





CONTEMPORARY, ELEGANT PROPERTIES

SHOWCASING AN OVERALL FEEL OF SPACE, LIGHT AND SOPHISTICATED DESIGN

Occupies an enviable position on the resort of Desert Springs providing a selection of three-bedroom fairway frontage Nevada Villas. They provide stunning views across the championship Indiana course and mountain ranges beyond.

With a gated front courtyard, deep shady verandas, an extensive roof solarium, private parking and perimeter fencing, 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, private 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, both with en-suite bathrooms and cloakroom.

Downstairs the vast lower ground floor presents a Games Room, Cinema Room, Utility Room, Office and fourth Bathroom.

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

A mechanical ventilation system to lower and ground floor and photovoltaic panels connected to the hot water cylinder with individually controlled Hot/Cold Air Conditioning units to the living room and bedrooms, cater fully for all temperature control requirements.

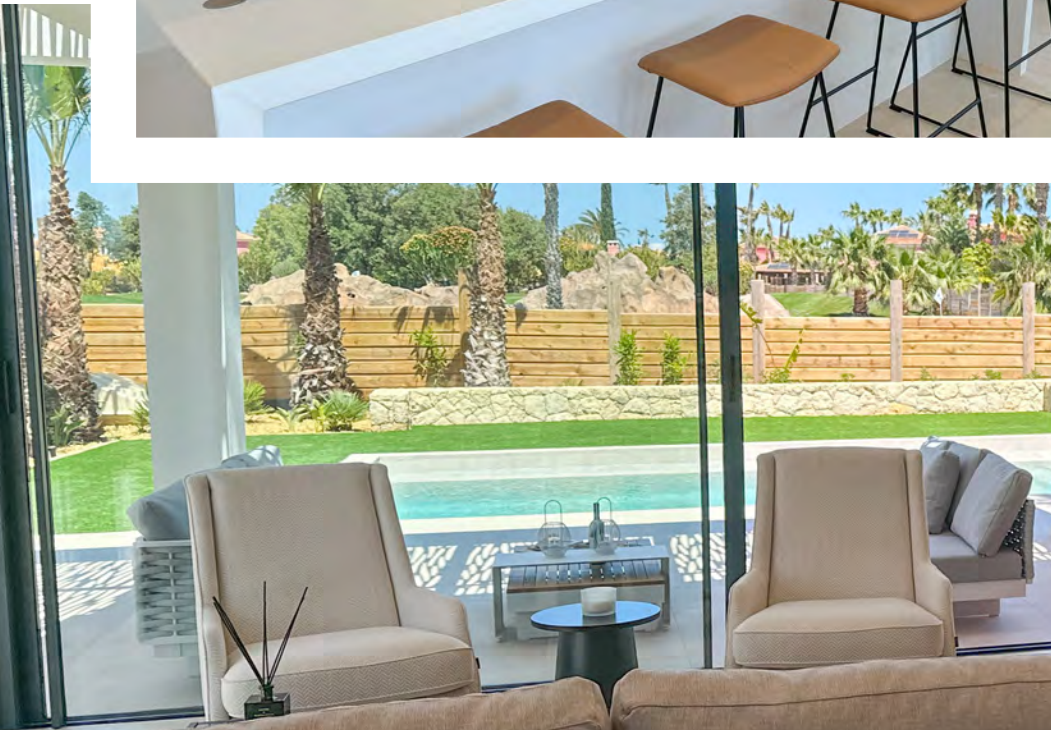
USB ports in all rooms with high speed internet connectivity.





STYLISH MODERN INTERIORS

CONTEMPORARY SPACIOUS DESIGN | NATURAL LIGHT





AL FRESCO DINING

OPEN SPACES | GARDEN VIEWS



LUXURIOUS BEDROOMS

COMFORT | LUXURY | STYLE





SPECTACULAR VIEWS

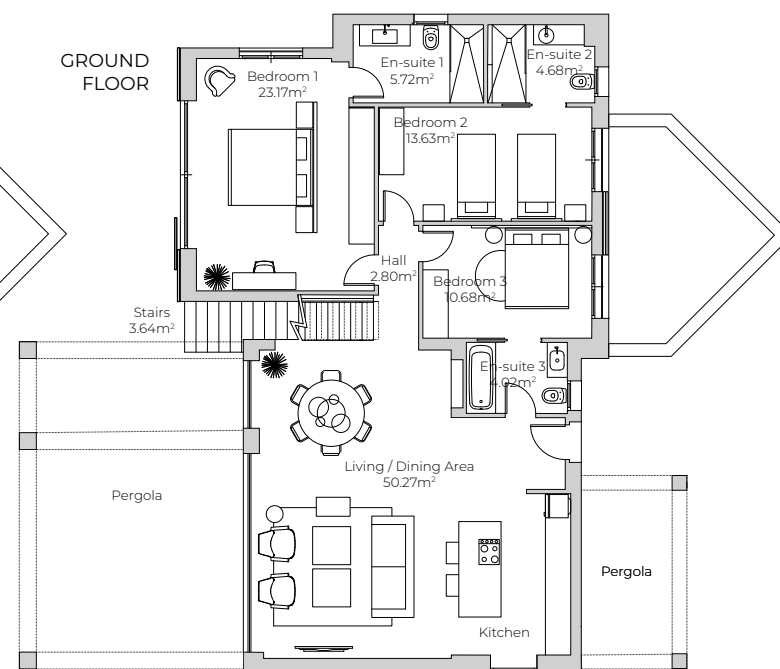
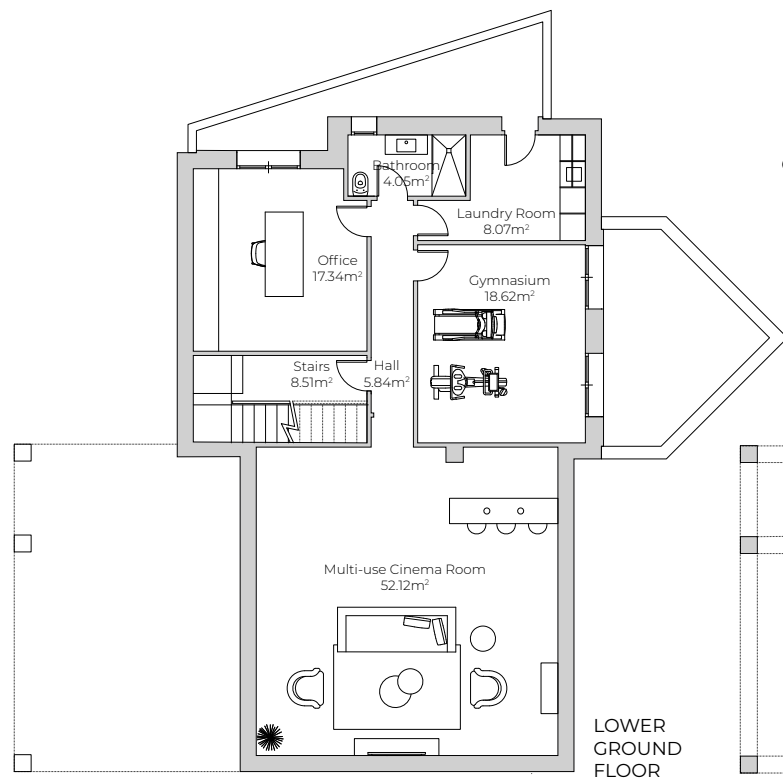
GOLF | MOUNTAIN RANGE



FLOOR PLANS

NEVADA THREE BEDROOM COUNTRY VILLA

PLOT AREA	725m ²
LOWER GROUND FLOOR AREA	136m ²
GROUND FLOOR AREA	136m ²
TERRACE AREA	159m ²



WHERE IT'S AT...

- Ⓐ The Lodge Reception
The Golf Club House
The Clubhouse Boutique
El Torrente Restaurant
Resort Information Centre
Property Sales Centre
- Ⓑ The Academy Golf Shop
The Marquee Micro Stores
Home Buyer Services
- Ⓒ The Caddy Master
Golf Buggies and Trolleys
Mountain Bikes
- Ⓓ The Academy of Golf
Driving Range
Golf Practice Facilities
- Ⓔ 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
- Ⓕ 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
- Ⓖ 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
- Ⓗ First Tees
Jogging / Trim Trail Start
- Ⓘ La Cueva del Almanzora Bar
Private Dining Gallery
- ⓵ The Lodge Office
Property Management
Community Association
- Ⓚ Football Pitch
Cricket Academy
- Ⓛ Santa Rosa Springs
- Ⓜ La Fuente del Polvo
- Ⓝ Powder Wash
- Ⓞ Powder Creek
- Ⓟ Steamboat Lake
- Ⓠ Sweetwater Lake
- Ⓡ Future El Velero Restaurant
- Ⓢ Tiburon Lake
- Ⓣ The Hacienda
- Ⓤ Boulder Wash
- Ⓥ The Well of the Drowned
- Ⓦ Wildcat Wash
- Ⓧ Rocking Chair Gate
- Ⓨ El Castillo y Mirador



