

# LIMONERO GREEN SUITES



GREEN ESTATES

# IT ALL STARTED WITH A SIMPLE THOUGHT...

---

The demand for luxury villas with low maintenance on Las Colinas Golf & Country with views is high, but the remaining plots does not offer this.

Let's move the villas up in the heights with private swimming pools and stunning views.

Let's create Limonero Green Suites

Jacob M. Laugesen, Partner





*Hole 18 and the club House on Las Colinas Golf & Country Club*





*Limonero Green Suites 25 Ground Floor Apartment with Private Swimming Pool*

02.  
INTRODUCTION

09.  
THE TEAM

10.  
LAS COLINAS

12.  
GOLF

13.  
LOCATION

14.  
CLIMATE

19.  
EXTERIORS

26.  
INTERIORS

32.  
INSTALLATIONS

40.  
SPECIAL FEATURES

44.  
COMMUNAL AREAS

4.  
CONTACT DETAILS

# table of contents





*Club House on Las Colinas Golf & Country Club*





# Next Level Apartments

## Limonero Green Suites

Green Estates presents a new type of apartments in the Limonero Urbanization on Las Colinas Golf & Country Club with a combination of modern and traditional Mediterranean Architecture. Limonero Green Suites is a mix between an apartment and a villa.

The first developments consists of 16 luxury apartments with huge terraces overlooking the surrounding natural green area. All ground floor and top floor apartments have private swimming pools. The middle floor apartments are all prepared for jacuzzi.

All apartments have access to the communal swimming pool as well as the fitness room.

On Las Colinas Golf & Country Club you will furthermore find a wide variety of amenities for the property owners such as tennis, padel-tennis, fitness, massage, golf, trekking and much more. Inside Las Colinas Golf & Country Club you will also find a number of restaurants as well as a mini market with fresh baked bread and much more.





*Limonero Green Suites 25 Ground Floor Apartment with Private Swimming Pool*



# Meet the team

## Green Estates

**Background;** **Lise** and **Henning Jørgensen** has been producing pre-fabricated bathrooms for more than 40 years, and is today producing more than 10.000 bathrooms per year. They have created an investment company, Højmarksvej Holding, which is the primary investor in Green Estates SL. Højmarksvej Holding has a high standard on their investments and development projects.

**Jacob Laugesen** has been in the Spanish property sector since 2006, working as a real estate agent and with some of the biggest developers in the area of Costa Blanca/Costa Calida. In addition Jacob has a Masters degree in Interior design and Architecture from Barcelona Superior Design School.

**Andres Morales** is might known to the public as a famous name - yet, but if you walk around Las Colinas Golf & Country Club or in general Costa Blanca, your eyes will for sure be drawn be his designs of villas and apartments. On the Costa Blanca North one of the most iconic villas, made the last 10 years is designed by Andres.

**Mayte Fernandez** is rapidly becoming one of the most sought after designer and render artists in Spain. With her fast understanding of the clients wishes, she creates spaces that not only look photo real, but also makes her clients eagering to move into their new homes.

## Vision for the project

**Henning says** "we have gained the interest in Las Colinas Golf in what we were looking for a holiday home in Spain. We got a superb impression of the resort from the first visit. We therefore chose to buy a holiday home at the resort.

*In addition, we have learned that Las Colinas values quality and the development of the project to such an extent that we can see ourselves in the development of projects at the resort. We therefore chose, together with Jacob Laugesen, to enter into a collaboration with Geosem on the development of villas on 10 building plots in Mimosa urbanization. Based on the good experiences we are therefore carrying on with Limonero Green Suites".*

**Jacob says** "As a real estate agent, I have seen how Las Colinas has been developed from orange fields to the unique and stunning resort we see today. Our first development in Mimosa has been a good development, which is why we are happy to proceed working together with Las Colinas Golf & Country Club in Limonero Green Suites".

The idea for Limonero Green Suites is to take for size and quality of the villas and make them as apartments with stunning views to the golf course and the Mediterranean Sea. This in combination with low maintenance and the amenities of the community we believe to have created a new type of home on Las Colinas.



Henning Jørgensen  
President  
*Owner, Højmarksvej Holding*



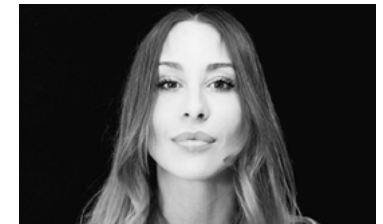
Jacob Laugesen  
Director  
*Partner*



Lise Jørgensen  
Technical Co-ordinator  
*Owner, Højmarksvej Holding*



Andres Morales  
Chief Architect  
*Partner, GESTEC*



Mayte Garcia Fernandez  
Head of Design  
*Mayte Design*





# Welcome

## To a world apart

In Campoamor, to the south of Alicante, there is a place which is different: Las Colinas Golf & Country Club. A 330-hectare valley between hills, near the sea, with a championship golf course running through it.

An eco-friendly development with low housing intensity, which blends into the surroundings. The ideal place to escape to and enjoy 200,000 sq. metres of beautiful countryside and scenic walks through indigenous flora, and orange and lemon groves.

Las Colinas Golf & Country Club is a development which blends into and respects the natural surroundings and the environment.

The project design includes a sustainable development and environment protection measures plan drawn up by Valencia Universidad Politécnica. This plan controls noise and light pollution and promotes landscaping with native trees and plants.

Moreover, 200,000 sq. metres of natural areas, with walks through indigenous vegetation, have been preserved.





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 and mean that it is suitable for professional competitions, while also offering any player a pleasant, enjoyable and affordable game.

Just a short drive from Las Colinas Golf & Country will you find the private beach Club. With private parking and located first line to the La Glea beach in Campoamor you will easily spend a day here.

If not in mood for golf or beach you can try the sports facilities on the resort, the International Falconry school, sail on the Mar Menor and Mediterranean Sea or many of the other activities to be found on Las Colinas Golf & Country Club.







# Golf

## Award winning Golf Course

Designed by Cabell B. Robinson located in the valleys of the resort and blending naturally in between the hills, lakes and greenery you will find a world class 18 hole golf course on Las Colinas Golf & Country Club.

Before teeing off you will find pyramids with balls on the driving range, a leveled putting green and the short game practice area designed by European Tour Winner Miguel Angel Jimenez.

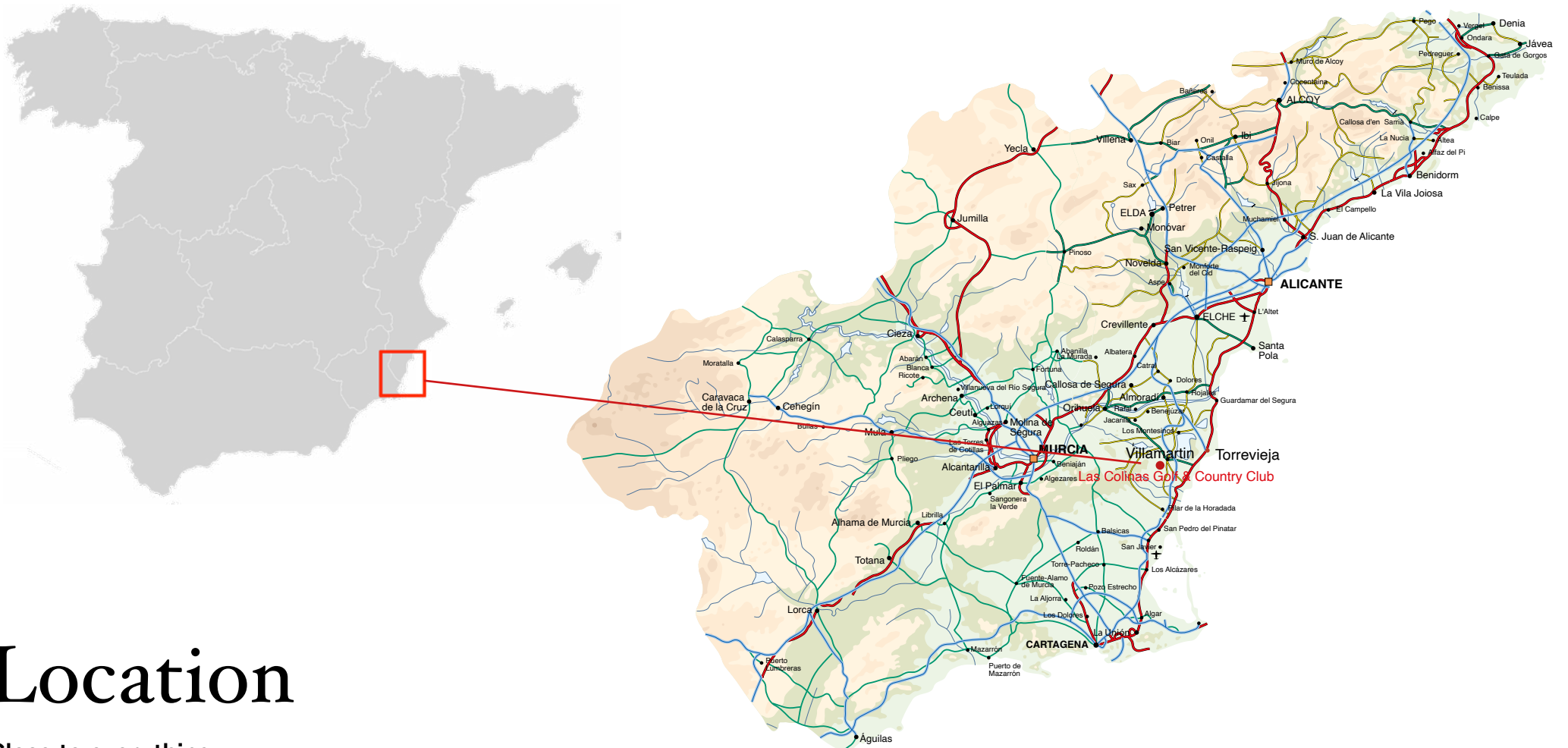
Throughout the 18 holes you will find your eyes being automatically dragged by the stunning nature.

The golf course itself is fully enjoyable for all levels and ages. The fairways are wide, the greens are undulated and with 5 different tees at each hole you will be able to play the course in different ways.



Qualifying  
School Venue





# Location

## Close to everything

Las Colinas Golf & Country Club is located in short distance to two international airports, cities, blue flag beaches and lovely restaurants.

Alicante and Covera Internation airports: 1 Hour  
 Beach Club: 10 Minutes  
 Villamartin: 5 Minutes  
 Torrvieja: 20 Minutes

Elche: 30 Minutes  
 Cartagena: 30 Minutes  
 Alicante: 1 Hour  
 Murcia: 1 Hour





# Climate

## **Unbeatable on Costa Blanca South**

Due to a micro-climate the weather on the Costa Blanca is amongst the best and most stable you can find throughout Europe. Especially in the Southern part where you also find Las Colinas Golf & Country Club.

With more than 320 days of sun per year, you will yourself be able to enjoy the stunning nature, sports, walks, beaches and much all-year around.

The area of Costa Blanca South is blessed with the position of the surrounding mountains (slightly) inland and lakes, which creates a climate with superb winter and a perfect summer temperature.

Throughout the winter months the area is filled with professional athletes (football, tennis, golfers etc.) preparing the season in the warm surroundings.





# Statistics

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Ave Temp °C	11,5	12,4	13,7	15,5	18,5	22,2	24,9	25,5	23,1	19,1	15,2	12,5
Ave Max Temp °C	16,8	17,8	19,2	20,9	23,6	27,2	30,1	30,6	28,4	24,4	20,4	17,6
Ave Min Temp °C	6,2	7,0	8,2	10,1	13,3	17,1	19,7	20,4	17,8	13,7	10,0	7,3
Ave Rain Days	4	3	4	4	4	2	1	1	3	4	4	4
Ave Hours Sun	239	258	309	373	376	383	394	367	316	281	231	225



*Limonero Green Suites 25*











*Beach Club at Las Colinas Golf & Country Club*





# Exteriors

## 15

**Foundations and Structure**

**Roofing**

**Masonry**

**Facade**

**Carpentry**





### Steel

The concrete is reinforced with steel: B-500SD



### Concrete

Foundation of concrete:  
HA-25/B/40/IIa



## Foundation and Structure

Foundation; Solid reinforced concrete slab

Structure: Mixed concrete and steel structure.  
Reinforced concrete retaining walls.





### Water proofing

acoustic insulation  
and waterproofed  
with asphalt sheet.

**Sound Proofing**  
To reduce the sounds between  
the floors, we are sound-reducing  
systems between each floor.

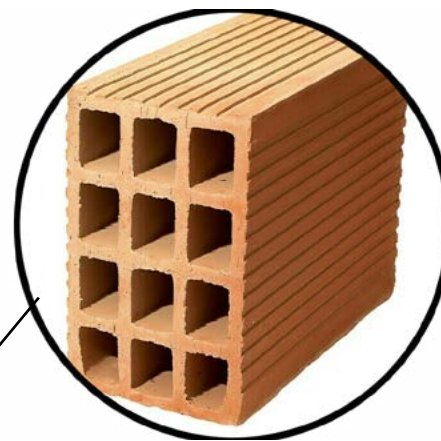


### Roof

Flat roof with thermal and acoustic insulation and waterproofed with asphalt sheet. Finishes with porcelain flooring to match the design project. On solarium and uncovered ground floor terraces with anti-slip stoneware.

Non-passable flat roof with XPS 12 cm insulation in the covered area. Thermal and acoustic insulation and waterproofing with asphalt sheet





**Brick**  
Exterior wall with ceramic  
bricks of 12 cm



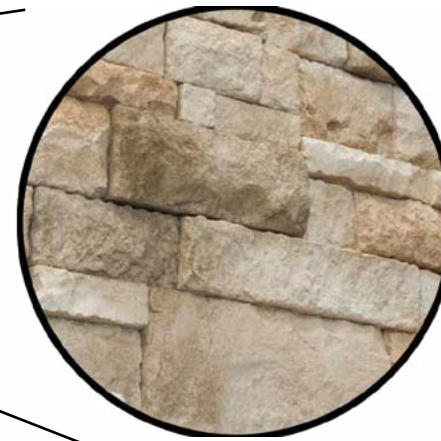
**Rockwool**  
4 cm of insulation Rockwool  
or similar and double internal  
plasterboard backing.

## Masonry

Exterior wall with ceramic bricks of 12 cm. Extruded EPS polystyrene insulation, 4 cm of insulation Rockwool or similar and double internal plasterboard backing.

Dry partition system, double, reinforced, with thermal and acoustic insulation “rockwool” if appropriate in the areas defined by the interior design





### Stonewalls

We want to include natural elements in the facades as well as the flowerpots on the terraces



### Green

Through out the complex either as and integrated part of the architecture or around the construction you will find lots of plants

### Facade

Walls and ceiling are made with a smooth plastic paint throughout the apartments. Standard paint is RAL 9010. On the outside, the cladding is made of coloured, water-repellent single-layer mortar.





## Double Glazing

4+4/14/4+4 \_ Ug:1,4  
Factor Solar: 0,36

## Blinds

Lamel blinds in bedrooms from Griesser. The lamels opens and closes, gives a nice interior atmosphere.



## Exterior Carpintry

Windows made of aluminium with a high quality thermal and double glazing, with low thermal emission.  
Carpentry From SCHUCO or similiar in antrasite colour.  
Laminated double thickness safety glass railings on terraces 8+8 (10+10).









# Interiors

22

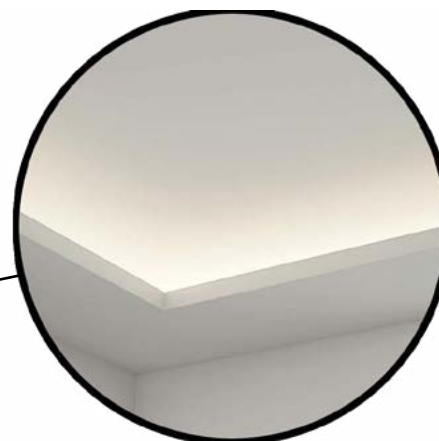
Ceilings

Flooring

Kitchens

Bathroom Tiles





### LED Lights

To create a nice ambient we use curtain boxes in the living room and bedrooms. All with LED Lights



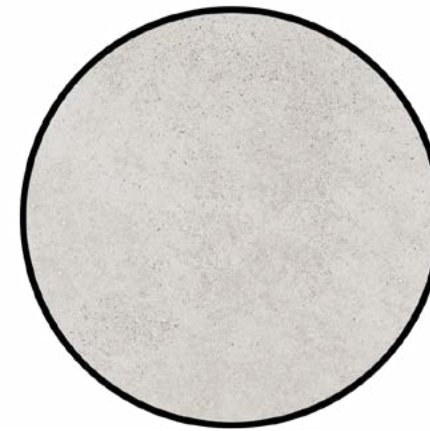
### Sound Reducing Ceilings

We sound proof the living rooms and most dining areas, when applicable

## Ceilings

False ceiling made of smooth laminated plaster plates with galvanized steel profiles. Curtain rods by main windows in the living room and bedrooms. All with LED Light and pre-installation for electric blinds. Living room and dining area with sound proofed ceiling, when applicable.



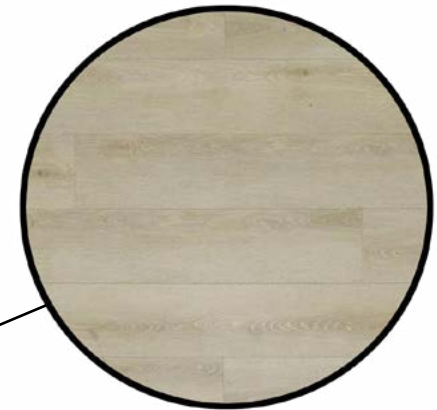


### Floor Tiles

The floor tiles are from Porcelanosa Standard tile is: Vela Smoked 60x60 rectified From Venis Projects.

### Laminated Wooden Floors

To create a nice ambient we use laminated wooden floors in the bedrooms and living rooms.

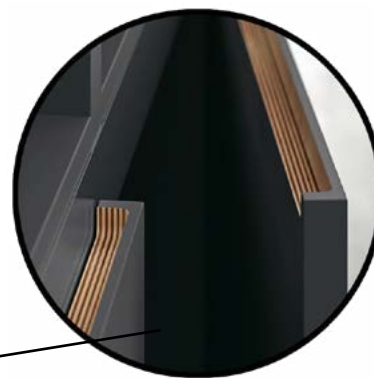


## Flooring

The floors of the apartments are of high quality porcelain from Venis Projects by Porcelanosa. 60 x 60 cm slabs and a matching skirting board of 7 cm integrated into the walls.  
Wooden floors in the bedrooms and living rooms.  
On the terraces, same porcelain material, with anti-slip treatment.

Clients can choose between different models and colours.





### ARAN CUCINE

Kitchen furniture by famous Italian brand Aran Cucine. Cabinets and drawers 5 layered laquered.

### WORKTOP

Worktop from Xtone by Porcelanosa. Ceramics of 12 mm up to 320 cm in length.



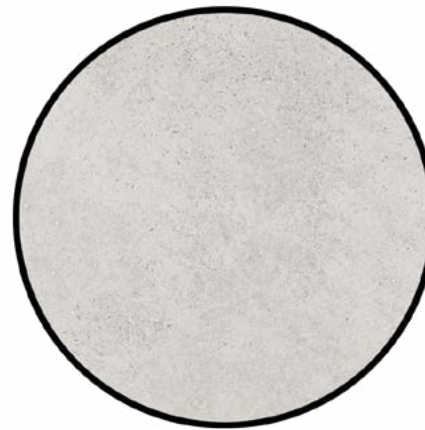
### SINK

Kitchen sinks from Blanco. Comes in different colors. Standard size: 50 x 50 cm.

## Kitchens

High quality kitchens from Italian brand, Aran Cucine. Fronts laquered in 5 layers, while gribs are laquered in 7 layers. Worktops from Xtone by Porcelanosa. 12 mm high quality ceramics up to 320 cm en in length. Combi oven/Steam, microwave, warming drawer, fridge/freezer, dish-washer and washing machine from Siemens. Induction and extractor: Bora Pure





## Wall Tiles

The floor tiles are from  
Porcelanosa  
Standard tile is:  
Vela Smoked:  
31,6 x 100 cm rectified

## Contrast Tile

To break the lines between  
for example the shower and  
sink we use:  
"Old Natural" 33,3 x 59,2 cm rectified



## Bathroom tiles

Showers and wall with bathroom furniture and mirror tiled. Type, color and size to be chosen by client within the Venis Projects range of wall tiles.





*Nature Trail on Las Colinas Golf & Country Club*





# Installations

## 28

Plumbing

Bathroom Fittings

Electricity

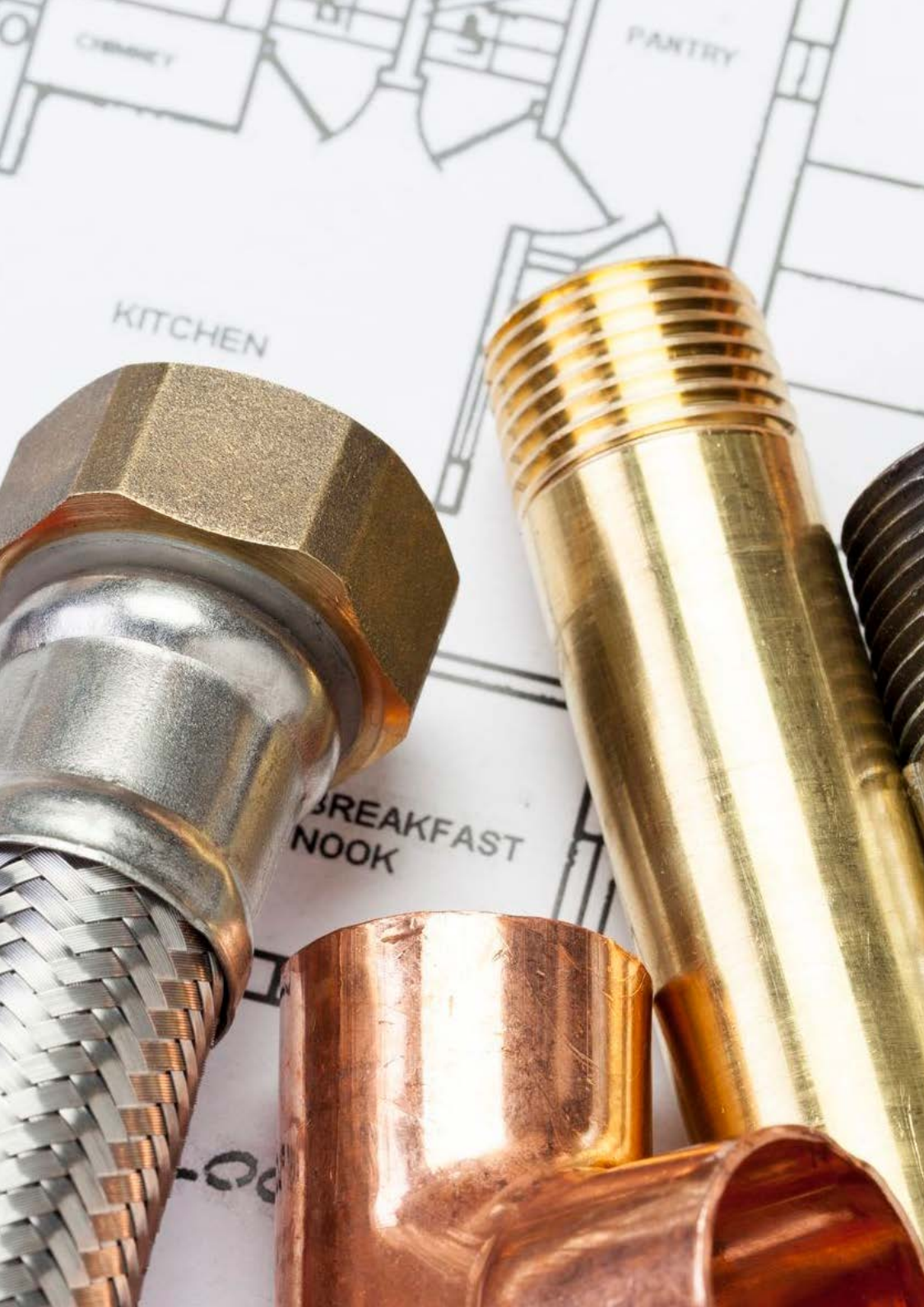
Bathrooms

Domotics

Carpentry

Heating, Air conditioning and Ventilation





## Tubes

All plumbing tubes soundproofed

## Aerothermic System

The production of domestic hot water is carried out by aerothermic system.



## Plumbing

Complete plumbing installation with hot and cold sanitary water; cut off valves in all wet rooms, 200-litre electric tank with Aerothermics pump for heat recovery. All tubes are insulated to reduce sounds from water. All sanitary water is being recirculated for instant hot water in the bathrooms and kitchen. Tap for hose connection on the terrace.





### Shower

Hand shower and rain shower from Hans Grohe. Control panel by entrance of the shower for easy control.

### Toilets

Duravit by Starck 3 Rimless  
Suspended toilet  
Pushbutton from Geberit.



## Bathroom fittings

Sanitation from Hansgrohe with control buttons by the entrance to the shower, so you don't get wet before the water reaches a nice temperature (all domestic hot water is recirculation to reach temperature fast).

Bathroom furniture from Duravit/Aran.

Toilet from Duravit, model Starck 3 rimless.





## Lights

All spotlights are integrated into the ceiling. Living room, dining room and kitchen are all dimable.



## Sockets

Sockets from JUNG.  
Bedrooms have integrated USB A and C sockets

## Electricity

Apartment with high electrification (9,2 KW) complying with current regulations.

Switches and sockets from JUNG Model LS 990.

The lightning with recessed spotlights in false ceilings.

Wall embedded lightning and outdoor wall fitting.

TV sockets in living room and bedrooms.





**Blinds**  
Control your blinds from the  
Smart Home System



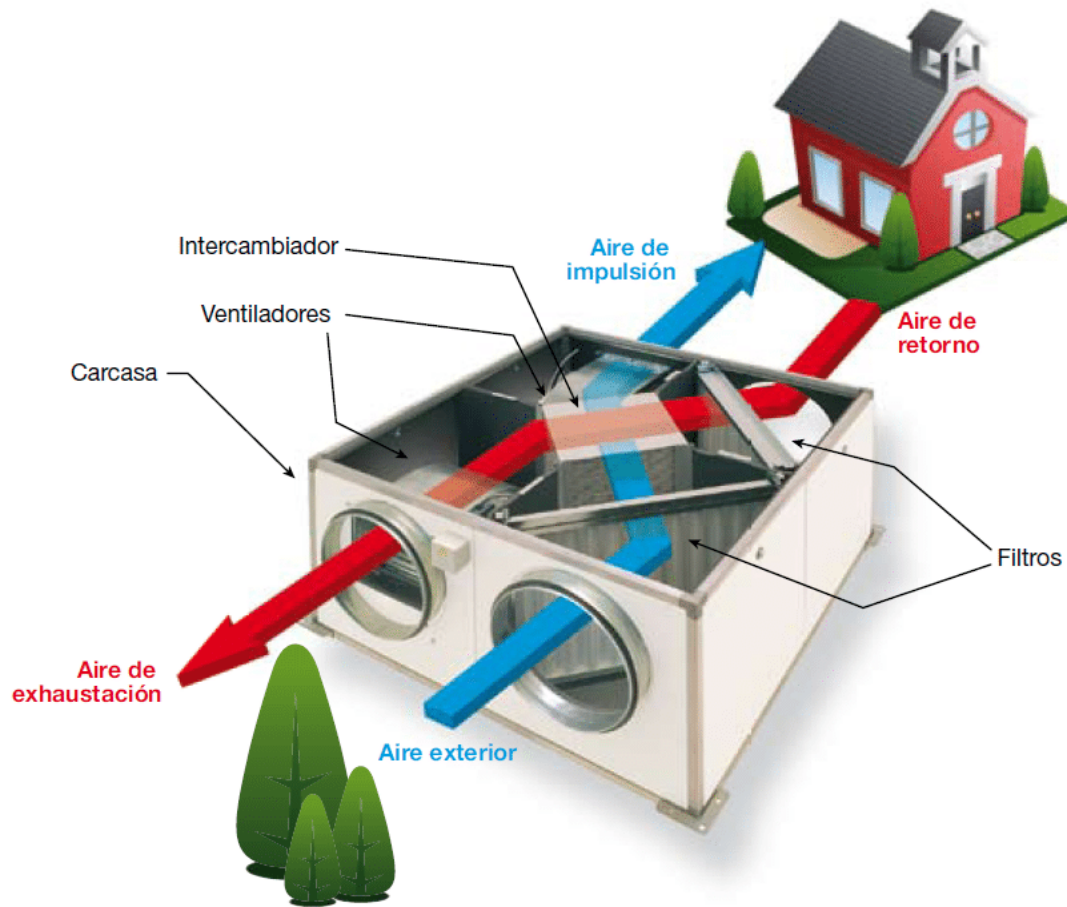
**Video Doorbell**  
Control the doorbell from the  
Smart Home System

## Domotics

From the domotics you can control the lights, blinds and also see the video doorbell.

In addition you can control the underfloor heating as well as the air conditioning from a smart phone.



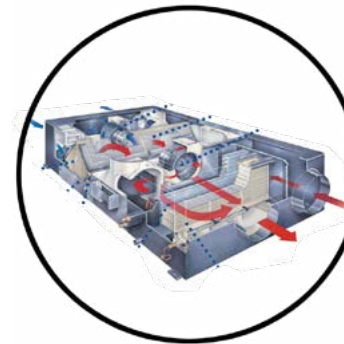
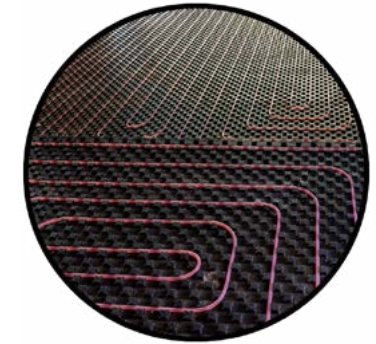


### Air Zone

Control the temperature separately in each room. The air condition can also be controlled from a smartphone

### Underfloor Heating

All apartments comes with water based underfloor heating. In addition comes also electric underfloor heating in the bathrooms.



### Ventilation

Ventilation with heat recovery. The air inside the property is changed at least every 24 hours.

## Heating, air conditioning and ventilation

Air conditioning via ducts with direct expansion heat pump. To secure a nice and silent air flow from the air condition, we use long and discrete grills, when applicable.

Towel radiator in master bathroom. Pre-installation for towel radiator on all other bathrooms. Electric underfloor heating in bathrooms. Installation of air renewal with heat recovery. The air inside the apartment is changed at least every 24 hours.



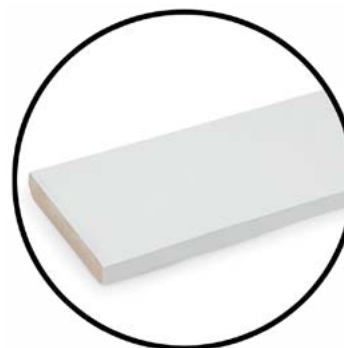


### Wardrobes

Our wardrobes are laquered in white. Interior with drawers and shelves. A sensor will automatically turn on the LED Light

### Doors

Laquered in white. Standard height of 220 cm. All internal doors with a rubber-band to limit noise.



### Skirtings

All skirtings are integrated into the wall. 7 cm of either the same ceramics as the tiles or laquered in white where there is wooden floors.

## Carpentry

Entrance security door according to design project. Polywood step-foor in laquered white with magnet lock and rubber band to reduce noises.

Smooth pantographed wardrobe front with smooth hinged doors made of water-repellent MCF. Wardrobes are designed according to the project: LED lighting and movement sensor in master bedroom.







# SPECIAL FEATURES

36

**BORA HUB  
FOOD ELEVATOR  
DOUBLE PARKING  
WINE ROOM  
AIR CONDITION  
CHIMNEA  
QUOOKER  
DECALCIFIER  
STORAGE ROOM  
TERRACE DESIGN**



**Bora Pure**  
Induction plate with 4 zones  
and integrated carbon  
filter extractor.



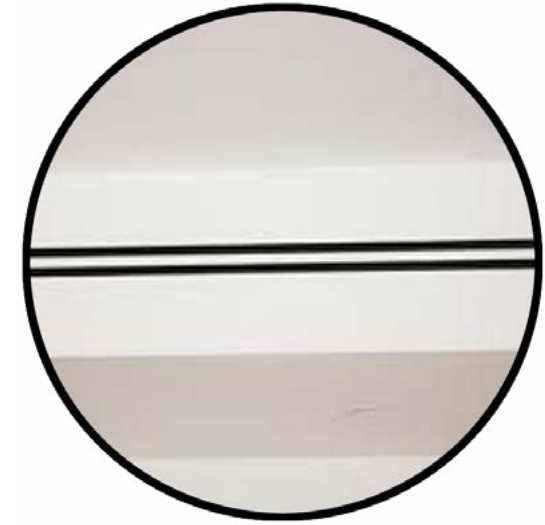
**Food Elevator**  
Between the main kitchen  
and the exterior kitchen on the  
penthouse apartments you will find  
a practical food elevator.





### Double Parking

All 3 bedroom apartments comes with a double parking.



### Air Condition Grills

To secure a nice and silent air flow from the air condition, we use long and discrete grills, when applicable



### Wine Room

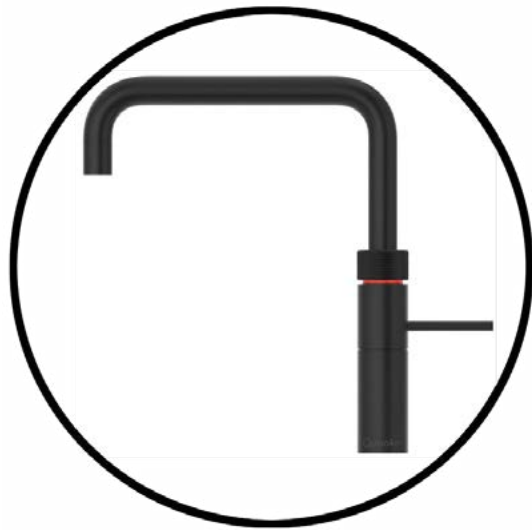
All 3 bedroom apartments comes with a build-in wine room.  
Backwall decorated with natural stone.



### Chimnea

All penthouse apartments comes with a bio-ethanol chimnea by the living room and dining area





### Quooker

All kitchens comes with a Quooker tap with instant boiling water.



### Storage Room

To secure a nice and silent air flow from the air condition, we use long and discrete grills, when applicable

### Decalcifier

Standard is a decalcifying system to soften the water.



### Terrace Design

The huge terraces offers lots of possibilities to make a nice individual design with exterior kitchen, greenery, putting green and much more. Contact us for various options.











# Communal Areas

40

Swimming pool

Fitness





### Private Areas

All 1st floor apartments will have their own private areas by the communal swimming pool

### Sun Deck

Apart from the artificial grass area around the pool you will find a nice sun deck for sunbeds and towels.



## Swimming pool

Located in front of the apartment block you will find a communal swimming pool for all property owners to use. The swimming pool is 25 meters long, which makes it ideal for swimming. All 1st floor apartments will have their own private areas by the communal swimming pool. Around the swimming pool you find also find a deck for sunbeds towels. All surrounded with a stunning palm trees and greenery.





Running



Cycling



Rowing

## Fitness

The show apartment on plot 24 will be turned into a communal gym for the property owners in bl. 24 and 25. Here you will find machines for running, cycling and rowing as well as benches for weight training and separate handweights.









# GREEN ESTATES

Calle Beethoven 15, 2 pl, p 7E  
08021 Barcelona  
Cataluña  
CIF: B09951070

+34 692 084 079  
[info@greenestates.es](mailto:info@greenestates.es)  
[www.greenestates.es](http://www.greenestates.es)