DEVELOPMENT SPECIFICATIONS

VALLE ROMANO GOLF · ESTEPONA

The Regia approach

VILLA TYPE I

VILLA TYPE II

VILLA TYPE III

Morning light moving across the terrace. A kitchen that opens towards the view. The quiet pleasure of coming home after a day by the sea. Regia has been designed around the moments that make a place feel lived in, with architecture that gives space to both time together and time alone.

At Valle Romano Golf in Estepona, the development brings together eight villas in three types: I, II and III. Their contemporary forms bring interior rooms into conversation with terraces and infinity pools. Each type has its own configuration, yet the homes share a considered approach to light, materials and everyday comfort.

This document describes what lies behind those first impressions. It moves from the surfaces you see and touch to the doors, glazing, bathrooms, kitchen equipment and systems that make the home work. It then looks at the construction and energy performance beneath the finished spaces. The following specification describes the Contemporary finish included with the villa; the individual approved project and sale documentation establish the final configuration of each property.

The material palette

The palette begins outside. A silk-grey painted façade gives the volumes a consistent mineral tone, while graphite-coloured aluminium frames define the large glazed openings. Pergolas in a Marple wood-effect aluminium finish introduce a warmer line above the terraces. Their aluminium construction gives the appearance of timber within an exterior system specified for the building.

The terraces continue the light, cream-toned surfaces of the interior with anti-slip porcelain. Their edges combine masonry parapets and glass balustrades according to location, balancing enclosure with open views. The pool is finished in sand-coloured mosaic tile, with a tone related to the terrace floor; its appearance changes with the light and water.

FAÇADE — Silk-grey masonry paint over the specified external substrate.

WINDOWS AND GLAZED DOORS — Graphite-coloured aluminium frames.

PERGOLAS — Aluminium with Marple wood-effect finish.

EXTERIOR FLOORS — Keraben Verse Cream anti-slip porcelain, 60 × 120 cm, or similar.

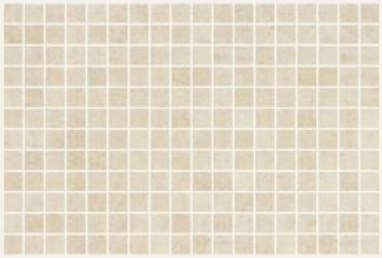
POOL INTERIOR — Sand-coloured mosaic tile.

SILK GREY

GRAPHITE

MARPLE

VERSE CREAM



SAND MOSAIC

A considered interior palette

Inside, eggshell-white painted walls provide a quiet backdrop to the rooms. Keraben Verse Cream porcelain carries the principal floor finish across living areas and bedrooms. In the bathrooms, the cream tone of Verse Concept Cream brings a more defined surface to the walls, balanced by wood-effect vanity fronts, white basins and chrome fittings.

The interior joinery belongs in this palette too. The Contemporary selection specifies white lacquered passage doors and fitted-wardrobe fronts, with Lino Cancun inside the wardrobes. Chrome Inther Hebe handles add a restrained metal detail to the doors. In the kitchen, Soft Lava fronts, Neo Leaf Arena side panels and the light, finely veined Ascale Vagli Gold worktop form a separate but coordinated group of finishes.

INTERIOR PAINT — Eggshell-white emulsion paint to the specified walls.

INTERIOR FLOORING — Keraben Verse Cream porcelain, 60 × 120 cm, or similar.

BATHROOM WALLS — Keraben Verse Concept Cream ceramic tile, 30 × 90 cm, or similar.

PASSAGE DOORS — White lacquered finish, 2.10 m high.

WARDROBE FRONTS — White lacquered finish; Lino Cancun wardrobe interiors.

KITCHEN — Soft Lava fronts, Neo Leaf Arena side panels and Ascale Vagli Gold worktop in a 12 mm polished finish.

BATHROOM DETAILS — Wood-effect vanity fronts and chrome tapware.

VERSE CREAM

CONCEPT CREAM

WHITE LACQUER

LINO CANCUN

SOFT LAVA

NEO LEAF ARENA

VAGLI GOLD · 12 MM

SAND MOSAIC

Surfaces that set the tone

INTERIOR LIVING

The same 60 × 120 cm Keraben Verse Cream porcelain is specified for the living areas and bedrooms. Its large format and cream-toned mineral character give these rooms a consistent base without competing with their different uses. In the kitchen and living space, the floor helps hold the open plan together; in the bedrooms, it gives the furniture and textiles a neutral setting.

The terrace flooring is the anti-slip version of Verse Cream, also specified at 60 × 120 cm. This maintains a related tone on either side of the glazed doors while addressing the different conditions of an exterior surface. The bathroom walls change to Keraben Verse Concept Cream, 30 × 90 cm, giving the bathing spaces their own material character within the Contemporary palette.

DAYTIME LIVING AND KITCHEN — Keraben Verse Cream porcelain floor tile, 60 × 120 cm, or similar.

BEDROOMS — Keraben Verse Cream porcelain floor tile, 60 × 120 cm, or similar.

BATHROOM WALLS — Keraben Verse Concept Cream ceramic tile, 30 × 90 cm, or similar.

TERRACES — Keraben Verse Cream anti-slip porcelain, 60 × 120 cm, or similar.

The final setting-out, joints, skirtings and transitions will follow the approved architectural details.

Light, glazing & connection

Large glazed openings connect the principal rooms to the terraces and views. Their performance depends on more than the amount of glass: the aluminium frames, thermal break, glazing composition and installation all form part of the enclosure between inside and outside.

Graphite-coloured aluminium windows and sliding doors by Exlabesa or similar are specified with thermal breaks. The double-glazed units use the indicated 4.4 / 16 / 6.6 composition, with laminated panes separated by a 16 mm cavity and Planitherm low-emissivity treatment. Together, these components are intended to moderate heat transfer while retaining daylight and outlook. The arrangement and opening type of each unit follow the design of the individual villa.

Terrace edges are treated according to their location: some sections have masonry parapets, while others use glass balustrades to retain an open view. In the glass sections, the specified build-up is 8+8 mm laminated glass with two polyvinyl-butyral (PVB) interlayers. Supports and fixings follow the approved architectural details for each location.

FRAMES — Graphite-coloured aluminium, with thermal break; Exlabesa or similar.

GLAZING — 4.4 / 16 / 6.6 double glazing with laminated panes and Planitherm low-emissivity treatment.

OPENINGS — Windows and sliding doors as shown in the final drawings for each villa.

TERRACE EDGES — Masonry parapets or glass balustrades, according to the approved drawings. Glass sections use 8+8 mm laminated glass with two PVB interlayers.

Interior joinery & storage

Interior doors are part of the architecture of every room. In the Contemporary selection, passage doors are white lacquered, with a nominal height of 2.10 m and architraves. Chrome Inther Hebe handles provide the visible hardware detail. The doors use a Touch opening system; the final carpentry schedule will confirm the precise construction.

Fitted wardrobes make storage a planned part of the bedrooms rather than an addition after completion. They extend to the full available height, with white lacquered fronts and an integrated finger-pull detail. The internal finish is Lino Cancun. This contrast between a quiet white exterior and a warmer textile-effect interior carries the palette through to the spaces normally seen only when the doors are open.

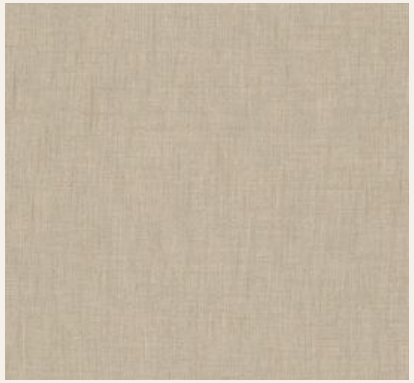
PASSAGE DOORS — White lacquered finish, 2.10 m high, with architraves.

DOOR HARDWARE — Inther Hebe chrome handles and a Touch opening system, according to the final carpentry schedule.

FITTED WARDROBES — Full-height units with white lacquered fronts and integrated finger-pull opening.

WARDROBE INTERIORS — Lino Cancun finish with fitted storage elements according to the final drawings.

WHITE LACQUER



LINO CANCUN

The kitchen, in detail

ASCALE VAGLI GOLD · POLISHED 12 MM

The kitchen has been planned as part of the living space, with an island that gives the room a central place to prepare food and gather around. Soft Lava cabinet fronts provide the main colour, Neo Leaf Arena defines the side panels and Ascale Vagli Gold forms the worktop. Its light background and fine veining bring a subtle warm contrast to the quieter cabinet finishes.

Cabinets and appliances are integrated into a composed elevation rather than treated as separate objects. The island adds working surface and helps organise the relationship between the kitchen and living area. Cooking, refrigeration and washing-up each have their place within the final design. The exact island dimensions, cabinet layout, openings and worktop joints will be established in the approved kitchen drawings for each villa.

CABINET FRONTS — Soft Lava finish.

SIDE PANELS — Neo Leaf Arena finish.

WORKTOP — Ascale Vagli Gold, polished, 12 mm; edge detail according to the kitchen drawings.

ISLAND — Included as part of the kitchen design; configuration according to the final drawings.

APPLIANCE POSITIONING — Integrated or built-in, according to the individual kitchen layout.

The included Siemens selection

The Contemporary kitchen includes a coordinated Siemens appliance selection for everyday cooking and food storage. The set combines a fully integrated dishwasher, built-in oven and microwave, integrated fridge-freezer and an induction hob with extraction built into the cooking surface. Keeping extraction within the hob helps the working area remain visually composed in an open room.

DISHWASHER — Siemens SN61IX12TE, fully integrated, 60 cm.

OVEN — Siemens HB574AER0, built-in multifunction oven, 60 cm.

MICROWAVE — Siemens BF525LMS0, built-in, approximately 38 cm high.

FRIDGE-FREEZER — Siemens KI86NHFE0, integrated combination fridge-freezer.

HOB AND EXTRACTION — Siemens ED851HQ26E, 80 cm induction hob with integrated extraction.

The photographs indicate the appliance types and finishes. The model references above define the specification, subject to Siemens availability and the approved kitchen drawings.

APPLIANCE NOTE — The Siemens models listed above may be replaced by other Siemens models, subject to availability at the time of procurement.

DISHWASHER

SN61IX12TE

OVEN

HB574AER0

MICROWAVE

BF525LMS0

FRIDGE-FREEZER

KI86NHFE0

HOB + EXTRACTION

ED851HQ26E

Everyday rituals

Bathrooms bring together the smaller details encountered every day: a warm floor, a well-positioned basin, a comfortable shower and fittings that feel solid in use. The Contemporary selection combines cream ceramic wall finishes with wood-effect vanity fronts, white basin surfaces and chrome tapware.

The principal bathroom includes a 150 cm vanity with four drawers and a white solid-surface worktop. Secondary bathrooms have 100 cm vanities, also with four drawers, and white ceramic tops. This gives each room a defined storage and washing area while maintaining a consistent character across the home.

Wall-hung WCs by Duravit or similar are specified with dual-flush operation and concealed cisterns, leaving the flush plates visible on the wall. Hansgrohe or similar chrome tapware is specified for the basins and showers. Rain-shower fittings are included in the principal bathrooms. The showers are designed flush with the bathroom floor, with concealed drainage and waterproofing beneath the finished surfaces. Fixed glass screens define the shower areas without a visually heavy enclosure. Mirrors complete the vanity areas.

Electric underfloor heating is included in bathrooms. It is a room-specific feature of the standard villa specification; whole-house underfloor heating belongs to the separate comfort option.

PRINCIPAL VANITY — 150 cm wood-effect laminate unit, four drawers and white solid-surface worktop.

SECONDARY VANITIES — 100 cm wood-effect laminate units, four drawers and white ceramic tops.

WCS — Wall-hung Duravit or similar, dual flush, with concealed cistern.

TAPWARE — Hansgrohe or similar in chrome; rain showers in principal bathrooms.

SHOWERS — Flush-to-floor shower areas with concealed drainage.

SHOWER SCREENS — Fixed glass screens.

MIRRORS — Included at the bathroom vanity areas.

BATHROOM COMFORT — Electric underfloor heating included.

PRINCIPAL VANITY

SECONDARY VANITY

CHROME TAPWARE

Year-round comfort

Temperature and air quality influence how a home feels across the seasons. Regia's included climate system uses LG direct-expansion equipment to heat and cool the villa through concealed ducts. Air is delivered through integrated diffusers, keeping the equipment visually discreet within the rooms.

Airzone control divides the installation into zones so settings can be adjusted to the way different rooms are being used. This gives the household more direct control over occupied spaces, while bathroom electric underfloor heating provides a separate source of warmth underfoot where it is most welcome.

The mechanical ventilation system renews indoor air through planned supply and extract routes. Fresh air is supplied to bedrooms, while extraction is provided in the kitchen and bathrooms. Heat recovery transfers some energy between outgoing and incoming air streams, and filtration forms part of the system. The ventilation works alongside the insulated building envelope and glazed openings; it does not depend on windows being left open to provide regular air renewal.

HEATING AND COOLING — LG ducted direct-expansion system with inverter technology.

AIR DISTRIBUTION — Concealed ductwork and integrated diffusers.

ROOM CONTROL — Airzone zoned temperature control.

BATHROOM FLOORS — Electric underfloor heating included.

VENTILATION — Mechanical supply and extract ventilation with heat recovery and filtration.

Power, lighting & connections

The electrical and communications infrastructure is planned around the way each room is used. A distribution board provides circuit protection, while concealed wiring serves power outlets, lighting and the other electrical systems. White Legrand Niloé switches and sockets give the visible mechanisms a consistent finish within the Contemporary palette.

TV and data outlets are included in the rooms, with infrastructure for telephone and fibre connectivity. Their exact positions and quantities follow the approved electrical and telecommunications plans. These provisions allow the owner to arrange the chosen service; they do not constitute an internet subscription or a guaranteed Wi-Fi installation.

Downlights or integrated LED strips are specified for bathrooms and the kitchen, according to the final lighting design. Recessed curtain pelmets with integrated LED lighting are included in the living room and bedrooms. Outside, a light point is provided at the pedestrian entrance. Pre-installation for future electric-vehicle charging is included.

ELECTRICAL INSTALLATION — Distribution board, protected circuits, concealed wiring and power outlets according to the approved plans.

VISIBLE MECHANISMS — Legrand Niloé in white.

INTERIOR LIGHTING — Downlights and/or integrated LED strips in the kitchen and bathrooms, as defined in the final lighting schedule.

CURTAIN PELMETS — Recessed pelmets with integrated LED lighting in the living room and bedrooms.

EXTERIOR LIGHT POINT — At the pedestrian entrance.

TV AND DATA — Outlets in the rooms, with telephone and fibre-ready infrastructure.

FUTURE SYSTEMS — Pre-installation for electric-vehicle charging.

Plumbing, drainage & laundry

Water and drainage installations work quietly behind the finished surfaces, but their layout affects the daily use and maintenance of the villa. Concealed distribution pipework serves the kitchen, bathrooms and laundry connections. A main shut-off valve and local isolation valves allow sections of the installation to be closed for maintenance without treating every fitting as a separate system.

Domestic hot water is provided by an Ariston air-source heat-pump water heater with a 210-litre tank. This system serves water heating; it is separate from the LG and Airzone space-conditioning installation and from the optional whole-home underfloor-heating package.

Waste water is carried away through buried and suspended drainage runs. Rainwater follows its planned routes through the external drainage network. Acoustic pipework is specified for suspended waste-water runs and downpipes, reducing the transmission of service noise through the building. Inspection points and the final routing are established in the approved plumbing and drainage drawings.

The laundry provision includes water, drainage and electrical connections for a washing machine and tumble dryer. It is described as an installation-ready area; the appliances and any fitted laundry furniture are not stated as included. Water outlets to terraces and other exterior areas will be shown only where confirmed by the final services plan.

DISTRIBUTION — Concealed water pipework serving kitchen, bathrooms and laundry connections.

DOMESTIC HOT WATER — Ariston 210-litre air-source heat-pump water heater.

SHUT-OFF VALVES — Main isolation and local valves for the relevant kitchen and bathroom branches.

WASTE WATER — Buried and suspended drainage networks, with acoustic treatment to the suspended runs and downpipes.

RAINWATER — Drainage through the routes and connections defined in the project.

LAUNDRY PROVISION — Water, drainage and electrical connections for a washing machine and tumble dryer.

The infinity pool

From the terrace, the infinity edge gives the water a long, calm line towards the landscape. It is an architectural part of the outdoor space as well as a place to swim and cool off. The final edge, level and technical arrangement will follow the approved pool design for each villa.

The pool structure is reinforced concrete, with sand-coloured mosaic tile to the interior. Its warm tone relates to the terrace floor, connecting the pool visually with the outdoor living area. Filtration and salt chlorination provide the equipment for normal circulation and water treatment.

POOL FORM — Infinity edge as shown in the approved villa design.

STRUCTURE — Reinforced-concrete pool construction.

INTERNAL FINISH — Sand-coloured mosaic tile.

WATER CIRCULATION — Filtration system with the associated pipework and equipment.

WATER TREATMENT — Salt chlorination.

Terraces, gardens & arrival

TERRACES & GARDENS

The approach to the house, the outdoor rooms and the spaces around the pool each have a different use. A dedicated pedestrian gate provides everyday access, while a motorised sliding vehicle gate serves the driveway. Video entry supports communication and remote release at the entrance.

Terraces use the anti-slip version of Keraben Verse Cream porcelain, connecting them visually with the interior floor while making the exterior specification explicit. Overhead, the Marple wood-effect aluminium pergolas provide architectural definition and shade. Masonry parapets and glass balustrades are arranged according to the approved drawings; the glass sections keep views open where specified.

The garden areas are supplied with topsoil as the Contemporary baseline. Connection points are provided for a future irrigation system and garden lighting. An outdoor-kitchen pre-installation provides for later connection of water, electricity and drainage. These prepared services give the owner options for the garden without representing a planted landscape, installed garden-lighting scheme or completed outdoor kitchen as included works. The final treatment of paths, retaining elements and plot boundaries follows the approved external-works drawings.

TERRACE FLOORING — Keraben Verse Cream anti-slip porcelain, 60 × 120 cm, or similar.

PERGOLAS — Marple wood-effect aluminium.

PEDESTRIAN ENTRANCE — Separate access gate.

VEHICLE ENTRANCE — Motorised sliding gate with remote control.

VIDEO ENTRY — Video intercom with remote door release.

GARDEN BASE — Topsoil to garden areas.

IRRIGATION AND GARDEN LIGHTING — Connection points for future installations.

OUTDOOR KITCHEN — Pre-installation for future water, electrical and drainage connections.

ENDURING BY DESIGN

The construction behind everyday comfort.

The qualities of a home are not limited to what is visible on completion. Groundworks, structure, roofs, walls and insulation influence how the finished spaces perform over time. They support the rooms, protect them from weather and help the villa respond to changes in temperature and use.

The following chapters bring these usually hidden elements into view. They describe the design intent and the principal construction systems without replacing the approved technical project, which defines the exact dimensions, assemblies and execution details for each villa.

The construction behind the finish

Construction begins with the setting-out of the house and preparation of the ground. Excavation and the foundation solution follow the geotechnical assessment and the structural design. Reinforced concrete forms the principal foundations, frame and floor structure. The exact geometry and reinforcement are established by the structural project, not by a generic specification shared across all plots.

The external walls separate the living spaces from the weather. The source specification describes a double-leaf façade assembly with an insulated cavity and internal plasterboard lining. The exterior receives its protective finish and silk-grey paint. This layered construction contributes to both the thermal envelope and the internal finish of the rooms.

Roofs and terraces require a separate sequence of falls, waterproofing, insulation, drainage and edge details. The detailed specification describes inverted flat-roof construction and continuous waterproofing at critical surfaces; junctions, upstands and outlets form part of the weatherproofing design. Shower areas also receive waterproofing beneath their visible finishes.

GROUNDWORKS — Excavation and preparation in accordance with the geotechnical and architectural projects.

FOUNDATIONS AND FRAME — Reinforced-concrete structural elements designed for each villa.

FAÇADE — Double-leaf wall with insulation, internal lining and silk-grey exterior finish.

ROOFS AND TERRACES — Waterproofing, insulation and drainage in the approved assembly.

WET AREAS — Waterproofing to shower areas beneath the final surface.

Comfort within the walls

Comfort within the walls depends on the way the building layers work together. Mineral-wool insulation is specified within the façade and the internal partition systems. Plasterboard partitions on metal framing separate interior rooms and provide the substrate for their final painted or tiled finishes. Together with the insulated roof construction and thermally broken windows, these elements are part of the villa's approach to thermal and acoustic comfort.

The interior painted finish is eggshell white. The façade's painted exterior is silk grey. Their appearance is visible; the insulation and structural layers behind them are less so, but remain central to the home's everyday performance.

Energy assessment considers the building envelope, glazing, ventilation and services as a complete system. The project information supplied records a B rating for non-renewable primary energy consumption, at 21.61 kWh/m² per year, and an A rating for CO_2 emissions, at 3.76 kg CO_2/m² per year. These are two separate indicators, reported with their respective units.

FAÇADE INSULATION — Mineral wool within the external wall assembly.

INTERNAL PARTITIONS — Plasterboard on metal framing with mineral-wool insulation.

ROOF INSULATION — Thermal insulation in the approved roof construction.

ENERGY INDICATORS — B, 21.61 kWh/m²/year for non-renewable primary energy; A, 3.76 kg CO_2/m²/year for emissions.

NON-RENEWABLE PRIMARY ENERGY

B

21.61 kWh/m²/year

CO_2 EMISSIONS

A

3.76 kg CO_2/m²/year

Your home, your expression

The Contemporary specification described in these pages is the included finish: a complete selection of materials and equipment with a consistent character. Mediterranean and Nordic offer two alternative approaches to the interior palette. Their exact contents and commercial conditions will be set out in the separate personalisation material.

A space to train, a room for film nights or a kitchen for outdoor entertaining. Optional features offer further ways to adapt the home to how you want to spend your time. Their technical scope and feasibility depend on the individual villa and will be defined in the dedicated options dossier.

ADDITIONAL SPACES — Basement shell or fit-out, wine cellar, gym, sauna with a cold plunge, home cinema and golf simulator.

OUTDOOR LIVING — Roof terrace, outdoor kitchen with barbecue, and pool heating with cover.

COMFORT — Premium air-source heat pump system with underfloor heating.

TECHNOLOGY AND ACCESS — Complete home-automation system, alarm system, solar panels and a lift where feasible.

WINE CELLAR · OPTIONAL / ILLUSTRATIVE

SAUNA · OPTIONAL / ILLUSTRATIVE

GYM · OPTIONAL