

# LIGHTFALLS



THE NEW FUTURE OF LIVING IN LAS COLINAS





## Disclaimer

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All renders provided in this sales map are intended to be as representative as possible of the final construction. However, due to ongoing changes during the building process and adjustments made by the architect, there may be modifications to the design and appearance of the villas. Even so, the renders should not be considered legally binding or as a guarantee of the final product.

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# WELCOME TO LIGHTFALLS

## Where The Light Grows

Light is an element and LIGHTFALLS villas are designed for a better, healthier and more balanced life.

A well-lit home is not only visually appealing, it's also essential for regulating our circadian rhythm, promoting a healthy sleep-wake cycle, and reducing fatigue.

Whether a space is pleasant to live in or not, has less to do with the number of square meters but more with the amount of natural light that flows in.

With that knowledge, 17 SQUARE constructed LIGHTFALLS, a project that sets the course for the future of living and lays the foundation for the upcoming standard.



# DESIGNED IN BELGIUM





# BUILT IN SPAIN

## Pursuing Perfection

Our meticulous design and careful planning are crucial in maximizing the beauty of the stunning location and breath-taking views of the prestigious Las Colinas Golf & Country Club in Spain.

We only use premium building materials to ensure durability and a luxurious design. Materials such as Italian travertine stone, durable hardwood, sun protection glass, and selected Canadian oak are chosen for the luxury designed LIGHTFALLS villas.

Each villa is crafted with passion, boasting an unprecedented quality. We adhere to the Belgian approach to construction, collaborating closely with our handpicked premium partners to ensure excellence in every aspect of the design and building process.



# BRIGHTNESS

## Project Overview

The LIGHTFALLS project is developing a series of 6 high-end, sustainable villas that seamlessly blend modern design with cutting-edge technology.

The project is situated in Las Colinas Golf & Country Club in Spain, offering luxurious living spaces that prioritize both comfort and environmental responsibility.

Developing a project to meet numerous requirements was no easy task. From the outset, however, we made no compromises and relentlessly worked to piece everything together perfectly.

Join us in discovering this marvellous project.



## Design Criteria

**Architectural excellence:** The LIGHTFALLS villas feature a timeless, minimalist design that harmonizes with the natural surroundings.

**Sustainable construction:** Use of eco-friendly materials and construction techniques to minimize environmental impact.

**Smart home integration:** Incorporation of advanced home automation systems for energy efficiency, comfort, safety, and convenience.

**Luxury amenities:** Each LIGHTFALLS villa will include top-of-the-line fixtures, fittings, and amenities such as a gigantic private aquarium pool, landscaped gardens, and spacious terraces.

**Energy efficiency:** Implementation of solar panels, high-performance insulation, and energy-efficient windows to reduce energy consumption.



# QUALITY



# TECHNOLOGY

## Challenges Faced

Technical integration: Ensuring seamless integration of various smart home technologies and renewable energy systems.

Environmental regulations: Adhering to stringent regulations and obtaining necessary certifications.

Cost management: Balancing high-quality construction and sustainable practices within the project budget.

Market education: Educating potential buyers about the benefits of sustainable and smart home features to drive investment.

Cultural differences: Variations in work culture, communication styles, and business etiquette.

Language barriers: Communication issues due to different languages.

Legal and regulatory differences: Discrepancies in laws and regulations between countries.



## Objectives Achieved

**Sustainability:** Achieve a high standard of sustainability by integrating eco-friendly building materials, energy-efficient systems, and renewable energy sources to minimize the environmental impact.

**Architectural excellence:** Design aesthetically pleasing and timeless villas that blend seamlessly with the natural landscape, offering a harmonious balance between modern architecture and the surrounding environment.

**Quality:** Deliver superior quality in construction and finishing to ensure longevity and aesthetic appeal.

**Innovation:** Integrate the latest technology in home automation and energy management to provide a futuristic living experience.

**Market leadership:** Set a new benchmark in luxury and sustainable living within the region.

# ENLIGHTENMENT



# LUXURY

## Top Investment

Premium location: The LIGHTFALL villas are located in a desirable area, ensuring high property value and excellent investment returns.

Sustainable living: Investing in a villa that prioritizes sustainability aligns with global trends towards eco-friendly living, appealing to a growing market of eco-conscious consumers.

Modern convenience: Smart home features provide unparalleled convenience, energy efficiency, and future-proofing of the property.

Luxury and comfort: High-end amenities and superior design offer a luxurious lifestyle, attracting high-net-worth individuals.

Long-term savings: Energy-efficient systems and water management solutions contribute to long-term savings on utility bills.

Market potential: As the demand for sustainable and technologically advanced homes increases, the value of these villas is expected to appreciate significantly.

By addressing the need for sustainable luxury and leveraging cutting-edge technology, this villa project creates a new standard in high-end residential living.



## Target Audience

**Affluent homebuyers:** Both individuals and families seeking luxurious living spaces that offer exclusivity and comfort.

**Golf enthusiasts:** Avid golfers who want to reside in a premier golf community with access to world-class golfing facilities.

**Vacation home buyers:** Buyers looking for a second home or vacation property in a desirable location with excellent amenities.

**Luxury lifestyle seekers:** Individuals who appreciate the finer things in life and seek homes that offer a blend of luxury, comfort, and modern conveniences.

**Tech enthusiasts:** Buyers interested in smart home technology and advanced home automation systems.

**Health and wellness enthusiasts:** Individuals who value wellness amenities such as fitness, swimming, biking, and recreational facilities within the resort.



# COMFORT

# LIGHT TALES







## Light Tales

Once upon a time...

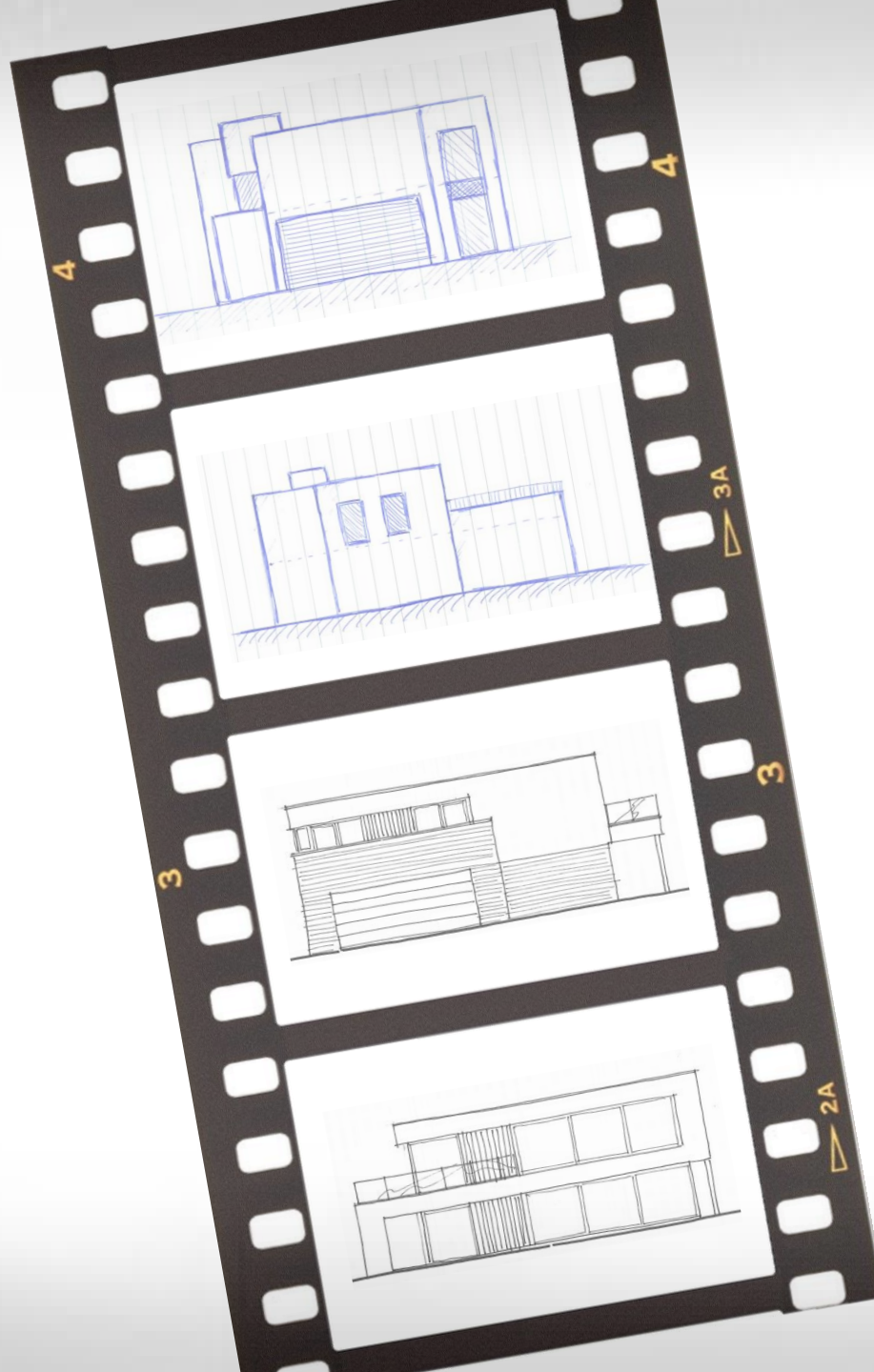
That's how all fairy tales begin. But heed this: our story is no mere fairy tale; it is pure reality.

It all began over a decade ago on a renowned golf course in the province of Murcia, Spain. Back then, ultra-modern villas were rising, and during a balmy summer evening stroll, inspired by these magnificent structures, the first sketches were drawn on a small piece of paper.

Though that piece of paper is long gone, the vision it captured has remained vividly etched in our minds.

Time went by slowly but in the spring of 2023, 17 SQUARE finally became the proud owner of some exquisitely situated plots at Las Colinas Golf & Country Club, not far from where the dream of building such stunning villas first took root.

The rest of our story will unfold before you in this brochure. Fairy tales become reality; yet the magic endures.



## Concept

The LIGHTFALLS journey with the architect started with a simple initial sketch, laying the foundation for an ambitious project.

Through numerous meetings and collaborative brainstorming sessions, we meticulously developed these preliminary ideas into detailed rough plans.

Each step was marked by thoughtful revisions and creative insights, ensuring every aspect of the design was carefully considered.

What started as initial concepts evolved dramatically through countless iterations and refinements.

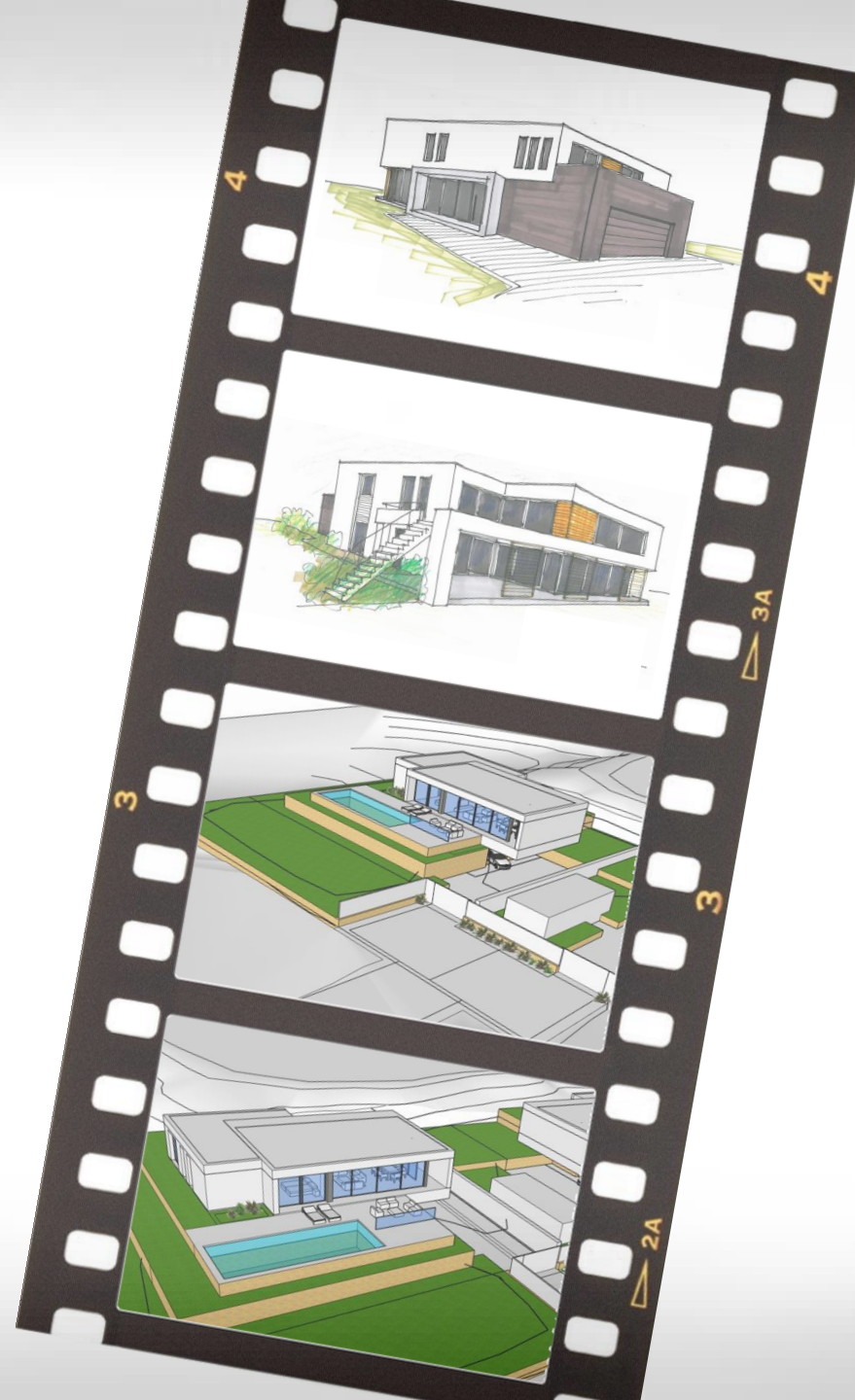


## Sketches

Each step in the process saw significant changes, as we relentlessly pursued the ideal vision.

Throughout our quest for perfection, the original ideas and designs were completely transformed. By the end, little remained of the first drafts, replaced by a polished and perfected final design that far surpassed our initial expectations.

As the plans began to take shape, we leveraged 3D simulations to visualize the project from every conceivable angle.





## Evolution

These simulations allowed us to explore different design possibilities, refine details, and address potential challenges early in the process.

The 3D models provided a tangible preview of the final structure, enabling us to make informed decisions and adjustments.

This collaborative and iterative approach ultimately led to the creation of impeccable plans, reflecting our collective vision and expertise.



## Perfection

The high-resolution renders produced at the final stage captured the project's essence with stunning clarity and precision.

These renders not only showcased the architectural beauty but also served as a powerful tool for communicating our design to stakeholders and clients.

Through close collaboration and the seamless integration of technology and creativity, we transformed an initial concept into a beautifully rendered final design, ready to inspire and impress.





## Location

The Costa Blanca is highly desirable for its year-round sunny climate, beautiful beaches, and stunning landscapes.

Rich in cultural heritage and renowned for its cuisine, it offers a high quality of life with excellent healthcare and amenities.

The region is well-connected, affordable, and boasts a diverse property market, making it perfect for living, vacationing, and investing.



Enhance your life with exceptional developments that represent the best in luxury and comfort.

At Las Colinas Golf,  
modern living combined  
with timeless elegance,  
providing unmatched  
luxury in every detail.

Experience a new level of luxury with beautifully crafted homes in a breathtaking setting.



# STUNNING PLOTS

| VILLA<br>REFERENCE | # BED<br>ROOMS | # BATH<br>ROOMS | PLOT SIZE<br>M <sup>2</sup> | BUILD AREA<br>M <sup>2</sup> | TERRACE<br>M <sup>2</sup> | SOLARIUM<br>M <sup>2</sup> | BASEMENT<br>M <sup>2</sup> | GARAGE<br>M <sup>2</sup> | COMPLETION<br>DATE |
|--------------------|----------------|-----------------|-----------------------------|------------------------------|---------------------------|----------------------------|----------------------------|--------------------------|--------------------|
| CIRUELO 18         | 3 + 1          | 2 + 1           | 1058                        | 451                          | 74                        | 63                         | 90                         | 62                       | SPRING 2025        |
| CIRUELO 19         | 3 + 1          | 2 + 1           | 1058                        | 451                          | 74                        | 63                         | 90                         | 62                       | SPRING 2025        |
| CIRUELO 16         | 3 + 1          | 2 + 1           | 1066                        | 442                          | 78                        | 66                         | 86                         | 60                       | SUMMER 2026        |
| CIRUELO 17         | 3 + 1          | 2 + 1           | 1066                        | 442                          | 78                        | 66                         | 86                         | 60                       | SUMMER 2026        |
| CIRUELO 20         | 3 + 1          | 2 + 1           | 977                         | 468                          | 69                        | 67                         | 94                         | 65                       | SUMMER 2026        |
| CIRUELO 21         | 3 + 1          | 2 + 1           | 977                         | 468                          | 69                        | 67                         | 94                         | 65                       | SUMMER 2026        |





**FOR SELECT  
CLIENTELE**





## Work in Progress

Welcome to the photo series showcasing the building process of the LIGHTFALLS villas.

Each image captures a significant milestone, from the initial foundation to the final touches. These photos not only illustrate the craftsmanship and dedication involved but also invite the customer to imagine their own journey.

By purchasing a LIGHTFALLS villa, the customer has the opportunity to continue the story, creating memories and experiences that will last a lifetime.

Let this house be the starting point for the next chapter.



## More Work in Progress

This photo series captures the remarkable progress of the LIGHTFALLS villas.

From the initial excavation work to the laying of solid foundations, the construction of robust concrete structures, and the careful placement of brick walls, every step has been meticulously executed.

Soon, we will embark on the final phase: the complete finishing of these exquisite villas.

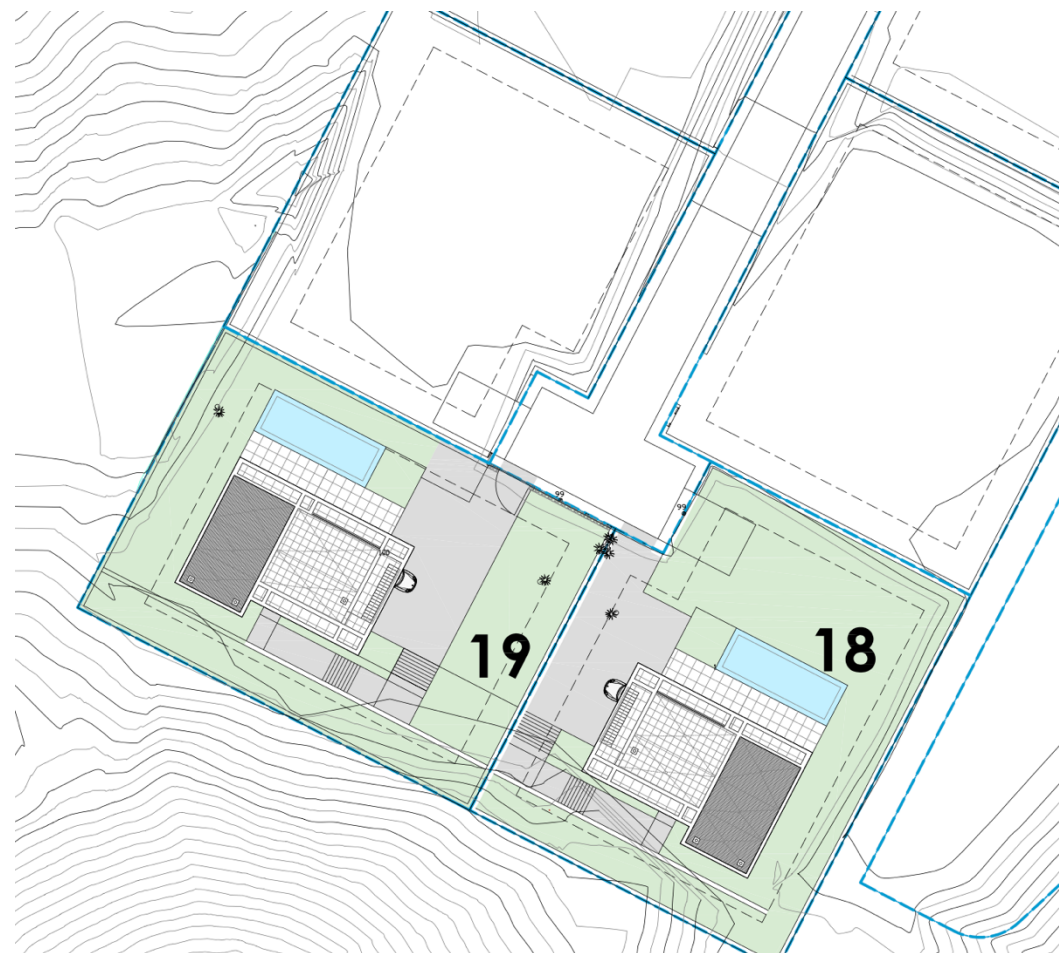
As we add the finishing touches, the LIGHTFALLS villas will reveal their full majesty, surpassing even the beauty of the initial renders.

Stay tuned at [www.lightfalls.es](http://www.lightfalls.es) as we bring these magnificent homes to life.



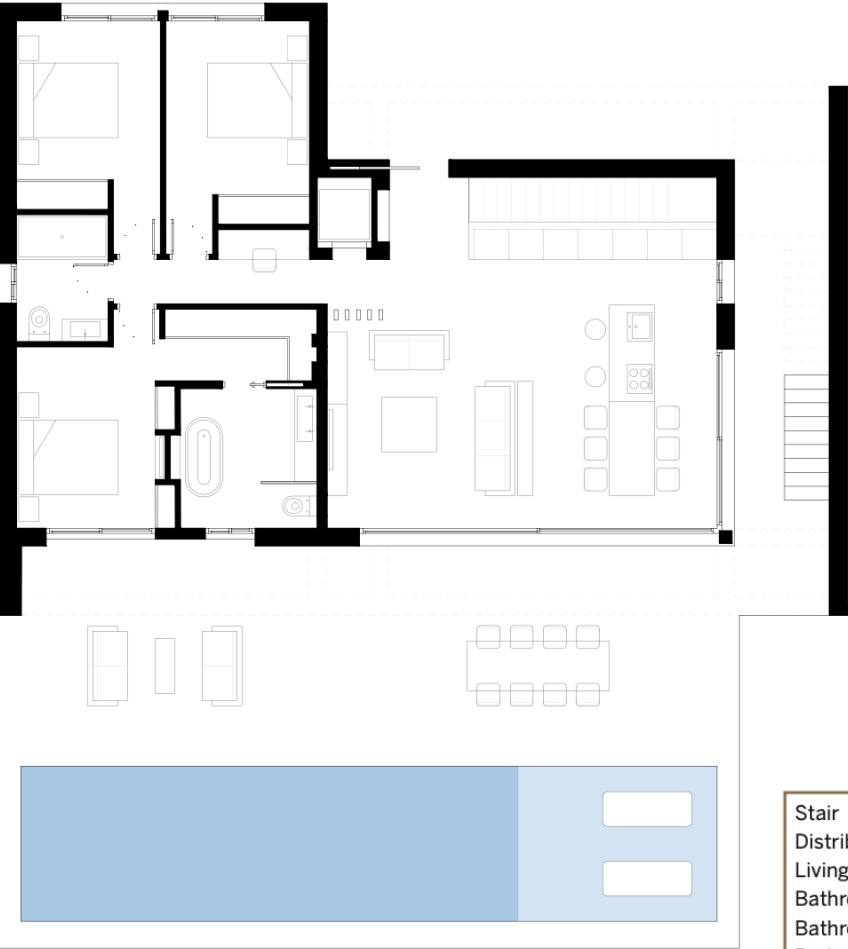


## Plans & Layouts





Ground Floor



3 2

|                            |               |
|----------------------------|---------------|
| Stair                      | 4,49          |
| Distribution hall          | 4,88          |
| Living-Dining room-Kitchen | 48,85         |
| Bathroom 1                 | 5,96          |
| Bathroom 2                 | 4,74          |
| Bedroom 1                  | 14,60         |
| Bedroom 2                  | 12,40         |
| Bedroom 3                  | 11,82         |
| <b>TOTAL GROUND FLOOR</b>  | <b>107,74</b> |

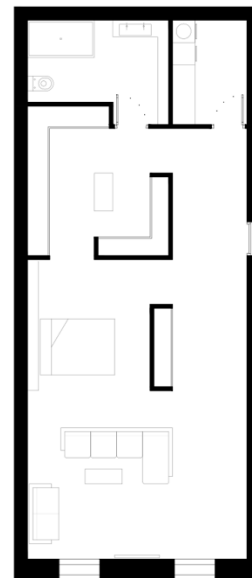


WHERE  
THE LIGHT  
GROWS

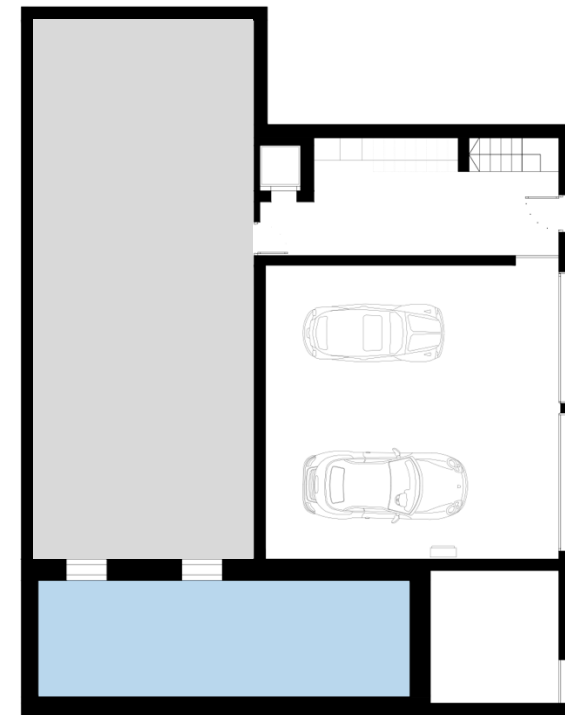




## Basement Floor



Customizable space with panoramic windows, ready to be tailored and furnished to your unique taste and preferences after the villa's completion.

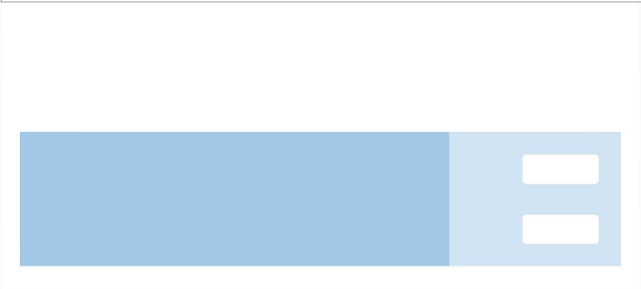
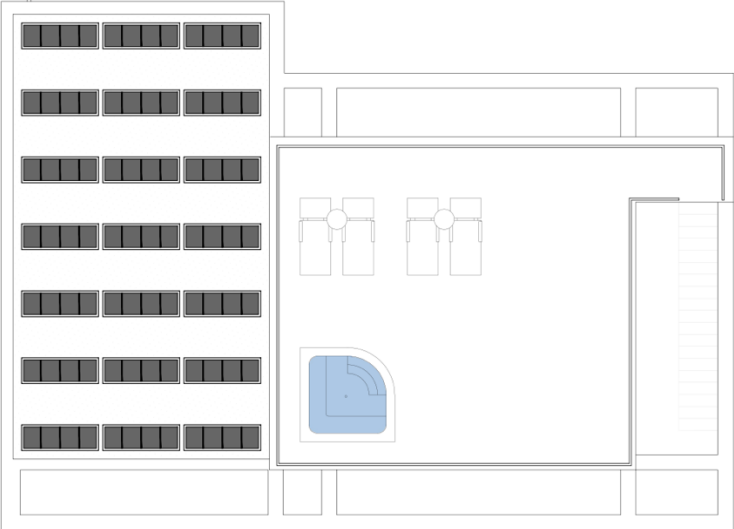


|                             |              |
|-----------------------------|--------------|
| Stair                       | 2,75         |
| Gallery access              | 19,84        |
| Garage                      | 62,12        |
| Pool technical room         | 12,32        |
| <b>TOTAL BASEMENT FLOOR</b> | <b>97,03</b> |





Rooftop Floor



|                            |              |
|----------------------------|--------------|
| Stair                      | 7,04         |
| Solarium                   | 56,36        |
| <b>TOTAL ROOFTOP FLOOR</b> | <b>63,40</b> |







## Beyond the Best

No shortcuts, only the very best, because your newly built home deserves nothing less.

And we do not need any more words to make that statement clear.

|  |                |
|--|----------------|
| USEFUL METERS                            | M <sup>2</sup> |
| TOTAL USEFUL METERS                      | 204,77         |
| TERRACE                                  | 74,14          |
| TOTAL USEFUL METERS + TERRACE + SOLARIUM | 342,31         |
| METERS BUILT                             | M <sup>2</sup> |
| HOUSE                                    | 250,20         |
| COVERED TERRACE                          | 20,00          |
| TERRACE                                  | 74,14          |
| SOLARIUM                                 | 63,40          |
| SWIMMINGPOOL                             | 43,52          |
| TOTAL METERS BUILT                       | 451,26         |
| COMPUTABLE METERS BUILT                  | 140,00         |



# MEET THE AQUARIUM



## Outdoor Impressions









# JAPANDI NATUREL



# COSMOPOLITAN BLACK



17 SQUARE

**MAX  
RELAX**



# DREAM YOUR DREAM



# STYLISH SPLASH



# HIDDEN TREASURES



# MOMENTS OF JOY





# AMBIANCE OF TRANQUILITY





## Use of Space

Thanks to true outdoor living in Las Colinas, space is not limited at all. Every room inside is extended to the beautiful outside and vice versa.

In the LIGHTFALLS villas, every square meter has been thoughtfully filled in and fully meets all expectations. From the moment the large windows open, from the moment the light gets free rein, the possibilities unfold fully.

Regardless of the time or even the season, you will find that perfect spot in or out of the sun, sheltered and with complete privacy or completely open with wide views.

Strategically placed stand-by pipes for water, drainage, electricity and air conditioning combined with flexible construction techniques allow structural changes to be made even after completion without heavy intervention and restrictions.



## Innovations in Architectural Design

Innovations in architectural design have revolutionized the way we conceptualize and construct buildings. These advancements have ushered in a new era where the possibilities of design and construction are virtually limitless, driven by a commitment to creativity, sustainability, and efficiency.

From sustainable materials and energy-efficient technologies to cutting-edge digital tools and parametric design, architects are pushing boundaries like never before. The use of renewable resources and green building practices ensures that new constructions are not only aesthetically pleasing but also environmentally responsible.

Energy-efficient technologies, such as solar panels and advanced insulation, reduce the carbon footprint of buildings, making them more sustainable in the long run.

As architects continue to embrace these advancements, the future of architecture promises to be even more dynamic and transformative.





## Main Materials

By carefully selecting materials, we ensure that the LIGHTFALLS villas are not only built to the highest standards of quality and durability but also with a conscientious effort to minimize environmental impact. Our goal is to create luxurious, comfortable homes that are in harmony with the environment, promoting sustainable living and responsible resource use.

**Sustainable timber:** We use sustainably sourced timber for framing and interior finishes. This material is not only durable and aesthetically pleasing but also renewable

**Recycled steel:** For structural components, we prefer recycled steel. By choosing recycled steel, we reduce the demand for new raw materials and the energy consumption associated with steel production.

**Eco-friendly insulation:** We use insulation materials made from recycled or natural fibers, such as cellulose or sheep's wool. These materials offer excellent thermal performance.

**Locally sourced stones:** We use locally sourced stones for exterior facades and landscaping. This not only supports local economies but also reduces the carbon footprint associated with transportation.



## Final Appearance

Because a picture is worth a thousand words, we have included renders of a possible interior. LIGHTFALLS is a concept where light flows in and defines the living atmosphere.

The interior is tastefully designed with natural light in mind and will be fine-tuned together with the client upon delivery of the villas.

For example, the kitchen can be chosen in white or black, as colours, even very special ones, are ultimately a matter of personal preference. These options highlight the importance of personalization, even when it comes to special and distinctive colours.

The aquarium windows on the ground floor are a standout feature, creating an extraordinary play of light that constantly changes, ensuring that the visual experience is always fresh and never the same twice.

This dynamic interplay of light contributes to the overall charm and character of the LIGHTFALLS villas, making each moment spent within them truly special.







## Environmental Friendly

Our approach to construction is guided by a profound respect for the landscapes within which we work and how we interact with them.

We are deeply committed to respecting the natural scenery, preserving the existing slopes, and causing minimal impact on the surrounding nature. When it comes to tree removal, we take this responsibility very seriously. Any trees that we unfortunately will have cut down are replanted in the same area or as close to it as possible.

This practice ensures that we are not only replacing what was taken but also contributing to the restoration and maintenance of the local ecosystem.

Our projects are designed and executed with the utmost care to blend seamlessly into the natural environment, maintaining the beauty and integrity of the scenery. By prioritizing these practices, we demonstrate our commitment to environmental responsibility and sustainable development.



## Sustainable Materials

Our commitment to sustainability is deeply ingrained in every aspect of the LIGHTFALLS constructions. We meticulously select materials that are sustainable, ensuring they have minimal impact on the environment. It is our priority to use resources that are not only eco-friendly, recyclable but also durable and long-lasting.

We understand that the choices made today will shape the world of tomorrow. Therefore, we strive to minimize our ecological footprint by opting for materials that promote environmental health and sustainability. This includes sourcing from suppliers who adhere to strict environmental standards and continuously seeking innovative solutions that enhance the efficiency and sustainability of our projects.

By prioritizing sustainable practices, we not only contribute positively to the environment but also set a benchmark for responsible construction in the industry.

Our goal is to create buildings that stand the test of time, both in terms of their physical durability and their positive impact on the planet. We are committed to building a better and greener future.



## Indoor Impressions









# E-VROOAMM





## Smart Energy

Smart charging of electric vehicles combined with solar panels and optional batteries represents a cutting-edge solution for sustainable energy management.

By harnessing solar power to charge vehicle batteries during the day and utilizing stored energy from optional batteries during peak demand or when sunlight is limited, this system optimizes energy usage and reduces reliance on the grid.

This integration not only promotes eco-friendly transportation but also contributes to a more resilient and efficient energy ecosystem, paving the way towards a greener future.

This is how we harness light into energy at LIGHTFALLS.



## Energy Efficient

For over a century, houses were constructed by simply stacking stones, and the technical sophistication was limited to rectangular spaces, each serving its own distinct function. Electricity and plumbing were available in only a few areas, heating was not centralized, insulation was rare, and renewable energy was the realm of science fiction.

While the automotive industry advanced rapidly, the construction sector lagged behind. Although central heating, insulation, and double glazing were eventually adopted, these improvements were implemented only incrementally. Home automation became a known concept, yet its smart integration remained largely underutilized. Consequently, each newly built or renovated house often missed crucial innovations, making it effectively outdated from the start.

Before embarking on the LIGHTFALLS villas project, we made a significant commitment: our mission is for the LIGHTFALLS villas to remain perpetually new. Not only through their timeless minimalist design but also by incorporating advanced, yet discrete, smart technology. This ensures that the houses are intelligently managed, optimizing the use of scarce and expensive resources with unparalleled efficiency.



# COMMITTED TO NATURE



## Eco Friendly

At LIGHTFALLS, our commitment to sustainability goes beyond the surface. We believe that true innovation lies in creating homes that are not only beautiful but also extraordinarily efficient and environmentally friendly. Our approach to sustainability is both smart and unobtrusive, ensuring that our homes use minimal resources while having the least possible impact on the environment.

Our advanced insulation and high-performance windows ensure optimal temperature control, reducing the need for heating and cooling. Smart home systems manage lighting, heating, and cooling based on occupancy, saving energy. Real-time energy usage data from smart meters empowers residents to make efficient choices.

Each villa is equipped with state-of-the-art solar panels, providing renewable energy. We also integrate rainwater harvesting to reduce water consumption, low-flow fixtures and smart irrigation further optimize water use. All these technologies are seamlessly integrated, making sustainability a natural part of everyday living. At LIGHTFALLS, we are setting new standards for sustainable homes, ensuring minimal resource use and maximum environmental benefit.

# EFFICIENT BY NATURE



# **PRIORITIZE NATURE MINIMIZE FOOTPRINT**



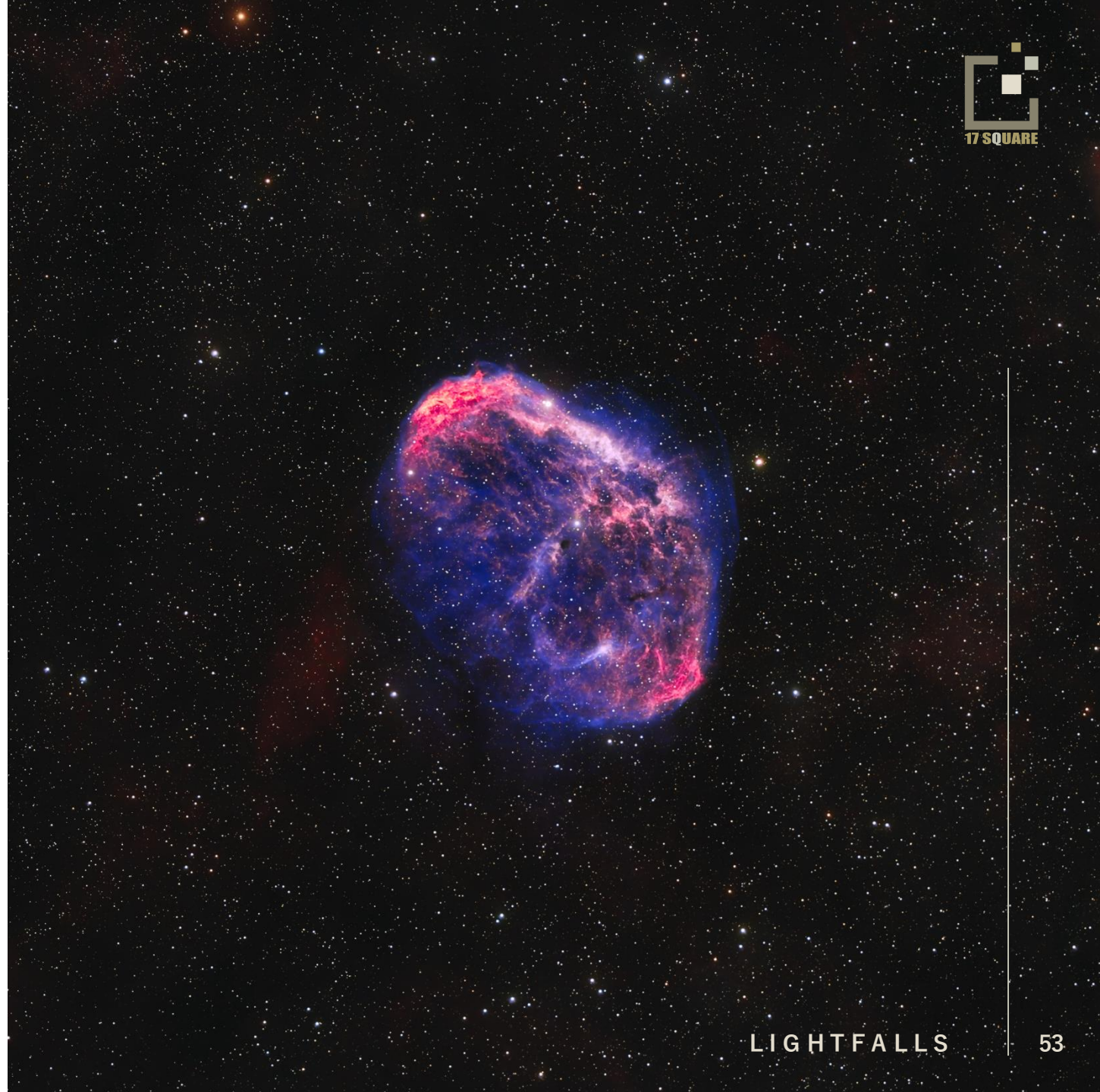
## Light Precedes Darkness

Las Colinas is not just a stunning natural haven during the daylight hours; as the sun sets and darkness descends, a whole new world of wonders emerges. With its minimal light pollution, the night sky over Las Colinas transforms into a breathtaking spectacle, offering a canvas adorned with countless stars and the ethereal glow of the Milky Way.

Whether you're a budding astronomer eager to explore the cosmos or a seasoned astrophotographer seeking the perfect shot, Las Colinas provides an unparalleled setting to indulge your passion for the celestial.

One such captivating sight taken during the summer of 2023 is the Crescent Nebula, a cosmic bubble about 25 light-years across, blown by winds from its central, bright, massive star. Found in the nebula rich constellation Cygnus, NGC 6888 is about 5,000 light-years away from Earth.

Here, silence speaks volumes.





## Music Maestro

Once, we entertained the idea of a home automation system brewing morning coffee and filling the bathtub. While charming, home automation systems are capable of performing smarter and more sustainable actions.

In all LIGHTFALL villas, an additional supply of hot water is generated unnoticed by the residents when the solar panels produce surplus energy. Moreover, the frequency-controlled pool pump monitors the solar panel output and adjusts its speed seamlessly. And the heat pump only heats the pool water during periods of solar production, unless overridden by the user.

This intelligent technology extends to the EV charging station in the garage. Paired with an optional battery, operational costs are dramatically reduced, and even energy independence is achieved.

The home's cooling and heating systems are continuously monitored without the user's awareness. When residents are absent, temperatures are adjusted slightly higher or lower, and during prolonged absences, the system automatically switches off, forgiving the user's forgetfulness.

And yes, of course, you can also control the audio system with it.



## Waterless Greenery

We've deliberated long and hard on this matter, with significant doubts.

Natural grass exudes luxury, but in sunny climates, it demands a lot of water and upkeep. Ethically, it seemed entirely irresponsible to squander precious resources, yet we didn't want to compromise on luxury.

After visiting several companies, we discovered an artificial grass that is nearly indistinguishable from real grass but requires neither water or maintenance.

And best of all: this artificial grass is made from 75% recycled fibers, is UV-resistant, weed-free, and therefore lasts for years.

Proven and approved!





## Safety & Security

In an environment of luxury and light, ensuring comfort and safety is paramount.

At Las Colinas Golf, access to the resort is restricted to a single entrance road, where a dedicated security firm monitors the entrance around the clock. Every vehicle's license plate is recorded and identified, and all visitors undergo thorough screening by our vigilant personnel.

The security guards patrol the entire estate both day and night in silent electric vehicles, reporting any unusual situations. During the summer months, dog patrols are also active.

Additionally, LIGHTFALLS is an exclusive gated community with its own secure entrance accessible only to the six villa owners who possess the unique access code.

And moreover, each villa can be fitted with a state-of-the-art alarm system and comprehensive CCTV surveillance.

Whether you're enjoying the serene surroundings of LIGHTFALLS or traveling elsewhere in the world, you can rest assured knowing that your safety and tranquillity are our top priorities.



## Fire Protection

Fire safety is not only guaranteed in the LIGHTFALLS villas with both smoke and CO<sub>2</sub> detectors, but it extends much further.

A well-thought-out policy in terms of landscaping, combined with a rigorous maintenance plan, ensures that the entire domain remains orderly and clean, actively mitigating the risk of fire spread.

The entire security team receives annual in-depth fire-fighting training, and their direct and active patrols enable them to respond quickly and effectively to suppress any calamity.

There are strategically placed hydrants throughout to provide the fire brigade with a strong and steady water supply when needed. An active communication system has also been established, allowing for personalized messages and targeted communication of preventive measures.

You are in safe hands.





Our concept for LIGHTFALLS villas revolved around three core principles: art, design, and light. We envisioned these villas where every room would serve as a canvas, allowing natural light to highlight and transform the art pieces displayed within.

The architecture would be minimalist yet sophisticated, providing the perfect backdrop for an ever-evolving gallery of personal collections.

The design process was meticulous; 17 SQUARE collaborated with the renowned Belgian interior company MENZA, together with lighting experts, and their interior designers to ensure that every detail of LIGHTFALLS contributed to its central theme.

See you soon in LIGHTFALLS.  
17 SQUARE



# THE ART OF LIVING





Reach out to your preferred agent:

