

13 SINGLE-  
FAMILY HOMES























CERRADO HILLS - FEEL UNIQUE



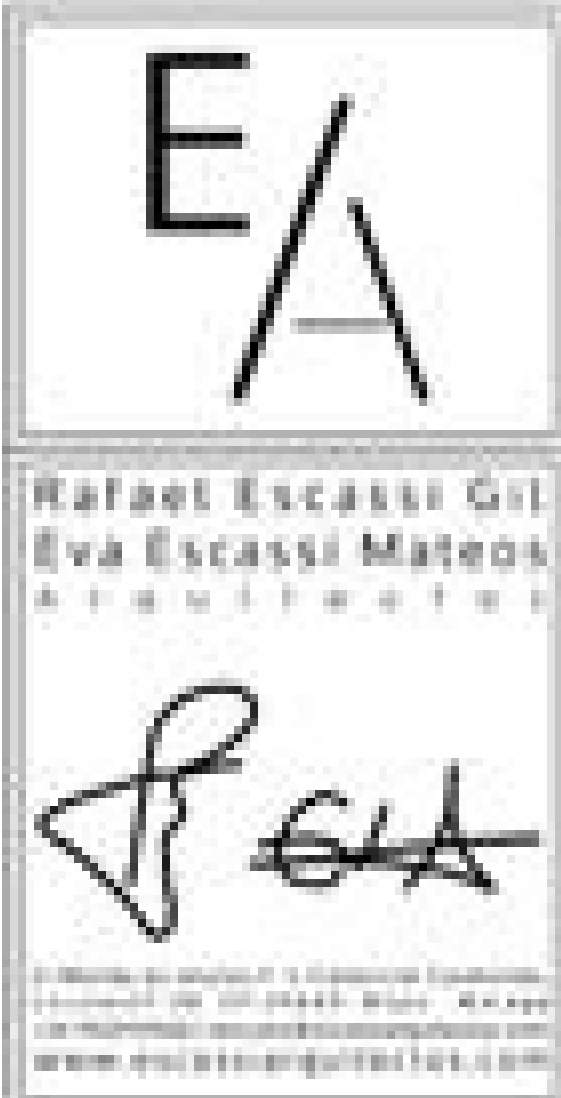
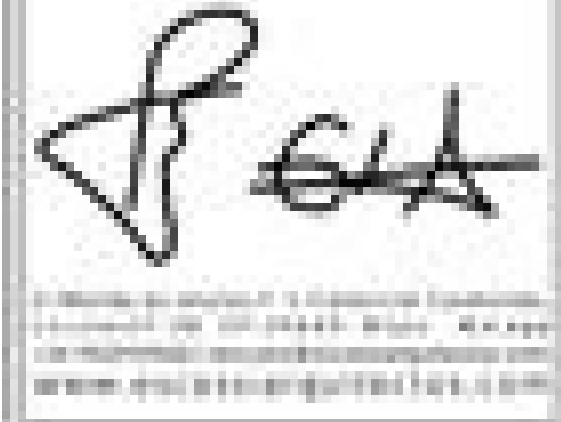


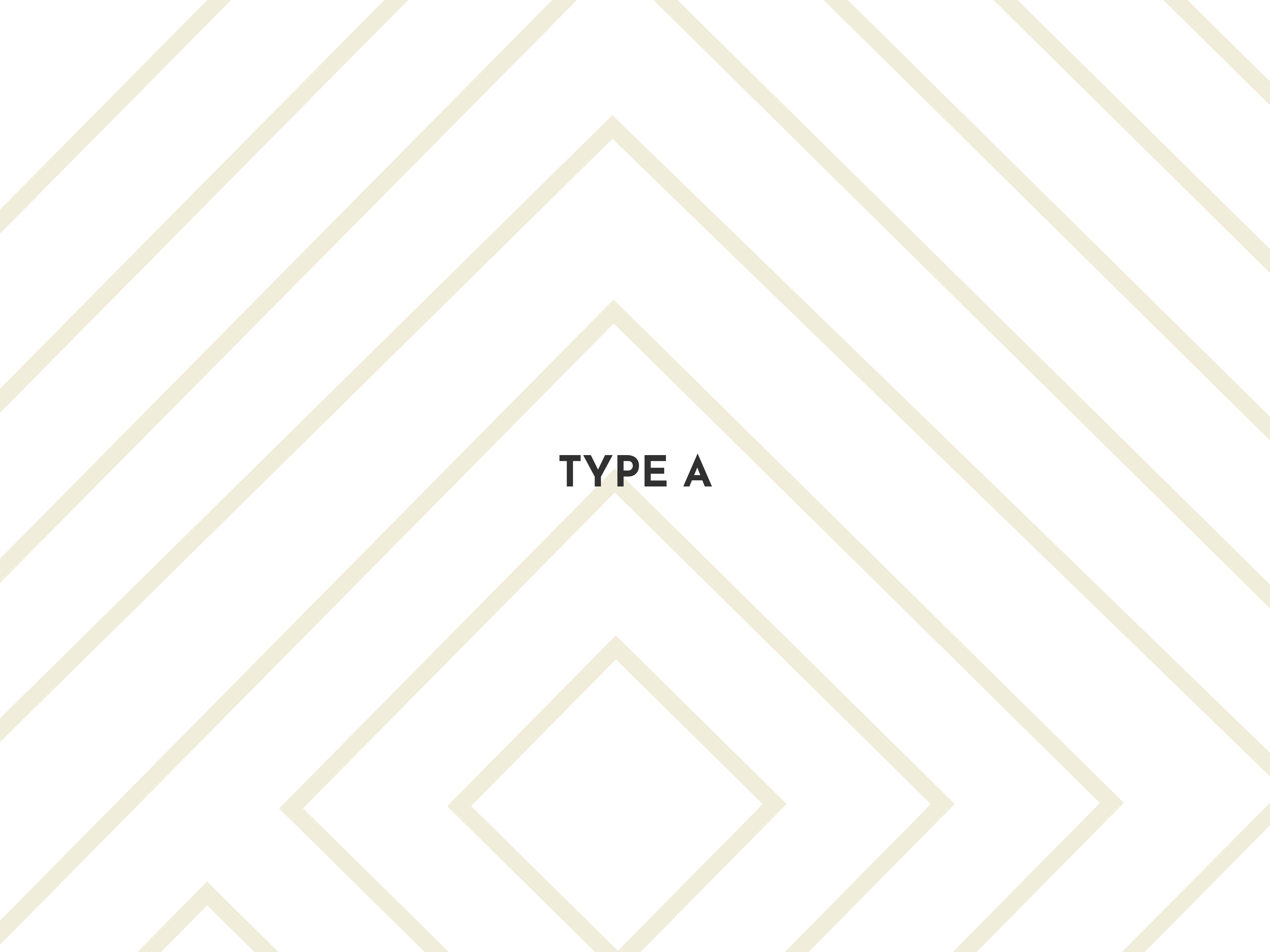


**"SITE PLAN  
MODIFIED TOPOGRAPHY"**



NOTE: Drawings and images subject to necessary modifications by municipal requirement and legal administrative exigencies, legal or technical that deems appropriate the facultative management.  
NOTA: Imágenes y planos sujetos a las modificaciones necesarias a requerimiento municipal y exigencias administrativas legales, jurídicas o técnicas que jure convenientemente la dirección administrativa.

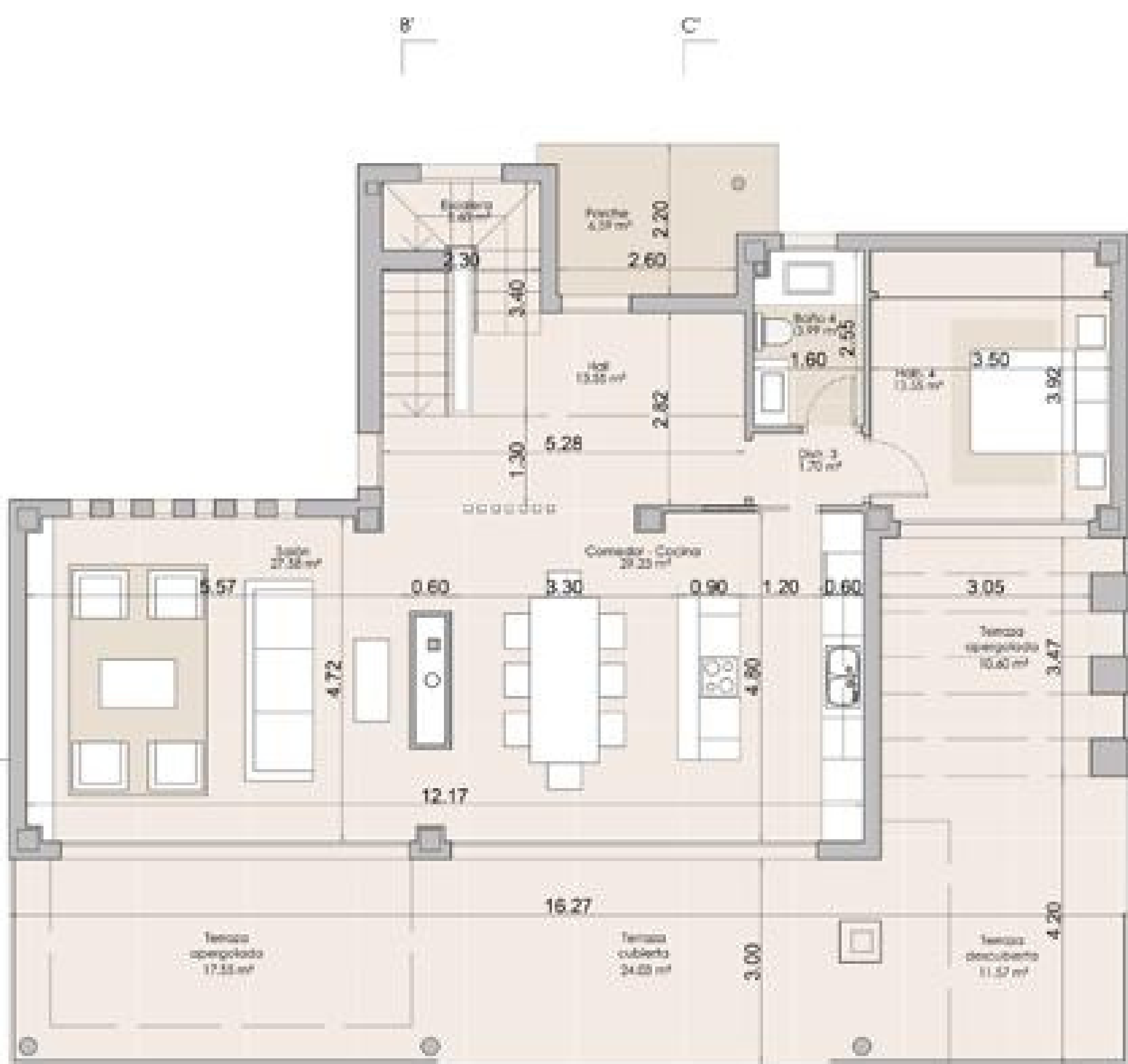
|                                                                                       |                                                           |                  |
|---------------------------------------------------------------------------------------|-----------------------------------------------------------|------------------|
|  | ANTEPROYECTO DE: 13 VIVIENDAS UNIFAMILIARES               |                  |
|                                                                                       | PROMOTOR: STRATA INVESTMENT S.L.                          |                  |
|  | IMPLANTACIÓN TOPOGRÁFICO MODIFICADO                       |                  |
|                                                                                       | SITUACIÓN: PARCELA M-2, CERRADO DEL ÁGUILA, MUJAS, MÁLAGA |                  |
|                                                                                       |                                                           | ESCALA: 1/500    |
|                                                                                       |                                                           | FECHA: MAYO 2025 |
|                                                                                       |                                                           | Nº PLANO: 01     |



**TYPE A**



Planta Sótano



Planta Baja

| PLANTA SÓTANO                  |           |                 |
|--------------------------------|-----------|-----------------|
| ESTANCIA                       | SUP. ÚTIL | SUP. CONSTRUIDA |
| ESPACIOS INTERIORES            |           |                 |
| ESCALERA                       | 3.20 m²   |                 |
| DISTRIB. 4                     | 13.93 m²  |                 |
| TRASTERO 1                     | 44.97 m²  |                 |
| TRASTERO 2                     | 44.97 m²  |                 |
| TRASTERO 3                     | 44.84 m²  |                 |
| TRASTERO 4                     | 4.91 m²   |                 |
| TRASTERO 5                     | 1.83 m²   |                 |
| TOTAL INTERIOR                 | 160.65 m² | 160.65 m²       |
| TOTAL COMPUTABLE SÓTANO = 0 m² |           |                 |

| PLANTA BAJA                           |           |                 |                                          |                 |
|---------------------------------------|-----------|-----------------|------------------------------------------|-----------------|
| ESTANCIA                              | SUP. ÚTIL | SUP. CONSTRUIDA | SUP. ÚTIL                                | SUP. CONSTRUIDA |
| ESPACIOS INTERIORES                   |           |                 | ESPACIOS EXTERIORES                      |                 |
| HALL                                  | 13.55 m²  |                 | PORCHE ENTRADA *                         | 4.39 m²         |
| ESCALERA                              | 5.40 m²   |                 | TERRAZAS CUBIERTAS *                     | 24.03 m²        |
| SALÓN                                 | 27.38 m²  |                 | TERRAZAS APERIGOLADAS **                 | 28.18 m²        |
| COCINA-COMEDOR                        | 29.23 m²  |                 | TERRAZAS DESCUBIERTAS **                 | 11.57 m²        |
| DISTRIB. 3                            | 1.70 m²   |                 |                                          |                 |
| HAB. 4                                | 13.55 m²  |                 | TOTAL COMPUTABLE EXTERIOR = 14.63 m²     |                 |
| BÁÑO 4                                | 3.99 m²   |                 | TOTAL COMPUTABLE PLANTA BAJA = 136.81 m² |                 |
| TOTAL INTERIOR                        | 95.21 m²  | 112.18 m²       | * = Computo al 50 %                      |                 |
| TOTAL COMPUTABLE INTERIOR = 112.18 m² |           |                 | ** = No computa                          |                 |

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PROYECTO DE: VIVIENDA PARA FAMILIA "TRIO A"

PROYECTOR: STRATA INVESTMENT S.L.

PLANTA SÓTANO Y PLANTA BAJA  
DISTRIBUCIÓN Y SUPERFICIES

SECCIÓN: PARCELA M-3, CERRADO DEL ÁGUILA  
MÉDULA, MÁLAGA

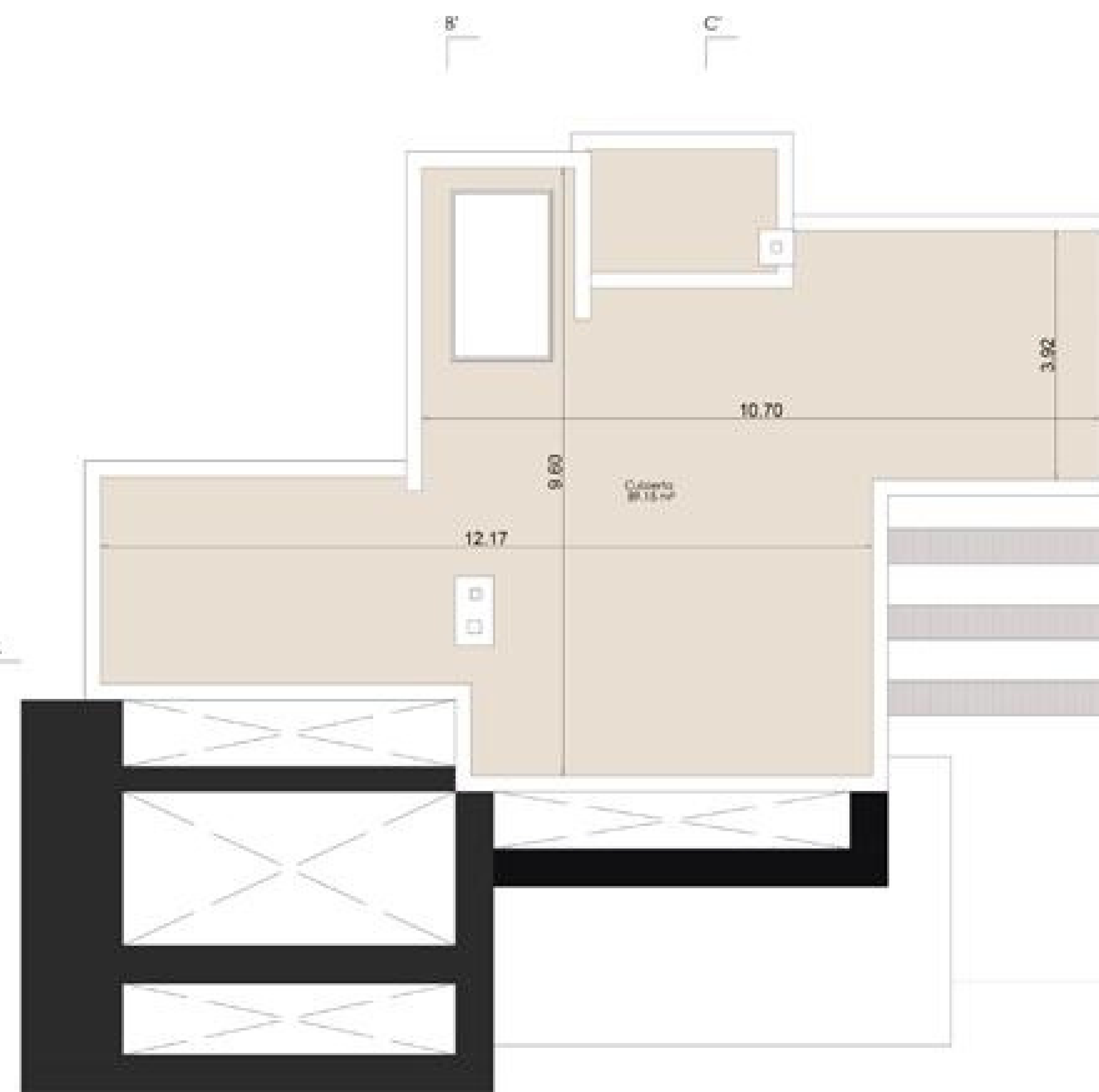
ESCALA: 1/50

FECHA: MARZO 2020

Nº PLANO: 01



Planta Primera



Planta Cubierta

| PLANTA PRIMERA                       |          |                |                                            |                |
|--------------------------------------|----------|----------------|--------------------------------------------|----------------|
| ESTANCIA                             | SUP ÚTIL | SUP CONSTRUIDA | SUP ÚTIL                                   | SUP CONSTRUIDA |
| ESPACIOS INTERIORES                  |          |                | ESPACIOS EXTERIORES                        |                |
| ESCALERA **                          | 5.60 m²  |                | TERRAZAS APERGOLADAS **                    | 39.70 m²       |
| DESB. 1                              | 6.36 m²  |                |                                            | 40.26 m²       |
| DESB. 2                              | 1.75 m²  |                | TOTAL COMPUTABLE EXTERIOR = 0 m²           |                |
| HAB. 1                               | 20.14 m² |                | TOTAL COMPUTABLE PLANTA PRIMERA = 91.41 m² |                |
| BAÑO 1                               | 6.41 m²  |                | ** = No computo                            |                |
| HAB. 2                               | 13.07 m² |                |                                            |                |
| BAÑO 2                               | 3.98 m²  |                |                                            |                |
| HAB. 3                               | 13.35 m² |                |                                            |                |
| BAÑO 3                               | 3.99 m²  |                |                                            |                |
| TOTAL INTERIOR                       | 29.15 m² | 100.70 m²      |                                            |                |
| TOTAL COMPUTABLE INTERIOR = 91.41 m² |          |                |                                            |                |

| PLANTA CUBIERTA                  |          |                |
|----------------------------------|----------|----------------|
| ESTANCIA                         | SUP ÚTIL | SUP CONSTRUIDA |
| ESPACIOS INTERIORES              |          |                |
| CUBIERTA                         | 86.15 m² | 110.30 m²      |
| TOTAL COMPUTABLE CUBIERTA = 0 m² |          |                |

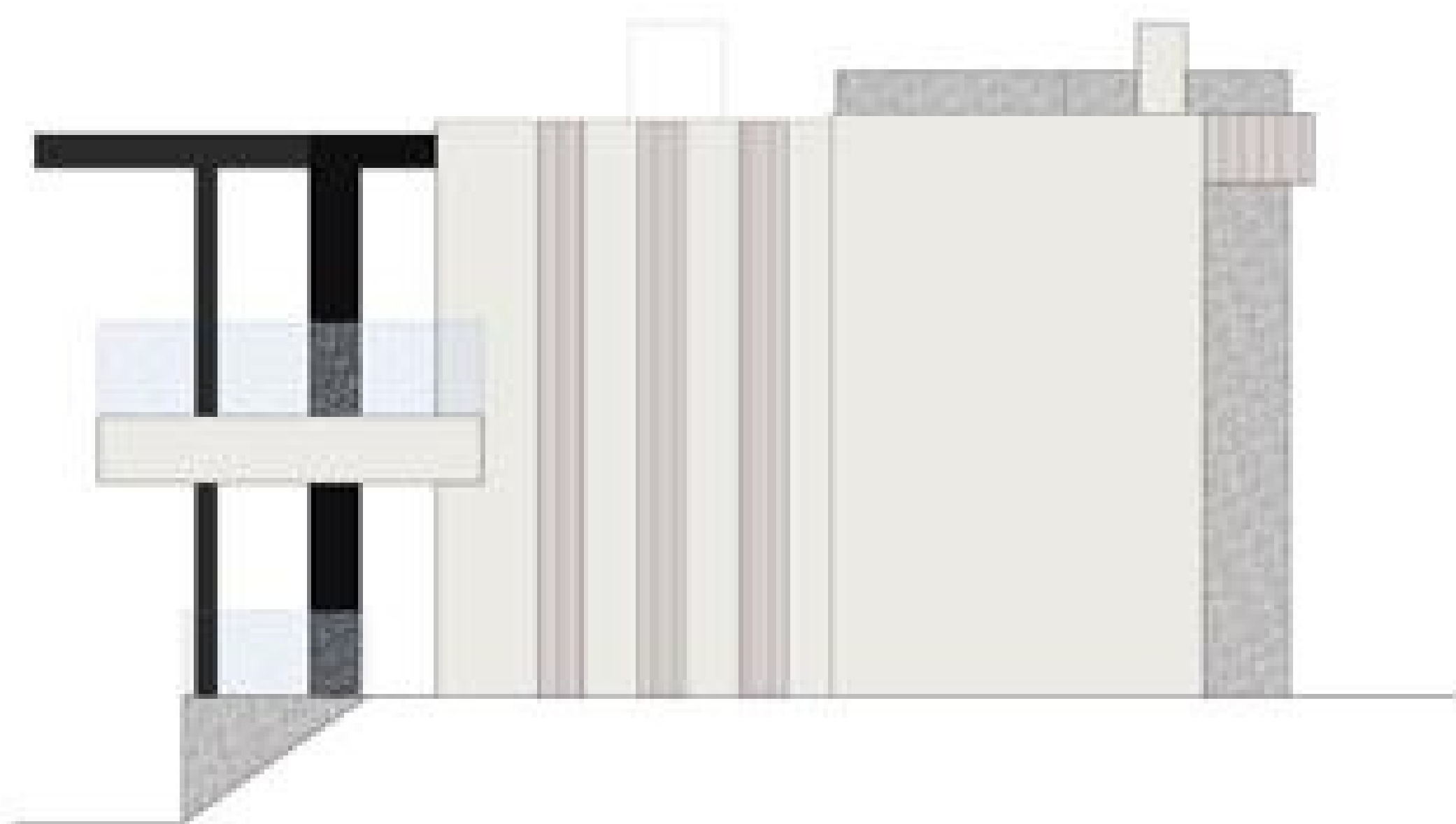
TOTAL COMPUTABLE VIVIENDA = 217.45 m²

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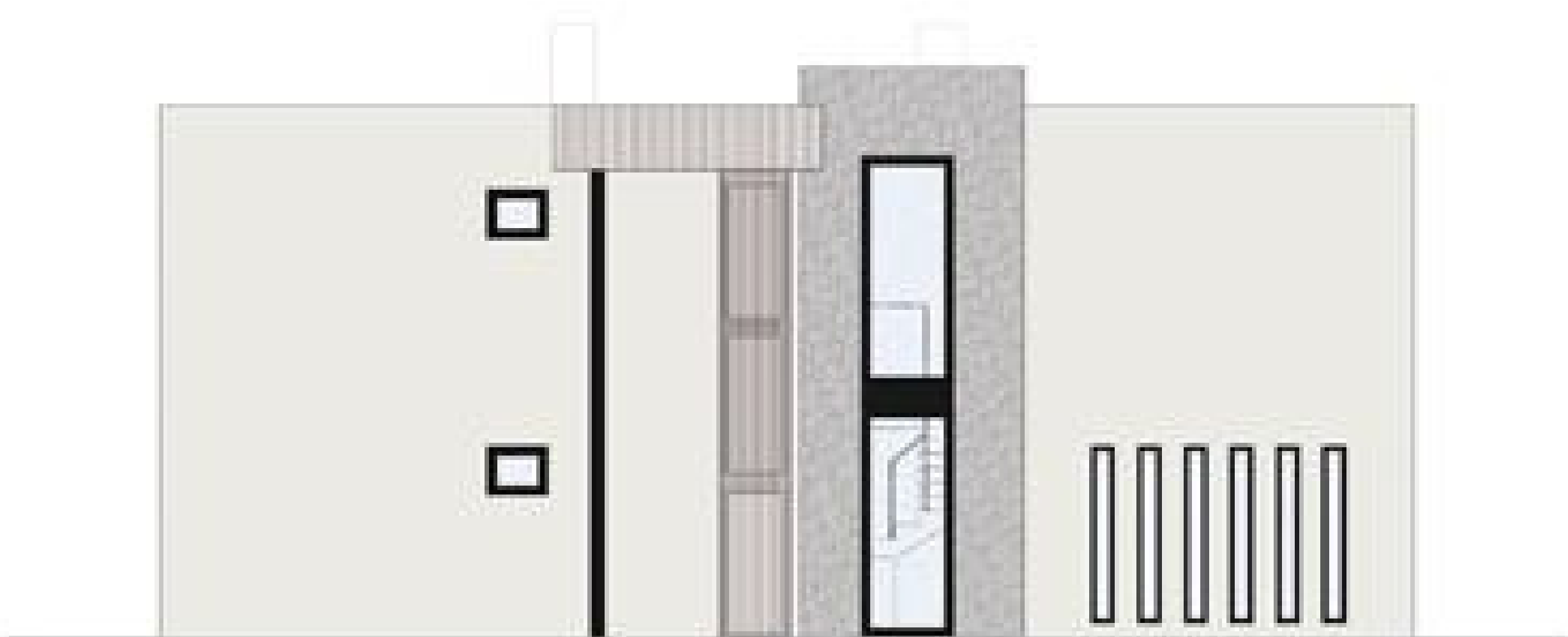
|              |                                                           |                                                 |
|--------------|-----------------------------------------------------------|-------------------------------------------------|
|              | PROYECTO DE:                                              | VIVIENDA PARA FAMILIA "BIO X"                   |
|              | PROYECTOR:                                                | STRATA INVESTMENT S.L.                          |
|              | PLANTA SÓTANO Y PLANTA BAJA<br>DISTRIBUCIÓN Y SUPERFICIES |                                                 |
|              | SECCIÓN:                                                  | PARCELA M-2, CERRADO DEL AGUA, MUNICIPIO MALAGA |
| ESCALA: 1/50 |                                                           | FECHA: MARZO 2020                               |
| M² PLANTA:   |                                                           | 02                                              |



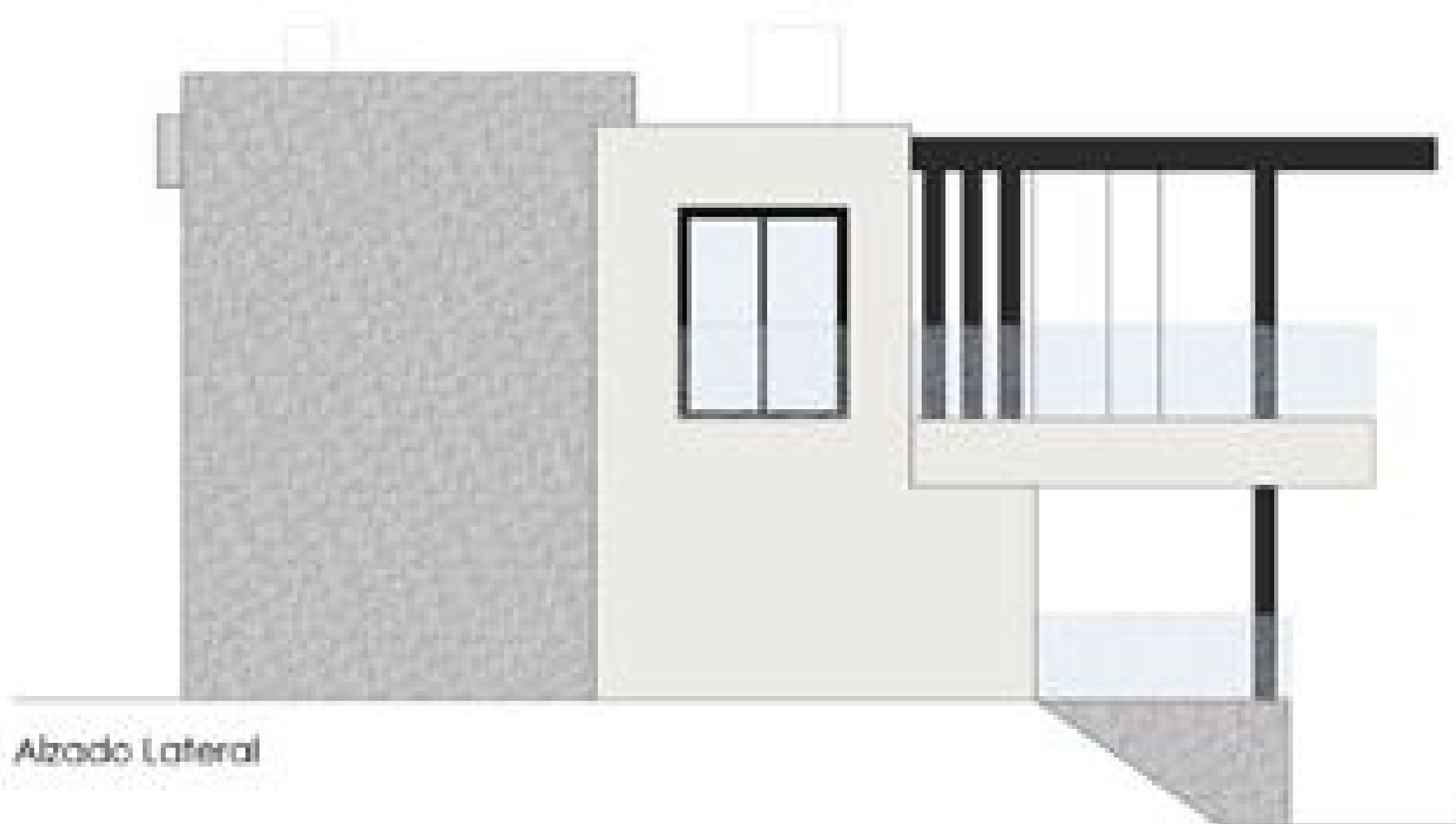
Alzado Principal



Alzado Lateral



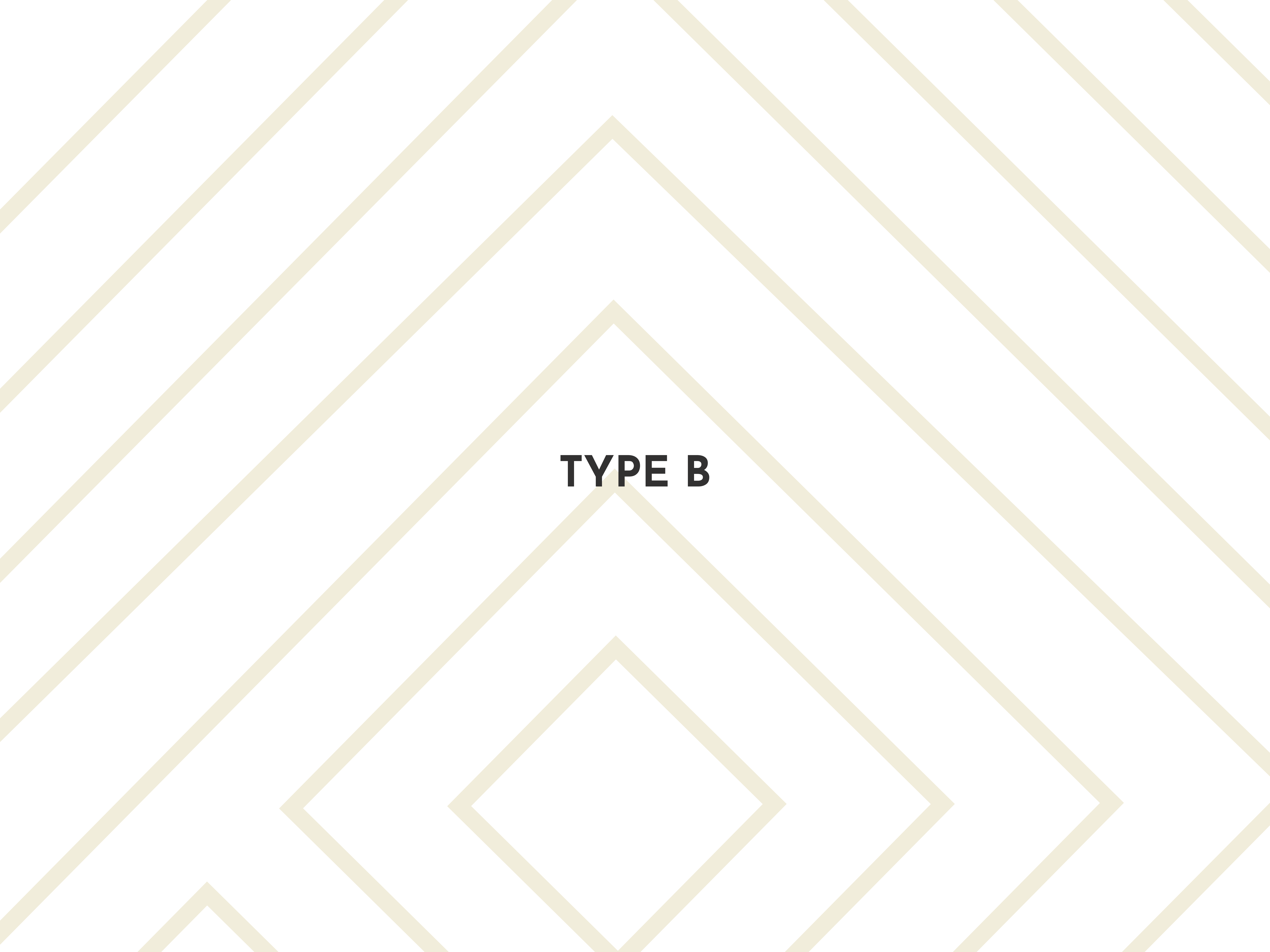
Alzado Trasero



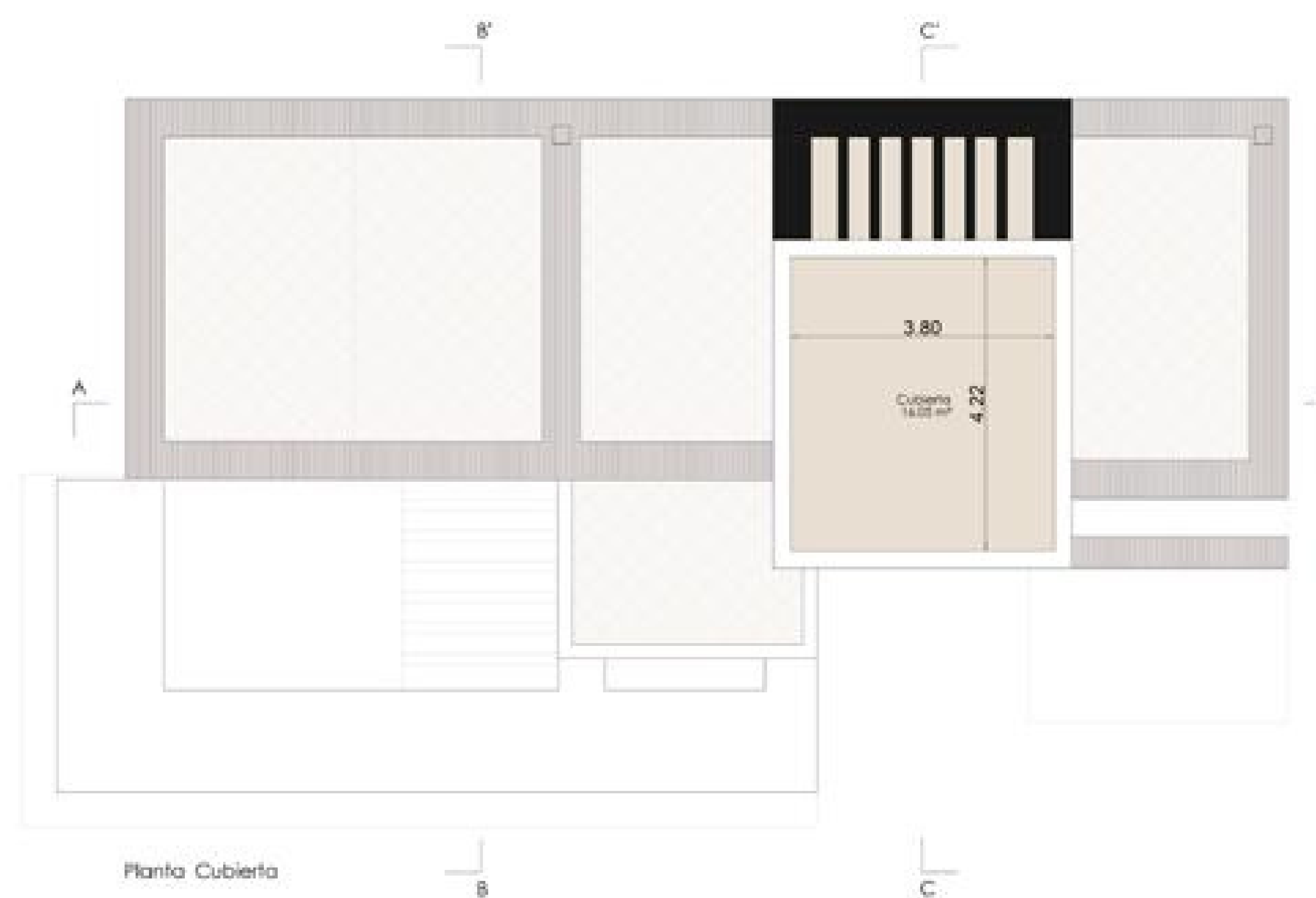
Alzado Lateral

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|                                                                                       |                                                            |                  |
|---------------------------------------------------------------------------------------|------------------------------------------------------------|------------------|
|  | ANTEPROYECTO DE: VIVIENDA UNIFAMILIAR "TIPO A"             |                  |
|                                                                                       | PROMOTOR: STRATA INVESTMENT S.L.                           |                  |
|                                                                                       | ALZADOS TIPO                                               |                  |
|                                                                                       | SITUACIÓN: PARCELA M-2, CERRADO DEL ÁGUILA, MUJAS, MÁLAGA. |                  |
|                                                                                       |                                                            | ESCALA: 1/100    |
|                                                                                       |                                                            | FECHA: MAYO 2021 |
|                                                                                       |                                                            | Nº PLANO: 03     |



**TYPE B**

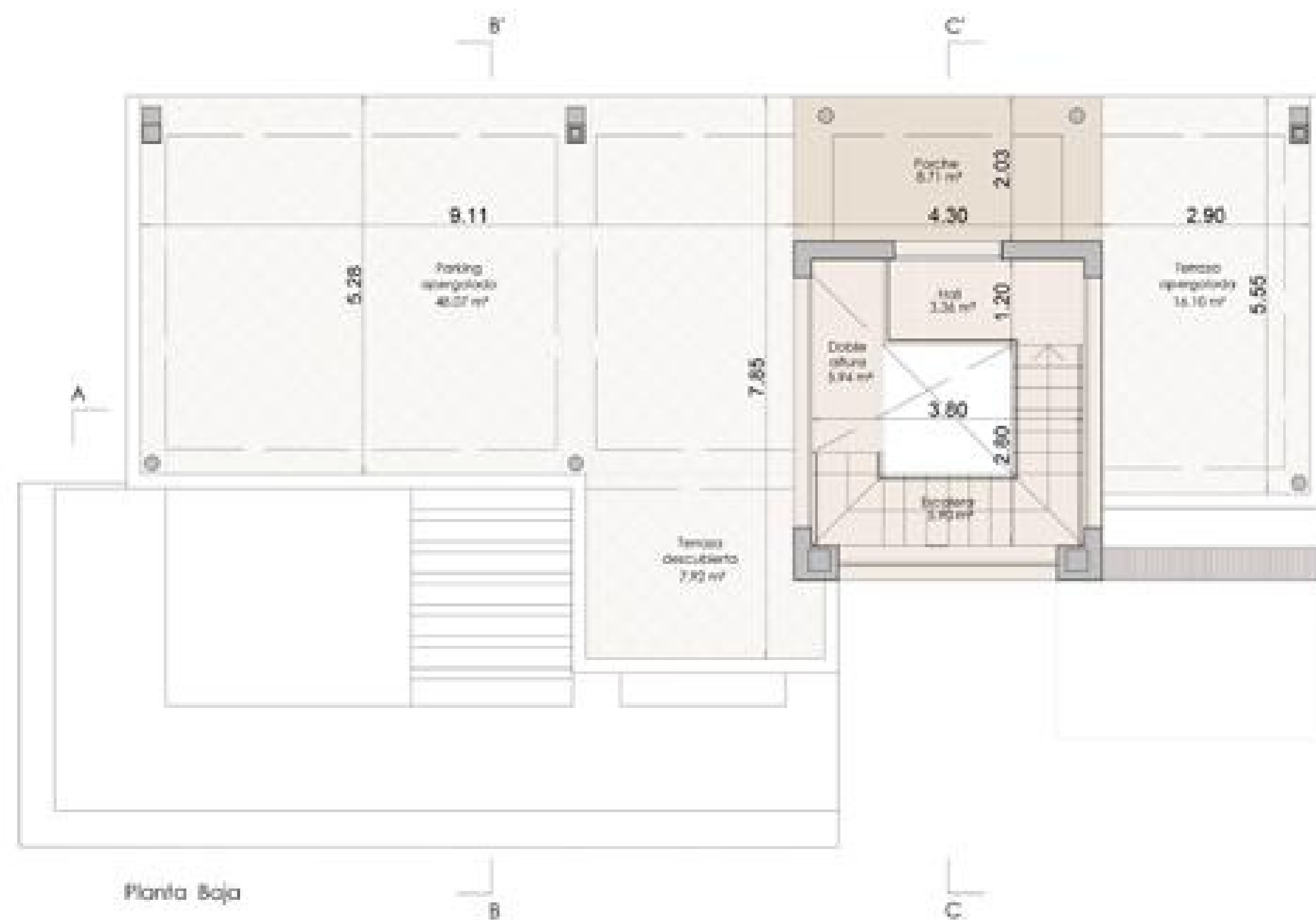


| PLANTA CUBERTA                              |                     |                     |
|---------------------------------------------|---------------------|---------------------|
| ESTANCIA                                    | SUP ÚTIL            | SUP CONSTRUIDA      |
| ESPACIOS INTERIORES                         |                     |                     |
| CUBERTA                                     | 1100 m <sup>2</sup> | 8888 m <sup>2</sup> |
| TOTAL COMPUTABLE CUBERTA = 0 m <sup>2</sup> |                     |                     |

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|                                                                                       |                                                                                                        |                               |                     |
|---------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|-------------------------------|---------------------|
|  | APROVECHAMIENTO DE:                                                                                    | VIVIENDA HABITADABLE TIPO "B" |                     |
|                                                                                       | PROMOTOR:                                                                                              | ESTRATA INVESTMENT S.L.       |                     |
| Rafael Estrada Gil<br>Eva Escalero Mateos<br>ARQUITECTOS                              | <div style="text-align: center;"> <b>PLANTA CUBIERTA</b><br/> <b>DISTRIBUCIÓN Y SUPERFICIES</b> </div> |                               | LOCAL: 12           |
|  |                                                                                                        |                               | FECHA:<br>MAYO 2015 |
| SITUACIÓN:                                                                            | PARCELA M-5, CARRASO DEL AGUILA<br>MUJAL, BALEARAS                                                     |                               | Nº PLANO: 10        |



| PLANTA BAJA                         |          |                |                                        |          |                |
|-------------------------------------|----------|----------------|----------------------------------------|----------|----------------|
| ESTANCIA                            | SUP ÚTIL | SUP CONSTRUIDA | ESTANCIA                               | SUP ÚTIL | SUP CONSTRUIDA |
| ESPACIOS INTERIORES                 |          |                | ESPACIOS EXTERIORES                    |          |                |
| HALL                                | 3.34 m²  |                | PORCHE ENTRADA **                      | 8.71 m²  | 8.71 m²        |
| ESCALERA **                         | 5.90 m²  |                | PARKING APERIGUADO **                  | 48.07 m² | 48.07 m²       |
| TOTAL INTERIOR                      | 9.24 m²  | 30.30 m²       | TERRAZAS APERIGUADAS **                | 16.16 m² | 17.83 m²       |
| TOTAL COMPUTABLE INTERIOR = 8.48 m² |          |                | TERRAZAS DESCUBiertas **               | 7.92 m²  | 7.92 m²        |
|                                     |          |                | TOTAL COMPUTABLE EXTERIOR = 0 m²       |          |                |
|                                     |          |                | TOTAL COMPUTABLE PLANTA BAJA = 8.48 m² |          |                |
|                                     |          |                | * = Computa al 50 %                    |          |                |
|                                     |          |                | ** = No computa                        |          |                |

| PLANTA -I                            |          |                |                                       |          |                |
|--------------------------------------|----------|----------------|---------------------------------------|----------|----------------|
| ESTANCIA                             | SUP ÚTIL | SUP CONSTRUIDA | ESTANCIA                              | SUP ÚTIL | SUP CONSTRUIDA |
| ESPACIOS INTERIORES                  |          |                | ESPACIOS EXTERIORES                   |          |                |
| ESCALERA                             | 5.91 m²  |                | TERRAZAS APERIGUADAS **               | 26.15 m² | 27.37 m²       |
| DOBLE ALTURA                         | 4.06 m²  |                | TOTAL COMPUTABLE EXTERIOR = 0 m²      |          |                |
| DOBLE ALTURA **                      | 3.24 m²  |                | TOTAL COMPUTABLE PLANTA -I = 10.41 m² |          |                |
| COCINA-COMEDOR                       | 27.28 m² |                | * = Computa al 50 %                   |          |                |
| SALÓN                                | 27.74 m² |                | ** = No computa                       |          |                |
| HAB. 4                               | 13.95 m² |                |                                       |          |                |
| BAÑO 4                               | 4.83 m²  |                |                                       |          |                |
| TOTAL INTERIOR                       | 65.71 m² | 106.65 m²      |                                       |          |                |
| TOTAL COMPUTABLE INTERIOR = 10.41 m² |          |                |                                       |          |                |

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|              |                                                       |                                              |
|--------------|-------------------------------------------------------|----------------------------------------------|
|              | APROBADO POR:                                         | INGENIERO ARQUITECTO TPOF                    |
|              | PROYECTOR:                                            | ESTRATA INVERSIÓN S.L.                       |
|              | PLANTA BAJA Y PLANTA -I<br>DISTRIBUCIÓN Y SUPERFICIES |                                              |
|              | ESTADORA:                                             | PARCELA M.E. CORRALES, AGRA<br>MUEL, PALANCA |
| Escala: 1/20 |                                                       | 02                                           |



| PLANTA -2                                          |                      |                       |                                                         |                      |
|----------------------------------------------------|----------------------|-----------------------|---------------------------------------------------------|----------------------|
| ESTANCIA                                           | SUP ÚTIL             | SUP CONSTRUIDA        | SUP ÚTIL                                                | SUP CONSTRUIDA       |
| ESPACIOS INTERIORES                                |                      |                       | ESPACIOS EXTERIORES                                     |                      |
| ESCALERA                                           | 5.00 m <sup>2</sup>  |                       | TERRAZAS CUBIERTAS *                                    | 13.30 m <sup>2</sup> |
| DETRÁS 2                                           | 13.31 m <sup>2</sup> |                       | TERRAZAS APERGOLADAS **                                 | 13.85 m <sup>2</sup> |
| LAVADERO                                           | 3.21 m <sup>2</sup>  |                       | TERRAZAS DESCUBIERTAS **                                | 8.30 m <sup>2</sup>  |
| HAB. 1                                             | 21.61 m <sup>2</sup> |                       | TOTAL COMPUTABLE EXTERIORE = 37.45 m <sup>2</sup>       |                      |
| BANO 1                                             | 7.30 m <sup>2</sup>  |                       | TOTAL COMPUTABLE PLANTA PRIMERA = 113.61 m <sup>2</sup> |                      |
| HAB. 2                                             | 12.80 m <sup>2</sup> |                       | * = Computa al 30 %<br>** = No computa                  |                      |
| BANO 2                                             | 4.99 m <sup>2</sup>  |                       |                                                         |                      |
| HAB. 3                                             | 14.03 m <sup>2</sup> |                       |                                                         |                      |
| BANO 3                                             | 4.85 m <sup>2</sup>  |                       |                                                         |                      |
| TOTAL INTERIORE                                    | 85.76 m <sup>2</sup> | 104.65 m <sup>2</sup> |                                                         |                      |
| TOTAL COMPUTABLE INTERIORE = 106.65 m <sup>2</sup> |                      |                       |                                                         |                      |

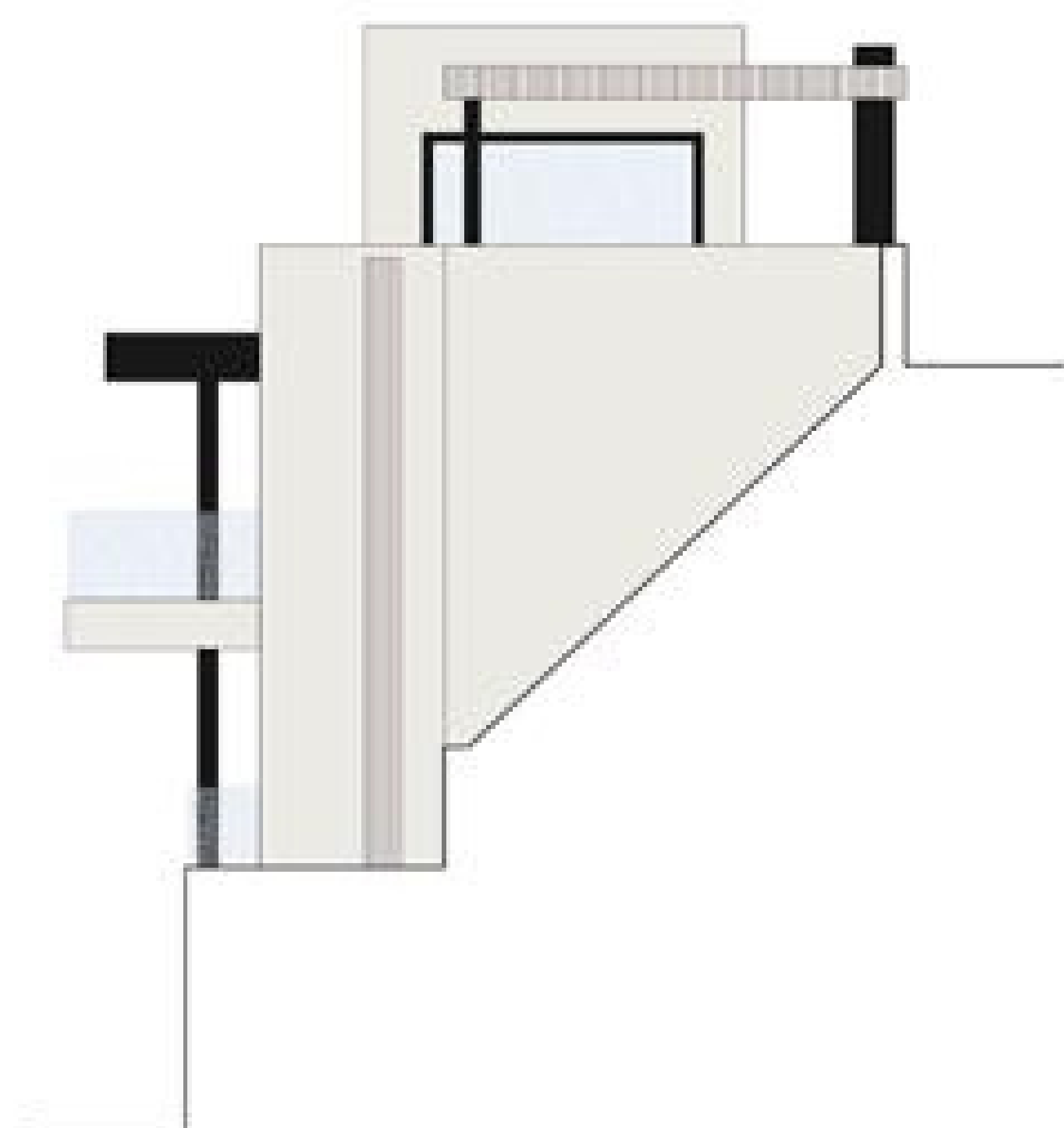
| PLANTA SÓTANO -3               |           |                |
|--------------------------------|-----------|----------------|
| ESTÂNCIA                       | SUP ÚTIL  | SUP CONSTRUÍDA |
| ESPAÇOS INTERIORES             |           |                |
| ESCALERA                       | 1,90 m²   |                |
| COZINHA                        | 4,08 m²   |                |
| TRASEIRO 1                     | 75,61 m²  |                |
| TRASEIRO 2                     | 6,74 m²   |                |
| TRASEIRO 3                     | 34,21 m²  |                |
| TRASEIRO 4                     | 6,31 m²   |                |
| TOTAL INTERIORE                | 138,95 m² | 143,26 m²      |
| TOTAL COMPUTÁVEL SÓTANO = 0 m² |           |                |

TOTAL COMPENSATION: \$133,500/mo.

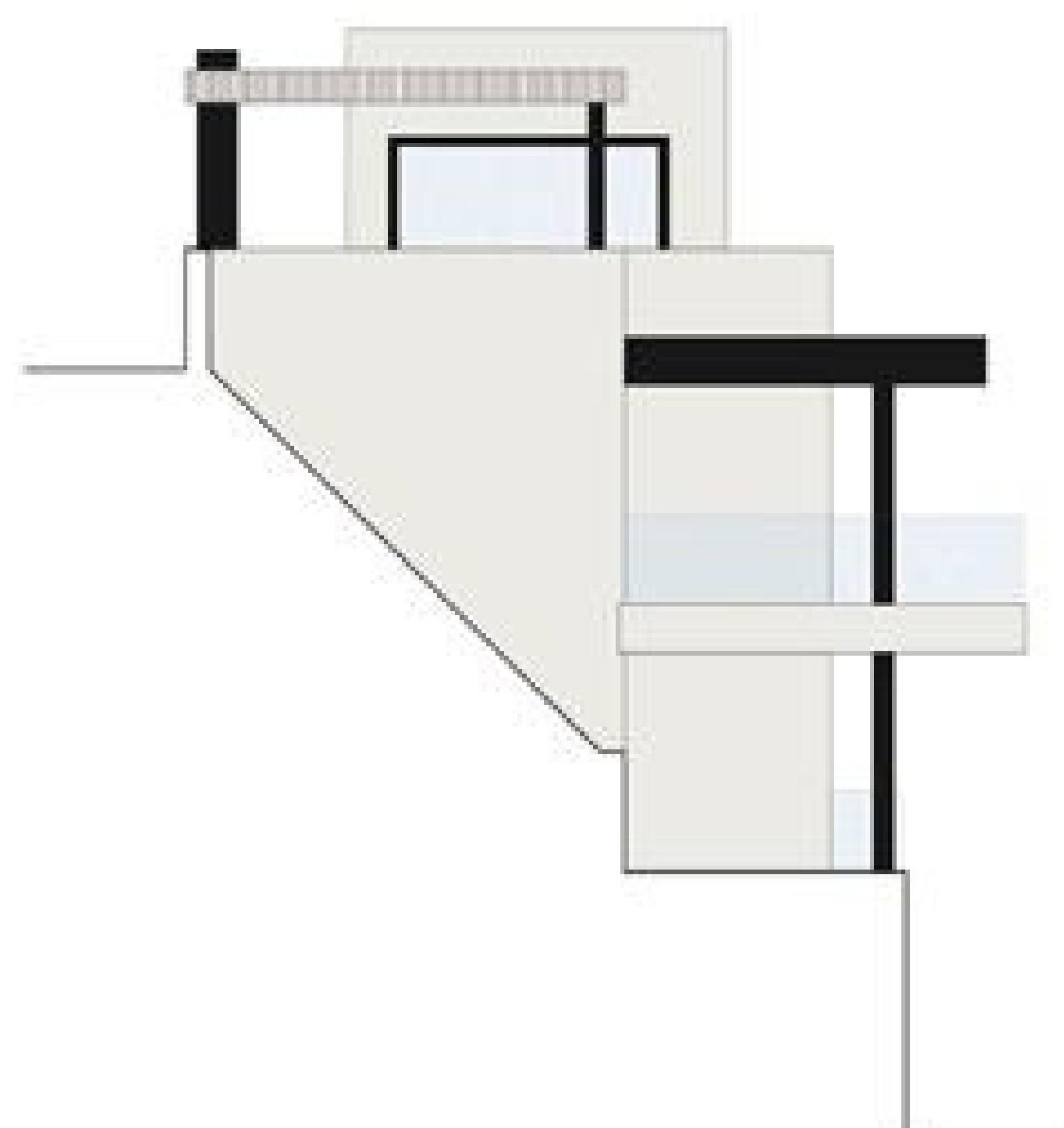
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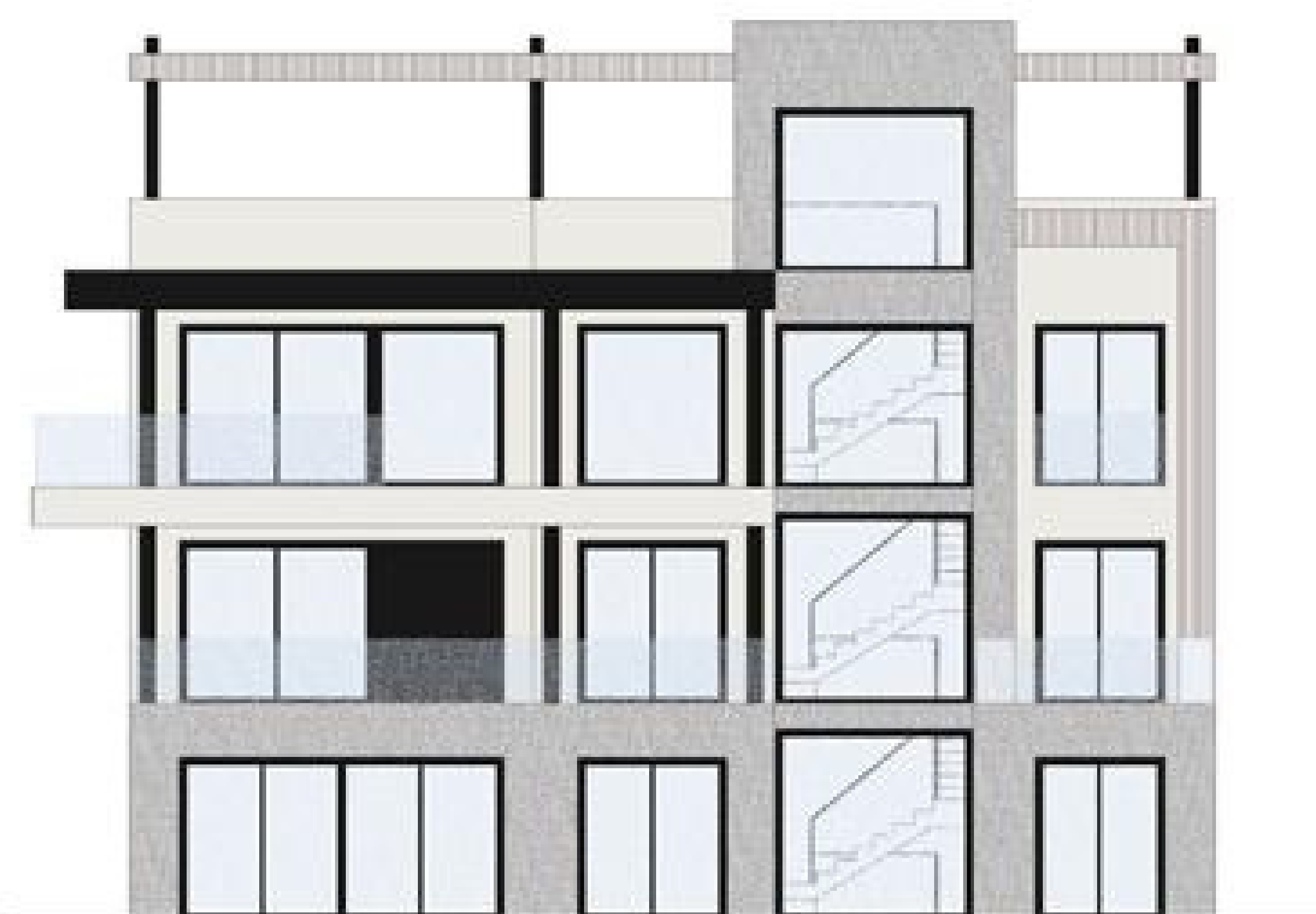




Alzado Lateral



Alzado Lateral



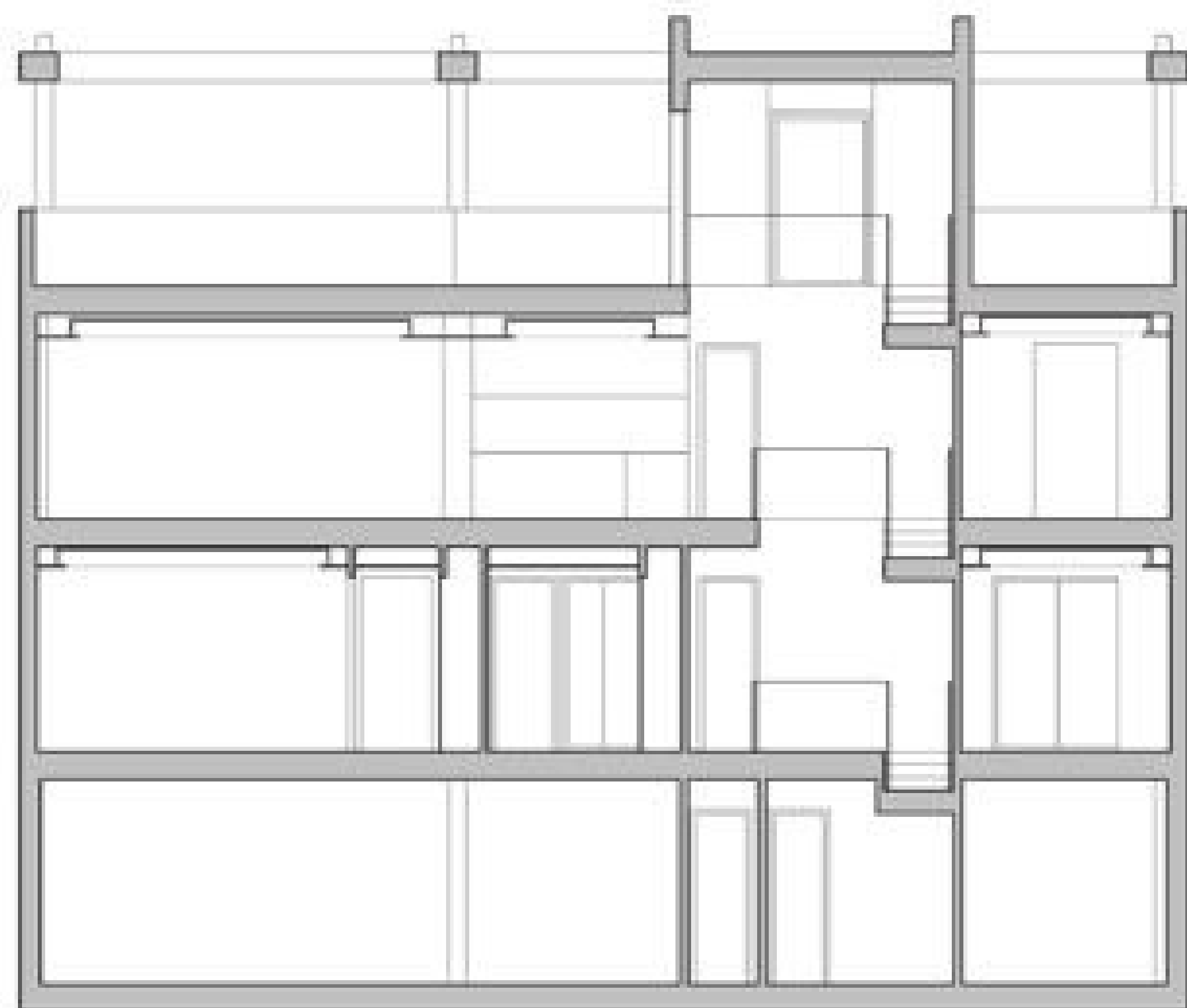
Alzado Principal



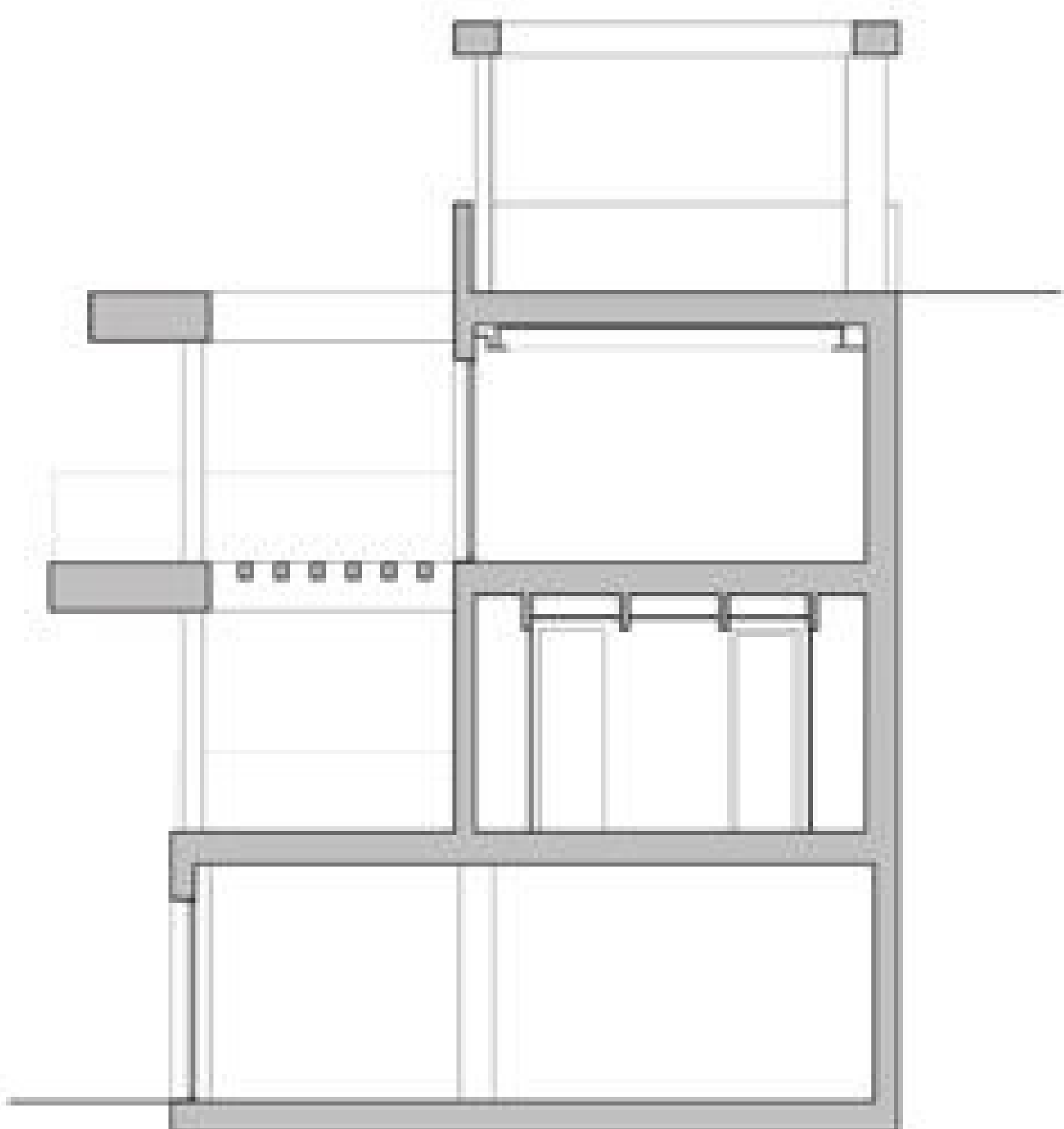
Alzado Trasero

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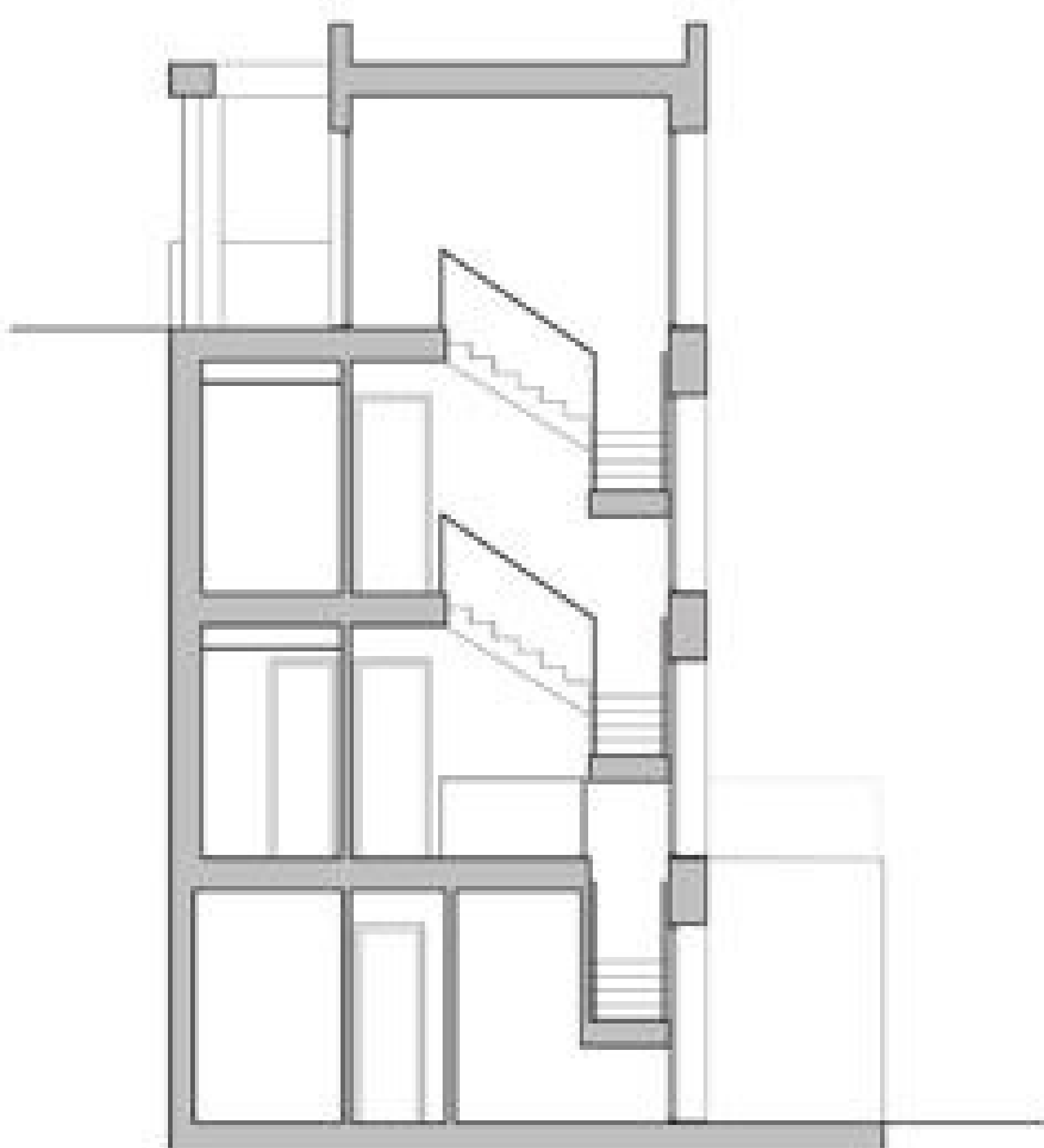
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|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|--------------------------------------------------|
| <div> <div>E/A</div> <div>Rafael Escassi Gil<br/>Eva Escassi Mateos<br/>ARQUITECTOS</div> <div> </div> <div> <small>                     Colección de planos de la Sociedad Española de Arquitectos (S.E.A.)<br/>                     Colección de planos de la Sociedad Española de Arquitectos (S.E.A.)<br/>                     Colección de planos de la Sociedad Española de Arquitectos (S.E.A.)<br/>                     Colección de planos de la Sociedad Española de Arquitectos (S.E.A.)                 </small> </div> </div> | ANTEPROYECTO DE: | VIVIENDA UNIFAMILIAR "TIPO B"                    |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | PROMOTOR:        | STRATA INVESTMENT S.L.                           |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | ALZADOS TIPO     |                                                  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | SITUACIÓN:       | PARCELA M-2, CERRADO DEL ÁGUILA<br>MÉJAS, MÁLAGA |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                  | ESCALA: 1/100                                    |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                  | FECHA: MAYO 2021                                 |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                  | Nº PLANO: 04                                     |



Sección AA'



Sección BB'



Sección CC'

NOTE: Drawings and images subject to necessary modifications by municipal requirement and legal administrative exigencies, legal or technical that deems appropriate the facultative management.  
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|                                                                                                                                                                                             |                  |                                                   |                  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|---------------------------------------------------|------------------|
| <div><div>E/A</div><div>Rafael Escassi Gil<br/>Eva Escassi Mateos<br/>ARQUITECTOS</div><div></div><div><small>Colaborador: Ana María Escassi Gil<br/>www.escassigil.com</small></div></div> | ANTEPROYECTO DE: | VIVIENDA UNIFAMILIAR "TIPO B"                     |                  |
|                                                                                                                                                                                             | PROMOTOR:        | STRATA INVESTMENT S.L.                            |                  |
|                                                                                                                                                                                             | SECCIONES TIPO   |                                                   | ESCALA: 1/100    |
|                                                                                                                                                                                             |                  |                                                   | FECHA: MAYO 2021 |
|                                                                                                                                                                                             | SITUACIÓN:       | PARCELA M-2, CERRADO DEL ÁGUILA<br>MILLAS, MÁLAGA |                  |
|                                                                                                                                                                                             |                  |                                                   | Nº PLANO: 05     |

**SALTOKI  
HOME**

Cocina | Cerámica  
Baño | Mobiliario  
Iluminación

## "GENERAL PAVEMENT"



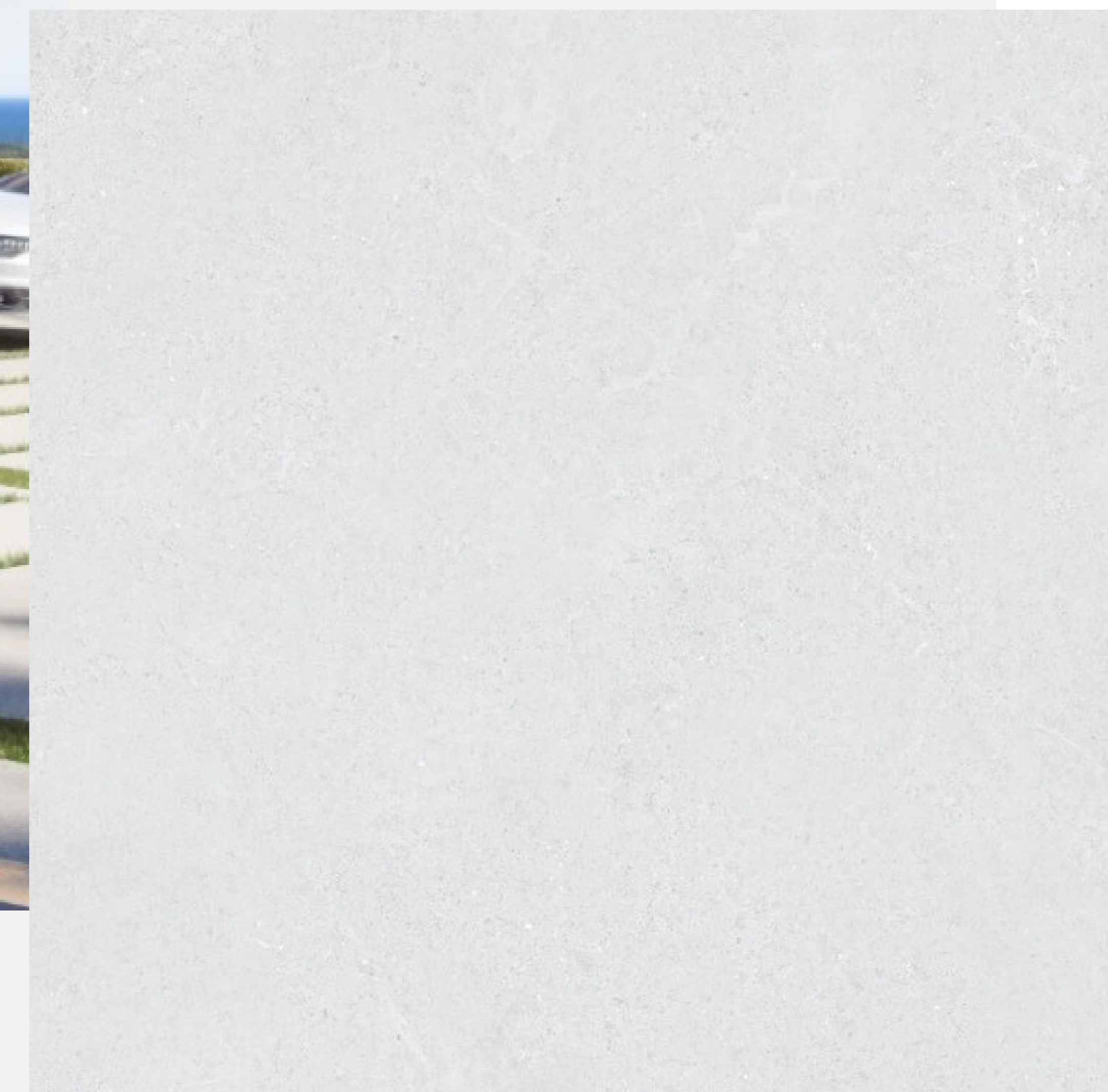
"RECTANGULAR 90X90 PORCELAIN GENERAL PAVEMENT"



## EXTERIOR GENERAL PAVEMENT



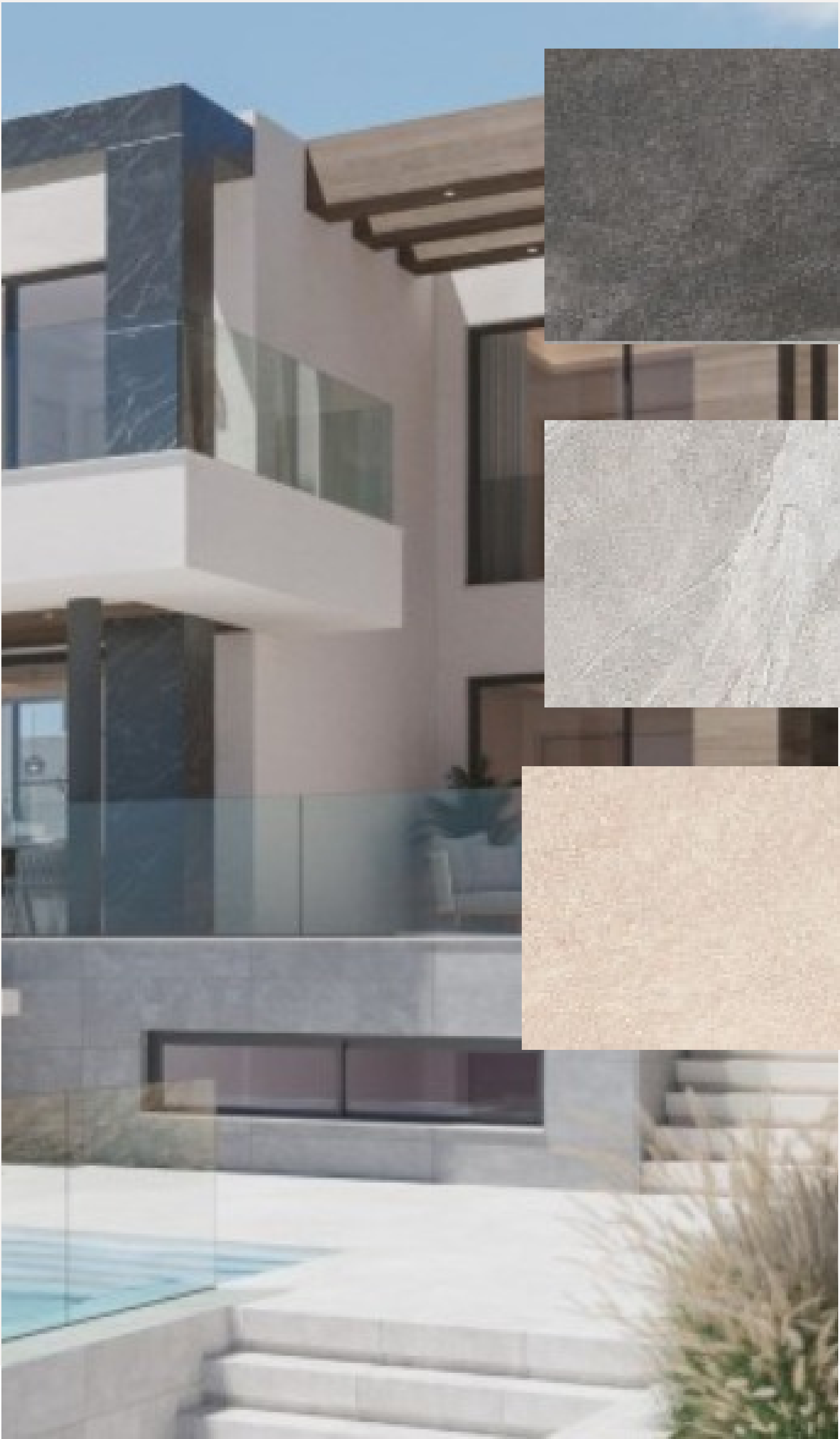
"NON-SLIP PORCELAIN GENERAL PAVEMENT 90X90"



**FACADE**



PORCELAIN TILE 60X120



BLACK



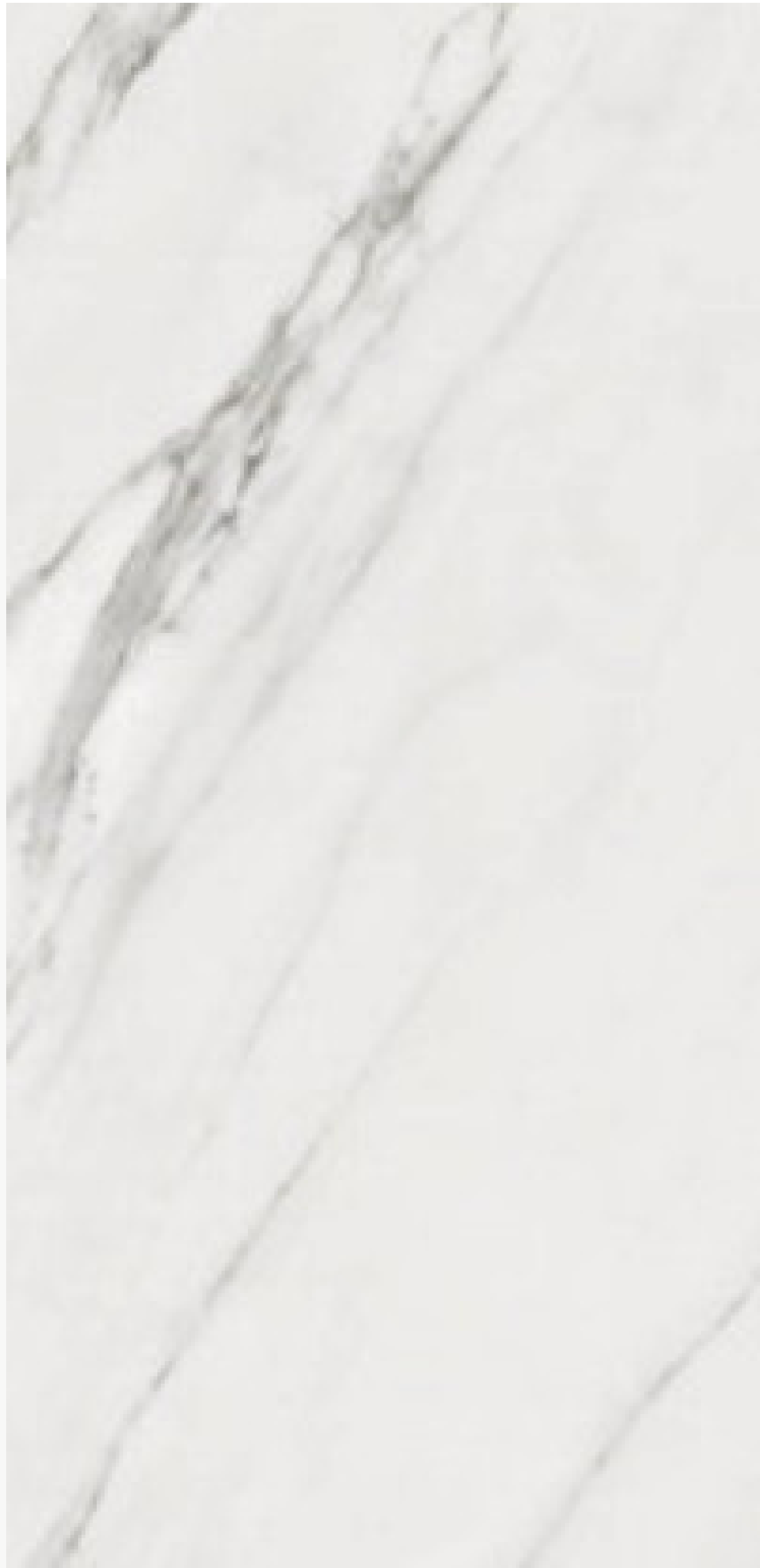
GREY



SAND



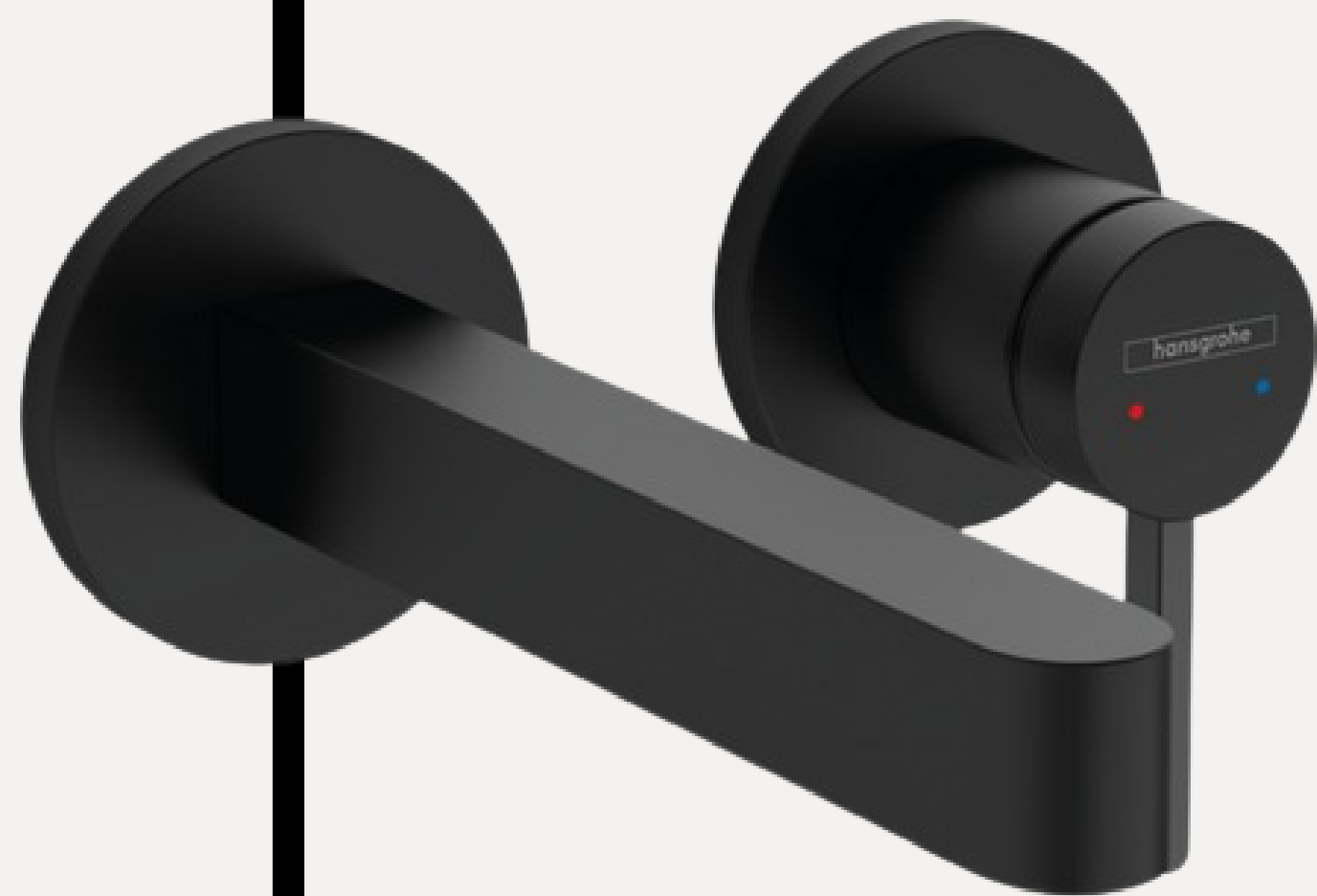
**BATHROOMS**



CLADDING 120X280 STATUARIO



MAIN BATHROOM

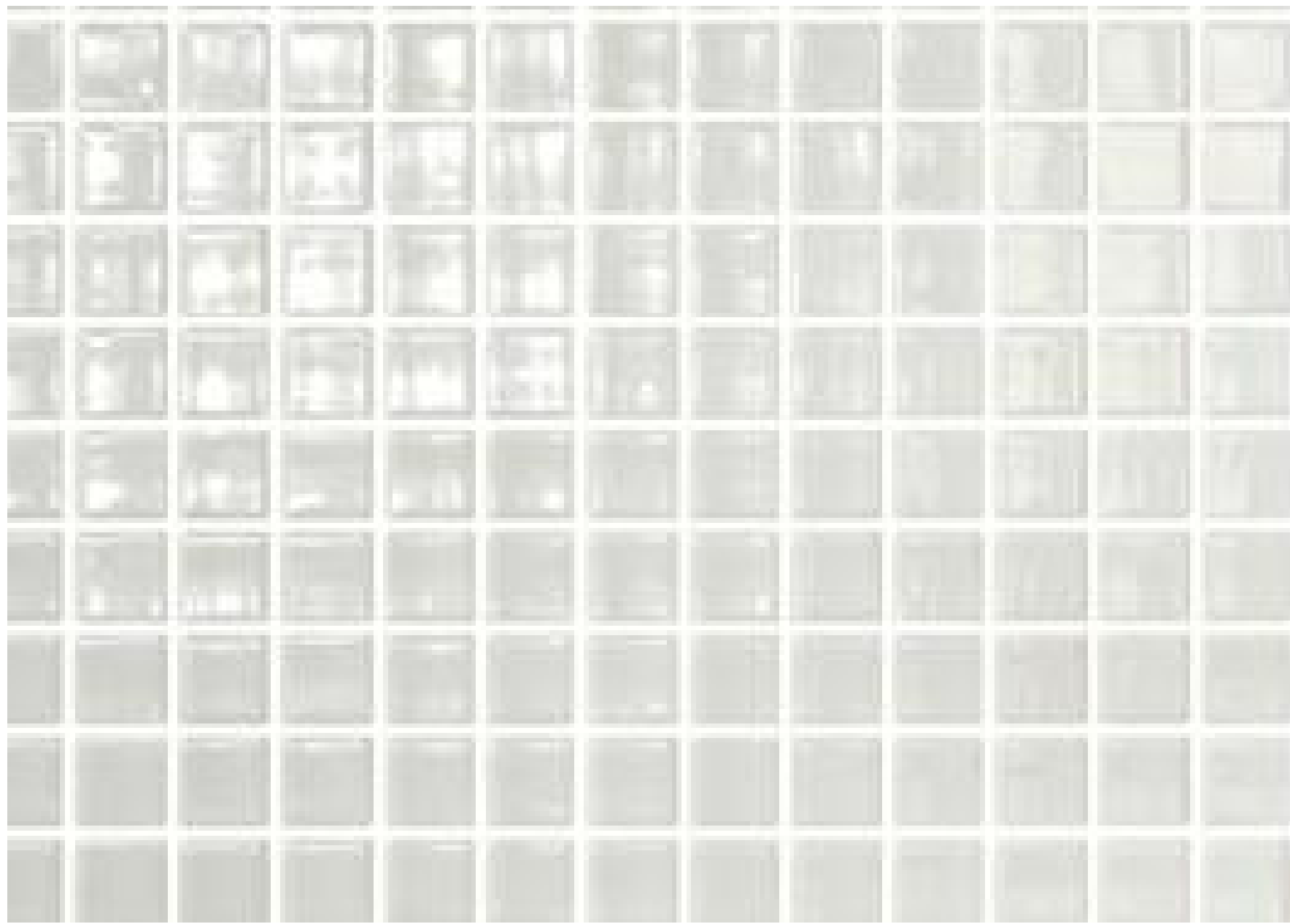




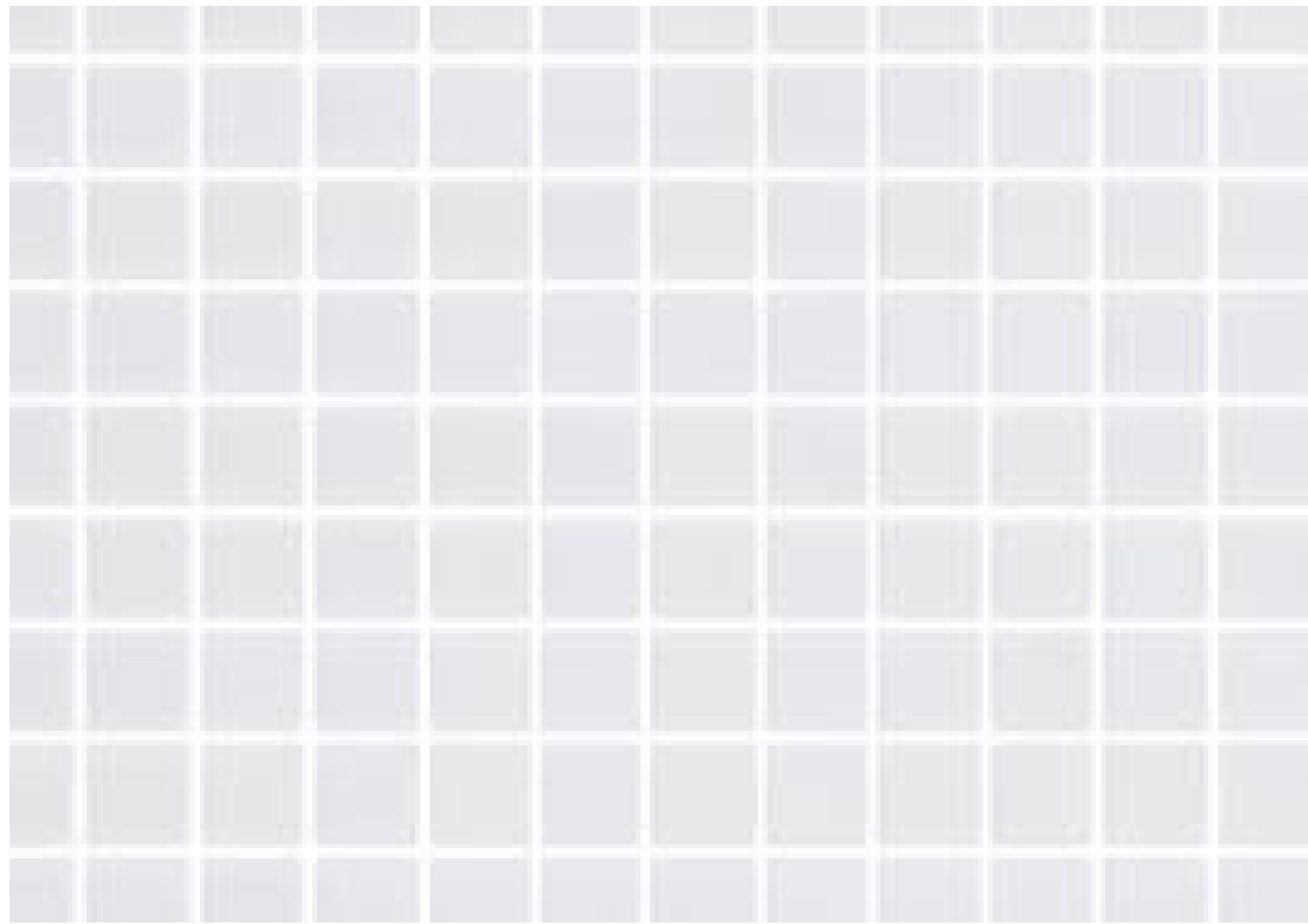
SECONDARY BATHROOM



TILE IN SWIMMING POOL  
TOGAMA



**WHITE 33.4 x 33.4cm | 13.15" x 13.15"**  
**| BNCO25Y A3 FLAT**



**WHITE SILK 33,4 x 33,4cm**  
**| 13,15" x 13,15" | BNCO25AY B1 GLOSSY**  
**ANTI-SLIP**



## MODEL 9004-CR

The Model 9004 CR is a stunning companion to the blind Model 9004, featuring full 5+5 matte translucent safety glass from top to bottom. With four horizontal stripes in clear glass, this model looks spectacular.



## MODEL 9004

This lacquered door comes from our ultra-lacquered series with four horizontal millings, receiving three coats of 200g base and 140g finish. Additionally, it is treated with ultraviolet rays, enhancing the lacquer's durability and resistance to scratches and impacts.



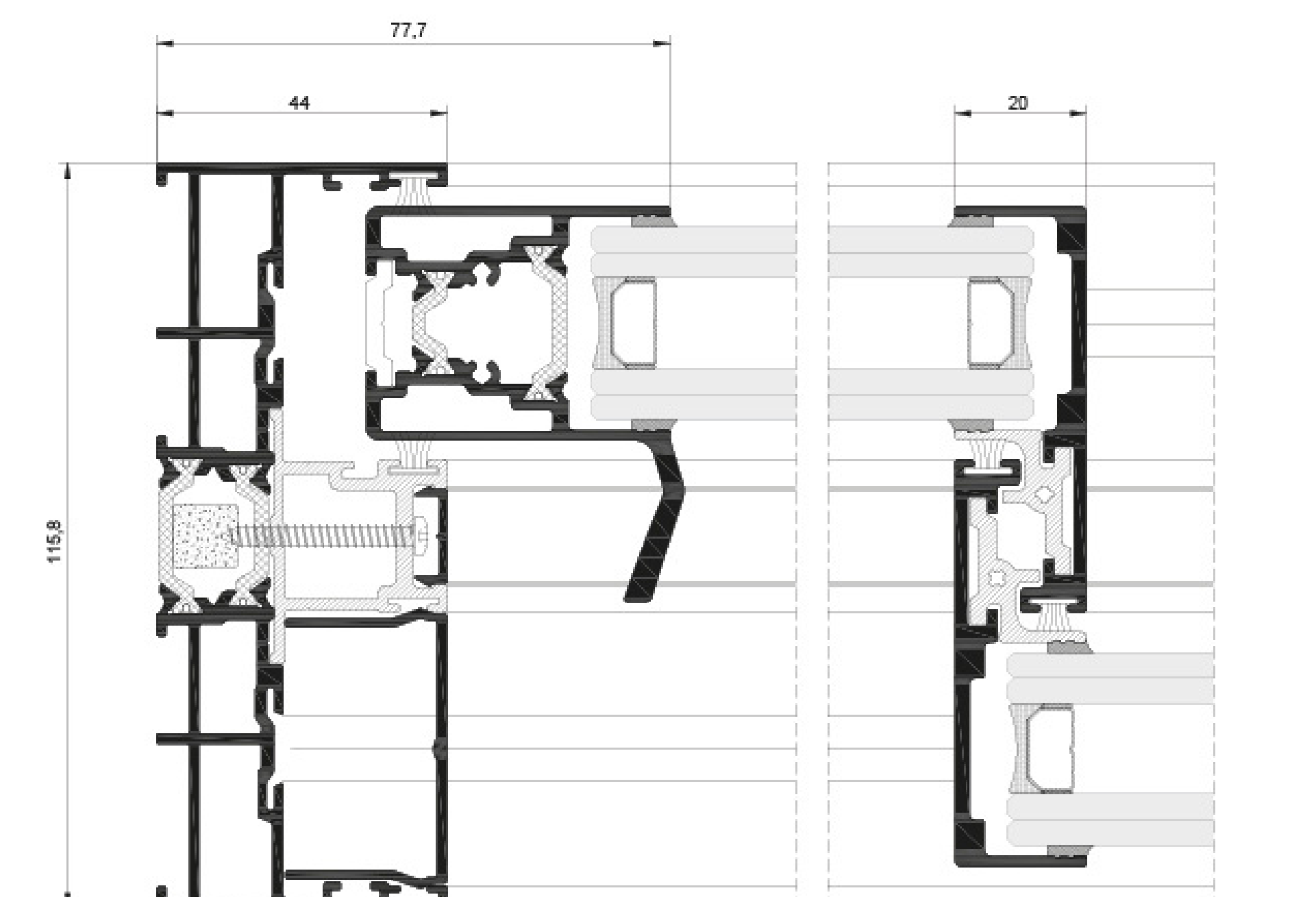
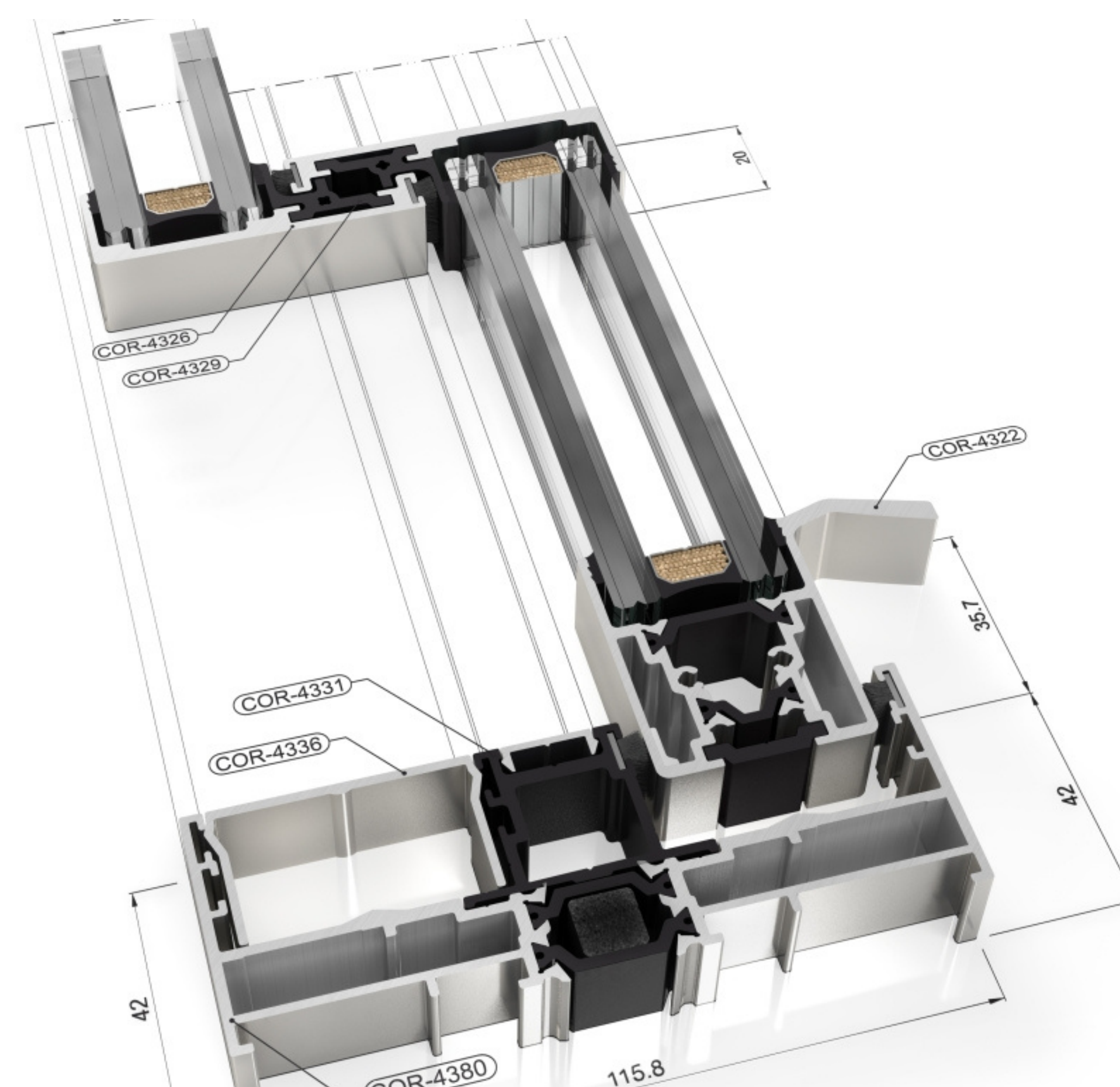
WOOD JOINERY

INNOVA DOORS



## SLIDING SIGHT WINDOW - RPT

METALLIC  
CARPENTRY  
CORTIZO





## RAILINGS GLASS RAILINGS

TECHNAL



**MECHANISMS**  
**NIESSEN/CJC SYSTEM**

**NIESSEN**



**SOFT WHITE**



**SILVER**



**DUNA**



**TAUPÉ**



**COMODORO**



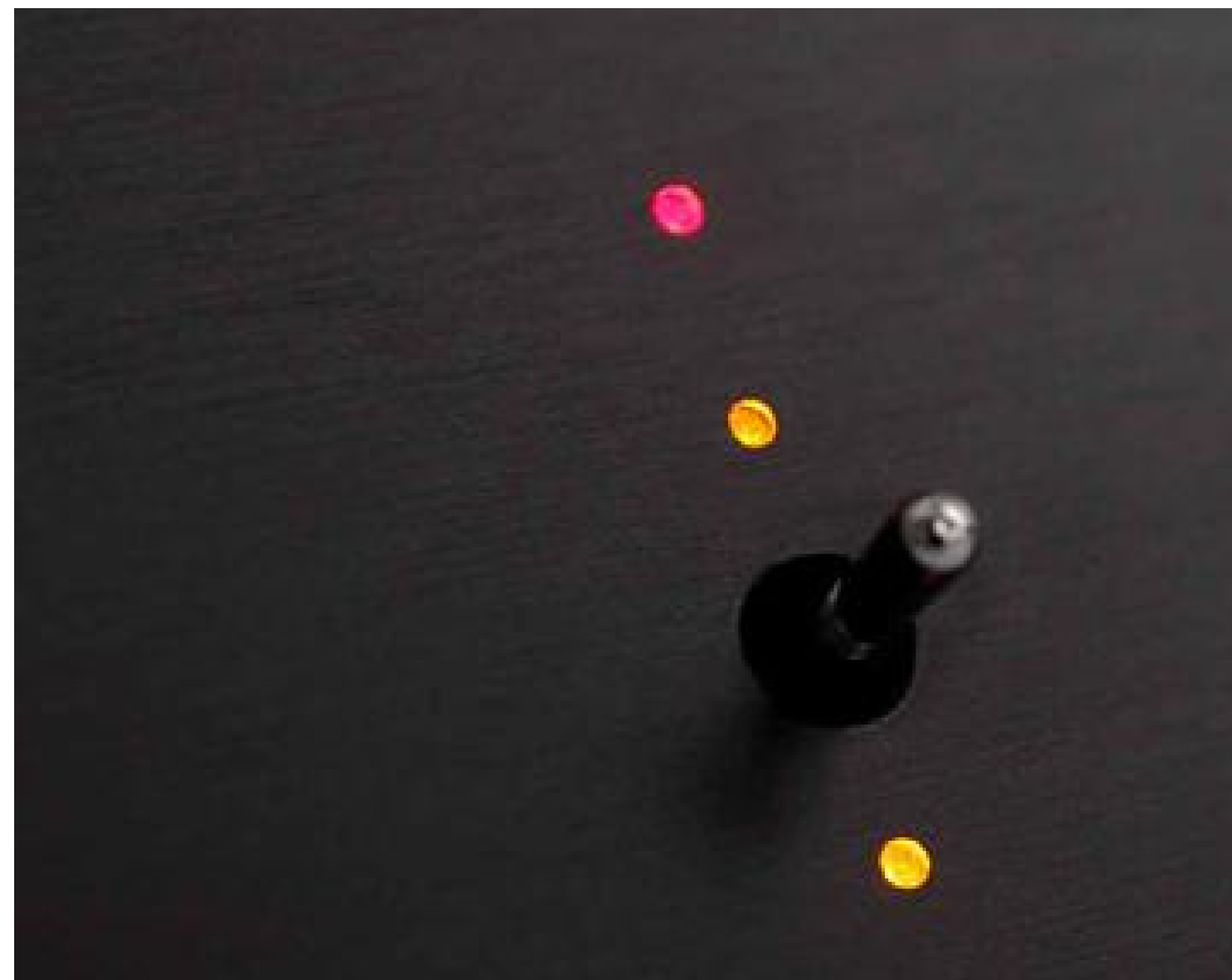
**SOFT BLACK**

## SCHUKO + 2 USB

"Thanks to the new SCHUKO socket with a dual 2A USB charger, up to three devices—such as smartphones, tablets, and cameras—can be charged simultaneously from a single point in the room. This commitment to functionality harmonizes with design, as SKY NIESSEN offers an elegant and modern style through its various finishes.



## CJC SYSTEMS

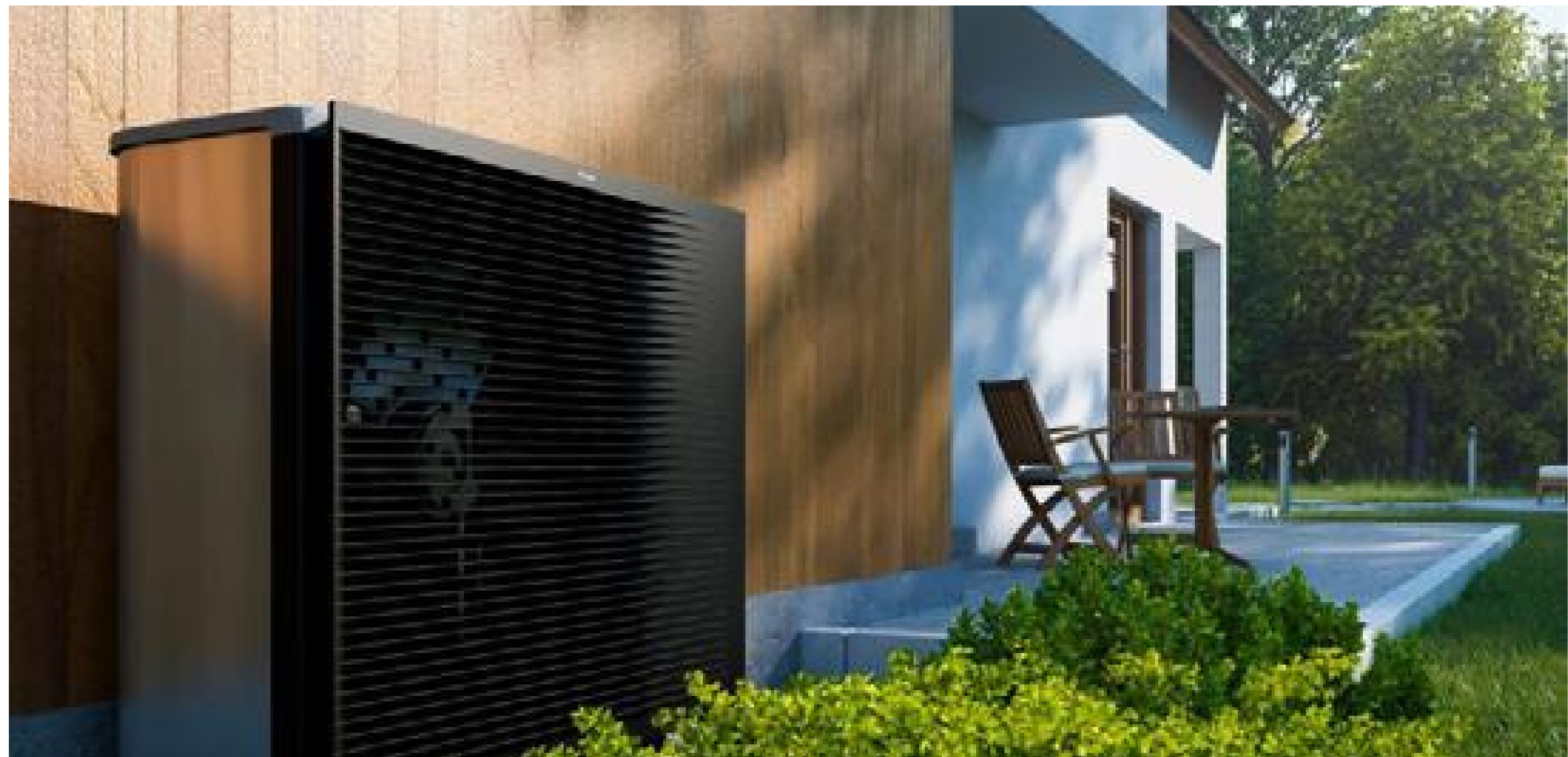


**AEROTHERMIA**

**DAIKIN**

## DAIKIN

Daikin ALTHERMA 3 Supra RAVX1418DG fan heater RAVX1418DG, integrated design, 14 kW, 12040 cooling capacity, A+++ classification, COP 4.7, for heating, air conditioning and DHW, storage tank 180, consumption profile L, refrigerant R32



## LUMINAIRES

ROBLAN - MANTRA - NOVOLUX

## INTERIOR



HOUSE (ROBLAN)



STAIRS (MANTRA)



BATHROOMS (ROBLAN)

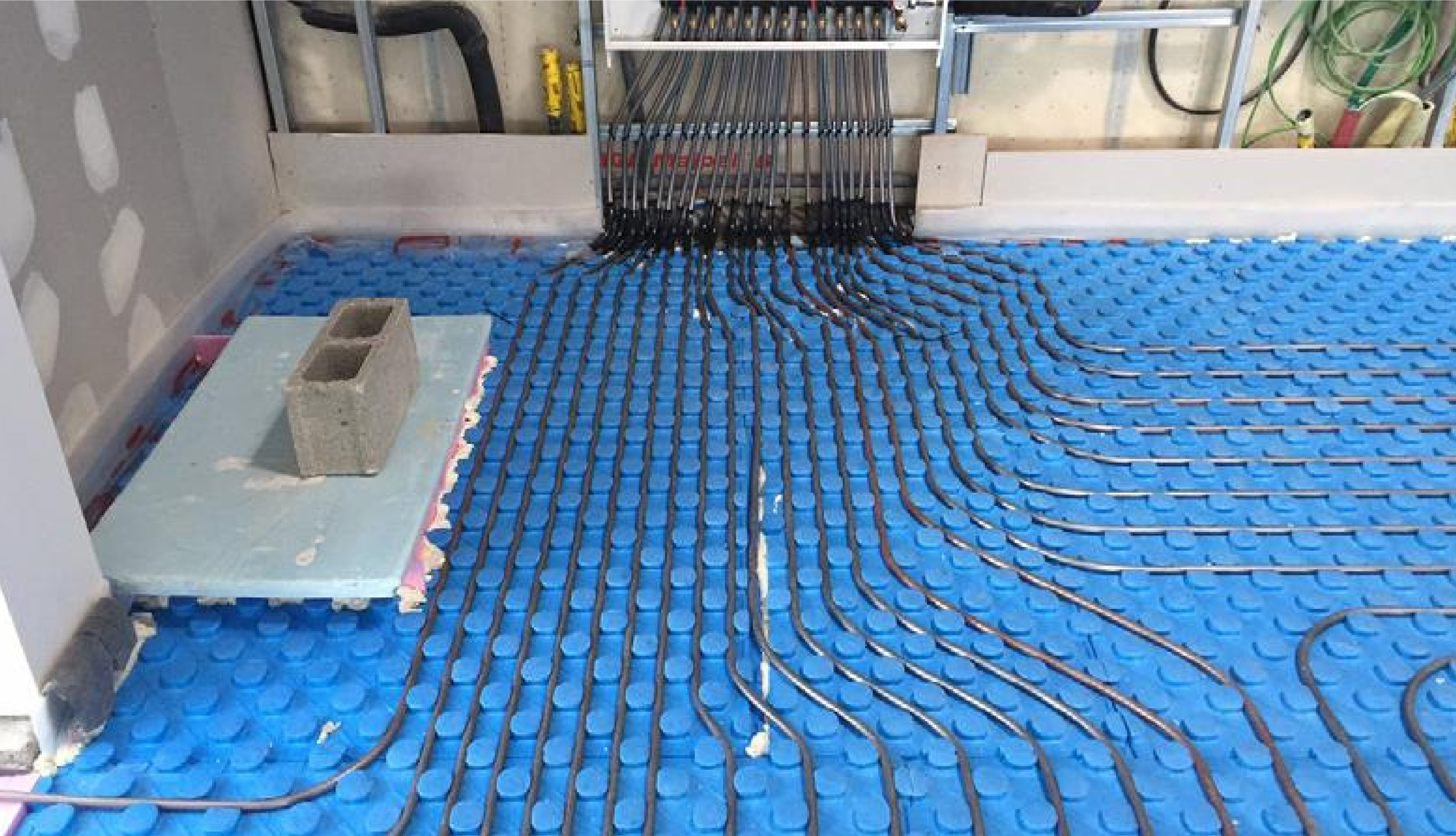
## EXTERIOR



OUTDOOR BEACON  
(NOVOLUX)



OUTDOOR BEACON  
(MANTRA)



## POLYTHERM

Polytherm underfloor heating is the premier system for heating any room. Tailored to specific installation conditions, it comes with product and system certificates ensuring optimal results and performance.

Investing in underfloor heating offers maximum comfort in every room, exceptional savings, and durability.

It's the only system on the market endorsed by the WHO, thanks to its numerous benefits. It's ideal for those seeking minimal energy consumption, environmental responsibility, and absolute reliability.

**RADIANT  
FLOOR**

**POLYTHERM**

# DOMOTICS



Homes have become smarter, simpler, and more affordable with VTouch Pro, heralding the future of home automation. Its unique ability to easily replace electrical switches, combined with innovative wireless technology, delivers all the benefits of home automation without the need for expensive infrastructure, renovations, or complicated wiring.

A simple swipe on your mobile device lets you control lights, blinds, the security system, or HVAC through our app.

If your device is not functioning or you prefer a manual touch, the VTouch Pro buttons themselves can control these functions directly.

Enhance your interior design with VTouch Pro's sleek, glass touch buttons, operating through a central controller for added convenience."

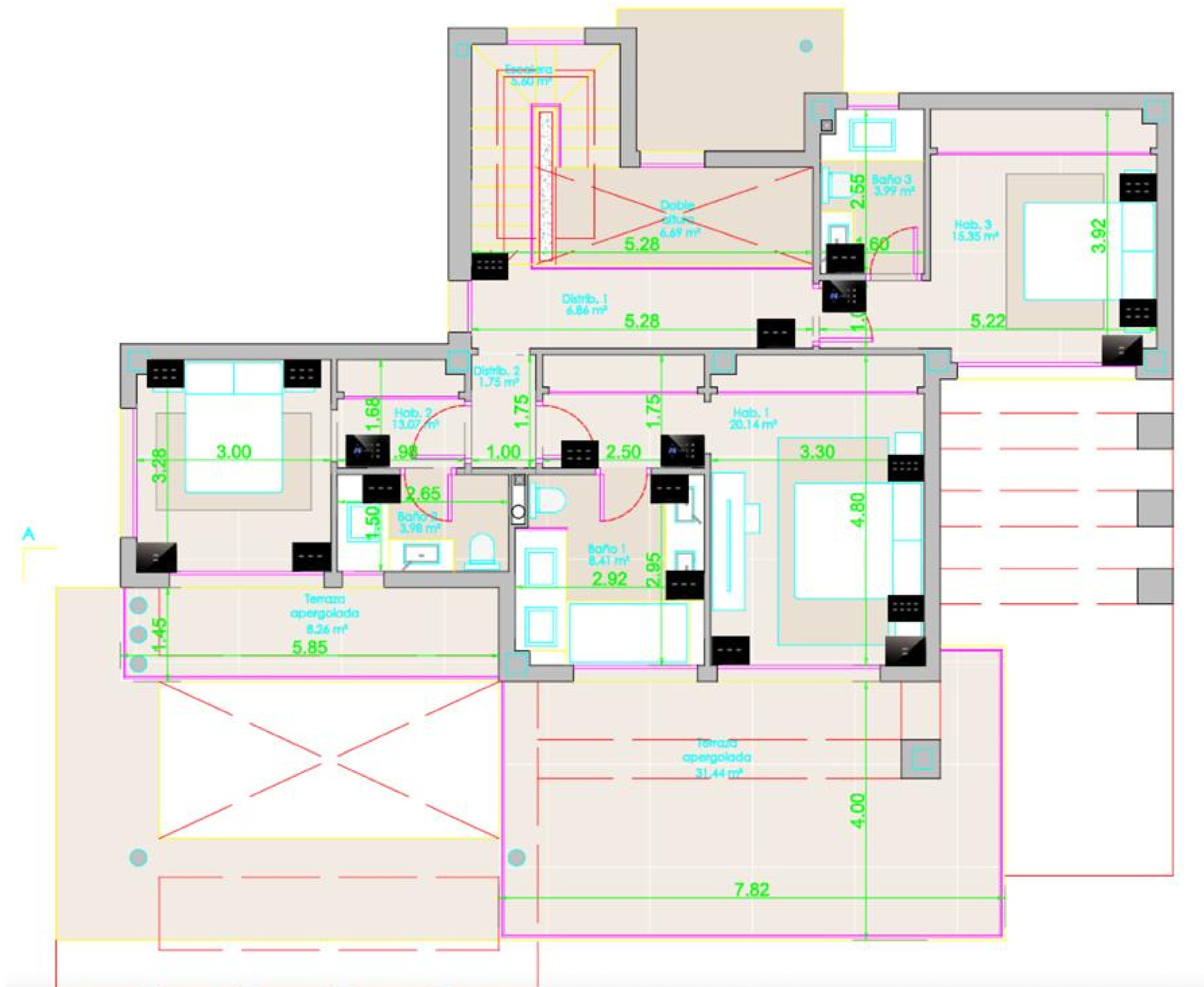
ARANET elevates home automation to new heights. Based on RF Mesh technology, it weaves a virtual web that connects each VTouch Pro pushbutton. When a command is issued, data swiftly moves through the network to the targeted switch with utmost reliability. User-friendly and intuitive, ARANET allows anyone to easily create and modify lighting scenarios for their home's interior/exterior.

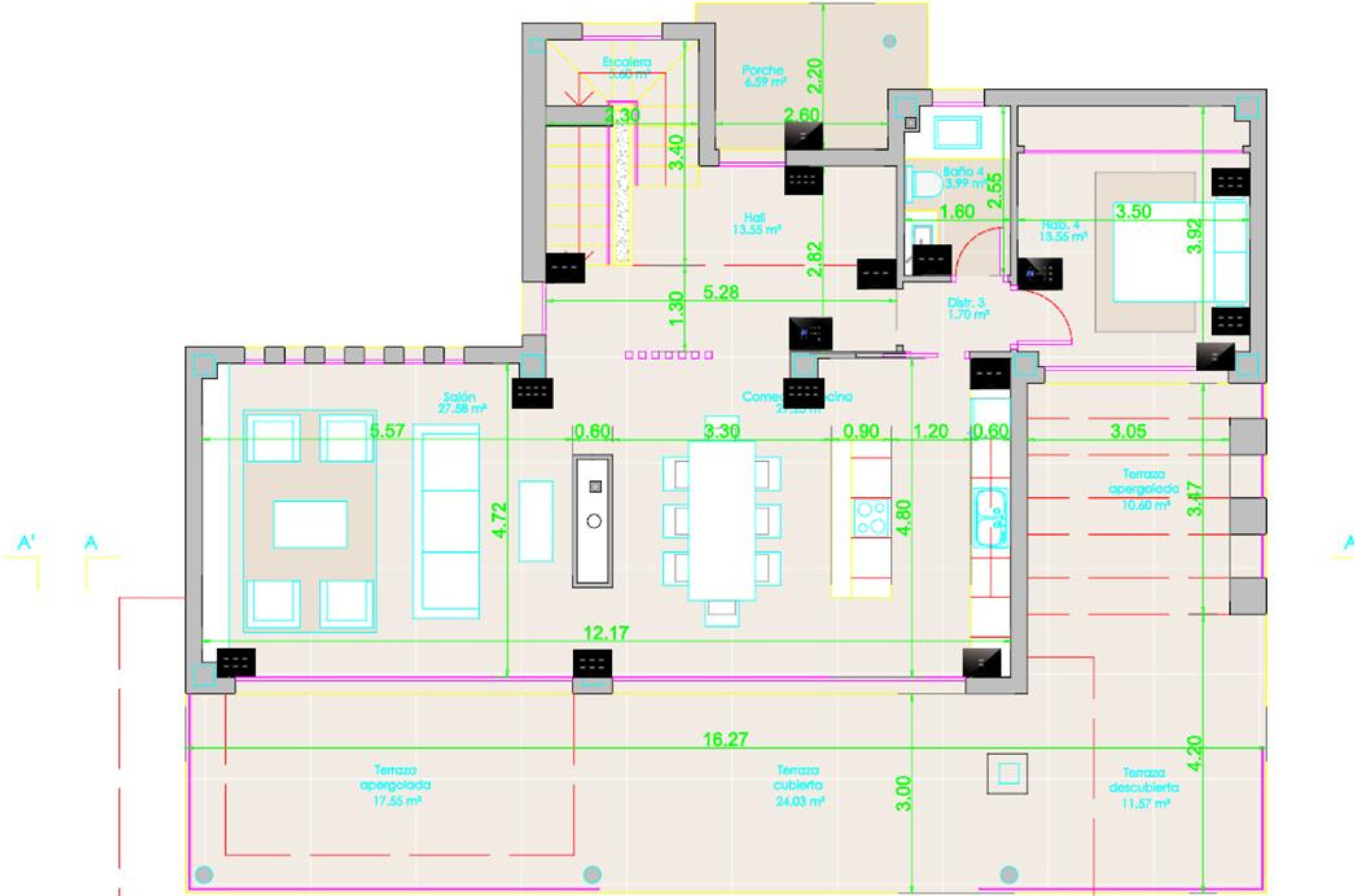
Changes to custom scenarios can be made instantly and as often as desired through straightforward software. Once VTouch Pro is installed, there's no need for a service technician to reprogram the system or to create new scenarios. Unlike keypads, VTouch Pro switches are real switches that work 100% of the time and operate autonomously. This means you don't have to depend on an application or a master controller, making VTouch Pro the most stable and reliable choice in the home automation market.



# ARANET







Planta Baja