



LASVILLAS

# BUILDING SPECIFICATIONS



MACENAS®  
Residences





LASVILLAS

*Building specifications*

## LAS VILLAS DEVELOPMENT

A selection of villas with modern Mediterranean architecture, capturing the essence of Macenas and its surroundings. The interior blends with the exterior, natural light floods each space, and the views of the golf course and the Mediterranean Sea provide the ideal decor.



Building specifications

# SUSTAINABLE HOMES



Macenas Residences is committed to certifying all of its developments with the sustainable BREEAM certification mark. BREEAM promotes more sustainable construction that translates to economic, environmental and social benefits for anyone involved with the life of a home (owners, tenants and users).

The BREEAM certification mark guarantees enhanced health and comfort for anyone living in the home; increased profitability for its owner and a notable reduction in its impact on the environment.



25-50%  
Reduced electricity consumption



40%  
Water savings on homes



33-39%  
Lower CO<sub>2</sub> emissions



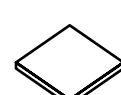
50%  
Water savings in gardens



7-8%  
Maintenance savings



7,5%  
Increased property value



Sustainable building materials.  
Healthier homes.

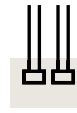


Home Energy Rating: Rating A



Building specifications

## FOUNDATIONS AND STRUCTURE

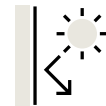


Foundations using reinforced concrete footings based on the geotechnical study of the plot and project specifications.

Reinforced concrete structure with ventilated suspended floor on the lower level that improves healthiness and helps regulate the temperature of the home. All other unidirectional flooring is constructed on load-bearing walls.

An independent technical inspection body will guarantee the perfect execution of the structure, which is also protected a by ten-year insurance coverage.

## FAÇADE



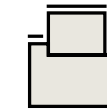
Façade enclosure designed to reduce the energy demand of the home, while increasing thermal and acoustic comfort by improving the standards required under the Technical Building Code (Código Técnico de la Edificación, CTE).

Exterior double insulation system using heavy duty thermoclay brickwork (29 cm thick) and interior cladding with a galvanised steel self-supporting profile system with laminated plasterboard and thermal-acoustic insulation.

Exterior finishing with monolayer stone plaster (20 mm thick) and high temperature-resistant elastomeric coating, as well as excellent resistance to water and dirt.

Building specifications

## DECKS

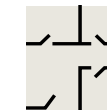


Different deck types will be constructed depending on location and use, with thermal insulation available in all spaces with reduced living use.

Non-trafficable, inverted flat deck formation with final gravel finish, and thermal insulation in all spaces with reduced living use.

Trafficable outdoor decks will have Dekton Grip+ anti-slip paving.

## INTERIOR DIVISIONS AND SUSPENDED CEILINGS



Interior load-bearing walls will be resolved using 14-metre thermoclay brickwork and exterior finish using gypsum or direct laminated plasterboard cladding according to project specifications.

The interior divisions of the home will be resolved using a dry wall partition system, consisting of laminated plasterboard anchored to the supporting substructure, incorporating thermal and acoustic insulation in all cases. Moisture-resistant plasterboard will be used in rooms with humidity.

Suspended ceiling will be fitted throughout the home using laminated plasterboard with plastic paint finish, moisture-resistant in bathroom and kitchen areas.



Building specifications

# SURFACES AND FINISHES



Dekton® by Cosentino is a high performance material, ideal for cladding interior and exterior surfaces, creating paving with high visual continuity, maximum durability and personal designs chosen by the customer

Choosing the right paving is essential. Dekton allows the product to be applied with complete assurance and confidence in outdoor, indoor and humid spaces, such as swimming pools, offering design and versatility in large sizes.

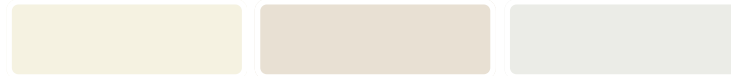
Flooring sizes available (cm):  
159 x 142; 159 x 71; 142 x 106; 142 x 79;  
and 106 x 71

Dekton vertical bathroom surfaces,  
tiled with floor-to-ceiling pieces.

Vertical size (cm): 142 x 260; 100 x  
260; and 71 x 260

The horizontal and vertical walls for  
the rest of the home will be finished  
in smooth plastic paint.

## Plastic paint



Mediterranean - RAL 9012   Contemporary - RAL 9001   Natural - RAL 9003

## OPTIONAL:

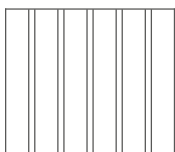
### Decorative paper



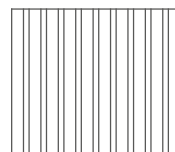
Mediterranean   Contemporary   Natural

## Dekton Ukiyo

Surface grooving:  
25 mm | 5 mm groove



Surface grooving  
11 mm | 4 mm groove



DEKTON® | silestone®





Building specifications

## EXTERIOR AND INTERIOR WOODWORK



Exterior woodwork by Technal, made of lacquered aluminium with thermal bridge break as an improvement to thermal insulation. It will be oscillating-swinging, swinging or sliding opening depending on location.

All windows glazing will be colourless double glass with Argon gas chamber, and with low emissivity (low-e) treatment and solar control to improve the enclosure, increase energy efficiency, achieve greater energy savings and provide home comfort.

Dimming system consisting of a motorised exterior Griesser blind with orientable aluminium slats. It is the optimum solution that combines sun protection, safety and aesthetics.

Exterior woodwork



Greyish Brown - RAL 8019

White lacquered wood interior doors with acoustically protective rubber weather strip, magnetic closure and concealed hinge. Burr-free join between frame and joint sealer, with door leaf thickness of 35 mm and height of 2100 mm.

Modular built-in closets with swing-open or slide-open decorative wood laminate front of 19 mm. Interior lining of 16 mm linen melamine modules. Includes three-drawer chest, additional shelf and upper shelving with closet rod.

Built-In closets - Exterior



Mediterranean - Roble

Contemporary - Nogal

Natural - Olmo

Built-in closets - Interior



Beige

OPTIONAL:

Interior design door (panels, rattan, lacquered)

**TECHNAL** 

**GRIESSER** 

**E EGGER** 



Building specifications

## ELECTRICAL AND LIGHTING



Electrical installation with a high degree of electrification and supply of outlets superior to industry norm.

Jung brand design mechanisms in White. Installation of cable, analogue and digital TV, radio and telephony in living rooms, kitchens and bedrooms.

Installation of automatic video entry system and automatic opening system for vehicle entry.

Pre-installation of electric vehicle charging

Pre-installation of photovoltaic power for self-supply of electricity.

## CLIMATE CONTROL AND ACS



Climate control and hot water for sanitary use via high energy efficiency aérothermal equipment.

Aérothermal energy is a renewable energy source that provides considerable energy cost savings, since it extracts most of the energy from the air (about 70%) and only a small fraction of the electricity.

Radiant floor heating system provides greater thermal comfort.

Climate control via duct system with suspended ceiling distribution throughout the home and separate room coverage using Airzone smart grille system.



JUNG

SAMSUNG

AIRZONE

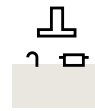






Building specifications

# KITCHEN AND APPLIANCES



SANTOS customisable kitchen, fully equipped with spacious upper- and lower-level units with layered finish and island countertop, including undermount sink and low-flow single-lever tap.

All taps can be either chrome or matte black.

Heavy-duty, low-porosity worktop, island, and worktop front made with Silestone or Dekton®, with customisable finish.

Appliances included: Induction hob with integrated hood, oven, microwave, fridge combi, washer dryer and dishwasher (Whirlpool).

Interior furniture finish



Light Grey Graphene

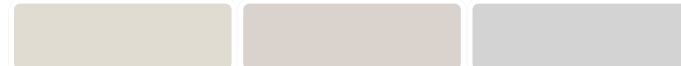
Handle, cyma and skirting board colours



White Black Steel

Door fronts

Mediterranean Contemporary Natural



Pearl White Cashmere Mist Grey



Natural Oak Earth Walnut Light Elm

Other finishes



Innsbruck White Seff White Sand Grey Vision Grey



Anthracite Grey Barrica Oak Kairos Oak

OPTIONAL:

Consult other custom layout options and finishes.

SANTOS | Whirlpool | DEKTON® | silestone®







Building specifications

## BATHROOMS



White Roca toilets. Wall-hung toilet in master bathroom and low-height toilet in secondary and guest bathrooms. In both cases, toilets have a dual-flush mechanism for water saving and a spring-loaded seat.

Single-lever Roca wall-mounted taps, with cold-opening and low-flow mechanism in sinks.

Integrated, low-flow Roca taps with rain shower and hand-held shower set.

Dekton®/Silestone® by Cosentino anti-slip shower tray in a customisable finish, in both master and secondary bathrooms.

Dekton®/Silestone® by Cosentino countertop sink in a customisable finish, in master, secondary and guest bathrooms.

All taps can be either chrome or matte black.

**OPTIONAL:**

Decorated glass metal doors and partitions in access to toilet and shower enclosure.

WE WORK WITH THE BEST  
DESIGN BRANDS.

**Roca** | **DEKTON®** | **silestone®**



Building specifications

# SINKS

## Simplicity

Silestone® / Dekton®

Basin 49 x 30 x 10 cm

Length from 59 to 320\* cm  
Width from 40 to 60 cm  
Silestone straight edge 2 cm  
Dekton 1.2 cm or Sink base 12.5 and 16 cm



## Reflection

Silestone® / Dekton®

Basin S 49 x 30 x 8 cm  
Basin M 90 x 30 x 8 cm  
Basin L 120 x 30 x 8 cm

Length from 59 to 320\* cm  
Width from 40 to 60 cm  
Silestone straight edge 2 cm  
Dekton 1.2 cm or Sink base 12.5 and 16 cm



## Silence

Silestone® / Dekton®

Basin S 49 x 30 x 8 cm  
Basin M 90 x 30 x 8 cm  
Basin L 120 x 30 x 8 cm

Length from 59 to 320\* cm  
Width from 40 to 60 cm  
Silestone straight edge 2 cm  
Dekton 1.2 cm or Sink base 12.5 and 16 cm



## One-breasted. Main bathroom.

Total dimensions:  
Maximum length 90 cm  
Maximum width 60 cm  
Bowl dimensions 49 x 30 cm

## Two-breasted. Secondary bathroom.

Total dimensions:  
Maximum length 160 cm  
Maximum width 60 cm  
Bowl dimensions 90 x 30 cm or 120 x 30 cm





Building specifications

# SHOWER TRAYS

## Katräl

Dekton®

Grip/Grip+

Length from 70 to 200 cm

Width from 70 to 120 cm



## Exelis

Silestone®

Length from 70 to 320 cm

Width from 70 to 150 cm



## Kador Suite

Silestone®

Length from 70 to 200 cm

Width from 70 to 150 cm



## SHOWER TRAY TYPES

**Rectangular.** Total dimensions (Maximum length 200 cm; Maximum width 90 cm)

**Square.** Maximum length 160 cm; Maximum width 140 cm.

### OPTIONAL:

**Level access.** Bathroom dimensions. Floor waterproofing and concealed linear grille Dry50 Revestech system with two- or four-water drain





Building specifications

# THE LUXURY OF CUSTOMISING YOUR NEW HOME

Macenas Studio is an exclusive service by Macenas Residencial, allowing you to design your own home with the help of interior design professionals in our showroom.

Choose the interior and exterior finishes of your new home with Cosentino's market-leading Dekton and Silestone surfaces.

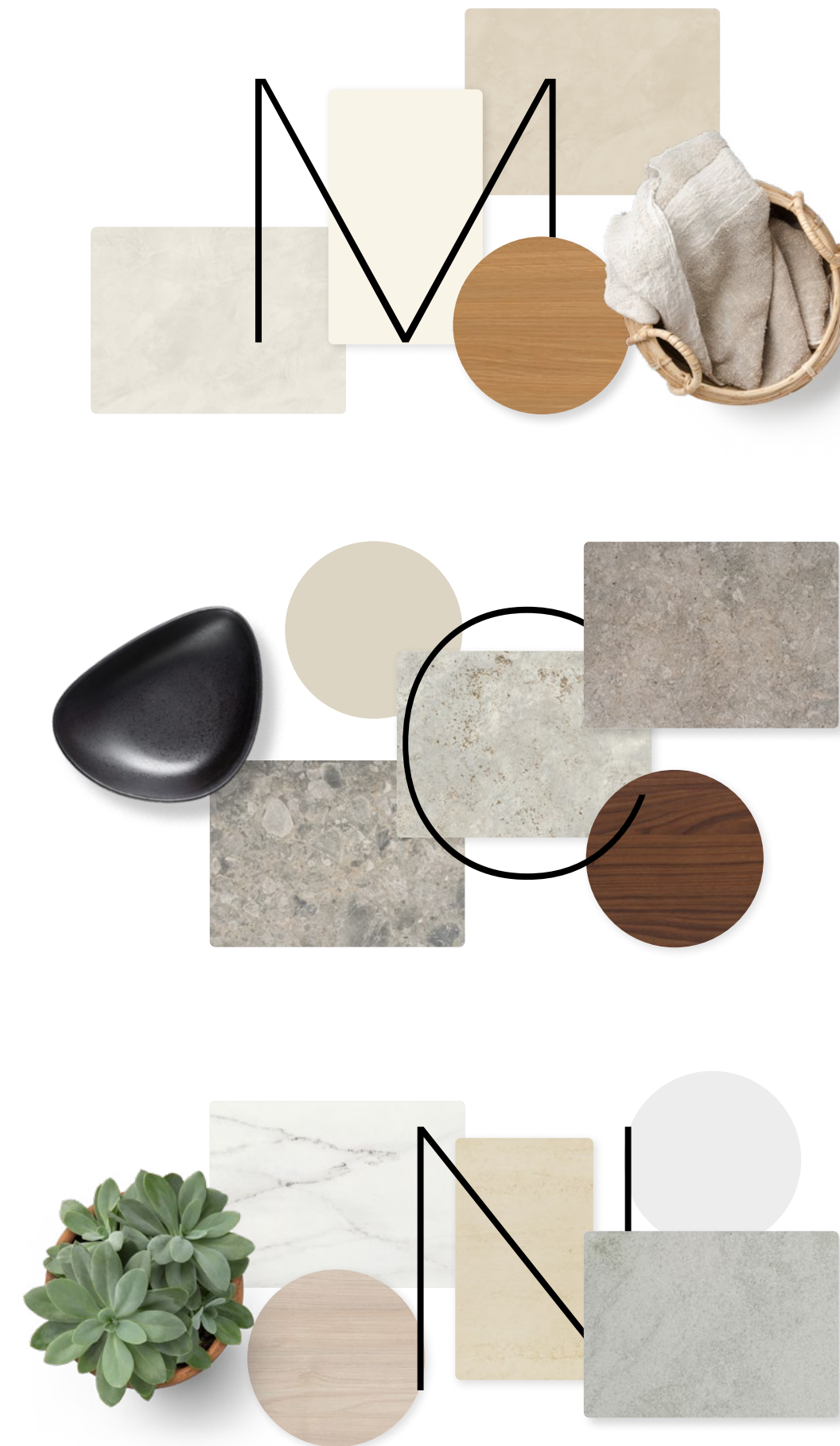
What's more, we have optional furniture and fixture packages from the best design brands.

Which style best suits you?

We propose three interior design styles to make it easier and let our team of professionals do everything for you.

WE WORK WITH THE BEST DESIGN BRANDS.

COSENTINO® | silestone® DEKTON®



## MEDITERRANEAN

Modernity and craftsmanship blend into a warm, laid-back, authentically Mediterranean style.

## CONTEMPORARY

Elegance, sobriety and warmth strike the perfect balance to give every space a sophisticated, modern look.

## NATURAL

Nature penetrates the interior of the home through natural fibres, wood finishes and light colours.





Building specifications

# COLOURS

## Dekton®



## Silestone®



Feel free to view the full colour catalogue here:  
[www.cosentino.com](http://www.cosentino.com)







Building specifications

# OUTDOOR URBANISATION AND LANDSCAPING



Plot enclosure facing access street delimited by masonry wall with permeable, variable-height metal fence. The remainder of the plot has a simple metal enclosure perimeter fence with steel cable and ground-anchored posts. Vegetation with visual permeability will be arranged in walled areas.

Sliding motorised vehicle and pedestrian door comprising a metal frame and high-quality HPL plate façade.

Prefabricated exterior pergola with lacquered aluminium interior beams.

A 7.5 m x 3.20 m swimming pool clad with Dekton® by Cosentino, with concealed skimmer saline treatment system and underwater night lighting.

Exterior plot landscaping with native vegetation plantations of low water demand and installation of drip irrigation system and decorative gravel.

Olive



Carob



Palmetto



Lentisk



Esparto grass



Rosemary



Lavender



Albardine



## OPTIONAL:

Find out if you can make your pool larger or, if you prefer, convert to a hidden or infinity overflow channel.



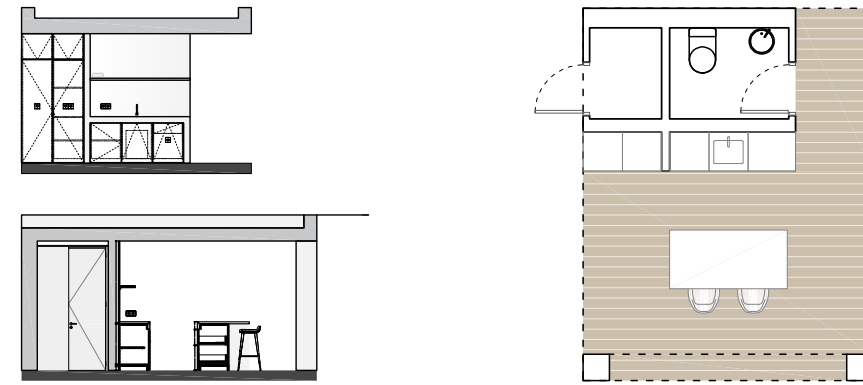




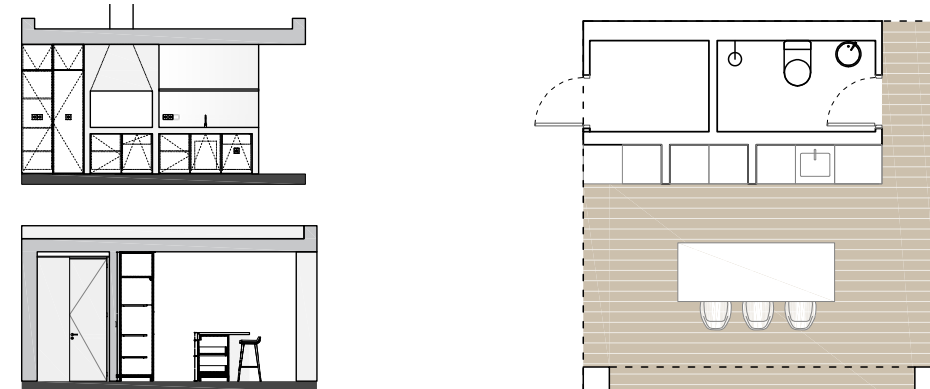
Other custom options

## OUTDOOR DINING AND BARBECUES

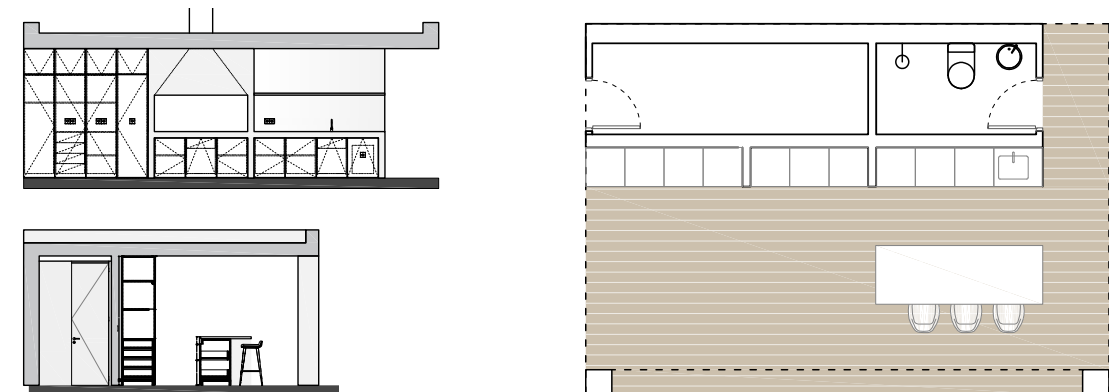
Model S



Model M



Model L



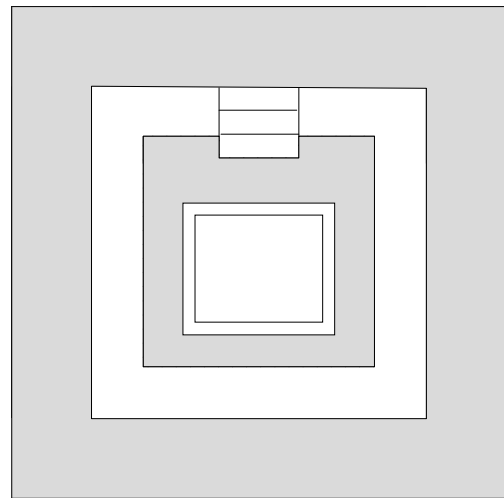


Otros opcionales a medida

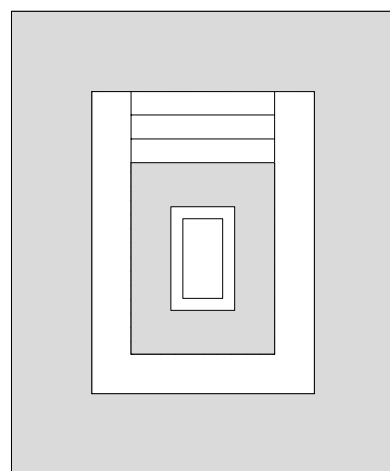
# FIRE PITS

Add a cozy corner to your garden through the fire and enjoy the outdoors all year round.

Model 1



Model 2





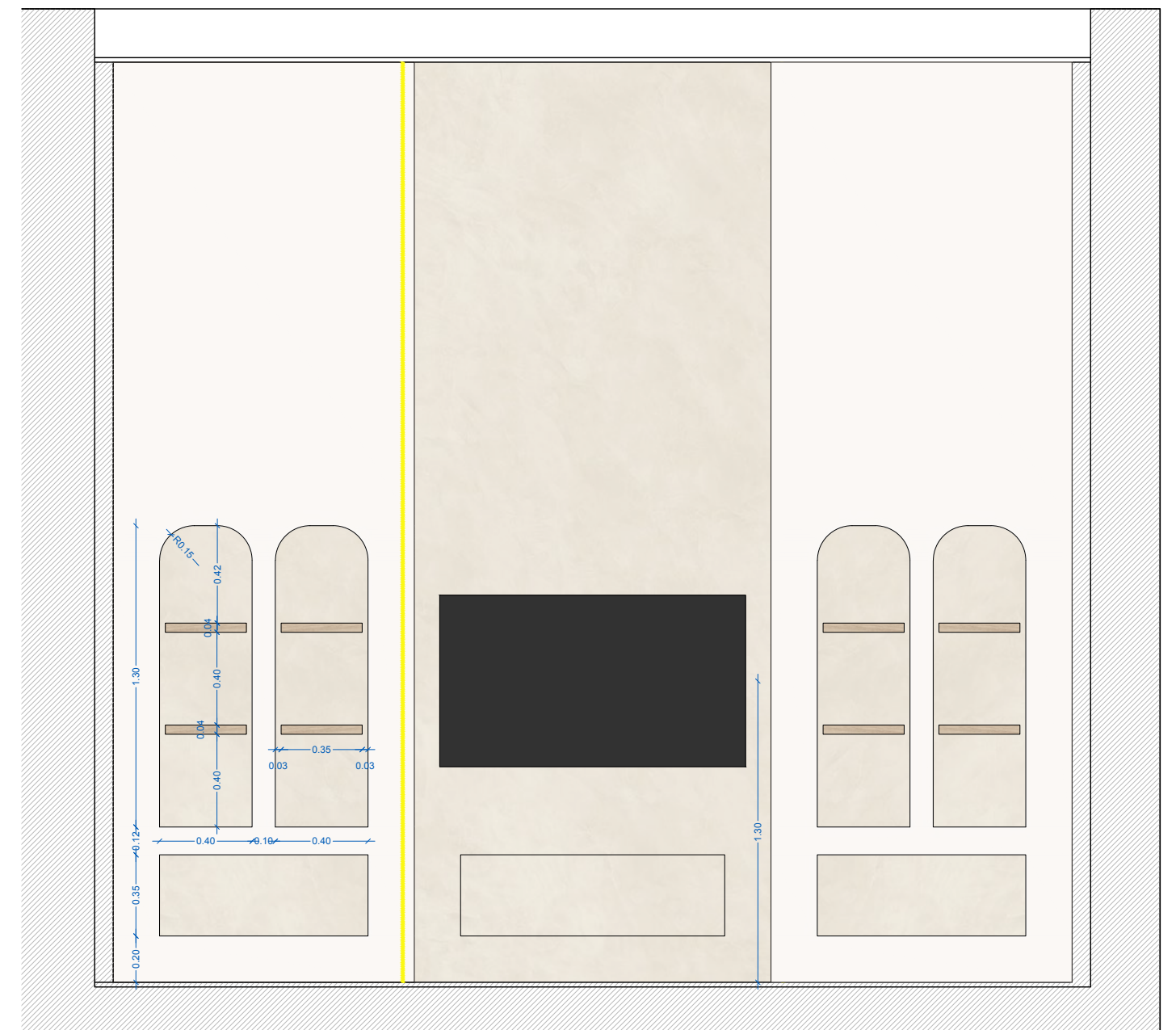


Otros opcionales a medida

## LIVING ROOM FRONT

Do you feel like adding personality to the living room? Choose from any of our custom designs to make it even more extraordinary.

Mediterranean



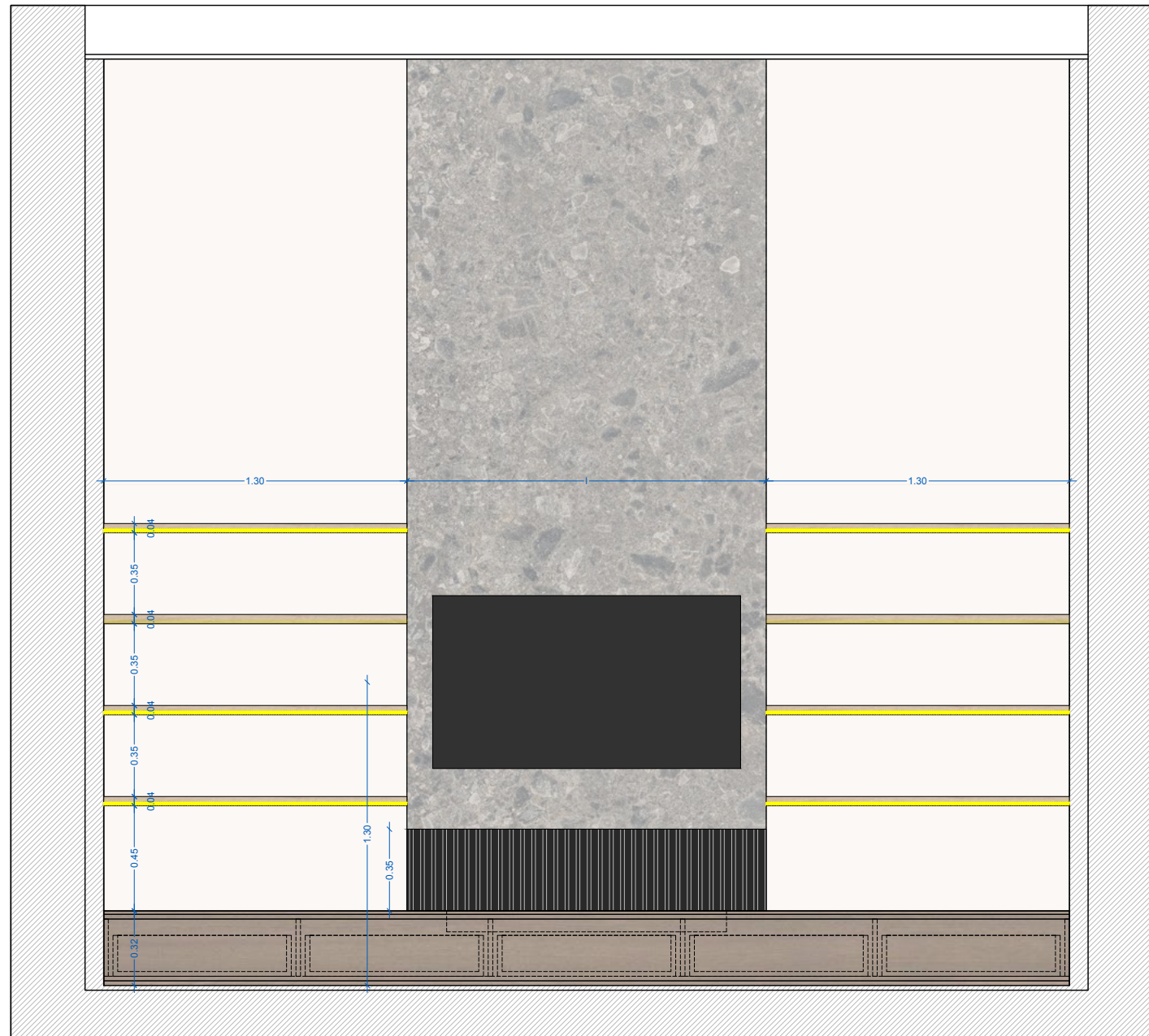


Otros opcionales a medida

# LIVING ROOM FRONT

Do you feel like adding personality to the living room? Choose from any of our custom designs to make it even more extraordinary.

Contemporary





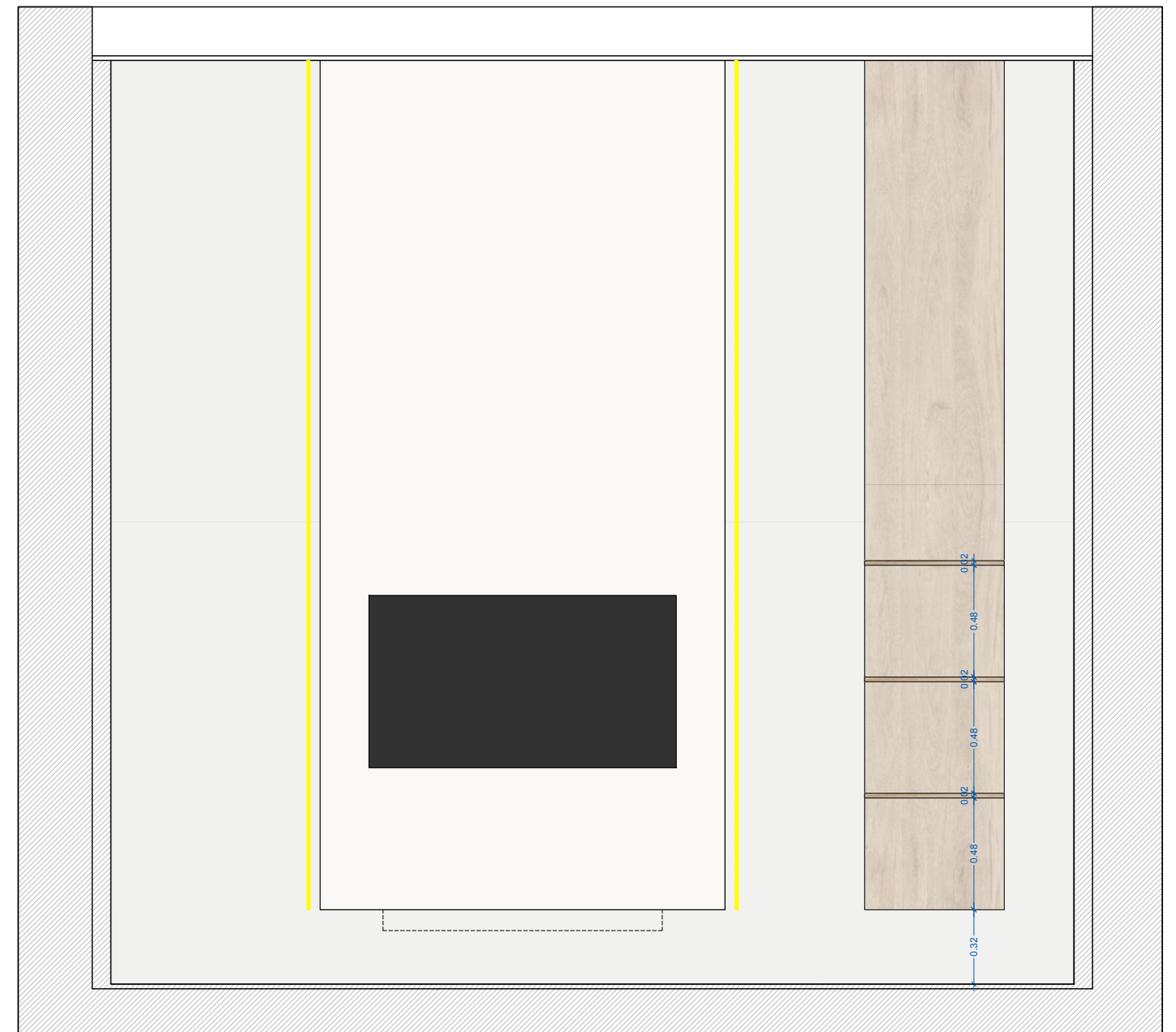


Otros opcionales a medida

## LIVING ROOM FRONT

Do you feel like adding personality to the living room? Choose from any of our custom designs to make it even more extraordinary.

Natural





A full-page background image of a scuba diver underwater. The diver is wearing a mask and snorkel, and is reaching out with their right hand towards the camera. The water is clear and blue, with sunlight filtering through from the surface, creating shimmering patterns. The seabed is rocky and covered in coral and seaweed.

WHERE *LIVING*  
BECOMES  
EXTRAORDINARY







MACENAS<sup>®</sup>

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