



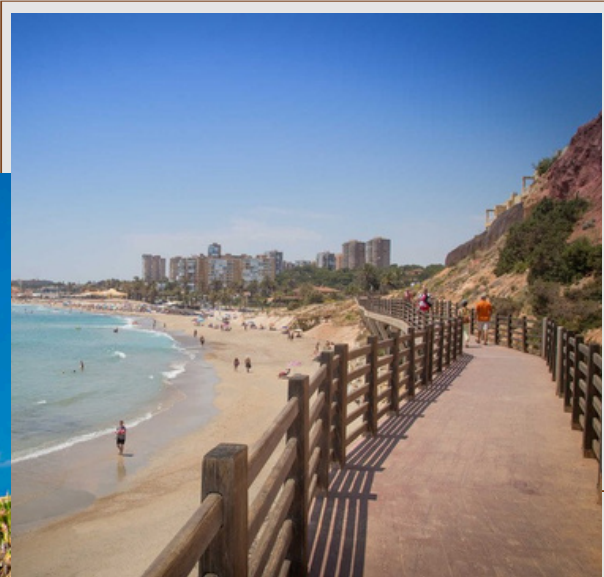
Our vision

Is characterised by a balance between serenity and movement.

Warm, vibrant materials, natural light, water and the landscape combine to create a home that radiates peace and vitality in perfect harmony



SURROUNDINGS



BEACHES
& COVES



MARINA
& PORT



SERVICES
& RESTAURANTS



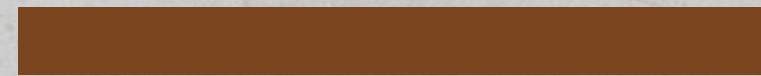
GOLF COURSES
NEARBY



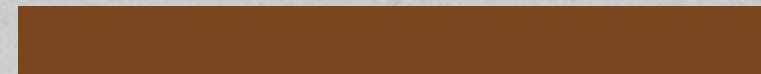
Masterplan



Masterplan



Plot 803 m²
Built 247 m²
Pool 44 m²



Plot 704 m²
Built 245 m²
Pool 42 m²

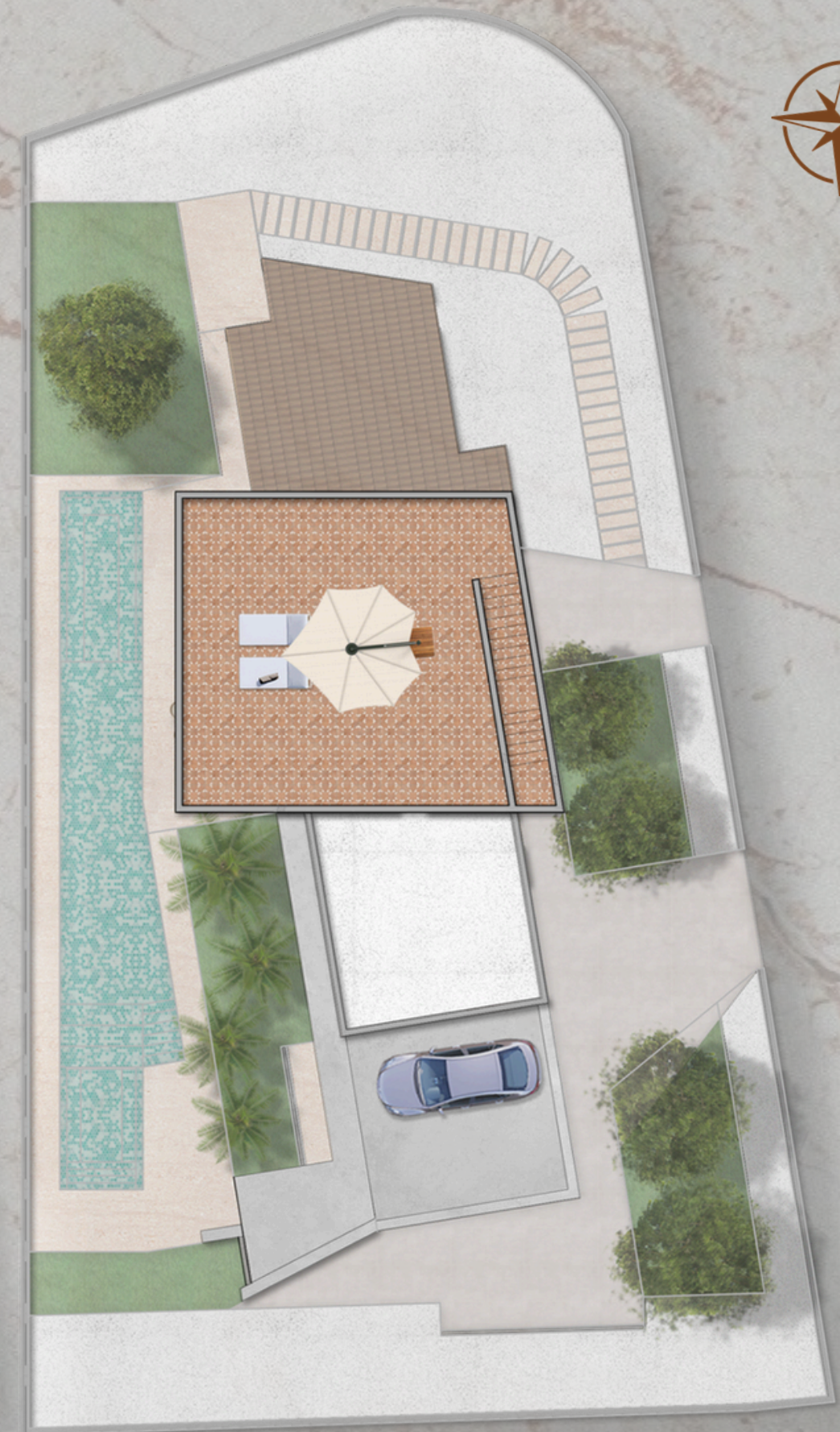




Ground Floor



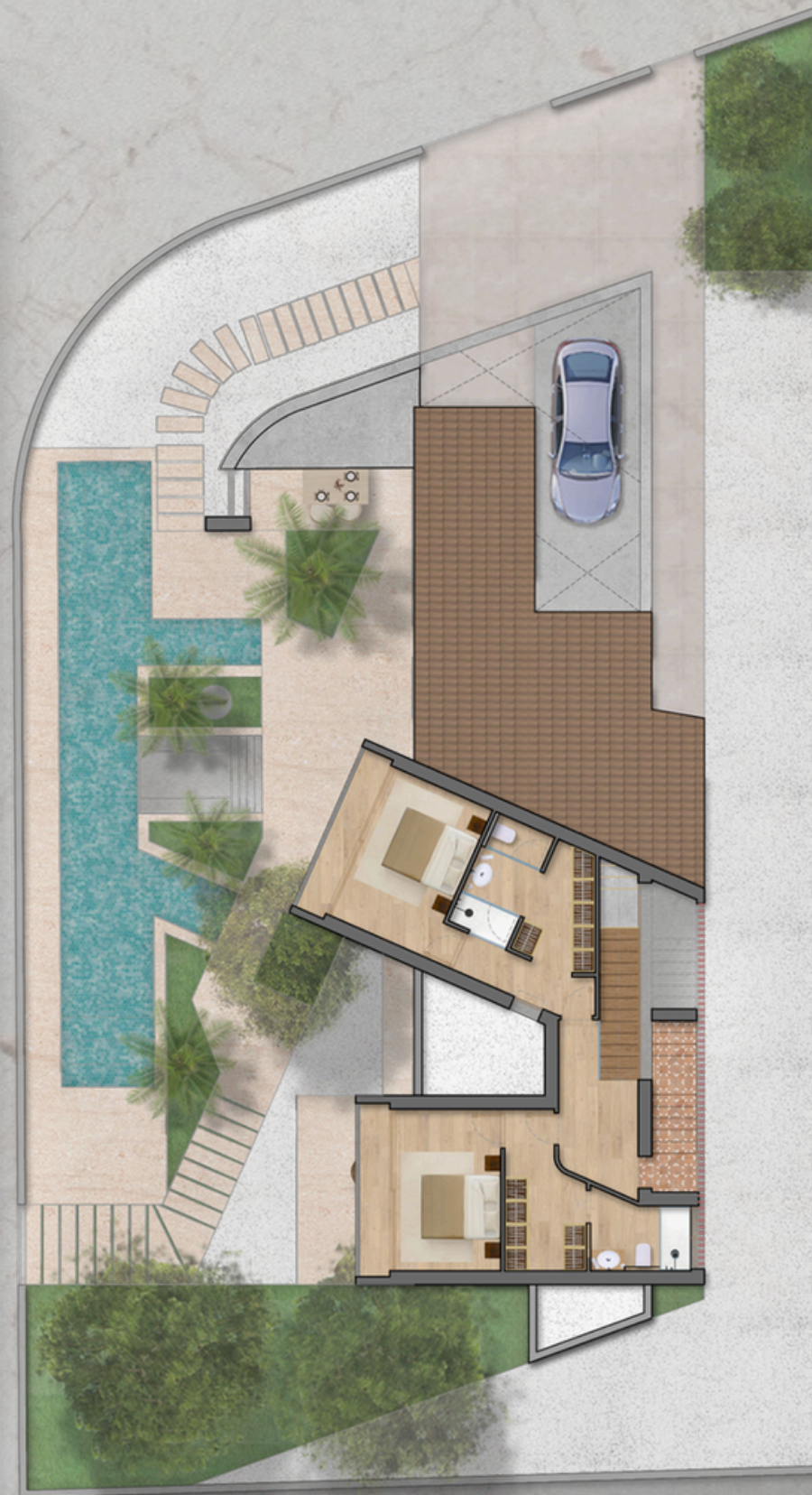
First Floor



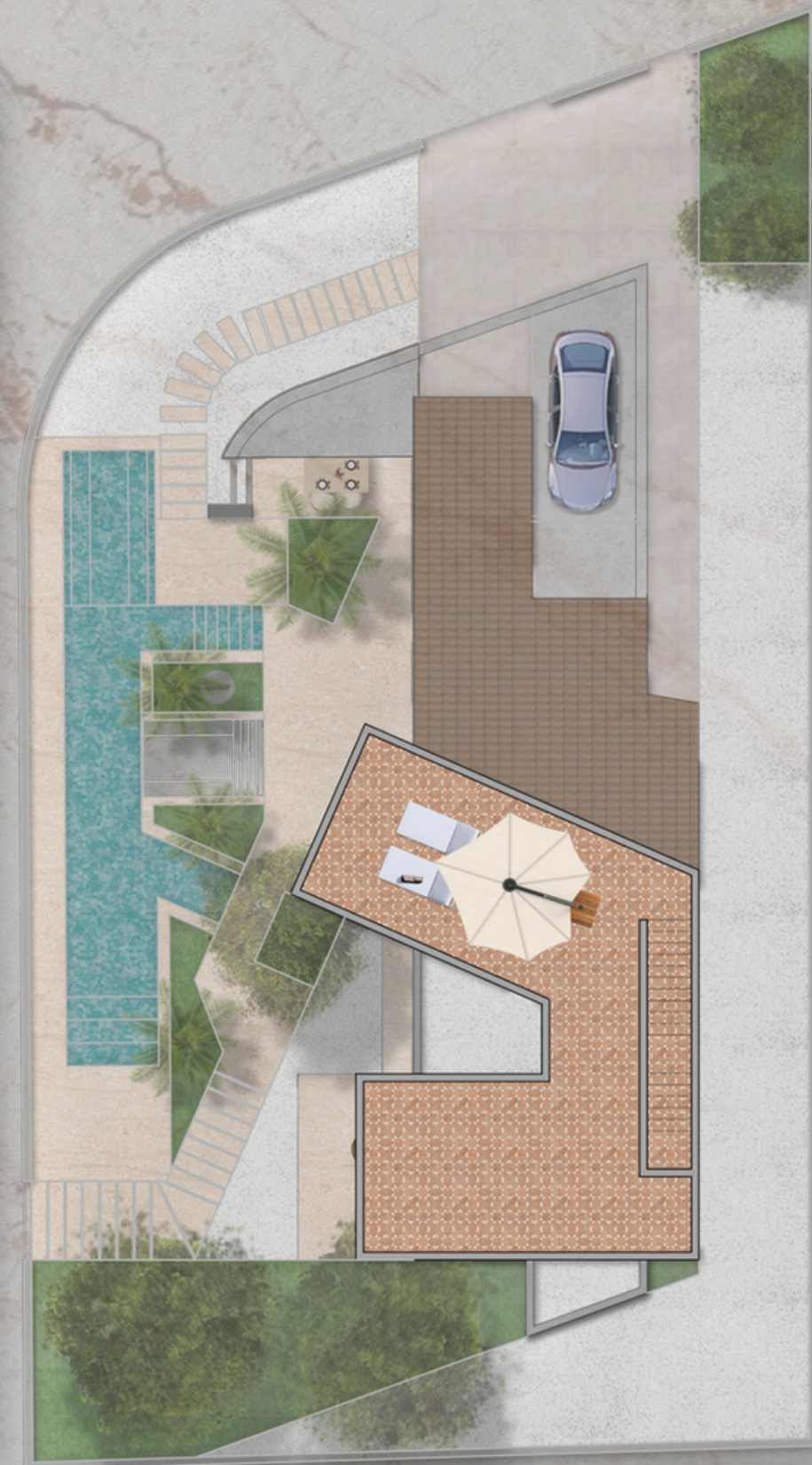
Solarium



Ground Floor



First Floor



Solarium

SIGNATURE INTERIORS



Under the concept of sculptural architecture, this home of warm minimalism and quiet luxury is born. Upon a base of pure lines, noble materials dialogue with expressive textures. Each room feels open yet intimate, precisely designed to enhance well-being without any hint of excess.



Cream and greige tones act as a serene canvas where wood envelops the space with absolute elegance. Near the fireplace, the warmth increases, broken only by the striking veins of porcelain and subtle terracotta accents. It is the perfect balance between light and darkness.



The Sculptural Heart

The kitchen stands as the absolute epicenter of the home, a space where elegance and functionality intertwine naturally. Conceived to host both daily life and special moments, its design completely blurs the boundaries with the living room, creating a fluid and harmonious transition.

In this atmosphere, the strength of stone merges masterfully with the warmth of wood, masterfully concealing technical functionality behind refined lines. The result is a piece of inhabitable art that invites togetherness, transforming the act of cooking into a shared, sensory experience.





Each bedroom is transformed into a personal sanctuary, meticulously conceived for absolute rest and disconnection. These spaces are wrapped in a serene sophistication that embraces intimacy, keeping external noise at bay to surrender to calm and well-being.



To elevate the experience of comfort, each of these rooms features its own independent walk-in closet and en-suite bathroom. This layout not only maximizes the functionality of the space but also consecrates the private quarters as the most exclusive and personalized refuge in the home.

ARCHITECTURAL IDENTITY



Step outside... and everything continues. The villa opens completely to its surroundings, creating a private oasis where every space invites you to stay a little longer. It is a seamless extension of the interior where the outdoor kitchen, lounge areas, and terraces flow naturally together, creating different atmospheres without ever losing harmony.





Whether enjoying your morning coffee under the pergola, spending peaceful afternoons by the pool, or hosting outdoor dinners that turn into long, warm nights, every corner has been designed to be lived, not just admired. Whether entertaining guests or enjoying complete privacy, the experience is always effortless. Here, the exterior is not an addition—it is where life happens.

The journey through the villa is traced by elevated stepping stones over the gravel, navigating through a sea of aromatic plants. Lavender, rosemary, and thyme transform the walk into an immersive experience, blending visual delight with an olfactory awakening where the vibrant hue of the lavender merges with the purity of the white stone and multiple shades of green to create deep serenity. Exotic greenery from cycads, cacti, and birds of paradise provides a vibrant contrast against the rustic stone that anchors us to the Mediterranean essence, while the soft mantle of the lawn and slender coconut palms provide a sculptural, fresh accent.



Finally, the lighting acts as the unifying element; a warm embrace that makes all these species resonate in unison, completing an elegant dialogue with nature. This natural connection transcends directly to the interior of the home, where gravel and a carefully curated botanical selection colonize the space beneath the staircase. It is this precise visual mastery that dilutes traditional boundaries, allowing materials to flow with astonishing naturalness from the imposing facade into the heart of the home, where nature subtly breaks in to fill the soul and disrupt the purity of the inert. This is not just design. This is comfort in its ultimate expression. A space created to embrace the senses and make time stand still; the refuge where you finally discover that your peace is your home.



SPECIFICATIONS

FOUNDATIONS AND STRUCTURE

- Reinforced concrete foundations and structure in accordance with the design and structural calculations, with quality control in compliance with the applicable regulations (CTE and other applicable standards).
- Waterproofing and drainage for underground elements according to the geotechnical report and the project's construction details.
- Reinforced steel rebars and concrete with full traceability and mandatory regulatory testing.

FAÇADE AND PARTITIONS

- High-performance external enclosure using a multi-layer solution (ceramic masonry, thermal/acoustic insulation and interior lining) to optimise comfort and energy efficiency.
- Continuous thermal insulation at specific points to minimise thermal bridging (slab edges, pillars, etc.).
- Internal partitions using laminated plasterboard systems or masonry.
- Accessible suspended ceilings in service/installation areas, with moisture-resistant boards in bathrooms and wet rooms; access panels for maintenance.
- Facade finish according to design: a combination of porcelain tiling and single-layer mortar finished with paint. Architectural elements and exterior cladding are weather-resistant.

SOLARIUM / ROOF TERRACE

- Walkable flat roof (solarium) with a complete waterproofing system, thermal insulation, slope formation and a rectified porcelain stoneware finish.
- Technical roof area for installations (photovoltaic/machinery), with waterproofing and insulation solutions according to project specifications.
- Rainwater drainage via appropriately sized roof outlets and overflow scuppers; terminations and junctions with parapets resolved with specific components.



SPECIFICATIONS

FLOORING AND WALL TILING

- Large-format rectified porcelain flooring (interior and exterior), with flush continuity between indoor–outdoor levels (no steps) and drainage solutions where required.
- Externally: slip-resistant finish suitable for terraces, porches and pool area.
- Bathroom wall finishes in rectified porcelain, with minimal joints and coordinated design.
- Integrated shower niche/soap holder with LED lighting (as per design).

EXTERNAL JOINERY, GLAZING AND METALWORK

- High-security main entrance door with multipoint lock and security hardware; design in accordance with the villa's architecture.
- High-performance external joinery (premium PVC or aluminium with thermal break (RPT)), with opening type suited to each aperture (sliding, casement, tilt-and-turn, etc.).
- Double glazing with cavity and low-emissivity glass; solar and/or acoustic control according to orientation and project requirements.
- Motorised aluminium roller shutters with home automation control and scene capability.
- Railings, external doors and metalwork according to the design, with exterior-grade lacquered finish and stainless-steel hardware.
- Motorised vehicle access gate and prepared for remote control.
- Capping to the front and side boundary walls/fence with metalwork according to the design. Party walls in concrete block finished with monolayer render.

INTERNAL JOINERY

- Interior doors lacquered according to RAL chart color, with special width (82 cm) and quality hardware.
- Made-to-measure modular wardrobes and dressing rooms, with 19 mm high-density board interiors, drawer units, shelves, rails and pull-out accessories.
- Internal LED lighting with door-opening sensor in wardrobes and the main dressing room.



SPECIFICATIONS

PLUMBING, VENTILATION AND SANITARYWARE

- Cold and hot water plumbing network using approved materials and zone shut-off valves; water points in the garden and solarium.
- Pre-installation for an outdoor kitchen on the ground floor and solarium: water supply and waste connections.
- Leading-brand vitrified porcelain sanitaryware; wall-hung toilets with concealed cistern.
- Thermostatic mixer taps in showers, including overhead rain shower and handheld showerhead; option for designer concealed taps.
- Non-slip shower trays and safety glass shower screens.
- Integrated reverse osmosis system in the kitchen.
- Domestic hot water (DHW) production via an air-source (aerothermal) heat-pump system with storage tank.
- Mechanical ventilation system for indoor air renewal via trickle vents in PVC window frames and extract fans in wet areas, in compliance with the CTE.

ELECTRICAL AND TELECOMMUNICATIONS

- Electrical and telecommunications installations in accordance with the REBT and applicable regulations.
- Quality switches and fittings (Simón 270 or similar).
- General and ambient lighting using spotlights and LED strips, with dimming in the living room and bedrooms; external lighting for the garden, terraces and façade as per design.
- Video intercom with indoor monitors on both floors and app control.
- Photovoltaic self-consumption system with hybrid inverter and smart meter (capacity as per the project), prepared for future expansion.
- Electrical pre-installation for outdoor kitchen (ground floor and solarium).
- Electric vehicle charging point in the parking area (recommended 7.4–11 kW depending on requirements).



SPECIFICATIONS

HEATING AND AIR CONDITIONING

- Ducted heating/cooling air-conditioning system with heat pump, with zoned control via an Airzone-type system.
- Bathrooms with electric towel radiator.

SWIMMING POOL AND GARDEN

- Reinforced concrete swimming pool with a beach/tanning area and a jacuzzi-style hydromassage bench with air blowers (bubble system), LED lighting and complete filtration equipment.
- Gazebo/ pergola area by the pool with a built-in bench and a viewing window to the pool basin using safety tempered glass.
- Pre-installation for pool heat pump.
- Landscaping with paved and planted areas, topsoil, river pebbles and an artificial turf solution as per design.
- Outdoor kitchen with barbecue as per project, with porcelain worktop or similar.

DECORATION AND PAINTING

- Smooth plastic paint on interior walls, colour to be chosen from the standard palette.
- Laminated plasterboard suspended ceilings; moisture-resistant boards in bathrooms and wet rooms.

KITCHEN

- Designer kitchen with high-quality cabinetry (NexoKuchen or similar), soft-close hardware and premium pull-out systems/drawers.
- Porcelain worktop (approx. 12 mm) and peninsula layout with cooking and sink areas.
- Integrated appliances from leading brands (BOSCH or similar): hob, integrated extractor hood, oven, integrated fridge-freezer, integrated dishwasher, microwave, and integrated washer-dryer.

