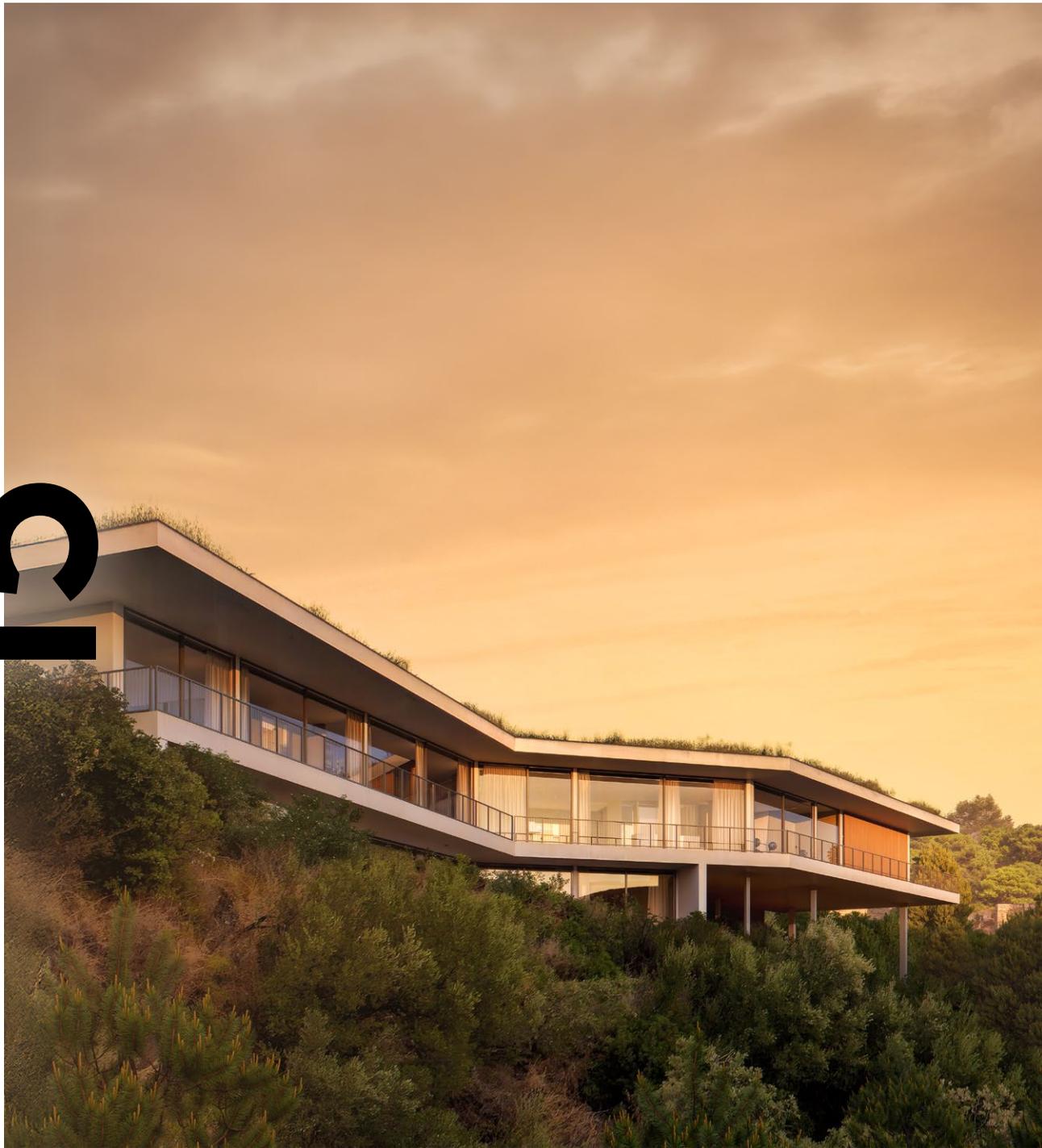


51

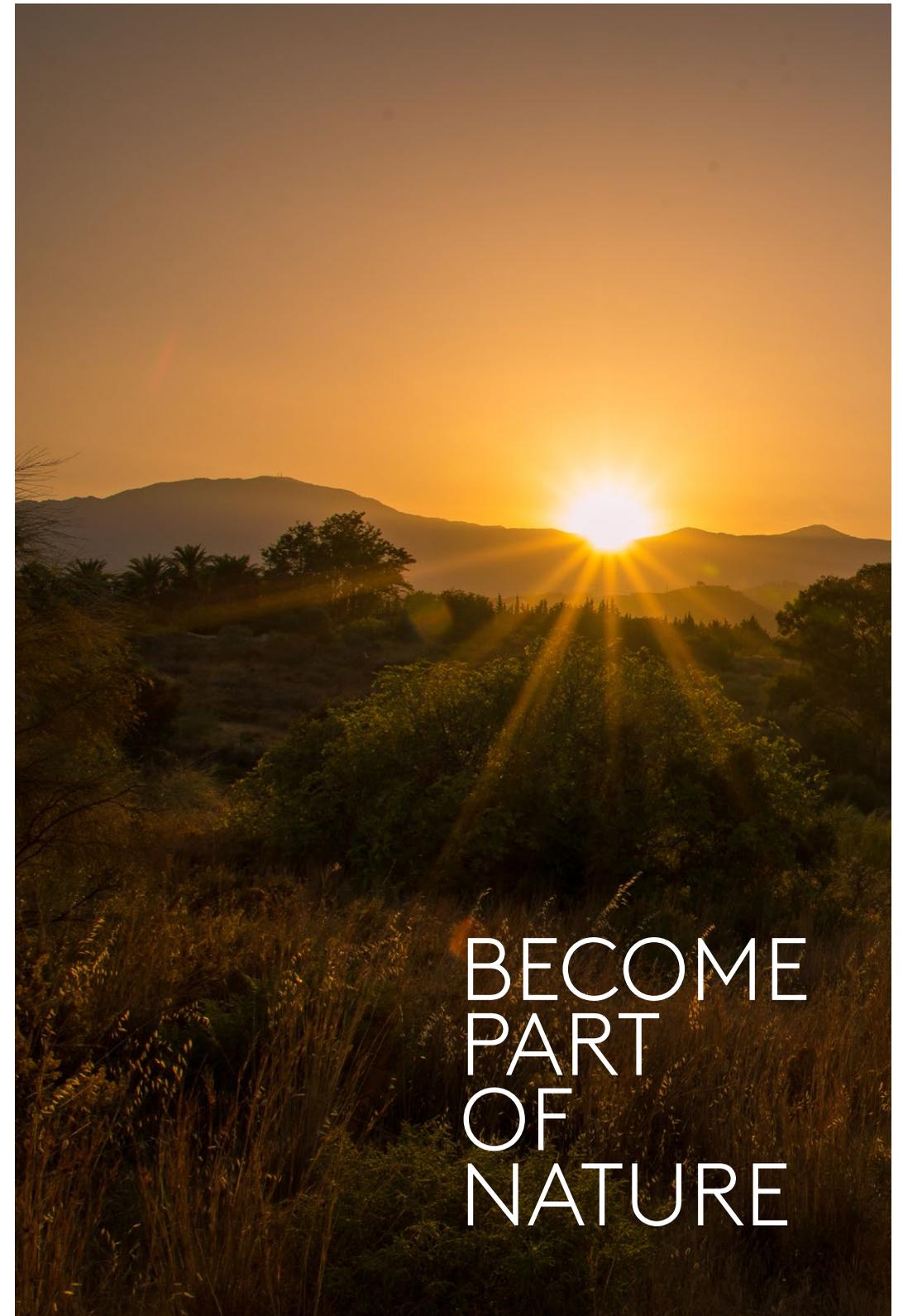


VITAE VILLAS
ANDALUSIA - SPAIN

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 15



WHERE
NATURE
LEADS

Disclaimer:

This document is intended to provide a visual presentation for the design concept, floorplans, materials, specifications and inspirational references for Villa 15. 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.

CONTOURED BY NATURE

Villa I5 is like a natural sculpture, an architectural boomerang that arcs gracefully across the landscape, defined by the natural contours of the mountain terrain. Designed as a true penthouse in nature, the villa commands uninterrupted views of the surrounding peaks and the coast beyond. The villa's spaces offer a private sanctuary suspended in the landscape. Every line, every angle is intentional, merging form and function to create a retreat that feels at once expansive and intimate.



EXTERIOR 15



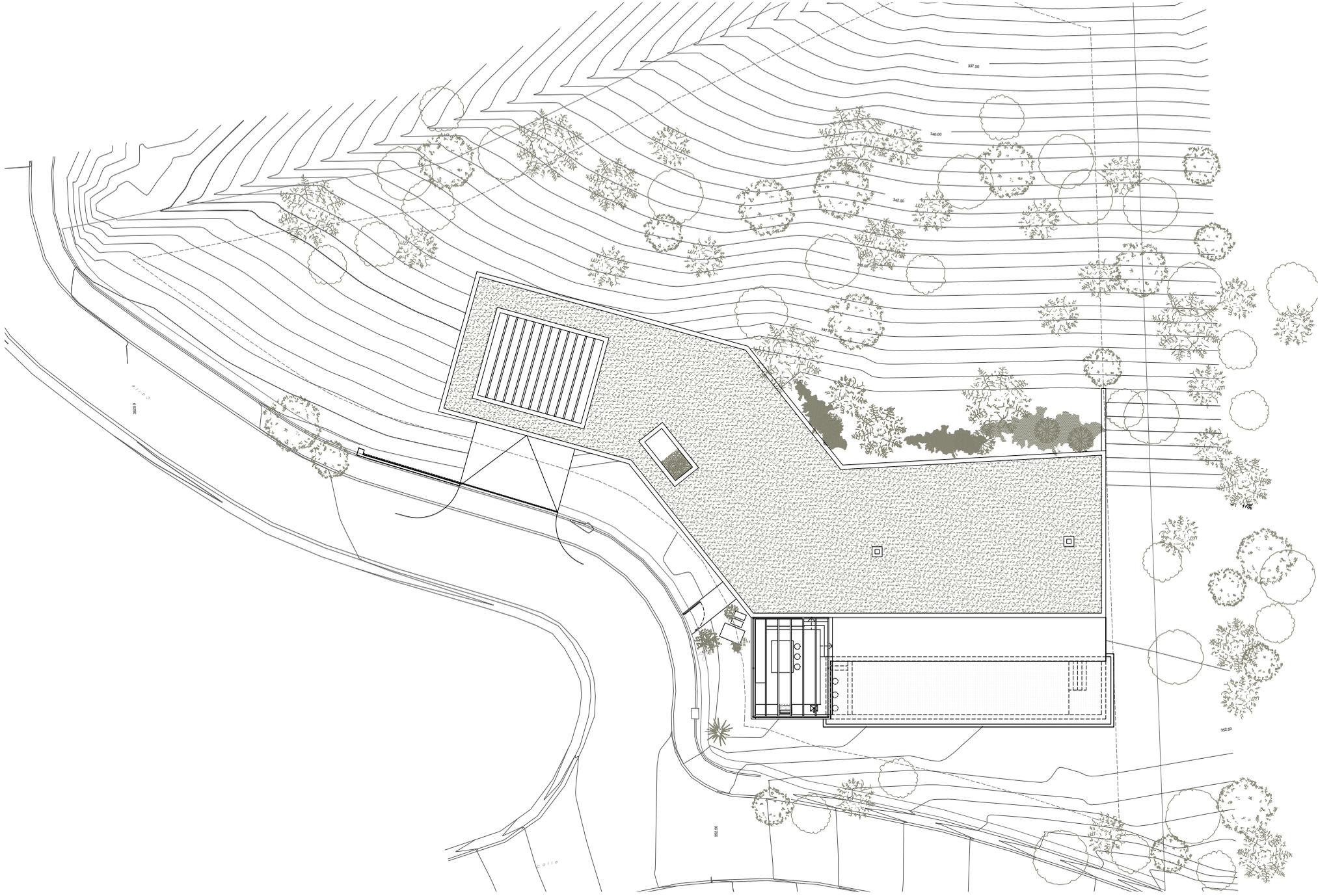
Villa 15 is south-facing and sunlit. This sustainable retreat is a place where space, silence and sophistication coexist.

INTERIOR 15



FLOOR PLANS

15



Total floor surface

975,83 m²

Bedrooms

5

Bathrooms

5

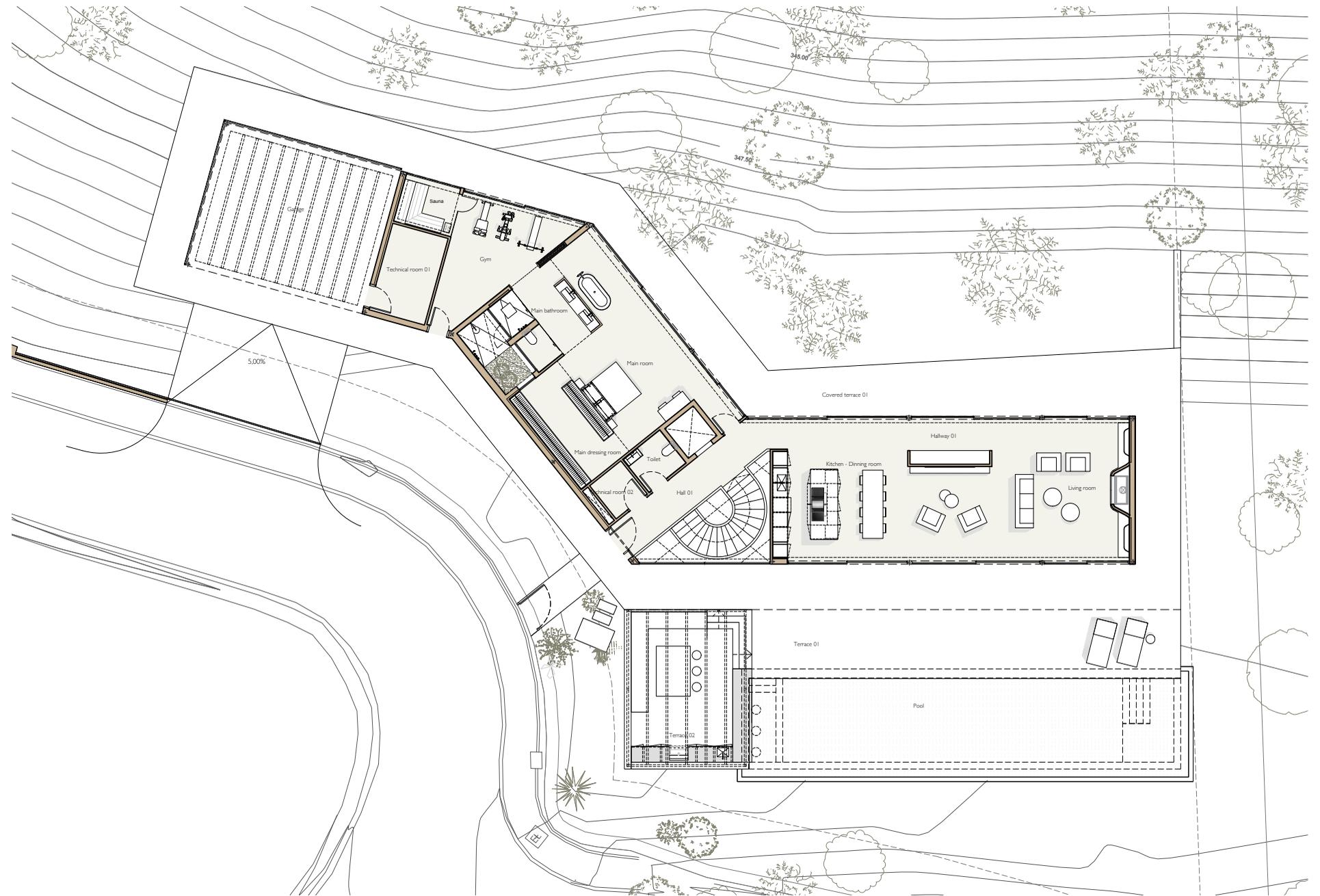
WCs

1

Plot plan



15



Main floor

FLOOR PLANS

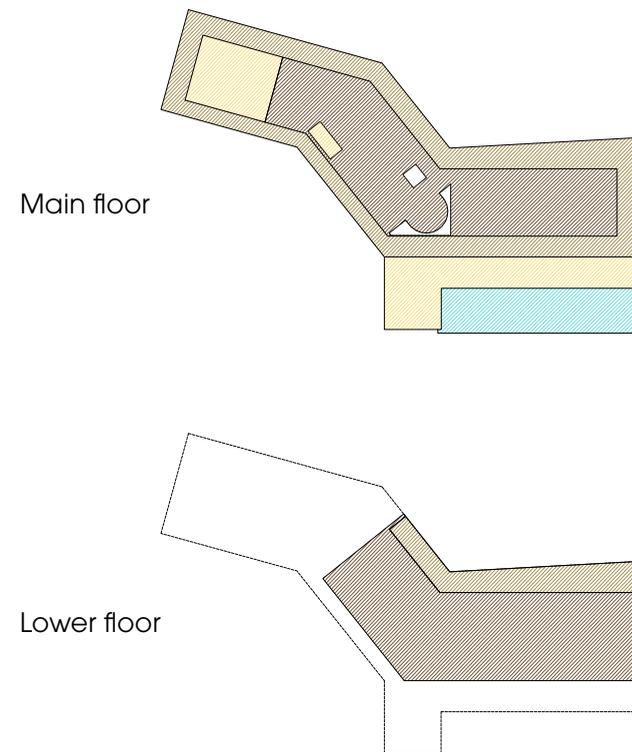
15



Lower floor

TOTAL FLOOR SURFACE

15



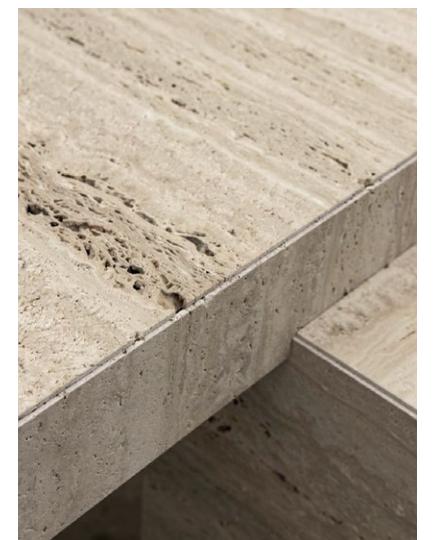
■ Floor surface: house	
Main floor	249,00 m ²
Lower floor	261,19 m ²
Total	510,19 m ²
■ Floor surface: covered terraces	
Main floor	220,81 m ²
Lower floor	60,07 m ²
Total	280,88 m ²
■ Floor surface: uncovered terraces	
Main floor	100,38 m ²
Lower floor	0,00 m ²
Total	100,38 m ²
■ Pool surface	
Lower floor	84,38 m ²
Total	84,38 m ²
Total floor surface	975,83 m ²
Total plot size	2.645,00 m ²



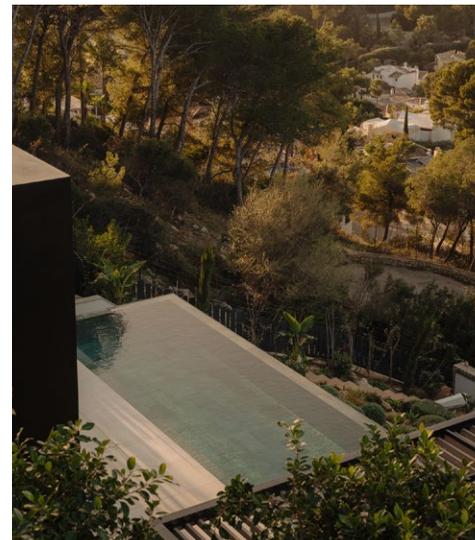
15

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, home internet connection through optical fiber, and Wi-Fi installation.

Plumbers & sanitary elements

Cold & hot water connection with security pipes, with ALTHERMA 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

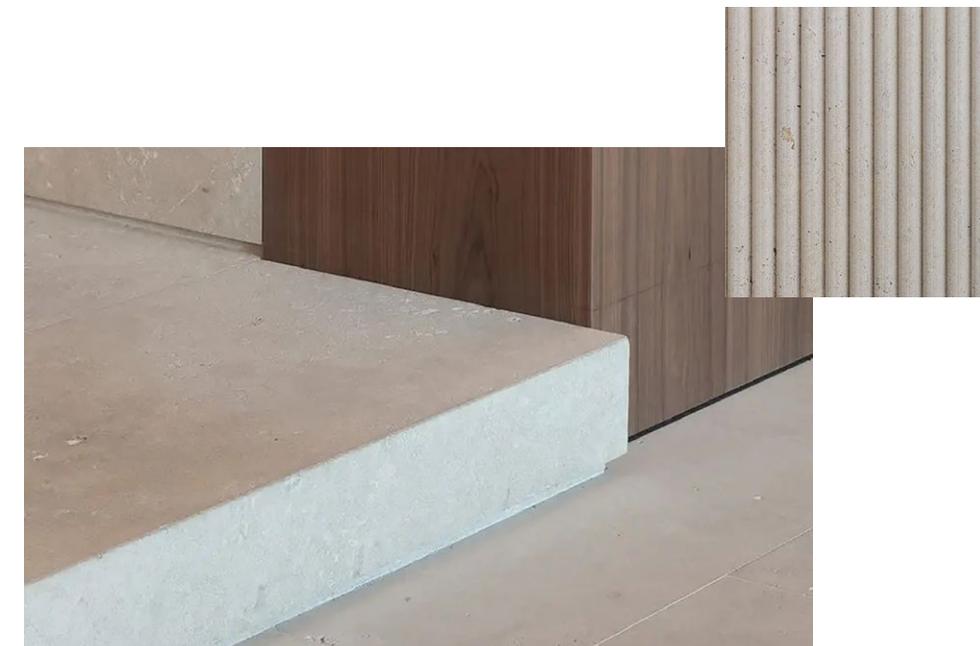
Outdoor swimming "infinity pool" with coating in vitreous coating dark green.

Glass

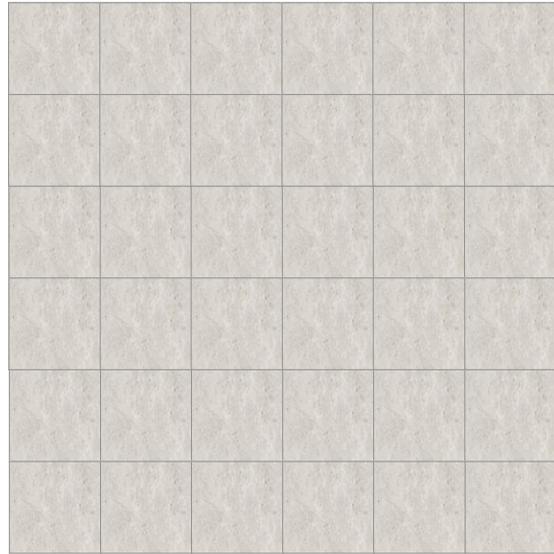
Laminated Glass handrails (8+8) embedded in the floor. Tempered glass shower enclosures.

Kitchen

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



FLOORING



Square floor tiles in straight pattern



General flooring

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

HARDWARE

Main finishes



General hardware

- Supplier: Jandel
- Finish: Matte nickel



General switches

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

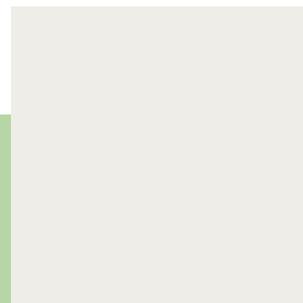


General sockets

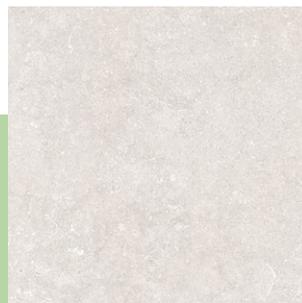
- Supplier: Schneider
- Model: D-Life
- Finish: White

HALLWAY

Main finishes



Paint color for general walls and ceilings
 - Color: NCS S 1002-Y
 - Finish: Matte

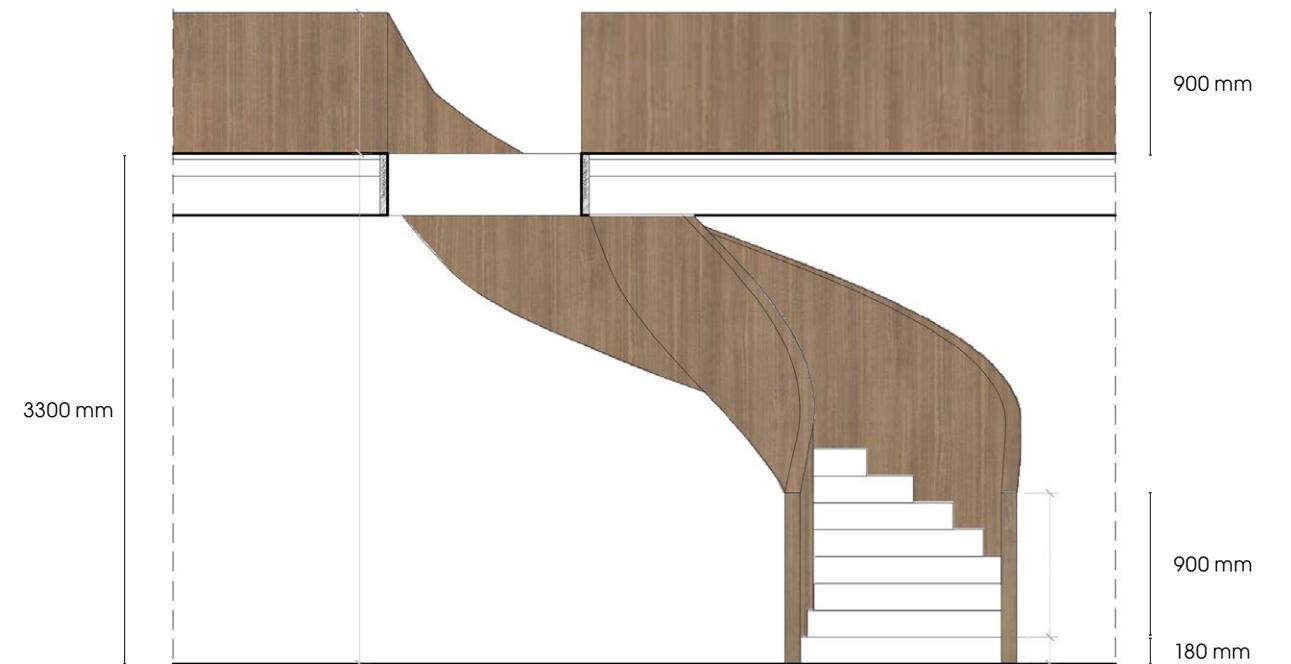


Natural stone flooring
 - Product: Natural Stone
 - Finish: Honed



Semi-transparent curtains

Stairs - Design references



Front view

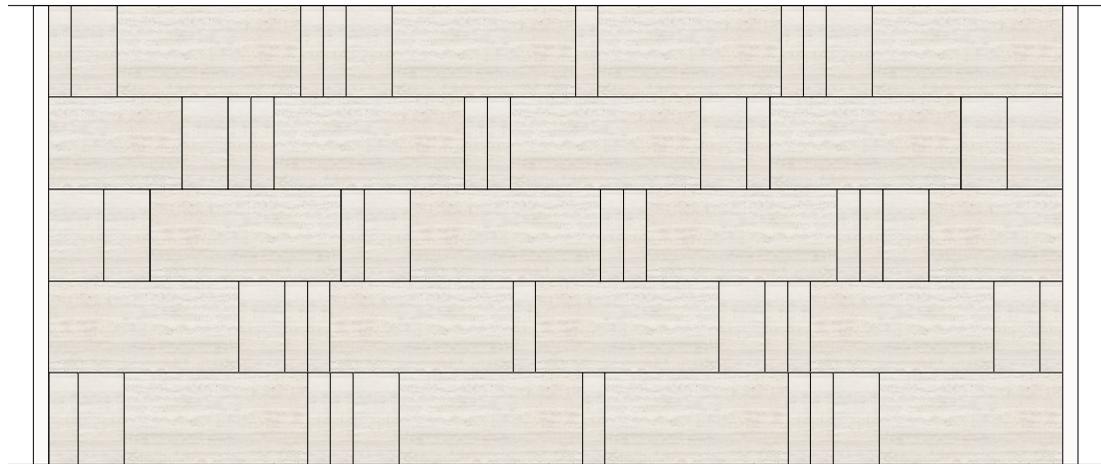
Reference & Specification



Stairs reference image



Wall behind the stairs



Reference & Specification

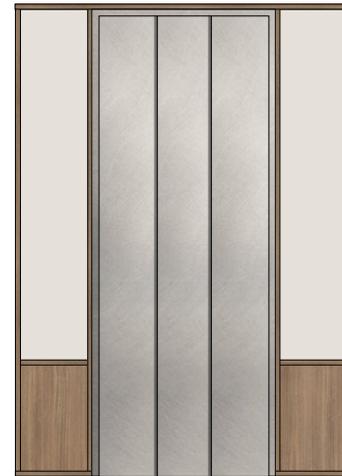


Reference for feature wall behind stairs



Material for feature wall behind stairs
 - Supplier: Living Ceramics
 - Product: Verso vein cut light

Elevator



Front view



Side view 01

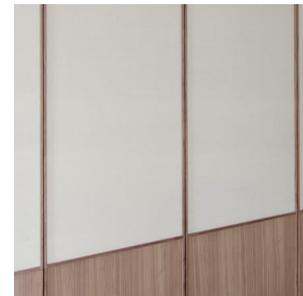


Back view



Side view 02

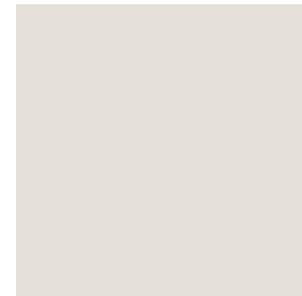
References & Specifications



Reference for elevator with wood- and plaster paneling



Reference for wood



Plaster wall finish
 * Same as wallcolor throughout the villa



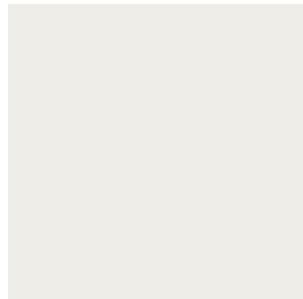
Reference for wooden handrail in elevator

Laundry



Front view

References & Specifications



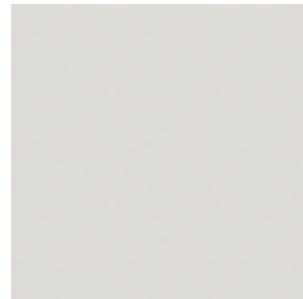
Paint color for general walls and ceilings
- Color: NCS S 1002-Y
- Finish: Matte



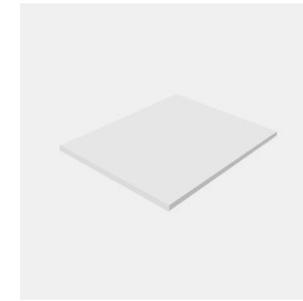
Natural stone flooring
- Product: Natural Stone
- Finish: Honed



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
- Product: Archie
- Finish: Stainless Steel

Wash room



Front view



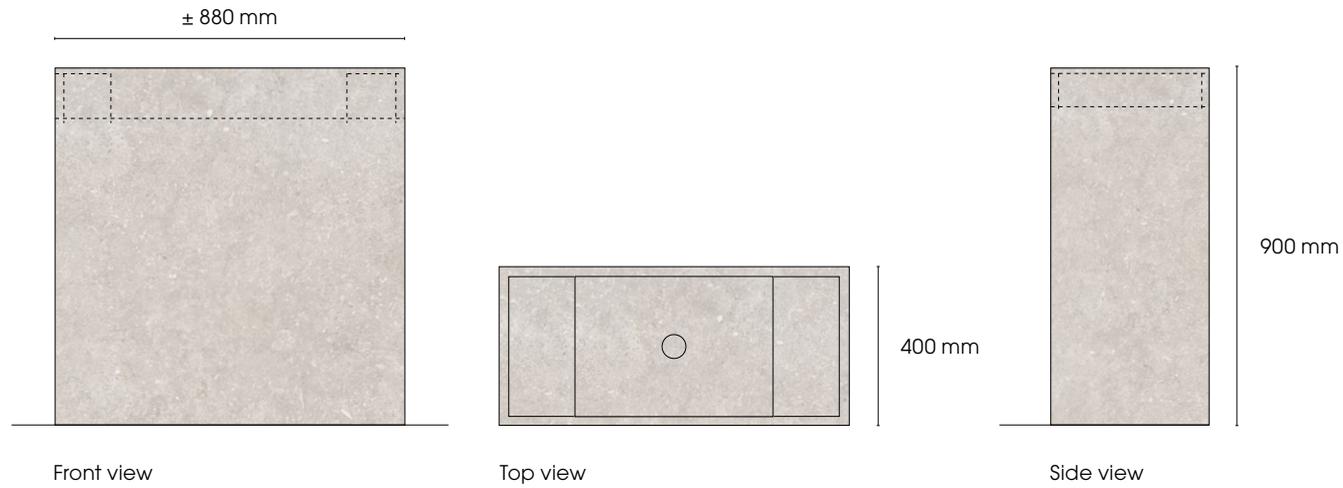
Side view 01



Back view



Side view 02



Front view

Top view

Side view

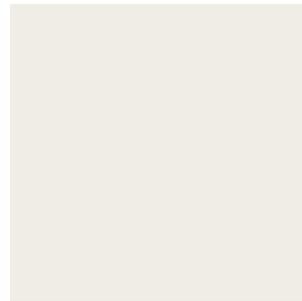
References & Specifications



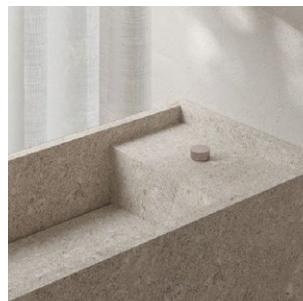
Reference for wooden cladding on the walls



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



Wall- and ceiling color
 - Color: NCS S 1002-Y
 - Finish: Matte



Reference for vanity/fountain piece

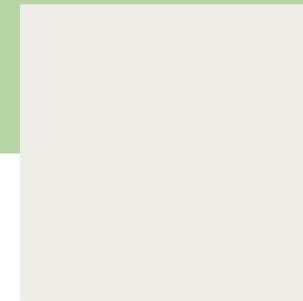
* In the same cladding as flooring tiles



Tap
 - Supplier: Hotbath
 - Product: Archie
 - Finish: Stainless Steel

KITCHEN

Main finishes



Paint color for general walls and ceilings
 - Color: NCS S 1002-Y
 - Finish: Matte

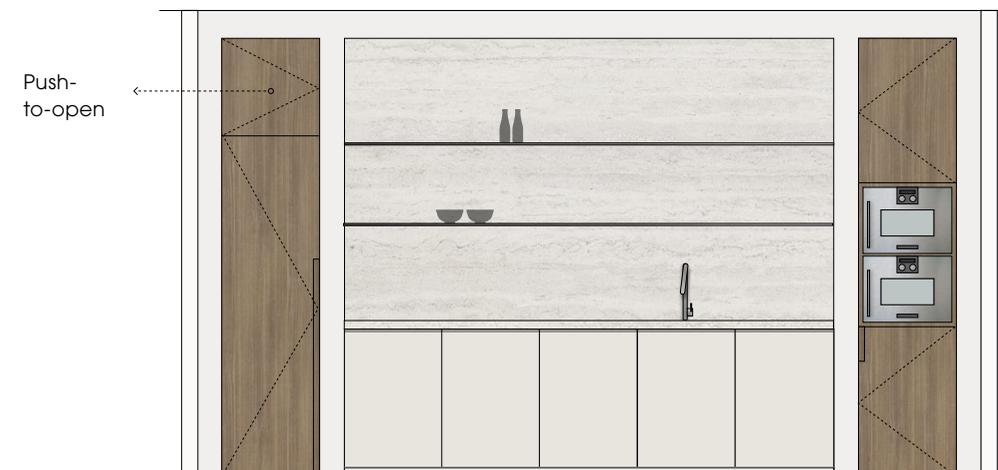


Natural stone flooring
 - Product: Natural Stone
 - Finish: Honed



Semi-transparent curtains

Kitchen wall



Front view

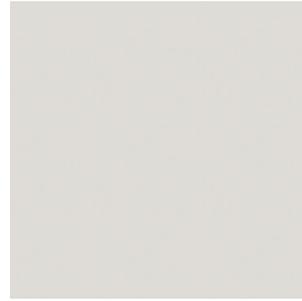
References & Specifications kitchen wall



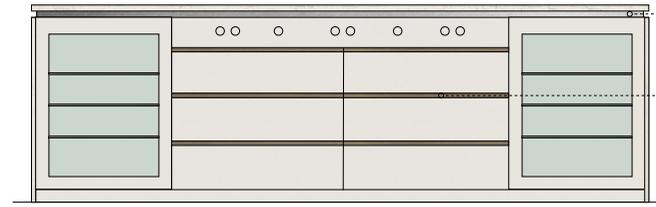
Reference for kitchen design



Reference for thin, metal shelving



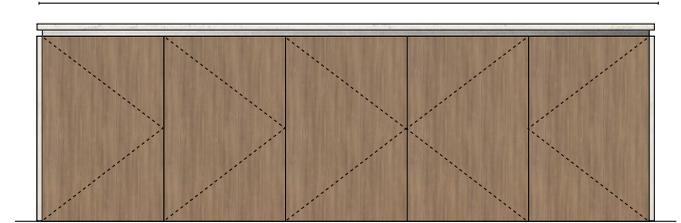
Color for cabinets
 - Color: Slaked Lime Deep, #150
 - Finish: Matte



Back view

Steel detail
 Wooden detail

3000 mm



Front view

MATERIALIZATION POSSIBILITIES



Material for backsplash and counter top
 - Supplier: Living Ceramics
 - Product: Verso vein cut light



Reference for wood

References & Specifications kitchen island



Reference for wooden inlay in kitchen island drawers



Reference for "floating" counter top and integrated shadow gap handles for cabinet doors



Reference for stainless steel

Kitchen island



Top view

1200 mm

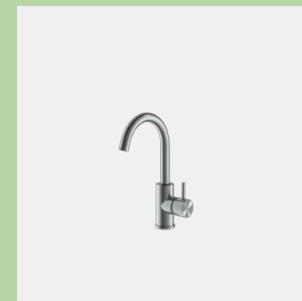


Side view

930 mm



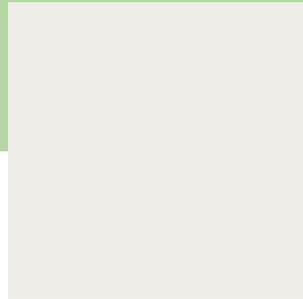
Material for counter top
 - Supplier: Living Ceramics
 - Product: Verso vein cut light



Tap
 - Supplier: Hotbath
 - Product: Archie
 - Finish: Stainless Steel

LIVING

Main finishes



Paint color for general walls and ceilings
 - Color: NCS S 1002-Y
 - Finish: Matte

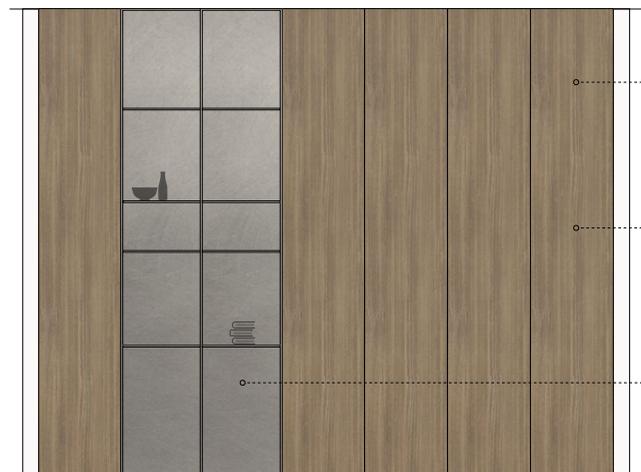


Natural stone flooring
 - Product: Natural Stone
 - Finish: Honed



Semi-transparent curtains

Bookcase



Push-to-open doors

Depth of storage cabinets:
600mm

Depth of steel compartments:
400mm

Front view

References



Reference for plain wooden storage doors and feature display compartments in metal



Reference for wood

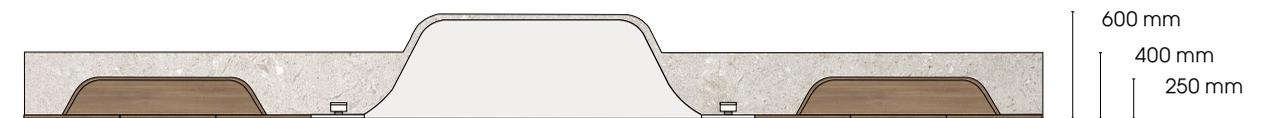


Reference for steel sheet compartments

Fireplace



Front view

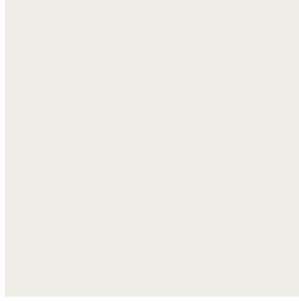


Top view

References & Specifications



Reference for fireplace design



Paint color for organically shaped fireplace hood
- Color: NCS S 1002-Y
- Finish: Matte



Natural stone for entire step
- Product: Natural Stone
- Finish: Honed

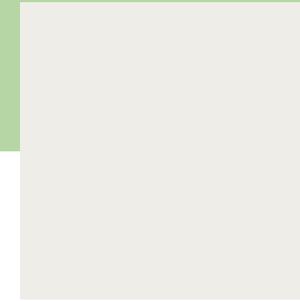
*Same material as flooring



Reference for wood

MASTER SUITE

Main finishes



Paint color for general walls and ceilings
- Color: NCS S 1002-Y
- Finish: Matte



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



Semi-transparent curtains



Lined curtains (dim-out)

Wardrobes



AR-2 - Front view

References



Reference for wardrobes with metal inlay detailing

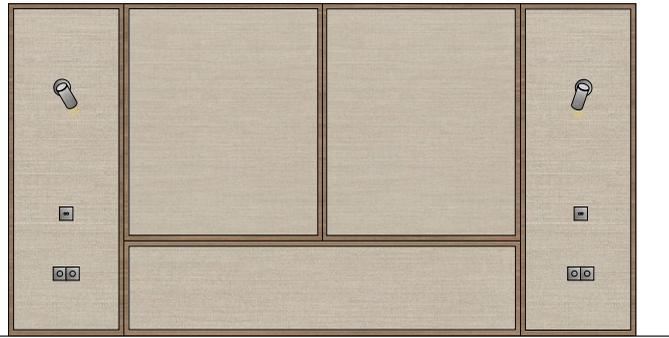


Reference for wood



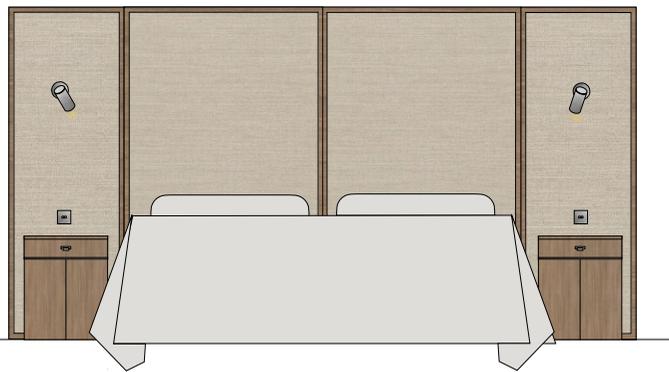
Reference for metal for inlays and hardware on wardrobe doors

Wardrobes / headboard



AR-1 - Front view

550 mm 950 mm 950 mm 550 mm

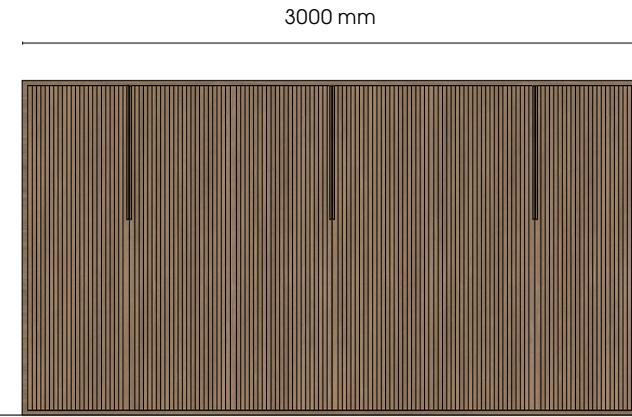


AR-1 - Front view



600 mm

AR-1 - Top view



3000 mm

1600 mm

AR-1 - Back view

600 mm



1600 mm

AR-1 - Side view

References



Reference for upholstered panels as headboard

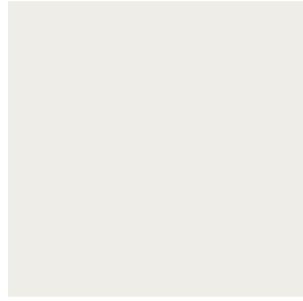


Reference for slatted wooden cabinet doors with integrated handles

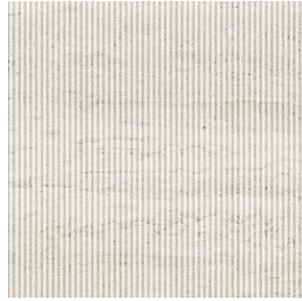


Reference for wood

Bathroom - References & Specifications



Paint color for walls and ceilings
 - Color: NCS S 1002-Y
 - Finish: Matte

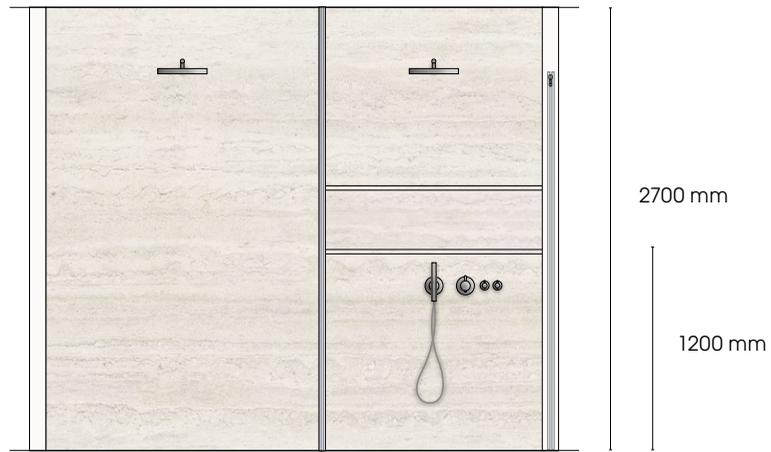


Tiles for exterior feature wall (patio)
 - Supplier: Living Ceramics
 - Product: Verso vein cut Arco light

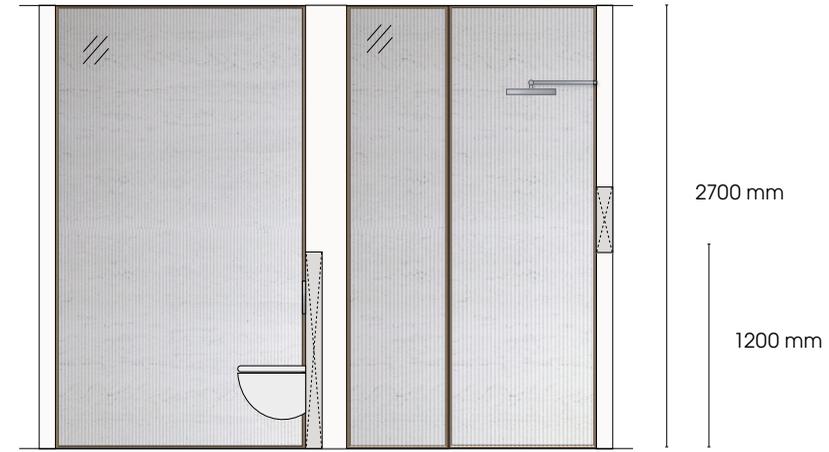


Tiles for interior and outdoor shower wall
 - Supplier: Living Ceramics
 - Product: Verso vein cut light

Bathroom



Shower view



Front view



Toilet view

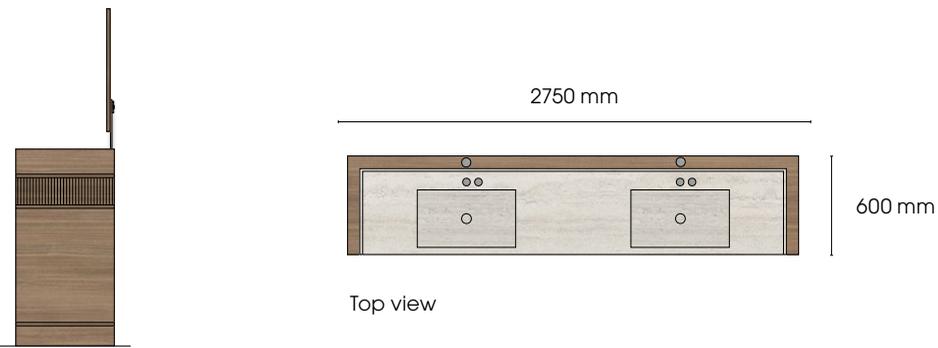


Front view

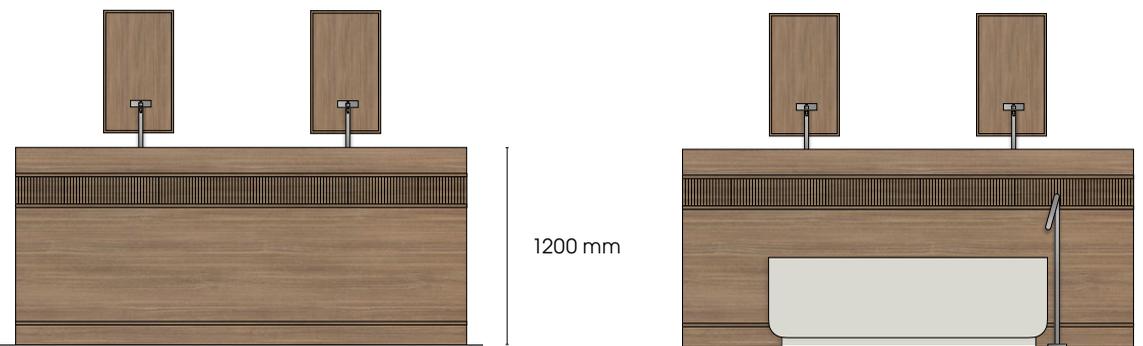
Bathroom



Front view



Side view



Back view

Back view

References & Specifications



Reference for wooden detailing in vanity unit



Reference for drawers with integrated shadow gap handles



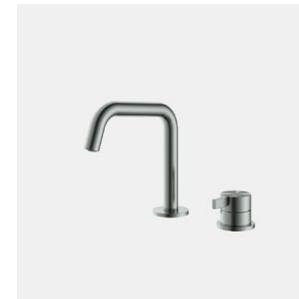
Reference for wood



Material for vanity unit
- Supplier: Living Ceramics
- Product: Verso vein cut light



Reference for sink



Taps
- Supplier: Hotbath
- Product: Archie
- Finish: Stainless Steel



Mixer and handshower
- Supplier: Hotbath
- Product: Archie
- Finish: Stainless Steel



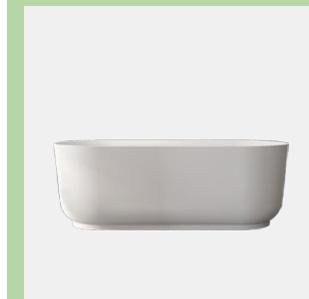
Rain shower, wall mounted, large
- Supplier: Hotbath
- Product: Archie
- Finish: Stainless Steel



Push plate
- Supplier: Hotbath
- Product: Archie
- Finish: Stainless Steel



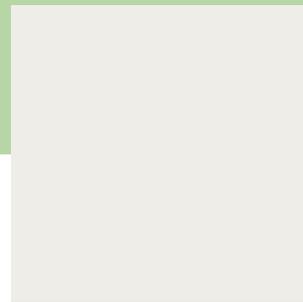
Tap
- Supplier: Hotbath
- Product: Archie
- Finish: Stainless Steel



Bathtub
- Finish: White

GUEST ROOMS

Main finishes



Paint color for general walls and ceilings
- Color: NCS S 1002-Y
- Finish: Matte



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



Semi-transparent curtains



Lined curtains (dim-out)

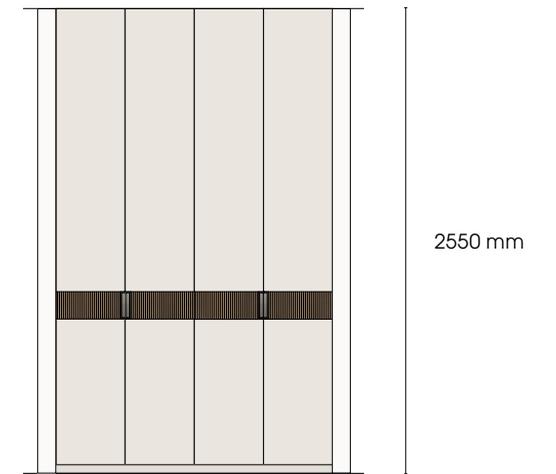
Wardrobes



AR-3 - Front view



AR-4 - Front view



AR-5 - Front view



AR-6 - Front view

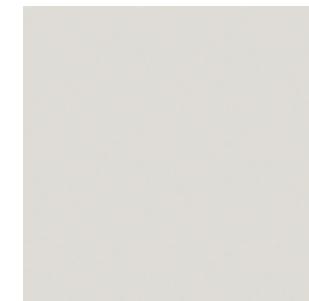
References & Specifications



Reference for wardrobe AR-3
Spraypainted cabinets combined with fluted wood and integrated wooden handles



Reference for wardrobe AR-3
Spraypainted cabinets combined with fluted wood and integrated wooden handles



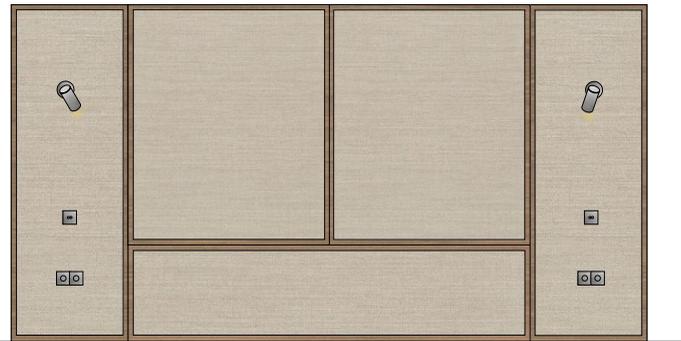
Color for wardrobe doors
- Color: Slaked Lime Deep, #150
- Finish: Matte



Reference for fluted wood

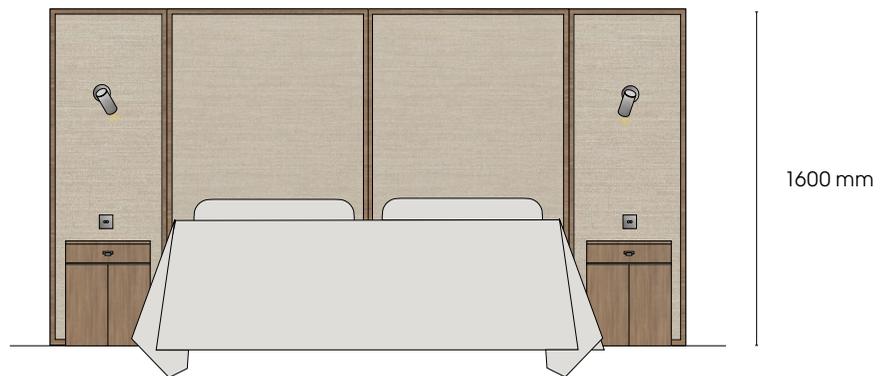


Wardrobes / headboard



AR-7 - Front view

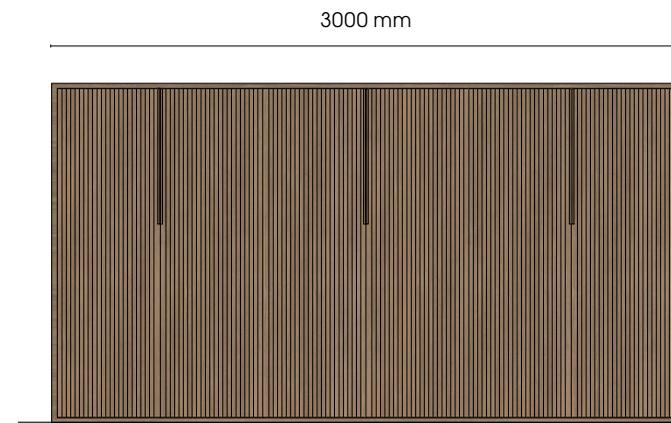
550 mm 950 mm 950 mm 550 mm



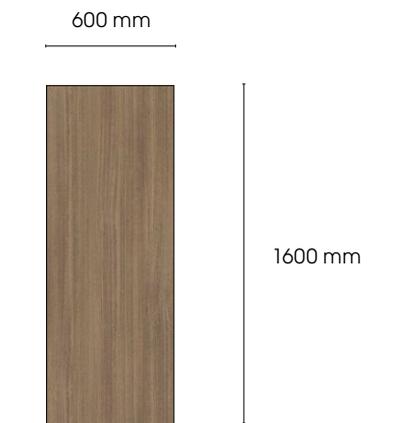
AR-7 - Front view



AR-6 - Top view



AR-6 - Back view



AR-6 - Side view

References



Reference for upholstered panels as headboard

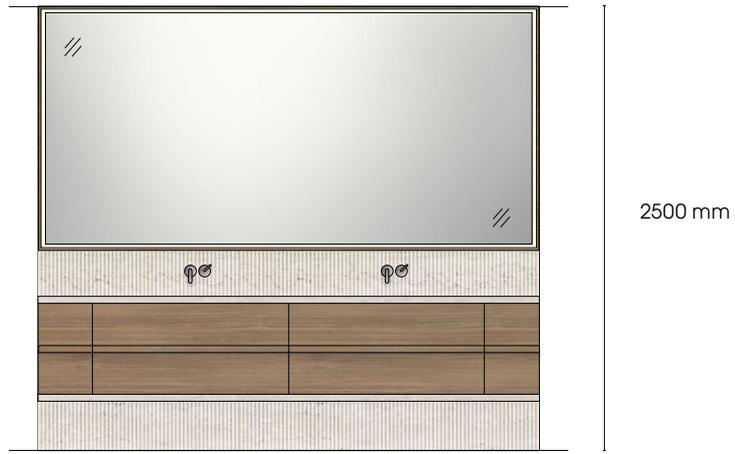


Reference for slatted wooden cabinet doors with integrated handles

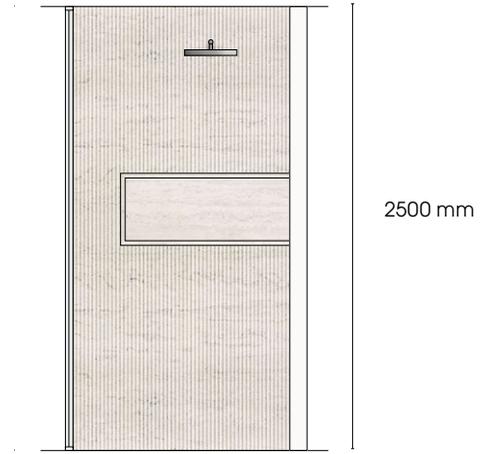


Reference for wood

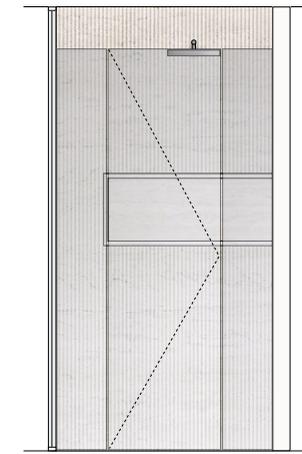
Bathroom 02



Front view



Shower view

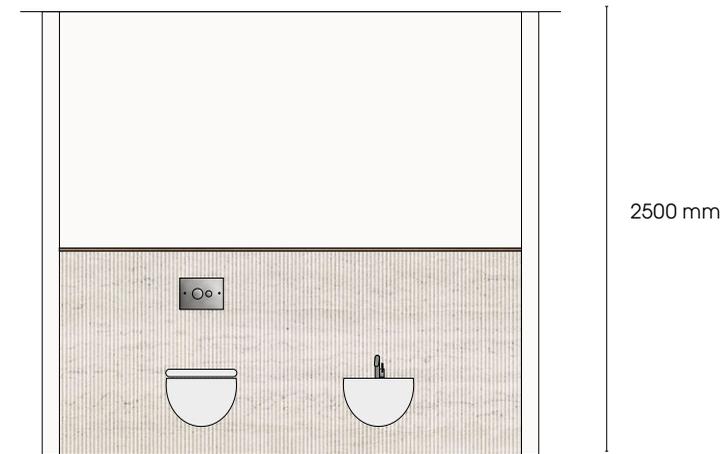


Shower view

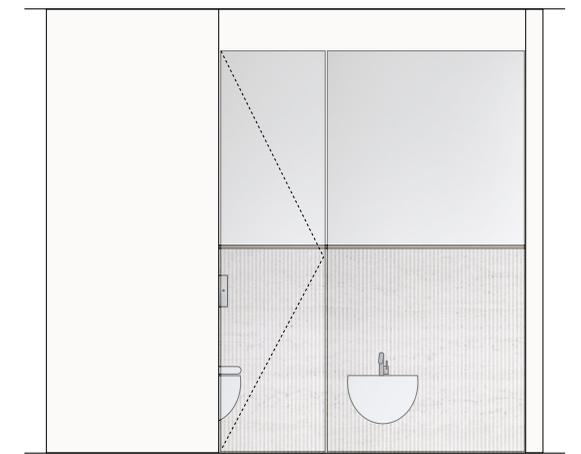


Front view

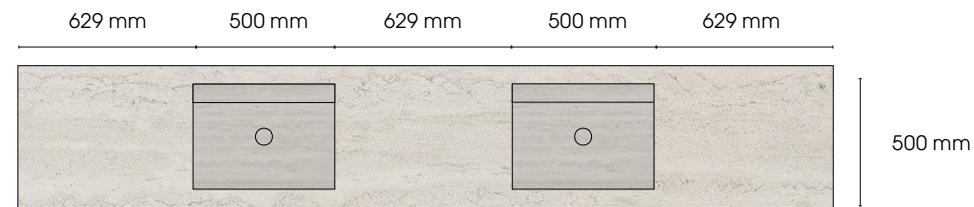
Side view



Toilet view



Toilet view



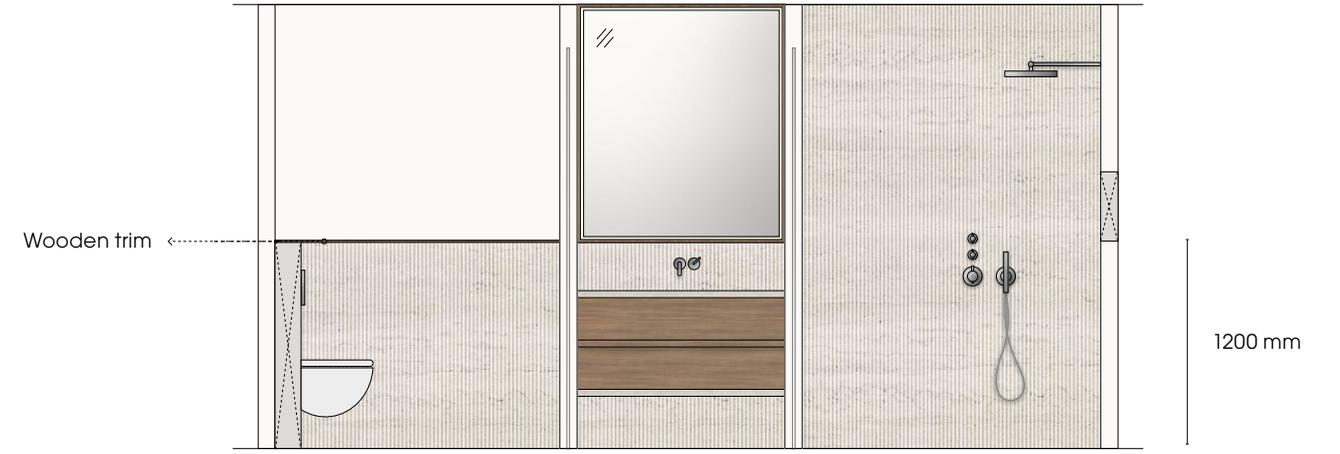
Top view

Bathroom 03



Front view

Bathroom 04



Front view

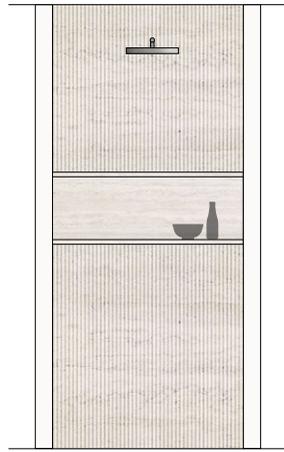
MATERIALIZATION POSSIBILITIES

Bathroom 05

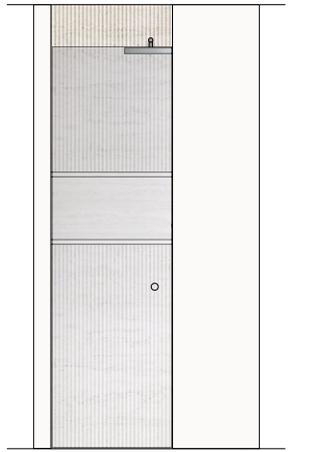


Front view

Bathroom 03, 04 and 05

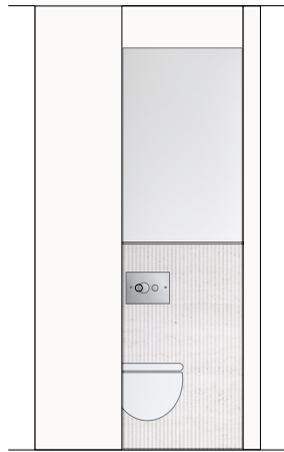


Shower view

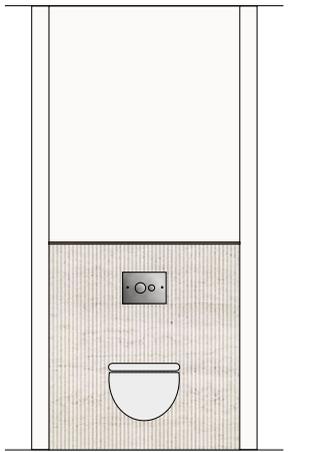


Shower view

2550 mm

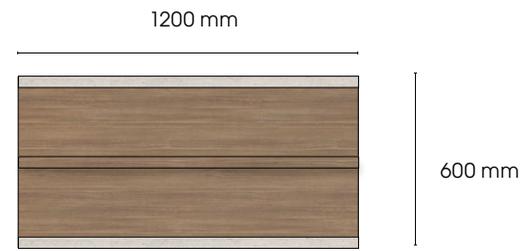


Toilet view

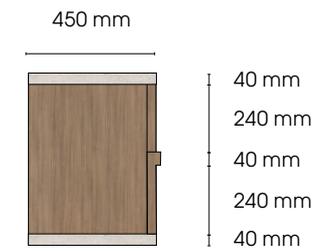


Toilet view

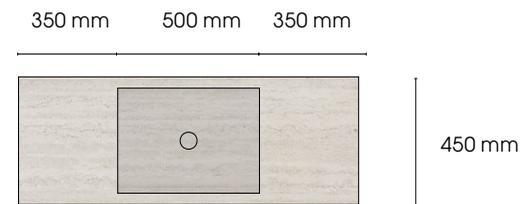
1200 mm



Front view

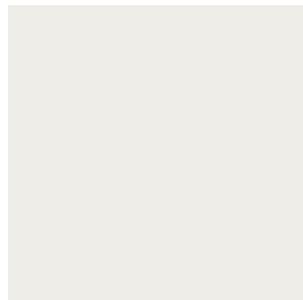


Side view

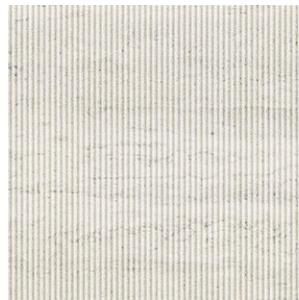


Top view

All bathrooms - References & Specifications



Paint color for walls and ceilings
 - Color: NCS S 1002-Y
 - Finish: Matte



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



Reference for wood



Material for vanity unit
 - Supplier: Living Ceramics
 - Product: Verso vein cut light



Reference for vanity unit



Tap
 - Supplier: Hotbath
 - Product: Archie
 - Finish: Stainless Steel



Mixer and handshower
 - Supplier: Hotbath
 - Product: Archie
 - Finish: Stainless Steel



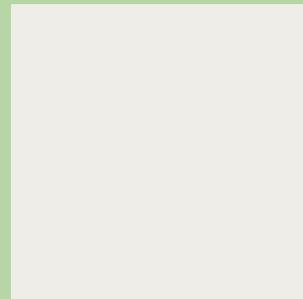
Rain shower, wall mounted, large
 - Supplier: Hotbath
 - Product: Archie
 - Finish: Stainless Steel



Push plate
 - Supplier: Hotbath
 - Product: Archie
 - Finish: Stainless Steel

GYM & SPA

Main finishes



Paint color for general walls and ceilings
- Color: NCS S 1002-Y
- Finish: Matte



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



Semi-transparent curtains



Lined curtains (dim-out)

References



Reference for fluted wooden skirting above flooring and underneath ceiling



Reference for large mirror panels



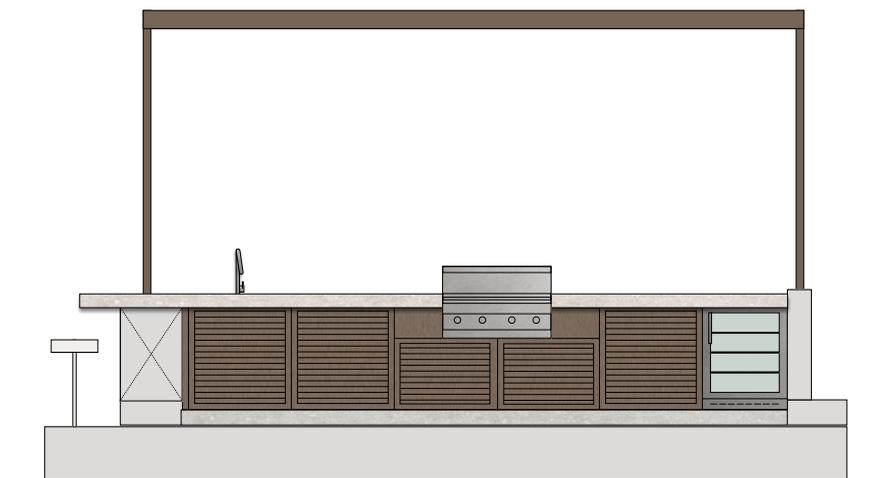
Reference for wood

Gym



TERRACE

Kitchen



Front view

References & Specifications



Kitchen base and counter top
- Supplier: Living Ceramics
- Products: Bera & Beren
- Color: Light grey



Reference for bronze colored cabinet doors



Tap
- Supplier: Hotbath
- Product: Archie
- Finish: Stainless Steel

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 I5. 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

ANDALUSIA - SPAIN