
A house designed to dialogue with its environment and integrate into it. Its structure, based on concrete platforms and wooden pergolas, slide through the natural slope of the terrain, generating the interior inhabited spaces.

The house is accessed through a box that offers panoramic views of the entire environment. When descending a first level, we find the Master room with own dressing room, bathroom and terrace. A platform for a room en suite with all the privacy and intimacy possible.

As you continue to descend, you will find another platform with the rest of the rooms of the house. A total of three spacious bedrooms with en suite bathroom and terrace occupy this space.

The third level is occupied by the day area. Two different living-dining room spaces and another kitchen, which can be joined by separating the sliding that separates them.

Leaving a single diaphanous space that connects directly to the outside through four sliding leaves. A fluid exterior-interior space that allows you to enjoy the house with the breeze and views of the outside.

Finally and in the basement, there is a large leisure space, games room, TV and bar and a gym. Both rooms flooded by the light that enters through the holes that open in the pool and through which the light sifted by the brightness of the water enters.

A house with exceptional finishes that give it warmth and that in turn dialogue with the environment.









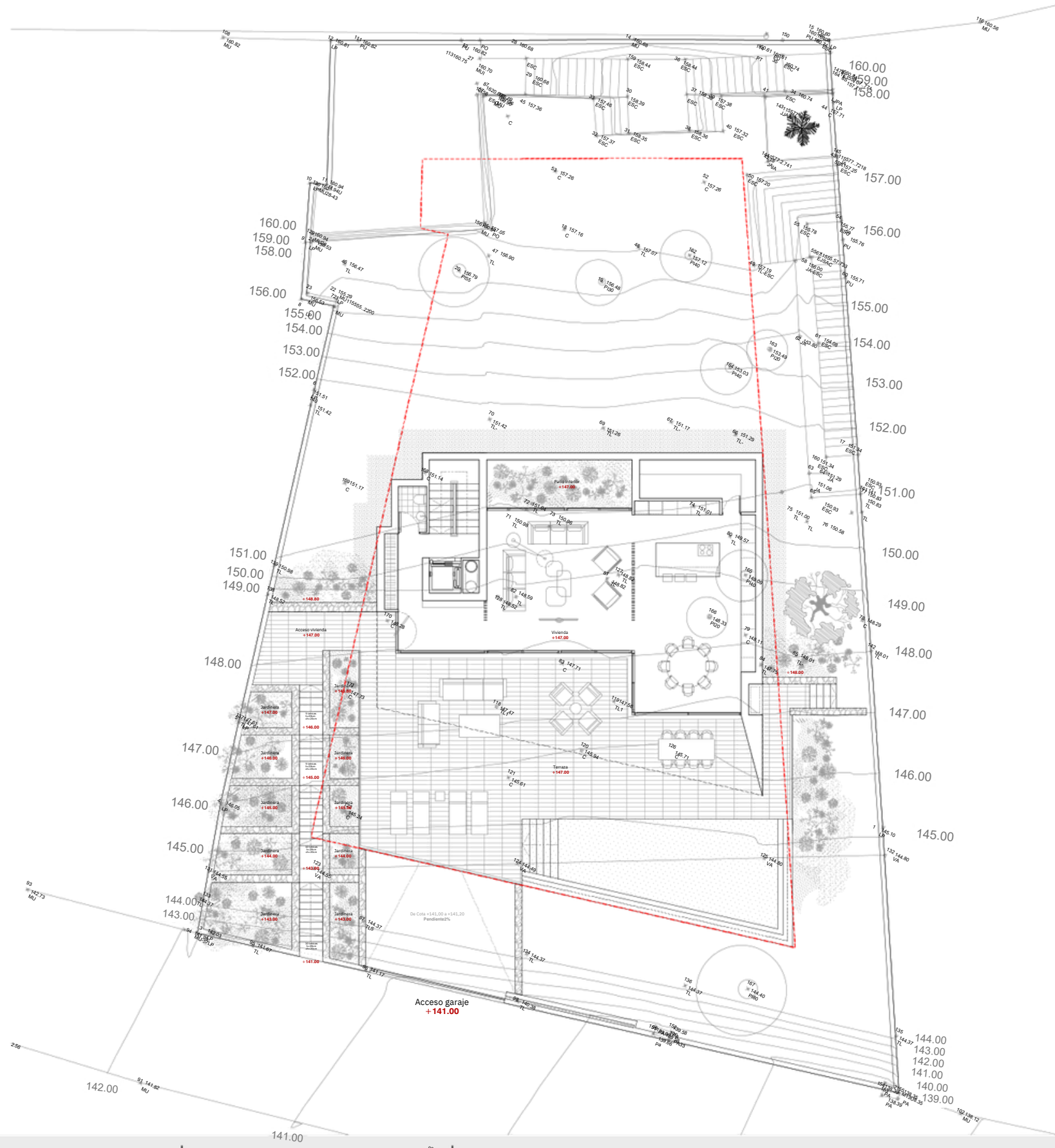


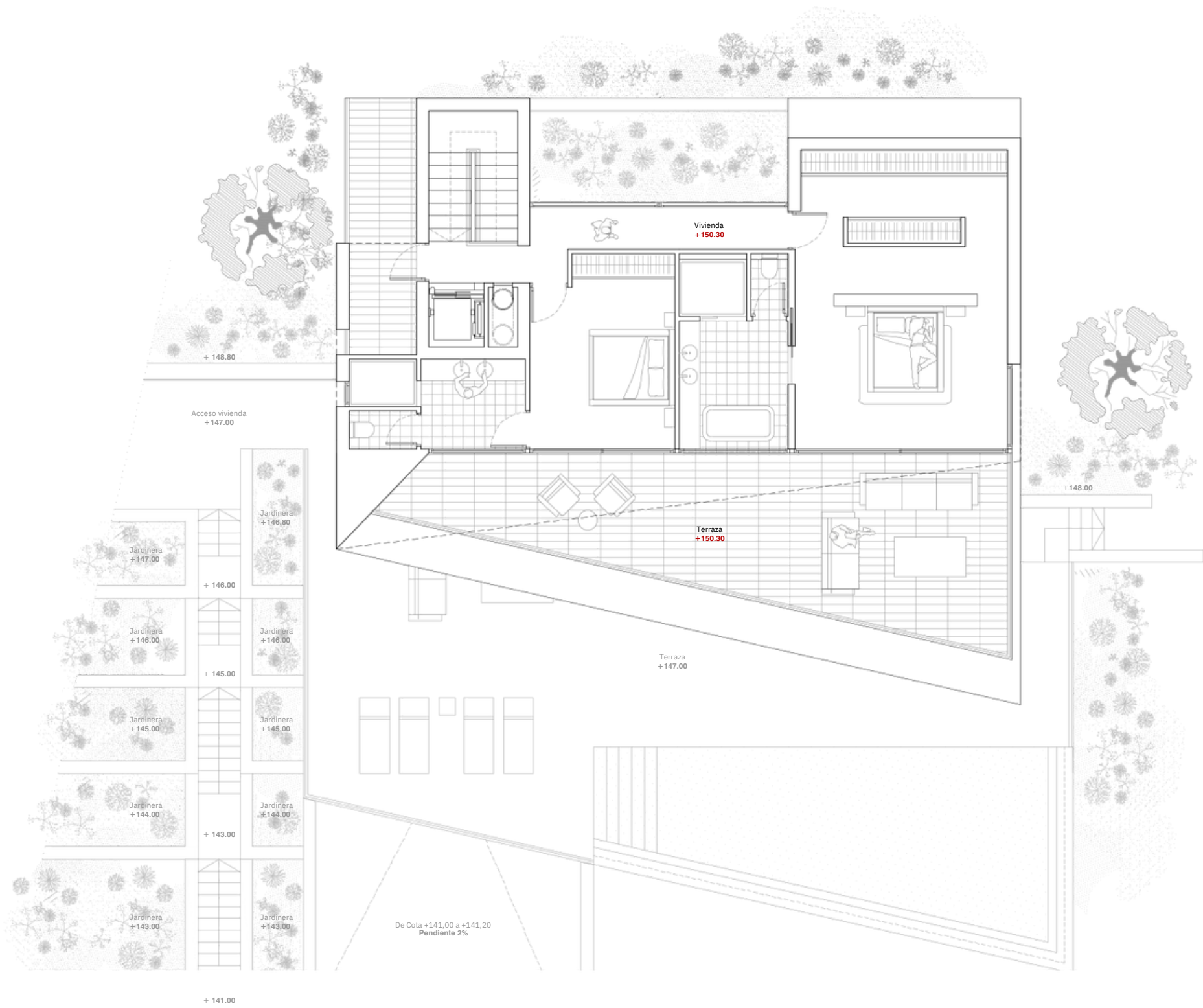






SITE PLAN





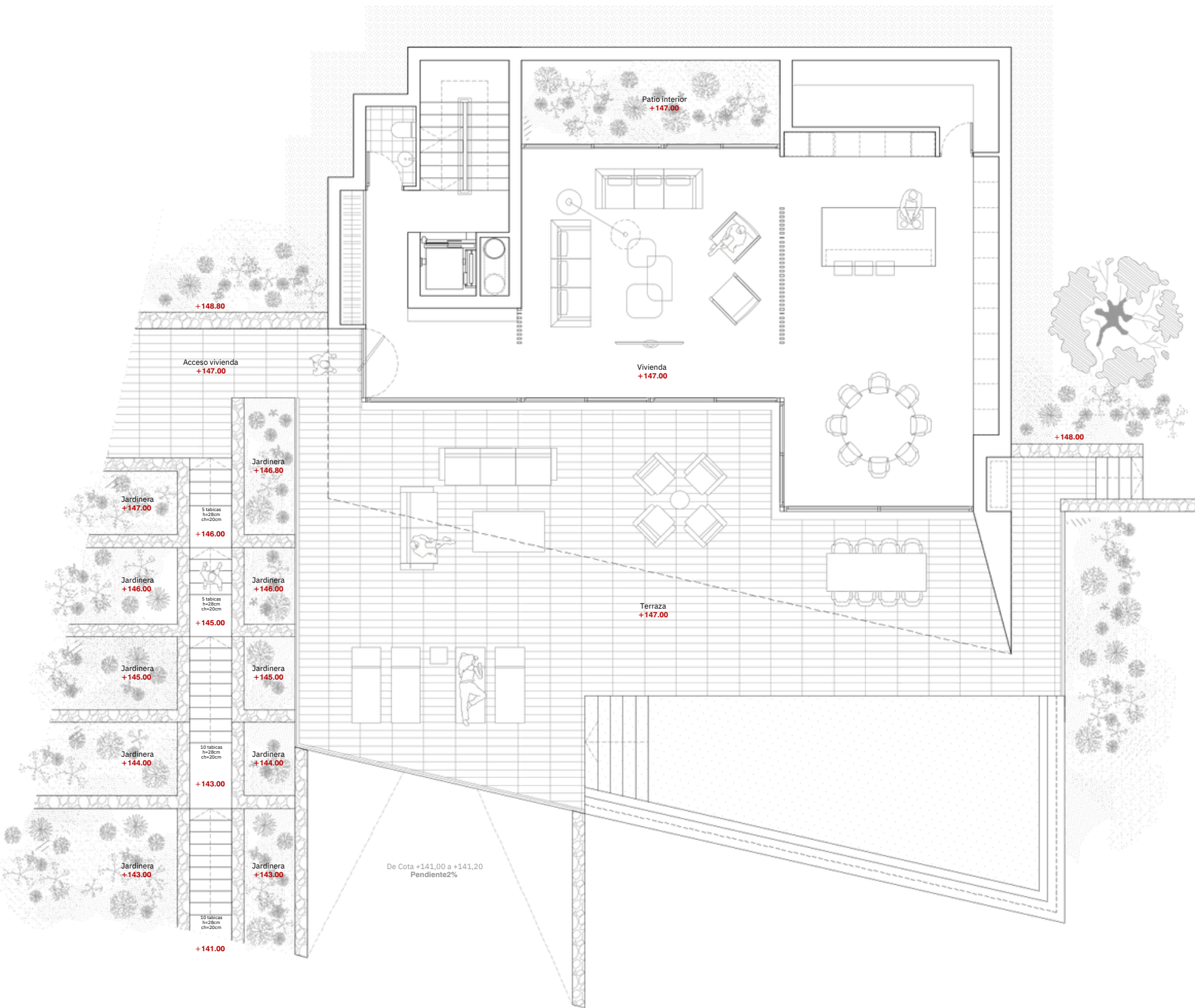
Superficies	Construidas	Computables
PLANTA SOTANO 2		
Vivienda-Garaje	92.40 m²	25.19 m²
PLANTA SOTANO 1		
Vivienda	85.37 m²	25.84 m²
Terraza	18.66 m²	—
PLANTA BAJA		
Vivienda	148.17 m²	74.39 m²
Porche	52.22 m²	26.11 m²
Terraza	131.26 m²	—
Piscina	36.66 m²	—
PLANTA PRIMERA		
Vivienda	102.35 m²	102.35 m²
Porche	21.90 m²	10.95 m²
Terraza	57.18 m²	—
TOTAL		264.83 m²
		Máximo
SUPERFICIE DE PARCELA: 1017.67 m²		(0,25 x 1017.67 m²)
		254.41 m²

ACABADOS EXTERIORES

Jardinerías	61.73 m²
Escaleras exteriores	14.86 m²

JUSTIFICACIÓN EDIFICABILIDAD

- Vivienda computable (100%)
- Porche computable (50%)
- NO COMPUTABLE segun Art. 8.1.27



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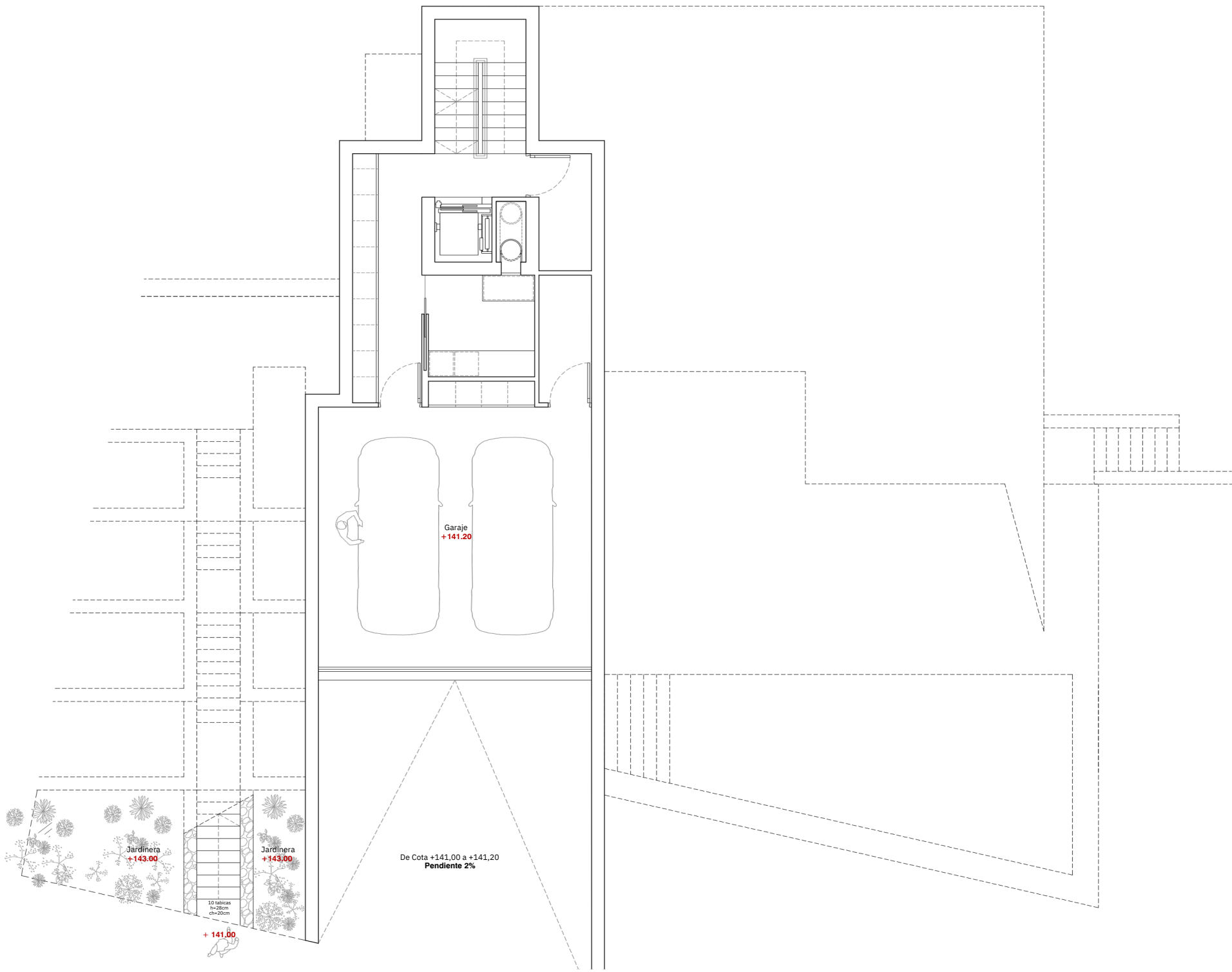
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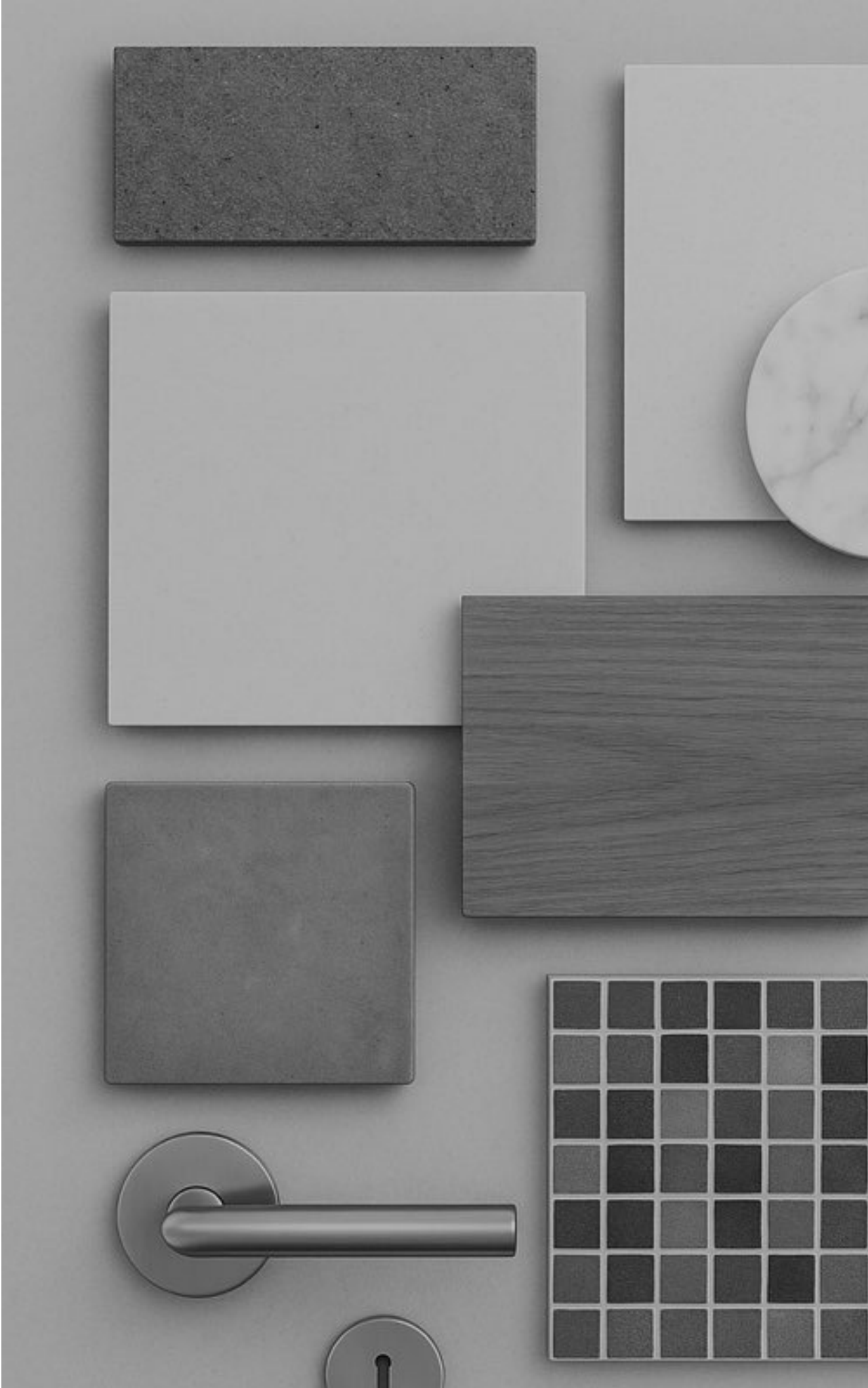
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Specifications and Materials

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.



FOUNDATION AND STRUCTURE

Foundation

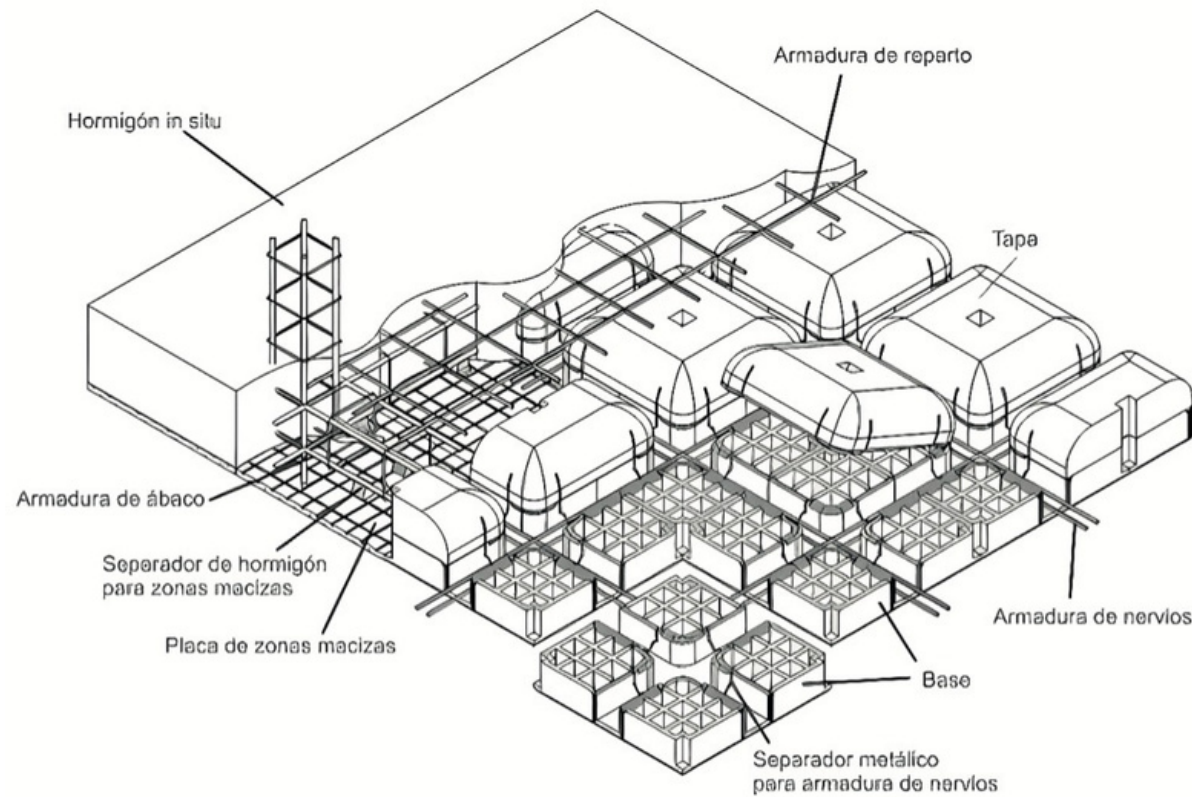
Foundations consist of continuous footings beneath sanitary floor slabs or isolated pad footings, interconnected with reinforced concrete tie beams, all executed in accordance with the geotechnical report.

Ground floor slab

Elevated floor above ventilated sanitary chamber.

Main Structure

The structural system consists of a reinforced concrete lattice slab.



Explanatory detail of reinforced concrete lattice slab construction

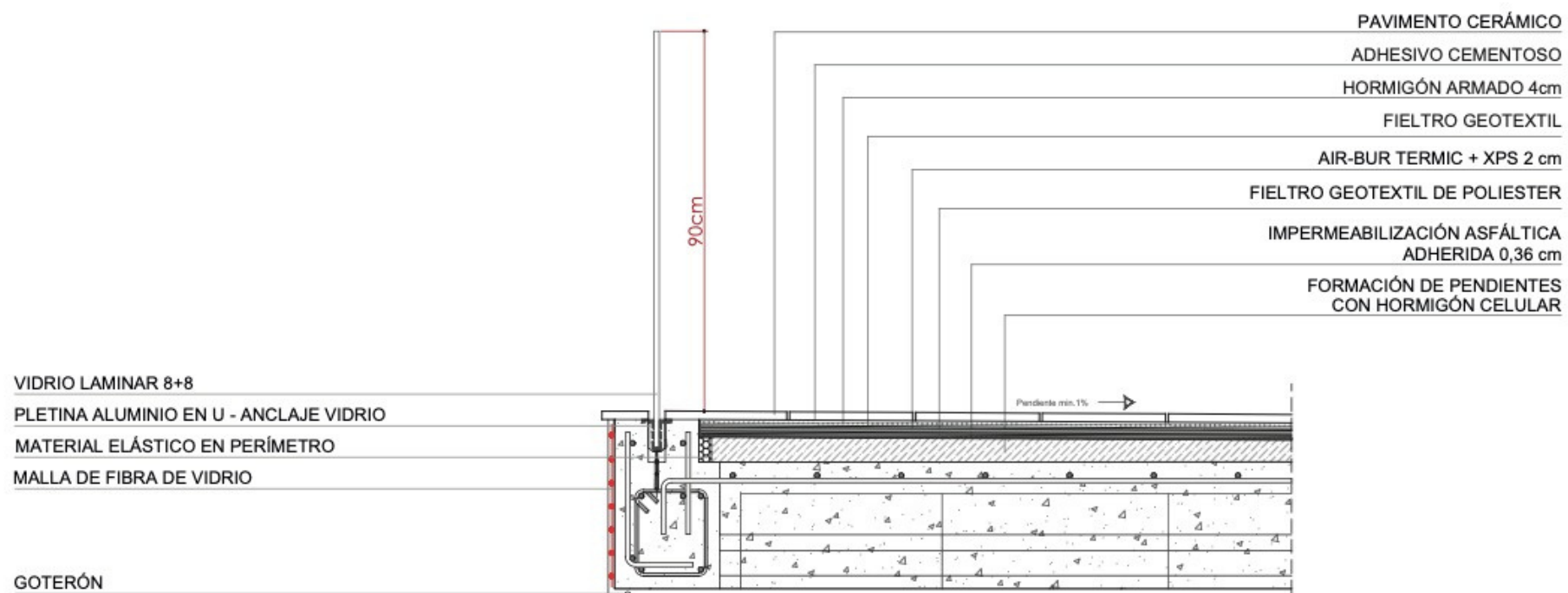


Example of a reinforced concrete lattice slab

ROOFING

Walkable Terraces

Waterproofing system designed for rainwater drainage, either directed outward or collected through a concealed linear channel positioned in front of the living room's covered terrace. Finished with ceramic paving matching the interior flooring.



Construction detail: upper floor terraces



Flat roof

Slope formation and layered waterproofing applied directly above the structural slab to prevent condensation.

Thermal insulation provided by 10 cm XPS rigid panels ($= 0.032 \text{ W/m}\cdot\text{K}$).

Final surface finished with rounded washed gravel.

CAPA DE GRAVA

GEOTEXTIL DE POLIESTER

AIR-BUR TERMIC + XPS 2 cm

FIELTRO GEOTEXTIL DE POLIESTER

IMPERMEABILIZACIÓN ASFÁLTICA

FORMACION DE PENDIENTES 1%

CON HORMIGÓN CELULAR

BLOQUE HORMIGÓN EN H 40x15x20

LADRILLO CERÁMICO RASILLA H/S. 4

REBOSADERO (TUBO DE ALUMINIO 50X50)

MATERIAL ELÁSTICO EN PERÍMETRO

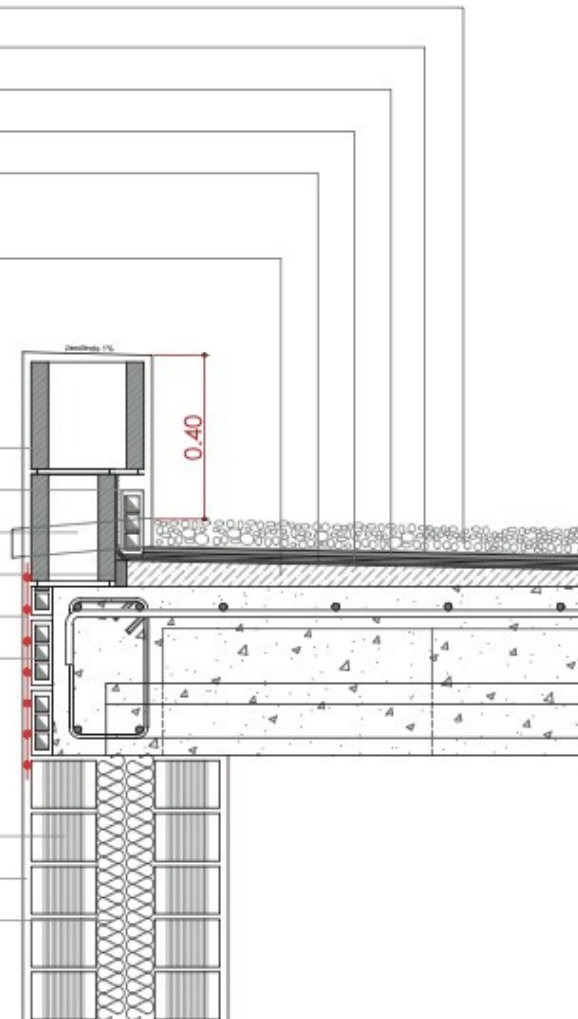
MALLA DE FIBRA DE VIDRIO

LADRILLO CERÁMICO RASILLA H/S. 4

LADRILLO CERÁMICO TRIPLE 11,5CM

ENFOSCADO DE MORTERO BICAPA

DOBLE AISLAMIENTO LANA DE ROCA e=10CM



Construction detail: gravel cover



Example of a flat gravel roof

EXTERIOR FINISHES

Main Facade

Exterior leaf of ceramic brick, 11cm 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.

Exterior coating panelled with synthetic wood.



INTERIOR FINISHES

WALL COVERINGS

Paint

Finished with paint applied using a lime glazing technique, colour RAL 1001.

Ceilings

Suspended false ceilings formed by an aluminum substructure with plasterboard panels. In rooms housing ceiling-mounted equipment, accessible ceilings with aluminum slats are provided, incorporating rigid thermal insulation panels.



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



BEREN LIGHT GREY
Natural Finish
Graphic Scale 1/4



Honed Finish Natural Finish Soft Textured Bush Hammered Anti-slip Finish

Color Body Porcelain & Ductile | Porcelánico Masa Coloreada y Ductile
Rectified | Destonified V.2 | Rectificado | Destonificado V.2
Nº Designs By Format | Nº De Diseños Por Formato:
120x270: 7 | D-90x270: 7 | D-60x120: 14 | 120x120: 14 | 60x120: 14 |
90x90: 16 | 45x90: 32 60x60: 28 | 30x60: 56 | 10x60: 168 | 5x60: 336



Bera Ice * Bera White Bera Sand * Bera Light Grey * Bera Biscuit * Bera Greige * Bera Dark Grey Bera Black

* 20mm. Thickness Available Colour
* Color Disponible en 20mm

3D-FIT®
Technology

Contemporary

Bera&Beren

Lusitan & Catalan Limestone Ceramics
Caliza Lusitana & Catalana Cerámica

Ceramic Surfaces

Available Sizes
Formatos Disponibles

Complements
Complementos

Step Tile & Countertops Availables. Consult Special Pieces Section.
Peldaños y Encimeras disponibles. Consulte la Sección de Piezas
Especiales.

120x270x0,6 cm 48"x106"	Ductile 90x270x0,6 cm 36"x106"	Ductile 60x120x0,6 cm 24"x48"	60x120x0,9 cm 24"x48"	45x90x0,9 cm 18"x36"	5x60x0,9 cm 2"x24"	10x60x0,9 cm 4"x24"	30x60x0,9 cm 12"x24"	60x60x0,9 cm 24"x24"	Mosaic 25 Net 12"x12" Malla 30x30 cm Real 30x30 cm	
									Mosaic 55 Net 12"x12" Malla 30x30 cm Real 29,8x29,8 cm	
									Mosaic 315 Net 12"x12" Malla 30x30 cm Real 29,8x29,4 cm	
									Mureto Mosaic Net 12"x18" Malla 30x45 cm Real 29,8x29,8 cm	

Ductile Wall Tiles Available Sizes & Finishes
Formatos y Acabados Disponibles en Revestimientos Ductile

Nominal Size Formato Nominal	Real Size Formato Real	Natural	Soft Textured	Price Code	Pz/Box	M2/Box	Kg/Box	Box/Pa	M2/Pa	Kg/Pa
Ductile 60x120 cm 24"x48"	59,8x119,8x0,6 cm	●	●	620	3	2,15	26,20	32	68,64	868
Ductile 90x270 cm 36"x106"	89,8x269,8x0,6 cm	●		970	1	2,42	29,04	24	58,08	801

Porcelain Tiles Available Sizes & Finishes
Formatos y Acabados Disponibles en Porcelánico

Nominal Size Formato Nominal	Real Size Formato Real	Honed	Natural C1 · R9 · CA	Soft Textured C2 · R10 · CB	B. Hammered C2 · R10 · CB	Anti-Slip C3 · R11 · CC	Price Code	Pz/Box	M2/Box	Kg/Box	Box/Pa	M2/Pa	Kg/Pa
5x60 cm 2"x24"	4,8x59,8x0,9 cm		●		●	●	5	20	0,57	13,20	60	34,44	832
10x60 cm 4"x24"	9,8x59,8x0,9 cm		●		●	●	10	10	0,59	13,30	60	35,40	838
30x60 cm 12"x24"	29,8x59,8x0,9 cm		●		●	●	30	6	1,07	22,29	48	51,36	1110
60x60 cm 24"x24"	59,8x59,8x0,9 cm		●		●	●	60	3	1,07	22,45	48	51,36	1110
45x90 cm 18"x36"	44,8x89,8x0,9 cm		●		●	●	45	3	1,21	25,22	48	57,93	1236
90x90 cm 36"x36"	89,8x89,8x0,9 cm	●	●	●	●	●	90 / 90H 94	2	1,61	33,79	30	48,30	1039
*90x90x2 cm 36"x36"	89,8x89,8x2 cm					●	62 / 62H	1	0,81	37,49	30	24,15	1170
60x120 cm 24"x48"	59,8x119,8x0,9 cm	●	●	●	●	●	120 / 120H	2	1,43	29,95	36	51,48	1110
120x120 cm 48"x48"	119,8x119,8x0,9 cm	●	●	●	●	●	121	1	1,44	30,11	40	57,41	1259
*120x120x2 cm 48"x48"	119,8x119,8x2 cm					●	276 / 276H	1	1,44	66,02	16	22,96	1140
120x270 cm 48"x106"	119,8x269,8x0,6 cm	●	●	●			25	1	3,23	45,50	24	77,52	1222
Mosaic 25	29,8x29,8x0,9 cm		●		●	●	55	5	0,44	9,00	60	26,40	585
Mosaic 55	29,8x29,8x0,9 cm		●		●	●	315	5	0,44	9,00	60	26,40	585
Mosaic 315	29,8x29,4x0,9 cm		●		●	●	300	5	0,44	9,00	60	26,40	585
Mureto Mosaic	29,8x29,8x0,9 cm		●		●	●		5	0,44	9,00	40	17,60	404



VIDREPUR

Swimming pool

Format 38x38

VIDREPUR 5608 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.





hönnun

BATHROOM FURNITURE - HÖNNUN - B100 SERIES

With a wide variety of handle or pull-opening options, the units in this series are available in lacquered and laminated finishes. Finished in high quality woods sedan extra and will have to be budgeted separately.

The drawers can be opened by means of a handle, a handle or a pull-out handle. The drawers are full-extension drawers with cushioned brake. The interior is grey metal.

* The furniture must be chosen in the Saltoki store before starting the construction of the house. In case of choosing a model not included in the specifications mentioned above, you will have to sign the extra budget.





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

ALUGOM

ALUGOM SERIE IBIZA

Minimalist sliding door with RPT, designed especially for large frames in response to new architectural trends that seek to combine maximum transparency with a minimum view of profiles.

Its innate rolling system with multiple bearings integrated in the bottom frame permits weights per leaf of up to 800 kilos with motorised opening, with manual openings recommended not to exceed 350 kilos per leaf.

This system has frames with one, two, three or more rails, allowing for large openings such as terrace or porch openings. Minimalist 30 mm front face central leaf profile, an identity that gives the system open spaces with a greater visual field.

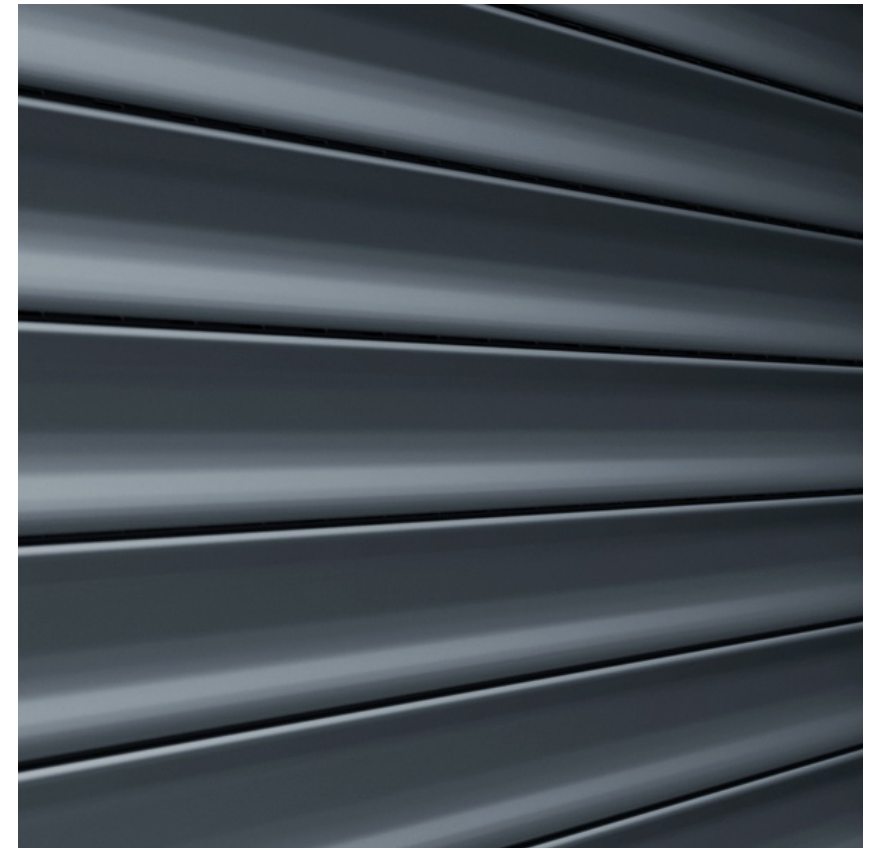
The closing of the leaf with the frame is carried out by means of a multi-point security system operated by means of a handle.

Wide range of profiles, which facilitate the composition of different designs as well as multiple possibilities in its implementation on site; open corner solution, hiding leaves within the masonry wall and frames integrated into the floor completely hidden, multiple rails to accommodate the number of leaves required by the project.

Maximum glazing thickness of 38 mm.

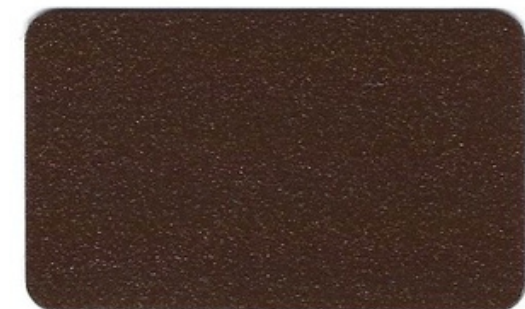
It marks the line of excellence in the range of sliding openings with minimum aluminium profile for large glass dimensions.

Possibility of choosing a colour from the range of standard colours.



External aluminium shutters in the same colour as the exterior carpentry, motorised and with hidden drawer (Only in bedrooms)

The main entrance door to the house will be made of aluminum, with the same colour as the rest of the metal carpentry, formed by an aluminum structure and a sheet metal panel in the middle.



RA8014T Sepia Texturado



INTERIOR CARPENTRY



External entrance security door

2.50 high / 2,00 width

Iroko wood

Pivoting clamp with 90° retention and clamped closure. Fritsjurgen brand.

Motorised lock connected to home automation system.



Interior doors
2.40 high

E EGGER



Laminate
Roble Charleston
marrón oscuro

KITCHEN

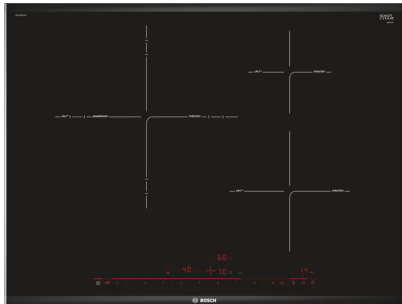


Kitchen worktop & barbecue.
DEKTON Nebulicémosle- PIETRA EDITION



Laminate kitchen furniture.
Roble Charleston marrón oscuro





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

6 Series Built-in combi fridge freezer 177.2 x 54.1 cm Door sliding door
2 units



BOSCH CEILING EXTRACTOR FAN

6 Series Ceiling extractor fan 90 cm Stainless steel



Kitchen tap with pull-out spout - black finish.



BOSCH DISHWASHER

4 Series Fully integrated integrated



Undermount stainless steel sink

WARDROBES



Cabinets - Exterior
Roble Charleston marrón oscuro



Cabinets - Interior
CASHMERE GREY



Possibility to choose the colours of the cabinet doors.



CEILING LIGHT SPOTS

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

Led light 2700k



JUNG LS 990 Blanco Marfil



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.



ELECTRICAL PANEL OF THE DWELLING



VIDEO INTERCOM

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



SOLAR PANELS - PRE-INSTALLATION

In the execution project, the pre-installation of solar panels will be projected, so that in case you want to install them later, they have a license.

However, the pre-installation of the tubes from the deck will be left to the technical room and the electricity manoeuvring board.

SECURITY | NETWORK | HOME AUTOMATION



SECURITY SYSTEM

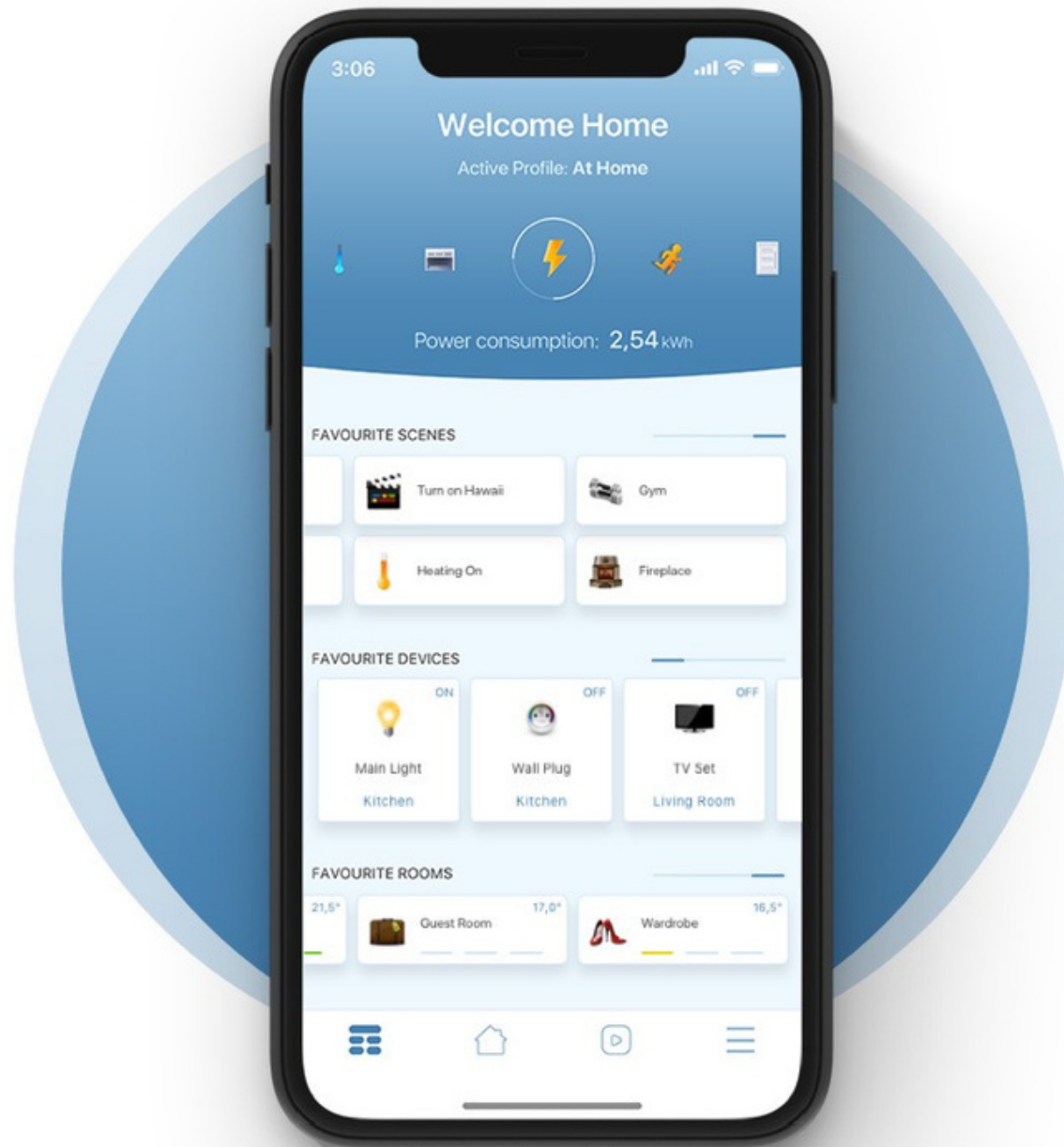
Your family is safe with AJAX SYSTEM alarm

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)



HOME MANAGEMENT SYSTEM (HMS)

HOME MANAGEMENT SYSTEM

The Home Management System enables you to manage many features in your house remotely when you are away through an app on your mobile telephone.

The HMS can be programmed and adjusted to meet your individual needs giving you incredible comfort, and making this project a smart work of art.

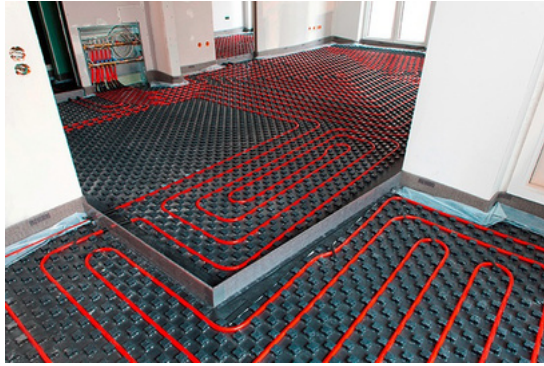
The features controlled by HMS include:

- lighting (includes 10 zones)
- air temperature
- heating temperature
- exterior blinds
- irrigation system
- Sliding car door
- flooding system with water cut-off
- infinite customised scenes

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 m² 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 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.