



desert springs  
A LIFESTYLE OF QUALITY  
GOLF & LEISURE

# SWEETWATER ISLAND DRIVE COUNTRY VILLAS

MONTANA



# CONTEMPORARY, ELEGANT PROPERTIES

SHOWCASING AN OVERALL FEEL OF SPACE, LIGHT AND SOPHISTICATED DESIGN

Sweetwater Island Drive occupies an envious position on the resort of Desert Springs providing a limited selection of luxurious four-bedroom fairway frontage Montana Villas that afford stunning views across the championship Indiana course and mountain ranges beyond.

Privacy is afforded via a gated front courtyard, private parking and perimeter fencing.

An extensive roof top lounge and terraces, deep shady verandas with a built in BBQ, a manicured private garden with swimming pool overlooking the golf course, ensure that the exterior presents a wealth of opportunity to enjoy those long lazy summer days and glorious star filled evenings.

Inside, 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 an internal reception area that opens into an extensive open plan living/ dining room and kitchen with 'level through' floor, onto the covered verandas, private landscaped garden and swimming pool to offer over 93m<sup>2</sup> of combined interior/ exterior living and dining space, designed to be used as one in this specially privileged climate.

Located on the first floor, the master bedroom with en-suite has direct access to the extensive roof top lounge and terrace.

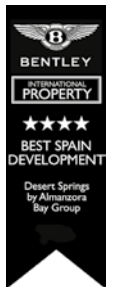
There are two further bedrooms with en-suite on the ground floor, one with direct access to the extensive veranda and swimming pool as well as a fourth bedroom with separate bathroom.

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

Luxurious finishes 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, ground and first 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



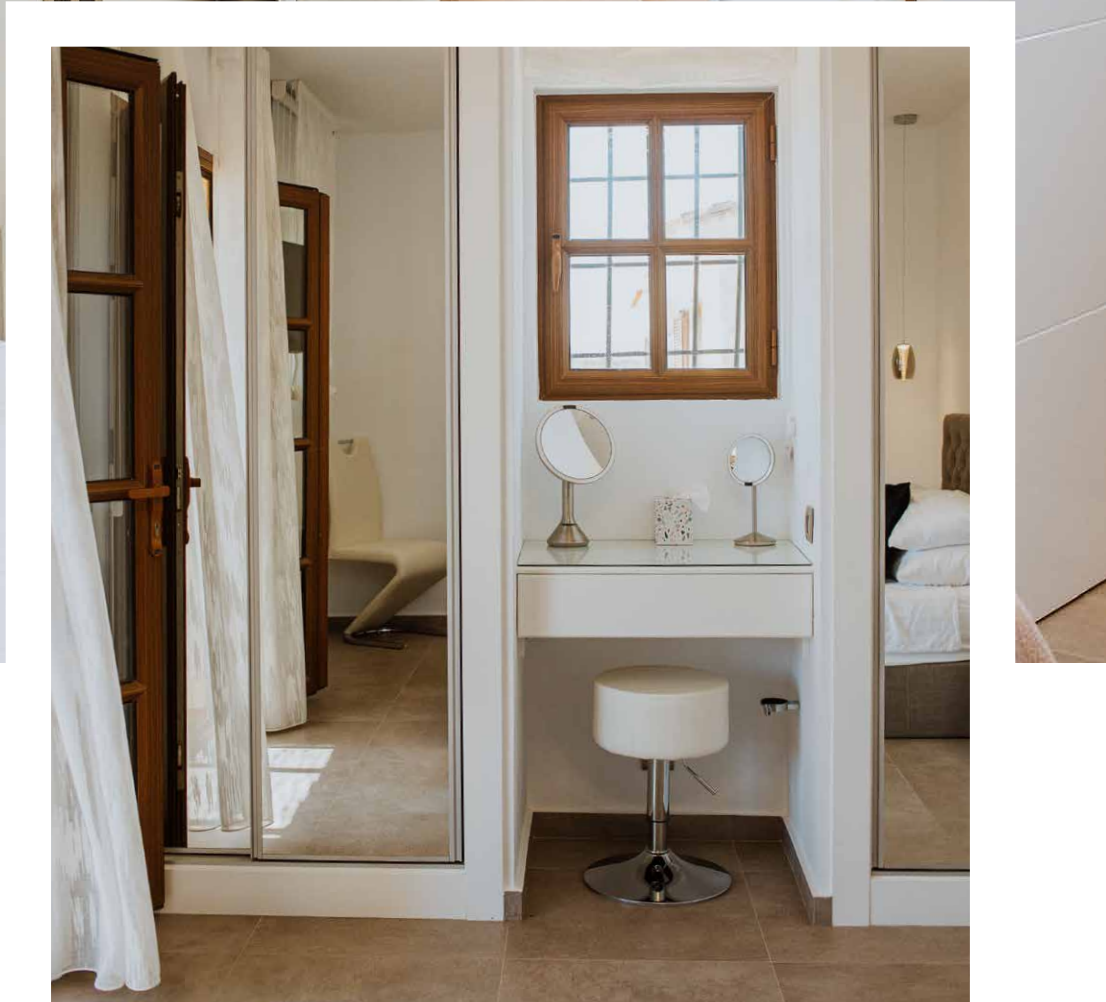




# AL FRESCO DINING

OPEN SPACES | GARDEN VIEWS





# LUXURIOUS BEDROOMS

COMFORT | STYLE





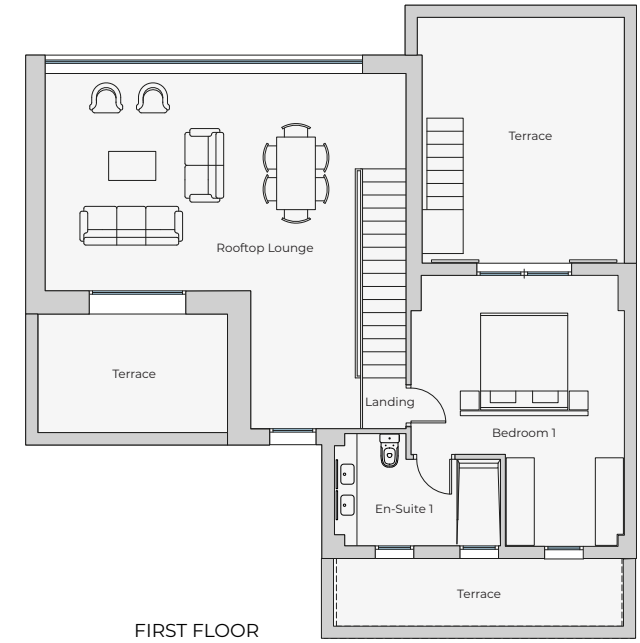
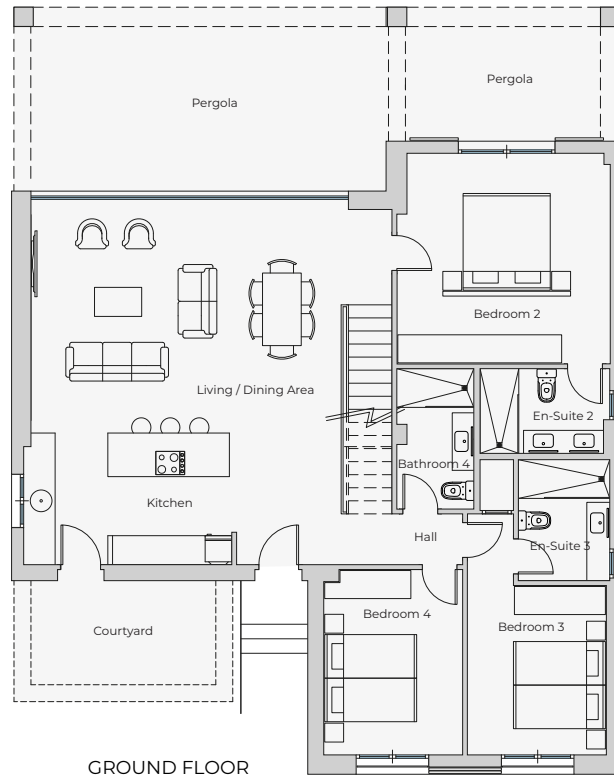
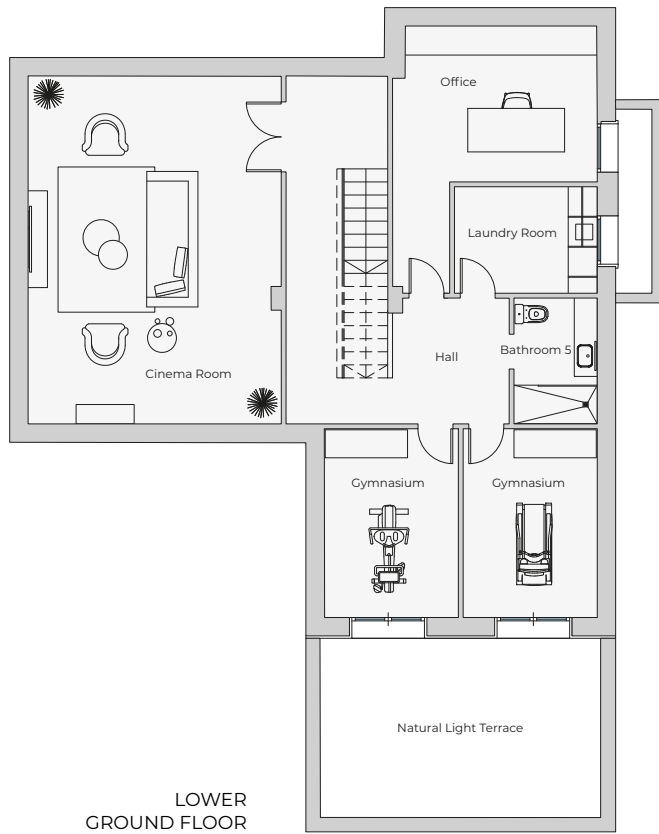
# SPECTACULAR VIEWS

GOLF | MOUNTAIN RANGE









## MONTANA FOUR BEDROOM COUNTRY VILLA

PLOT AREA	775m <sup>2</sup>
LOWER GROUND FLOOR AREA	130m <sup>2</sup>
GROUND FLOOR AREA	133m <sup>2</sup>
FIRST FLOOR AREA	39m <sup>2</sup>
TERRACE AREA	122m <sup>2</sup>







# MASTER SPECIFICATION

## STRUCTURE AND INFRASTRUCTURE

Reinforced concrete structure designed by a registered professional, endorsed by the College of Architects and Technical Architects and guaranteed by a 10-year structural insurance policy with construction monitored by independent qualified and registered Quality Controllers.

## WALLS, FLOORS AND ROOFS

Cavity walls with hard plaster painted walls internally and insulating render externally painted in colours specified by Desert Springs. High quality porcelain floor tiling throughout. Anti-slip tiling to roof terraces.

## WINDOWS AND DOORS

Low-maintenance, aluminium framed and double-glazed windows as shown on the approved Project of Work plans. Solid wood front door fitted with a five-lever mortice deadlock. Modern style wooden doors internally.

## GROUND FLOOR LIVING AREA

Different ceiling heights create both architectural interest and a light filled and spacious area and open onto the external terrace with outside power and lighting points.

## KITCHENS

High quality fitted kitchen units, with a choice of finishes and stone or Silestone quartz work tops. Quality branded integrated equipment including oven, hob, fridge/ freezer and microwave. The washing machine, tumble dryer and hot water cylinder are fitted in the separate utility space.

## BEDROOMS

Include fully fitted, mirrored and lined cupboards with shelves and hanging rails, bedside power points and light control.

## BATHROOMS AND EN-SUITES

First quality sanitary ware, single or double basins as shown on the Project of Works, with porcelain or stone floor and wall tiling and a comprehensive provision of bathroom fittings and accessories.

## ELECTRICS TELEVISION AND BROADBAND

Main circuit board to meet current regulations. There is a generous provision of ceiling and wall light points and conveniently located power points, some with USB ports, and light switches. Bathrooms have mirror lights installed. TV and FM provision to the living areas and all bedrooms. Broadband through fibre optic cabling installed to router points in lower ground and ground floor.

## TEMPERATURE CONTROL

In accordance with current regulations, a mechanical ventilation system to lower ground and ground floor and photovoltaic panels connected to the hot water cylinder are provided. Individually controlled hot/ cold air units will be installed to the living rooms and bedrooms.

## SECURITY

Three-point locking systems to all glazed doors and windows and an alarm system are provided as standard.

## EXTERNAL AREAS

A standard 8m x 4m skimmer type swimming pool, built at terrace level is included. Perimeter fencing in various materials and finishes, entrance gate, pressed concrete off- street parking and shaded parking bay, private and partially shaded terraces to both sides of the property, external water and power supply and grading of garden and elements of soft landscaping are also included. Design and provision of further hard and soft landscaping is available as an extra.

## SERVICES

The property will be connected up for mains water and drainage, electricity, 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...

- Ⓐ 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
- Ⓝ 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



## SWEETWATER ISLAND DRIVE COUNTRY VILLAS



## COMMUNITIES & ROADS

- ⓐ Las Sierras del Desierto
- ⓑ The Gap
- ⓒ Sierra Drive
- ⓓ La Fuente de la Palmera
- ⓔ La Rosa del Desierto
- ⓕ El Puente de Piedra
- ⓖ Sweetwater Island Drive
- ⓗ Desert Drive
- Ⓢ La Estrella del Desierto
- Ⓤ The Powderhorn
- Ⓥ Echo Rock
- Ⓦ Buenavista
- Ⓧ El Tomahawk
- Ⓨ Altavista Trail
- Ⓩ El Oro del Desierto
- ⓐ Rockaway
- ⓑ 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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QUALITY OF LIFE  
SUN IN THE DEPTHS OF WINTER