



DOSSIER & Building specifications

Mahón
(Finestrat)



**CAMPANA
GARDEN**

Arquitecto:

omo

navarro mortes architecture S.L.P

www.omo-estudio.com

Lidiamar Urban Complex

Villa Mahón

9 villas

*"The real voyage of discovery
consists not in seeking new
landscapes, but in having new eyes".*

Marcel Proust





All brands reflected here are likely to be replaced by others of equivalent level.

Images shown here are an approximation, as faithful as possible, of the final result of the property designed, with the specifications indicated in this document which could be modified due to technical or legal requirements but always provided they are justified and do not imply a substantial alteration of the property and/or a decrease in the quality of the materials/equipment of the property. Furniture and white goods shown are not included. All the information and delivery of documentation will be provided in accordance with the provisions of Royal Decree 515/1989, of April 21st, and other regulations that may complement it, whether of a state or regional nature.



Finestrat has become a booming destination. Its new recreation area in the foothills of Sierra Cortina has given it the status of a select and exclusive village for both, those who seek a relaxed and intimate place without giving up the comforts of having all the services nearby, combining three maxims: landscape, comfort, and sustainability.

EXTERNAL DEVELOPMENT

The complex is located in a privileged sector very well connected. Its access from the AP-7, the N-332 or other routes like the CV-767, is very easy.

Likewise, it is very close to other towns of the Province like Benidorm, Altea or Villajoyosa, avoiding long journeys.

Its leisure offer includes a wide variety of sports, cultural and gastronomic activities: large gold courses with their club houses, hiking trails through cultural landmarks and typical Mediterranean landscapes, aquatic and multi-adventure activities at sea and waterparks, international festivals and cuisine inspired by different civilizations that have influenced the local recipe book.



Lidiamar URBAN COMPLEX_ Villa Mahón



Plot area 1= **703,34 m²** / Plot area 2= **602,67 m²** / Plot area 3= **705,32 m²** / Plot area 4= **713,24 m²** / Plot area 5= **620,65 m²**
Plot area 6= **614,40 m²** / Plot area 7= **603,14 m²** / Plot area 8= **586,66 m²** / Plot area 9= **556,13 m²**

*the m² of surface are approximate





Villa 1_Mahón Plot: 703,3 m²

Villa 2_Mahón Plot: 602,6 m²



LIDIAMAR_VILLA MAHÓN_Builted surface = 315,66 m²

Housing builted area= 207,72 m²
Builted area with terraces= 315,66 m²

Total housing useful area= 173,21 m²
Total terrace useful area= 107,94 m²

***the m² of surface are approximate**





Villa Mahón _ The Concept

The Villa is all surrounded by green areas generating a spatial continuity and mimetization with immediate environment with the sea and Sierra Cortina as a backdrop.

The side garden, characterized by native vegetation, gives an outside connection between the Floor 1, the access to the plot and the parking area, and the Floor 0, pool and barbecue area and the living-dining room.

The installation of natural grass in the rest of the plot is offered as an extra element through a detailed gardening project.

The material execution of each level is represented by means of an element that enhances its essence. In this way, the volume of Floor 0 is configured through a natural limestone masonry coating, reinforcing its idea of base and support for the rest of the building. Floor 1, of monolayer in smooth paint, combines the use of Majorcan shutters as solar protection elements, taking of the detail of the most intimate and noble part of the dwelling. Finally, Floor 2, where the master room is placed, is opened to the outside through a large terrace and finished in textured monolayer in warm tone.

Its strong Mediterranean aesthetic lies in a perfect union of tradition, modern architecture, and nature.



Image of the Exterior volumetric_Side garden



Upper plot _ pedestrian and vehicle access

Its privilege location gives an ambitious visual display to see the integrity of the whole.

The pedestrian access is made of ceramic tiles in grey tones over whitish gravel. This material combination is combined with printed concrete in the parking area. It will always be possible to add a protection pergola for vehicles upon extra request.

The perimeter of the property will be executed with reinforced concrete walls in combination with metal fencing. For the interior, gabion walls will be placed as decorative elements.

The side garden appears again as a key element to create a main connection with the lower plot (F0) through a gentle slope and it is crowned with plants endings, native plants, cactus type mixed with whitish gravel.

Opposed to the remarkable open character of the rest, this floor priorities the privacy of interior spaces with respect to the adjoining houses.

The Majorcan shutters, in its metallic version with wood-effect thermo-lacquered finish, give the façade a changing and constantly evolving appearance, adjusting to the daily needs of each residential unit.

In addition to providing greater durability and less maintenance, they contribute to improving the energy efficiency of the building



Image of the access to the house_10



FLOOR 1 _ ACCESS AND BEDROOMS

This floor give access to the Villa and communicates inside with floors 0 and 2 through a stair and an elevator.

This floor has two en suite bedrooms, each one with a bathroom included. One bedroom has a private terrace "L" shape (15) with view to the side garden and the pool area.

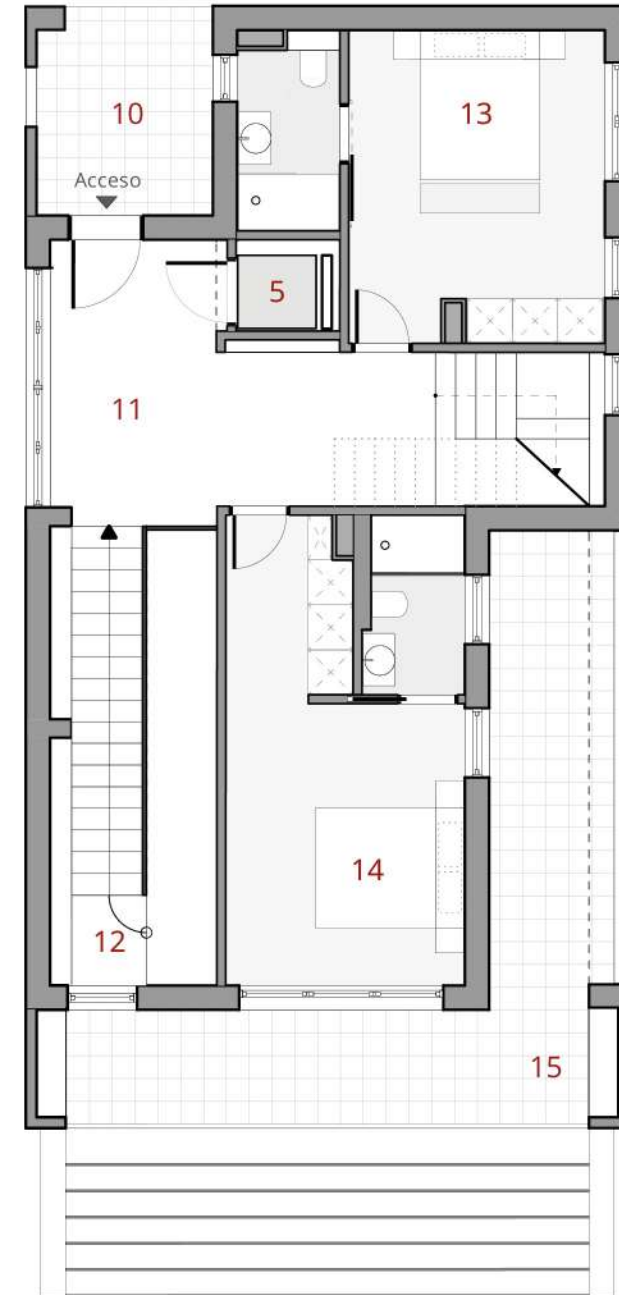
The floor inside the Villa has a large-format porcelain in beige tone cladding, with minimal joints, and white baseboards matching the interior carpentry to get a full integrated aesthetic.

All walls and ceilings are painting in a soft colour with a plastered effect.

TABLE OF USEFUL SURFACES

10 Access porch.....	6,66 m ²
11 Hall.....	16,72 m ²
12 Stair 1.....	6,13 m ²
13 Suite room 1.....	17,48 m ²
14 Suite room 2.....	19,97 m ²
15 Terrace.....	21,47 m ²

1st Floor USABLE AREA	60,30 m²
1st Floor TERRACE SURFACE	28,13 m²



FIRST FLOOR HOUSE BUILT SURFACE
(TERRACES ARE NOT INCLUDED)

72,63 m²



Image of the first floor bedroom_14



FLOOR 1 _ BATHROOM

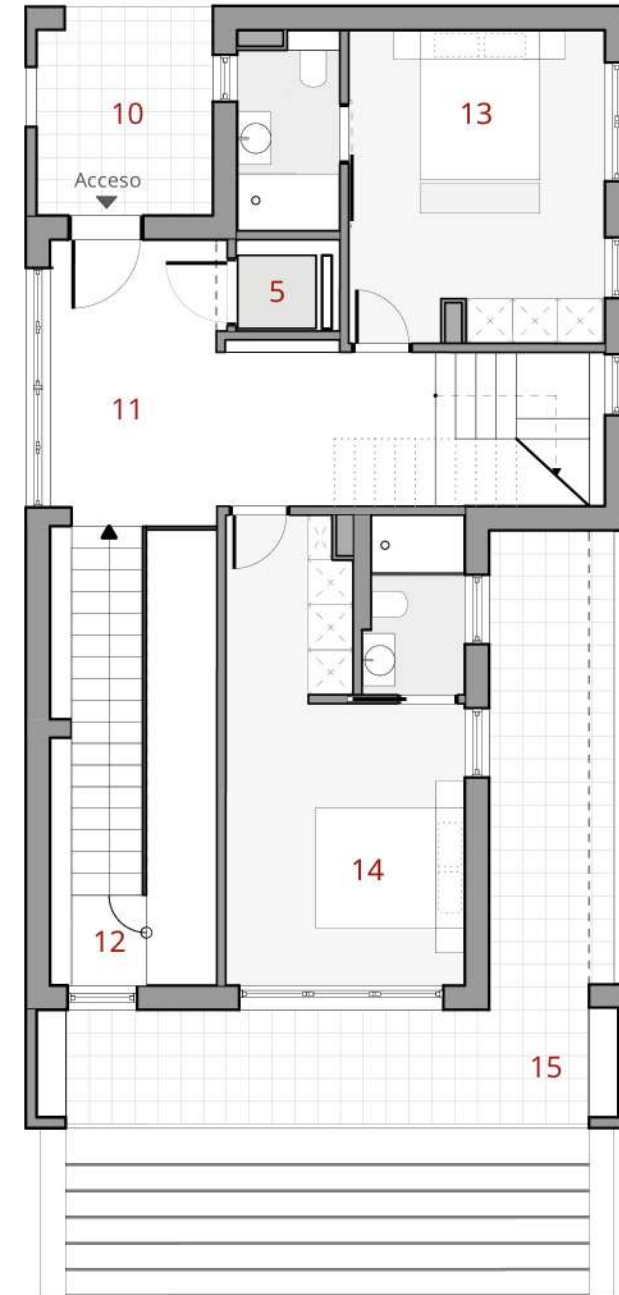
Bathrooms interior is designed as an extension of bedrooms; one single space that becomes independent through a mobile element, giving a total connection between two environments, so different but at the same time interrelated.

All bathrooms have black built-in taps, wall-hang toilet, shower tray on floor level, fix glass screen and rain function showerhead.

Decorative mirrors, frameless and with backlighting, have singular and different designs, looking for a balanced composition with the room.

Likewise, bathroom furniture fit available spaces offering a high comfort and storage by means of mixed systems of drawers and Insulated bathroom vanity tops with white ceramic washbasins.

A modern and avant-garde range that perfectly combines with the premium porcelain wooden and stones imitation tiles used on walls taking centre stage.



FIRST FLOOR HOUSE BUILT SURFACE
(TERRACES ARE NOT INCLUDED)

72.63 m²



Image of the bathroom_13



FLOOR 0 _ LIVING ROOM

This floor consists in a common area, living-dining room (3) and it is connected with the pool through a large window that folds in a single module to join the inside and outside as a single space. The porch (1) is designed to give sun protection in summer and allow the sun light in winter.

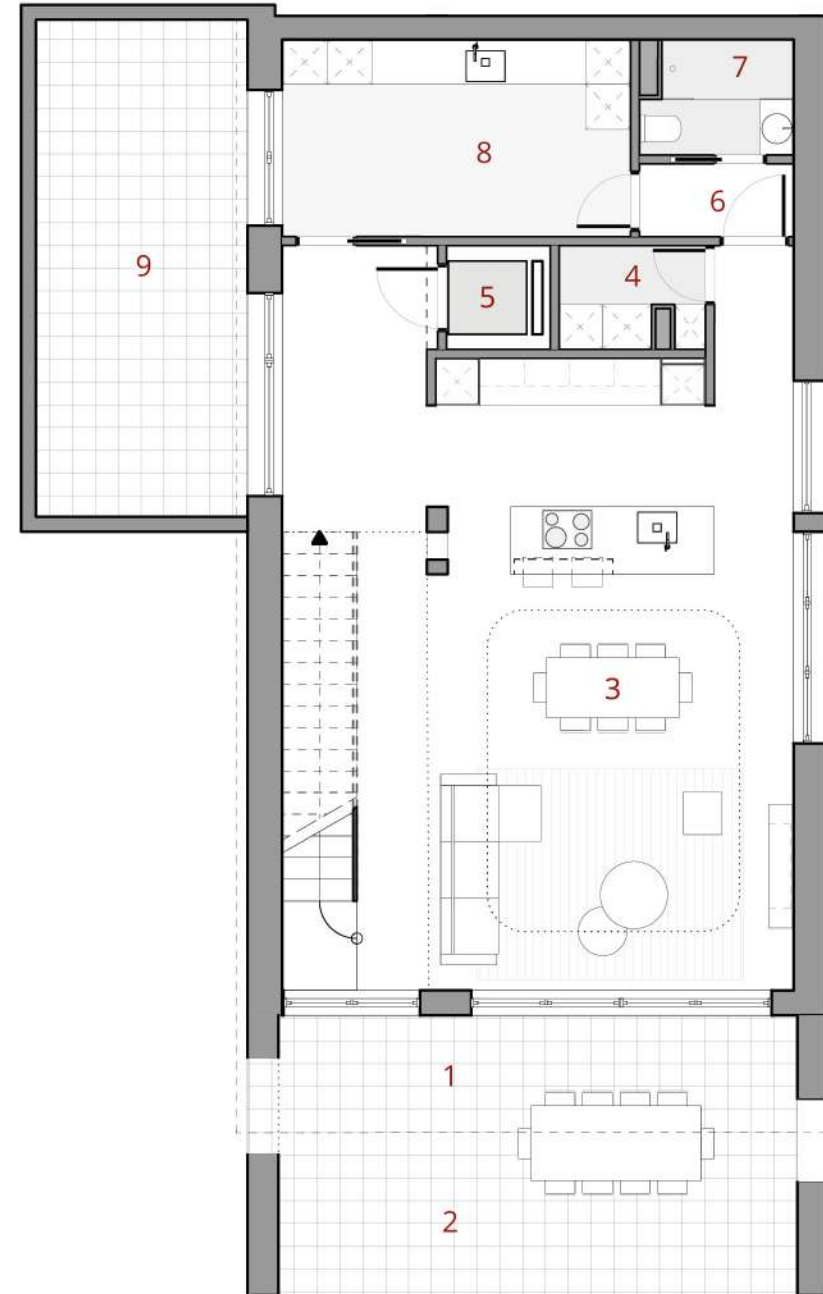
The pantry, the bathroom, and the laundry room (according to the needs) complete the back side of this floor.

Predominant LED lighting throughout the space, with a punctual indirect character to emphasize remarkable elements of the construction such as the design of the interior metal staircase.

TABLE OF USEFUL SURFACES

1	Covered porch.....	12,30 m ²
2	Open porch.....	15,17 m ²
3	Dining-living room.....	61,33 m ²
4	Pantry.....	2,57 m ²
5	Elevator shaft.....	1,70 m ²
6	Hall.....	2,15 m ²
7	Bathroom.....	3,02 m ²
8	Laundry room / Homeoffice.....	13,00 m ²
9	Interior patio.....	20,09m ²

Ground floor USABLE AREA	83,77 m²
Ground floor TERRACE SURFACE	47,56 m²



GROUND FLOOR HOUSE BUILT SURFACE
(TERRACES ARE NOT INCLUDED)

97,40 m²



Image of the living room_3



GROUND FLOOR _ Kitchen

The Kitchen is proposed as an open space connected with the living room, the patio and the hallway that leads to the bathroom and the pantry (alternatively, to the home office). The kitchen area is subtly highlighted by a change of pavement of the same type than the rest of the room.

The kitchen island is an independent volume with the sink and the induction hob on it. It is lined with a single porcelain material in a veined effect, with a cantilevered area where a pair of bar stools can be placed. The set can be completed, as an extra, with the installation of a high-performance extractor hood integrated into the ceiling.

The kitchen has many storage units with doors and drawers covered in mink colour. Central cabinets are offered with glass doors and interior backlight as an extra.

This space receives natural sunlight from the exterior in both sides, being the artificial light provided by LED lighting in working areas.

The exterior carpentry is made with aluminum profiles in anthracite color with a thermal break with high thermal and acoustic performance accompanied by double-glazed glazing with an air chamber. The blinds will only make an appearance on those windows that need it.



Image of the kitchen



Views from the porch_1



Image of the General plot



FLOOR 2 _ MASTER BEDROOM

Master bedroom with en suite bathroom is placed at this floor and it is connected with a large and private terrace (10) with a direct view to the bay.

The facilities room (20), completely integrated in the exterior volume, stores the refrigerator and ventilation machines of the Villa facilitating controlling functions and repairing.

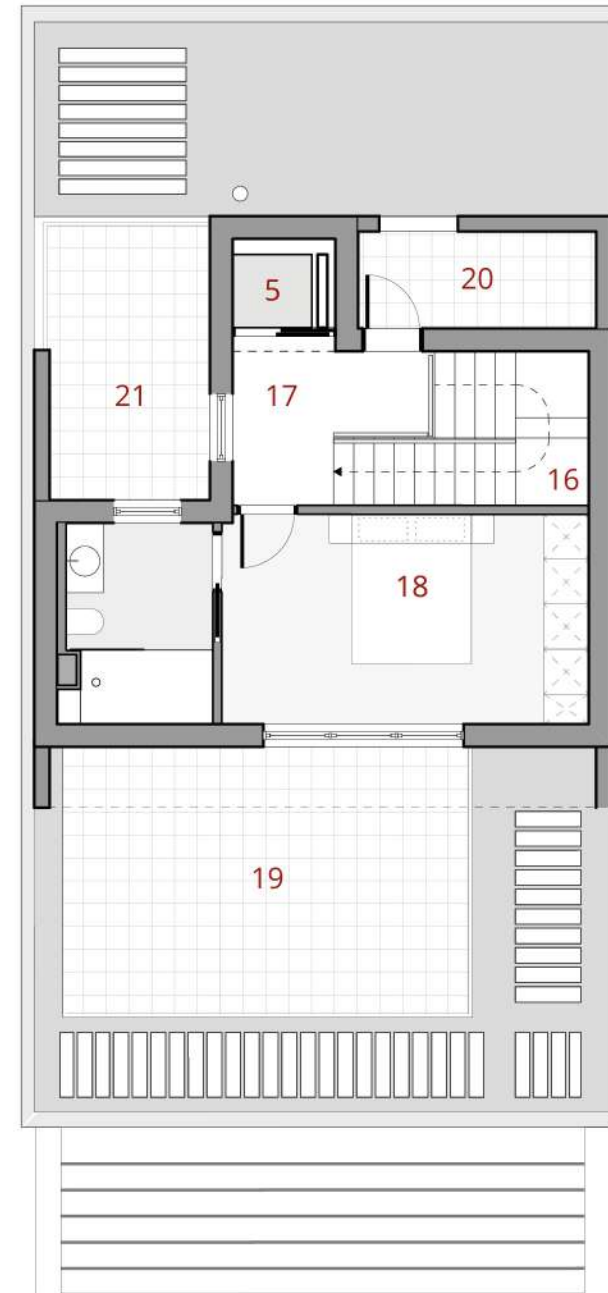
The house has a complete pre-installation of hot-cold air conditioning through ducts with supply grilles in the living room and bedrooms.

It incorporates a ventilation system to guarantee the healthiness of the indoor air and compliance with the Technical Building Code.

TABLE OF USEFUL SURFACES

16 Stair 2.....	4,99 m ²
17 Hall second floor.....	4,74 m ²
18 Suite room 3.....	19,41m ²
19 Terrace.....	20,02 m ²
20 Facilities area.....	4,24 m ²
21 Patio.....	7,99 m ²

Floor 2 USABLE AREA	29,14 m²
Floor 2 TERRACE SURFACE	32,25 m²



SECOND FLOOR HOUSE BUILT SURFACE
(TERRACES ARE NOT INCLUDED)

37,69 m²



Image of the Master bedroom_18



Sustainability and... _ Progress

Hot water is produced by an aérothermal heat pump, a sufficient and sustainable system that uses the air thermal energy which is distributed to the interior of the dwelling.

If you have an electric car, the parking area will have provision for recharging this type of vehicle.

Dwellings have an **A** energetic qualification, a clear indicator of good thermic and lighting comfort conditions as well as the interior air quality of this Villa.

We offer the opportunity to customize several aspects of your new home:

- >To choose between different extras offered that will create the atmosphere you are looking for each space of the house.
- >To adapt the kitchen space according to your needs.
- >To increase the comfort with security and technology displays.
- >To improve the qualities and finishes.
- >Other measures to make the house even more sustainable such as radiant floor heating or solar panels.

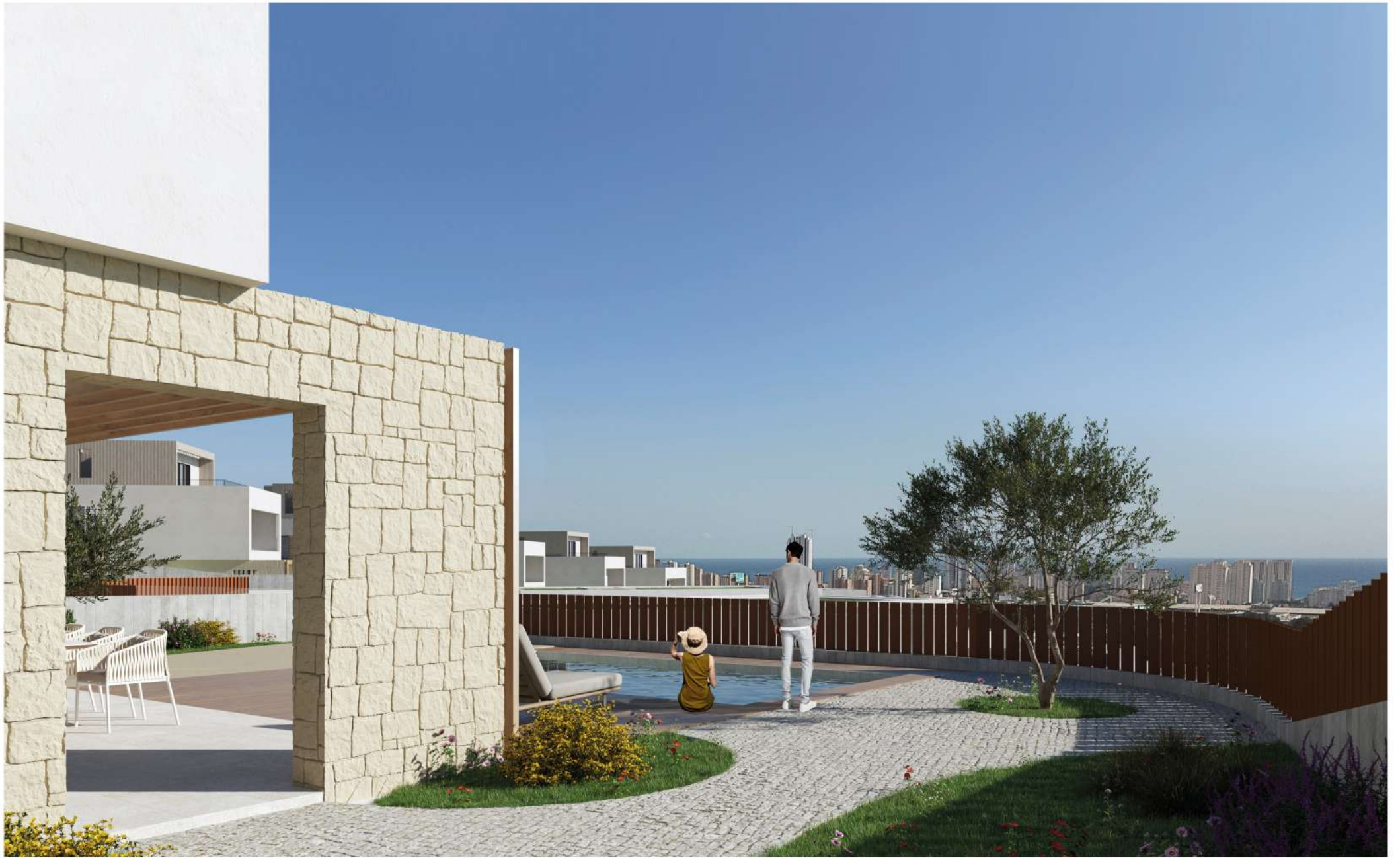


Image of the Exterior volume



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