

QUALITY SPECIFICATIONS

VILLA ROCIO

ROOF

- The roof is covered with traditional Andalusian-style ceramic tiles.

EXTERIOR ENCLOSURES

- The facades are built with solid exterior brick, plastered with cement, and finished with premium-quality paint. Inside, thermal insulation consists of polyurethane foam and rock wool, significantly reducing the home's energy consumption thanks to its high insulating capacity.

INTERIOR PARTITIONS

- The interior walls are constructed with laminated drywall on a metal frame, with rock wool insulation between rooms.

INTERIOR FLOORING

- The living areas feature high-quality, knot-free natural oak flooring with thermal insulation underneath.
- The bathrooms are finished with premium natural stone, including the showers, which are treated with a non-slip finish.
- The laundry room and technical room are finished with large-format 120x120 cm high-quality porcelain tiles.

TILING

- The bathrooms are finished with premium natural stone, custom-cut to the dimensions required by the final design.
- The shower niches include integrated LED lighting.
- Both toilets feature decorative Porcelanosa wave tiles.

WALL FINISHES

- All ceilings and walls are painted with top-quality plastic paint.
- Many walls throughout the home, including in bedrooms, living rooms, and bathrooms, feature high-quality wallpaper.
- The garage is finished with a cement mortar masonry coating, later painted with water-resistant paint.

EXTERIOR CARPENTRY

- The exterior carpentry is made with aluminum profiles in gray (RAL 7022) from Cortizo's top-of-the-line Cor Vision Plus series. Slim frames maximize glass surface, enhancing views and natural light.
- Terrace access doors have floor-flush profiles, creating seamless transitions between interior and exterior flooring.
- The glass is laminated in different thicknesses depending on size, with solar protection, thermal efficiency, and premium fittings.
- The main entrance door, custom-designed by the architect and crafted by CAÑADA REAL, is a large pivoting oak wood door with tinted finish, featuring integrated glass and a multipoint security lock.

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INTERIOR CARPENTRY

- All interior doors, made by CAÑADA REAL, feature 5 cm thick white-lacquered sandwich panels with concealed hinges, no visible gaps, anthracite hardware, and locks in bathrooms and toilets.
- The wardrobes are custom-made, floor-to-ceiling, with textured wood interiors, lacquered MDF doors flush with walls, concealed hinges with soft close, and drawers, shelves, and hanging rails.
- The master bedroom includes a custom floor-to-ceiling dressing room in aged oak and smoked glass with integrated LED lighting.
- All bathrooms feature custom furniture under the washbasins, with countertops and sinks by INBANI.
- The basement multipurpose room includes a custom-made bar with DEKTON countertops and Buster & Punch handles.
- The master bedroom also has a bespoke makeup vanity.

SANITARY FITTINGS & TAPS

Main bathroom:

- VILLEROY & BOCH Vi-Clean toilet with integrated shower, rimless design, and concealed cistern
- Feature wall in Crema Premium marble with LED backlighting
- Two INBANI washbasins with HOTBATH in-wall faucets
- Freestanding bathtub with floor-mounted mixer taps

Secondary bathrooms:

- VILLEROY & BOCH Subway 3.0 toilets with concealed cisterns
- INBANI washbasins with HOTBATH in-wall faucets
- Walk-in showers with rain shower heads, mixer taps, and floor-to-ceiling tempered glass enclosures

Toilets:

- Natural stone floor-standing washbasins
- HOTBATH wall-mounted faucets
- VILLEROY & BOCH Subway 3.0 toilets with concealed cisterns

KITCHEN

- The kitchen is fully custom-made, offering high storage capacity. All drawers feature push-opening, and doors have soft-close mechanisms.
- Countertops are premium porcelain in two tones. The main kitchen includes a central island with a porcelain countertop, LED lighting, and a glass-ceramic hob with integrated extractor.
- The built-in refrigerator is panelled in aged oak. There is also a coffee corner with concealed doors, retractable power outlets with USB charging, and an integrated dishwasher. The sink includes a faucet with instant boiling water.
- The auxiliary “dirty kitchen” includes additional furniture, a sink, and a second dishwasher. All appliances are A+ rated for energy efficiency.

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LAUNDRY

- The laundry room includes large-capacity floor-to-ceiling cabinets, a Silestone countertop, and Siemens washer and dryer.

SANITATION & PLUMBING

- Sanitation pipes are PVC with acoustic insulation. Plumbing is cross-linked polyethylene (Uponor PEX) with thermal insulation.

AIR CONDITIONING & HOT WATER

- The entire house is equipped with a high-efficiency DAIKIN VRV system with heat recovery, distributing air through ducts in walls and false ceilings.
- The same system supplies domestic hot water and underfloor heating.
- Control is managed via the Control4 home automation system with smartphone app and touchscreens.

WATER TREATMENT

- Filters and softeners improve water quality. Independent water tanks and pumps supply the house and irrigation system.

ELECTRICITY

High-performance electrical system with JUNG switches, data cabling, and TV sockets in every room.

HOME AUTOMATION

- The Control4 system manages lighting, climate control, video intercom, and electric gates. It is accessible via smartphone app and 10" touch panels in the home.

LIGHTING

- All lighting is warm-white, high-efficiency LED. The facade includes floor and ceiling spotlights, balustrade lighting, and landscaped garden illumination—all controllable by smartphone or touchscreens.

TELECOMMUNICATIONS & SECURITY

- The house is equipped with TV and data outlets in all rooms and a WiFi network with indoor and outdoor repeaters.
- Security is ensured with an AJAX alarm system featuring indoor/outdoor motion sensors and two video cameras. The perimeter has been pre-installed with conduits for additional cameras as desired.

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EXTERIOR FINISHES

- Terraces are finished with large-format 120x120 cm porcelain tiles, with seamless edge and step pieces.
- The main entrance features a fountain with four illuminated jars.
- Garage and main entrance access are paved with custom-designed two-tone Portuguese stone.

POOL TERRACE

- The pool terrace includes a pergola-covered chiringuito with straw chairs, a BeefEater barbecue, Samsung The Terrace outdoor TV, Bowers & Wilkins speakers, wet bar with refrigerator/freezer, sink, and LED lighting. Furniture includes high-quality loungers, side tables, and outdoor sofas. Countertops are premium porcelain, and furniture is weatherproof.

GARDEN

- The landscaped garden includes a variety of mature trees and plant species.
- Automatic irrigation is powered by two 1,000-liter tanks and a water pump.
- There is also a secondary guest access with parking for 4+ cars and a small basketball court with hoop and markings.

LOWER GYM

- A 52 m² covered area, matching the home's architecture, serves as an outdoor gym, playroom, or office, with lighting, outlets, and Wi-Fi.

LOUNGE AREA & JACUZZI

- The master bedroom terrace includes a chill-out lounge with a high-tech wood deck, custom cushions, jacuzzi with lighting and Bluetooth sound, and surrounding plants. Indirect LED lighting highlights the space.
- A premium porcelain outdoor shower with HOTBATH faucets and LED lighting is also included.

PLOT ENCLOSURE

- The property, located at the corner of Calle Cártama and Calle Casares, is enclosed by a solid dry-stone wall topped with the home's original metal spikes.

PARKING

Two parking areas:

- Upper level: covered garage for two cars
- Lower level: guest parking for 4–5 cars with independent access
- Both gates are motorized and operated via remote control, smartphone app, or home automation system.

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ENTERTAINMENT ROOM

The basement entertainment room features:

- 85" TV with Sonos surround sound system and subwoofer
- Wine cellar with dual-zone climate control, oak furniture, and LED lighting
- Custom pool table with illuminated cue rack, bookshelf, and cabinetry
- Oak bar with porcelain countertop, LED lighting, wine cabinet, refrigerator, freezer, and sink with faucet

OTHER EQUIPMENT

- Bioethanol fireplaces in the living room and pool terrace, finished in natural stone
- American billiard table in the multipurpose room
- Whole-home audio system with app and touchscreen control for living and dining areas