

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.

Let's not fool ourselves, you want a villa which is a real home for your family, not a copy of someone else's villa and NXTHO makes a team effort out of the construction process.

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.



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Some elements shown on the pictures may be listed as optional.



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EXAMPLE KITCHEN FROM LAGO VILLA 375



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EXAMPLE KITCHEN FROM PORCELANOSA VILLA 375



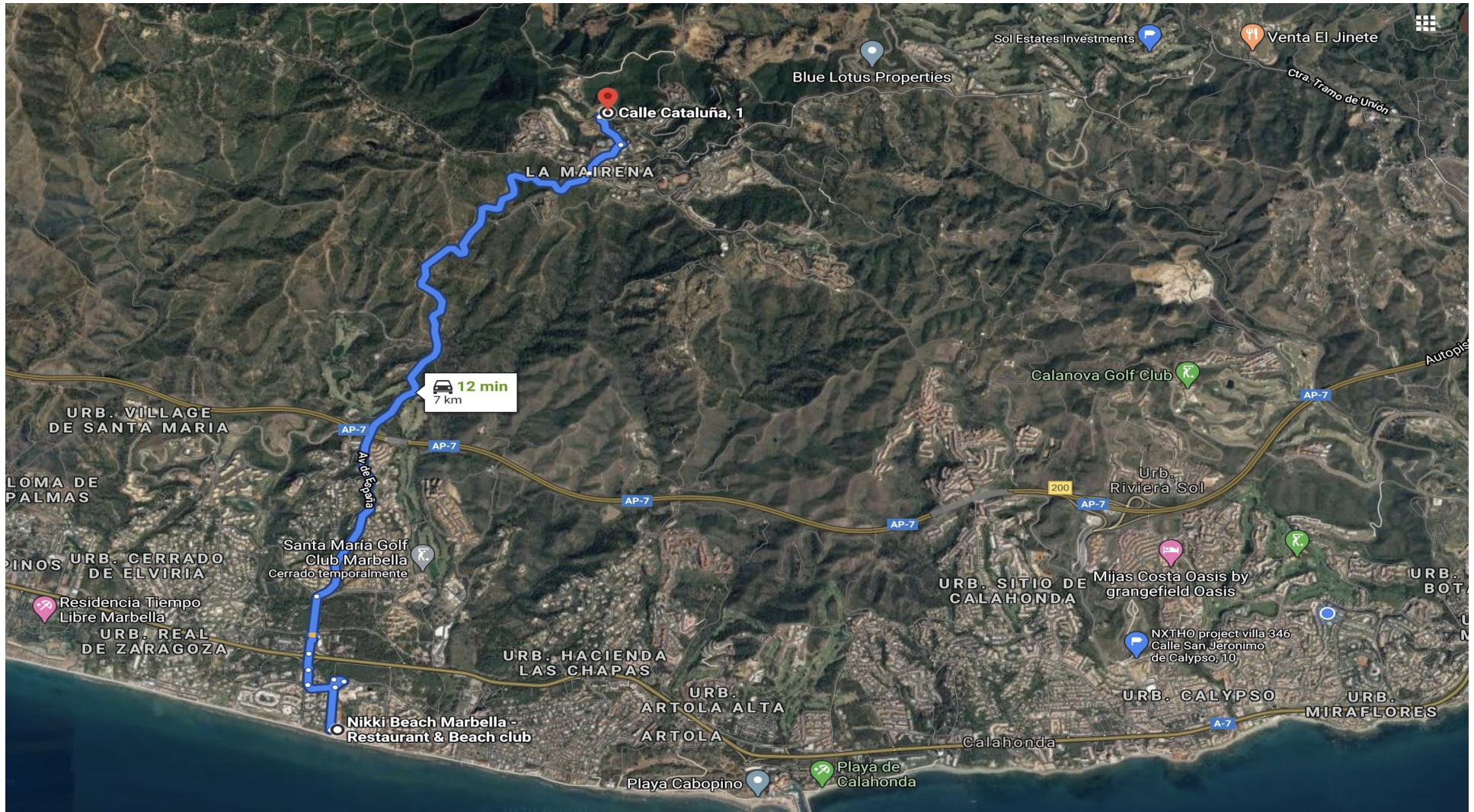
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EXAMPLE KITCHEN FROM PORCELANOSA VILLA 375



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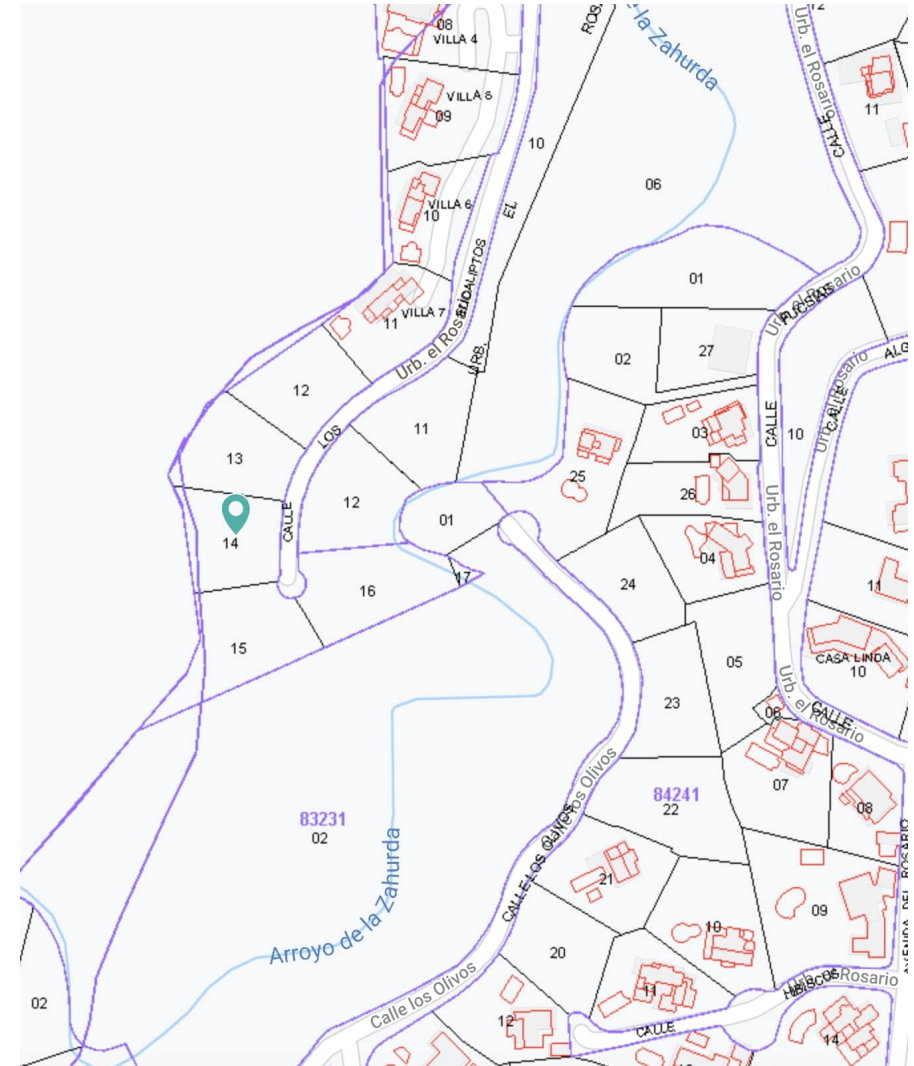
LOCATION VILLA 375



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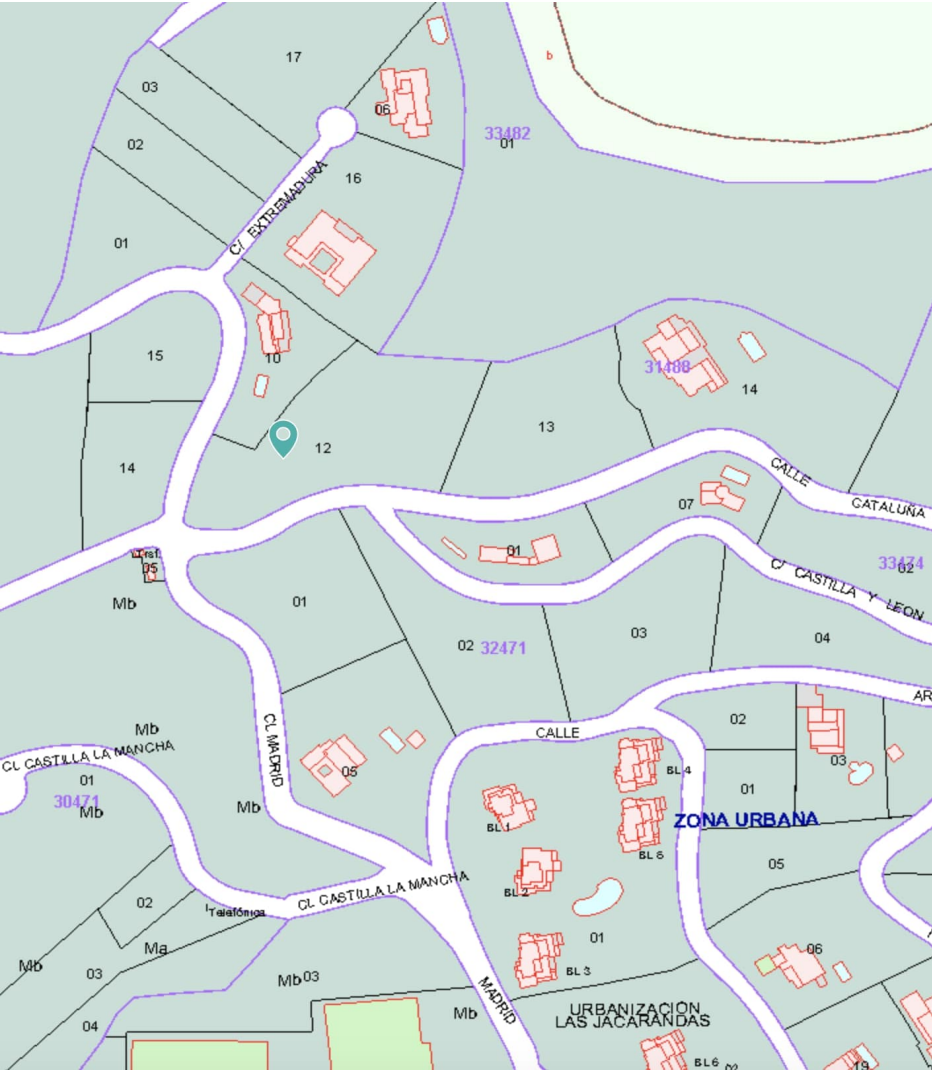
FEATURES VILLA 348

Location	La Mairena – Elviria – Marbella West
Bedrooms	4
Bathrooms	4
Guest toilet	1
Total built area	950,00 m2
Plot	4.339,00 m2
Covered terraces	50,00 m2
Terraces	135,00 m2
Pool	60,00 m2
Jacuzzi	15,00 m2
Chill-out	15,00 m2
Garage	150,00 m2
Orientation	East
Price	1.825.000,00 €



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FEATURES VILLA 348



GROUND FLOOR

Built area	234,00 m2
Porch	50,00 m2
Uncovered terrace	90,00 m2
Pool	60,00 m2
Jacuzzi	15,00 m2
Chill-out	15,00 m2

FIRST FLOOR

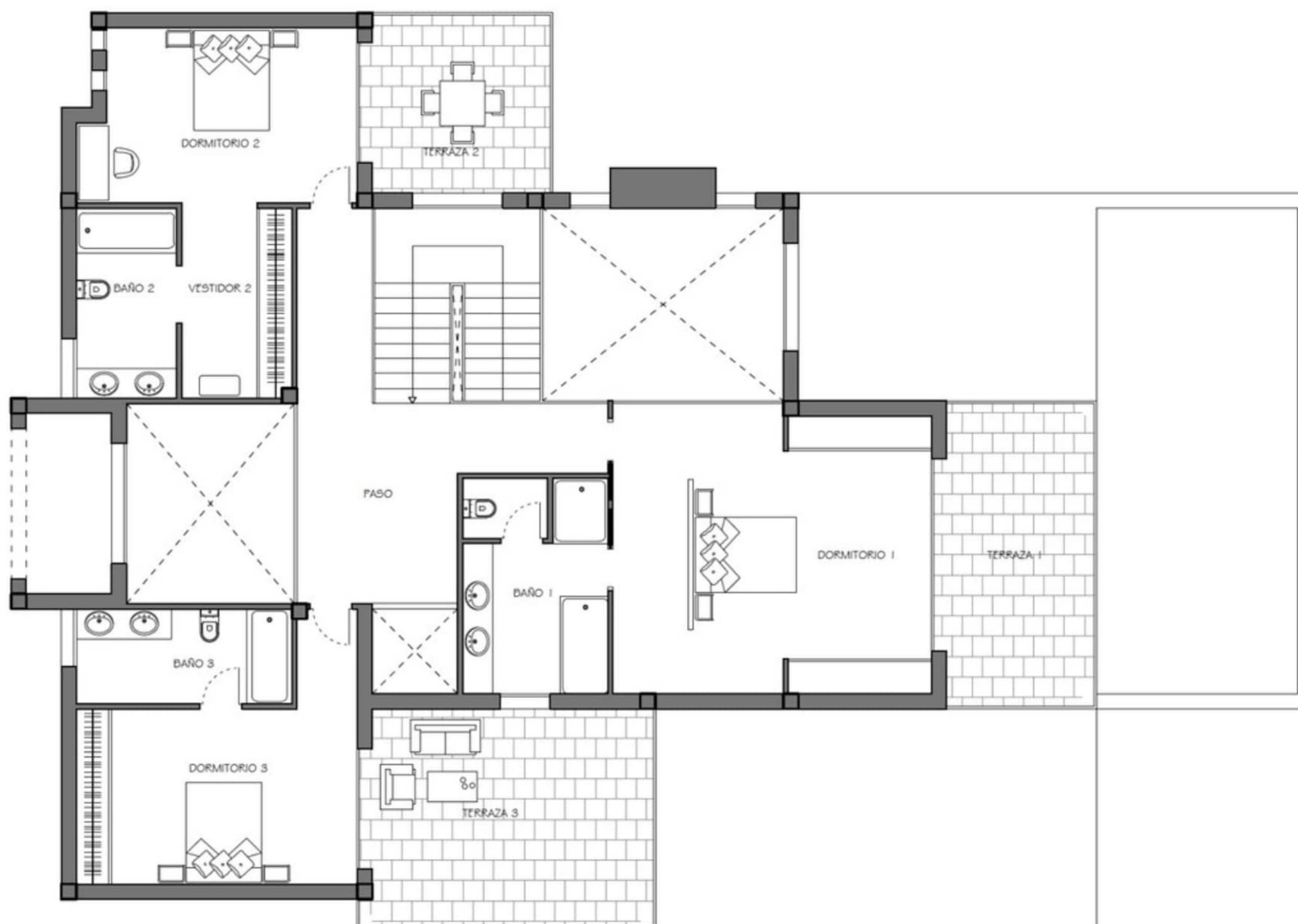
Built area	234,00 m2
Terrace	40,00 m2

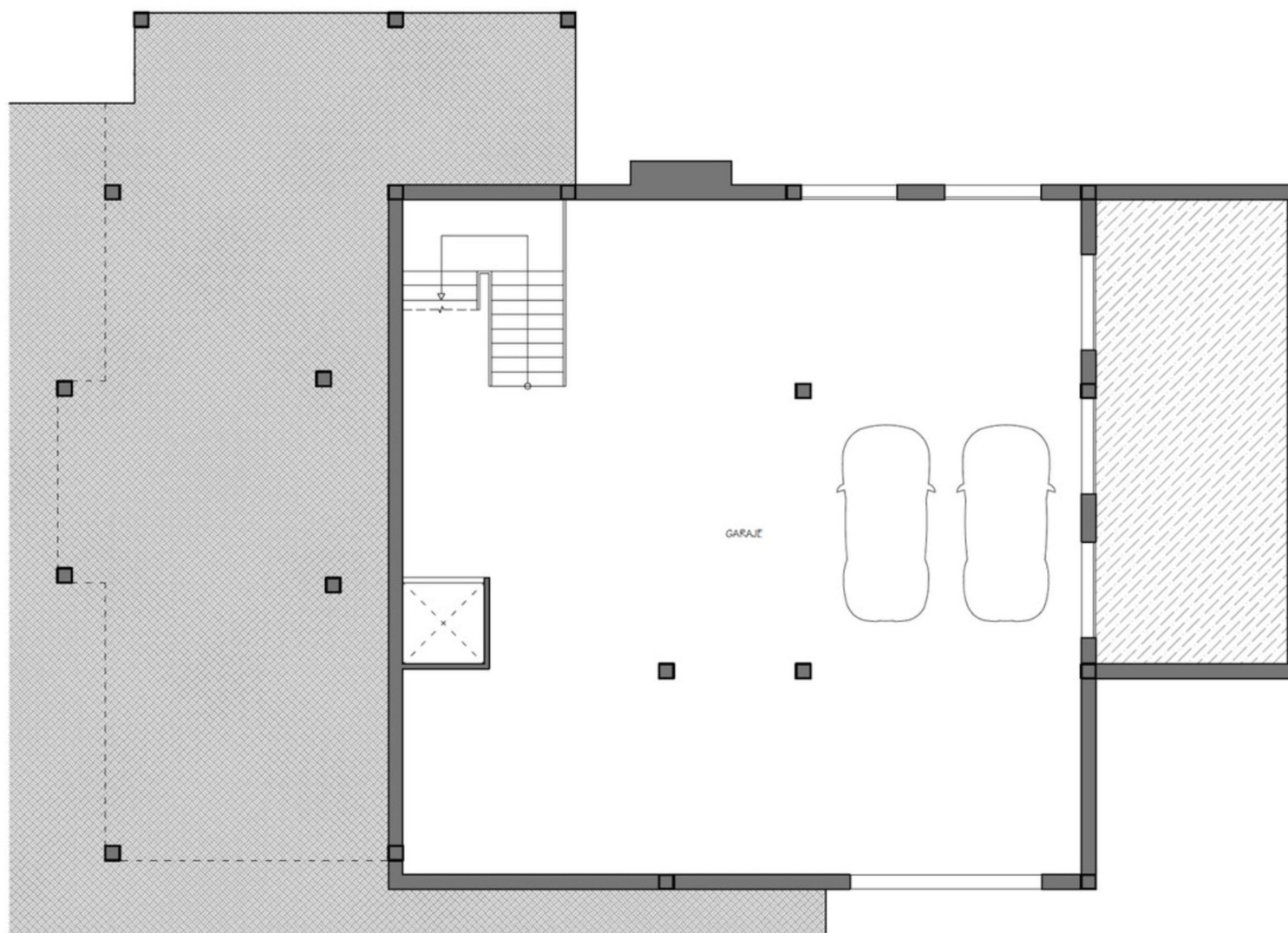
BASEMENT

Built area	150,00 m2
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QUALITY SPECIFICATIONS VILLA 375

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 not 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 walls rendered with water resistant mortar
- The pillars will be covered to break the thermal bridge

PARTITIONS

- Double hollow ceramic bricks or cellular blocks finished with fine gypsum plaster work and mat paint

EXTERIOR CARPENTRY

- Thermal break aluminum profiles by Cortizo, Strugal or similar
- Laminated double glass CLIMALIT
- Sliding doors with invisible track in floor and ceiling side

PLOT ENCLOSURE

- Street front: 1,5m high wall + 0,5m high perforated mesh or glass
- Division between plots: 2-meter high fence with rigid welded mesh, posts and clamps.

HEATING AND AIR CONDITIONING

- LG, Mitsubishi air conditioning or similar – cold/warm
- Or/and heat pump from Calorex or Panasonic
- 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 design

BATHROOM WALLS AND FLOORS

- Porcelain anti-slip tiles from Porcelanosa

ACCESS DOOR AND GARAGE DOOR

- Security entrance from Oikos, remote entrance gate and garage door from Hörmann

INTERNAL DOORS

- White lacquered or glass internal doors according to the design and client preferences

WARDROBE

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

SWITCHES AND SOCKETS

- Niko, Tensa, Niessen or similar

QUALITY SPECIFICATIONS & EXTRAS TO CUSTOMIZE VILLA 375

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/and blue vitrified mosaic with exterior shower

GARDEN

- Easy maintenance and automated irrigation system

SECURITY SYSTEM

- Pre-installed alarm – Domotica - Video intercom

KITCHEN

- Low and high units lacquered with fingerpull
- Silestone or Quartz worktop and splashback finished with porcelain tiles or 10mm tempered coloured glass
- Siemens, Miele, Bosch, Smeg or Neff or similar appliances; vitroceramico, oven, microwave, dishwasher, fridge / freezer, ceiling extractor
- Washing machine & dryer
- Built-in wine cooler

BATHROOMS

- Sanitary ware from Porcelanosa or Roca
- Walk-in showers with 10mm tempered glass
- Suspended hung toilets
- Taps: Porcelanosa or Hansgrohe

CHILL OUT

- Included

HEATED POOL

- Included

AUTOMATIC POOL COVER

- Price on request

ELEVATOR

- Included

EXTERIOR JACUZZI

- Included

WALLS AND FLOORS FROM PORCELANOSA

- Included

KITCHEN FROM LAGO (ITALY)

- Price on request

KITCHEN FROM PORCELANOSA (SPAIN)

- Included

SANITARYWARE FROM PORCELANOSA

- Included

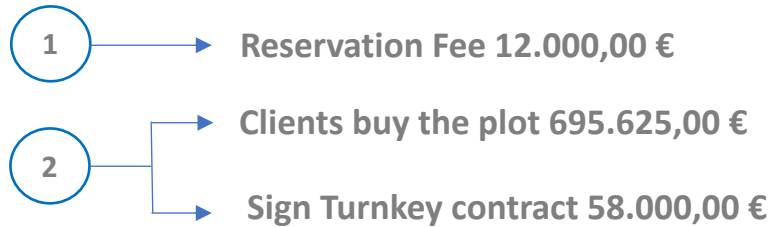
VISSMAN UNDERFLOOR HEATING SYSTEM FULL VILLA

- From €35.000,00 €

POOL WITH SALT-WATER SYSTEM

- Included

PAYMENT TERMS VILLA 375



Deposit towards the start of the architects project and plot

Payment of 695.625,00 € 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 35.000,00 €

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.

From 1.825.000,00 € - 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 and licenses 21% VAT
- On the construction cost 10% VAT

GUARANTEES

- 10 years on the structure
- 3 years on the installations
- 3 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 Pricewaterhouse 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

REGULATIONS & CERTIFICATION

GUARANTEES ACCORDING
TO CURRENT LEGISLATION

LOE & CTE

GUARANTEES

- Structure 10 year
- Installations 3 years
- Finishings 3 years

POST SALES SERVICE

CERTIFICATIONS

- CE Marking
- BRE Certification

Thermal and acoustic tests
fireproof according to
UNE standards

BRE CERTIFICATION LIMITED

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

	
CRUPE TECHNOLOGY SYSTEMS, S.L. Avda. de las Américas Nº 3 - Edificio América Planta 3ª 29002 MÁLAGA - España	
TO	
UNE-EN 13379-1:2009	
Insulterm 400 compuesto de mortero aligerado para construcción BS/79/2	
Resistencia al fuego:	E: 240 min
Aislamiento directo al ruido aéreo:	R _a 51 dB R _w 63 dB
Resistencia térmica:	0,138 W/m²K