

SPECIFICATIONS & FINISHES

Detached villa with private swimming pool · Plot 2,266 m²

CONTEMPORARY DESIGN

ENERGY EFFICIENCY

YEAR-ROUND COMFORT

PERSONALISATION TO SUIT YOU

QUALITY IN EVERY DETAIL



"Architecture to live in. A unique setting for an extraordinary life."

1 SWIFTBUILD CONSTRUCTION SYSTEM

INNOVATION IN TIMBER FOR A BETTER TOMORROW

The villa is built using the industrialised SwiftBuild construction system, based on timber structures, precision manufactured off-site and assembled on site. A modern, efficient and sustainable solution.



1. External finish
2. Ventilated cavity
3. Structural timber panel
4. Thermal and acoustic insulation
5. Vapour control layer
6. Internal lining

- ✓ High energy efficiency
- ✓ Thermal and acoustic comfort
- ✓ Precision off-site manufacturing
- ✓ FSC-certified timber
- ✓ Complies with CTE and European standards
- ✓ Faster, cleaner and more sustainable construction

Foundations and any elements in contact with the ground are designed according to the structural project, geotechnical study and specific conditions of the plot.

2 FAÇADES AND ROOFS

AESTHETICS, DURABILITY AND EFFICIENCY



Façades with a smooth finish in light tones, combined with timber details and, optionally, natural stone. Flat roofs, properly insulated and waterproofed.

- High thermal performance façades
- Contemporary finish in light colours
- Insulated and waterproof flat roofs
- Terraces with non-slip porcelain tiles
- Optional stone, large-format ceramic or timber cladding

White render (included)



Natural stone (optional)



Timber cladding (optional)



Porcelain exterior tile (included)

3 EXTERIOR JOINERY

LIGHT, VIEWS AND COMFORT



- Aluminium with thermal break
- Low-emissivity double glazing
- Large windows in living areas and bedrooms
- Motorised blinds in bedrooms (where specified)

OPTIONAL UPGRADE



Minimalist frames, larger panes and motorised solar screens.

4 FLOORING

ELEGANCE IN EVERY STEP



- High-quality porcelain tiles throughout the interior
- Wide range of colours and styles
- Continuous indoor-outdoor flooring
- Non-slip porcelain tiles for terraces and outdoor areas

Sand



Grey



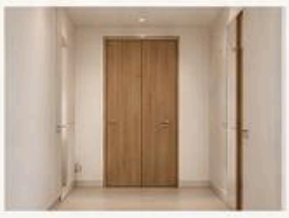
Marble-look

OPTIONAL UPGRADE

Large-format porcelain, natural timber flooring or special collections.

5 INTERNAL JOINERY

DESIGN AND FUNCTIONALITY



- Lacquered doors in neutral tones
- Fitted wardrobes with basic interior fittings
- Security entrance door

OPTIONAL UPGRADE

Extra height doors, fully lined wardrobes, LED lighting and customised dressing rooms.



6 KITCHEN

THE HEART OF THE HOME



- Fully fitted contemporary kitchen
- Quartz worktop or equivalent
- Integrated appliances from leading brands
- Choice of finishes

OPTIONAL UPGRADE



Dekton/Neolith worktops, premium appliances, wine cooler and special island.

7 BATHROOMS

WELLBEING EVERY DAY



- High-quality porcelain tiles
- Designer sanitary ware
- Branded taps and fittings
- Walk-in shower with low profile tray
- Vanity unit and mirror in main bathrooms

OPTIONAL UPGRADE



Wall-hung sanitary ware, built-in taps, freestanding bathtub and designer shower screens.

8 HEATING, COOLING & HOT WATER

ENERGY-EFFICIENT COMFORT



- High-efficiency aerothermal system
- Air conditioning (hot/cold) via ducts
- Domestic hot water via aerothermal
- Zonal temperature control

OPTIONAL UPGRADE



Underfloor heating throughout the house.

9 ELECTRICAL & LIGHTING

AMBIENCE THAT INSPIRES



- Installation according to regulations
- Contemporary switches and sockets
- LED lighting in main areas
- Exterior lighting for access and terraces

OPTIONAL UPGRADE



Complete lighting design and premium fittings.

10 TELECOMMUNICATIONS & HOME AUTOMATION

CONNECTIVITY AND CONTROL



- TV and data points in living room and bedrooms
- Video entry system
- Pre-installation for high-speed internet

OPTIONAL UPGRADE



Full home automation (lighting, climate control, blinds, alarm and remote access).

11 SWIMMING POOL

YOUR OUTDOOR RETREAT



- Private swimming pool as per project
- Filtration system and LED lighting
- Outdoor shower
- Paved surrounding area

OPTIONAL UPGRADE



Infinity pool, heating and salt system.

12 LANDSCAPING & OUTDOOR AREAS

MEDITERRANEAN LIVING



- Basic landscaping with Mediterranean plants
- Automatic irrigation system
- Perimeter fencing and access

OPTIONAL UPGRADE



Custom landscaping, outdoor lighting and exterior kitchen.

13 PARKING

COMFORT AND SECURITY



- Private parking area
- Motorised access gate
- Pre-installation for electric vehicle charger

OPTIONAL UPGRADE



EV charger installed, special flooring and additional storage.