







We believe that every home is more than just a structure; it is a sanctuary for the soul. Our architect, combines her passion for interior design and landscaping with a unique sensibility to create spaces that are not only aesthetically stunning, but also elevate your energy and well-being.

Each project is a journey towards harmony and balance. Inspired by the principles of nature and spiritual connection, we design homes that are a balm for the soul; places that you don't just live in, but that live in you.

Our designs focus on positively stimulating and influencing you, embracing and enhancing the best version of yourself. Each space is crafted to promote physical, emotional, and spiritual well-being, creating homes that not only heal but also inspire.

Every project is a manifestation of our commitment to creating spaces that reflect who you are and who you aspire to be. We invite you to discover how our designs can transform your way of living, leading you to a place where every detail resonates with your deepest self.

#### Exteriors:

The exterior of this villa radiates a warm Mediterranean elegance, defined by its natural textures, soft earth-toned façades, and timeless architectural composition. Rather than stark contrasts, the design embraces harmony — blending stone walls, rendered volumes, and cascading greenery to create a home that feels organically rooted in its surroundings.

#### Interiors:

Inside, the villa reveals a serene and sophisticated atmosphere, where contemporary Mediterranean design meets understated luxury. The open-plan layout flows effortlessly between the living, dining, and kitchen areas, creating a harmonious spatial continuity that enhances both comfort and functionality.

#### Kitchens and Bathrooms:

The kitchens blend functionality with style, equipped with state-of-the-art appliances, sleek cabinetry, and sophisticated countertops that reflect a keen attention to detail. Bathrooms feature contemporary fixtures and fittings, including matte black faucets and showerheads, which stand against pale textured ceramic tiles for a look that is both bold and timeless.

#### Bedrooms:

The bedrooms are conceived as intimate sanctuaries — serene, enveloping spaces where architecture, materiality, and light work together to promote rest and wellbeing. Rather than relying on ornamentation, the design focuses on purity of form, soft textures, and a calming neutral palette.

#### Technology and Security:

Advanced home automation systems offer convenience and security, with features that can be controlled via smartphone or tablet. Integrated security systems ensure peace of mind, with surveillance and alarm systems that are both discreet and effective.

#### Eco-Friendly Aspects:

Sustainability is key in the design. The homes are constructed with energy efficiency in mind, utilizing materials and systems that reduce the environmental footprint while ensuring comfort for its inhabitants.

Community and Location: Situated in a prime location, it offers the perfect balance of privacy and accessibility. Located in a well-established residential community, renowned for its security, exclusivity, and top-tier infrastructure, with all essential services just minutes away.

Furthermore, the area is home to a superior five-star hotel entirely dedicated to wellness and spa treatments: the prestigious ZEM Wellness Clinic. This exclusive center focuses on health, wellness, and holistic treatments, further elevating the luxury lifestyle and residential appeal of the area.



































































| SUP. ÚTILES    |          |
|----------------|----------|
| Planta baja    |          |
| Escalera       | 6.48m2   |
| Vestíbulo      | 11.90m2  |
| Paso           | 14.44m2  |
| Cocina—comedor | 45.28m2  |
| Salón—estar    | 35.90m2  |
| Dorm.1         | 30.75m2  |
| Baño 1         | 12.90m2  |
| Vestidor       | 8.32m2   |
| Porche         | 30.76m2  |
| Total          | 196.73m2 |

| SUP. ÚTILES   |          |
|---------------|----------|
| Planta alta   |          |
| Escalera      | 6.81m2   |
| Vestíbulo     | 13.12m2  |
| Dorm. 2       | 22.00m2  |
| Baño 2        | 7.22m2   |
| Dorm.3        | 15.50m2  |
| Baño 3        | 8.35m2   |
| Dorm. 4       | 15.50m2  |
| Trast. ext.   | 4.55m2   |
| Porche aparc. | 44.18m2  |
| Total         | 137.23m2 |

| SUP. ÚTILES   |          |
|---------------|----------|
| Planta sótano |          |
| Escalera      | 6.19m2   |
| Vestíbulo     | 5.34m2   |
| Instalaciones | 8.33m2   |
| Trastero      | 37.36m2  |
| Depuradora    | 21.42m2  |
| Depósito      | 17.70m2  |
| Total         | 96.34 m2 |

---

4  
Bedrooms

---

3  
Bathrooms

---

496,27 m2  
Built area

---

289,05 m2  
Aux Area

---

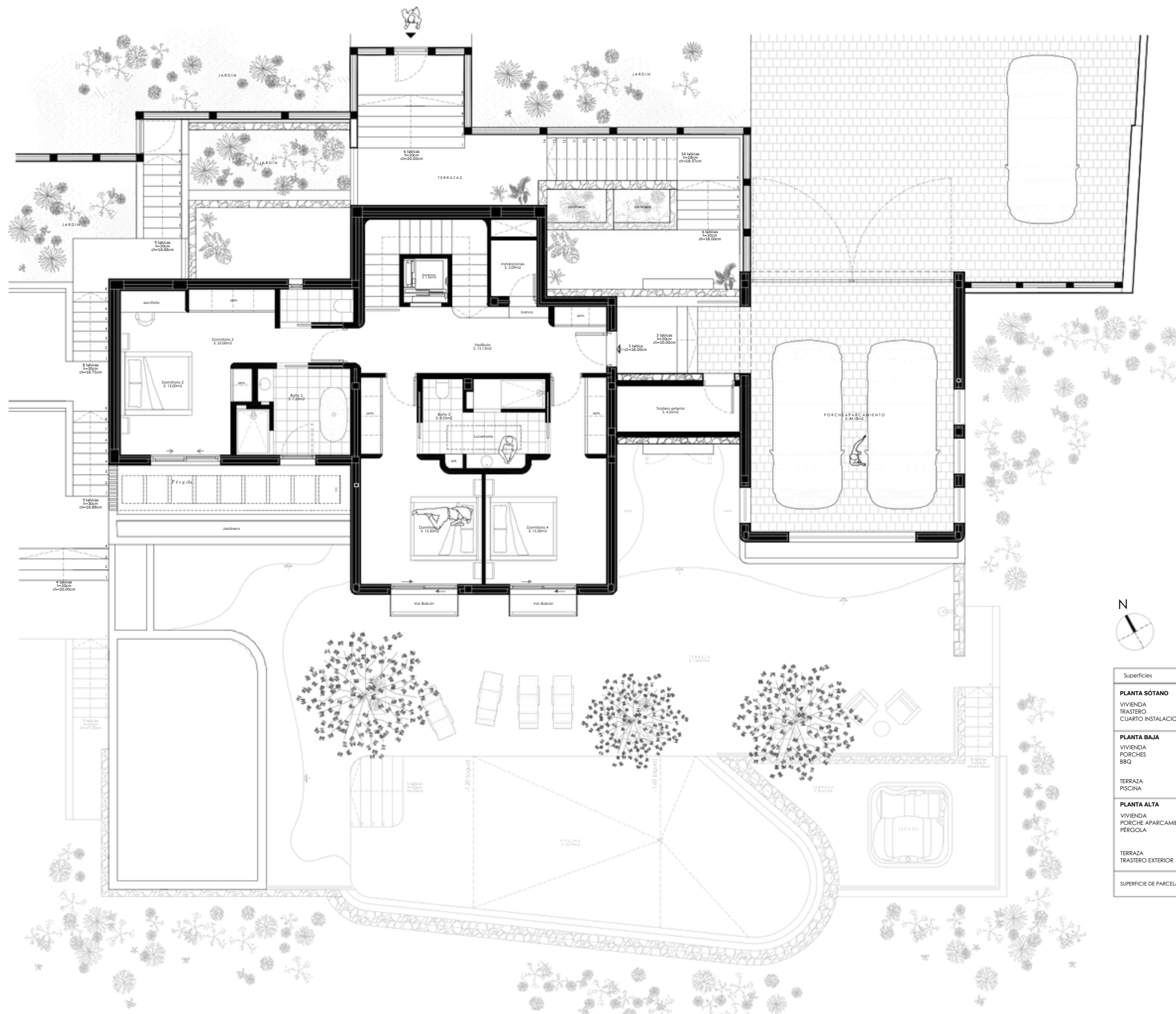
785,32 m2  
Total area

---

1.297 m2  
Plot

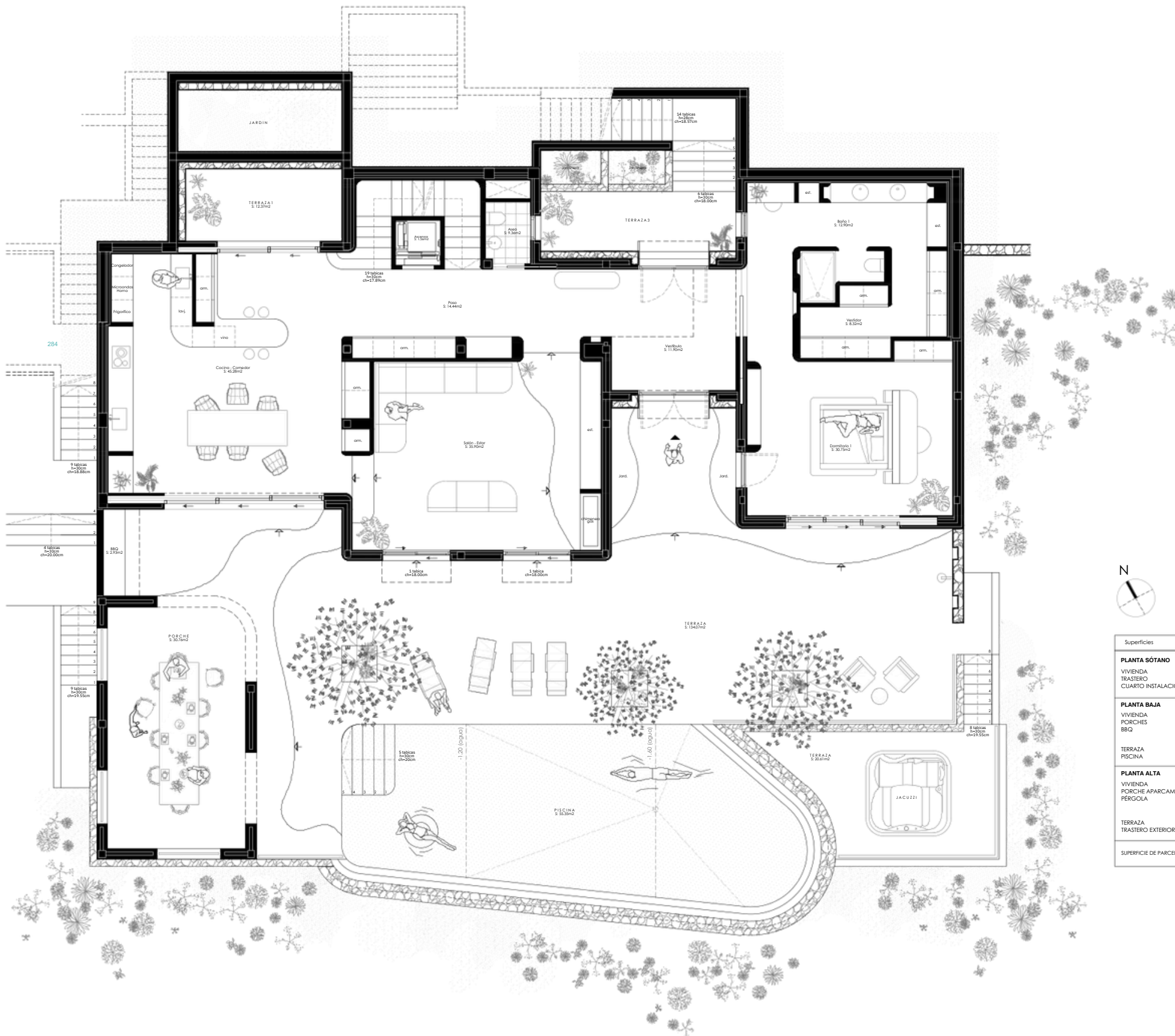
---





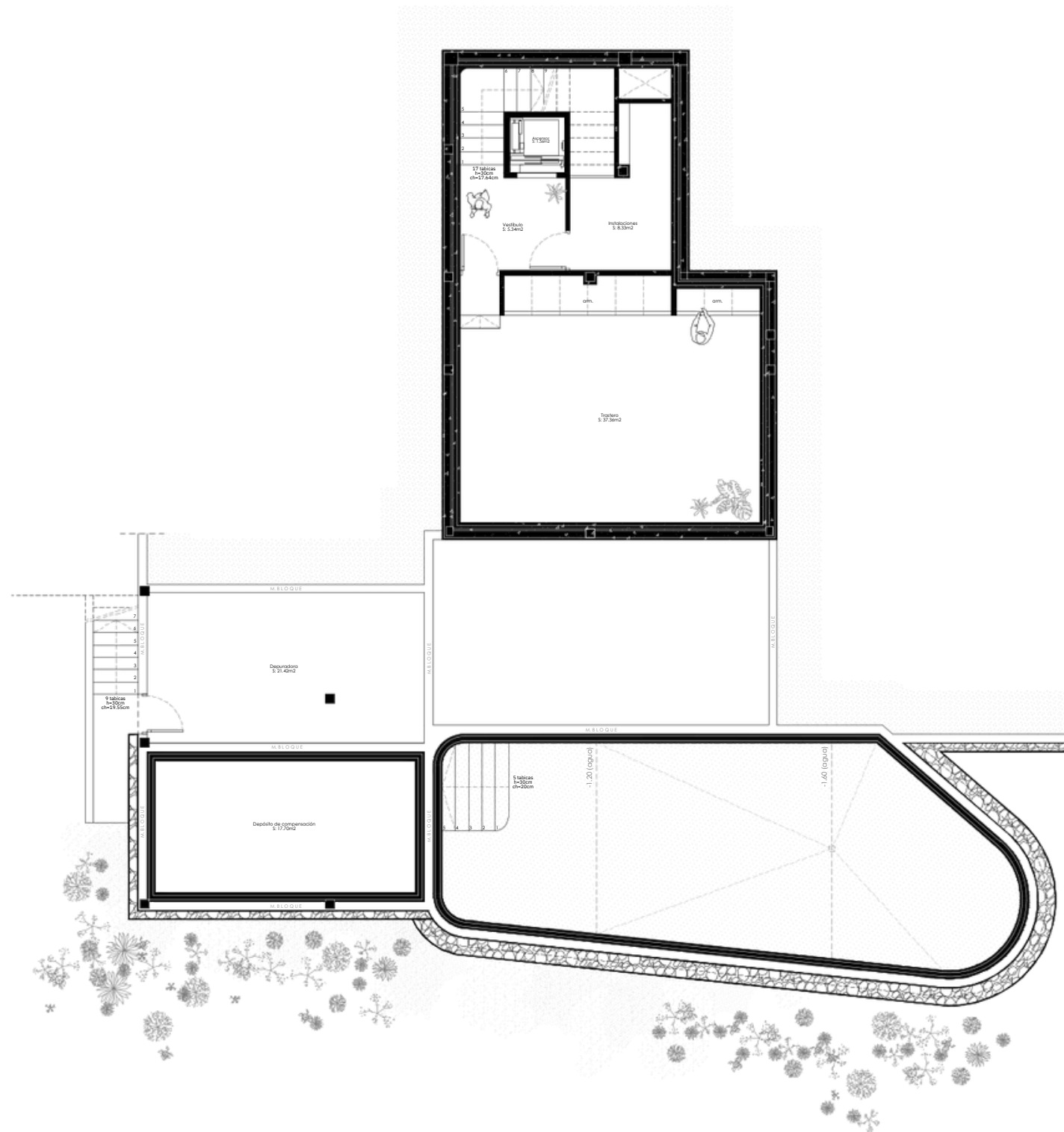
| Superficies                       | Construidas |
|-----------------------------------|-------------|
| <b>PLANTA SÓTANO</b>              |             |
| VIVIENDA                          | 14.85 m²    |
| TRASTERO                          | 45.80 m²    |
| CUARTO INSTALACIONES              | 13.71 m²    |
| <b>PLANTA BAJA</b>                |             |
| VIVIENDA                          | 204.27 m²   |
| PORCHES                           | 30.76 m²    |
| BBQ                               | 2.93 m²     |
| TERRAZA                           | 176.41 m²   |
| PISCINA                           | 55.35 m²    |
| <b>PLANTA ALTA</b>                |             |
| VIVIENDA                          | 112.98 m²   |
| PORCHE APARCAMIENTO               | 44.18 m²    |
| PÉRGOLA                           | 9.66 m²     |
| TERRAZA                           | 10.18 m²    |
| TRASTERO EXTERIOR                 | 7.00 m²     |
| SUPERFICIE DE PARCELA: 1297.10 m² |             |





| Superficies            | Construidas |
|------------------------|-------------|
| <b>PLANTA SÓTANO</b>   |             |
| VIVIENDA               | 14.85 m²    |
| TRASTERO               | 45.80 m²    |
| CUARTO INSTALACIONES   | 13.71 m²    |
| <b>PLANTA BAJA</b>     |             |
| VIVIENDA               | 204.27 m²   |
| PORCHES                | 30.76 m²    |
| BBQ                    | 2.93 m²     |
| TERRAZA                | 176.41 m²   |
| PISCINA                | 55.35 m²    |
| <b>PLANTA ALTA</b>     |             |
| VIVIENDA               | 112.98 m²   |
| PORCHE APARCAMIENTO    | 44.18 m²    |
| PÉRGOLA                | 9.66 m²     |
| TERRAZA                | 10.18 m²    |
| TRASTERO EXTERIOR      | 7.00 m²     |
| SUPERFICIE DE PARCELA: | 1297.10 m²  |





| Superficies            | Construidas |
|------------------------|-------------|
| <b>PLANTA SÓTANO</b>   |             |
| VIVIENDA               | 14.85 m²    |
| TRASTERO               | 45.80 m²    |
| CUARTO INSTALACIONES   | 13.71 m²    |
| <b>PLANTA BAJA</b>     |             |
| VIVIENDA               | 204.27 m²   |
| PORCHES                | 30.76 m²    |
| BBQ                    | 2.93 m²     |
| TERRAZA                | 176.41 m²   |
| PISCINA                | 55.35 m²    |
| <b>PLANTA ALTA</b>     |             |
| VIVIENDA               | 112.98 m²   |
| PORCHE APARCAMIENTO    | 44.18 m²    |
| PÉRGOLA                | 9.66 m²     |
| TERRAZA                | 10.18 m²    |
| TRASTERO EXTERIOR      | 7.00 m²     |
| SUPERFICIE DE PARCELA: |             |
| 1297.10 m²             |             |



## 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.





CERAMIC CLADDING AND COVERINGS  
ACCESSORIES





Interior flooring.  
The same flooring will be used in outdoor areas but it will be anti-slip.  
**LIVING CERAMICS - Bera&Beren - Beren Sand - 90x90x0,9/2cm**



Bathroom tiling  
**Beren Sand Land - Beren Sand - 60x120**



Bathroom tiling  
**Beren Sand Lane - Beren Sand - 60x120**





**TIME**

Washbasin in all the bathrooms.  
Single-lever male washbasin XXL





**TIME**

Shower head.



**TIME**

Built-in thermostatic





**ROCA**  
Compact concealed cistern



**ROCA**  
Compact concealed cistern



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





### **BATHROOM FURNITURE – CUSTOM CARPENTRY SERIES**

All bathroom furniture units are custom-made on site by the project’s carpentry workshop, specifically designed and manufactured to fit each space. This allows full adaptation to the architectural layout, ensuring optimal use of dimensions, alignments and finishes.

The furniture is produced using high-quality wood veneers and lacquered finishes, selected according to the interior design of the property. Interiors are executed with durable technical boards and integrated storage solutions, combining functionality with refined aesthetics.



KITCHEN





Kitchen worktop & Cladding  
LAMINAM Serie Fokos - Sale



Kitchen furniture.  
**Natural oak wood veneer on plywood panels, custom-made in factory**

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

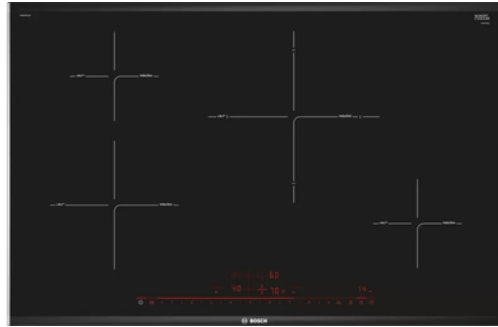




Kitchen island clad in microcement finish.







### Sinks:

- colour similar to the countertop

### BOSCH brand home appliances:

- built-in oven
- built-in micro wave
- induction hob
- built-in dishwasher under the countertop

- Extractor hood integrated on roof

### Faucet:

- Sink Mixer in black with Epoxy plating with high resistance and adherence



INTERIOR CARPENTRY





Oak veneered passage doors. 2400 cm high and 820 cm passage, whenever the project allows it. If due to technical conditions of the project these maximum measures cannot be set, they will be adapted to the maximum height and width that is allowed in the project

Concealed hinge  
Magnetic locking door





Cabinets - Exterior  
**F685 ST10 Acapulco**



Cabinets - Interior  
**CLAY GREY U727 ST9**

Built-in wardrobes with oak frames and outer structures in natural oak veneer. The door panels feature a textile-effect finish by Egger, Acapulco model, applied on the exterior faces, adding warmth and texture to the design.

The interior of the wardrobes is finished in lacquered melamine in clay grey color, providing a refined contrast with the oak exterior while ensuring durability and easy maintenance. Inside, the wardrobes are equipped with a top shelf and a hanging rail as standard.



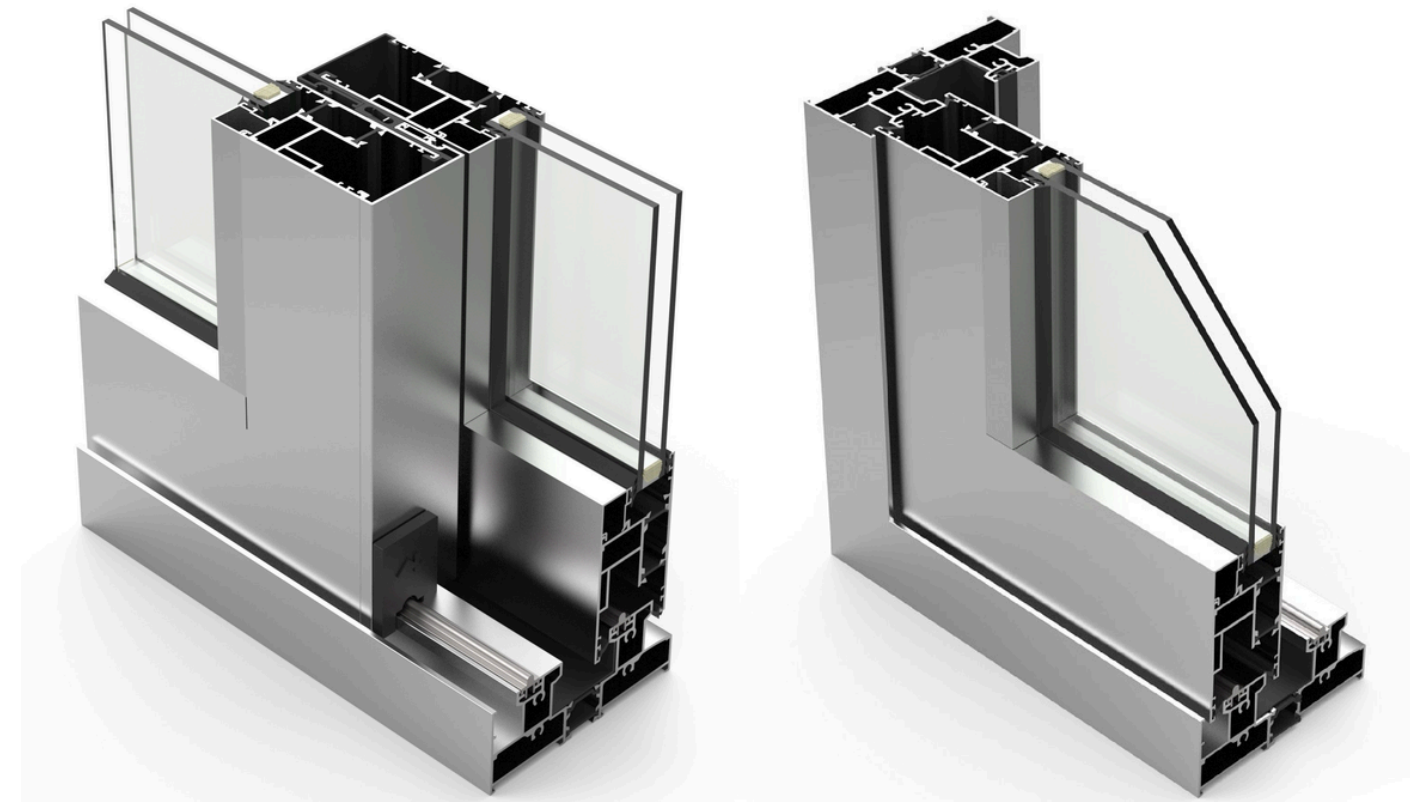


EXTERIOR CARPENTRY



# ALUGOM

ALUGOM SERIE MATRA 110



Glasses : 4+4 | camera | 6

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



ELECTRICITY & LIGHTING





### **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 3000k



### **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.





## **SECURITY SYSTEM**

Your family is safe with AJAX SYSTEM alarm

All this can be achieved by a remote control via the application.

It includes 3 indoor sensors + Keyboard

Possibility of extending areas (extra)

Possibility of installing security cameras (extra)

SECURITY

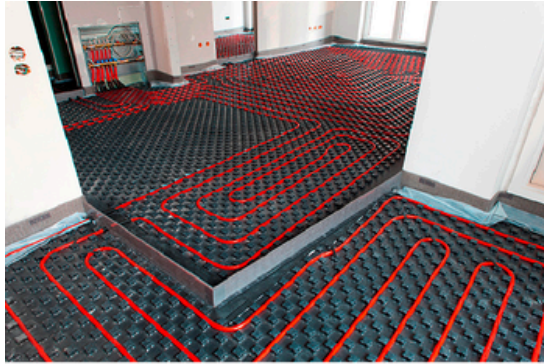


CLIMATISATION



## HEATING & HOT WATER

Heating and DHW by aerothermal energy efficiency system in compliance with the CTE. Ducted air conditioning with built-in machine. This system provides the perfect combination of underfloor heating and ducted air conditioning.



Underfloor heating:

- 2 collector boxes (1 per floor)
- Through hot water pipes



Heat pump Baxi PLATINUM BC Plus Monobloc 2 10 MR, monobloc outdoor unit, single-phase, power 10 kW, 8600 cooling capacity, COP 4.95, EER 4.55 and energy efficiency A+++.



DHW storage tank with a capacity of 200 litres and 1.81 m<sup>2</sup> of exchange surface. Energy class C. Floor-standing installation.

## AIR CONDITIONING

Ducted air conditioning with built-in machine.

- Installation of ducts upstairs and downstairs
- Air conditioning machine by floor



## 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 & IRRIGATION SYSTEM



Mosaic NATURE BALI - GLASSPUR  
Overflowing pool



**ASTRALPOOL Victoria Plus**  
1 x swimming pool filtration pump



**SWIMMING POOL FILTRATION SYSTEM**  
ASTRALPOOL ICE D.750



**RAIN BIRD IRRIGATION PROGRAMMER**  
- 4 zones  
- motorised solenoid valves

The project does not include any garden areas or plants.