



LOS HIDALGOS DE LA DUQUESA
Promotion of 9 luxury villas



QUALITY MEMORIES

PROMOTES





***Promotion description:**

The "Los Hidalgos de la Duquesa" Project offers an exclusive set of 9 luxury villas with 4 bedrooms all en suite, strategically located in the charming town of Manilva, in Malaga. These luxurious residences are characterized by its large gardens and its own private pool, providing owners with a unique living experience in a incomparable environment.

Each of the Los Hidalgos de la Duquesa villas includes two parking spaces, providing convenience and ease of access for residents. Designed with families in mind who want to enjoy the exceptional climate of the Costa del Sol, these residences offer more than 320 days of sunshine a year, inviting you to enjoy the outdoors in the spacious terraces.

The interior spaces are integrated with the environment through large windows that flood every corner with light. Located near the prestigious area of Sotogrande, the Los Hidalgos de la Duquesa villas are surrounded by fields golf courses and renowned marinas, such as Puerto Banús, La Duquesa and Sotogrande, offering residents a wide range of leisure activities.

In addition, the area has excellent communications and a wide variety of services, such as supermarkets, restaurants, cafes, pharmacies, health centers, public transportation, local businesses, recreational facilities such as gyms and tennis courts, as well as banks and ATMs. The proximity to the Highway A-7 facilitates access to other areas of the region.

The Duquesa and Castillo Beaches are just a 4-minute walk away, while the Duquesa Castle, Manilva archaeological museum, is just 7 minutes away, offering residents a wide range of cultural and recreational activities.

The villas meet the A+ standard in energy efficiency, which means they consume little energy and emit less CO₂, reducing operating costs and minimizing environmental impact.

The A+ standard in energy efficiency is a mark of high prestige and quality in home construction. This standard represents one of the highest levels of energy efficiency that a building can achieve, which it means that the home's energy consumption is remarkably low compared to other similar buildings.

Homes certified with the A+ standard in energy efficiency are designed and built using technologies innovative and sustainable practices that allow us to minimize energy consumption and reduce CO₂ emissions as much as possible. This is achieved through the use of highly efficient construction materials, state-of-the-art HVAC systems generation, superior quality thermal insulation, high energy performance windows and doors, as well as low consumption LED lighting.

In addition to benefiting the environment by reducing the carbon footprint, homes with A+ certification in efficiency energy also provide numerous benefits to their owners.

These include lower long-term energy costs, greater thermal and acoustic comfort within the home, and a healthier and more comfortable interior in all seasons of the year.

The materials and equipment of the villas have been carefully selected by our technical team to offer an exclusive housing project aimed at demanding clients who seek high standards of comfort, security and quality of life.



Geotechnical study

-A geotechnical study of the terrain has been carried out by an Approved Laboratory to calculate the foundation.



Facade:

The facades of the villas have their own current image and identity.

-Mastered cement mortar plasters.

-Smooth acrylic elastomeric paint finishes.

-Volume covered with ceramic pieces with mixed anchoring, porcelain stoneware, first quality according to design.



External woodwork:

- Sliding and/or tilt-and-turn doors and windows made of lacquered aluminum in a color chosen by the D.F. with bridge break thermal insulation that provides high thermal insulation and minimizes water condensation on the frame, top quality.
- Armored exterior door made of white lacquered wood on the inside.
- Double glazing in exterior glass carpentry and air chamber (4 + 4/8/4 + 4) that significantly reduces the exchange of cold and heat energy as well as outside noise, ensuring good comfort inside.
- 8+8 laminated glass exterior railings.



Covers and terraces:

- Non-passable roofs with a layer of light concrete, formation of slopes, laying cement mortar to regularization, modified bitumen membrane, with polyethylene reinforcement, protective mortar layer, insulation with extruded polystyrene panel, geotextile sheet and gravel finish.
- Traversable, horizontal terraces with ceramic tiles, formed by layers of light concrete, for the formation of slopes, with cement mortar laid for regularization, modified bitumen membrane, with reinforcement of polyethylene and layer of protective mortar and supports for the top quality porcelain stoneware slab.



Foundation and structure:

- Foundation system using isolated footings, and mixed structure using slabs and concrete pillars and enclosures exteriors in earthquake system. An independent technical control body (OCT) guarantees the perfect execution of the foundation, which is also insured by the ten-year insurance.



Interior divisions:

- 13 mm laminated plasterboard partitions, with interspersed thermal-acoustic insulation.



Interior carpentry:

- Standardized internal passage doors made of MDF board lacquered in white and with space according to design, pantographed vertically according to carpentry memory detail.
- Sliding door cabinets of the same quality and design as the interior doors. Colored melamine board white with interior divisions and drawers.
- Interior covering of dressing rooms lined with white melamine board, with interior divisions and drawers.



Pavements:

- Premium large-format stoneware floors in the interiors of the entire villa.
- 15 cm high skirting board in white lacquered MDF except on tiled walls.
- Premium quality large-format non-slip porcelain stoneware on terraces, outdoor porches and pool areas.



Roofs:

- False laminated plaster ceilings throughout the house at different heights. In humid rooms they will be water-repellent.

Tiling and Painting:

- Premium porcelain stoneware tiling in bathrooms and toilet fronts according to design.
- Premium smooth plastic paints applied to laminated plasterboards.



Comfort at home



lighting:

-To create a warm and welcoming atmosphere, the homes will have recessed LED lighting in aluminum ceilings. living room-kitchen-dining room, in shower areas, master bedroom, staircase area and hallway.

-On open terraces, indirect lighting in false ceilings.



Air conditioning and production of domestic hot water:

-Through aerothermal system for both cold and heat through air ducts and motorized grilles in each dependence as well as independent thermostats.

¿ WHAT IS AEROTHERMY ?

Aerothermal energy is a technology that transforms, using a heat pump, the energy of the air into energy for air conditioning the spaces. It is considered a clean and highly efficient source of energy. Aerothermal systems are fundamentally designed for low temperature installations, seeking to reduce the expenses on the electricity bill due to requiring low temperatures to achieve appropriate comfort.



Plumbing:

-The water supply pipes will be made of polyethylene, taking advantage of its resistance to any type of water.

There will be a general shut-off valve in each villa, as well as an individual shut-off valve in the kitchen and bathrooms.

-The water evacuation installation will be made of PVC.



Electricity and Telecommunications:

-The installation of the home will comply with the Low Voltage Electrotechnical Regulation, being the degree of electrification high.

-The home will be provided with the services regulated in the telecommunications infrastructure regulations (ICT).

-Electrical panel according to low voltage electrotechnical regulations with independent circuits, design mechanisms.

-Double video intercom system, one per floor, with hands-free design for access control to the home and areas exteriors.

-Antenna sockets for the reception of digital channels and pre-installation of satellite dish on the roof of the villa for viewing satellite television channels.

Kitchens and Laundries:

-The villas will have fully equipped kitchens, with furniture, matte laminate, with white silestone countertops, even lined with Island. Top quality appliances with high energy efficiency, extractor hood, ceramic hob, microwave, oven, refrigerator, dishwasher and undercounter sink.

-Low cabinet for laundry room.

-Top quality washer-dryer.

Toilets and Taps:

The bathrooms will have modern, high-quality designer toilets in white.

-Vitrified porcelain toilets with dual flush tank to save water. All with drop cap cushioned.

-Rectangular countertop sinks, white in vitrified porcelain, with chrome drains.

-Flat shower trays in all bathrooms with screens provided with tempered safety glass.

-Faucets in chrome finish, with single-lever operation. The shower taps will be thermostatic.



Outdoor areas

- Individual 9 × 4 sheet of water pool with interior lining, installation of purifier and lighting with spotlights aquatic.
- Printed concrete pavement for access to the villa and parking area.
- Exterior flooring in the porch area in large non-slip stoneware.
- Exterior lighting for garden and passage areas, even with luminaire.
- Gardens finished with grass and planting with topsoil according to design. Sprinkler irrigation and programmer for different circuits.
- Side and rear enclosures, using a blind wall made of concrete block or ceramic brick, rendered and painted, up to 2 m high.
- Closing to the street, using a blind wall made of concrete blocks or ceramic bricks, plastered and painted up to 1 m deep height and steel sheet each 1 m high.
- Access door from pedestrian street to the villa, swing and lacquered sheet steel.

Parking

Double parking space with articulated tilting or sliding door to be determined by the D.F. according to possibilities in each villa, in any case mechanized for the passage of vehicles and finished in lacquered steel sheet.

Lifestyle on the Costa del Sol

The coastal region that extends from Nerja, in the extreme east, to the municipality of Manilva, near the border with the province of Cádiz, is known as the Costa del Sol. This stretch of coast offers beaches with crystal clear waters and fine sand, as well as hidden coves and charming white towns nestled in the mountains. Furthermore, it has a rich history, evidenced in its centuries-old historical enclaves. Pleasant temperatures all year round and the exclusive shopping areas add to the appeal of this region, along with the delicious food that can be enjoyed next to the sea and the warm hospitality of its people.

Malaga, the capital and main city of the Costa del Sol, is the birthplace of notable figures such as Picasso. This beautiful city is worth exploring, as well as immersing yourself in the local culture of the nearby towns and delighting with the varied gastronomic offer of the region.

In addition to Malaga, there are other tourist destinations along the coast, such as Nerja, Torremolinos, Benalmádena, Fuengirola, Estepona and Marbella. The latter, along with the nearby Puerto Banús, are ideal destinations for those looking for shops luxury, prestigious restaurants and beach clubs where you can relax on Balinese beds while watching the sunset. Possess A property in this privileged environment is a luxury, we are sure you will not regret it.

**This report of construction qualities is merely indicative. Vivimad projects reserves the right to introduce modifications that are motivated by reasons technical or legal, which are indicated by the architect directing the work as being necessary or convenient for the correct completion of the villas or which are ordered by the competent public bodies, in which case they will be replaced by others of equal or higher quality.

PROMOTES

