

# TWINSENSES VILLAS I

URBANIZACIÓN EL CAMPANARIO

ESTEPONA - MÁLAGA

## The Villas

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### Installations

### Energy Efficiency

These building specifications shall be governed exclusively by the provisions outlined in the text. The graphics and images provided are for guidance and illustrative purposes only and are not contractually binding. Twin Senses reserves the right to amend these Specifications due to technical or commercial requirements, or as mandated by relevant authorities. Should any changes impact the materials listed in these Specifications, the affected materials will be substituted with those of equivalent quality. The graphics of facades, gardens, exteriors, and other spaces are included for illustrative purposes only and may vary or change based on technical project modifications. Furnishings, lighting elements, and any other furniture or decorative items depicted in the graphics are not included, unless explicitly stated in these building specifications. The graphics provided are for guidance purposes and may depict elements that can only be included through our customisation service, which will incur an additional cost beyond the initial property price. Any variations offered by the developer, or through the optional customisation service for customers, regarding the previously indicated building specifications, will incur an additional cost. These costs will align with the customisation tariffs provided by the developer, unless expressly stated otherwise during the customisation process.

Sometimes, it is the smallest details that differentiate a house from a true home. We understand that your unique needs and the freedom to choose what matters most to you are essential. With this in mind, our building specifications provide a wide range of options, finishes, and configurations, enabling you to shape your home exactly as you envision it.

# BUILDING SPECIFICATIONS



# The Villas

## The Villas

### Foundations and Structure

The foundations will be constructed using perimeter retaining walls and footings, in accordance with the specifications outlined in the forthcoming geotechnical study. The structure will be a mixed design, using hot-rolled steel and reinforced concrete, incorporating one-way slabs.

### Façade and Roof

The exterior wall covering will consist of a lime mortar coating and a ventilated façade system, constructed with large porcelain stoneware supported by an aluminium structure. Continuous insulation will be applied along the exterior wall of the building to eliminate thermal bridges, with a patina, Corten steel, or wood finish. The lime render will be finished in white with a trowel finish.

Terraces will feature imitation wood porcelain flooring, complemented by natural lawn turf or artificial grass on the patios.

Glass balustrades, free from any ironwork, will provide a greater sense of lightness and eliminate visual obstacles. The suspended ceilings on the terraces will feature a lime render finish and boarding made with fine hardwood, bamboo, or natural fibre beams.

Lighting will be provided by LED strips. All the terraces will include a water inlet and a plug socket.

### Exterior Carpentry

The exterior carpentry will comprise aluminium or PVC double glazed windows and glass doors, featuring large, fixed panels and tilt-and-turn functionality. These windows incorporate low-emissivity (Low-E) glass with argon gas-filled chambers to enhance energy efficiency. For greater efficiency, the windows feature CLIMALIT double glazing, consisting of low-E glass on the interior side and an argon gas-filled air chamber. This design improves thermal transmittance, prevents condensation and the cold-wall effect, and offers significant energy savings for users. The improved façade openings enhance insulation during the winter and reduce solar impact during the summer, ensuring a more comfortable thermal environment within the homes.

All the glass surfaces can be entirely darkened or filtered using motorised privacy screens or films, controlled via the home's automation system. Each glass panel includes the necessary pre-installation in the upper corner for this feature.

Customers can enhance their experience by opting for our customisation service, which allows them to install double motorised curtains or roller blinds tailored to their taste and preference. This system enhances thermal comfort and acoustic insulation, effectively eliminating thermal bridges and reducing energy consumption within the home. The homes will be equipped with a security entrance door featuring a white finish on both sides. This door includes a security lock and an anti-picklock system.

### Property access from the street

Secure metal pedestrian access gate from the street and a garage entrance, equipped with exterior and interior photoelectric cells. This system allows for automatic opening via remote control. The garage surfaces will feature a concrete lime finish, with designated tree pit areas for vegetation tailored to each specific plot. The property will be secured with a metal closing mechanism, treated with anti-rust properties and lacquered in dark, earthy colours. This finish will feature a matte, micro-textured appearance.

### Landscaping and Swimming Pool

The landscaping project includes a large palm tree planted on each plot. The concrete border walls will feature local stone details and a gridwall panel, designed to accommodate a wicker-type privacy screen, which is optional and can be added through the customisation service.

The villas will feature a saltwater infinity swimming pool, with integrated lighting and an optional counter-current swimming system. The beach area and exterior porch will be tiled with KERABEN wood-effect porcelain tiles from the ROMANCE collection, specifically designed for outdoor use.

The garden includes an irrigation system, exterior lighting, and pre-installation for garden speakers. Numerous outdoor enhancements can be added through the customisation service, such as stone, wood, or steel terraces, carports for vehicles, additional plants/trees, and other outdoor construction features.

# Interiors



## Twin Senses & U

We understand that selecting the finishes for your home is important to you. Therefore, we are pleased to offer an additional consultancy service to help you customise your property. Our experts will provide guidance and support, assisting you in choosing from the various options available.

## Flooring and Wall Finishes

Non-damp floors will be constructed using KERABEN imitation wood porcelain tiles from the ROMANCE collection with a SIENA or TOSCANA finish, measuring 25x150 cm with a single slat, or PERGO or QUICK STEP laminate flooring with a 6 mm thickness in an oak finish. Skirting boards will be white lacquered wood.

Kitchen and bathroom floors will be constructed using KERABEN imitation wood porcelain tiles from the ROMANCE collection with a SIENA or TOSCANA finish, measuring 25x150 cm with a single slat design.

Terrace tiles will be constructed using KERABEN imitation wood porcelain tiles from the ROMANCE collection, specifically designed for exterior use.

Ceilings and walls will be finished with smooth, eco-friendly paint. In bathrooms, walls will be tiled with KERABEN tiles from the MIXIT collection in WHITE or BEIGE finish, measuring 120x40 cm, the BOREAL collection, with a WHITE finish, measuring 120x40 cm, or the UPTOWN collection, with a WHITE finish, measuring 120x40 cm.

In kitchens, smooth, eco-friendly paint and DEKTON from the KAIROS or ZENITH collection for countertop front panels.

Suspended ceilings throughout the home will be constructed using laminated plasterboard.

\*An additional customisation service is available to customers, allowing them to select added options at no extra cost or for an additional cost, as represented in the graphics of this brochure.

\*\*TWIN SENSES reserves the right to replace specific brands or models indicated herein with others of similar characteristics and quality, if required for technical or availability reasons.

\*\*\*Any variations to the building specifications initially specified and which are offered by the developer through the optional customisation service for customers, will incur an additional cost in accordance with the customisation tariffs provided by the developer, unless expressly stated otherwise during the customisation process.

## Partitions

Interior partitions between various rooms will be constructed using double-layer laminated plasterboard on each side, with insulation inside for optimal acoustic and thermal performance. In bathrooms, moisture-resistant laminated plasterboard will be used.

## Interior Carpentry

Interior doors will be full height with a pantograph design, lacquered in white with stainless steel handles.

Modular built-in wardrobes with side-hung doors. These wardrobes will have smooth doors, available with a white or taupe lacquered effect, equipped with a soft close damper system and white handles. The structure and interior will be lined with textile-type melamine board, including a metal hanging rod, shelf, and drawers.

## Home Automation System

Loxone Smart Home automation system. Includes installation of a Mini Server and a main push-button plus a pack (lighting, security, shading...) to be defined with purchasers.

Customers can enhance their home's level of automation through the customisation service, which includes options for advanced lighting, shading, HVAC (with pre-installation included), energy management, access control, multimedia, security, and much more. This is made possible by the holistic approach and extensive portfolio of internally developed products.

All the products and features are seamlessly integrated, creating a solid and robust system. Additional features available include the KNX Extension, which enables the integration of devices with standardised KNX/EIB communication, allowing comprehensive management through the Loxone Mini Server.

## Bathrooms

The main bathroom features a ROCA suspended toilet from the MERIDIAN collection in a separate cubicle, extra flat large format resin ROCA shower from the TERRAN collection or similar, with ROCA T500 thermostatic fixtures, glass shower screen, ROCA vanity unit with double basin from THE GAP SQUARE collection, and ROCA single lever taps from the L20 collection.

Secondary bathrooms are equipped with the same fixtures and fittings as the main bathroom. The only difference is that they feature a ROCA vanity unit with a single basin from THE GAP SQUARE collection, paired with ROCA single lever taps from the L20 collection.

The basement bathroom, adjacent to the gymnasium, is equipped with a multifunctional Hammam-Sauna system, a bench, a built-in sink, and walls finished with Dekton from either the Kairos or Zenith collection. It also features a ROCA suspended toilet from the MERIDIAN collection in an independent cubicle and ROCA taps for the basin and shower from the LOFT collection.

## Kitchen

Open-plan kitchen and dining area with large capacity tall and low units with a sleek white or taupe lacquered finish, with recessed handles. DEKTON worktops and fronts from the KAIROS or ZENITH collection, and it will be fully equipped with SIEMENS appliances.

- Multifunction oven with pyrolytic function.
- Microwave with grill function.
- Bevelled induction plate with 3 cooking zones.
- Built in refrigerator and independent freezer.
- High-power telescopic extractor hood with LED light.
- Large capacity built in washing machine. (\*\*)
- Dishwasher that can be built in.

The customisation service offers customers the opportunity to upgrade the kitchen finish with matte stainless steel HPL laminate boards and to replace the appliances with Gaggenau and/or Miele appliances.

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# Installations

## Ventilation

Smoke outlet with carbon filter for extractor hood in kitchen.

The building will feature a double flow ventilation system with heat recovery, ensuring fresh air enters all spaces while stale air is efficiently extracted from humid areas through a precisely regulated conduit system. This system maintains clean, renewed, and filtered air, leading to significant energy savings by coordinating with the temperature control system.

## Hammam - Finish Sauna

A dual dry sauna and steam generator system is installed, which can be activated by a function selector to convert the home's wellness space into either a Finnish sauna or a Hammam. This system is integrated with the home's ventilation regulation system, allowing for the ventilation to be turned off during use. Once the wellness mode is deactivated, the system renews the indoor air, ensuring a refreshed and clean environment with appropriate humidity levels consistent with the rest of the home, effectively preventing odours.

In the sauna, the heat can reach temperatures of up to 100 °C, but with low humidity levels (20-30%). This environment helps to relax muscles and remove impurities from the body. In Hammam mode, the humidity level increases to 100%, and the temperatures do not exceed 48 °C.

## HVAC, DHW and Hydraulic System

The production of domestic hot water is achieved through an aerothermal energy system, which saves energy compared to conventional systems.

Complete hot and cold air conditioning system with air distribution through a fan coil unit.

The home's interior plumbing will be installed using PEX piping.

Drainage downpipes will be installed using soundproofed PVC piping.

## Saltwater Swimming Pool

Astralpool salt chlorinator system.

Once the salt is inserted into the water and dissolves, it passes through a treatment system that culminates in the salt chlorinator. The chlorinator separates the chlorine and sodium molecules. The chlorine gas then mixes with the water, becoming a disinfectant agent that maintains the water in optimal condition. This process reduces the toxicity of chlorine on the skin and eyes.

The system offers an eco-friendly water treatment process, enabling up to 100% savings on chemical products. This system simplifies maintenance by eliminating the need for constant supervision, making the entire process more convenient and efficient. The pool water will remain just as clean and clear as it would with other types of treatment systems.

## Electricity, Telephone and TV

High quality electronic hands-free video intercom system by COMELIT, TEGUI or a similar brand.

Electrical systems from JUNG LS990, NIESSEN ALBA or a similar brand.

Two outdoor charging stations for electric vehicles.

Provision for fibre optic cable. Television aerial and network socket. The entire installation will comply with existing Telecommunications Regulations.

Counter-current swimming equipment. Through the customisation service, customers can request the installation of an integrated Astralpool Advance ND by Fluidra counter-current system in their swimming pool. This is an in-built and compact device, featuring water output in horizontal sheets and flow regulation via buttons integrated into the jet nozzle. This system enables the pool to be converted into an endless pool, suitable for gentle maintenance swimming as well as medium to high-intensity training.

It can also be used for therapeutic and rehabilitation purposes.

# Energy Efficiency



## A design focused on sustainability and energy efficiency



### Lime-Based Render

Lime mortar is composed of natural elements found in nature, making it an environmentally friendly product. It offers a high level of plasticity and is breathable. Lime also acts as a natural disinfectant, preventing the formation of mould patches and the appearance of spores that could be potentially harmful to health. It offers exceptional insulation against noise and temperature changes, favouring the creation of more comfortable and energy-efficient spaces..

### Enhanced Carpentry

The use of PVC carpentry provides superior thermal and acoustic insulation while also being an eco-friendly solution, as the manufacturing process generates less CO2. Double low-E glazing is treated to reduce heat and cold transmission inside the chamber it forms. The argon gas chamber enhances the insulation of the glass, offering greater thermal efficiency than air.

### Photovoltaic Panels

The use of aérothermal energy in the homes ensures a renewable source without the need for additional solar panel installations. However, photovoltaic panels can be requested as an additional option and will be installed on the roofs of the homes.

### Aerothermal System

The aérothermal heat pump absorbs energy from the outside air and transfers the heat to the circuit to produce domestic hot water (DHW) and HVAC, all without emitting smoke or producing combustion.

### Low Consumption Electrical Appliances

These appliances are designed to perform their functions with lower energy consumption, positively impacting both water usage and energy savings.

### Low Consumption Lighting

Both interior and exterior spaces are equipped with LED lighting, which consumes less energy and significantly reduces overall energy usage..



TWINSENSES

### Full Commitment to Efficiency

Twin Senses Villas I will create a highly sustainable environment, emphasizing energy efficiency and economic viability in the development of the villas.

The intention is for the landscape architecture and nature to take precedence over the construction, ensuring a harmonious integration with the environment.

The buildings have been designed to maximise energy efficiency and reduce CO2 emissions.

Additionally, more contaminating materials have been replaced with sustainable alternatives that offer superior performance and technical values.

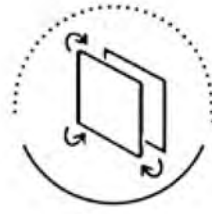
Priority has been given to the use of locally sourced materials and in-house manufacturing to minimise the environmental impact and reduce the carbon footprint.

Combined with the implementation of active and passive efficiency measures, this approach significantly lowers consumption and emissions, contributing to environmental preservation and sustainability.

# 100%

All domestic hot water is produced using an aérothermal system powered by renewable energy.

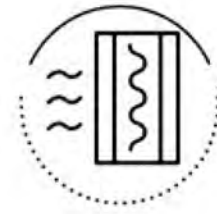
# Energy Rating: A 100% commitment to sustainability



## 1. Lime Render and Ventilated Facade

Thermal insulation is achieved through enhanced thermal cladding, which increases façade insulation and improves the waterproofing of both the roof and floor structures.

Exterior carpentry will feature low-E glass and argon gas, minimising thermal losses.



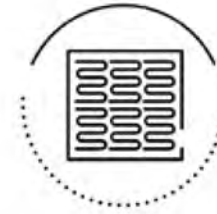
## 2. Thermal Insulation

This system uses the temperature and humidity of the air extracted from the villas to exchange and renew the interior air with ventilation air from the exterior. By pre-heating and pre-cooling the incoming air, it provides a more economical way to regulate indoor temperatures.

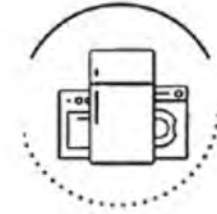


## 3. Dual Flow Heat Recovery

This system features ventilation units equipped with thermal batteries that cool and heat the air before returning it to the room. It uses water-filled pipes to adjust the air temperature, achieving up to a 70% reduction in energy consumption. The villa's filters and heat and cold recovery system ensure the purity of the air we breathe. This system is combined with laminated ceiling plasterboard units featuring an integrated water pipe system to regulate temperature, providing greater comfort.



## 4. HVAC System with Fan Coils and Ceiling Heating



## 5. Low Consumption Electrical Appliances

These appliances are designed to perform their functions with lower energy consumption, positively impacting both water and energy savings.



## 6. Solar Panels

Installed on the roof, these solar panels are designed to harness sunlight, converting it into energy to meet the demands of the heat pump.

The use of an arothermal system in the homes ensures that an already renewable energy source is used without the need for additional solar panels. However, the installation of solar panels is available as an optional extra and can be included through our customisation service.



## 7. Aerothermal System

The arothermal heat pump absorbs energy from the outside air and transfers the heat to the circuit for producing DHW and HVAC, all without emitting smoke or producing combustion.



## 8. Rainwater Collection

The villas will be equipped with an innovative system that collects rainwater for irrigating the green areas of the plots.

**TWIN SENSES. WE DELIVER: QUALITY, PRECISION, MODERNITY, COMFORT AND LUXURY FOR ALL THE SENSES.**

At Twin Senses, we build with a deep respect for tradition and history, while embracing modern construction methods, technology, and industrial processes. We use the best construction systems to provide our homes with the utmost comfort through the integration of the most advanced solutions available. We incorporate Passivhaus certification systems and certificates issued by the ITeC Institute of Construction Technology, ensuring our homes meet stringent quality standards. Our homes undergo rigorous quality control, with designs and systems integrated into closed units that are thoroughly tested. We use traditional materials such as concrete, stone, steel, wood, and glass in a refined and industrialised manner, ensuring high-quality construction practices. This approach allows us to achieve enhanced finishes, expedited timelines, and increased customer satisfaction.



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Twin Senses Villas I

Building Specifications

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