

A modern, two-story villa with a prominent cantilevered upper floor and a large glass-walled ground floor. The building is illuminated from within, and the cantilevered roof has recessed lighting. A swimming pool is in the foreground, and a white car is parked in a garage on the right. The sky is a soft twilight color.

VILLA IMPERIA

Quality Specifications



QUALITY MEMORIES

IMPERIA Property Group's ecosystem homes stand out for their efficiency, quality and personalization.

Thanks to a controlled construction process in the factory and subsequent installation on the ground, complete control over costs and a significant reduction in construction times is guaranteed.

These homes comply with all construction regulations and are fully customizable to adapt to the needs of each client.

Furthermore, the modernization of the process and the use of high-quality materials allow us to offer homes of exceptional quality at competitive prices.

Welcome to IMPERIA Property Group, where quality and efficiency come together to create exceptional homes!



FOUNDATION AND STRUCTURE

FOUNDATION AND STRUCTURE

The foundation of the IMPERIA Property Group homes is made with reinforced concrete, either through a reinforced slab or a foundation with isolated footings and braced beams. We are talking about earthquake-resistant foundations and joints that make it easier for the house to move without moving in the event of earthquakes, as well as for it to crawl, that is, it moves millimeter by millimeter due to expansion without suffering any damage. Whenever necessary, non-conventional in situ foundations are made, either because the plot has considerable unevenness, projecting walls to avoid movements and filling of earth, with the consequent economic savings, or due to the need for basements, which are made using concrete walls.



HYPER ROBUST STRUCTURE

The main structure of the IMPERIA Property Group homes is made with laminated steel profiles, in the construction of large infrastructures, and mainly hot, similar to those used in accordance with Spanish regulations, which are arranged throughout the home forming a high-resistance three-dimensional framework. Floors, ceilings and interior walls, facades, etc. are installed on this base structure, forming a monolithic structure.

Advantages of the modular system:

- Freedom to design, modify or expand the home in the project or construction phase on the resistant structure.
- Modification of partitions or walls without effect on the resistant structure.
- Superior resistance to snow, wind and earthquake stress.
- Visual elimination of projections due to the effect of pillars or beams.
- Elimination of thermal bridges.
- Durability guaranteed thanks to the steel and concrete used.
- Maximum acoustic and thermal insulation in the home.
- Very good thermal inertia.





CONSTRUCTION SYSTEM

Forjado.

- Capa 1. Acabados interiores.
- Capa 2. Confort acústico.
- Capa 3. Forjado de hormigón resistente con chapa colaborante.
- Capa 4. Hoja térmico - acústica + impermeable. Máximo aislamiento.

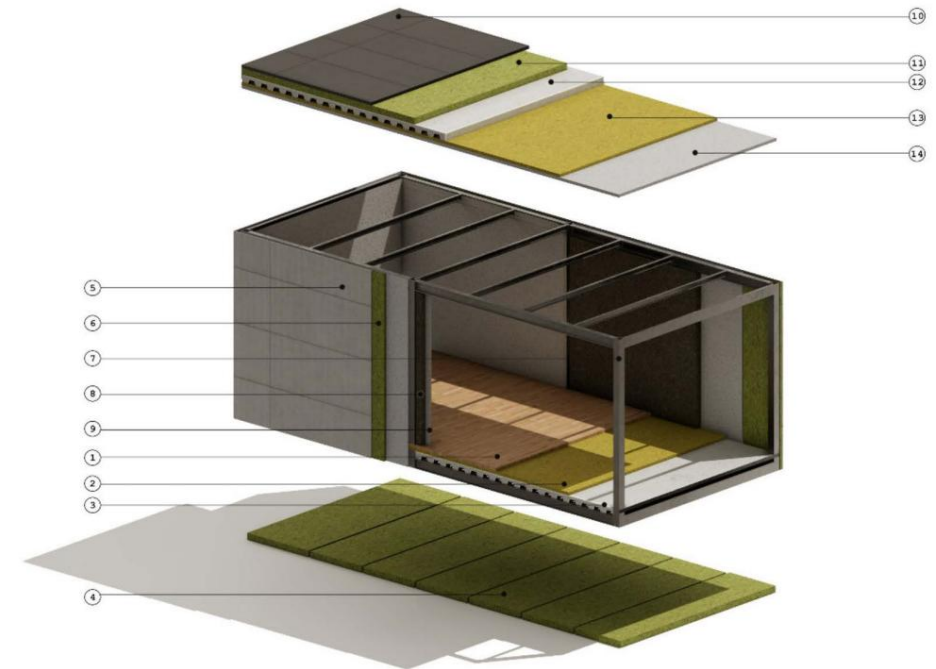
Cerramiento de fachada.

- Capa 5. Define la estética de la vivienda. Fachada aislada tipo SATE (Sistema de Aislamiento Térmico Exterior), con terminación a base de mortero acrílico coloreado.
- Capa 6. Hoja aislante térmico - acústica.
- Capa 7. Estructura resistente.
- Capa 8. Instalaciones y confort acústico.
- Capa 9. Acabados interiores.

Cubierta.

- Capa 10. Acabado de cubierta. Cubierta plana, invertida, con acabado de grava (u otras soluciones según proyecto).
- Capa 11. Hoja térmico - acústica + impermeable.
- Capa 12. Estructura resistente.
- Capa 13. Instalaciones y confort acústico.
- Capa 14. Acabados interiores.

ESTRUCTURA HIPER ROBUSTA





FACADE

CONSTRUCTION SYSTEM

IMPERIA Property Group's facades adapt to the personality and taste of each client, also taking into account external factors such as the environment or the needs of each design. All systems have thermal insulation, low maintenance, with different options for finish colors and grain sizes. This allows, in addition to generating the aesthetics of the envelope, to provide high performance to the construction and unsurpassed thermal efficiency.

YOUR CONFIGURABLE DESIGN FACADE

The SATE type façade provides thermal insulation towards the exterior of the façade, improving its thermal behavior. Its operation makes it perfect for climatic zones with extreme temperatures, keeping the façade at a stable temperature and preventing the formation of mold. The composition possibilities offered are very varied, allowing both the chromatic combination of the façade and coatings made of materials of different composition and grain size.

OUR FINISHES





ENERGY EFFICIENCY

HIGH PERFORMANCE EXTERIOR CARPENTRY

In our modular homes, we use the most resistant PVC carpentry, which makes it more rigid and, above all, more insulating. Other characteristics of these carpentry shops are:

They do not need a thermal bridge break as in aluminum carpentry.

Location of the maximum number of cameras on the market (five), between the exterior and interior of the profile.

Efficient thermal insulation coefficient compared to aluminum with thermal bridge breakage.

Sill and jambs

Perimeter window covering that guarantees the continuity of the thermal envelope. Sill in natural or prefabricated stone.

EFFICIENT GLAZING

In our modular homes they are designed with double-glazed glass with a chamber, a simple and economical method of improving your thermal insulation. The air chamber usually ranges between 10 and 16 mm depending on the climatic zone, which allows the thicknesses between the outer and inner layer to be adjusted and improve the acoustic performance of the window.

Tempered outer glass

It is used for greater security, without the risk of falling after breaking and with greater resistance to theft, with Planitherm thermal sheet and low emissivity, a very effective system, climalit type. The interior glass is made of a different thickness than the exterior, to achieve asymmetry.





PARTITION AND FALSE CEILINGS

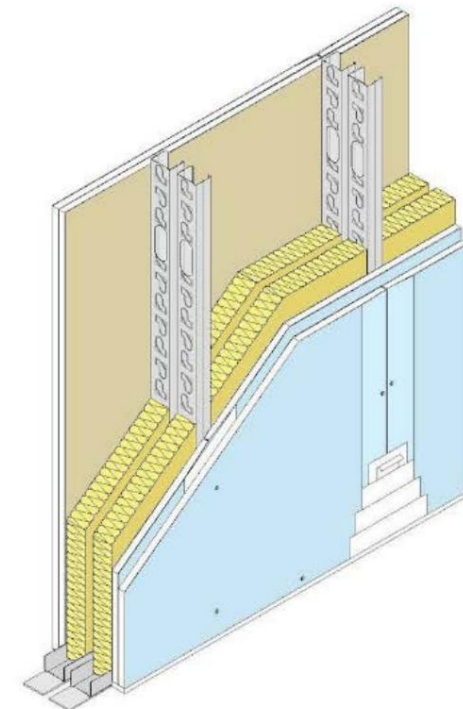
DRY PARTITION. PLASTERBOARD PLATES AND THERMAL INSULATION

In line with the modular system and prefabrication of IMPERIA Property Group, its homes have dry partition walls using plasterboard panels, supported by a metal substructure and providing thermal insulation based on rock wool inside. Specifically, a double sheet of laminated plaster is arranged on each of the faces of said partition.

Water-repellent laminated plaster boards are installed in the partitions that separate humid environments. In partitions with porcelain coating on one of their faces, a water-repellent laminated plaster board is placed, on which the corresponding porcelain coating is placed.

FALSE CEILING. LAMINATE PLASTER BOARDS

The false ceiling is made using laminated plasterboard, with similar characteristics to those used for partitioning the different rooms, also differentiating water-repellent plates from standard plates to protect humid environments.





SECURITY



CARPENTRY

entrance door

Home entrance doors are classified by their degree of resistance to being breached in the event of theft, either by breaking, disassembling, tampering with the lock, etc. IMPERIA Property Group uses doors with 3-point semi-automatic locks and external reinforcement.

Solar protection

Monoblock type roller blind with interior accessible drawer in bedrooms.

Interior doors

Interior doors in white lacquered DM wood, with satin aluminum handle with straight lines. The doors are designed to be folding due to their optimal functioning and lack of adjustments or maintenance. There is also the possibility, to gain greater spatial continuity, of installing sliding doors that, once opened, communicate spaces in an elegant way.

Walk-in cabinets

The closets are designed as a walk-in type, configured to have the maximum possible use of space, with doors that match the passage doors. They are supplied without interior lining, providing space so that the client can finish composing their interior layout according to their own needs.





INTERIORS

WARM INTERIORS

THE SOILS OF IMPERIA Property Group

The floor of the home is, without a doubt, a crucial decision, since it will mark the overall appearance of the home and will greatly determine the final interior design of your home. At IMPERIA Property Group we have a wide variety to achieve a high degree of customization.

We use water-repellent vinyl flooring, which is 100% moisture resistant and non-slip. Furthermore, this type of flooring is characterized by having great resistance to light and being antistatic and antibacterial, in addition to offering a wide range of finishes.



INTERIORS

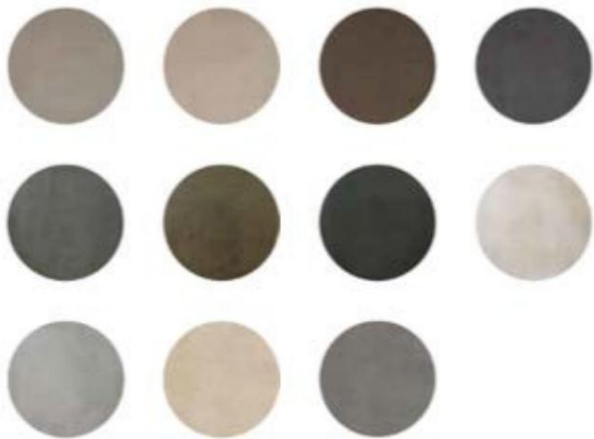
WALL COVERINGS

Along with the floor, another of the most significant points of the home are the walls. In wet areas (kitchens, bathrooms and laundries), the use of ceramics is required by regulations, a final white roller finishing layer, perfectly aligned and without bevels, due to the wide range of finishes, colors, textures and formats. that offers (30x90 cm, 45x90 cm or 40x120cm). Likewise, the current trend means that the layout of the tiling focuses only on the areas of greatest risk of humidity or direct contact with water, reserving the rest of the vertical walls of the same room for plastic paint and thus lighten joint spaces and have a 100% safe material, high-quality porcelain, mass-colored throughout its thickness, with the possibility of updating them more easily over the years.

Ceramics present a wide diversity of formats, colors, finishes and textures. Large and modern formats have a complete place in our designs given the quality of the pieces from 60x60 cm to 100x100 cm.

OUR FINISHES

and much more...





INTERIORS

STAIRS

We consider the staircase as the most special architectural element of the home and it is resolved with special attention, not leaving it as a simple vertical communication. Each space demands its presence and is designed in that sense individually for each project, whether they are projecting and linked to living rooms or double heights, or between two walls with visual communication behind them due to the release of the riser. The steps will be covered in accordance with the finish of the floor.



COZY BATHROOMS

New bathroom concepts and new ways of life. With this objective and thanks to the conviction of creating new spaces that provide well-being to the user, we design the bathrooms to understand them from a new perspective, trying to make them a room that is just as cared for and well treated as the rest of the home.





EQUIPMENT

BATHROOMS WITH EQUIPMENT

All homes come with fully equipped bathrooms, including countertop, sink and mirrors.

DESIGNER TOILETS FOR YOU

Highest quality white porcelain.

Single-lever, surface-mounted faucets (without built-in body), in chrome finish, both in the sink and in the shower.

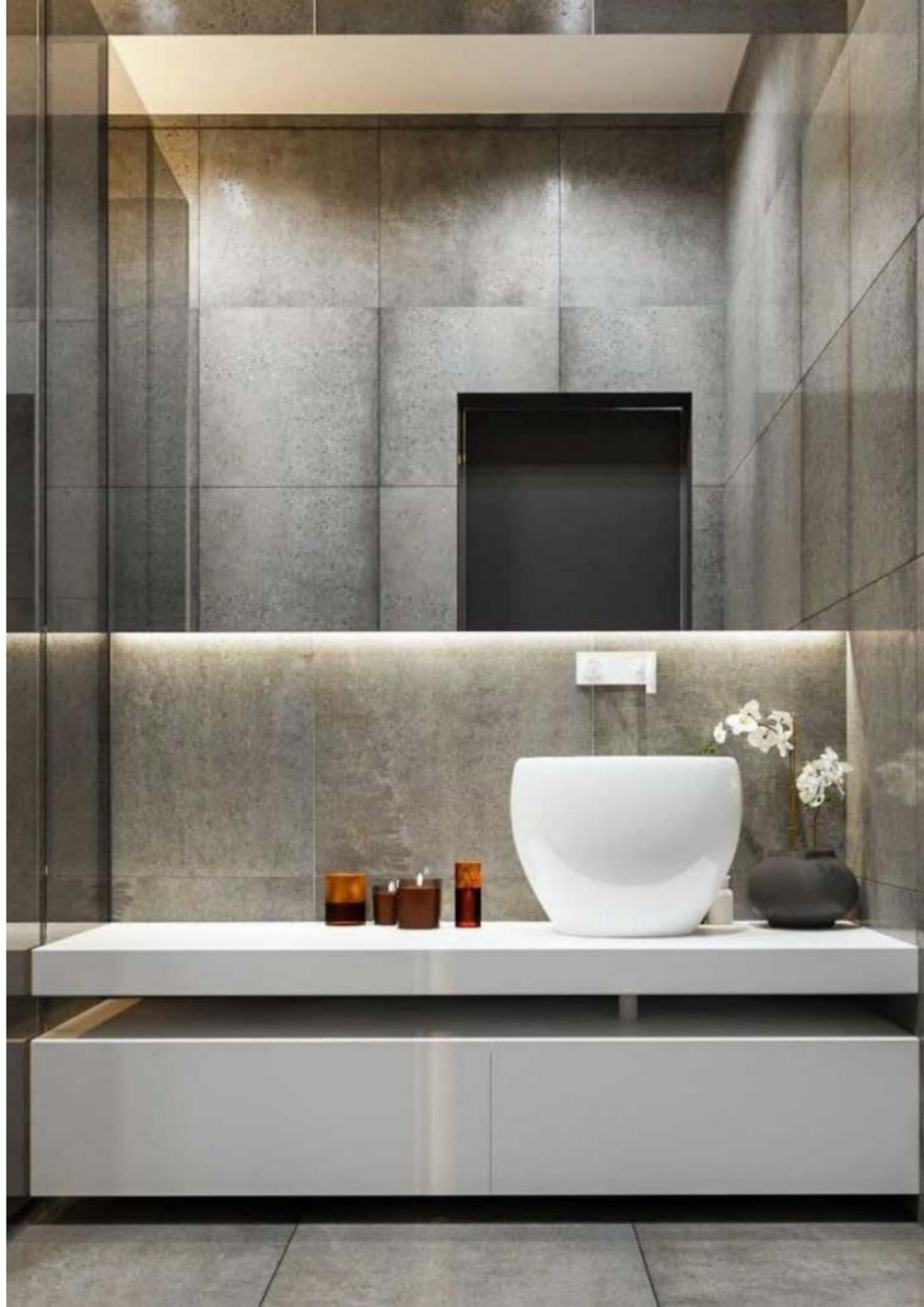
Floor toilet.

The bathrooms are designed with a concept of cleanliness and purity, where the screen is materialized with glass to keep the space as pure as possible.

The lighting is warm, with straight and cubic lines, with a wide range of finishes and colors to adapt to the environment you want to create.

Another more open and lighter furniture option is the combined model that is placed in the master bedroom. This model has the same storage capacity but with opaque areas and other visible ones. The duality not only comes in the formation but also in the finishes since it combines lacquer with wood veneer.

Made of resin, the collection of shower trays combines beauty, quality, hygiene and comfort to the touch. Continuous materials offer great design possibilities as well as excellent performance over time. Therefore, they are perfect for use in elements that will be located in humid environments.



KITCHEN

FUNCTIONAL KITCHEN

Character and personality are valued in our proposals when designing this stay. Years of experience provide us with the use of the best materials, since we are aware of the behavior that they will develop during their lifespan and for a kitchen this is of vital importance.

FURNITURE

The kitchen furniture is custom designed for each room we design, because the client experiences each kitchen in a different way.

They are made entirely of water-repellent MDF wood, superficially finished on the inside with a melamine veneer in white, gray or textile. For its part, the fronts, whether doors or drawers, are supplied in colored laminate or wood design printing with PVC edges sealed with thermofusion glue to prevent humidity.

COUNTERTOPS

Quartz countertops are supplied, very versatile materials for use in kitchens, as they have the following features:

Great hardness and resistance.

Resistant and durable, they do not deteriorate with the wear and tear of everyday use.

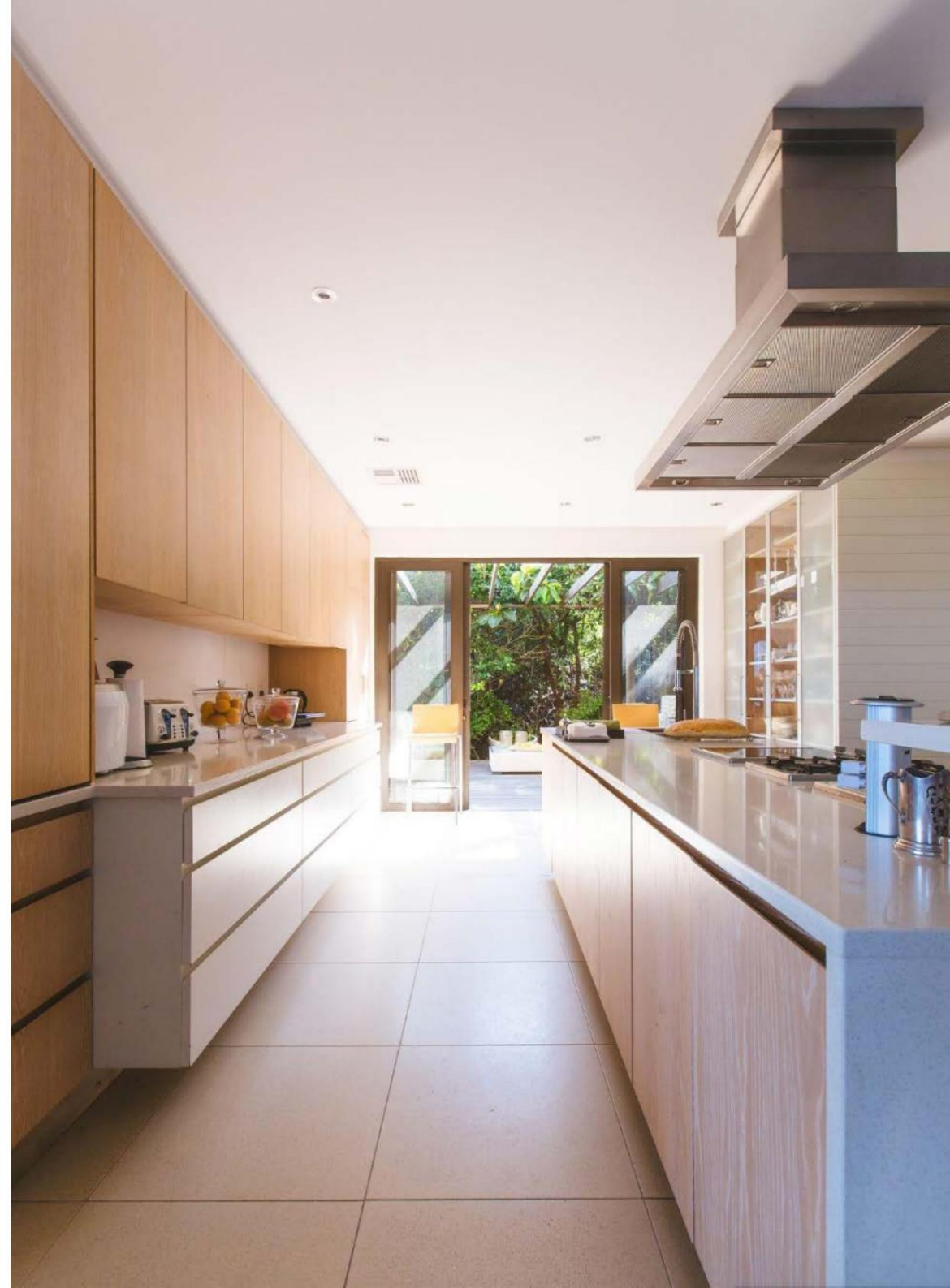
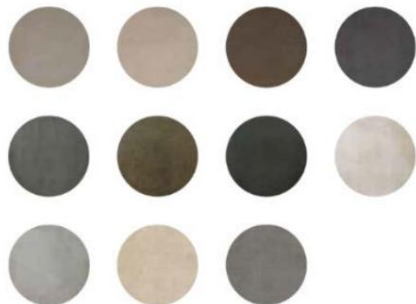
Non-porous materials, so they are highly resistant to stains.

Adequate resistance to scratches and abrasion.

Waterproof materials, so they do not absorb water.

Wide variety of colors and finishes.

and much more...





KITCHEN EQUIPMENT

APPLIANCES

The appliances in a home are understood by IMPERIA Property Group as a basic part of the kitchen equipment from minute one.

It is intended that its integration, functionality and design be consistent with the home without skimping on features. We always use highly energy efficient appliances. All our homes include: dishwasher, microwave, combi refrigerator, extractor hood, induction hob and oven.

THE STEEL SINK

The sink is recessed under the countertop without the upper edges being visible to facilitate cleaning. The most resistant, practical and hygienic sink will always be the one made of stainless steel. Although its appearance is square, the edges are rounded to prevent the accumulation of dirt.





FACILITIES

ACS

IMPERIA Property Group proposes an accumulator in its homes that serves for domestic hot water, taking advantage of electrical energy.

The electric water heater is one of the most popular storage systems. Among its advantages is its easy installation and maintenance, requiring only an electrical power source. In addition, modern electric water heaters are quite efficient as they allow you to program the hours of use with a timer.

AIR CONDITIONING

A direct expansion air conditioning system is proposed, through the arrangement of splits in each of the rooms to be acclimatized, minimizing, as far as possible, the number of outdoor units to be installed. When adapting home designs to what each project requires, the exterior unit of the home is always located in places that are not visible and represent an aesthetic barrier to the design itself.

LATEST GENERATION INSTALLATIONS - ELECTRICITY

The electrical installations run through the technical layers intended for this purpose, without interrupting other projects. Therefore, we study each case and adapt the installation to the client's taste.

At IMPERIA Property Group we equip homes with a high degree of electrification, the maximum in the regulations, so that they are prepared to meet current demand needs and future expansion of systems or technology.

LIGHTNING

The lighting is delivered fully installed with the house. All light points are installed with recessed or recessed luminaires for decorative indirect light. All our houses have LED technology to contribute to energy savings and a longer life of the lights, avoiding their replacement.

We listen to all the needs and interests of each client regarding lighting to offer a personalized final result.





QUALITY CONTROLS

QUALITY CONTROLS

concrete test

All our houses are tested in accordance with Spanish regulations. Concrete samples are chosen from each home and tested in the laboratory to verify that they meet the highest standards of quality and resistance. Welds between pieces in each housing unit are also examined.

Installation test

Each of our houses is tested using thermometers to guarantee the interior temperature, even when outside temperatures vary from -10 to +42 °C. In addition, the ideal relative humidity percentage recommended for the materials is verified.

Leakage test

Each cover of each module of our system is tested against possible leaks according to UNE standards. So far, 100% of our modules have passed all tests.

acoustic test

We carry out acoustic tests to guarantee compliance with existing regulations and interior comfort. Our exterior layering and insulation solution, our exterior blind system, and our structural solution allow us to affirm that our house lacks thermal bridges and is thermally perfect.

Thermographic test

Thermography is performed to locate possible acoustic bridges or construction faults.

Energy efficiency test

We design, manufacture and adapt houses to achieve maximum efficiency and economic savings.

metal test

The metal elements of the home are tested using traction and compression tests, in addition to periodically checking their condition.

Temperature and humidity test

Tests are carried out with hygrometers to check the temperature and humidity both inside and outside the homes, guaranteeing comfort and thermal efficiency.



What includes?

Complete construction of the House

Basements, Fences, Swimming Pool, Pergolas, Porches, Landscaping and gardening, etc.
Execution Quality Controls

Made by IMPERIA Property Group to guarantee excellence at each stage of the construction process.
Interior design (optional)

Furniture, Lamps, Textiles and Decoration for kitchens, Living-Dining Room, Master Bedroom, Multipurpose Room, Outdoors, etc.
Studies and Monitoring of Health and Safety Compliance

Supervised by IMPERIA Property Group to ensure a safe environment for workers and residents.
Services (optional)

Including foundation prior to the installation of the modules, special transportation from the IMPERIA Property Group facilities to the plot, heating and air conditioning systems, ventilation systems and indoor air quality.
Facilities

Electrical and lighting carried out to the highest standards by IMPERIA Property Group.
Construction Insurance

Managed by IMPERIA Property Group to guarantee adequate protection throughout the construction process.
Management

Including the delivery of projects to City Councils, request for registration of electricity supply, water, etc., and documentation for bank financing, deed of new construction and registrations and notary.
Water, Electricity, Sanitation, Telecommunications Connections

Coordinated by IMPERIA Property Group to ensure adequate connectivity and operation of basic services.
Housing Equipment

Made by IMPERIA Property Group and including toilets, taps and screens, sanitation, drainage and plumbing, heat recovery systems (optional), home automation (optional), complete kitchens, built-in walk-in wardrobes (optional interior), appliances and furniture. bathrooms.