



desert springs

A LIFESTYLE OF QUALITY
GOLF & LEISURE

DESERT GOLD PUEBLO VILLAS

EL PASO



HOMES WITH MODERN APPEAL

REFLECTING THE HERITAGE OF TRADITION WHILST OFFERING A STYLISH CONTEMPORARY FEEL

Desert Gold is a private residential development with a selection of **NEW** three and four-bedroom Pueblo Villas.

Situated in an intimate and secure enclave, the four-bedroom El Paso Pueblo Villas are built with large terraces and pergolas in their own private gardens, but in clusters sharing beautiful individually landscaped gardens and swimming pools in semi-closed communities.

They provide stunning views across the championship Indiana golf course and mountain ranges beyond and are within easy access to all resort facilities.

Inspiration for the villas design comes from the precise shapes of the 'casas del campo' of The Almanzora Valley, with the exterior reflecting the heritage of tradition, whilst the interior offers a stylish contemporary home with modern appeal and comfort.

Features include two bedrooms on the first floor, with the main bedroom leading out to a large open terrace, fully landscaped

garden and ample terracing for alfresco dining and allocated underground parking.

High quality finishing's include; USB ports in all rooms with high speed internet connectivity, an attractively tiled bathroom on the ground floor and one en-suite bathroom and one en-suite shower room on the first floor. An open plan kitchen with integrated appliances. Air conditioning, double glazing, mirrored wardrobes to bedrooms with high quality 'Porcelanosa' sanitary ware and fittings throughout.

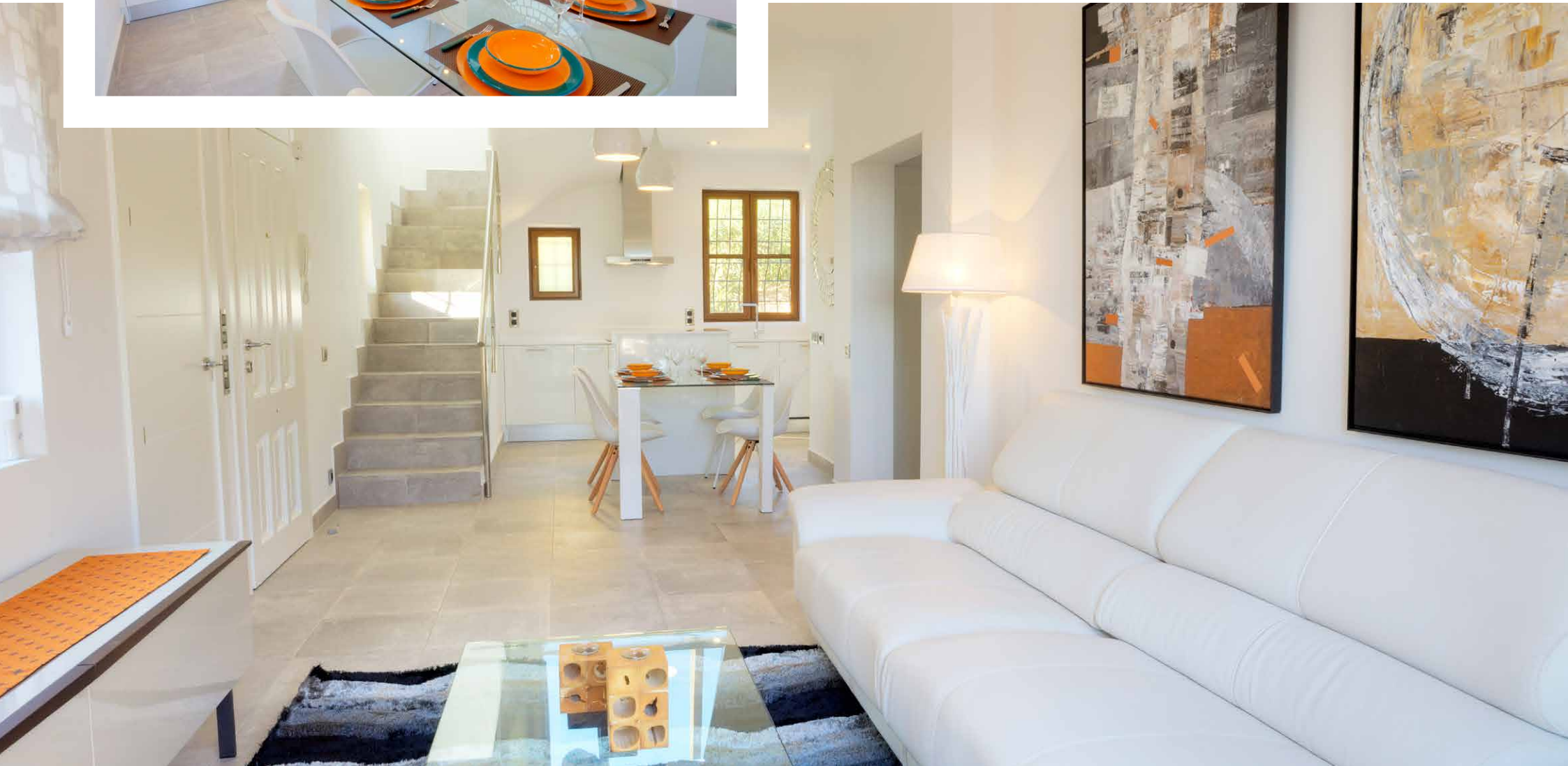
The option to continue with the rustic style inside with natural 'rollizo' beams and solid natural wood features, a cottage fireplace, traditional style joinery, terracotta floors and traditional tiling, is also provided.





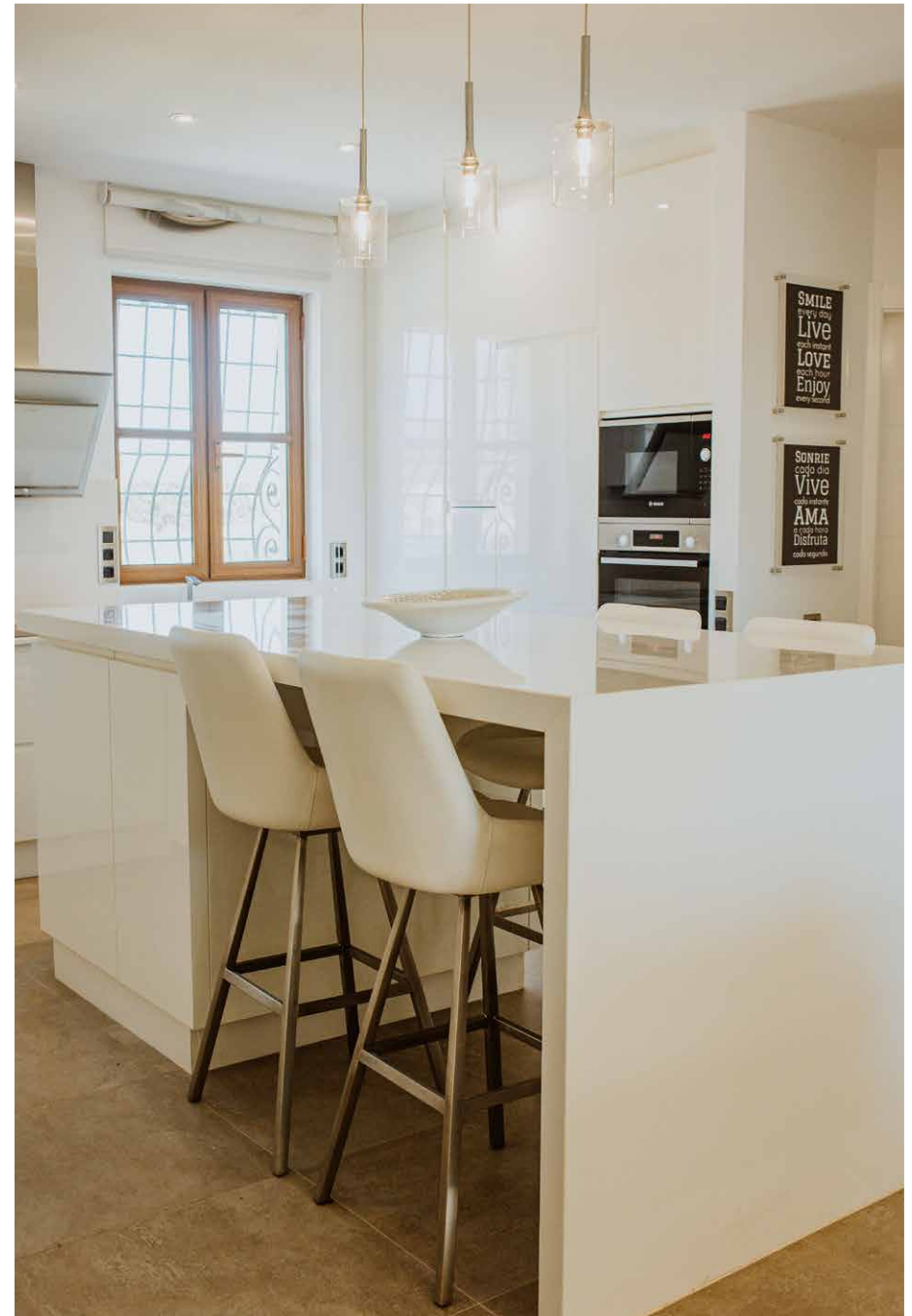
STYLISH MODERN INTERIORS

CONTEMPORARY SPACIOUS DESIGN | NATURAL LIGHT



OPEN PLAN KITCHEN

INTEGRATED APPLIANCES | NATURAL LIGHT





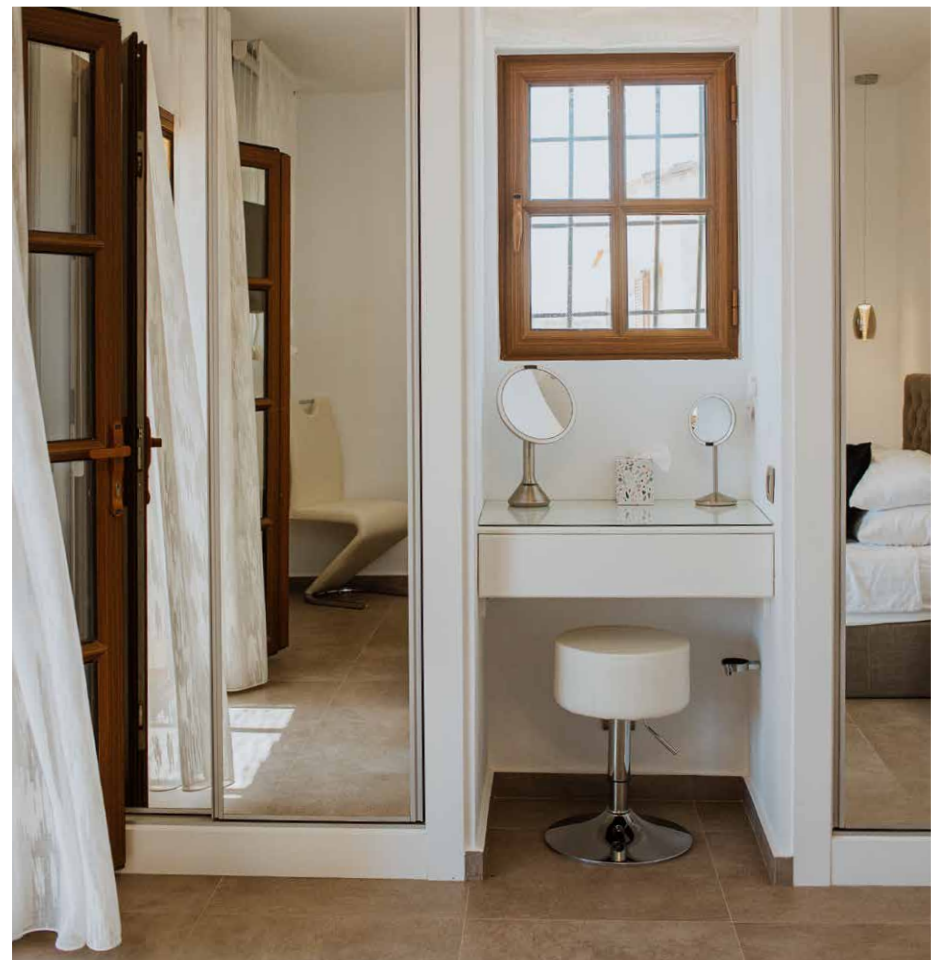
AL FRESCO DINING

OPEN SPACES | GARDEN VIEWS



LUXURIOUS BEDROOMS

COMFORT | STYLE





SPECTACULAR VIEWS

GOLF | MOUNTAIN RANGE

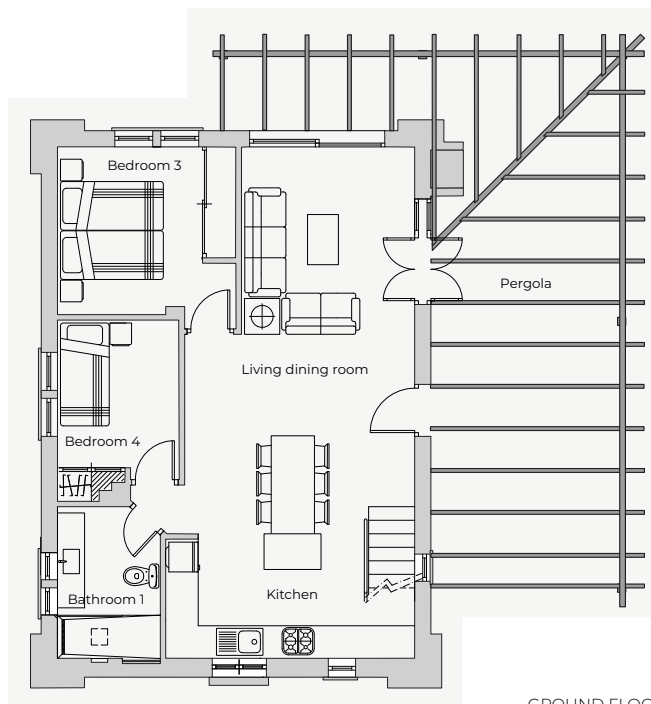




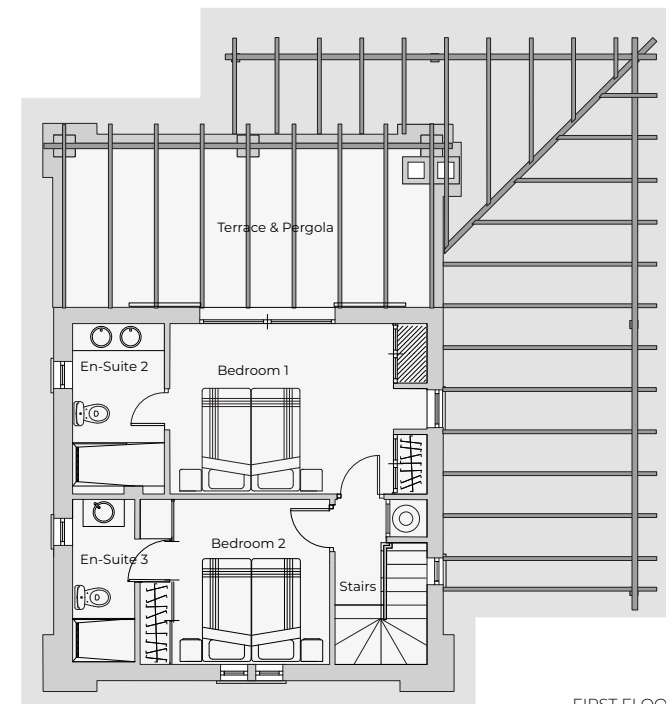
FLOOR PLANS

EL PASO FOUR BEDROOM PUEBLO VILLA

PLOT AREA	425m ² - 450m ²
BUILT AREA	135m ²
TERRACE AREA	62m ²



GROUND FLOOR



FIRST FLOOR



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 traditional render painted in Desert Springs colours, brick or stone finishing's under a character Spanish clay tile roof, with ceramic tiled floors.

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

Feature fireplace, and French doors to the veranda and pergola with built-in barbecue and outside power and lighting points.

KITCHENS

High quality open plan kitchen units fitted. Includes a scratch and stain resistant 'Compac' countertop, breakfast bar unit, a ceramic hob, cooker hood and microwave with integrated fridge/freezer and washing machine.

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/or wall light points and conveniently located power points and switches throughout, with USB ports in all rooms. TV and FM provision is made in the living room and all bedrooms. There is a provision for a ceiling fan in each bedroom and the lounge. Bathrooms have shaver sockets and a light over the basin and mirror. Externally, there are light points, power, bellpush and front door light switch.

AIR CONDITIONING AND HEATING

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

GARDENS

Perimeter fencing, entrance gates, paved pergolas, built in barbecue, external water tap, power supply and simple grading of garden are included.

Design and provision of further hard and soft landscaping and a private swimming pool are 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



DESERT GOLD
PUEBLO VILLAS

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





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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A LIFESTYLE OF QUALITY
GOLF & LEISURE



almanzora
QUALITY OF LIFE
SUN IN THE DEPTHS OF WINTER