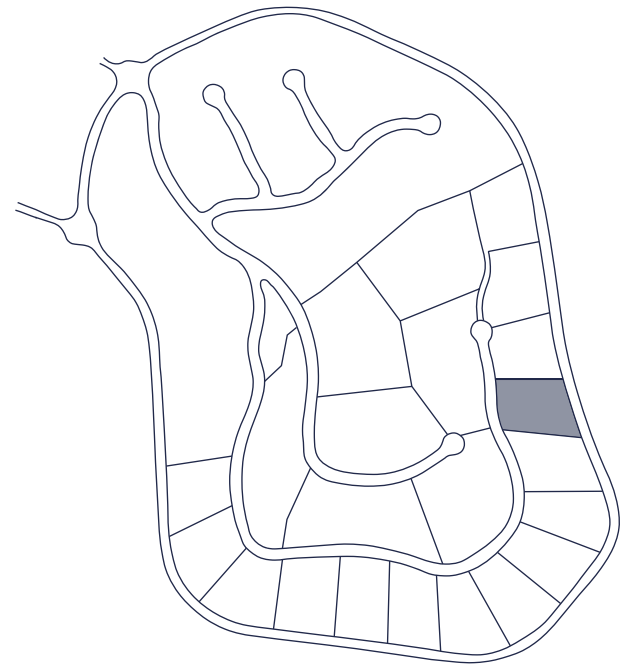


**NOON**

# THE FIFTEEN











# MASTERPLAN ORIGINAL VERSION

## LIFT

2 elevator

## WELLNESS AREA

Interior pool  
Swimming pool & water mirror  
Sauna  
GYM  
GYM bathroom

## 6 BEDROOM SUITES

2 master suite  
4 bedrooms

## 7 BATHROOM & 2 TOILETS

2 master bathroom  
4 bathroom in suite  
1 gym bathroom  
2 toilet

## TOTAL PLOT AREA

4.502,50 m<sup>2</sup>

## TOTAL BUILT-UP AREA

2.041,34 m<sup>2</sup>

## MAXIMUM OCCUPANCY

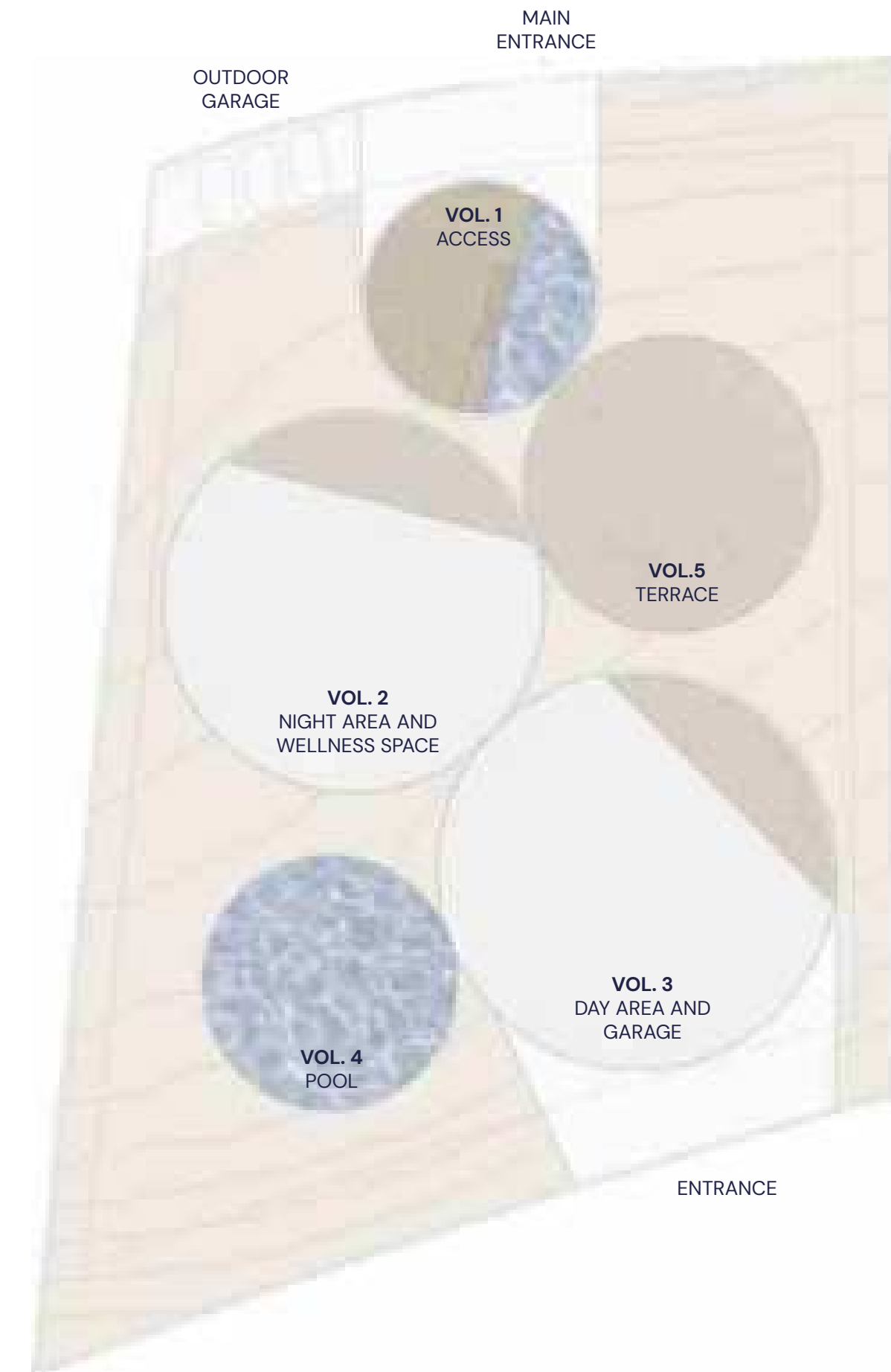
1.485,82 m<sup>2</sup>

## PROJECT OCCUPANCY

1.262,15 m<sup>2</sup>

## 5 VOLUMES

access  
night area and wellness  
space day area and garage  
pool  
terrace



# MASTERPLAN OPTIONAL VOLUME

## LIFT

3 elevator

## WELLNESS AREA

Interior pool  
Swimming pool & water mirror  
Sauna  
GYM  
GYM bathroom

## 6 BEDROOM SUITES & 2 OPTIONAL BEDROOM

2 master suite  
4 bedrooms  
+2 guest bedroom (optional)

## 7 BATHROOM & 2 TOILETS & 2 OPTIONAL BATHROOM

2 master bathroom  
4 bathroom in suite  
2 guest bathroom (optional)  
1 gym bathroom  
2 toilet

## TOTAL PLOT AREA 4.

502,50 m<sup>2</sup>

## TOTAL BUILT-UP AREA 2.041

,34 m<sup>2</sup>

## MAXIMUM OCCUPANCY 1.485

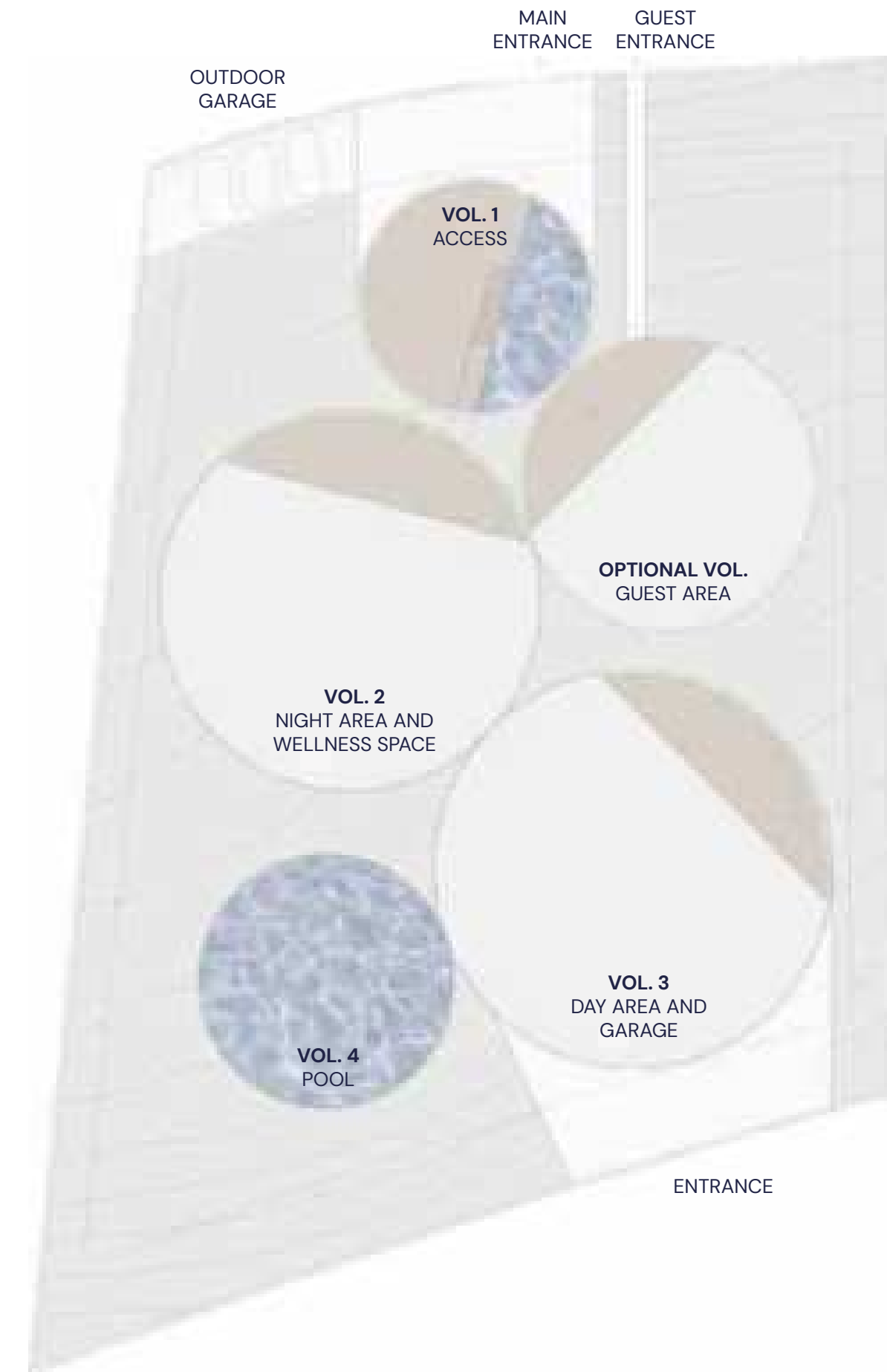
,82 m<sup>2</sup>

## PROJECT OCCUPANCY 1.262,

15 m<sup>2</sup>

## 4 VOLUMES +1 OPTIONAL VOLUME

access  
night area and wellness space day  
area and garage  
pool  
guest area (optional volume)



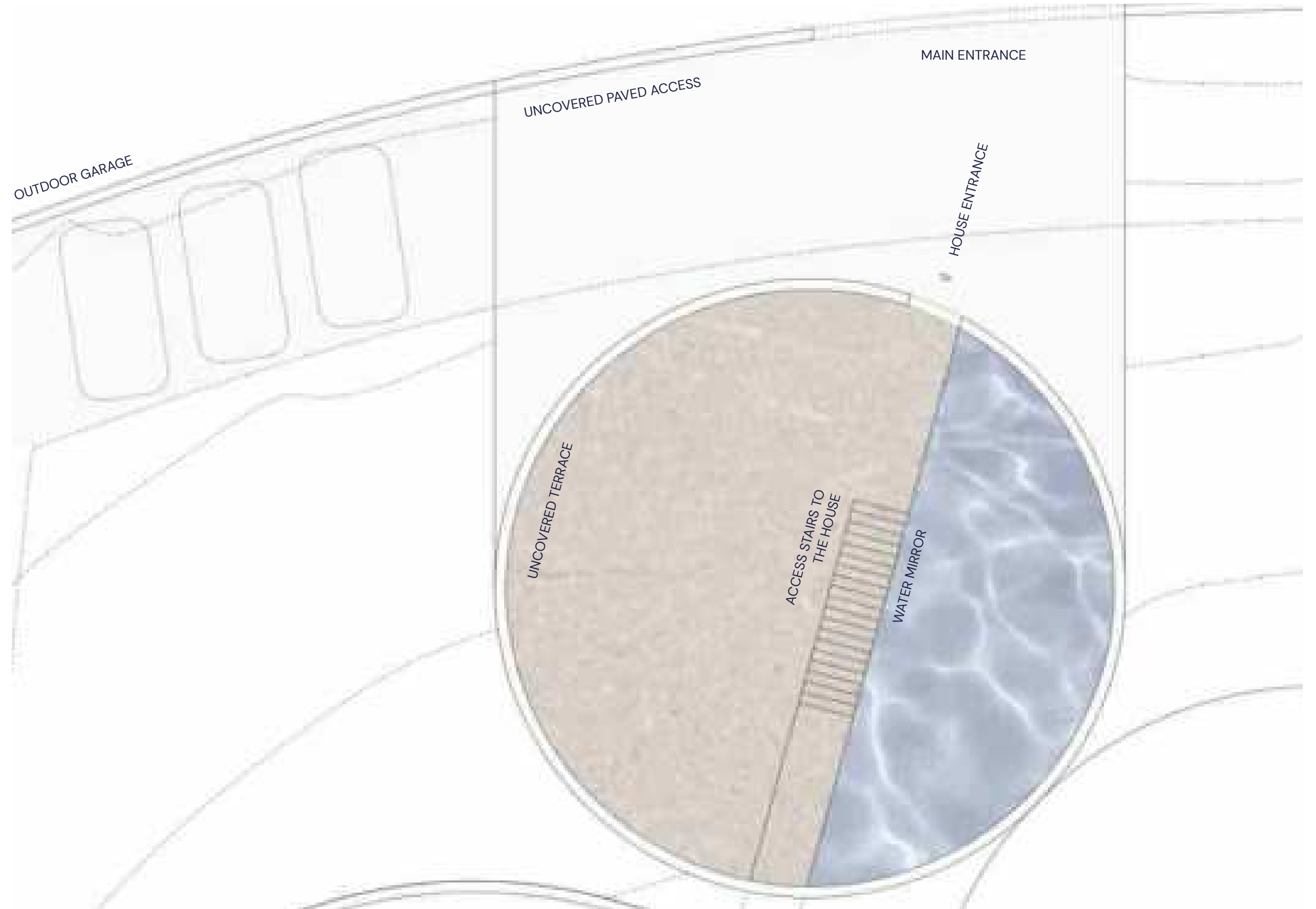
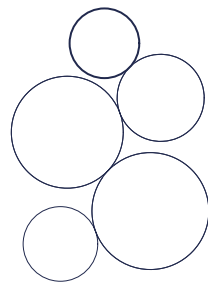


# VOLUME 1 ACCESS

**TOTAL PLOT AREA**  
4.502,50 m<sup>2</sup>  
**TOTAL BUILT-UP AREA**  
2.041,34 m<sup>2</sup>

**MAXIMUM OCCUPANCY**  
1.485,82 m<sup>2</sup>  
**PROJECT OCCUPANCY**  
1.262,15 m<sup>2</sup>

<b>Outdoor garage</b>	95 m <sup>2</sup>
<b>Uncovered paved</b>	141 m <sup>2</sup>
<b>Main entrance</b>	-
<b>House entrance</b>	-
<b>Uncovered terrace</b>	119 m <sup>2</sup>
<b>Access stairs</b>	8,5 m <sup>2</sup>
<b>Water mirror</b>	70 m <sup>2</sup>



**Volume 1. Access**  
Image of the access stairs to the house





**Main entrance (above)**

Image of the access door to the discovered access terrace to the house

**Volume 1. Access**

Image of the discovered access terrace and the access stairs to the house

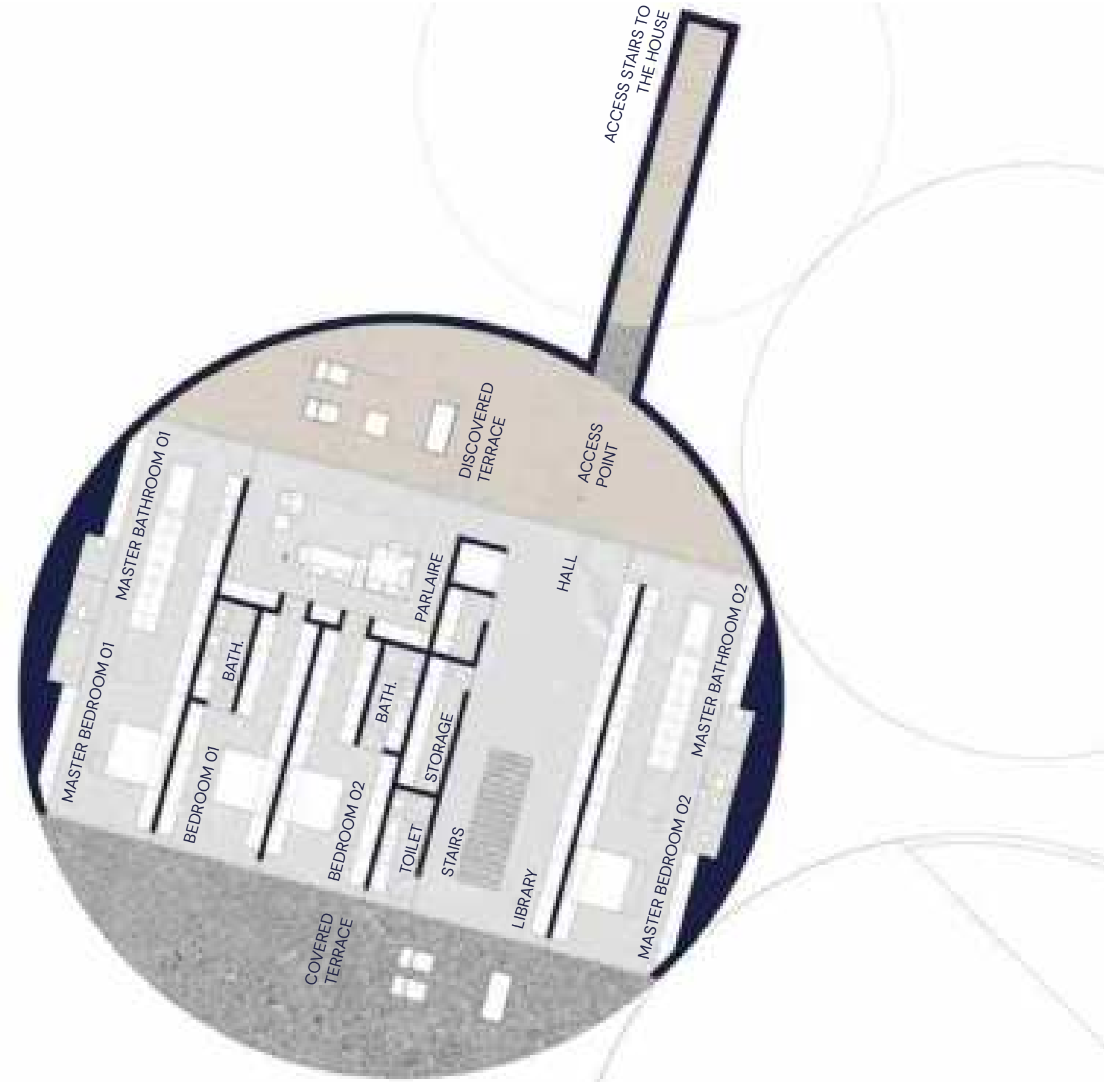
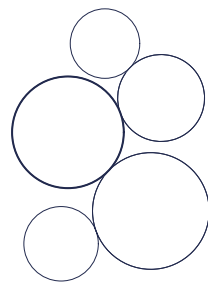


# VOLUME 2 UPPER FLOOR NIGHT AREA

**TOTAL PLOT AREA**  
4.502,50 m<sup>2</sup>  
**TOTAL BUILT-UP AREA**  
2.041,34 m<sup>2</sup>

**MAXIMUM OCCUPANCY**  
1.485,82 m<sup>2</sup>  
**PROJECT OCCUPANCY**  
1.262,15 m<sup>2</sup>

<b>Discovered terrace</b>	91 m <sup>2</sup>
<b>Access point</b>	-
<b>Hall</b>	-
<b>Stairs</b>	8,5 m <sup>2</sup>
<b>Library</b>	55 m <sup>2</sup>
<b>Master bedroom 01</b>	32 m <sup>2</sup>
<b>Master bathroom 01</b>	28 m <sup>2</sup>
<b>Bedroom 01</b>	25,8 m <sup>2</sup>
<b>Bathroom 01</b>	5,6 m <sup>2</sup>
<b>Bedroom 02</b>	25,8 m <sup>2</sup>
<b>Bathroom 02</b>	5,6 m <sup>2</sup>
<b>Parlaire</b>	39,8 m <sup>2</sup>
<b>Toilet</b>	5,6 m <sup>2</sup>
<b>Storage</b>	7 m <sup>2</sup>
<b>Master bedroom 02</b>	32 m <sup>2</sup>
<b>Master bathroom 02</b>	28 m <sup>2</sup>
<b>Covered terrace</b>	99 m <sup>2</sup>



**Volume 1. Discovered terrace**  
Image of the discovered access terrace to the house



**Volume 1. Stairs**  
View of the landscape from the access to the house.





**Main bedroom**  
Image of the main bedroom



**Bathroom (above)**  
Image of the en-suite bathroom of the bedrooms

**Bedroom (right)**  
Image of the bedroom



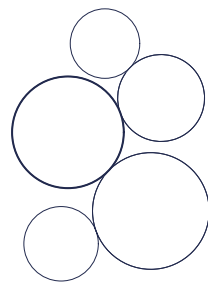


# VOLUME 2 LOWER FLOOR WELLNESS AREA

**TOTAL PLOT AREA**  
4.502,50 m<sup>2</sup>  
**TOTAL BUILT-UP AREA**  
2.041,34 m<sup>2</sup>

**MAXIMUM OCCUPANCY**  
1.485,82 m<sup>2</sup>  
**PROJECT OCCUPANCY**  
1.262,15 m<sup>2</sup>

<b>Cinema</b>	28,80 m <sup>2</sup>
<b>Turkey bath</b>	14,00 m <sup>2</sup>
<b>Bathroom</b>	21,80 m <sup>2</sup>
<b>Laundry</b>	16,40 m <sup>2</sup>
<b>Sauna</b>	11,00 m <sup>2</sup>
<b>Interior pool</b>	62,00 m <sup>2</sup>
<b>Gym area</b>	72,80 m <sup>2</sup>
<b>Hall</b>	36,60 m <sup>2</sup>



**Volume 1. Stairs**

Image of the main stairs of the house. Image from the indoor swimming pool of the gym volume

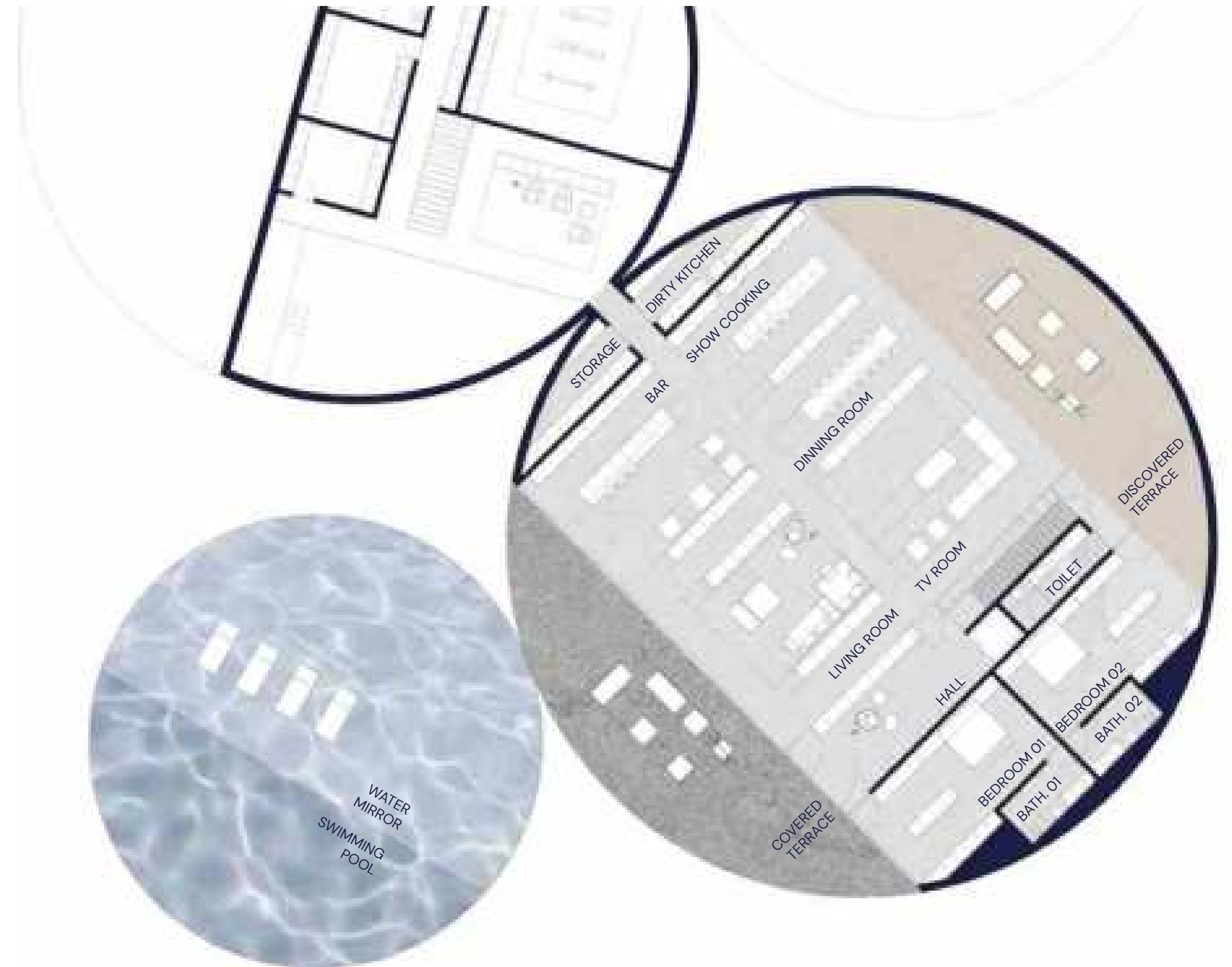
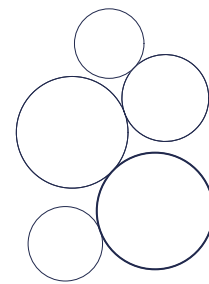


# VOLUME 3 UPPER FLOOR DAY AREA

**TOTAL PLOT AREA**  
4.502,50 m<sup>2</sup>  
**TOTAL BUILT-UP AREA**  
2.041,34 m<sup>2</sup>

**MAXIMUM OCCUPANCY**  
1.485,82 m<sup>2</sup>  
**PROJECT OCCUPANCY**  
1.262,15 m<sup>2</sup>

<b>Dirty kitchen</b>	11 m <sup>2</sup>
<b>Storage</b>	11 m <sup>2</sup>
<b>Bar</b>	39 m <sup>2</sup>
<b>Show cooking</b>	33 m <sup>2</sup>
<b>Dinning room</b>	24 m <sup>2</sup>
<b>Living room</b>	60 m <sup>2</sup>
<b>TV room</b>	52 m <sup>2</sup>
<b>Toilet</b>	7,5 m <sup>2</sup>
<b>Hall</b>	22,6 m <sup>2</sup>
<b>Bedroom 01</b>	31 m <sup>2</sup>
<b>Bathroom 01</b>	6,1 m <sup>2</sup>
<b>Bedroom 02</b>	31 m <sup>2</sup>
<b>Bathroom 02</b>	6,1 m <sup>2</sup>
<b>Discovered terrace</b>	89 m <sup>2</sup>
<b>Covered terrace</b>	97 m <sup>2</sup>
<b>Water mirror</b>	159 m <sup>2</sup>
<b>Swimming pool</b>	95 m <sup>2</sup>



**Living room**  
Image of the main living room overlooking the pool





**Vol. 4 Pool**  
Exterior view of the pool (volume 4) and the day area (volume 3)

Living room  
Image of the living room





**Living room (above)**  
Image of the living room with warm finishes

**Living room (right)**  
Image of the living room with warm finishes

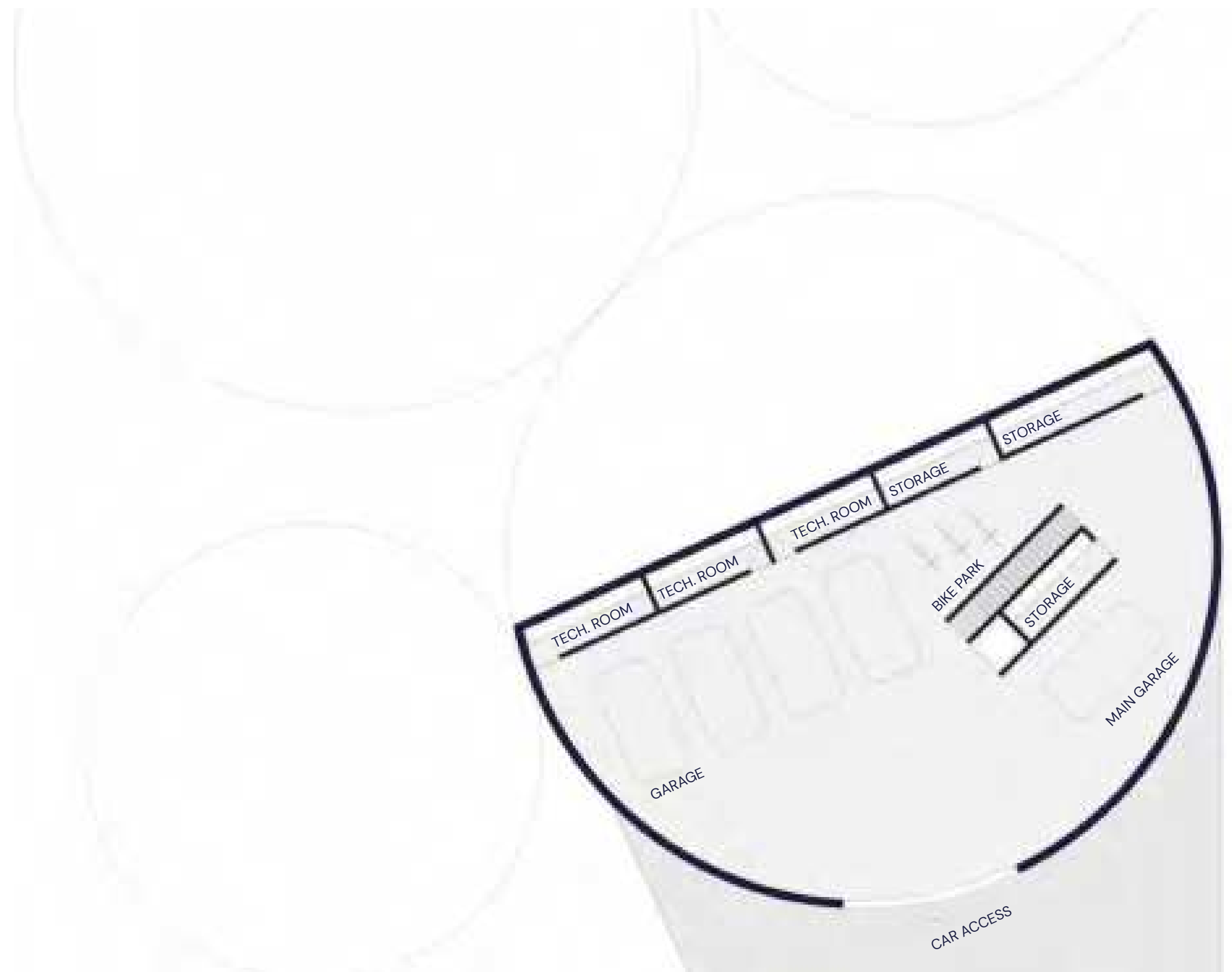
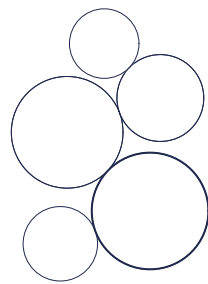


# VOLUME 3 LOWER FLOOR GARAGE

**TOTAL PLOT AREA**  
4.502,50 m<sup>2</sup>  
**TOTAL BUILT-UP AREA**  
2.041,34 m<sup>2</sup>

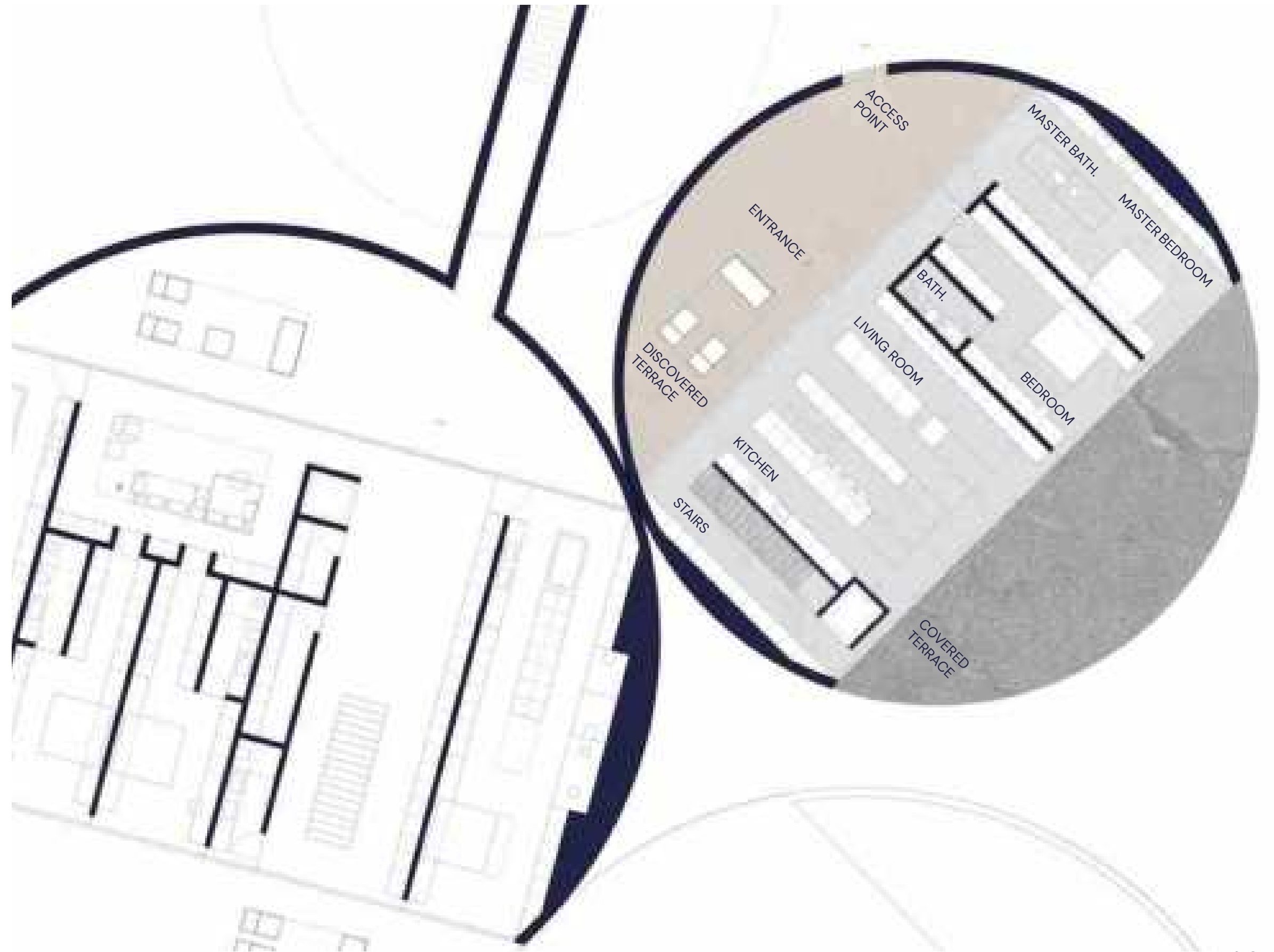
**MAXIMUM OCCUPANCY**  
1.485,82 m<sup>2</sup>  
**PROJECT OCCUPANCY**  
1.262,15 m<sup>2</sup>

<b>Tech. room</b>	7,8 m <sup>2</sup>
<b>Tech. room</b>	7,8 m <sup>2</sup>
<b>Tech. room</b>	7,8 m <sup>2</sup>
<b>Storage</b>	7,8 m <sup>2</sup>
<b>Storage</b>	11 m <sup>2</sup>
<b>Garage</b>	352 m <sup>2</sup>
<b>Storage</b>	7,5 m <sup>2</sup>





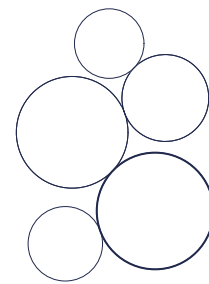
# OPTIONAL VOLUME UPPER FLOOR GUEST PAVILION



**TOTAL PLOT AREA**  
4.502,50 m<sup>2</sup>  
**TOTAL BUILT-UP AREA**  
2.041,34 m<sup>2</sup>

**MAXIMUM OCCUPANCY**  
1.485,82 m<sup>2</sup>  
**PROJECT OCCUPANCY**  
1.262,15 m<sup>2</sup>

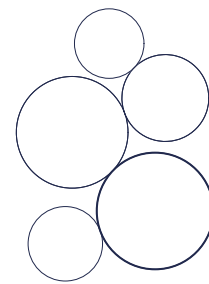
<b>Stairs</b>	8,5 m <sup>2</sup>
<b>Kitchen</b>	37 m <sup>2</sup>
<b>Living room</b>	33 m <sup>2</sup>
<b>Bedroom 01</b>	26 m <sup>2</sup>
<b>Bathroom 01</b>	4,5 m <sup>2</sup>
<b>Master bedroom</b>	25 m <sup>2</sup>
<b>Bathroom 02</b>	19 m <sup>2</sup>
<b>Covered terrace</b>	79 m <sup>2</sup>
<b>Discovered terrace</b>	72 m <sup>2</sup>



# OPTIONAL VOLUME LOWER FLOOR CONNECTION

**TOTAL PLOT AREA**  
4.502,50 m<sup>2</sup>  
**TOTAL BUILT-UP AREA**  
2.041,34 m<sup>2</sup>  
**MAXIMUM OCCUPANCY**  
1.485,82 m<sup>2</sup>  
**PROJECT OCCUPANCY**  
1.262,15 m<sup>2</sup>

**Stairs** 8,5 m<sup>2</sup>



# ZERO ENERGY & LOW WATER CONSUMPTION

## THE INNOVATED TRADITION

Architecture is no longer limited to supplying the functional requirements of the users who inhabit it. From Cork Oak Mansion, in collaboration with Fran Silvestre Arquitectos, there is an indisputable commitment to the environment. It is committed to sustainability through the architecture itself, which incorporates a comprehensive design in which all aspects influence.

The objective is for the architectural design from innovative tradition to guarantee watertightness, energy generation and the absence of losses to ensure that the home's consumption is zero.





**ZERO ENERGY CONSUMPTION**

**The way to achieve maximum comfort while respecting the environment**

The concept of zero energy consumption without sacrificing maximum comfort is the challenge of this villa. It consists of integrating nature and open spaces in a design and luxury home, with the objective of practically eliminating the environmental impact.

This house uses renewable energy to supply all its needs, making it an energy self-sufficient villa. All these economic and environmental benefits do not detract from the aesthetics and luxury of the villa.

To achieve this, a geothermal system with solar panels and battery accumulation generate enough energy to satisfy all the consumption of the house in one year, as well as 90,000 km of a Polestar 2-type car. All this can be achieved without sacrificing aesthetics, good materials and the greatest exclusivity.

#### **GEOHERMAL SYSTEM**

**Geothermal system use the relatively constant temperature of the earth as the exchange medium instead of the outside air temperature.**

Air-conditioning, sanitary hot water and underfloor heating energy production by means of a geothermal system.

#### **PHOTOVOLTAIC SYSTEM**

**Photovoltaic system is a special electrical system that produces energy from a renewable and inexhaustible source: the sun**

38.64 kWp grid-connected solar photovoltaic system for self-supply.

#### **BATTERY SYSTEM**

**Battery system is made up of electrochemical cells which generate electrical energy at a specified voltage.**

Accumulation of energy without waste for later use.

#### **THERMAL INSULATION SYSTEM**

**Thermal insulation system reduces heat transfer between solid objects, fluids or gases by introducing a barrier between them.**

Continuous thermal envelope that guarantees temperature control and comfort of the house with no energy losses.

#### **FIRST CLASS MATERIALS AND GOOD ORIENTATIONS**

**First class materials are those which are extremely good and of the highest quality.**

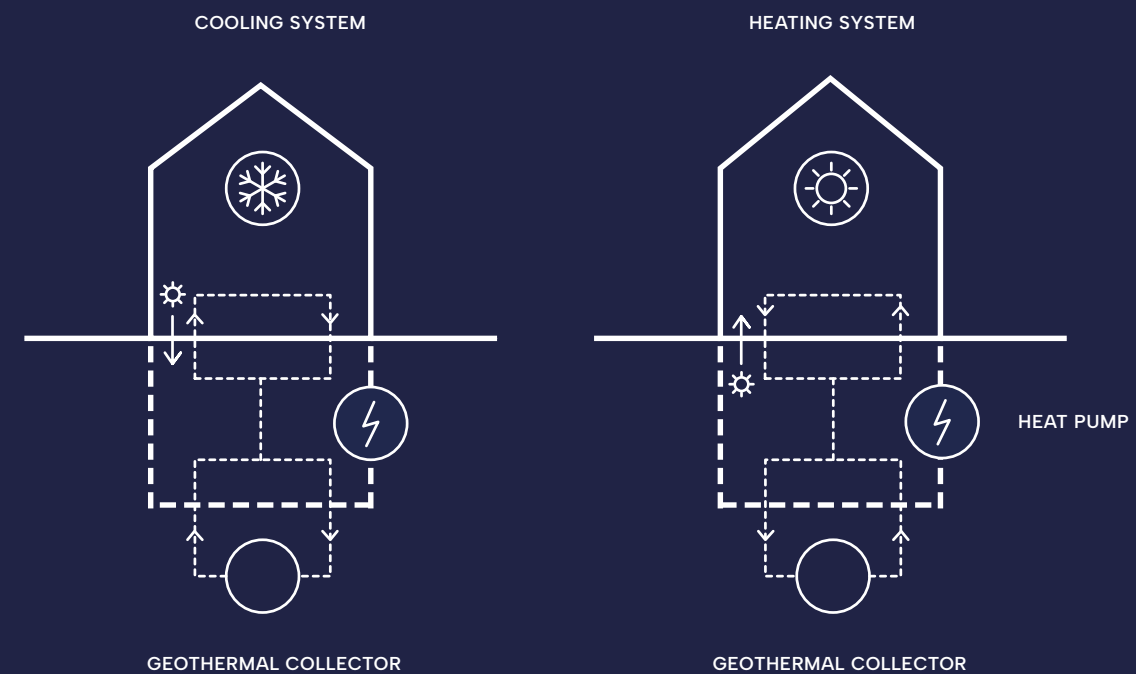
High quality carpentry and materials are used to preevent interior-exterior heat flow. In the other hand, the correct orientation of the house ensures the use of shading, which favors the natural air conditioning of the villa.





We don't talk about sustainability as a marketing concept. In Twelve, it is a scientifically proven reality.





#### LOW-ENTHALPY GEOTHERMAL ENERGY

The installation can function as both a heating and cooling method. In the first case, the pump extracts energy from the ground and introduces it into the house in the form of heat. When the demand is for cooling, the machine evacuates the heat from the building and uses it to produce domestic hot water and to heat the swimming pool. Once these needs are met, the excess heat is sent to the ground.

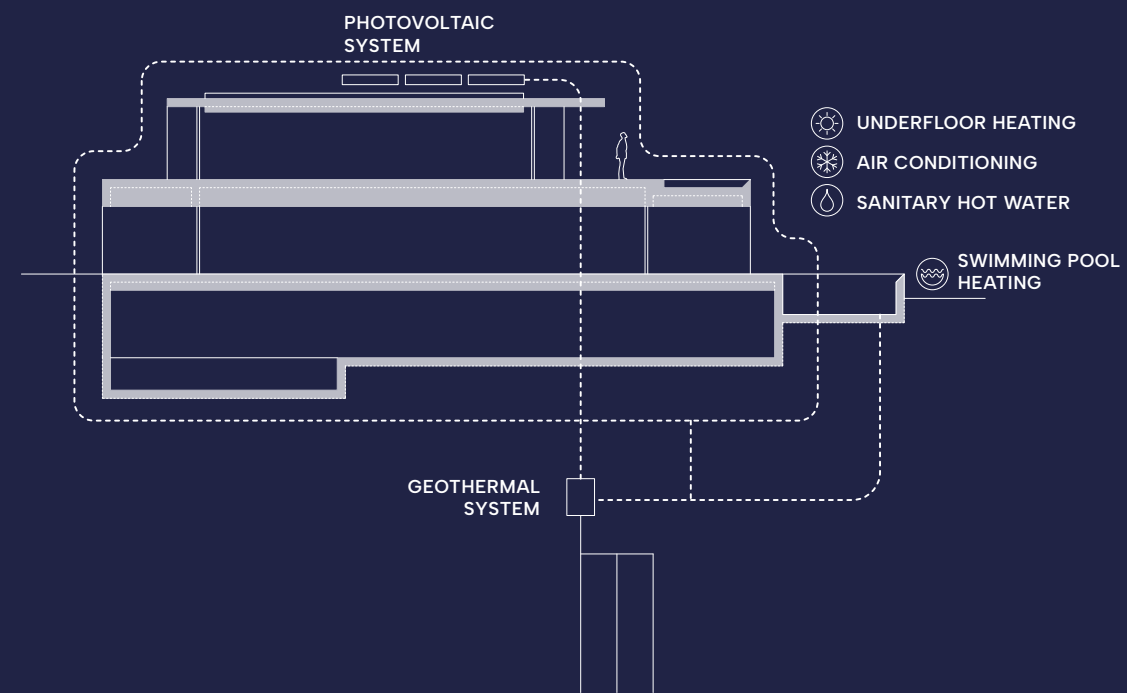
#### PHOTOVOLTAIC SYSTEM

The electrical energy produced by the photovoltaic panels is an endless, renewable and non-polluting source. It contributes to sustainable development, since it consumes the daily energy produced by the sun. This energy can be used for self-consumption or be fed into the Spanish electricity grid for later compensation. During periods of low solar radiation, the energy that has been accumulated during the light periods is used. The building will be energetically self-sufficient and will obtain surplus energy to charge vehicles.

#### BATTERY SYSTEM

Batteries are one of the best self-sufficient systems. The energy collected in hours of non-energy use is accumulated to provide support in the necessary hours. The excess energy generated is accumulated for own use.





#### ENERGY SELF-SUFFICIENT VILLA

The home's two primary renewable energy sources (geothermal and solar photovoltaic) work together, making the villa an energy self-sufficient building.

#### UNDERFLOOR HEATING

Indoor installations for underfloor heating.

#### AIR CONDITIONING

Indoor installations for air-conditioning by means of ducted units.

#### DOMESTIC HOT WATER

The energy produced by geothermal energy can be used to heat domestic water.

#### HEATED POOLS

Installations for heating of indoor and outdoor swimming pools.

#### HYBRID SYSTEM

Hybrid system with battery storage.

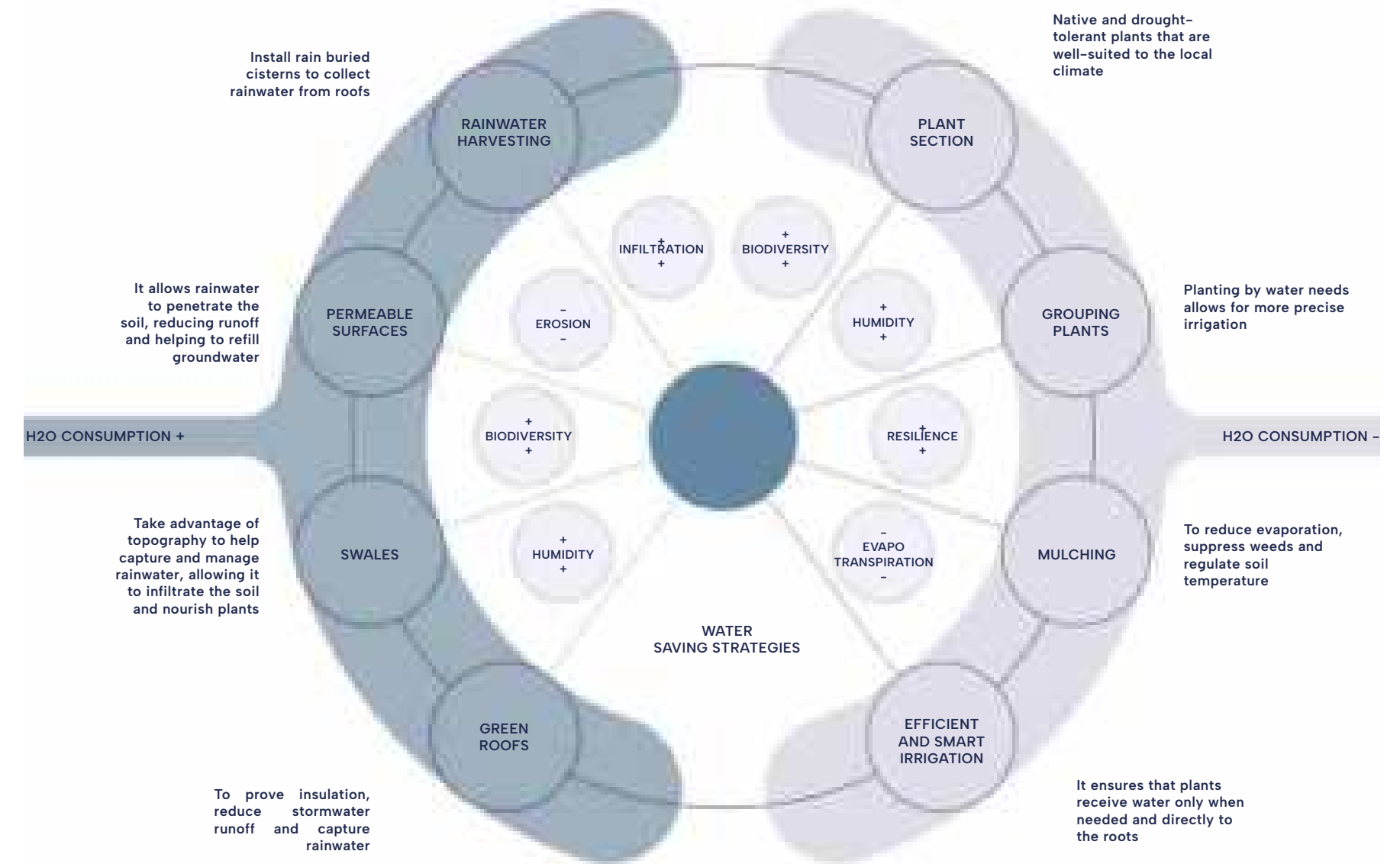
## WATER SAVING STRATEGIES

The revolution of sustainable housing is consolidated in The Fifteen with the preservation of the most precious element: WATER. After achieving total energy efficiency in Altos de Valderrama with the first luxury villa with zero external energy consumption, we go

further in the most distinguished area of Sotogrande, not only in terms of indigenous landscaping with low water impact, but with a combined system of water generation for domestic use, rainwater harvesting and reuse of grey water for irrigation.



Before planting, the species are carefully selected in a nursery and exposed to several changing episodes of water stress to ensure a proper adaptation to an environment without any irrigation





<b>Generación Media Anual [l/día]</b>	216
<b>Consumo Eléctrico Medio Anual [kWh/litro]</b>	0,37
<b>Potencia Media Anual [kW]</b>	3,3
<b>Inversión [€]</b>	33.000
<b>Coste Operativo: Coste de Mantenimiento [€/año]</b>	955
<b>Coste Operativo Total [€/litro]</b>	0,07



Mes	Temperatura [°C]	HR [%]	Generación [l/día]	Consumo [kWh/litro]
Ene	12,7	75,5	157	0,42
Feb	13,2	73,9	162	0,41
Mar	14,3	70,5	173	0,40
Abr	15,7	69,8	193	0,38
May	18,2	66,8	212	0,37
Jun	21,1	64,4	244	0,36
Jul	23,8	62,4	267	0,35
Ago	24,3	63,3	277	0,34
Sep	22,6	67,2	271	0,34
Oct	19,2	72	245	0,34
Nov	15,7	75,5	214	0,36
Dic	13,3	75,6	170	0,40

Generación de agua y consumo de energía medidos en Cámara Climática, auditadas y certificada.

## LANDSCAPE

The strength of our Project lies within the power of the enclave and the architecture which the garden is displayed around, where it aims to function in an efficient and communicating way.

We work with drought torelant Mediterranean plants to minimise water consumption as much as possible, combining grasses with tree species such as *Olea Europaea*, *Quercus ilex* and *Ceratonia siliqua*.





The garden coexists with the architecture, enhancing its integration into the environment, complementing its shape and offering movement as well as diversity.

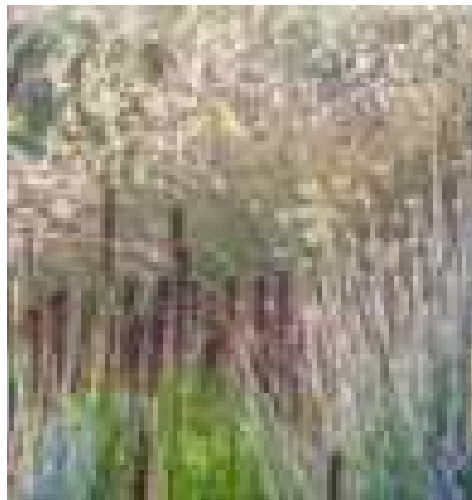




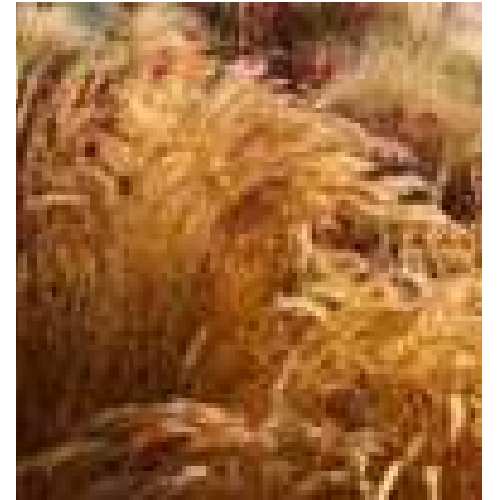
Ubication **ACCESS**  
Vegetation **GRASSES GARDEN**  
Characteristics **0 IRRIGATION**



Ubication **RELAX GARDEN EXPERIENCE**  
Vegetation **GRASSES GARDEN**  
Characteristics **0 IRRIGATION**



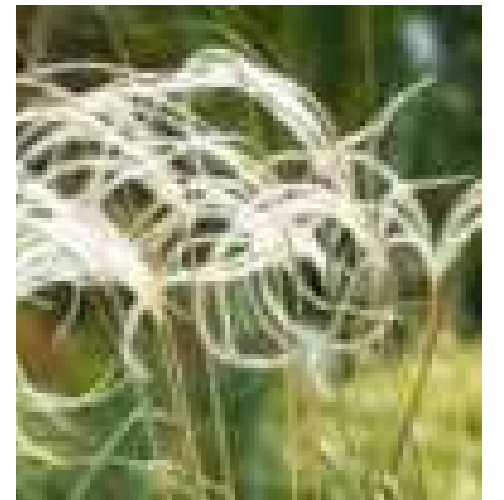
Ubication **POOL AREA EXPERIENCE**  
Vegetation **GRASSES GARDEN**  
Characteristics **0 IRRIGATION**



Ubication **SEATING AREA EXPERIENCE**  
Vegetation **GRASSES GARDEN**  
Characteristics **0 IRRIGATION**



Ubication **WALKWAY EXPERIENCE**  
Vegetation **GRASSES GARDEN**  
Characteristics **0 IRRIGATION**



Ubication **VIEWPOINT-FIRE EXPERIENCE**  
Vegetation **GRASSES GARDEN**  
Characteristics **0 IRRIGATION**



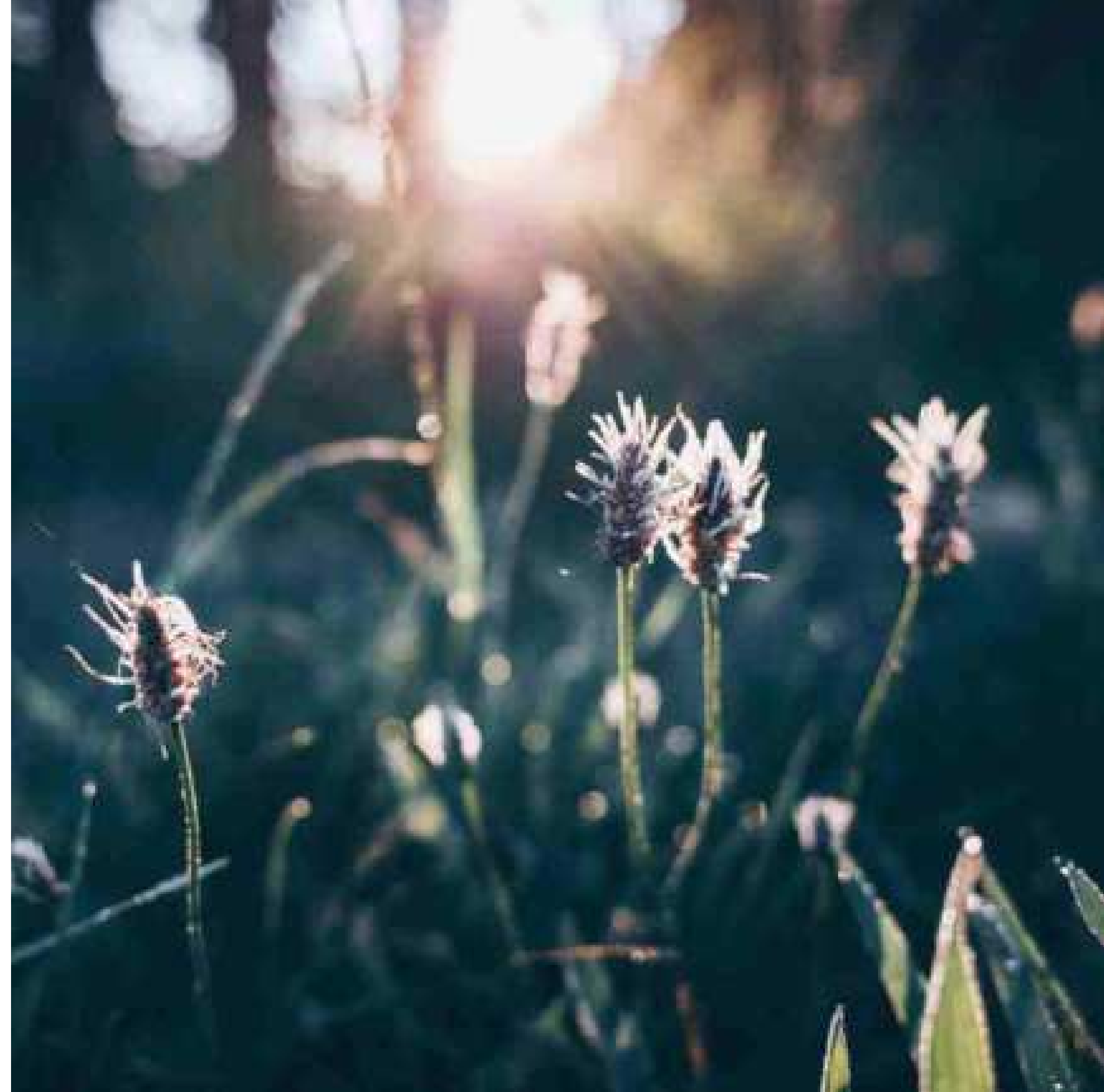
Ubication **SENSORY EXPERIENCE**  
Vegetation **GRASSES GARDEN**  
Characteristics **0 IRRIGATION**



Ubication **VIEWS FROM THE HOUSE**  
Vegetation **GRASSES GARDEN**  
Characteristics **0 IRRIGATION**



Ubication **VIEWS FROM THE HOUSE**  
Vegetation **GRASSES GARDEN**  
Characteristics **0 IRRIGATION**



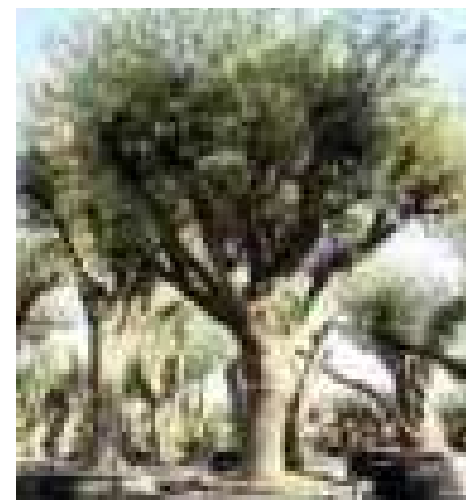




Vegetation *OLEA EUROPAEA*



Vegetation *QUERCUS ILEX*

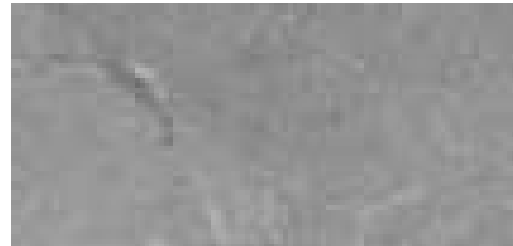


Vegetation *CERATONIA SILIQUA*

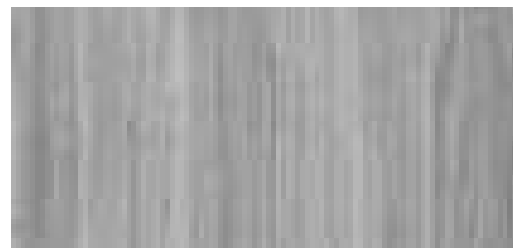


# MATERIALITY AND INTERIOR DESIGN

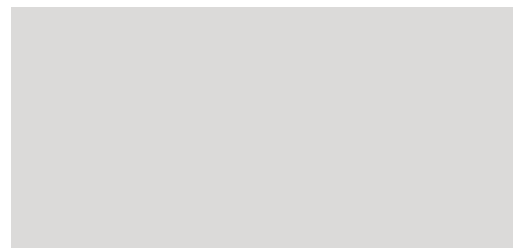
# MATERIALITY



**Mármol Sierra Elvira**  
Exterior floor and façade finishes  
Waterproof matt sandblasted



**Natural oak wood**  
Interior cladding  
Open-pore matt



**RAL 7047**  
Interior coating  
Matt



# INTERIOR DESIGN

## **ELECTRICITY**

### **Complete electrical installation for high electrification**

Complete electrical installation for a single-family house with high electrification. The installation includes lighting circuits, general electrical outlets, electrical outlets in rooms (bathrooms, household appliances, automated rolling shutters, air conditioning equipment, ventilation, water treatment and pressure group). The distribution of all the mechanisms will be made according to the electrical plan defined in the project execution phase.

## **LIGHTING AND DIMMING**

### **Indoor lighting with LED strips and dimming with screen and blackout panels**

Indoor lighting with LED strip mounted on profile, cabinet partition, stair handrail or headboard. In wet areas, an IP67 format is used and in areas in contact with water, such as swimming pools or water sheets, an IP68 format is used. To guarantee the darkness of the interior spaces, a roller blind is used, made of fiberglass mesh screen fabric with a double density PVC coating. It will be fireproof, according to DB-SI, and motorized. In bedrooms, there is also a roller blind made of blackout polyester fabric, whose abrasion resistance is 30.000 cycles, pilling resistance is 4-5 degrees, light fastness is 4-5 degrees, wash fastness is 4-5 degrees, opacity is 99.5%, sound absorption is 0.6 (DB-HR). It will be flaming retardant, according to DB-SI, and motorized.

## **ELEVATOR**

### **Elevator with fully customized interior cabin design**

Elevator with fully customized interior cabin design. The objective is to create a continuity with the rest of the spaces and materials of the rest of the house. The access door to the interior of the cabin is hidden by another door with identical conditions to the rest, thus achieving total homogeneity of the space.



#### **WATER EVACUATION SYSTEM**

##### **Soundproofed and fire resistant downpipes and collectors with glued joint**

Soundproofed and fire-resistant downpipes and collectors with glued joint. They have a Bs0d1 fire performance (according to UNE EN 12501) and an AR soundproofing system (according to CTE). It is guaranteed to be suitable for the evacuation of all types of water, including water from household appliances. The internal surface of the pipes is perfectly smooth, non-flammable and self-extinguishing. They are resistant to impact and corrosion and cannot be attacked by chemical agents contained in wastewater. It can be installed either hanging from the structure or under floors or slabs, as well as in chambers and inside partitions.

#### **PLUMBING**

##### **Potable water supply pipe**

Potable water supply pipe, consisting of multilayer cross-linked polyethylene, aluminium and high-density cross-linked polyethylene (PE-X/Al/PE-X). It is 32 mm in diameter and 3 mm thick. It is installed inside partition walls, false ceilings or under floors with a mechanical protection layer. These pipes guarantee compliance with current state regulations and their correct operation.



#### **MECHANICAL VENTILATION**

##### **Mechanical ventilation with heat recovery**

Mechanical ventilation system for homes with heat recovery, consisting of a heat recuperator (Zehnder model or similar) of excellent energy efficiency with very low electrical consumption; a ventilation duct, consisting of a semirigid, circular, multilayer pipe, with corrugated outer surface and smooth inner surface, made of high density polyethylene (HDPE/HDPE), grey, with Clinside treatment on the inner surface to prevent dust accumulation and facilitate cleaning, ComfoTube "ZEHNDER" or similar, 90 mm outer diameter; and a ventilation duct, formed by smooth PVC pipe, glued by means of adhesive.

#### **SATE SYSTEM FACADES**

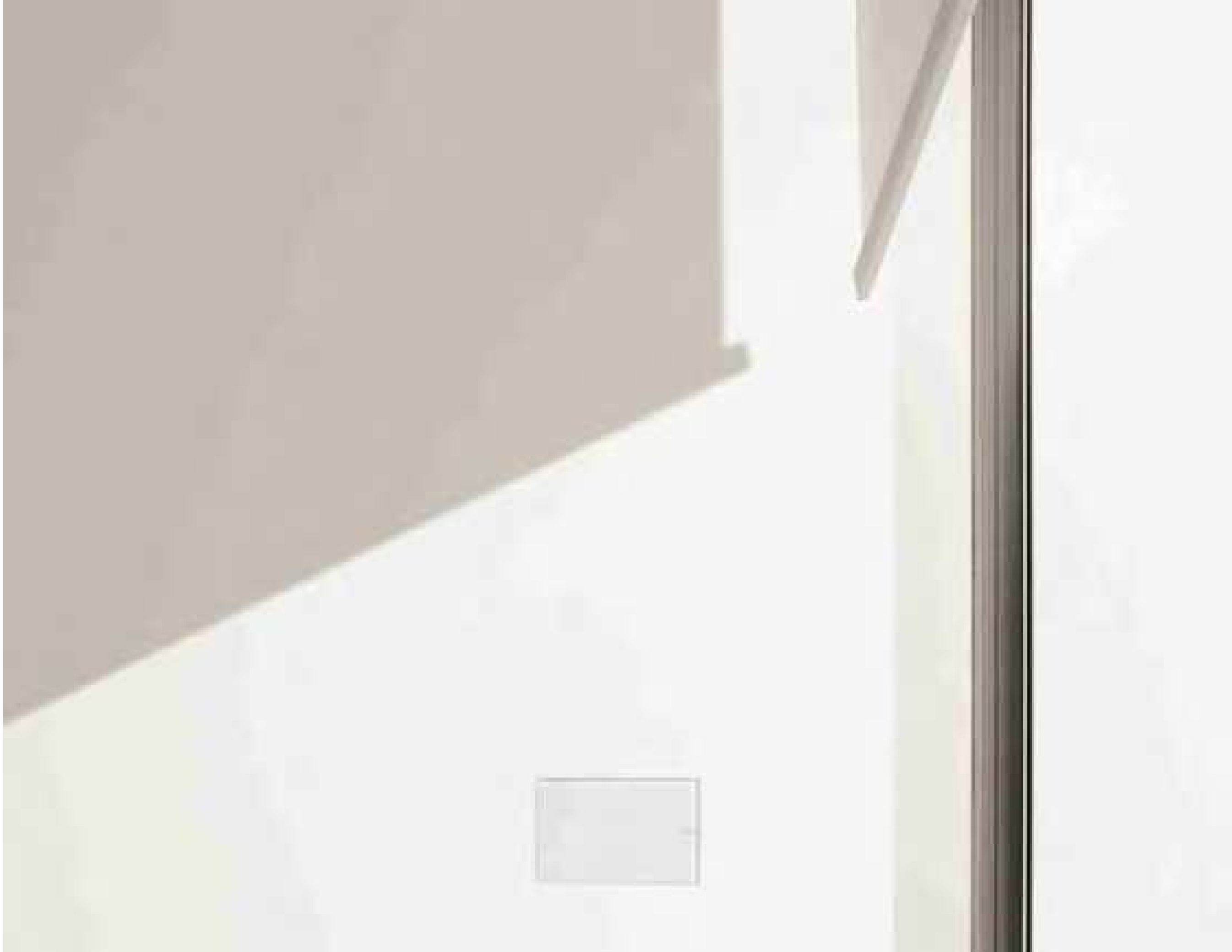
##### **External thermal insulation system**

SATE system for exterior vertical thermal insulation, composed of expanded polystyrene insulation boards (EPS) type III or extruded polystyrene (XPS), in areas where the starting points are on pavement or floor. Is anchored with polypropylene COTESPIGA E-90, with expansion nail and is protected against weathering with a continuous coating or bicomponent COTETERM paste. In addition, it is reinforced with double 4x4 mm fiberglass mesh with SBR-LATEX impregnation to prevent cement attack. Finally, it has a COTETERM type decorative finish coat.

#### **RENEWABLE ENERGY**

##### **Low-enthalpy geothermal energy and photovoltaic system**

To make the villa energy self-sufficient, renewable energy is employed. This is achieved by using a geothermal system, photovoltaic system, a battery system and thermal insulation system. In addition, other resources are used, such as first-class materials and the adaptation of the orientations to the house program.





**STRUCTURE AND FOUNDATIONS**  
**Reinforced concrete structure and "caviti" floor system**

The structure consists of reinforced concrete walls and floor slabs in collaboration with rolled steel profiles in the form of slabs and structural walls. In the areas in contact with the ground, a "caviti" type ventilated floor system is used. The foundations and structure will be built in accordance with current regulations.

**ROOFTOP**  
**Non-trafficable, non-ventilated flat roof**

Conventional type gravel roof, non-trafficable and non-ventilated, with a slope greater than 1%. Slopes are formed with sills, valleys, and joints. There is a layer of cellular concrete based on cement and plasticizing-aerating additives, with a regularization layer of cement mortar. The vapor barrier is a bituminous film with APP plastomer additives, LA-30-AL, applied with anionic asphalt emulsion. Thermal insulation is provided by extruded polystyrene panels (XPS panels). The waterproofing is a single-layer, adhered type, formed by a layer of bitumen modified with SBS elastomer, LBM(SBS)-40-FP. The separation layer under the protection is a polypropylene-polyethylene geotextile and the protection layer is a volume of washed white marble boulders, with an average thickness of

**FENCING**  
**Galvanized steel sheet, lacquered in matt white**

The fencing and gates are made of a steel profile structure, paneled with 3mm thick galvanized steel sheet and lacquered in matt white. The rest of the fence will be a metal structure covered by vegetation. The vehicle access gate is motorized with remote control. The pedestrian access includes a video door entry system and mailbox. These fencing elements will integrate the different installations for the connections, counters, and other functionalities which, according to the regulations, must be accessible from the public road.

**INTERNAL COMPARTMENTALIZATION**  
**Gypsum plasterboard partitions**

Partition formed by a structure of 48/70mm wide galvanized steel sheet profiles, based on crossbars (horizontal elements) and uprights (vertical elements) with a separation between axes of 400 mm. Laminated gypsum boards are screwed to both sides (composition to be defined in the execution project). These boards will be water-repellent if the environment with which they are in contact is humid, such as bathrooms or toilets.

**INTERIOR CARPENTRY. DOORS**  
**Hinged door in matt white lacquered MDF**

Interior hinged doors, made of solid MDF, lacquered in factory and with a thickness of 50mm. Wall paneling is flush from floor to ceiling. They include an aluminum frame that covers the entire dimension of the partition. They include a magnetic opening system, installed with a plate that is attached to the sheet material.

**INTERIOR CARPENTRY. CABINETS**  
**Folding cabinets made of lacquered MDF**

*Included in the project modules type M, modules type D, considered as extras.*

Hinged cabinets, which dimensions will be specified in the execution project, according to the carpentry details. They are made of 19mm lacquered MDF boards. The inner body is made of 16mm melamine and 19mm thick shelves, with rounded edges. The interior and the exterior will be lacquered in the factory. The opening of the doors is mechanical, with a push-type system. In addition, the ceiling is cut out for the housing of LED lighting and for the power supply and return of the air conditioning system.







#### **SWIMMING POOL**

##### **Swimming pool with a ceramic finish that imitates limestone**

The pool is finished with a porcelain material that imitates limestone, to achieve the maximum visual continuity of the space but guaranteeing the optimal conditions of this volume in contact with the water. It also has LED strips fit for contact with the water, which automatically light up at a set time of day. This type of lighting is known as IP68.

#### **ALUMINIUM CARPENTRY**

##### **Aluminium carpentry with TB and matt silver anodized aluminum finish**

Recessed aluminum joinery with thermal break (TB). It has a matt silver anodized aluminum finish and shall be dimensioned according to the drawings. It consists of a sliding panel, placed on previously washed pre-frames, a masonry plinth, and a perimeter seal. It contains stainless steel fastening hardware, pre-frames, pre-frame levelling brackets, galvanized steel lintel for anchoring the carpentry frame to the underside of the slab, with the possibility of height adjustment of the substructure, as well as the installation of devices that allow the absorption of possible deferred deflections.

#### **EXTERIOR CARPENTRY. ACCESS DOOR**

##### **Aluminium carpentry with TB**

The access door to the house has an identical format to the aluminum carpentry, which is recessed aluminum joinery with thermal break (TB). It has a matt silver anodized aluminum finish and shall be dimensioned according to the drawings. It consists of a sliding panel, placed on previously washed pre-frames, a masonry plinth and a perimeter seal. It contains stainless steel fastening hardware, pre-frames, pre-frame leveling brackets, galvanized steel lintel for anchoring the carpentry frame to the underside of the slab, with the possibility of height adjustment of the substructure, as well as the installation of devices that allow the absorption of possible deferred deflections. The garage access door will be motorized.



#### **KITCHEN**

##### **Kitchen designed with integrated appliances and solid surface countertops**

In the kitchen, the cabinet is made of MDF wood panels, matt white lacquered, 19 mm thick. The worktop is made of solid surface, 12 mm thick. It contains the sink, which is made of the same material, the integrated hob with built-in fume extraction. This eliminates the need to place a smoke outlet to the outside. The refrigerator, microwave, dishwasher, and oven are integrated inside the cabinets.

#### **BATHROOMS AND TOILETS**

##### **Solid surface and water-repellent gypsum plasterboard coating**

In the vertical cladding of the bathrooms and toilets, there is a 12 mm thick solid surface base up to 1.05 m high and water resistant. In the shower, this material reaches in vertical a higher height, which is aligned with the mirror, with porcelanic shower tray. The rest of the height is resolved with 15mm thick waterproof laminated gypsum boards, painted with matte water-based enamel. The flooring used in the bathrooms will be the same as the rest of the house and the ceilings are water-repellent laminated gypsum boards. The furniture elements and washbasins are made of solid surface.

#### **FURNITURE INCLUDED**

##### **Furniture and equipment included in the architectural project**

The following furniture and equipment is included in the architectural project: 8 built-in closet modules in the master bedroom, 5 built-in closet modules in the rest of the bedrooms, all the closets in the laundry room and the cinema room, all the furniture in the two kitchens, a furniture unit in the living room delimitating spaces, built-in closets in the gym area and built-in closets in the multipurpose room in the basement. The rest of the pieces not indicated in the previous section, such as high or low auxiliary cabinets, sofas, tables or chairs will be part of the interior design project, which can be contracted independently.



Element DOMOTIC MECHANISM  
Brand BTICINO  
Characteristics MY HOME  
Finish MY HOME

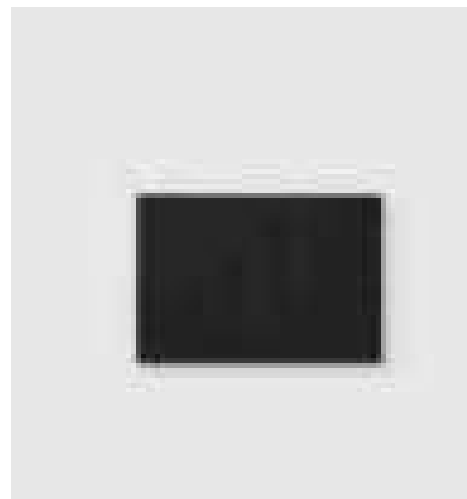


Element DOMOTIC MECHANISM  
Brand BTICINO  
Characteristics LIVING NOW  
Finish WHITE / SAND / BLACK





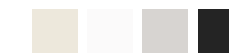
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Brand JUNG  
Characteristics LS 990  
Finish IVORY WHITE / ALPINE WHITE / GREY / BLACK



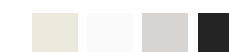
Element SWITCH MECHANISM  
Brand BTICINO  
Characteristics LIVING NOW  
Finish WHITE / SAND / BLACK



Element PLUG-IN MECHANISM WITH USB TYPE A AND C  
Brand JUNG  
Characteristics LS 990  
Finish IVORY WHITE / ALPINE WHITE / GREY / BLACK



Element PLUG-IN MECHANISM WITH USB TYPE A AND C  
Brand JUNG  
Characteristics LS 990  
Finish IVORY WHITE / ALPINE WHITE / GREY / BLACK



# LIVING ROOM



Element SOFA  
Brand B&B ITALIA  
Characteristics CUSTOMIZED CONFIGURATION



Element SIDE TABLE  
Brand FRAN SILVESTRE ARQUITECTOS  
Characteristics CARRARA OR MARQUINA MARBLE





Element **LONG ISLAND DINNING TABLE 360X120**  
Brand **RIMADESIO**  
Characteristics **CUSTOMIZED CONFIGURATION**



Element **SIDE TABLE**  
Brand **FRAN SILVESTRE ARQUITECTOS**  
Characteristics **CARRARA OR MARQUINA MARBLE**



Element **SIDE TABLE**  
Brand **FRAN SILVESTRE ARQUITECTOS**  
Characteristics **CARRARA OR MARQUINA MARBLE**





Element **ARMCHAIR**  
Brand **CARL HANSEN & SON**  
Characteristics **SHELL CHAIR CH07**



Element **AMRCHAIR**  
Brand **B&B ITALIA**  
Characteristics **TERMINAL 1**



Element **TABLE LAMP**  
Brand **OLUCE**  
Characteristics **ATOLLO LAMP**



Element **TABLE LAMP**  
Brand **FLOS**  
Characteristics **TACCIA SMALL**



Element ACCESORIES  
Brand FRAN SILVESTRE ARQUITECTOS  
Characteristics AFRODITA



Element ACCESORIES  
Brand FRAN SILVESTRE ARQUITECTOS  
Characteristics CARIÁTIDE-M



Element ACCESORIES  
Brand FRAN SILVESTRE ARQUITECTOS  
Characteristics EÓLICA





# KITCHEN



Appliances GAGGENAU  
Location DIRTY KITCHEN & SOCIAL KITCHEN  
Characteristics S200 SERIES



Home appliances  
Location KITCHEN  
Characteristics INTEGRATED IN CARPENTRY





Element **PULL-OUT KITCHEN FAUCET**  
Trade marck **HANSGROHE**  
Commercial reference **AQUNO SELECT M81**  
Finish **CHROME / MATT BLACK / STAINLESS STEEL**



Element **OSMOSIS KITCHEN FAUCET**  
Trade marck **VERAVENT**  
Commercial reference **UNLIMITED 5-IN-1**  
Finish **STAINLESS STEEL / GUN METAL / COPPER / GOLD**



# BATHROOM



Element **PUSH BUTTON**  
Trade marck **ARMANI ROCA**  
Commercial reference **A816488040**  
Finish **GREIGE**



Element **PUSH BUTTON**  
Trade marck **GEBERIT**  
Commercial reference **SIGMA60**  
Finish **CHROME**

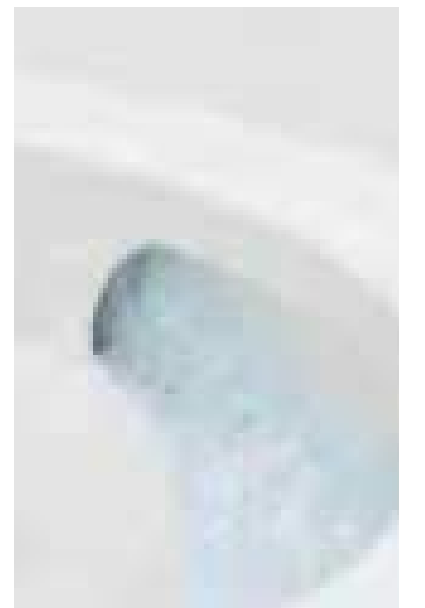




Element **SUSPENDED TOILET**  
Trade marck **ARMANI ROCA**  
Commercial reference **A346767R30**  
Finish **GLOSSY WHITE / OFF-WHITE / GREIGE**



Element **SMART TOILET**  
Trade marck **ROCA**  
Commercial reference **IN-WASH WITH IN-TANK**  
Finish **WHITE**

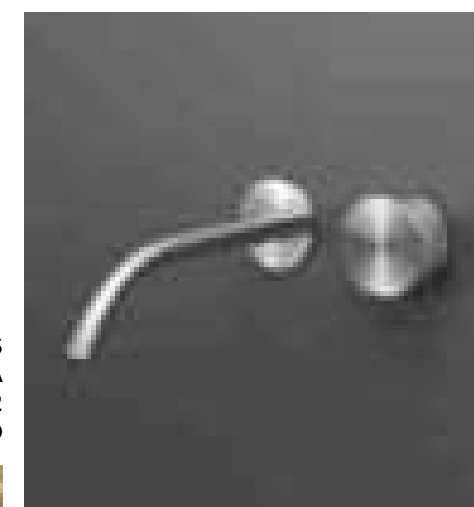




Element **WASHBASIN TAPS**  
Trade marck **CEA**  
Commercial reference **GIO21**  
Finish **SATIN / POLISHED / LIGHT GOLD**



Element **WASHBASIN TAPS**  
Trade marck **CEA**  
Commercial reference **GIO72**  
Finish **SATIN / POLISHED / LIGHT GOLD**



# EXTERIOR FURNITURE



Element TUMBON  
Brand GANDIABLASCO  
Characteristics BLAU



Element TUMBON  
Brand EXPORMIM  
Characteristics UP





Element **SOFA**  
Brand **POINT**  
Characteristics **ORIGIN**



Element **ARMCHAIR**  
Brand **POINT**  
Characteristics **ORIGIN**



Element **DINNING TABLE**  
Brand **POINT**  
Characteristics **ORIGIN**



Element **ARMCHAIR**  
Brand **POINT**  
Characteristics **ORIGIN**



Element **CHAIR**  
Brand **POINT**  
Characteristics **ORIGIN**