

ON SALE NOW

LOS NARANJOS

de

ALHAMA  
GOLF RESORT



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.

POLARIS WORLD

No. 1 in Luxury Spanish Properties

From: 119.800 €

# Masterplan

## CONDADO de ALHAMA

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NOTICE: PLEASE BEAR IN MIND THAT THE "CONDADO DE ALHAMA" SET OF RESORTS IS A PROJECT OF GREAT SCOPE WHICH IS PLANNED TO BE DEVELOPED OVER SEVERAL YEARS. LICENSE, ITS URBAN DEVELOPMENT WILL BE PROGRESSIVE AND IS BEING PROCEEDED IN PHASES. IN THIS RESPECT, WE WISH TO INFORM YOU THAT THE LAND LOTS WHERE THE "CORTIJOS DE ALHAMA", "SIGNATURE DE ALHAMA" AND "2 BEAR'S BEST" ARE LOCATED, AND THE JACK NICKLAUS SIGNATURE GOLF COURSE ASSOCIATED WITH THEM, ARE WELL AS THE "TOWN CENTRE" COMPLEX, ARE LOCATED ON LAND LOTS CLASSIFIED AS DEVELOPABLE LAND ZONED FOR RESIDENTIAL USE. IN THE CURRENT ALHAMA DE HERRERA-GONZALEZ URBAN ZONING PLAN, ON THE OTHER HAND, THE LAND LOTS CONSTITUTING THE SITE FOR THE TWO BEAR'S BEST GOLF COURSE IS ALSO PART OF THE DEVELOPABLE LAND ZONING PLAN. WE WOULD LIKE TO REQUEST THAT YOU CONTACT US TO OBTAIN MORE INFORMATION ON THE PRESENT AND FUTURE ZONING STATUS OF THESE LAND LOTS.

## LOS NARANJOS DE ALHAMA, THE NEW RESORT IN CONDADO DE ALHAMA.

The name of this new resort was inspired by the presence of orange trees, "naranjos", in the area. The orange tree is commonly used as an ornamental and fruit-bearing tree in Hispano-Arabic orchards and gardens, mostly in the South and East of the peninsula.

Los Naranjos de Alhama is built round its own Town Centre: El Ágora, a wide open space covering approximately 13,000 m<sup>2</sup> with restaurants, cafés, shops and sports facilities; all just a stone's throw from the properties.

Located in the heart of Condado de Alhama, this resort retains the style, whiteness and architecture of the Mediterranean. The properties overlook the 950,000 m<sup>2</sup> golf course designed by Jack Nicklaus himself. The course prides itself on its first class Club House with restaurant, bar, café, changing rooms with sauna, social club, administrative offices and service area.

The choice of properties is wide and varied. Set amongst orange trees and palms we find; Penthouses, apartments with large terraces overlooking the golf course; Villas Jana, large and exclusive Mediterranean-style houses; and Jardines, properties grouped together in a lush garden setting.

# Villas Jana

From  
248,900 €

Villas Jana are Ibiza-style, whitewashed houses which blend into the surrounding countryside and are ideal for enjoying the magnificent climate of the region. All the rooms including the two bedrooms and two bathrooms are well distributed on one floor, above which, is the roof terrace offering quite spectacular views. One of the key elements of the villas is light; this light streams through the windows in each room, bathing all corners of the house and creating a feeling of openness and comfort. Close to both the Ágora Town Centre and the Club House on the golf course, these properties enjoy a unique and privileged place in surroundings which lend themselves to family and social gatherings at any time of day, whether indoors or on the terraces.



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## PROPERTY

78.55 m<sup>2</sup> approx. built area

28.70 m<sup>2</sup> approx. terraces

10.3 m<sup>2</sup> approx. porch

15 m<sup>2</sup> approx. parking space



# Jardines

From  
119,800 €

The apartments in Los Naranjos de Alhama Golf Resort are located in an area where lush vegetation and fresh air create a constant feeling of freedom and well-being.

Each group of these Mediterranean-style properties has its own swimming pool and garden, blending in naturally to their surroundings.

The ground floor apartments of the two-storey buildings have their own private corner of nature which merges into the surrounding countryside.

The first floor apartments have a magnificent solarium terrace on which to enjoy the more than 300 days of sunshine a year in the region. All this in a relaxing environment, surrounded by nature. Excellent apartments with an unbeatable quality-price ratio.



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## FIRST FLOOR

2 bedrooms and 1 bathroom + solarium terrace

50.75 m<sup>2</sup> approx. built area

55.06 m<sup>2</sup> approx. terraces and solarium terrace

Total surface area: 105 m<sup>2</sup> approx.



FIRST FLOOR



TOP FLOOR / SOLARIUM TERRACE

# Penthouses

From  
137,400 €

The Penthouses in Los Naranjos de Alhama Golf Resort are frontline golf apartments with unbeatable views of the spectacular golf course which instil a sense of well-being and tranquillity.

The residents of these properties have the luxury of being able to experience breakfast at sunrise whilst looking out on nature in all its glory; a feeling which is truly hard to describe.

Thanks to the peace and tranquillity provided by the wide open spaces and the freshness of the golf course, these apartments, on four staggered floors, epitomize a pleasant and comfortable lifestyle. Enjoy these unbeatable properties and feel at one with nature.



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## PROPERTY

2 bedrooms and 1 bathroom.

Built area of property: 57 m<sup>2</sup> approx.

Terrace area: 18 m<sup>2</sup> approx.



SHOWN AREAS ARE AN APPROXIMATED DURELIFE AND ARE NOT ACCURATE TO 100% OF THE FINAL PLANS. THIS DOCUMENT IS ONLY A GUIDE AND IS NOT CONTRACTUALLY BINDING. THE DEVELOPER RESERVES THE RIGHT TO MAKE MODIFICATIONS DUE TO TECHNICAL OR LEGAL DEMANDS.

# CONDADO DE ALHAMA: A WORLD OF RESORTS

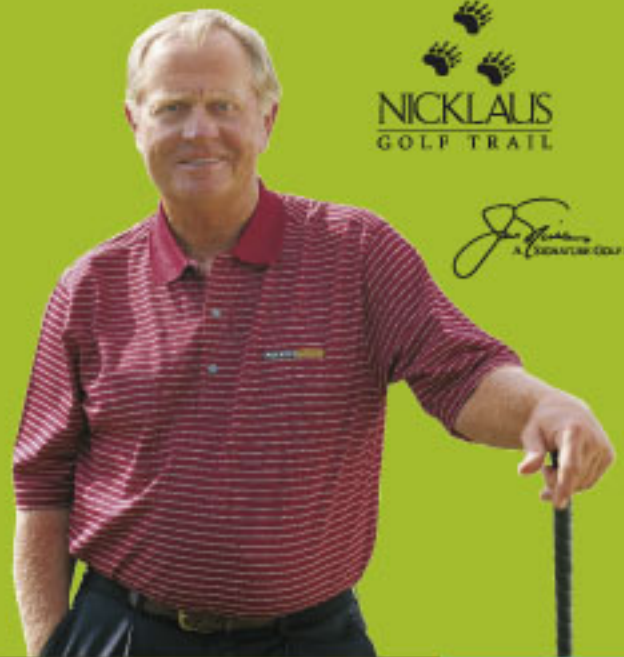
Condado de Alhama is an area covering 9,000,000 m<sup>2</sup> which comprises a world of independent resorts, each with their own identity. This unique territory reaches out into the countryside creating a real jigsaw puzzle of resorts which each maintain their individuality.

When it comes to their favourite sports, amateur and professional sportsmen alike will find Condado de Alhama unbeatable value with its three Jack Nicklaus Signature golf courses and extensive sports facilities.

A wide range of services, including education and health services, highlight the self-sufficient character of this residential area.

## THE BEST GOLF OFFER IN EUROPE

The residents of Los Naranjos de Alhama will have three magnificent Jack Nicklaus Signature golf courses, 2 of which are Bear's Best, just a stone's throw from their homes. Along with the other residents of the Polaris World resorts, these homeowners will be able to enjoy the best golf offer in Europe...the Nicklaus Golf Trail, a circuit formed by the 9 Polaris World golf courses.



## NEAR THE SEA, AT THE FOOT OF THE MOUNTAINS

Los Naranjos de Alhama is set in unbeatable surroundings, with three magnificent golf courses and the sea only 10 minutes away. It is in one of the regions with most days of sunshine a year, an average annual temperature of 21°, and 250 kms of coastline along the shores of two seas: Mar Menor and the Mediterranean. A strategic enclave which is easy to reach from anywhere in Spain or from abroad:

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

