

Materials & Qualities.

Foundation & Structure.

Reinforced concrete using insulated and reticular slabs.

Exterior Enclosure.

Exterior wall with ceramic bricks of 12 cm.
Extruded EPS polystyrene insulation, 4 cm of insulation
Rockwoll or similar and double internal plasterboard backing.

Roof.

Non-passable flat roof with XPS 12 cm insultion in the covered area.
Tiled for solar panels.

Facade.

White scraped monolayer coating and decorated stone walls, depending on the design specification.
Painted.

Exterior Carpentry.

Schüco aluminium frames with thermal bridge break, embedded in flooring.
Electric venecian blinds integrated into carpentry from Griesser.

Interior Partitions.

Acoustic brick, double, reinforced, with thermal and acoustic insulation “rockwool” if appropriate in the areas defined by the interior design specification.
False ceilings throughout.
Sound reducing ceilings in living areas.

Interior & Exterior Flooring.

Porcelanosa 100x100 cm cm and parquet wooden floors in the bedrooms. according to Design Project.
7 cm skirting integrated into the walls.

Indoor & Outdoor Lighting.

Interior LED throughout.
Indirect LED light in curtain boxes and sound reducing ceiling in living room.
Exterior wall light fittings and garden beacons according to Exterior Design specifications (if applicable).
Switches and sockets: Bticino Living Now.

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Paintwork.

Smooth white RAL 9010.

Bathroom Coverings.

Top of the range ceramics from Porcelanosa.

Glazing.

Double-glazed windows with air chamber according to CTE.
Fixed windows of glass, folding or sliding glass in showers.
Safety glass railing 10+10 on terraces.

Heating & Air Conditioning.

Air conditioning via ducts with direct expansion heat pump. Air Zone with mobile control.
Electric towel heater in bathrooms.
Under floor heating with water throughout.
Additional electric underfloor heating in bathrooms.
Aerothermal electric heater.
Installation of air renewal and extraction.
10 KW Solar panel installation.

Exteriors.

Common garden areas: Finished according to landscaping design specification with irrigationsystem and lighting.
Privat infinity swimming pool: According to design project.

Interior Fittings.

KITCHEN

Furnished with tall and low glass and laquered matt from Modulnova.
Quooker tap in kitchen with cold water.
Natural stone worktop.

INTERNAL DOORS

Interior doors in smooth laquered white. Height floor to ceiling.
Hidden door frames.
Design handle in stainless steel.

WARDROBES

Folding cupboard doors in lacquered smooth white.
Interior with shelves, chest of drawers and hanging bar, adapted to the space available.





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BATHROOM FURNITURE

Complete in Solid Surface with mirror and built-in light.

Mirrors floating 10mm from the wall.

ENTRANCE DOORS

Pivot door armoured, with security lock.

Toilets & Tap Fittings.

White Duravit rimless, Model Philip Starck III.

Cistern from Geberit suspended toilet with cush-ioned lid.

Master bedroom: Japanese toilet, Duravit.

Black mixer taps from Hans Grohe.

Household Appliances.

Washing machine.

Oven.

Steam oven.

Induction hob with extraction..

Refrigerator.

Dishwasher Microwave.

Brand: Miele.

Special Facilities.

Video intercom.

Smart Home Automation System for blinds and ilumination.

Common water softener.

Sound proof ceiling in living room.

Solar panels 10 KW.

Guarantees.

Structure: 10 Years.

Installations: 3 Years.

Products (ex. white goods): 2 Years.

Finishing: 1 Year.

Special Features.

Exterior kitchen.

Chimnea, Gas Mini mil.

Build-in wine room.

Double parking.

Cinema Room.

Multi Room.

Gas Fire pit exterior.

Construction Process.

1

Foundation Base.

The foundation is laid with advanced engineering techniques, ensuring structural integrity and longevity. Our innovative approach sets the stage for a resilient and robust construction.

2

Structure.

The structural framework is engineered using high-strength, load-bearing materials, such as reinforced concrete using insulated and reticular slabs.

3

Roofing.

The roofing system incorporates cutting-edge technology and high-quality materials to offer superior protection and energy efficiency.

4

Interior.

The interior design combines sophisticated aesthetics with functional layouts. High-end finishes and smart home technology are integrated to create an environment that is both luxurious and practical.

5

Landscaping.

Our landscaping incorporates sustainable practices and advanced irrigation systems. The design is tailored to enhance the natural beauty of the surroundings, creating a seamless blend of indoor and outdoor spaces.

6

Completion.

The final phase involves quality checks and finishing touches. Every detail is handled with care to ensure the villa meets the highest standards of luxury and functionality, delivering a truly exceptional property.