

# THE CRICKET RESIDENCES

DESERT SPRINGS RESORT, ALMERÍA, ANDALUCÍA, SOUTH-EAST SPAIN.



desert springs

A LIFESTYLE OF QUALITY  
GOLF & LEISURE



# WELCOME TO A LIFESTYLE OF QUALITY AND LEISURE

Desert Springs Resort, Europe's only international award-winning luxury family resort and championship desert golf course is located in Cuevas del Almanzora and Vera, in the Almeria region of Andalucía, south-east Spain.

The Almanzora has a true desert climate... Sunny, warm and dry in winter, in summer it is hot inland, but cooler on the coast and the overlooking plateau of Desert Springs Resort.

It is a fact that the Almanzora enjoys the warmest, sunniest and driest winter of the whole of the coast of Spain and Europe. Sun drenched family holidays in Spain and long golf weekends are available at all times of year, including suntans from September to May!

# DESTINATION

20°  
Average



320  
Days of sun per year

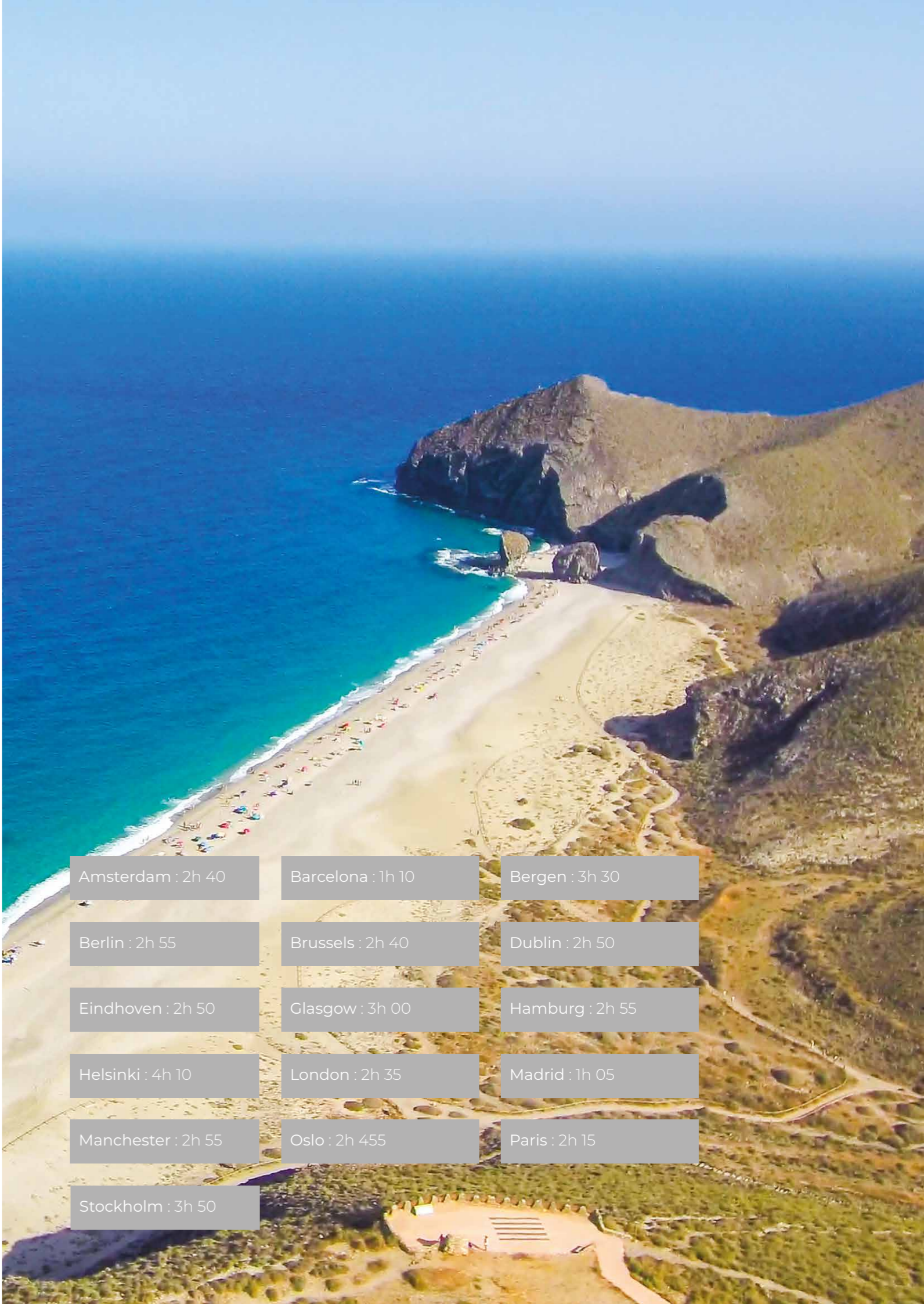
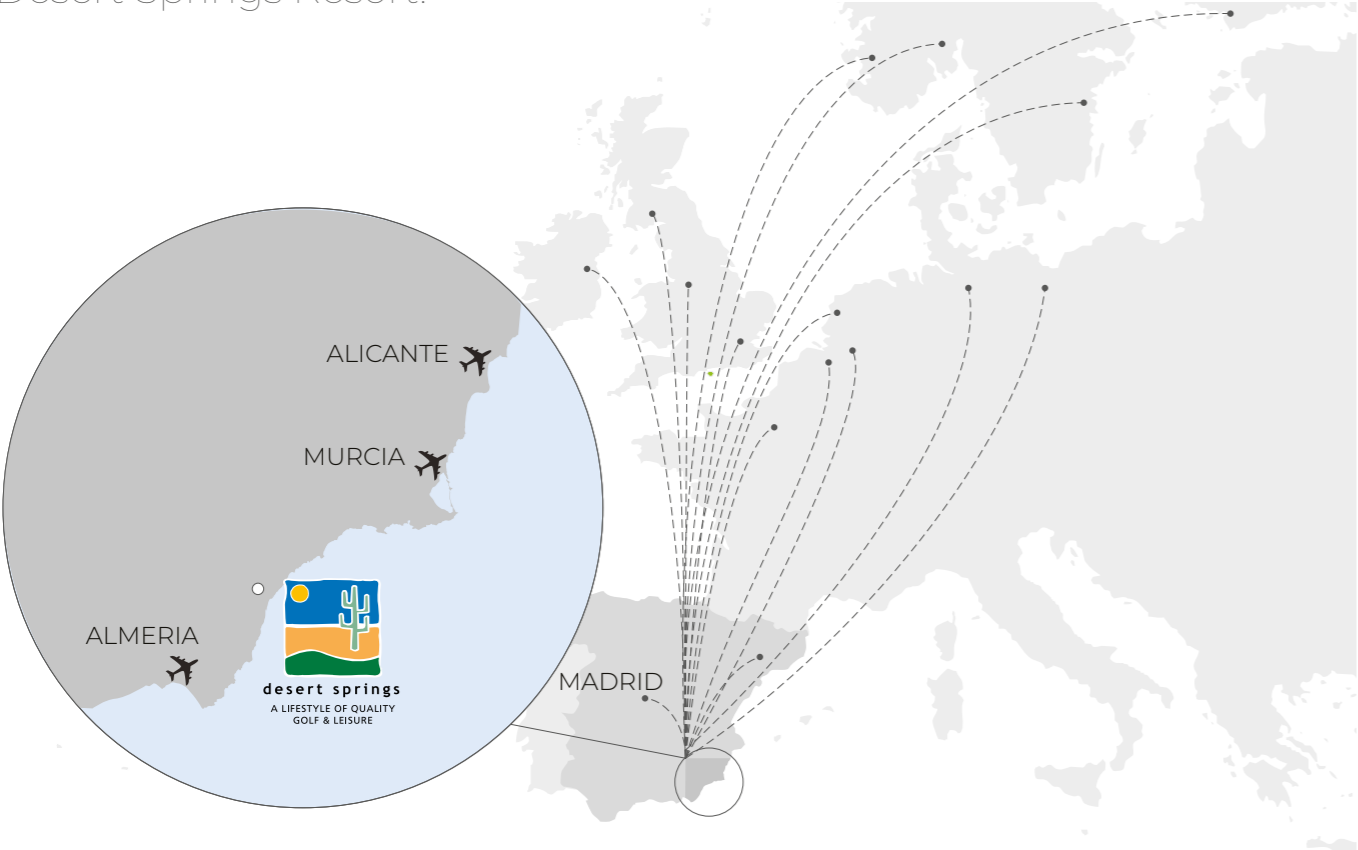
# DESERT SPRINGS RESORT

OUT OF THIS WORLD BUT CLOSE TO HOME!

An extensive network of roads connects Desert Springs Resort to other places of interest in the area and the rest of Spain.

Almeria International Airport is the local airport for the Almanzora region. An easy 45-minute drive along the A7, which skirts the Cabo de Gata Natural Park brings you to Desert Springs Resort.

The region is also served by two other international airports, Murcia/Corvera 70 minutes and Alicante 110 minutes away by car, making the area easily accessible with 2 ½ hour chartered and scheduled flights from all parts of the UK and Ireland, as well easy access from the rest of Europe.



Amsterdam : 2h 40	Barcelona : 1h 10	Bergen : 3h 30
Berlin : 2h 55	Brussels : 2h 40	Dublin : 2h 50
Eindhoven : 2h 50	Glasgow : 3h 00	Hamburg : 2h 55
Helsinki : 4h 10	London : 2h 35	Madrid : 1h 05
Manchester : 2h 55	Oslo : 2h 45	Paris : 2h 15
Stockholm : 3h 50		



GOLF



CYCLING



BEACH



GASTRONOMY



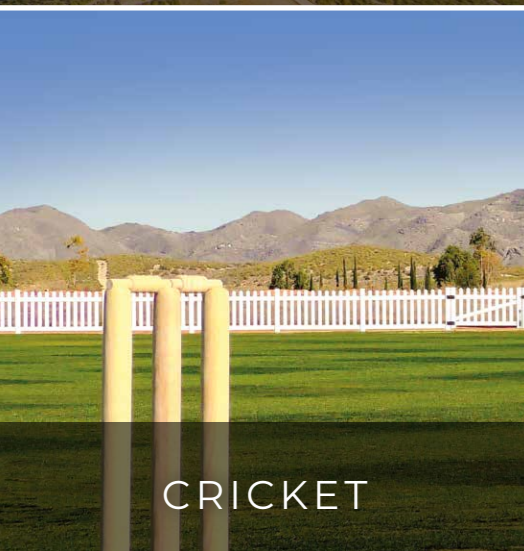
PROPERTY



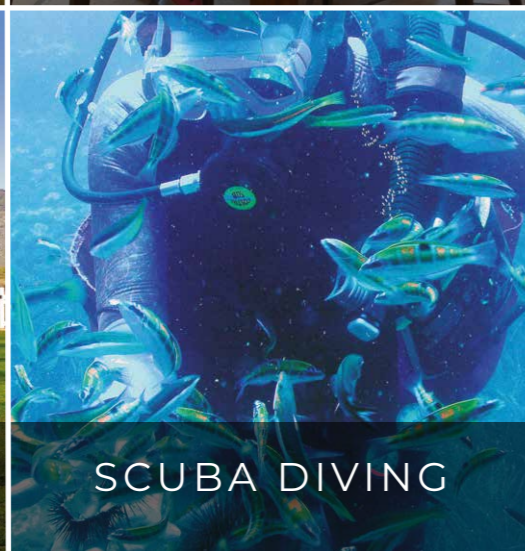
FAMILY



TENNIS



CRICKET



SCUBA DIVING



WEDDINGS



CROCODILE CLUB



GYM



FOOTBALL

# SPORT & LEISURE

Whether you want to get away from it all, spend time on the beach, enjoy the serenity of Desert Springs, or be more active and take advantage of

the leisure or sports facilities available, Desert Springs Resort allows you the freedom to do just what you want, when you want and at your own pace.



The International New Millennium Gastronomy Award for 'El Torrente' at Desert Springs.



Qualifying School Venue



Host Venue



# THE CRICKET RESIDENCES

A unique residential complex at Desert Springs Resort, Europe's only international award-winning luxury family resort and championship desert golf course with its very own dedicated Cricket Oval & Academy, in the Almanzora region of Almería, Andalucía in south-east Spain.

The development comprises just fourteen two-bedroom Townhouses set around a private swimming pool, within beautiful landscaped gardens.

Contemporary design and natural light are the outstanding characteristics providing spectacular views over the cricket oval and mountain ranges beyond, towards the Mediterranean coastline.





# STYLISH MODERN INTERIORS

CONTEMPORARY SPACIOUS DESIGN | NATURAL LIGHT



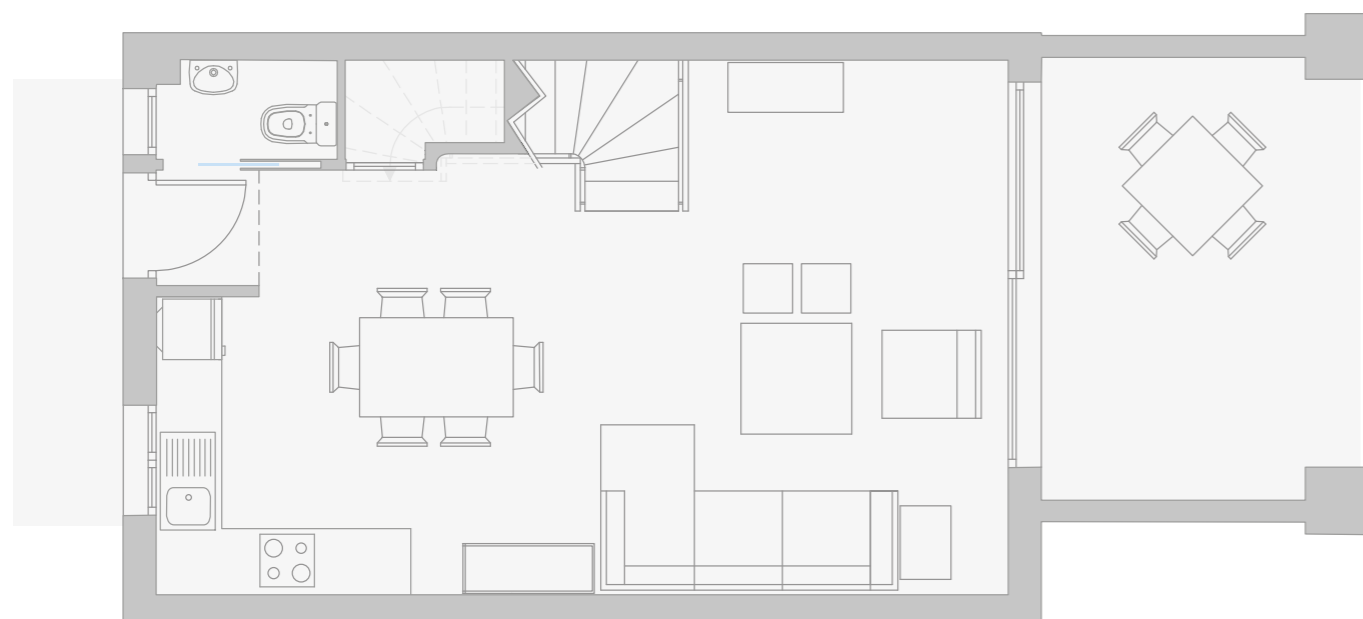


# SPECTACULAR PANORAMIC VIEWS

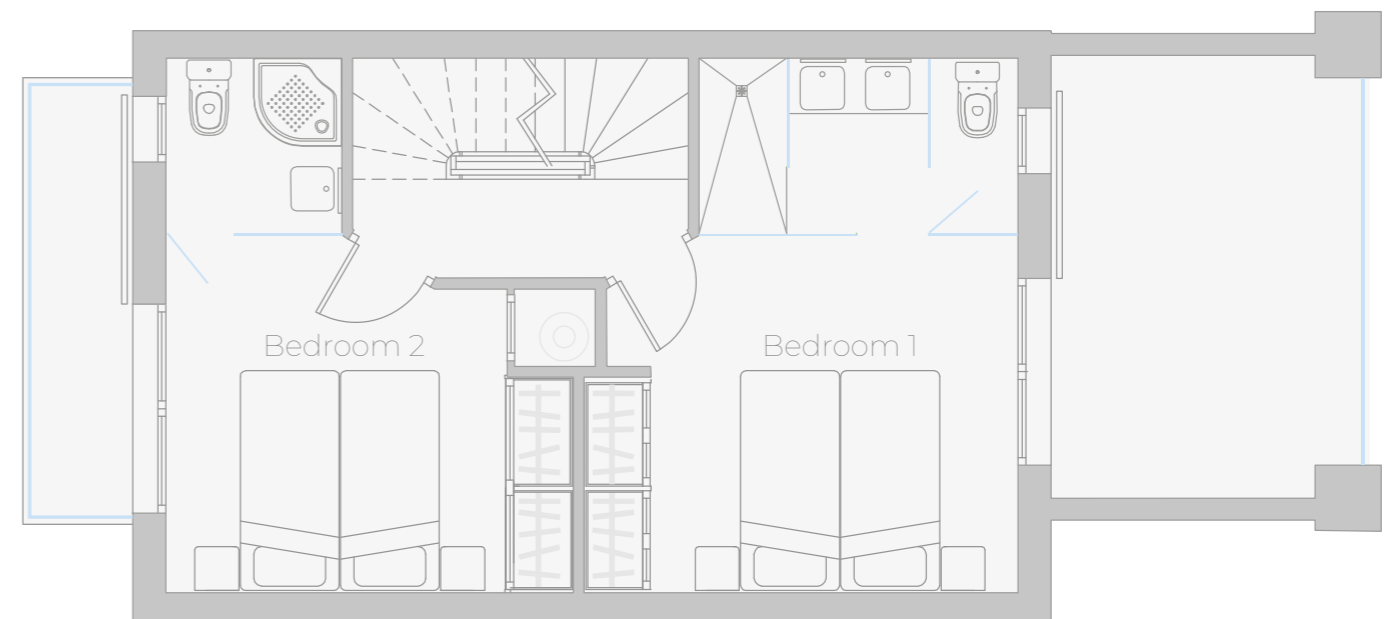
CRICKET | MOUNTAIN RANGE | MEDITERRANEAN SEA



# FLOOR PLANS



GROUND FLOOR	Living area	3.86m x 7.75m
	Cloakroom	0.90m x 1.65m
	Terrace	4.42m x 2.90m



FIRST FLOOR	Bedroom 1	3.25m x 3.75m	Bedroom 2	3.25m x 3.10m
	Bed 1 En-suite	1.59m x 2.88m	Bed 2 En-suite	1.59m x 1.60m
	Balcony	4.42m x 2.90m	Balcony	1.00m x 4.06m
	Stairs	2m x 3.05m		

ROOF	Solarium	4.86m x 7.75m
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Please note: Floor layouts and dimensions are approximate and may vary from townhouse to townhouse.

Always consult the Project of Work Plans available in the sales office.



# SPECIFICATIONS

## 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 walls finished externally with render painted in Desert Springs colours. Insulated flat roof construction finished with ceramic tiles. First quality ceramic floor tiles throughout.

## WINDOWS AND DOORS

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

## LIVING ROOM

Feature fireplace and breakfast bar. French doors to the veranda.

## KITCHENS

High quality kitchens are fitted and include 'Silestone' worktops, oven, ceramic hob, fridge / freezer, washing machine and ceramic wall tiling according to design. LED downlights will be provided.

## 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. The living room and bedrooms have a provision for TV and FM. Property specific broadband router will be installed. Bathrooms have shaver sockets and LED downlights over the basin and mirror. Externally, there are light fittings, bellpush and powerpoint.

## TEMPERATURE CONTROL

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

## PRIVATE VERANDAH

All terraces with ceramic floor tiles: covered terrace on the ground floor and uncovered terrace on the first floor 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, 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.



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

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