

### **ELEGANT AND DISCREET**

Cork Oak Mansion in Altos de Valderrama offers a choice of luxury villas located in the most natural and peaceful areas of the Mediterranean.

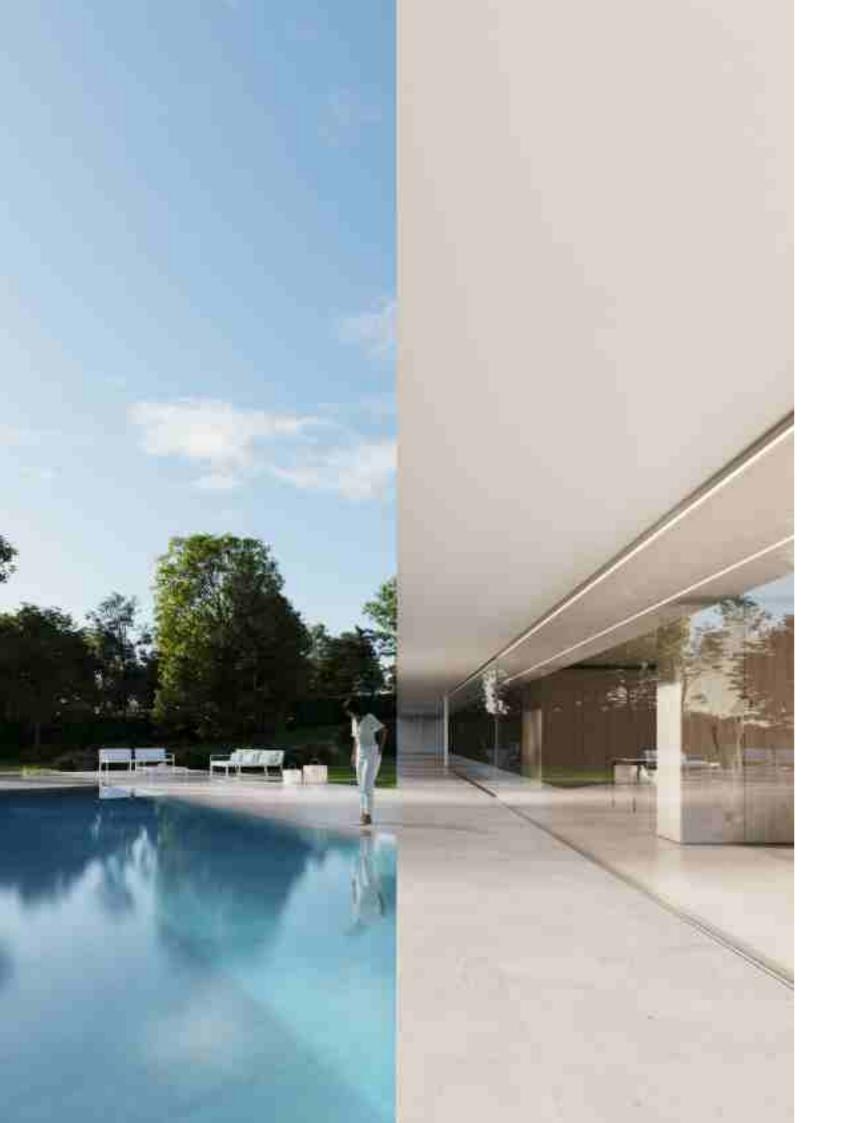
Sotogrande has become an international benchmark for excellence in luxury housing developments, an ideal place to live the way you always wanted.

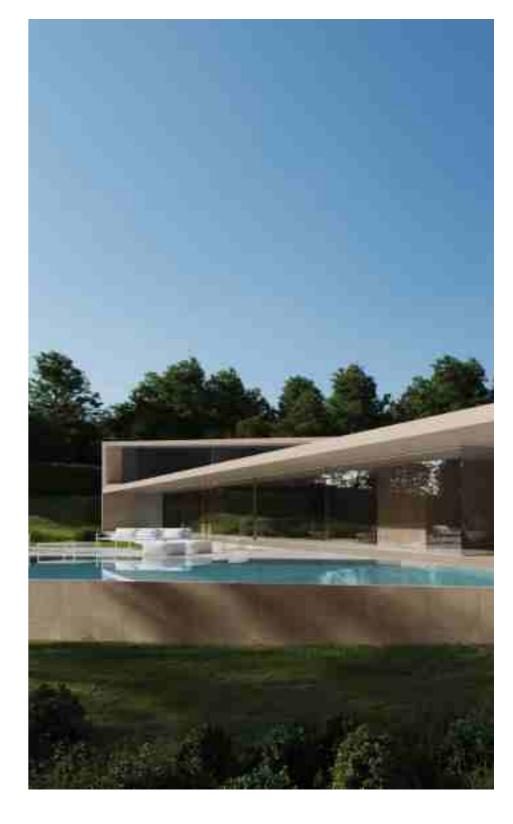


### VILLA 95

The expressive nature of this three-story house is designed in a continuous movement that suggests, between its different rooms, a walkway from where to explore the landscape that expands in front of it.

The exterior morphology is arranged with the intention of taking full advantage of the buildability of its plot. Through its long diagonal, the pieces seem to connect only by their vertexes, but the interior is intertwined and in constant communication. The upper floor opens onto a large balcony: the roof of the middle piece, whose limits expand in both directions; to the outside, towards the pool, and to the inside of the plot up to the limits of the upper level.





Through its configuration of three uninterrupted succession of spaces, the structure lures the eye into following its shape; an almost playful figure that immediately assumes and suggests the distinctive identity of the house.





#### • 1.230 m<sup>2</sup> BUILT AREA

The surface of the house is distributed in three volumes that go down the plot, whose area is of 2.315 m<sup>2</sup>.

#### 6 BEDROOMS

All bedrooms have a dressing area and a study. They have direct lighting and ventilation.

#### OUTDOOR POOL

The pool is 22 m long and 4 m wide, which facilitates its use as a sports element. The total surface area is  $88 \text{ m}^2$ .

#### WALK-IN WATER MIRROR

The presence of a 245m<sup>2</sup> sheet of water at the end of the terrace generates a feeling of freshness and brings light to the house.

#### SPA, GYM AND SAUNA

The house has an SPA, a gym area and a sauna, to ensure the well-being and facilitate a healthy life.

#### HEATED SWIMMING POOL

In the basement there is a heated swimming pool that is naturally illuminated through a skylight.

#### CIRCADIAN LIGHTING

Circadian lighting consists of the automatic regulation of the light tone to suit human needs.

#### CONTACT WITH NATURE

The villa is located in the most privileged environment completely surrounded by nature, without leaving all the comforts of cosmopolitan life.

#### SECURITY

The urbanization has its own security service. Just 20 meters from the villa is the security checkpoint.

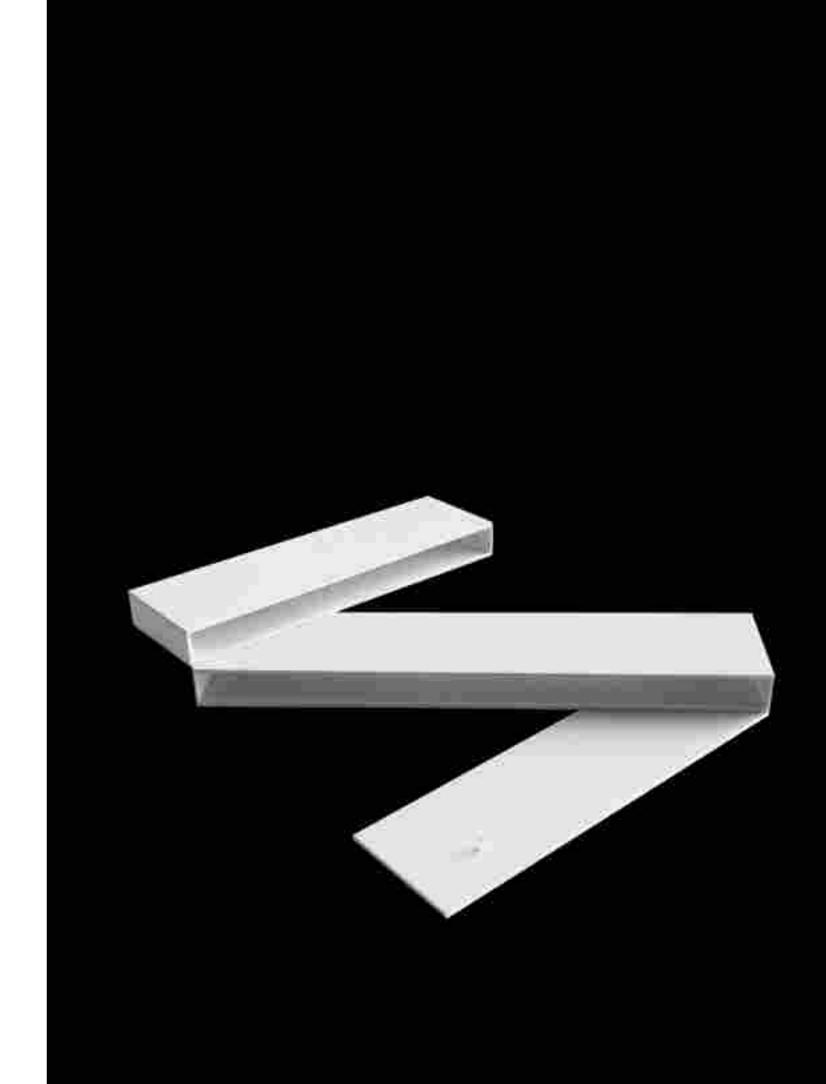
#### ELEVATOR

The villa has a fully customized elevator connecting the ground floor and the first floor.





The volume is configured by means of three assembled bodies that descend through the landscape morphology.



#### SITE PLAN

The villa is located in a privileged environment at Altos de Valderrama, in Sotogrande.

TOTAL PLOT AREA 2.315,00 m<sup>2</sup>

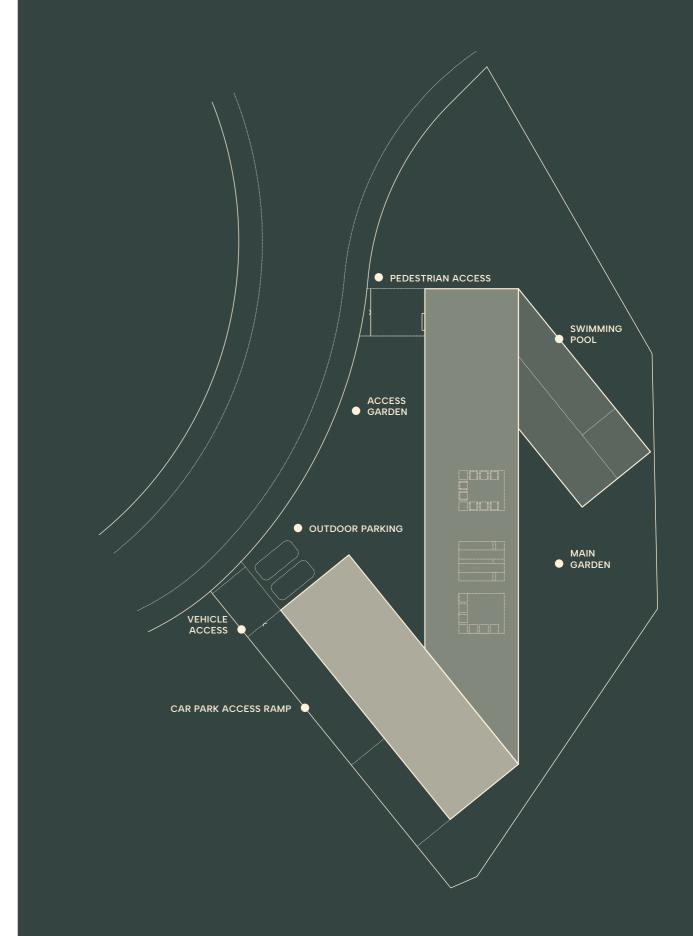
TOTAL BUILT AREA 1.230,00 m<sup>2</sup>

# PARKING PLACES

interior and exterior 6 places

### ACCESS POINT

independent for vehicles and pedestrians 2 accesses



### GROUND FLOOR

That floor is divided into two connected volumes. One of them contains the entire day area and the other contains the spaces for complementary use.

### COMMON AREA

hall, living room, kitchen, office 265,80 m<sup>2</sup>

### ADDITIONAL SPACES

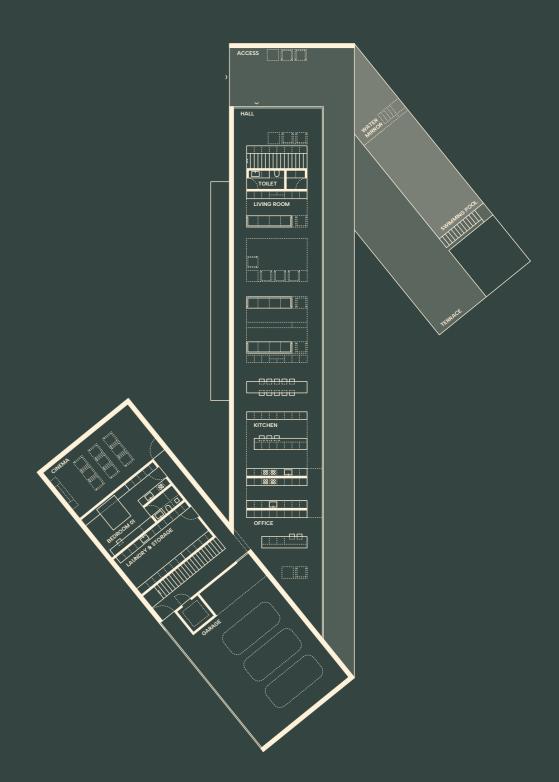
cinema, staff bedroom, laundry, garage  $242,80\ m^2$ 

### **OUTDOOR SPACES**

access, terraces 219,50 m²

### **SWIMMING POOL**

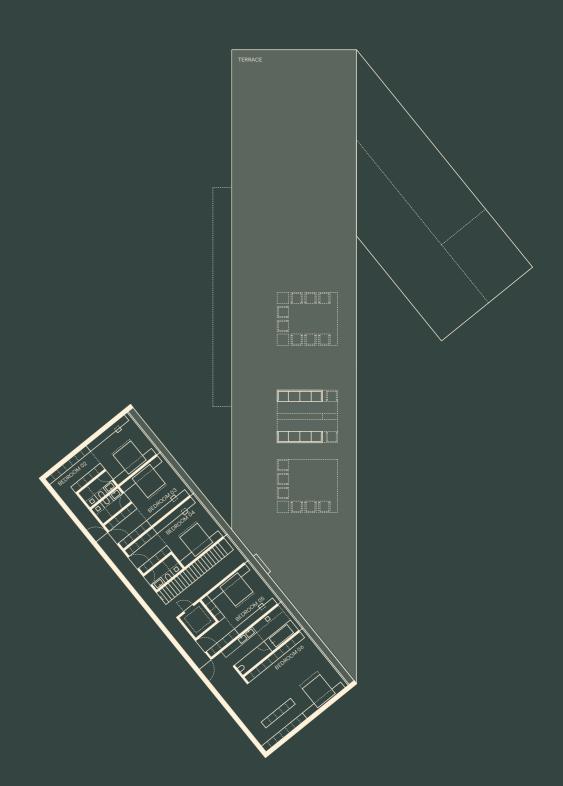
swimming pool, water mirror 66,00 m²



FIRST FLOOR
The first floor contains the night area and a terrace area partially covered by a water mirror.

NIGHT AREA bedrooms 234,40 m²

OUTDOOR SPACES terrace 437,5 m<sup>2</sup>



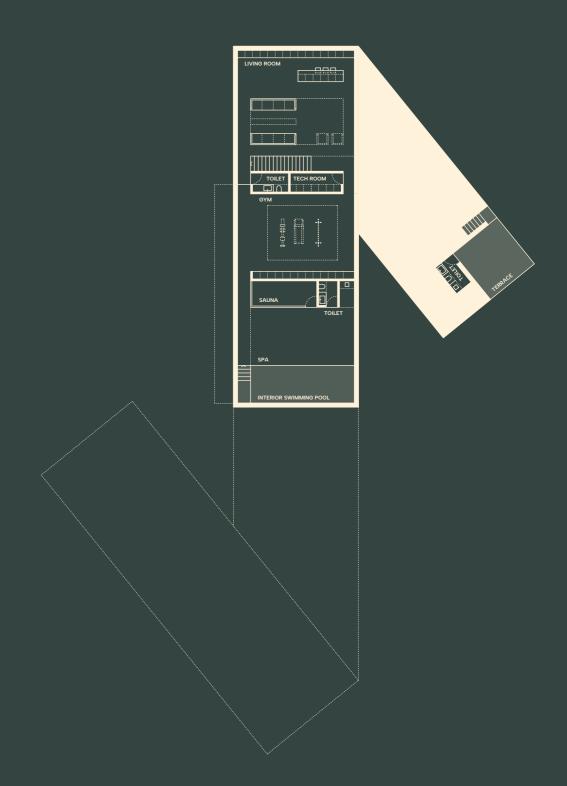
### BASEMENT FLOOR

The basement is divided into two areas separated by the communication core. One of them contains a leisure area and the other a fully equipped sports area.

LEISURE AREA living room, tech room 104,00 m<sup>2</sup>

WELLNESS AREA gym, spa, swimming pool 155,20 m²

OUTDOOR SPACES terrace 26,10 m<sup>2</sup>



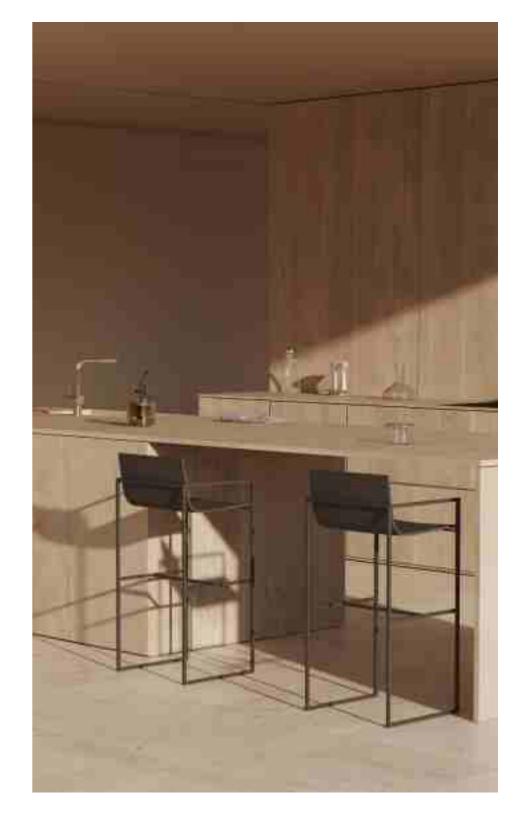




The large living room, which opens onto the garden, is divided into two areas separated by furniture elements. Each of them is designed for a specific use.





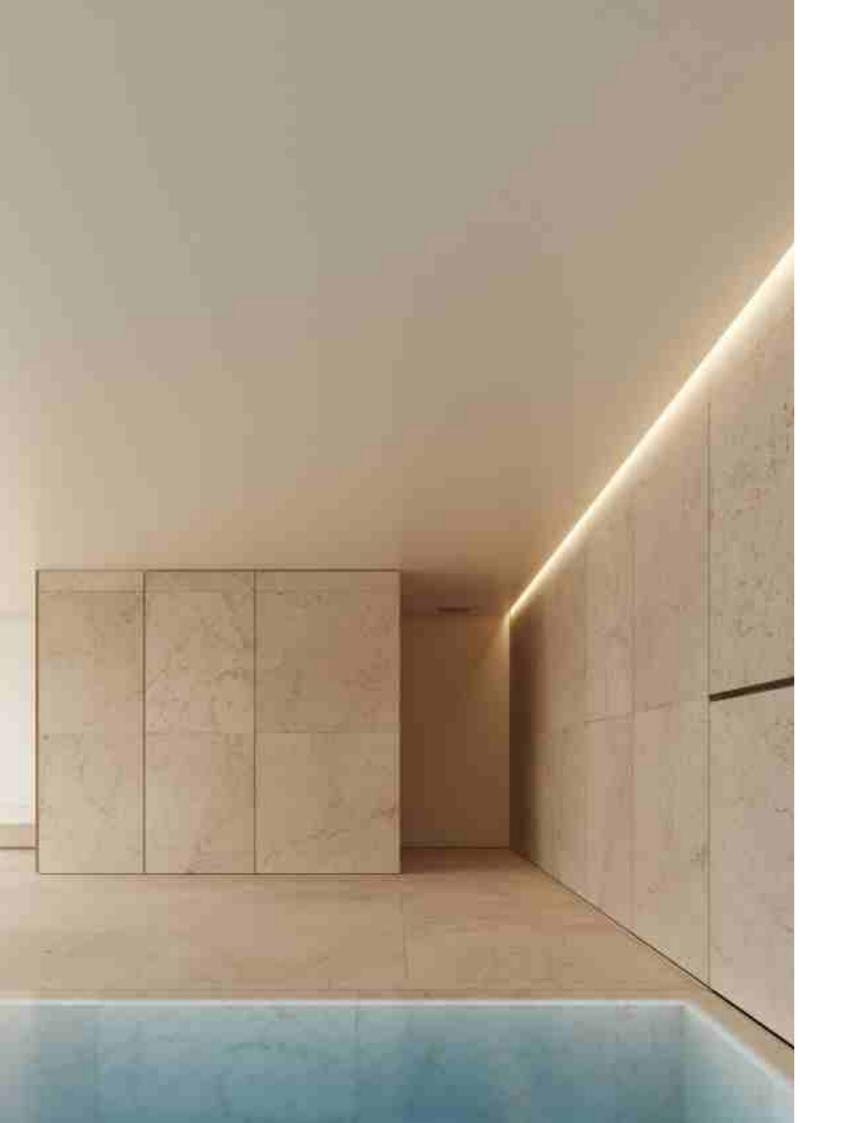


All the spaces of the villa are designed with cozy materials, whose tonalities and textures generate a feeling of warmth.



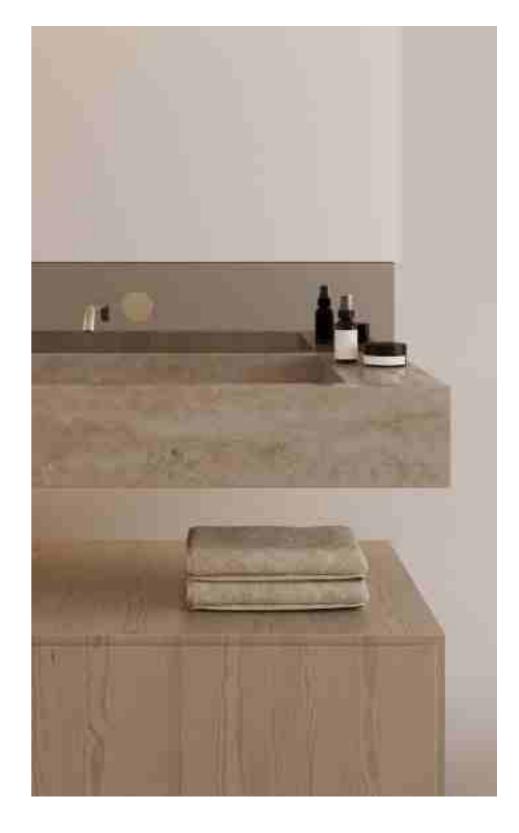












The natural lighting and the shades of the materials make all the rooms cosy and welcoming.

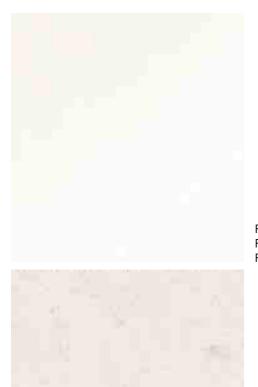




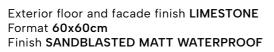
### A SENSE OF SPACE

The house is designed to ensure that the user's living experience is optimal. In this sense, materials are chosen to take care of us.

Stone flooring and details, clean and smooth finishes and wood paneling are some of the elements that are part of the catalog chosen for Villa 95. All of them are in tune with the warm and welcoming character that is intended to generate, always maintaining the balanced philosophy of contemporary design.

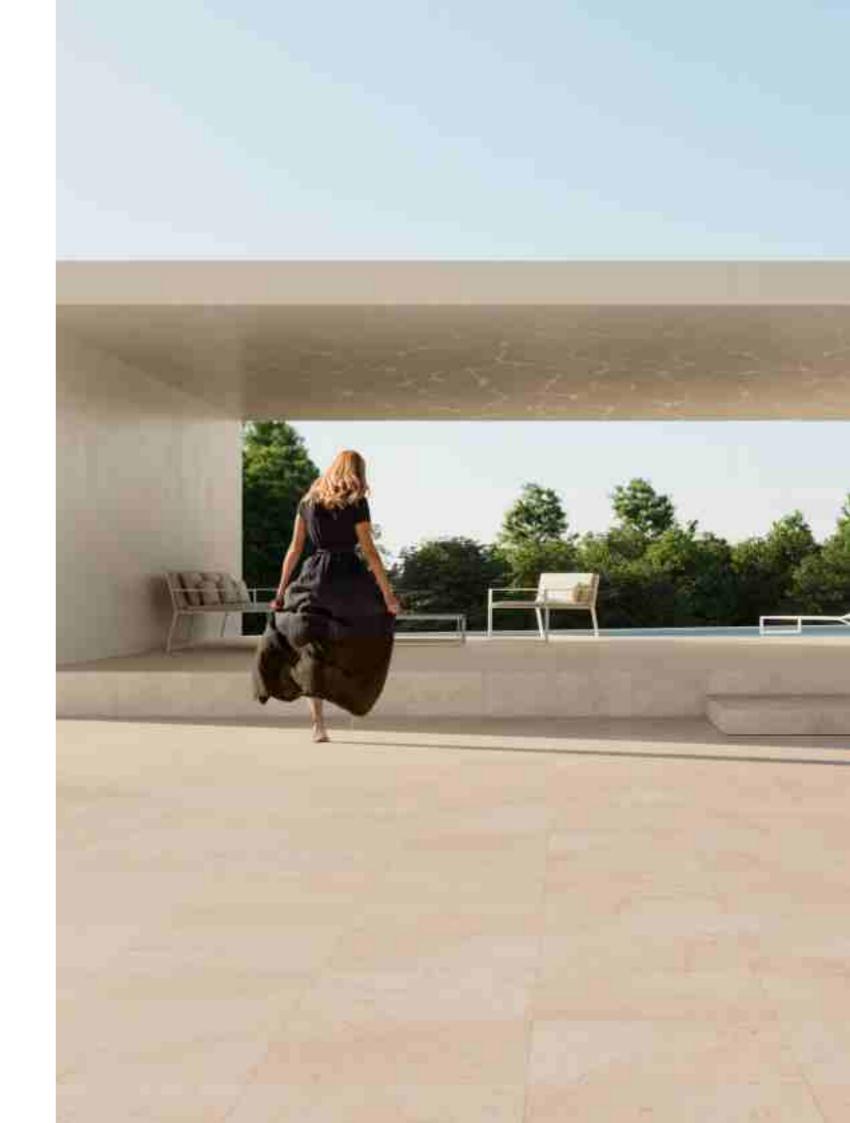


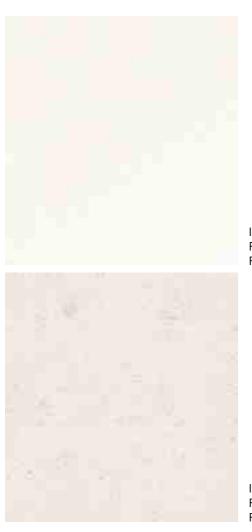
Facade finish SATE SYSTEM WITH SILICONE PAINT Format CUSTOMIZED Finish RAL 9016 MATT COLOR





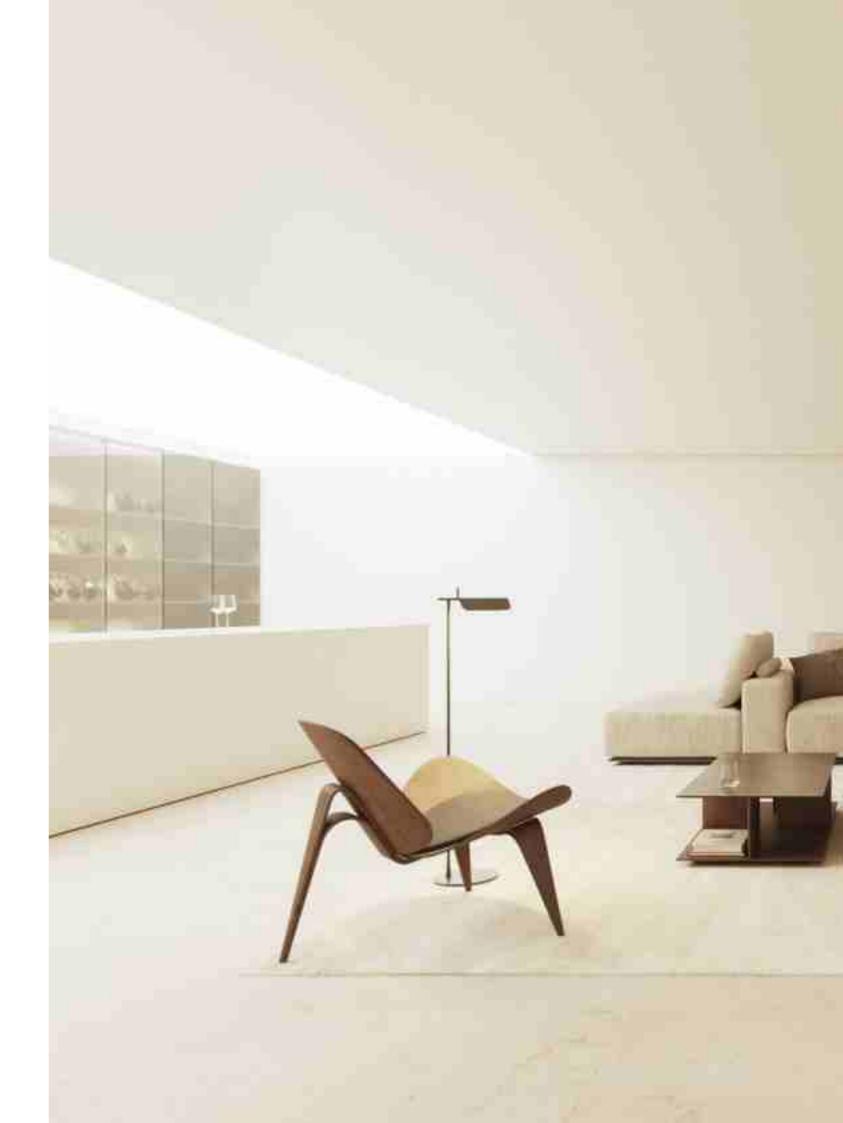
Interior wall covering NATURAL OAK WOOD Format CUSTOMIZED Finish OPEN PORE MATTE





Interior wall and ceiling finishes WATER-BASED ENAMEL PAINT Format CUSTOMIZED Finish RAL 9016 MATT COLOR

Interior floor CAPRI LIMESTONE
Format 60x60cm
Finish HONED





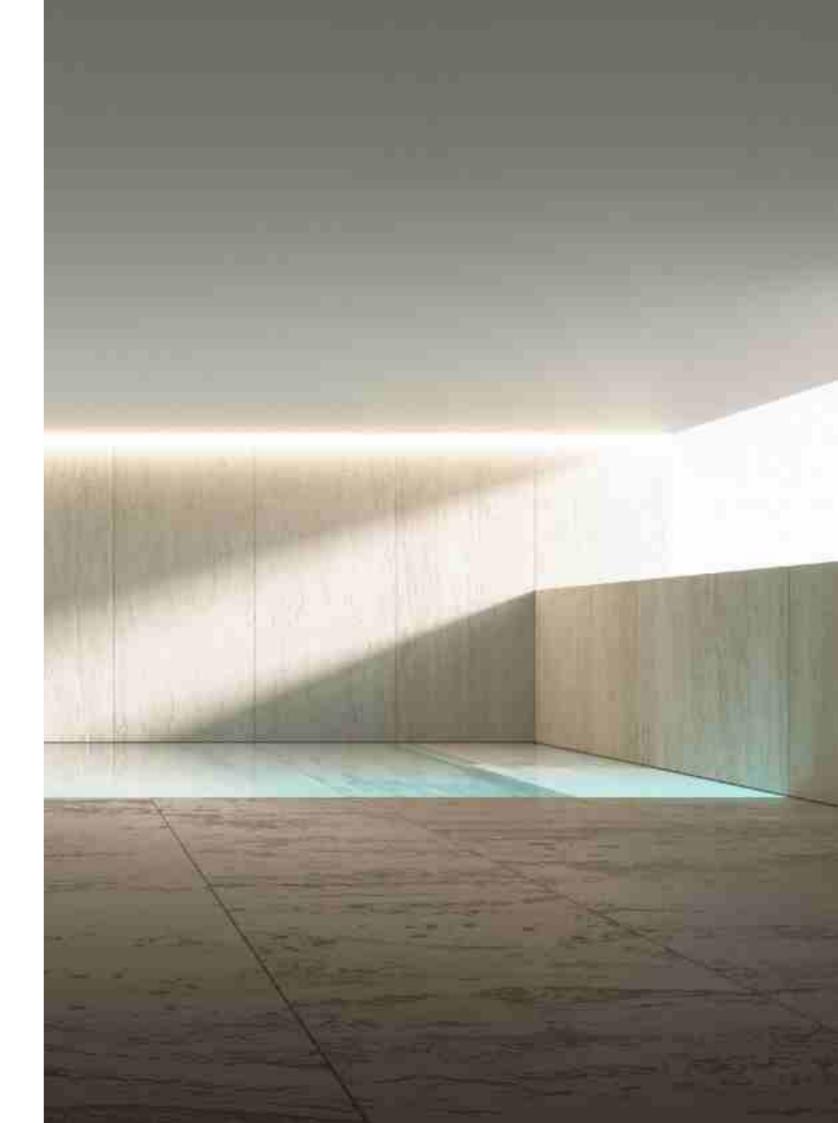
Indirect lighting Location GENERAL LIGHTING OF SPACES Light tone 3000K WARM LIGHT



Spot lighting Location SPECIFIC LIGHTING OF SOME AREAS Light tone 3000K WARM LIGHT



Furniture lighting Location CABINETS, FURNITURE AND OTHER SPACES Light tone 3000K WARM LIGHT





Name OLIVE TREE Scientific name OLEA EUROPAEA Characteristics MEDIUM-SIZED



Name PINE TREE Scientific name PINUS Characteristics MEDIUM-SIZED



Name CORK TREE Scientific name QUERCUS SUBER Characteristics MEDIUM-SIZED

#### **ELECTRICITY**

#### Complete electrical installation for high electrification

Complete electrical installation for a single-family house with high electrification. The installation includes lighting circuits, general electrical outlets, electrical outlets in rooms (bathrooms, household appliances, automated rolling shutters, air conditioning equipment, ventilation, water treatment and pressure group). The distribution of all the mechanisms will be made according to the electrical plan defined in the project execution phase.

#### LIGHTING AND DIMMING

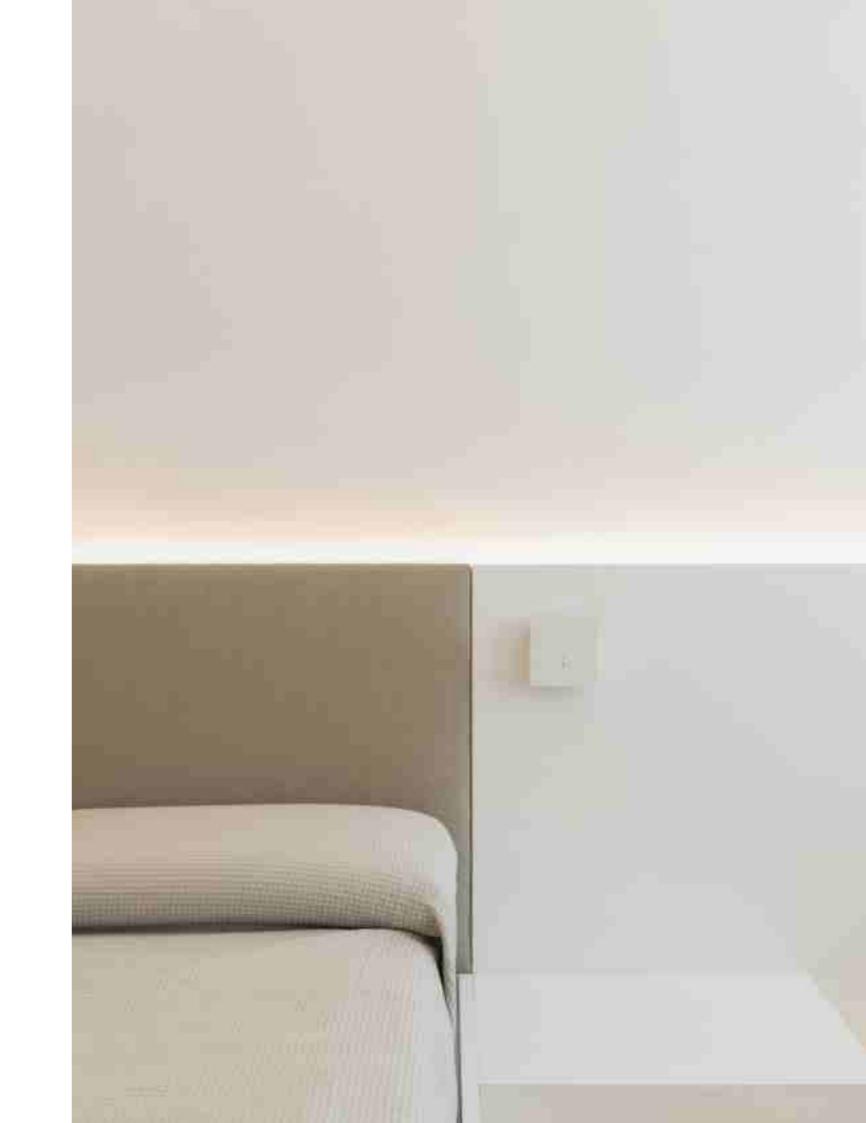
#### Indoor lighting with LED strips and dimming with screen and blackout panels

Indoor lighting with LED strip mounted on profile, cabinet partition, stair handrail or headboard. In wet areas, an IP67 format is used and in areas in contract with water, such as swimming pools or water sheets, an IP68 format is used. To guarantee the darkness of the interior spaces, a roller blind is used, made of fiberglass mesh screen fabric with a double density PVC coating. It will be fireproof, according to DB-SI, and motorized. In bedrooms, there is also a roller blind made of blackout polyester fabric, whose abrasion resistance is 30.000 cycles, pilling resistance is 4–5 degrees, light fastness is 4–5 degrees, wash fastness is 4–5 degrees, opacity is 99.5%, sound absorption is 0.6 (DB-HR). It will be flaming retardant, according to DB-SI, and motorized.

#### **ELEVATOR**

#### Elevator with fully customized interior cabin design

Elevator with fully customized interior cabin design. The objective is to create a continuity with the rest of the spaces and materials of the rest of the house. The access door to the interior of the cabin is hidden by another door with identical conditions to the rest, thus achieving total homogeneity of the space.



#### WATER EVACUATION SYSTEM

#### Soundproofed and fire resistant downpipes and collectors with glued joint

Soundproofed and fire-resistant downpipes and collectors with glued joint. They have a Bs0dl fire performance (according to UNE EN 12501) and an AR soundproofing system (according to CTE). It is guaranteed to be suitable for the evacuation of all types of water, including water from household appliances. The internal surface of the pipes is perfectly smooth, non- flammable and self-extinguishing. They are resistant to impact and corrosion and cannot be attacked by chemical agents contained in wastewater. It can be installed either hanging from the structure or under floors or slabs, as well as in chambers and inside partitions.

### PLUMBING Potable water supply pipe

Potable water supply pipe, consisting of multilayer cross-linked polyethylene, aluminium and high-density cross-linked polyethylene (PE-X/AI/PE-X). It is 32 mm in diameter and 3 mm thick. It is installed inside partition walls, false ceilings or under floors with a mechanical protection layer. These pipes guarantee compliance with current state regulations and their correct operation.



### MECHANICAL VENTILATION Mechanical ventilation with heat recovery

Mechanical ventilation system for homes with heat recovery, consisting of a heat recuperator (Zehnder model or similar) of excellent energy efficiency with very low electrical consumption; a ventilation duct, consisting of a semirigid, circular, multilayer pipe, with corrugated outer surface and smooth inner surface, made of high density polyethylene (HDPE/HDPE), grey, with Clinside treatment on the inner surface to prevent dust accumulation and facilitate cleaning, ComfoTube "ZEHNDER" or similar, 90 mm outer diameter; and a ventilation duct, formed by smooth PVC pipe, glued by means of adhesive.

# SATE SYSTEM FACADES External thermal insulation system

SATE system for exterior vertical thermal insulation, composed of expanded polystyrene insulation boards (EPS) type III or extruded polystyrene (XPS), in areas where the starting points are on pavement or floor. Is anchored with polypropylene COTESPIGA E-90, with expansion nail and is protected against weathering with a continuous coating or bicomponent COTETERM paste. In addition, it is reinforced with double 4x4 mm fiberglass mesh with SBR-LATEX impregnation to prevent cement attack. Finally, it has a COTETERM type decorative finish coat.

# RENEWABLE ENERGY Low-enthalpy geothermal energy and photovoltaic system

To make the villa energy self-sufficient, renewable energy is employed. This is achieved by using a geothermal system, photovoltaic system, a battery system and thermal insulation system. In addition, other resources are used, such as first-class materials and the adaptation of the orientations to the house program.





### STRUCTURE AND FOUNDATIONS Reinforced concrete structure and "caviti" floor system

The structure consists of reinforced concrete walls and floor slabs in collaboration with rolled steel profiles in the form of slabs and structural walls. In the areas in contact with the ground, a "caviti" type ventilated floor system is used. The foundations and structure will be built in accordance with current regulations.

# ROOFTOP Non-trafficable, non-ventilated flat roof

Conventional type gravel roof, non-trafficable and non-ventilated, with a slope greater than 1%. Slopes are formed with sills, valleys, and joints. There is a layer of cellular concrete based on cement and plasticizing-aerating additives, with a regularization layer of cement mortar. The vapor barrier is a bituminous film with APP plastomer additives, LA-30-AL, applied with anionic asphalt emulsion. Thermal insulation is provided by extruded polystyrene panels (XPS panels). The waterproofing is a single-layer, adhered type, formed by a layer of bitumen modified with SBS elastomer, LBM(SBS)-40-FP. The separation layer under the protection is a polypropylene-polyethylene geotextile and the protection layer is a volume of washed white marble boulders, with an average thickness of 10cm.

# FENCING Galvanized steel sheet, lacquered in matt white

The fencing and gates are made of a steel profile structure, paneled with 3mm thick galvanized steel sheet and lacquered in matt white. The rest of the fence will be a metal structure covered by vegetation. The vehicle access gate is motorized with remote control. The pedestrian access includes a video door entry system and mailbox. These fencing elements will integrate the different installations for the connections, counters, and other functionalities which, according to the regulations, must be accessible from the public road.

# INTERNAL COMPARTMENTALIZATION Gypsum plasterboard partitions

Partition formed by a structure of 48/70mm wide galvanized steel sheet profiles, based on crossbars (horizontal elements) and uprights (vertical elements) with a separation between axes of 400 mm. Laminated gypsum boards are screwed to both sides (composition to be defined in the execution project). These boards will be water-repellent if the environment with which they are in contact is humid, such as bathrooms or toilets.

# INTERIOR CARPENTRY. DOORS Hinged door in matt white lacquered MDF

Interior hinged doors, made of solid MDF, lacquered in factory and with a thickness of 50mm. Wall paneling is flush from floor to ceiling. They include an aluminum frame that covers the entire dimension of the partition. They include a magnetic opening system, installed with a plate that is attached to the sheet material.

# INTERIOR CARPENTRY. CABINETS Folding cabinets made of lacquered MDF

Included in the project modules type M, modules type D, considered as extras. Hinged cabinets, which dimensions will be specified in the execution project, according to the carpentry details. They are made of 19mm lacquered MDF boards. The inner body is made of 16mm melamine and 19mm thick shelves, with rounded edges. The interior and the exterior will be lacquered in the factory. The opening of the doors is mechanical, with a push-type system. In addition, the ceiling is cut out for the housing of LED lighting and for the power supply and return of the air conditioning system.





# SWIMMING POOL Swimming pool with a ceramic finish that imitates limestone

The pool is finished with a porcelain material that imitates limestone, to achieve the maximum visual continuity of the space but guaranteeing the optimal conditions of this volume in contact with the water. It also has LED strips fit for contact with the water, which automatically light up at a set time of day. This type of lighting is known as IP68.

# ALUMINIUM CARPENTRY Aluminium carpentry with TB and matt silver anodized aluminum finish

Recessed aluminum joinery with thermal break (TB). It has a matt silver anodized aluminum finish and shall be dimensioned according to the drawings. It consists of a sliding panel, placed on previously washed pre-frames, a masonry plinth, and a perimeter seal. It contains stainless steel fastening hardware, pre-frames, pre-frame levelling brackets, galvanized steel lintel for anchoring the carpentry frame to the underside of the slab, with the possibility of height adjustment of the substructure, as well as the installation of devices that allow the absorption of possible deferred deflections.

# EXTERIOR CARPENTRY. ACCESS DOOR Aluminium carpentry with TB

The access door to the house has an identical format to the aluminum carpentry, which is recessed aluminum joinery with thermal break (TB). It has a matt silver anodized aluminum finish and shall be dimensioned according to the drawings. It consists of a sliding panel, placed on previously washed pre-frames, a masonry plinth and a perimeter seal. It contains stainless steel fastening hardware, pre-frames, pre-frame leveling brackets, galvanized steel lintel for anchoring the carpentry frame to the underside of the slab, with the possibility of height adjustment of the substructure, as well as the installation of devices that allow the absorption of possible deferred deflections. The garage access door will be motorized.



# KITCHEN Kitchen designed with integrated appliances and solid surface countertops

In the kitchen, the cabinet is made of MDF wood panels, matt white lacquered, 19 mm thick. The worktop is made of solid surface, 12 mm thick. It contains the sink, which is made of the same material, the integrated hob with built-in fume extraction. This eliminates the need to place a smoke outlet to the outside. The refrigerator, microwave, dishwasher, and oven are integrated inside the cabinets.

# BATHROOMS AND TOILETS Solid surface and water-repellent gypsum plasterboard coating

In the vertical cladding of the bathrooms and toilets, there is a 12 mm thick solid surface base up to 1.05 m high and water resistant. In the shower, this material reaches in vertical a higher height, which is aligned with the mirror, with porcelanic shower tray. The rest of the height is resolved with 15mm thick waterproof laminated gypsum boards, painted with matte water-based enamel. The flooring used in the bathrooms will be the same as the rest of the house and the ceilings are water-repellent laminated gypsum boards. The furniture elements and washbasins are made of solid surface.

# FURNITURE INCLUDED Furniture and equipment included in the architectural project

The following furniture and equipment is included in the architectural project: 8 built-in closet modules in the master bedroom, 5 built-in closet modules in the rest of the bedrooms, all the closets in the laundry room and the cinema room, all the furniture in the two kitchens, a furniture unit in the living room delimitating spaces, built-in closets in the gym area and built-in closets in the multipurpose room in the basement. The rest of the pieces not indicated in the previous section, such as high or low auxiliary cabinets, sofas, tables or chairs will be part of the interior design project, which can be contracted independently.





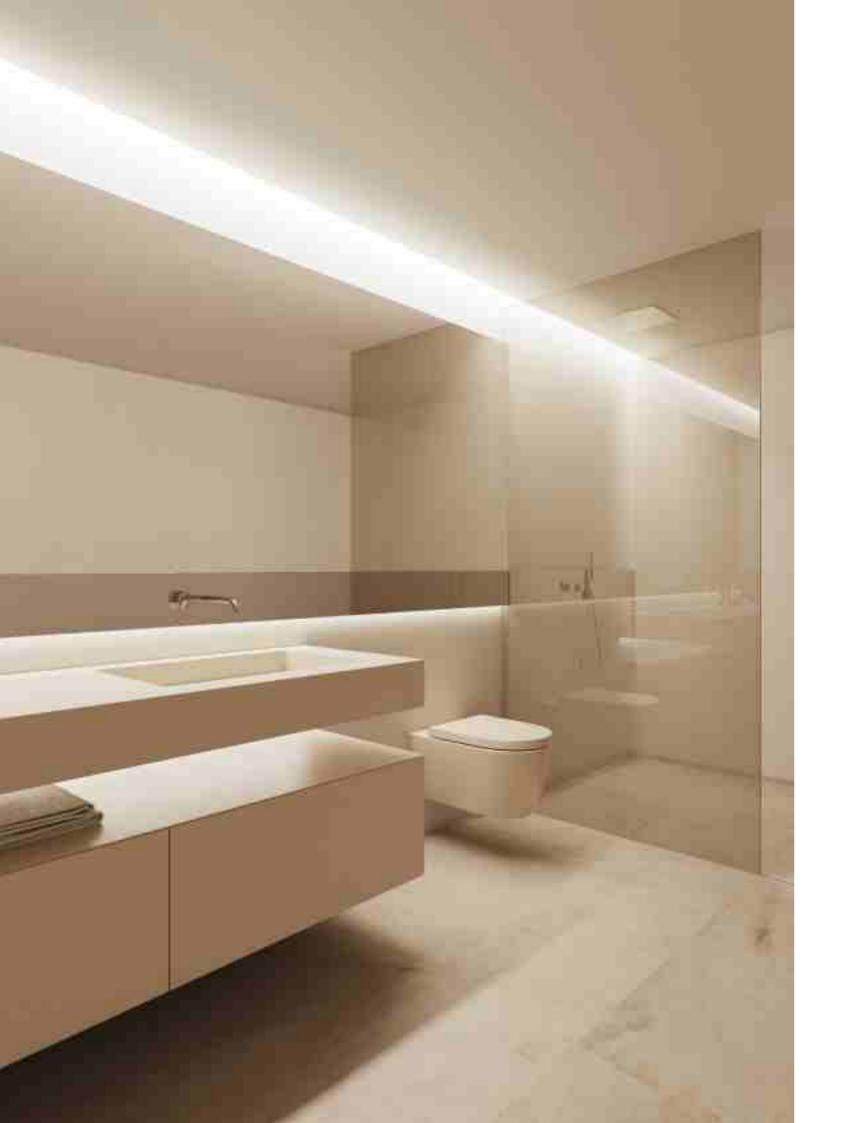
Faucets CEA
Location COURTESY TOILET & MASTER BATHROOM
Characteristics INOX



Rainshowers CEA Location MASTER BATHROOM Characteristics INOX



Bathtub CUSTOMIZED
Location MASTER BATHROOM
Characteristics NATURAL LIMESTONE

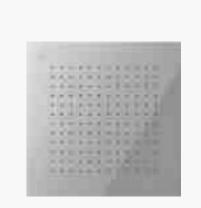




Toilet ROCA INSPIRA ROUND Location BATHROOMS Characteristics BEIGE COLOR



Faucets NOBILI Location BATHROOMS Characteristics INOX FINISH



Rainshowers NOBILI Location BATHROOMS Characteristics INOX FINISH





Faucets CEA
Location KITCHEN
Characteristics INOX



Appliances GAGGENAU
Location DIRTY KITCHEN & SOCIAL KITCHEN
Characteristics S200 SERIES



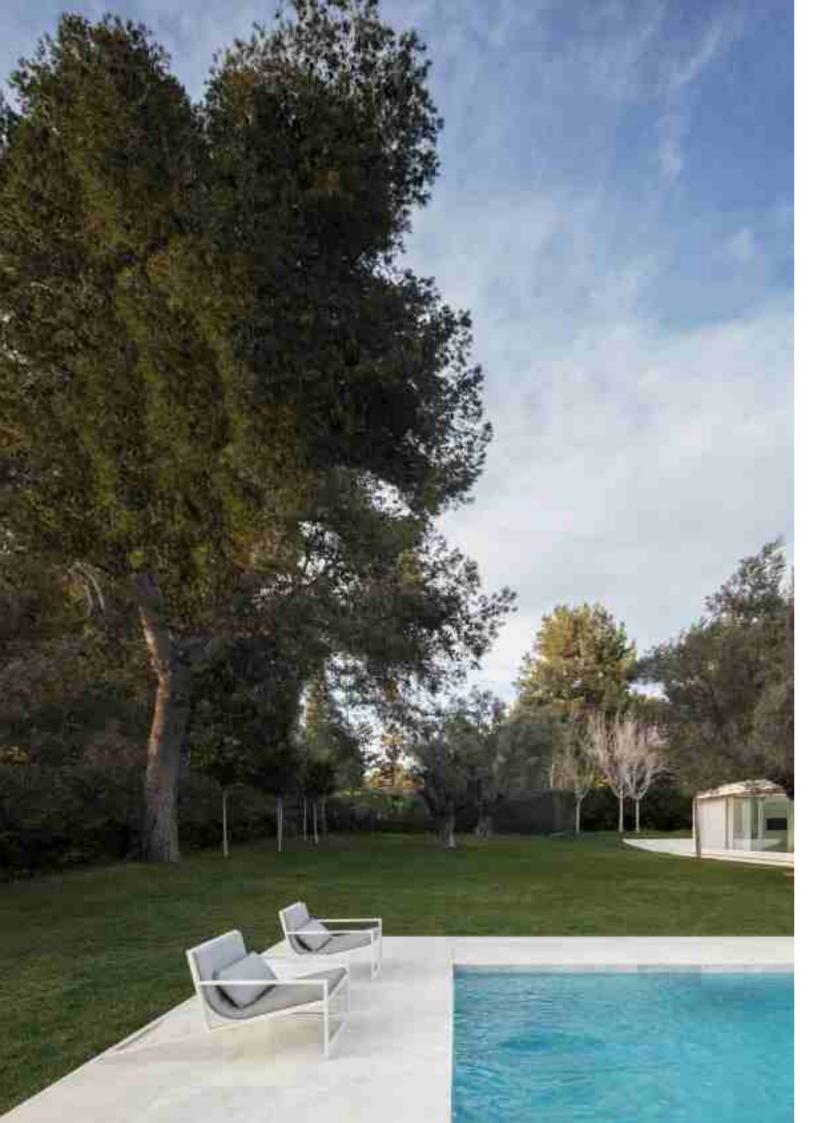
Home appliances Location KITCHEN Characteristics INTEGRATED IN CARPENTRY



# ZERO ENERGY CONSUMPTION

The concept of zero energy consumption without sacrificing maximum comfort is the challenge of Villa 95. It consists of integrating nature and open spaces in a design and luxury home, with the objective of practically eliminating the environmental impact.

The house uses renewable energy to supply all its needs, making it an energy self-sufficient villa. All these economic and environmental benefits do not detract from the aesthetics and luxury of the villa.



To achieve this, a geothermal system is used with solar panels and a system of batteries that generate enough energy for the house to function. All this can be achieved without sacrificing aesthetics, good materials and the greatest exclusivity.

# **GEOTHERMAL SYSTEM**

Air-conditioning energy production by means of a geothermal system.

# PHOTOVOLTAIC SYSTEM

38.64 kWp grid-connected solar photovoltaic system for self-supply.

### THERMAL INSULATION SYSTEM

Continuous thermal envelope that guaarantees temperature control and comfort of the house with no energy losses.

# FIRST CLASS MATERIALS

High quality carpentry and materials are used to preevnt interior-exterior heat flow.

### GOOD ORIENTATION

The correct orientation of the house ensures the use of shading, which favors the natural air conditioning of the villa.

### LOW-ENTHALPY GEOTHERMAL ENERGY

The installation can function as both a heating and cooling method. In the first case, the pump extracts energy from the ground and introduces it into the house in the form of heat. When the demand is for cooling, the machine evacuates the heat from the building and uses it to produce domestic hot water and to heat the swimming pool. Once these needs are met, the excess heat is sent to the ground.

### PHOTOVOLTAIC SYSTEM

The electrical energy produced by the photovoltaic panels is an endless, renewable and non-polluting source. It contributes to sustainable development, since it consumes the daily energy produced by the sun. This energy can be used for self-consumption or be fed into the Spanish electricity grid for later compensation. During periods of low solar radiation, the energy that has been accumulated during the light periods is used. The building will be energetically self-sufficient and will obtain surplus energy to charge vehicles.

# GEOTHERMAL COLLECTOR HEATING SYSTEM HEATING SYSTEM HEATING SYSTEM HEAT PUMP

# **ENERGY SELF-SUFFICIENT VILLA**

The home's two primary renewable energy sources (geothermal and solar photovoltaic) work together, making the villa an energy self-suficient building.

### UNDERFLOOR HEATING

Indoor installations for underfloor heating.

### AIR CONDITIONING

Indoor installations for air-conditioning by means of ducted units.

### DOMESTIC HOT WATER

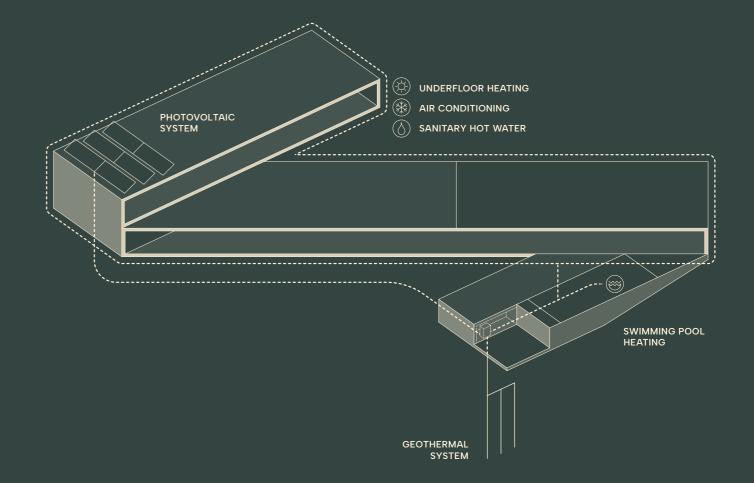
The energy produced by geothermal energy can be used to heat domestic water.

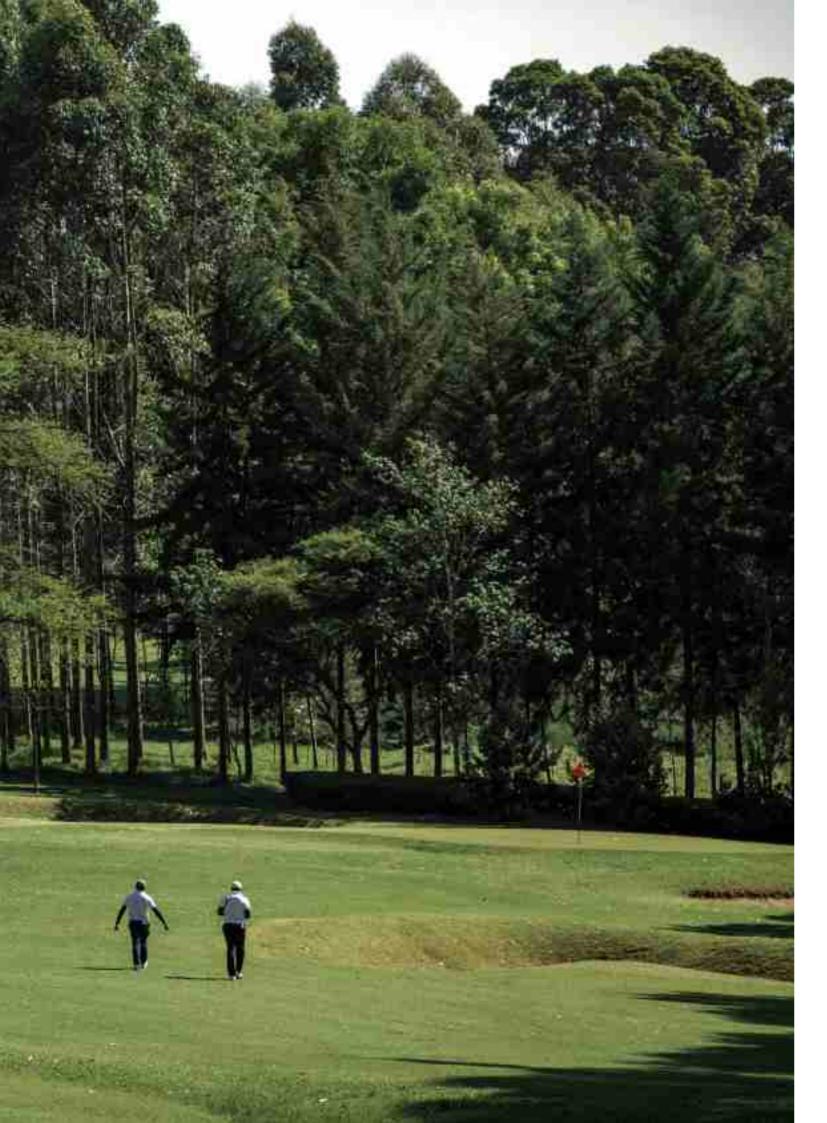
### **HEATED POOLS**

Installations for heating of indoor and outdoor swimming pools.

### **HYBRID SYSTEM**

Hybrid system with battery storage.



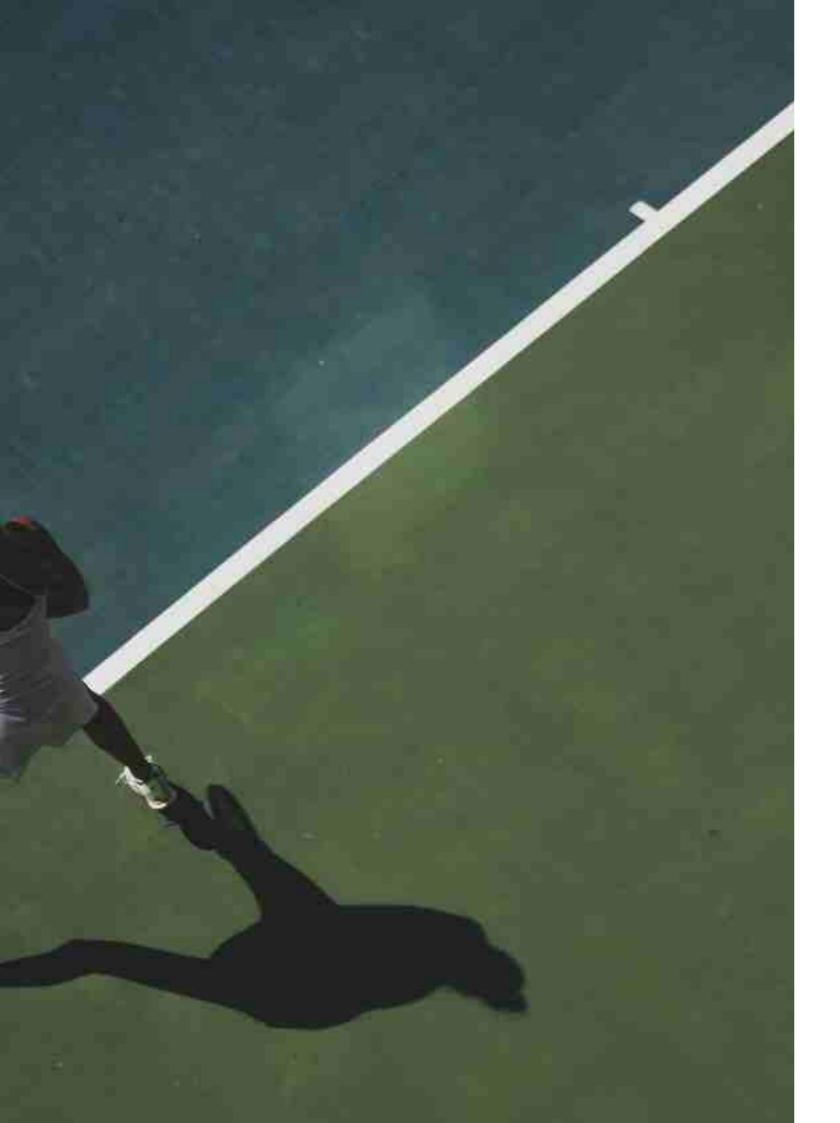


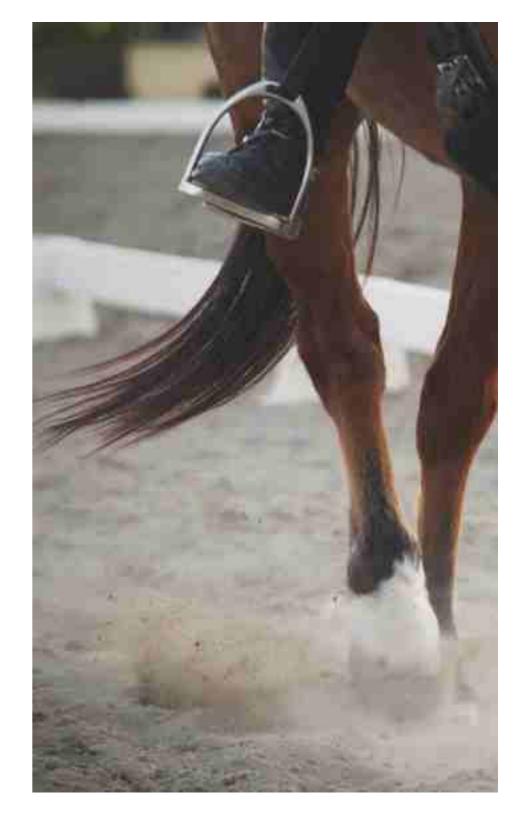
# A NEW WAY OF LIVING IN SOTOGRANDE

Real Club de Golf de Valderrama is considered the best golf course in the continental Europe and in top-100-courses around the world.

Sorrounded by 15.000 sqm of acquired plots for housing development in Sotogrande, this is the most exclusive and discreet area, Altos de Valderrama, and you can have it in your hand.

Cork Oak Mansion represents a new concept of sustainable architecture, integrated with its environment and offering more than just luxury.





Close to the marina of Sotogrande and its famous polo fields you will have access to the utmost privacy on the Costa del Sol.

### DISTINGUISHED LIFESTYLE

Be part of the place to be, in the most secure and exclusive part of Sotogrande, with all leisure and possibilities that Costa del Sol offers.

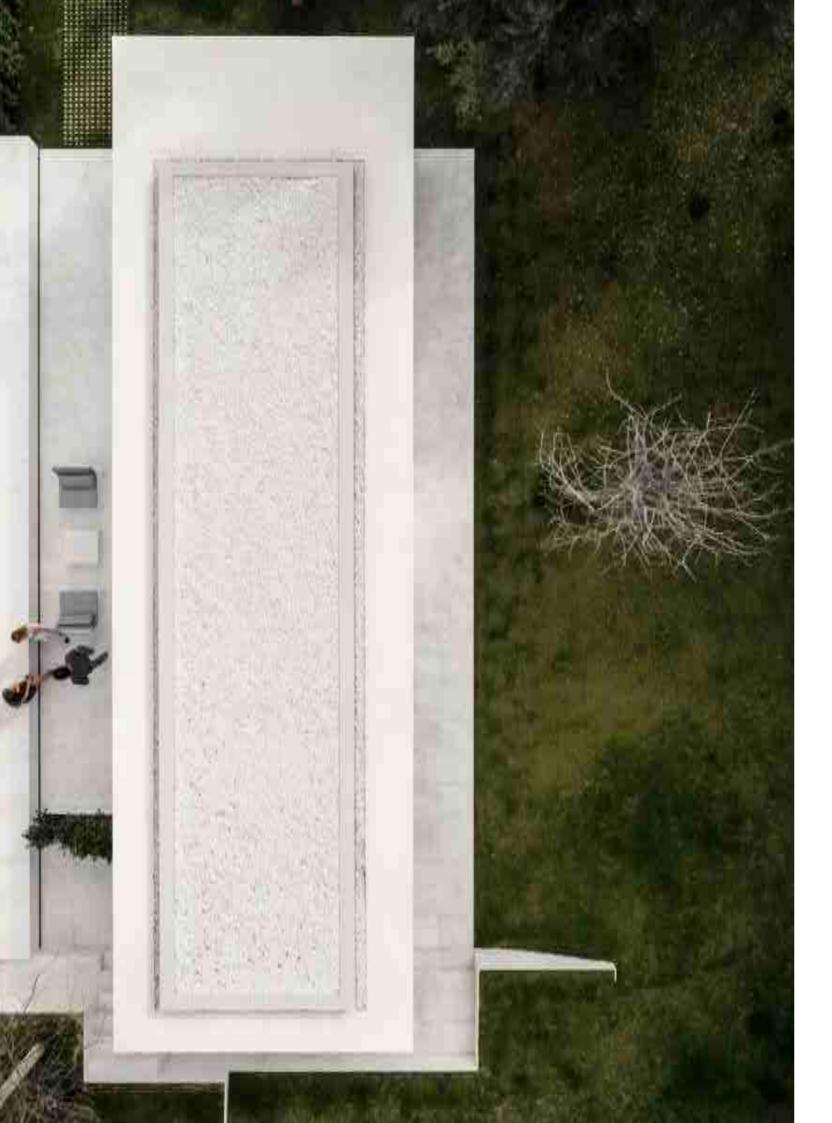
### A GOLF TREASURE

Wake-up as a privilege witness of the greens of Real Club de Valderrama and be able to play at any of the 50 courses that you can reach in less than 30 min. driving.

### SORROUNDED BY NATURE

Oak leaves and trills is the only thing that you will hear around you, the most peaceful environment awaits you with the Cork-Oak Natural Park.



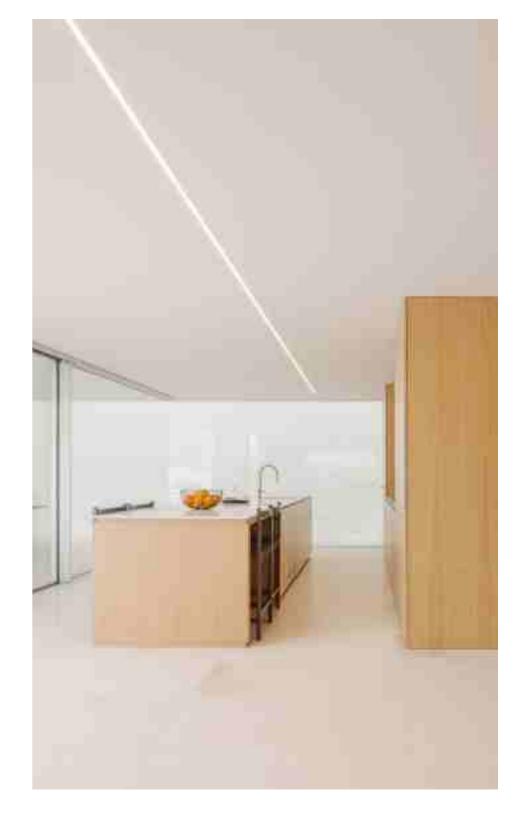


# FRAN SILVESTRE ARQUITECTOS

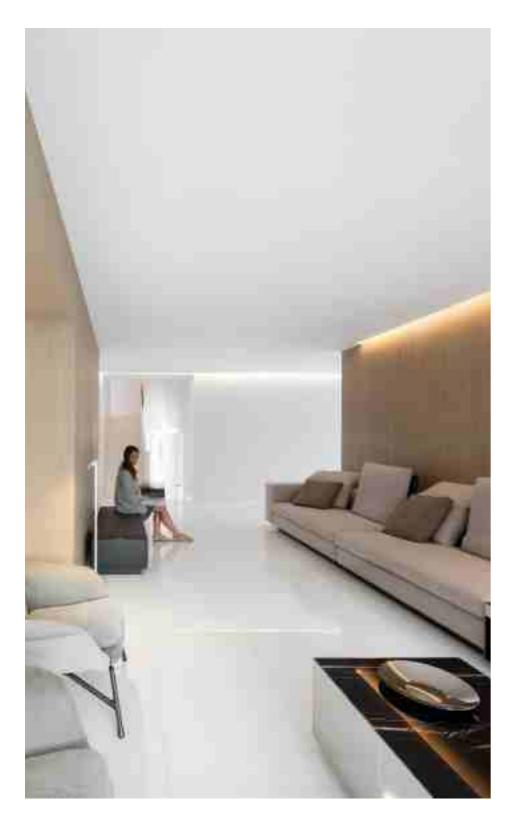
Fran Silvestre Arquitectos is an architecture and design studio based in Valencia (Spain), formed by a large multidisciplinary group of professionals. It carries out residential, cultural, corporate or public projects in an international level.

Throughout their career they have received awards and recognitions such as the MHK Award in Berlin in 2009, the Red Dot Design Award in 2013, the First Prize in the Product Category at the XIII Spanish Biennal of Architecture and Urbanism 2016, the NYCDesign Awards 2016 in New York or the German Design Award in 2020. Their work has been published in magazines such as GA Houses, On-site, Architectural Record, Architectural Digest or Arquitectura Viva and publishers such as Phaidon, GG, Taschen or Rizzoli.





The approach of the projects arises from a double commitment: the will to give a technical response to a specific context and the desire to seek beauty through the built work, pursuing the satisfaction of all those who actively particiate in the development, in users, but also collaborators, builders and designers.



Winner of multiple awards and with projects built on five continents, Fran Silvestre Arquitectos is the studio with the most followers on social networks and leads the podium of design and elegance.

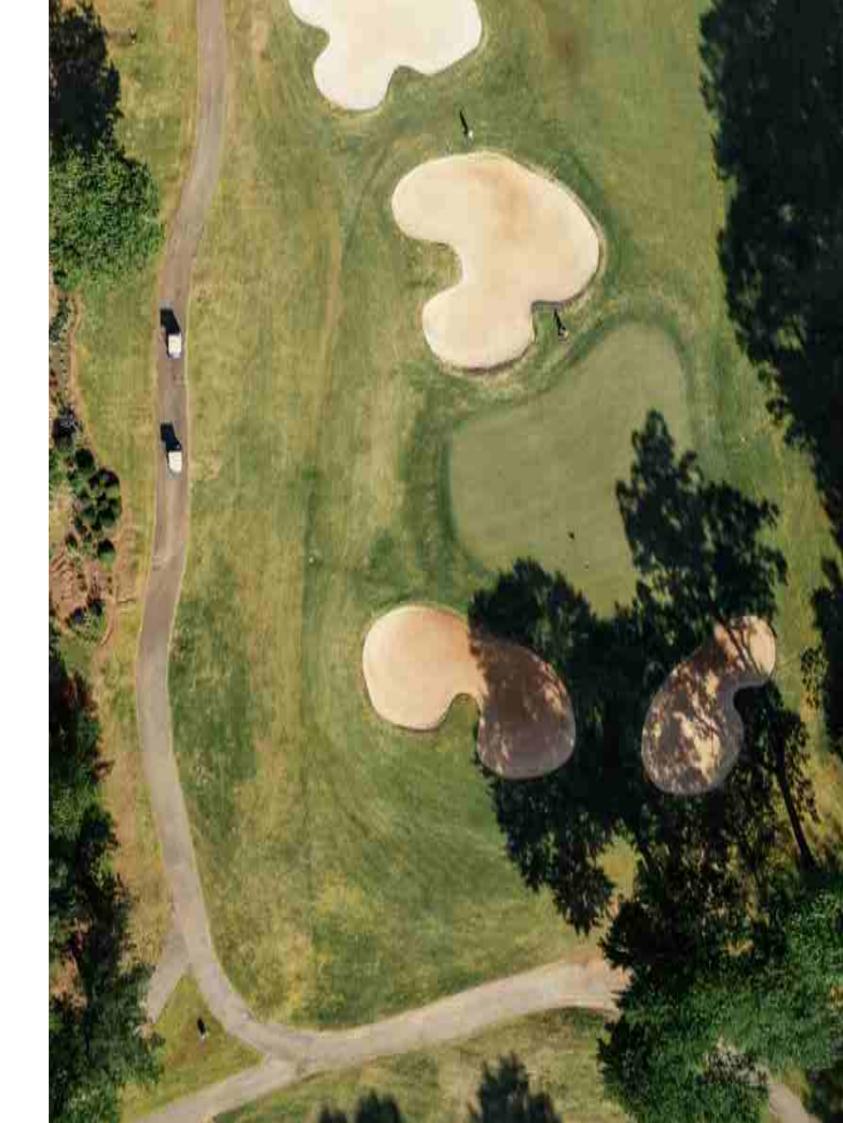


# CONTACT

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Architecture and Design
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This commercial document is informative, so it does not entail a contractual nature, which is why the dimensions, qualities and prices reflected may be subjetc to modifications in the event of concurrence of technical, constructive or imposed circumstances by the administrative authority, among other.

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# CORK OAK MANSION

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