



## listing



### Στοιχεία μεσίτη

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Όνομα:            | Las Colinas Properties                                                      |
| Όνομα εταιρείας:  |                                                                             |
| Χώρα:             | Spain                                                                       |
| Experience since: | 1999                                                                        |
| Τύπος υπηρεσίας:  | Selling a Property                                                          |
| Specialties:      | Buyer's Agent, Listing Agent, Other                                         |
| Property Type:    | Apartments, Houses, Other                                                   |
| Τηλέφωνο:         | +34 (649) 669-172                                                           |
| Languages:        | Dutch, English, French, German, Spanish                                     |
| Site:             | <a href="http://lascolinasproperties.es">http://lascolinasproperties.es</a> |

### Στοιχεία καταχώρησης

|              |               |
|--------------|---------------|
| Ακίνητο για: | Πώληση        |
| Τιμή:        | EUR 1,250,000 |

### Τοποθεσία

|               |             |
|---------------|-------------|
| Χώρα:         | Spain       |
| Διεύθυνση:    | Las Colinas |
| Δημοσιεύθηκε: | 02/10/2026  |
| Περιγραφή:    |             |

New-Build 3-Bedroom Contemporary Villa with Private Pool – Lavanda, Las Colinas Golf & Country Club

Introducing an exceptional new-build detached villa in the exclusive Lavanda community of Las Colinas Golf & Country Club. Designed across three levels, this contemporary residence combines refined modern architecture with carefully selected materials, advanced home technology and beautifully finished outdoor spaces.

Featuring three bedrooms and three bathrooms, a private swimming pool, landscaped garden, basement and private garage, the villa has been conceived to provide an elegant yet highly practical home in the unique natural surroundings of Las Colinas.

#### Contemporary Design & Refined Interiors

The principal living level is designed around a bright, open-plan concept, bringing together the lounge, dining area and contemporary kitchen to create a sophisticated central living space. Large openings connect the interior with the terraces, garden and swimming pool, allowing indoor and outdoor areas to flow naturally into one another.

Attention to detail is evident throughout the property. Underfloor heating is installed across both the



ground and first floors, providing comfortable and discreet heating throughout the main living and sleeping areas.

A distinctive Marazzi Mystone Travertino Classico porcelain tile in a large 60 x 120 cm format has been selected for the flooring, creating a warm, elegant aesthetic that complements the villa's contemporary architecture. The same material continues through the interior staircase and window ledges, while an anti-slip version is used within the shower areas, resulting in a cohesive finish throughout the home.

The bathrooms continue this high level of specification, with wall-mounted Tres taps in a bronze finish, concealed shower fittings, bathroom furniture and fixed glass shower screens all included.

Further architectural detailing includes flush skirting integrated into the walls, together with recessed curtain channels prepared for electric blinds and integrated LED lighting, helping to maintain the clean lines and minimalist character of the interior.

#### Designer Kitchen

The open-plan kitchen will be supplied by Fajovi and is currently awaiting final specification, allowing it to complement the overall design of the villa.

Planned features include a premium BORA hob with integrated extraction, eliminating the need for a conventional overhead extractor and preserving the clean, open aesthetic of the kitchen.

A comprehensive appliance package is also planned, with Siemens or equivalent appliances, including dishwasher, oven, refrigerator and microwave.

#### Smart-Home Comfort

Modern technology is discreetly incorporated throughout the property. The villa features BTicino Living Now electrical mechanisms, chosen for their contemporary appearance and functionality.

Connected-home technology also allows the owners to control the exterior blinds and outdoor lighting directly from a mobile device, providing additional convenience whether at home or away.

#### Private Pool & Fully Finished Garden

Outdoor living forms an integral part of the villa's design. The plot will be delivered completely finished and landscaped, creating an attractive private environment ready to enjoy from the moment the property is completed.

At its heart is a striking private infinity-style swimming pool, complemented by terraces and garden areas designed for relaxing, entertaining and enjoying the Mediterranean climate.

The combination of landscaped gardens, contemporary architecture and the pool creates a private outdoor retreat that naturally extends the villa's interior living spaces.

#### Three Levels of Versatile Living

Arranged across three floors, the villa provides excellent separation between living, sleeping and additional-use areas. The inclusion of a basement creates valuable extra space and flexibility, while the property's private garage provides secure and convenient parking.

With three bedrooms and three bathrooms, the layout is ideally suited to both permanent living and use as a sophisticated second residence, providing comfortable private accommodation for owners, family and guests.

Set within the Lavanda community at Las Colinas Golf & Country Club, the property combines contemporary Mediterranean architecture with the privacy and natural surroundings that characterise the resort.

With its three-level design, private infinity pool, fully landscaped plot, underfloor heating, premium Marazzi finishes, Fajovi kitchen with BORA technology, integrated smart-home features, basement and private garage, this new-build villa offers an impressive specification for buyers seeking a modern home at Las Colinas Golf & Country Club.



Property highlights: New build · 3 bedrooms · 3 bathrooms · 3 levels · Private infinity pool · Fully finished landscaped garden · Basement · Private garage · Underfloor heating on ground and first floors · Marazzi Mystone Travertino Classico flooring · Tres bronze bathroom fittings · Fajovi kitchen · BORA hob with integrated extraction · Siemens or equivalent appliances · BTicino Living Now electrical system · Smart control of exterior blinds and lighting · Integrated LED detailing · Lavanda community · Las Colinas Golf & Country Club.

Νέος: Ναι

## Κοινά

Κρεβατοκάμαρες: 3  
Μπάνια: 2  
Τελειωμένα τετραγωνικά πόδια: 258 τ.μ  
Μέγεθος αυλής: 936 τ.μ

## Building details

Outdoor Amenities: Pool

## Lease terms

Date Available:

## Contact information

IMLIX ID: 165

