

# AITANVIEW

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COME MEET YOUR NEW HOME



# LOCATION *AND LIFESTYLE*





# WELL COME ME

We want to design the space in the one you will build your future HOME.

To do this, we have thought carefully about each element of your house and the materials that they will compose for you to enjoy a unique home.

In this quality memories you will discover all the details and begin to imagine how it will be your new life.

**GO AHEAD, YOU'RE HOME**  
GUIDANCE MATERIALS,  
THESE MAY BE SUBJECT TO CHANGE.





## USEFUL

**TOTAL LOWER FLOOR** 64.29 m2

## SURFACES

**TOTAL LOWER FLOOR** 103.13 m2



## UPPER FLOOR

## USEFUL

**TOTAL UPPER FLOOR** 38.84 m2

## SURFACES

**TOTAL UPPER FLOOR** 71.03 m2



The image shows a detailed architectural floor plan of a three-story building. The first floor is highlighted with a thick blue border. The plan includes various rooms such as offices, a reception area, a lounge, and a kitchen. There are also outdoor spaces like a courtyard and a parking area. The building is labeled 'Building 1' and 'Building 2'. The plan is oriented with North at the top.

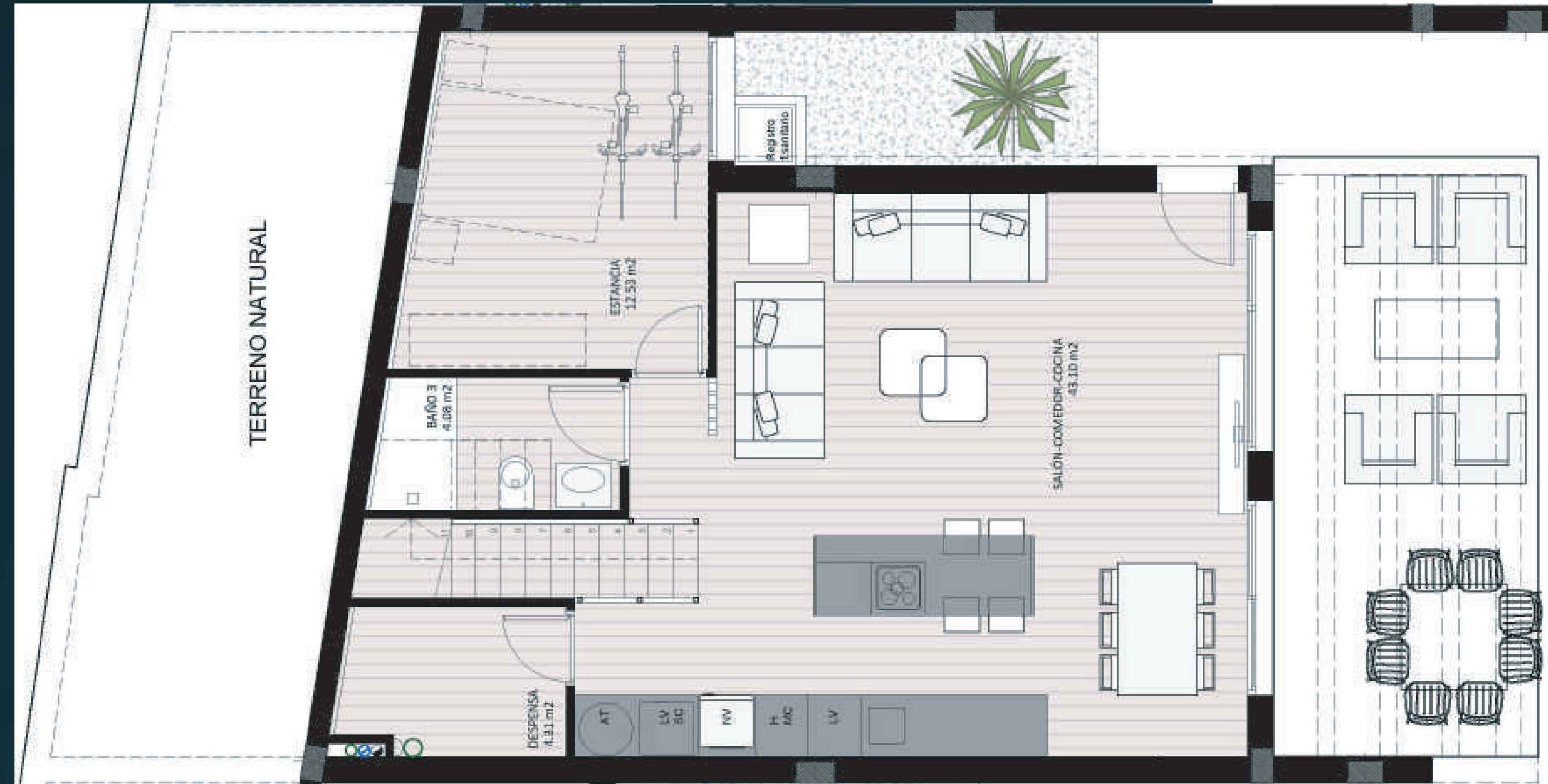
<b>TOTAL USEFUL</b>	103.13 M2
<b>TOTAL AREA</b>	171.48 M2





# HOUSE 2

## LOWER FLOOR



### USEFUL

Living room - dining room - kitchen	43.10 m2
Pantry	4.31 m2
bathroom 3	4.08 m2
Storage room	12.53 m2

**TOTAL LOWER FLOOR** 59.94 m2

### SURFACES

Closed house	79.13 m2
Pergola area	20.40 m2

**TOTAL LOWER FLOOR** 99.53 m2

## UPPER FLOOR

### USEFUL

Staircase	5.22 m2
Step	0.90 m2
Suite 1	16.85 m2
Suite 2	15.75 m2

**TOTAL UPPER FLOOR** 38.74 m2

### SURFACES

Closed house	47.81 m2
Uncovered terrace	23.22 m2

**TOTAL UPPER FLOOR** 71.03 m2



3 bedrooms  
3 bathrooms  
private parking  
2 gardens  
private pool



**PLOT APPROX.** 226 m2  
**SHEET OF WATER APPROX.** 20 m2

**TOTAL USEFUL** 98.66 m2  
**TOTAL AREA** 170.66 m2



# HOUSE 3



3 bedrooms  
3 bathrooms  
private parking  
2 gardens  
private pool



PLOT APPROX. 280 m2  
SHEET OF WATER APPROX. 20 m2  
  
TOTAL USEFUL 98.66 M2  
TOTAL AREA 164.44 M2

## LOWER FLOOR



### USEFUL

Living room - dining room – kitchen 41.54 m2  
bathroom 3 4.31 m2  
Storage room 12.79 m2

TOTAL LOWER FLOOR 58.64 m2

### SURFACES

Closed house 73.01 m2  
Pergola area 20.40 m2

TOTAL LOWER FLOOR 93.41 m2

### USEFUL

Staircase 5.22 m2  
Step 0.90 m2  
Suite 1 16.85 m2  
Suite 2 15.75 m2

TOTAL UPPER FLOOR 38.72 m2

### SURFACES

Closed house 47.81 m2  
Uncovered terrace 23.22 m2

TOTAL UPPER FLOOR 71.03 m2

## UPPER FLOOR





# CONTENTS

- 1- Foundation and structure.
- 2- Garden.
- 3- Facade.
- 4- Outdoor windows and railings.
- 5- Indoor doors.
- 6- Partitions and insulation.
- 7- Floors and coatings.
- 8- Baths.
- 9- Toilets and faucets.
- 10- Kitchen.
- 11- Ceilings and painting.
- 12- Electricity.
- 13- Indoor temperature.
- 14- Ventilation.
- 15- Access.
- 16- Parking.
- 17- Energy qualification.

AITANVIEW





# THE HOME

you deserve



## 1- FOUNDATION AND STRUCTURE

The structure of your new house is made of reinforced concrete with linear slabs and foundation footings to guarantee safety, stability and durability.

## 2- GARDENS

In your Villa Aitana home you can enjoy nature at your fingertips. With a space with a swimming pool to relax to the maximum in front of your living room and a back garden at the height of your bedrooms, we have created for you a unique leisure space.

For this reason, the roofs have been designed according to the use to which they will be destined, guaranteeing their watertightness in all cases.



# CONTEMPORARY ELEGANCE

## 3- FACADE

We want the facade of your new home to be as attractive and functional as the interior. For this reason, we have designed some facade enclosures that will make the facade of your home an icon.

Imitation wood ceramic cladding.

Modern inclined concrete walls that, with the combination of ceramic tile colors and indirect lighting, define the contours of your home offering a unique personality.

## FACADE COATINGS

Bone 19,4x120

Gres porcelánico

Delhi

**AZTECA**

LEVANTINA  
THE NATURAL STONE COMPANY

Gres porcelánico

Techlam

Vulcano ceniza

Blaze snow







#### 4- OUTDOOR WINDOWS AND RAILINGS

The set of windows and railings, color anthracite RAL 7016, of high quality with Thermal Break and glazing complies with the Basic Documents of Energy Saving and Noise Protection of the Technical Building Code, so it contributes to increase the level of comfort inside your home.

RAL 7016 anthracite-colored carpentry with thermal break, combining different types of opening depending on location

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Double glazing with air chamber and dehydrated dehydrated

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Roller blinds with PVC slats and manual operation in bedrooms manual operation in bedrooms

#### 5- INDOOR DOORS

Armored door with security lock and anti-leverage hinges anti-lever hinges

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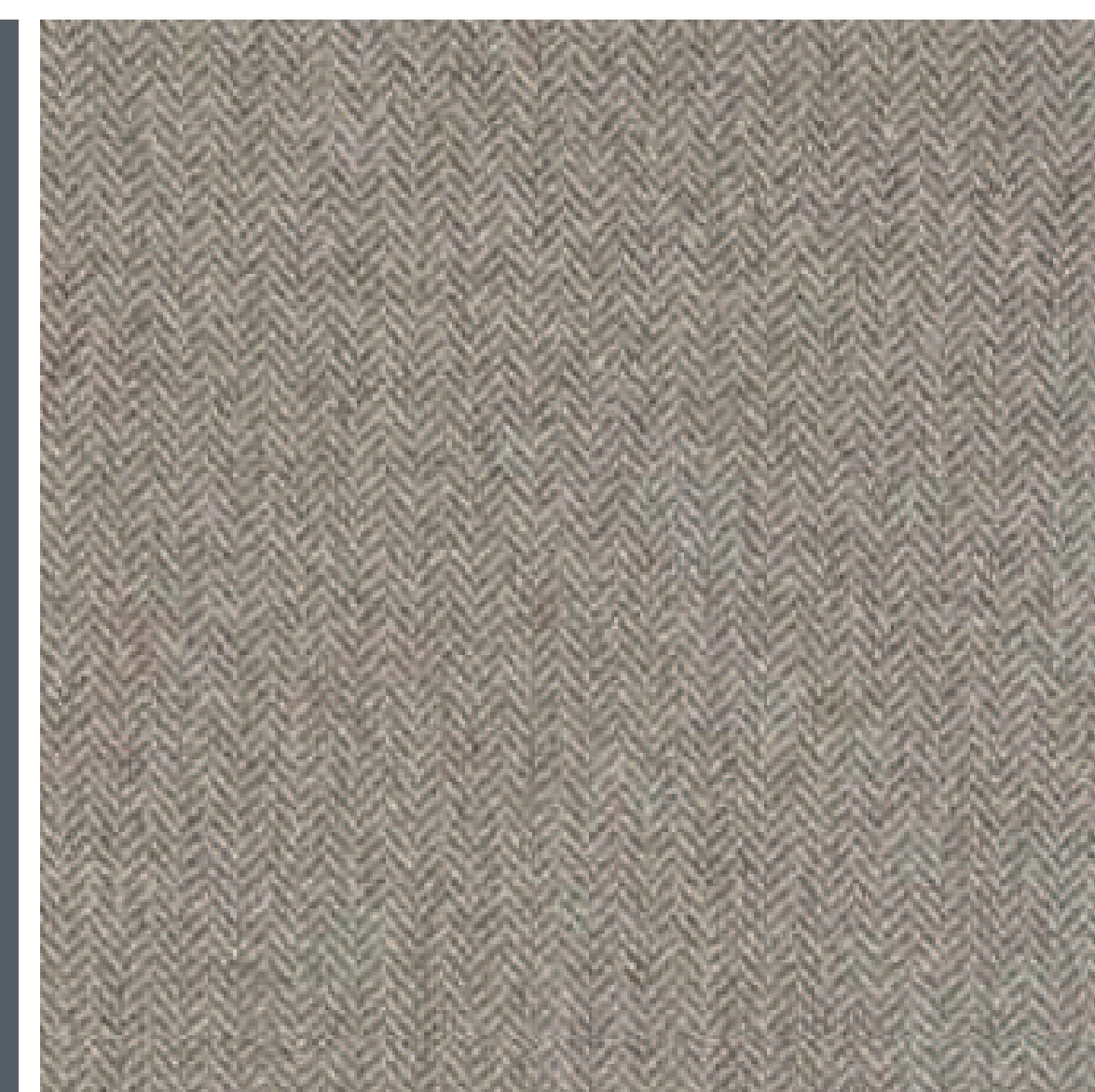
White lacquered interior doors with black handles

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Built-in closets with doors to match the carpentry, lined inside and with mezzanine and hanging rail



Doors  
lacquered  
grey antracita



Melamine-covered cabinets  
herringbone effect  
Mod. Losán Espiga Confort



Black handle  
Divalfer  
Round 6135007  
Square 6135007



Handle en inox  
black  
Divalfer  
Square 8146007



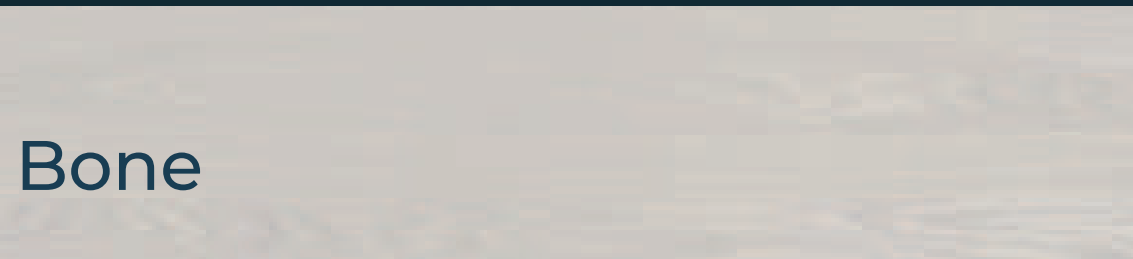
6- OUTDOOR WINDOWS AND RAILINGS

The partition walls of your house are made of laminated plasterboard, thus achieving a completely fl at vertical surface, optimal for the application of smooth paint.

AN ENVIRONMENT FULL OF  
LIGHT AND WARMTH

7- FLOORS AND COATINGS

First floor paving,  
exterior and stairs



Bone

Gres porcelánico  
Delhi  
19,4×120



Second floor paving



Decor Oak

Gres porcelánico  
Lounge  
60×120



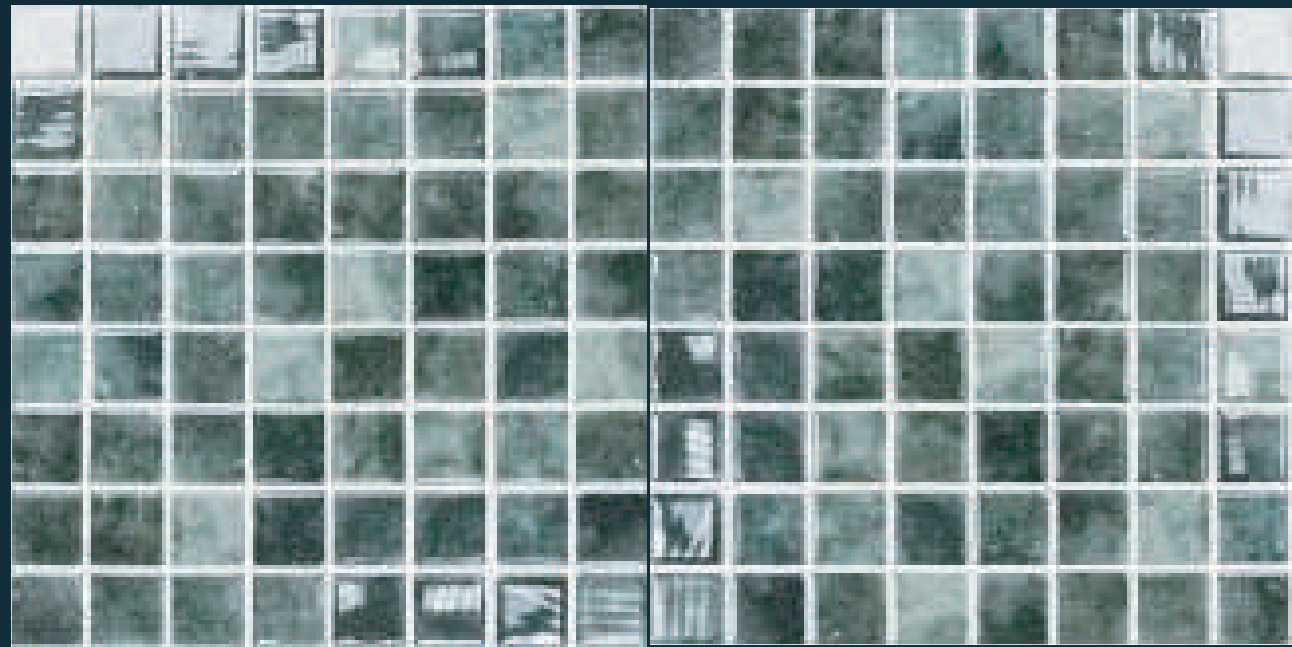
Outdoor pavement next to swimming pool



Arena

Hormigón impreso  
Adoquinado  
19,4×120

Swimming pool lining



Vidrepur  
Nature jungle  
Gresite 25×25







# OUR MAXIM IS QUALITY.

We have thought of every detail for you to enjoy  
a home that really changes your life.  
That's why we work with the best brands.

Salsar

:hager



hatria

BRUMA  
THE FLOWING ART

COMPAC  
THE SURFACES COMPANY



LEVANTINA  
THE NATURAL STONE COMPANY

AZTECA

IMEX  
PRODUCTS



8- BATHS

The vertical walls will be finished with first quality ceramic tiles ceramic coverings of the highest quality, according to the combinations of finishes that we have chosen for you.

cifre  
cerámica

GROUND FLOOR



Decor

**Neutra**  
Gres porcelánico  
30×90



Relieve

**Neutra**  
Gres porcelánico  
30×90



White

**Neutra**  
Gres porcelánico  
30×90

new  
ker

FIRST FLOOR



Nacar  
White X

**Sense**  
Gres porcelánico  
29,5×50



Decor Oak

**Lounge**  
Gres porcelánico  
60×120

9- TOILETS AND FAUCETS

All sanitary fixtures will be white vitrified porcelain and single lever faucets with aerator to reduce water consumption and chrome finish. water consumption, and chrome finish. In addition, the house will have a high energy efficiency domestic hot water (DHW) production system.

cifre  
cerámica

Shower area



**Neutra**  
Decor  
Gres porcelánico 30×90

Toilet area



**Neutra**  
Relieve  
Gres porcelánico 30×90

Other walls



**Neutra**  
White  
Gres porcelánico 30×90



**Flush**  
White  
Pushbutton



**Bianca** *habria*  
White  
Suspended toilet



Tekodul 2  
Cisterna

Fixed glass and sliding door

Glass  
Mampara



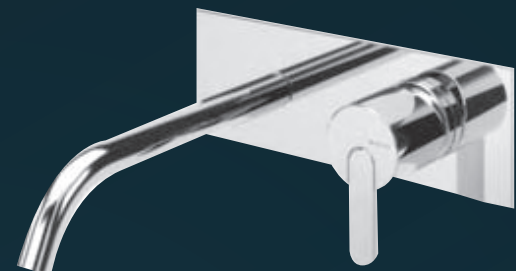
**Hermes**  
White  
Shower tray

new  
ker



**Washbasin Sofía 800**  
White  
**Cabinet 2 drawers**  
**Monterrey 800**  
Glossy gray

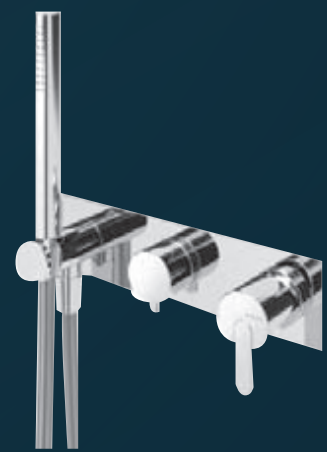
*Salsar*



**Leaf**  
Black  
Single lever sink mixer



**Shower head with**  
**shower arm**  
Black  
**IMEX**  
PRODUCTS



**Leaf**  
Black  
Built-in faucets





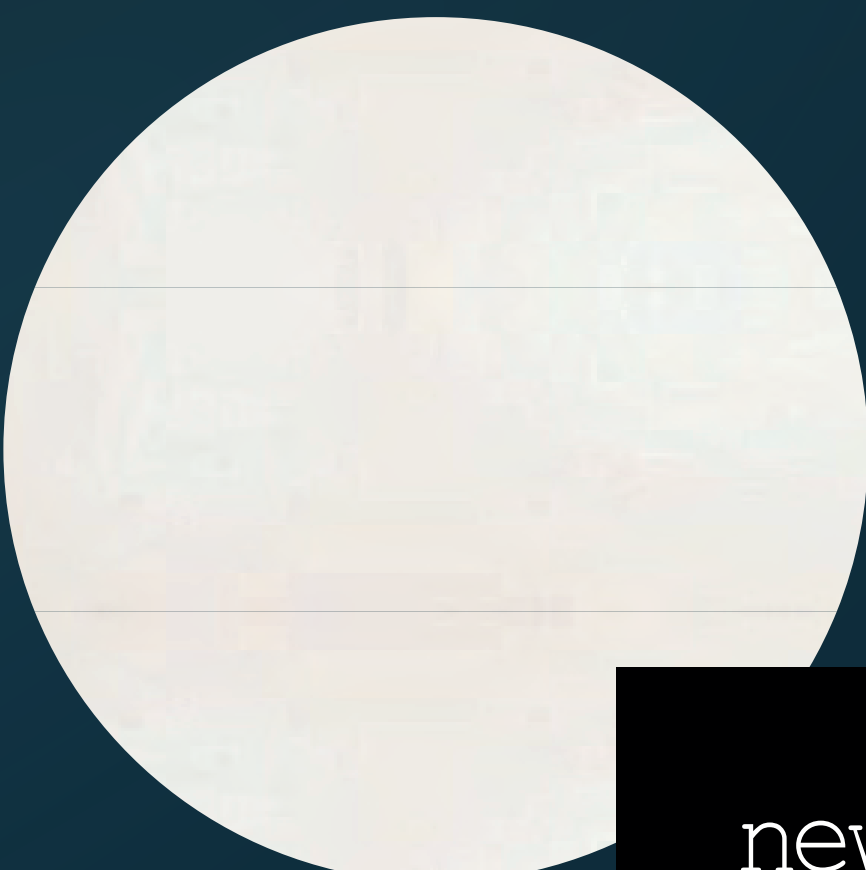
BATHS 1 Y 2: FIRST FL OOR

FLOORING AND WASHBASIN AREA OTHER WALLS



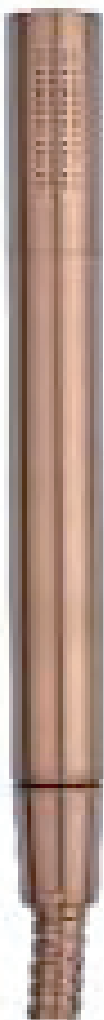
**Lounge**  
Decor Oak  
Gres porcelánico 60×120

new  
ker



**Sense**  
Nacar White X  
Gres porcelánico 29,5×90

new  
ker



**Stream**  
Proud rose  
Kit shower



**Itaca**  
Proud rose  
Single lever shower mixer  
2 outlets



**Mural**  
Proud rose  
Single lever sink mixer



**Steam**  
Proud rose  
DUHA ceiling-mounted shower head  
with arm

**FLUSH**  
White  
Pushbutton



**Bianca**  
White  
Suspended toilet

*hatria*

**Tekodul 2**  
Cisterna



**Hermes**  
White  
Shower tray

new  
ker

**SUITE 1**  
OPTION 2: Sofia 1200 washbasin  
White  
Monterrey 1200 2-drawer cabinet  
Taupe



*Salsar*

Fixed plus sliding glass  
Bronze  
Mampara

**SUITE 2**  
OPTION 2: Sofia 800 washbasin  
White  
Monterrey 2-drawer cabinet 800  
Taupe



*Salsar*

Fixed glass  
Bronze  
Mampara



# THE KITCHEN OF YOUR DREAMS

## 10- KITCHEN

The kitchen will be equipped with lacquered wall and base units, with a modern combination of colors and a top-quality worktop in top quality porcelain tile.

The rest of the room will be finished with smooth plastic paint. Stainless steel sink with single lever faucet mixer included

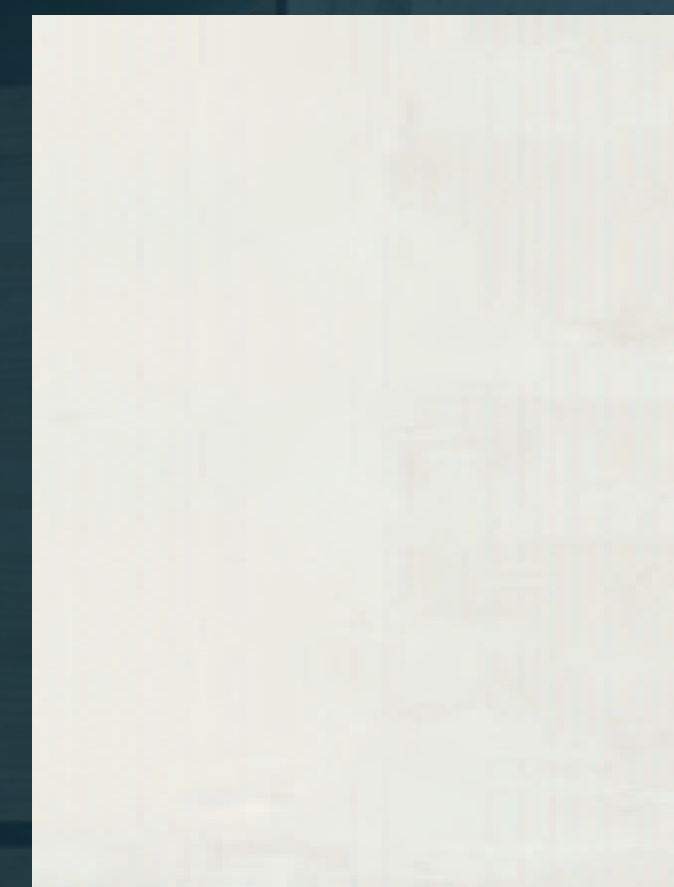
Ceramic hob

Built-in oven

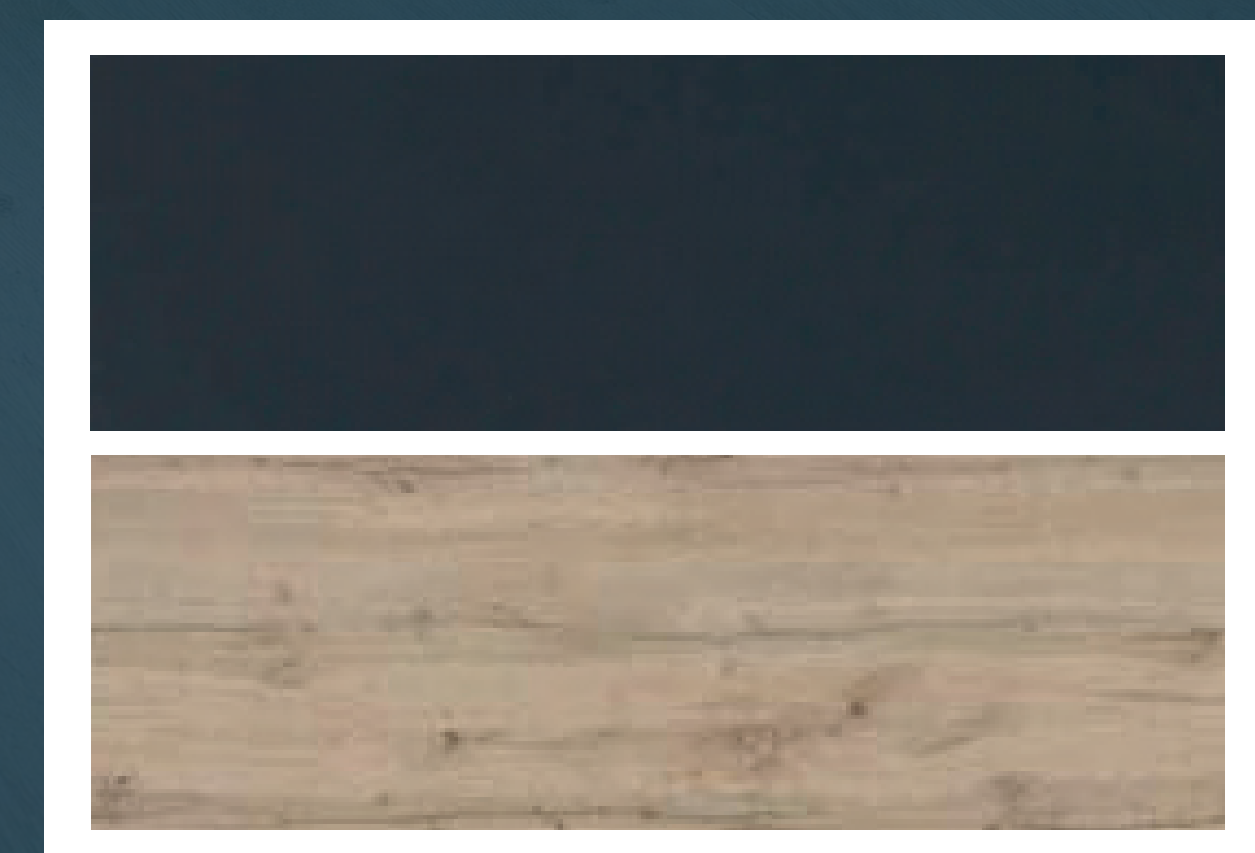
Extractor hood

## FRONTS

Grigio Bromo 0724  
Option 1: Lacado  
Option 2: Melamina Fénix



Countertop  
White Zeus  
Silestone



## FRONTS

Grigio Bromo 0724  
Melamina roble hércules

# AITANVIEW





## 11- CEILINGS AND PAINTING

Your home will have gypsum plasterboard in all false ceilings, with registers where necessary for the maintenance of facilities, such as bathrooms or corridors. All walls and ceilings shall be painted in RAL 9003.

## 12- ELECTRICITY

Your home will have a complete electrical and telecommunications installation.

Of course, for your comfort and security, we will install a video intercom at the main





# A HOME

## THOUGHT FOR YOUR QUALITY OF LIFE

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### 13- INDOOR TEMPERATURE

For the most pleasant indoor climate in your home, regardless of the conditions outside, your new home will be your new home will have an air conditioning system for the production of cold and hot air with distribution of ducts distribution of ducts by rock wool panel with grilles in bedrooms and living room. Bedrooms and living room.

### 14- VENTILATION

All homes have an interior ventilation system that complies with the requirements of the Technical Building Code.

### 15- ACCESS

Each home will have its own pedestrian and vehicular access. The portal will be finished with high quality materials, combined to highlight its aesthetics and welcome you in the warmest and most welcoming way

### 16- PARKING

Automated garage access door operated with remote control. Electrical pre-installation for vehicle recharging according to the Low Voltage Electrotechnical Regulations





# SOLAR PANELS

## 17- ENERGY RATING

Environmentally friendly energy, an energy mode sustainable, that reduces harmful emissions to the environment and contribute to guaranteeing the energy supply.

Save on your electricity bills.







AITANA VIEW  
RESIDENCE COMPLEX



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