



# VILLAGE VERDE

SOTOGRADE · ANDALUCÍA



\*\*\* NOLL SOTOGRADE  
INMOBILIARIA | REAL ESTATE

**Stephanie Noll & Charles Gubbins**

M: +34 607 465 383

E: [info@noll-sotogrande.com](mailto:info@noll-sotogrande.com)

**[www.noll-sotogrande.com](http://www.noll-sotogrande.com)**

Galerías Paniagua, Local 43

Avenida Paniagua s/n

Sotogrande, 11310, Cádiz

QUALITY SPECIFICATIONS



## CONTENTS

---

1.	TECHNICAL SPECIFICATIONS	3
1.1.	FOUNDATIONS & STRUCTURE	3
1.2.	WALLS & INSULATION	3
1.3.	GARAGES AND STORE ROOMS	4
1.4.	SUSTAINABLE CONSTRUCTION	4
2.	GENERAL APARTMENT QUALITIES	5
2.1.	CEILINGS & LIGHTING	5
2.2.	EXTERIOR CARPENTRY	5
2.3.	INTERIOR FLOORING	5
2.4.	EXTERIOR FLOORING	5
2.5.	RAILINGS OF TERRACES	5
2.6.	ENTRANCE DOOR	5
2.7.	THE KITCHENS	6
2.8.	CLIMATIZATION SYSTEM AND HOT WATER	6
2.9.	THE SUITES	6
2.10.	THE WET ROOMS	6
3.	THE GARDENS & COMMUNAL AREAS	8
3.1.	THE OUTDOOR POOLS	8
3.2.	THE GARDENS	8
3.3.	THE CONCIERGE SERVICE	8
3.4.	SECURITY AND COMUNAL AREAS	8



# 1. TECHNICAL SPECIFICATIONS

---

## 1.1. FOUNDATIONS & STRUCTURE

### Foundations

The foundations are made of pillars and reinforced concrete slabs in accordance with EU stability regulations.

The structure consists of a combination of reinforced concrete SISMO bearing walls and concrete and metal pillars.

### Floors

The floors are made out of coffered concrete slabs with a continuous layer of thermal and acoustic insulation.

### Roofs

The roof is comprised of coffered concrete slabs incorporating double layers of thermal insulation both under and over the roof structure.

## 1.2. WALLS & INSULATION

The walls are constructed using the SISMO Building Technology. This renowned building system consists of a three-dimensional lattice which incorporates insulation on both sides to create a lost formwork for the shuttering of concrete structures resulting in high quality construction, improved structural resistance and highly improved thermal and acoustic insulation.

### Exterior Walls

Exterior SISMO walls are composed of a core of reinforced concrete with 8 cm of thermal insulation on the exterior and 4 cm of insulation on the interior of the wall providing high quality thermal and acoustic insulation.

The walls are finished with cement mortar and with durable paint.

Dividing walls between apartments and communal areas are constructed to meet a high standard of acoustic comfort.



### Interior Walls

The interior partitioning is made of a cavity of insulated walls made of double panelled plasterboard filled with rock wool.

The interior walls are painted with smooth high quality washable paint in a light color.

### 1.3. GARAGES AND STORE ROOMS

Each property is sold with two interior parking garage spaces and one store room. The flooring of the garage area is made of polished concrete.

Access is provided through remote controlled doors. Water points will be provided in the garage area for your convenience. Selected parking spaces will be provided with pre-installation for electrical vehicle charging.

### 1.4. SUSTAINABLE CONSTRUCTION

The development is designed to a high efficiency standard of construction, and intended to be certified by an internationally recognised certifier like LEED or BREEAM.





## 2. GENERAL APARTMENT QUALITIES

---

### 2.1. CEILINGS & LIGHTING

False plaster ceilings are provided throughout the apartment to enable a smooth integration of lighting fixtures.

Recessed ceiling lights are installed in selected interior spaces of the properties. Curtain boxes are foreseen on all windows.

### 2.2. EXTERIOR CARPENTRY

Exterior windows and doors from Technal (or similar), leading supplier of high quality window, door and façade systems made from aluminium. These products offer design, comfort, security and energy efficiency. All exterior windows incorporate double glazing.

### 2.3. INTERIOR FLOORING

The interior flooring is in high quality porcelain, with rectified tiles, or in natural stone like travertine cream national (or similar) that contribute to create a home of sensitive space capable of conveying emotions.

The selected beige colour helps to create the design of natural space. The large format tiles only underlines this feeling of spacious interiors.

### 2.4. EXTERIOR FLOORING

For the terraces, similar large format tiles will be used to create continuity between interior and exterior.

This will allow a relationship between the surrounding area and the terraces. Raised installation system with concealed drainage is chosen.

### 2.5. RAILINGS OF TERRACES

A combination of walls and transparent modern glass balustrades of 110 cm in height are installed on the terraces to meet the safety regulations ensuring ample views to the natural surroundings are always available.

### 2.6. ENTRANCE DOOR

The large front door provides a grand entrance to each property. Veneer finish doors with security bolts, soundproof rubber and hidden hinges.



## 2.7. THE KITCHENS

The kitchen cabinets doors have been selected in a matt lacquer finish with a combination of areas served by handles and others with integrated concealed handles.

The worktops and wall claddings are to be made in Silestone (or similar), a compound made up of 90% natural quartz, which makes it extraordinarily hard and resilient.

Designer open plan kitchens with full range of appliances of high quality providers like Miele, Neff (or similar).

## 2.8. CLIMATIZATION SYSTEM AND HOT WATER

Each home will have a high quality centralized climate control system (hot and cold air conditioning energy efficient due to the use of heat exchanges) to ensure your comfort. The conduits are concealed in the false ceilings.

Climate control in the bedrooms and the living areas is possible through independent thermostatic controls in these rooms.

Independent underfloor heating circuits are provided in the living room and all the bedrooms and bathrooms (except powder room) through fluid flowing hydronic systems.

The hot and cold water installation is executed with insulated pipework in accordance with current regulations. Low-temperature hot water for underfloor heating and domestic hot water is provided through an accumulator tank.

The plumbing installation is executed in accordance with current regulations.

## 2.9. THE SUITES

### Master suite

The master ensuite has been thought as a personal sanctuary with generous spaces that counts with a complete equipped bathroom (shower and bathtub) walk-in closet or face to face wardrobes, and a large bedroom overwhelmed by natural light thanks to a big window communicating with outdoor terraces.

### Secondary suite

Secondary bedrooms are smaller oasis where every member of the family will be able to create its own world as each bedroom is equipped with its own en-suite bathroom and lines of closed wardrobes in matt lacquered finish.



## 2.10. THE WET ROOMS

### Master bathroom

Large format tiles in natural finish continuing the rest of the apartment flooring will be used in bathrooms. Wall cladding in similar material will complete the concept combined with located accent special pieces. Wet areas will be laid with the same tiles with the safety specifications required.

The double washbasin countertop and splashboard is made out of solid surface white resin finished with high quality wall taps from Gessi Rilievo collection (or similar).

Bespoke suspended cabinets in veneer finish are created under the counter for extra storage.

Our designers have selected a free-standing bathtub from Galassia (or similar) with free-standing taps from Gessi (or similar).

The shower will be fitted with glass partitions and with thermostatic controlled taps from Gessi Rilievo collection on chrome finish (or similar). The shower head with rain effect will be flush mounted in the ceiling.

A white porcelain suspended toilet by Laufen (or similar) with a soft close function has been selected.

### Secondary bathrooms

Large format tiles in natural finish continuing the rest of the apartment flooring will be used in bathrooms. Wall cladding in similar material will complete the concept combined with located accent special pieces. Wet areas will be laid with the same tiles with the safety specifications required.

The double washbasin countertop and splashboard is made out of solid surface white resin finished with high quality wall taps from Gessi Rilievo collection (or similar).

Bespoke suspended cabinets in veneer finish are created under the counter for extra storage.

The shower will be fitted with glass partitions and with wall mounted taps from Gessi Rilievo collection on chrome finish (or similar). The shower head with rain effect will be 20 cm diameter.

A white porcelain suspended toilet by Laufen (or similar) with a soft close function has been selected.

### Powder room

Bespoke suspended cabinets in veneer finish are created under the counter for extra storage. Bowl-type porcelain washbasin with high quality counter taps from Gessi Rilievo collection (or similar) complete the design.

A white porcelain suspended toilet by Laufen (or similar) with a soft close function has been selected.

Relief wall cladding will be used to create a natural ambience combined with carefully selected illumination.



## 3. THE GARDENS & COMMUNAL AREAS

---

### 3.1. THE OUTDOOR POOLS

Swimming pools with ultrafiltration system with perlite. This system allows for the lowest chlorine proportion allowed by code, generated with the water salt (so no added salt and no chlorine added), the feeling is a completely natural water.

There are two pools in the complex: a 20m 2 lanes adults lap pool and a kid's pool with decks and boardwalks.

### 3.2. THE GARDENS

Landscape designers have created an all-encompassing design including the garden and pool areas, the main entrances, walking paths and individual building entrances. Attention has been given to creating a sustainable project by integrating local trees, plants and flowers with special elements of natural stone.

Design choices have been made to optimize water consumption and reduce the maintenance costs.

The plot is enclosed through a combination of walls, retaining walls and fencing. The outside perimeter of the project is constructed to blend into the landscape design.

### 3.3. THE CONCIERGE SERVICE

An office space dedicated to the concierge service will be provided at the main entrance of the complex.

This service will ensure your full comfort while staying at the property.

### 3.4. SECURITY AND COMUNAL AREAS

A security post will be located at the main entrance of the complex, centralizing the control of all the CCTV cameras controlling the perimeter and selected points of the development.

Handicap accessible facilities are made possible through wide corridors and 1 m wide front doors to the homes.

### 3.5. AMENITIES

The development offer its resident a diverse range of amenities within its boundaries, like a croquet lawn, running tracks and a community building to host diverse activities and events.

Also, the Masterplan will develop in future phases other amenities in the area like a gym, an indoor pool, kids club and others.





# VILLAGE VERDE

SOTOGRADE · ANDALUCÍA

\*\*\* NOLL SOTOGRADE  
| | | INMOBILIARIA | REAL ESTATE

**Stephanie Noll & Charles Gubbins**

M: +34 607 465 383

E: [info@noll-sotogrande.com](mailto:info@noll-sotogrande.com)

**[www.noll-sotogrande.com](http://www.noll-sotogrande.com)**

Galerías Paniagua, Local 43

Avenida Paniagua s/n

Sotogrande, 11310, Cádiz

A Sotogrande S.A. development

SOTOGRADE  
ANDALUCÍA