



desert springs

A LIFESTYLE OF QUALITY  
GOLF & LEISURE

APARTMENTS

LAS SIERRAS III





# CONTEMPORARY, ELEGANT PROPERTIES

SHOWCASING AN OVERALL FEEL OF SPACE,  
LIGHT AND SOPHISTICATED DESIGN

Las Sierras III is a private residential development with a selection of **NEW** two and three-bedroom '**Key-Ready**' Apartments set around a private swimming pool, complete with outdoor lounge space, within beautiful landscaped gardens, occupying an envious position on Desert Springs Resort.

The exterior of the Apartments has maintained the heritage of tradition, whilst contemporary design and natural light are the outstanding characteristics with an interior that offers a stylish home with modern appeal.

The Apartments provide spectacular views over the championship Indiana course and mountain ranges beyond, as well as towards the Mediterranean coastline, and are within easy access to all resort facilities.

Living rooms lead out to a generous covered veranda. Each property has the use of a parking area, gardens, swimming pool and a private roof solarium.

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









# STYLISH MODERN INTERIORS

CONTEMPORARY SPACIOUS DESIGN | NATURAL LIGHT



# OPEN PLAN KITCHEN

INTEGRATED APPLIANCES | NATURAL LIGHT







## AL FRESCO DINING

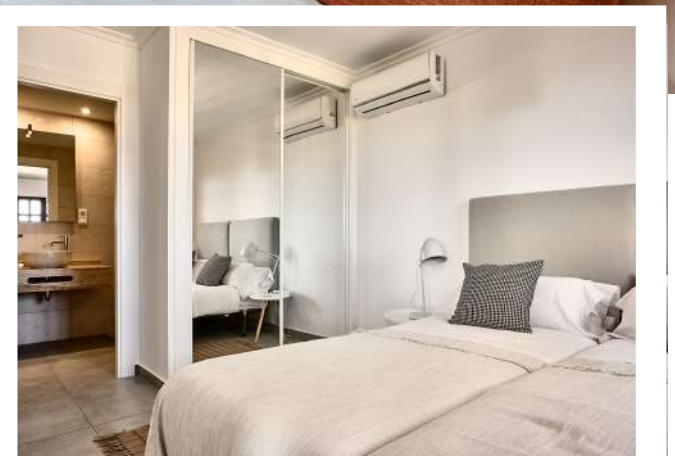
GOLF | MOUNTAIN RANGE | MEDITERRANEAN SEA VIEWS





# LUXURIOUS BEDROOMS

COMFORT | STYLE







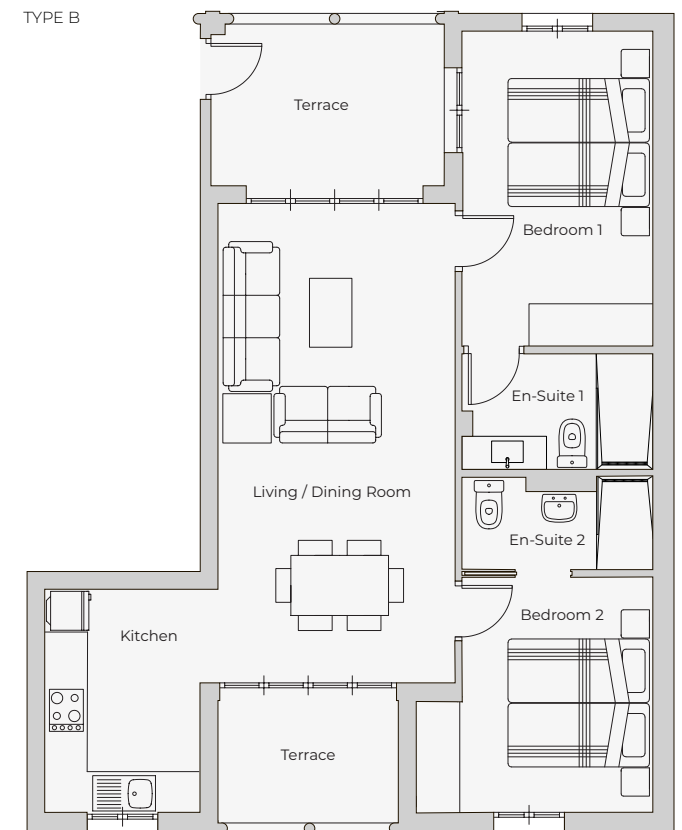
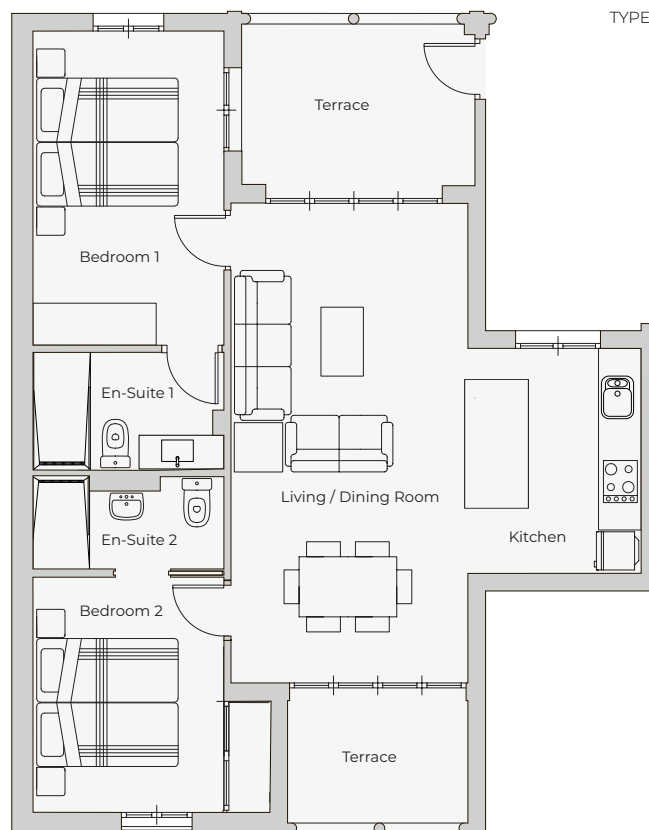




## FLOOR PLANS

### CALISTOGA TWO BEDROOM APARTMENT

BUILT AREA	71m <sup>2</sup>
ROOF TERRACE AREA	23m <sup>2</sup>
VERANDA / TERRACE AREA	14m <sup>2</sup> - 58m <sup>2</sup>



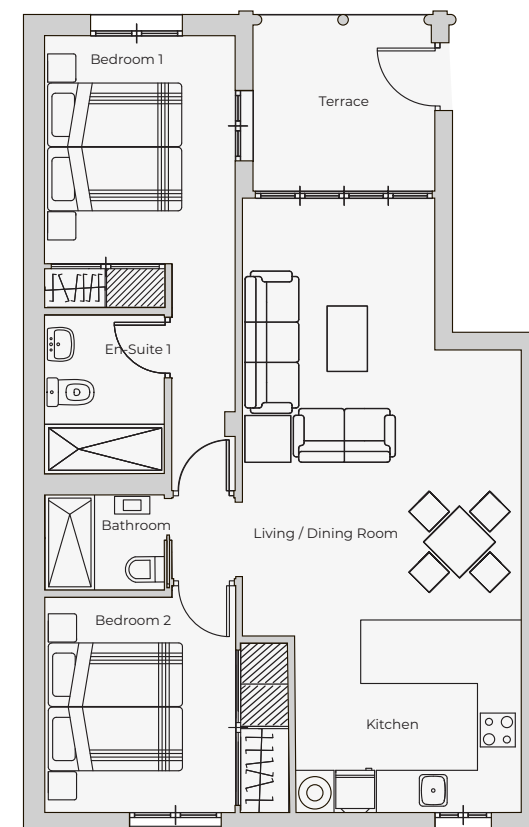




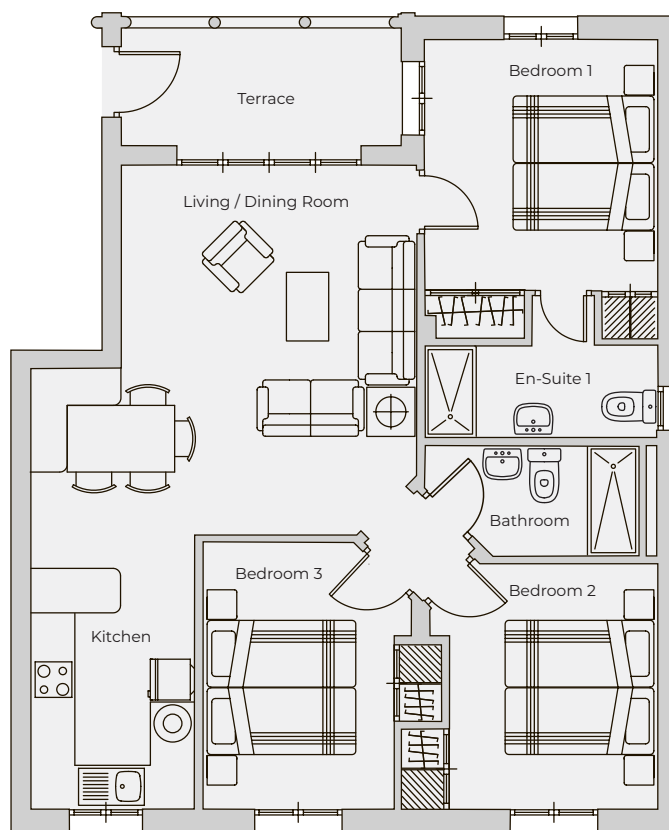
## SONOMA TWO BEDROOM APARTMENT

BUILT AREA	71m <sup>2</sup>
ROOF TERRACE AREA	21m <sup>2</sup>
VERANDA / TERRACE AREA	6m <sup>2</sup> - 50m <sup>2</sup>

## FLOOR PLAN







## FLOOR PLAN

### ST. HELENA THREE BEDROOM APARTMENT

---

BUILT AREA	86m <sup>2</sup>
------------	------------------

---

ROOF TERRACE AREA	25m <sup>2</sup>
-------------------	------------------

---

VERANDA / TERRACE AREA	7m <sup>2</sup>
------------------------	-----------------

---





# 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 the independent Quality Controllers.

## WALLS, FLOORS AND ROOFS

Reinforced concrete frame with insulated cavity double walls with rustic render painted in Desert Springs colours and / or with brick or stone finishings under a typical clay tile roof, with classic Porcelanosa ceramic tiled floors.

## WINDOWS AND DOORS

Low-maintenance vinyl coated, co-ordinated, double glazed, aluminium doors and windows, with toughened glass or opening shutters or traditional iron grilles on the ground floor in accordance with the approved Project of Work plans. Solid front doors fitted with a five-lever mortice deadlock, door viewer and bolts.

## LIVING AND DINING ROOMS

Breakfast bar and French doors to the covered veranda.

## KITCHENS

High quality open plan kitchens are fitted and include a scratch and stain resistant 'Compac' countertop, 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 AND CLOAKROOMS

Roca or Porcelanosa sanitary ware. Ceramic floor and wall tiling according to design. A comprehensive provision of bathroom fittings and accessories.

## ELECTRICS TELEVISION AND BROADBAND

There is a generous provision of conveniently located power points and switches throughout, with USB ports in all rooms. The living room and bedrooms have a provision for TV and FM. Bathrooms have shaver sockets, halogen light over the basin and mirror. Externally, there are light points, switch, bellpush and powerpoint.

## AIR-CONDITIONING AND HEATING

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

## PRIVATE VERANDA

Covered terrace with ceramic floor tiles and solarium on the roof terrace.

## COMMUNAL GARDENS

Perimeter walls or fencing, entrance gates, hard and soft landscaped areas are provided in accordance with the Project of Works. A communal pool and surrounding terraces in accordance with current regulations will be provided.

## 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



LAS SIERRAS III  
APARTMENTS

## 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.

+34 950 467 104

[property@desertspringsresort.es](mailto:property@desertspringsresort.es)

[desertspringdresort.es](http://desertspringdresort.es)

Playas del Almanzora SL, 04616 Villaricos,  
Cuevas del Almanzora, Almería, Andalucía, España

<https://www.facebook.com/DesertSpringsResort/>

<https://twitter.com/DesertSpringsES>

<https://www.youtube.com/desertspringsresort>



**desert springs**  
A LIFESTYLE OF QUALITY  
GOLF & LEISURE



**almanzora**  
QUALITY OF LIFE  
SUN IN THE DEPTHS OF WINTER