



Mahón
(Finestrat)

Building specifications

PORCELANOSA



CAMPANA
GARDEN

Innovative Concept

The entire volume is surrounded by green areas that create spatial continuity and help to mimic the building with its immediate surroundings, where the sea and the Sierra Cortina serve as a backdrop.

The side garden, characterised by native cactus-like vegetation and a layer of white gravel, forms an external link between level 1, the access level, and level 0, the main area of the house. The installation of natural grass in the rest of the plot is offered as an additional element through a detailed landscaping project.

The material finish of each level is represented by an element that enhances its essence. Thus, the volume of floor 0 is configured by means of a masonry facing in natural limestone, reinforcing its idea of a base and support for the rest of the building. Floor 1, in a single layer of smooth paint, is combined with the use of shutters as solar protection elements, taking care of the noblest and most intimate part of the house in detail. Finally, the second floor, where the master bedroom is located, opens up to the outside through a large terrace and is finished in a single coat of a warm tone with a textured finish.

Its strong Mediterranean aesthetic is a perfect blend of tradition, modern architecture and nature.



The Plot and its reflections

PAVING

The access to the house will be made with greyish concrete tiles on gravel in a staggered arrangement, unifying the pedestrian and vehicle entrances and creating a single visual space physically separated by a plant line.

The terraces will be paved in special non-slip porcelain material for outdoor use. The use of the same material in both environments allows for a fluid connection between the interior and exterior, creating a sensation of amplitude and visual continuity.

STRUCTURE

The perimeter of the property is built with reinforced concrete walls combined with copper-coloured metal fencing with wide horizontal slats.

For the interior, in the area that delimits the swimming pool area, gabion walls are placed as a structural element with a strong aesthetic character.

The side garden appears as a backbone element and generates a direct connection with the lower plot through a gentle slope, with lush vegetation of native Mediterranean-style plants.

The pool, designed at the end of the volume, achieves an oasis effect through its crowning fountain. This resource is both aesthetic and functional, as it maximises the effect of the senses in the environment and enhances the sensation of freshness and relaxation.

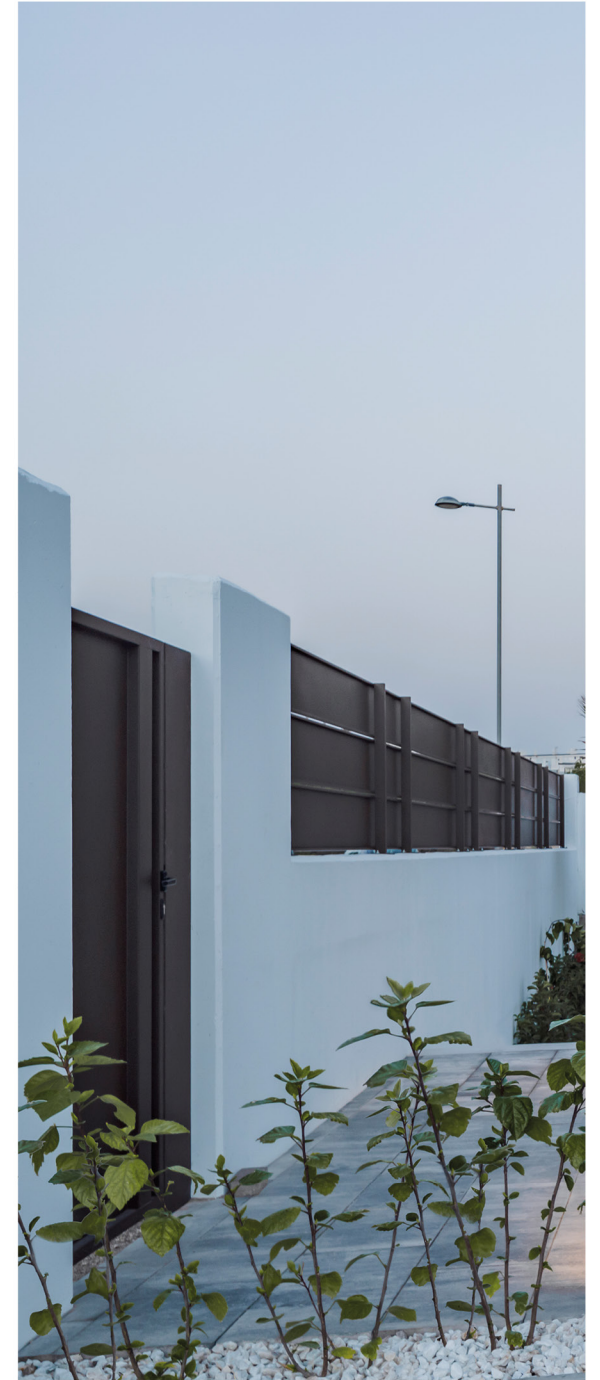
LOCKWORK

The shutters, in their metallic version with an imitation wood finish, give the façade a changing appearance as well as contributing to improving the building's energy efficiency.

The private plot has a system of exterior railings in an anthracite-coloured metal finish following a pattern of vertical bars, specifically designed to match the aesthetics of the façades.

The parking area will have automatic access with anti-crushing security device and remote control. The possibility of placing a roofed pergola in the garage area, gives functionality and aesthetics to the space, integrating covered areas to the concept. As well as the provision of a recharging point for electric vehicles, it will facilitate the installation of the same in case of request without the need for uncomfortable works in the car park.

**all of this on extra request*



Housing and its sensations

INTERIOR SPACE

The interior floor of the house has a large-format porcelain tile covering in a neutral tone with a minimal joint and white skirting board, matching the interior carpentry, thus achieving an aesthetic effect of total integration.

All the walls and ceilings of the house will be finished with light-coloured plastic paint with a smooth effect.

Continuous false ceilings will be installed in those areas of each floor where the passage of the installations so requires, optimising the route to achieve open spaces of great height and at the same time forming the different curtains in the corresponding window openings.

STAIRWAY

The vertical connection is established in various ways. While a single element, the lift, unifies the entire height of this dwelling, access to the lower volume is via a metallic staircase with an anthracite-coloured finish and wooden steps resting on a landing of the same material.

Its floating structure is an outstanding architectural element. It uses transparent glass in its railing, which allows for visual continuity, reinforcing the lightness of the environment and maximising the perception of space.

On the other hand, to go to the upper floors we will use a concrete staircase covered in the same material as the flooring, in such a way as to achieve the integration of a construction element with the aesthetic characteristics of the house, providing continuity and visual harmony in the living space

METAL CARPENTRY AND GLAZING

The whole will ensure compliance with the Technical Building Code, specifically the Basic Energy Saving Document and the Noise Protection Document, increasing the level of comfort inside the home.

The exterior carpentry is made of anthracite-coloured aluminium profiles with thermal bridge break with high thermal and acoustic performance and double glazing with air chamber.

The blinds will be roller blinds with aluminium slats with injected insulation in a box and electric operation, similar to the colour of the exterior carpentry. They will only be installed in bedrooms and rooms that require a certain amount of light regulation for the correct development of their activities.

**It will always be possible to have this element in other locations on request.*



The kitchen and its design

The kitchen is conceived as an open space connected to the entire floor plan. The area is subtly highlighted by a change of flooring in the same format as the rest of the room.

It has a large storage capacity distributed in two lateral columns that house the main electrical appliances and a whole front of low furniture in the format of doors and drawers in milk-coloured melamine. The wall units have been designed as central display cabinets with smoked glass doors and interior lighting as an extra.

The porcelain material used is an imitation of white marble with a significant greyish vein. Its mitered edge gives it greater thickness and a more robust and elegant appearance. In addition, the continuity of the design in the different walls gives the sensation of having been produced all in one piece and any type of joint is lost.

All the elements have a concealed handle in the same material and finish as the fronts, while the elements integrated into the columns are push effect.

This is a space that receives natural light from the outside on both sides, with the artificial light falling on specific LED-type luminaires for the work areas.

The island is conceived as an independent volume that visually organises the entire adjacent space.

It contains both the sink and the induction hob, allowing the main actions to be carried out in this space to become a collective practice in everyday life.

It is clad in porcelain material on its noble face, with a cantilevered area where a pair of stools can be placed. The interior maintains the aesthetics of the rest of the kitchen.

By converting an adjacent structural pillar into a storage element, it unifies the different atmospheres of this large piece while maintaining respect for the different uses.

The set can be completed, as an extra, with the installation of a high performance extractor hood integrated in the ceiling that eliminates any type of overhead obstruction that interferes between the different visuals that can be generated.



The Interior and its facilities

WOODEN CARPENTRY

The interior of the house is accessed through a large pivoting door. Its exterior finish is a compact wooden board with a horizontal slat design. It has a three-point security lock, vertical stainless steel handle and insulation, and is finished on the inside in white lacquered wood veneer to match the rest of the doors in the house.

Its dimensions allow it not to go unnoticed and highlight its presence within the main façade indicating where the entrance is located.

The rest of the carpentry is coplanar with the ceiling and polished steel handles. Mainly hinged, except in those cases where it is advisable to use sliding doors to improve the use of the room to which they give access.

The wardrobes are modular with hinged doors and a white finish, with a standard interior design of shelves and hanging rail plus drawer unit, all covered in a textile finish.

The main room has a small shelf as a bookcase and LED lighting along the entire length of the element as EXTRA.

VENTILATION

It incorporates a system to guarantee the healthiness of the interior air and compliance with the Technical Building Code.

HEATING AND AIR CONDITIONING

The house is equipped with a complete pre-installation of hot-cold air conditioning through ducts with supply and return grilles housed in the false ceilings of all the floors.

ELECTRICITY AND TELECOMMUNICATIONS

The system will have the minimum electrical and telecommunications sockets required under the Low Voltage Electrotechnical Regulations.

Telephone and TV sockets in the living room and bedrooms as well as on the main terrace, leaving only power sockets in the secondary floors. Video entry phone on the main floor and a telephone entry phone on the remaining floors which will communicate with the main access to the urbanisation.

The light points will be recessed in false ceilings and the exterior lighting will be by means of surface lights on façades or LED type modules, to highlight singular points in the volumetry.



Wetlands and their services

BATHROOMS

The interior design of the bathrooms is conceived as an extension of the bedrooms, a single space that becomes independent through a mobile element, leaving two very different, but at the same time very related, environments in total connection.

All the bathrooms have a built-in black tap system, with a wall-hung toilet and a shower tray embedded at floor level, with a fixed glass screen and a ceiling shower head with rain shower function. The decorative mirrors, frameless and backlit, have unique and different designs, seeking a compositional balance with the whole.

In the same way, the bathroom furniture adapts to the available space, offering maximum comfort and storage based on mixed systems of drawers and insulated countertops with free-standing white ceramic sinks.

A modern and avant-garde range that combines perfectly with the wall coverings used on the walls, where imitation wood and stone are the main protagonists. All the porcelain materials used are of the highest quality under the Porcelanosa® design signature.

PLUMBING AND DRAINAGE

The plumbing installation will include the water inlets for each sanitary appliance in bathrooms and kitchen as well as for the electrical appliances in this area and/or laundry room.

La vivienda dispondrá de una llave de corte general e The dwelling will have a general and independent stopcock in each wet room.

Each of the sanitary appliances in the dwelling will be connected to the sewage network, with the downpipes being made of soundproof PVC that will run through the chambers next to the dwelling. The installation will comply with the specifications of the Basic Document on noise protection (DB HR) in terms of acoustic emissions.

ENERGY EFFICIENCY

Domestic hot water will be produced by means of an aerothermal heat pump, a system that takes advantage of the thermal energy in the air and transfers it to the interior of the dwelling to provide domestic hot water. Through the heat pump, very significant savings in energy costs are achieved and direct CO2 emissions are reduced.



