

ARCHITECTURE • MATERIALS • COMFORT

A VILLA DESIGNED FOR MEDITERRANEAN LIVING

A complete presentation of the architecture, outdoor spaces,
materials, interior comfort, and integrated technology.

01 / ARCHITECTURE & DESIGN

The Entrance — Transparency and Continuity

From the very first moment, this villa reveals its architectural intent: openness, order, and calm.

A continuous glass line - including the fencing, pedestrian entrance gate, and vehicle gate - connects the entire front elevation. This creates visual transparency between the street and the architecture while maintaining a refined sense of security.

The front fence and entrance wall are finished in natural limestone, providing an elegant and timeless base. The texture of the stone contrasts subtly with the transparency of the glass, creating a balanced composition of material and light.

All exterior facades and architectural elements are finished in white, self-cleaning paint. This reflects the Mediterranean light while protecting the surfaces against humidity, stains, and salt air. The same finish continues along the side and rear perimeter fences, ensuring a unified appearance throughout the property.

Together, limestone, glass, and crisp white surfaces create an architectural identity that feels pure, natural, and enduring.

02 / ARCHITECTURE & DESIGN

The Parking Level — Structure, Function, and Precision

The parking area is positioned on a separate structural level, preserving privacy for the living spaces above and creating a clean, organised geometry.

- 30 m² of covered parking
- 20 m² of uncovered parking
- Comfortable space for two vehicles

The surface is finished with reinforced ceramic tiles designed for automotive use and heavy loads. Integrated LED lighting in the floor and structure ensures visibility and safety at night.

A dedicated electric-vehicle charging point is included as standard - discreet, practical, and suited to modern living.

- A practical storage room
- A technical room for the saline pool system and mechanical equipment

Every metre has a purpose, combining functionality, durability, and architectural precision.

03 / ARCHITECTURE & DESIGN

Architectural Rhythm — The Pergola

Above the parking level, the architecture opens outward beneath a structural pergola designed as an integral part of the building.

Its lines extend the geometry of the facade, introducing rhythm, shade, and proportion. During the day, the pergola filters the sunlight; at night, integrated LED lighting transforms it into an architectural feature that emphasises depth and texture.

The result is a strong sense of continuity between the interior and exterior spaces - one coherent architectural gesture.

04 / ARCHITECTURE & DESIGN

The Outdoor Space — Architecture, Water, and Light

Beyond the pergola, the design opens towards the landscape, where structure, nature, and water coexist in harmony.

The saline infinity pool is clad in Bali-tone ceramic tiles, creating natural turquoise shades that shift with the light. The saline system provides soft, ecological, and low-maintenance water quality.

The pool's technical room is discreetly positioned on the parking level, allowing convenient access without disturbing the visual purity of the outdoor area.

The enlarged ground-floor terrace offers a generous setting for outdoor dining and relaxation. Beneath it, the parking area is protected by a 5.5-metre structural roof overhang. This element serves both as the roof of the parking space and as an extension of the villa's horizontal lines, providing shade, balance, and a sculptural presence.

Lighting is integrated discreetly into the structure, enhancing depth without visible fixtures. A Mediterranean garden with automatic irrigation surrounds the property, providing privacy and year-round greenery with minimal maintenance.

05 / ARCHITECTURE & DESIGN

Material Integrity — Self-Cleaning Facades and Fences

The facade and all perimeter fences are designed to retain their bright, elegant appearance over time - even in coastal conditions.

A white, self-cleaning, water-repellent paint system helps prevent humidity marks, dust, and salt residue. Photocatalytic technology allows rainwater to clean the surface naturally.

At the front entrance, the fence and gate wall are clad in natural limestone, adding warmth, contrast, and a strong architectural anchor.

Stone, glass, and crisp white paint form a modern Mediterranean palette that is clean, balanced, and timeless.

06 / ARCHITECTURE & DESIGN

The Ground Floor — Proportion, Light, and Function

Inside, the sense of scale and clarity continues. A 2.6-metre entrance door sets the tone for the interior architecture.

Large Technal aluminium windows bring abundant natural light into the home. Recognised as one of Spain's leading high-performance systems, Technal provides excellent thermal insulation, acoustic comfort, and precise detailing.

- Argon-filled double glazing
- Security-laminated glass
- Optimised energy performance

A separate service entrance adds convenience, while a multi-purpose room can be used as a laundry, storage area, or technical space according to the household's needs.

The layout is fluid, practical, and free from unused corners.

07 / ARCHITECTURE & DESIGN

Architecture Prepared for Life — Space, Comfort, and Foresight

A pre-installed elevator is integrated into the structure, ensuring long-term comfort and accessibility without altering the architecture.

All interior doors and built-in wardrobes reach a height of 2.6 metres, creating seamless visual continuity.

The principal bedroom features a 5.5-metre built-in wardrobe, offering generous and discreet storage with minimalist carpentry and integrated handles.

These are quiet luxuries - thoughtful details that elevate everyday living.

08 / ARCHITECTURE & DESIGN

Interior Systems — Comfort, Technology, and Efficiency

Integrated systems work quietly in the background to maintain an ideal balance of air, light, and temperature throughout the year.

- Climate control: two independent air-conditioning units provide balanced zoning across the different levels.
 - Airzone technology: individual room control provides precise, quiet, and energy-efficient comfort.
 - Heat-recovery ventilation: continuous air renewal captures up to 90% of the heat from outgoing air, helping remove humidity and odours while reducing energy consumption.
 - Bathroom comfort: underfloor heating provides gentle, even warmth during the cooler months.
 - Kitchen design: a 1.2-metre granite island forms the centre of the space. Appliances, including the refrigerator, are fully integrated, while a ceiling-mounted extractor keeps sightlines open.
 - Electric shutters: effortless control of light and privacy is provided throughout the home.
-

A refined balance of architecture, natural materials,
technology, and Mediterranean light.