VILLA BGD 43

An exclusive home with the sea at its feet

The home places the entire night-time area on the ground floor, where the garage and bedrooms are located, allowing for a spacious and open daytime area on the upper level.

On this upper floor, a fourth bedroom is found, along with an open-plan living–dining–kitchen area that fully connects to the exterior. A large glass frame opens onto panoramic views of the surroundings, bordered by a pergola that extends toward the terrace, creating a second outdoor living room and a barbecue area.

The palette of materials used brings together all the characteristic elements of Mediterranean architecture, combining white stucco withdry stone and subtle wooden accents that add warmth to the space. The horizontal concrete planes and the vertical stone walls come together to give prominence to the space.



***Image**. Night side view of house*

Timeless
Architecture

A design characterised by clean lines and balanced proportions that blends seamlessly with the natural surroundings, combining elegance, proportion and visual harmony.

Sea
Views

Signature contemporary architecture with sea views from the 2nd floor, set in one of Moraira's most desirable coastal areas.

Functionality and
Comfort

Spacious, open-plan and fluid spaces, designed for a comfortable, relaxed lifestyle that is perfectly suited to the Mediterranean way of life.

Warm
Materials

Stone, wood and white lime mortar come together to create a refined Mediterranean aesthetic, where each texture lends a sense of comfort and authenticity.

Exclusive
Setting

Located close to the beach, combining privacy, elegance and the Mediterranean lifestyle and l3 minutes from the town center and main beach.

Integrated
Design

The boundary between indoors and outdoors is blurred by terraces, large windows and gardens. It features 4 bed rooms, private garage, spacious living areas and a refine arhitectural design.



***Image**. Night view of the main facade of the house and patio*

Villa BGD 43 | General Arquitecture

01.1

FOUNDATINON AND STRUCTURE

General information

Foundation

Foundations consist of continuous footings beneath sanitary floor slabs or isolated pad footings, interconnected with reinforced concrete tie beams, all executed in accordance with the geotechnical report.

Ground floor slab

Elevated floor above ventilated sanitary chamber.

Main Structure

The structural system is composed of a reinforced concrete two-way waffle slab with solid concrete slab topping.



Example of a reinforced concrete two-way waffle slab.

01.2

ROOFING

General information

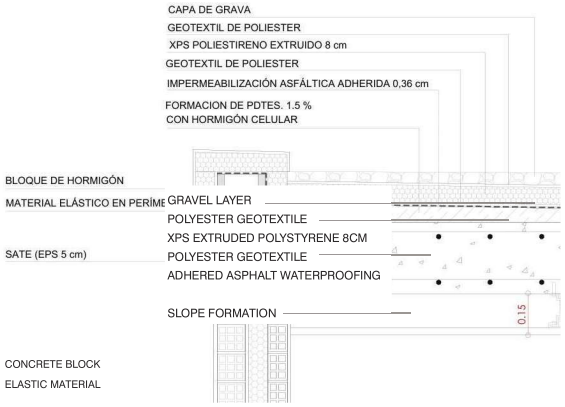
Walkable Tables

Waterproofing system designed for rainwater drainage, either directed outward or collected through a concealed linear channel positioned in front of the living room's covered terrace. Finished with ceramic paving matching the interior flooring.

Ground floor slab

Slope formation and layered waterproofing applied directly above the structural slab to prevent condensation.
Thermal insulation provided by 10 cm XPS rigid panels (λ = 0.032 W/m·K).
Final surface finished with rounded washed gravel.





Construction detail of the flat roof.

02.1

EXTERIOR FINISHES

Facades

Main Facade

Exterior leaf of ceramic brick, 11cm thick. Finish according to the surface.
Waterproofing with a layer of hydrophobic cement on the interior of the brick.
Insulation fixed to the interior of the exterior facade leaf, using interlocking 8cm thick rigid extruded polystyrene panels with a thermal conductivity of 0.03 W/(m²K).
Air gap to conceal pillars in walls and accommodate installations.
Exterior wall cladding with two-layer mortar, scraped finish, color RAL 9001.

02.2

EXTERIOR COVERINGS

Facades

Metal Slats

Tubular metal slats, with anti-corrosion treatment, lacquered in RAL 7039 texturized

Masonry Limestone

Interior - Exterior Wall of Masonry Limestone

Engineered wood

Schottenwood



NATURAL STONE
Wall of masonry



ENGINEERED WOOD
Schottenwood



METAL SLATS
RAL 9001



***Image**. View of the main facade of the house and patio*

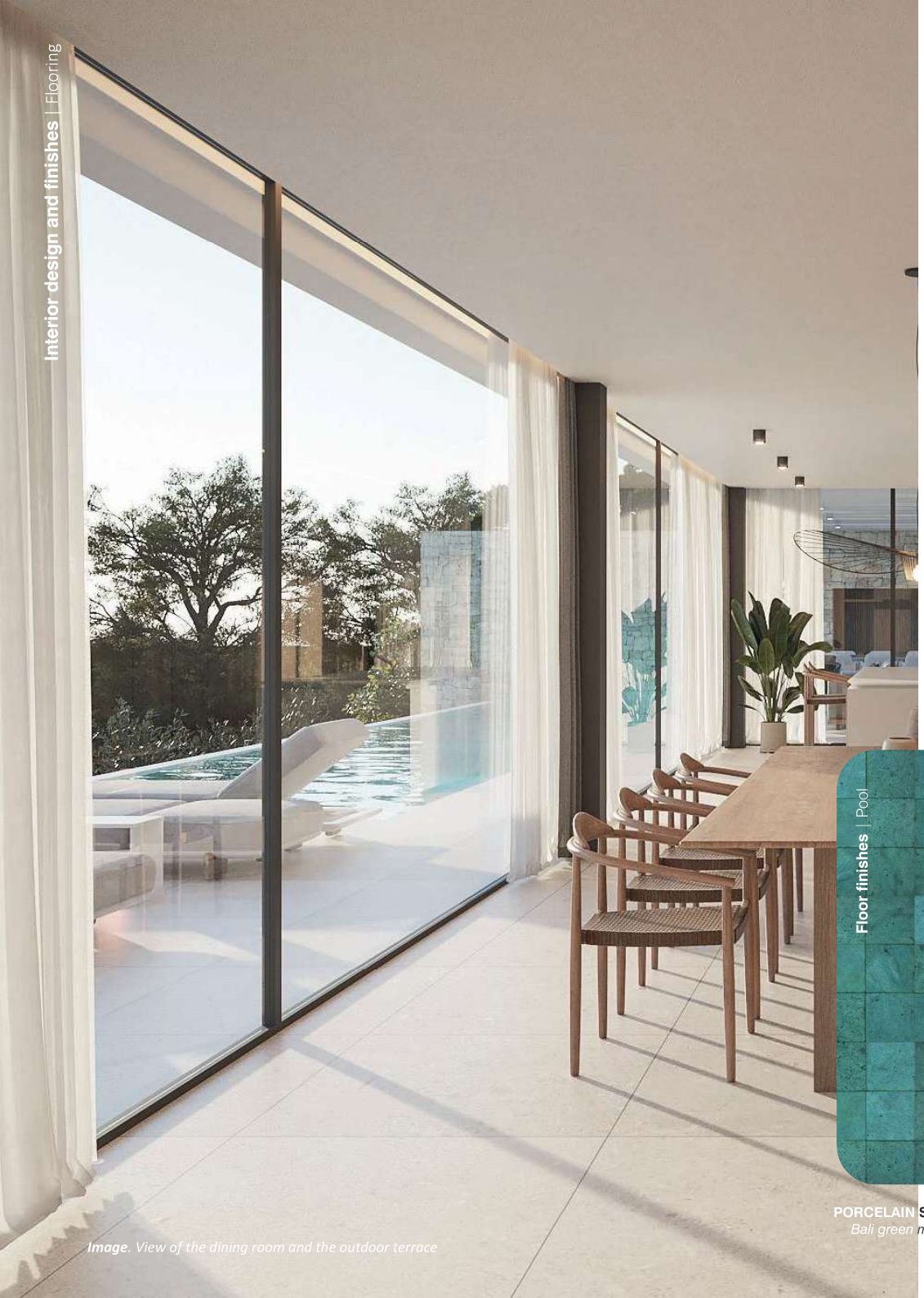


Image. View of the dining room and the outdoor terrace

03.1

GENERAL FLOORING

General finishes

Interior

Large-format 120x120 cm rectified porcelain stoneware flooring.
Model SALONI Cavellina Marfil or similar.

Exterior

Large-format 120x120 cm rectified porcelain stoneware flooring.
Model SALONI Cavellina Marfil or similar. Anti-slip (Slip resistance class 3).

Swimming pool

Bali green mosaic tiles in 1,5x1,5 cm format.

PORCELAIN STONEWARE
Bali green mosaic tiles



PORCELAIN STONEWARE
Model SALONI Cavellina Marfil

03.2

INTERIOR CLADDING

Interior finishes

Paint

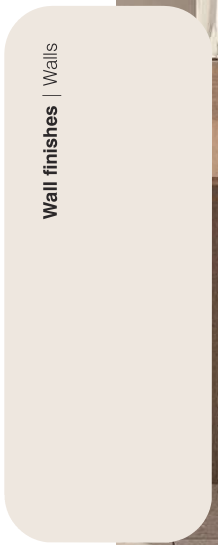
White RAL 9001, the same as the mechanisms.

Ceilings

Suspended false ceilings with aluminum substructure and plasterboard panels.
Accessible ceilings with aluminum slats, incorporating rigid thermal insulation panels.



NATURAL WOOD
Oak



WALL PAINT
RAL 9001



***Image**. View of the dining room and the living room*



***Image**. View of the dining room and the outdoor patio*

Interior design and finishes | Interior cladding

04.1

GUEST TOILET

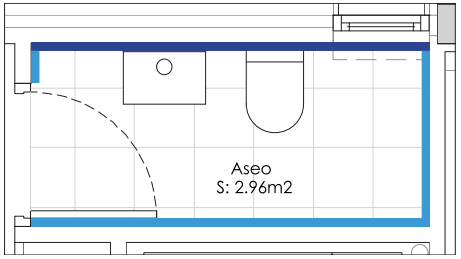
Interior finishes - Bathrooms

Washbasin
Double wall-mounted washbasin made of Fineceramic®, model ONA by Roca or similar. Washbasin finish: White. Cabinet finish: Light Oak.
Ref.: A32768B000

Toilet
Wall-hung toilet with concealed fixings, model ONA by ROCA or similar. Finish: Matt White.
Ref.: A346687000

Faucets
Washbain faucets with automatic drain, cold start, model ONA by ROCA or similar. Finish Matt Black.
Ref.: A5A309ENB0

Accesories
Bathroom accessories model Ona/Tempo by Roca or similar.

















Tiles
- Decorative ceramic wall tile - 40x120 Cavallina Metric Marfil
- Smooth ceramic wall tile - 120x60 Cavallina Marfil by Saloni
- White Plaster RAL9001



CERAMIC WALL
Cavallina Metric Marfil



CERAMIC WALL
Cavallina Marfil



PLASTER FINISH
RAL9001

04.2

BATHROOMS nº1-5

Interior finishes - Bathrooms

Washbasin
Double wall-mounted washbasin made of Fineceramic®, model ONA by Roca or similar.
Washbasin finish: White. Cabinet finish: Light Oak.
Ref.: A32768B000

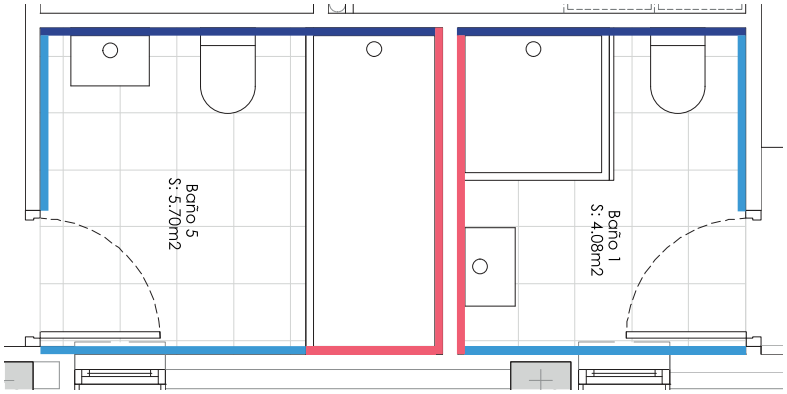
Toilet
Wall-hung toilet with concealed fixings, model ONA by ROCA or similar. Finish: Matt White.
Ref.: A346687000

Faucets
Washbain faucets with automatic drain, cold start, model ONA by ROCA or similar. Finish Matt Black.
Ref.: A5A309ENB0
Single-lever concealed bath-shower mixer pack, model ONA by ROCA or similar, for bath-shower. Finish: Matt Black.
Ref.: A5D279ENB0

Shower
Rectified large-format porcelain stoneware flooring, 120x120 cm, model Cavellina Marfil by Saloni or similar. With integrated linear drain in the floor (C3 anti-slip treatment).

Accesories
Bathroom accessories model Ona/Tempo by Roca or similar.





Tiles
Decorative ceramic wall tile - 40x120
Cavallina Metric Marfil
Smooth ceramic wall tile - 120x60
Cavallina Marfil by Saloni
White Plaster RAL9001





CERAMIC WALL
Cavallina Metric Marfil

CERAMIC WALL
Cavallina Marfil

PLASTER FINISH
RAL9001

04.3

BATHROOMS nº2-3

Interior finishes - Bathrooms

Washbasin
Double wall-mounted washbasin made of Fineceramic®, model ONA by Roca or similar. Washbasin finish: White. Cabinet finish: Light Oak.
Ref.: A32768B000

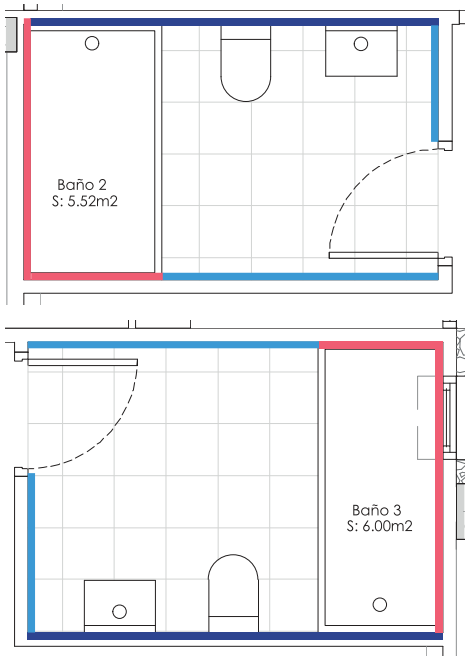
Toilets
Wall-hung toilet with concealed fixings, model ONA by ROCA or similar. Finish: Matt White.
Ref.: A346687000

Faucets
Washbain faucets with automatic drain, cold start, model ONA by ROCA or similar. Finish Matt Black.
Ref.: A5A309ENB0
Single-lever concealed bath-shower mixer pack, model ONA by ROCA or similar, for bath-shower. Finish: Matt Black.
Ref.: A5D279ENB0

Shower
Rectified large-format porcelain stoneware flooring, 120x120 cm, model Cavellina Marfil by Saloni or similar. With integrated linear drain in the floor (C3 anti-slip treatment).

Accesories
Bathroom accessories model Ona/Tempo by Roca or similar.





Tiles
- Decorative ceramic wall tile - 40x120 Cavallina Metric Marfil
- Smooth ceramic wall tile - 120x60 Cavallina Marfil by Saloni
- White Plaster RAL9001





CERAMIC WALL
Cavallina Metric Marfil



CERAMIC WALL
Cavallina Marfil



PLASTER FINISH
RAL9001

04.4

BATHROOM nº6

Interior finishes - Bathrooms

Washbasins
Double wall-mounted washbasin made of Fineceramic®, model ONA by Roca or similar. Washbasin finish: White. Cabinet finish: Light Oak.
Ref.: A32768B000

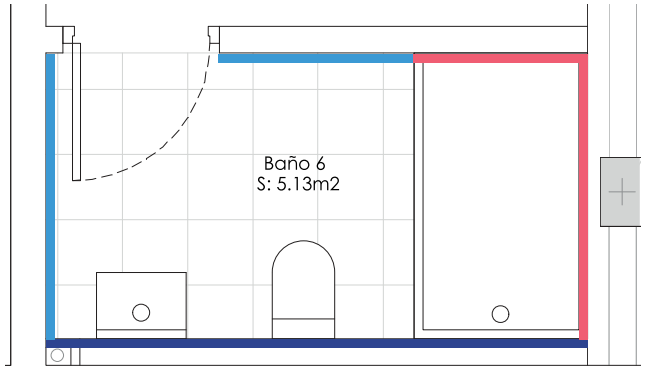
Toilets
Wall-hung toilet with concealed fixings, model ONA by ROCA or similar. Finish: Matt White.
Ref.: A346687000

Faucets
Washbain faucets with automatic drain, cold start, model ONA by ROCA or similar. Finish Matt Black.
Ref.: A5A309ENB0
Single-lever concealed bath-shower mixer pack, model ONA by ROCA or similar, for bath-shower. Finish: Matt Black.
Ref.: A5D279ENB0

Shower
Rectified large-format porcelain stoneware flooring, 120x120 cm, model Cavellina Marfil by Saloni or similar. With integrated linear drain in the floor (C3 anti-slip treatment).

Accesories
Bathroom accessories model Ona/Tempo by Roca or similar.





Tiles
- Decorative ceramic wall tile - 40x120
  Cavallina Metric Marfil
- Smooth ceramic wall tile - 120x60
  Cavallina Marfil by Saloni
- White Plaster RAL9001





CERAMIC WALL
Cavallina Metric Marfil

CERAMIC WALL
Cavallina Marfil

PLASTER FINISH
RAL9001

04.5

MASTER BATHROOM nº4

Interior finishes - Bathrooms

Washbasins
Double wall-mounted washbasin made of Fineceramic®, model ONA by Roca or similar. Washbasin finish: White. Cabinet finish: Light Oak.
Ref.: A32768B000

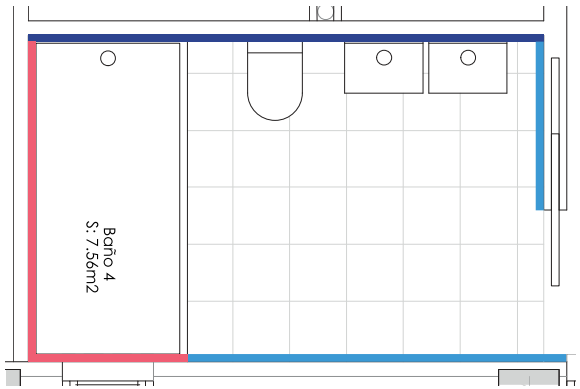
Toilets
Wall-hung toilet with concealed fixings, model ONA by ROCA or similar. Finish: Matt White.
Ref.: A346687000

Faucets
Washbain faucets with automatic drain, cold start, model ONA by ROCA or similar. Finish Matt Black.
Ref.: A5A309ENB0
Single-lever concealed bath-shower mixer pack, model ONA by ROCA or similar, for bath-shower. Finish: Matt Black.
Ref.: A5D279ENB0

Shower
Rectified large-format porcelain stoneware flooring, 120x120 cm, model Cavellina Marfil by Saloni or similar. With integrated linear drain in the floor (C3 anti-slip treatment).

Accesories
Bathroom accessories model Ona/Tempo by Roca or similar.





Tiles
- Decorative ceramic wall tile - 40x120 Cavallina Metric Marfil
- Smooth ceramic wall tile - 120x60 Cavallina Marfil by Saloni
- White Plaster RAL9001





CERAMIC WALL
Cavallina Metric Marfil



CERAMIC WALL
Cavallina Marfil



PLASTER FINISH
RAL9001



***Image**. View of the master bathroom*

Interior design and finishes | Bathroom cladding

05.1

OUTDOOR JOINERY

Window models by TECHNAL

Lumeal

Floor-to-ceiling French windows.
Aluminum profiles with thermal break.
Minimalist frame with hidden leaf and floor-embedded guide. Security lock.
Double safety glazing with exterior and interior film.
Model LUMEAL by TECHNAL or similar.
Colored in Light Grey Texturized.

05.2

INDOOR CARPINTERY

Interior finishes

Interior doors

Interior hinged doors, 82.5 cm x 230 cm.
Manufactured in white lacquered MDF (RAL 9001, matt finish) or seamlessly integrated into matching laminated wall paneling.
Door handle, LOTUS model by OLIVARI or similar. Finish: Matt Black.



Example of door and handles.

WINDOW JOYNERY
Light Grey

***Image**. View of principal bedroom (firts floor)*

05.3

TO BE DEFINED....

Interior design

Furniture

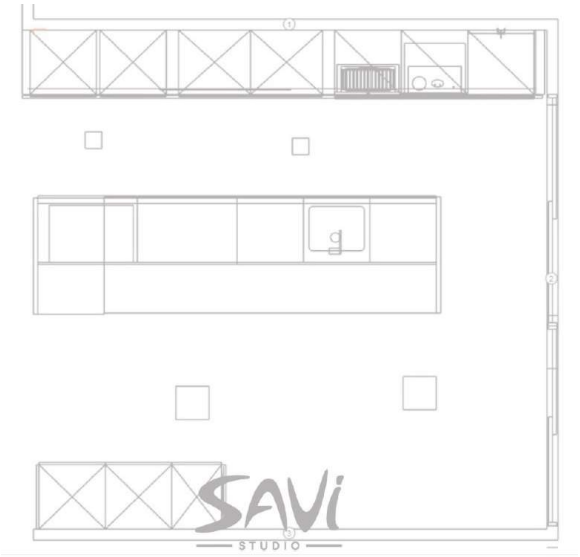
- Wood panelling on floor-to-ceiling walnut columns
- C-shaped kitchen island with an Emperador marble finish and walnut wood units inside the island
- Area for bar stools

Equipment - Miele

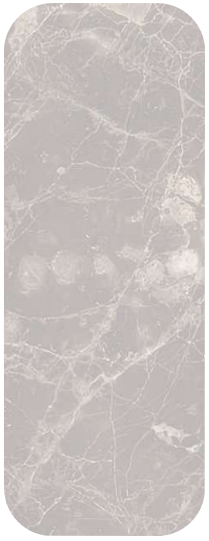
- Miele - 45cm multifunction oven with microwave, black finish
- Miele - Built-in coffee machine, direct water connection, black glass finish
- Miele - 45cm built-in wine cooler for column installation, black finish (18-bottle capacity)
- Miele - Fully integrated 60cm dishwashers
- Miele - Built-in fridge
- Miele - Built-in freezer
- Miele - Hob with integrated extractor in ‘Black Perfection’ finish, with 4 cooking zones

Tap

- Gessi tap Model Habito Filtered in warm bronze brushed finish



NATURAL WOOD
Oak



NATURAL STONE
Emperor marble

















05.4

BEDROOMS FURNITURE AND WARDROBE

General bedrooms

Wardrobe in bedrooms

Custom-made wardrobes, floor-to-ceiling modules
Laminate exterior in RAL 9001
Interior finish in textile melamine
Interiors with hanging bars and shelves

Wall finishes in bedrooms

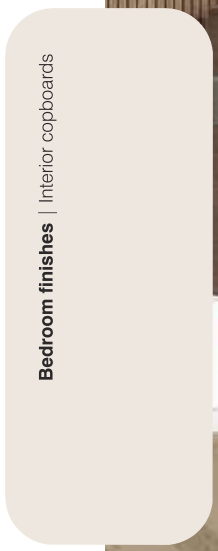
Wood slat wall cladding as per design
Integrated wall lights and fittings
Natural oak wood



NATURAL WOOD
Oak



TEXTIL
Melamine



LACQUERED DOORS
RAL9001

Image. View of principal bedroom (firts floor)

06.1

HOT WATER / HEATING

Technical equipment

Hot water
High-efficiency hot water production via aerothermal system, fully compliant with current regulations.

Air conditioning and heating
Air conditioning system for heating and cooling using a heat pump.
Outdoor units on the roof and indoor units in the false ceiling.
Underfloor heating system using aerothermal technology.
Airzone-type installation to independently control different areas.

Ventilation
Ventilation is carried out through a heat recovery system.

Water treatment
Water softening system.



Example of underfloor heating



Air Zone system operation diagram

06.2

ELECTRICAL / TELECOMUNICATIONS

Technical equipment

Interior switches and outlets
Lighting points and mechanisms as per the project, complying with minimum regulatory requirements and suitable for proper functioning. Switches and outlets of the NIESSEN model SKY DUNA in grey.

Telecomunications
The house is equipped with a complete installation of a satellite antenna, DTT (Digital Terrestrial Television), and FM radio, as well as pre-installation for fixed connections via fiber optic cable.

A video intercom is located next to the entrance door of the house with a connection to the exterior door of the plot.

Home automation
ABB-free home or similar home automation system with centralized control of air conditioning, underfloor heating, lighting, and blinds.

Solar energy
6 kW self-consumption solar kit with twelve solar panels (approx.)



ABB - free@home system



Sky Duna by Niessen

07.1

SWIMMING POOL

Outdoor areas

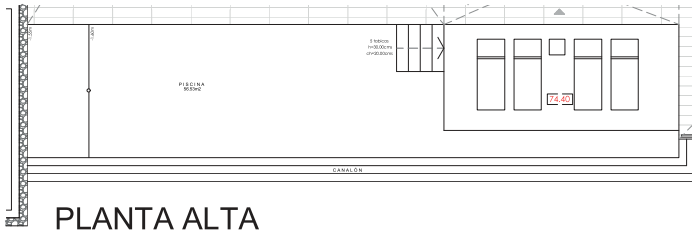
Pool

Access with splash zone like a beach.
Continuous finish with terrace. No infinity solution.

The swimming pool interior is proposed in Cavallina Marfil Porcelain Stoneware, using the same material specified throughout the exterior paving of the residence. This consistent material palette reinforces the visual continuity between the pool, terraces and surrounding outdoor spaces, creating a cohesive and harmonious architectural composition. Its warm, neutral character provides a refined contrast with the surrounding vegetation, allowing the landscape to take on greater prominence while seamlessly integrating the pool within the overall exterior design. Pool heating is available as an optional extra.



PORCELAIN STONEWARE
Bali green mosaic tiles



PLANTA ALTA



Detail image of the pool

***Image**. View of the main facade of the house and patio*

ALEJANDRÍA

VILLAS

VILLA BGD 43



This document constitutes a design which is subject to possible modifications to the basic and execution project that may be required by the competent authorities in order to comply with current regulations, as well as to any changes justified by the project management or technical direction. The characteristics of the property, as well as its materials, finishes and installations, shall be subject to the requirements of the applicable regulations and to the technical solutions determined by the project management. The final usable and built areas will be those resulting from the execution project approved by the corresponding Official College of Architects. The images contained in this brochure are for illustrative purposes only and are not contractually binding, and may be subject to variations for technical, design or construction reasons.