

# CONTEMPORARY VILLAS

## Bespoke Villas

# WE BELIEVE IN PERFECTION



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.

*Perfection exists*

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.

*It is something you can see and feel*

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 we make a team effort out of the construction process.

*It are the villas we build*

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.

5 bedrooms – 5 bathrooms – 1 self-contained apartment

Valderrama – Sotogrande Alto



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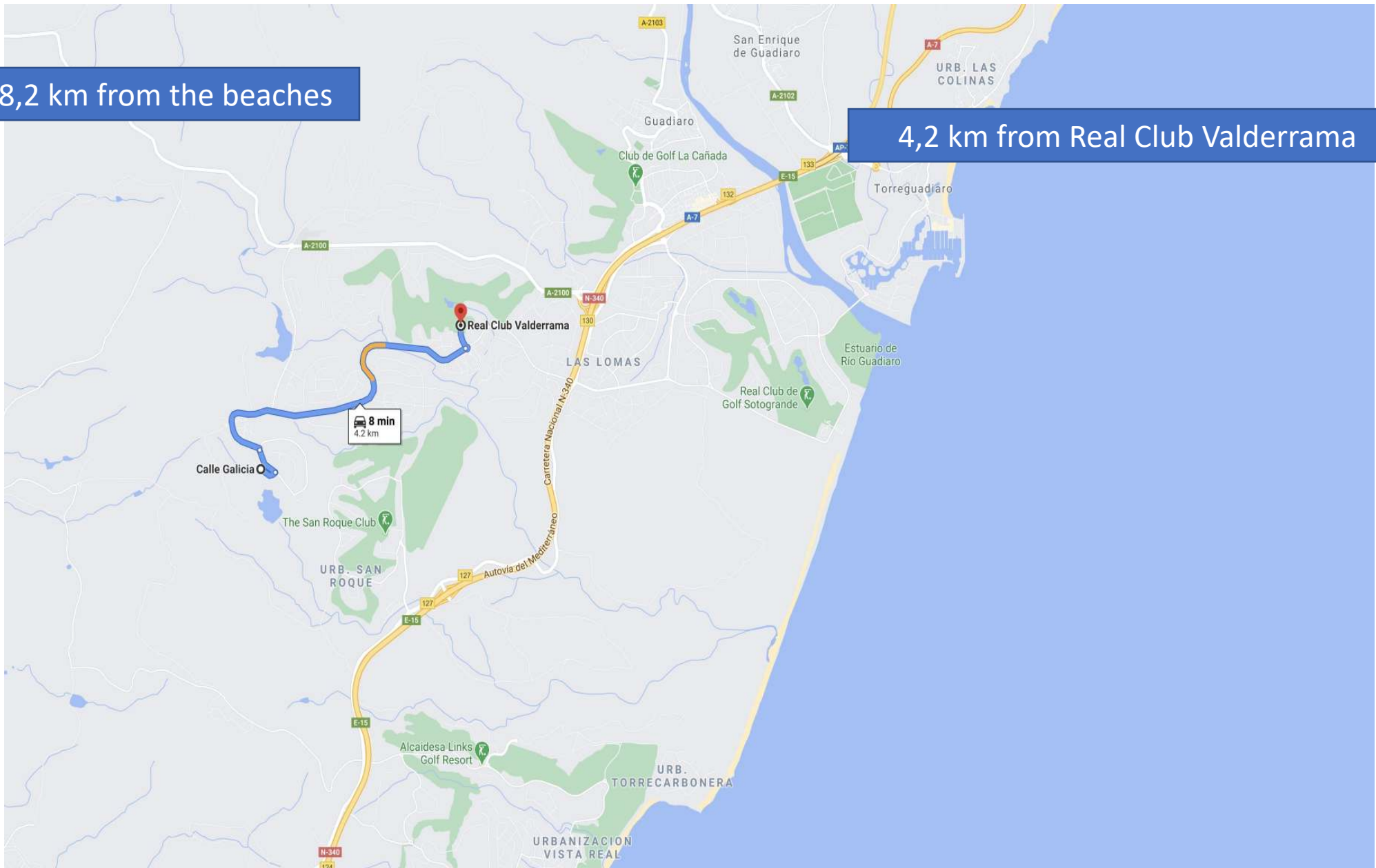
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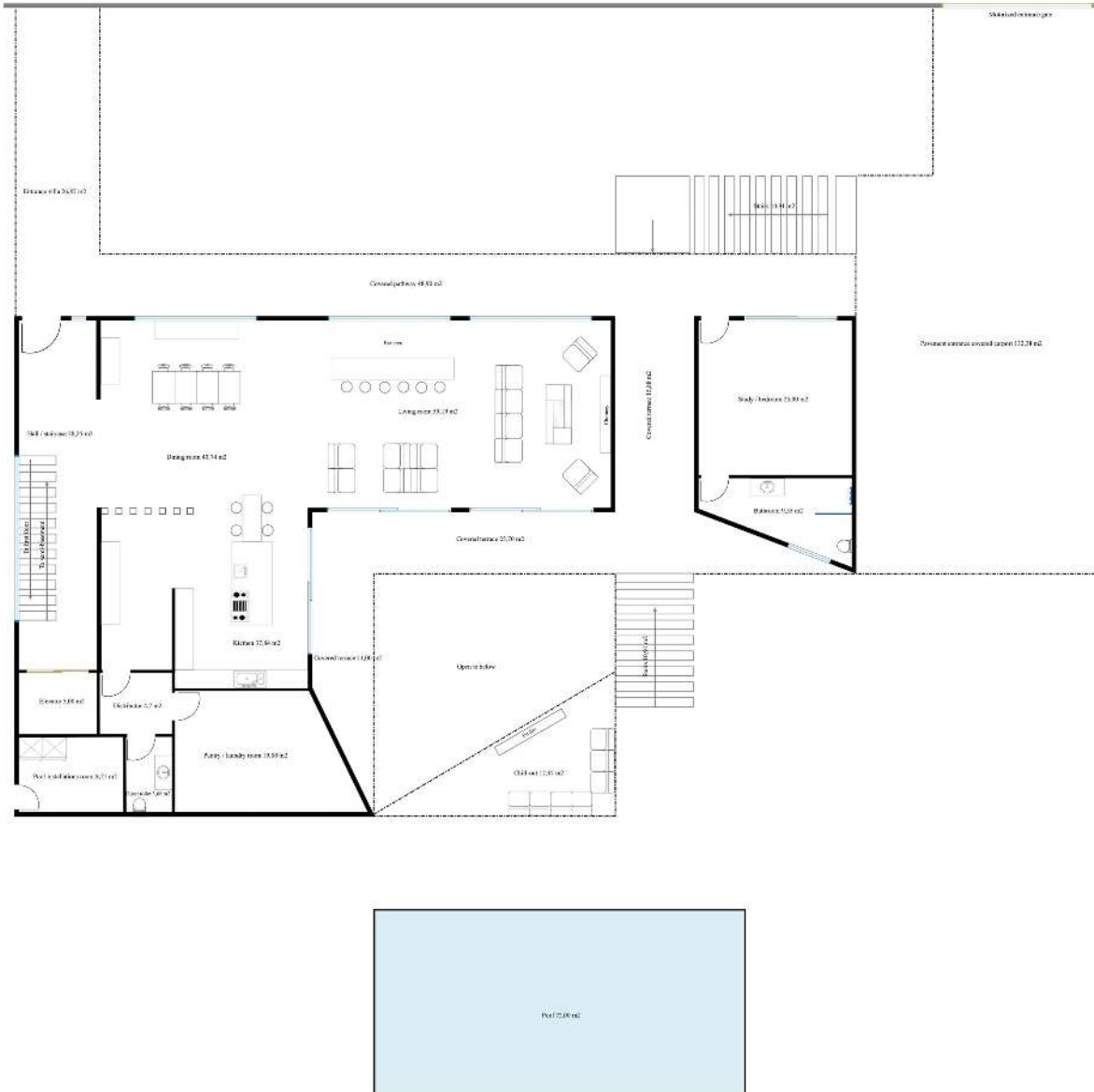


8,2 km from the beaches

4,2 km from Real Club Valderrama

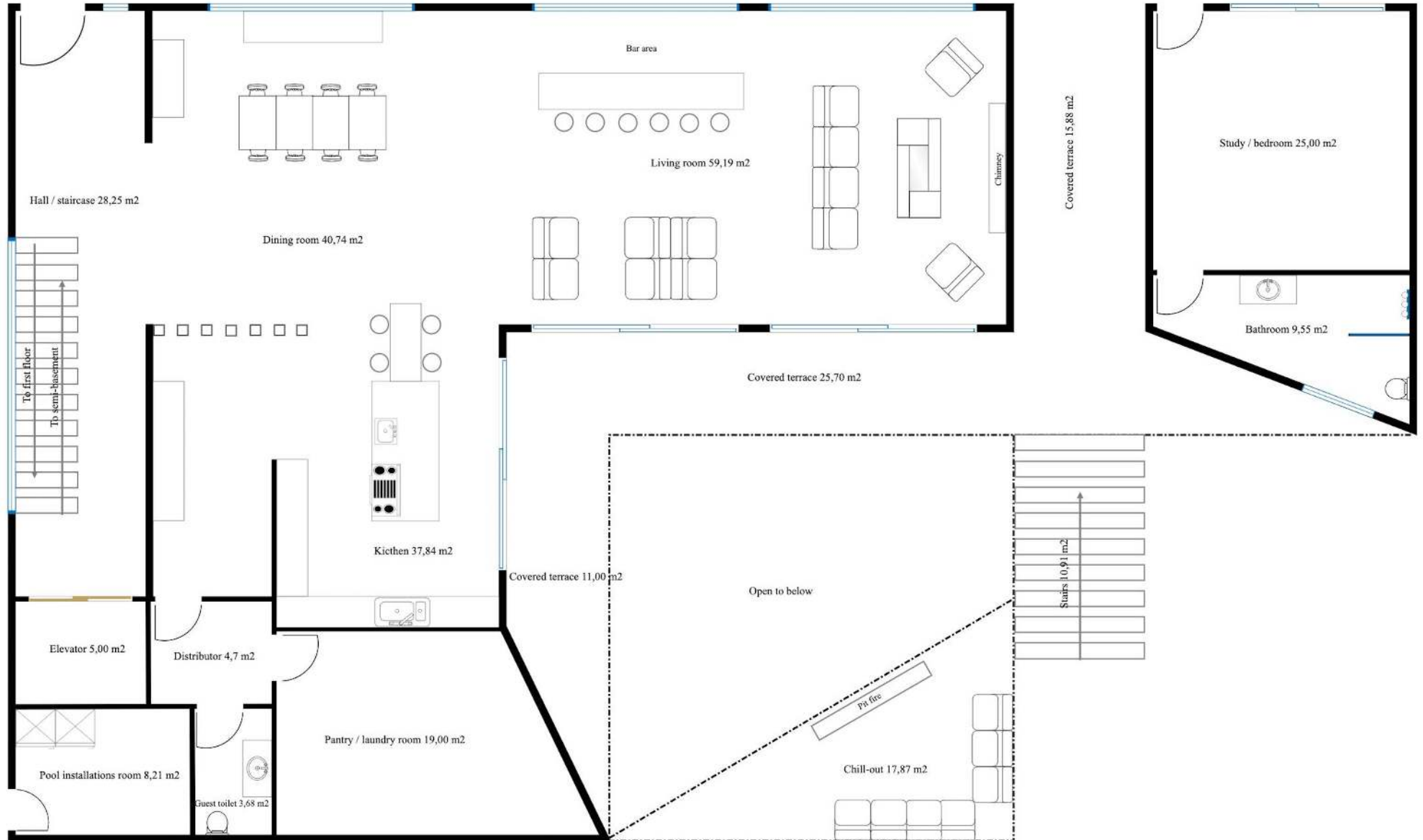


# Planimetry - Full ground floor villa 241

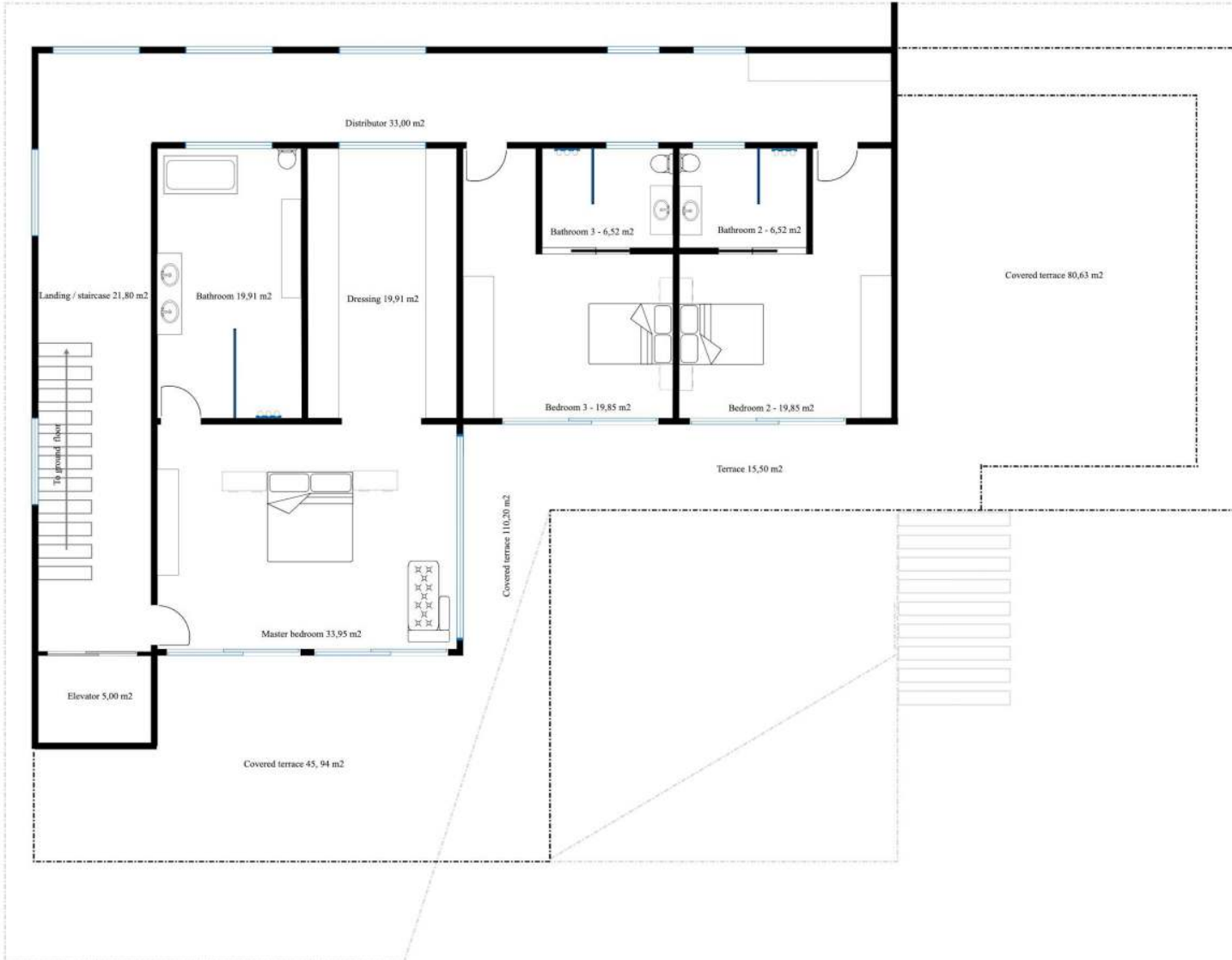


Total built ground floor:	507,22 m <sup>2</sup>
Built ground floor	284,00 m <sup>2</sup>
Useful floor area (Interior):	241,16 m <sup>2</sup>
Useful floor area (Exterior):	223,22 m <sup>2</sup>
Entrance:	28,25 m <sup>2</sup>
Lift:	5,00 m <sup>2</sup>
Technical installations room:	8,21 m <sup>2</sup>
Guest toilet:	3,68 m <sup>2</sup>
Distributor:	4,70 m <sup>2</sup>
Pantry / Laundry room:	19,00 m <sup>2</sup>
Kitchen:	37,84 m <sup>2</sup>
Dining room:	40,74 m <sup>2</sup>
Living area:	59,19 m <sup>2</sup>
Study / bedroom 1:	25,00 m <sup>2</sup>
Bathroom 1:	19,55 m <sup>2</sup>
Covered terrace 1:	15,88 m <sup>2</sup>
Covered terrace 2:	30,70 m <sup>2</sup>
Covered pathway:	48,90 m <sup>2</sup>
Chill-out:	17,87 m <sup>2</sup>
Heated pool:	72,00 m <sup>2</sup>
Pavement entrance villa:	26,87 m <sup>2</sup>

# Planimetry - Ground floor villa 241



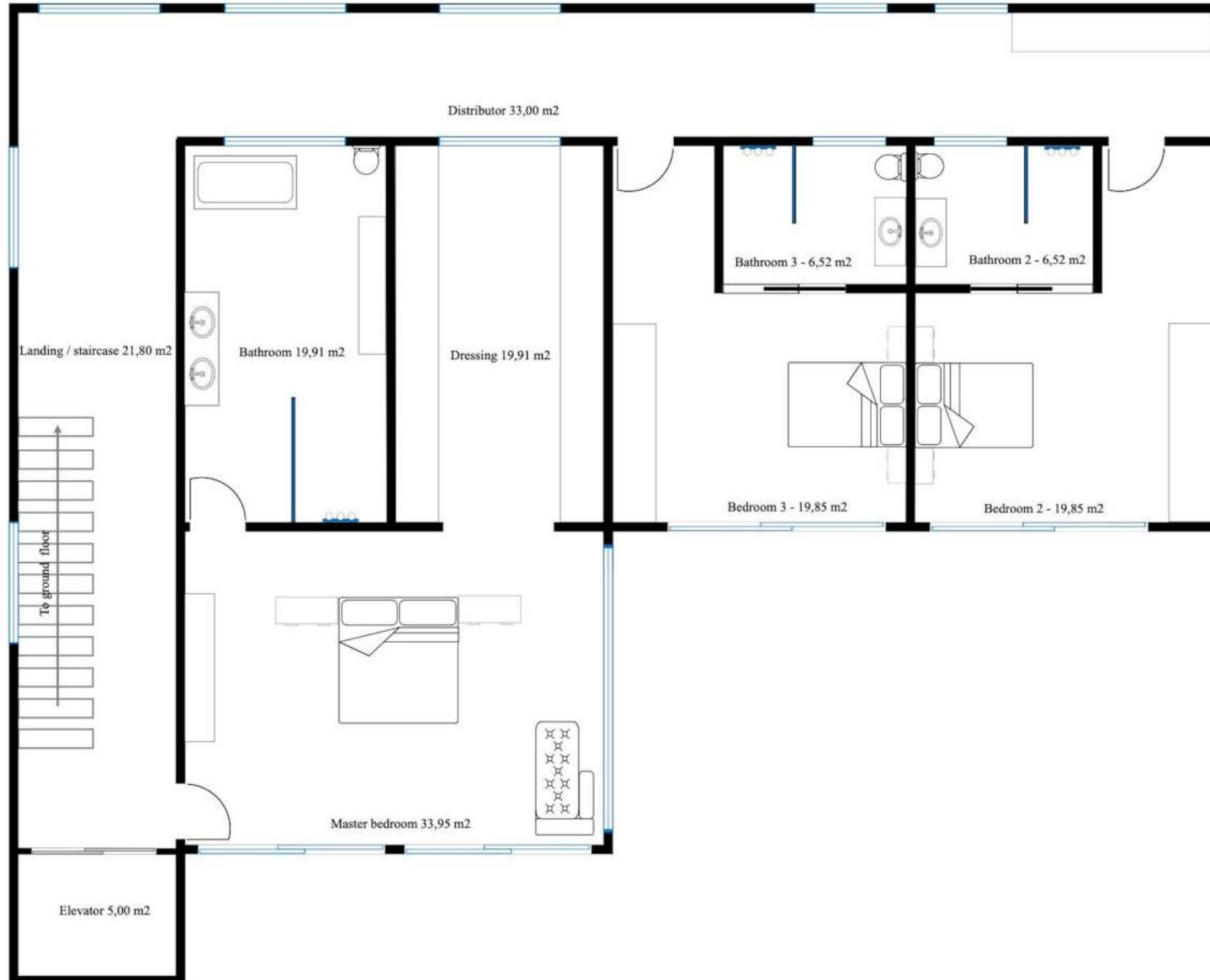
# Planimetry – Full first floor villa 241



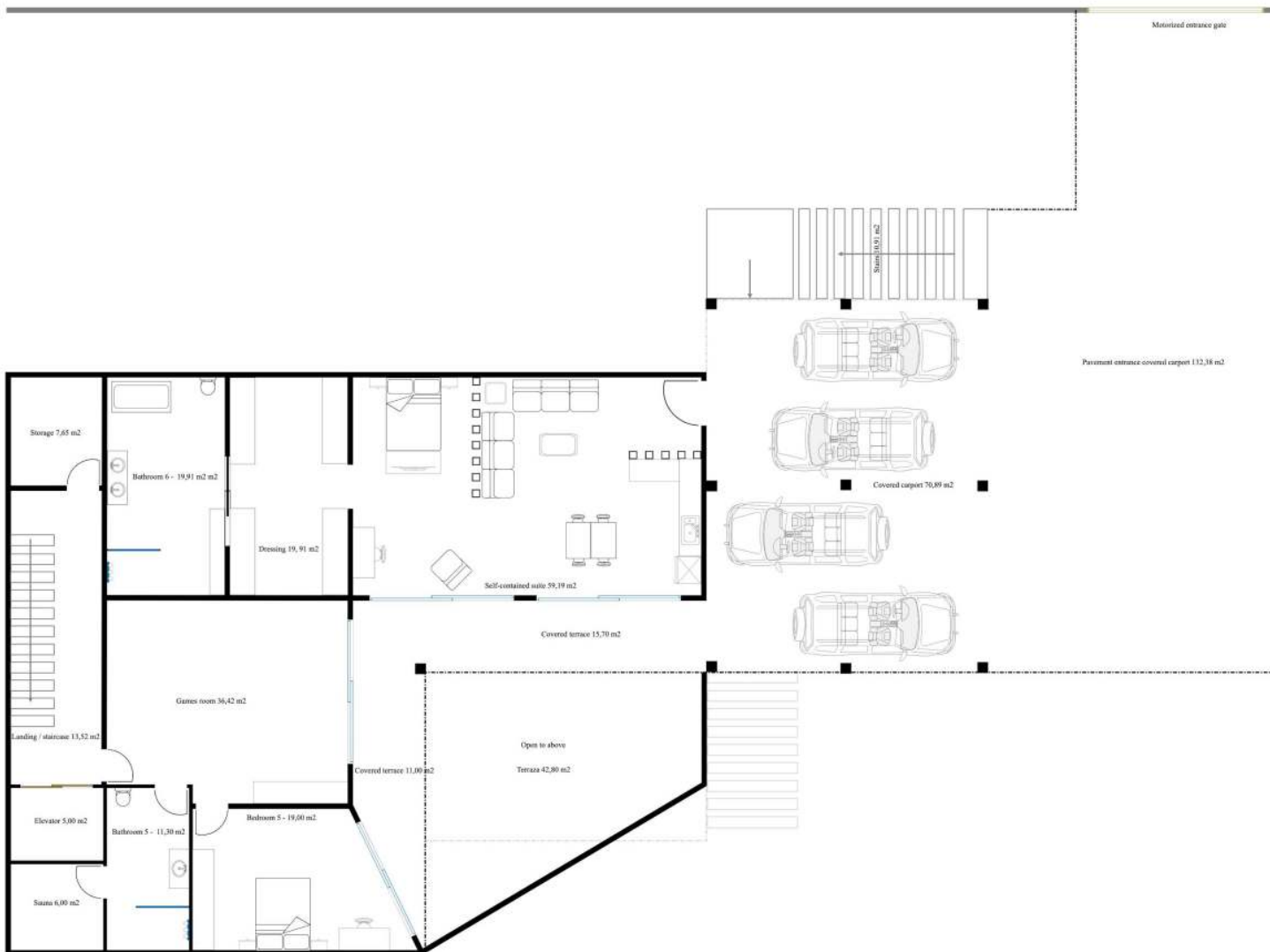
Total built first floor:	371,28 m <sup>2</sup>
Built first floor:	219,00 m <sup>2</sup>
Useful floor area (Interior):	186,31 m <sup>2</sup>
Useful floor area (Exterior):	152,28 m <sup>2</sup>
Landing:	21,80 m <sup>2</sup>
Lift:	5,00 m <sup>2</sup>
Master bedroom:	33,95 m <sup>2</sup>
Master bathroom:	19,91 m <sup>2</sup>
Master dressing:	19,91 m <sup>2</sup>
Distributor:	33,00 m <sup>2</sup>
Bedroom 3:	19,85 m <sup>2</sup>
Bathroom 3:	6,52 m <sup>2</sup>
Bedroom 4:	19,85 m <sup>2</sup>
Bathroom 4:	6,52 m <sup>2</sup>
Covered terrace 1:	45,95m <sup>2</sup>
Covered terrace 2:	10,20 m <sup>2</sup>
Terrace 1:	15,50 m <sup>2</sup>
Terraca 2:	80,63 m <sup>2</sup>



# Planimetry – First floor villa 241

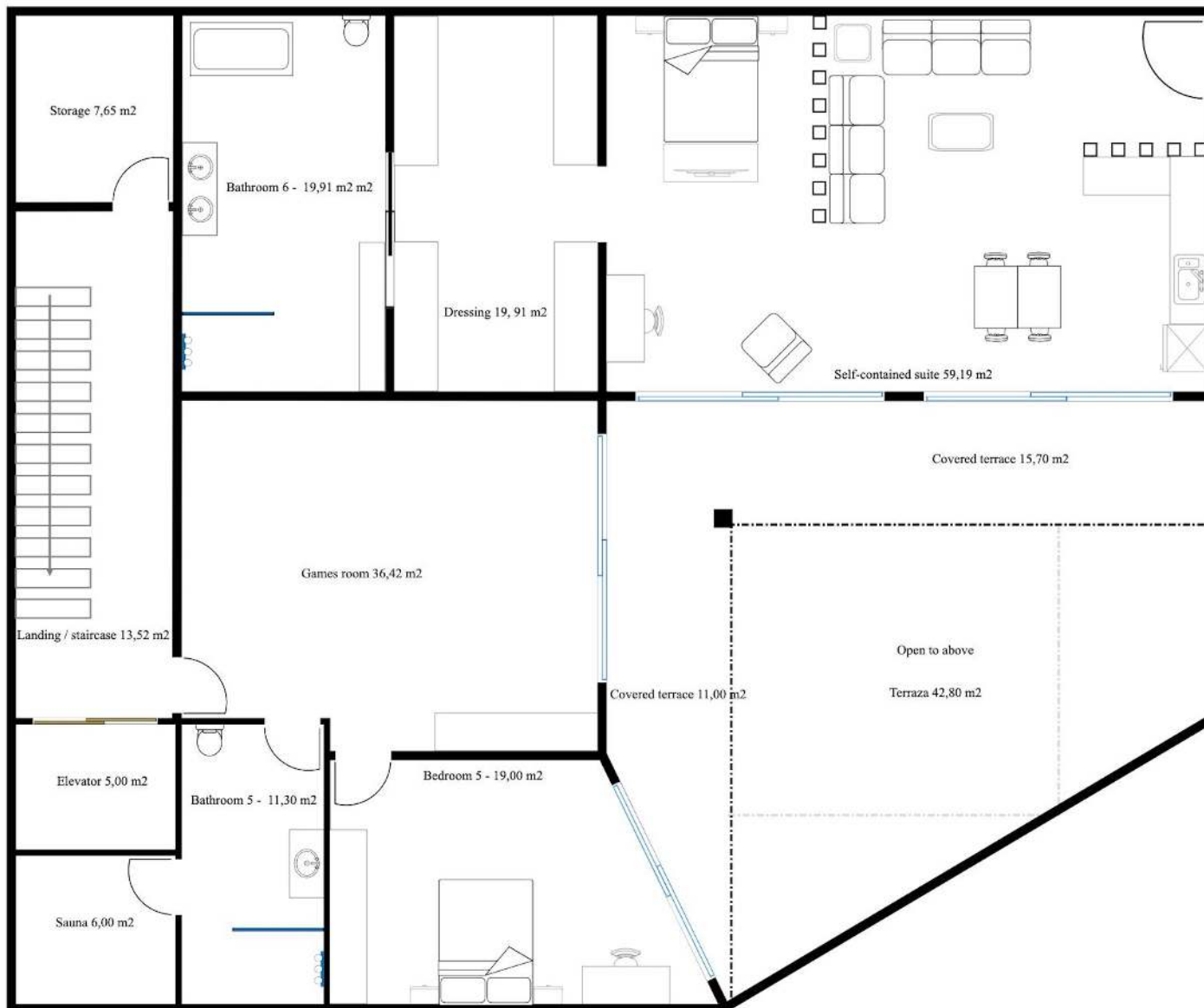


# Planimetry – Full semi-basement villa 241



Total built basement:	574,93 m <sup>2</sup>
Built first floor:	317,00 m <sup>2</sup>
Useful floor area (Interior):	268,79 m <sup>2</sup>
Useful floor area (Exterior):	257,93 m <sup>2</sup>
Self-contained apartment:	59,19 m <sup>2</sup>
Dressing apartment:	19,91 m <sup>2</sup>
Bathroom apartment:	19,91 m <sup>2</sup>
Landing:	13,52 m <sup>2</sup>
Storage:	7,65 m <sup>2</sup>
Lift:	5,00 m <sup>2</sup>
Games room:	36,42 m <sup>2</sup>
Bedroom 6:	19,00 m <sup>2</sup>
Bathroom 6:	11,30 m <sup>2</sup>
Sauna:	6,00 m <sup>2</sup>
Covered terrace 1:	11,00 m <sup>2</sup>
Covered terrace 2:	15,70 m <sup>2</sup>
Terrace:	142,80 m <sup>2</sup>
Covered carport:	70,89 m <sup>2</sup>
Pavement entr. carport:	132,28 m <sup>2</sup>

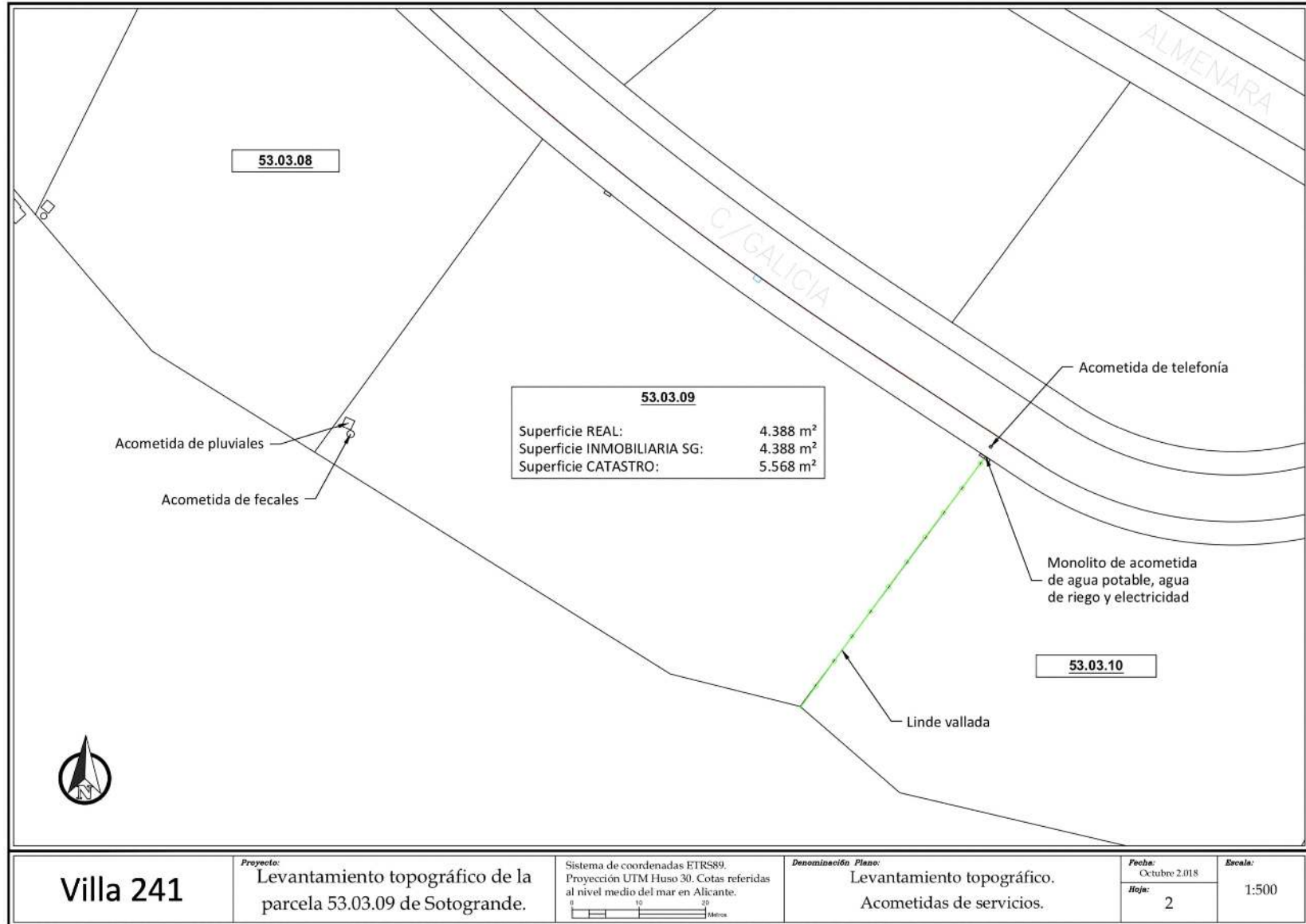
# Planimetry – Semi-basement villa 241



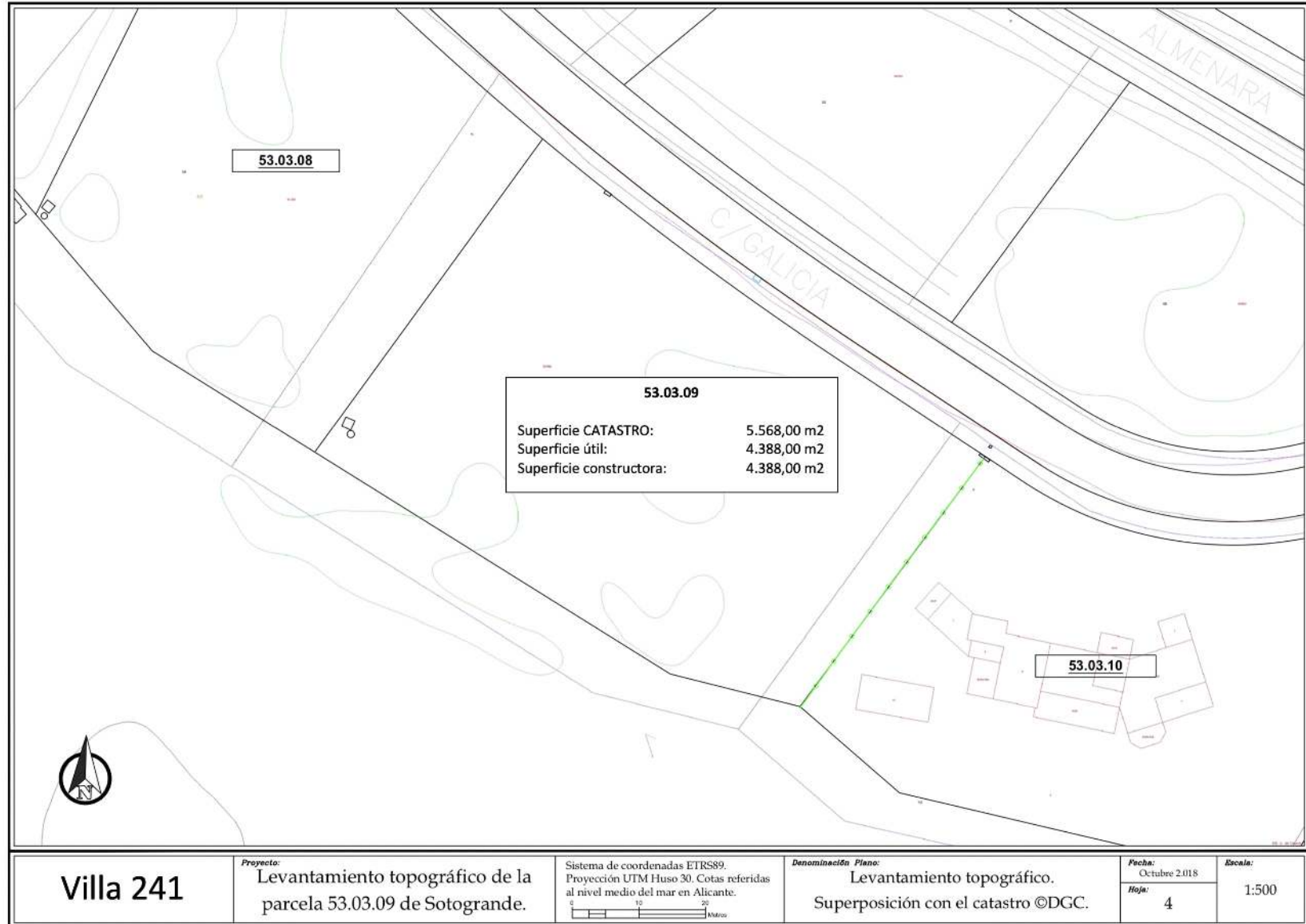
## TOTAL CONSTRUCTION

Ground floor	507,22 m <sup>2</sup>
First floor	371,28 m <sup>2</sup>
Semi-basement:	574,93 m <sup>2</sup>
<b>Total</b>	<b>1.453,43 m<sup>2</sup></b>
Plot size catastro	5.568,00 m <sup>2</sup>
Plot size useful	4.388,00 m <sup>2</sup>

# Planimetry – Topographical map plot villa 241



# Planimetry – Topographical map plot villa 241



## FOUNDATION AND STRUCTURE

- Structural reinforced concrete floor
- Foundation according to the geotechnical report and bidirectional plates according to European and Spanish regulations

## ROOF AND TERRACES

- Flat inverted roofs that guarantee optimal insulation thermal and tightness and not-walkable
- Insulation and waterproofing in accordance with regulations
- Glass railing, with hidden aluminum profile or stainless steel railing with horizontal rods on the 1st floor

## EXTERNAL CARPINTRY FROM CORTIZO

- Premium aluminium joinery and double glazing, with thermal insulation interruption and sound insulation to save energy
- Sliding windows in living rooms, kitchen and bedrooms
- Motorized blinds for all windows except bathrooms and storage rooms
- Sliding doors with invisible track on the floor side

## HEATING AND AIR CONDITIONING

- Mitsubishi air conditioning with linear diffusers in hall, living/dining and kitchen, bedrooms with grilles and separate remote controls
- Underfloor heating in full villa from Daikin

## INTERIOR & EXTERIOR DOORS FROM DOMPORTE & PORTELINE

- White lacquered interior doors from Domporte size 211 x 92,50
- Pivot door size 246 x 104 x 40 (Different colours available)
- Pivot door size 246 x 128 from PORTELINE for self-contained apartment and the studio / bedroom

## SWIMMING POOL

- Heated pool with chlorine based water or salt water system
- White or blue vitrified mosaic tiles and outdoor shower from Astralpool

## KITCHEN FROM PORCELANOSA OR LAGO

- Premium kitchen furniture, doors and drawers with brakes.
- High resistance material worktop to combine with the kitchen cabinets, sink and mixer taps by NOKEN - PORCELANOSA®
- Energy-efficient appliances A+ minimum from Bosch including: American refrigerator, steam oven, microwave, ceiling and worktop extractor hob, induction, dishwasher, winecooler and washing machine

## FLOORS TILES FROM SALONI 90 CM X 90 CM

- First quality porcelain stoneware floors from the Saloni® GROUP
- Continuity between the interior floor of the villa and the exterior of the terraces, placed with waterproof adhesive and treated non-slip and exterior protection <https://www.saloni.com/en/product>
- An anti-shock plate is placed under all floors

## BATHROOMS FROM PORCELANOSA

- Bathrooms equipped with PORCELANOSA® GROUP furniture
- Porcelain enameled white sanitaryware from PORCELANOSA® GROUP with water saving mechanisms
- Bathtub and shower in the master bedroom and self-contained apartment, from PORCELANOSA® GROUP, shower with tempered glass
- Wall mounted toilets
- Towel dryer
- Low flow thermostatic taps from NK (PORCELANOSA) in showers and bathrooms
- Built-in sinks or in designer furniture and with mirror.
- Walls in bathrooms from Urbatek (Porcelanosa) plates 240 x 120 <https://www.porcelanosa.com/uk/bathrooms>

## LIGHTS FROM BPM LIGHTNING AND PHILIPS

- BPM LED downlight in ceilings of bathrooms, kitchen and hallways
- Philips LED downlights in ceilings of living/dining area and kitchen

## **MADL LINEAR AIRCONDITIONING CONDUCTS**

- Linear diffusors in living / dining area, hall and kitchen

## **MITSHUBISHI AIRCONDITIONING IN BEDROOMS**

- Seperate remote controls for each bedroom with grills

## **HOME AUTOMATIZATION – DOMOTICA FROM ZENNIO**

- Control of blinds, air conditioning and video portero (Google Nest)

## **PLOT ACCESS GATE AND ENTRANCE VILLA GATE**

- Motorized entrance gate 5,00 x 2,00 – entrance gate villa 2,00 x 1,20

## **ELECTRICITY AND TELECOMMUNICATIONS**

- Villa with a high degree of electrification, which meets the low electrotechnical voltage regulations
- USB charging points and DTT and radio connections in the kitchen, living room living and bedrooms.
- Installation of video intercom (Google Nest)
- Indirect lighting in the living space
- NIESSEN or BTCINO
- Decks and porches with waterproof baseboards

## **DRESSING ROOMS AND WARDROBES FROM LARMOIRE**

- Wardrobes: lacquered sliding doors according to interior design
- Dressing rooms: no doors

## **FINISHES & GARDEN**

- Street side: 1.50 m high wall with perforated mesh or frosted glass of 0,50m
- Division between the plots: rigid fences of 2 meters high
- Easy maintenance with automated irrigation system

## **KNC THERMOSTAT**

- Included

## **SOLAR PANELS**

- Incuded 15 solar panels with Network Connection Kit 5000W 25000Wh day Fronius Single-phase, system without batteries,maintenance-free.

## **EXTRAS**

### **ELEVATOR WHEELCHAIR FRIENDLY**

- Included

### **PORCELANOSA OR LAGO KITCHEN**

- Included

### **UNDERFLOOR WET HEATING SYSTEM IN FULL VILLA**

- Included

### **CHIMNEY FROM BLOKAMINO**

- Included

### **TOUCH SCREEN FROM ZENNIO - DOMOTICA**

- Included

### **MADL LINEAR DIFFUSORS IN FULL VILLA**

- Price on request

### **WINDOWS FROM SCHUCO**

- On request

### **EXTRA SOLAR PANELS**

- Network Connection Kit 5000W 25000Wh day Fronius Single-phase. This is a system of direct self-consumption without batteries, so that through this set of materials we can generate electricity in sunny hours. Does not require maintenance on any of its components and the duration average of these fcomponents is over 20 years.

### **AUTOMATIC POOL COVER**

- On request

### **PNEUMATIC PANORAMIC ELEVATOR (MAINTENANCE FREE)**

- From € 40,000.00

- 1 → Reservation Fee 12.000,00 €
- 2 → Clients purchase the plot
- 3 → Sign Turnkey contract

Parcial payment towards the architects project

Payment of 477.875,00 € in the Public Notary (21% VAT)

Payment of 68.000,00 € what includes;

- \* Movement of earth licenses
- \* Project in clients name
- \* Cleaning and preparation of the plot
- \* Topograhly and geological study
- \* 3D Images
- \* Quantity surveyor study
- \* Health and Security study

- 4 → Payment of licenses

Once the client approves the project , we present it to he town hall for final approval and client pays the licencses 60.000,00 €

- 5 → Start construction

5% down payment on the start construction normally within 30 days of approval of the project.

- 6 → Payments against Certification

The 5% will be reflected in the contract and construction works will be carried out in the 1st month for minimum this amount. All other payments will be made against completed construction demonstrated by the construction certificates issued and signed by the architects.

- 7 → Completion

Construction completion time of 12 – 14 months. We will manage the final utility connections and first occupation license.

- 8 → Total price

2.350.000,00 € - VAT not included

**VAT PAYMENTS**

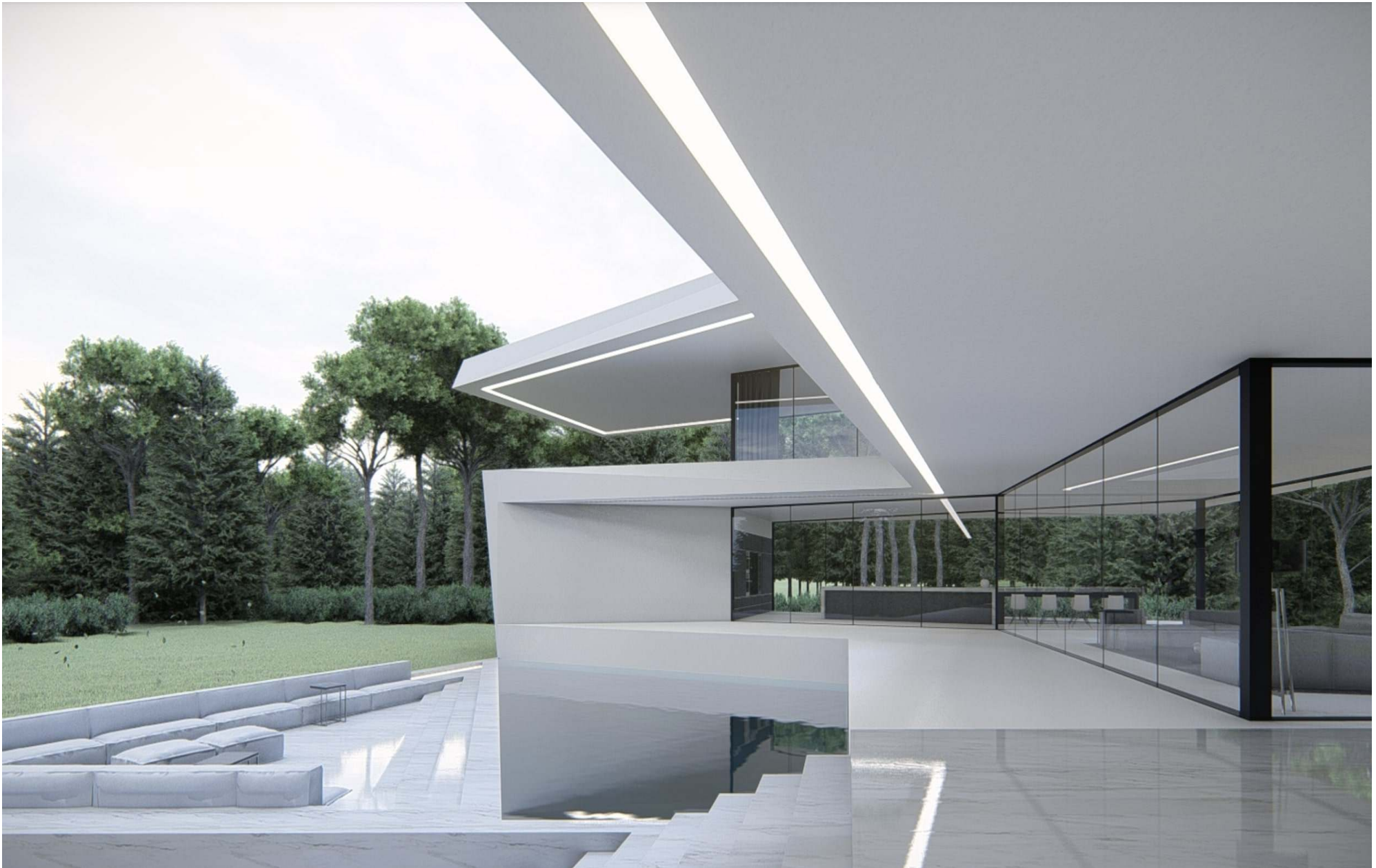
21% on the plot,  
10% on the construction



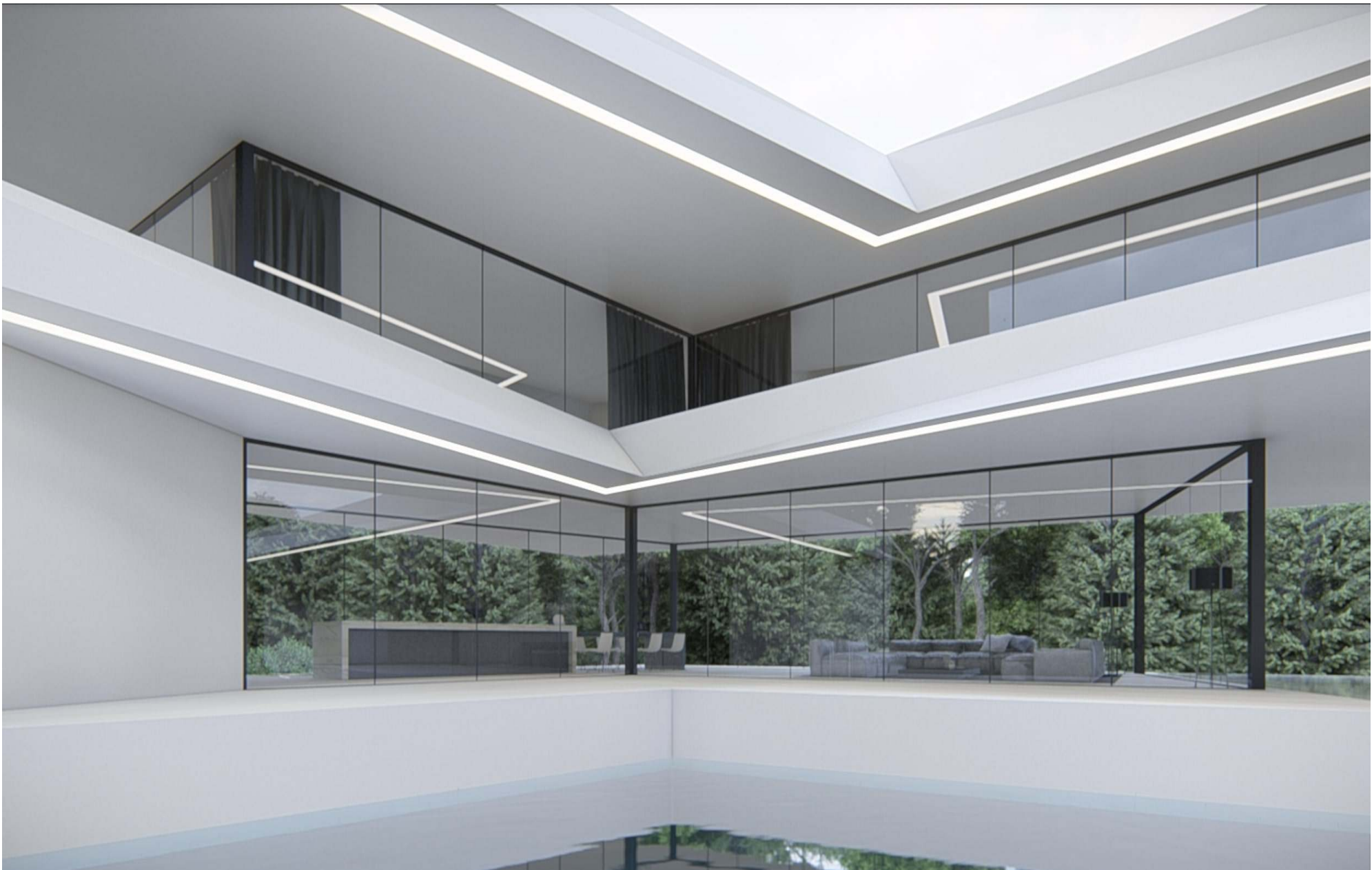




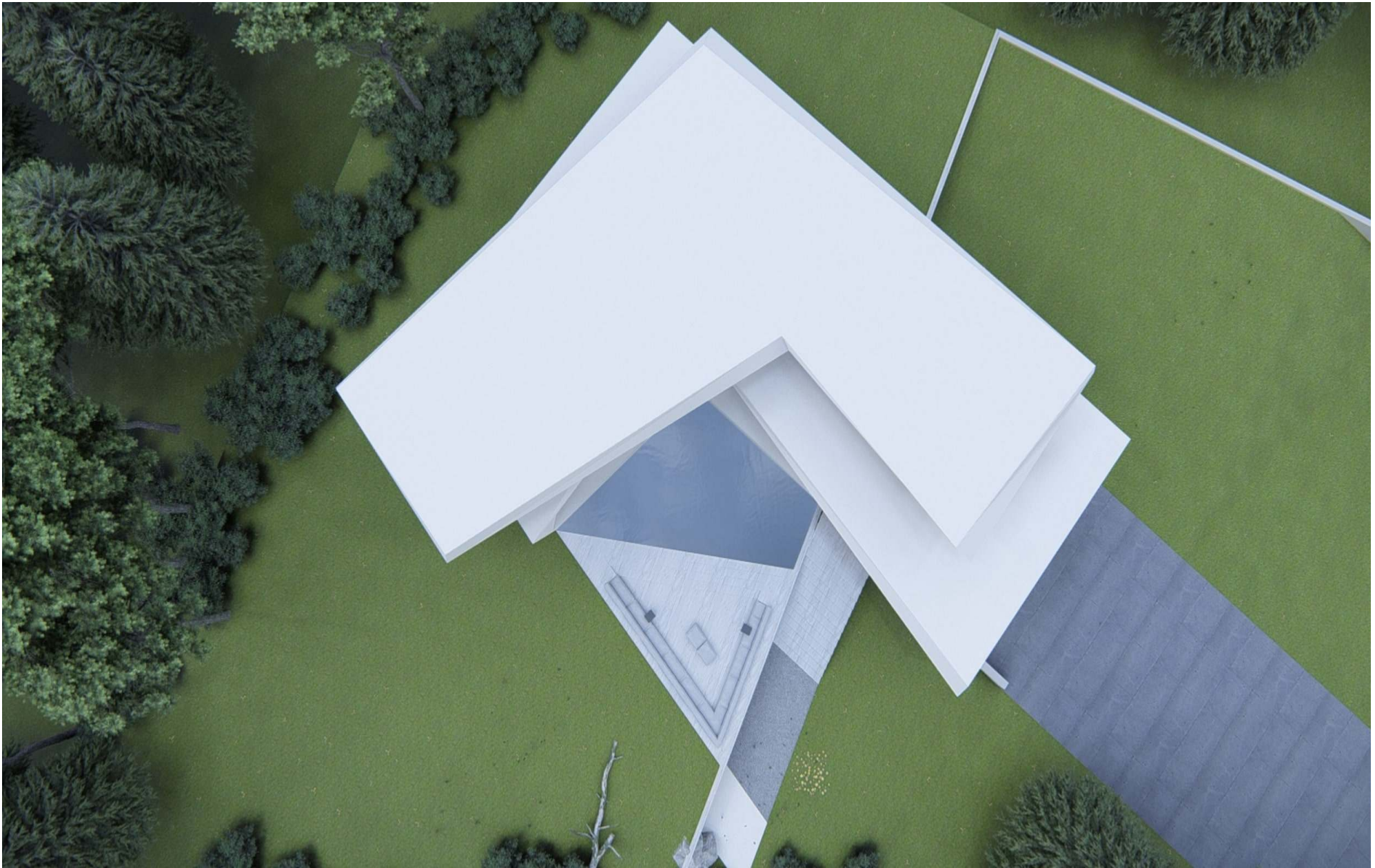


























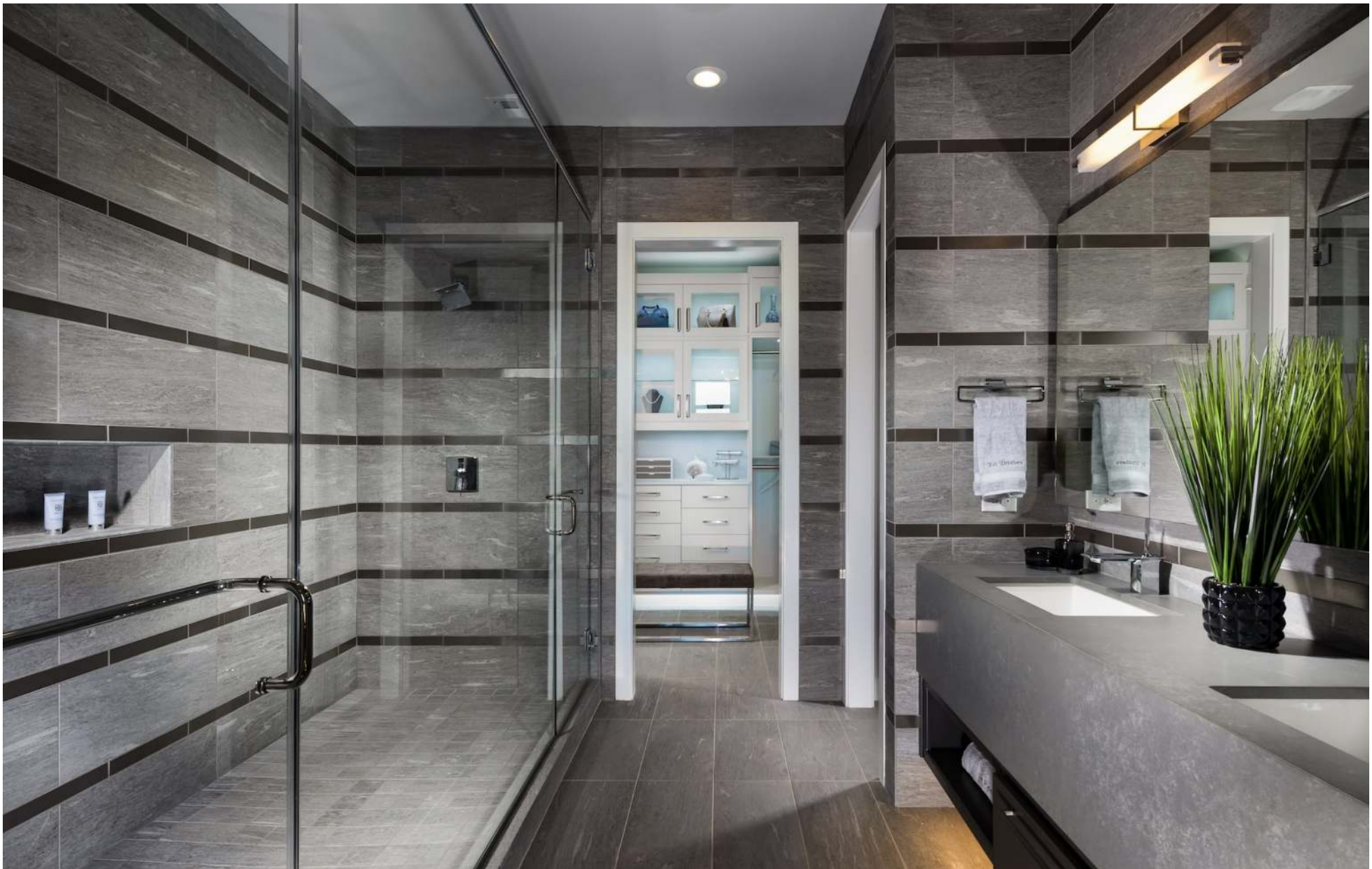


















# MATERIALS & FINISHINGS





### CORTIZO® PREMIUM QUALITY WINDOWS

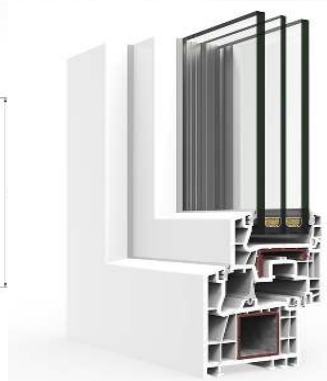
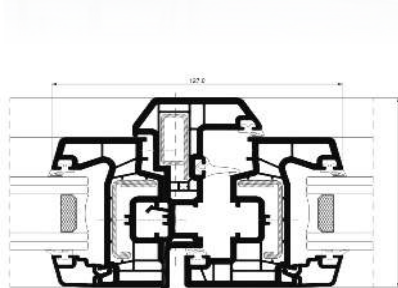
Vision Plus sliding - Sliding System

All of our windows building systems are tested in the Testing Laboratory of the Technical Center to guarantee the best performance of watertightness, air permeability and wind resistance, guaranteed by obtaining the maximum results in their test classifications.



### FEATURES PVC & ALUMINIUM

PVC A70 triple board



PVC C70 sliding



COR 70 Industrial RTP



COR Vision plus sliding







DOMPORTE®  
Pivot entry door

The Domporte entrance door offers very good thermal insulation. If optional equipment is selected to be installed, it can be used as a multifunctional door and integrated in smart home automation and building safety.



### FEATURES

Measurements (cm): 246 x 104 door x 40 side panel

Thickness (cm): 3,5

Stainless steel door fittings

Low-gloss varnish

Colours: to choose





DOMPORTE®  
Interior white laquered doors

The Domporte entrance door offers very good thermal insulation. If optional equipment is selected to be installed, it can be used as a multifunctional door and integrated in smart home automation and building safety.



### FEATURES

Measurements (cm): 211,00 x 92,50

Thickness (cm): 3,5

Stainless steel door fittings

Chrome handle

Low-gloss varnish

Colour: white





DOMPORTE®  
Solid interior wooden doors

Solid wood, a healthy and pleasant material that maintains a home's thermal conditions. Its quality resists the passage of time. This durability, adaptability, versatility, and availability make solid wood an ideal material for home decoration.



## FEATURES

Measurements (cm): 211,0 x 92,50

Thickness (cm): 3,5

Stainless door fittings

Chrome handle

High-gloss varnish

Colour: varnished or white or any other color on the RAL Color Chart





**PLADUR®**  
Plasterboard suspended ceiling

These suspended ceilings consist of Pladur® plasterboards screwed to a galvanized steel support structure properly attached to the floor above it. Like all Pladur® units, their surfaces are finished in a smooth and continuous way, thanks to a special treatment on joints and screws which allows for any type of final decoration. It includes perimetric curtain tracks with the possibility of incorporating LED light lines.



### FEATURES

Color: Front - light gray - Back - brown (kraft)

Thickness (mm): 15

Integrated curtain track



LED lighting





SALONI®

B-Stone series 90 cm x 90 cm

B-Stone is complemented by three decorative reliefs inspired by the natural stone's own finish, such as ridges and carvings, together with a geometrical micro-texture, and they are all able to adapt to any space, as any ideal complement would do to a suit.

SALONI

## FEATURES

Measurements (cm): 90 x 90

Thickness (cm): 1,03

Colour: see color chart

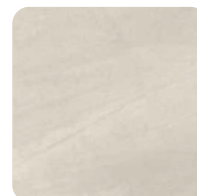
Finish: mat

Reference: B-Stone

Use: intense interior

Product type: Saloni

Petalava marphil



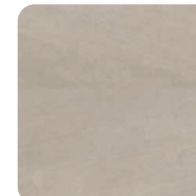
Majestic ash

Petalava grey



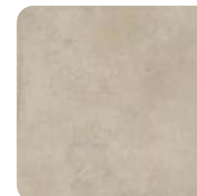
Grey

Petalava Arena

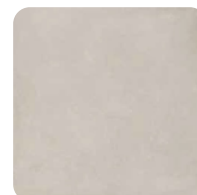


Graphite

Majestic beige



Ashgrey





B-STONE 90X90 GRAFITO ANTID.

SALONI®

B-Stone series anti-slip tiles 90 cm x 90 cm

B-Stone is complemented by three decorative reliefs inspired by the natural stone's own finish, such as ridges and carvings, together with a geometrical micro-texture, and they are all able to adapt to any space, as any ideal complement would do to a suit.

**SALONI**

**FEATURES**

B-STONE 90X90 GRAFITO ANTID

Measurements (cm): 90 x 90

Thickness (cm): 1,03

Colour: see color chart

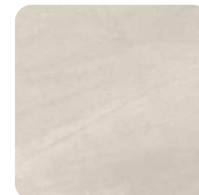
Finish: mat

Reference: B-Stone

Use: intense exterior anti-slip

Product type: Saloni

Petalava marphil



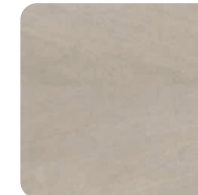
Majestic ash

Petalava grey



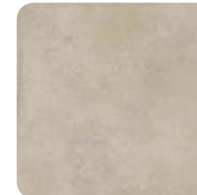
Grey

Petalava Arena

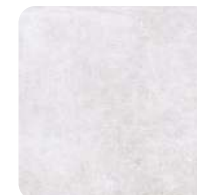
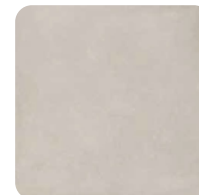


Graphite

Majestic beige



Ashgrey





PORCELANOSA URBATEK®  
X-Light

URBATEK gathers a PRIME selection of collections that combines smaller and larger formats with the incorporation of an exclusive variety of marbles and a careful palette of cements. Surfaces for large projects that give shape to any sketch.

The advantage of these X-Light wall plates is that you have almost no joints through their size 120 cm wide and 250 cm high, so you only have botched up joint every 120 cm.

Many other tiles and colours available what can be presented.



FEATURES

Measurements (cm): 120 x 250

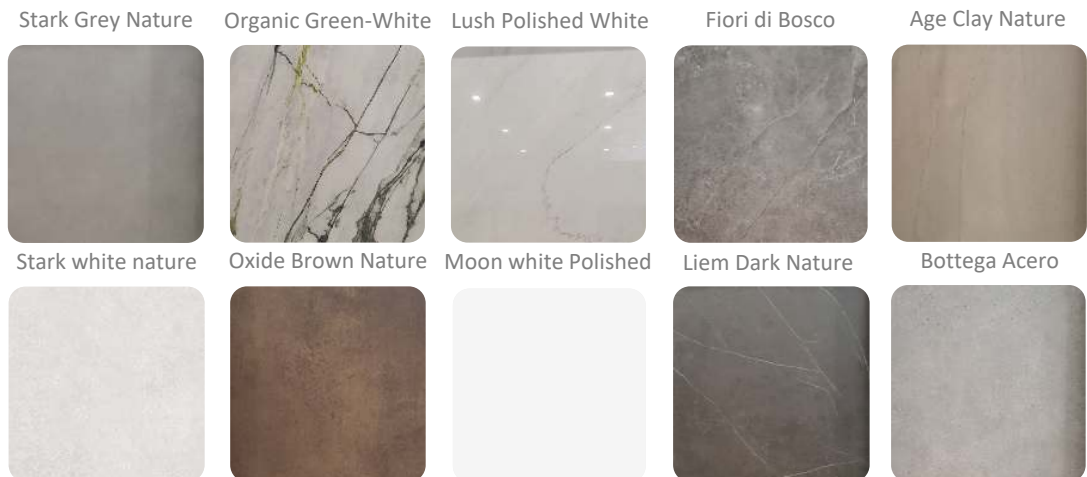
Thickness (mm): 9,00

Colour: see color chart (more colours available)

Finish: mat or glossy

Reference: X-Light

Use: intense interior anti-slip





PORCELANOSA®  
Bathroom wall tiles large size

These concrete effect tiles for an industrial look add a touch of sobriety to design projects. Lightweight and smooth, they are ideal for shower stalls and terraces.

Their neutral tones create visual and spacial continuity, making them a perfect choice for decorating living rooms and large spaces.

Many other tiles and colours available what can be presented .



## FEATURES

Measurements (cm): 45 x 120

Thickness (cm): 1,01

Colour: see color chart (more colours available)

Finish: mat or glossy

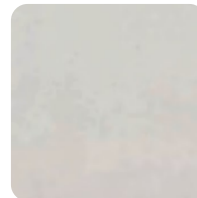
Reference: mono porosa

Use: wall tiles bathrooms

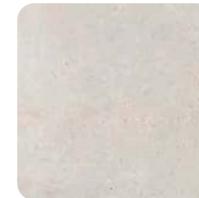
Twin Bottega Acero



Bottega White



Bottega Caliza



Bottega Antracita



Bottega Acero



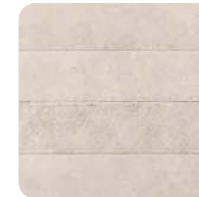
Twin Bottega Caliza



Sp. Bottega White



Sp. Bottega Caliza



Sp. Bottega Antracita



Sp. Bottega Acero





# MATERIALS & FINISHINGS

## BATHROOM WALLS



PORCELANOSA®  
Bathroom wall tiles

These concrete effect tiles for an industrial look add a touch of sobriety to design projects. Lightweight and smooth, they are ideal for shower stalls and terraces.

Their neutral tones create visual and spacial continuity, making them a perfect choice for decorating living rooms and large spaces.

Many other tiles and colours available what can presented to.



### FEATURES

Measurements (cm): 31,60 x 90

Thickness (cm): 0,90

Colour: see color chart (more colours available)

Finish: mat or shiny

Reference: monoporosa

Use: wall tiles bathrooms





PORCELANOSA®  
Bath tub Krion Almond series

Krion is a material that is warm to the touch and similar to natural stone. It is made of two-thirds natural minerals (ATH – aluminium trihydrate) and a low percentage of high-resistance resins.

This composition gives Krion™ a number of exclusive features: it does not have any pores, it is antibacterial without any type of additive, it is hard-wearing, highly resistant and easy to repair, only requires minimum maintenance and is easy to clean



## FEATURES

Measurements (cm): 180 x 95 cm

Type: free standing

Colour: black or White

Material: SolidSurface

Product type: Almond Porcelanosa

Ref: 100089188 · S110600005

Other types available





PORCELANOSA®  
Washbasin Krimon Almond series

Krimon is a material that is warm to the touch and similar to natural stone. It is made of two-thirds natural minerals (ATH – aluminium trihydrate) and a low percentage of high-resistance resins.

This composition gives Krimon™ a number of exclusive features: it does not have any pores, it is antibacterial without any type of additive, it is hard-wearing, highly resistant and easy to repair, only requires minimum maintenance and is easy to clean



## FEATURES

Measurements (cm): 70 x 40

Type: free standing

Colour: black or white

Material: SolidSurface

Product type: Almond Porcelanosa

Ref: 100079068 · S110600002

Other types available





PORCELANOSA®  
Free-standing washbasin taps Krión Almond series

Taps that make a difference.  
The bathroom taps belonging to the PORCELANOSA Grupo are designed for all types of bathrooms and their designs range from classic to avant-garde shapes.  
Water, in its continuous flow, in its continuous transformation, is our inspiration.



## FEATURES

Measurements (cm): 90 x 4  
Type: free standing  
Colour: black, white, Chrome  
Water outlet height: 862 mm  
Product type: Noken Porcelanosa

Other types available





Lavabo  
Ras 110 cm x 54 cm KRION®  
Muebles de baño  
Cajón Mueble Ras 110 cm x 54 cm Beige

PORCELANOSA®  
Washbasins Krión Ras

Trend-setting sinks.

The washbasins have gone from being a complement to one of the fundamental pieces of the bathroom. This evolution of the concept has allowed the development of new formats and designs with elegance as a priority.



FEATURES

Measurements (cm): 1100 x 540

Type: wall mounted

Colour: dark cream – other colours available

Product type: Krión Ras

Other models available





Master bathroom taps

PORCELANOSA®

Noken low-flow washbasin taps

**Master bathroom:** Single-lever basin mixer with Ø28 mm ceramic cartridge. 3/8" connections, a length of the hoses of 512 mm, with automatic drain and without aerator. Cascading water fall. The flow rate at 3 bar is 7.85 l / min.

**Bathrooms:** Single-lever basin mixer with Ø35 mm ceramic cartridge, 3/8" connections, a length of 370 mm. Hoses, with automatic drain and" plus "aerator. The flow rate at 3 bar is 12.01l / min.



## FEATURES

Type master bathroom: Imagine

Type bathroom: Acron

Colour: chrome

Characteristics: single-lever

Bathroom taps





PORCELANOSA®

Wall-hung toilet with horizontal outlet

This bathroom collection is based on minimal forms that fit perfectly, and responds to the challenges posed by current interior solution. It provides functional benefits without compromising design.

It includes:

- Chrome flush plate
- - Compact seat and lid with cushioned closure



## FEATURES

Back to wall

Installation type: wall-hung

Outlet type: horizontal

Product type: Lounge

Ref.: 100144293

Length: 540

Width: 360

Height: 495

Lounge white





PORCELANOSA®  
Thermostatic rain showers

**Master bathroom:** Thermostatic shower column with built-in wax thermoelement and satin stainless steel frame. Integrated shower head, hand shower holder fixed to the column or on the wall, hand shower, additional "JOY" hand shower and integrated jet for the lower back. With 1/2 "connections and with a distance of 150mm between them. Includes non-return valve and safety stop at 38°. The flow rate at 3 bars of the hand shower is 9.2l / min, of the nozzle 12l / min and of the 15l / min jets.

**Bathrooms:** Thermostatic shower column with built-in wax thermoelement. Contains shower head, shower bar with sliding hand shower bracket, hand shower and additional "JOY" hand shower. 1/2 "connections at a distance of 150 ± 15mm between them. Includes a non-return valve and safety stop at 38°. The flow rate at 3 bars from the hand shower is 6.8l / min and from the sprinkler 7.4l / min.

Master bathroom shower column 100119809

## FEATURES

- Complete shower sets
- Thermostatic tap fittings
- Overhead rain showers
- Flexible shower hose
- Hand shower
- Hand shower holder

Shower columns 100138775





## MATERIALS & FINISHINGS

### HEATED POOL WITH OUTDOOR SHOWER



#### HEATED POOL

Thermostatic rain shower from ASTRALPOOL®

Shower Iguazu is a new model of shower for swimming pools and gardens of the manufacturer AstralPool. Made of stainless steel AISI-316 matt, incorporates a white front trim in acrylic material. Square overhead sprayer in antical chromed brass, 2 frontal jets with nebulizer effect controlled by a 2-way reversing valve.

Flow and water temperature are regulated by a mixing valve.

Design, quality and functionality come together in this exclusive shower model.

Among its high performance highlights the nebulization effect, which allows to be covered by a refreshing cloud of water spray as an independent option to its powerful shower flow.

It is part of the AstralPool Signature range, the AstralPool Premium range of products for swimming pools (3 years warranty).



#### FEATURES

Constructed in satin stainless steel AISI-316

Embellisher Solid Surface

1 spray Chrome plated brass

1 flow valve + temperature with selector 2 exits

Jets massages + nebulizer

Water connection 1/2 "BSP INT.

Neutral packaging with personalized label

Personalized instruction manual

Height of the sprinkler to the ground 2 m

Chrome finish





BIOKAMINO®  
Wall fireplaces - leonardo

With its geometrical and original style, Leonardo is a wall bio fireplace, perfect to give a touch of elegance and warmth to the surrounding furniture.

The sensation of a pure and authentic flame combined with the italian style of bioKamino, Leonardo will captivate guests and masters of the house. It's provided with bioKamino burner, extremely safe and ecological.



## FEATURES

Measurements (cm): 130 x 68

Type: BK1368

Colours: white, chrome, aluminium grey, bordeaux

Consumption: 0,27 l/h

Power: 2 kw

Weight: 22 kg



Chrome finish





### LARMARIO®

Custom wardrobes and dressings

Rectangular pieces that are linked to mix and harmonize colors and materials, forming a collage that makes this a very special door.

- New generation door fittings allow a smooth closure.
- Adjustable leveling systems to set up completely-removable cabinets or drawer guides to make the most of the space.
- High-density melamine interior.



### FEATURES

Measurements (cm): - 3 x 320 x 300 x 70  
- 2 x 280 x 300 x 70

Type: Elegant, other types available

Colours: clients choice

Different styles and colours available





LARMARIO®

Custom dressings and wardrobes

The dressing room can be the room in the home that brings the greatest pleasure to a person who is passionate about fashion, clothing and trends. This intimate place allows us to establish a certain order in our wardrobe to feel more comfortable when choosing the right garment.

We have extensive experience when designing and planning projects with custom dressing rooms. We also have multiple devices for the reorganization and placement of specific elements, this is what we call accessories.



### FEATURES

Measurements (cm): - 2 x 600 x 300 x 70  
- 4 x 280 x 300 x 70

Type: Elegant

Colour: dark grey, white, beige

Different colours available





PREMIUM QUALITY KITCHEN FROM PORCELANOSA OR LAGO®

Custom made kitchens

This kitchen includes:

- Great storage space with integrated home appliances. High density four faced laminated doors with melamine resin coating.
- A central island equipped with an induction cooker, sink and a large amount of storage space.

## FEATURES

Measurements (cm): - 1 x 400 x 60  
- 1 x 270 x 60

Island measurements (cm): 270 x 130

Counter material: Silestone – quartz or Krion

Doors: colour to choose

Kitchen tap: Simple Touch Pull Down kitchen mixer tap with dual function single handle black & gold solid brass

Multiple finishes available





BOSCH® A+ minimum  
Premium appliances



Bosch Home Appliances is dedicated to providing intelligent, reliable, and appealing solutions to make life a bit easier every day.

This underscores Bosch's ambition to create technology that always serves a purpose: our products are there whenever people need them, and harmonize with the home environment when they're not — always supportive, never obtrusive.

Also available SIEMENS or MIELE appliances

Induction HOB A+++  
Ref: PXY675DC1E

Steam oven A+++  
Ref: HBG635NS1

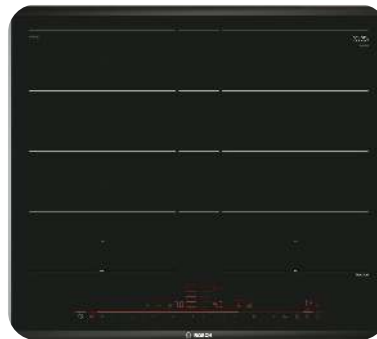
American refrigerator A++  
Ref: KAN93VIFP

## FEATURES

**American refrigerator:** 177 cm x 91 cm - No Frost American refrigerator with ice and water dispenser: cold water and ice at the touch of a button - Very efficient.

**Steam oven:** 60 cm - Control with TFT display: very easy to use thanks to its central control ring and all the functionalities with texts and symbols in color.

**Induction HOB:** 60 cm - Induction: fast, safe, clean and very efficient.





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Extractor fan A+++  
Ref: DRC99PS20

Microwave A++  
Ref: BEL634GS1

Dishwasher A++  
Ref: SMV46NX03E

## FEATURES

**Dishwasher:** integrated - 60 cm - Drying system with Zeolites® - 8 programs: Intensive 70 ° C, automatic 4. 65 ° C, ECO 50 ° C, quiet program 50 ° C, cups 40 ° C, hour 65 ° C, fast 30 min 45 and prewash

**Microwave:** EcoSilence motor: super efficient and quiet. InfoLight: projection of light onto the floor to indicate whether the dishwasher is running or not. Automatic program

**Extractor hood:** 60 cm - finished in white glass with remote control





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Premium appliances



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Also available SIEMENS or MIELE appliances

Wine cooler A++  
KSW38940

Washing machine A+++  
Ref: WAU28PHXES

## FEATURES

**Washing machine:** Home Professional range with i-DOS intelligent self-dosing of detergent and fabric softener, 4D Wash System and Home Connect for the most effective and efficient washing

**Wine cooler:** Nominal capacity in number of standard bottles of 0.75 liters 197  
Built-in appliance: no







NIESSEN® OR BTCINO®  
Zenit Line switches & plugs

Zenit is the most complete line for all types of residential and tertiary installations. An appreciated design and a beautiful finishing line that adds value to the installations, with advanced features that add comfort and a high level of performance.

Three types of finishes are offered: white, silver and anthracite.

**NIESSEN**

**FEATURES**

**Switches**

Intensity (A): 16  
Voltage (V): 250  
Optional LED lightning

**Plugs**

Intensity (A): 16  
Voltage (A): 250

The security system on the plugs prevents that you would have unintentional direct contact

TV installation  
Threaded connctor

White



Silver



Anthracite





PHILIPS®  
Livingroom, dining room and kitchen

The Philips Slim Ledinaire 11W DN065B LED Downlight is an option for general lighting in large spaces because it has excellent properties.

It incorporates high-performance Philips brand components with high efficiency. The Philips Slim Ledinaire 11W DN065B LED Downlight has a design that allows a very homogeneous distribution of light at an opening angle of 90°. Includes an opal diffuser that helps reduce glare.



## FEATURES

Power: 11W

Brightness: 1000 lm

Energy class: A+

Dimensions: 174 mm x 34 mm

Colour: white

Frequency: 50.60 Hz

Luminous efficiency: 90 lm / W





BPM LIGHTNING®  
Bedrooms and bathrooms

Mini Catli round recessed lighting for bathrooms, bedrooms and hall, made of aluminum.

It has a tiltable and swiveling light system. The ease of installation and lamp change is remarkable. Suitable for LED lamps (including lamp holder GU10).



## FEATURES

- With remote controls
- Striped finishes aluminum
- Black aluminum bracket 3053/4210
- White / Gold / Brushed aluminium
- LED lamp 10w 3000k / 4000k





MADEL®

LOOK hidden linear diffusers & LSD Sectored linear slot diffusers & LRT linear diffusers  
Living / dining, hall and Kitchen

The **LOOK** hidden linear diffusers are designed to combine the aesthetics with the technical performance. They can be mounted in false ceilings hiding the frame with filler and leaving visible only the slot. They allow the formation of diffuser continuous lines, with active and inactive areas, without breaking the uniformity of the whole.

The **LSD** series linear diffusers are designed to combine the aesthetics with the technical performance. They can be mounted in false ceilings or suspended from the ceiling. They allow the formation of diffuser continuous lines, with active and inactive areas, without breaking the uniformity of the whole. They are suitable both for supply and return.



FEATURES

LRT linear diffusers LNG for air return

The LRT series linear diffusers are designed to combine the aesthetics with the technical performance. Linear slot diffuser with directional blades for air return, removable without tools by pressing on the invisible PUSH fastener.

LRT linear diffuser

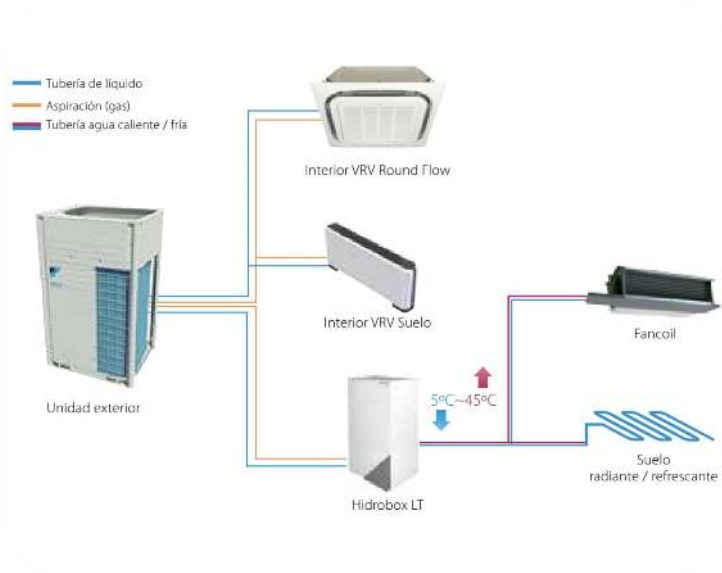


LSD Sectored linear diffuser



Hidden linear diffuser





DAIKIN®

HIDROBOX Interior unit

Underfloor heating in full villa with separate systems

The Daikin VRV Hydrobox HXY125A8 interior unit, with 12.5 kW of power, is ideal for the heating and cooling of high-performance spaces, with a wide range of applications, such as hot or cold water in underfloor, air handling units, low temperature radiators, etc. Fully integrated water-side components save time on system design.

The high temperature hydrobox offers air-to-water connection to VRV Heat Recovery and is ideal for applications such as bathrooms, sinks, under floor heating, radiators and air handling units.



## FEATURES

Power (Kw): 12.5

Type: Interior Unit

Energy Efficiency: A

Interior Unit Noise Level: 44db

Measurements (mm):

Height: 890

Width: 480

Depth: 344

Mod. HXY125A8





DAIKIN®  
UNDERFLOOR HEATING SYSTEM

- A-rated Grundfos UPM3 automatic pump with low energy consumption and high efficiency
- Professional quality 5-layer PEX-AL-PEX pipe - WRAS approved
- Digital programmable thermostat - can be upgraded to app control or wireless system
- 5-layer aluminum core, PEX-AL-PEX pipe
- Heatmiser Digital Programmable Thermostat - 7 days

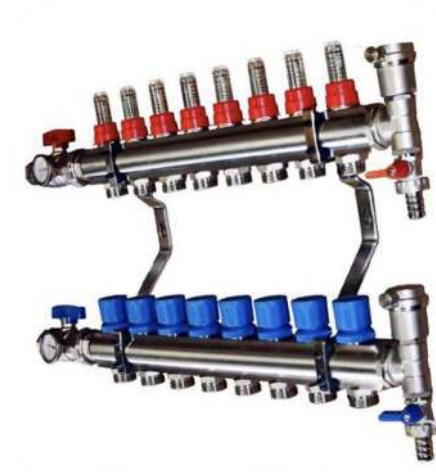


FEATURES

Total space heating for all general areas (pipe distance 200 mm) up to 300.00 m<sup>2</sup>

Heatmiser Touchscreen - Touch V "(white or carbon)

PEX-AL-PEX pipe is manufactured to the highest standards and outperforms older Pert-Al-Pert, PEXa and PEXb pipes in every respect





FRONIUS®  
Network connection kit 5000W 25000Whdia Fronius Single phase

The Network Connection Kit 5000W 25000Whdia Fronius Monofasig is a system for direct self-consumption without batteries, so that we can generate this set of materials electricity in the hours of sunshine. They are the systems with the best depreciation in the solar energy sector, with an average depreciation between 4 and 6 years, depending on the situation and the type of installation.

This type of installation is highly recommended when consumption is made during the day, it is generated when the system is powered up. The system requires no maintenance of any of the components and the average life of these installations is more than 20 years.



FEATURES

15x Solar Panel 340W at 24V Polycrystalline: This ERA brand panel is one of the most powerful panels in the 24V polycrystalline range, it is most used for medium and large installations

1x Fronius Primo 5kW single-phase inverter: It is a single-phase grid connection inverter from the Austrian manufacturer Fronius

1x single-phase smart meter. It is an energy meter from the Fronius brand itself. This system can be configured to dynamically control power





PREMIUM® CUSTOM MADE ENTRANCE GATES  
Sliding entrance gate from metal perforated sheet

Sliding gate with 2 remote controls, dark grey oxiron colour

## FEATURES

Measurements entrance gate (cm): 5,00 x 2,00

Measurements pedestrian door (cm): 2,00 x 1,20







PREMIUM®  
Rigid fences

Complete metal fences, rigid electro-welded meshes, with posts and clamps to cover the desired perimeter of the plot.

#### FEATURES

Measurements (cm): 2,00 meters high

Colour: - white RAL 9010  
- green erde RAL 6005  
- galvanised





#### PREMIUM®CUSTOM MADE RAILING

Glass or steel rails

The outdoor railings are specially designed to be exposed to inclement weather. It is for all this that the materials used are basically stainless steel, glass and tropical woods suitable for inclement weather.

#### FEATURES

Measurements for terraces (cm): 100

Measurements for on top of retention wall (cm): 0,50

Tipo: frosted glass or clear glass

Tipo: stainless steel railing with vertical rods





ZENNIO®  
Square TMD-display

5-button capacitive panel and upper graphic display with thermostat

The Square TMD-Display is a capacitive room controller with 5 multifunction buttons and 1.8" backlit frame, totally customizable to cause the desired aesthetic impression in any ambience. Everyone can create unique compositions, which could include images, icons, texts or logos. This customization is printed on a high-strength tempered glass with a high-quality PC-ABS frame.

The Square TMD-Display allows selecting the function for each of its buttons and indicators shown in the display. TMD also includes a thermostat function, internal temperature sensor, and two analog/digital inputs.



## FEATURES

- Completely customized image for printout glass
- 1.8" Backlit display (128 x 64 pixels)
- 5 touch areas - 2 Analog/digital inputs
- No power supply different from the bus needed
- Temperature sensor - KNX BCU integrate
- State LED indicators with custom luminosity
- Magnetic fit with security mechanism to avoid accidental removal
- Metallic stand included
- Complete data saving in case of power failure





ZENNIO®  
Z70 Com - 7" capacitive touch screen

The Z70 COM is a color capacitive touch panel with 7" display, including the built-in Zennio Getface IP Video Intercom System. Complying with minimalist aesthetics, it provides total control in smart homes and complete communication with the video intercom, including microphone and loudspeakers. The built-in proximity sensor makes the screensaver appear when the touch panel is not being used and the luminosity sensor adjust the brightness automatically. It is possible to control it remotely from smartphones and tablets with the free mobile app. Z70 COM incorporates an internal temperature sensor, thermostat, and 4 analog-digital inputs. It includes a USB port for configuration download and an Ethernet port. Plug&Play System without additional configurations.  
Accessories: temperature and motion sensors.



## FEATURES

- 16 million colour LCD display
- Up to 12 free configuration pages
- Up to 96 control functions
- Video intercom functionality controlling up to 3 doors
- 2 independent thermostats
- Customizable device orientation
- Built-in temperature sensor
- Synchronizable clock with NTP
- BCU KNX integrated - Mini-USB connection
- Magnetic anchoring





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