

# 12 SEMI-DETACHED SINGLE-FAMILY HOMES

MARTAGINA  
HILLS





## THE EXPLORATION OF SILENCE, MATERIAL AND LIGHT.

Martagina Hills is conceived as a silent dialogue between material, light and proportion.

Rather than seeking impact through excess, it finds its strength in balance, restraint and atmosphere.

The architecture is expressed through honest materials and carefully framed spaces, where light enhances texture and depth. A warm and grounded palette creates in Martagina Hills a fluid sense of continuity, intimacy and calm.

Ultimately, Martagina Hills is not a statement, but a retreat, where contemporary architecture, human scale and silence define a refined sense of luxury.

## OVERALL PROJECT OVERVIEW

Plot area

**213 M2**

Total built area

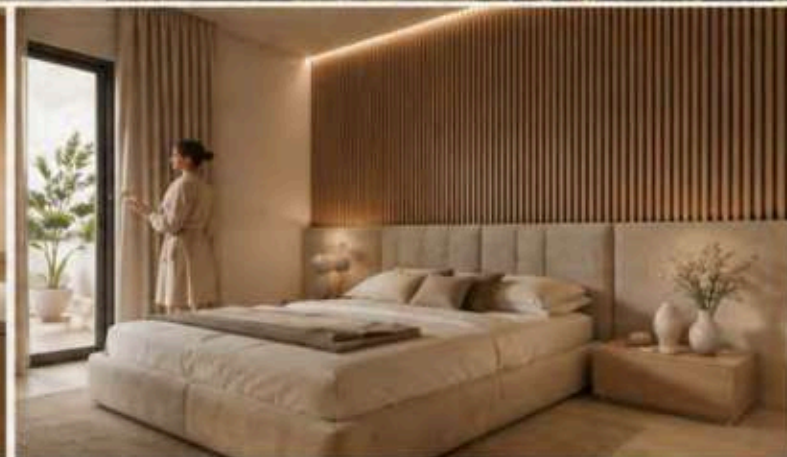
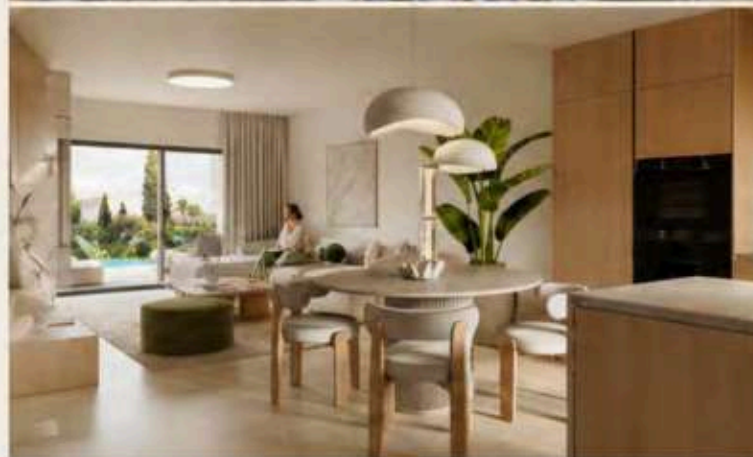
**384,71 M2**

Total built area of the house + terraces and porches

**158,91 M2**

Basement built area

**91,12 M2**











## LOCATION

The Martagina Hills area in Manilva is a modern and expanding residential enclave located within the surroundings of the Costa del Sol. Historically, this region has been closely linked to the agricultural growth of wine production, raisin cultivation and, more recently, tourism development, establishing itself as a strategic residential destination near the coastline.

The Martagina Hills area in Manilva is strategically located close to some of the finest beaches on the western Costa del Sol. It is characterised by its peaceful natural surroundings, wide sandy beaches and clear waters.

Martagina Hills takes advantage of the hillsides that offer panoramic views of the Mediterranean Sea and the Strait of Gibraltar. A discreet enclave for those who value calm, natural beauty and a true sense of retreat.











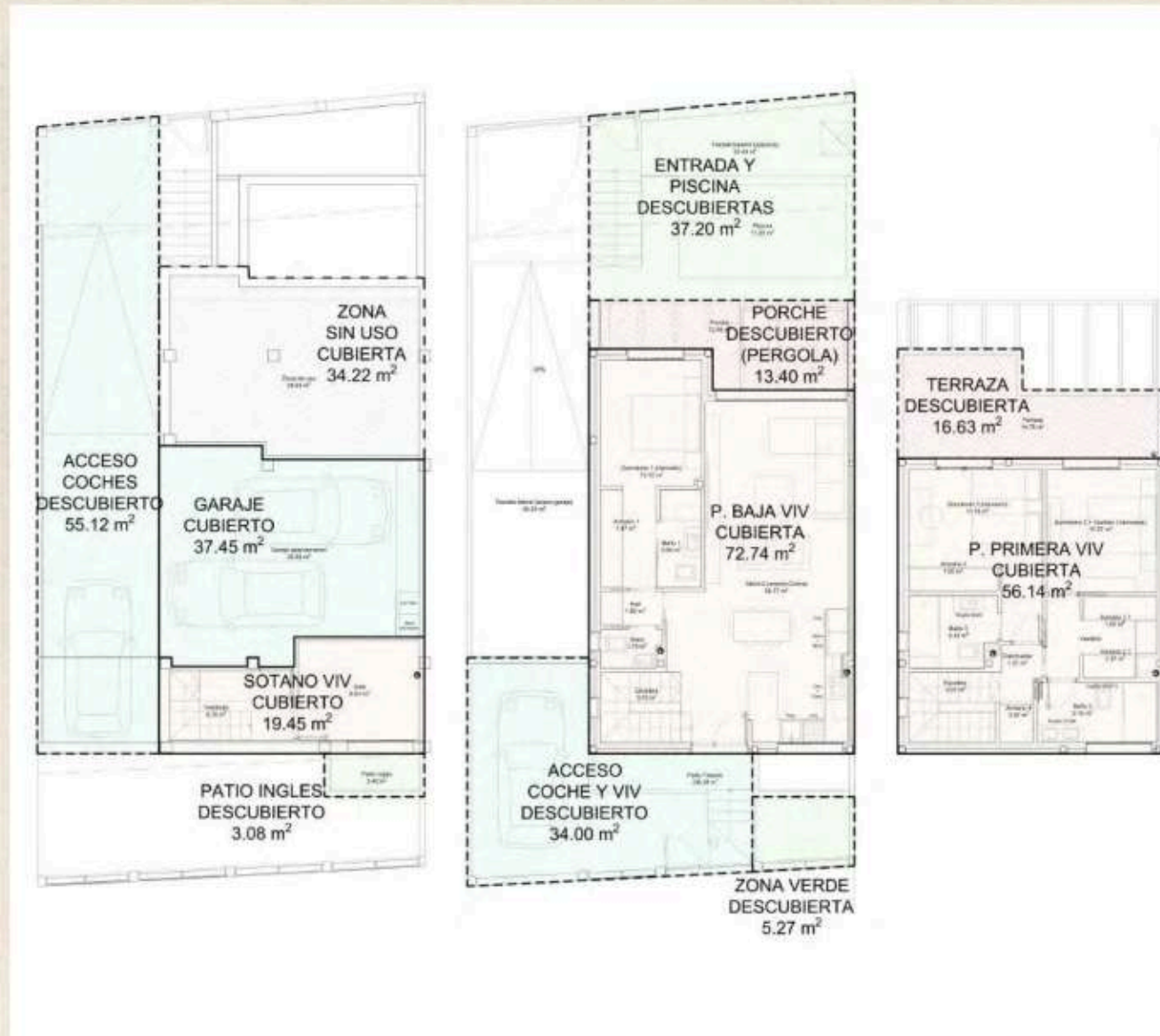






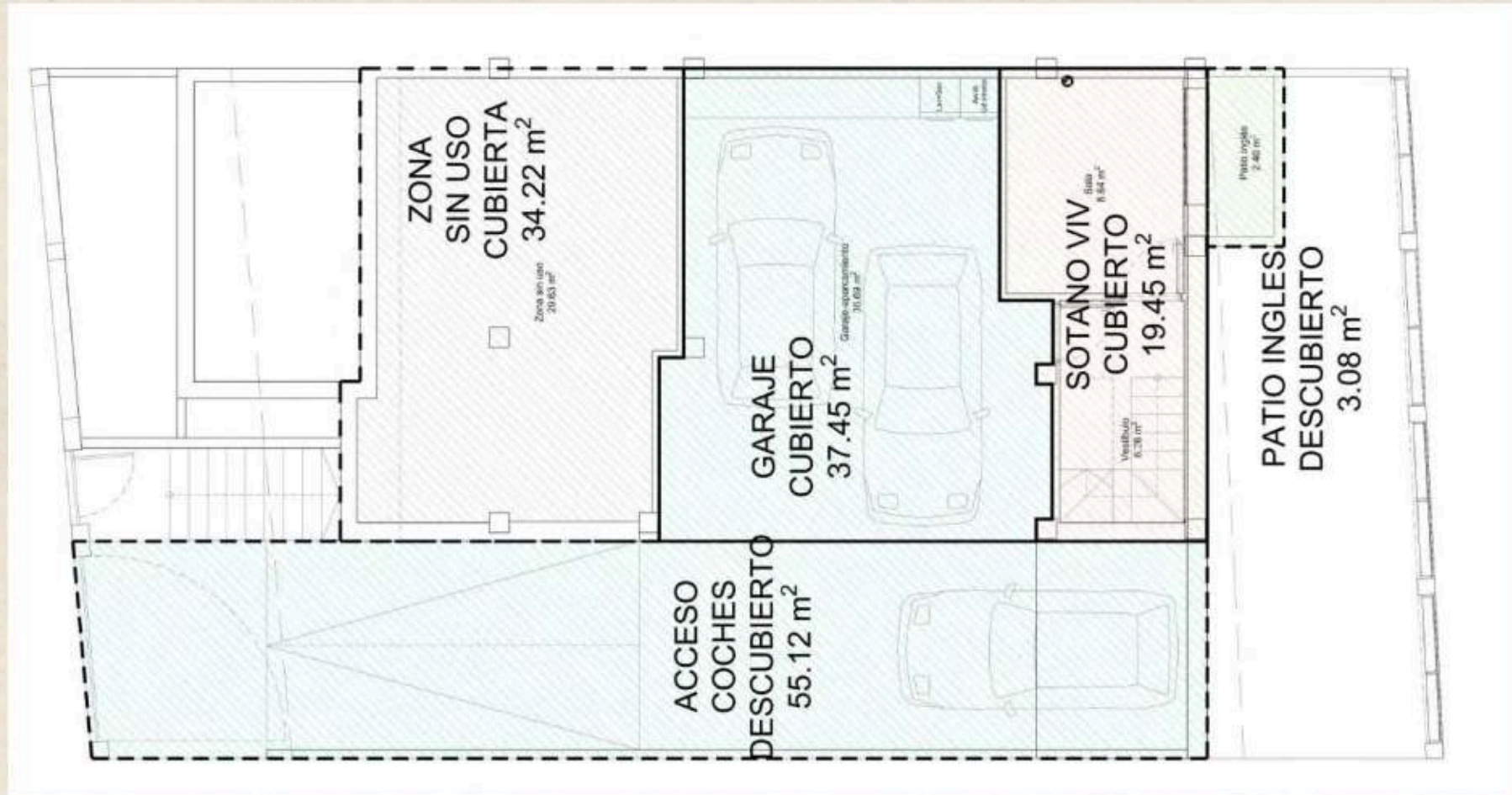
# ARCHITECTURAL FLOOR PLANS

Total Build Area - Semi - Detached Family Home: 384,71 M2



# ARCHITECTURAL FLOOR PLANS

Total built area - Basement floor: 149,33 M2



COVERED BUILT-UP AREA: 91,12 M2

- Garage Floor Area: 37,45 M2
- Covered Basement Living Area: 19,45 M2
- Unassigned Area: 34,22 M2

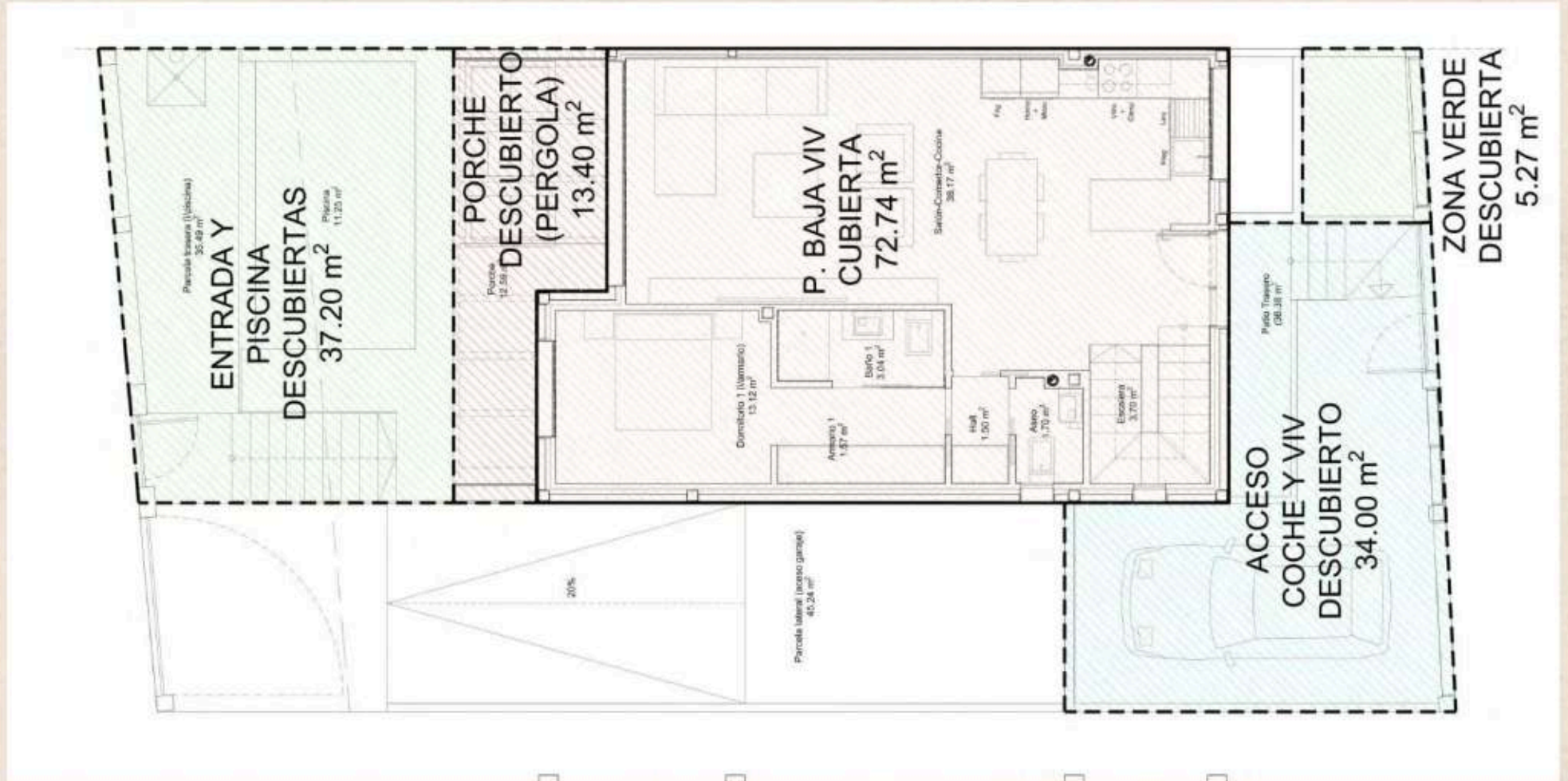
UNCOVERED BUILT AREA: 58,21 M2

- Vehicle Access: 55,12 M2
- Lightwell: 3,09 M2



# ARCHITECTURAL FLOOR PLANS

Total built area – Ground floor: 162,61 M2



CONVERVED BUILT-UP AREA: 72,74 M2

UNCONVERVED BUILT AREA: 89,87 M2

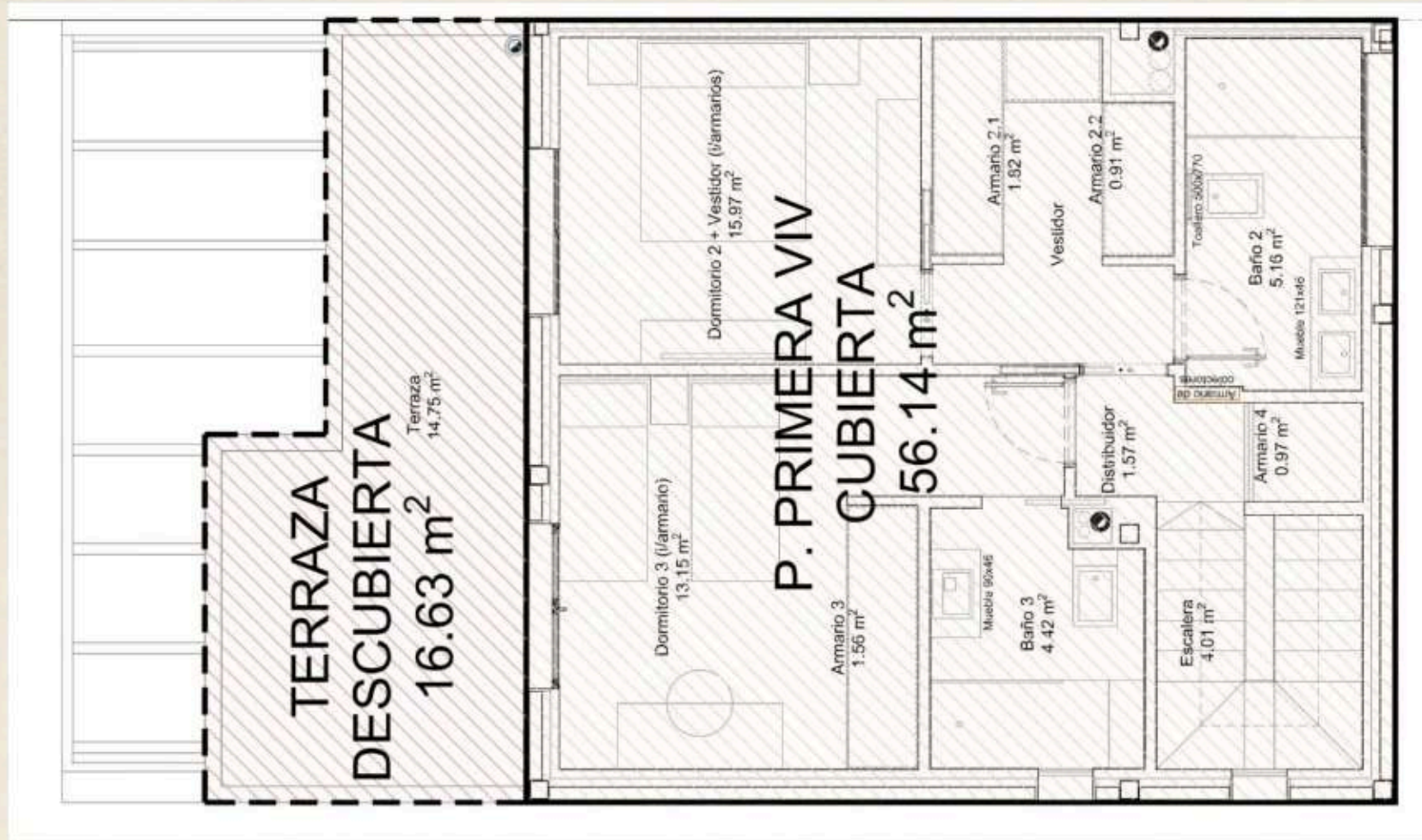
- Entrance & Pool Area: 37,20 M2
- Green Area: 5,27 M2
- Porch (Pergola) : 13,40 M2
- Driveway & House Entrance: 34 M2



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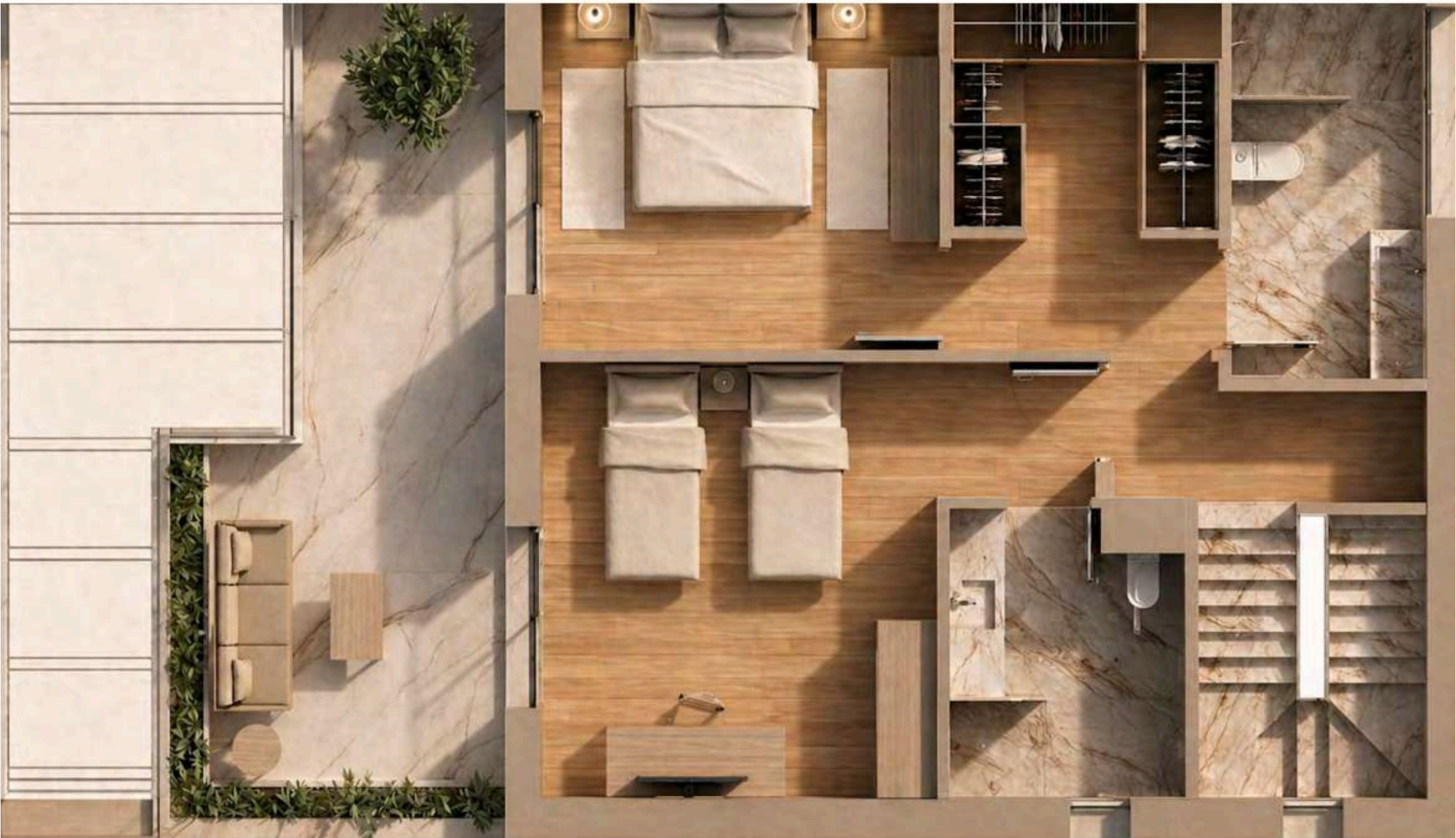
# ARCHITECTURAL FLOOR PLANS

Total built area - First floor: 72,77 M2




COVERED BUILT-UP AREA: 56,14 M2

UNCOVERED BUILT AREA (Terrace): 16,63 M2



# QUALITY SPECIFICATIONS REPORT

## 12 Semi-detached Single-Family Homes

 Materials carefully selected to ensure durability, comfort and efficiency.



### FOUNDATIONS AND STRUCTURAL SYSTEM

- Foundations comprising reinforced concrete isolated footings at column bases and strip footings beneath load-bearing walls, or alternatively a reinforced concrete slab foundation.
- Final foundation solution to be confirmed subject to the geotechnical study report.
- One-way reinforced concrete slabs (prestressed joists with ceramic infill blocks).
- Reinforced concrete slab staircases.



### EXTERNAL FINISHES

- Brick façade with single-coat render finish and smooth paint, incorporating thermal insulation in compliance with current regulations and an air cavity with internal brick lining.
- Internal wall finishes in plaster with smooth paint or large-format porcelain stoneware tiling.
- Walkable terraces finished with non-slip porcelain stoneware.
- Non-accessible flat roof designated for building services installations.
- Aluminium external joinery with thermal break system, available in hinged or sliding configurations.
- Double glazing, laminated Climait type 3+3/12/6 or equivalent.
- Private independent swimming pool, including outdoor shower, solar installation and filtration system.




### INTERNAL FINISHES

#### VERTICAL SURFACES

- Internal partitions formed by double hollow brickwork.
- Party walls between semi-detached dwellings constructed with double brick leaf and intermediate acoustic/thermal insulation, or alternative solution in compliance with Building Regulations (CTE).
- Smooth plaster finish to vertical surfaces with reinforced corner beads.
- Bathrooms fully tiled with large-format porcelain stoneware.
- Smooth paint finish on vertical surfaces throughout the remainder of the dwelling.
- Front boundaries of individual plots enclosed with brick parapet wall finished in render and paint, topped with metal fencing and incorporating metal access gates.
- Separation between plots and rear boundaries formed by metal mesh fencing.

# QUALITY SPECIFICATIONS REPORT

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### HORIZONTAL SURFACES

- Large-format porcelain stoneware flooring with matching synthetic skirting boards throughout.
- Textured polished concrete finish to entrance areas and rear garden zones.
- Porcelain stoneware flooring in bathrooms and kitchen.
- Staircases finished in porcelain stoneware on treads and risers, with side stringer and metal handrail.
- Terraces and porches finished with exterior-grade porcelain stoneware.
- Suspended ceilings in smooth plaster or plasterboard to kitchens, bathrooms, entrance hall and circulation areas.
- Smooth plaster finish to remaining horizontal surfaces.
- Smooth painted finish to ceilings in kitchens and bathrooms.
- Smooth painted finish to horizontal surfaces in the remainder of the dwelling



### JOINERY (TIMBER AND METAL)

- Reinforced security entrance door with metal frame and three-point locking system, lacquered on both sides.
- Interior doors finished in white lacquer with stainless steel ironmongery.
- Built-in wardrobes (block system) with sliding doors, finished in white lacquer.



### BUILDING SERVICES INSTALLATIONS

- Sanitary ware in white vitrified porcelain from leading brands such as Roca, Galassia or equivalent. All bathrooms include shower installations.
- Hot and cold water supply points for sink, washing machine and dishwasher, including corresponding drainage connections.
- Single-lever chrome-plated mixer taps.
- External cold water point on terraces and porches.
- Electrical fittings from recognised brands such as Simon, Niessen, BJC or equivalent.
- Each dwelling equipped with the necessary electrical circuits, fittings and main distribution board in compliance with the latest Low Voltage Electrical Regulations (REBT).
- Aerothermal system installation for domestic hot water production.
- Telecommunications network in compliance with current ICT regulations, including TV-FM, telephone and data outlets in living room, bedrooms and kitchen. Entrance call system and video intercom at both ground and upper floors.
- Hybrid ventilation system for air extraction and renewal throughout the dwelling.
- Ducted air conditioning system installed in living-dining room and bedrooms.



### KITCHEN

- Fully fitted kitchen designed in accordance with the project specifications, including high-end appliances from leading brands.