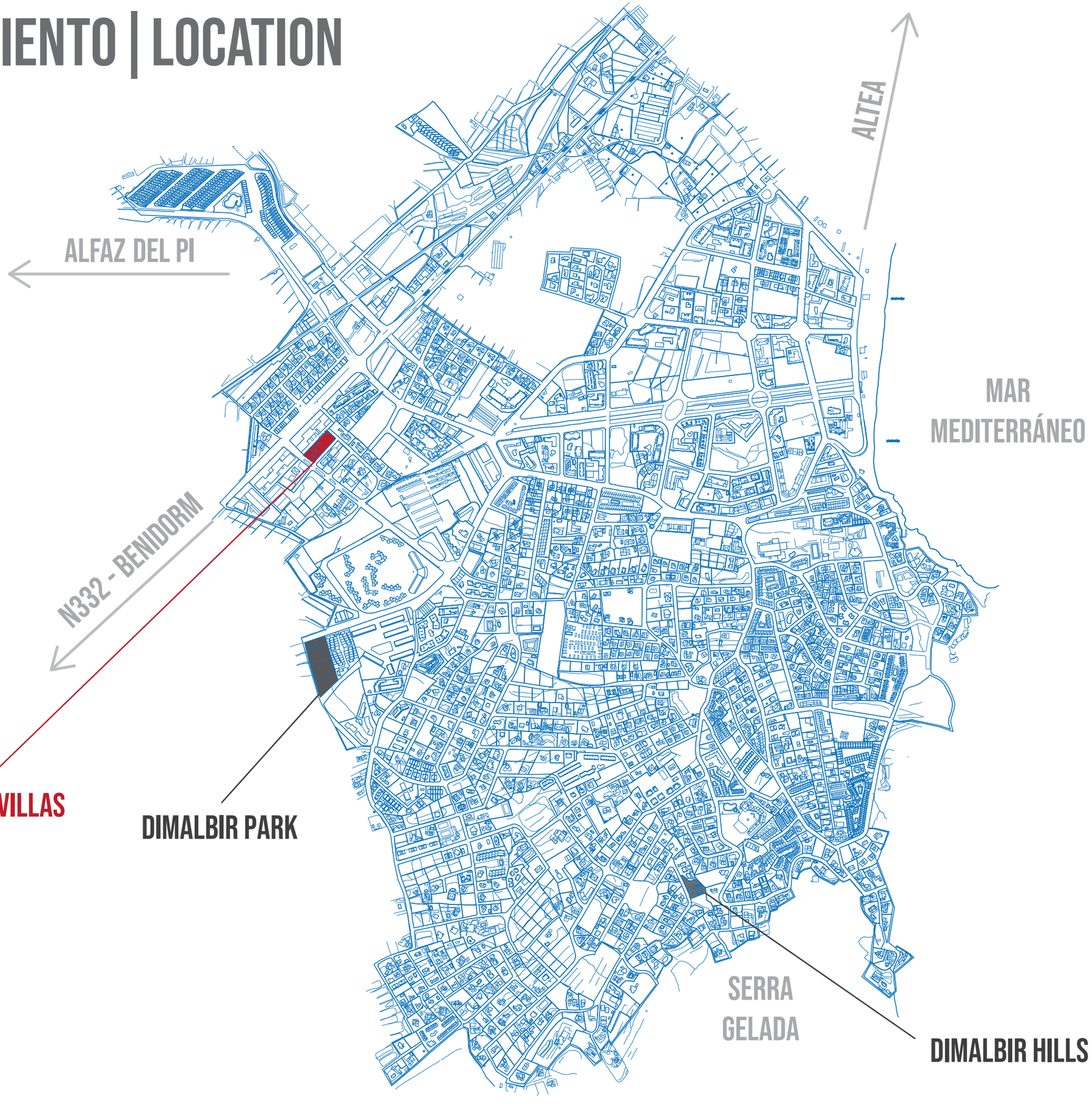
Dimalbir Villas

luxury houses

JUNCO

ARQUITECTURA

EMPLAZAMIENTO | LOCATION



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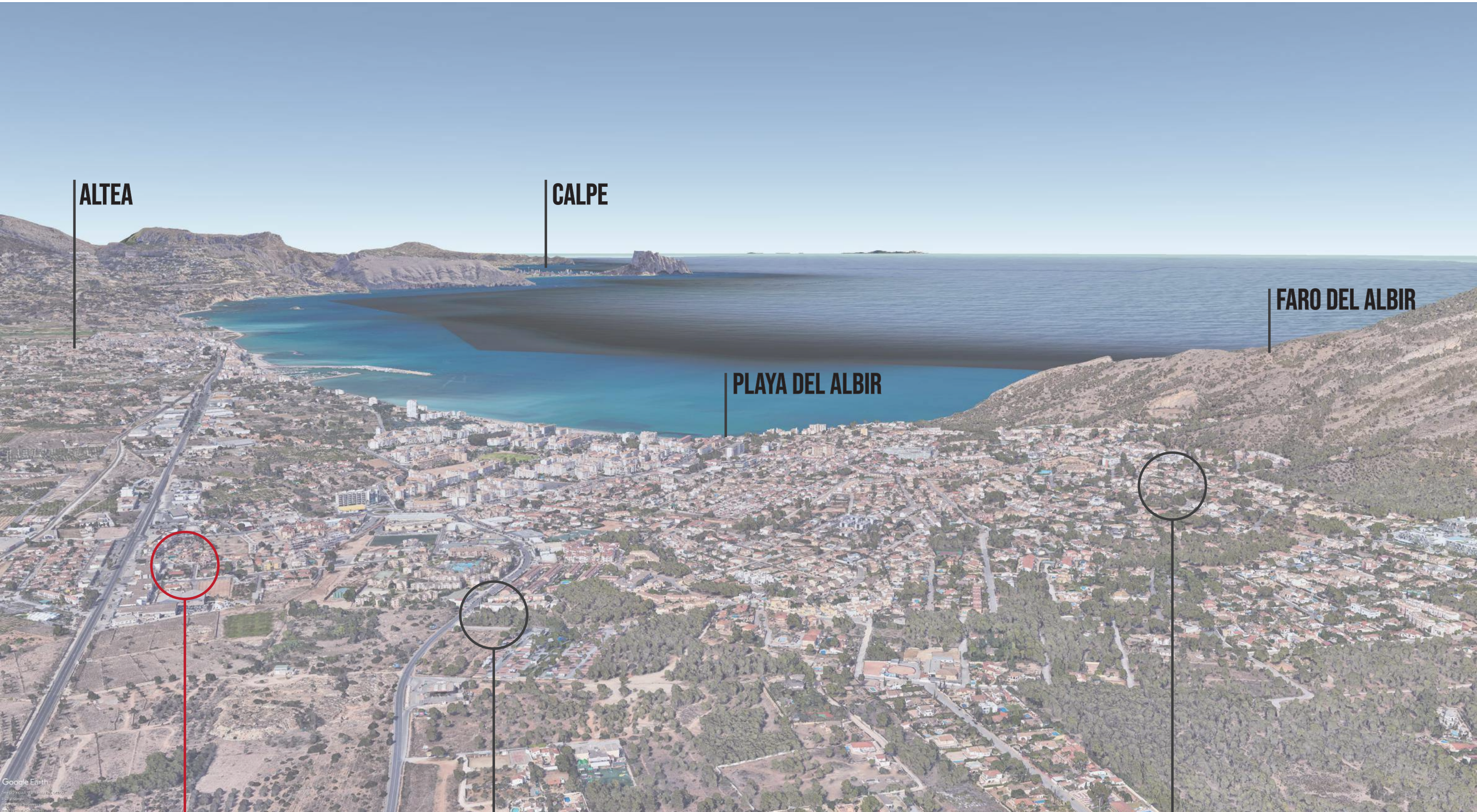

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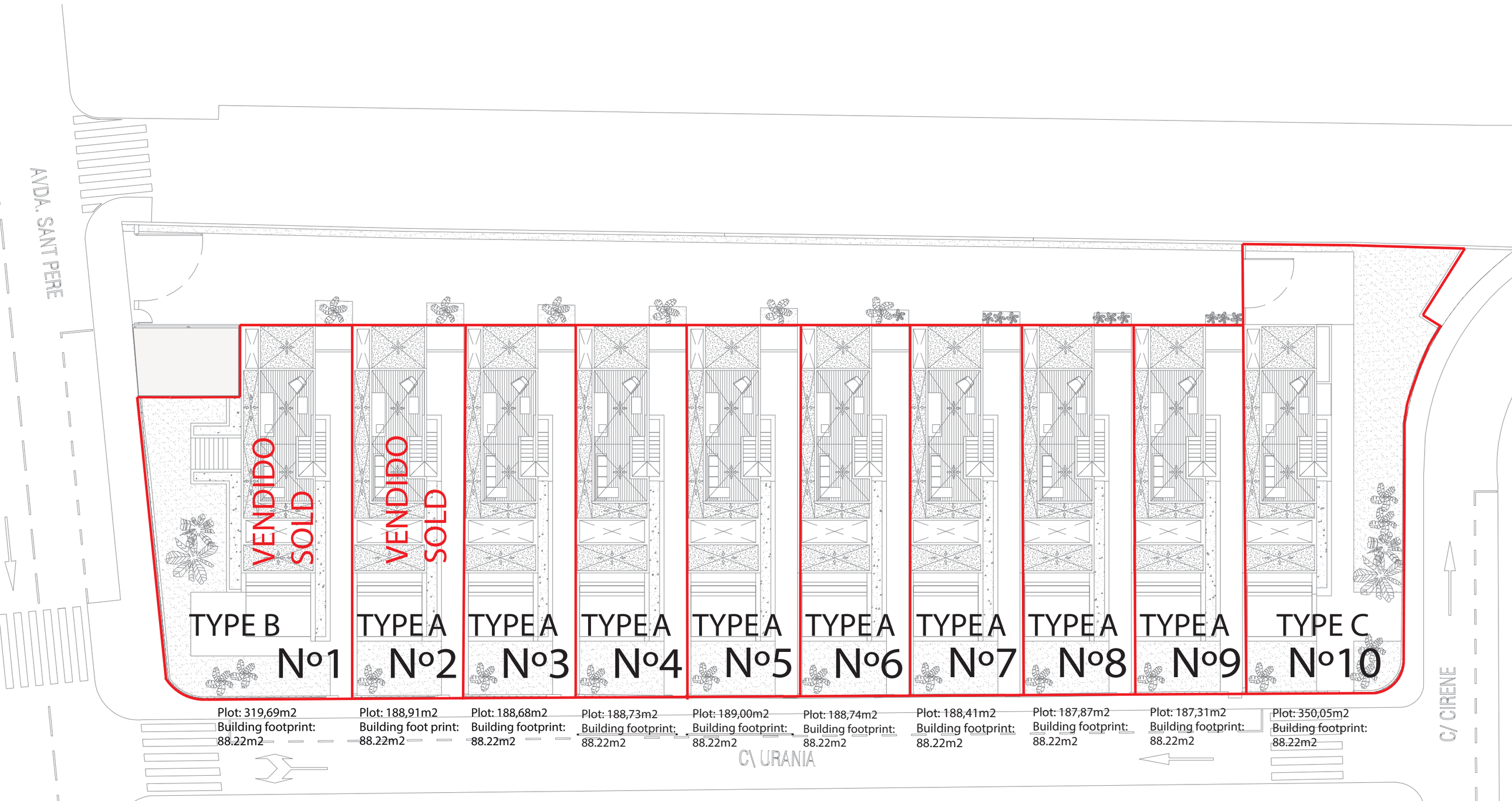
MASTER PLAN



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PANORAMIC VIEW

10 EXCLUSIVE
DETACHED HOUSES
WITH PRIVATE PLOTS

POSSIBILITY OF
TWO OR THREE
BEDROOMS

SMART HOME:
YOUR HOUSE OF
THE FUTURE

MAXIMUM PRIVACY

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MAIN FACADE

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REAR FACADE

SPACIOUS LAUNDRY AND TECHNICAL ROOM

PRIVATE DRIVEWAY

PRIVATE GARAGE FOR TWO CARS

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PANORAMIC NIGHT VIEW

LIGHTING CONTROL FOR
MAXIMUM COMFORT

ALL BEDROOMS WITH
PRIVATE BALCONIES

VEGETATION
AS A BARRIER

WATER SOUND FROM
INFINITY POOL

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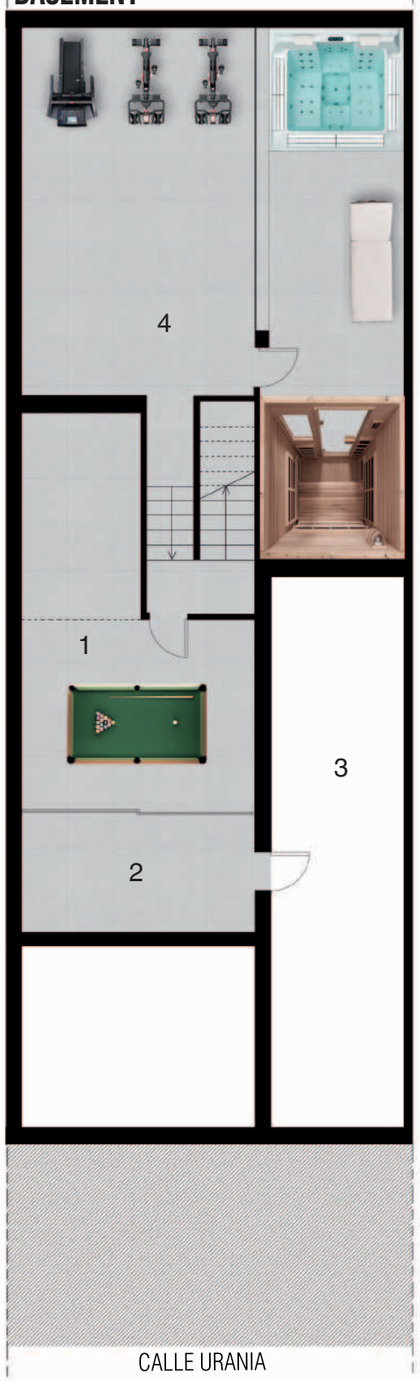
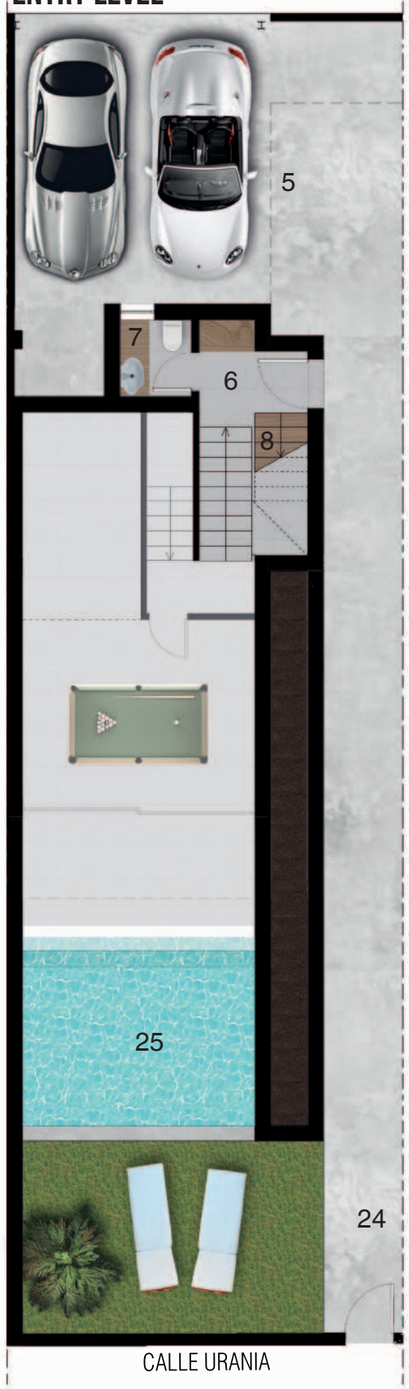
DISTRIBUTION

NOTA: La Sociedad Promotora se reserva el derecho a efectuar durante el transcurso de la ejecución de la obra, las modificaciones necesarias por exigencias de orden técnico, jurídico, comercial o por razones de concesiones administrativas, sin que ello implique menoscabo en el nivel global de las calidades.

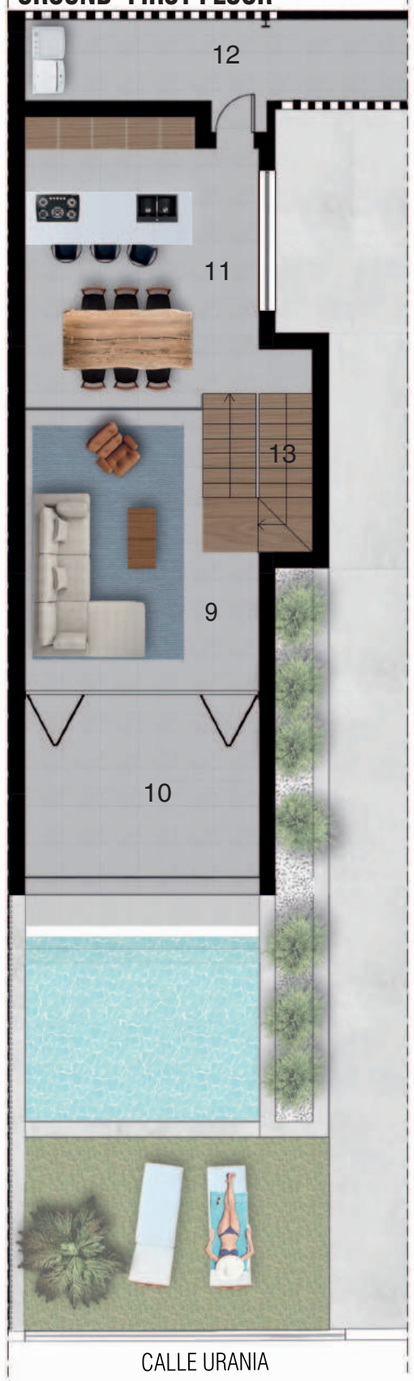
BASEMENT



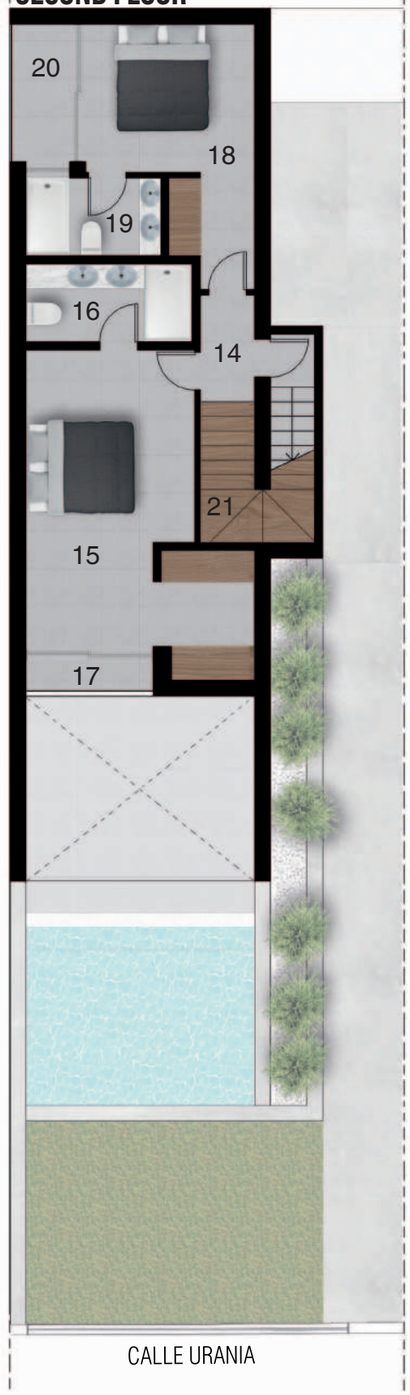
ENTRY LEVEL



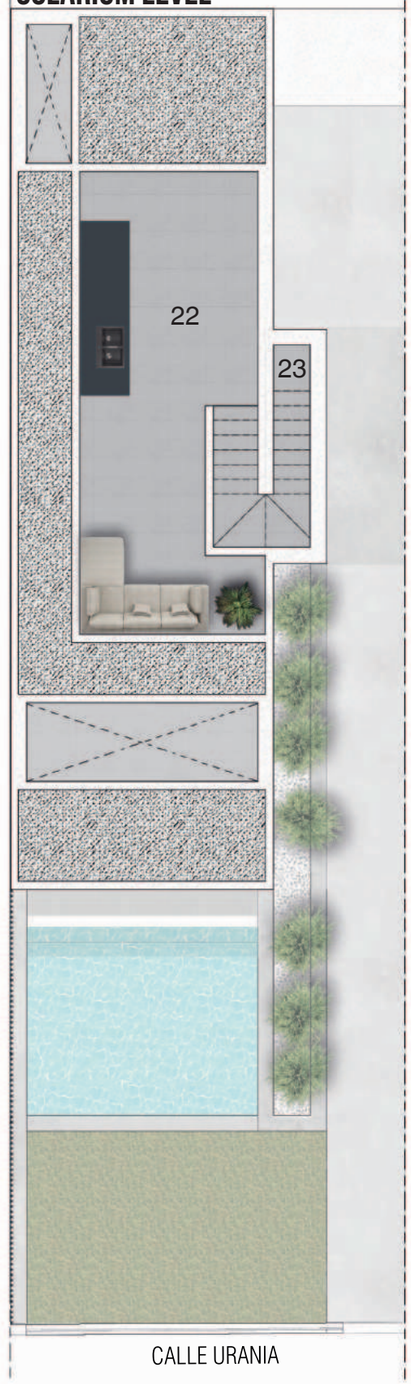
GROUND+FIRST FLOOR



SECOND FLOOR



SOLARIUM LEVEL



BASEMENT	140.07 m²
1. Semi basement	30.96 m²
2. Semi basement terrace	12.45 m²
3. Equipment room	29.26 m²
4. Basement	67.40 m²

ENTRY LEVEL	59.46 m²
5. Garage	46.46 m²
6. Entry	4.37 m²
7. W.C.	3.53 m²
8. Stairway	5.10 m²

GROUND+FIRST FLOOR	92.83 m²
9. Living room	24.60 m²
10. Living room balcony	17.75 m²
11. Kitchen - Dining area	29.32 m²
12. Laundry and Technical room	13.86 m²
13. Stairway	7.30 m²

SECOND FLOOR	69.24 m²
14. Hall	2.96 m²
15. MBR + Walk-in wardrobe	26.43 m²
16. Master Bathroom	5.90 m²
17. MDR balcony	1.78 m²
18. Double BR	16.46 m²
19. Bathroom 1	5.15 m²
20. Balcony 1	3.39 m²
21. Stairway	7.17 m²

SOLARIUM LEVEL	39.48 m²
22. Solarium	31.71 m²
23. Outdoor stairway	7.77 m²
DEV. INTERIOR PLOT	**52.08 m²**
24. Paved walkway and planter	40.08 m²
25. Pool	12.00 m²

TOTAL OVERALL BUILT AREA:	453.16 m²
INTERIOR BUILT AREA	236.65 m²
EXT. COVERED BUILT AREA	77.54 m²
EXT. OPEN BUILT AREA	109.71 m²
TOTAL BUILT SYSTEMS	29.26 m²
GARDEN (aprox.)	22.00 m²

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BUILDING SPECIFICATIONS

STRUCTURE

STRUCTURE & FOUNDATION

- Concrete structure reinforced with grid slabs, stairways, pillars and footings. Semi-basement walls with reinforced concrete

BUILDING ENVELOPE

EXTERIOR WALLS

- Double ceramic brick exterior enclosing walls, thermal/acoustic insulation in the interior (thickness according to Energy Efficiency calculation) and lined with drywall of the "Pladur" type. Conti-nuous, waterproof coating painted flat white.

EXTERIOR METALWORK

-Dual-leaf aluminium sliding balcony doors with thermal break and double glazing with “Climalit” chamber.

-Acordion-style windows, concealed leaf, with thermal break and double glazing with “Climalit” chamber.

-Motorised security shutters on all the rooms.

-Handrails of embedded glass on balconies.

-Security entry door to the home lacquered in white, with three attachment points and peephole.

-Smooth, lacquered metal door to enter each the private plot of each house.

HOUSE INTERIOR

INTERIOR MASONRY

- Interior dividing walls of "Pladur" drywall on both sides with mineral wool inside for ther-mal/ acoustic insulation.

INTERIOR CARPENTRY

-Smooth, folding passage doors, lacquered in flat white with weather-strip edging.

-Built-in cupboards lined inside with oak-style melamine resin panels, with metal bar, sliding doors lacquered in white.

-Metal handrail for the interior stairway of the architect's design.

FLOORING

-Interior floors of the house, kitchen, baths and balconies of large porcelain stoneware.

WALL AND CEILING COVERINGS

-Shared bath and cloakroom covered with large ceramic tiles, from floor up to ceiling.

-Side walls of living-room balcony of large ceramic tiles.

-Seamless drop ceiling of "Pladur" drywall, with moulding in all rooms.

-Walls and ceilings of the whole house painted with white, plastic paint.

-Main wall of the laundry tiled with flat white porcelain.

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NOTE: The developing company reserves the right to make such changes during the completion of the work as may be demanded by technical, legal or commercial orders or for reasons of administrative licences, without it meaning a reduction in overall standards

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KITCHEN AND LOGGIA (LAUNDRY)

-Kitchen furniture, made up of furniture. Laminated or imitation wood.

-Countertop on the island of SILESTONE or CERAMIC TILE, with undermount sink.
-The kitchens are equipped with induction cooker, electric oven, extractor hood and dish washer AEG, SIEMENS or similar brand.
-Refrigerator pre-installed in the kitchen, and washing machine, dryer and water tap pre-installed in the laundry room.
-Kitchen tap, HANSGROHE METRIS or similar type.

BATHROOMS

-In main bath, vitrified porcelain textures, ROCA brand or similar, anti-slip big format shower tray.
-Washbasin according to architect's design, composite counter-top mount, ROCA brand or similar, counter top of SILESTONE or CERAMIC TILE and laminated vanity in flat colour or wood look.
-Tap in shower and chrome-plated, single-handled tap in basin, built into the wall.

HOT WATER, AIR CONDITIONING AND HEATING

-Hot water produced by individual "AEROTERMO" pumps, DAIKIN brand.
-Complete installation of hot/cold climate control with ducts, DAIKIN or LG brand, with individual room controls with the AIRZONE system. Compatible with home automation system.
-Hot/cold air intake and outlet vents with linear grills of lacquered aluminium compatible airzone system.
-Electric radiant floor heating with thermostat in bathrooms

SYSTEMS

-Electrical system according to Low-Voltage Regulations for 9,2 kw and installation of telecommunications for TV / FM and telephone according to standards.
-Interior lighting of the house with built-in spot lights in the ceiling and balcony/terrace with buit-in floor lights.
-Electrical mechanisms of SIMON brand or similar with USB, TV, Ethernet, and Telephone jacks.
-Automatic video entry phone system on individual pedestrian entry doors.
-Pre-installation of burglar alarm.

PRIVATE PLOT OF THE HOUSE AND SOLARIUM

-Covered garage paved with concrete finished with a stamped surface layer. Automatic garage door pre-installed.
-Access walkway with bush-hammered concrete floor with built-in spot lighting.
-Garden area next to the pool with artificial grass.
-Infinity swimming pool of +-12m^2 with sheet of water and reinforced concrete pool. Tiled walls and bottom with ceramic or natural stone. Placement of fixed glass or Plexiglass at the infinity edge (OPTIONAL). Includes filtration and water treatment equipment, and pool lighting.
-Planting of 1 palm tree in the garden.
-Solarium paved with large porcelain tiles. Perimeter handrail of concrete lattice.

DEVELOPMENT

COMMON AREAS

-Lighting in common areas with motion detectors and energy-saving beacon-style luminaires and built-in floor lights.
-Planting of trees in the fence.
-One motorized entry doors for vehicles.
-Enclosure of the urbanization wall with cement mortar and lattice painted white.
-walls of separation between gardens by means of wall of block painted.
-Equipment cupboard on the plot to group system boxes.

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