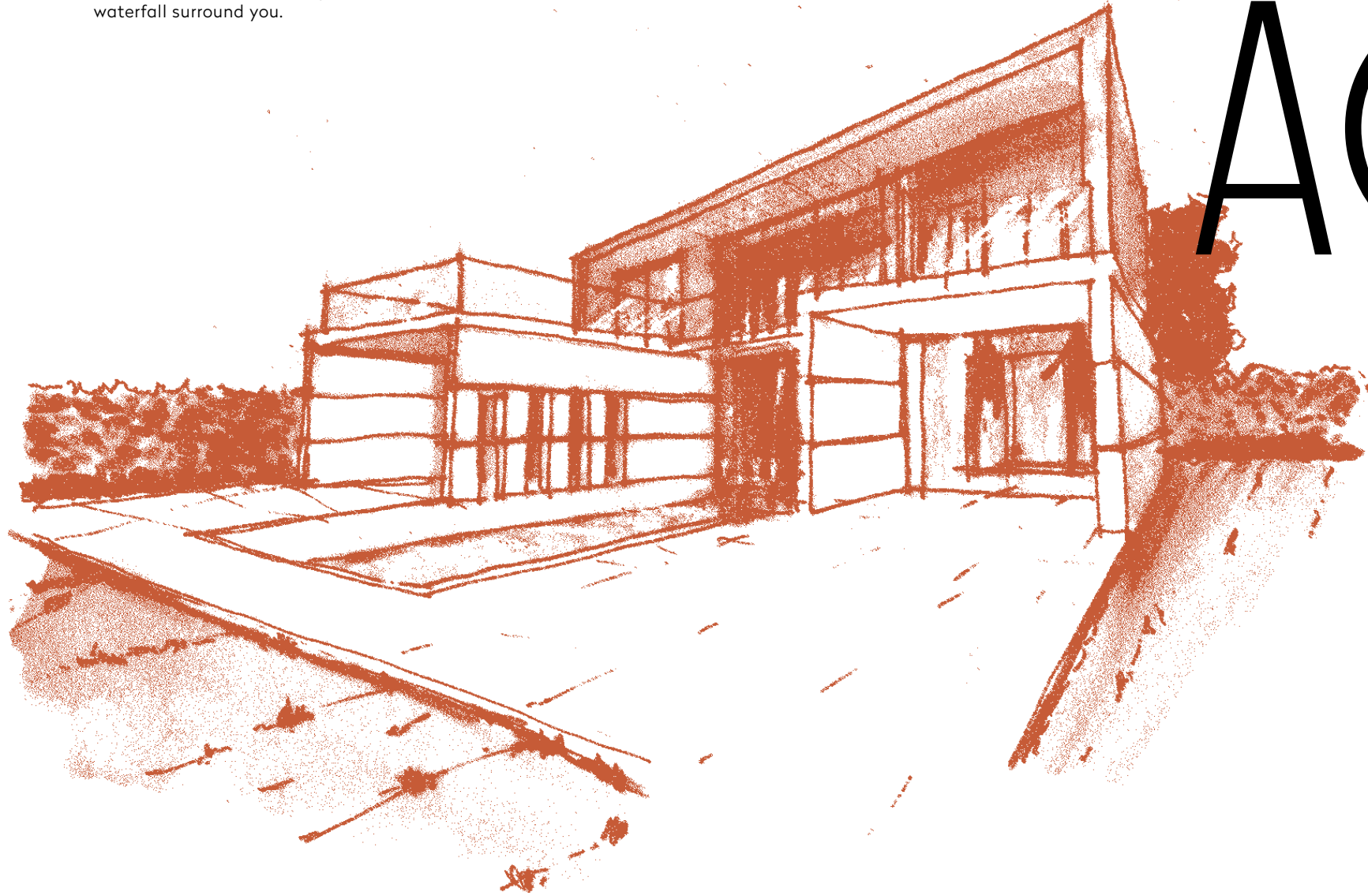


Let the sound of the flowing  
waterfall surround you.



# AQUA

Ancient civilizations that worshipped water and valued it as if it were liquid gold. They designed the Alhambra Palace making the central attribute. In this palace, you will always be connected to this live-giving element.

# A PLACE WHERE EVERYTHING FLOWS

Jose María Torres Morenilla said of  
the Alhambra in one of his poems:  
“A poem is your glass,  
a rain of your water in love,  
smiles of the glassy moon,  
one of your quietest gazes”.





A modern outdoor lounge area featuring a large, leafy tree in the center. In the foreground, there are two white sofas with light blue cushions and a white coffee table with drinks. A swimming pool is visible in the background, and a white building with large windows is behind it. The scene is bright and sunny.

AQUA

# AWASH WITH TRANQUILLITY

The chillout area dominates the main space, surrounded by a waterfall. It's the ideal place for summer get togethers and chats, where you can live the outdoor life in luxury. A walkway leads to the upstairs rooms which overlook the lush surroundings.



AQUA



# FEATURES

AQUA

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## FIRST FLOOR

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1	BEDROOMS	2
	BATHROOMS	2

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## GROUND FLOOR

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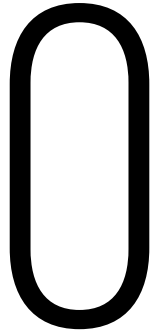
0	BEDROOMS	2
	BATHROOMS	2
	LIVINGROOM	1
	TOILET	1
	KITCHEN	1

---



# GROUND FLOOR

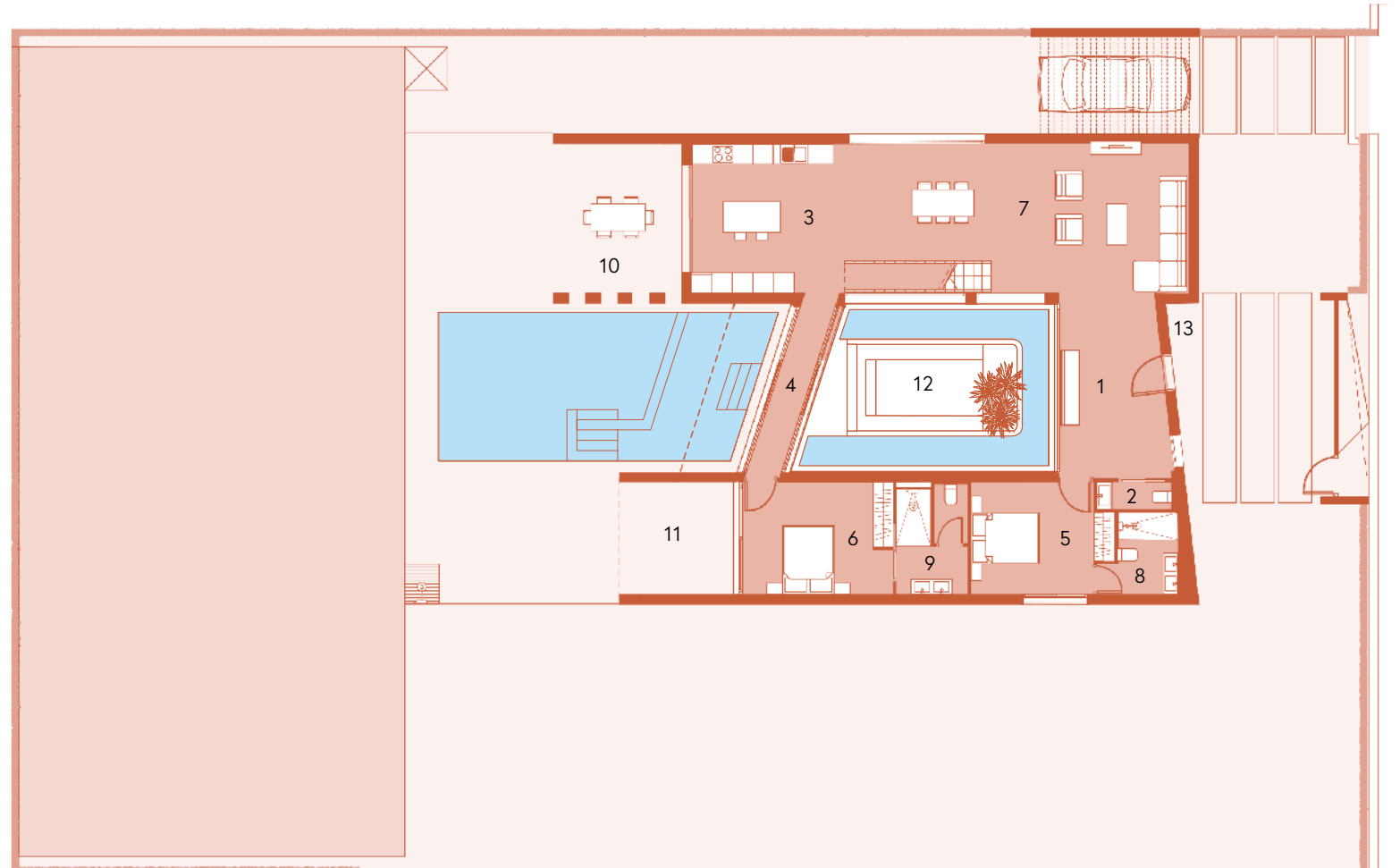
AQUA



## FEATURES

### FLOOR AREA

1 HALL	17,02 m <sup>2</sup>
2 TOILET	1,75 m <sup>2</sup>
3 KITCHEN	18,98 m <sup>2</sup>
4 CORRIDOR	5,74 m <sup>2</sup>
5 BEDROOM 1	12,71 m <sup>2</sup>
6 BEDROOM 2	14,52 m <sup>2</sup>
7 LIVING & DINNING ROOM	45,29 m <sup>2</sup>
8 BATHROOM 1	4,83 m <sup>2</sup>
9 BATHROOM 2	6,44 m <sup>2</sup>
10 COVERED TERRACE 1	16,69 m <sup>2</sup>
11 COVERED TERRACE 2	11,06 m <sup>2</sup>
12 CHILLOUT	17,13 m <sup>2</sup>
13 PORCH	4,36 m <sup>2</sup>
14 PERGOLA	14,05 m <sup>2</sup>
TOTAL GROUND FLOOR	190,57 m <sup>2</sup>





# FIRST FLOOR

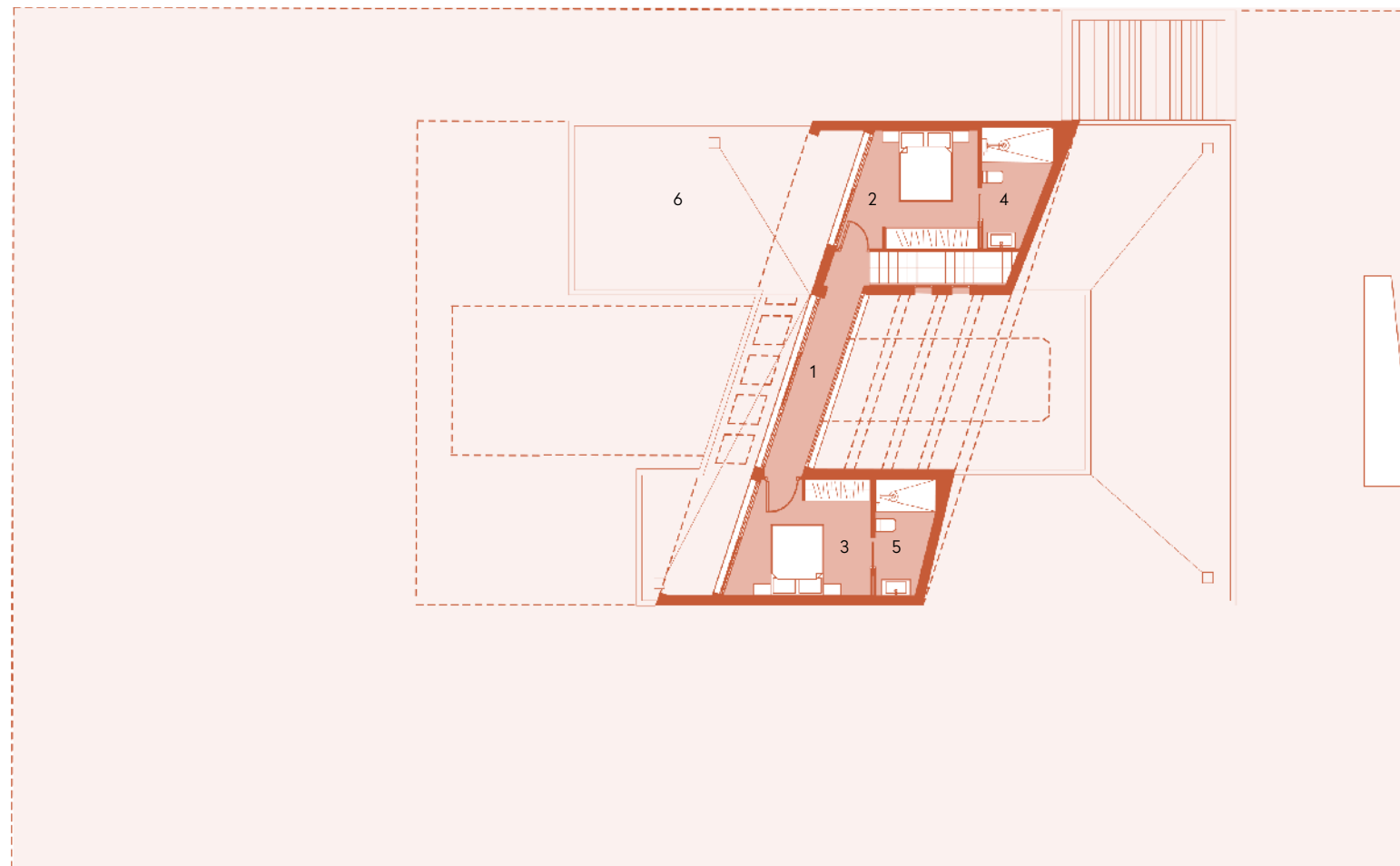
AQUA

# 1

## FEATURES

### FLOOR AREA

1 HALL	7,28 m <sup>2</sup>
2 BEDROOM 3	11,58 m <sup>2</sup>
3 BEDROOM 4	11,97 m <sup>2</sup>
4 BATHROOM 2	10,38 m <sup>2</sup>
5 BATHROOM 4	5,54 m <sup>2</sup>
6 TERRACE	55,74 m <sup>2</sup>
TOTAL FIRST FLOOR	97,01 m <sup>2</sup>



# BUILDING SPECIFICATIONS

## FOUNDATIONS AND STRUCTURE

Foundations with separate reinforced concrete footing according to geotechnical report. Reinforced concrete structure according to technical building code (cte) regulations.

## FACADE AND INTERIOR PARTITIONS

Double-skin facade. Double 11 cm hollow clay brick for outer facade. Cavity with 8 cm thermal insulation. 7 Cm hollow brick for inner facade. Single layer mortar with smooth finish. White or other colours according to design. 7 Cm brick with plaster cover and smooth paint finish for inner wall.

## ROOF

Non-accessible flat roof with 8 cm extruded polyurethane insulation and gravel finish. Bathroom finish. High-range stoneware tiles according to interior design.

## INDOOR AND OUTDOOR TILES

- Indoor: high-range stoneware matte tiles.  
- Outdoor: non-slip stoneware tiles around swimming pool.

## INDOOR AND OUTDOOR LIGHTING

Electrical installation according to cte building regulations and rebt low-voltage regulations.  
- Indoor: built-in led lamps. White switches.  
- Schuko type sockets according to regulations.  
- Outdoor: led lighting on facade according to cte and rebt regulations.

## OUTDOOR FIXTURES

- European brand aluminium outdoor fixtures with thermal break, ral colour lacquer according to design and frames built into the ground in elements with outdoor access.  
- Automatic blinds depending on dwelling.  
- Ral-coloured lacquered aluminium front door with three-point lock.

## Glass

- Double glazing with cavity and thermal insulation according to cte regulations.  
- Safety glass screens in bathroom depending on design.

## Paint

- Smooth wall face, white finish or according to design.  
- Decorative wallpaper on wall face behind bed headboard, depending on villa and design.

## INDOOR FIXTURES

### Kitchen

- Equipped with tall, low and wall units depending on design. White finish according to design.  
- Individual stainless steel sink on kitchen counter.  
- Pull-out kitchen tap with two settings.  
- Silestone quartz kitchen countertop.  
Bosch appliances:  
- Induction hob.

- High power efficiency extractor hood.  
- Refrigerator.  
- Oven.  
- Microwave.  
- Built-in dishwasher.  
- Built-in washing machine/dryer.

## Doors

- White lacquered finish (standard height) with steel handles with chrome finish and concealed hinges.  
- Wardrobes with sliding doors, white lacquered finish. Shelves, drawers and hanging rod depending on measures and design.

## Bathrooms

- Modern design bathroom unit with sink, mirror and built-in led lighting.  
- Duravit durastyle wall-mounted toilet or similar according to construction supervisors and built-in tank.  
- Floor-level shower tray.  
- Chrome finish thermostatic shower tap.



- Chrome finish washbasin mixer tap with water-saving nozzle.

#### HEATING AND AIR CONDITIONING

- Inverter technology air conditioning with heat pump and high-density glass wool duct system.
- Preinstalled electric towel warmers in bathrooms.
- Underfloor radiant heating in bathrooms.
- Complete ventilation system with heat recovery.

#### BASIC HOME AUTOMATION

Configurable and personalized for:

- Lighting scenes.
- Programming turning on and off.
- Fire and flood alarms.
- Blinds control.
- Air conditioning and heating control.
- Online automation control.
- Control tablet with tactile screen.

#### OUTDOOR:

##### GARDEN

- Standard plot finish according to villa, with areas of gravel and lawn.
- Irrigation network.

- Pedestrian access to plot with video intercom.
- Road access with exclusive design automatic sliding gate.
- Plot enclosed with wire mesh and hedge.
- Outdoor lighting.

##### SWIMMING POOL

- Size depends on villa.
- Outdoor shower.
- White mosaic tile finish.
- Pre-installed heating.

#### LEGAL ADVISE

Plans, specifications and images in this catalogue are for illustration purposes only and may be modified for technical reasons and by order of the authority during the project development.

# ALTAONA

GOLF AND  
COUNTRY  
VILLAGE