

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.

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.

Perfection exists

It is something you can see and feel

It are the villas we build

ARIEL VIEW VILLA 369



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VIEW VILLA 369



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FRONT VIEW VILLA 369



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ARIEL VIEW VILLA 369



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POOL VIEW VILLA 369



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NIGHT VIEW VILLA 369



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NIGHT POOL VIEW VILLA 369



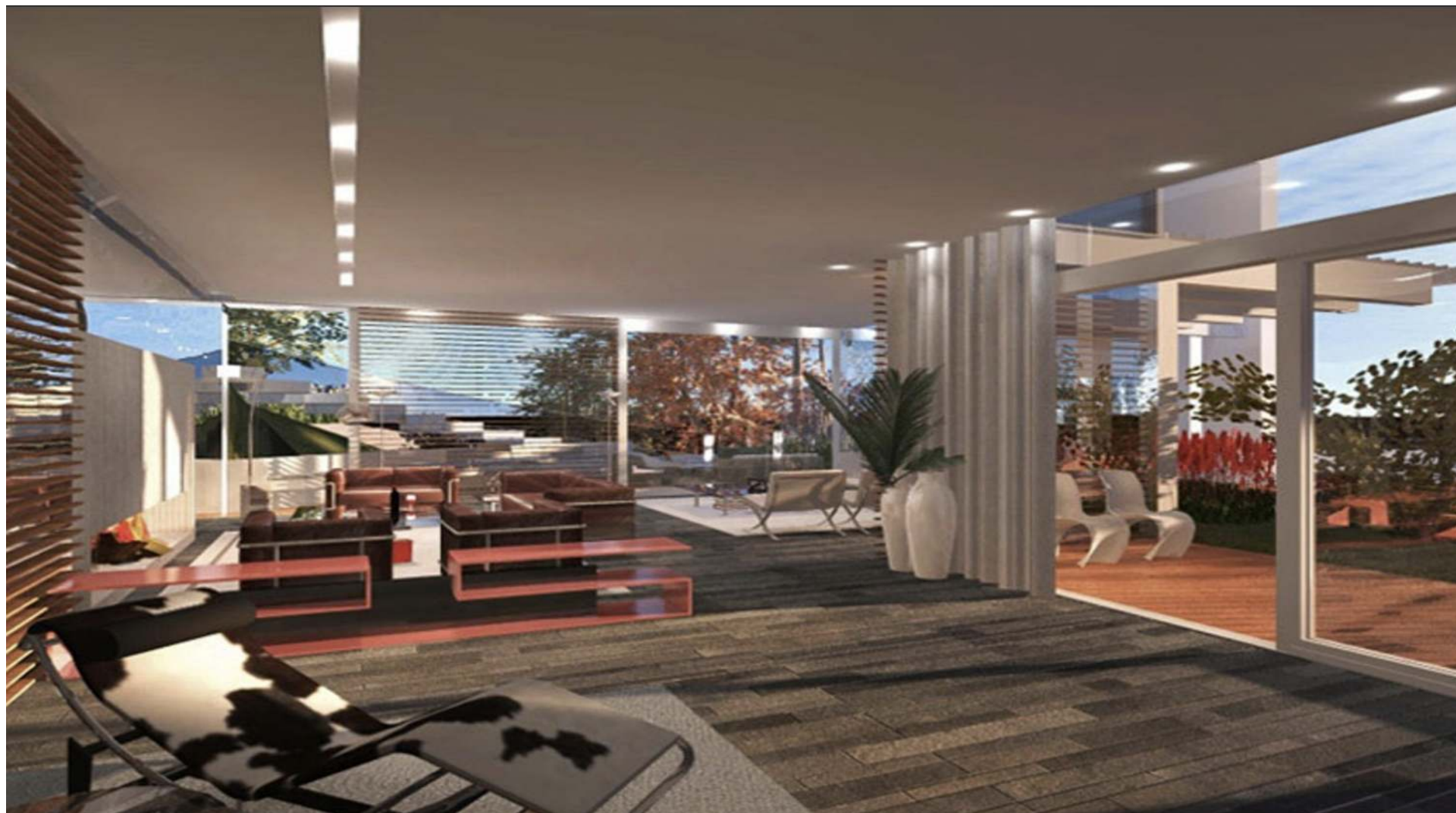
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EXAMPLE PORCELANOSA KITCHEN VILLA 369



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EXAMPLE LAGO KITCHEN VILLA 369



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EXAMPLE LAGO KITCHEN VILLA 369

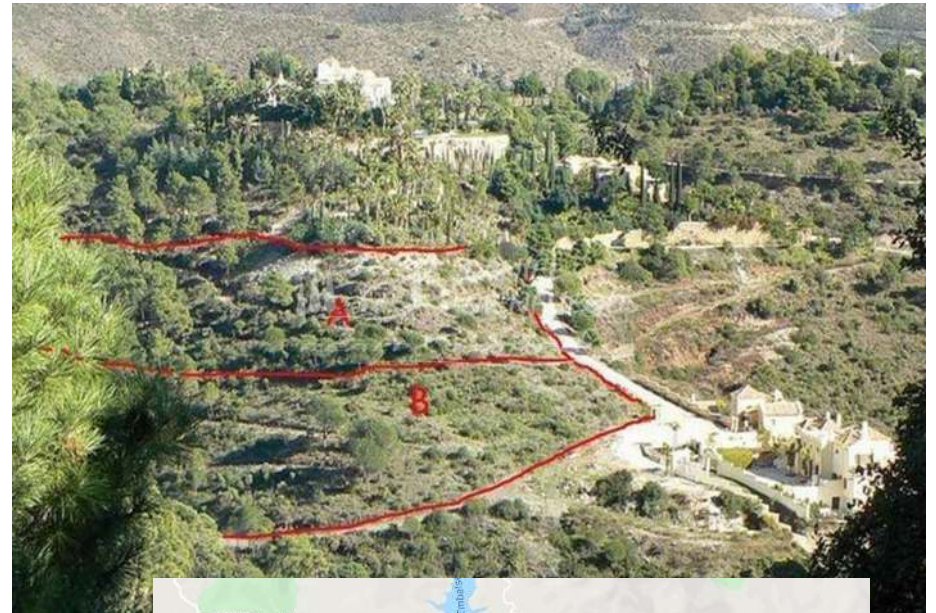


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FEATURES VILLA 369

Location	El Madroñal - Benahavis
Bedrooms	7
Bathrooms	7
Guest toilet	1
Plot B	4.902,00 m2
Build area	1.383,00 m2
Total living area	936,00 m2
Covered terraces & terraces	220,00 m2
Chill-out/Jacuzzi	60,00 m2
Pool	40,00 m2
Price	2.795.000,00 €

Floor plans will be available shortly



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FLOOR PLANS OF VILLA 369 SOON TO COME

QUALITY SPECIFICATIONS VILLA 369

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 tiles and walkable
- Insulation and waterproofing according to the regulations
- Glass balustrade, with hidden aluminum profile on terraces

EXTERIOR WALLS

- Brick cavity wall with partly insulated cavity with extruded polystyren
- 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 aluminum profiles by Strugal
- Laminated double glass thermal glass
- Sliding doors with invisible tracks

PLOT ENCLOSURE

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

HEATING AND AIR CONDITIONING

- LG or Mitshubishi air conditioning – cold/warm
- Underfloor heating in the bathrooms

FLOORS

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

SKIRTING BOARD

- According to the floor design

BATHROOM WALLS AND FLOORS

- Porcelain anti-slip tiles from Porcelanosa

ACCESS DOOR AND GARAGE DOOR

- Pivoting security entrance door from OIKOS
<https://www.oikos.it/en/security-doors/>
Motorized garage door and entrance gate from Hörmann

INTERNAL DOORS

- Solid wood internal doors, mat lacquered 1,10 x 2,50

WARDROBE

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

SWITCHES AND SOCKETS

- Btcino

QUALITY SPECIFICATIONS & EXTRAS TO CUSTOMIZE VILLA 369

LIGHTING

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

INFINITY POOL

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

GARDEN

- Landscaped garden with 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 coloured tempered glass
- Bosch, Siemens or Miele appliances; vitroceramico, oven, microwave, dishwasher, fridge / freezer, ceiling extractor in work top
- Washing machine - dryer
- Built-in wine cooler

BATHROOMS

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

CHILL OUT

- Included

HEATED POOL

- Included

AUTOMATIC POOL COVER

- Price on request

PANORAMIC PNEUMATIC ELEVATOR – WHEELCHAIR FRIENDLY

- Included

EXTERIOR JACUZZI

- Included

WALLS AND FLOORS FROM PORCELANOSA

- Included

KITCHEN FROM PORCELANOSA OR LAGO

- Included (Pictures will be provided to choose from)

FEATURE WALL LIVING ROOM

- Included

WINDOWS FROM SCHUCO

- Price on request

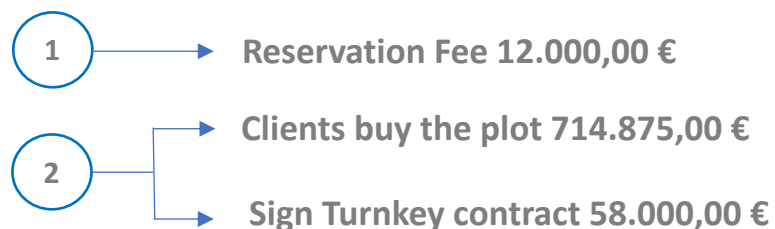
POOL WITH SALT-WATER SYSTEM

- Included

BASEMENT

- Included

PAYMENT TERMS VILLA 369



Partial payment towards the architects project and plot

Payment of 714.875,00 € 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 50.000,00 €

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.

2.795.000,00 € - 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 and licenses 21% VAT
- On the construction cost 10% VAT

GUARANTEES

- 10 year on the structure
- 3 year on the installations
- 2 year 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

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	
10 UNE EN 13379-1:2009	
Insulterm 400 compuesto de mortero aligerado 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