



desert springs

A LIFESTYLE OF QUALITY  
GOLF & LEISURE

*The Residencia Country Home  
at Desert Springs*

# Desert Springs and The Residencia Country Home

The Desert Springs Family Leisure Resort and Golf Club is an international award winning family leisure resort with exclusive luxury homes set beside the emerald green fairways of a unique and stunning championship desert golf course.

The beauty of Desert Springs, that which sets it apart from other places in Europe, lies in the nature of the surroundings in which it is set.

Whilst overseas homeowners enjoy many types of environment, surely the most spectacular of these is the rugged desert landscape of Desert Springs and the dry sunny year-round climate of the Almanzora by far the most pleasurable.

Set high on a plateau with panoramic views over the Almanzora valley towards the Mediterranean and surrounding mountains, there is something quite rare and special about the light and ambience of the perfectly maintained desert parkland, the largest rock and cactus garden in Europe... it has an all but surreal sense of beauty and peace.

*At Desert Springs, we have set out quite deliberately to create an ambience of serenity, which offers a very special quality of life and service, unique in Europe.*

*Ownership of a Country Home at Desert Springs enables you to enjoy the very best of this privileged style of life to the very fullest extent.*



The Castillo Trophy from Cuevas del Almanzora in recognition of Services to Tourism.



The International New Millennium Gastronomy Award for 'El Torrente' at Desert Springs.



The Spanish National Madera Verde Prize for Environmental Responsibility.







FRONT ENTRANCE PORTICO



MARBLE COLUMNS AND EAVES

The 'Country House' range includes The Residencia and The Herencia; their position at the top of the hierarchy of homes at Desert Springs is clear from the moment that they are first seen. They have their own very individual character and offer an even more generous provision of space and comfort than other top villas at Desert Springs.

The luxurious Residencia Country Home has a great feel of tradition and importance that stems from its massive but simple form, enhanced by the lack of fussy detail; this is typical of the largest of the old cortijos of the Almanzora valley, such as the Governor's House at the entrance to Desert Springs itself. These distinguished homes appear

simpler and stronger, with their thicker walls, than the cortijos in less arid areas of southern Spain. The colours of all the buildings at Desert Springs have been selected to reflect and accentuate the existing colours of the natural soils, rocks and landscape, creating a rich mix of red, pink, blush, beige, adobe, cream, ochre, apricot and orange. The



## ARCHITECTURE LAYOUT FEATURES AND POSSIBILITIES

strengths and tones of these colours have been grouped and matched to different home ranges and buildings. The Country Houses have the strongest of these, burgundy red and burnt orange, as befits their size and prestige. The windows consist of a mix of ovals rectangles and squares with a variety of traditional moulded surrounds. Special

care has been taken to achieve the satisfying appearance of traditional wooden framed, small paned windows even though they are actually double glazed, high performance units specified for low maintenance and good security. It was a feature of old Spanish architecture that the Master Builder would sign off his craftsmanship by using, as

his signature, a particular moulding around eaves and windows. The homes at Desert Springs incorporate many of these mouldings in recognition of that tradition.



VIEW FROM ABOVE WITH  
DINING ROOM BEYOND

## LUXURY INTERIOR DESIGN

The interior has been designed to achieve a sensation of both space and light. Rather than create a series of closed off rooms and, with a desire to maximise the visual space, the living room is largely open to the dining area and hall, which nevertheless retain their distinct individual sense of space and function. This spacious design lends itself to a choice of traditional or contemporary interiors. The

living and dining rooms lead, without steps, out onto the deep and shady veranda. The visual and physical division between inside and out blurs into insignificance, taking best advantage of the year round climate and lifestyle that positively encourages dining and relaxing outside even in the depths of winter. In the kitchen you will find individually designed fitted furniture, handmade by local craftsmen

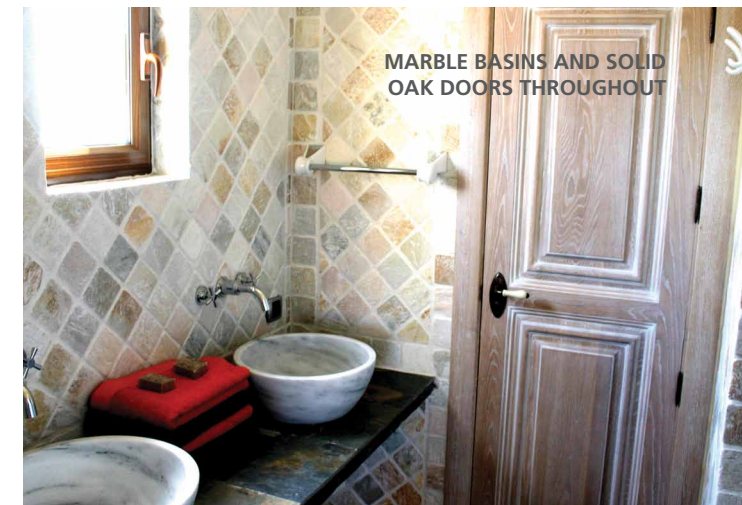
and fitted out with top of the range equipment. Careful attention has been given to creating an efficient and convenient relationship between the equipment, surfaces and storage. There are many power points, located so that equipment cables can be tucked away discreetly and do not hinder use of the workspaces. Overall the finish is perfection itself.



MASTER BEDROOM  
VIEW TO PRIVATE  
SUN TERRACE



HAND CRAFTED FULLY FITTED  
AND EQUIPPED KITCHEN



MARBLE BASINS AND SOLID  
OAK DOORS THROUGHOUT

The bedrooms follow a distinct hierarchy, with the master bedroom naturally being the largest, with an elevated private terrace and direct access to the garden and pool for an early morning/late night dip. The separate dressing, bath and lavatory areas provide privacy and ease of use. The wardrobes are wood lined and fully fitted out with rails and shelves.

The smallest bedroom, with its own en-suite shower is on the same floor as the master bedroom, so that it can be used as an extra dressing room, a child's nursery, or even as a personal carer's room. The second and third bedrooms, each with its own en-suite bath or shower room, are on the ground floor, located so as to be slightly separate for guest use and to have direct but secure access to the

garden and pool. All bathrooms are beautifully tiled to your choice and have luxury fittings.

Finally, a study or occasional fifth bedroom is located separately from the rest of the house, with access from the garden terrace, so as to provide privacy and avoid disturbance.



## OPTIONS AND EXTRAS

The Residencia's large floor plan creates a real opportunity to realise your lifestyle; especially in the enormous full size basement. It has a wealth of naturally cool space, just crying out to be fitted with some special personal treats.

Optional extras that can be added here include: home cinemas, billiard rooms, bodegas and bars, sauna and Jacuzzi suites; in one home the underground garage has also been fitted out to provide a private gym.



SCREENING ROOM OPTIONAL EXTRA



## MORE OPTIONS

The very high quality specifications of these homes include: 10 by 5 meter swimming pools; suspended feature fireplaces; local aged Macael marble floor and wall tiles from the Porcelanosa L'Antic Colonial range; top of the range luxury bathroom furniture from the best manufacturers; a high quality, individually handmade, kitchen as standard, plus a choice of other

designs; internal and wardrobe doors of solid oak, limed or stained and polished; fully lined, mirrored and fitted out wardrobes; double glazing; air conditioning; secure doors and windows; burglar alarm; availability of connection to Spanish and UK terrestrial and satellite TV and to broad band Wireless Internet.

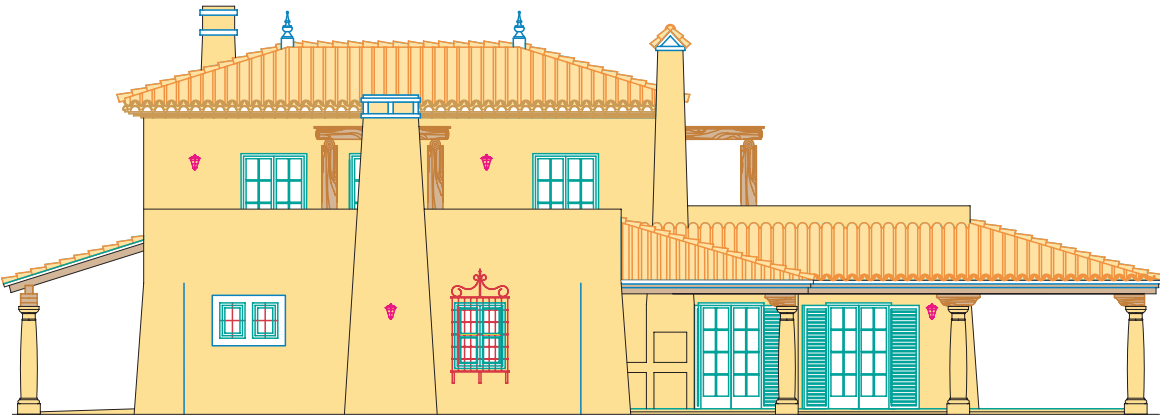
PRIVATE DINING BODEGA



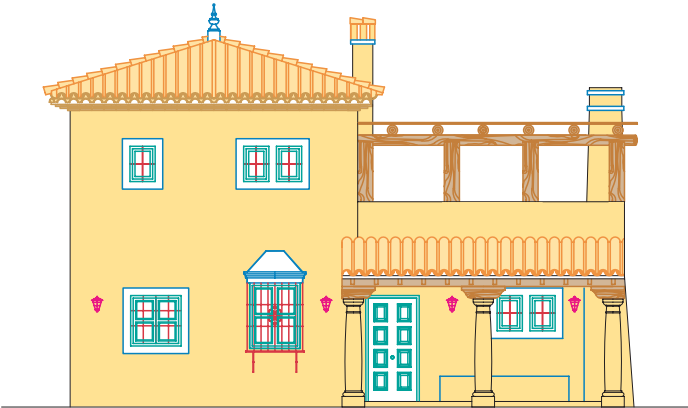
Optional Extras include: Non-structural alterations, furniture and decoration packages, audiovisual systems, billiard rooms, home cinemas, saunas and Jacuzzis, star beds, aged Italian marble tables and fountains, extra terracing and pool detailing, etc.

All at various prices according to requirements.

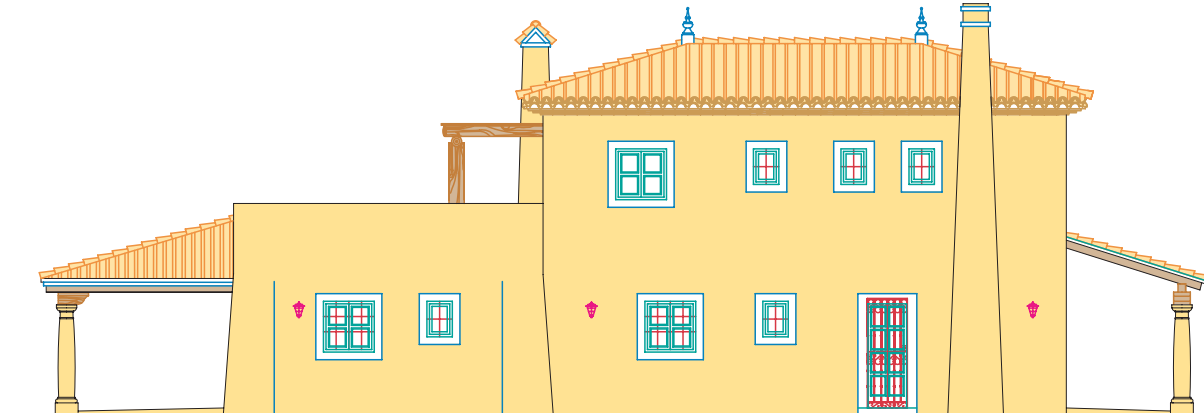
# ELEVATIONS



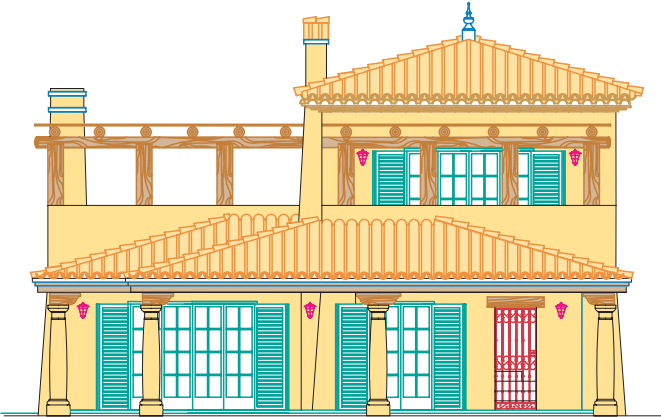
GARDEN ELEVATION



PRINCIPLE ELEVATION

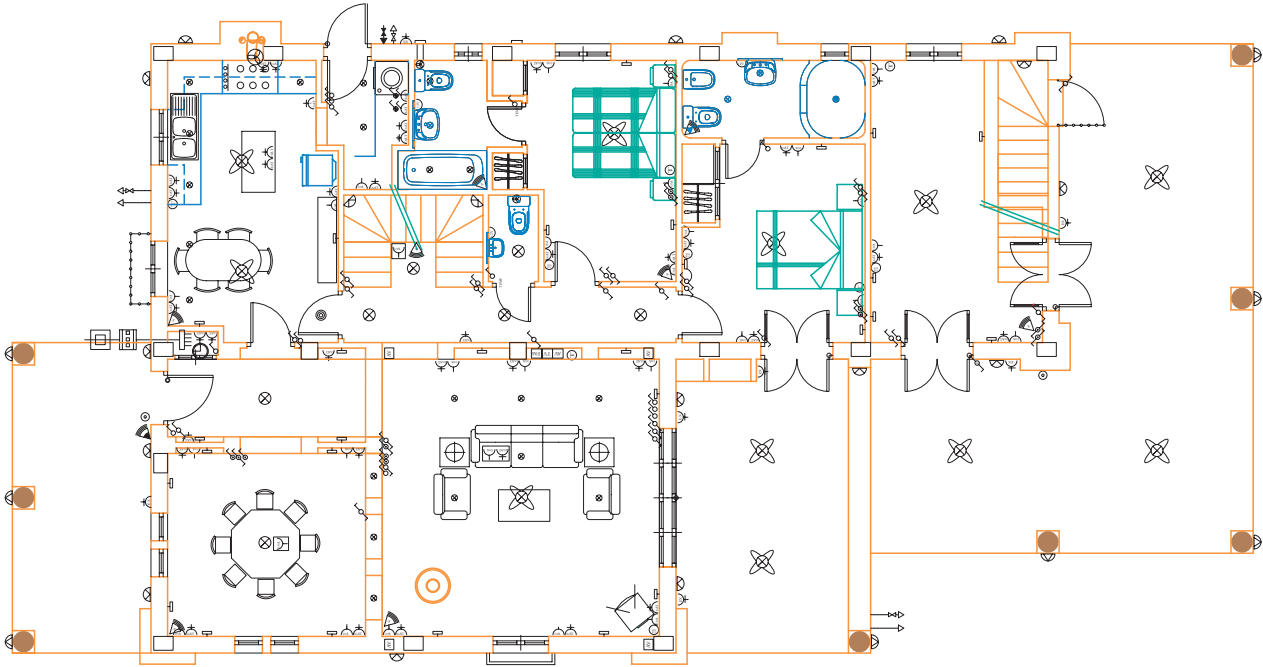


SIDE ELEVATION



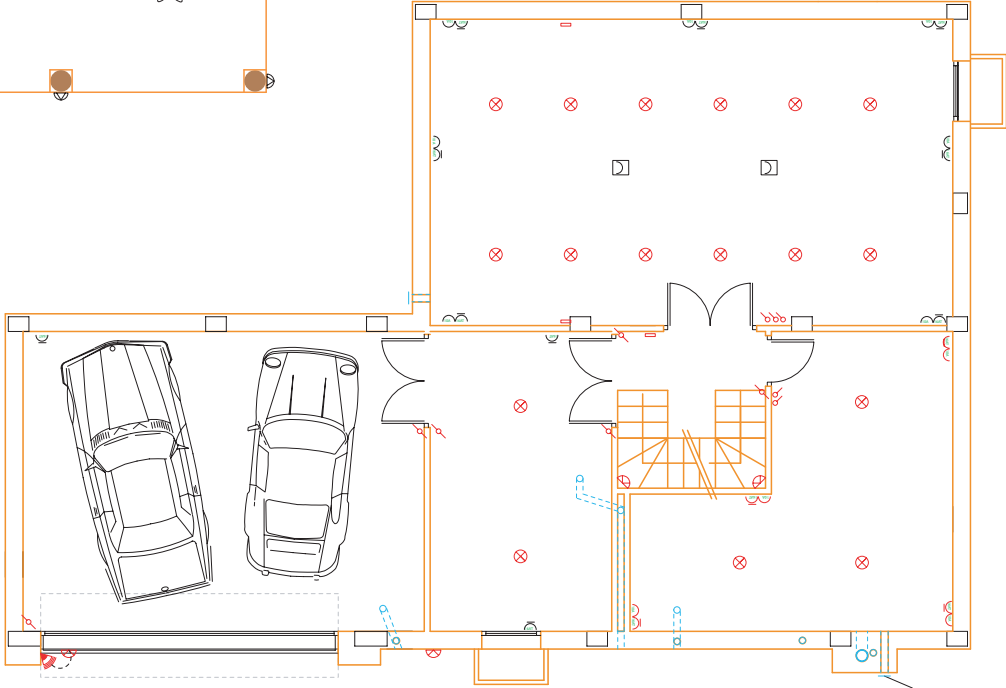
TERRACE ELEVATION

# FLOOR PLANS



































**GROUND FLOOR AND VERANDAS**

The arrangements in the basement can vary from house to house. Where there is double underground parking, there is no double garage at ground level and the bodega and games room are rearranged.



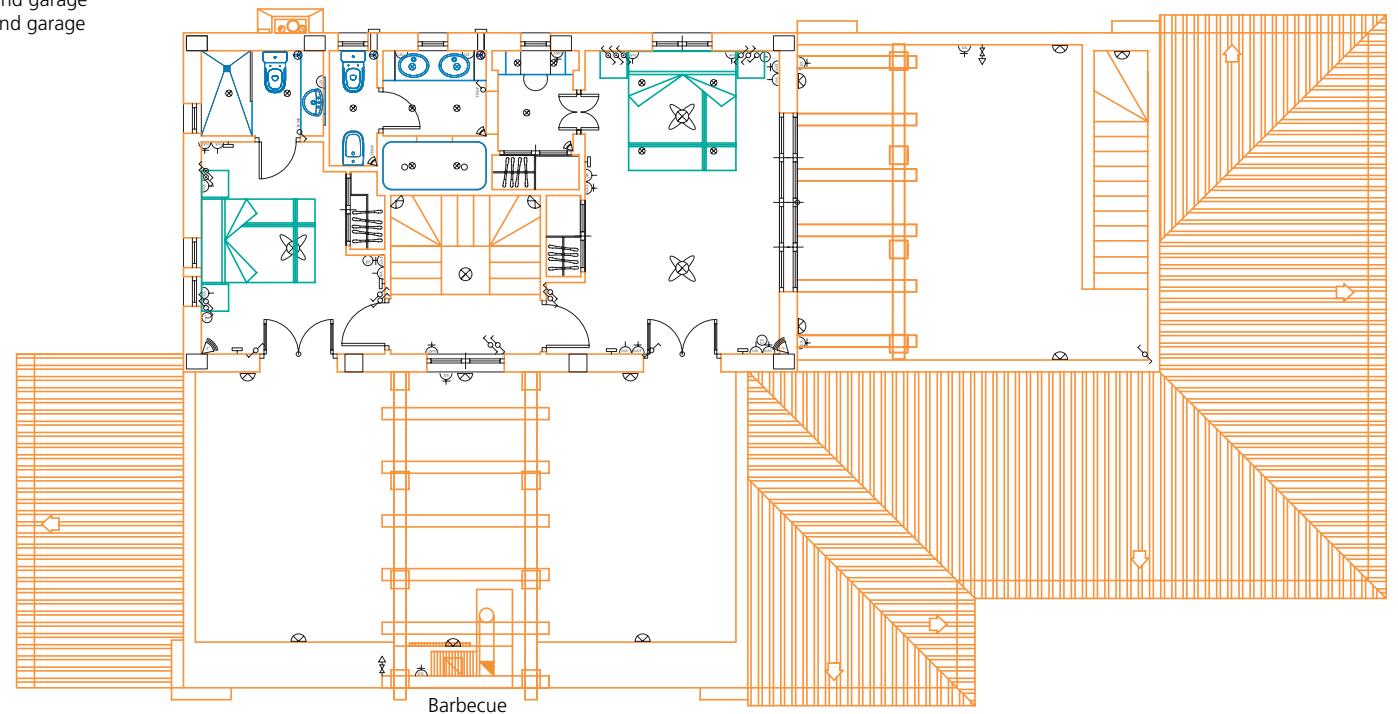
**BODEGA AND GAMES ROOM**

## EXTERIOR ELECTRICAL AND WATER INSTALLATION

	Trips		10A Socket
	Meters		16A Socket
	Distribution		25A Socket
	Ceiling rose		Low level socket with indicator switch
	Light and Fan point		Exterior power
	Wall light point		Extractor
	Downlighter		Bell push
	Halogen light		Doorbell point
	Wall light point		Telephone socket
	Switch		Television and FM
	Two way switch		Speaker point
	Dimmer switch		P.I.R. Detector
	Indicator switch		P.I.R. Detector
	Timed switch		Clock and P.I.R.
	P.I.R. light		Power to gardens, pool and garage
	Gas		Water to gardens, pool and garage

## APPROXIMATE DIMENSIONS

Porch	5.60 x 3.50m
Living Room	5.05 x 4.95m
Entrance hall	3.87 x 1.40m
Covered Terrace	17.90 x 3.50m
Study	5.09 x 3.20m
Dining Room	3.75 x 3.40m
Kitchen	5.09 x 3.08m
Scully	2.33 x 1.47m
Cloakroom	1.50 x 0.90m
Inner Hall	2.66 x 2.51m
Solarium Family Sun Terrace	9.07 x 5.10m
Dining Cellar	5.69 x 5.09m
Activity Room	9.99 x 5.09m
Dormitorio Master Bedroom	5.09 x 3.91m
Private Sun Terrace	5.25 x 4.78m
Dressing Room	2.33 x 1.26m
Bathroom En-suite	2.53 x 2.33m
Bedroom 2	3.58 x 3.30m
Shower Tub 2	3.30 x 1.40m
Bedroom 3	3.79 x 2.68m
En-suite 3	2.33 x 1.93m
Bedroom 4	3.56 x 3.08m
En-suite 4	2.05 x 1.43m



FIRST FLOOR AND PRIVATE SUN AND FAMILY BARBECUE TERRACES

# SPECIFICATIONS AND FINISHES

## STRUCTURE

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 traditional painted hard plaster internally and rough rustic render, brick or stone finishings externally, under a character Spanish clay tile roof, with decorative eaves detailing, and marble travertino and terracotta floor tiling.

## WINDOWS AND DOORS

Low maintenance, good quality double glazed wood finish aluminium frames and windows and opening shutters or traditional iron grilles. Solid front doors fitted with a five-lever mortice deadlock, door viewer and bolts.

## LIVING AND DINING ROOMS

A stunning feature fireplace hanging from a beamed ceiling and double French doors to the stone or timber colonnaded tiled veranda with built-in barbecue and outside power and lighting.

## KITCHENS

High quality solid wood fitted kitchen units and wall cabinets. A choice of finishes and wall tiling is available with silestone granite work tops. Quality branded equipment including oven, hob, fridges and freezer with washing machine fitted in the separate utility area.

## BEDROOMS

All have mirrored or decorative hard wood panelled fitted and lined cupboards and bedside lights and fan controls.

## BATHROOMS, EN-SUITES AND CLOAKROOMS

Top of the range sanitary fittings from the best manufacturers. Travertino or marble flooring and travertino wall tiling with decorative band and accessories.

## ELECTRICS

There is a generous provision of ceiling and wall light points including switched low level room lighting circuits in principle rooms and lots of conveniently located power points and switches throughout, including externally and on the roof terrace. TV and FM provision is made in all bedrooms and the living rooms which is also provided with loudspeaker cable ducts. Bathrooms have shaver sockets and mirror lights. External light points, front door bell push and power points are provided including provision of power for back and front garden lighting, garage and pool.

## AIR CONDITIONING AND HEATING

Combined air cooling and heating units are provided to living room, dining room and bedrooms. Additionally provision is made for the installation by the clients of ceiling fans in those rooms, the kitchen and on the veranda.

## SECURITY SYSTEM

A passive infra red and door contactor based security alarm system is provided. High security locking systems to front and French patio doors and built in top and bottom bolts to windows.

## GARDEN AND GARAGE

A 10m x 5m skimmer type swimming pool, built at existing ground level. Double underground parking or a double (6m x 6m) garage at surface level.

Perimeter fencing, entrance gates, driveway, paved and covered verandas, barbecue, external water and power supply and simple grading of garden are also included but further hard and soft landscaping are extra unless otherwise specifically referred to in an offer and written agreement.

## SERVICES

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

Specification correct at time of going to press.

Please see note on following page.



desert springs  
A LIFESTYLE OF QUALITY  
GOLF & LEISURE

[www.almanzora.com](http://www.almanzora.com)



almanzora  
QUALITY OF LIFE  
SUN IN THE DEPTHS OF WINTER



THE ALMANZORA GROUP LIMITED  
The Manor, Boddington  
Cheltenham, Gloucestershire  
GL51 0TJ, UK  
Telephone: +44 (0) 1242 680 116  
Facsimile: +44 (0) 1242 680 029  
Email: [tag@almanzora.com](mailto:tag@almanzora.com)

PLAYAS DEL ALMANZORA S.L.  
Edif Villasol, C/Baria  
04618 Villaricos  
Cuevas del Almanzora  
Almeria, España  
Teléfono: +34 950 467 104  
Facsimile: +34 950 467 209  
Email: [desertsprings@almanzora.com](mailto:desertsprings@almanzora.com)

**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, specification 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 neighbourhood.

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.