



PRESTIGE  
EXPO™



NOURA  
MOON

QUALITY MEMORY

## Foundation and Structure

Foundation using a continuous reinforced concrete slab, in accordance with the conclusions of the geotechnical study and CTE DB-SE-C “Foundations”.  
Reinforced concrete structure comprising columns, beams, hoops and ribbed slabs, made in situ, in compliance with CTE DB-SE “Structural Safety”.

## Façade

The façade features double-panel masonry cladding with an air chamber and thermal insulation using 50 mm-thick, 35 kg/m<sup>3</sup>-density sprayed rigid polyurethane foam. The exterior is coated with single-layer mortar and finished with smooth-textured silicone resin paint.  
  
Part of the facade will be clad with stone veneer.

## Roofs

Roofs are designed according to their intended use, ensuring efficient rainwater collection and proper waterproofing.  
  
Walkable terraces are finished with porcelain flooring, and non-walkable terraces with a layer of washed cobblestones. After slope formation, waterproofing is applied using an asphalt or similar membrane, thermal insulation with a double layer of rigid extruded polystyrene panels (each 40 mm thick, if required), a geotextile separator sheet, and a levelling mortar layer.

## Masonry and Coating

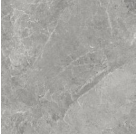
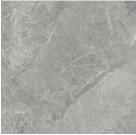
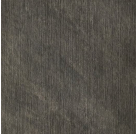
The interior partitions are built with laminated plasterboard on a galvanised steel frame, with internal acoustic insulation in mineral rock wool.  
  
Interior false ceilings are built with laminated plasterboard on a galvanised steel frame. Exterior false ceilings are made with cement-based panels.  
  
Finished with smooth-textured plastic paint.

## Flooring and Tiling

Large-format porcelain stoneware flooring throughout, and wooden flooring in first-floor bedrooms and corridor.  
  
Large-format porcelain stoneware flooring and wall tiling in bathrooms and toilets.  
Walkable terraces finished in non-slip porcelain stoneware, matching the pattern and colour of the interior flooring.

|                                                                                  |                                                                                                                       |                               |
|----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|-------------------------------|
| Wood flooring (bedrooms)                                                         | Model to be defined. Water-resistant floating floor made of interlocking tongue-and-groove wooden boards, 22 mm thick |                               |
| Internal flooring ground floor and basement. Floor finish for bath 4, 5 and WC 2 | Argos porcelain stoneware, Vena*o model, 120×120 cm                                                                   | <div>94</div> <div>URAL</div> |
| External flooring                                                                | Non-slip Argos porcelain stoneware Venatto model 120×120 cm                                                           | <div>94</div> <div>URAL</div> |
| Floor finish for bath 2 and 3                                                    | Cotto D'Este porcelain stoneware Advantage Skin Silver model 120×120 cm                                               | <div></div>                   |
| Floor finish for bath 1                                                          | Cotto d'Este porcelain stoneware Advantage Skin Silver model 120×120 cm                                               | <div></div>                   |



|                                                   |                                                                                  |                                                                                       |
|---------------------------------------------------|----------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| <b>Shower floor finish for bath 2, 3, 4 and 5</b> | Non-slip Cotto d'Este porcelain stoneware Advantage Skin Silver model 120×120 cm |    |
| <b>Shower floor finish for bath 1</b>             | Non-slip Cotto d'Este porcelain stoneware Advantage Skin Greige model 120×120 cm |    |
| <b>Floor finish for WC 1</b>                      | Del Conca porcelain stoneware, Stone Edition Pietra Pece model 60×120 cm         |    |
| <b>Wall finish for bath 2, 3, 4 and 5</b>         | Cotto d'Este porcelain stoneware Advantage Skin Silver model 100×300 cm          |    |
| <b>Wall finish for bath 1</b>                     | Cotto d'Este porcelain stoneware Advantage Greige Silver model 100×300 cm        |    |
| <b>Wall finish for WC 1</b>                       | Del Conca porcelain stoneware, Stone Edition Pietra Pece Texture model 60×120 cm |   |
| <b>Wall finish for WC 2</b>                       | Keope Ceramiche porcelain stoneware Electric Persian Grey model 120×278 cm       |  |

## Sanitary and Faucets

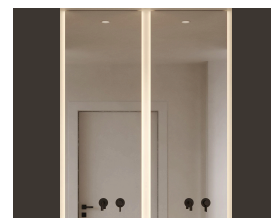
Vitrified porcelain sanitary fixtures in matte white in the bathrooms and matte black in the toilets by *Villeroy & Boch* or similar. Brushed black metal faucet by *Gessi* or similar.

*Corian* sinks integrated into lacquered cabinets by *Xcelsa* or similar.  
Flat shower trays finished in the same bathroom flooring, with anti-slip treatment.

|                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                       |                                              |
|--------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|----------------------------------------------|
| <b>Secondary showers</b> | Xcelsa Euphoria model without grooves, featuring a single matte white drawer, fitted with Elba Durian matte white basins—double basin in all bathrooms except the WC, which includes a single basin                                                                                                                                                                                                                                                       |  | Bath 2<br>Bath 3<br>Bath 4<br>Bath 5<br>WC 2 |
| <b>Primary bathroom</b>  | Vanity unit with one-drawer glass-fronted display cabinet, lacquered base and sides (colour to be selected), featuring interior lighting + central one-drawer vanity unit with push-open system, clad in porcelain, topped with a black stone countertop. Basin: countertop Marino model with compact black cover, 100×35×10 cm, by Ilorcitana Mármoles. (In this villa, the basin has a single bowl and a single mirror, so the image shown may differ.) |  | Bath 1                                       |
| <b>WC 1</b>              | Freestanding Nokone Arándano marble basin, 42 cm diameter × 85 cm height                                                                                                                                                                                                                                                                                                                                                                                  |  | Aseo 1                                       |

**Secondary  
bathrooms**

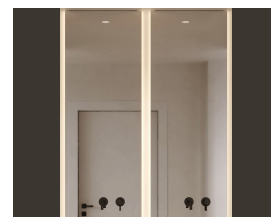
Rectangular backlit and anti-fog mirror



Bath 2  
Bath 3  
Bath 4  
Bath 5  
WC 1

**Primary bathroom**

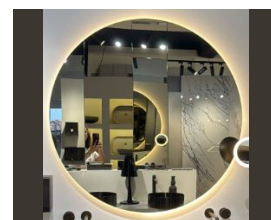
Rectangular backlit and anti-fog mirror



Bath 1

**WC 2**

Frameless circular backlit, anti-fog mirror Bronzo model



WC 2

**Basins**

Gessi Via Tortona model, colour 707 black metal, concealed single-lever wall-mounted fitting



Bath 1  
Bath 2  
Bath 3  
Bath 4  
Bath 5  
WC 1  
WC 2

**Secondary  
showers**

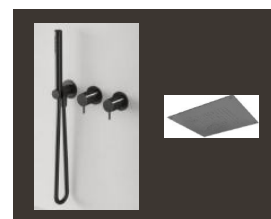
Gessi Via Tortona model, colour 707 black metal, concealed wall-mounted single-lever mixer with hand shower, wall bracket, water outlet and hose. Wall-mounted circular showerhead, 20 cm diameter



Bath 2  
Bath 3  
Bath 4  
Bath 5

**Primary bath  
shower**

Gessi Via Tortona model, colour 707 black metal, concealed wall-mounted single-lever mixer with hand shower, wall bracket, water outlet and hose. Ceiling-mounted showerhead 40x40 cm



Bath 1

**Bathtub in  
primary  
bathroom**

Gessi Via Tortona model, colour 707 black metal, external floor-mounted single-lever bath mixer



Bath 1

**Bidet in primary  
bathroom**

Gessi Via Tortona model, colour 707 black metal, single-lever bidet mixer



Bath 1



### Toilets – Bathrooms

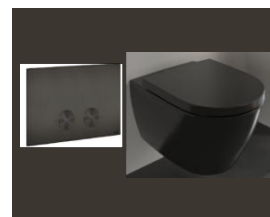
Geberit frame + Gessi flush plate, colour 707 black metal + Villeroy & Boch Aveto matte white toilet



Bath 1  
Bath 2  
Bath 3  
Bath 4  
Bath 5

### Toilets – WCs

Geberit frame + Gessi flush plate, colour 707 black metal + Villeroy & Boch Aveto matte white toilet



WC 1  
WC 2

### Bidet – Primary bathroom

Villeroy & Boch ViConnect frame + wall-hung Aveto bidet, matte white finish



Bath 1

### Bathtub – Primary bathroom

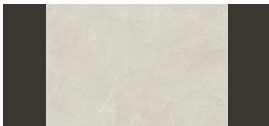
Freestanding Villeroy & Boch bathtub, 170×75 cm, Loop & Friends model, matte white finish



Bath 1

## Kitchen

Designer kitchen with oak-laminate cabinets, *Miele* or similar appliances, granite or similar sink, *Gessi* or similar faucet, and stoneware or similar countertops.

|                              | MATERIAL            | BRAND     | MODEL                   | DESCRIPTION                                                                                            |                                                                                       |
|------------------------------|---------------------|-----------|-------------------------|--------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| Countertop and wall cladding | Porcelain stoneware | Lithotech | Vonn Light honed finish |                                                                                                        |  |
|                              |                     |           |                         |                                                                                                        |                                                                                       |
|                              | TYPE                | BRAND     | MODEL                   | DESCRIPTION                                                                                            |                                                                                       |
| Appliances                   | Oven                | Miele     | H 7264 B                | Multifunction oven, 76 L, Obsidian Black, DirectSensor S, Moisture Plus function, connectivity-enabled |  |
|                              | Microwave           | Miele     | M 7244                  | Built-in microwave, Obsidian Black, DirectSensor S, 46 L interior capacity                             |  |
|                              | Refrigerator        | Miele     | K 7737 D                | Fully integrated fridge, 177 cm, DynaCool system, LED lighting                                         |  |
|                              | Freezer             | Miele     | FNS                     | Fully integrated freezer, 177 cm, NoFrost system                                                       |  |



|            | TYPE             | BRAND  | MODEL                             | DESCRIPTION                                                        |                                                                                     |
|------------|------------------|--------|-----------------------------------|--------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| Appliances | Dishwasher       | Miele  | G 5150                            | Fully integrated dishwasher, QuickPowerWash function, cutlery tray |  |
|            | Induction hob    | Miele  | KMDA                              | Induction hob with powerful and silent integrated extractor        |  |
|            | Cristalite       | Schock | Brooklyn N-100XL                  | Black finish                                                       |  |
|            | TYPE             | BRAND  | MODEL                             | DESCRIPTION                                                        |                                                                                     |
| Taps       | Single lever tap | Gessi  | Stelo straight spout pull-out tap | Matte black finish                                                 |  |

Kitchen furniture




LIBRA  
Scavolini

Fluted oak-effect laminated fronts, Stop Sol glass fronts with anthracite frame, sand textile-look carcass, anthracite aluminium gola profiles, smooth anthracite aluminium plinth, BLUM Boxcover drawers and pull-outs with glass sides, 60 cm base unit for waste bins, corner cabinet with shelves, Classy Walnut 90 cm cutlery tray, and integrated LED lighting—interior and exterior—in wall units with glass fronts.

Switches and lightning

|          | BRAND | MODEL    | FINISH             |                                                                                       |
|----------|-------|----------|--------------------|---------------------------------------------------------------------------------------|
| Switches | Gira  | model E2 | matte white finish |  |

## Interior Carpentry

Single-leaf pivot entrance door with two fixed side panels, *Schüco* or similar.  
Lacquered internal block doors with rubber seal and concealed hinges.

## Exterior Carpentry

Double glazing by Climalit, assembled with aluminium alloy profiles by *Schüco*, series AWS/ADS 65 and/or ASE 47 IB, featuring thermal break. Finish to be anodised or lacquered, as selected by project management.  
Equipped with multipoint security locks, handles on each leaf, certified anti-leverage hinges, EPDM gaskets, stainless steel fixings, and certified accessories. Installed with perimeter silicone sealing and mechanical brackets. Fully assembled and tested by the contractor, including service verification.

### Performance classifications:

- Air permeability: Class A3 (UNE 85214)
- Water tightness: Class EE (UNE 85206)
- Wind load resistance: Class VE (UNE 85204)

Glazing composition: 4+4 mm Planitherm 4S or similar / 16 mm argon-filled cavity / 4+4 mm, sandblasted edges and sealed cold with transparent Wacker Elastosil 400 silicone. Includes ventilation grilles. Solar factor as per project specifications.

### Main entrance door

Single pivoting leaf with two fixed lateral panels, fabricated with *Schüco* profiles. External decorative feature in 50×50 mm tubular profiles, spaced 30 mm (BT3 in joinery specs). Includes neoprene gaskets, galvanised steel subframe, oak veneer finish, and high-security locking hardware.

Fittings include pivot hinges, long stainless steel handle by Mengual model 41.5504.1, satin chrome door stop FSB 38 3817 aluminium, keyhole cover FSB 10 1021, and drop-down seal system at the base, according to detailed joinery plans. All fittings, final adjustments, and service testing to be executed and verified by the installation contractor.

## Installations

### Plumbing and Sanitation

Horizontal and vertical drainage systems with soundproof sanitary PVC pipes.  
All hot and cold water installations inside the home will be installed with cross-linked polyethylene (PEX) or similar pipes.

### Air Conditioning and Domestic Hot Water (DHW)

Hot water production using a *Daikin* or similar aerothermal system.  
Air conditioning using a *Daikin* or similar heat pump with fully lined ducts inside and out.  
Hydraulic underfloor heating in all rooms (except bathrooms) using *Uponor* or similar.  
Electric underfloor heating in bathrooms using *Ducasa* or similar.  
Air conditioning control system using thermostats integrated into the KNX home automation system.

### Electricity and Telecommunications

The network is sized for a high level of electrification. With *Gira E2* or similar matte white mechanisms. Telecommunications with data, TV distribution, and Wi-Fi networks.

### Lighting and Exterior Blinds

Controlled via KNX home automation.

### Sound

*Sonos* or similar sound system in living-dining room, on the pool terrace, and in the basement gym.

### Video Intercom

Electronic video intercom with access camera, indoor monitor, and mobile app integrated into the screen, with home automation control.

### Swimming Pool

Infinity pool installed with automatic salt chlorinator. Includes automatic roll-up cover with white PVC slats.  
Model to be defined. Wall and floor covering in green-toned porcelain mosaic tiles, Pierre de Bali style, 15×15 cm



**Jacuzzi**

Freestanding ground-floor jacuzzi installed with automatic salt chlorinator. Includes automatic roll-up cover with White PVC slats. Custom-built in situ. No predefined model

**Lift**

*TK elevator*

**Fireplace**

Bioethanol fireplace installed in the living room.

**Wine Cellar**

Fully equipped wine cellar in the basement, including refrigeration equipment.

**Pre-installation**

- Pre-installation for a jacuzzi in the solarium
- Pre-installation for a barbecue in the solarium
- Pre-installation for a toilet in the solarium
- Pre-installation for sound systems in the basement living room and solarium
- Pre-installation for heating the pool and jacuzzi
- Pre-installation for water softener in engine room
- Pre-installation for kitchen smoke extraction duct
- Pre-installation for two electric vehicle charging stations, one in the outdoor parking area
- Pre-installation for photovoltaic panels in the garden

**IMPORTANT NOTE**

All finishes or elements described may be modified and/or replaced by elements of equal or higher quality.



