



## Eco awareness co-exists with stunning contemporary aesthetics within masterpiece villa designs.

Stunning architecture that is in balance with nature.

Characterized by contemporary styling to reflect the latest trends, these stylish homes are both attractive and functional.

Comfortable, healthy and safe living environments built using a state of the art construction method and finished with superior qualities.

### *What sets these homes apart?*

#### **A truly energy-efficient home with a guaranteed A energy rating!**

Thanks to many contributing factors within our homes we proudly guarantee an energy certificate rating of **A**. This has been proven and awarded within our recent constructions by independent and authorized surveyors.

Energy efficiency is key to ensuring a safe, reliable, affordable and sustainable energy system for the future.

Our intent is to reduce home energy use as cost-effectively as possible, and then meet the reduced requirements with on-site renewable energy systems. Our strategy for achieving an energy efficient home starts with the build method. The construction materials ensure an extremely well insulated, airtight structure which dramatically reduced heating and cooling requirements.

Combined with our state-of-the-art, energy-efficient construction we incorporate renewable energy solutions high-efficiency heating and cooling systems, energy-efficient doors, windows, and appliances. By taking advantage of local climate and site conditions, our architects incorporate aero thermal heating and cooling systems throughout plus other energy-efficient strategies.

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#### **What this means for you**

- Save money on energy bills.
- Increase the comfort level in your home with better air distribution and less noise.
- Better control over maintaining an optimum temperature.
- Create a healthier living environment as it prevents pollutants.
- Contribute to a cleaner environment by using less energy and increased efficiency of energy production.

#### **A 6 month Construction period!**



The construction process is split into 2 smaller projects that are developed in parallel. Manufactured off-site and erected on site.

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## An inclusive “key in hand” project:

There are no hidden charges, the price is fully inclusive of all of the following:

- The land
- Architects
- All necessary licenses and relevant construction insurances
- Villa construction
- Thermal & acoustic insulation, aero-thermal underfloor heating system
- Passive windows throughout
- High specification fitted kitchen and bathrooms with quality tiling throughout
- Swimming pool
- All utility connections
- Landscaping
- All exterior surrounding walls, electric entrance gates and garages

We have projects up and down the Coast that you can come and view.

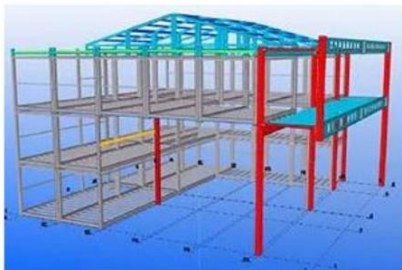


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## An extremely resilient system based on a precision engineered steel structure:



The building structure is calculated and verified with CYPE software taking into account the connection existing among different modules which make up the whole structure.

There is a steel Framework throughout.

Foundation and structure will both be independently monitored and enforced in accordance with Spanish and European regulations.

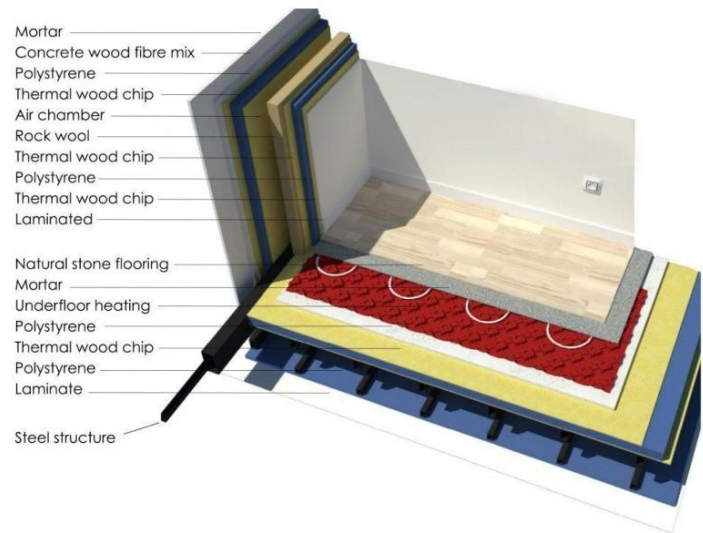
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## A revolutionary wall composite that guarantees thermal & acoustic insulation throughout:

The patented wall composite comprises of multiple layers all of which contribute to a safe, comfortable interior with both thermal and acoustic insulation. We create projects of high technical quality accompanied by high quality finishes.



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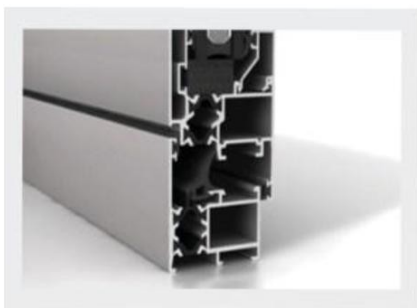
## Underfloor aero-thermal water throughout all floors and optional renewable energy solutions:

A top of the range Aero-thermal (renewable energy) water based system is installed as standard throughout ground and first floors. It is a complete heating and cooling system. Using a natural, non-polluting, inexhaustible energy source, aero-thermal systems are a wonderful way to maintain perfect internal temperatures.

It is considered a renewable energy system due to its ability to extract energy from the air and transfer it to another place in the form of cold or heat. Energy is transmitted to a heat pump, which uses a thermodynamic device to transfer heat and heat or refresh your home according to your needs. This form of energy cannot be exhausted, amounting to considerable savings on heating bills.



## Security glass with both solar gain and acoustic treatment for comfortable & safe interior living spaces:



This advanced architectural glass incorporates solar control earning a high energy rating and low energy costs. Delivering high light transmittance and reducing unnecessary solar heat gain and benefitting from additional acoustic reduction, while maintaining the aesthetics of untreated glass.

High quality aluminum windows brand CORTIZO or similar, with thermal break. Security Double glazing (8/14/4+4) with Guardian Sun acoustic and solar gain treatment, for maximum heat and solar insulation.

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## High-end finishing's and materials throughout:

### FOUNDATION AND STRUCTURE

Foundation – Reinforced Concrete Slab with appropriate waterproofing and drainage at ground level.

Structure – Reinforced Steel Framework throughout

Foundation and structure will be both monitored and enforced in accordance with Spanish and European regulations

### INTERIOR AND EXTERIOR WALLS

Walls – An extremely insulative composite of Concrete, wood fibre, Polystyrene, thermal wood-chip and rock-wool to a total depth of 35cm.

### ROOF

Inverted flat roof – inaccessible.

### FACADES

Finished mortar of water-repellent cement, screeded and painted.

### WALL FINISHES

Walls are painted in a sand/beige colour and the ceilings white. Ceilings are constructed of waterproof plasterboard, coated with plastic paint.

### FLOORING

Stairs: Cladding marble.

Living Room: Premium porcelain stoneware floors, brand ARGENTA or KERABEN or similar.

### WALL TILES

Bathrooms, kitchen and laundry room: premium porcelain tiles, brand ARGENTA or KERABEN or similar.



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### KITCHENS

Fully fitted quality units.

Appliances: SIEMENS or similar, includes fridge, oven, extractor & ceramic hob. Silestone Worktops.

Water Taps: Brand GROHE or similar

### INTERIOR WOODWORK

The entrance will be superior quality African Teak. These entrance doors will contain windbreak guillotine. Interior doors will be painted white with the classifications EI230 fire resistance and 30 dB sound resistance. Stainless steel handles, with locks in the bathrooms and main bedroom.

Fitted wardrobes lacquered outside and lined inside with melamine.

### BATHROOMS

Embedded sink furniture fitted in all bathrooms brown or white, brand VITABOX, 80 cm wide.

White premium quality porcelain washbasin, toilet and bidet, brand VILLEROY & BOCH.

### TAPS AND BATHROOM FITTINGS

Water taps of premium quality brand GROHE. Overhead shower, brand GROHE.

### TV & TELEPHONE

TV antenna fittings in the living room and bedrooms.

Phone installation and internet access points in the living room and bedrooms.

### SECURITY SYSTEM

Video intercom with television camera and monitor brand FERMAX DIGITAL, ABB or similar.

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### **ELECTRICITY AND MECHANISMS**

All installations to conform to technical Regulations.

Mechanisms will be used of premium makes and quality.

### **TERRACES**

Steel and glass railings on terraces.

### **GARAGE/ CARPORT**

On houses with car park: concrete pavement.

On houses with underground garage: access doors for vehicles with a remote control opening.

Concrete pavement on floors. Vertical surfaces in smooth plastic paint.

### **AIR-CONDITIONING**

AERO-THERMAL (renewable energy) air-conditioning system with a hot/cold pump. Brand Vaillant, Saunier Duval or similar with low acoustic emission.

### **UNDERFLOOR HEATING/COOLING**

AERO-THERMAL Vaillant, Saunier Duval or similar (renewable energy) water based system installed throughout ground and first floor.

### **SWIMMING POOL**

4 x 8 concrete built swimming pool.

High quality tiles brand ALTTGLASS or similar, with choice of colours. Concrete stairs.

The non-availability of a make or model for reasons beyond our control, entitles us to replace them with another brand(s) or model(s) with similar characteristics. The images included in this document are used only conceptually and may not accurately represent the final design.



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