLLEGE	10 MIN

KEY CITIES

MURCIA	12 MIN
CARTAGENA	25 MIN

IMPORTANT SERVICES

MONTEVIDA SHOPPING CENTRE	7 MIN
SAN JAVIER JAZZ TOWN	15 MIN
LA RIBERA BEACH	17 MIN
DOS MARES SHOPPING CENTRE	20 MIN
CABO DE PALOS LIGHTHOUSE	30 MIN
LA MANGA BEACH	30 MIN

Not only is Altaona convenient on the inside, but its surroundings are convenient, too. Everything you need for your everyday life is at hand: places to visit, shopping areas, a sparkling sea under an endless blue sky... In short, comfort and convenience is available to all its inhabitants.



PARADOR

HEART OF ALTAONA

The parador is the beating heart of Altaona. A traditional square and a meeting point for the neighbourhood, where traditions and cuisine converge. Crowned by a traditional mediterranean-style chapel, its bell tower overlooks the tree-lined pavement and lends endless charm to this spot.



A PLACE WHERE
TRADITION
AND

MODERNITY
LIVE SIDE BY
SIDE

ALTAONA'S MEETING POINT

ENVELOPING PEACEFULNESS

A place to enjoy local and fusion cuisine, market cooking with shops to satisfy your everyday needs, shaded by lofty pine trees, it's perfect for relaxing evening chats, an early breakfast before a round of golf, or just a cool drink after an afternoon's exercise.

THE SHRINE

This shrine, hundreds of years old, dominates the square which is the heart of the community.





IT'S ALL IN THE SWING

There's a golf proshop, as well as the driving range and paddle and tennis courts in the vicinity of the square.

The complex will have a SPA and a gym for the use of residents.



ALTAONA GOLF

The Altaona golf course features
eighteen holes designed by Stirling &
Martin Golf Architects.

ENJOY YOUR GAME

The golf course winds through the development, with wide corridors, set in an arid climate. The natural landscape is gently rolling with sparse vegetation, and this gentle topography makes it easy to walk. It is the perfect setting for an enjoyable golfing experience.



ALTAONA GOLF

A fantastic golf course which offers a stunning visual experience and guaranteed enjoyment, where you can put yourself to the test among smooth sand bunkers and vegetation.





WE BELONG TO ENJOYMENT

We belong to the place where we can wave our worries goodbye and focus our energies on enjoying a new challenge with every round.

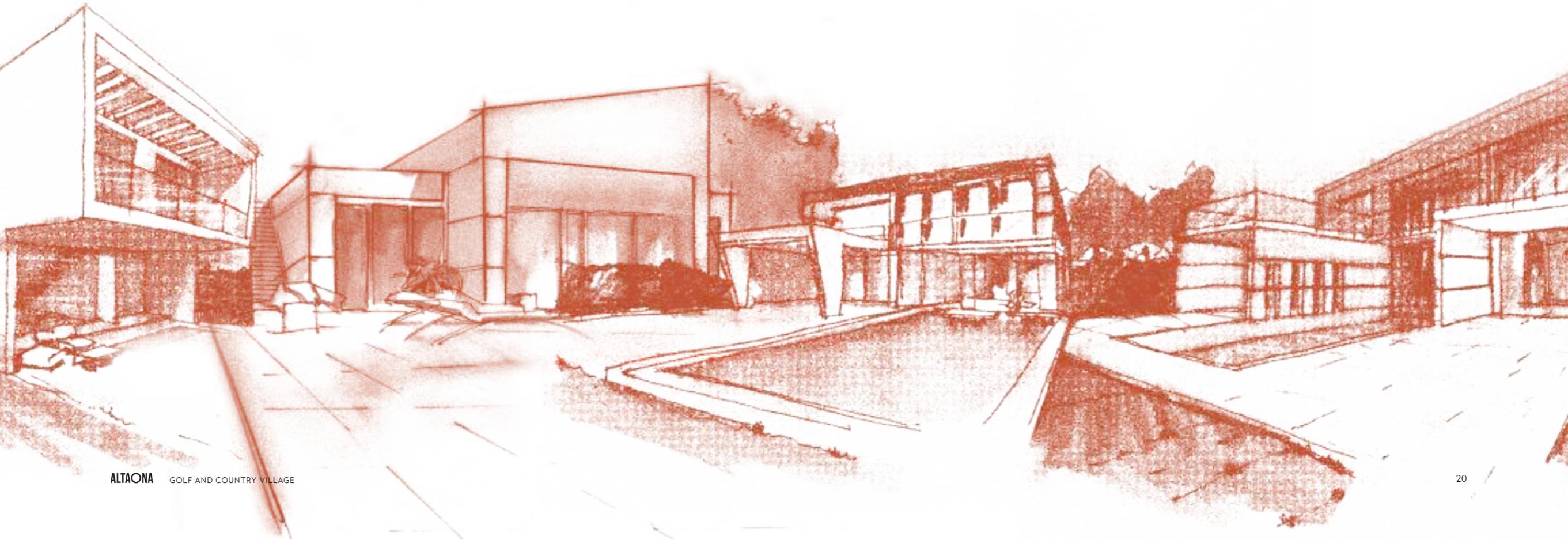
The course has a fun, strategic layout.

Challenging, but not tortuous. Avoiding the rough and the many trees will reward the golfers that play with accuracy. Beautiful lakes come into play, while strategic sand bunkers help define fairways and greens, with contrasting colours and textures in beautiful 'desert' surroundings.

VILLAS

Creating something from nothing, starting with a blank page, is extremely difficult. The lines you draw plot a path to a concept that must keep its essence during the project. The balance between aesthetics and functionality must never be blurred when creating perfect living spaces.

In Altaona, the houses take their air from the surrounding landscape, become one with nature through their terraces and large glass panes. Water and light, essential elements of life, flow through these homes, and their inhabitants are always at one with them.



MASTER PLAN



FOUR WAYS OF BELONGING

There is always more than one way to find pleasure. That's why Altaona offers 4 different homes, able to fully satisfy the needs of their inhabitants. Light, airy rooms, where exquisite layouts and the infinite views from the balconies lure you to stay and inhabit the space with endless tranquility.

HORIZON



An outward-facing family home, where the boundaries between inside and out seem to disappear on all sides. Designed for harmonious living where each space is made to enjoy.

229,23 m2 | 3 BEDROOMS

CAMPO



Villa Campo has been created with its feet on the ground, with a simple demure style, accessible, thanks to a new aesthetic that has enabled us to integrate solar panels on the roof.

425,91 m2 | 4 BEDROOMS

AQUA



A superb design, where water envelops every moment and memory created within.

287,58 m2 | 4 BEDROOMS

OLIMPO



The largest home in Altaona Golf and Country Village, has stunning rooms that will transform every minute into a marvellous, unrepeatable experience.

615,23 m2 | 5 BEDROOMS

The chance to blur the boundaries.

HORIZON



The first of the villas at Altaona Golf and Country Village balance the horizon that surrounds them. They stand on tip-toe on the first floor to show the golf course, approaching it with a minimalist perspective. The feeling of freedom abounds in all its rooms, as well as from its gardens.

HORIZON

THE LIMITLESS INDOORS

Horizon has an overlook-style structure that rises above the pool and faces the golf courses. Its interiors make resting the most precious moment of the day.

OUTDOORS BY THE RISING SUN

Its upper terrace, flanked by bamboo, is an ideal place to lie in the shade and gives privacy to the bathing area, which is surrounded by the leafy garden.



HORIZON



HORIZON



FEATURES

HORIZON

FIRST FLOOR

1	BEDROOMS	2
	BATHROOMS	2

GROUND FLOOR

0	BEDROOM	1
	BATHROOM	1
	TOILET	1
	LIVINGROOM	1
	KITCHEN	1



GROUND FLOOR

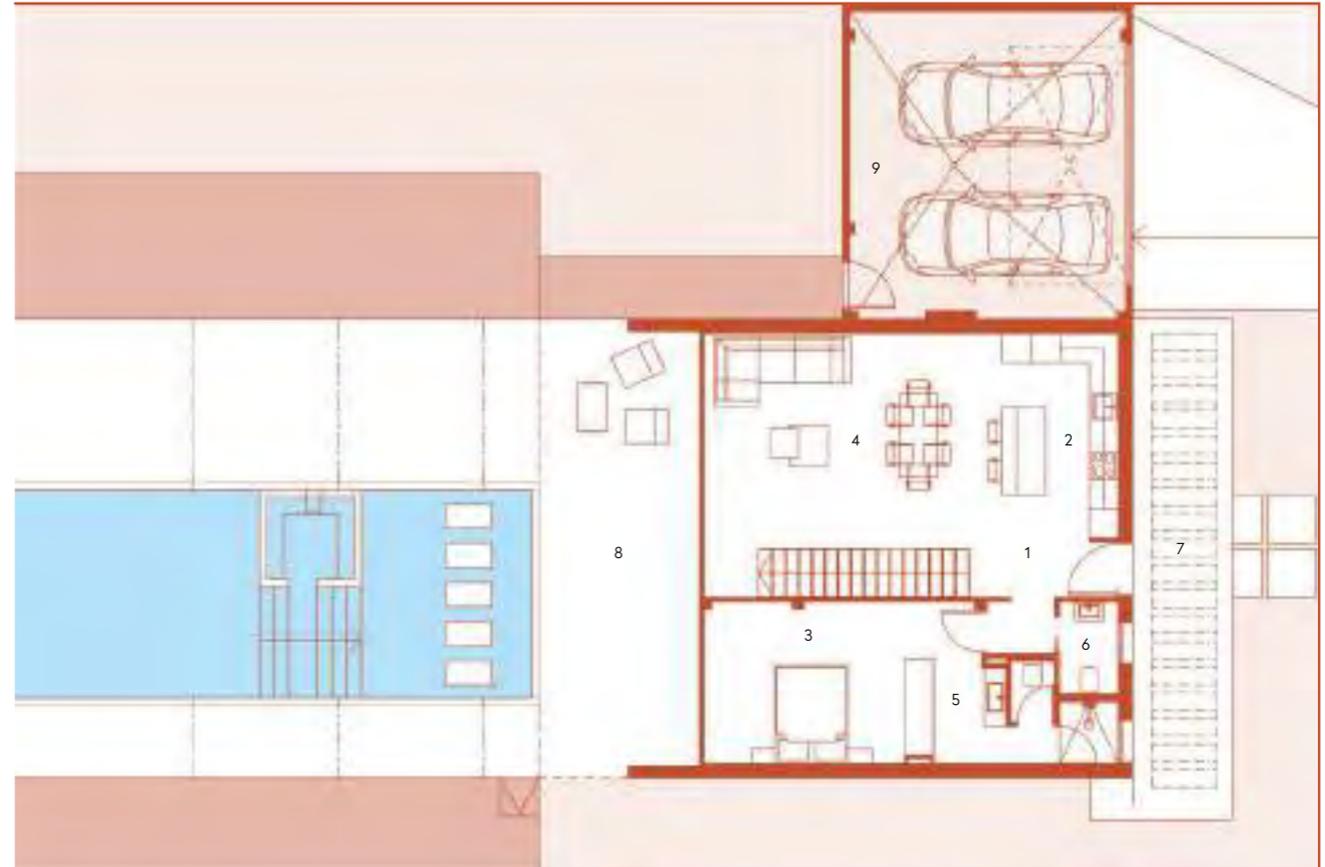
HORIZON



FEATURES

FLOOR AREA

1 HALL	5,02 m ²
2 KITCHEN	13,19 m ²
3 BEDROOM 1	16,72 m ²
4 LIVING & DINNING ROOM	29,63 m ²
5 BATHROOM 1	6,70 m ²
6 TOILET 1	2,38 m ²
7 MAIN ENTRANCE	21,19 m ²
8 COVERED TERRACE 1	30,50 m ²
9 GARAGE	35,87 m ²
TOTAL GROUND FLOOR	161,20 m ²



FIRST FLOOR

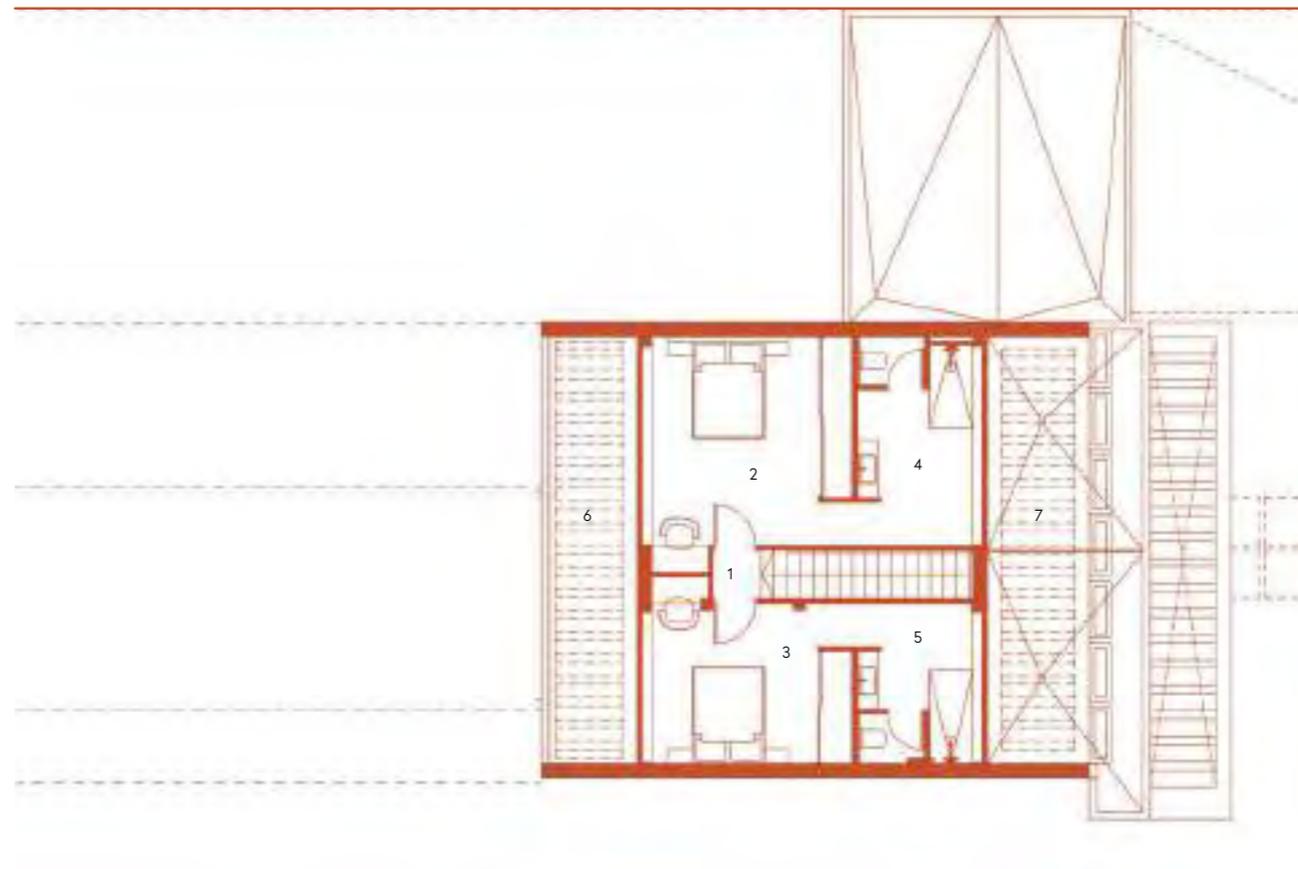
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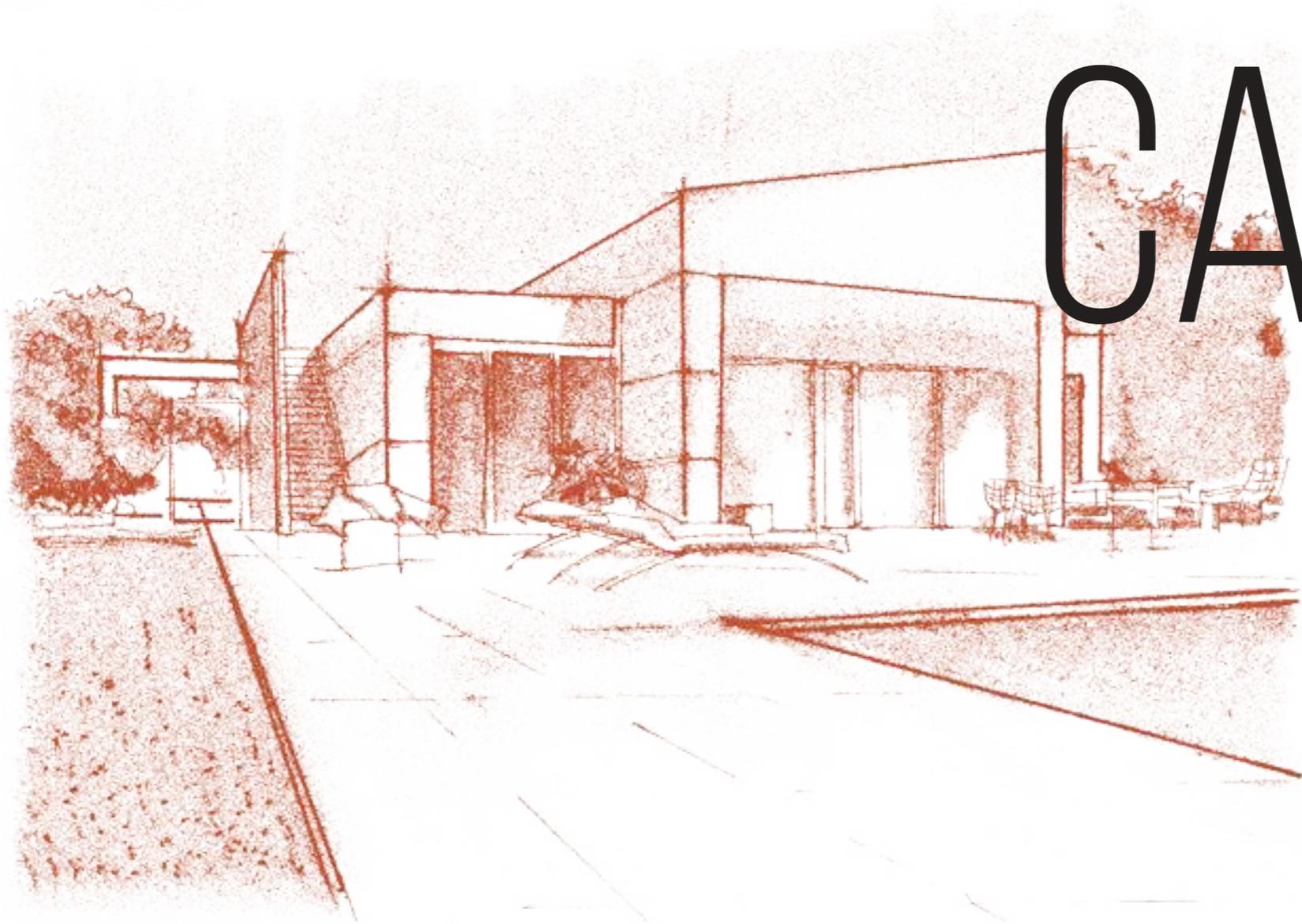
HORIZON

FEATURES

FLOOR AREA

1 HALL	1,00 m ²
2 BEDROOM 2	19,94 m ²
3 BEDROOM 3	15,48 m ²
4 BATHROOM 2	10,38 m ²
5 BATHROOM 3	7,85 m ²
6 COVERED TERRACE 2	17,60 m ²
7 COVERED TERRACE 3	18,68 m ²
TOTAL FIRST FLOOR	90,93 m ²





CAMPO

Villa Campo is a contemporary, minimalist design with a strong personality. Spacious rooms laid out on a single floor to create an imposing space extending the utmost in habitability and accessibility.

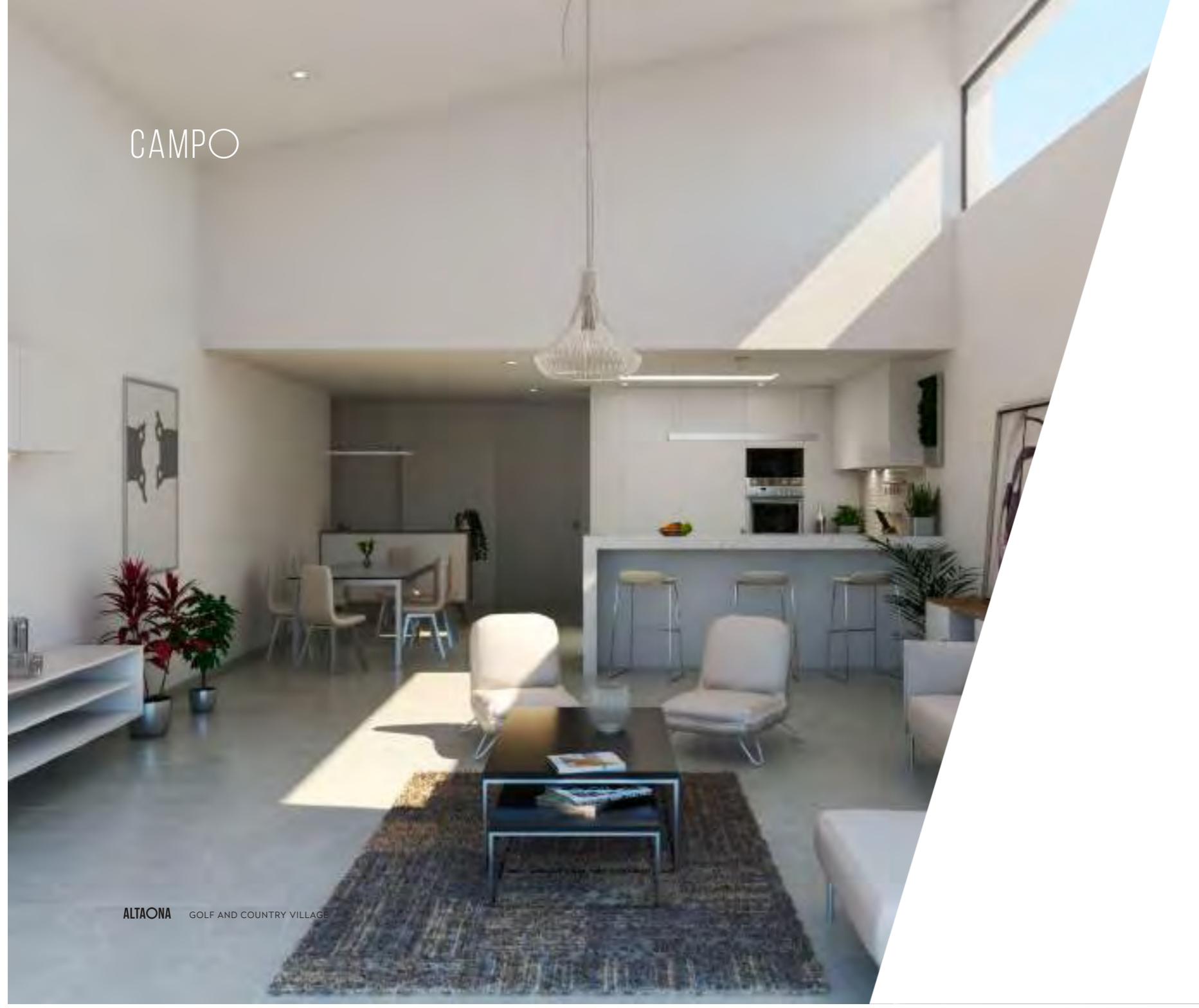
STUNNING SUNSETS FROM THE SOLARIUM

Its architectural profile, with simple but expressive lines, makes space on the roof for the solar panels that power this home for reduced energy impact and sustainability. The entire roof of Villa Campo is a magnificent solarium measuring almost 145 square metres. It affords

spectacular views of the golf course, surrounding mountains and the countryside that disappears into the distance. Stunning sunsets over the horizon will delight your senses as you watch from the immense terrace atop the villa.

CAMPO





CAMPO

FEEL THE SPACE ABOVE

Now inside, Villa Campo has 195 square metres of living space on a single floor overlooking the pool, on the edge of the golf course. High ceilings create a vertical space full of light and space, giving a pleasant air of relaxation and freedom. The sloping roof over a sliding window, allows light to flow into the property, which feels open to the sky.

CAMPO



An open plan kitchen makes this a comfortable space where you can enjoy the views and socialise with your friends and family while you are cooking.

CAMPO

From the living room, the central area of the house, gives direct access to the four bedrooms, each of which has windows through which to admire the garden or views. The materials used inside reflect the light. These include large-scale tiles that create smooth, majestic surfaces. Infinite windows make the property feel at one with its surroundings, with landscape and interior design living in perfect

harmony. In short, a beautifully designed villa with proportions and spaces focused on the wellbeing of its occupants, where comfort and convenience underlie its contemporary, exquisite aesthetic.



CAMPO



GROUND FLOOR

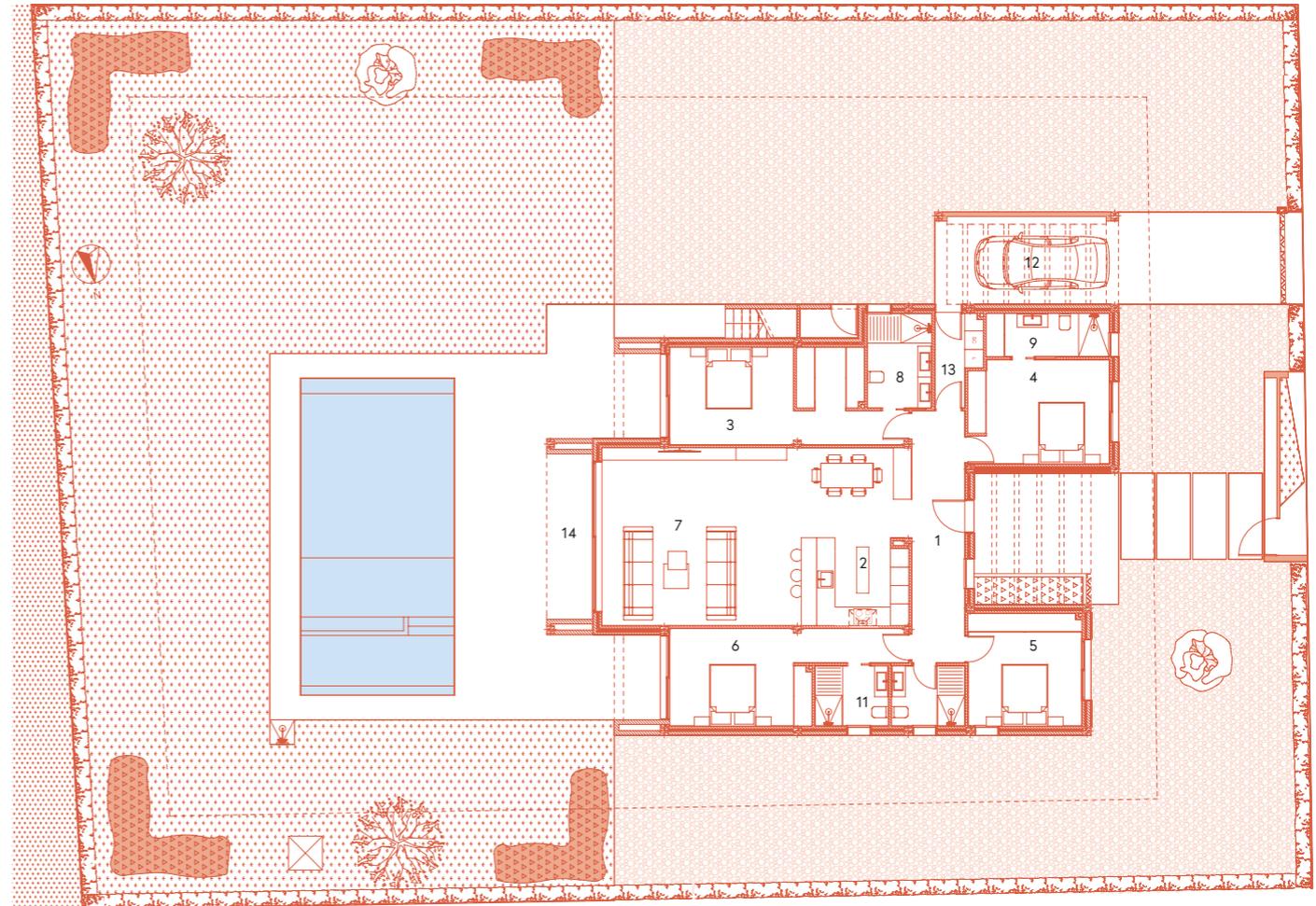
CAMPO



FEATURES

FLOOR AREA

1 HALL	14,09 m ²
2 KITCHEN	8,34 m ²
3 BEDROOM 1	17,05 m ²
4 BEDROOM 2	15,35 m ²
5 BEDROOM 3	13,60 m ²
6 BEDROOM 4	18,12 m ²
7 LIVING & DINNING ROOM	49,35 m ²
8 BATHROOM 1	6,49 m ²
9 BATHROOM 2	5,83 m ²
10 BATHROOM 3	4,73 m ²
11 BATHROOM 4	4,73 m ²
12 GARAGE	16,14 m ²
13 LAUNDRY	4,10 m ²
14 COVERED TERRACE 1	8,06 m ²
15 OPEN TERRACE	141,39 m ²
TOTAL GROUND FLOOR	425,91 m²



FIRST FLOOR

1

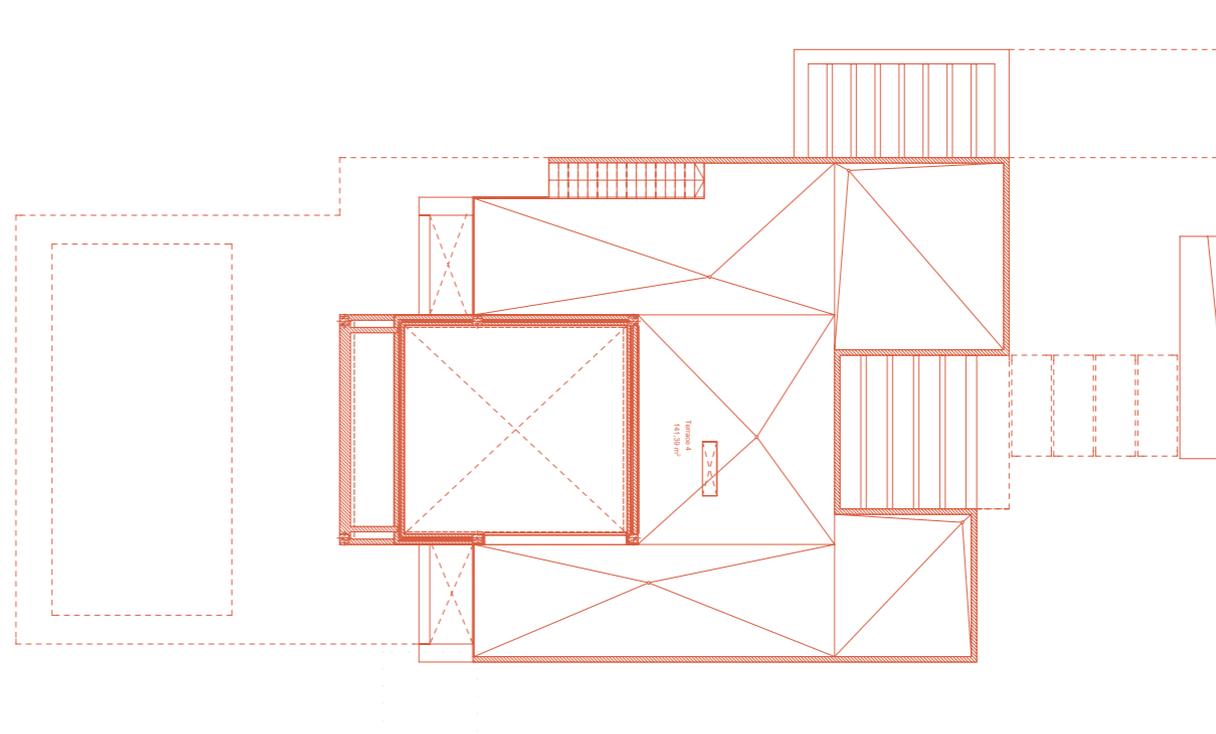
FEATURES

FLOOR AREA

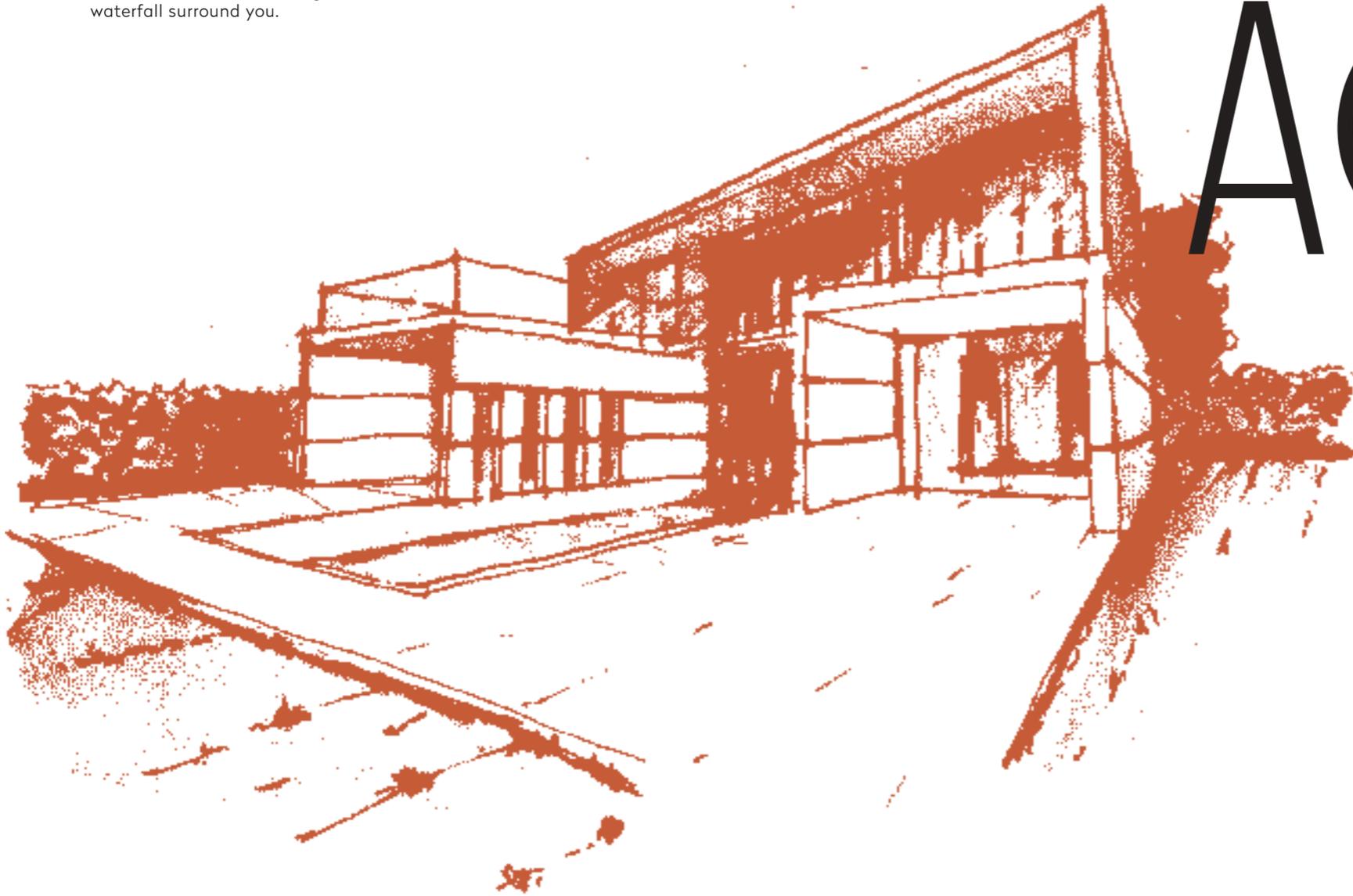
SOLARIUM

141,39 m²

CAMPO



Let the sound of the flowing
waterfall surround you.



AQUA

Ancient civilizations that worshipped water and valued it as if it were liquid gold. They designed the Alhambra Palace making the central attribute. In this palace, you will always be connected to this live-giving element.

A PLACE WHERE EVERYTHING FLOWS

Jose María Torres Morenilla said of the Alhambra in one of his poems:
“A poem is your glass,
a rain of your water in love,
smiles of the glassy moon,
one of your quietest gazes”.





AQUA

AWASH WITH TRANQUILLITY

The chillout area dominates the main space, surrounded by a waterfall. It's the ideal place for summer get togethers and chats, where you can live the outdoor life in luxury. A walkway leads to the upstairs rooms which overlook the lush surroundings.

AQUA



FEATURES

AQUA

FIRST FLOOR

1	BEDROOMS	2
	BATHROOMS	2

GROUND FLOOR

0	BEDROOMS	2
	BATHROOMS	2
	LIVINGROOM	1
	TOILET	1
	KITCHEN	1



GROUND FLOOR

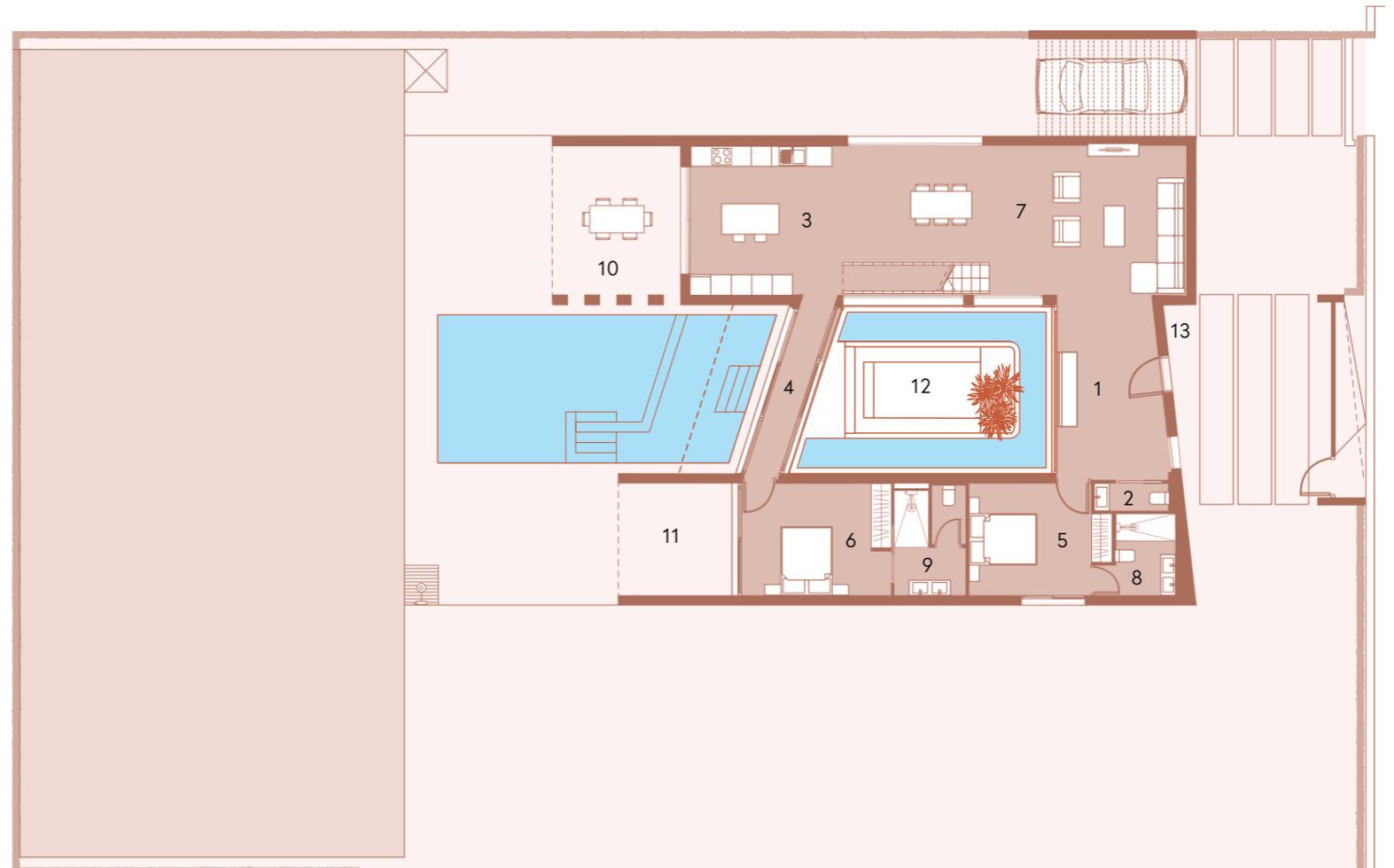
AQUA



FEATURES

FLOOR AREA

1 HALL	17,02 m ²
2 TOILET	1,75 m ²
3 KITCHEN	18,98 m ²
4 CORRIDOR	5,74 m ²
5 BEDROOM 1	12,71 m ²
6 BEDROOM 2	14,52 m ²
7 LIVING & DINNING ROOM	45,29 m ²
8 BATHROOM 1	4,83 m ²
9 BATHROOM 2	6,44 m ²
10 COVERED TERRACE 1	16,69 m ²
11 COVERED TERRACE 2	11,06 m ²
12 CHILLOUT	17,13 m ²
13 PORCH	4,36 m ²
14 PERGOLA	14,05 m ²
TOTAL GROUND FLOOR	190,57 m ²



FIRST FLOOR

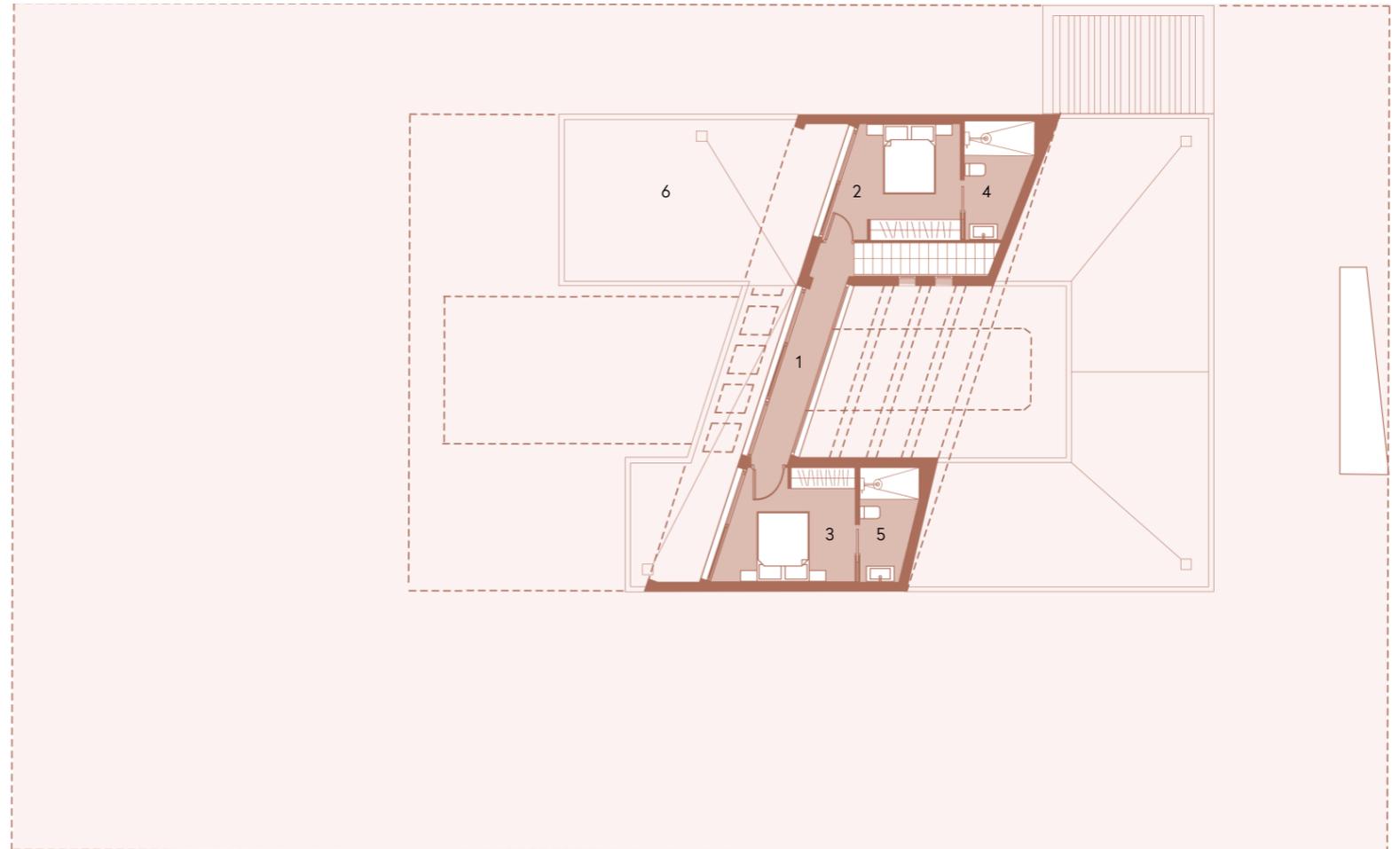
AQUA

1

FEATURES

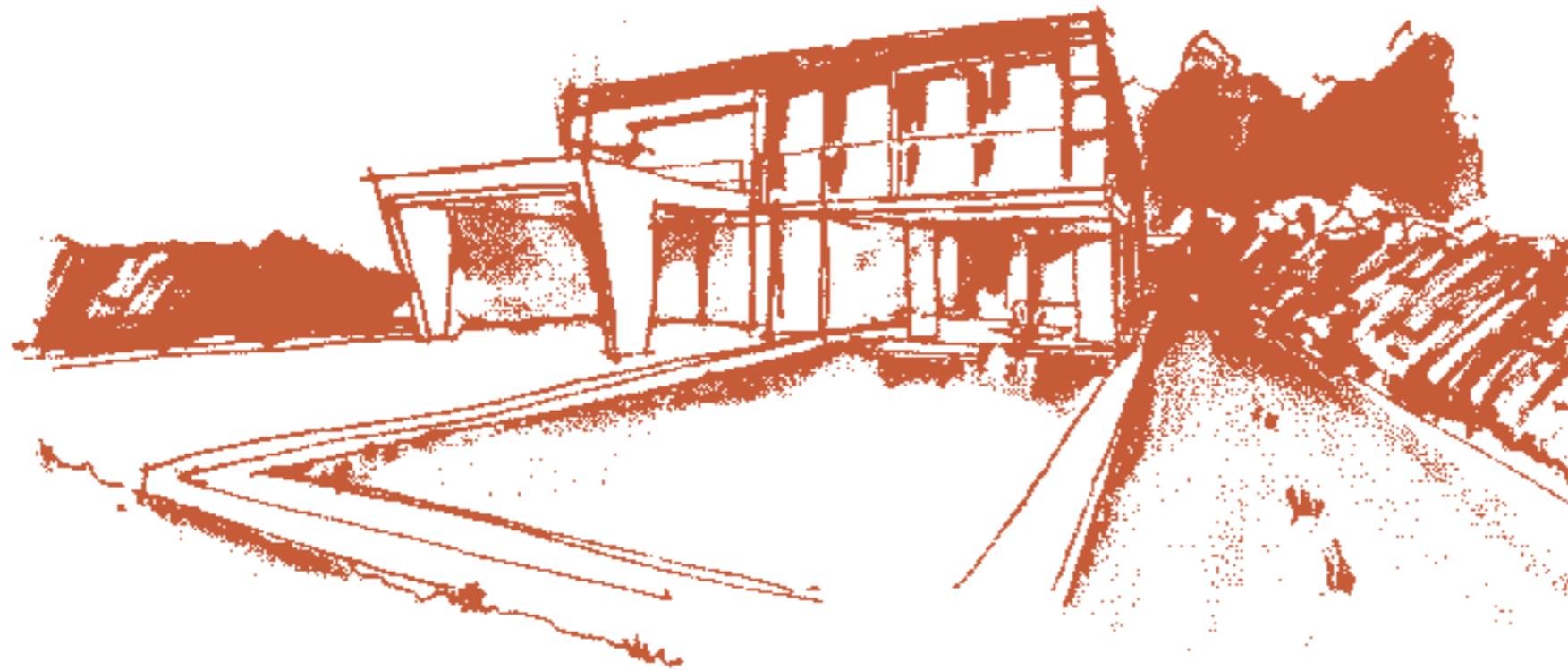
FLOOR AREA

1 HALL	7,28 m ²
2 BEDROOM 3	11,58 m ²
3 BEDROOM 4	11,97 m ²
4 BATHROOM 2	10,38 m ²
5 BATHROOM 4	5,54 m ²
6 TERRACE	55,74 m ²
TOTAL FIRST FLOOR	97,01 m ²



Lights flows in from the ceiling,
outlining the wall with the movement
of the sun.

OLIMPO

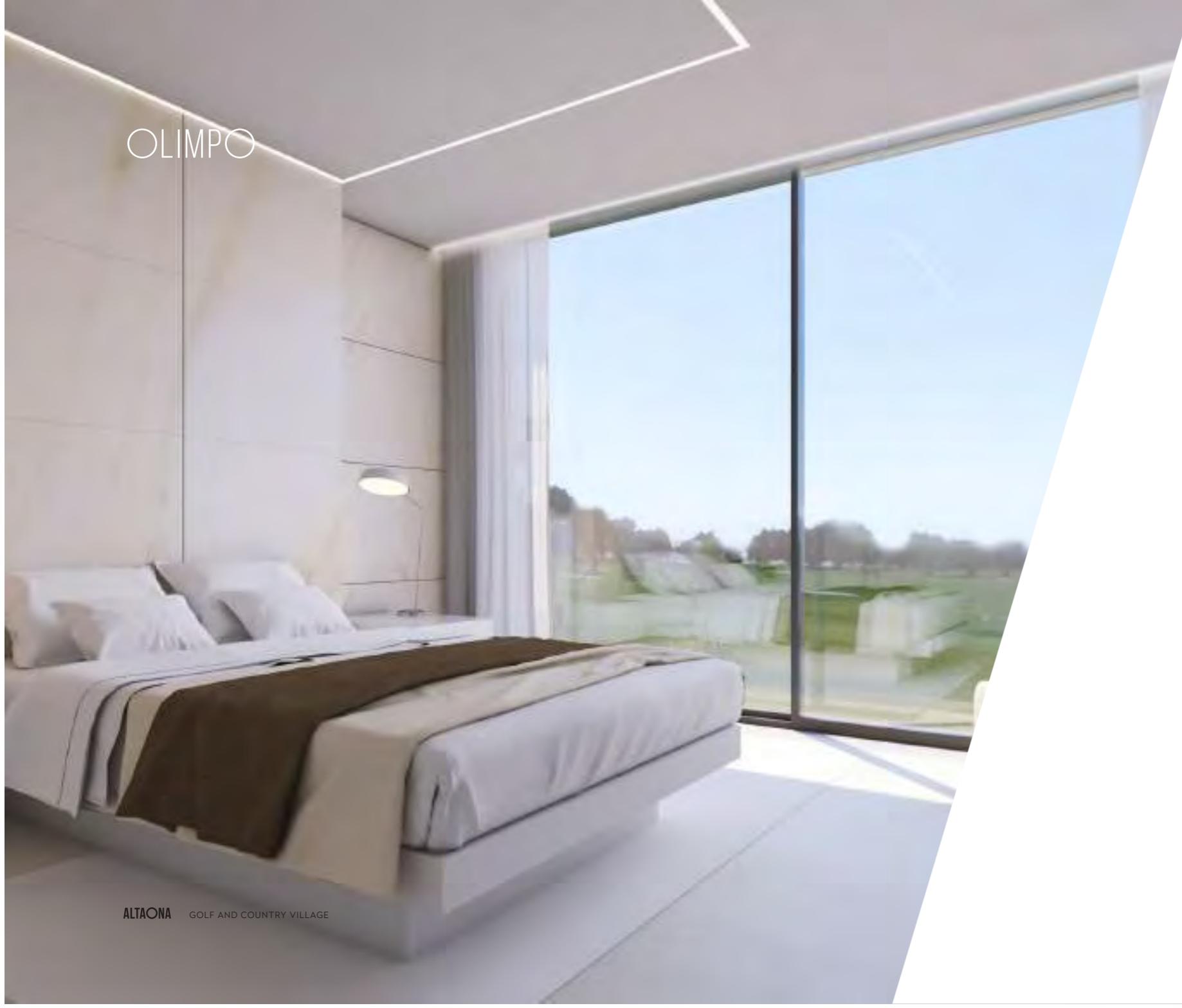


Majestic and sublime, the Olimpo boasts interior and exterior spaces that intermingle spontaneously to create a unique atmosphere. The most imposing villa in Altaona has an innovative two-storey design that creates areas of light and shade, allowing you to enjoy the gardens even during the height of summer.

THE SUNLIGHT CARESSES EVERYWHERE

Spacious rooms flow beautifully through the property and are as convenient as they are beautiful. Each area is an enveloping sensory experience. Extensive shady terraces enhanced by the sound of a trickling fountain seduce you to spend your time outside.





OLIMPO

INTIMATE LIGHTING

Facing the golf course, Olimpo villas are full of light, making each room an infinite space for drifting away.

OLIMPO



FEATURES

FIRST FLOOR

1	BEDROOMS	4
	BATHROOMS	3

GROUND FLOOR

0	BEDROOMS	1
	BATHROOMS	1
	TOILET	1
	LIVINGROOM	1
	KITCHEN	1

BASEMENT

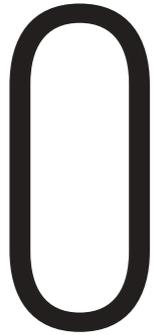
-1	GARAGE	1
	LAUNDRY	1
	STORE ROOM	3

OLIMPO



GROUND FLOOR

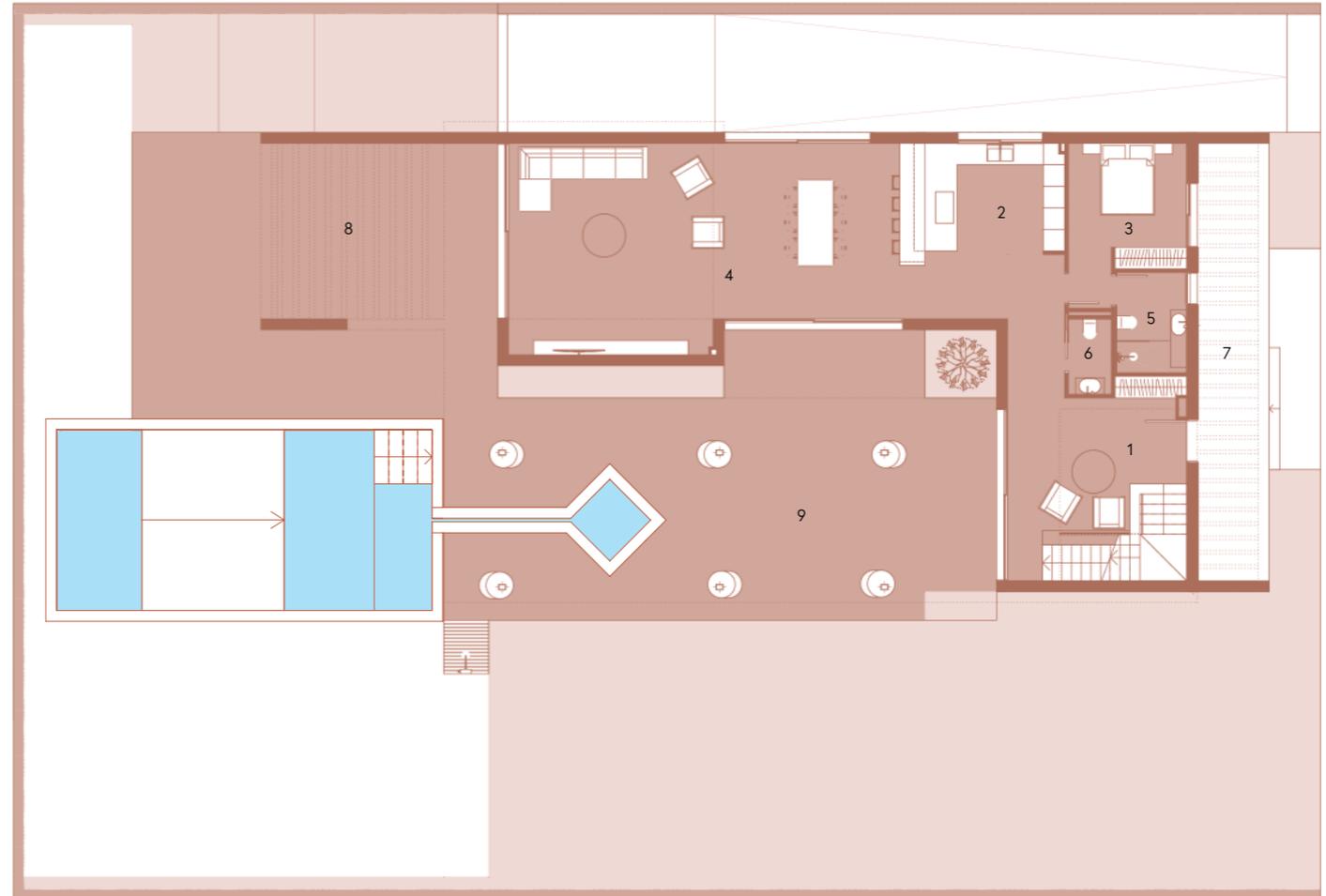
OLIMPO



FEATURES

FLOOR AREA

1 HALL	22,59 m ²
2 KITCHEN	19,60 m ²
3 BEDROOM 1	12,80 m ²
4 LIVING & DINNING ROOM	59,07 m ²
5 BATHROOM 1	5,46 m ²
6 TOILET 1	2,52 m ²
7 PORCH	24,14 m ²
8 PERGOLA	25,79 m ²
9 COVERED TERRACE	104,10 m ²
TOTAL GROUND FLOOR	282,47 m ²



FIRST FLOOR

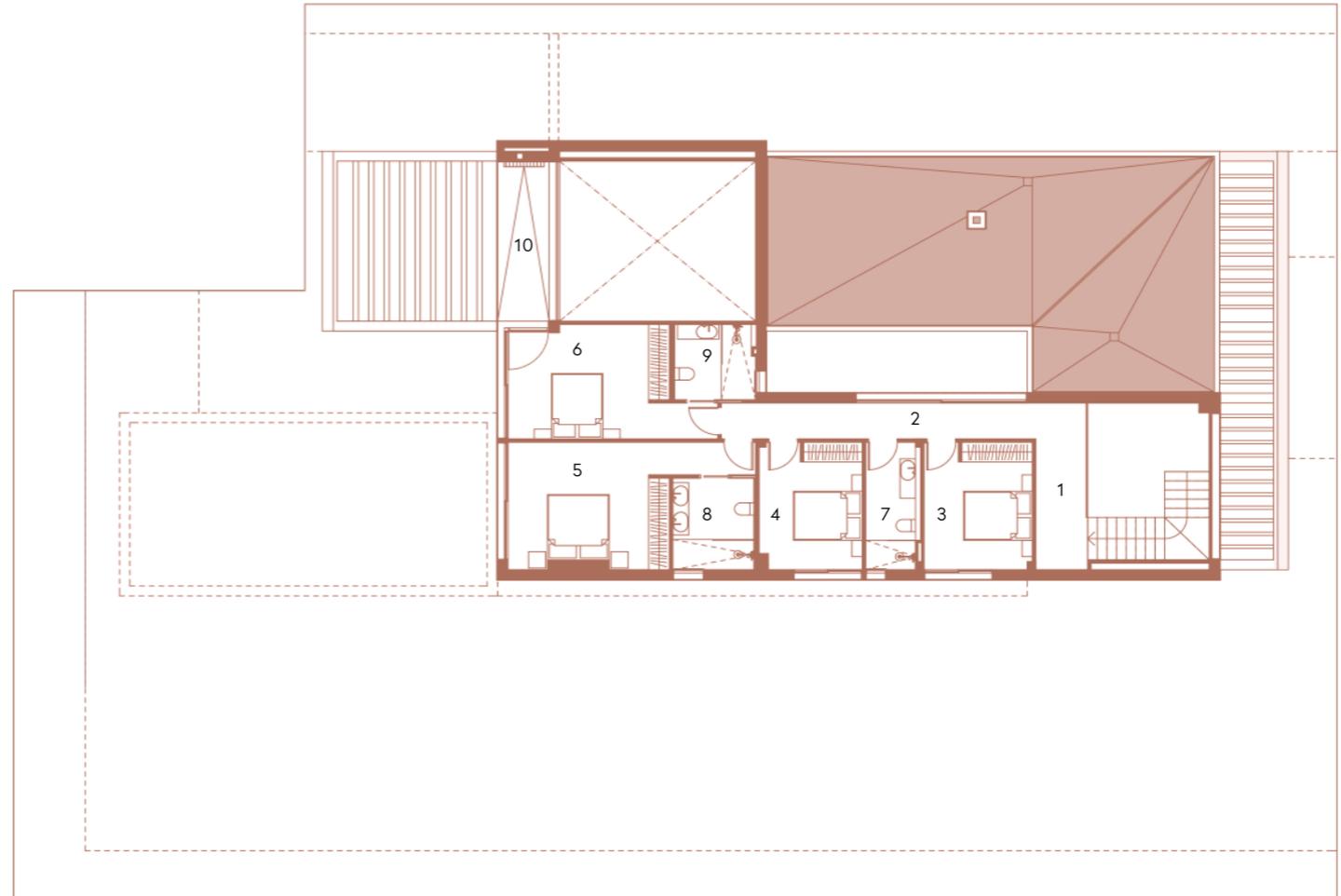
OLIMPO

1

FEATURES

FLOOR AREA

1 HALL	7,44 m ²
2 CORRIDOR	10,12 m ²
3 BEDROOM 2	12,36 m ²
4 BEDROOM 3	11,47 m ²
5 BEDROOM 4	20,17 m ²
6 BEDROOM 5	17,63 m ²
7 BATHROOM 2	6,02 m ²
8 BATHROOM 3	6,58 m ²
9 BATHROOM 4	5,29 m ²
10 COVERED TERRACE 2	7,45 m ²
TOTAL FIRST FLOOR	104,53 m ²



BASEMENT

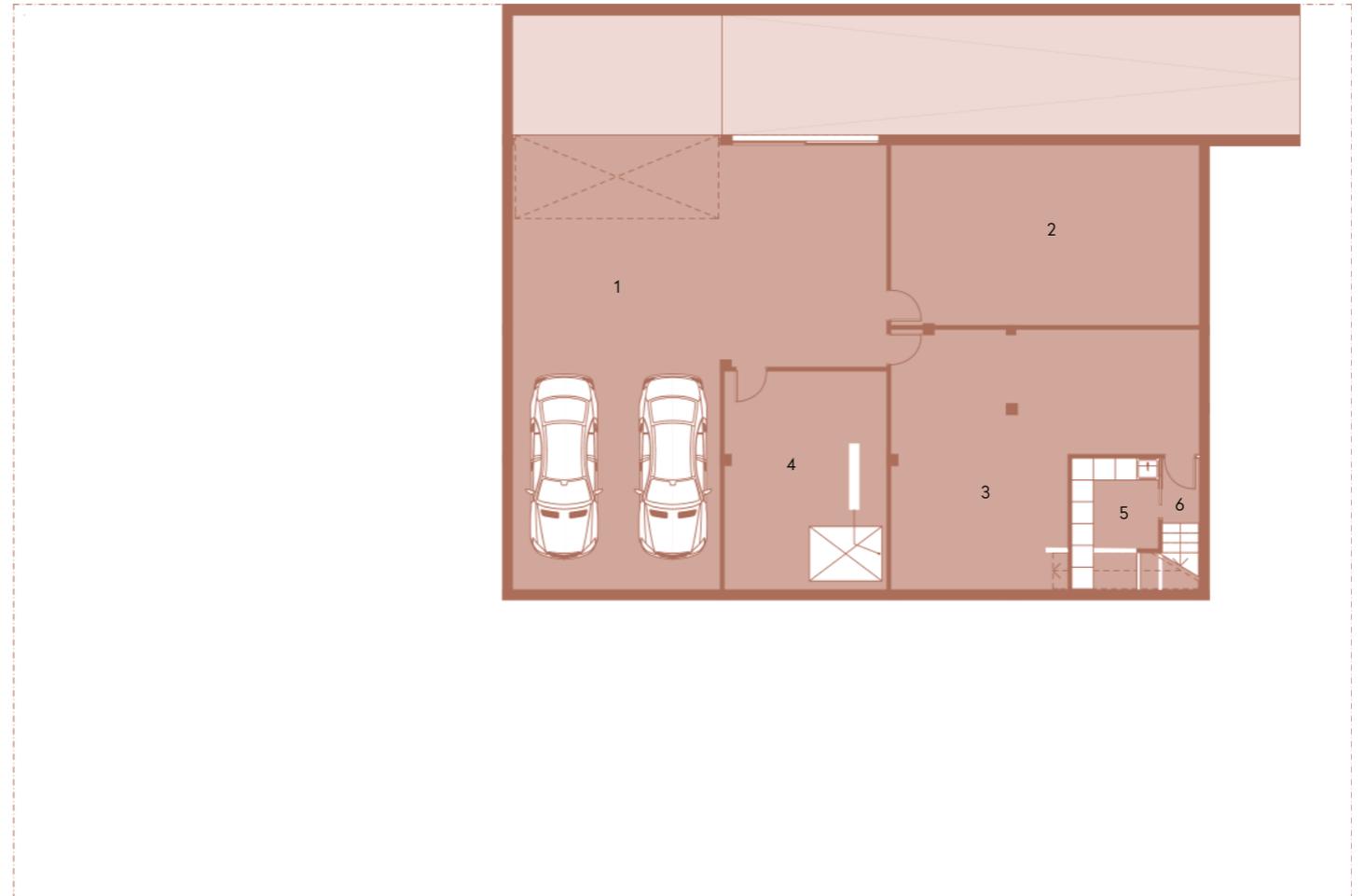
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OLIMPO

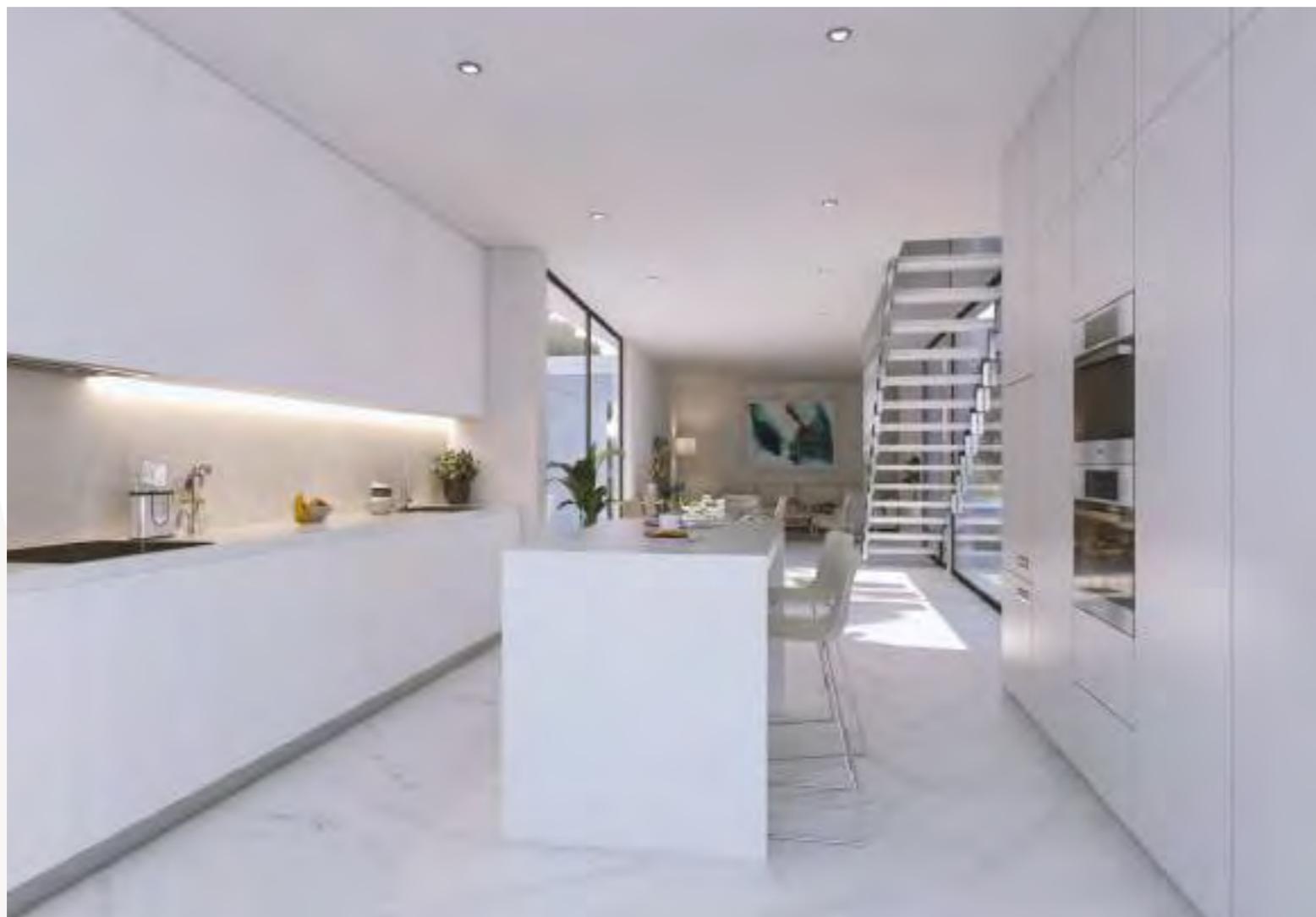
FEATURES

FLOOR AREA

1 GARAGE	166,69 m ²
2 STORE ROOM 1	25,77 m ²
3 STORE ROOM 2	18,20 m ²
4 STORE ROOM 3	5,76 m ²
5 LAUNDRY	8,03 m ²
6 STAIRS	3,68 m ²
TOTAL BASEMENT	228,23 m ²



OLIMPO



BUILDING SPECIFICATIONS

FOUNDATIONS AND STRUCTURE

Foundations with separate reinforced concrete footing according to geotechnical report. Reinforced concrete structure according to technical building code (cte) regulations.

FACADE AND INTERIOR PARTITIONS

Double-skin facade. Double 11 cm hollow clay brick for outer facade. Cavity with 8 cm thermal insulation. 7 Cm hollow brick for inner facade. Single layer mortar with smooth finish. White or other colours according to design. 7 Cm brick with plaster cover and smooth paint finish for inner wall.

ROOF

Non-accessible flat roof with 8 cm extruded polyurethane insulation and gravel finish.

Bathroom finish.

High-range stoneware tiles according to interior design.

INDOOR AND OUTDOOR TILES

- Indoor: high-range stoneware matte tiles.
- Outdoor: non-slip stoneware tiles around swimming pool.

INDOOR AND OUTDOOR LIGHTING

Electrical installation according to cte building regulations and rebt low-voltage regulations.
- Indoor: built-in led lamps. White switches.
- Schuko type sockets according to regulations.
- Outdoor: led lighting on facade according to cte and rebt regulations.

OUTDOOR FIXTURES

- European brand aluminium outdoor fixtures with thermal break, ral colour lacquer according to design and frames built into the ground in elements with outdoor access.
- Automatic blinds depending on dwelling.
- Ral-coloured lacquered aluminium front door with three-point lock.

Glass

- Double glazing with cavity and thermal insulation according to cte regulations.
- Safety glass screens in bathroom depending on design.

Paint

- Smooth wall face, white finish or according to design.
- Decorative wallpaper on wall face behind bed headboard, depending on villa and design.

INDOOR FIXTURES

Kitchen

- Equipped with tall, low and wall units depending on design. White finish according to design.
- Individual stainless steel sink on kitchen counter.
- Pull-out kitchen tap with two settings.
- Silestone quartz kitchen countertop.
Bosch appliances:
- Induction hob.

- High power efficiency extractor hood.
- Refrigerator.
- Oven.
- Microwave.
- Built-in dishwasher.
- Built-in washing machine/dryer.

Doors

- White lacquered finish (standard height) with steel handles with chrome finish and concealed hinges.
- Wardrobes with sliding doors, white lacquered finish. Shelves, drawers and hanging rod depending on measures and design.

Bathrooms

- Modern design bathroom unit with sink, mirror and built-in led lighting.
- Duravit durastyle wall-mounted toilet or similar according to construction supervisors and built-in tank.
- Floor-level shower tray.
- Chrome finish thermostatic shower tap.

- Chrome finish washbasin mixer tap with water-saving nozzle.

HEATING AND AIR CONDITIONING

- Inverter technology air conditioning with heat pump and high-density glass wool duct system.
- Preinstalled electric towel warmers in bathrooms.
- Underfloor radiant heating in bathrooms.
- Complete ventilation system with heat recovery.

BASIC HOME AUTOMATION

Configurable and personalized for:

- Lighting scenes.
- Programming turning on and off.
- Fire and flood alarms.
- Blinds control.
- Air conditioning and heating control.
- Online automation control.
- Control tablet with tactile screen.

OUTDOOR:

GARDEN

- Standard plot finish according to villa, with areas of gravel and lawn.
- Irrigation network.

- Pedestrian access to plot with video intercom.
- Road access with exclusive design automatic sliding gate.
- Plot enclosed with wire mesh and hedge.
- Outdoor lighting.

SWIMMING POOL

- Size depends on villa.
- Outdoor shower.
- White mosaic tile finish.
- Pre-installed heating.

LEGAL ADVISE

Plans, specifications and images in this catalogue are for illustration purposes only and may be modified for technical reasons and by order of the authority during the project development.

ALTAONA

GOLF AND
COUNTRY
VILLAGE