



desert springs

A LIFESTYLE OF QUALITY
GOLF & LEISURE

SWEETWATER ISLAND DRIVE COUNTRY VILLAS

COLORADO



CONTEMPORARY, ELEGANT PROPERTIES

SHOWCASING AN OVERALL FEEL OF SPACE,
LIGHT AND SOPHISTICATED DESIGN

Sweetwater Island Drive occupies an envious position on the resort of Desert Springs providing a selection of three -bedroom fairway frontage Colorado Villas. They provide stunning views across the championship Indiana course and mountain ranges beyond.

With a gated front courtyard, an extensive roof solarium and double underground parking, the exterior faithfully reflects the heritage of tradition, whilst contemporary design and natural light, showcasing an overall feel of space are the outstanding characteristics of a sophisticated interior that offers a stylish home with modern appeal.

Features include a spacious internal reception area that opens out, with a 'level through' floor, onto the covered verandas , landscaped garden and swimming pool to offer over 93m² of combined interior/exterior living and dining space, designed to be used as one in this specially privileged climate.

The master bedroom with en-suite has direct access to the extensive veranda

and swimming pool. There are two further bedrooms, a bathroom and a cloakroom.

Downstairs there is the optional extra of an enormous full-size basement to cater for a large games room, home cinema and/or bodega.

Luxurious finishing's include; attractively tiled bathrooms, an open plan kitchen with 'Silestone' worktops, with integrated appliances, ceramic hob and cooker hood. Air conditioning, double glazing, mirrored wardrobes to bedrooms with high quality 'Roca' or 'Porcelnosa' sanitary ware and fittings throughout.

USB ports in all rooms with high speed internet connectivity.

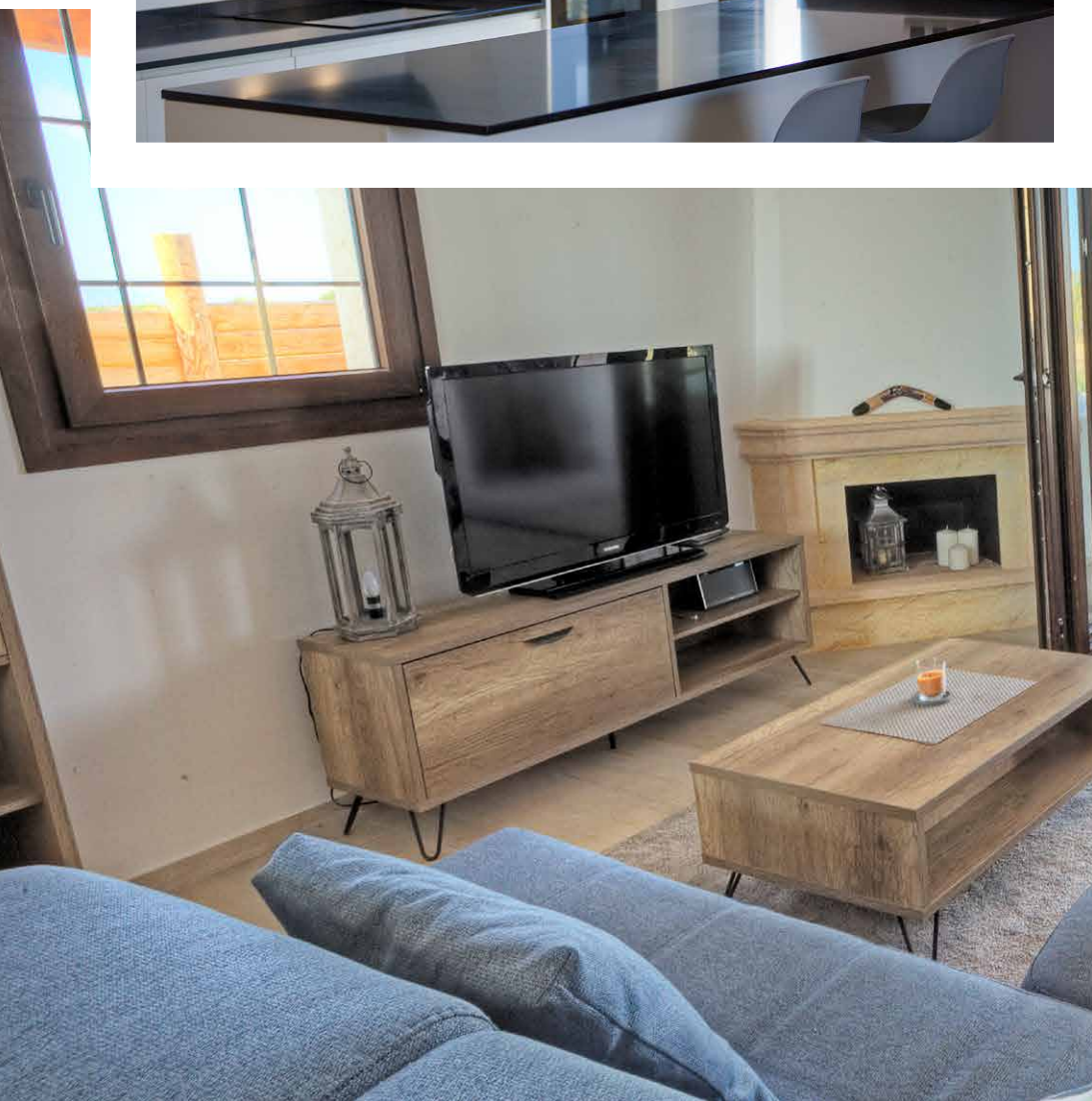






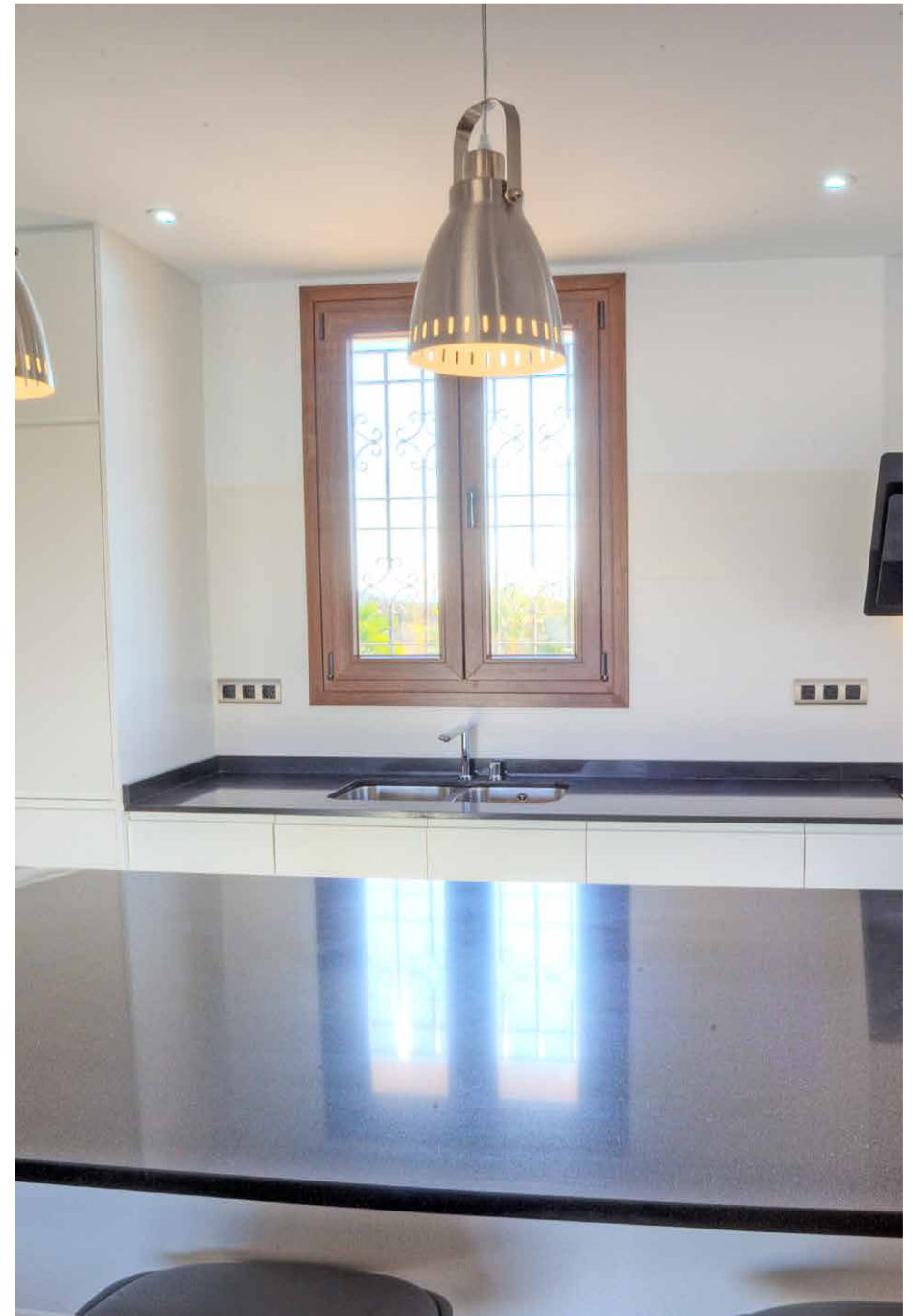
STYLISH MODERN INTERIORS

CONTEMPORARY SPACIOUS DESIGN | NATURAL LIGHT



OPEN PLAN KITCHEN

INTEGRATED APPLIANCES | NATURAL LIGHT





AL FRESCO DINING

OPEN SPACES | GARDEN VIEWS



LUXURIOUS BEDROOMS

COMFORT | STYLE



SPECTACULAR VIEWS

GOLF | MOUNTAIN RANGE



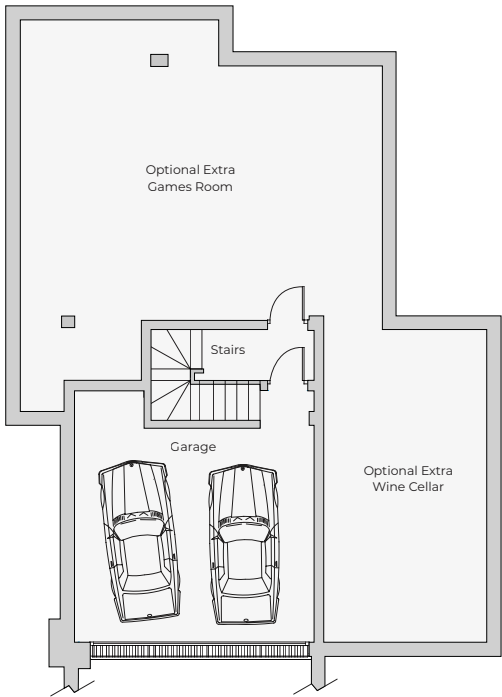
COLORADO
THREE BEDROOM
COUNTRY VILLA

PLOT AREA	725m ²
BUILT AREA	136m ² - 146m ²
TERRACE AREA	159m ²

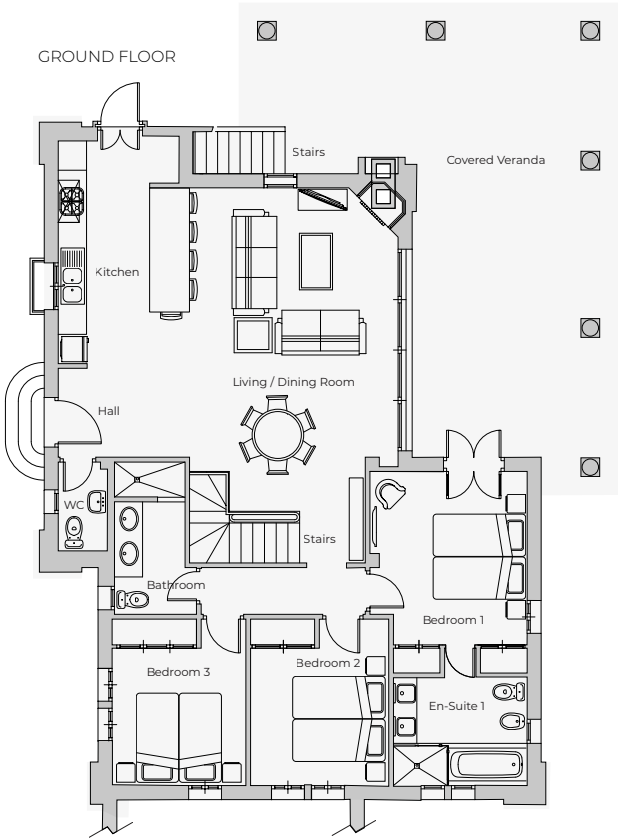


FLOOR PLANS

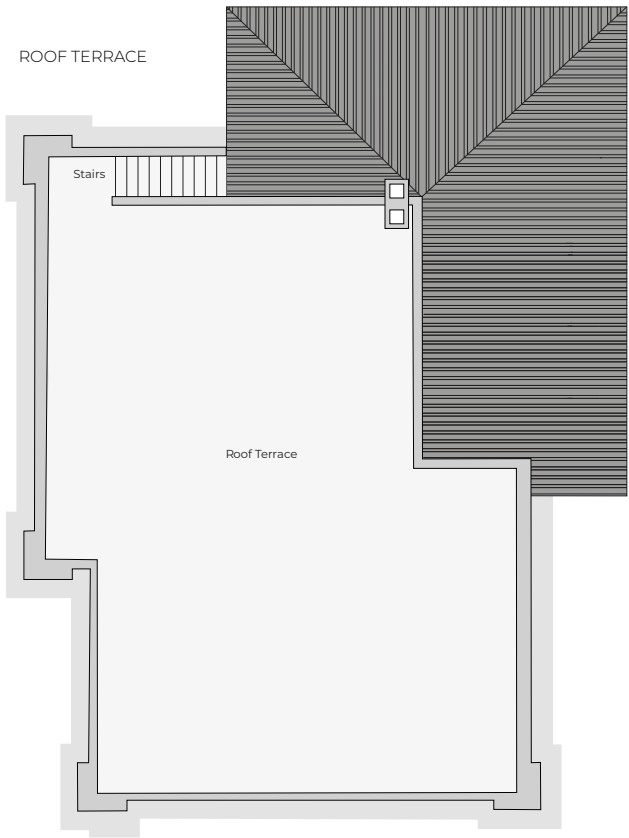
BASEMENT



GROUND FLOOR



ROOF TERRACE





MASTER SPECIFICATION

STRUCTURE AND INFRASTRUCTURE

Designed by a registered professional, endorsed by his College of Architects, Technicians or Engineers as appropriate and guaranteed by a 10-year structural insurance policy with construction monitored by independent qualified and registered Quality Controllers.

WALLS, FLOORS AND ROOFS

Reinforced concrete frame, floors and roof with insulated cavity double walls with modern hard plaster painted walls internally and typical rustic render painted in colours specified by Desert Springs with traditional detailed window and door mouldings and/or with tile or stone finishing's externally, under a character Spanish clay tile roof, with decorative eaves detailing, and high quality floor tiling from Porcelanosa.

WINDOWS AND DOORS

Low-maintenance, powder coated colour co-ordinated aluminium frames and windows with opening shutters or traditional iron grilles, with windows and doors fitted with security glass on the ground floor in accordance with the approved Project of Work plans. All external doors have three- point locking. Solid wood front door fitted with a five-lever mortice deadlock and door viewer. Traditional "Cuaterone" style solid wooden doors internally.

LIVING AND DINING ROOMS

An open wood burning feature marble firereplace, breakfast bar, access to the basement and double French doors to the colonnaded tiled covered veranda with built-in barbecue and outside power and lighting points.

KITCHENS

High quality fitted kitchen units, with a choice of finishes and wall tiling available, and Silestone granite work tops. Quality branded integrated equipment including oven, hob, fridge/ freezer with washing machine, tumble dryer and boiler fitted in the separate utility space.

BEDROOMS

Include fully fitted, mirrored and lined cupboards with shelves and hanging rails, bedside power points and light control.

BATHROOMS, EN-SUITES AND CLOAKROOMS

Roca sanitary ware, single or double basins as indicated, with ceramic floor and wall tiling and a comprehensive provision of bathroom fittings and accessories.

ELECTRICS TELEVISION AND BROADBAND

There is a generous provision of ceiling and wall light points and conveniently located power points and switches throughout, especially in the kitchen but also externally and on the roof terrace with USB ports in all rooms. Telephone connections are provided in the living areas and in the principal bedroom. TV and FM provision is made in the living room and all bedrooms. Bathrooms have power sockets and mirror lights. Front door bell push, external light and power points are provided including take offs for provision of power for garage and pool.

AIR CONDITIONING AND HEATING

Individually controlled hot/cold air units will be installed to the living room and bedrooms.

There is also provision for ceiling fans in all these rooms and the kitchen.

SECURITY

High security locking systems to front and French patio doors and built in top and bottom bolts to windows. Alarm systems can be provided as extras.

GARDENS

A standard 8m x 4m skimmer type swimming pool, built at existing ground level is included. Double underground parking or a single ground level garage is included. Perimeter fencing, entrance gates, paved entrance patio and driveway, paved and covered verandas, barbecue, external water and power supply and simple grading of garden are also included. Design and provision of further hard and soft landscaping is available as an extra.

SERVICES

The property will be connected up for mains water and drainage, electricity, gas and telephone, television and broadband allowing the purchaser to contract with the relevant service provider for each supply.

COMMUNITY

A formal Community of Owners under the Spanish Law of Horizontal Property has been formed to maintain the buildings in good condition, to preserve their value and to encourage harmonious relations between owners.

WHERE IT'S AT

(A) The Lodge Reception
The Golf Club House
The Clubhouse Boutique
El Torrente Restaurant
Resort Information Centre
Property Sales Centre

(B) The Academy Golf Shop
The Marquee Micro Stores
Home Buyer Services

(C) The Caddy Master
Golf Buggies and Trolleys
Mountain Bikes

(D) The Academy of Golf
Driving Range
Golf Practice Facilities

(E) The Crocodile Club Bar & Restaurant
El Chiringuito Pool Bar
Swimming Pool
Jacuzzi and Splash Pool
Children's Pool
Sun Lawns
Children's Play Bunkers
Toddler's Play Pit
Table and Video Games
Future Championship Mini Golf

(F) The Sierra Sports & Fitness Club
Gymnasium
Tennis, Paddle Courts
Beach Volleyball
Kick About Area
Basketball
Boules/Petanque
Exercise Steps
Boxing Bob and Junior
Future Skittles

(G) La Réserve Privée
The Day Spa @ Desert Springs
Sauna/Jacuzzi Suite
Private Aerobic Gym
Billiard Room
Bodega/TV Room
Home Cinema
Bodega Dining Room
Al Fresco Private Dining

(H) First Tees
Jogging / Trim Trail Start

(I) La Cueva del Almanzora Bar
Private Dining Gallery

(J) The Lodge Office
Property Management
Community Association

(K) Football Pitch
Cricket Academy

(L) Santa Rosa Springs

(M) La Fuente del Polvo

(N) Powder Wash

(O) Powder Creek

(P) Steamboat Lake

(Q) Sweetwater Lake

(R) Future El Velero Restaurant

(S) Tiburon Lake

(T) The Hacienda

(U) Boulder Wash

(V) The Well of the Drowned

(W) Wildcat Wash

(X) Rocking Chair Gate

(Y) El Castillo y Mirador



SWEETWATER
ISLAND DRIVE
COUNTRY VILLAGS

COMMUNITIES & ROADS

- (a)** Las Sierras del Desierto
- (b)** The Gap
- (c)** Sierra Drive
- (d)** La Fuente de la Palmera
- (e)** La Rosa del Desierto
- (f)** El Puente de Piedra
- (g)** Sweetwater Island Drive
- (h)** Desert Drive
- (i)** La Estrella del Desierto
- (j)** The Powderhorn
- (k)** Echo Rock
- (l)** Buenavista
- (m)** El Tomahawk
- (n)** Altavista Trail
- (o)** El Oro del Desierto
- (p)** Rockaway
- (q)** Flat Bends



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CONTACT OUR SALES TEAM FOR MORE INFORMATION

PLEASE NOTE

The brochure drawings, layouts, specifications and show homes, plot locations, dimensions and details; the precise locations, handing and colour, the styles, details and precise provisions, speciation and arrangements of items such as doors, kitchen units, tiling, shutters, grilles, balustrades, chimneys, barbecues, power points etc., will vary from plot to plot and property to property according to orientation and design and in the interests of variety and the appearance of the property and neighborhood. Furniture, fittings, external paving, landscaping, pools, carports and garages etc., are not included in the standard price unless so specified, but will usually be available as extras. For precise details of the above and the urbanisation, services and installations of private, joint or public use, consult the sales agents and the approved project plans which are the basis of all sales contracts.

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almanzora
QUALITY OF LIFE
SUN IN THE DEPTHS OF WINTER