SPINTO BLU

55 Luxury villas

Technical specifications



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55 LUXURY VILLAS

Technical specifications

Exclusive development of 55 homes in Bahía de Casares, Costa del Sol, with stunning sea views.

CACOPARDO ARCHITECTS

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1/ CONSTRUCTION SYSTEM

A construction system has been designed for this project which meets high thermal and acoustic performance standards.
For this reason, the patented SISMO® industrialised construction system has been chosen for the exterior envelope (walls and roofs).
It forms a comprehensive single-unit construction solution for reinforced concrete walls and slabs, including external and internal thermal insulation.

These characteristics give homes built with SISMO® a high energy certification rating, as thermal bridges are eliminated.

1.1 /FOUNDATIONS

Deep foundations using piles – micropiles.
Bracing beams and reinforced concrete floor slabs.

1.2 /EXTERIOR WALLS

Patented SISMO® industrialised construction system with high thermal and acoustic performance. Based on reinforced concrete walls insulated on both sides.

External Wall S30_4NP_8NP: External insulation: Neopor® 8 cm Core: Reinforced concrete 16 cm Internal insulation: Neopor® 4 cm

Exterior finish: High-quality single-layer coating specially designed for use with the Sismo system. Weber, Puma or similar brands.
Interior finish: Matt white painted plaster.

Thermal insulation: U: 0.232 W/m²K
Acoustic insulation: Ra = 56 db

Buried wall S35_4NP_4NP External insulation: Neopor® 4 cm Core: Reinforced concrete 25 cm Internal insulation: Neopor® 4 cm

Exterior finish: waterproofing system based on Danosa LBM-40-FP type SBS elastomeric bitumen waterproofing membrane or similar, plus anti-root drainage sheet.
Interior finish: Matt white painted plaster.

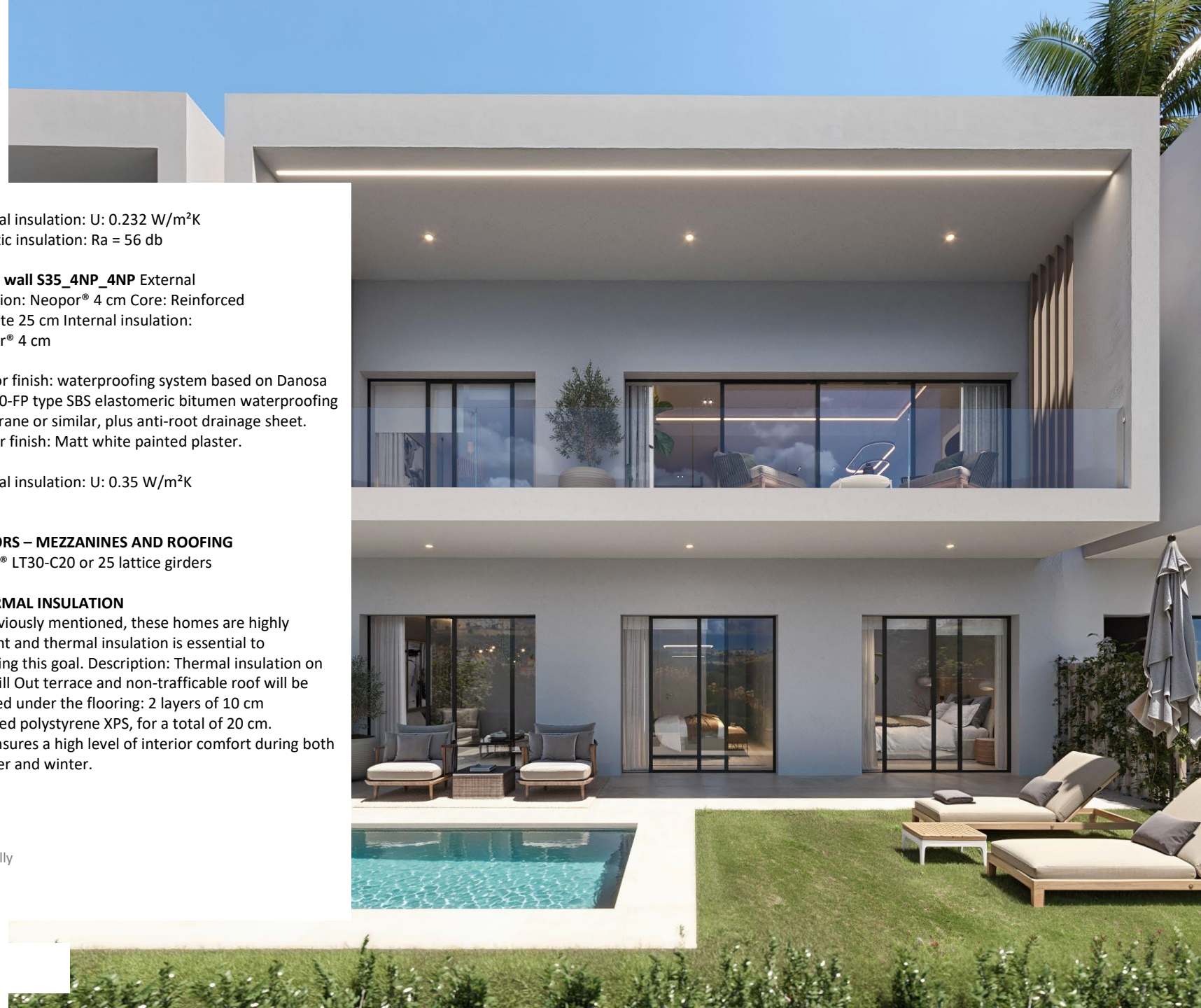
Thermal insulation: U: 0.35 W/m²K

1.3 / FLOORS – MEZZANINES AND ROOFING

SISMO® LT30-C20 or 25 lattice girders

1.4 / THERMAL INSULATION

As previously mentioned, these homes are highly efficient and thermal insulation is essential to achieving this goal. Description: Thermal insulation on the Chill Out terrace and non-trafficable roof will be installed under the flooring: 2 layers of 10 cm extruded polystyrene XPS, for a total of 20 cm.
This ensures a high level of interior comfort during both summer and winter.



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2/ CARPENTRY

2.1 2/ EXTERIOR CARPENTRY

Exterior carpentry: sliding and casement windows with a minimalist design in lacquered aluminium with high thermal and acoustic performance, Technal, Schüco or similar brand with thermal break.

Sliding and casement windows:
Window: 1.80 W/m²K (frame and glass assembly)
Air tightness: Class 3/4

Glazing: double laminated safety glass with solar control.

Motorised aluminium blinds in bedrooms
Curtain rail on ceilings with pre-installation for motorising curtains and blinds.

Exterior railings made of laminated safety glass.

Armoured entrance door lacquered in the same colour as the aluminium joinery.

Pedestrian entrance door in lacquered aluminium, same colour as joinery

2.2 / INTERIOR CARPENTRY AND WARDROBES

Interior doors: white lacquered interior doors with concealed hinges and magnetic handles.

Wardrobes: Built-in wardrobes with smooth fronts, finished in white lacquer and fitted out internally.



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3/ INTERIOR COMPARTMENTS

Interior partitions:

Interior partitions made with self-supporting galvanised framework and double PYL laminated plasterboard, with interior thermal and acoustic insulation made of rock wool, special treatment for damp areas with moisture-resistant board. Special acoustic treatment on the dividing walls between bedrooms with ViscolaM 100 Chova or similar sheet.

Interior ceilings:

False ceilings made with a galvanised metal structure fastening system and PYL laminated plasterboard. Includes curtain rail installation.

4/ FINISHES

4.1 / INTERIOR AND EXTERIOR FLOORING

High-quality Porcelanosa brand interior and exterior flooring in large-format porcelain stoneware (80 x 80 cm), including swimming pool interior. Note: external flooring and flooring in interior wet areas have anti-slip treatment or class 3.

4.2 / INTERIOR COATING

Interior cladding in wet areas with designer ceramic tiles.

4.3 / INTERIOR STAIRCASE

Interior staircase with wooden steps without

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5/ INSTALLATIONS

Plumbing installation: general distribution network in the dwelling made of polypropylene and individual installations in wet rooms made of cross-linked polyethylene.

Domestic hot water supply via a highly energy-efficient aerothermal system, including a 150-litre buffer tank.

Sanitation installation: internal sewage and rainwater network with sound-absorbing PVC downpipes.

Heat recovery ventilation system: exclusive, highly energy-efficient indoor air renewal system that recovers over 85% of the energy contained in the air. Zehnder, Siber or similar brand equipment.

Heating system: underfloor heating.

Air Conditioning Installation: Air cooling system, with individual room controls.

Aerothermal equipment: equipment that continuously produces domestic hot water and, depending on the time of year, simultaneously for heating and cooling systems.

This achieves a very high level of comfort and energy efficiency.

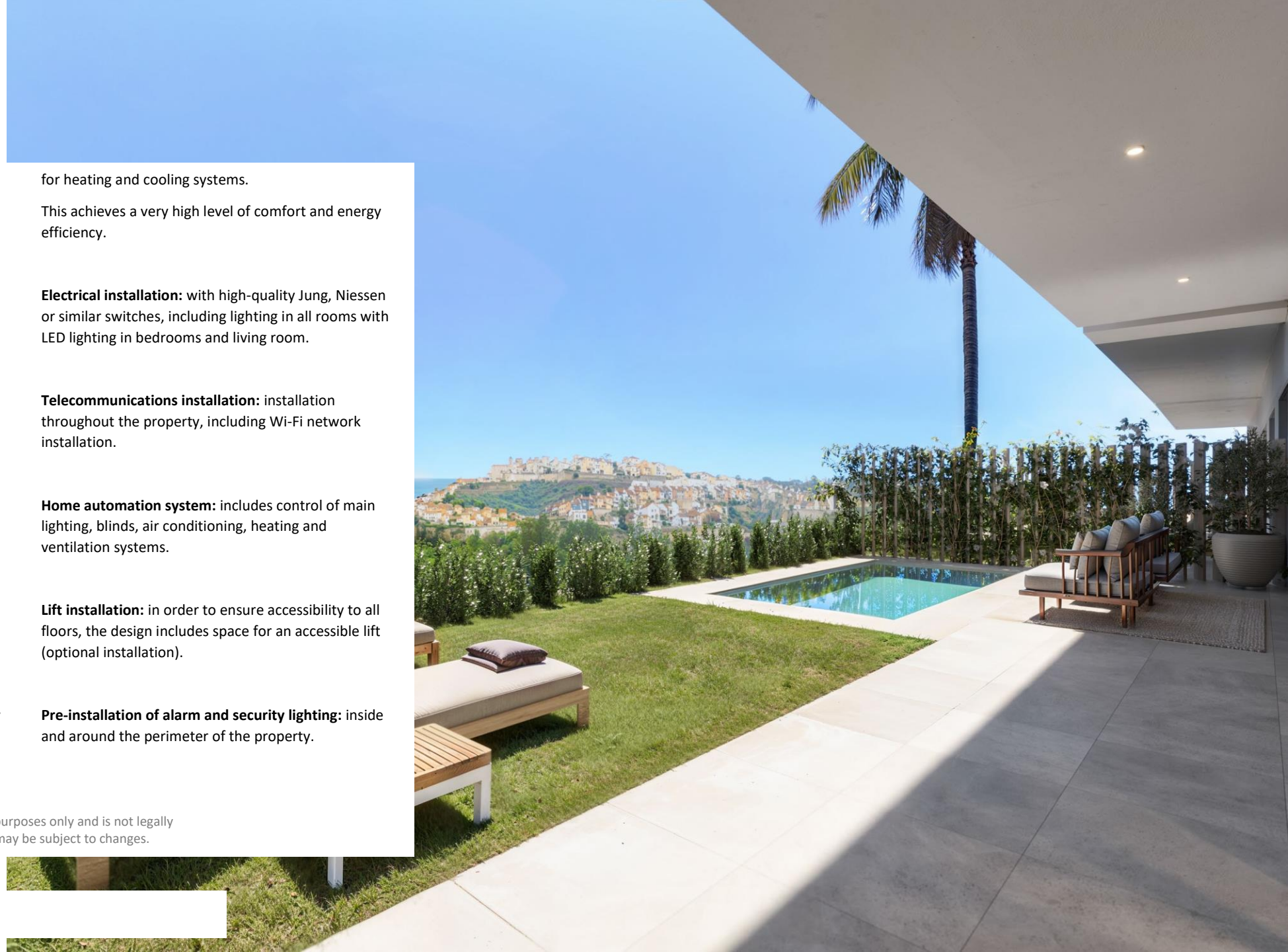
Electrical installation: with high-quality Jung, Niessen or similar switches, including lighting in all rooms with LED lighting in bedrooms and living room.

Telecommunications installation: installation throughout the property, including Wi-Fi network installation.

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

Lift installation: in order to ensure accessibility to all floors, the design includes space for an accessible lift (optional installation).

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



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INTERIOR LIGHTING

In the design, special attention is paid to the interior lighting design, with the aim of identifying and prioritising the different spaces in the house.

Dining room: ambient lighting is created using indirect LED lighting projected from spotlights in the ceiling.

This intimate lighting is complemented by recessed spotlights.

Kitchen: kitchen area fully integrated into the living/dining room area, with a countertop island serving as a link between the two spaces.





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EXTERIOR LIGHTING

Exclusive design of exterior lighting and gardens.

Ground floor and upper floor porches: LED lighting strips are installed along the entire façade.

Swimming pool: the pool design includes interior lighting.

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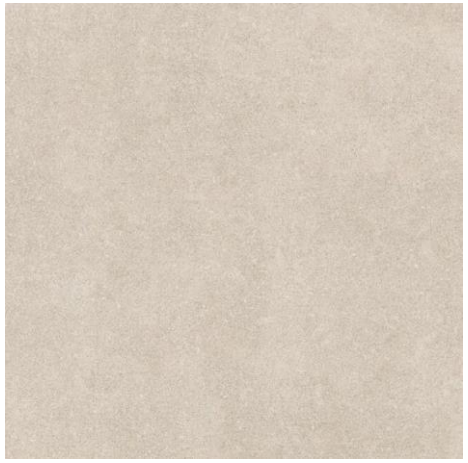
INTERIOR FLOORING

Large format 80x80 porcelain stoneware interior flooring.

Porcelanosa® brand

Note: in wet areas with anti-slip treatment or class 3.

BOTTEGA CALIZA 80 x 80 porcelain tile
Porcelanosa® brand





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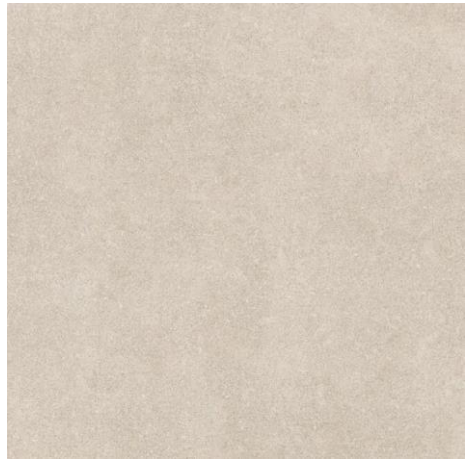
EXTERIOR FLOORING

Exterior flooring in the pool and solarium area, terrace and living room with large-format 80 x 800 porcelain tiles, including interior pool cladding.

Porcelanosa® brand®

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

BOTTEGA CALIZA 80 x 80 porcelain tile
Class 3 anti-slip
Porcelanosa® brand





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KITCHEN –FURNITURE–

Kitchen design

Quality RESIDENCE Range –PORCELANOSA®

Minimalist, cutting-edge design

Minimalist, state-of-the-art kitchen design, ergonomically designed to maximise functionality while offering a simple, understated style blending seamlessly with the open-plan living-dining area of the property.

Countertops

Countertops made of large-format porcelain tile, same as flooring, in BOTTEGA CALIZA porcelain stoneware, Porcelanosa® brand, includes LED lighting as per design.

Furniture finishes

19 mm thick chipboard base. Laminated on both sides in a uniform colour or wood effect with a textured surface.
Edged with ABS strips in the same colour as the front, attached to the edge using PUR adhesive with high mechanical strength, waterproof and resistant up to 150ºC.

The kitchen units are made from 16 mm thick, high-strength, water-resistant chipboard.

Interior fittings

The interior design includes a wide range of options, from drawer and cupboard organisers to special pull-out fittings to optimise space inside kitchen cabinets, making it easier to organise items and easily reach any utensil, bottle or tin at any time. All this with solutions that blend in perfectly with the rest of the interior fittings.



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KITCHEN I – APPLIANCES –

Top-of-the-range, integrated, energy-efficient appliances, comprising the following items:

Kitchen

- ROUND N Single-lever sink mixer with pull-out spray and swivel spout.
- Bosch integrated dishwasher
- Bosch integrated No-Frost fridge-freezer
- Bosch built-in multifunction oven
- Bosch built-in microwave
- 80 cm Bosch induction hob with a carbon filter extraction system, fully integrated into the kitchen island.

Laundry room

- Bosch washing machine or similar.
- Bosch dryer or similar.



LED lighting under countertop cabinet.

PVC cutlery organiser. Power socket on countertop.

Under-counter sink in brushed steel.







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BATHROOMS

Each bedroom is equipped with an ensuite bathroom designed with state-of-the-art fittings.

Integrated porcelain floor and wall tiles

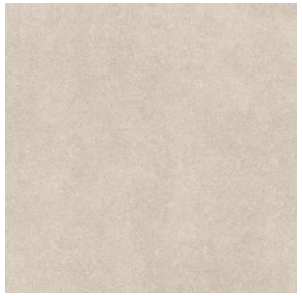
The minimalist shower space is created by a floor-to-ceiling glass screen.

Worktop with integrated washbasin, two-drawer base unit and integrated backlit mirror.

High-quality under-counter cabinet, choice of colour or wood-effect finish.

Single lever mixer tap with chrome finish

The floors, coverings, sanitary fixtures, taps, and furniture are from the **Porcelanosa® brand**



Flooring and wall tiles in Porcelanosa® Brand BOTTEGA CALIZA porcelain stoneware

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BATHROOM - Fittings

Washbasin unit:

Single-bowl washbasin with an integrated design and cabinet by Gamadecor Porcelanosa®.

Marme* wall-mounted washbasin, 81 cm

Marme* 80 wall-mounted unit with two drawers, available in white, solid colour or wood effect finish.

ROUND chrome single-lever basin mixer tap

Shower area:

Double shower tap with overhead shower and hand-held shower, ROUND* chrome model

Shower area created with floor-to-ceiling glass screen and white Slate* shower tray.

Toilet:

Acro Compact* Rimless wall-hung toilet with removable Slim seat with soft-close mechanism.

Wall-mounted push button with flush-mounted tank

Marme, Round, Slate Acro Compact are Porcelanosa® models



A built-in sink with the cabinet.

ROUND chrome single-lever basin mixer tap





ROUND* chrome double shower head and hand shower

Shower tray and floor-to-ceiling glass screen





Acro Compact Rimless wall-hung toilet set with removable seat and soft-close mechanism

Push button and built-in frame for toilet

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55 LUXURY VILLAS

DEVELOPER

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