

CORK OAK MANSION

VILLA 95



ELEGANT AND DISCREET

Cork Oak Mansion in Altos de Valderrama offers a choice of luxury villas located in the most natural and peaceful areas of the Mediterranean.

Sotogrande has become an international benchmark for excellence in luxury housing developments, an ideal place to live the way you always wanted.



A NEW WAY OF LIVING IN SOTOGRADE

Real Club de Golf de Valderrama is considered the best golf course in the continental Europe and in top-100-courses around the world.

Sorrounded by 15.000 sq m of acquired plots for housing development in Sotogrande, this is the most exclusive and discreet area, Altos de Valderrama, and you can have it in your hand.

Cork Oak Mansion represents a new concept of sustainable architecture, integrated with its environment and offering more than just luxury.



Close to the marina of Sotogrande and its famous polo fields you will have access to the utmost privacy on the Costa del Sol.

- **DISTINGUISHED LIFESTYLE**

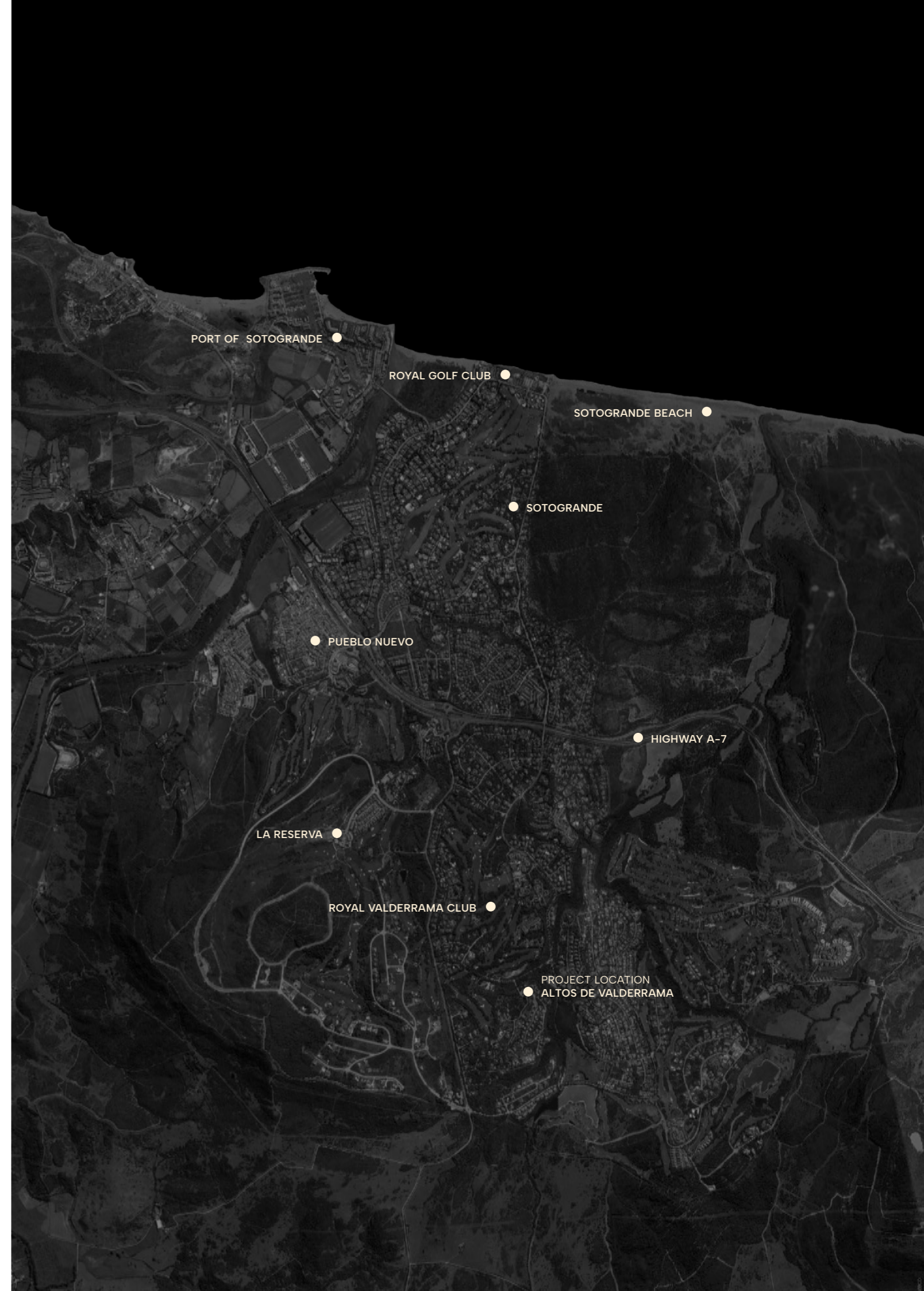
Be part of the place to be, in the most secure and exclusive part of Sotogrande, with all leisure and possibilities that Costa del Sol offers.

- **A GOLF TREASURE**

Wake-up as a privilege witness of the greens of Real Club de Valderrama and be able to play at any of the 50 courses that you can reach in less than 30 min. driving.

- **SORROUNDED BY NATURE**

Oak leaves and trills is the only thing that you will hear around you, the most peaceful environment awaits you with the Cork-Oak Natural Park.



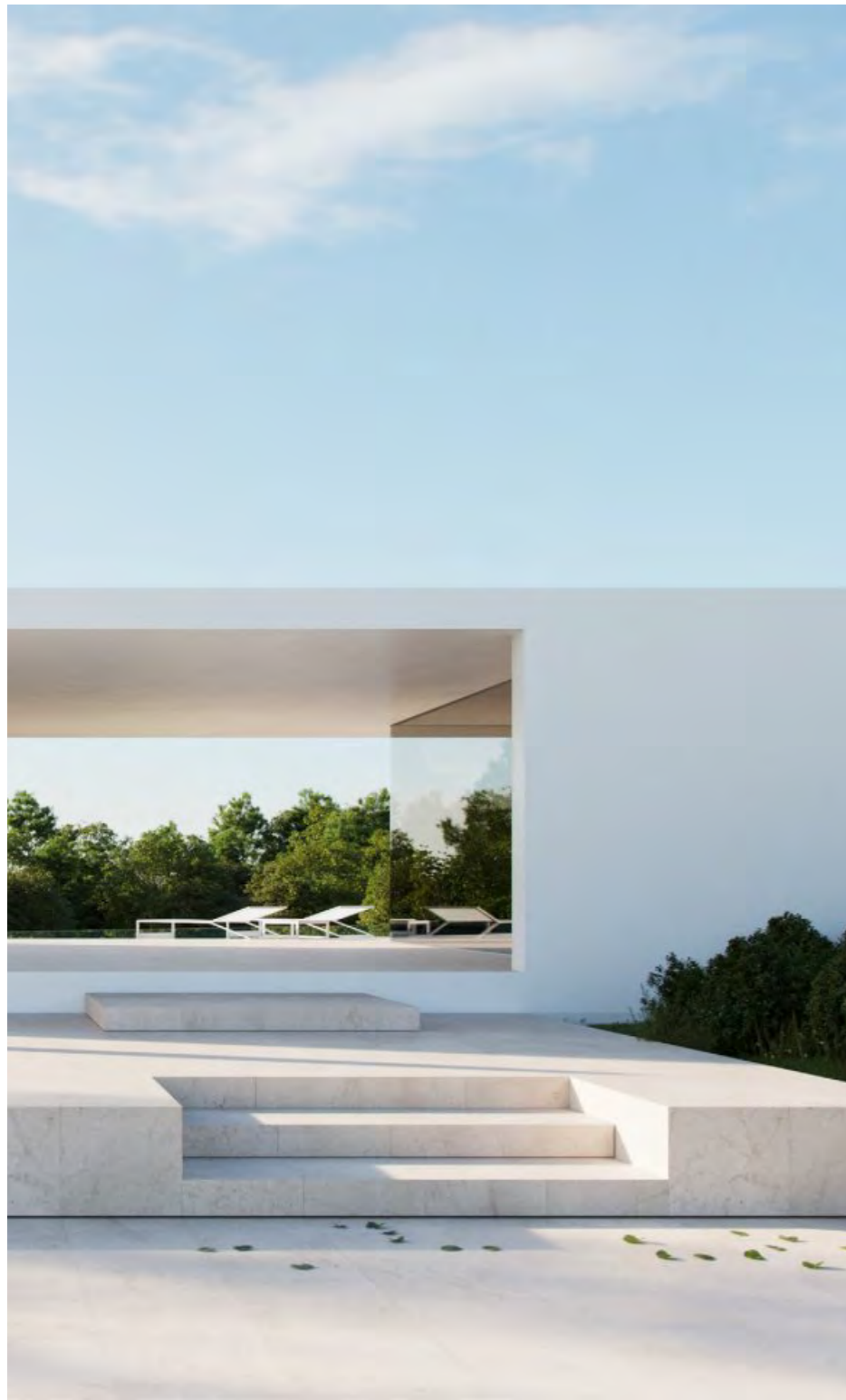


VILLA 95

The expressive nature of this three-story house is designed in a continuous movement that suggests, between its different rooms, a walkway from where to explore the landscape that expands in front of it.

The exterior morphology is arranged with the intention of taking full advantage of the buildability of its plot. Through its long diagonal, the pieces seem to connect only by their vertexes, but the interior is intertwined and in constant communication. The upper floor opens onto a large balcony: roof of the middle piece and whose limits expand in both directions; to the outside, towards the pool, and to the inside of the plot up to the limits of the upper level.

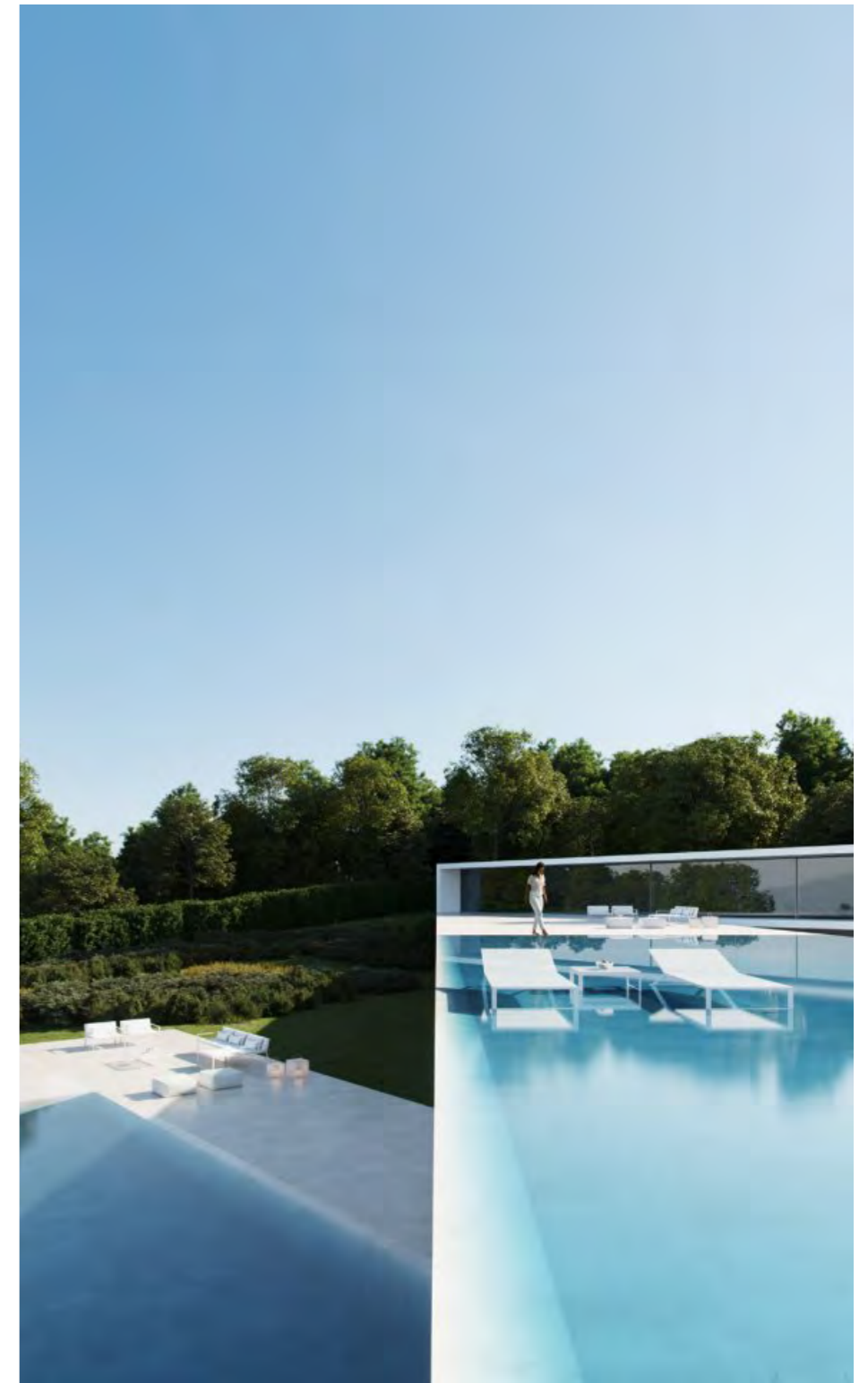




Through its configuration of three uninterrupted succession of spaces, the structure lures the eye into following its shape; an almost playful figure that immediately assumes and suggests the distinctive identity of the house.







The contrast between the blue of the water and the green of nature creates an idyllic atmosphere in the outdoor areas of the villa.

- **1.200 m² BUILT AREA**

The surface of the house is distributed in three volumes that go down the plot, whose surface is of 2315 m².

- **6 BEDROOMS**

All bedrooms have a dressing area, a study and a private bathroom. They have direct lighting and ventilation.

- **OUTDOOR POOL**

The pool is 22 m long and 4 m wide, which facilitates its use as a sports element. The total surface area is 88 m².

- **WALK-IN WATER MIRROR**

The presence of a 245m² sheet of water at the end of the terrace generates a feeling of freshness and brings light to the house.

- **SPA, GYM AND SAUNA**

The house has an SPA, a fully equipped GYM and a sauna, to ensure the well-being and facilitate a healthy life.

- **HEATED SWIMMING POOL**

In the basement there is a heated swimming pool that is naturally illuminated through a skylight.

- **CIRCADIAN LIGHTING**

Circadian lighting consists of the automatic regulation of the light tone to suit human needs.

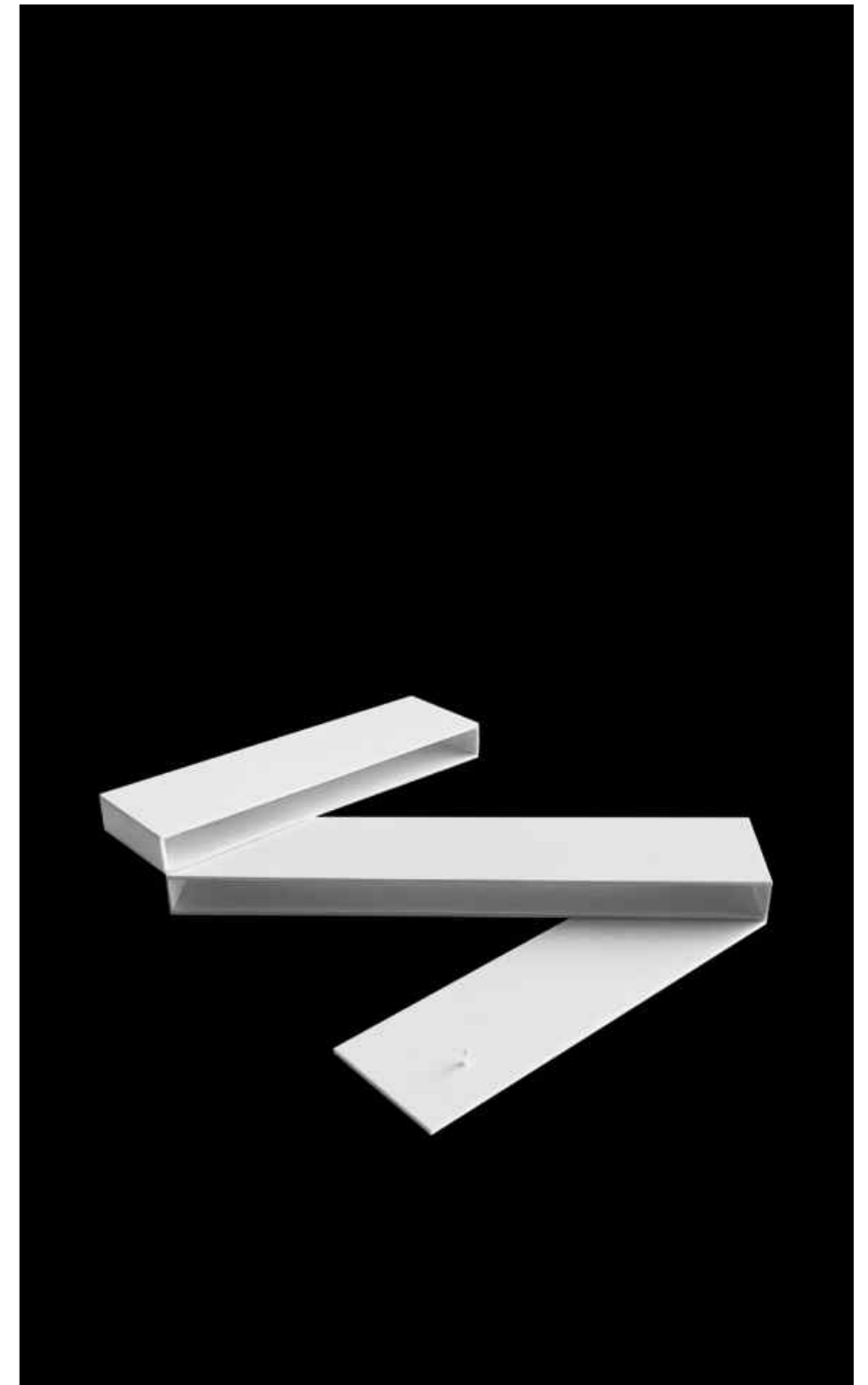
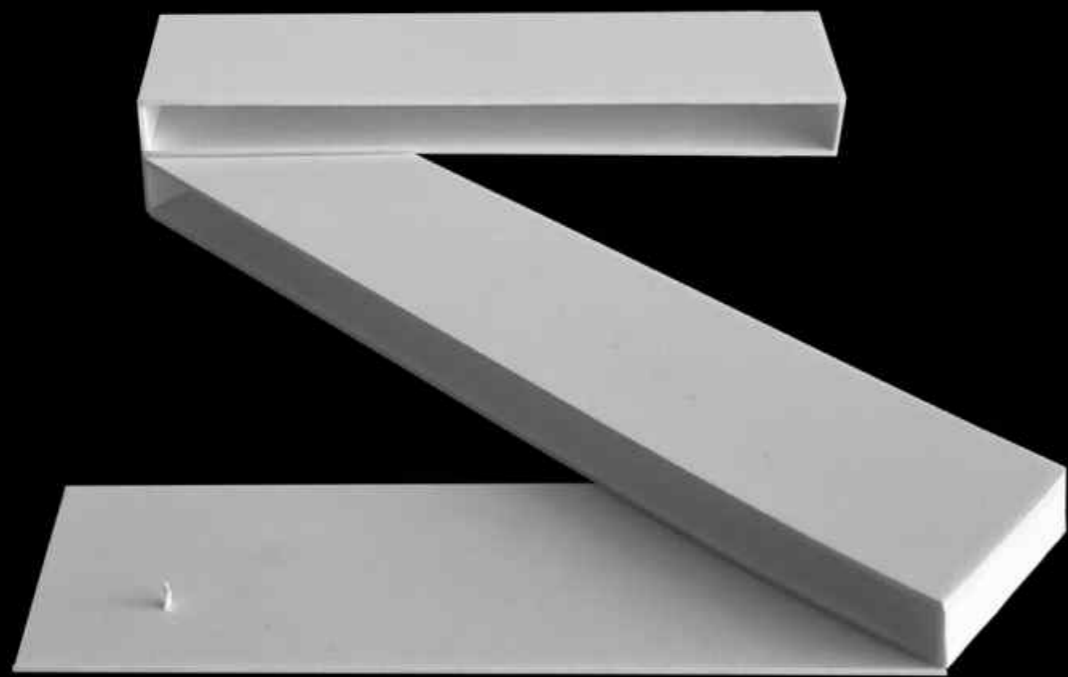
- **CONTACT WITH NATURE**

The villa is located in a privileged environment completely surrounded by nature, without leaving the comforts of cosmopolitan life.

- **SECURITY**

The urbanization has its own security service. Just 20 meters from the villa is the security checkpoint.



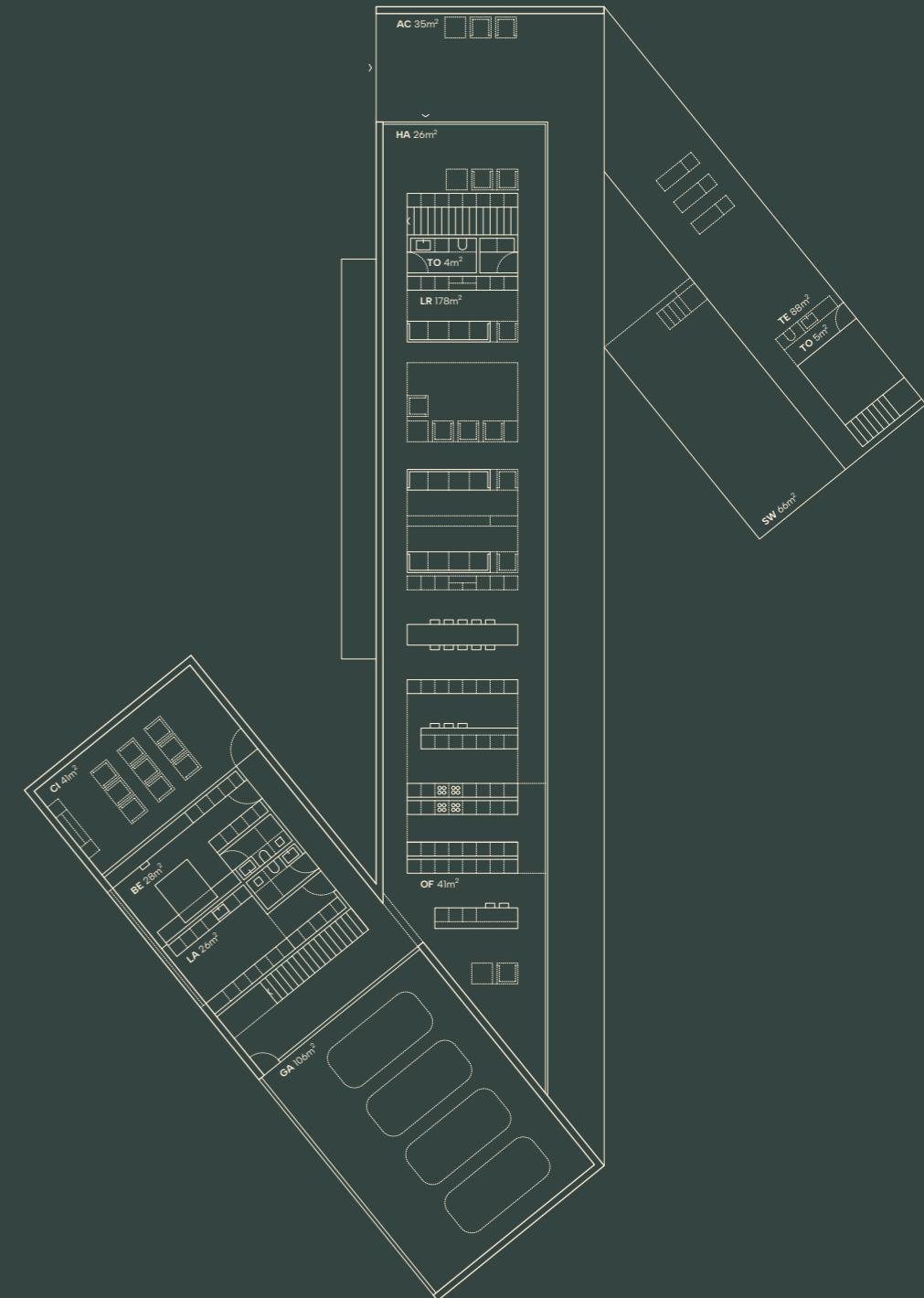


The volume is configured by means of three assembled bodies that descend through the landscape morphology.

GROUND FLOOR

The ground floor is divided into two connected volumes. One of them contains the entire day area and the other, the spaces for complementary use.

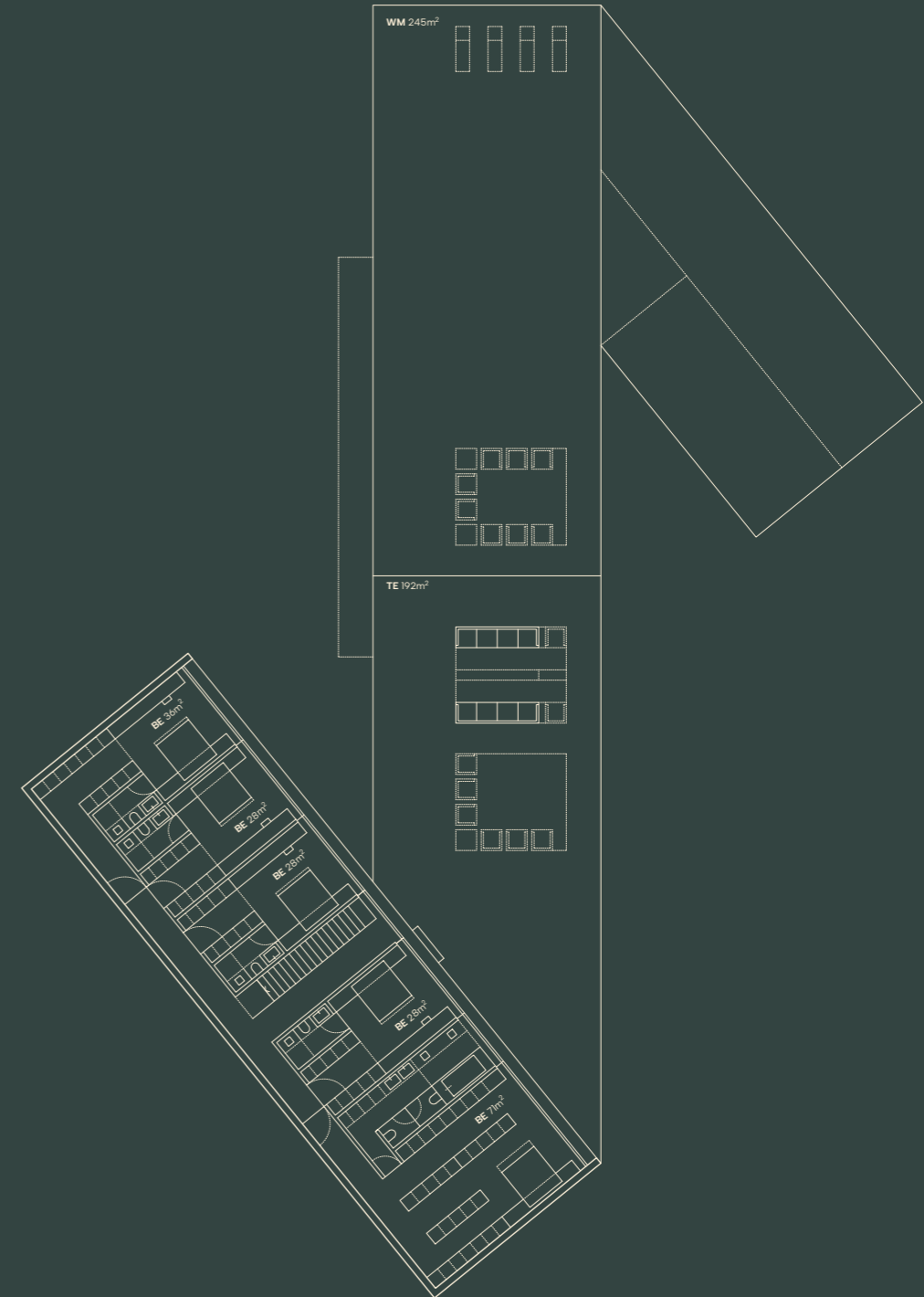
- AC Access
- HA Hall
- TO Toilet
- LR Living room-kitchen
- OF Office
- CI Cinema
- BE Staff Bedroom
- LA Laundry
- GA Garage
- SW Swimming pool
- TE Terrace



FIRST FLOOR

The first floor contains the rest area and a terrace area partially covered by a sheet of water.

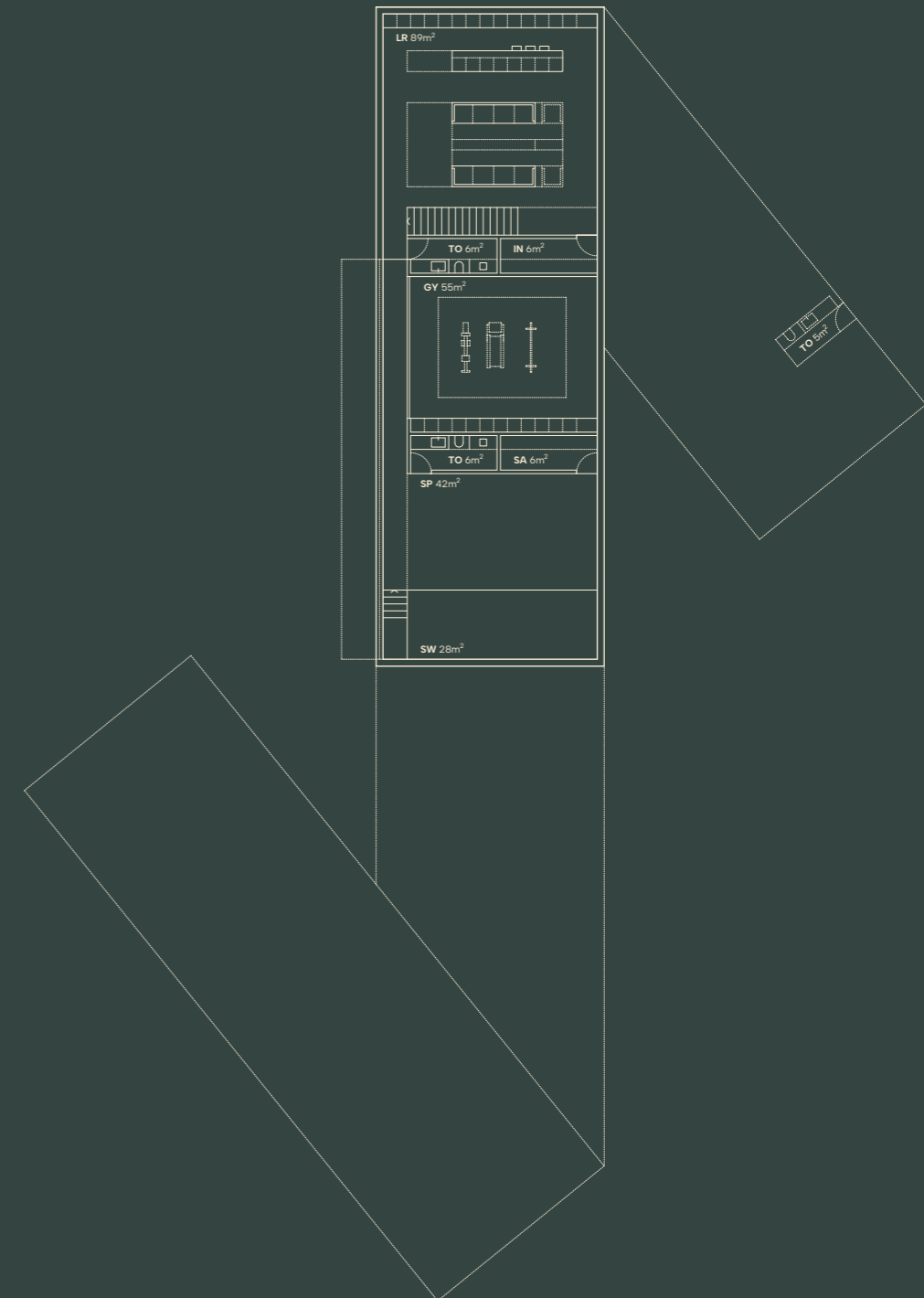
- WM** Water mirror
- TE** Terrace
- BE** Bedroom
- BA** Bathroom



BASEMENT FLOOR

The basement is divided into two areas separated by the communication core. One of them contains a leisure area and the other a fully equipped sports area.

- LR Living room
- TO Toilet
- IN Installations
- GY GYM
- SP SPA
- SA Sauna
- SW Swimming pool





The large living room, which opens onto the garden, is divided into two areas separated by furniture elements. Each of them is designed for a specific use.





All the spaces of the villa are designed with cozy materials, whose tonalities and textures generate a feeling of warmth.







A SENSE OF SPACE

The house is designed to ensure that the user's living experience is optimal. In this sense, materials are chosen to take care of us.

Stone flooring and details, clean and smooth finishes and wood paneling are some of the elements that are part of the catalog chosen for Villa 95. All of them are in tune with the warm and welcoming character that is intended to generate, always maintaining the balanced philosophy of contemporary design.



Facade finish **SATE SISTEM WITH SILICONE PAINT**
Finish **RAL 9016 MATT COLOR**



Exterior floor **MOKA LIMESTONE**
Format **60x60cm**
Finish **MATT WATERPROOF**

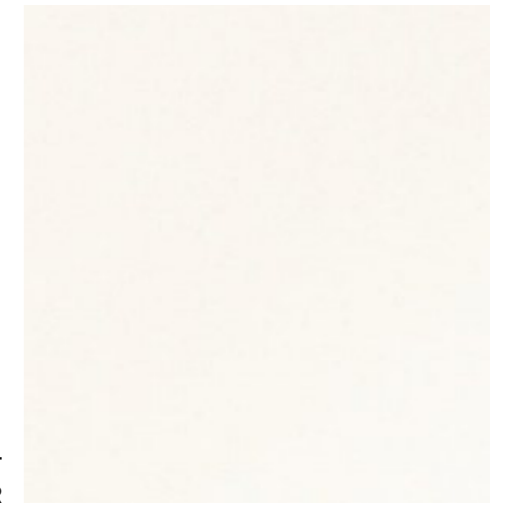


Interior wall covering **NATURAL OAK WOOD**
Format **CUSTOM-MADE**
Finish **OPEN PORE MATTE**





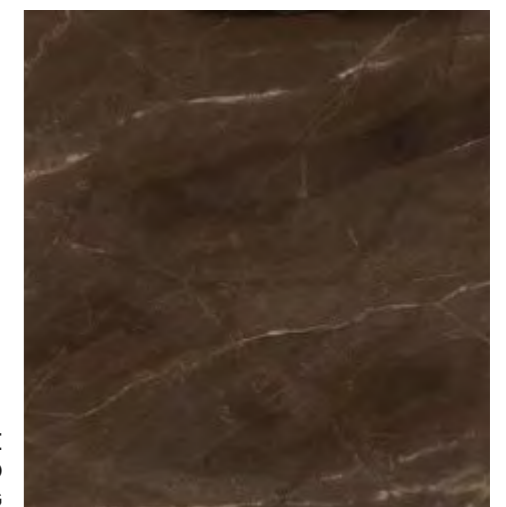
Interior wall and ceiling finishes **WATER-BASED ENAMEL PAINT**
Finish **RAL 9016 MATT COLOR**



Interior floor **MOKA LIMESTONE**
Format **CUSTOMIZED**
Finish **HONED**



Furniture details **HAVANA BROWN MARBLE**
Format **CUSTOMIZED**
Finish **SANDBLASTING**





Commercial reference **MIL202 - CEA**
Location **KITCHEN**
Characteristics **CHROME OR BRIGHT GOLD**



Vitroc ceramic cooktop **BORA**
Location **KITCHEN**
Characteristics **INTEGRATED EXTRACTOR**

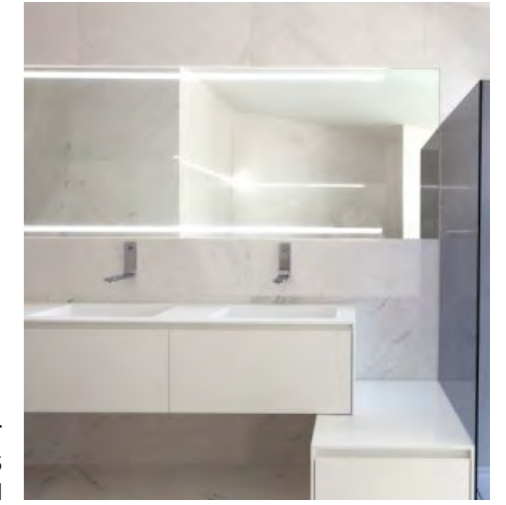


Home appliances
Location **KITCHEN**
Characteristics **INTEGRATED IN CARPENTRY**

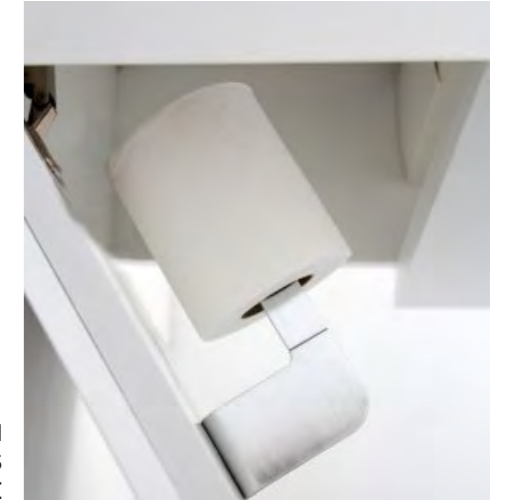




MIRROR WITH BUILT-IN LIGHT
Location **TOILETS AND BATHROOMS**
Characteristics **ANTI-LOG SYSTEM**

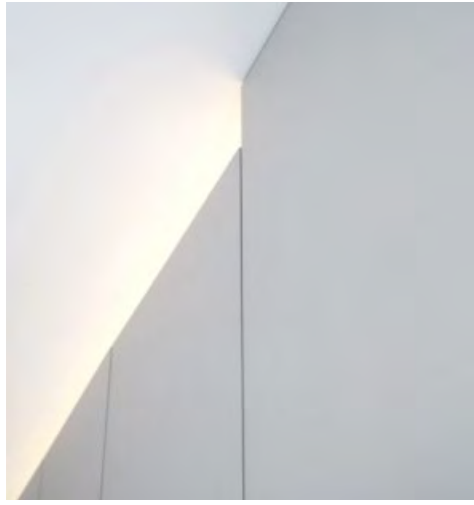


Commercial reference **T-ROLL EASY DRAIN**
Location **TOILETS AND BATHROOMS**
Characteristics **MONOTONE WHITE OR BEIGE**

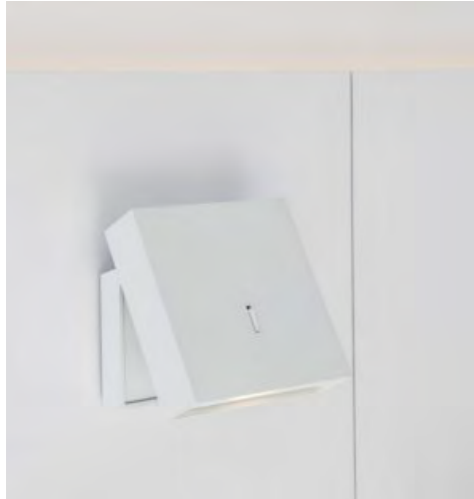


Taps **CEA**
Location **TOILETS AND BATHROOMS**
Characteristics **CHROME OR BRIGHT GOLD**





Indirect lighting **GLINT**
Location **GENERAL LIGHTING OF SPACES**
Light tone **3000K WARM LIGHT**



Spot lighting
Location **SPECIFIC LIGHTING OF SOME AREAS**
Light tone **3000K WARM LIGHT**

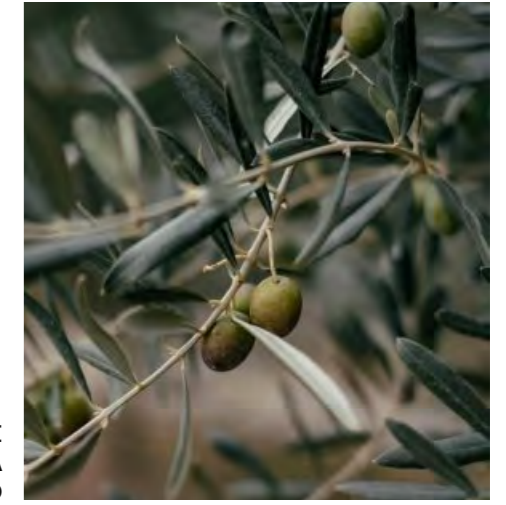


Furniture lighting
Location **CABINETS, FURNITURE AND OTHER SPACES**
Light tone **3000K WARM LIGHT**





Name OLIVE TREE
Scientific name OLEA EUROPAEA
Characteristics MEDIUM-SIZED



Name PINE TREE
Scientific name PINUS
Characteristics MEDIUM-SIZED



Name CORK TREE
Scientific name QUERCUS SUBER
Characteristics MEDIUM-SIZED



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.

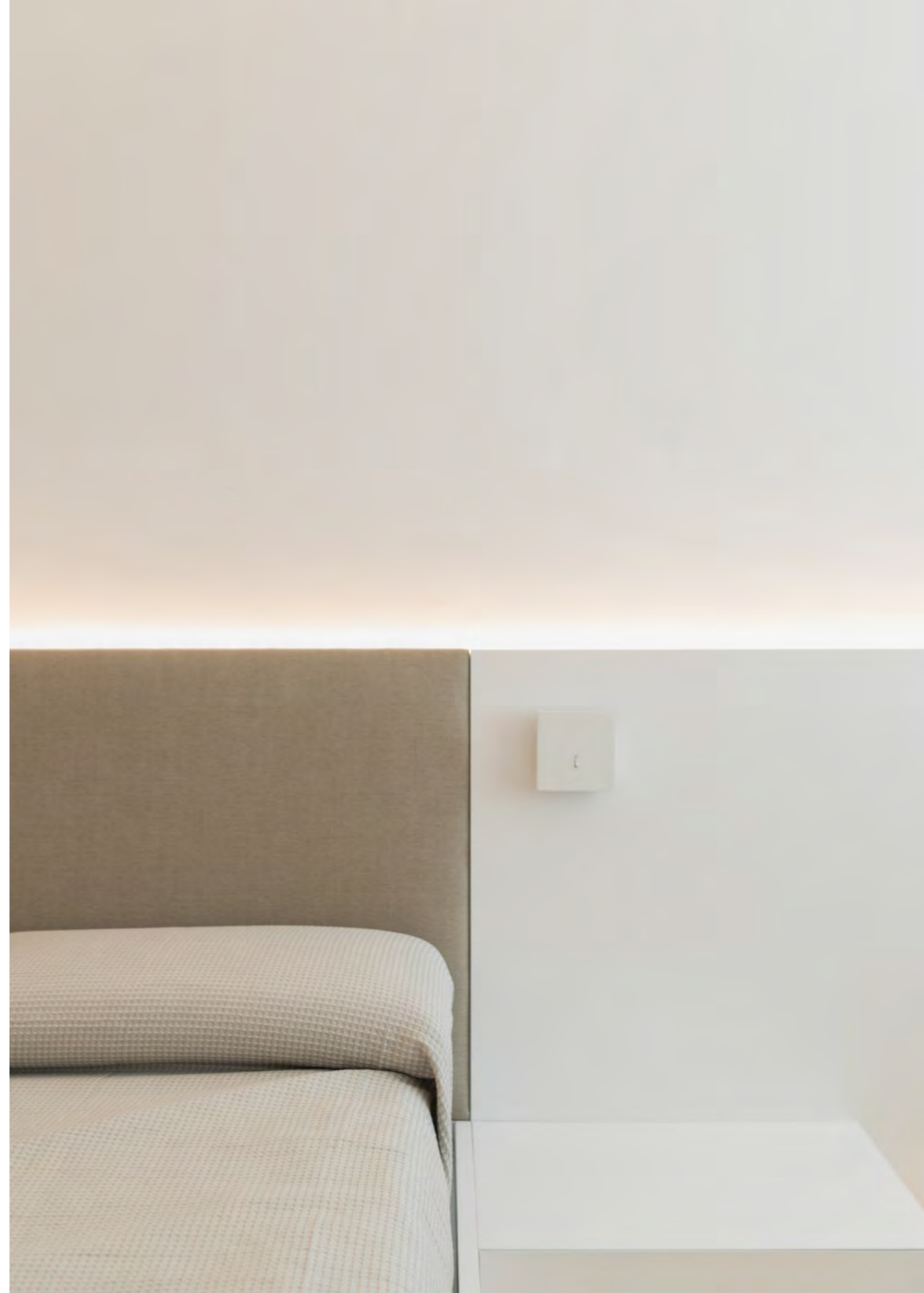
In bedrooms, there is also a roller blind made of blackout polyester fabric, whose abrasion resistance is 30.000 cycles, pilling resistance is 4-5 degrees, light fastness is 4-5 degrees, wash fastness is 4-5 degrees, opacity is 99.5%, sound absorption is 0.6 (DB-HR). It will be flame retardant, according to DB-SI, and motorized.

AEROTHERMAL

DAIKIN ALTHERMA aérothermal system or equivalent

DAIKIN ALTHERMA aérothermal system or equivalent, for domestic hot water (DHW) production. The equipment must comply with the energy efficiency required by DB-HE4, since this system is used as an alternative to the installation of solar collection system. It includes outdoor unit, storage tank and any other element necessary for its installation. With connection to the DHW circuits.

This system guarantees compliance with existing regulations and provides the house with the necessary efficiency for its operation.



CLIMATE CONTROL INSTALLATION

Installation of climate control with VRV heat pump

Installation of climate control in a house with VRV heat pump. It consists of several indoor units, which are hidden in cabinets, and an outdoor unit. All this is specified in the plans of the execution project. It has an insulated copper pipe refrigeration connection, which is hidden in the false ceiling or under the floor. In addition, MADEL LMT-S linear supply and return grilles are installed in the upper part of the cabinets or in false ceiling openings, with fiberglass duct connection to the indoor units.

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 Bs0,d1 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, aluminum 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 semi-rigid, circular, multilayer pipe, with corrugated outer surface and smooth inner surface, made of high density polyethylene (HDPE/HDPE), gray, 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

Hot water generation with aerothermal system and heat recovery by mechanical ventilation system

In one hand, hot water is generated by means of an aerothermal equipment system, wich is specified below. On the other hand, heat recovery from the interior of the house is carried out by means of a mechanical ventilation system, which is also detailed below.





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 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). 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 10cm.

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 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 that have to have the connections, meters 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

Pivot door in matt white lacquered MDF

Interior pivot doors, made of solid MDF, lacquered in the workshop and with a thickness of 50mm. The leaves are flush with the walls, with darkening on the floor, ceiling and sides. They include an aluminum frame that covers the entire dimension of the partition. In addition, they incorporate pivoting hardware, that is concealed and recessed in the floor and ceiling, and a concealed handle. Magnetic opening system, installed with a plate that is attached to the leaf material.

INTERIOR CARPENTRY. CABINETS

Folding cabinets made of lacquered MDF

Hinged cabinets, which dimensions will be specified in the execution project, according to the carpentry details. They are made of 19mm lacquered MDF boards, both for leaves and for fixed side, front and back panels of the cabinet. 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 workshop. The opening of the doors is mechanical, with a push-type system. The formation of a darkening on the floor, ceiling and leaves is added. 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 suitable for contact with the water, which automatically light up at a set time of day. this type of lighting is known as IP68.

EXTERIOR CARPENTRY. ACCESS DOOR

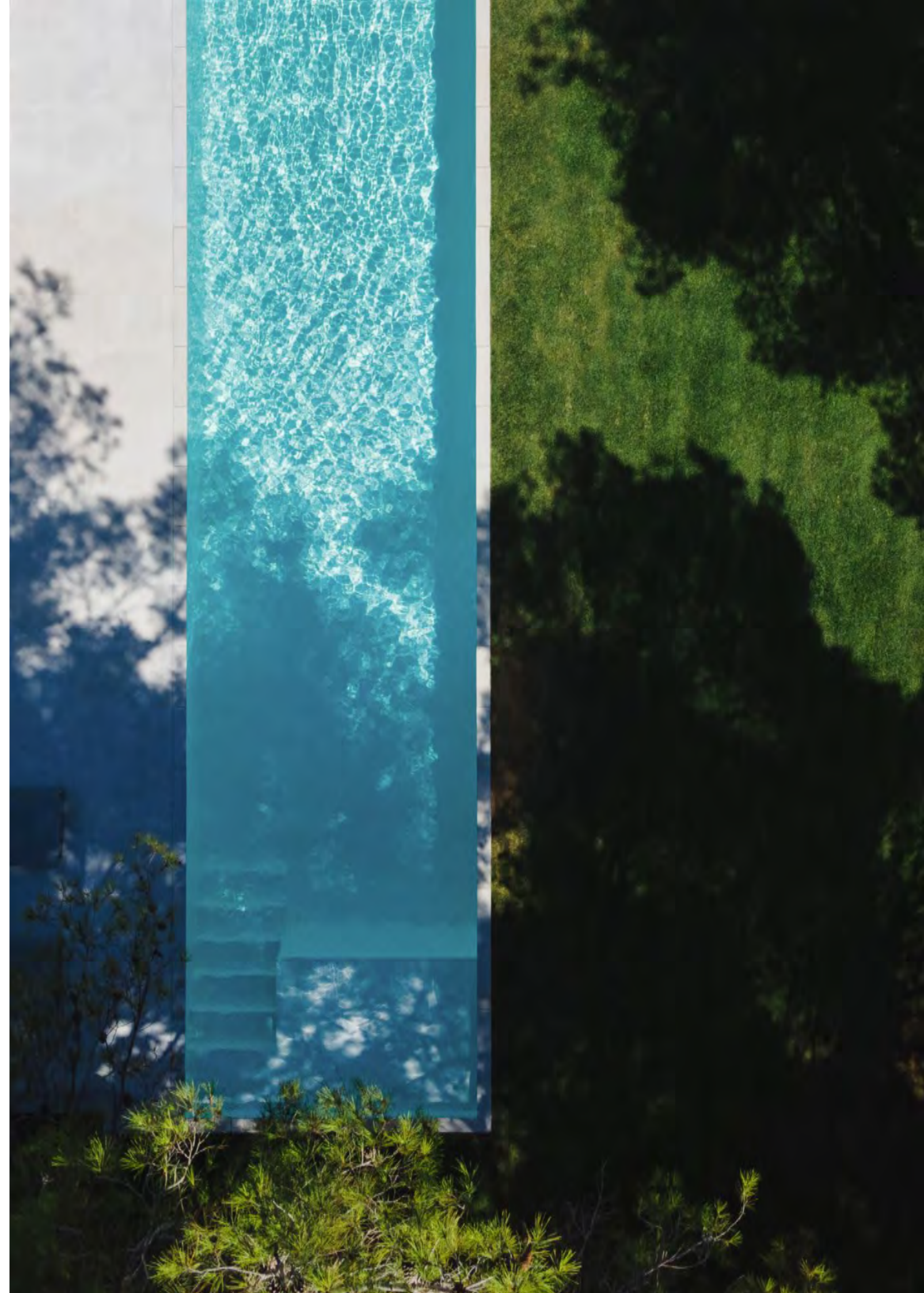
Aluminum carpentry with RPT

The access door to the house has a identical format to the aluminum carpentry, which is recessed aluminum joinery with RPT. 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.

ALUMINUM CARPENTRY

Aluminum carpentry with RPT and matt silver anodized aluminum finish

Recessed aluminum joinery with RPT. 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.





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.

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 and filters to allow air recirculation. This eliminates the need to place a smoke outlet to the outside. The refrigerator, wine cooler, 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 a higher height, which is aligned with the mirror. 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, bathtub, shower tray and washbasins are made of solid surface.



ZERO ENERGY CONSUMPTION

The concept of zero energy consumption without sacrificing maximum comfort is the challenge of Villa 95. It consists of integrating nature and open spaces in a design and luxury home, with the objective of practically eliminating the environmental impact.

To achieve this, a geothermal system is used with solar panels and a system of batteries that generate enough energy for the house to function. All this, without sacrificing aesthetics, good materials and the greatest exclusivity.

- **LOW ENVIRONMENTAL IMPACT**
The system introduced meets the needs of the house and reduces any external impact.
- **GEOHERMICAL ENERGY AND INNOVATION**
The house has no external energy dependence because it is totally self-sufficient. This is achieved with solar panels and a battery system.
- **AESTHETIC DESIGN AND EXCLUSIVITY**
All these economic and environmental benefits do not diminish the aesthetic and luxurious importance of housing at this level, which adds to the power of the concept.





FRAN SILVESTRE ARQUITECTOS

Fran Silvestre arquitectos is an architecture and design studio based in Valencia, formed by a large multidisciplinary group of professionals, and which carries out residential, cultural, corporate or public projects an international level.

Throughout their career they have received awards and recognitions such as the MHK Award in Berlin in 2009, the Red Dot Design Award in 2013, the First Prize in the Product Category at the XIII Spanish Biennial of Architecture and Urbanism 2016, the NYCDesign Awards 2016 in New York or the German Design Award in 2020. His work has been published in magazines such as GA Houses, On-site, Architectural Record, Architectural Digest or Arquitectura Viva and publishers such as Phaidon, GG, Taschen or Rizzoli.



The approach of the projects arises from a double commitment: the will to give a technical response to a specific context and the desire to seek beauty through the built work, pursuing the satisfaction of all those who actively participate in the development, in users, but also collaborators, builders and designers.



Winner of multiple awards and with projects built on five continents, Fran Silvestre Arquitectos is the studio with the most followers on social networks and leads the podium of design and elegance.



CONTACT

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MANUEL SUÁREZ ESTRUGO

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