

SPINTO HILLS

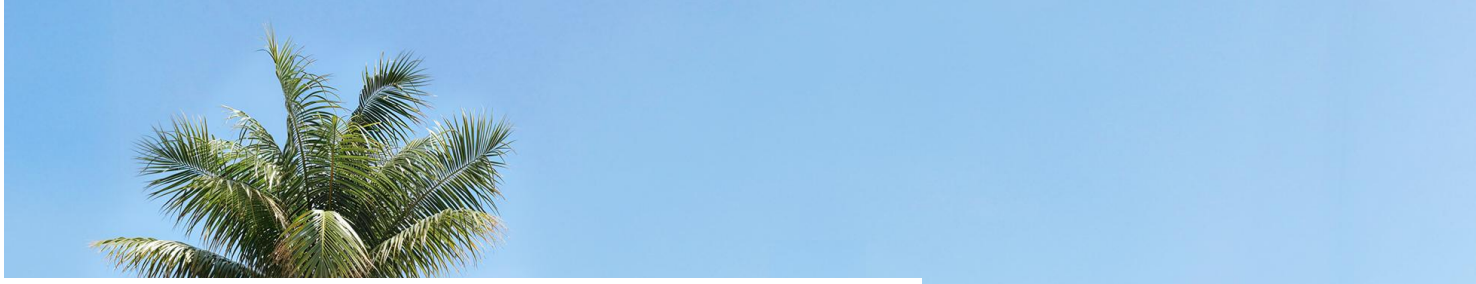
LUXURY VILLAS

Building Specifications

Exclusive development of 17 luxury villas in Casares, Costa del Sol, with stunning sea views and views over the prestigious Finca Cortesin Golf Course.

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1/ CONSTRUCTION SYSTEM

For this development, a construction system has been designed to deliver high thermal and acoustic performance.
For this reason, the patented SISMO® industrialised construction system has been chosen for the external envelope (walls and roofs).
It provides an integral monolithic solution of reinforced concrete walls and slabs, with thermal insulation on both the exterior and interior faces.
These features give homes built with SISMO® a high energy-efficiency rating by eliminating thermal bridges.

1.1 / FOUNDATIONS

Deep foundations using piles - micropiles.
Reinforced concrete bracing pile-cap beams and slab.

1.2 / EXTERNAL WALLS

Patented SISMO® industrialised construction system with high thermal and acoustic performance.
Based on a reinforced concrete wall insulated on both sides.
External Wall S30_4NP_8NP:
External insulation: Neopor® 8 cm
Core: Reinforced Concrete 16 cm
Internal insulation: Neopor® 4 cm
External finish: high-quality single-coat render specifically suitable for use with the SISMO system, Weber, Puma or similar.
Internal finish: gypsum plaster, painted matt white.
Thermal transmittance: U = 0.232 W/m^{2}K
Acoustic insulation: Ra = 56 dB
Below-grade Wall S35_4NP_4NP
External insulation: Neopor® 4 cm
Core: Reinforced Concrete 25 cm
Internal insulation: Neopor® 4 cm
External finish: waterproofing system based on an SBS elastomeric bitumen waterproof membrane, type LBM-40-FP Danosa or similar, plus anti-root drainage membrane.
Internal finish: gypsum plaster, painted matt white.
Thermal transmittance: U = 0.35 W/m^{2}K

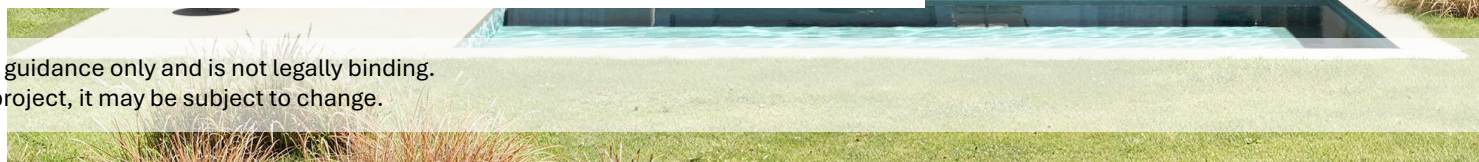
1.3 / FLOOR SLABS - FLOORS & ROOF

Waffle slabs, SISMO® LT30-C20 or 25 system.

1.4 / THERMAL INSULATION

As noted above, these homes are highly efficient, and thermal insulation is a key element in achieving this objective.
Description: on the Chill Out terrace and non-accessible roof, two 10 cm layers of XPS extruded polystyrene, total 20 cm, will be installed below the flooring.
This guarantees a high level of indoor comfort in summer and winter.





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2/ JOINERY

2.1 / EXTERNAL JOINERY

External sliding and casement windows with a minimalist design, in high thermal- and acoustic-performance lacquered aluminium, Technal, Schüco or similar, with thermal break.
Sliding and casement windows:
Window U-value: 1.80 W/m^{2}K (frame + glazing)
Air permeability: Class 3/4
Glazing: laminated safety double glazing with solar control.
Motorised aluminium shutters in bedrooms.
Pre-installation for motorised curtains and blinds.
Exterior laminated safety-glass balustrades.
Armoured entrance door lacquered to match the aluminium joinery.

Pedestrian entrance gate in lacquered aluminium, matching the joinery colour.
Motorised sliding vehicle gate in lacquered aluminium, matching the joinery colour, with automatic opening mechanisms, remote control and safety protection device.

2.2 / INTERIOR JOINERY & WARDROBES

Internal doors: white lacquered doors with concealed hinges and magnetic latch.
Built-in wardrobes: 19 mm melamine interiors, vertical LED lighting and smooth fronts lacquered in the wall RAL colour.
Walk-in wardrobes: 19 mm melamine interiors, vertical LED lighting and fronts with anodised aluminium frames and bronze-coloured tempered glass.

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3/ INTERNAL PARTITIONS

Internal partitions: partitions built with a galvanised self-supporting frame and double PYL plasterboard, with internal rock-wool thermal and acoustic insulation; wet areas receive special treatment with moisture-resistant board.
Special acoustic treatment in the partitions between bedrooms using ViscolaM100 Chova membrane or similar.
Internal ceilings: suspended ceiling built with a galvanised metal support structure and PYL plasterboard. Includes curtain recesses.

4/ FINISHES

4.1 / INTERIOR & EXTERIOR FLOORING
Interior and exterior flooring in large-format 120 x 120 cm porcelain stoneware, including the pool interior. Note: exterior flooring and interior wet areas have anti-slip treatment or Class 3.

4.2 / INTERIOR WALL FINISHES
Designer ceramic wall finishes in wet areas.

4.3 / INTERNAL STAIRCASE
Internal staircase with open-riser timber treads and a metal structure.

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5/ BUILDING SERVICES

Plumbing installation: general domestic water distribution in polypropylene; individual cross-linked polyethylene installations in wet rooms.
Domestic hot water is provided by a high energy-efficiency aerothermal system, including a 150-litre buffer tank.

Drainage installation: internal foul- and rainwater network with sound-insulated PVC downpipes.

Heat-recovery ventilation: exclusive high energy-efficiency indoor air-renewal system recovering more than 85% of the energy contained in the air. Zehnder, Siber or similar equipment.

Heating installation: hydronic underfloor heating, with electric underfloor heating in the bathrooms. Heated towel rails are installed in the bathrooms.
Air-conditioning installation: hot/cold air-conditioning system.

Aerothermal system: equipment that continuously produces domestic hot water and simultaneously, depending on the time of year, heating or cooling for the heating and refrigeration systems.
This achieves a very high level of comfort and energy efficiency.

Electrical installation: premium Jung, Niessen or similar switches and sockets, including lighting in all rooms with LED fittings in bedrooms and living room.
Telecommunications installation: throughout the home, including Wi-Fi network installation.

Home automation: includes control of main lighting, blinds, air-conditioning, heating and ventilation systems.

Lift installation: to ensure accessibility to all floors, the design includes an accessible lift/ elevator.

Pre-installation for alarm and security lighting: inside and around the perimeter of the home.



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INTERIOR LIGHTING

Special attention is given to the interior lighting design in order to identify and establish a hierarchy among the different areas of the home.

Living-dining room: an enveloping light is created using indirect LED lighting projected from the ceiling coves.
This intimate lighting is complemented by recessed spotlights.

Double-height entrance hall: a bespoke design combines natural light from a large skylight with a perimeter pendant-lighting system that emphasises the verticality of this focal space.





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EXTERIOR LIGHTING

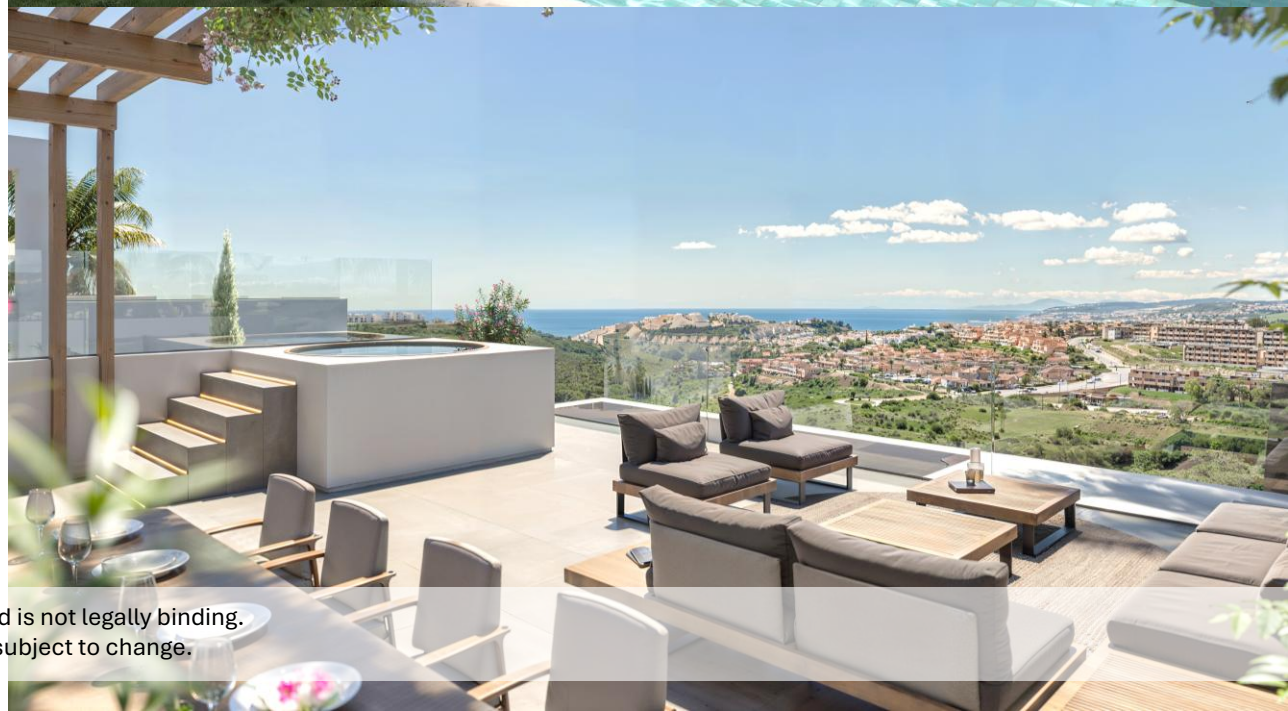
Bespoke exterior and garden lighting design.

Ground- and upper-floor porches: LED lighting lines are installed across the facade.

Swimming pool: the pool design includes LED lighting on the south-west side.

Chill-out terrace: a distinctive and evocative LED lighting design is used to create a welcoming and relaxing space.





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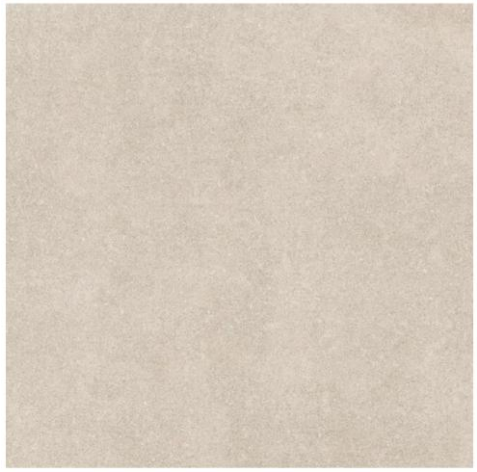
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INTERIOR FLOORING

Interior flooring in rectified large-format 120 x 120 porcelain stoneware.

Note: wet areas have anti-slip treatment or Class 3.

120 x 120 porcelain tile
SANTORINI GREY. PORCELANOSA





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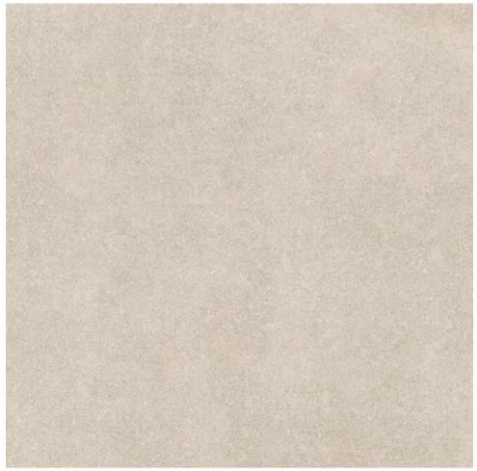
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EXTERIOR FLOORING

Exterior flooring in the pool/solarium area and on the Chill-out roof terrace in large-format 120 x 120 porcelain stoneware, including the pool interior lining.

Note: exterior flooring has anti-slip treatment or Class 3.

120 x 120 porcelain tile
SAND NATURAL
Anti-slip Class 3





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KITCHEN - CABINETRY

Minimalist and contemporary design
SANTOS kitchen design, minimalist and contemporary, ergonomically planned to maximise functionality while offering a simple, understated style that integrates perfectly with the home's open-plan living-dining area. Includes retractable doors to completely conceal the kitchen, with Blum fittings or similar.

Worktop
Large-format sintered-stone worktop, Techlam Thundra 12 mm or similar, with an earthy-grey background and subtle white and coffee-toned flecks. Used on the island, waterfall sides, worktop and splashback in the sink area.

Front finish
Laminate-board fronts finished in smooth natural walnut and smooth mink grey, as per design. Gola handles lacquered in mink grey. Kitchen cabinet interiors made from high-resistance graphene-coloured laminate boards.

Interior fittings
The kitchen interiors include a wide range of solutions: integrated waste bins, cutlery drawer and pull-out drawer fittings to optimise storage space. Concealed LED lighting is also included on the shelves in the sink area and on the island front.



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KITCHEN I - APPLIANCES

High-end appliances with an integrated design and high energy efficiency, comprising the following:

Kitchen

• MIELE or similar induction hob with a charcoal-filter extraction system fully integrated into the kitchen island.
• MIELE or similar oven, graphite colour, climate function and app connectivity.
• MIELE or similar microwave, graphite colour, with keep-warm and grill functions.
• Integrated MIELE or similar fridge-freezer, No Frost.
• Integrated MIELE or similar dishwasher.
• MIELE or similar wine cooler, black glass, dual temperature zone.

Utility room

• 19 mm laminate cabinetry, Silestone or similar worktop, MIELE or similar washer-dryer, LED lighting in the cabinet.



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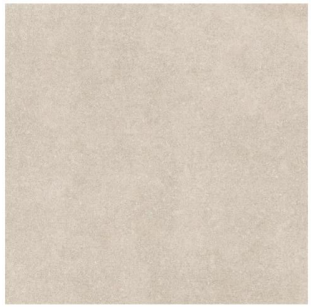
MAIN BATHROOM I

Contemporary equipment design with the freestanding bathtub as the focal point.
The minimalist shower area is created with a clear-glass screen and a shower tray integrated in the same material as the rest of the bathroom floor. Brushed-titanium thermostatic tapware and a large-format ceiling-mounted rain shower in brushed titanium, by Porcelanosa.

Double-basin Solid Surface vanity top with a full-width horizontal LED-backlit mirror.

High-quality designer vanity unit beneath, with a walnut-look finish and two pull-out drawers.

Wall-mounted basin taps in brushed titanium, Porcelanosa Square model.



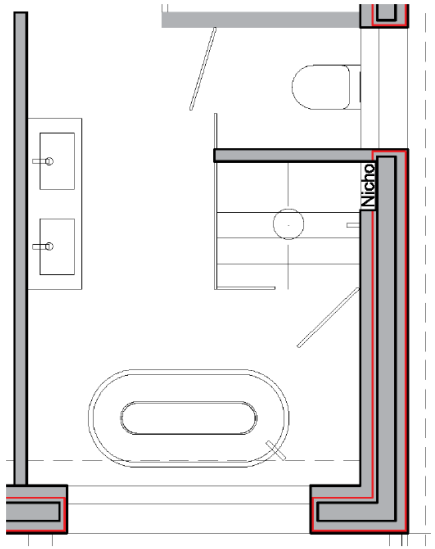
120 x 120 porcelain tile
SANTORINI GREY.
PORCELANOSA



Freestanding bathtub 165 x 75 cm KRION
With single-lever tap and hand shower in brushed titanium, Porcelanosa Lounge Fluid model.

Solid Surface vanity top with two basins, 170 x 50 cm, with a 12 cm apron on three sides.

Single-lever basin mixer
Brushed Nikelo Black Matt





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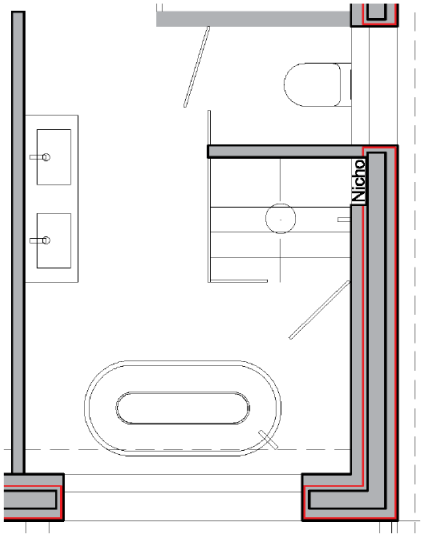
MAIN BATHROOM II

Contemporary equipment design with the freestanding bathtub as the focal point.
The minimalist shower area is created with a clear-glass screen and a shower tray integrated in the same material as the rest of the bathroom floor. Brushed-titanium thermostatic tapware and a large-format ceiling-mounted rain shower in brushed titanium, by Porcelanosa.

Double-basin Solid Surface vanity top with a full-width horizontal LED-backlit mirror.

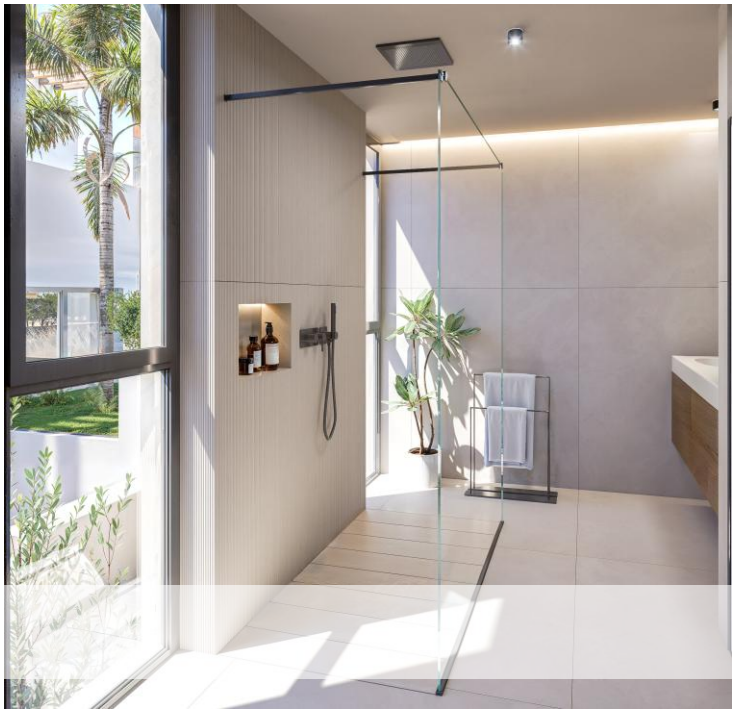
High-quality designer vanity unit beneath, with a walnut-look finish and two pull-out drawers.

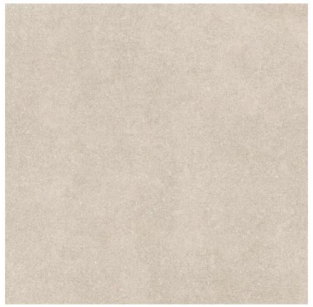
Wall-mounted basin taps in brushed titanium, Porcelanosa Square model.





Wall-hung toilet set, Porcelanosa Lounge Fluid, with soft-close seat. Brushed-titanium wall-mounted flush plate with dual flush.





120 x 120 porcelain tile
SANTORINI GREY.
PORCELANOSA



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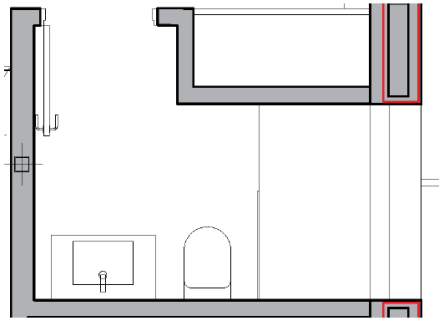
BATHROOMS 3 & 4



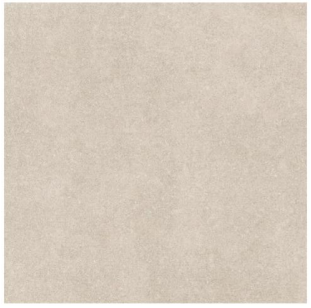
Main wall Spiga
NoirTopo 45 x 120
PORCELANOSA

Shower system with Smart thermostatic mixer, large-format ceiling shower head and wall-mounted hand shower, by Porcelanosa, matt black.





Wall-hung toilet set, Porcelanosa Lounge Fluid, with soft-close seat. Brushed-titanium wall-mounted flush plate with dual flush.



120 x 120 porcelain tile
SANTORINI GREY.
PORCELANOSA

Washbasin unit with Krion worktop and walnut front with pull-out drawer, by Porcelanosa. Porcelanosa Square single-lever mixer in matt black, mirror with LED backlighting.





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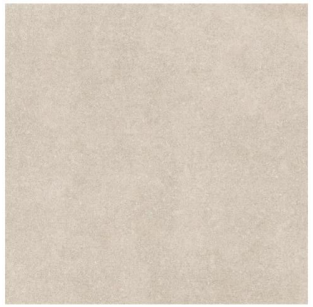
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GUEST WC

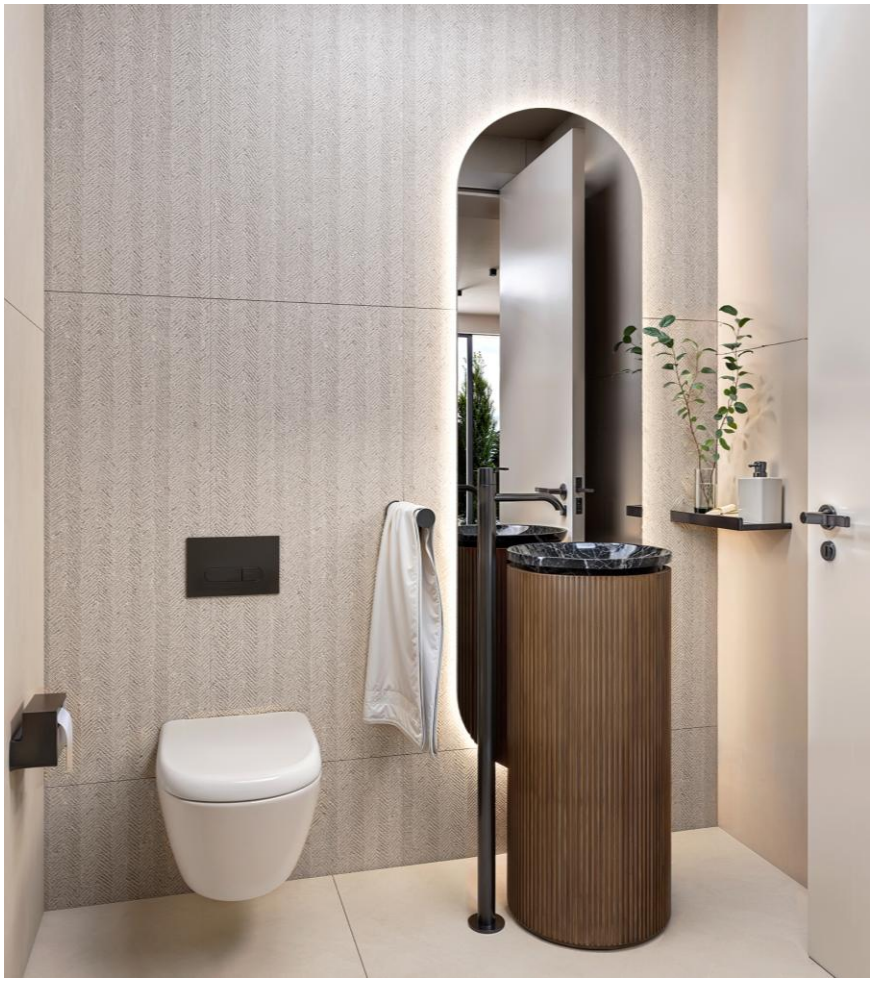
Guest WC on the ground floor with a minimalist design and premium finishes.
Bespoke design with a large-format 180 x 60 cm oval LED-backlit mirror and a sculptural solid-wood pedestal basin with a semi-recessed Pietra Grey marble bowl and freestanding matt-black single-lever mixer.



Main wall Spiga NoirTopo 45 x 120
PORCELANOSA



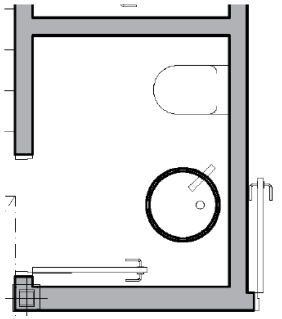
120 x 120 porcelain tile
SANTORINI GREY.
PORCELANOSA



Wall-hung toilet set, Porcelanosa Lounge Fluid, with soft-close seat.
Brushed-titanium wall-mounted flush plate with dual flush.







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