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SITE PLAN



SOTOGRADE
Be part of the place to be, in the most secure and exclusive part of Sotograde, with all leisure and possibilities that Costa del Sol offers.



A GOLF TREASURE
Wake-up as a privilege witness of the greens of Real Club de Valderrama and be able to play at any of the 50 courses that you can reach in less than 30 min. driving.



SORROUNDED BY NATURE
Oak leaves and trills is the only thing that you will hear around you, the most peaceful environment awaits you with the Cork-Oak Natural Park.



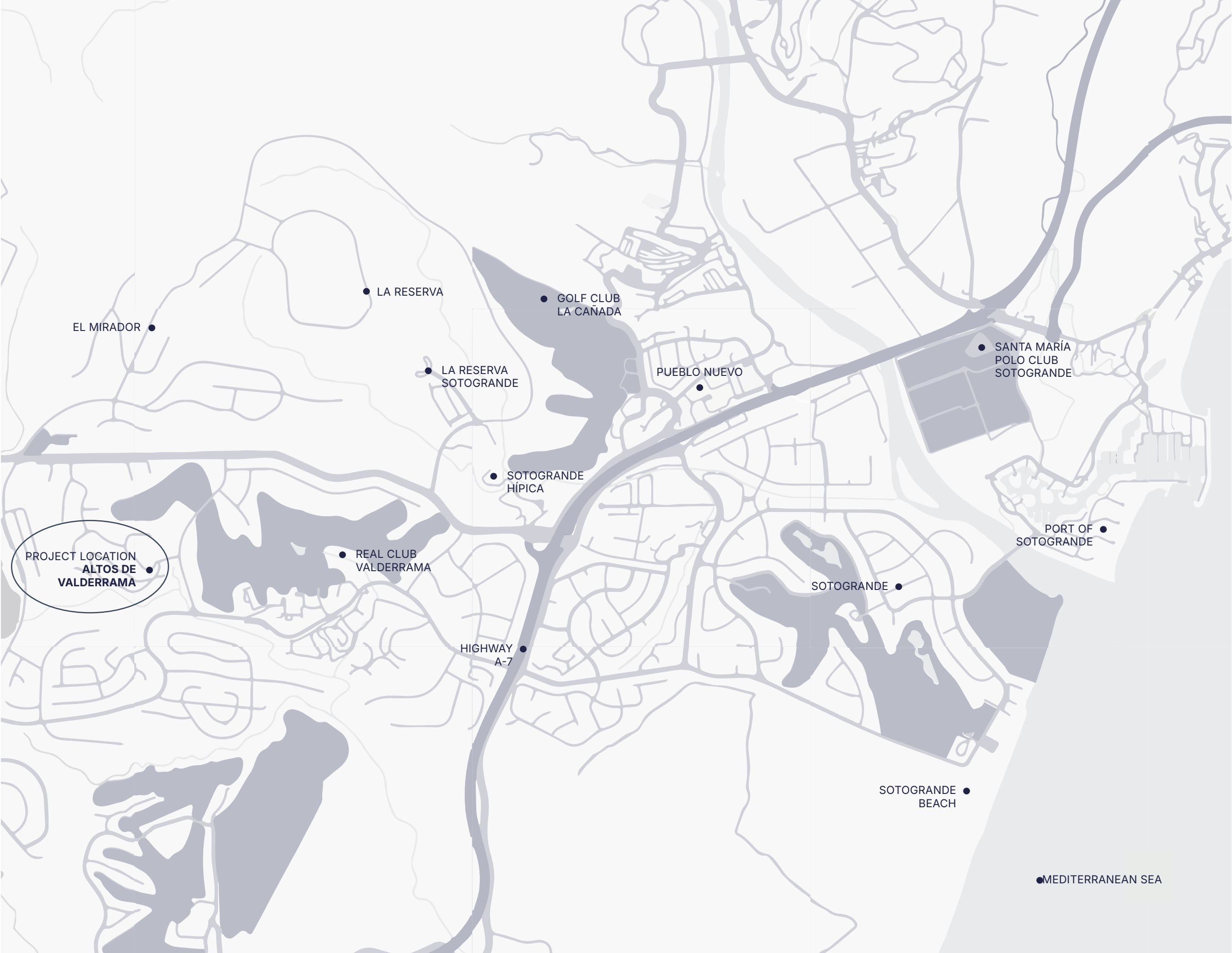
SPORT
The space in which this project is located invites to practice outdoor sports because it is surrounded by nature and the climate. In addition, there are numerous spaces equipped to do so and many public gyms.

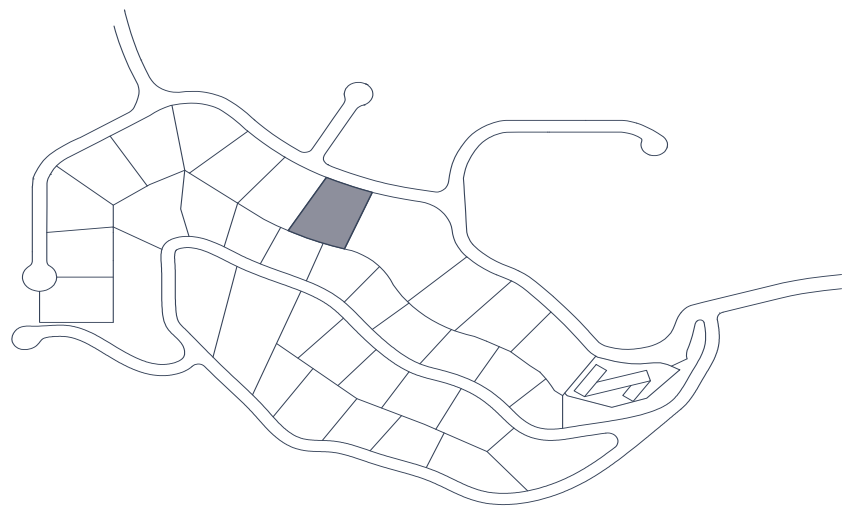


LEISURE AND GASTRONOMY
Sotograde is a strategic point in terms of gastronomy because it offers multiple possibilities of great quality for all tastes.



FAMILY ATMOSPHERE
The climate, the vegetation, the high level of security and the pleasant environment make this location an ideal place to create a family. Your children will be able to grow up in a privileged and suitable space to develop their full potential.





2.212 m² PLOT AREA

The surface of the house is distributed in three floors. 1.255 m² built area.

7 BEDROOMS

All bedrooms have en-suite bathrooms and direct lighting and ventilation.

OUTDOOR POOL

The pool is 12m long and 3m wide, which facilitates its uses as a sport element.

WALK-IN WATER MIRROR

The presence of a water mirror adjoining to the pool generates a feeling of freshness and brings light to the house.

WELLNESS AREA

The house has a SPA, gym and sauna to ensure well-being and facilitate a healthy life.

HEATED SWIMMING POOL

In the basement there is a heated swimming pool that is illuminated with LED lighting.

CIRCADIAN LIGHTING

Ciradian lighting consists of the automatic regulation of the light tone to suit human needs.

CONTACT WITH NATURE

The villa is located in the most privileged environment completely surrounded by nature, without leaving all the comforts of cosmopolitan life.

VIEWS TO REAL CLUB VALDERRAMA

The villa has views of the Real Club de Valderrama from all first floor bedrooms.

SECURITY

The urbanization has its own security service.

ELEVATOR

The villa has a fully customized elevator connecting the basement, the ground floor and the first floor.









MASTERPLAN



AREA

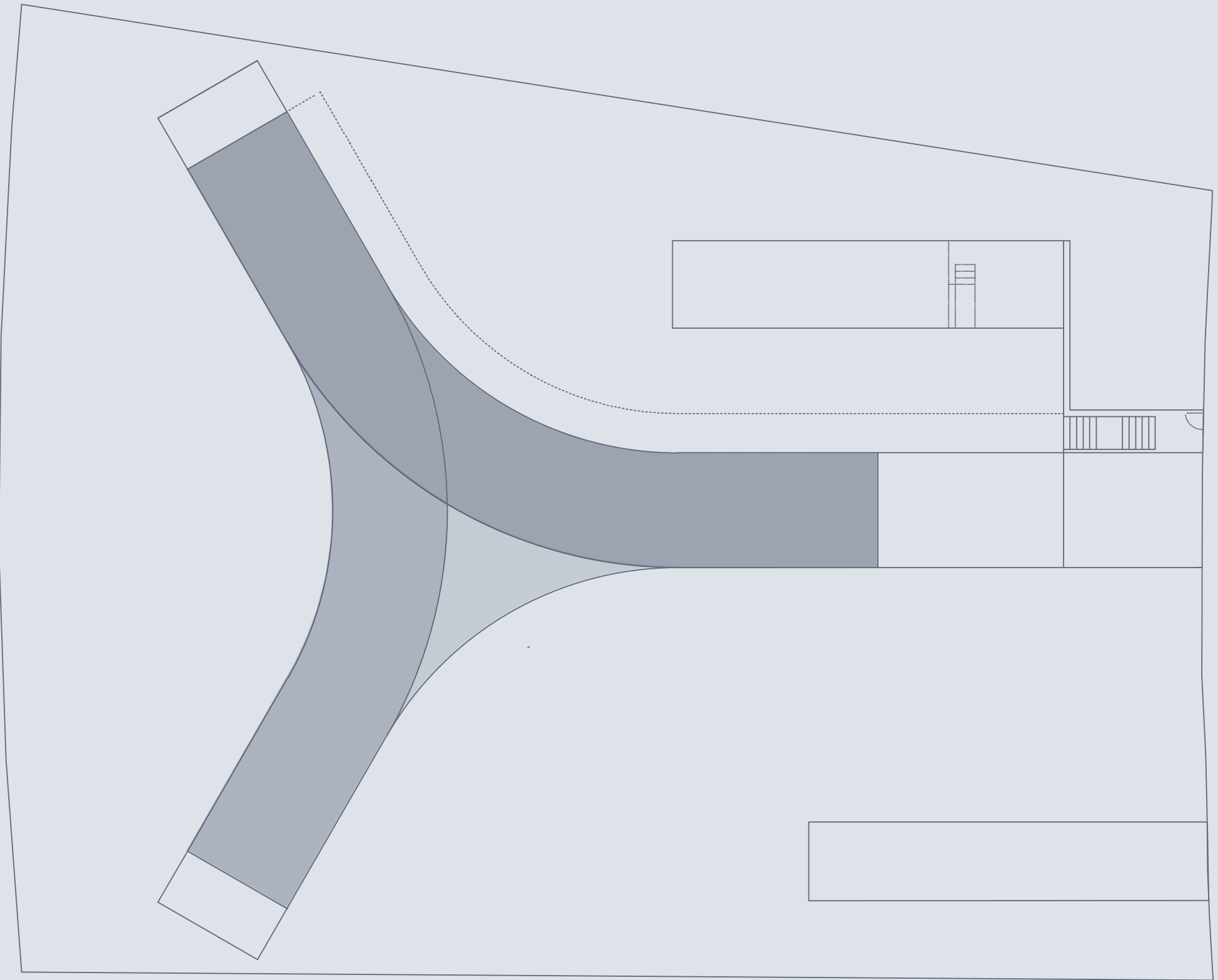
2.212 m² Total plot area
1255 m² Total built area
3 Floors

ACCOMMODATION

7 Bedrooms
7 Bathrooms
2 Toilets
4 cars interior parking

AMENITIES

Gym
Spa
Outdoor pool
Indoor pool
Elevator
Wine cellar
Chimney
Study





LIST OF QUALITIES

STRUCTURE

The structure of the house is designed in concrete with large spans to create spacious areas without intermediate supports, maximizing visual continuity and integration with the environment. The structure has been calculated in three dimensions, allowing the entire volume to work together, thus achieving larger spans that would be impossible with a two-dimensional calculation. This allows for an unobstructed view of the landscape without any columns or interference, leaving the line of windows completely free. Additionally, this makes the thicknesses of the edge beams optimal and much more visually proportionate.





GEO THERMAL

Villa Stern uses a geothermal system for heating, cooling and hot water (DHW), ensuring efficient and sustainable performance without visual or acoustic in architectural design. Geothermal energy is one of the renewable energy sources more stable and more efficient, as it takes advantage of the constant temperature of the subsoil to optimize energy consumption. Requires a higher initial investment in infrastructure and drilling, its long-term profitability is unquestionable, as it drastically reduces the costs of drilling. energy costs of housing. In addition, as it does not depend on fossil fuels or is not subject to fluctuations in energy prices, geothermal energy offers economic stability and a lower environmental impact, consolidating itself as an efficient energy solution and sustainable.

UNDERFLOOR HEATING

The air conditioning is based on an underfloor heating system that distributes heat in a uniform, providing superior comfort and reducing energy consumption. His Integration with geothermal energy optimizes its efficiency. This system offers an experience exceptional thermal performance, as it is a very pleasant and uniform way for the user to air conditioning throughout the house, avoiding the sudden changes in temperature characteristic of other systems such as radiators or air conditioning. By generating heat from the ground, it is achieved a feeling of constant well-being in all rooms.

AIR CONDITIONING

The house is equipped with an air conditioning system using fan coils, allowing a Individualized control in each room. This solution improves comfort and optimizes the energy efficiency as it is connected to geothermal energy. The indoor units are integrated into the architecture without being visible, maintaining the purity of the design and ensuring easy access for records and maintenance. While this configuration requires a higher initial investment compared to a system with a single unit per plant, its operation is much more efficient and offers greater thermal comfort and personalization in every space.

PHOTOVOLTAIC

The installation of photovoltaic panels allows the generation of solar energy for the self-consumption, increasing energy autonomy and reducing the environmental impact of The Villa. The placement of the plates has been taken into account to maximize their performance combining this efficiency with a visual study that ensures that they are not visible to the user of the villa, while maintaining the aesthetic integration of the design architectural.

REGULATIONS AND SUSTAINABILITY

Villa Stern complies with the most demanding regulations in terms of energy efficiency, incorporating the improvements of the Technical Building Code (TBC) and the European Directive 2024/1275. It's design is based on a tradition of the place seen in an innovative way and is aligned with the creation of zero-emission buildings,. In short, Villa Stern in Sotogrande represents a balance between design, technology and sustainability, offering a living experience of maximum comfort, with an impact reduced environmental and absolute integration with the natural environment.

FACILITY INTEGRATION

Technical systems, such as grilles, ducts, and air conditioning, are hidden to maintain the purity of Villa Stern's design. From the initial phases of the work, an effort has been made to integrate and visually make all the installations disappear, achieving that the house works with all the comforts and technologies without visual interference. In addition, special attention has been paid to making these facilities accessible for their registration, use and maintenance effectively without the need to have them in sight. This strategy not only improves aesthetics, but also increases acoustic comfort and space efficiency.





MATERIALITY

Villa Stern bets on natural materials, selected for their ability to reflect natural light and enhance the feeling of spaciousness. Coatings and protections that are not harmful to health have been used, such as natural stone in a 1.20 × 1.20m format, which provides visual comfort, reduces joints, and amplifies the continuity of the spaces. Natural stone is also used on the exterior, but it is treated with a special finish that reduces slipperiness. Furthermore, the stereotomy of the stone has been meticulously studied so that all alignments of the house are maintained from the interior to the exterior up to the pool, coinciding with the furniture and the window frames. This creates a precise integration down to the last detail.

The house also has all furniture designed to measure for the house. Some of them are high-pressure laminates and others are lacquered in RAL 9010, the same one that has been used for painting walls and ceilings. This generates a sense of continuity and spaciousness to the rooms. On the other hand, the kitchen has been custom-designed, optimising each of its functionalities and incorporating Gaggenau appliances and a Solid Surface worktop, guaranteeing high quality without sacrificing functionality and ease of use. These custom-made pieces of furniture incorporate sanitising and anti-fingerprint treatments, which allows the appearance of the furniture to be kept intact and always perfect without maintenance. This highly resistant and durable material does not deform or suffer changes in temperature or humidity, remaining impeccable over time.

For the furnishing of the house, warm colors have been chosen that combine with the perfection with the neutral materials of architecture. The use of materials is repeated such as Carrara marble and Noir Saint Laurent for the study table and some side tables, dark oak wood for the dining table and metals natural for some auxiliary elements.

FURNITURE INCLUDED

The following furniture and equipment is included in the architectural project: 8 built-in closet modules in the master bedroom, 5 built-in closet modules in the rest of the bedrooms, all the closets in the laundry room and the cinema room, all the furniture in the two kitchens, a furniture unit in the living room delimitating spaces, built-in closets in the gym area and built-in closets in the multipurpose room in the basement. The rest of the pieces not indicated in the previous section, such as high or low auxiliary cabinets, sofas, tables or chairs will be part of the interior design project, which can be contracted independently.

EXTERIOR CARPENTRY

Villa Stern incorporates large glazing that offers panoramic views of the landscape of Sotogrande. These high-tech glasses feature solar control and low properties emissive, improving thermal comfort and reducing the energy impact of the home. The sliding glass sheets are large format and allow for large openings, making that the interior and exterior come together to better enjoy the climate of Sotogrande. In addition, the windows have only a vertical profile of 2 cm, which amplifies the visual relationship between the interior and exterior, emphasizing the feeling of biophilia.

VENTILATION

The double-flow ventilation system with heat recovery allows a renewal of the more efficient indoor air without thermal losses, ensuring ambient quality optimal and minimizing the carbon footprint. This system improves the quality of the air we breathe, thanks to a set of filters and regulations that remove impurities and optimize air purity, which is directly reflected in our health and the quality of the rest.





ELECTRICITY

Complete electrical installation for a single-family house with high electrification. The installation includes lighting circuits, general electrical outlets, electrical outlets in rooms (bathrooms, household appliances, automated rolling shutters, air conditioning equipment, ventilation, water treatment and pressure group). The distribution of all the mechanisms will be made according to the electrical plan defined in the project execution phase.

LIGHTING AND DIMMING

Indoor lighting with LED strip mounted on profile, cabinet partition, stair handrail or headboard. In wet areas, an IP67 format is used and in areas in contact with water, such as swimming pools or water sheets, an IP68 format is used. To guarantee the darkness of the interior spaces, a roller blind is used, made of fiberglass mesh screen fabric with a double density PVC coating. It will be fireproof, according to DB-SI, and motorized. In bedrooms, there is also a roller blind made of blackout polyester fabric, whose abrasion resistance is 30.000 cycles, pilling resistance is 4-5 degrees, light fastness is 4-5 degrees, wash fastness is 4-5 degrees, opacity is 99.5%, sound absorption is 0.6 (DB-HR). It will be flaming retardant, according to DB-SI, and motorized.

ELEVATOR

Elevator with fully customized interior cabin design. The objective is to create a continuity with the rest of the spaces and materials of the rest of the house. The access door to the interior of the cabin is hidden by another door with identical conditions to the rest, thus achieving total homogeneity of the space.

WATER EVACUATION SYSTEM

Soundproofed and fire-resistant downpipes and collectors with glued joint. They have a Bs0d1 fire performance (according to UNE EN 12501) and an AR soundproofing system (according to CTE). It is guaranteed to be suitable for the evacuation of all types of water, including water from household appliances. The internal surface of the pipes is perfectly smooth, non- flammable and self-extinguishing. They are resistant to impact and corrosion and cannot be attacked by chemical agents contained in wastewater. It can be installed either hanging from the structure or under floors or slabs, as well as in chambers and inside partitions.

PLUMBING

Potable water supply pipe, consisting of multilayer cross-linked polyethylene, aluminium and high-density cross-linked polyethylene (PE-X/Al/PE-X). It is 32 mm in diameter and 3 mm thick. It is installed inside partition walls, false ceilings or under floors with a mechanical protection layer. These pipes guarantee compliance with current state regulations and their correct operation.





KITCHEN

In the kitchen, the cabinet is made of MDF wood panels, matt white lacquered, 19 mm thick. The worktop is made of solid surface, 12 mm thick. It contains the sink, which is made of the same material, the integrated hob with built-in fume extraction. This eliminates the need to place a smoke outlet to the outside. The refrigerator, microwave, dishwasher, and oven are integrated inside the cabinets.

BATHROOMS AND TOILETS

In the vertical cladding of the bathrooms and toilets, there is a 12 mm thick solid surface base up to 1.05 m high and water resistant. In the shower, this material reaches in vertical a higher height, which is aligned with the mirror, with porcelainic shower tray. The rest of the height is resolved with 15mm thick waterproof laminated gypsum boards, painted with matte water-based enamel. The flooring used in the bathrooms will be the same as the rest of the house and the ceilings are water-repellent laminated gypsum boards. The furniture elements and washbasins are made of solid surface.

ROOFTOP

Conventional type gravel roof, non-trafficable and non-ventilated, with a slope greater than 1%. Slopes are formed with sills, valleys, and joints. There is a layer of cellular concrete based on cement and plasticizing-aerating additives, with a regularization layer of cement mortar. The vapor barrier is a bituminous film with APP plastomer additives, LA-30-AL, applied with anionic asphalt emulsion. Thermal insulation is provided by extruded polystyrene panels (XPS panels). The waterproofing is a single-layer, adhered type, formed by a layer of bitumen modified with SBS elastomer, LBM(SBS)-40-FP. The separation layer under the protection is a polypropylene-polyethylene geotextile and the protection layer is a volume of washed white marble boulders, with an average thickness of

FENCING

The fencing and gates are made of a steel profile structure, paneled with 3mm thick galvanized steel sheet and lacquered in matt white. The rest of the fence will be a metal structure covered by vegetation. The vehicle access gate is motorized with remote control. The pedestrian access includes a video door entry system and mailbox. These fencing elements will integrate the different installations for the connections, counters, and other functionalities which, according to the regulations, must be accessible from the public road.

SWIMMING POOL

The pool is finished with a porcelain material that imitates limestone, to achieve the maximum visual continuity of the space but guaranteeing the optimal conditions of this volume in contact with the water. It also has LED strips fit for contact with the water, which automatically light up at a set time of day. This type of lighting is known as IP68.



The furniture type D are furniture included in the budget, you can not do without them since they are necessary to hide some constructive elements. Furniture type M are not included in the budget, in case of being accurate the customer, counted as extra.

- Type M
- Type D



GROUND FLOOR

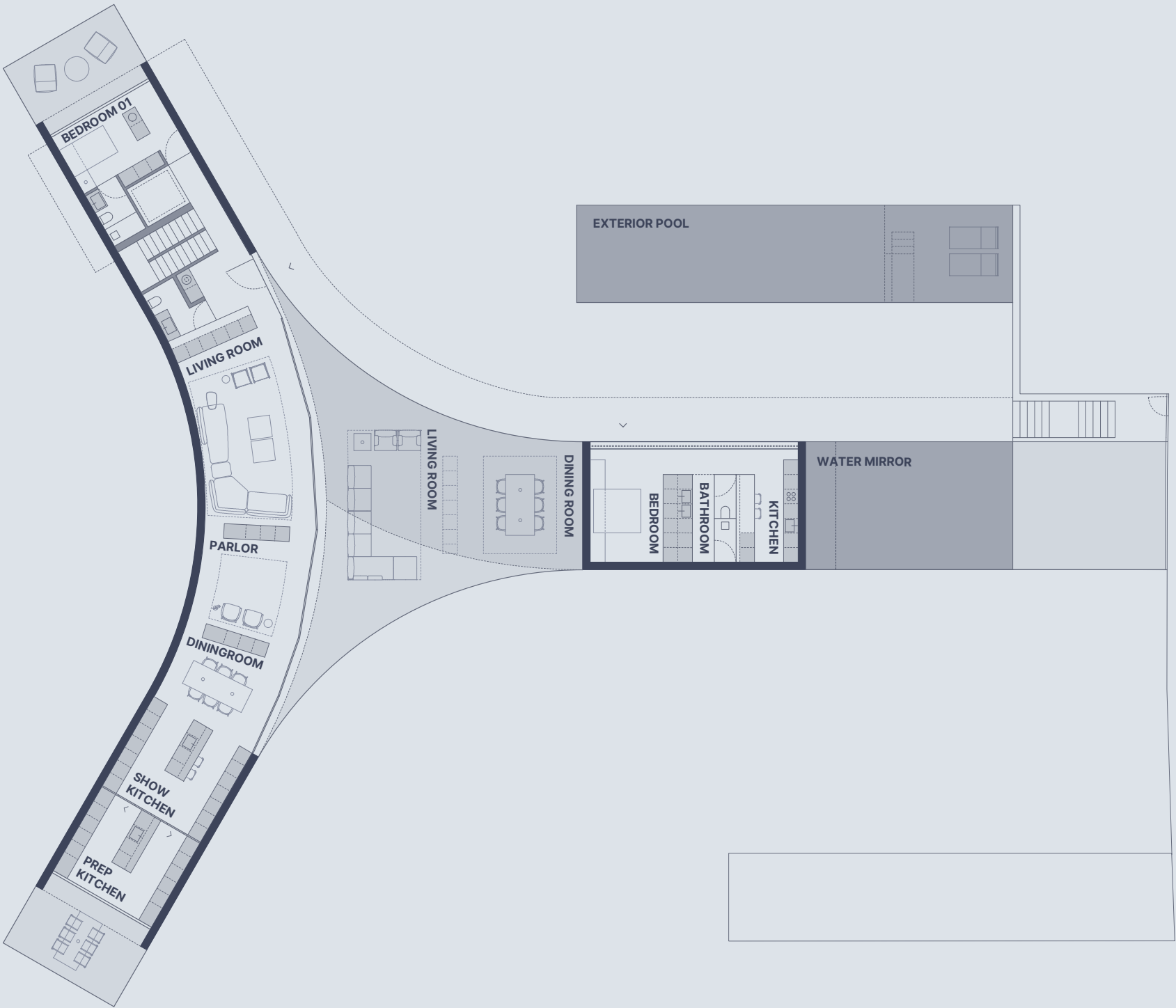


TOTAL BUILT AREA
489 m²

INTERIOR AREA
251 m²

USEFUL AREAS

Living - Kitchen - Hall	130 m²
Bedroom 01	18 m²
Guest area	39,53 m²
Covered terraces	65 m²
Uncovered terraces	83 m²
Swimming pool	44 m²







FIRST FLOOR

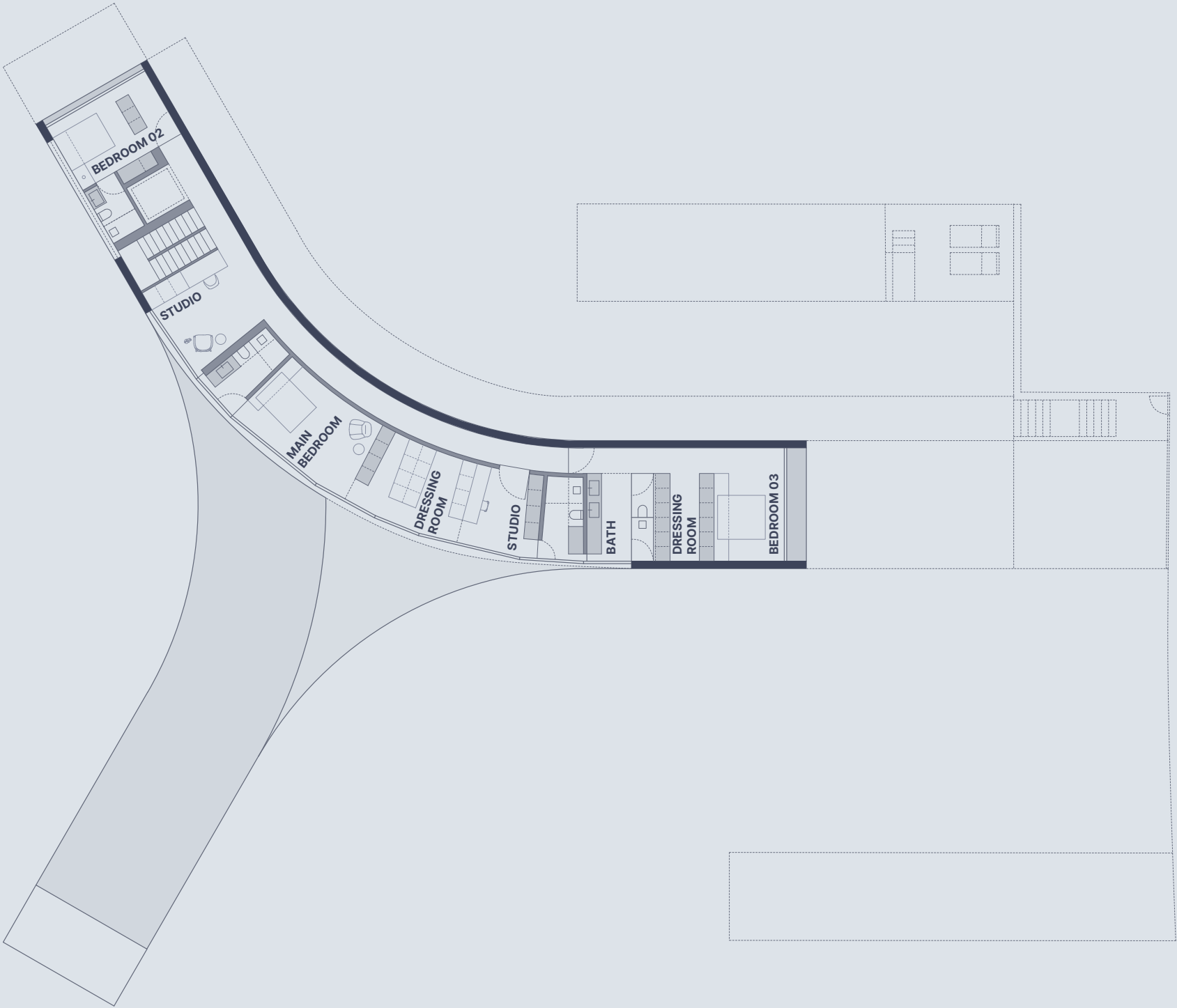


TOTAL BUILT AREA
201 m²

INTERIOR AREA
201 m²

USEFUL AREAS

Studio	10,50 m²
Bedroom 02	38,46 m²
Bedroom 03	18,90 m²
Main Bedroom	56,35 m²







B A S E M E N T

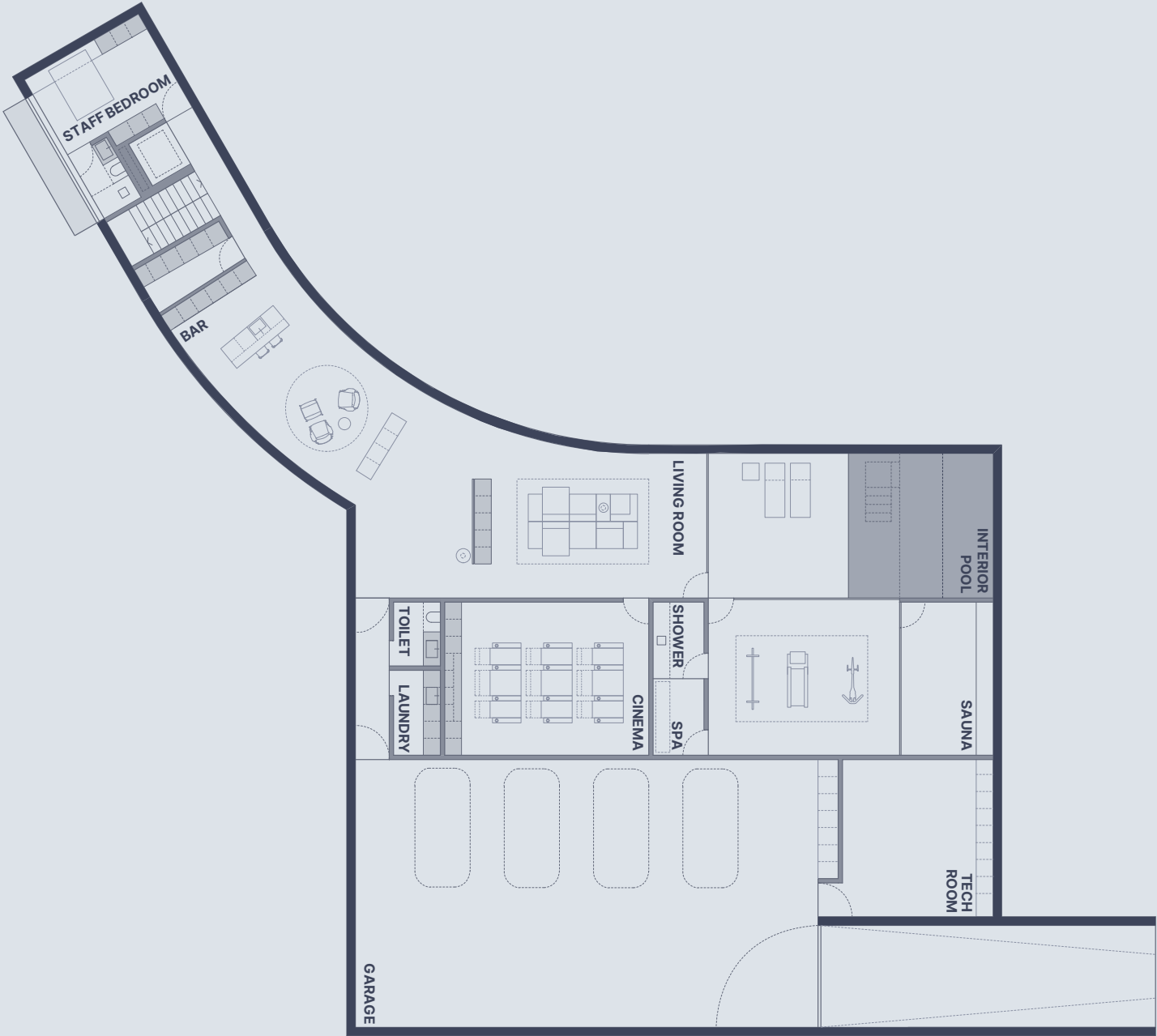


TOTAL BUILT AREA
565 m²

INTERIOR AREA
559 m²

USEFUL AREAS

Leisure - Cinema	146 m²
Wellness - Gym	86 m²
Laundry - Toilet	9 m²
Garage	154 m²
Staff area	20 m²
Technical room	48 m²







ZERO ENERGY CONSUMPTION

THE INNOVATED TRADITION

Architecture is no longer limited to supplying the functional requirements of the users who inhabit it. From Cork Oak Mansion, in collaboration with Fran Silvestre Arquitectos, there is an indisputable commitment to the environment. It is committed to sustainability through the architecture itself, which incorporates a comprehensive design in which all aspects influence.

The objective is for the architectural design from innovative tradition to guarantee watertightness, energy generation and the absence of losses to ensure that the home's consumption is zero.





ZERO ENERGY CONSUMPTION

The way to achieve maximum comfort while respecting the environment

The concept of zero energy consumption without sacrificing maximum comfort is the challenge of this villa. It consists of integrating nature and open spaces in a design and luxury home, with the aim of practically eliminating the environmental impact.

This house uses renewable energy to supply all its needs, making it an energy self-sufficient villas. All these economic and environmental benefits do not detract from the aesthetics and luxury of the villa.

To achieve this, a geothermal system with solar panels and battery accumulation generate enough energy to satisfy all the consumption of the house in one year, as well as an equivalence to 60,000 kms a year of an electric car. All this can be achieved without sacrificing aesthetics, good materials and the greatest exclusivity.

GEOTHERMAL SYSTEM

Geothermal system use the relatively constant temperature of the earth as the exchange medium instead of the outside air temperature.
Air-conditioning, sanitary hot water and underfloor heating energy production by means of a geothermal system.

PHOTOVOLTAIC SYSTEM

Photovoltaic system is a special electrical system that produces energy from a renewable and inexhaustible source: the sun
38.64 kWp grid-connected solar photovoltaic system for self-supply.

BATTERY SYSTEM

Battery system is made up of electrochemical cells which generate electrical energy at a specified voltage.
Accumulation of energy without waste for later use.

THERMAL INSULATION SYSTEM

Thermal insulation system reduces heat transfer between solid objects, fluids or gases by introducing a barrier between them.
Continuous thermal envelope that guarantees temperature control and comfort of the house with no energy losses.

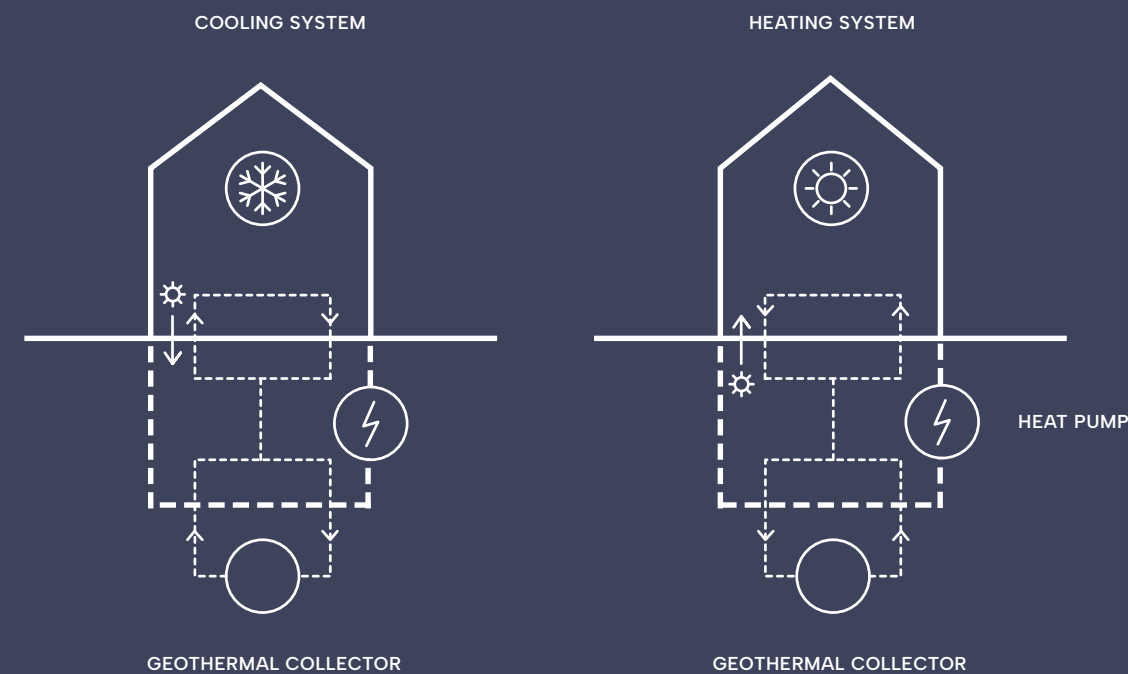
FIRST CLASS MATERIALS AND GOOD ORIENTATIONS

First class materials are those which are extremely good and of the highest quality.
High quality carpentry and materials are used to preevent interior-exterior heat flow. In the other hand, the correct orientation of the house ensures the use of shading, which favors the natural air conditioning of the villa.





**WE DON'T TALK ABOUT SUSTAINABILITY
AS A MARKETING CONCEPT.
IN CORK OAK MANSION, IT IS A
SCIENTIFICALLY
PROVEN REALITY.**



LOW-ENTHALPY GEOTHERMAL ENERGY

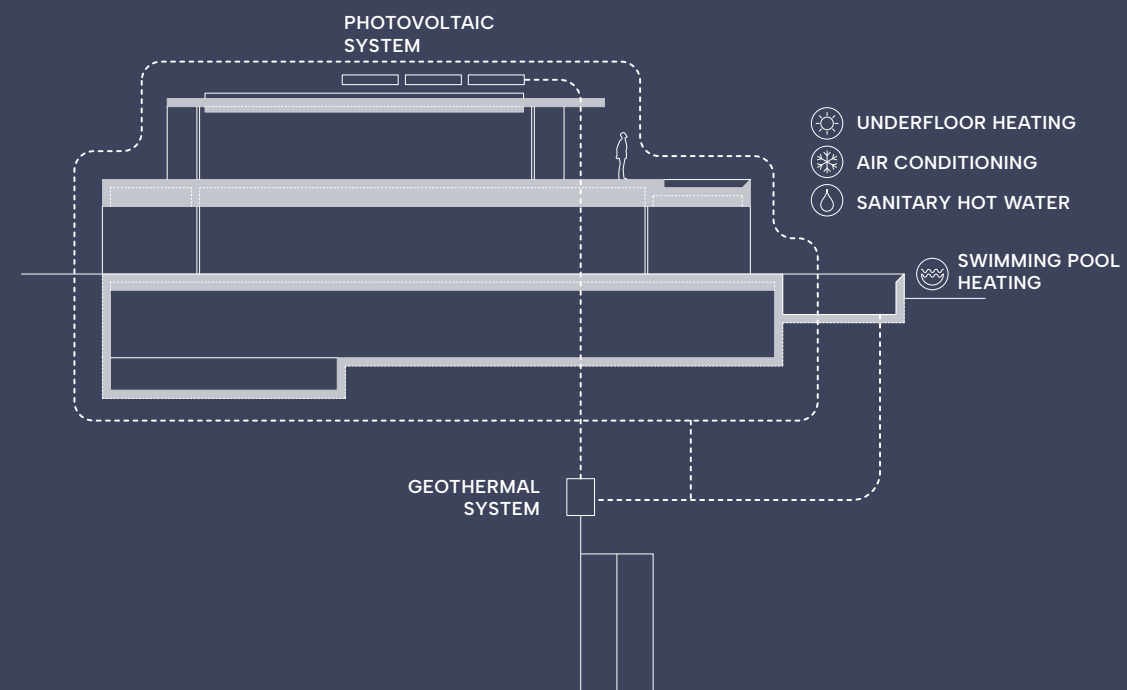
The installation can function as both a heating and cooling method. In the first case, the pump extracts energy from the ground and introduces it into the house in the form of heat. When the demand is for cooling, the machine evacuates the heat from the building and uses it to produce domestic hot water and to heat the swimming pool. Once these needs are met, the excess heat is sent to the ground.

PHOTOVOLTAIC SYSTEM

The electrical energy produced by the photovoltaic panels is an endless, renewable and non-polluting source. It contributes to sustainable development, since it consumes the daily energy produced by the sun. This energy can be used for self-consumption or be fed into the Spanish electricity grid for later compensation. During periods of low solar radiation, the energy that has been accumulated during the light periods is used. The building will be energetically self-sufficient and will obtain surplus energy to charge vehicles.

BATTERY SYSTEM

Batteries are one of the best self-sufficient systems. The energy collected in hours of non-energy use is accumulated to provide support in the necessary hours. The excess energy generated is accumulated for own use.



ENERGY SELF-SUFFICIENT VILLA

The home's two primary renewable energy sources (geothermal and solar photovoltaic) work together, making the villa an energy self-sufficient building.

UNDERFLOOR HEATING

Indoor installations for underfloor heating.

AIR CONDITIONING

Indoor installations for air-conditioning by means of ducted units.

DOMESTIC HOT WATER

The energy produced by geothermal energy supplies heated domestic water.

HEATED POOL

Installations for heating of indoor swimming pool.

HYBRID SYSTEM

Hybrid system with battery storage.

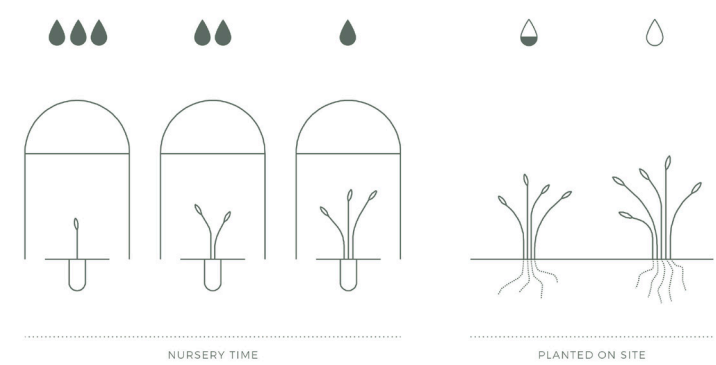
LANDSCAPE

The strength of our Project lies within the power of the enclave and the architecture which the garden is displayed around, where it aims to function in an efficient and communicating way.

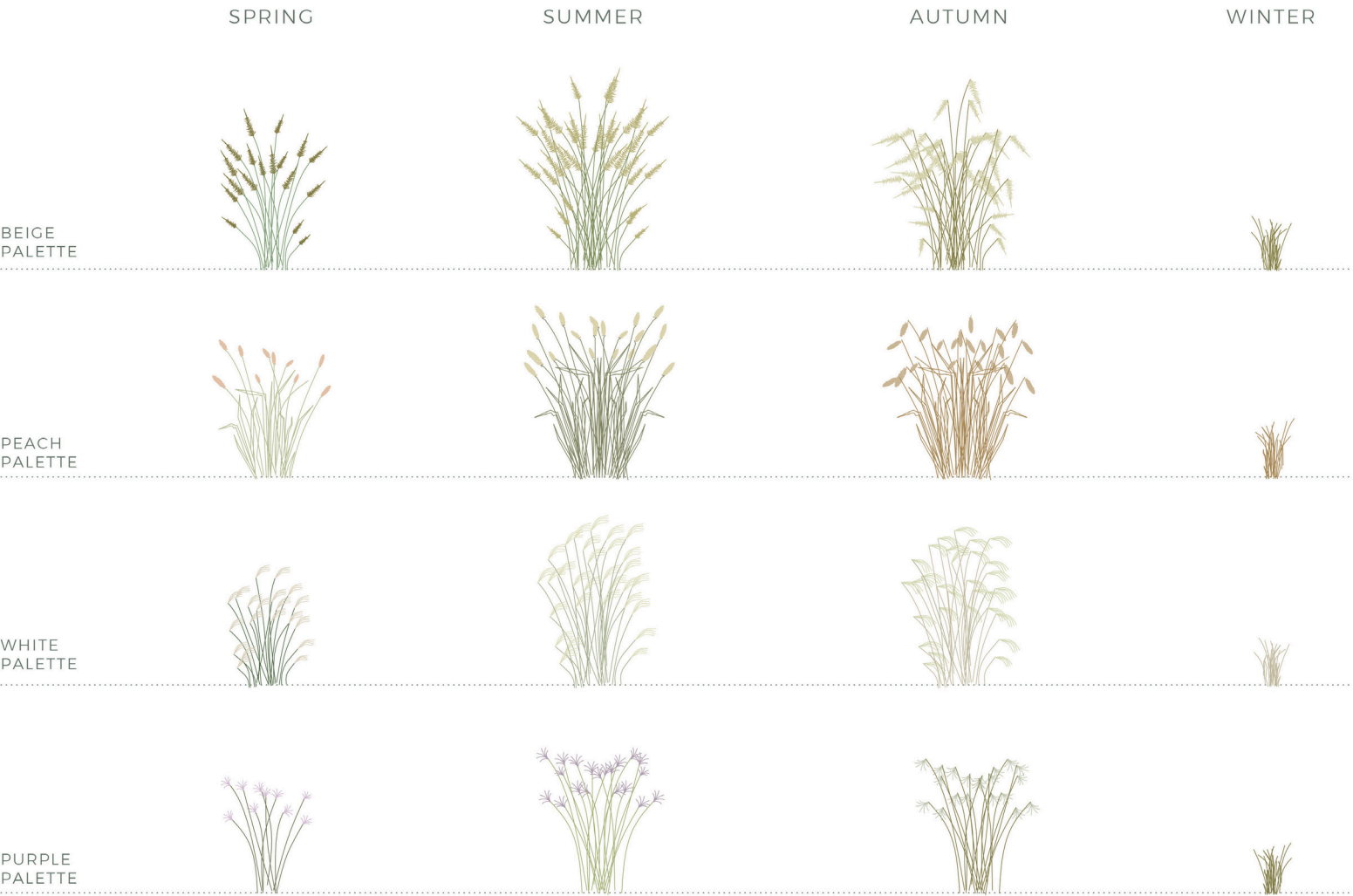
We work with droughttolerant Mediterranean plants to minimise water consumption as much as possible, combining grasses with tree species such as *Olea Europaea*, *Quercus ilex* and *Ceratonia siliqua*.



SEASONAL CHANGE

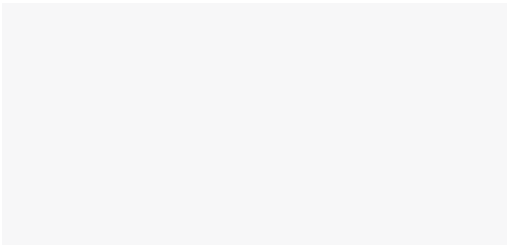


BEFORE PLANTING, THE SPECIES ARE CAREFULLY SELECTED IN A NURSERY AND EXPOSED TO SEVERAL CHANGING EPISODES OF WATER STRESS TO ENSURE A PROPER ADAPTATION TO AN ENVIRONMENT WITHOUT ANY IRRIGATION



MATERIALITY

MATERIALITY



SATE SYSTEM WITH SILICONE PAINT
Façade finishes
RAL 9003 matt color



MARBLE
Exterior floor
60×60
Sandblasted matt waterproof

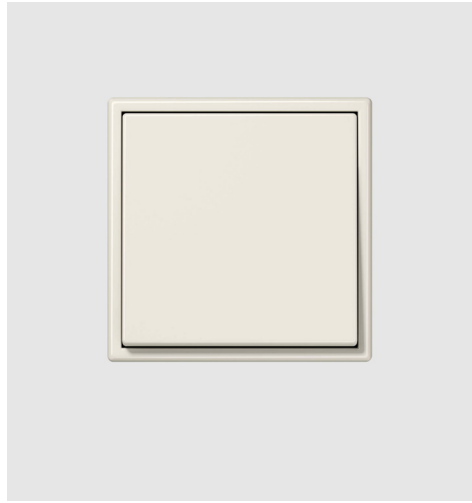


LIMESTONE
Interior floor
60×60
Sandblasted matt waterproof

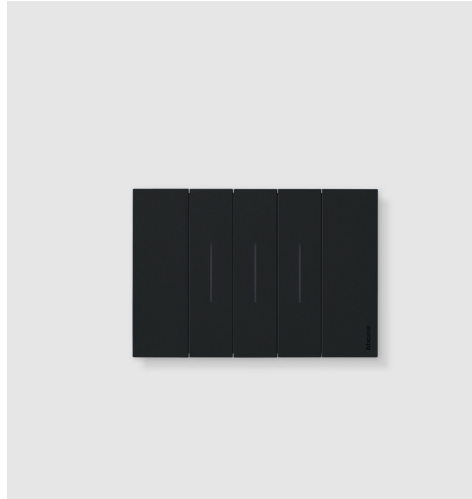


NATURAL OAK WOOD
Interior wall covering
Open pore matt





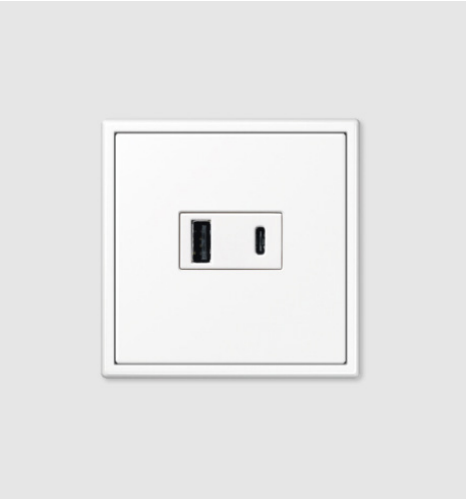
Element **SWITCH MECHANISM**
Finish **IVORY WHITE / ALPINE WHITE / GREY / BLACK**



Element **SWITCH MECHANISM**
Finish **WHITE / SAND / BLACK**



Element **PLUG-IN MECHANISM WITH USB TYPE A AND C**
Finish **IVORY WHITE / ALPINE WHITE / GREY / BLACK**



Element **PLUG-IN MECHANISM WITH USB TYPE A AND C**
Finish **IVORY WHITE / ALPINE WHITE / GREY / BLACK**



KITCHEN



Appliances **GAGGENAU**
Location **DIRTY KITCHEN & SOCIAL KITCHEN**
Characteristics **S200 SERIES**



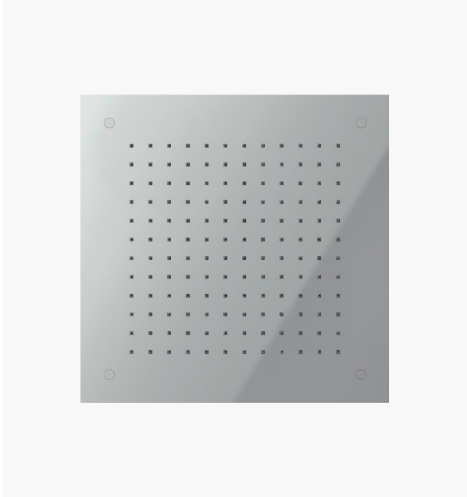
Element **KITCHEN FAUCET**
Trade marck **GROHE**
Commercial reference **PURE**
Finish **STAINLESS STEEL**



BATHROOM



Element **FAUCETS**
Trade marck **NOBILI**
Finish **INOX FINISH**



Element **RAINSHOWERS**
Trade marck **NOBILI**
Finish **INOX FINISH**





Element **PUSH BUTTON**
Trade marck **GEBERIT**
Commercial reference **SIGMA60**
Finish **CHROME**



Element **TOILET**
Trade marck **ROCA INSPIRA ROUND**
Finish **BEIGE COLOR**

