



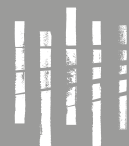
# L'Alzina Semi-detached Villas

Contemporary Mediterranean-style villas –  
elegantly designed for family living

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**PGA CATALUNYA**  
RESORT



# L'Alzina Semi-detached Villas

*Contemporary Mediterranean-style villas – elegantly designed for family living*

Located in the south-west of PGA Catalunya Resort and overlooking the 5th hole of the award-winning Stadium Course, L'Alzina semi-detached villas are a stylish, family property option designed by Barcelona-based architect Jaime Prous.

The 4-bedroom property features open plan interiors designed with family living and entertaining in mind. The smooth tiled floors in the communal living spaces contrast with oak wood floors in the bedrooms. The lavish use of plants brings the landscape in, with an interior patio filled with aromatic plants.

Floor to ceiling windows throughout the property make the most of the Mediterranean light and provide generous views over the golf course.

The sun-filled terrace features a barbecue area and leads onto a 21m<sup>2</sup> infinity pool. In terms of the overall look and feel of the complex, the properties' elegantly angular architecture contrasts smoothly with the gently sloping landscaped lawn.

## BASIC DETAILS

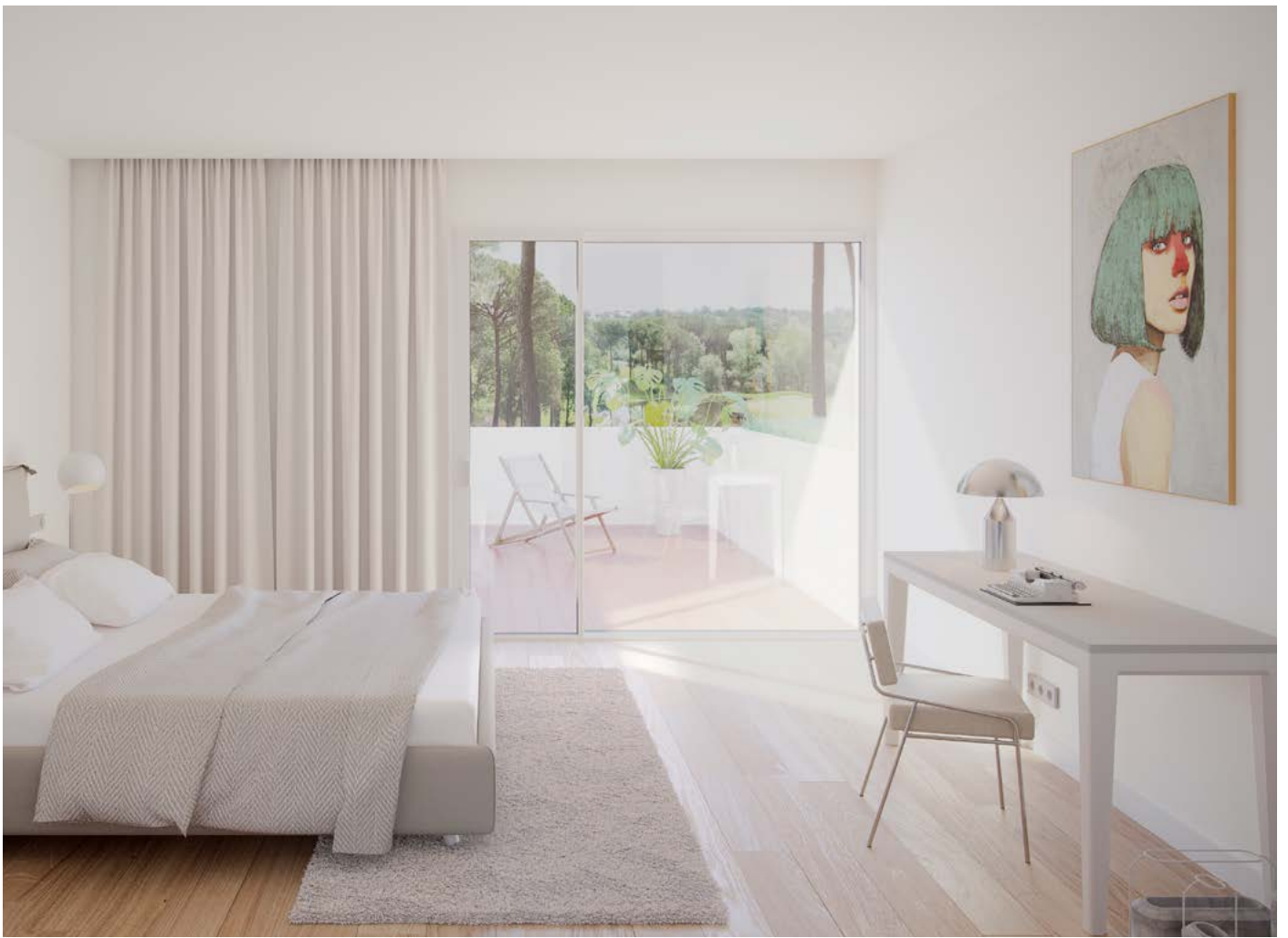
ARCHITECTS	Jaime Prous
PRICE OF PURCHASE	From €1.100.000
PLOT	From 445m <sup>2</sup>
INTERIOR BUILT SURFACE	224 m <sup>2</sup>
EXTEROR BUILT SURFACE	From 128m <sup>2</sup>
BEDROOMS	4
BATHROOMS	3+1 guest toilet
PRIVATE POOL	From 21 m <sup>2</sup>
PRIVATE PARKING	
STORAGE ROOM	

## EQUIPMENT

KITCHEN	Bulthaup, NEFF
BATHROOMS	ROCA, TRES
AIR CONDITIONING	Mitsubishi or equivalent
HEATING	Radiant floor
COMMUNICATIONS	Optical Fibre, Wi-Fi Amplifier
DOMOTIC SYSTEM	KNX
ENERGY QUALIFICATION (emissions):	Energy rating B

Estimated built areas, counting the 100% of the surface area of the property, 50% of the covered patios. Approximate terrace surface counting is 100%. This is a document provided for information purposes only, the Developer reserves the right to modify the figures and features & specifications because of technical or legal circumstances. The developer reserves the right to change the finishes for others of equal or higher quality than those specified. Computer generated images for illustrative purposes only. Consumption and emission values are for guidance only and correspond to a standard home with a specific location, orientation and finishing materials.





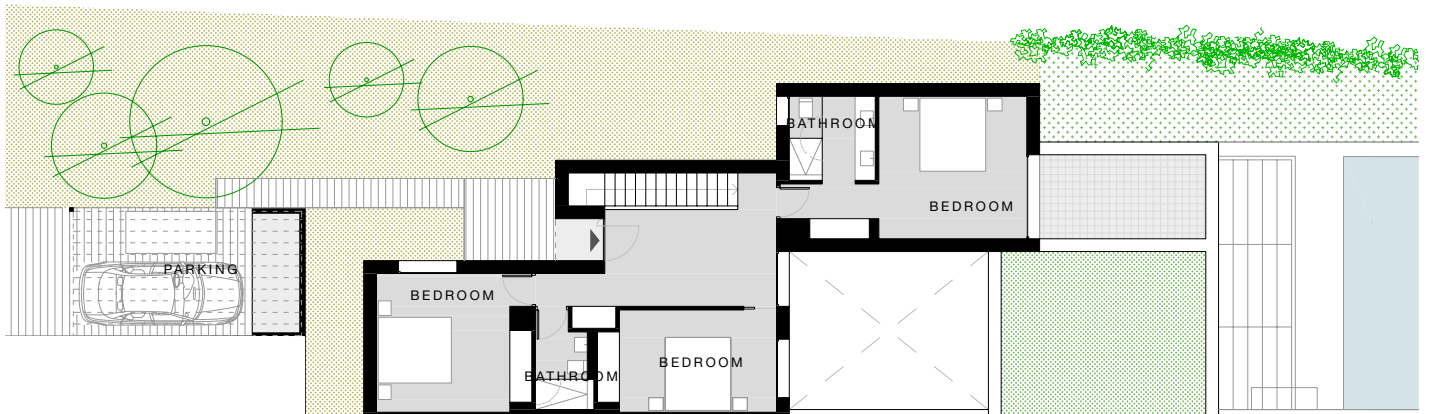
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Built interior area 224 m<sup>2</sup>

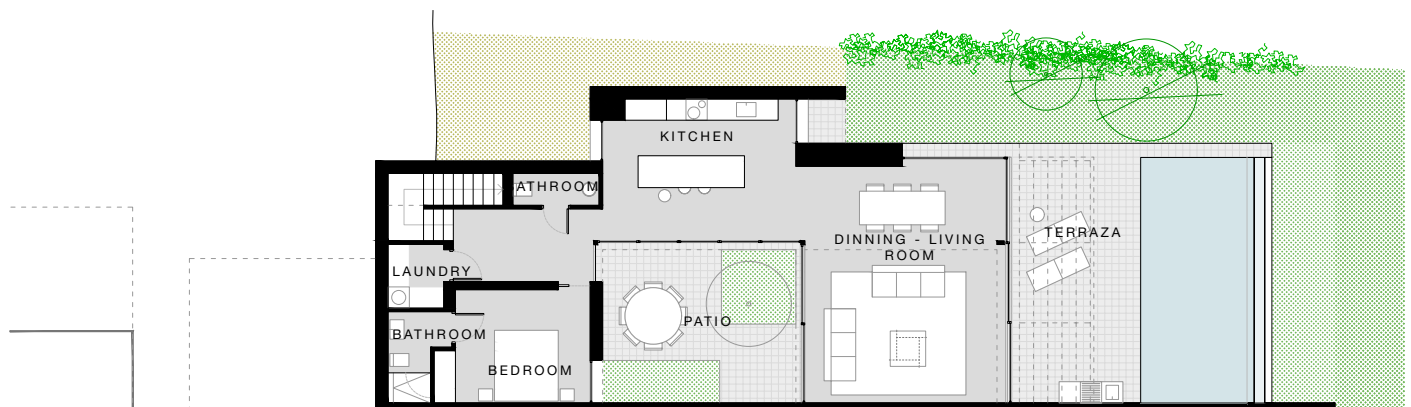
Built exterior area From 128 m<sup>2</sup>

ESCALA DE LA CALIFICACION AMBIENTAL		Consumo energético (kWh/m <sup>2</sup> año)	Emisiones de CO <sub>2</sub> (kg/m <sup>2</sup> año)
A	Very good	< 15	< 3
B	Good	15 - 25	3 - 5
C	Medium	25 - 35	5 - 7
D	Low	35 - 45	7 - 9
E	Low	45 - 55	9 - 11
F	Low	55 - 65	11 - 13
G	Very poor	> 65	> 13

## First floor



## Ground floor





### Accommodation, eating & drinking

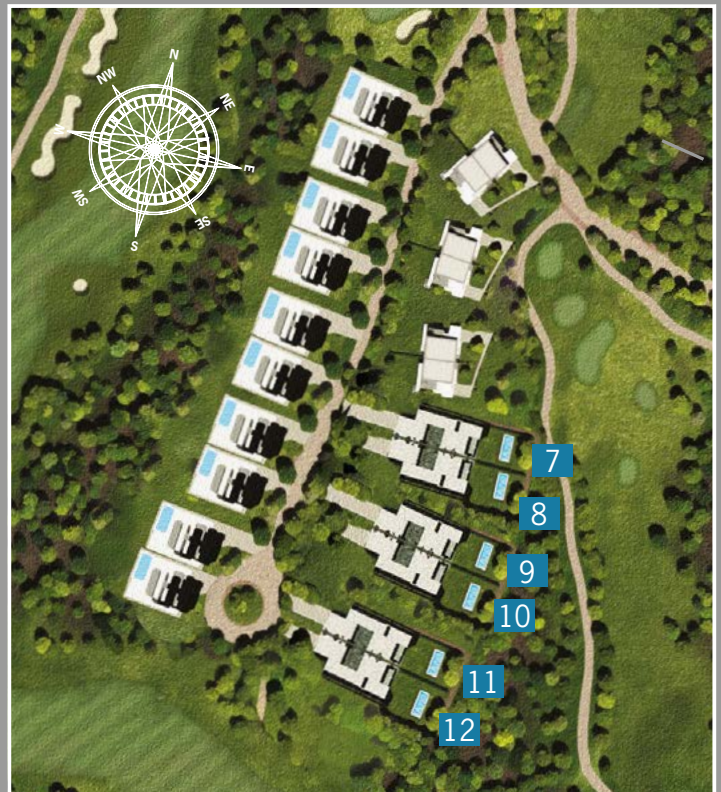
- Hotel Camiral 5\* - The Leading Hotels of the World
- LAVIDA Hotel
- 1477 - Signature Restaurant
- The Club Café
- Bella's - Italian Restaurant
- Pure Food Market

### Resident services

- Residents Club with fitness centre, Spa, swimming pool, paddle and tennis courts
- 24h security network
- Property and rental management
- Tesla and universal electric vehicle chargers
- Organic kitchen garden, vineyards, fishing pier and adventure park

### Golf

- Two 18 hole world-class golf courses:  
The Stadium Course, Spain's No.1  
The Tour Course
- Clubhouse with Proshop, restaurant and Members Private Lounges
- Caddy Master with large buggy fleet
- Golf academy with our own team of Pros and fitting services
- Sergio García Junior Academy



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