

SOMIUM
PREMIUM PROPERTIES

Tomillo 7
Signature villa

*Las Colinas Golf
& Country Club*



SOMIUM

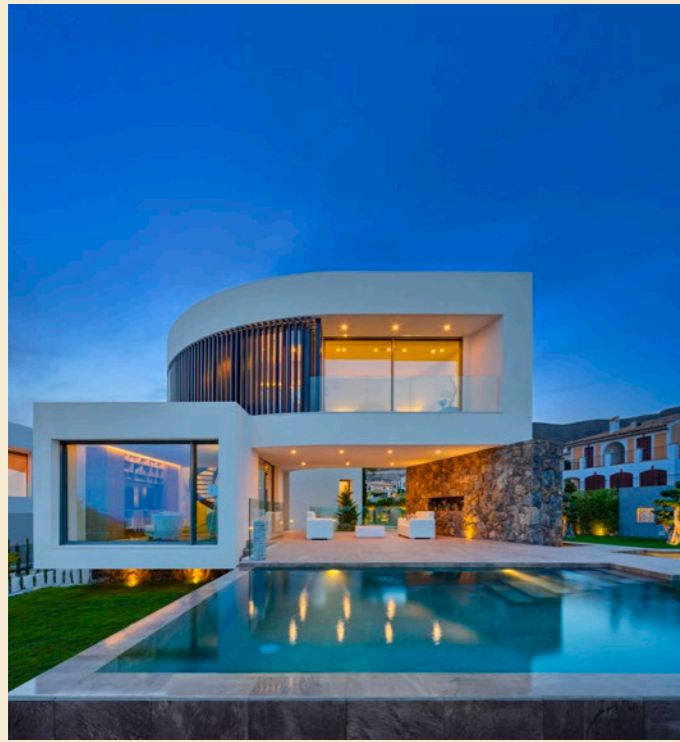
Welcome to a Signature World

Marjal Group was founded in 1979 in Guardamar del Segura (Alicante) Spain, and is one of Alicante's main development groups, specializing in the design, construction and development of luxury homes on the Costa Blanca.

Somium, the group's real estate division, has earned the trust of more than 2,500 customers of more than 15 different nationalities over almost 40 years.

Known for its ability to meld contemporary design, quality and innovation, Somium has become a benchmark within the luxury real estate sector.





Signature Properties

Somium has developed a series of Signature Properties, comprising the best luxury villas in the Costa Blanca.

Our most spectacular homes bring together our company's extensive experience in architecture, landscaping, interior design and technology.

A blend of high-end finishes, excellent materials and timeless design.

Somium Signature Villas feature:

- Exclusive design
- The best locations
- High-end finishes
- Fully equipped
- Home Automation
- Extraordinary quality
- Unique properties

*Spectacular in everyway, this luxury villa
offers luxury features like an indoor heated
pool & sauna.*





Tomillo *Community*

The Tomillo Community enjoys a privileged location at the heart of Las Colinas Golf & Country Club.

This community consists of individual luxury villas surrounded by golf with superb views.

Somium develops Tomillo 7 Signature villa on the best plot in the Tomillo Community, overlooking the championship golf course.

The Tomillo Community stands out for its privacy and exclusivity within the resort.



Services & leisure

Your life in The Madroño Community includes some golf just a walk away, shopping in any of the convenient shopping centers, sunbathing on the beach or dining in any of the nearby charming villages. And all these services and leisure a short drive away:

- International schools
- Shopping centers
- Golf courses
- Marinas
- Natural reserves
- International Hospital
- Beach Club



Las Colinas *Golf & Country Club*

Las Colinas Golf & Country Club is an exclusive residential complex with low housing density and built around an **award winning** 18-hole golf course. In a privileged location, Las Colinas sits on a valley surrounded by hills and a Nature reserve of protected land and woodland.

Las Colinas Golf & Country Club stands out for its privacy, natural beauty, exceptional climate, **extremely good connections** by road, train and air and conservation of the natural surroundings. Its homes, amenities, infrastructures and the golf course itself all blend perfectly into the landscape.



Europe's Leading Villa Resort



Spain's Leading Villa Resort

Las Colinas was named Europe's Leading Villa Resort in 2017, Spain's Leading Villa Resort in 2016 and 2017 and Spain's Best Golf Course in 2016 and 2017.

The complex offers a wide range of services to its residents:

 Sports areas

 Bars


 Restaurants


 Gym

 Mini market

 Beach Club

 Club on the Seafront

 18-hole golf course

 Golf academy

 School of falconry

 Nature trail



- Avenida de Las Colinas**
- 1** Clubhouse
UNIK CAFÉ
enso shushi bar
Golf shop
Golf academy
Sport area
Kid's zone

- 2** Mini Market

- 3** Acacia Community

- C/ Pedrera**
- 4** Olivo Community

- 5** Almendro Community

- C/ Bonalba**
- 6** Adelfa Community

- Avenida de Las Colinas**
- 7** Limonero Community

- 8** Naranja Apartments

- 9** Villas Acacia 3

- 10** Granada Community

- 11** Hinojo Community

- 12** Madroño Community

- 13** Tomillo Community

- Nature trail**

- Mediterranean river bed**

- Nature preserve**



Tomillo 7

This Signature Villa is located in one of the best plots in Las Colinas Golf & Country Club, overlooking the award-winning golf course from a high spot.

This villa features an open space kitchen, dining and living area and one suite bedroom on the ground floor as well as a large covered terrace and swimming pool. Revealing floor-to-ceiling windows showcase spectacular unobstructed views of the golf course.

On the first floor two bedrooms, one suite bedroom with its own private bathroom, one bathroom and an open terrace with stunning views.

On the basement level, the garage, an entertainment room and a SPA comprising a relax area, changing room, sauna, jacuzzi and heated pool.

Truly spectacular in everyway, this villa is fully furnished and equipped with top of the range materials.



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Features

Bedrooms	4
Bathrooms	4+2

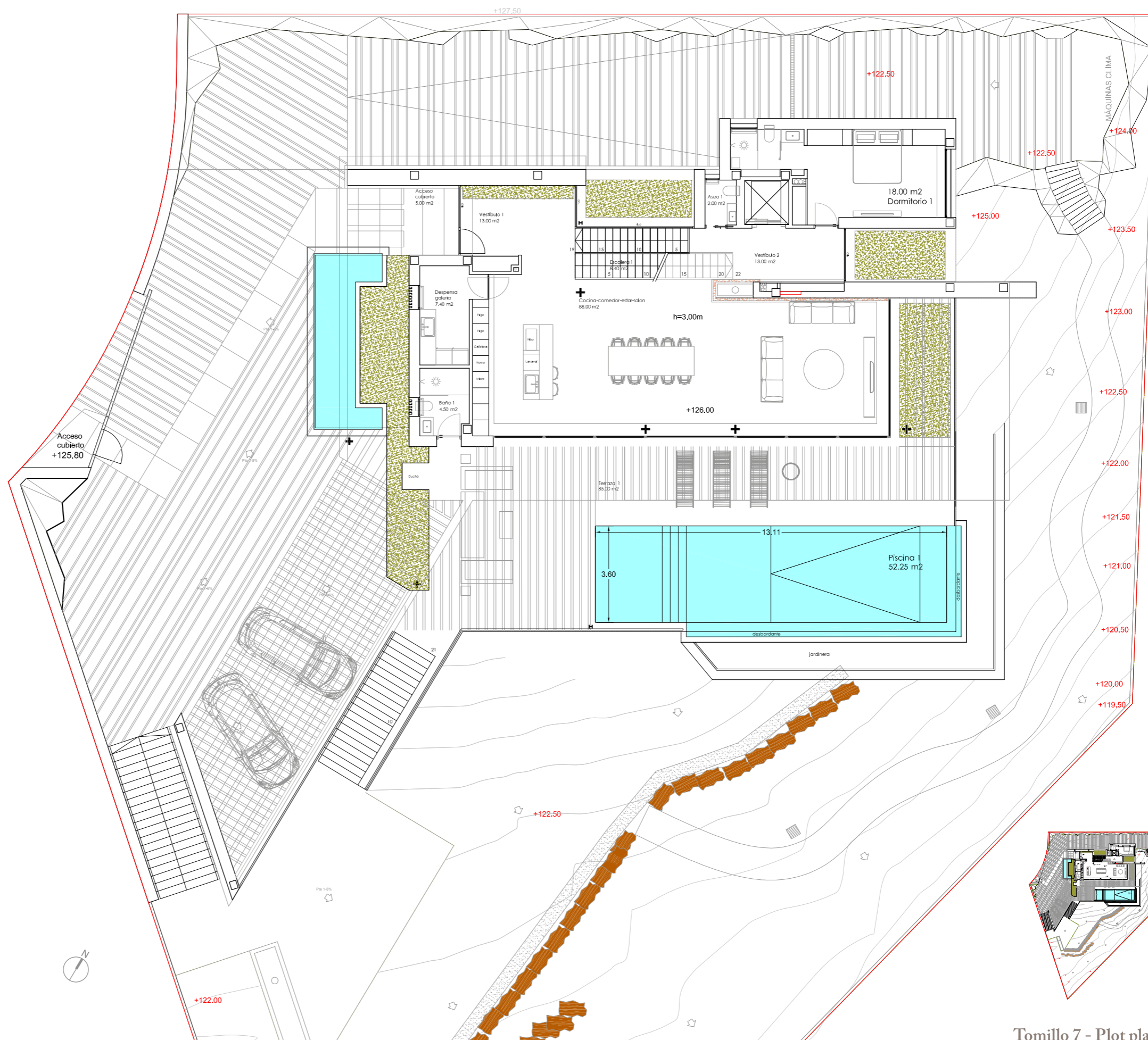
Ground Floor built area	179.7 m ²
First floor built area	99.8 m ²
Basement built area	291.4 m ²

Total Home Built Area 570.9 m²

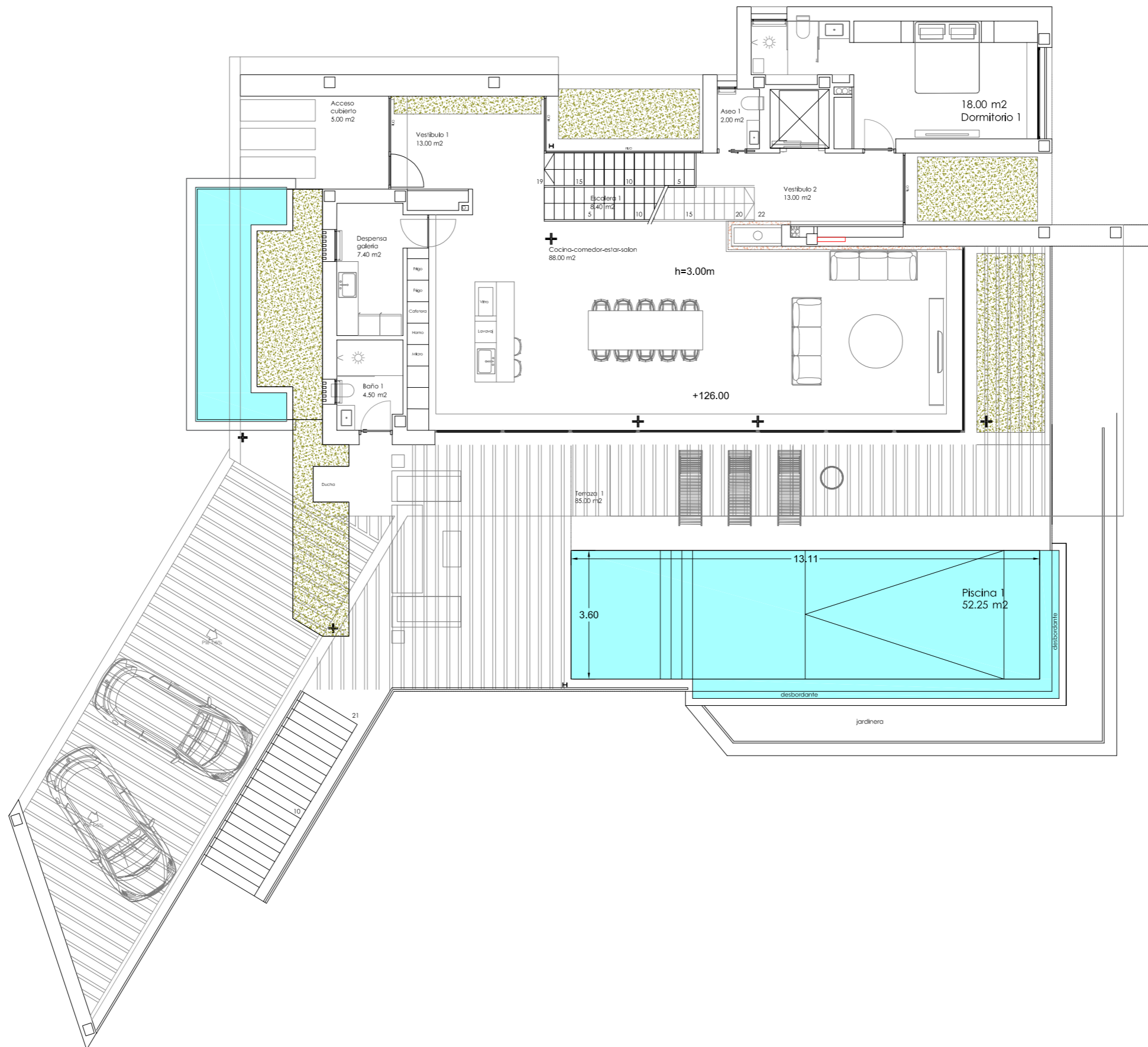
Plot area	1589 m ²
Ground Floor terrace	85.0 m ²
First Floor terrace	25.0 m ²
Barbeque terrace	50.0 m ²
Access terrace	240 m ²

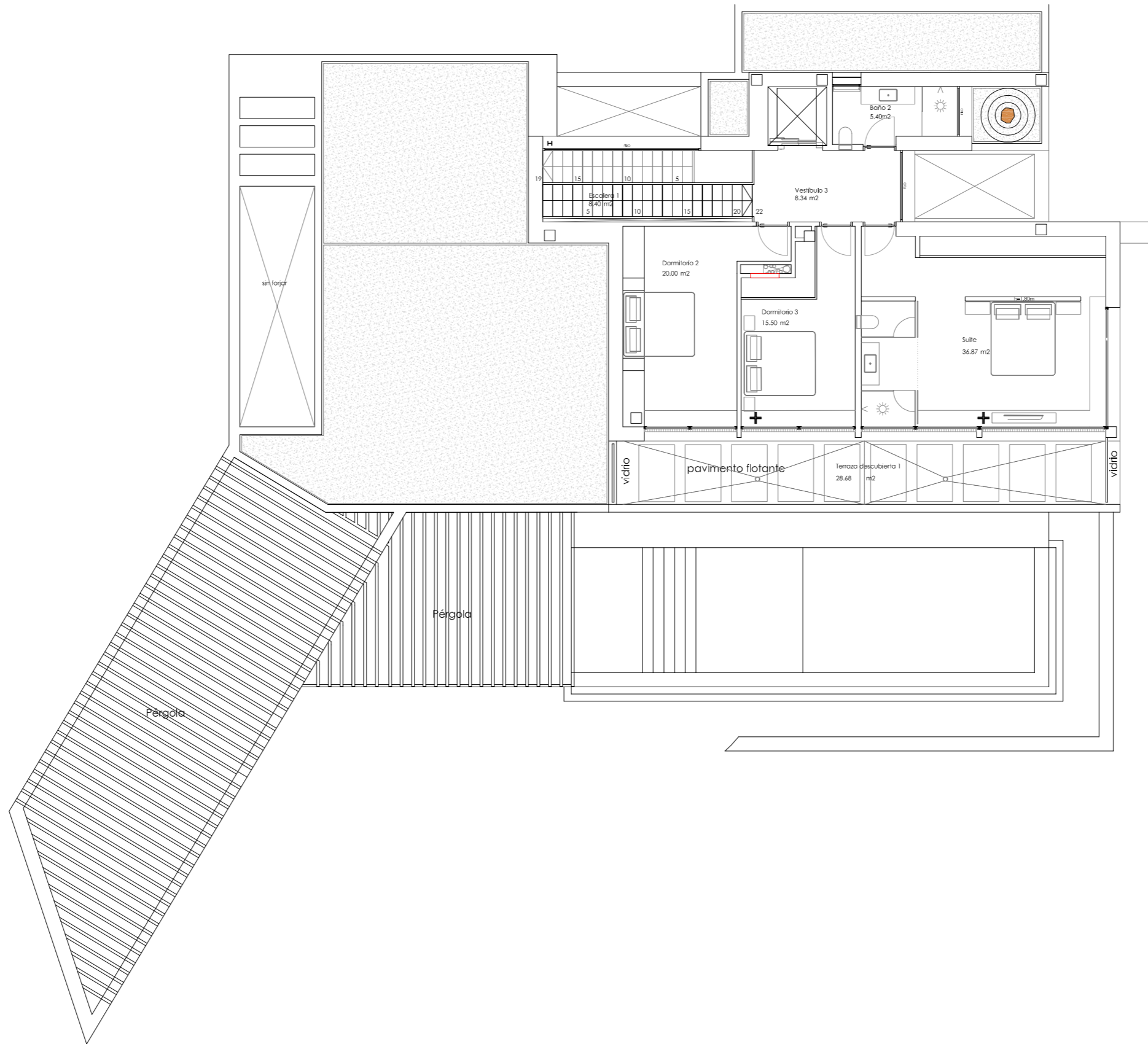
Total Terraces 400 m²

Swimming pool 1	45.6 m ²
Swimming pool 2	18 m ²
Jacuzzi	9.9 m ²



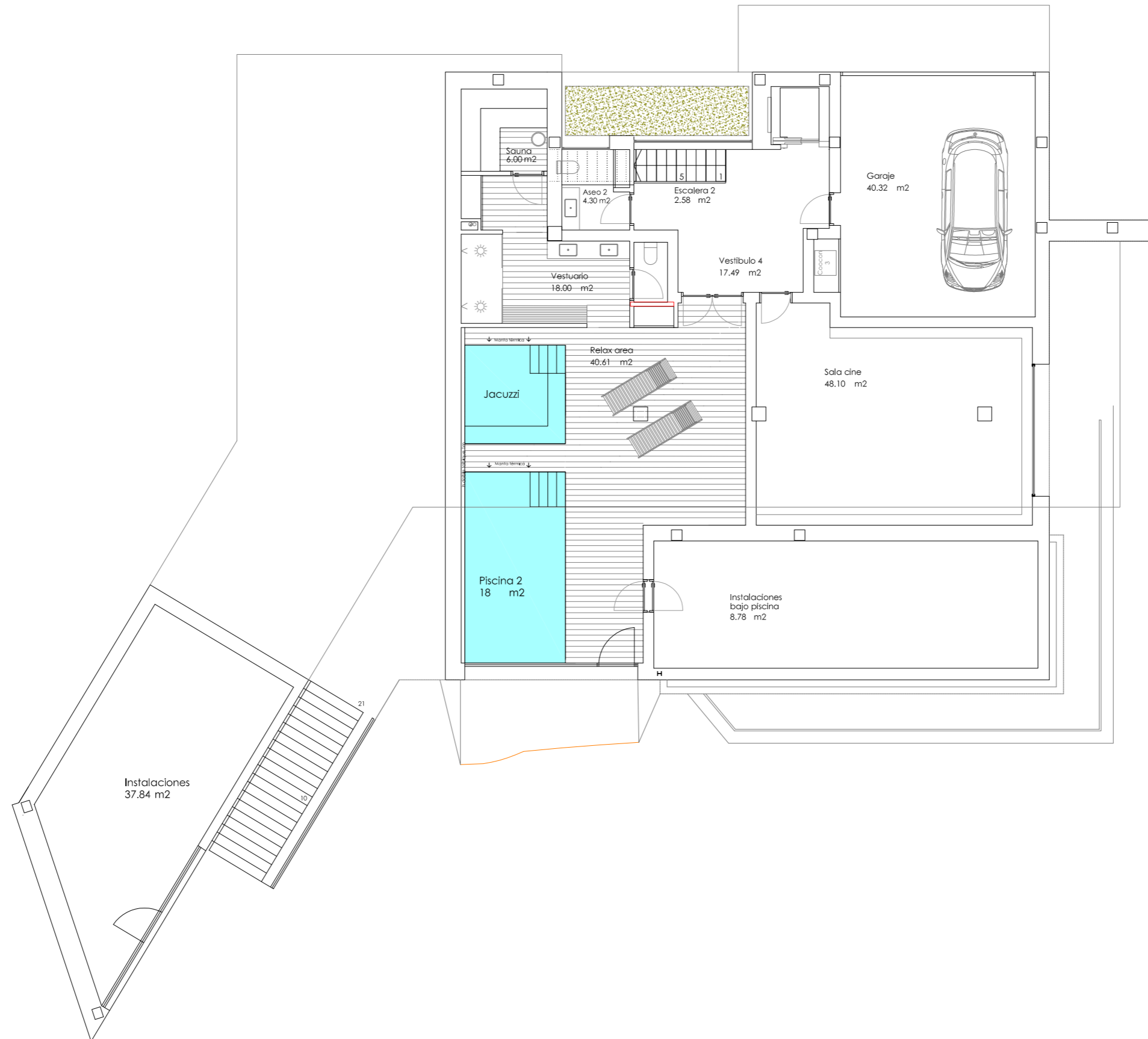
Tomillo 7 - Plot plan





Tomillo 7 - First floor

This plan is for illustration purposes only and may be modified for technical reasons and by order of the authority. The furniture and appliances shown in the plan are purely decorative and are not included in the villa.



Tomillo 7 - Basement

Quality specifications

Construction features

FOUNDATIONS AND STRUCTURE

Reinforced concrete with separate footings and one way slabs.

EXTERIOR BRICKWORK

Exterior walls consisting of four layers: exterior ceramic brick (exterior), air chamber, high density polystyrene insulation and thermal clay block / ceramic brick (interior), according to the Building Technical Code energy efficiency requirements.

ROOF

Flat unexploited roof with extruded polystyrene insulation (8cm) and exploited in terraces.

FAÇADE

La Nucia Natural Stone walls. Single layer mortar with a scraped finish. In white color.

INTERNAL WALLS

Brick with plaster finish.

BATHROOM FINISHES

Top of the range "Gres" ceramics according to the latest design.

INTERIOR AND EXTERIOR FLOORING

Interior: Zarci grey marble, according to the interior design project.

Spa-pool area: Synthetic wood according to the interior design project.

Exterior: Zarci grey marble, according to the interior design project.

INTERIOR AND EXTERIOR LIGHTING

Interior: LED type lights, ceiling spotlights, switches in white color throughout and plugs according to standard regulations. Perimeter LED light molding, according to the interior design project.

Spa-pool area: Ceiling spotlights and linear LED lights

Exterior: façade fixtures, garden lights that blend naturally with exterior design.

EXTERIOR CARPENTRY

- Schüco aluminum in Anthracite grey color (7016) with thermal break, floor recessed in living room and kitchen.
- 3 m high doors in groundfloor and 2.8 m. high doors in first floor.

GLASS

- Double glazing with air chamber according to Technical Building Code.
- Fixed screen in bathroom.
- Sliding doors screens in bathroom 1 and 3
- Glass sliding door in Suite
- Entrance door in aluminium and glass, with security lock.

Home equipment

INTERIOR CARPENTRY

Kitchen:

- Fitted with base and wall units, equipped with a complete set of white goods (induction cooktop, vertical extractor, double fridge, oven, microwave oven, coffee machine, washing machine, dryer and dishwashing machine) with energy efficiency class A++.
- Kitchen furniture units in MDF with faded American walnut finish, cabinets with interior LED lighting.
- Single sink in the same material as the worktop, vertical single lever taps with two position.
- Worktop: In Zarci grey bush hammered and brushed marble (Leather), 20 mm thick.

Interior doors: In wood with smooth lacquered finish (floor to ceiling high), flush with the walls, with steel designer handles in chrome finish.

Wardrobes: Wardrobes with swing and sliding doors in MDF veneered in faded American walnut wood. Interior distribution with shelves, drawers and hanger bar, adapted to the dimensions, with interior LED lighting.

Stair: Metal stair with glass banister and steps in Zarci grey marble.

Maindoor: Main door in wood with security lock.

PAINTWORK

- Smooth finish in white colour.
- Decorative wallpaper on bed headboard wall.

BATHROOM FITTINGS AND FAUCETS

- Wall mounted ROCA sanitary fittings.
- Designer circular basin in honed ivory marble according to the interior design project.
- Floor level shower in the same material as interior flooring. Thermostatic taps in chrome finish.
- Basins: single handle tap in chrome finish, with aerator for water efficiency.

HEATING AND AIR CONDITIONING

- Air conditioning with heat pump through ducts.
- Pre-installation for electric towel rails in bathrooms.
- Water underfloor heating throughout. Including basement, except garage area.
- Air renewal system with heat recovery.

EXTERIOR

Pool:

- 45m² water pool with beach zone in ground floor. With LED lighting.
- Salt electrolysis system.
- Same tile finish as terrace.

Garden:

- Landscaping finish with watering system and lighting.

Fence:

- Main fence, masonry wall.
- Dividing walls: Plastic wire mesh in green colour with interior hedge.
- Motorized car gate on main facade and garage.

SPECIAL INSTALLATIONS

- Smart Home Technology System 3.0 with video interphone.
- Osmosis water filter system in kitchen.
- Water softening system throughout.
- Motorized interior blinds.
- Full furniture package with white goods and household utensils.
- Barbeque preinstallation.
- Separate storeroom (without installations).
- 3-sides propane gas fireplace.
- Spa area in basement:
 - 18m² Heated pool, with tile finish (special).
 - 9.9 m² Jacuzzi, with tile finish (special).
 - Changing room
 - Sauna
- Entertainment room in basement (75 in. TV).
- 3-stops elevator.
- Pergola in synthetic wood in ground floor terrace.

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