



desert springs  
A LIFESTYLE OF QUALITY  
GOLF & LEISURE



# The Herencia Country Home at Desert Springs

# Desert Springs and The Herencia 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.



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.



BENTLEY  
INTERNATIONAL PROPERTY  
★★★★★  
BEST ARCHITECTURE  
Desert Springs  
by Almanzora Bay Group  
2005



BENTLEY  
INTERNATIONAL PROPERTY  
★★★★★  
BEST SPAIN  
DEVELOPMENT  
Desert Springs  
by Almanzora Bay Group  
2005



SPANISH  
AWARD  
WINNER  
2005

*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.*

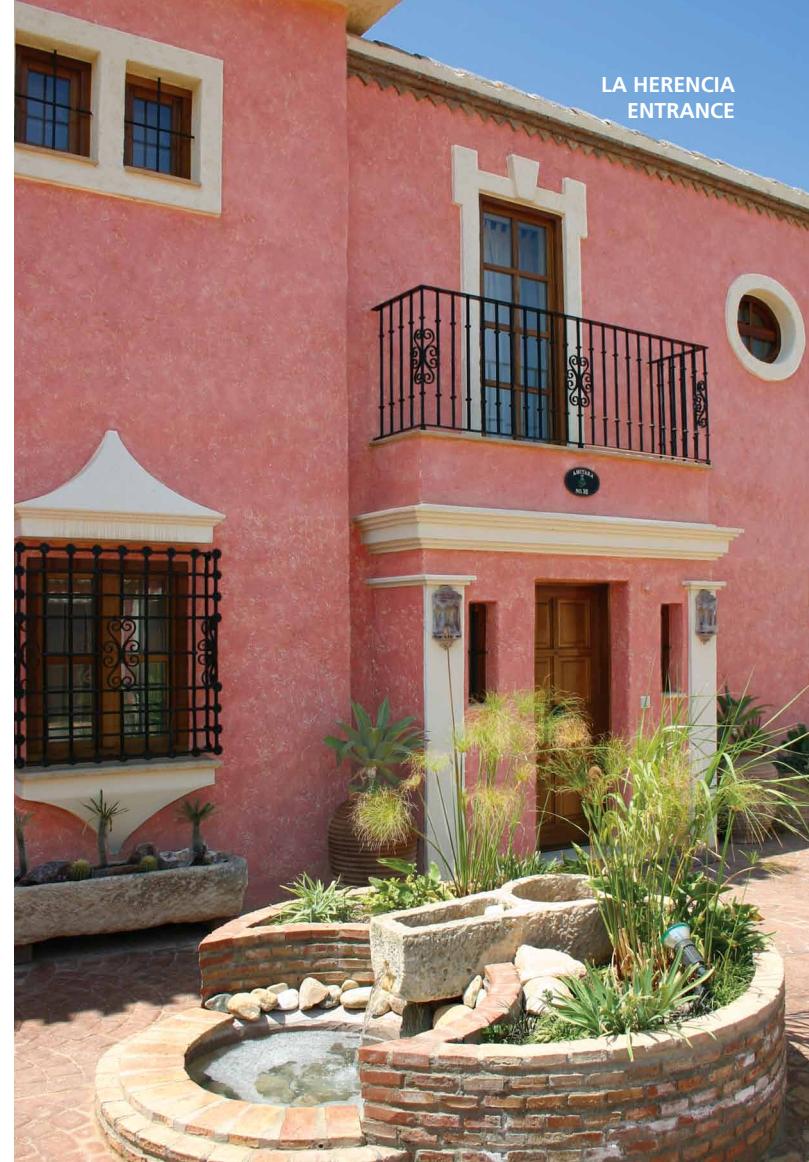
*Ownership of a Country Home at Desert Springs enables you to enjoy the very best of this privileged style of life to the very fullest extent.*

POOLSIDE VIEW OF A HERENCIA





PERGOLA WITH MOUNTAIN VIEW



LA HERENCIA  
ENTRANCE

The 'Country House' range includes The Herencia and The Residencia; 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 Herencia 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 the eaves and windows. The homes at Desert Springs incorporate many of these mouldings in recognition of that tradition.

THE DINING ROOM VIEWED  
FROM THE GALLERY



## 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



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.

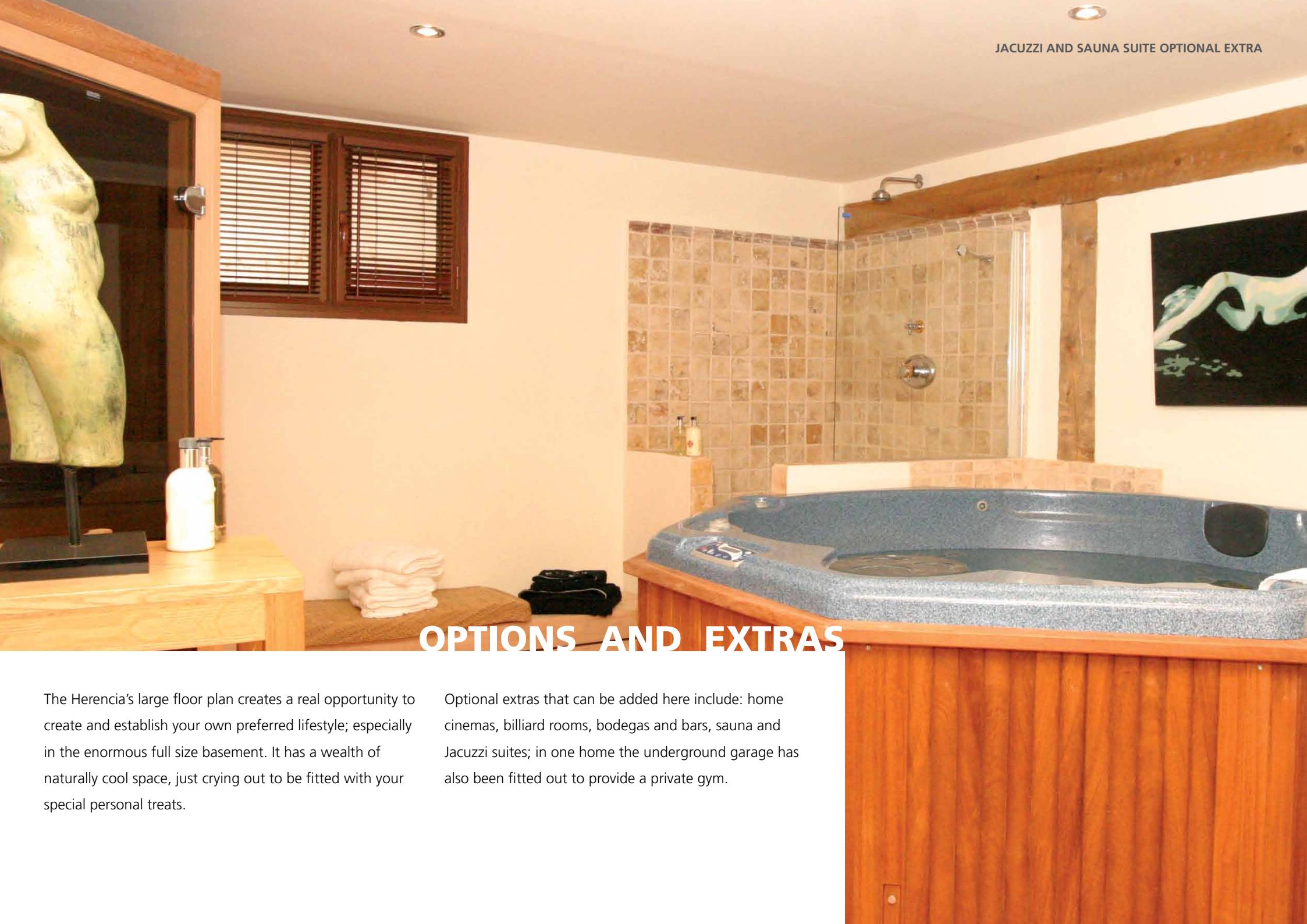


LIVING ROOM WITH  
FEATURE FIREPLACE

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 Herencia's large floor plan creates a real opportunity to create and establish your own preferred lifestyle; especially in the enormous full size basement. It has a wealth of naturally cool space, just crying out to be fitted with your 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.

THE BILLIARDS ROOM



## 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.

GARAGE WORK OUT AREA



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.

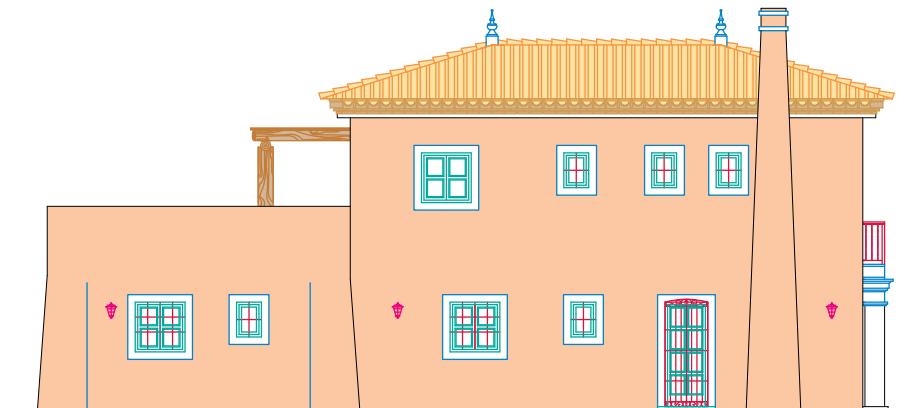
# ELEVATIONS



GARDEN ELEVATION



PRINCIPLE ELEVATION

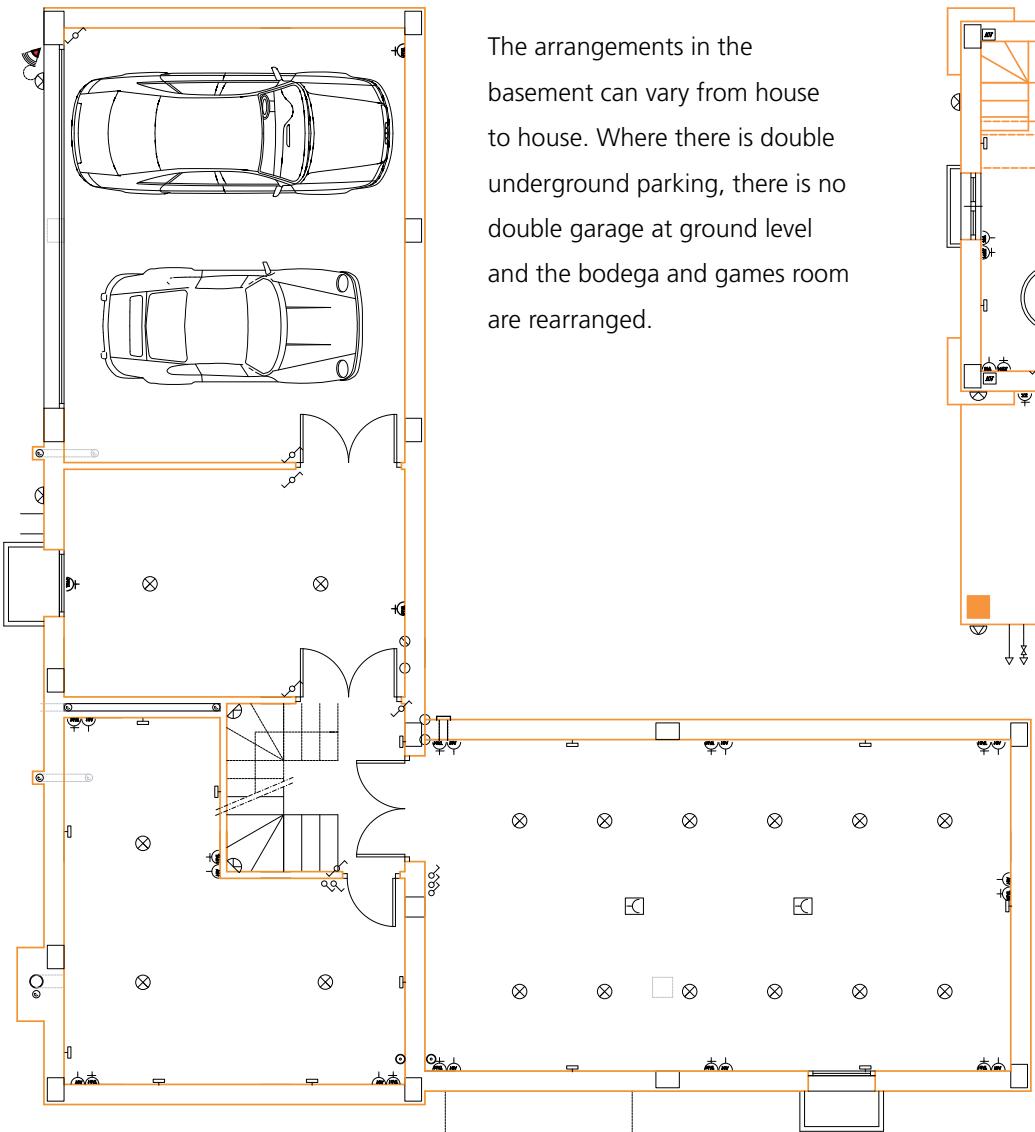


SIDE ELEVATION



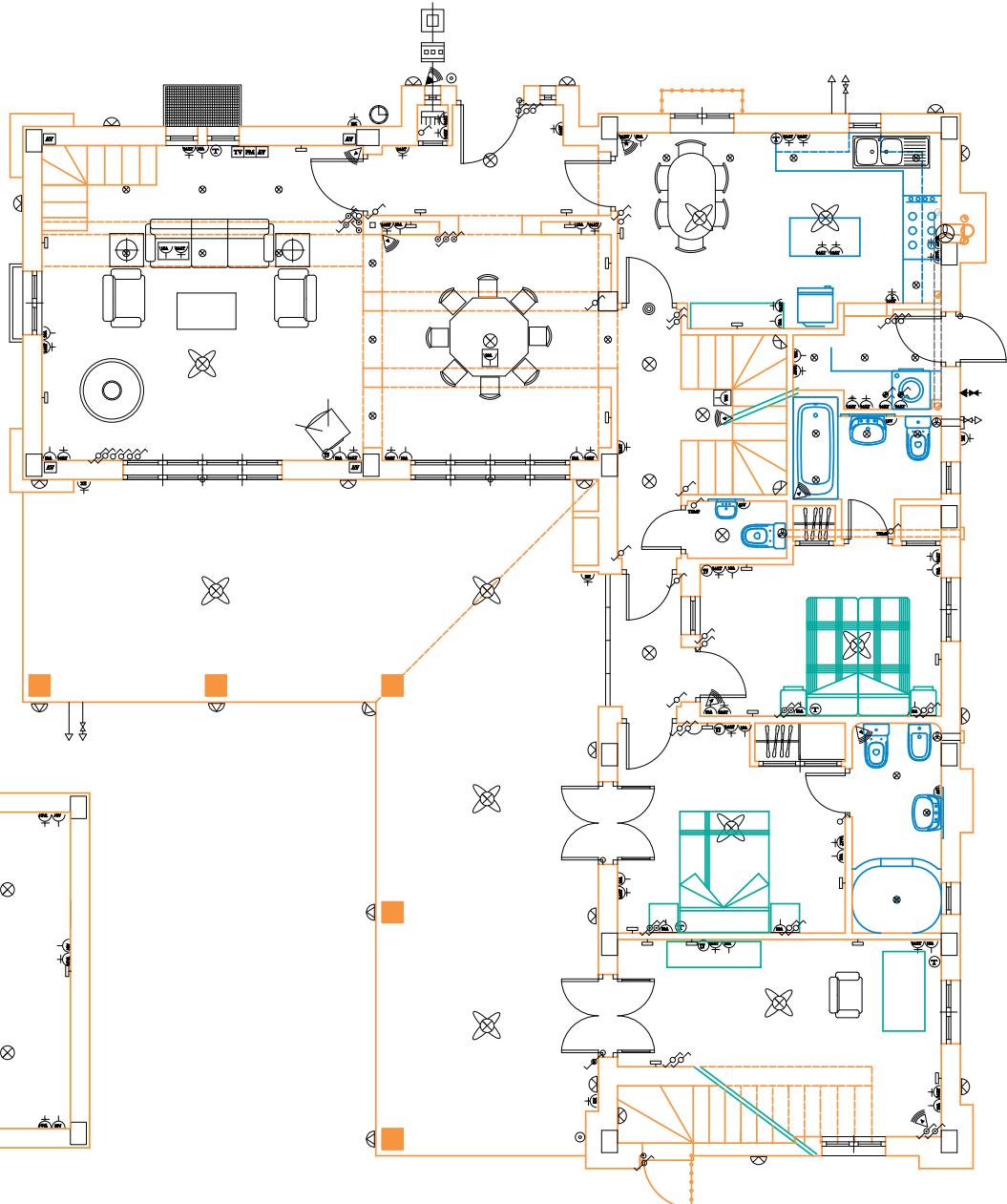
GARDEN ELEVATION

# FLOOR PLANS



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



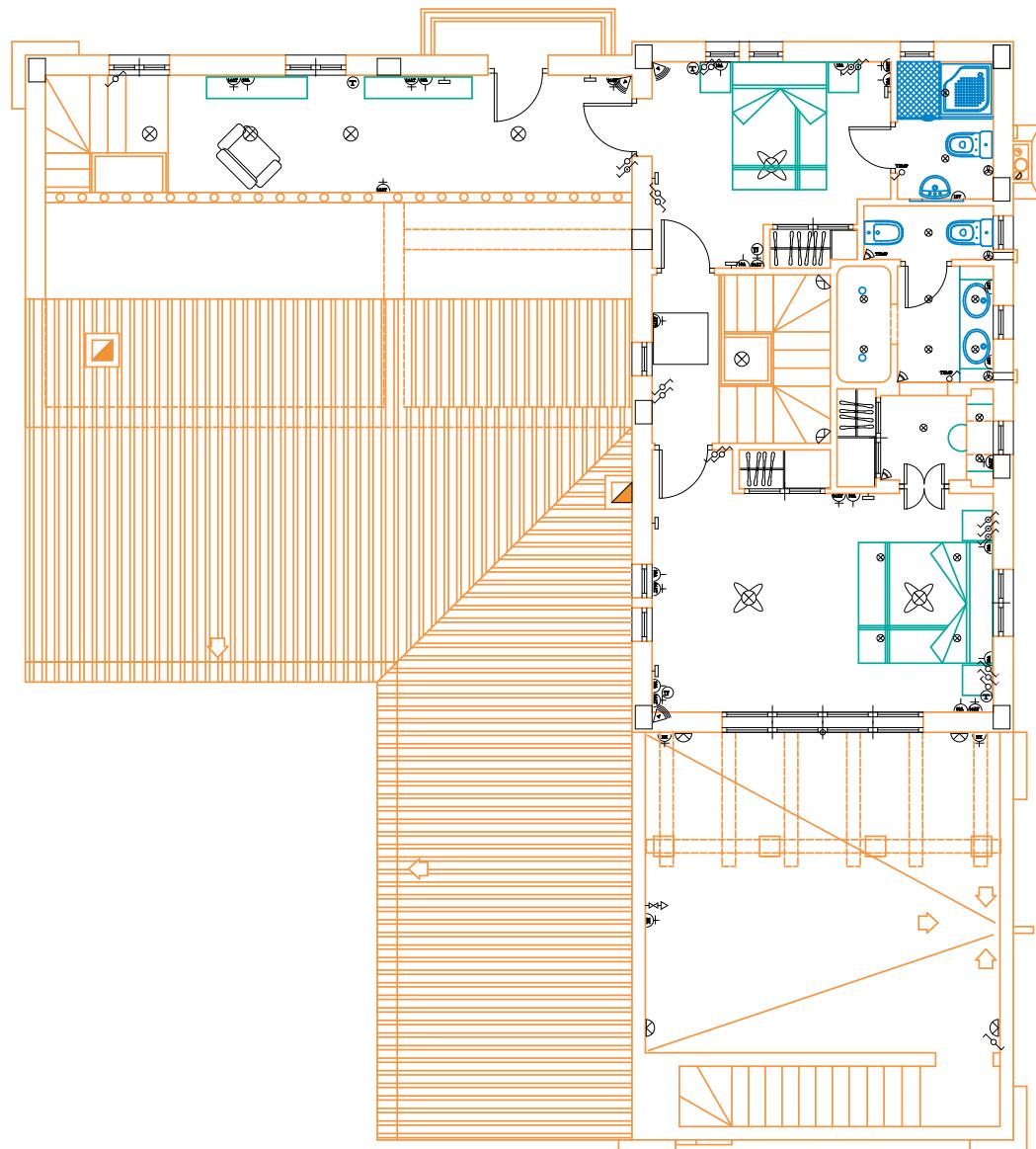
GROUND FLOOR AND VERANDAS

## APPROXIMATE DIMENSIONS

|                     |               |
|---------------------|---------------|
| Entrance Hall       | 3.80 x 1.74m  |
| Living Room         | 5.05 x 4.95m  |
| Gallery             | 8.75 x 1.90m  |
| Covered Terrace     | 16.18 x 3.50m |
| Study               | 5.09 x 3.20m  |
| Dining Room         | 3.75 x 3.40m  |
| Kitchen             | 5.09 x 3.08m  |
| Scullery            | 2.33 x 1.47m  |
| Cloakroom           | 1.50 x 0.90m  |
| Inner Hall          | 2.66 x 2.51m  |
| Dining Cellar       | 5.69 x 5.09m  |
| Activity Room       | 9.99 x 5.09m  |
| 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  |

## 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      |



FIRST FLOOR AND VERANDAS

# 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.



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



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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.