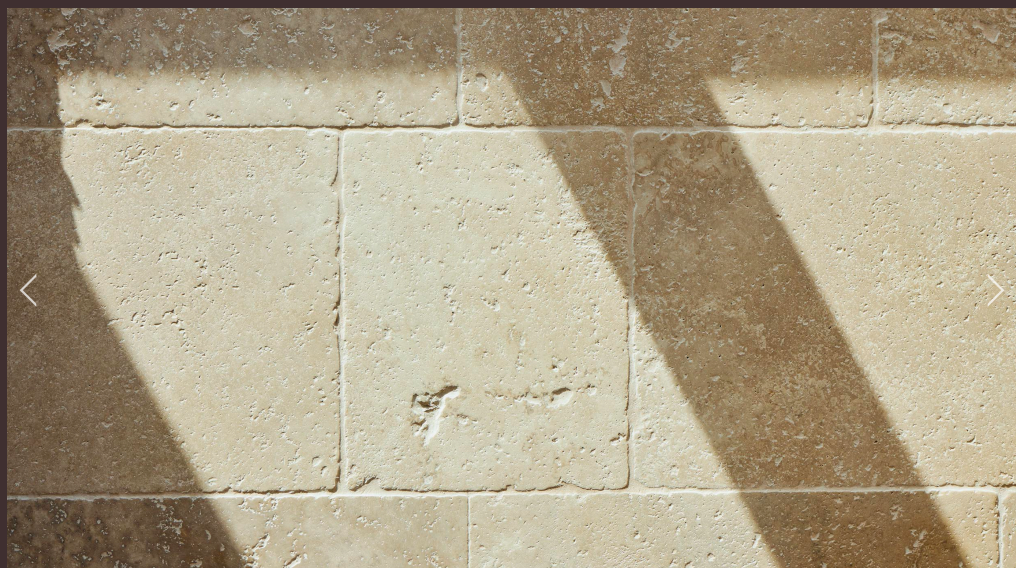
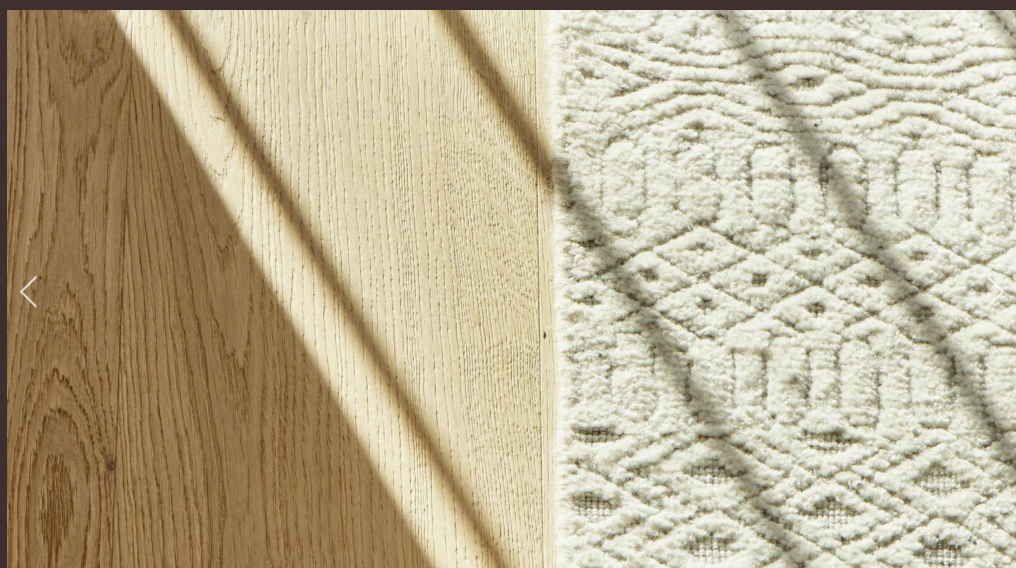




To create line of projects we have been inspired by the character and charm of the area, using textures and natural elements such as wood or stone from the area to achieve a style in tune with the environment, all while maintaining traditional architecture and contributing new ideas to the construction system.



















3
Bedrooms

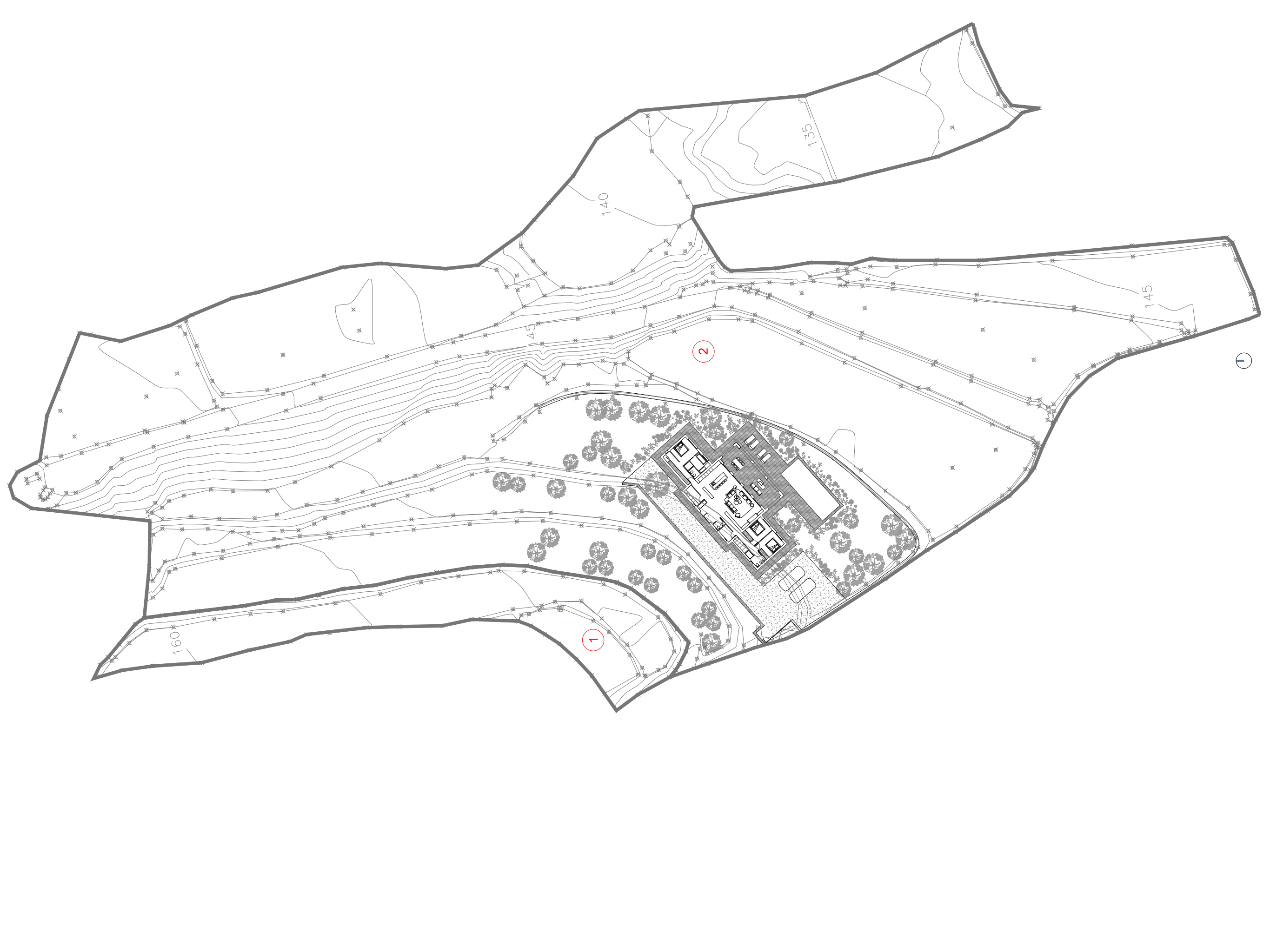
3
Bathrooms

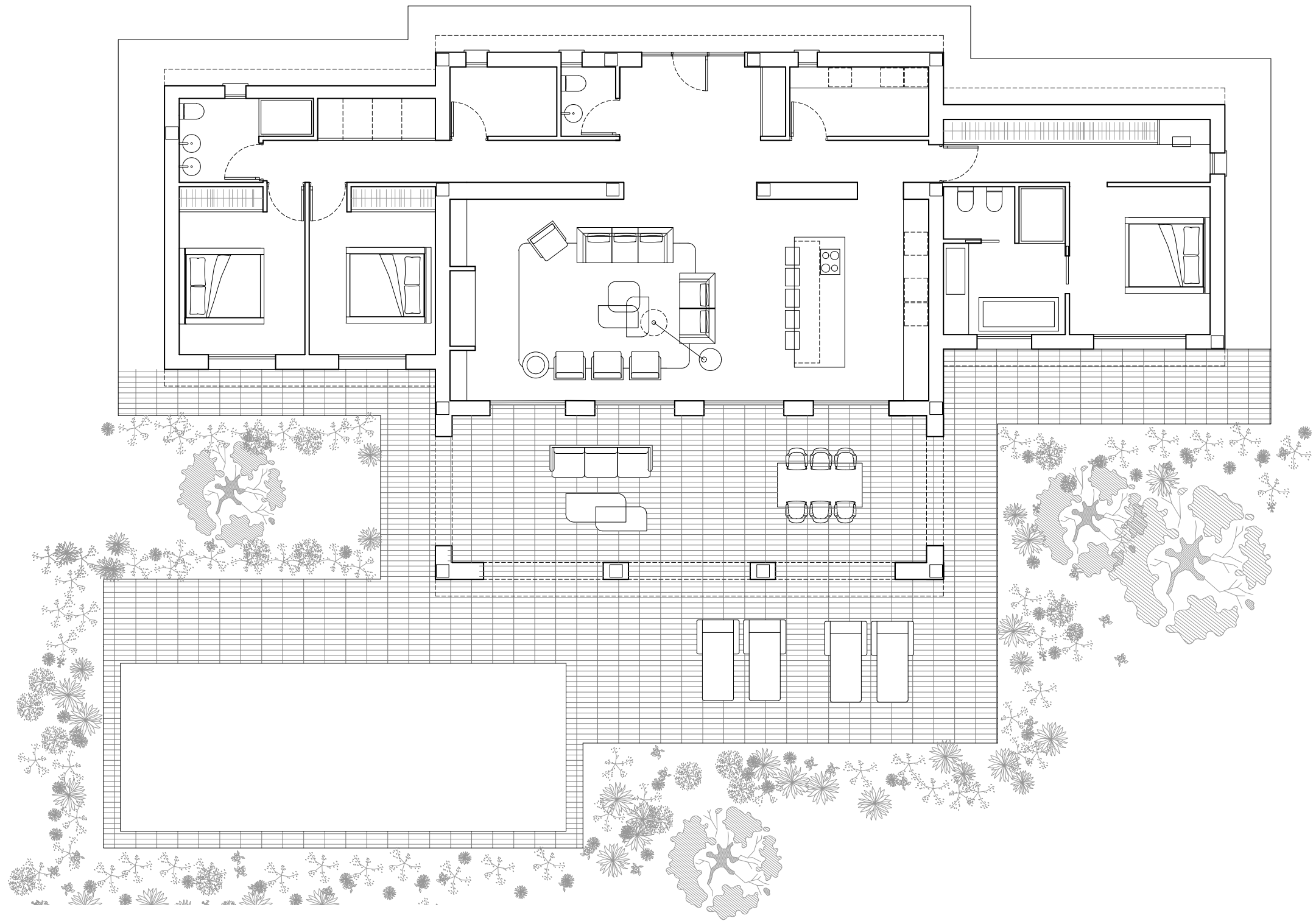
255 m²
Built area

169 m²
Aux Area

423 m²
Total area

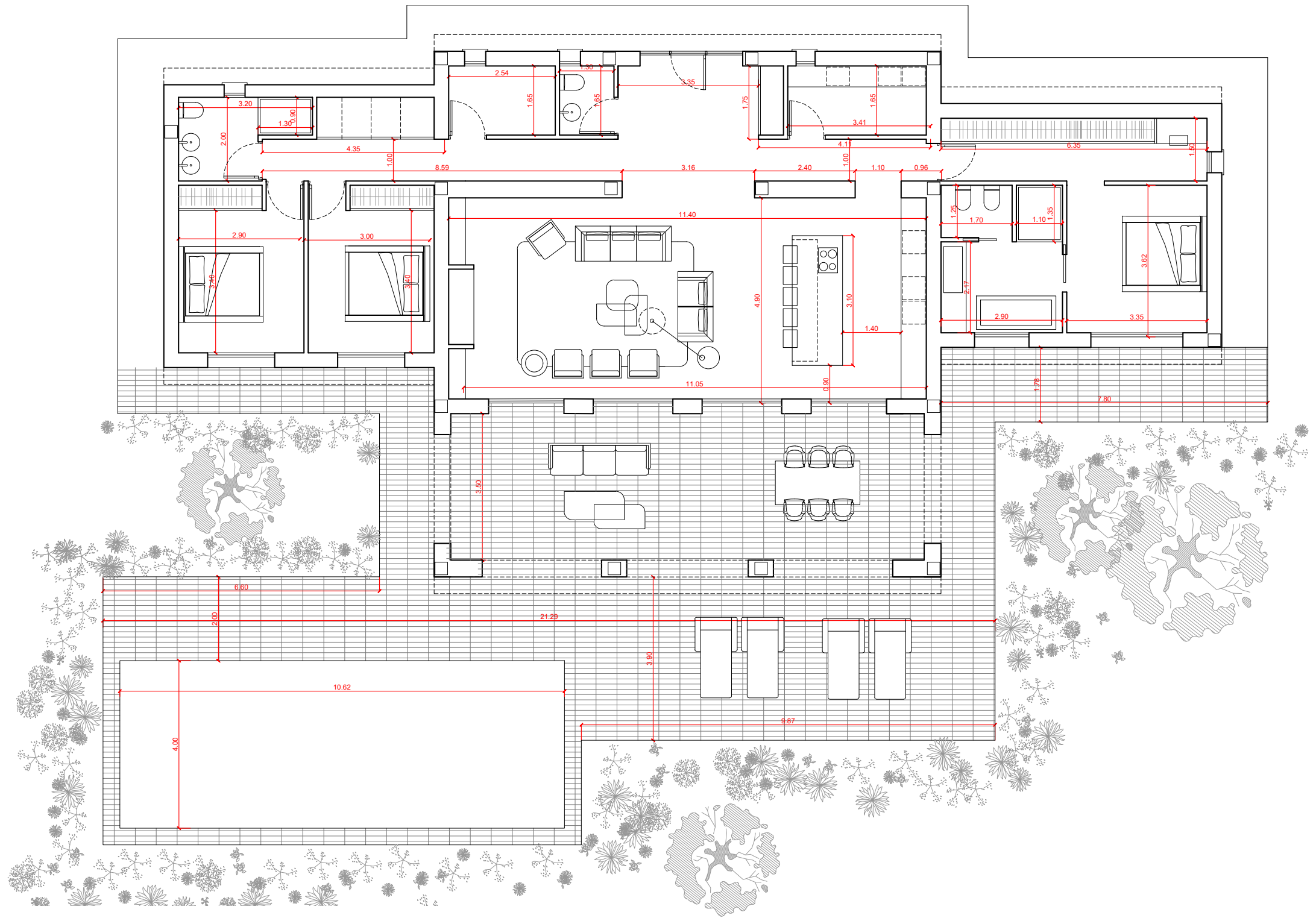
11.672 m²
Plot





PLANTA BAJA

E: 1 / 100



PLANTA BAJA

E: 1 / 100



A Symphony of Design and Functionality

Specifications and Materials

The following document details the materials, finishes, and specifications selected for the construction of the property. Each element has been carefully chosen to ensure the highest standards of quality, functionality, and aesthetics. From structural components to final interior finishes, every aspect reflects our commitment to excellence and timeless design.





EXTERIOR FINISHES

Main Facade

Exterior leaf of structural concrete block 20cm thick. Finish according to the surface.

Waterproofing with a layer of hydrophobic cement on the interior of the brick.

Insulation fixed to the interior of the exterior facade leaf, using interlocking 6cm thick rigid extruded polystyrene panels with a thermal conductivity of 0.032 W/(m²K).

Air gap to conceal pillars in walls and accommodate installations.

Exterior wall cladding with two-layer mortar, finished with paint applied using a lime glazing technique, colour RAL 9001.

WALL COVERINGS

Paint

Finished with paint applied using a lime glazing technique, colour RAL 9001, the same as the mechanisms.

Ceilings

Ceilings throughout the property are constructed with exposed natural timber joists and ceramic infill elements, finished with a smooth plastered/rendered surface between the joists.

In the living and dining areas, as well as in the bedrooms, the ceilings follow the inclined geometry of the roof, with exposed timber joists creating the characteristic pitched-ceiling appearance.

In the corridors and other areas with flat ceilings, the same timber joist and infill construction is maintained with a horizontal finish, providing visual continuity throughout the property.



Image of the living room space



INTERIOR PARTITION WALLS

Are constructed using a drywall system, with a double plasterboard panel on each side of the metal stud structure and 60 mm rock wool insulation inside to improve acoustic and thermal performance.

The use of a double plasterboard layer also allows the skirting boards to be integrated flush within the wall, positioned between the first and second plasterboard panels, creating a cleaner and more refined finish.

CERAMIC CLADDING AND COVERINGS
ACCESSORIES

Examples of the selected material, the client being able to select different finishes in the Saloni store (The ones in the store have as included in the budget), always before starting the construction of the house.

GENERAL FLOORING



Interior flooring.
The same flooring will be used in outdoor areas but it will be anti-slip.
PAV. ARDESIA 90X90 AVORIO



Bathroom tiling
REV. ARDESIA 60X120 AVORO



Bathroom tiling
REV. ARDESIA FLAGSTONE 40X120 AVORIO



Bathroom tiling
REV. ARDESIA TILT 40X120 AVORIO



VIDREPUR

Swimming pool

Format 25X25

VIDREPUR NATURE BALI

BATHROOMS | GENERAL STYLE AND MOODBOARD

Coverings and Flooring

All bathrooms share a unified palette of materials for both wall and floor coverings, combining Saloni porcelain tiles for both floors and walls.

Sanitary ware and Taps

All of them will maintain the same finishes and colours, using Roca brand models for the sanitary ware and GRB Mixers for the taps (All in Black finish), as detailed below.

Furniture

Finally, all the washbasin furniture will have the same design and aesthetic, suspended from mother-coloured melamine and from the Hönnun brand.





TIME

Washbasin in all the bathrooms.
Wall-mounted basin mixer with cold open system.



TIME

Wall-mounted shower mixer 2 ways.



TIME

Shower head.



+



Shower drainage system

Shower glass with black profile.
Shower floor like the rest of the house.



ROCA

Compact concealed cistern



ROCA

Compact concealed cistern



ROCA ONA

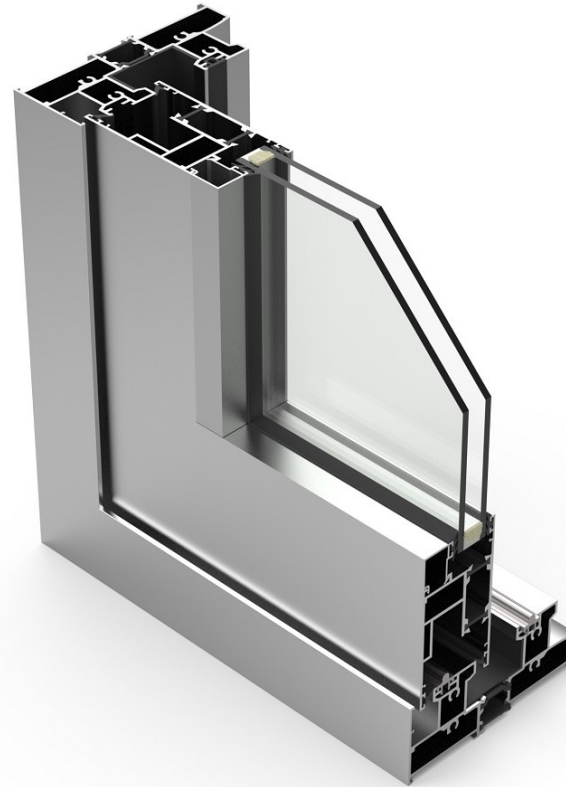
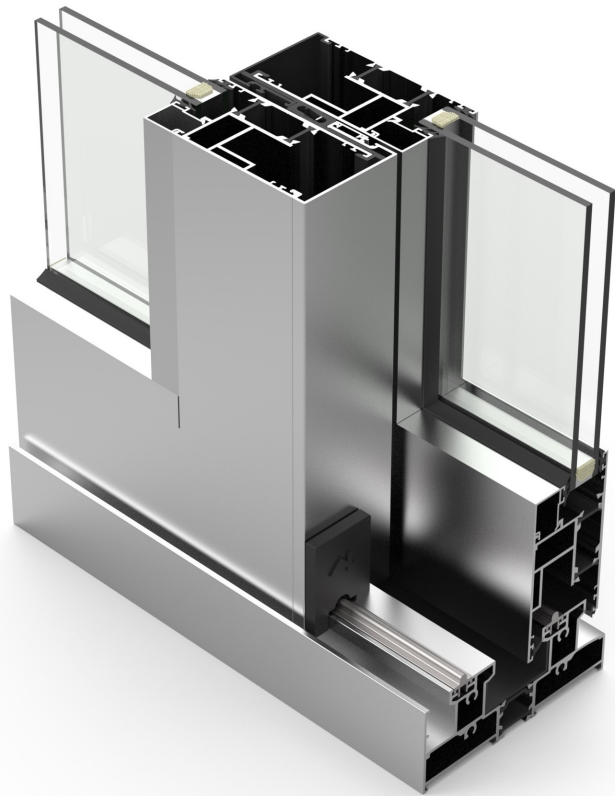
Rimless compact wall hung toilet made of white sanitary porcelain with horizontal outlet.

EXTERIOR CARPENTRY

OUTDOOR

ALUGOM

ALUGOM SERIE MATRA 110



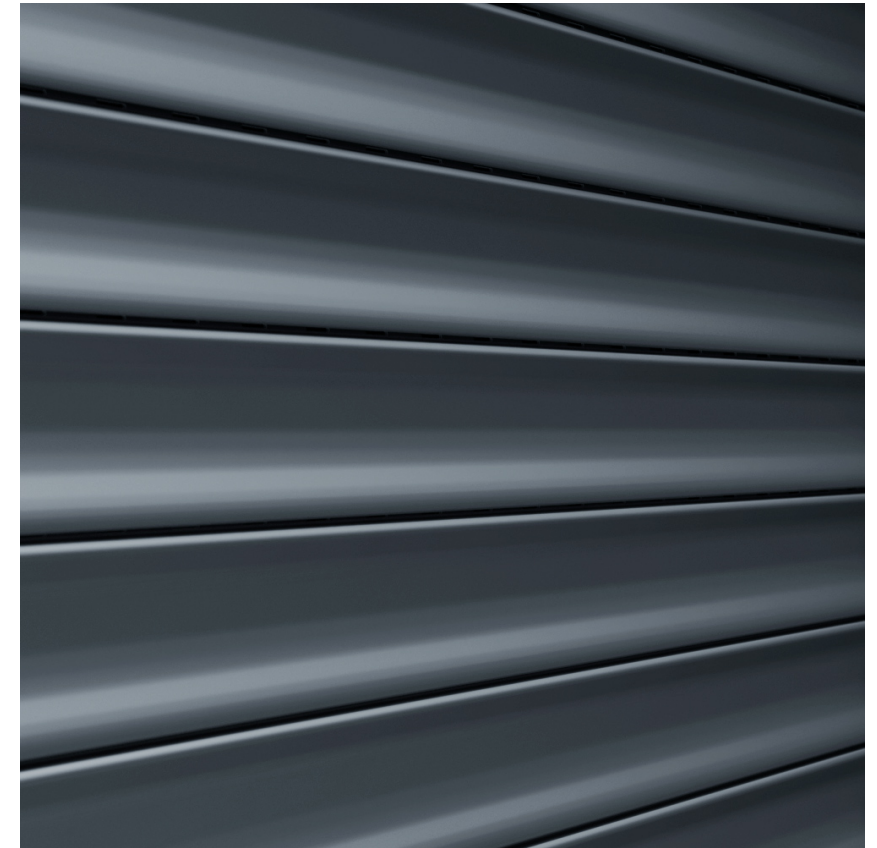
Glasses : 4+4 | camera | 6

* The glasses may be increased by request of the energy efficiency code

Main entrance door to housing.

Aluminum frame of the same colour of the windows.

Central aluminum sheet of the same colour.



External shutters in the same colour as the exterior carpentry, motorised and with hidden drawer on the inside.

Blinds will be installed in all bedrooms.



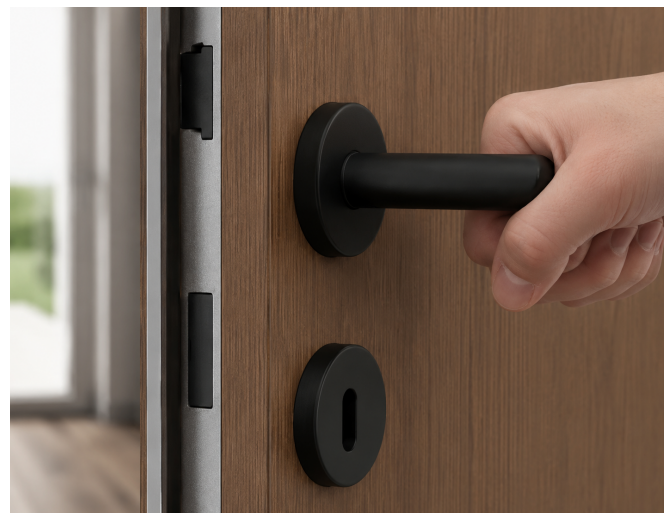
RA8014T Sepia Texturado

INTERIOR CARPENTRY

Interior doors + Oak plated (natural) height 230 cm.
Pending to choose dye colour



Concealed hinge - Interior doors in black



Black crank
Magnetic locking door - Interior doors



KITCHEN



Kitchen worktop & Cladding
LAMINAM Serie Fokos - Sale



Laminate kitchen furniture.
Roble Casella Natural H1385



Laminado poro sincronizado
Blanco Premium W1000 / TM9 / ST7



Laminado poro sincronizado
Negro U999 TM28 / ST 28



Laminado poro sincronizado
Roble Casella Marron oscuro H1369



Laminado poro sincronizado
Roble gladstone arena H3309



Laminado poro sincronizado
Roble Casella Natural H1385

* All materials must be chosen before starting construction. Once the construction has begun, nothing can be changed.



BOSCH INDUCTION HOB

8 Series Induction hob 70 cm Black, with profiles



BOSCH OVEN

8 Series Oven with steam 60 x 60 cm
Stainless steel



BOSCH MICROWAVE OVENS

8 Series Built-in microwave oven



BOSCH REFRIGERATOR

4 Series Built-in combi fridge freezer 177.2 x
54.1 cm Door sliding door

Appliances chosen for this project. Any appliance change will have to be budgeted separately. No changes can be made once the construction of the house has begun.



BOSCH CEILING EXTRACTOR FAN

6 Series Ceiling extractor fan 90 cm Stainless steel



Kitchen tap with pull-out spout - black finish.



BOSCH DISHWASHER

2 Series Fully integrated integrated



Undermount stainless steel sink

Appliances chosen for this project. Any appliance change will have to be budgeted separately. No changes can be made once the construction of the house has begun. Washing machine and non-stay dryer are not included.

WARDROBES



Cabinets - Exterior
F685 ST10 Acapulco



Cabinets - Interior
CLAY GREY U727 ST9

EXAMPLE OF A FINISHED WARDROBE

* The cabinets include top shelf and hanging bar. All additional equipment will be extra.



Possibility to choose the colours of the cabinet doors according to the colour selection of the EGGER catalogue.



EFFAPEL APOLO 5000

The APOLO 5000 Series stands out for its sober design and straight lines.

Its discreet presence confers a minimalist and distinguished touch to your decoration.

We recommend installing it throughout the house except in bathrooms and kitchens.



EFFAPEL APOLO 5000

We recommend installing it in bathrooms and kitchens



ELECTRICAL PANEL OF THE DWELLING



CEILING LIGHT SPOTS

They are installed throughout the interior of the house according to the electrical plan of the project.

Led light 2700k



BLACK LANTERNS OUTSIDE THE HOUSE

Lanterns will be installed on the four facades of the house according to the electrical plan of the project.



STREET LAMPS AT THE ENTRANCE TO THE STREET DOOR

Street lights will be installed on the pillars of the pedestrian and vehicle gate at the entrance to the plot.



VIDEO INTERCOM

Video intercom system for exterior door opening. Includes app for control from mobile phone or tablet.

CLIMATISATION

HOT WATER



Armoured vertical wall mounted electric water heater 120 L

AIR CONDITIONING + HEATING

SPLIT unit in the living room and in each bedroom.



VENTILATION SYSTEM

Ventilation system of the house with mechanical extraction of the interior air through ducts from the kitchen and bathrooms to the chimney on the roof.



SWIMMING POOL EQUIPMENT & IRRIGATION SYSTEM



ASTRALPOOL Victoria Plus
1 x swimming pool filtration pump



SWIMMING POOL FILTRATION SYSTEM
ASTRALPOOL ICE D.750



RAIN BIRD IRRIGATION PROGRAMMER
- 3 zones
- motorised solenoid valves

The project does not include any garden areas or plants.



Outdoor swimming pool shower:
Only cold water.