

QUALITY SPECIFICATIONS

VILLA LAS FUENTES

FOUNDATION

- The foundation is made using reinforced concrete footings and reinforced concrete bracing slab in compliance with current regulations and in accordance with the recommendations of the Geotechnical Study and Technical Building Code.

STRUCTURE

- The structure has been made using reinforced concrete pillars, beams and slabs. The floor slabs have been executed using bidirectional slabs and solid reinforced concrete slabs according to the current specifications and requirements.

ROOF

- The roof is made with old ceramic tiles in the traditional style of the area, with lower waterproofing and thermal insulation made with high density projected polyurethane foam. It has a hidden gutter for collecting rainwater that is led to a cistern to be used later for watering the garden.

EXTERIOR ENCLOSURES

- The facade has been made with solid brick on the outside, triple hollow brick on the inside and an insulation chamber based on high-density sprayed polyurethane foam. On the outside, finishing is made with masonry waterproof cement rendering. Inside, the finishing is with flat gipsum plastering.

INTERIOR PARTITION

- The interior divisions have been made with triple hollow brick finished with gipsum plastering on both sides. Extra acoustic insulation has also been included in certain areas (multi-purpose rooms).

INTERIOR FLOORING

- In the house, the majority has been finished with classic 90° herringbone oak flooring, with a slightly brushed surface, finished with 8 layers of UV-fixed water-based varnish, SELECT knot selection (clean) and finished with a stripe perimeter in all rooms. The steps of the interior staircase have been made with the same material. The skirting board is made of lacquered wood and has been placed recessed inside the walls.
- In the bathrooms, flooring has been made with Premium quality natural stone, including the showers, to which a non-slip treatment is applied.
- The SPA and the laundry have been finished with high-quality porcelain flooring from the ATLAS CONCORDE in 150x75 cm.
- In the garage, the same ATLAS CONCORDE 150x75 cm porcelain flooring has been used, combined with an area finished in deactivated white concrete.

TILING

- In the bathrooms, they have been made with Premium quality natural stone, cut to size, to measures adapted to the final design. In the shower niches have been made with interior LED lighting
- In the SPA, the walls of the showers, steam bath and cold tub area have been finished with top quality amber mosaic.

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CEILINGS

- The house has a plasterboard false ceiling combined with cornices, pits and sloping details in the kitchen, dining room and master bedroom. In the SPA, the false ceiling is combined with a central area finished in natural laminated wood specifically treated for wet areas in an aged oak finish.
- In the Jacuzzi, the house has a starry false ceiling with LED lighting.
- The garage combines an area with a plasterboard false ceiling with another area made with a false ceiling of wood fiber panels finished in black with hidden profiles and LED lighting.

WALL FINISHES

- The house is finished with top quality plastic paint on both ceilings and walls
- In the SPA the walls are finished with traditional stucco
- The garage has been finished with a cement mortar masonry coating that was later painted, water resistant

EXTERIOR CARPENTRY

- The exterior carpentry has been carried out by the company ROMÁN CLAVERO S.L., with windows and doors made of Sipo wood that is highly resistant to humidity and temperature changes, with thermal break and lacquered gray on both sides. The glasses are laminated in various thicknesses depending on the size and have highly reflective solar protection with high thermal efficiency and high-quality fittings.
- The entrance door to the house has been made with a special design by the Architect, in laminated White Oak wood. It is pivoting in large dimensions, from floor to ceiling and with two fixed lateral parts. It has a multipoint security lock as well as an electronic key with a fingerprint reader.

INTERIOR CARPENTRY

- The interior doors have also been made by the company ROMÁN CLAVERO S.L. They are MDF wooden doors with a 6 cm thick sandwich panel, white lacquered, from floor to ceiling, with concealed hinges, flush with the walls, without flashing and high-quality fittings in an anthracite finish. In the bathrooms and toilets they have internal locks.
- The wardrobes have been made with custom textured wood, from floor to ceiling, with lacquered MDF doors to match the walls, concealed hinges with brake, interior LED lighting. Doors feature BUSTER & PUNCH pulls.
- The master bedroom has a custom-made floor-to-ceiling dressing room made of aged oak wood, with two differentiated areas on the sides and a specific front area for shoes and bags. It has doors with an aged oak frame and bronze glass, as well as BUSTER & PUNCH handles. It has interior lighting. An island with drawers on both sides has been placed in the center of the dressing room.
- All the bathrooms have custom-made furniture under the washbasin countertops made of aged oak, with a push-type drawer. All the rooms have been made to measure furniture in lacquered wood, with shelves and drawers.

QUALITY SPECIFICATIONS

VILLA LAS FUENTES

- In the multi-purpose room in the basement, a large bar cabinet has been installed, made to measure specifically for this home, with doors, bronze-colored glass, DEKTON countertops and handles from the firm BUSTER & PUNCH.
- The multipurpose room has two electric glass doors that connect it to the gym and SPA, as well as two large hidden sliding doors to transform the room into a movie theater.
- In the garage, a large storage area has been made with 4 large floor-to-ceiling sliding doors in gray lacquered MDF with hidden rails.

SANITARY FITTINGS AND TAPS

- Main bathroom: VILLEROY & BOCH Vi-Clean model toilet with built-in shower, rimless, with hidden tank. Located in a separate area with back lighting. Washbasins made with top-quality, custom-made porcelain material, with hidden drain. GESSI Incised basin faucets. Two separate showers with rain shower heads and floating flooring with hidden drains. Freestanding bathtub with floor mixer taps.
- Secondary bathrooms: VILLEROY & BOCH Subway 3.0 toilets with hidden tank, wash basins made with top-quality custom-made porcelain material, with concealed drain. GESSI Incised basin faucets. The showers have mixer taps with rain shower heads and tempered glass cabins from floor to ceiling.
- Toilets: the two toilets have natural stone washbasins, floor-mounted washbasin faucets with contactless electronic activation and VILLEROY & BOCH Subway 3.0 toilets with hidden tank

SPA

- The SPA area has a 9 x 3 m heated indoor saltwater pool finished with high quality mosaic and perimeter lighting, Jacuzzi for 5 users (3 seater and 2 lying down), sauna, steam bath finished in high quality amber mosaic and cold tub area with 2 showers.

KITCHENS

- The kitchens are designed and made by the prestigious firm DANESPAN. The furniture is of high quality and large capacity, made to measure for each area. All the drawers have a push system and the doors have a soft closing.
- The countertops are from the DEKTON firm. The main kitchen has a central island also with a DEKTON countertop. It has LED lighting in several areas. In the main kitchen, the appliances are from the GAGGENAU firm with a Home Connect WiFi function, a 120 cm telescopic countertop extractor fan with motors and pipes hidden in the floor, a 90 cm induction hob, a 90 cm refrigerator, a 60 cm freezer with ice and cold water dispenser, 60 cm wine cellar with 3 temperature zones, 76 cm pyrolytic oven with 16 functions, integrated 76 cm microwave oven, 76 cm integrated hotplate, 2 A+++ integrated dishwashers, integrated sockets with USB chargers, pneumatic waste disposer, 2 sinks and champagne bucket built into the worktop.
- The "Dirty Kitchen" has appliances from the NEFF firm: fridge-freezer combination, induction hob, wall-mounted decorative extractor fan, integrated pyrolytic oven, integrated microwave, dishwasher and sink.
- In the guest or service apartment there is a fully equipped kitchenette.

QUALITY SPECIFICATIONS

VILLA LAS FUENTES

LAUNDRY

- It has large-capacity floor-to-ceiling furniture, a SILESTONE countertop, 2 Miele washing machines, 2 Miele dryers and a sink with a tap.

GYM

- It is fully equipped with equipment from the prestigious firm TECHNOGYM. Full in Wall mirror and outdoor patio.

SANITATION AND PLUMBING

- The sanitation pipes are made of PVC with acoustic insulation. The plumbing is made of cross-linked polyethylene pipe UPONOR PEX with thermal insulation.

AIR CONDITIONING AND HOT WATER PRODUCTION

- The air conditioning of the entire house is provided by a high-efficiency DAIKIN VRV system with heat recovery, with distribution through air ducts inside the false ceilings and hidden linear diffusers. This system also generates hot water efficiently, both for consumption and for the underfloor heating system that equips the entire house.

WATER TREATMENT

- Filters and softeners have been installed to improve water quality. A buried tank has been built to irrigate the entire garden, which is filled by a well in the garden itself with water all year round. Likewise, a system of water collectors has been developed that collects rainwater, which is stored in this tank to be used later in automatic irrigation.

ELECTRICITY

- The house has a high-performance electrical installation with switches from BUSTER & PUNCH, data installation, and TV in all rooms.

HOME AUTOMATION

- A high-quality KNX system has been installed with control through CONTROL 4 that allows control lighting, electric curtains, air conditioning, video intercoms at both entrances to the house, etc... can be managed through a Smartphone application and through the 10" touch panels. distributed throughout the house.

ILLUMINATION

- The entire house has high-efficiency LED lighting in warm white. On the facade there are also several light points, including a perimeter lighting of the roof cornice with LED strip.

TELECOMMUNICATIONS AND SECURITY

- The house has TV sockets and a data network in all rooms, as well as a WiFi network with several repeaters both inside and outside.
- Security: a Grade 3 wired security system has been installed that has motion detectors in all rooms, opening detectors in all exterior doors and windows, smoke and flood detection. Likewise, a secure "panic room" has been set up so that, in the event of an intrusion, there is a safe place in which to communicate with the security forces and control the security devices, with an automatic security door that can not be opened from the outside.

QUALITY SPECIFICATIONS

VILLA LAS FUENTES

- On the other hand, a video surveillance system has been installed with security cameras and continuous recording that has video analytics and a permanent connection with an alarm reception center. The security system can be expanded and customized at the customer's request.

EXTERIOR FINISHES

- The terraces have been made with high-quality porcelain flooring in different formats, including edges and steps in one piece. At the main entrance, a large fountain made of natural stone with a waterfall, "floating" steps and lower LED lighting has been integrated. The access ramp to the garage has been made with a combination of deactivated concrete and strips of natural stone, with signaling beacons embedded in the ground.

EXTERNAL WOODWORK

- Two high-quality laminated wood pergolas have been installed on the living room terrace and on the pool terrace, complete with electric awnings.
- The railings are made of metal hardware finished in wrought iron-style paint.

GARDEN

- The large garden has been made with an intensive planting of different species, including big trees.
- Irrigation is automatic with smartphone control and use of rainwater and existing well on the plot.
- An artificial lake on two levels with a waterfall between them and an advanced filtration system to keep the water in optimal conditions. A 65 m² relaxation area covered by a shade sail with custom sofas and lighting has been created.
- In the lower part it has a secondary vehicle access for guests with a parking area and a buggy path to the house. Petanque court
- Glass padel court with lighting
- Basketball court

CHIRINGUITO

- The house has a poolside snack bar made with the same materials as the house, with a bar, toilet, storage area, outdoor TV and gas barbecue.

OUTDOOR POOL

- It is a 17 x 6.5 meter heated saltwater pool, with an integrated Jacuzzi with hydromassage and includes an underwater window that lights up the interior SPA.

WINE CELLAR

- The house has an exclusive air-conditioned room for wine storage with 5 custom-made wine cellars with independent temperature control.

GUEST OR SERVICE APARTMENT

- Attached to the house and totally independent, a 40 m² apartment has been fully equipped and with the same qualities as the main house, which can be used for guests or service personnel.

QUALITY SPECIFICATIONS

VILLA LAS FUENTES

PARKING

- Several parking areas
- Indoor garage with space for up to 6 cars, with double automatic sectional door with insulating glass panels. Covered exterior garage for one car with pergola in the access ramp area to the covered garage
- Guest parking area for 4 cars in lower access

BEAUTY SALON

- Equipped with shelves, massage bed and hairdressing chair with wash head

OTHER EQUIPMENT

- Bioethanol fireplaces in living room, dining room, multipurpose room, master bedroom, pool terrace and multipurpose room terrace, finished in natural stone
- American billiard in multipurpose room
- Home Cinema system in multipurpose room with AUDIOCONTROL amplifier, BOWER & WILKINS speakers, 2 subwoofers, motorized screen and projector
- Multiroom audio system in all rooms with streamer
- Outdoor sound system on the terrace of the multipurpose room and swimming pool with BOWER & WILKINS speakers