

# CONTEMPORARY VILLAS

**Bespoke Villas**

# WE BELIEVE IN PERFECTION



*Perfection exists*

*It is something you can see and feel*

*It are the villas we build*

For more than 20 years, this belief has inspired us to work harder. Today, we can proudly say that we specialise in turning our clients' dreams into a reality.

We are promoters and builders, with a team of architects, designers and technicians who combine their forces to offer the highest grade of construction, creating the perfect paradise to enjoy the highest quality of life.

Our luxurious single-family villas summarise our clients' tastes and needs, supported by the latest technologies, in a smooth harmony with their impressive avant-garde designs.

## FRONT VIEW VILLA 352



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## POOL VIEW VILLA 352



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## POOL VIEW VILLA 352



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# TERRACE VIEW VILLA 352



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## LIVING/DINING AREA VILLA 352



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## LIVING AREA VILLA 352



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## MASTER BEDROOM VILLA 352



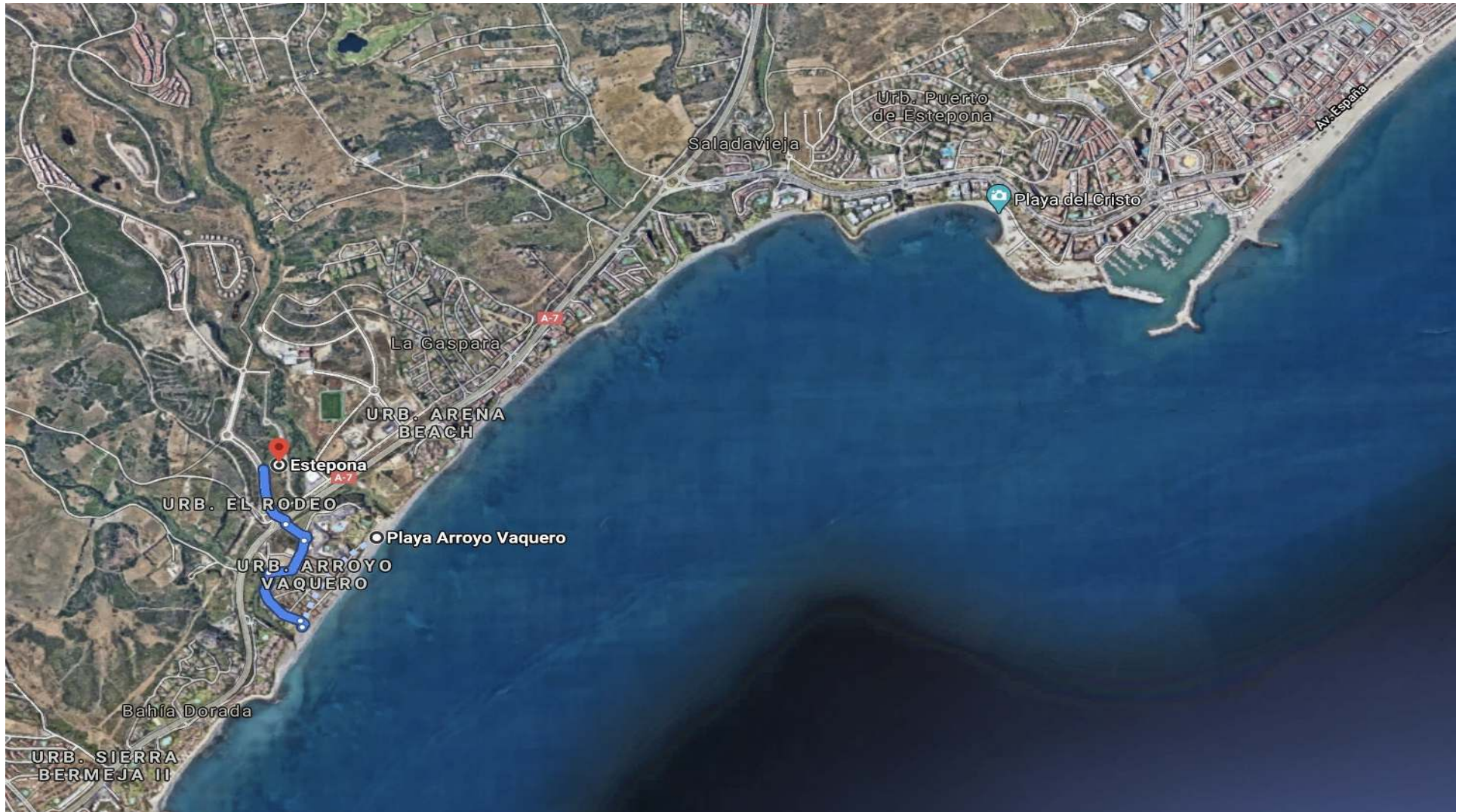
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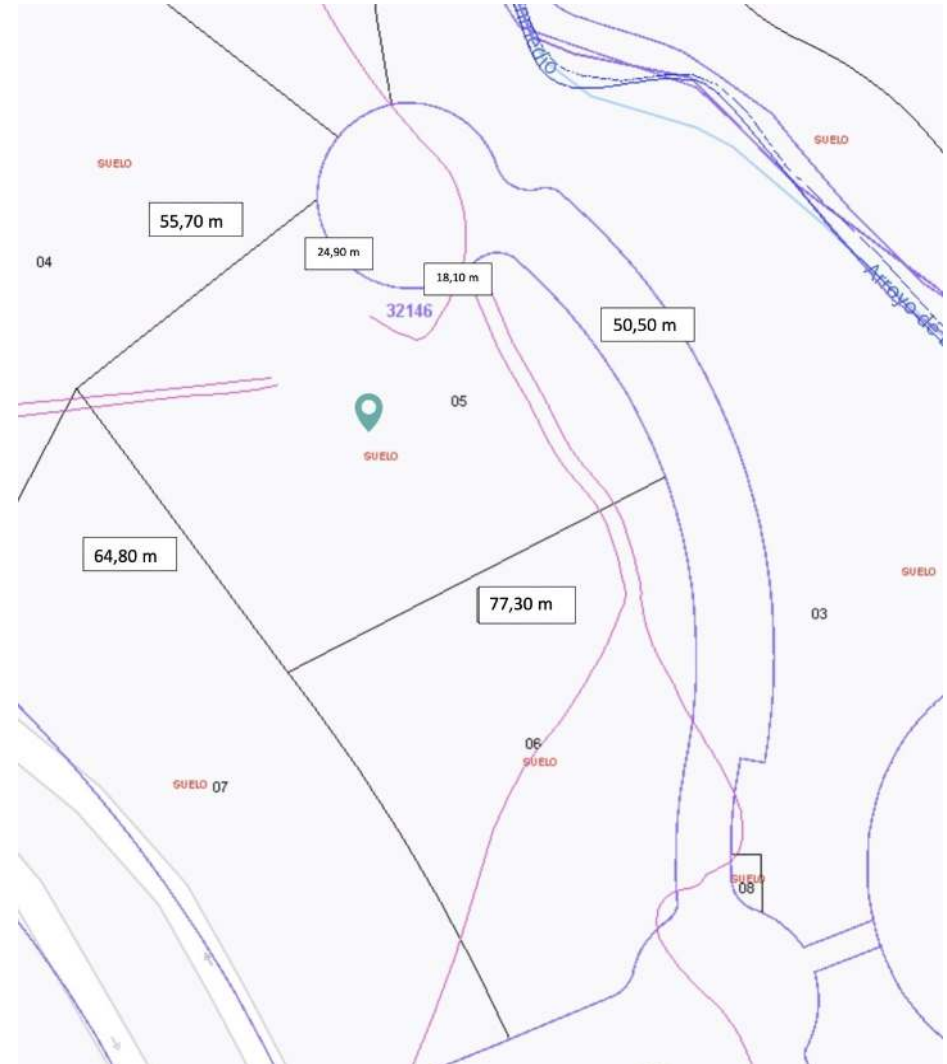
# LOCATION VILLA 352



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# FEATURES VILLA 352

Location	Estepona
Bedrooms	3
Bathrooms	3
Guest toilet	1
Built living area	632,40 m <sup>2</sup>
Plot	5.057,00 m <sup>2</sup>
Covered & uncovered terraces	275,00 m <sup>2</sup>
BBQ pergola area	50,00 m <sup>2</sup>
Pool	60,00 m <sup>2</sup>
Chill-out	20,00 m <sup>2</sup>
Pavement entrance and garage	80,00 m <sup>2</sup>
Total constructed	1.117,40 m <sup>2</sup>
Orientation	South
Price	1.795.000,00 €



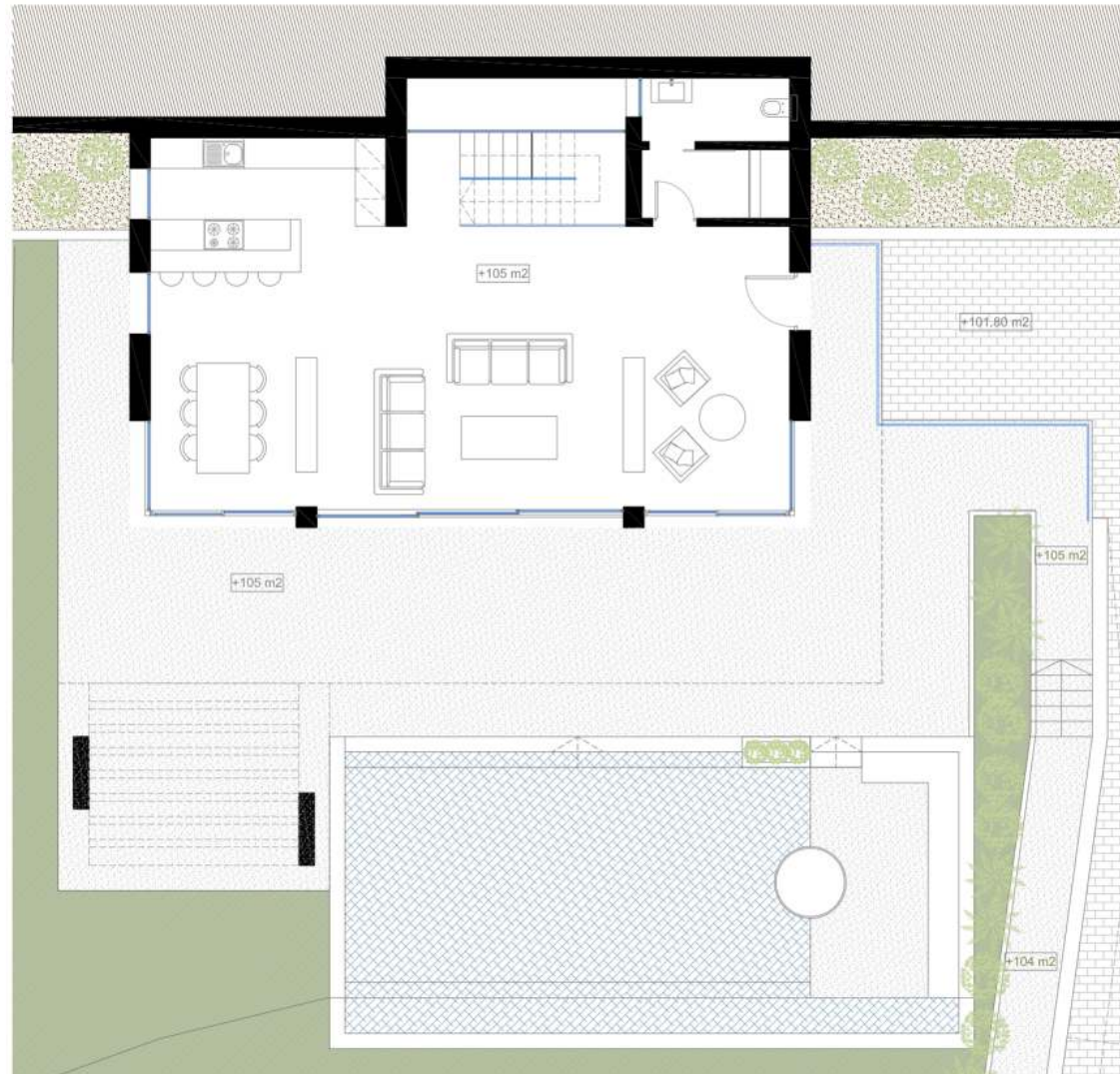
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# MASTER PLAN VILLA 352



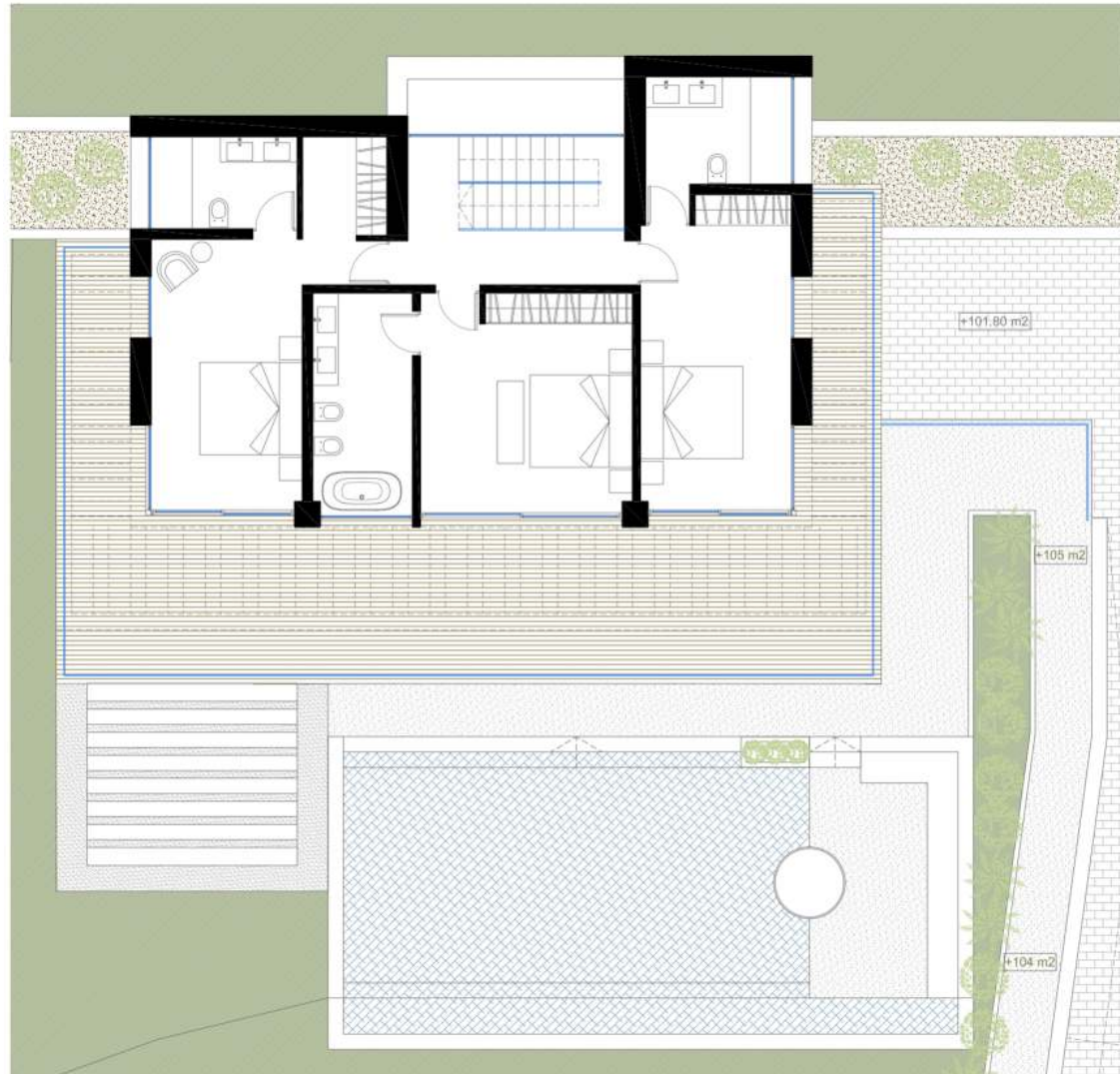
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# GROUND FLOOR PLAN VILLA 352



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# FIRST FLOOR VILLA 352



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# BASEMENT VILLA 352



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# QUALITY SPECIFICATIONS VILLA 352

## FOUNDATION AND STRUCTURE

- Reinforced concrete structural floor
- Two way reinforced concrete slab, with pillars and beams, according to the European and Spanish regulations

## ROOF AND TERRACES

- Inverted flat roof with gravel and walkable
- Insulation and waterproofing according to the regulations
- Glass balustrade, with hidden aluminum profile on the first floor

## EXTERIOR WALLS

- Brick cavity wall with partly insulated cavity with extruded polystyrene
- Exterior wall rendering with water resistant mortar and finishes according to design
- The pillars will be covered to break the thermal bridge

## PARTITIONS

- Double hollow ceramic bricks with cement mortar.  
Finished with fine gypsum plaster work and mat paint

## EXTERIOR CARPENTRY

- Thermal break aluminum profiles by Strugal
- Laminated double glass CLIMALIT
- Sliding doors with invisible tracks and small profile

## PLOT ENCLOSURE

- Street front – 1,5m high + 0,50m high perforated mesh or glass
- Division between plots: fenced 2 meters high

## HEATING AND AIR CONDITIONING

- Daikin or Panasonic air conditioning – Efficiency cooling A+++
- Or heat pump from Calorex or LG
- Underfloor heating in bathrooms

## FLOORS

- Interior floors: Porcelain tiles from Porcelanosa
- Exterior floors: Porcelain anti slip tiles from Porcelanosa

## SKIRTING BOARD

- According to the floor and design

## BATHROOM WALLS AND FLOORS

- Porcelain tiles from Porcelanosa, skirting according the floor

## ACCESS DOOR - GARAGE DOOR – ENTRANCE GATE

- Security entrance pivoting door from Oikos, automated garage door and entrance gate from Hörmann

## INTERNAL DOORS

- Standard height white lacquered internal doors, 1 meter wide

## WARDROBE

- Wardrobes: white lacquered sliding doors with finger pull.
- Dressings: without doors

## SWITCHES AND SOCKETS

- Btcino

# QUALITY SPECIFICATIONS & EXTRAS TO CUSTOMIZE VILLA 352

## LIGHTING

- Downlight LED on ceilings; in bathrooms, kitchens and corridors
- Cove lighting in the livingroom and master bedroom

## SWIMMING POOL

- Swimming pool with sweet or salt-water system
- Finished in white or blue vitrified mosaic
- Exterior shower

## GARDEN

- Mediterranean orchard with fruit trees, large varieties of flowers and aromatic herbs.

## SECURITY SYSTEM

- Alarm – Video intercom - Domotics

## KITCHEN

- Low and high units lacquered with fingerpull (Different colours)
- Silestone worktop and splashback finished with porcelanic tile
- Siemens, Miele or Bosch appliances; vitroceramic, oven, microwave, dishwasher, fridge / freezer, ceiling extractor
- Washing machine and dryer
- Built-in wine cooler

## BATHROOMS

- Sanitary ware from Porcelanosa
- Suspended hung toilets
- Walk-in showers
- Taps: Porcelanosa

## CHILL OUT

- Included

## HEATED POOL

- Included

## AUTOMATIC POOL COVER

- Price on request

## PNEUMATIC ELEVATOR – WHEELCHAIR FRIENDLY

- Included

## EXTERIOR JACUZZI

- From 12.000,00 €

## WALLS AND FLOORS FROM PORCELANOSA

- Included

## KITCHEN FROM PORCELANOSA

- Included (upgrade possible at extra cost)

## VIESSMAN UNDERFLOOR HEATING SYSTEM FULL VILLA

- From €35.000,00 €

## WINDOWS FROM SCHUCO

- Prices on request

## POOL WITH SALT-WATER SYSTEM

- Included

## BASEMENT

- Included

# PAYMENT TERMS VILLA 352



Partial payment towards the architects project and plot

Payment of 373.875,00 € in the Public Notary

Payment includes;

- \* Plot in clients name
- \* Construction license in clients name
- \* Full project in clients name
- \* Cleaning and preparation of the plot
- \* Topograhly and geological study
- \* 3D Images
- \* Quantity surveyor study
- \* Health and Security study

Once the project is approved by the client, project will be presented in name of the client to the townhall for approval, client pays 60.000,00 €

All payments will be made against completed construction demonstrated by building certificates issued and signed by the architects.

Construction completion time of 10 – 12 months. Once your villa is finished, we manage the final utility connections and first occupation license.

1.795.000,00 € - VAT not included

# BENEFITS BUYING OFF-PLAN

## BENEFITS BUYING OFF-PLAN

Buy 40% under the market value

- Possibility to change the internal distribution
- Possibility to change the outside appearance
- You can decide the finishings
- We take care of the entire project to give you peace of mind

## TAXES

The obligatory taxes are;

- On the plot 21% VAT
- On the project 21% VAT
- On the construction cost 10% VAT

## GUARANTEES

- 10 years on the structure
- 3 years on the installations
- 2 years on the finishings

## NO ADDITIONAL COST

There are no additional costs, everything is included and covered

The purchase price we have given you includes;

- Construction license
- First occupation license
- Utility connections and final connection fee
- Independent quality control company
- Decennial insurance fees
- Laboratory tests
- Quantity surveyors
- Health and security supervision
- Architect studies

## SUSTAINABLE AND EFFICIENT ARCHITECTURE

We can define efficiency as the relationship between the resources used for an end and the achievements made. It is understood that efficiency occurs when less resources are used to achieve the same objective, or on the contrary, when more objectives are achieved with the same or fewer resources.

The range of constructive solutions with our system allows to reduce the resources used in construction (labor, auxiliary means, etc.) obtaining, in a shorter term, constructions of greater quality and comfort.

On the other hand, the obtaining of better thermal qualities and the elimination of thermal bridges in the enclosures supposes the improvement of the energetic efficiency of the buildings.

A sustainable architecture needs an effective and moderate constructive process in the use of natural resources.

Our system is solved with great fluidity, simplifying the construction process without generating debris and limiting the use of machinery, which reduces CO2 emissions.



# PORCELANOSA GRUPO WHO ARE PORCELANOSA?

## **PORCELANOSA GRUPO IS PRESENT IN ABOUT 150 COUNTRIES**

PORCELANOSA produces high quality equipment for bathrooms, kitchens, dressing rooms, tiles and much more.

PORCELANOSA Group is today a major reference in both the Spanish and the International market. Its consolidated position has been built up on values such as innovation and quality, but specially the trust placed in its large human capital, made up of almost 5,000 skilled professionals, and its concern for its stakeholders and the environment.

With over 45 years of experience, PORCELANOSA Group is present in almost 150 countries worldwide. This success is the result of a unique business model based on a strong corporate strategy. According to a study published by the consultancy Price Waterhouse Coopers and the Financial Times.

PORCELANOSA is one of Spain's most reputable companies in the international scene, and is also considered by consumers to be a strong and solid company, as reflected in a study carried out by the Reputation Institute. Diversifying production has played a key role in the growth of a business group that started off manufacturing a single product: ceramic tiles. Today, the Group's eight firms offer a vast selection of products ranging from kitchen and bathroom equipment to high-tech materials and state-of-the-art building solutions for contemporary architecture.

## ***ECOLOGICAL COMMITMENT***

The concern for the care of the environment and the preservation of the environment have been a constant priority for the PORCELANOSA Group since its foundation. The sustainability of our lifestyle and its necessary balance with the environment requires concrete actions and tangible actions. PORCELANOSA Grupo, anticipating this new dynamic, has been improving its production system for more than 30 years, in order to minimize its impact on the environment.

PORCELANOSA Grupo's actions in the field of the environment go beyond the optimization of production systems, our effort is also focused on the design of products that contribute to reducing the consumption of water and energy in homes, such as taps with limiters flow or construction systems that allow the reduction of energy consumption in the heating of buildings.



By appointment to  
HRH The Prince of Wales  
Manufacturer and Distributor of  
Ceramic Tiles and Building Products  
PORCELANOSA Group Limited

**PORCELANOSA Grupo**

# ITALIAN HIGH QUALITY DOORS

*Quality is a value that grows, project after project, with continuous innovation*



“Oikos” is a noun of Greek origin meaning “house” and it recalls the natural habitat of the company’s products, which in 2015 celebrated the 25th anniversary of its establishment. Oikos Venezia designs, manufactures and tests custom-made safety doors meeting high quality standards, at its headquarters in Gruaro, 50 km far from Venice.

The whole production is certified: anti burglar (Class 3 and 4), acoustic and thermal isolation, water, air and wind protection. Any production phase is carried on inside the company plants to obtain unique products, interally Made in Italy with a refined design. Oikos aims to provide architects and interior designers with a wide range of esthetical and technical solutions. Its international exposure is demonstrated by its presence in all the principal european markets as well as Asia, Africa and North America. <https://www.oikos.it>

## **Synua**

The door for large dimensions with pivoting operation and the the doors are flush with the walls. The leaf flug with the walls allows a perfectly cleane shape.

Synua is the safety door that knows no limits: ideal for large sizes, it is the perfect combination of technology and design. Equipped with pivoting opening and coplanar with the wall, it is covered by sectors or by a single panel and can reach up to 220 cm of width and 300 cm of height in its standard versions. Upon request it can feature even larger dimensions.

## **Adjustable pivot mechanism**

The opening and closing of the door takes place by means of a vertical pivot, i.e. two pins placed at the ends, which are adjustable and concealed. The leaf, by turning on itself, allows a wider opening and greater brightness.

## **Aluminum covering profiles**

The aluminum finish in brushed steel covers the frame and the door profile. No screw is visible, a special feature that guarantees a thorough cleaning and refined aesthetics.



## STRUGAL IS INNOVATION, DESIGN AND SERVICE

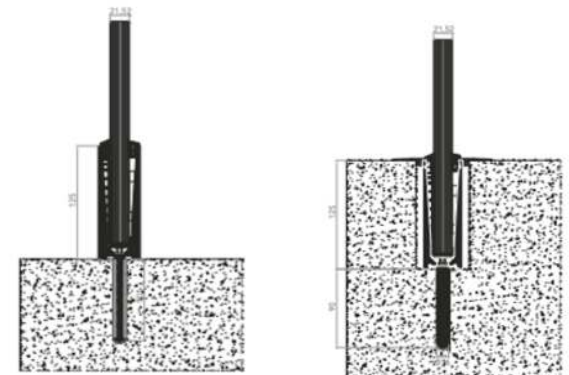
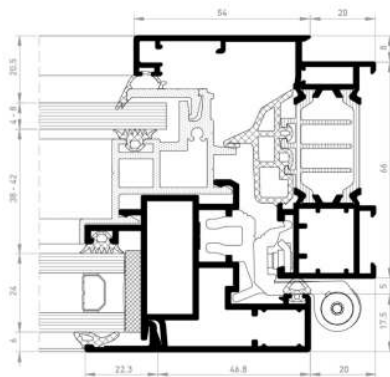
**STRUGAL** has provided innovative solutions for the building and industrial sectors for over 40 years. We are customer and environmentally oriented, aiming at being a clear referent in aluminum windows systems and façades for architects and developers. We focus on our clients' satisfaction and the welfare of the end-customer.

**STRUGAL** is constant innovation in technological investment, production processes and new product design, always at the head of the sector and improving every day.

**STRUGAL 360°**. Comprehensive Service and proximity to our clients

In **STRUGAL** we offer total service to our clients, controlling every stage of the production process up to the delivery to the customer. We cover the entire aluminum processing, from extruding to the different processes of section lacquering, anodizing, cutting and mechanizing, etc. as well as manufacturing accessories (joints and fittings). We also distribute our products through our own local network.

Because innovating means shaping the future. It means thinking about needs and adapting to them thanks to ever more versatile solutions. Innovation is at the heart of each of our projects and series. And it is for this reason that we can offer one of the widest ranges in the market, with an unlimited variety of finishes and guaranteed quality. And it is for this reason that we can offer one of the widest ranges in the market, with an unlimited variety of finishes and guaranteed quality.





# REGULATIONS & CERTIFICATION

BRE CERTIFICATION LIMITED

CI/SIB	81	(28.6)	Hh2	(E4)
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CERTIFICATE NUMBER 129/07  
DATE OF ISSUE  
December 2007

<b>CE</b>	
CRUPE TECHNOLOGY SYSTEMS, S.L. Avenida de las Américas nº 3 - Edificio América Planta 3F 29002 MÁLAGA - España	
10 UNE-EN 13279-1:2009	
Insulterm 400 compuesto de mortero aligerado para construcción BS/7/12	
Reacción al fuego:	E: 240 min
Aislamiento directo al ruido aéreo:	R <sub>a</sub> : 51 dB R <sub>w</sub> : 63 dB
Resistencia térmica:	0,138 W/m <sup>2</sup> K



GUARANTEES ACCORDING TO CURRENT LEGISLATION

LOE & CTE

CERTIFICATIONS

- CE Marking
- BRE Certification

Thermal and acoustic tests fireproof according to UNE standards

POST SALES SERVICE

GUARANTEES

- 10 years on structure
- 3 years on installations
- 2 years on finishings'