



**This south-facing detached residence is perfectly situated on a spacious plot of over 1,000 sqm, masterfully designed to maximize privacy and offer breathtaking views of the region's most iconic mountain peaks.**

**Located just minutes from the vibrant energy of the coast's premier luxury marina and world-class golf courses, the home offers a sanctuary of serenity with seamless access to high-end amenities and the beach. The architectural design emphasizes contemporary elegance and sustainability, boasting an A+ energy rating and construction using certified eco-friendly materials.**



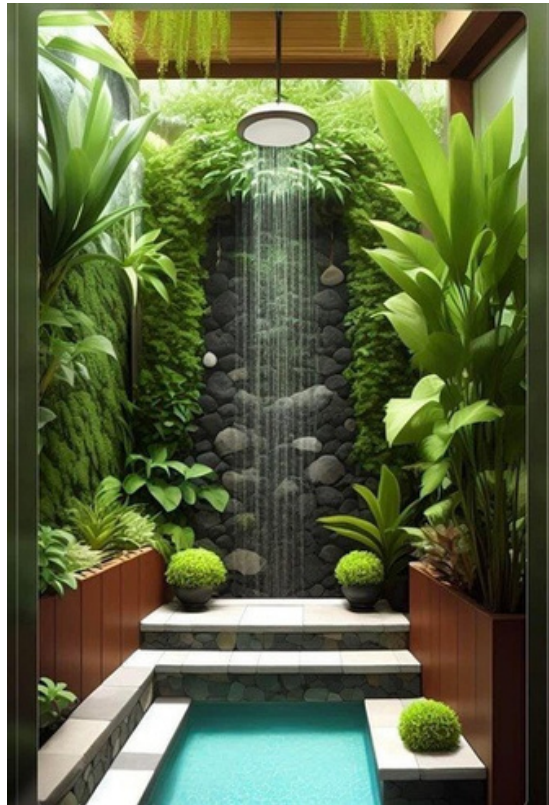
## THE PLOT

Inside, the spacious open-plan layout features a high-end designer kitchen and multiple en-suite bedrooms with walk-in closets, including a master suite that opens onto a massive private terrace. The lifestyle experience is further enhanced by a semi-basement dedicated to wellness—complete with a sauna and jacuzzi—and a multifunctional space perfect for a private cinema or gym.



## KITCHEN

Outside, the property transforms into a private oasis featuring a pool with ecological filtration, tropical shower, a stylish pool house, and meticulously landscaped gardens. Equipped with advanced home automation and high-efficiency aerothermal climate control, this turnkey project offers a unique opportunity to own a bespoke, eco-friendly home tailored to the highest standards of modern luxury.



TROPICAL POOL SHOWER

## Property Details

**MODEL ELEGANCE - OFF PLAN PROJECT - Turnkey (Delivery time - 20 months)**

**Plot of 10172437mm<sup>2</sup> – 360 m<sup>2</sup> built and more than 180 m<sup>2</sup> additional terrace, both covered and uncovered) – SOUTH ORIENTATION – CONCHA VIEWS**

- Architectural project
- Project management
- Permits, fees, and management
- Air source heat pump climate control system
- Solar panels with self-consumption
- Advanced home automation
- Designer porcelain tiles and uniform finishes
- Pool, garden, enclosures, and turnkey delivery
- Efficient climate control systems and natural insulation
- Construction with certified sustainable materials

A contemporary, elegant, and comfortable home, with a unique design, adapted to meet today's needs:  
The best efficiency, clarity, and real habitability.

**Ground floor:** 160M2 - open kitchen with lounge and dining :100m2 + 3 beds en suite with bath and walk in closet.

**First floor:** 40m2. Master bedroom with en-suite bathroom and dressing + access to 120m2 terrace with 2 big pergolas and fantastic views.

**Semi-basement:** 160m2 sauna, jacuzzi, gym, laundry room, bathroom, and an additional room integrated into the design renovation, ideal as a guest bedroom, or studio.

**ENERGY CERTIFICATE A+ (80% annual energy consumption savings)**

**Layout Can be modified according to client's preferences, same for the design of the house.**









## **QUALITY SPECIFICATIONS**

### **1. Structure and Foundations**

Foundations executed using reinforced concrete slab or footings, dimensioned according to the geotechnical soil study.

Structural system composed of reinforced concrete columns, beams, and slabs designed in

compliance with current structural regulations (CTE).

Reinforced concrete floor systems with integrated acoustic insulation between levels.

Structural coverage guaranteed through the mandatory 10-Year Structural Insurance (Decennial Insurance).

### **2. Façades and Thermal Envelope**

External walls formed by ceramic brick masonry, high-performance thermal insulation, and

interior self-supporting lining.

Certified external thermal insulation system improving building energy performance and

reducing heating and cooling demand.

Durable continuous exterior finishes requiring minimal maintenance.

Full compliance with CTE DB-HE Energy Efficiency standards.

### **3. Roofing**

Flat or pitched roof depending on architectural design, including slope formation, multilayer

waterproofing system, and high-density thermal insulation.

Final protection layer using gravel, technical flooring, or ceramic tiles according to project

design.

Integrated rainwater drainage systems.

### **4. Exterior Joinery**

High-performance aluminum frames (brands such as Cortizo or equivalent) with thermal break

technology.

Double low-emissivity glazing with dehydrated air chamber providing superior thermal and

acoustic insulation.

Motorized shutters in all bedrooms.

### **5. Interior Layout and Partitions**

Interior partitions constructed using ceramic brick or equivalent technical systems with

integrated acoustic insulation.

Acoustic performance designed to meet CTE DB-HR standards.

Continuous gypsum board suspended ceilings in technical areas for installation integration.

### **6. Finishes and Flooring**

Designer ceramic walls finish in bathrooms and wet areas.  
Lacquered skirting boards in white or matching interior carpentry.  
Smooth washable plastic paint finishes on interior walls.

#### **7. Interior Carpentry**

Reinforced security entrance door with safety lock.  
Interior doors lacquered in white or wood finish according to project design.  
Built-in wardrobes included: one under the staircase and two in bedrooms, internally finished in melamine with hanging rails.

#### **8. Electrical Installation and Home Automation**

Electrical installation fully compliant with the Low Voltage Electrical Regulations.  
Premium electrical mechanisms (Jung, Schneider Electric, or equivalent).  
Pre-installation for smart home automation systems controlling lighting, climate, and blinds, expandable according to client requirements.

#### **9. Climate Control and Ventilation**

High-efficiency aerothermal system providing heating, cooling, and domestic hot water.  
Underfloor heating and cooling system or equivalent high-efficiency solution.  
Mechanical ventilation system compliant with CTE HS-3 ensuring continuous indoor air renewal.

#### **10. Renewable Energy**

Standard photovoltaic installation prepared for self-consumption with future expansion capability.  
Pre-installation for battery storage integration.

#### **11. Bathrooms and Plumbing**

Contemporary design sanitary fixtures from leading brands.  
High-efficiency chrome single-lever faucets.  
Resin shower trays or designer bathtubs depending on architectural design.  
Plumbing networks installed using high-durability, low-maintenance materials.

#### **12. Swimming Pool (if included in project)**

Reinforced concrete pool shell with certified waterproofing.  
Sand filtration system with technical installation room.  
Pre-installation for future water heating systems.

#### **13. Security**

CE-certified exterior joinery systems.  
Pre-installation for alarm and CCTV security systems (optional).

#### **14. External Works and Landscaping**

Plot preparation, perimeter drainage, and access formation.  
External paving and access areas executed according to architectural design.

#### **15. Quality Control and Guarantees**

Construction supervised by the appointed Architectural and Technical Direction.  
Structural Decennial Insurance included.  
Material and execution testing carried out in accordance with current regulations.