

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.

FRONT VIEW VILLA 302



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EXAMPLE PORCELANOSA KITCHEN VILLA 302



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EXAMPLE PORCELANOSA KITCHEN VILLA 302



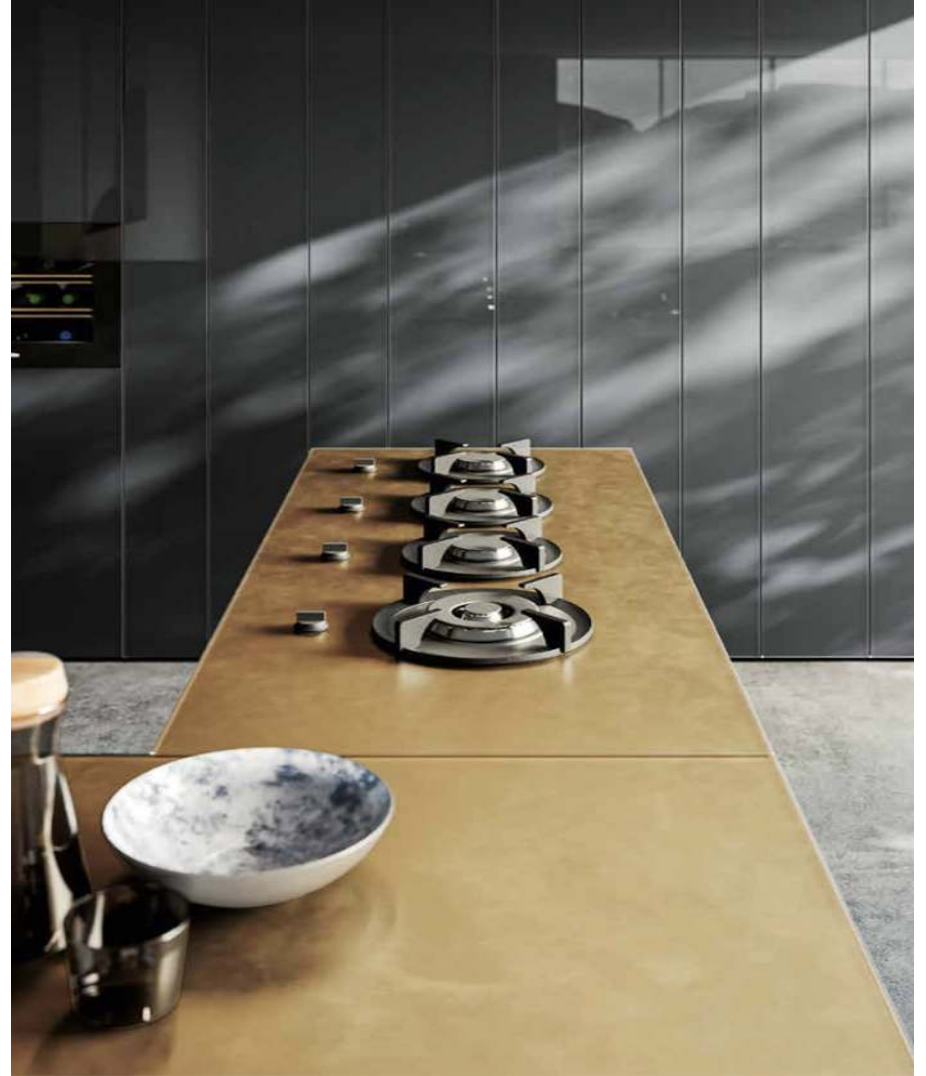
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EXAMPLE LAGO KITCHEN VILLA 302



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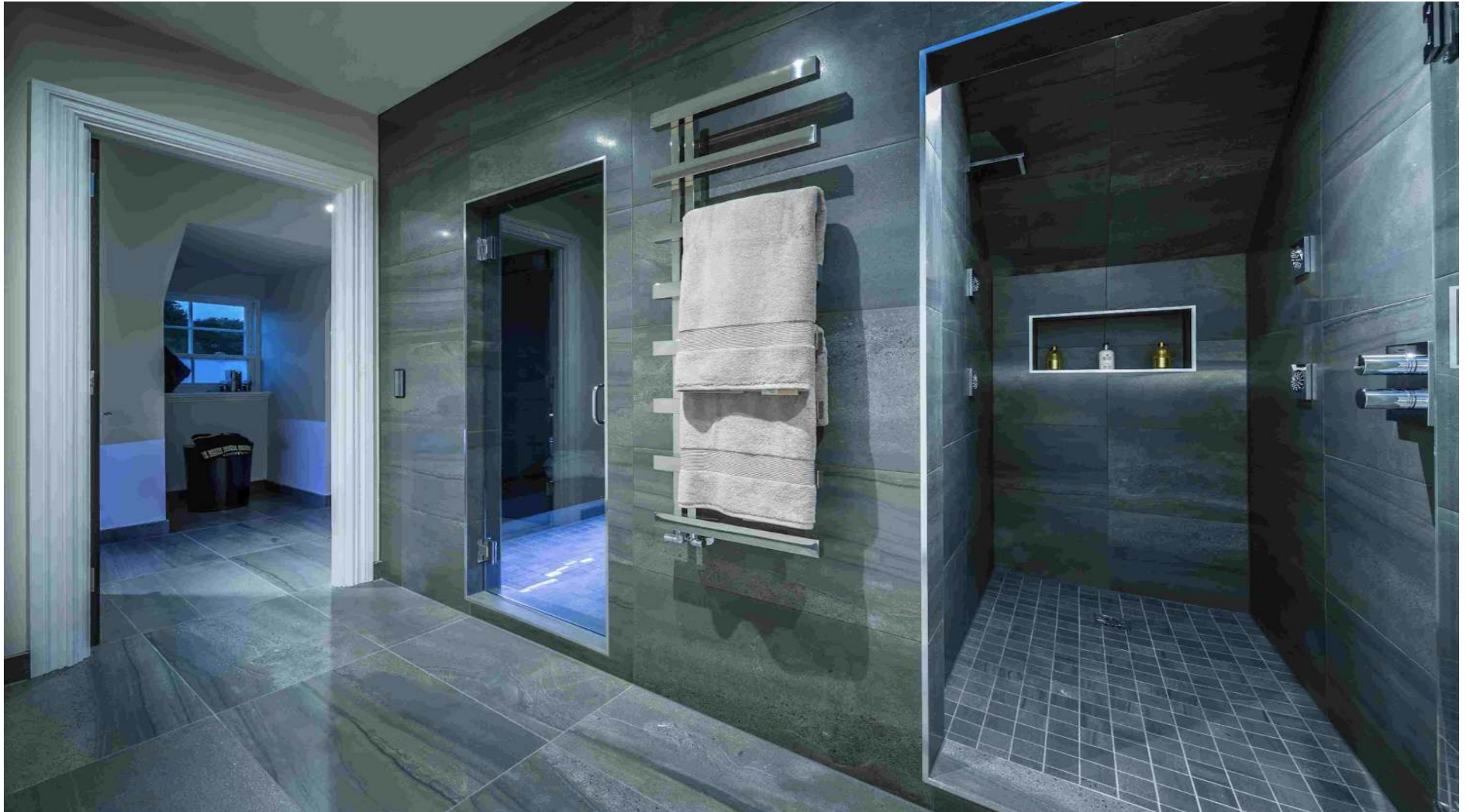
EXAMPLE MASTER BATHROOM



Bathroom furniture Concept

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EXAMPLE BATHROOM



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EXAMPLE MASTER BATHROOM



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EXAMPLE BATHROOM



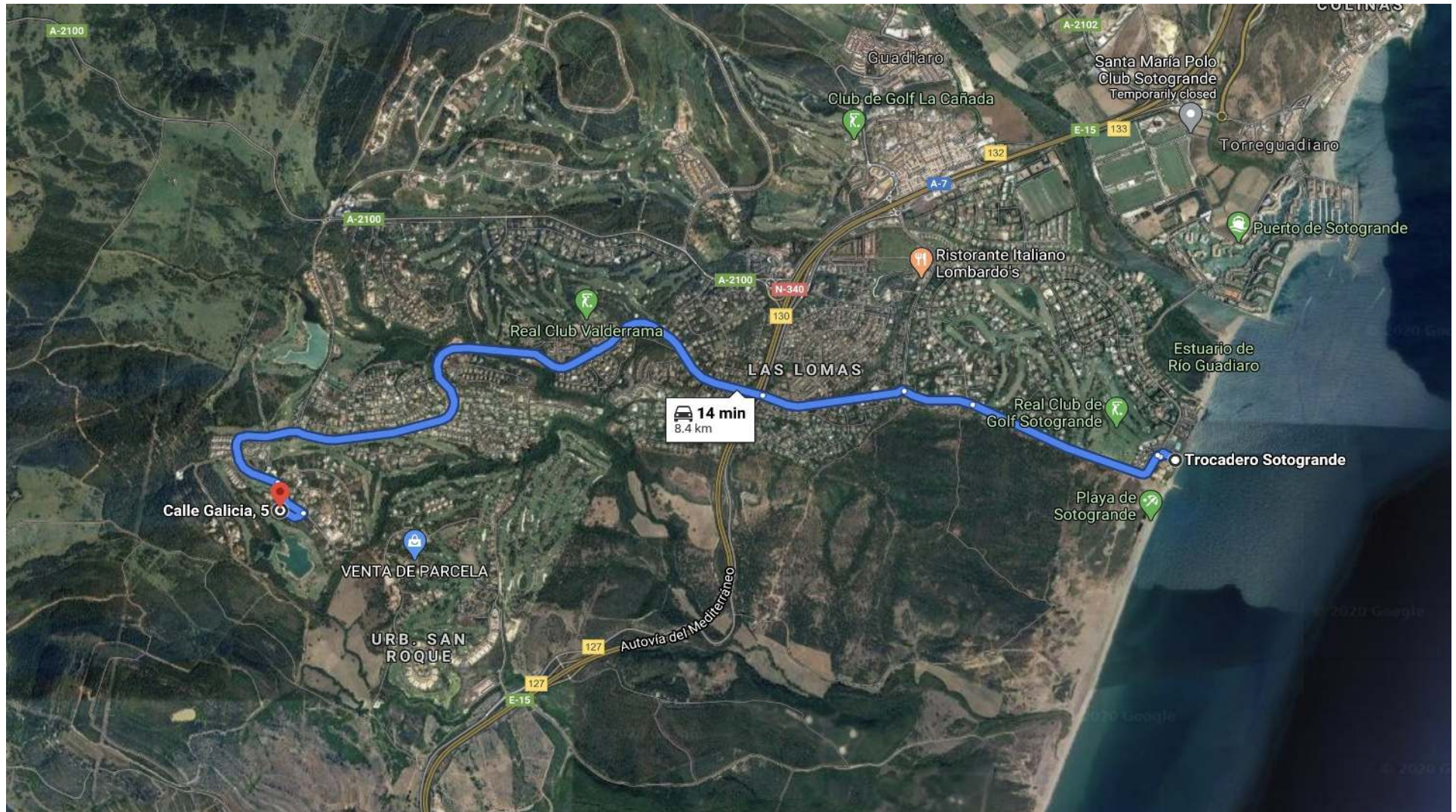
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EXAMPLE BATHROOM



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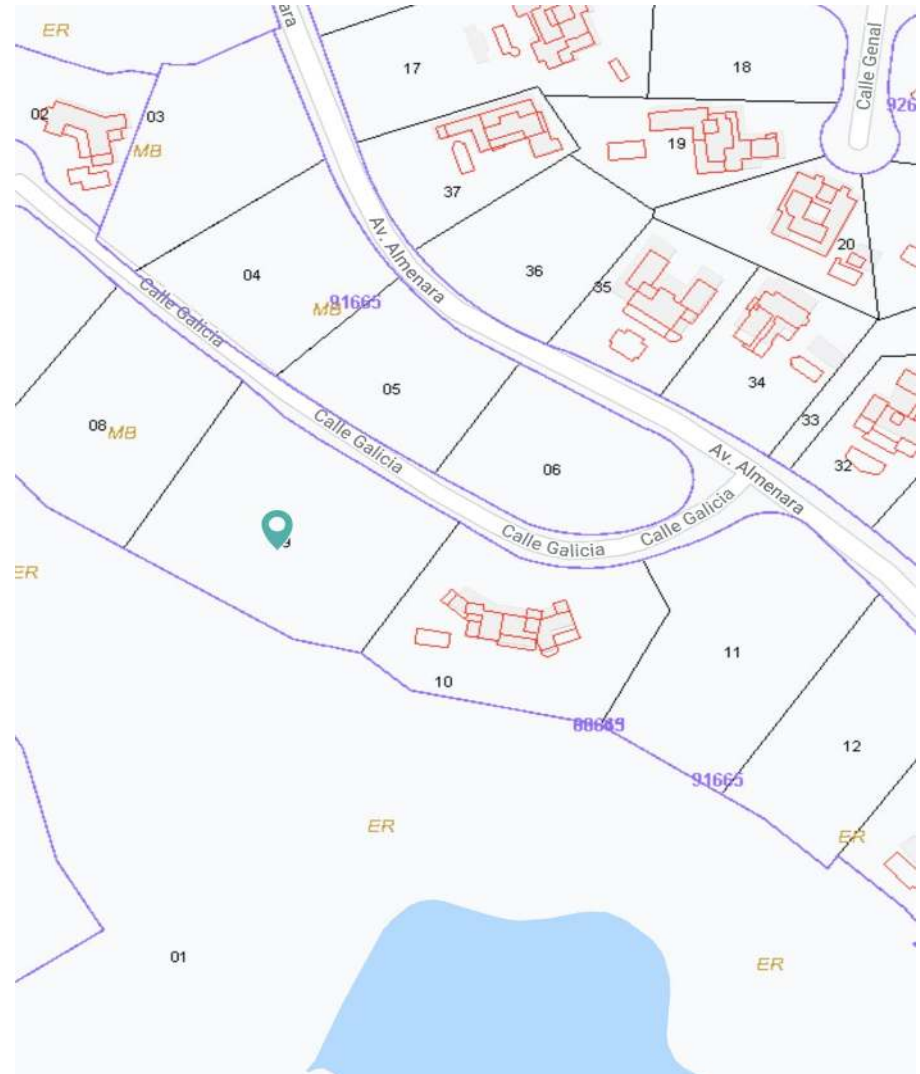
LOCATION VILLA 302



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FEATURES VILLA 302

Location	Urbanization Valderrama - Sotogrande
Bedrooms	5
Bathrooms	5
Guest toilet	2
Total built area	1.115,72 m2
Living area	678,83 m2
Plot	5.568,00 m2
Covered terraces	53,50m2
Pergola terraces	60,39 m2
Terraces	97,50 m2
Pool	67,80 m2
Jacuzzi	13,00 m2
Basement/garage	238,68 m2
Orientation	South
Price	1.650.000,00 €



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FEATURES VILLA 302



GROUND FLOOR

Built area	266,18 m ²
Covered terraces	53,50 m ²
Terraces	97,50 m ²
Jacuzzi	13,00 m ²
Pool	62,50 m ²

FIRST FLOOR

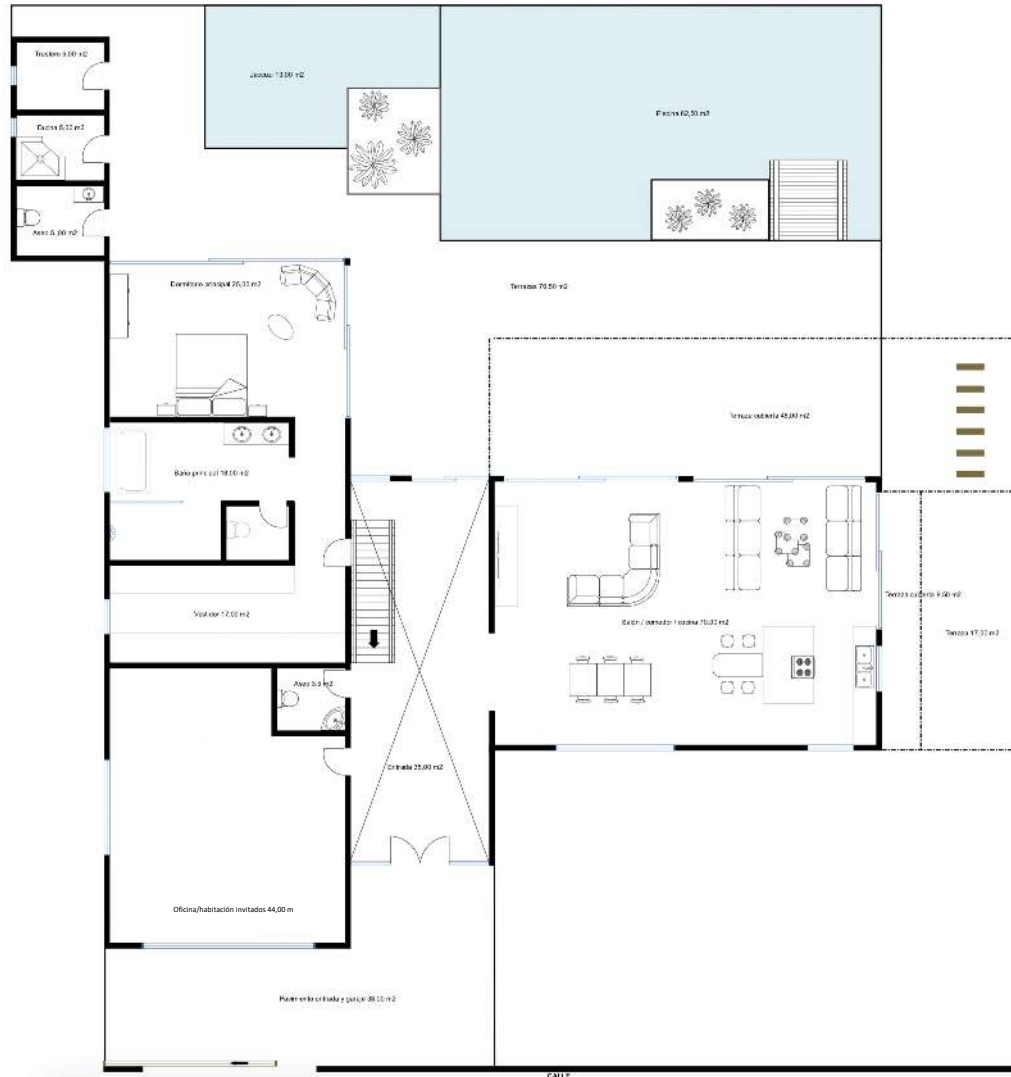
Built area	173,97 m ²
Pergola terraces	60,39 m ²

BASEMENT/GARAGE

Built area	238,69 m ²
Driveway and entrance	150,00 m ²

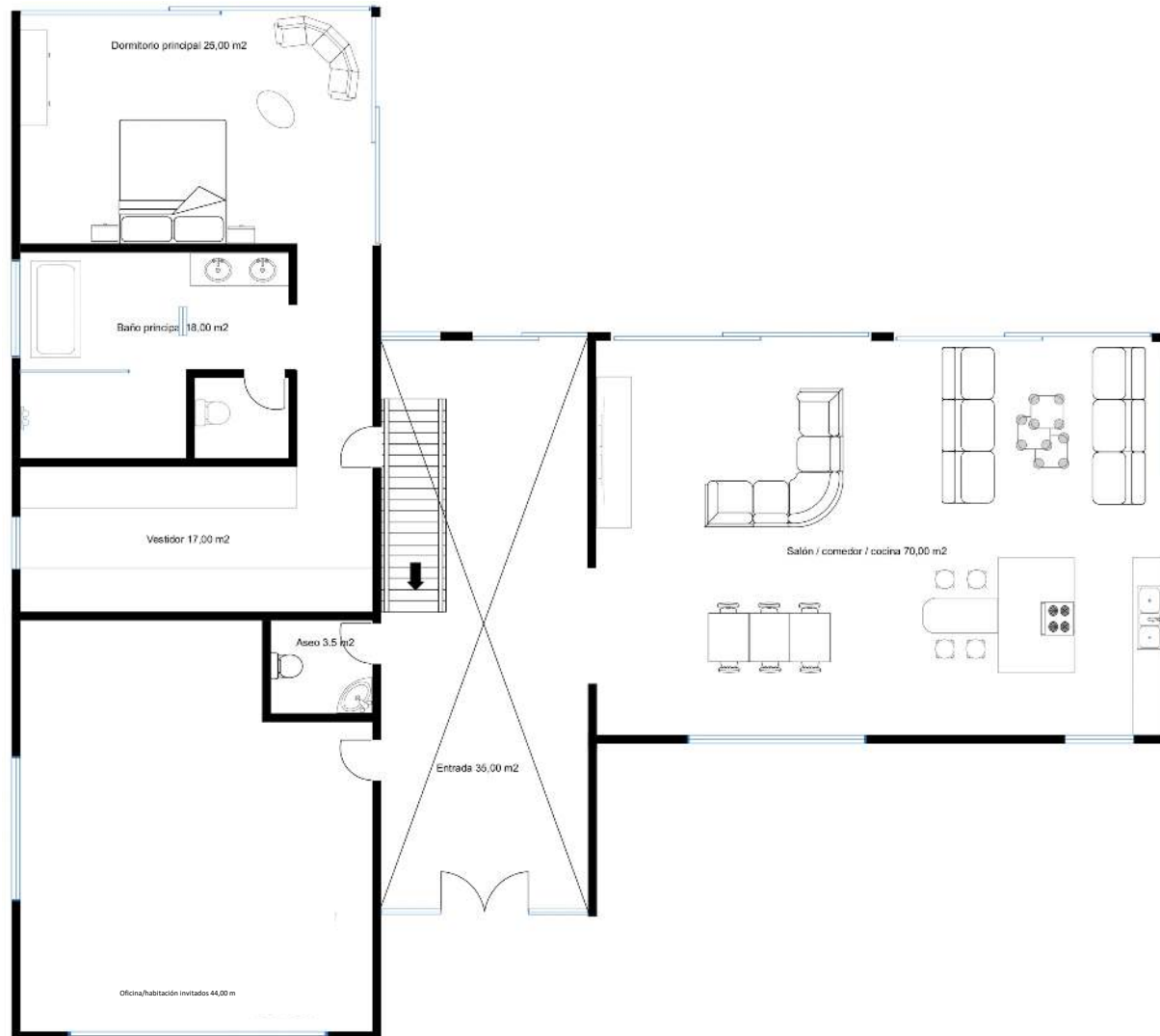
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FULL GROUND FLOOR 302



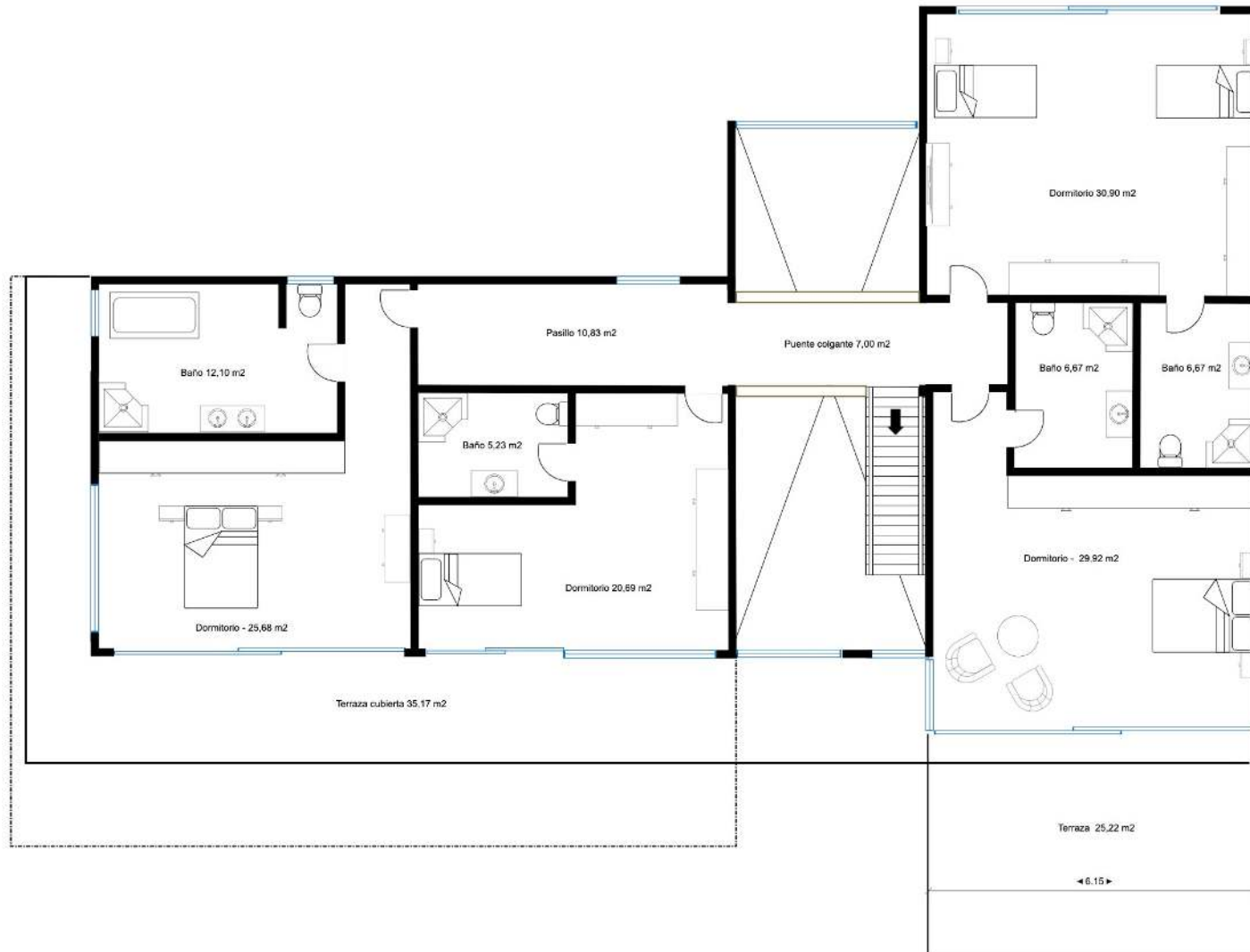
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GROUND FLOOR VILLA 302



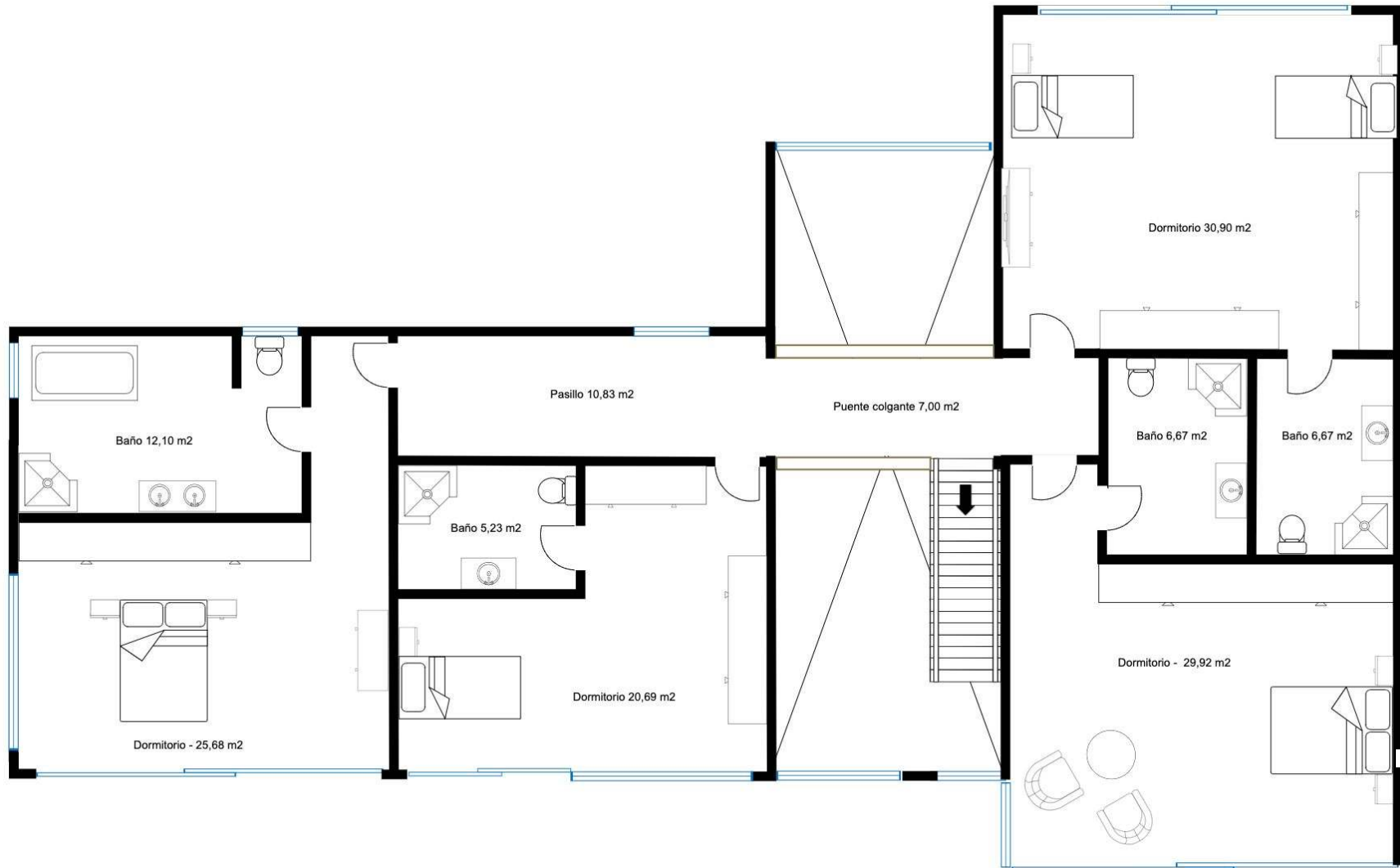
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FULL FIRST FLOOR VILLA 302



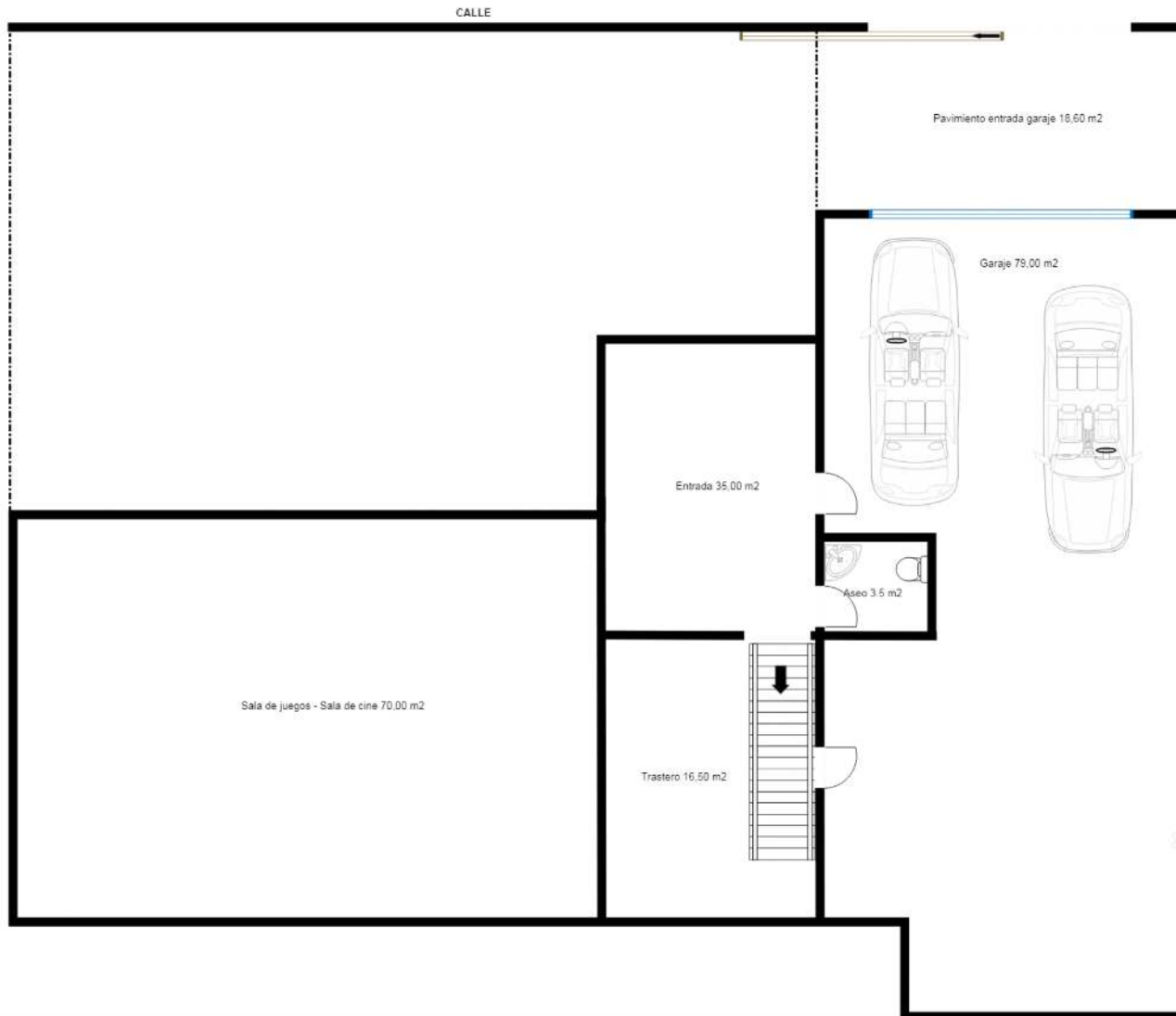
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FIRST FLOOR VILLA 302



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OPTIONAL BASEMENT/ GARAGE VILLA 302



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QUALITY SPECIFICATIONS VILLA 302

FOUNDATION AND STRUCTURE

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

ROOF - TERRACES - CEILINGS

- Inverted flat roof with gravel
- Insulation and waterproofing according to the regulations
- Glass balustrade, with hidden aluminum profile on the first floor
- Ceiling of 3 meters high and double height in entrance hall

EXTERIOR WALLS

- Brick cavity wall with partly insulated cavity with extruded polystyrene
- Exterior walls and rendering with water-resistant cement mortar and finishes according to design
- 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 matt paint

EXTERIOR CARPENTRY

- Thermal break aluminium profiles by Cortizo, Strugal or similar
- Laminated glass CLIMALIT
- Sliding doors with invisible track in the floor side

PLOT ENCLOSURE

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

HEATING AND AIR CONDITIONING

- LG OR Mitsubishi for air conditioning – cold/warm
- Heat pump from Panasonic or Calorex
- Underfloor heating in bathrooms

FLOORS

- Interior floors 120x120: Porcelain tiles from Porcelanosa
- Exterior floors 120x120: Porcelain anti-slip tiles from Porcelanosa

SKIRTING BOARD

- According to the floor and project design

BATHROOM WALLS AND FLOORS

- Porcelain tiles from Porcelanosa or Ubatek plates (Porcelanosa)

ACCESS DOOR

- Security entrance door, motorized entrance gate and garage door

INTERNAL DOORS

- Standard height white lacquered internal doors, 1 meter wide

WARDROBE

- Wardrobes: white lacquered sliding doors with finger pull, according to the project design
- Dressings: without doors

SWITCHES AND SOCKETS

- Btcino or similar

QUALITY SPECIFICATIONS & EXTRAS TO CUSTOMIZE VILLA 302

LIGHTING

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

SWIMMING POOL

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

GARDEN

- Easy maintenance, trees, plants, automated irrigation system

SECURITY SYSTEM

- Pre-installed alarm – Video intercom - Domotica

KITCHEN

- Low and high units lacquered with fingerpull (Different colours)
- Quartz or Silestone worktop and splashback finished with porcelain tiles or tempered coloured glass
- Siemens, Miele or Bosch appliances; vitroceramic, oven, microwave, dishwasher, fridge / freezer, extractor built-in worktop
- Washing machine and dryer
- Built-in wine cooler

BATHROOMS FROM PORCELANOSA

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

CHILL OUT

- From 10.000,00 €

HEATED POOL

- Included

AUTOMATIC POOL COVER

- Price on request

PANORAMIC PNEUMATIC ELEVATOR – WHEELCHAIR FRIENDLY

- From 35.000,00 €

EXTERIOR JACUZZI

- Included

FLOORS AND WALLS FROM PORCELANOSA

- Included

KITCHEN FROM PORCELANOSA

- Included

EXTRA RAILING IN SECURITY GLASS

- Price on request

VIESSMAN UNDERFLOOR HEATING SYSTEM FULL VILLA

- From €25.000,00 €

POOL WITH SALT-WATER SYSTEM

- Included

BASEMENT

- Included

PAYMENT TERMS VILLA 302



Partial payment towards the architects project and plot

Payment of 501.250,00 € € in the Public Notary

Payment includes;

- * Plot in clients name
- * Full project in clients name
- * Licenses in client 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 40.000,00 €

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 1.650.000,00 € - 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 10% VAT
- On the project and licenses 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

GRESPANIA WHO ARE GRESPANIA?

GRESPANIA

Is an international ceramic manufacturing company, producing collections which boast both innovative technical properties as well as innovative cutting-edge designs. A combination of ongoing investments in further improving the manufacturing process, continual adaption to latest advances in design, and a permanent concern for the “good of the environment” have all helped “stamp” the Grespania brand as a global market leader for the past 40 years.

The possibilities within the Grespania product range are endless; from ideas for those seeking a touch of personality and unique style for her homes, to technical solutions for professionals involved in the most exciting building projects.

Grespania has three factories all equipped with state-of-the-art technology and the most advanced process for the production of porcelain floor tiles, with body wall tiles and large format porcelain slabs up to 1230x360 in size and in varying thickness as well as slabs in 10,50 mm and 12 mm thickness, ideal for kitchen worktops, tables and wardrobes. In addition to its production facilities, Grespania has two services centers in Santiago de Compostela, Granada, and Barcelona in Spain. The company has also 5 subsidiaries companies serving as distribution hubs in strategic European countries; France, the Netherlands, Poland and the UK.

Today, close to 40 years on, Grespania continues to build and look towards the future.

ECOLOGICAL COMMITMENT

Grespania has demonstrated a constant concern for the environment throughout his history. One of this company’s strongest commitments, therefore, is to develop strategies aimed at minimizing the environmental impact of its production process while increasing its positive effect on society.

GRESPANIA
CERAMICA

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

	
CRUFE TECHNOLOGY SYSTEMS, S.L. Avenida de las Américas nº 3 - Edificio América Planta 3F 29002 MÁLAGA - España	
10 UNE EN 13278-1:2009	
Insulterm 400 compuesto de mortero aligerado para construcción BS/7/12	
Reacción al fuego:	E: 240 min
Aislamiento directo al ruido aéreo:	R_w : 51 dB R_w : 63 dB
Resistencia térmica:	0,138 W/m ² K