

CONTEMPORARY VILLAS

Bespoke Villas

WE BELIEVE IN PERFECTION



Perfection exists

It is something you can feel

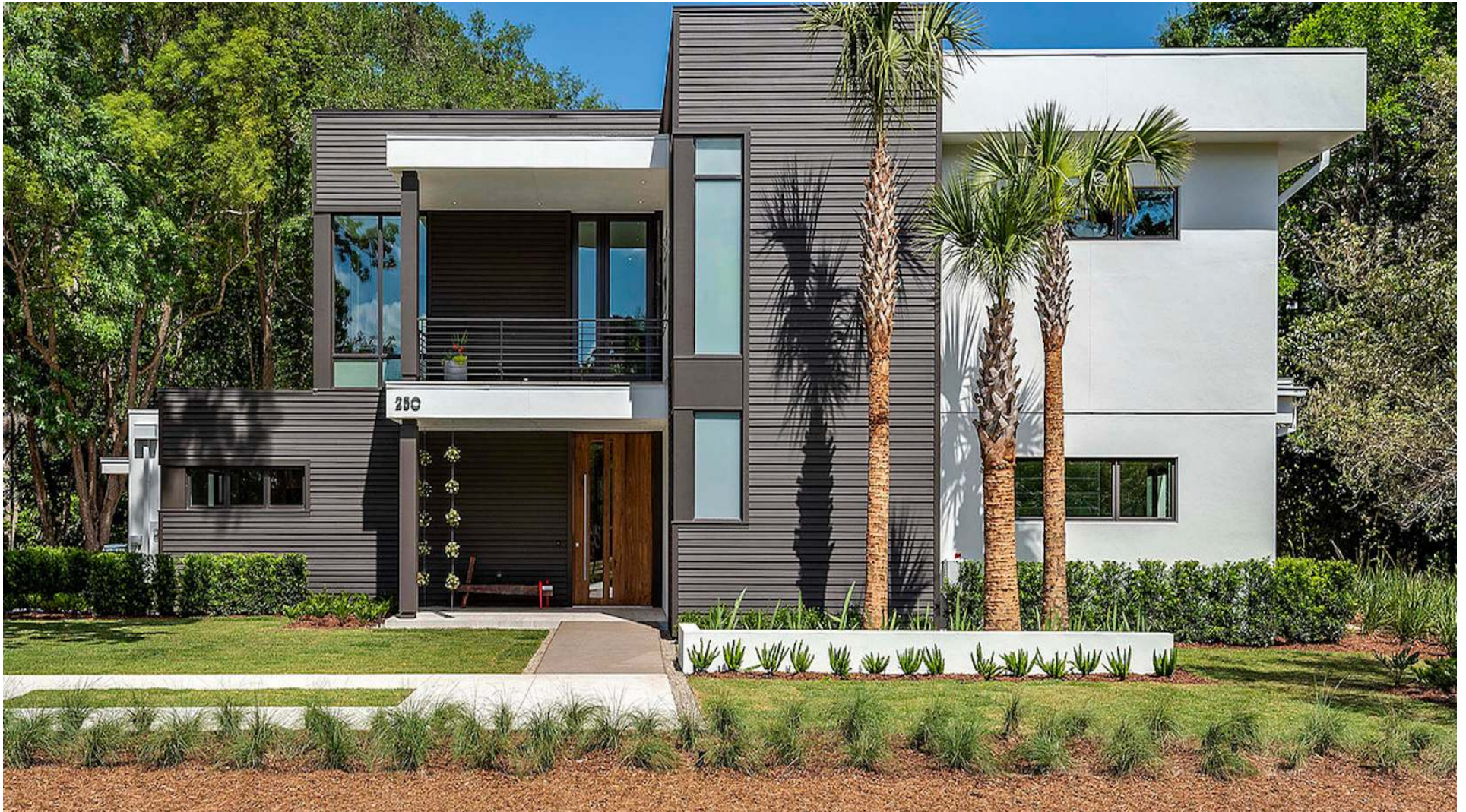
It are the villas we build

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 320



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BACK VIEW VILLA 320



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KITCHEN EXAMPLE VILLA 320



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EXAMPLE LIVING - DINING VILLA 320



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DINING ROOM EXAMPLE VILLA 320



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COVERED TERRACE VILLA 320



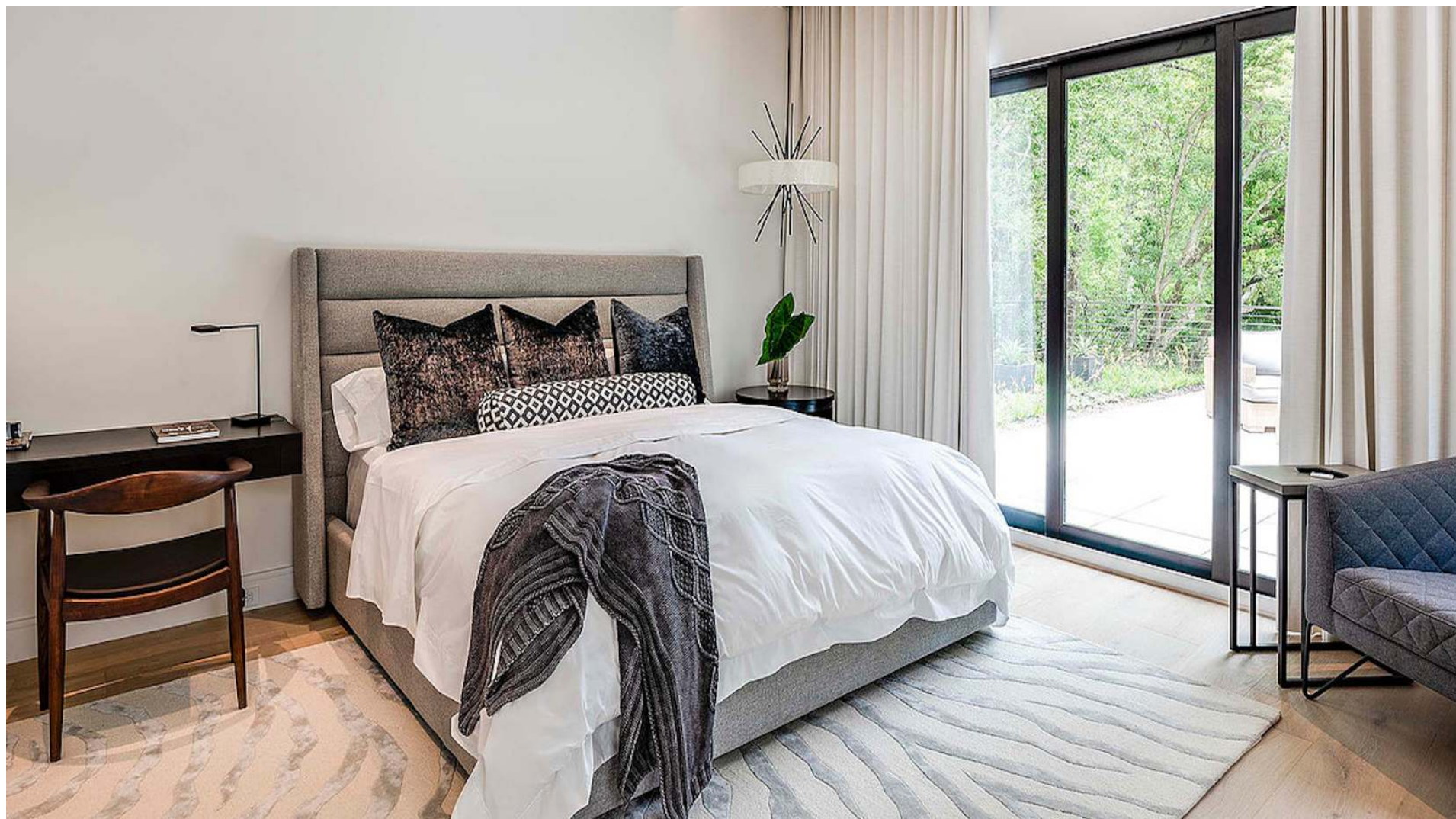
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TERRACE & POOL VILLA 320



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BEDROOM EXAMPLE VILLA 320



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BEDROOM EXAMPLE VILLA 320



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BATHROOM EXAMPLE VILLA 320



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BATHROOM EXAMPLE VILLA 320



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STAIRCASE VILLA 320



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LOCATION VILLA 320

(Click on the link Project to see the exact location)



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FEATURES VILLA 320

Location	La Panera – Selwo - Estepona
Bedrooms	4
Bathrooms	4
Guest toilet	1
Total built area	509,65 m2 or 666,70 m2
Total living area	488,40 m2
Plot	2.225,00 m2
Covered terraces	57,50 m2
Uncovered terraces	125,25 m2
Pool	32,00 m2
Garage	35,00 m2
Orientation	South
Price without basement	1.695.000,00 €
Price with basement	1.795.000,00 €



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FEATURES VILLA 320



GROUND FLOOR

Built area	157,05 m2
Covered terraces	35,00 m2
Terraces	35,00 m2
Pool	112,75 m2
Jacuzzi	3,75 m2

FIRST FLOOR

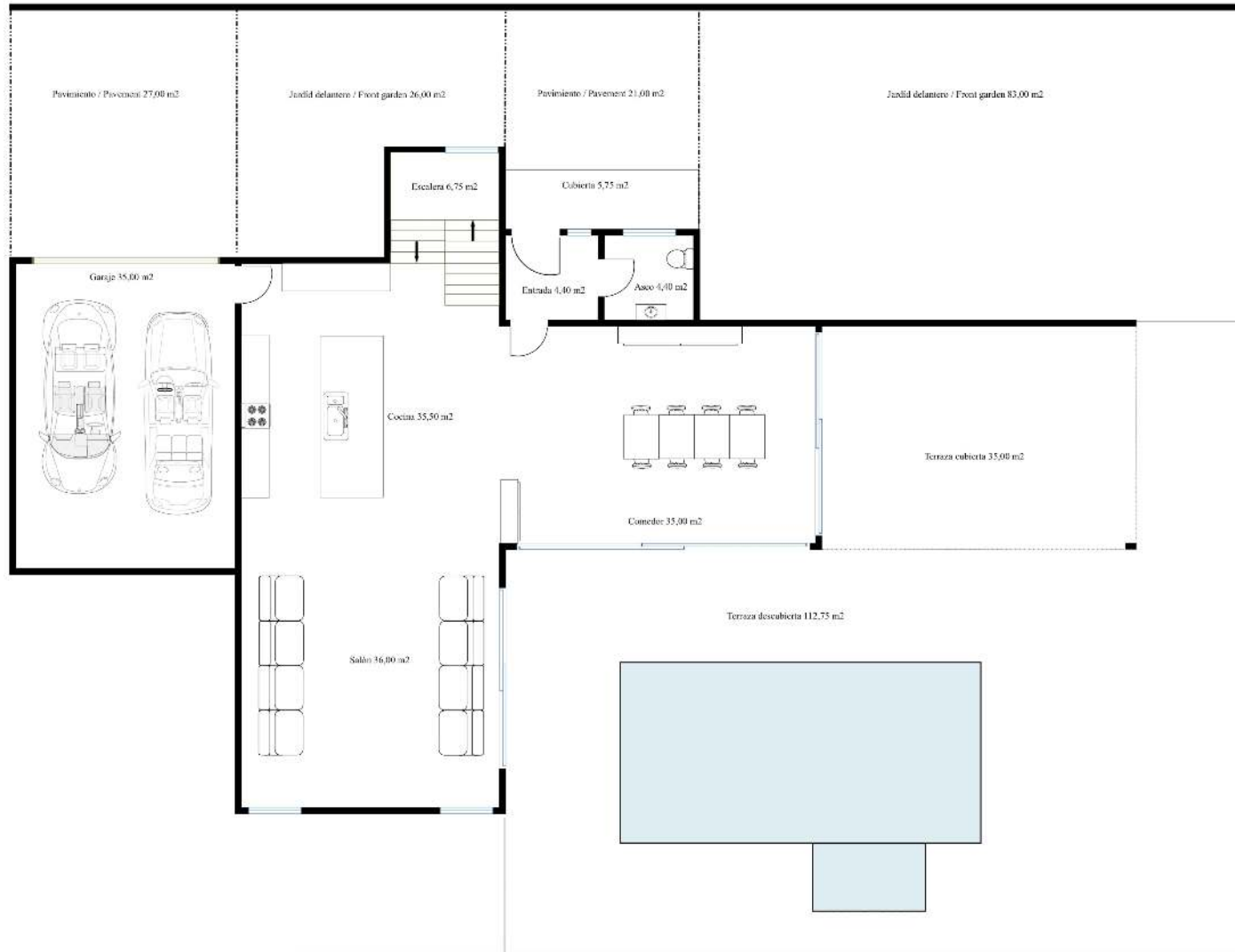
Built area	142,60 m2
Covered terraces	11,00 m2
Terraces	12,50 m2

BASEMENT (EXTRA COST)

Built area	157,05 m2
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FULL GROUND FLOOR VILLA 320



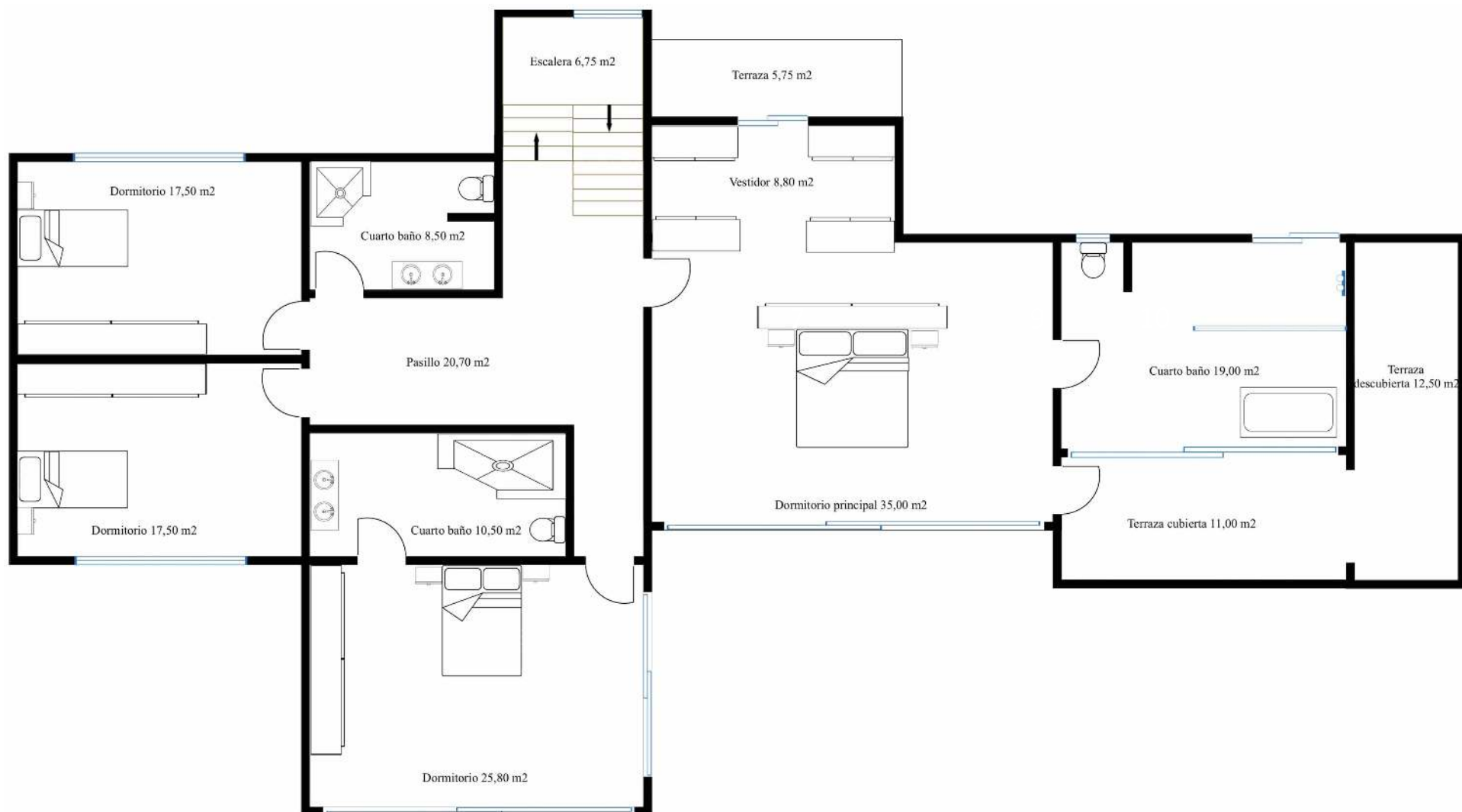
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GROUND FLOOR VILLA 320



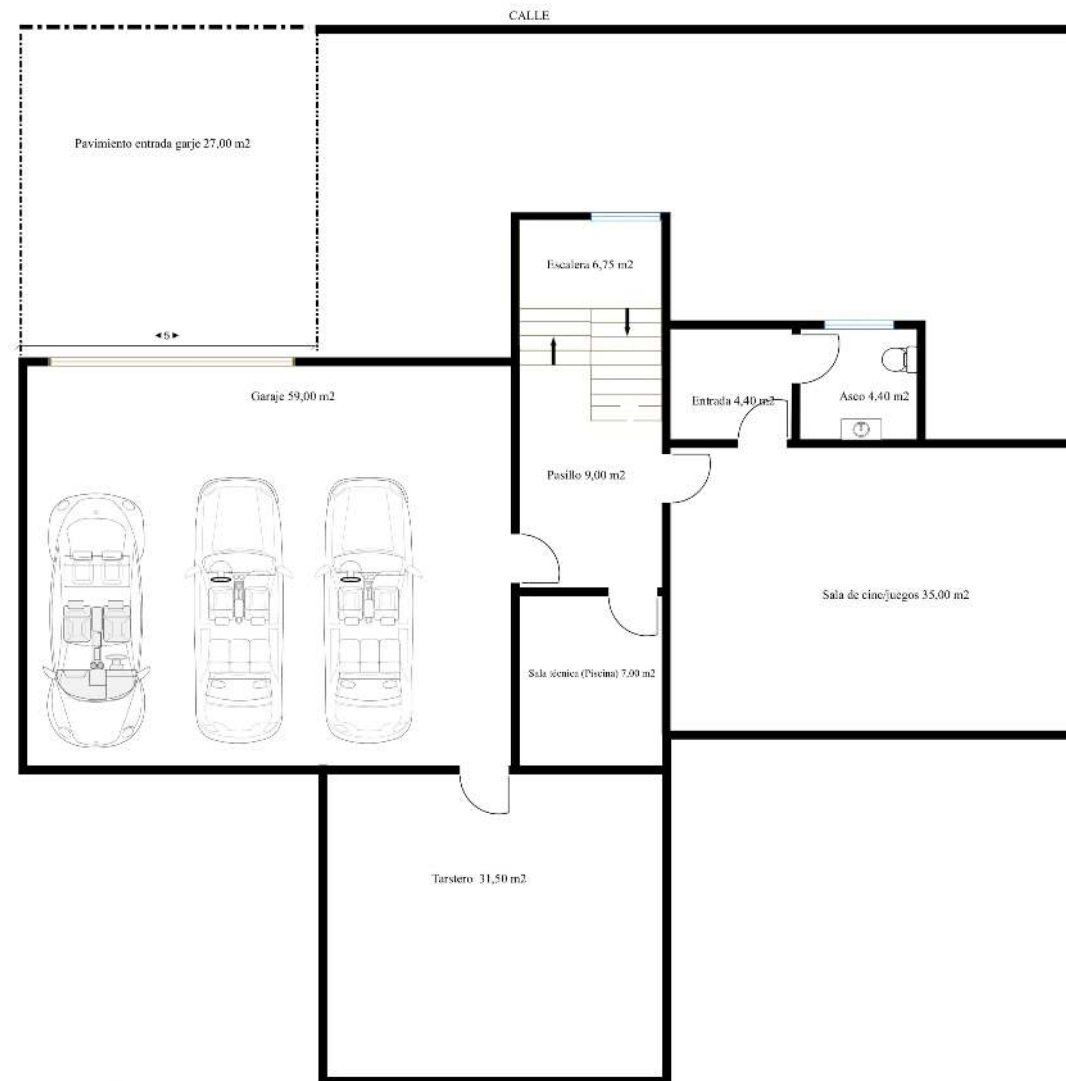
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FIRST FLOOR VILLA 320



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BASEMENT VILLA 320



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QUALITY SPECIFICATIONS VILLA 320

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, not walkable
- Insulation and waterproofing according to the regulations
- Glass balustrade, with hidden aluminum profile on the first floor and stairs

EXTERIOR WALLS

- Brick cavity wall with partly insulated cavity with extruded polystyrene
- Exterior wall rendering with cement 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 matte paint

EXTERIOR CARPENTRY

- Thermal break Aluminum profiles by Cortizo, Strugal or similar
- Security laminated double glass climalit
- Sliding doors with invisible track in the floor side

PLOT ENCLOSURE

- Street front - 1,5 m high wall + 0,50m high glass or mesh
- Division between plots: Stone finished retaining wall (when necessary), metallic mesh and fenced

HEATING AND AIR CONDITIONING

- LG or Mitshubishi air conditioning/heating
- Or heat pump
- Electric underfloor heating system for all bathrooms

FLOORS

- Interior floors: tiles from Porcelanosa
- Exterior floors: anti slip tiles from Porcelanosa
- Underfloor heating in bathrooms

SKIRTING BOARD

- According to the floor

BATHROOM WALLS

- Wall and floor tiles from Porcelanosa

ACCESS DOOR

- Security entrance door and garaje door from Hormann

INTERNAL DOORS

- Standard height white lacquered internal doors, 1 meter wide

WARDROBE

- Closets and walk-in closets following detailed design
- Closets: white lacquered sliding doors with finger pull.
- Walk in closets: without doors

SWITCHES AND SOCKETS

- Biticino

PNEUMATIC VACUUM ELEVATOR

- Wheelchair accesible

QUALITY SPECIFICATIONS & EXTRAS TO CUSTOMIZE VILLA 320

LIGHTING

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

SWIMMING POOL

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

GARDEN

- Grass and automated irrigation systems

SECURITY SYSTEM

- Alarm with camera – Video intercom

KITCHEN FROM PORCELANOSA

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

BATHROOMS FROM PORCELANOSA

- Sanitary ware from Porcelanosa
- Suspended hung toilets
- Resine shower tray
- Taps: Hansgrohe or similar

CHILL OUT

- Included

AUTOMATIC POOL COVER

- Price on request

HEAT PUMP FOR POOL

- Included

PNEUMATIC ELEVATOR – WHEELCHAIR FRIENDLY

- Included

ELECTRIC SUNBLINDS

- Price on request

EXTERIOR JACUZZI

- Included

TRIPLE GLAZING

- Price on request

STAINLESS STEEL WINDOWS

- Price on request

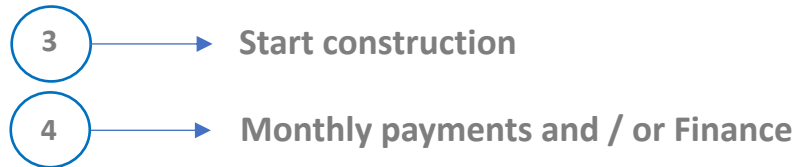
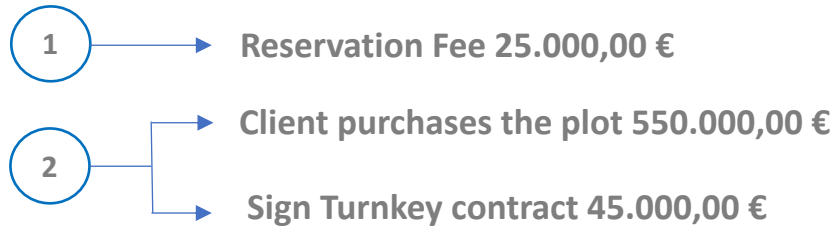
VISSMAN UNDERFLOOR HEATING SYSTEM

- From €25.000,00 €

RAILING IN SECURITY GLASS

- From €450,00 € p/lm

PAYMENT TERMS VILLA 320



Partial payment towards the project and licenses

Payment of 550.000,00 € in the Public Notary

Previous payments include;

- * 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 project and licenses are approved, construction can start

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.

Without basement 1.695.000,00 € - VAT not included

With basement 1.795.00,00 € - 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 Water House 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

POST SALES SERVICE

CERTIFICATIONS

- CE Marking
- BRE Certification

Thermal and acoustic tests
fireproof according to
UNE standards

GUARANTEES

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

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. Avenida de las Américas nº 3 - Edificio América Planta 3ª 29002 MÁLAGA - España	
TO	
UNE EN 13279-1:2009	
Insulterm 400 compuesto de mortero aligrido para construcción BS/P/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