

ANDALUSIAN VILLAGE

Benalup-Casas Viejas (Cádiz)

Developer:



Design and build:

BMJ
PROJECTS & INVESTMENTS

Document 02
Building specifications

LANDSCAPING AND OUTDOOR AREAS



Access roads and paving

Internal roads made of compacted gravel that blend in with the natural environment and allow for good soil permeability. Pedestrian accesses bordered with natural stone kerbs and rustic finishes.

Parking area

Outdoor parking on compacted gravel surface, delimited by vegetation and low stone walls. Spacious parking spaces for vehicles, integrated into the landscape design.

Exterior walls and enclosures

Perimeter enclosures made of natural stone masonry, with a rustic and traditional finish. Retaining walls and boundaries made of natural stone.

Vegetation and landscaping

The landscape design of the project is based on integration with the natural environment, prioritising the conservation of the existing vegetation on the plot, such as the two characteristic fir trees that form part of the original landscape, giving identity to the residential complex. Landscape design based on low-maintenance native species: olive trees, lavender, rosemary, jasmine, orange blossom and other Mediterranean shrubs. Integration of shade trees and hedges that provide privacy and coolness. Automated drip irrigation system to optimise water consumption.



References



FACADES AND EXTERIOR CLADDING

Traditional Andalusian style, influenced by Mediterranean architecture.

Simple, white volumes, typical of the villages of Cadiz.

Arches and exterior passageways connect spaces and add visual depth, evoking the courtyards and narrow streets typical of white villages.

Use of **interior courtyards, accessible rooftops and terraces** that reinforce the local aesthetic.

Walls finished in **natural lime mortar**, applied by hand, with a rough texture and off-white colour, providing freshness, luminosity and consistency with the rural environment of Cadiz.

Steps and decorative details in **handmade terracotta**.

Sloping roofs with **traditional curved tiles**, typical of Mediterranean architecture, which promote ventilation and drainage.

Natural wood elements, such as the pergola, which provide warmth and shade, and exterior doors that reinforce the handcrafted character of the design.

Referencias



Exterior carpentry

The project's carpentry will be supplied by **Cortizo**, a brand renowned for its innovation, quality and durability in aluminium systems. **Tilt-and-turn** windows and doors will be installed, allowing the sash to be opened fully to the side or upwards, optimising natural ventilation and improving the security of the building.

Technical characteristics:

- **Material:** High-end aluminium with thermal break, which guarantees excellent performance in the face of temperature variations, significantly improving the building's thermal and acoustic insulation.
- **Model:** **COR 70 Hidden Leaf** with a visible section of 66 mm, the leaf is hidden behind the frame, thus maximising the glazed surface and light entry.
- **Glazing:** low-emissivity double glazing, consisting of two sheets of glass separated by an air chamber.
- **Fittings:** Equipped with high-strength fittings, designed for intensive and prolonged use. They guarantee smooth, safe and silent operation, with multi-point locking mechanisms that reinforce the seal and security.
- **Finish:** The surface finish will be in textured lacquer colour PE7039TD or similar, depending on the façade design.



RAL PE7039TD



COR 70 Hoja Oculta
COR 70 Hidden Sash



Interior coatings and finishes

REFERENCES



Flooring

Natural terracotta from the Alteret Cerámicas collection. Matt finish, handcrafted texture and warm tones typical of fired clay.

Vertical and horizontal surfaces (walls and ceilings)

Continuous natural lime mortar coating. Natural colour finish and water-repellent protection. High breathability and traditional aesthetics.

Interior carpentry

White painted wooden interior doors with vertical slats. Water-based matt finish, respecting the texture of the wood.

Fixed furniture and shelving

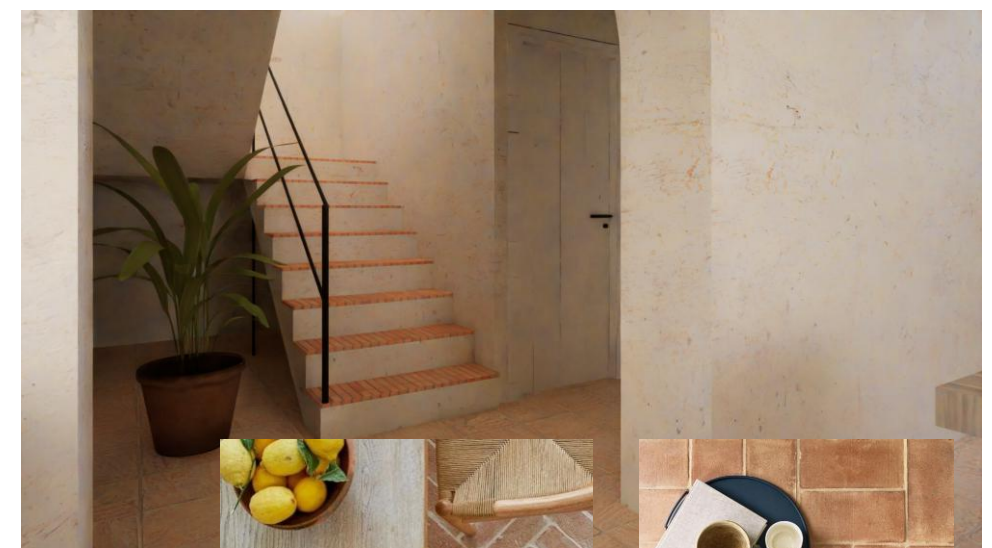
Solid wood with a natural finish, without glossy varnishes, maintaining the original grain and texture.

Special construction elements

Simple design fireplace integrated into the central wall, with a rustic wooden mantelpiece and space underneath for storing firewood. Built-in seat integrated into the wall, covered in natural lime mortar.

Staircase

Minimalist interior staircase, consisting of a concrete structure with steps clad in natural terracotta from the Alteret Cerámicas collection. Side railing in matt black painted iron, with simple and functional lines. Aesthetic integration with the rest of the project through the use of natural materials and sober finishes.



KITCHENS



Worktop and Island

Techlam® sintered stone surface by Levantina Group, manufactured from natural minerals through sintering.

Properties:

- High resistance to stains, scratches, impacts and extreme temperatures.
 - Hygienic, non-porous and easy to clean surface.
- Superior durability and contemporary aesthetics.
- Available formats: large format slabs (up to 3x1 m), standard thickness of 12 mm.

Recommended models:

- Techlam® Hydra Thar
- Techlam® Strattos

Kitchen furniture

Base and wall units in light natural wood with a warm, rustic finish. Simple lines and no visible handles, allowing the units to blend in with the rest of the space.

Appliances

Bosch® fridge and freezer.

Recommended models:

- Bosch® KGN39VL22R (fridge-freezer, energy efficiency A++, VitaFresh system)
- Bosch® KGE39XW2OR (fridge-freezer, low consumption, large capacity)

Cooker and Oven (Gas)

Teka® CGW LUX 60 4G AI AL TR gas cooker

Teka® HCB 6525 oven (built-in, hydrolytic cleaning, 70 L)

Kitchen sink and tap

Teka® BE Plus 1C stainless steel sink, under-counter installation.

Grohe® Eurosmart Cosmopolitan kitchen tap, single lever, swivel spout, chrome finish.

*OPTIONAL EXTRAS

Ceramic or induction hob

Built-in extractor hood covered with lime mortar to blend in with walls and ceilings

Handcrafted tile cladding from the Alteret Ceramicas collection, available in a wide range of colours and formats

Handmade tile ALTERET Cerámicas



BATHROOMS



Coverings

- Walls and flooring: Covered in light beige microcement, creating a continuous, textured, modern surface with no visible joints.
- Proposed brand: **Ecolanic Microlanic**® is a highly resistant decorative microcement designed to cover floors, walls and ceilings without joints. Its eco-friendly formula includes VOC-free resins, nano additives and selected fillers, making it a sustainable, durable and versatile option. It offers continuous finishes in multiple textures and colours, with excellent adhesion, impact resistance, abrasion resistance and UV resistance. Ideal for interiors and exteriors, and compatible with all types of substrates.

Sanitary equipment

White ceramic **washbasin** on microcement countertop, minimalist design with no visible joints. Washbasin tap: IMEX®_ Monza series high single-lever washbasin tap in brushed nickel. Surface mounted.

Shower: Shower tray integrated into the microcement floor, with curved built-in screen also coated in microcement.

Shower tap set: IMEX®_ single lever shower set in brushed nickel, Monza series.

Fossil Natura® low-level **toilet**, Verona model, gloss finish.

*OPTIONAL

- Washbasin integrated into a microcement-coated countertop
- Decorative coating with handmade tiles on the wall of your choice.



Lighting

Exterior



Interior

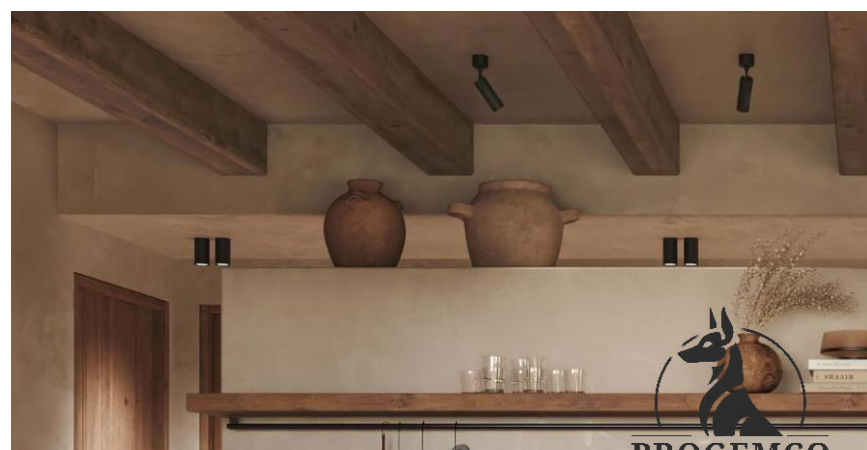


For **outdoor** lighting, wall sconces in light terracotta tones with warm **light (2700K to 3000K)** are used, creating a cosy and soft atmosphere, ideal for highlighting the architecture without glare.

As for the **interior spaces**, various types of surface and pendant luminaires with warm light will be used, consisting of:

- 2700K wall lights to create ambience
- 2700K ceiling pendant lights above the main dining room, living room and bedroom areas
- More technical lighting consisting of surface spotlights and adjustable lights to illuminate work surfaces in kitchens and bathroom areas

Note: interior pendant lights and wall sconces are not included.



Electrical mechanisms

Simon 270 Mínima + Clean Schuko

The electrical mechanisms for the project will be implemented using the Simon 270 Mínima series, renowned for its minimalist design, advanced functionality and ease of integration into contemporary spaces.

Materials: High-strength, halogen-free technical plastics with matt finishes (white, black, titanium, among others).

Aesthetics and finishes: Reduced profile frames (up to 35% less than standard versions).

Design: Continuous surface, slim keys, perfect integration into the wall.

Finish: Matt white.

Mechanisms included:

- Switches: Type: Single-pole, changeover and push buttons.
- Clean Schuko socket outlets: Type: Monobloc flush with the wall.
- Data and multimedia sockets: RJ45, HDMI, TV, SAT, according to project requirements.
- Optional: Incorporation of USB type A and C chargers with SmartCharge technology.

System advantages:

- Modularity: Composition of up to 4 elements per frame, in horizontal or vertical arrangement.
- Ease of maintenance: Magnetic auto-cover system for easy cleaning.
- Connectivity: Compatible with Simon iO for simple home automation without the need for an additional HUB.



Terrace/Patio Swimming pool

Each home has a **private outdoor space** with a contemporary, minimalist aesthetic, with special attention paid to visual continuity, landscape integration and material durability.

The rectangular swimming pool with raised edges is designed as the central element of the outdoor space. **Ecolanic Microlanic**, a high-performance decorative micro-mortar, is specified for its cladding. This product offers:

- Waterproofing without additional membranes, thanks to its specific formulation
- High mechanical and chemical resistance, ideal for demanding outdoor environments.
- Continuous finish without joints.
- Compatibility with surface protection systems, such as polyurethane varnishes.
- Wide range of colours and textures, adaptable to the image of the residential complex.



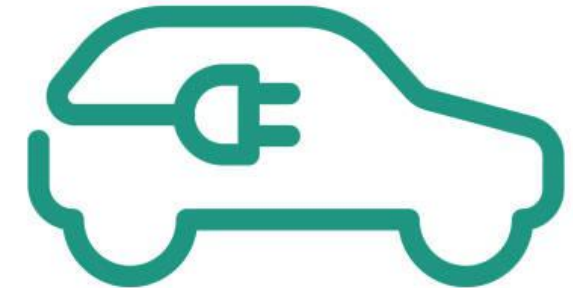
Energy Efficiency



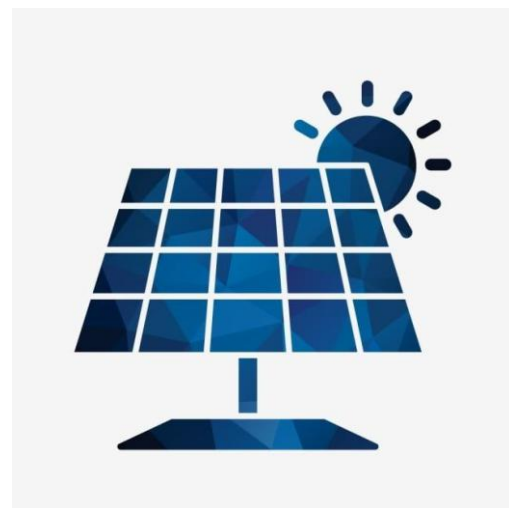
Energy rating A
Efficient passive design
taking advantage of sunlight and orientation
Generous insulation layers
in floors, walls and roofs



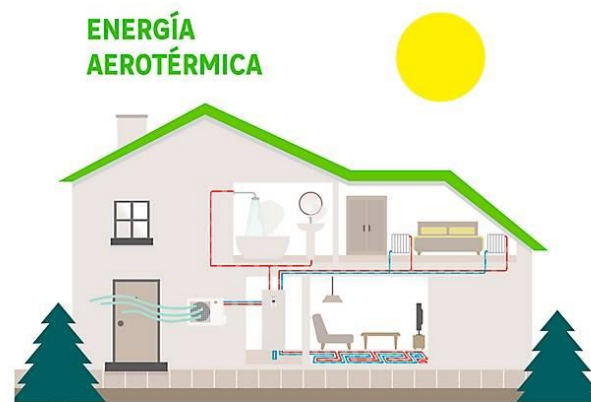
Aluminum carpentry with RPT (thermal break)
Low-emissivity double glazing + solar control
16mm air chamber with argon gas
Maximum glazed surface
Excellent thermal and acoustic efficiency



Electric mobility ready
Pre-installation of electric vehicle charging point
in each private parking space,
designed to support future installation
of home charging systems.



Electricity production through
renewable energies
Photovoltaic panel system tailored
to the power needs of your home



Heat pumps that extract energy from the air
for air conditioning
underfloor heating
and production of domestic hot water

DHW production



The Daitsu Heatank V4.1 range of **DHW heat pumps** is the most efficient solution for domestic hot water production, providing greater energy efficiency, high performance and minimum consumption thanks to the use of R290 gas. It features a revamped design in white finish, with optional Wi-Fi and Modbus communication.

The models in the range have the following features:

- Models for wall installation of 80-100 litres and 200-300 litres for floor installation.
- Low noise level and minimal heat transfer losses.
- High operating range, from -5°C to 43°C.
- Domestic hot water production with outdoor temperatures down to -10°C.
- Integrated 1.5kW electric heating element with safety thermostat.
- Overpressure and over-temperature safety valve included.
- Condensate tray and pipe included for easy installation, ensuring the design.



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