

31



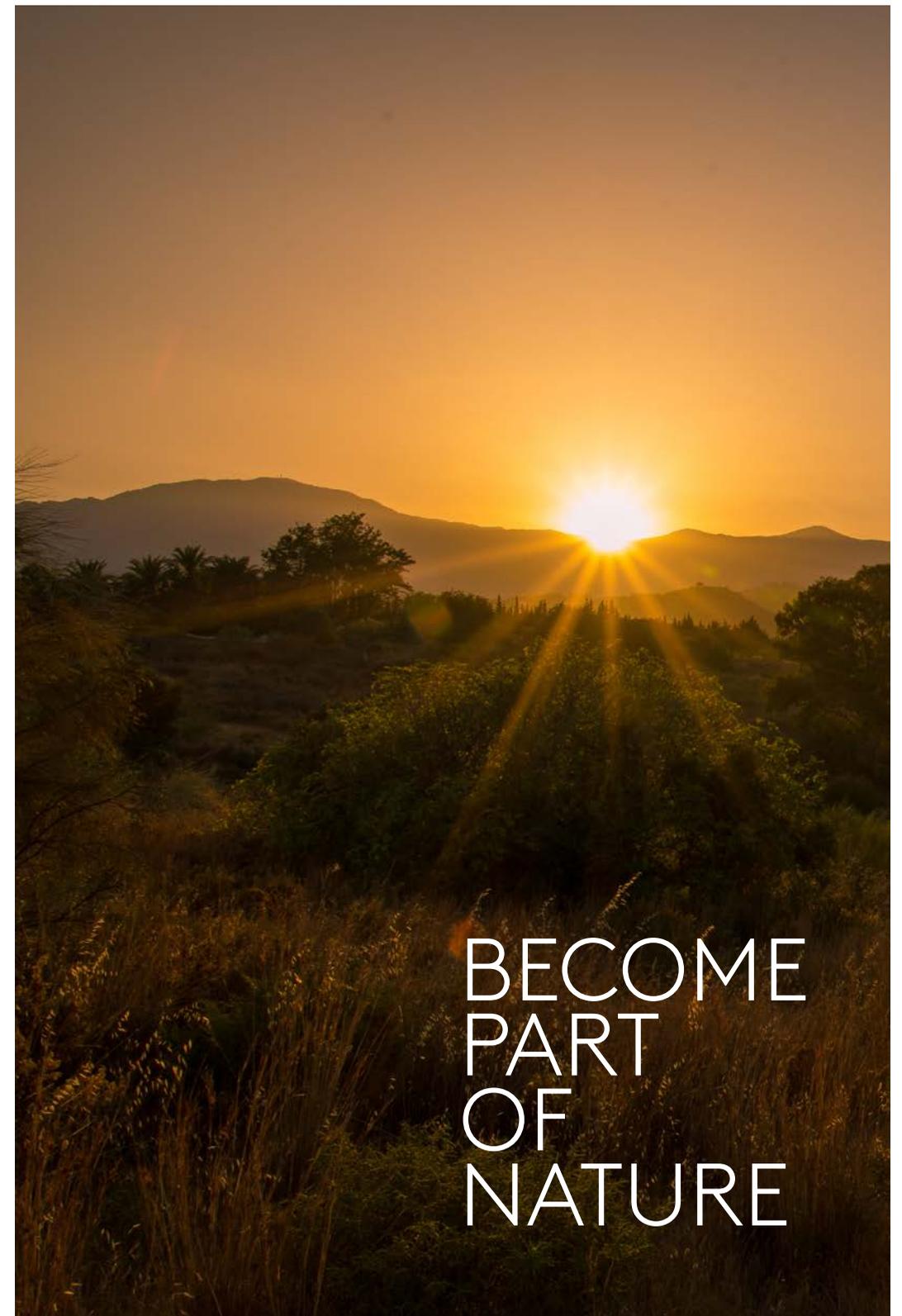
VITAE VILLAS

ANDALUSIA - SPAIN

IT ALL STARTED WITH A SIMPLE THOUGHT:

The villa should adapt to the mountain and setting -
not the other way around. A penthouse in nature.

— George van der Vlugt



VILLA I3



IN HARMONY
WITH ITS NATURAL
SETTING

Disclaimer:

This document is intended to provide a visual presentation for the design concept, floorplans, materials, specifications and inspirational references for Villa I3. All subject to availability.

The content has been carefully compiled, however, we cannot guarantee that this will not contain inaccuracies. Mentioned information is subject to printing, typing and typographical errors.



CURVED INTO NATURE

Gracefully poised along the foothills in Monte Mayor, villa I3 is a sculptural marvel and an extension of its natural surroundings. Its gentle curves frame sweeping views across the lush valley, pine-covered foothills, and the shimmering Mediterranean beyond. Thoughtfully designed to dissolve boundaries between interior and exterior, the villa invites year-round connection with nature—whether lounging beside the serene infinity pool, gathering in the airy living room, or dining beneath the stars. With an open, organic layout and playful outdoor spaces, villa I3 offers a tranquil, all-season escape where elegance meets elemental beauty.





EXTERIOR 13



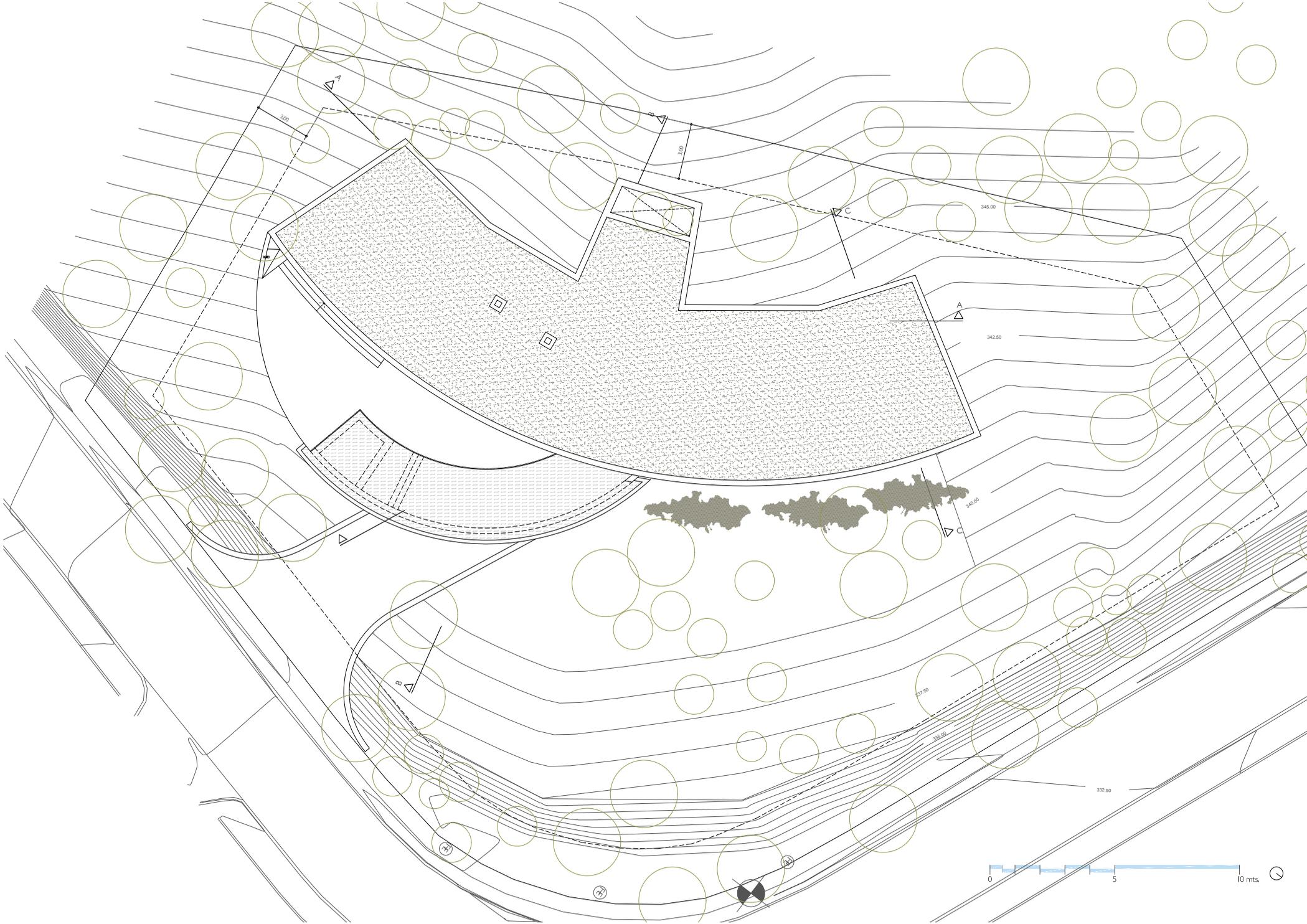
Flowing curves blend the villa into the natural terrain.
Architecture and landscape become one seamless form.

INTERIOR 13



FLOOR PLANS

13



Total floor surface

932,35 m²

Bedrooms

5

Bathrooms

5

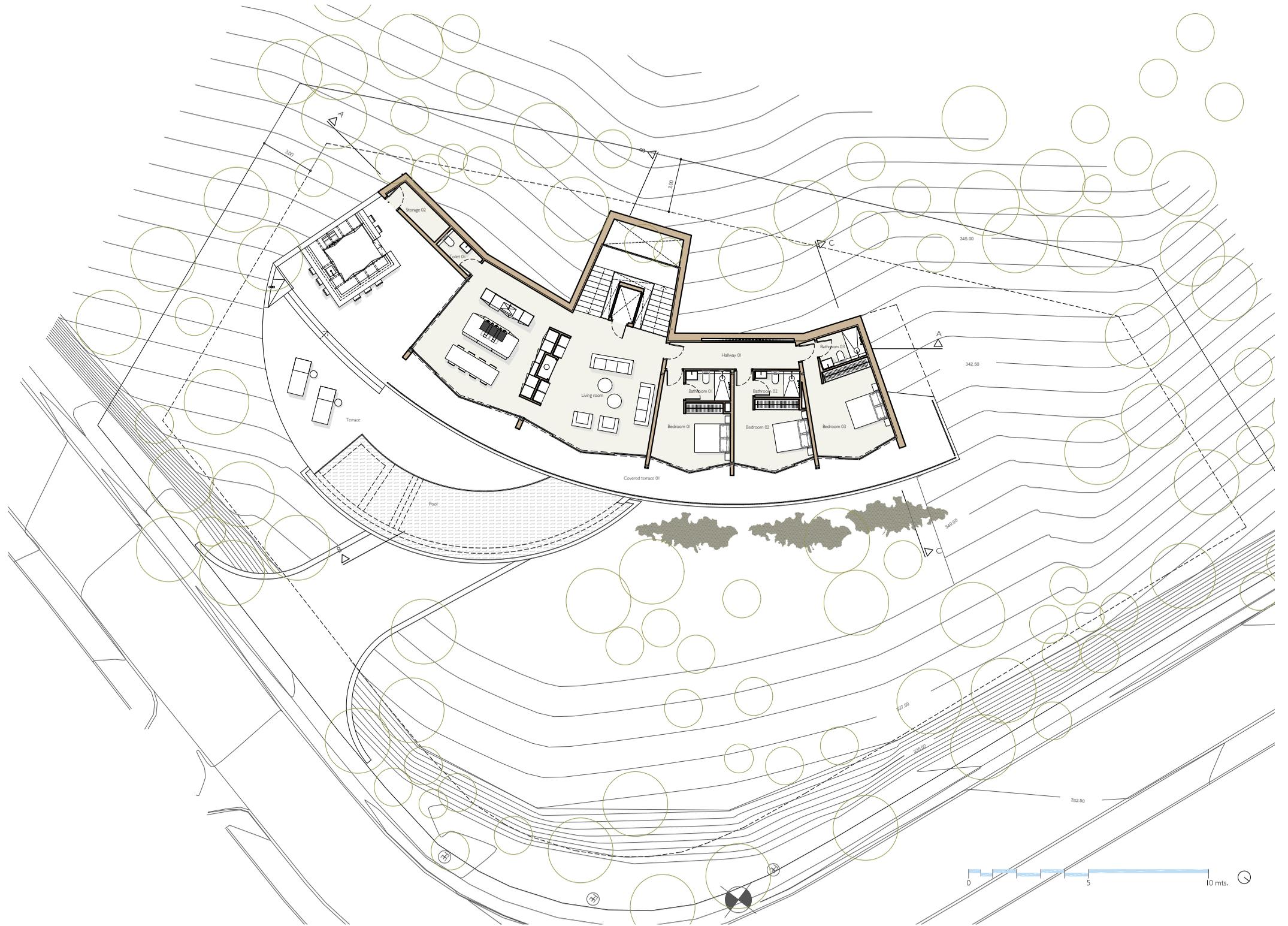
WCs

1

Plot plan



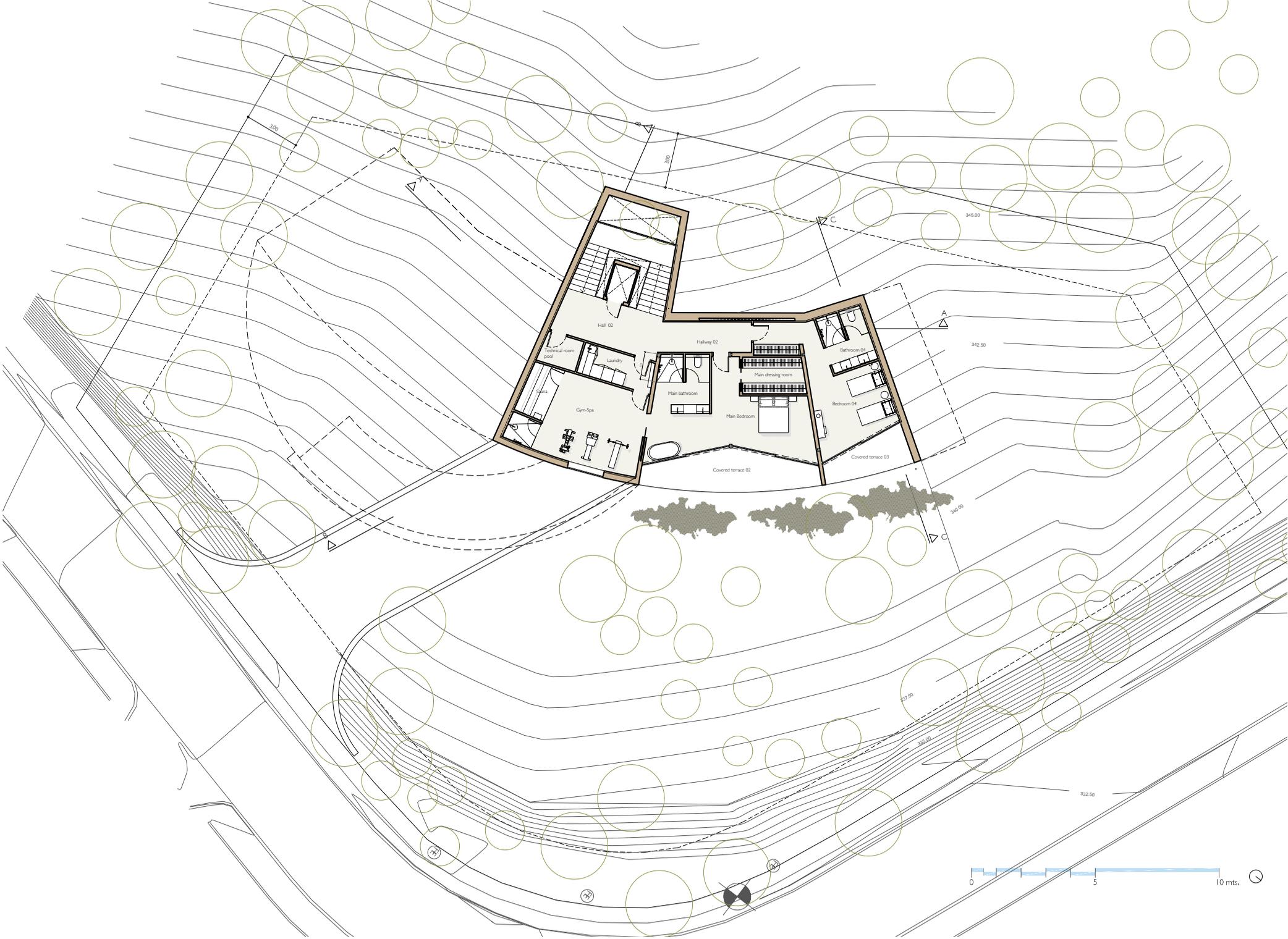
13



Main floor

FLOOR PLANS

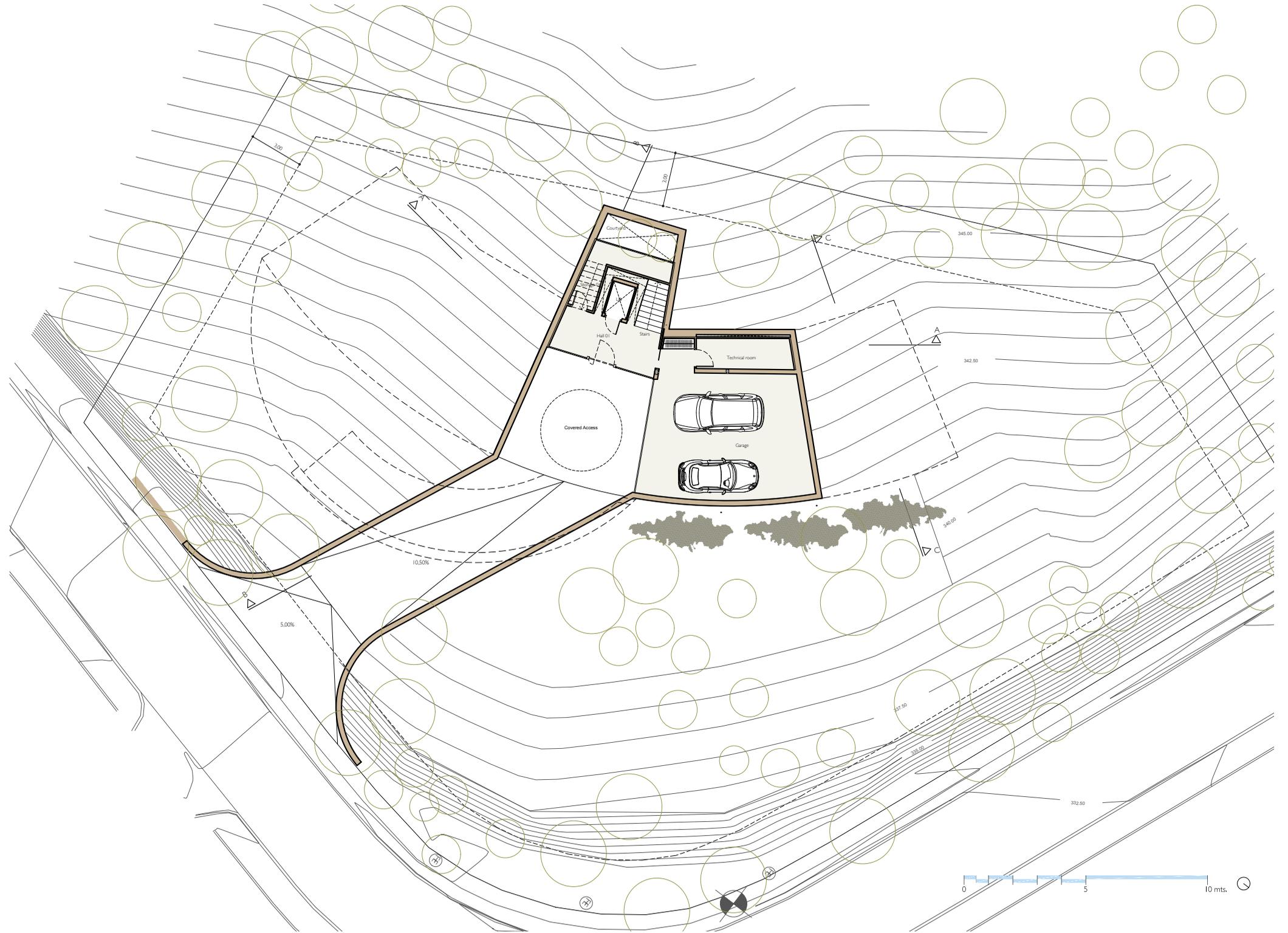
13



Lower floor



13

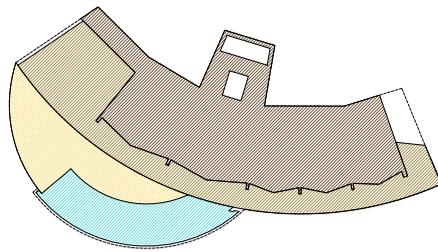


Entrance floor

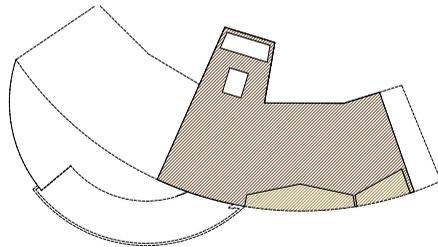
TOTAL FLOOR SURFACE

13

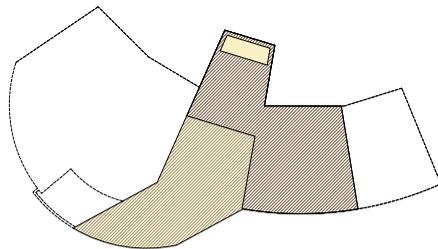
Main floor



Lower floor



Entrance floor



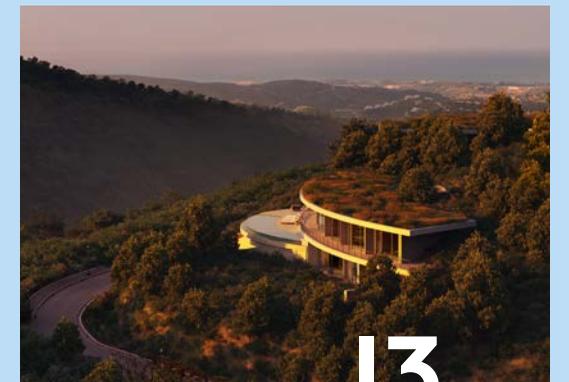
	Floor surface: house	
	Main floor	224,55 m ²
	Lower floor	187,68 m ²
	Entrance floor	126,83 m ²
	Total	539,06 m²

	Floor surface: covered terraces	
	Main floor	132,88 m ²
	Lower floor	26,02 m ²
	Entrance floor	98,07 m ²
	Total	256,97 m²

	Floor surface: uncovered terraces	
	Main floor	68,02 m ²
	Lower floor	0,00 m ²
	Entrance floor	6,50 m ²
	Total	74,52 m²

	Pool surface	
	Main floor	61,80 m ²
	Total	61,80 m²

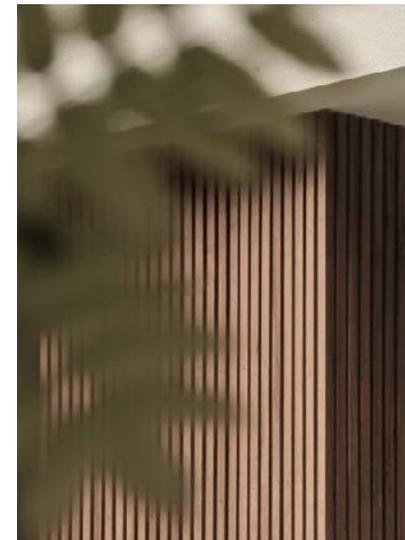
	Total floor surface	932,35 m ²
	Total plot size	2.000,00 m ²



13

EVERY NEW
PROJECT IS
COMPLETED TO
AN ABSOLUTE
STANDARD OF
EXCELLENCE

IN ENGINEERING,
MATERIALS AND
CRAFTSMANSHIP



DESIGNED FOR LIVING



From grand spaces to intimate nooks, with each project Vitae Villas aims to create atmospheres that are both comfortable and easy to look at.

Whether crafting a palette of rich, deep hues or selecting the perfect statement piece, the goal is to bring a space to life and making it unforgettable.

PERFECT DOWN TO THE LAST DETAIL

Foundation & walls

Foundation with micro pilots, piled foundation linked by a reinforced concrete cap and reinforced concrete contention walls.

Structure

Mixed structure based on columns and beams of reinforced concrete, unidirectional slab (air chamber below floor structure) and concrete waffle slab of reinforced concrete.

Sanitary

Separate rainwater & sewage. Wastewater system with PVC soundproof pipes. Connected to existing chain.

Roofs & insulation

Garden roofs with double asphalt waterproofing, high density insulation and Atlantis drainage system.

Brickwork

Double coat exterior walls + insulation and interior pladur gypsum board.

Interior partitions with gypsum boards on metal profiles. Interior ceiling with gypsum board.

Mortar & plaster

Exterior cement plaster smooth finish where necessary, the rest on concrete.

Floor & wall tiles

Honed Campaspero marble 80x80 cm floor tiles for interior and exterior spaces and staircase. Bathrooms tiling and kitchen countertops of Living Ceramics pieces. Bedrooms wooden floors

Electricity

High quality electrical distribution with separate protection sectors general main switch box. Security earth connection. SCHNEIDER D-LIFE electrical switches.

Lighting

Interior and exterior design lighting concept according to architectural

plans. Lamps, down lights, wall lights & LED spotlights according to concept.

Telecommunications

Network and Smart TV house distribution with optical fiber. Wi-Fi installation.

Plumbers & sanitary elements

Cold & hot water connection with security pipes, with ALTHERMA DAIKIN system. Washbasins integrated in wooden furniture. High quality sanitary equipment.

Other installations

Air conditioning system with ALTHERMA system by MITSUBISHI/DAIKIN through FAN-COIL and duct network throughout the house. Heating with underfloor heating in living spaces. Mechanical ventilation and air extractors. Water treatment. Domotic control for the air conditioning and under floor heating installation.

Windows & exterior doors

Aluminum exterior carpentry, brand SCHUCO series ASE60 Liftable, colored ANODIZED BRONZE LIJA glazed with double glazing. With curtain rod hidden in false ceiling.

Interior doors

Interior doors made of scratched ash wood and high-quality lacquered panels with concealed hinges, according to project design.

Swimming pool

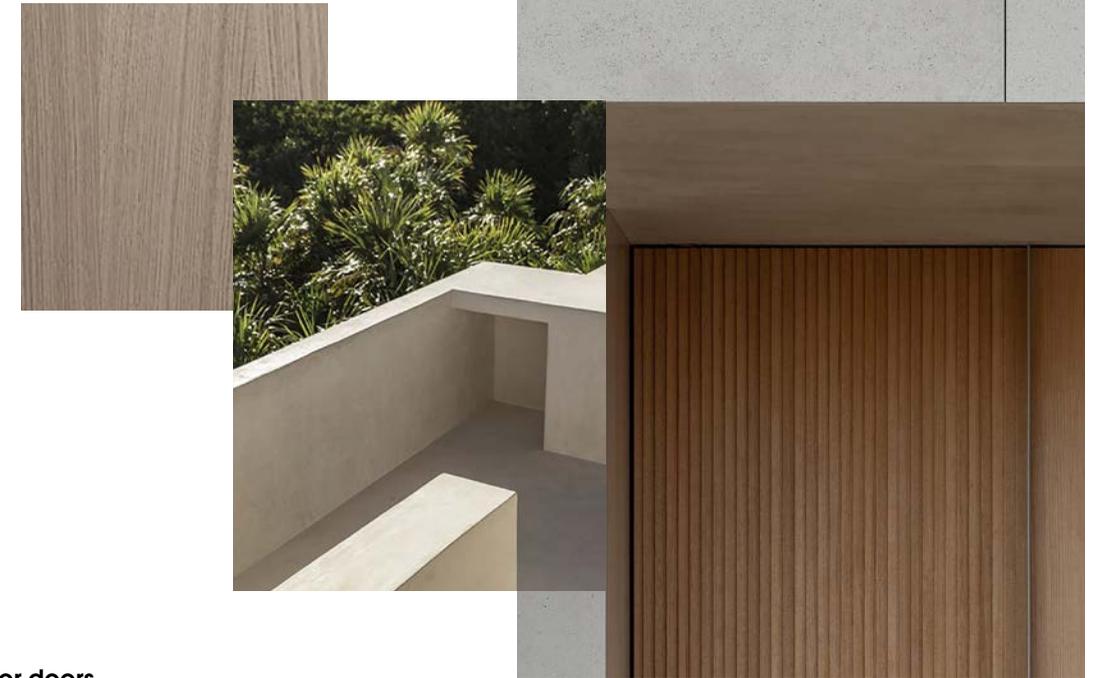
Outdoor swimming "infinity pool" with coating in vitreous coating dark green.

Glass

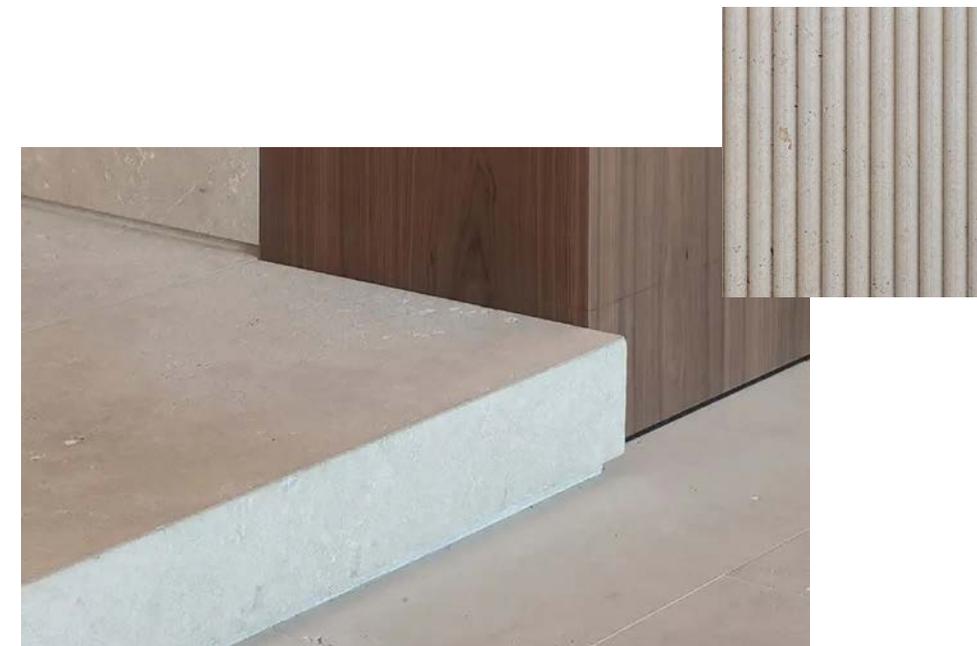
Laminated Glass handrails (8+8) embedded in the floor. Tempered glass shower enclosures.

Kitchen

Custom kitchen furniture in various areas of the house with Gaggenau appliances.



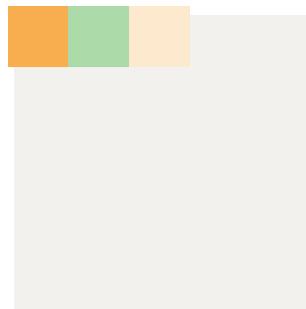
QUALITY SPECIFICATIONS



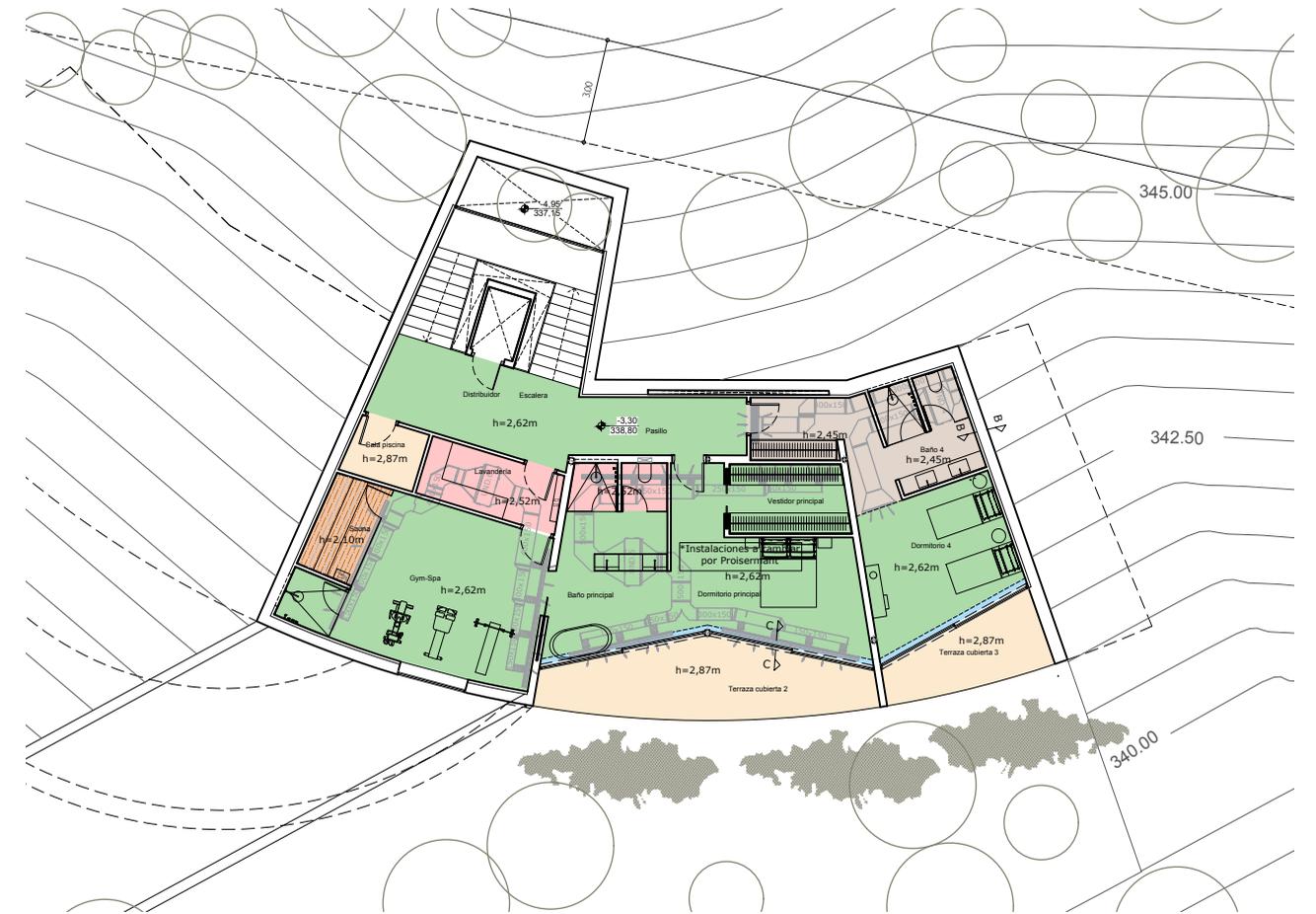
CEILING PLAN



Entrance floor - ceiling plan



Ceiling finish:
Plastered



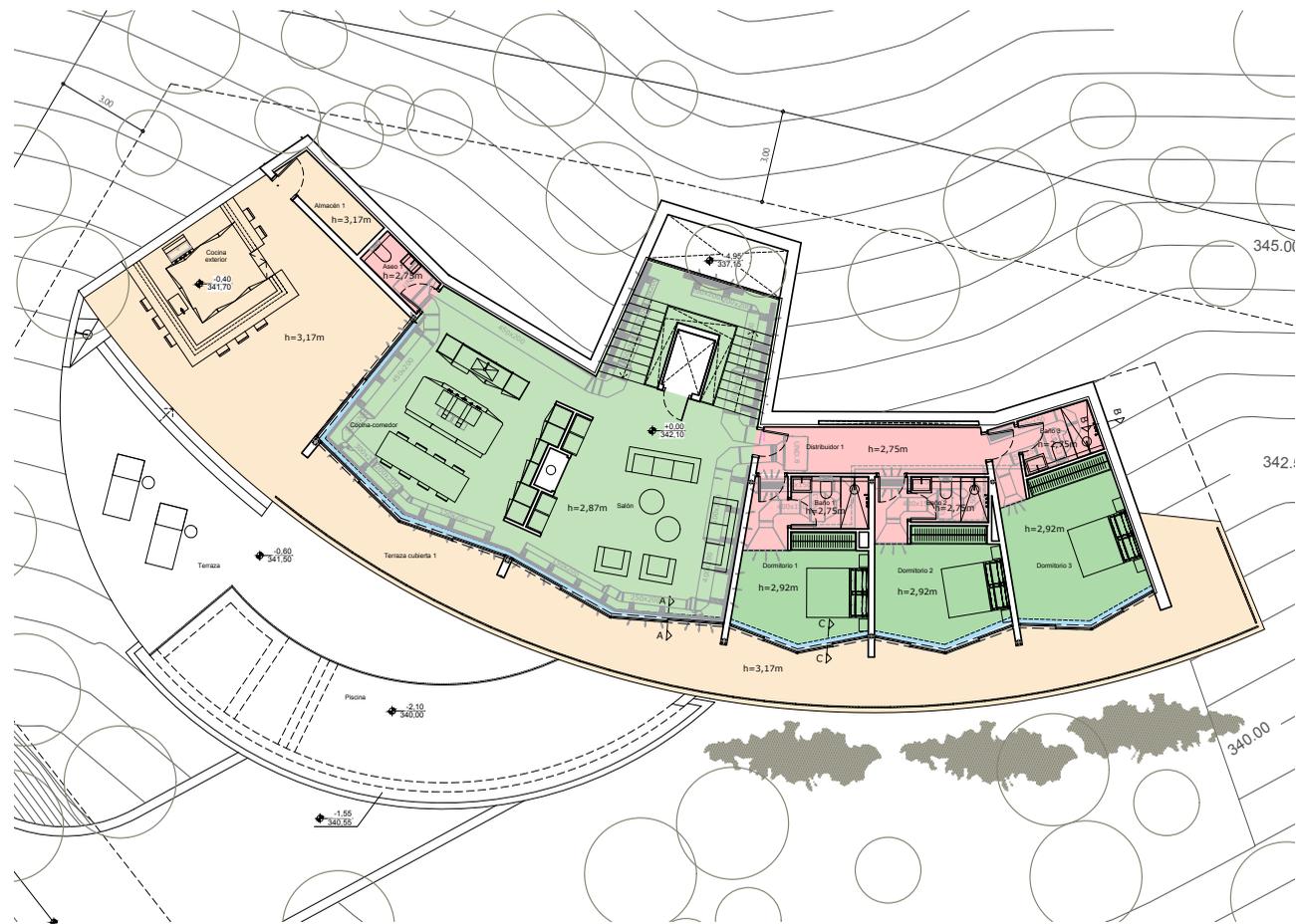
Lower floor - ceiling plan



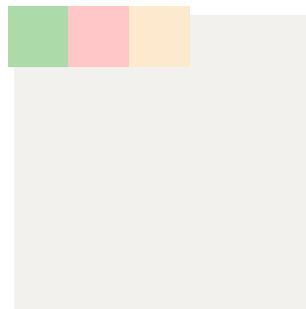
Ceiling finish:
Plastered

Ceiling finish:
To match with wood
of the sauna

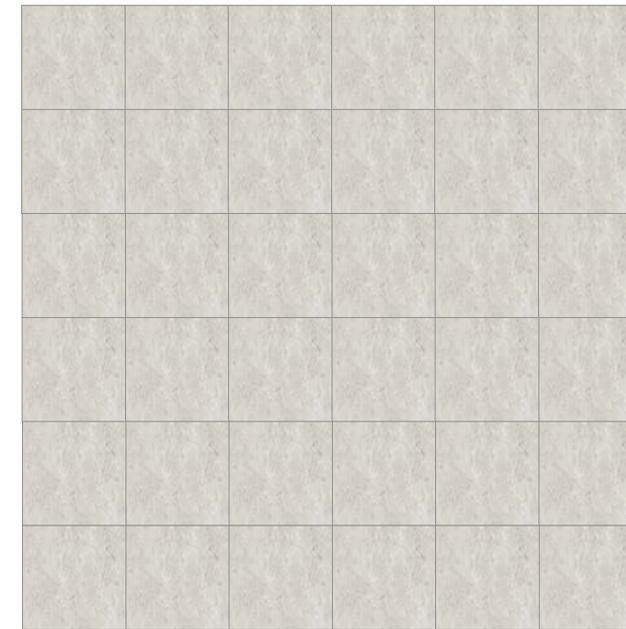
FLOORING



Main floor - ceiling plan



Ceiling finish:
Plastered



Square floor tiles in straight pattern



General flooring:
- Natural stone
- Size: 800 x 800 mm
- Finish: Honed

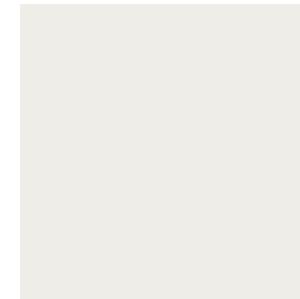


Wooden flooring in
bedrooms and gym

HARDWARE

HALLWAY

Main finishes



Paint color for general walls and ceilings
- Color: Slaked Lime Mid, #149
- Finish: Matte



Natural stone flooring
- Product: Natural Stone
- Finish: Honed



Semi-transparent curtains

Main finishes



General hardware
- Supplier: Jandel
- Finish: Matte nickel

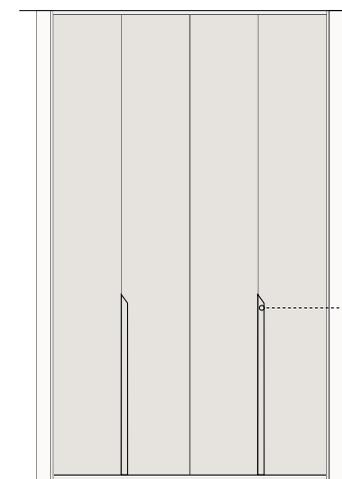


General switches
- Supplier: Schneider
- Model: D-Life
- Finish: White

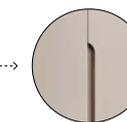


General sockets
- Supplier: Schneider
- Model: D-Life
- Finish: White

Entrance wardrobe

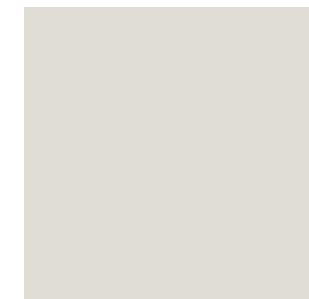


AR-7 - Front view



Reference for integrated handles

References & Specification

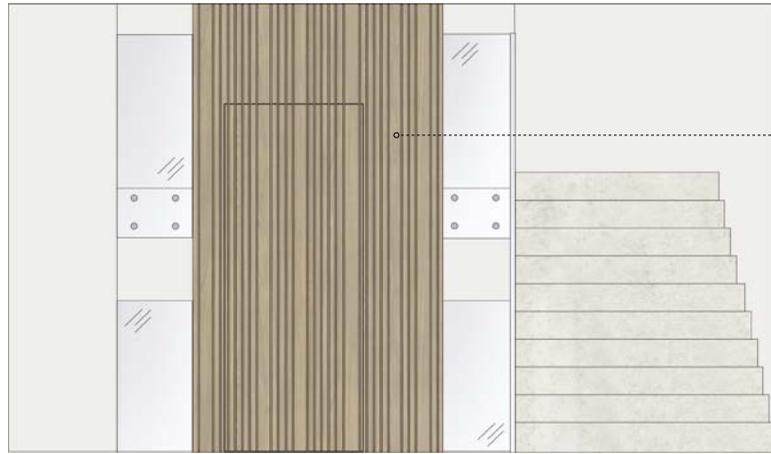


Color for wardrobes
- Color: Slaked Lime Deep, #150
- Finish: Matte



Reference for integrated handles

Elevator - exterior



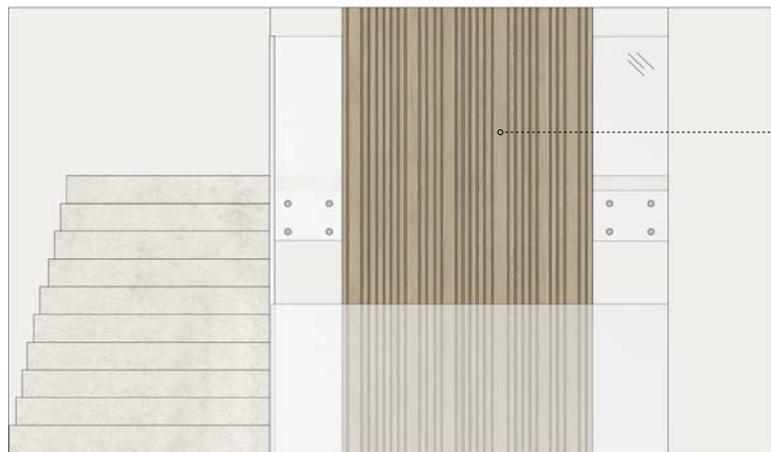
Reference of wood cladding of the exterior of the lift shaft

Front view



Reference of wood cladding of the exterior of the lift shaft

Front view



Reference of wood cladding of the exterior of the lift shaft

Back view

References & Specification



Reference for wood/natural stone combination



Reference for ash wood

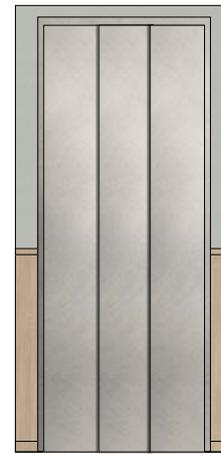


Natural stone stairs



Reference for glass panels

Elevator - interior



Front view



Side view 01



Back view



Side view 02

References & Specification



Reference for ash wood



Painted walls with slight texture - NSC Color S-2005-G70Y



Reference for wooden hand rail

Wash room



Front view

Side view 01



Front view

Top view

Side view



Side view 02



Back view

References & Specification



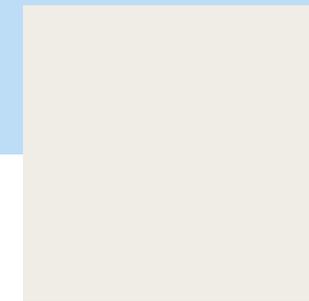
Flooring

- Supplier: Living Ceramics
- Product: Oda
- Color: Ice
- Size: 900 x 900 (other sizes possible)



Wall tiles until 1200 mm

- Supplier: Living Ceramics
- Product: Oda Curve
- Color: Ice
- Size: 1200 x 1200 (other sizes possible)



Paint color for walls from 1200 mm from flooring and ceiling

- Color: Slaked Lime Mid, #149
- Finish: Matte



Reference for vanity/fountain piece
* In the same cladding as flooring tiles

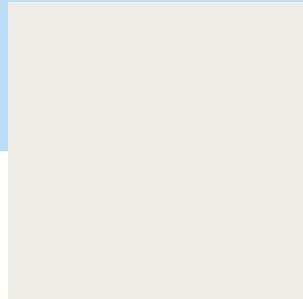


Tap

- Supplier: Hotbath
- Finish: Brushed nickel

KITCHEN

Main finishes



Paint color for general walls and ceilings
 - Color: Slaked Lime Mid, #149
 - Finish: Matte



Natural stone flooring
 - Product: Natural Stone
 - Finish: Honed

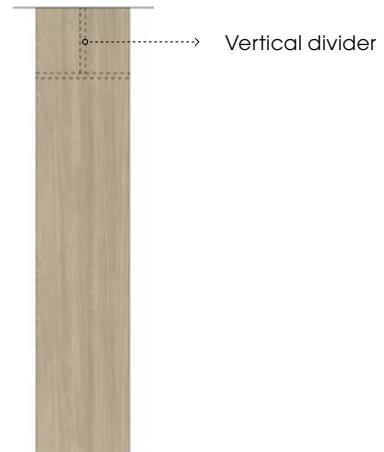


Semi-transparent curtains

Kitchen



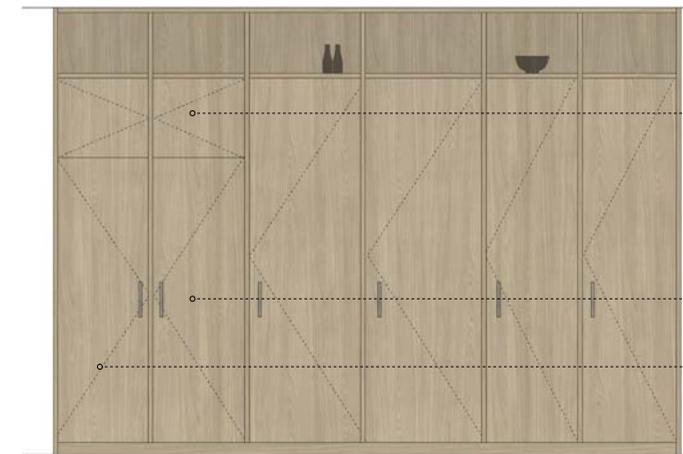
Front view



Side view



Back view



Front view

References & Specification



Reference for wood



Reference for open compartments on both sides and framing detailing



Reference for fluted wall tiles and a bull-nose shelf with LED strip incorporated.

Specs for tiles:
 - Supplier: Living Ceramics
 - Product: Bera & Beren, Land
 - Color: Light Grey



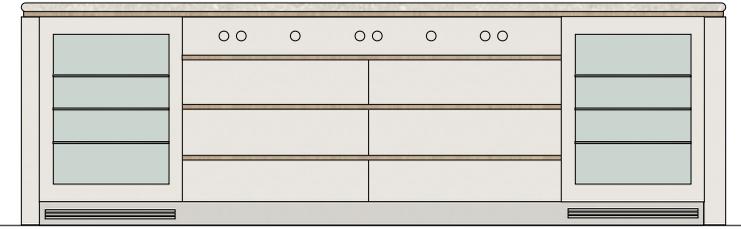
Counter top:
 - Supplier: Living Ceramics
 - Products: Bera & Beren
 - Color: Light grey



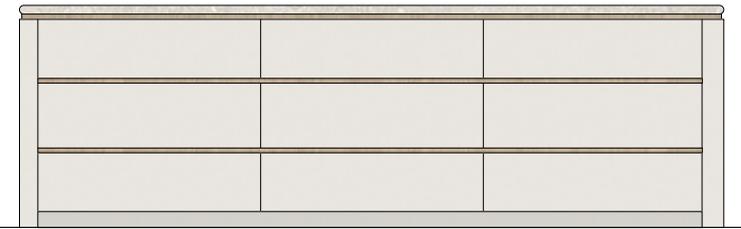
Top view



Side view



Front view



Back view

References & Specification



Reference for kitchen island
 - Rectangular with rounded corners
 - Wooden shadow gap details
 - Floating counter top effect



Color for cabinets
 - Color: Slaked Lime Deep, #150
 - Finish: Matte



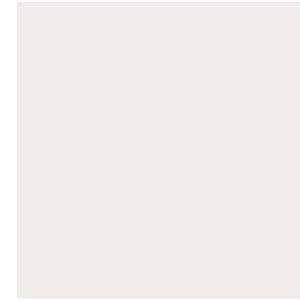
Reference for wood



Counter top:
 - Supplier: Living Ceramics
 - Products: Bera & Beren
 - Color: Light grey

LIVING

Main finishes



Paint color for general walls and ceilings
 - Color: Slaked Lime Mid, #149
 - Finish: Matte



Natural stone flooring
 - Product: Natural Stone
 - Finish: Honed



Semi-transparent curtains

MASTER SUITE

Fireplace

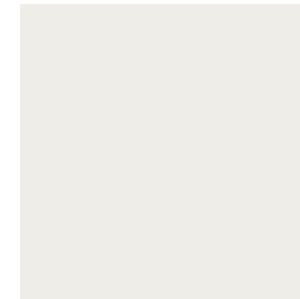


Side view

Front view

Section

Main finishes



Paint color for general walls and ceilings
- Color: Slaked Lime Mid, #149
- Finish: Matte



Wooden flooring



Semi-transparent curtains

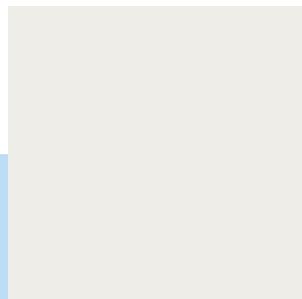


Lined curtains (dim-out)

References & Specification



Reference for chimney and bookcase



Paint color for fireplace wall
- Color: Slaked Lime Mid, #149
- Finish: Matte

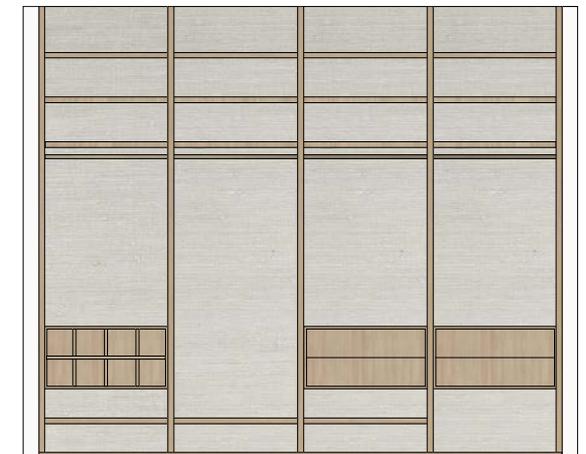


Reference for wood

Wardrobe



Reference for wardrobe design

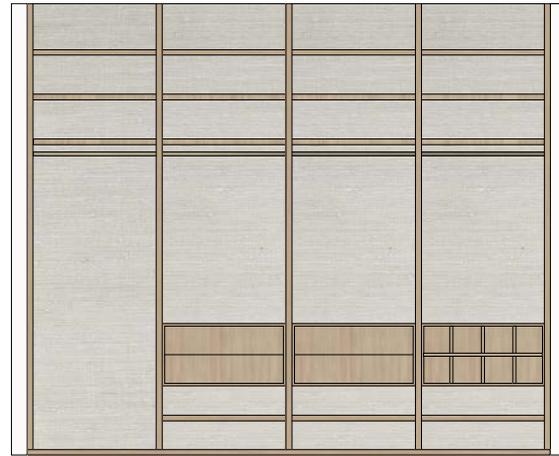


AR-4 - Front view

Wardrobe



Reference for wardrobe design



AR-5 - Front view

References & Specification



Reference for wood

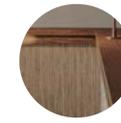


Wallpaper on walls behind wardrobes
- Product: Sisal, natural wallpaper



Bronze mirror on back-wall in wardrobe

Bed



Border detail



Front view

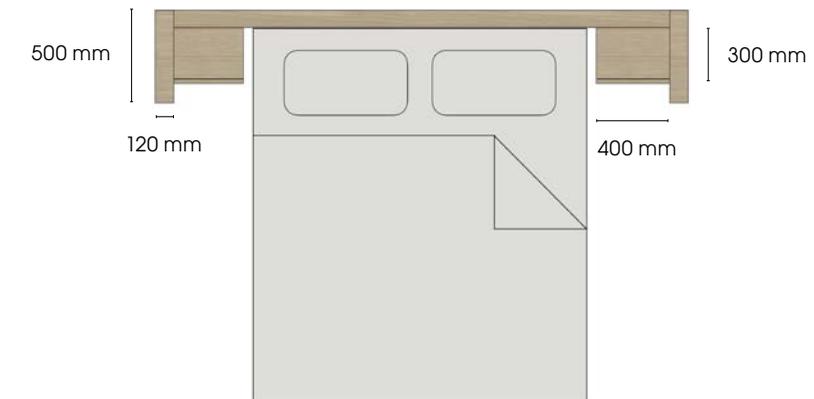
500 mm



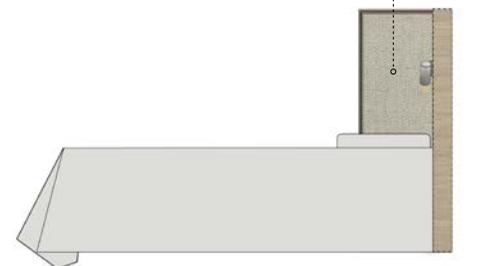
Side view



Cross section 01



Top view



Cross section 02

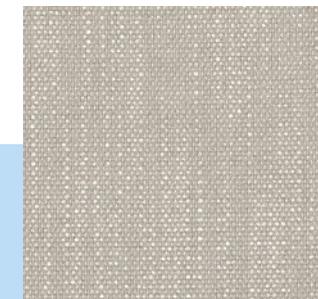
References & Specification



General reference for headboard design



Reference for wood

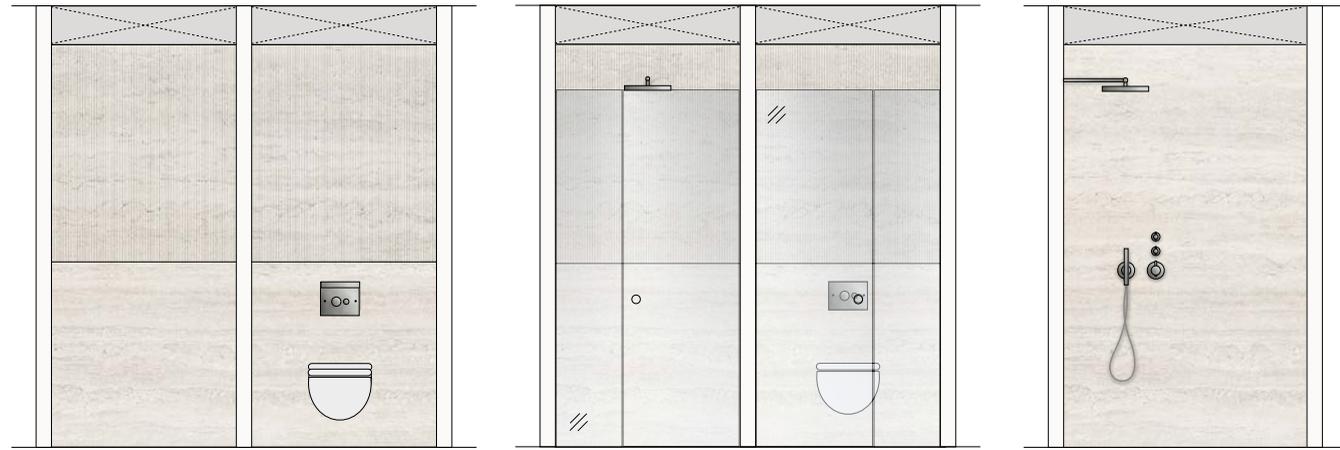


Reference for upholstered headboard



Reading light mounted in headboard
- Finish: Brushed nickel
- Finish: Matte

Bathroom

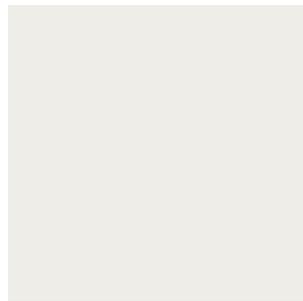


Front view

Front view

Cross section

References & Specification



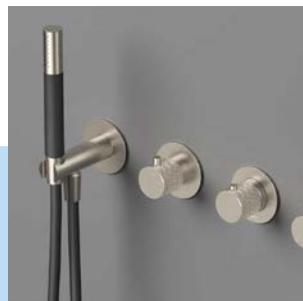
Paint color for ceiling
- Product: Slaked Lime Mid, #149



Tiles for flooring and general walls
- Supplier: Living Ceramics
- Product: Verso vein cut light



Tiles for wall behind toilet and shower from 1200 mm to ceiling
- Supplier: Living Ceramics
- Product: Verso vein cut Arco light



Shower mixer with hand-shower
- Supplier: Hotbath
- Finish: Brushed nickel

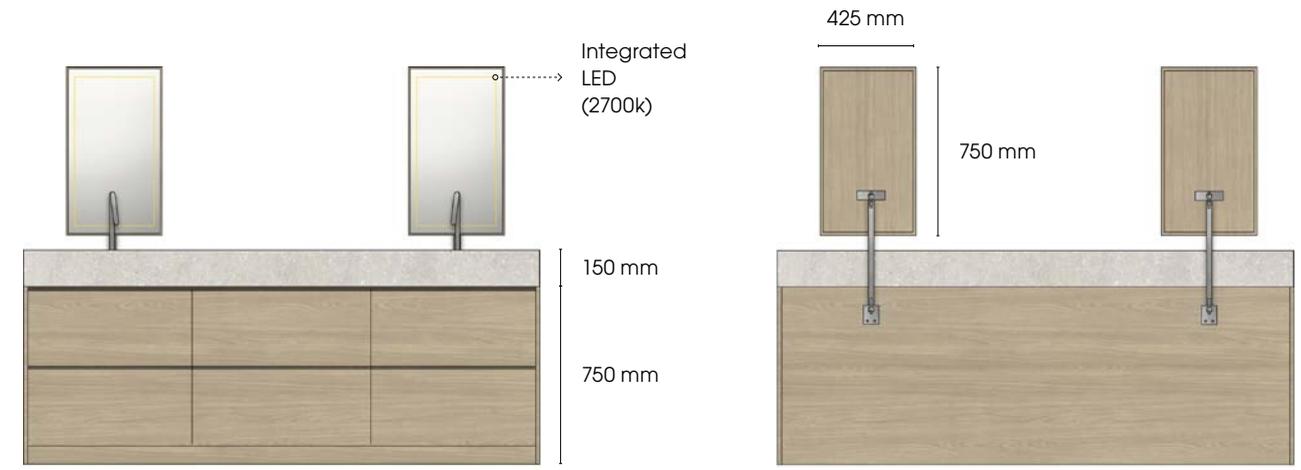


Rain shower (wall mounted)
- Supplier: Hotbath
- Finish: Brushed nickel



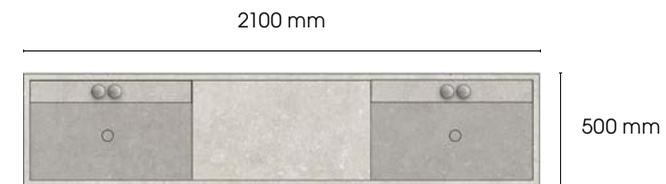
Toilet push plate
- Supplier: Hotbath
- Finish: Brushed nickel

Bathroom



Front view

Back view



Top view



Side view

References & Specifications



Reference for vanity unit



Reference for wood



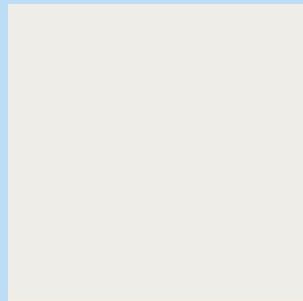
Material for the sink
- Supplier: Living Ceramics
- Product: Oda
- Color: Ice



Taps
- Supplier: Hotbath
- Product: Cobber X
- Finish: Brushed nickel

GYM & SPA

Main finishes



Paint color for general walls and ceilings
- Color: Slaked Lime Mid, #149
- Finish: Matte

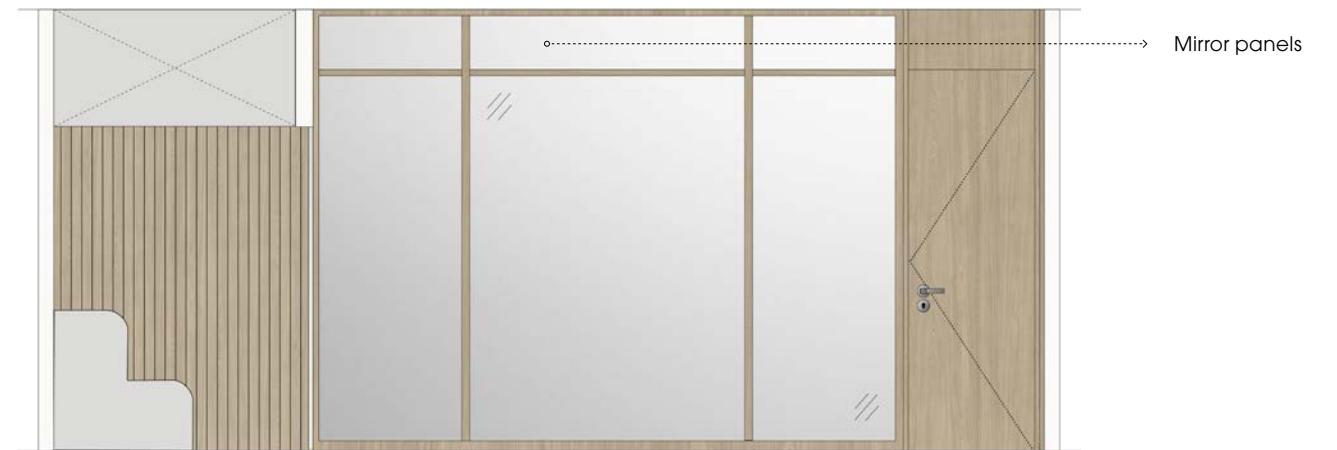


Wooden flooring



Semi-transparent curtains

Feature wall gym



Front view

References & Specifications

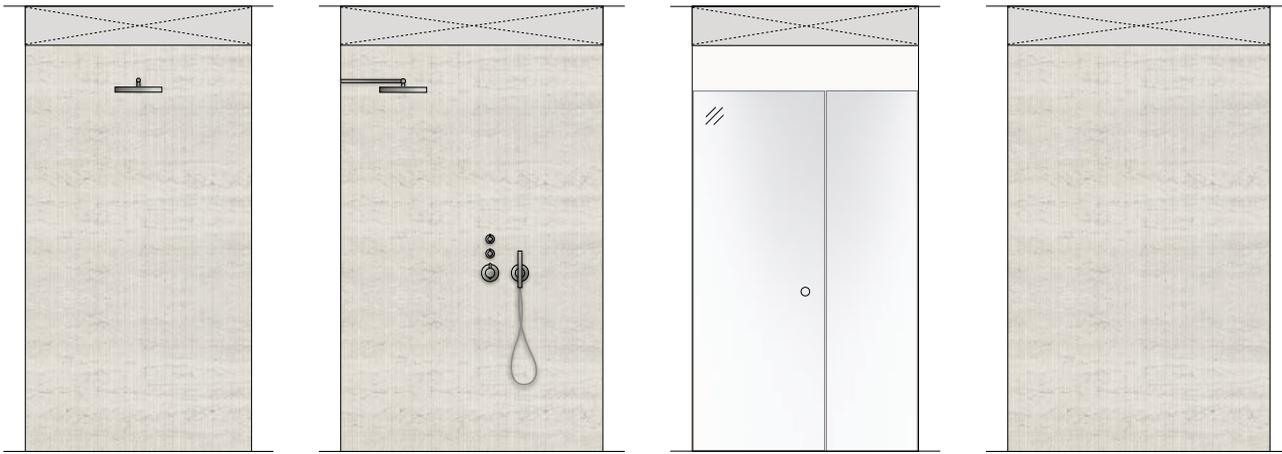


Reference for mirrored back-wall with clear mirror glass



Reference for wood

Shower spa



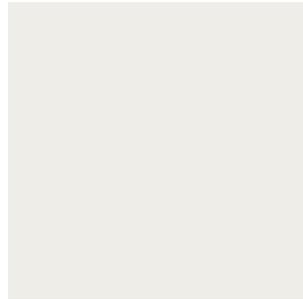
Front view

Side view 01

Front view (towards gym)

Side view 02

References & Specifications



Paint color for ceiling
- Color: Slaked Lime Mid, #149



Tiles for flooring
- Supplier: Living Ceramics
- Product: Verso vein cut light



Tiles for walls from floor to ceiling
- Supplier: Living Ceramics
- Product: Verso vein cut Arco light

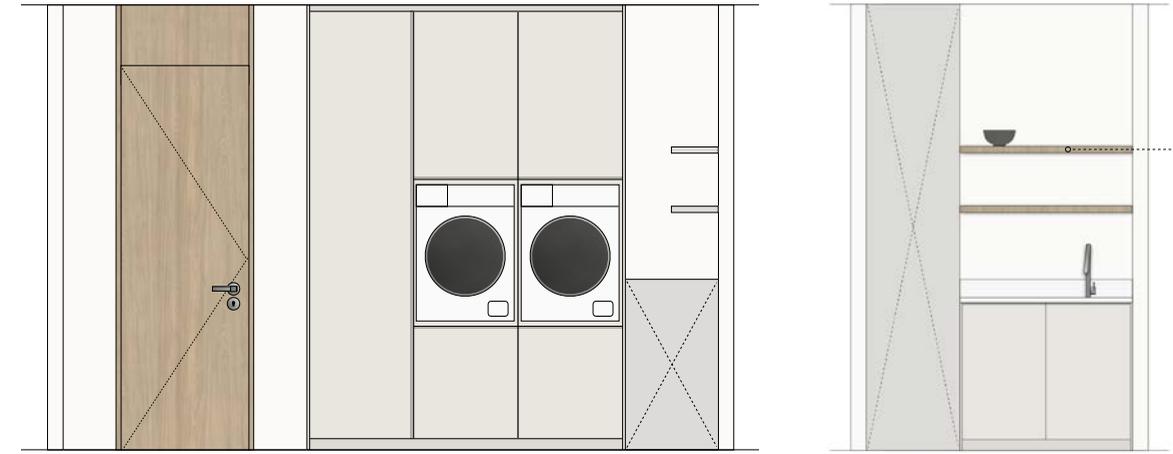


Shower mixer with hand-shower
- Supplier: Hotbath
- Finish: Brushed nickel



Rain shower (wall mounted)
- Supplier: Hotbath
- Finish: Brushed nickel

Cabinets laundry

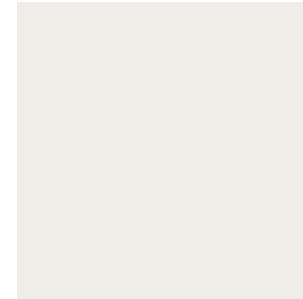


Front view

Side view

Wooden shelving

References & Specifications



Paint color for general walls and ceilings
- Color: Slaked Lime Mid, #149
- Finish: Matte



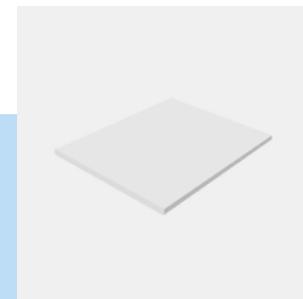
Natural stone flooring
- Product: Natural Stone
- Finish: Honed



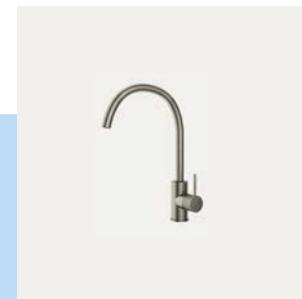
Reference for cabinets and wardrobes



Color for wardrobes
- Color: Slaked Lime Deep, #150
- Finish: Matte



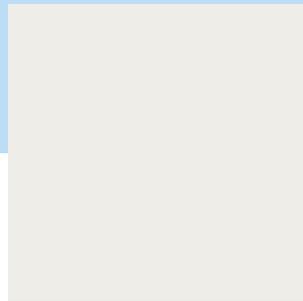
Counter top
- Product: Krion
- Color: White
- Finish: Matte



Tap
- Supplier: Hotbath
- Finish: Brushed nickel

GUEST ROOMS

Main finishes



Paint color for general walls and ceilings
- Color: Slaked Lime Mid, #149
- Finish: Matte



Wooden flooring



Semi-transparent curtains

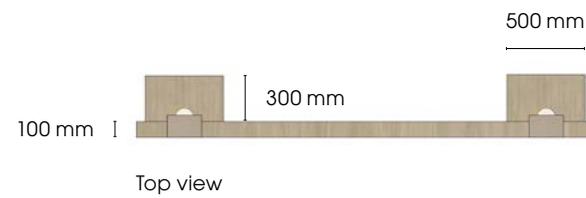


Lined curtains (dim-out)

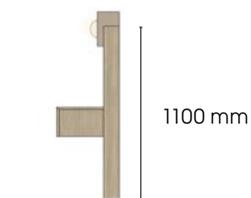
Headboard rooms 01 and 02



Front view

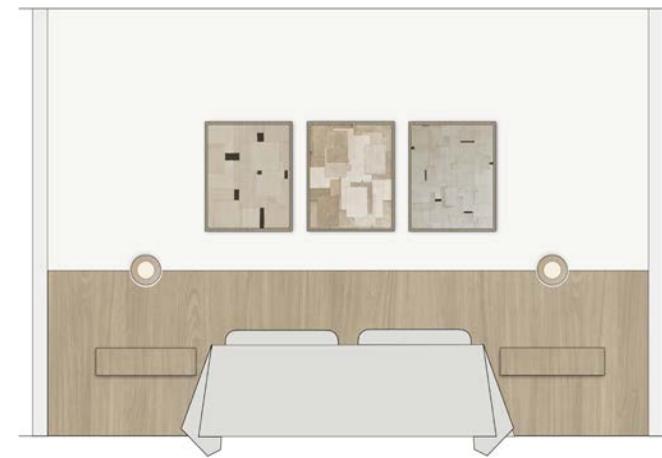


Top view



Side view

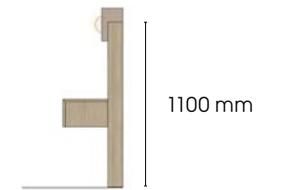
Headboard room 03



Front view

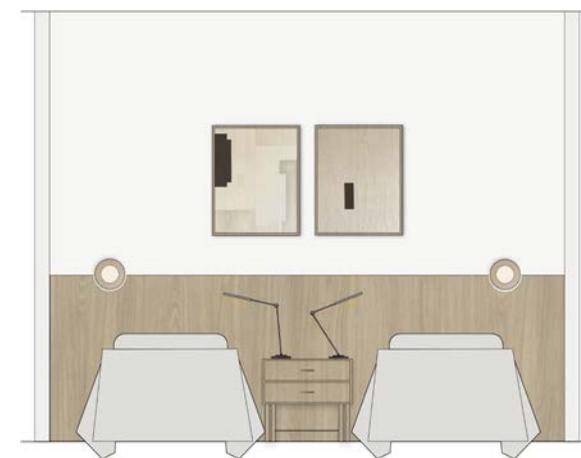


Top view



Side view

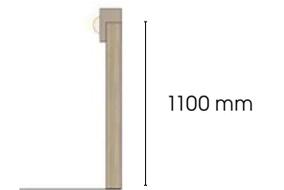
Headboard room 04



Front view



Top view



Side view

References & Specifications



Reference for headboard, nightstands and cutout for wall light

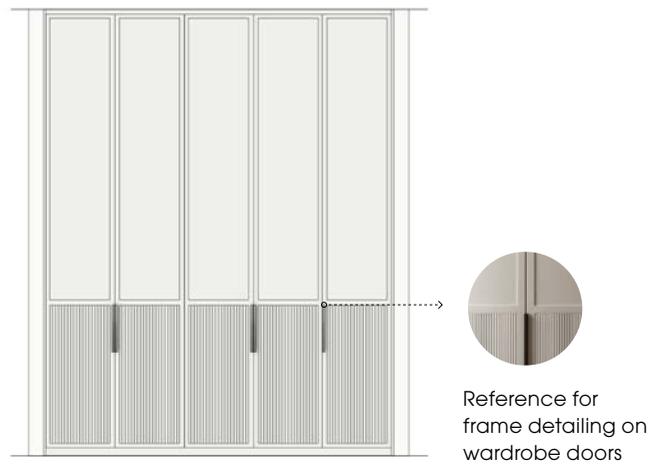


Reference for wood



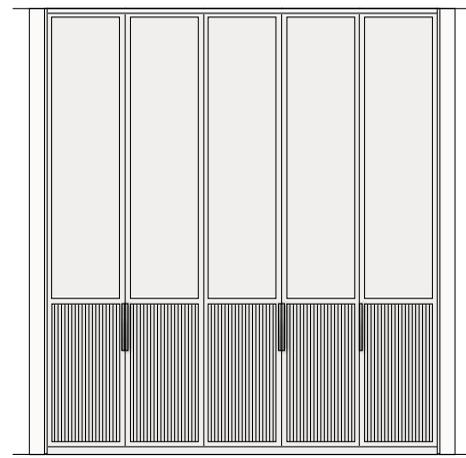
Wall light in headboard
- ø 200 x D: 150

Wardrobe room 01



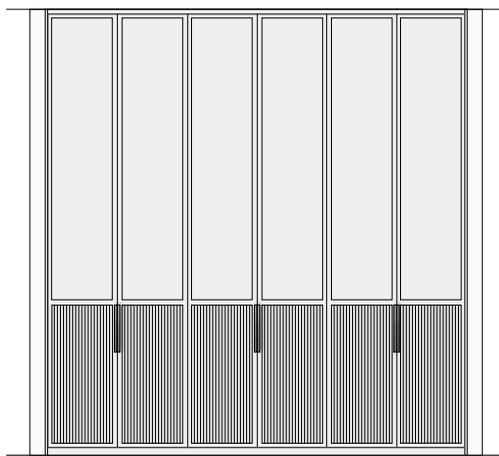
AR-1 - Front view

Wardrobe room 02



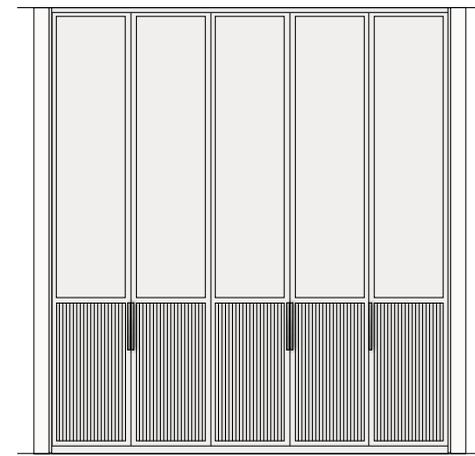
AR-2 - Front view

Wardrobe room 03



AR-3 - Front view

Wardrobe room 04



AR-6 - Front view

References & Specification



Reference for cabinets and wardrobes



Color for wardrobes
- Color: Slaked Lime Deep, #150
- Finish: Matte

Main finishes



Paint color for walls and ceilings
- Product: Slaked Lime Mid, #149
- Finish: Matte



Tiles for flooring and general walls
- Supplier: Living Ceramics
- Product: Verso vein cut light



Tiles for certain walls until 1200 mm
- Supplier: Living Ceramics
- Product: Verso vein cut Arco light

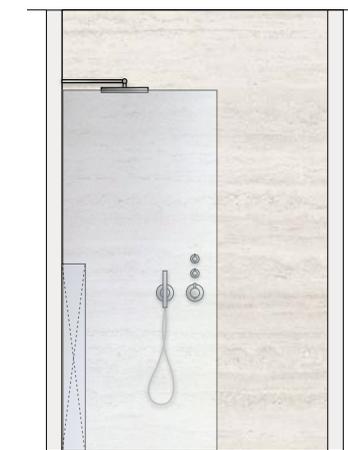


Reference for wood

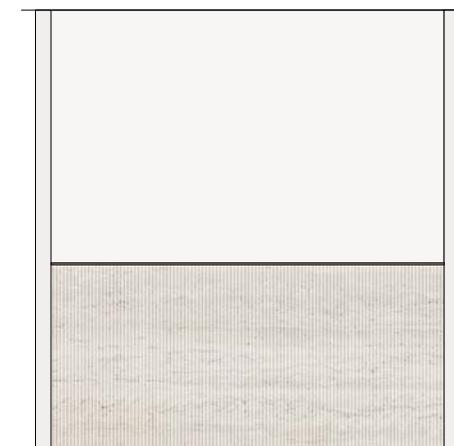
Bathroom 01



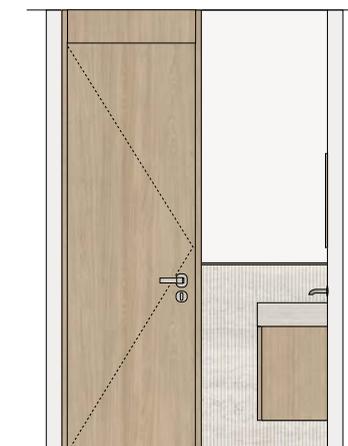
Front view



Side view 01



Back view



Side view 02

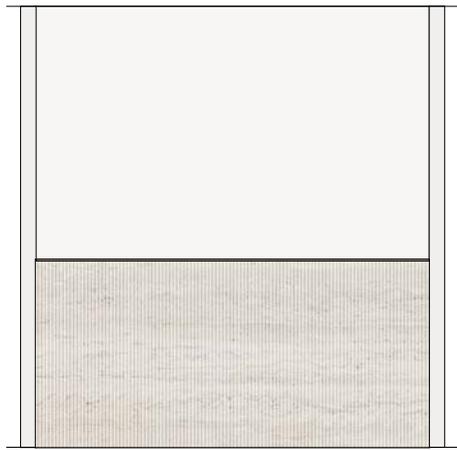
Bathroom 02



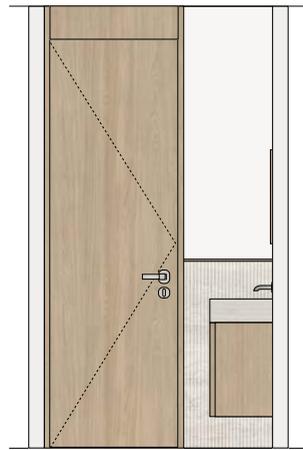
Front view



Side view 01



Back view



Side view 02

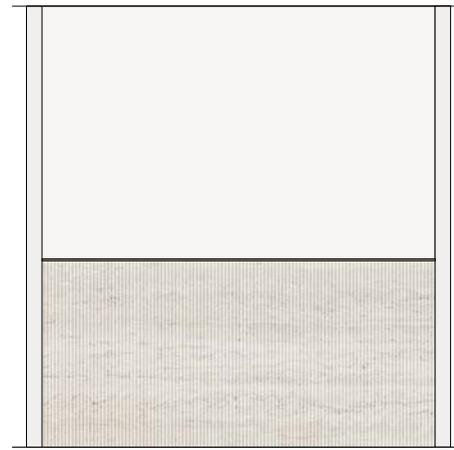
Bathroom 03



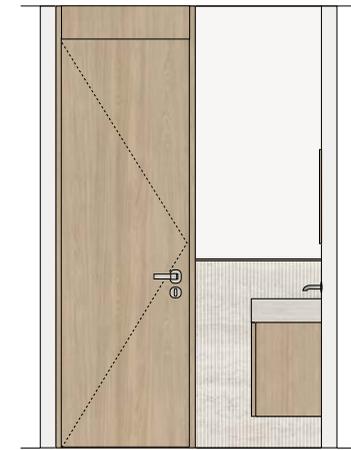
Front view



Side view 01



Back view



Side view 02

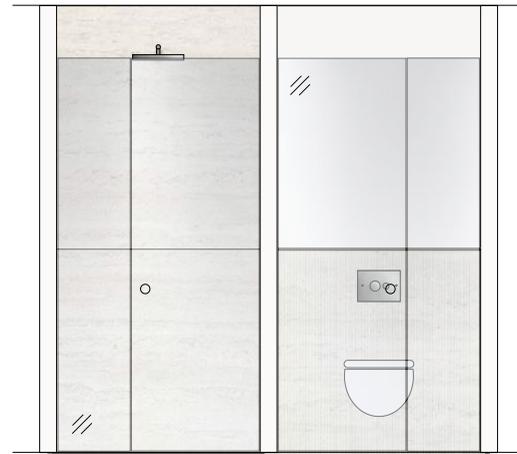
Bathroom 04



Front view



Back view

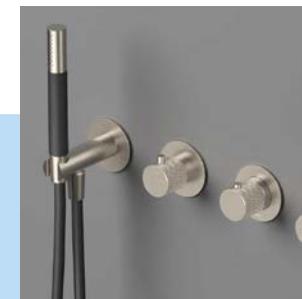


Back view

References & Specifications



Tap
- Supplier: Hotbath
- Finish: Brushed nickel



Shower mixer with hand-shower
- Supplier: Hotbath
- Finish: Brushed nickel



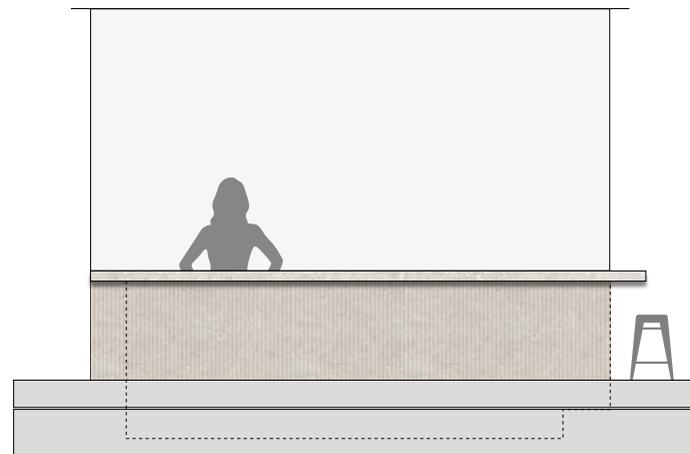
Rain shower (wall mounted)
- Supplier: Hotbath
- Finish: Brushed nickel



Toilet push plate
- Supplier: Hotbath
- Finish: Brushed nickel

POOL & TERRACE

Outdoor kitchen - (principle)



Outside view



Inside view

References & Specifications



Cladding around the exterior of the bar
 - Supplier: Living Ceramics
 - Product: Bera & Beren, Land
 - Color: Light Grey



Bar top
 - Supplier: Living Ceramics
 - Products: Bera & Beren
 - Color: Light grey



Tap
 - Supplier: Hotbath
 - Finish: Brushed nickel

SALES INFORMATION

Please contact us for more information or visit
vitaevillas.com for current projects for sale.

Disclaimer:

This document is intended to provide a visual presentation for the design concept, floorplans, materials, specifications and inspirational references for Villa I3. All subject to availability.

The content has been carefully compiled, however, we cannot guarantee that this will not contain inaccuracies.

Mentioned information is subject to printing, typing and typographical errors.



VITAE VILLAS

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