

HABITAE

---

HB107

QUALITY REPORT



HABITAE

HB107

**SUMMARY**

<b>THE PROJECT</b>	<b>4</b>
<b>SYSTEMS</b>	<b>5</b>
<b>EQUIPMENT</b>	<b>7</b>
<b>URBANIZATION/GARDEN</b>	<b>9</b>
<b>EXTRAS</b>	<b>10</b>





## THE PROJECT

A single-family house HB#07 is located in De la Morera street no.48, Benissa (Alicante). The plot is located in Racó de Galeño Urbanization, classified as a residential area of single-family houses, it has an approximately 48% in E-W direction steep slope.

The access is from the same street facing to the East. The plot adjoins to the North with unbuilt plot no.14 of Pedramala avenue, to the West with

Pedramala avenue, to the South with the union with De la Morera street and to the East with De la Morera street.

As a result of the study of the housing programme, the place and the surroundings, a one level construction is proposed: the access floor and the ground floor, which has all the entire day and night programme, and is directly linked with the outdoor swimming pool and porch space.

## SURROUNDINGS

The immediate surroundings of the plot are an urbanization with isolated single-family housing typologies, similar to the one presented in this project.

The geometry of the plot, the surrounding vegetation with a very varied typology which grows naturally and creates amazing environments, the views of Mediterranean Sea and warm weather, are the triggers to create a lookout house. A contemporary project

that seeks strategies through respect and dialogue to fully integrate with the immediate environment.

It's an idyllic place to enjoy a familiar and cozy atmosphere with a house that formally adapts to the topography and benefits from the advantages it offers, the tranquility and serenity of the mountain in contrast with bustle of Mediterranean Coast and its beaches.

## STRUCTURAL SYSTEM

The foundation consists of reinforced concrete footings and slabs. The load-bearing vertical structure is also of reinforced concrete, made of retaining and supporting walls. The horizontal structure of slabs is defined with slabs of the same material.

### PARTITIONING

Partitions consists of a galvanized structure with channels as horizontal elements and

mullions as a vertical elements, delimited by double 13mm thick laminated plasterboard with rock wool inside.

## COMPARTMENTALISATION SYSTEM

### INTERIOR CARPENTRY

The interior carpentry consists of doors and wardrobes. They are made with DM timber with finished of matte white wooden slats from floor to ceiling, being the high from 2.20 to 2.50m, depending on the space. The doors are pivoting hinged or sliding (pocket type) with matte white finish. Wardrobes fronts are the same material and color, lined on the inside with a modular system and hanging bar.









## BUILDING ENVELOPE

### FACADES

The facades are defined as a combination of a vertical lattice of WPC strips in walnut wood finish and a huge glass front permitting the complete opening to the sea and natural light of the villa.

### CARPENTRY

Metallic carpentry is minimalist style, with hidden frame and simple openable and sliding windows with thermal bridge

break and double glazing.

### ROOF

The roof has a non-trafficable surface with gravel layer, horizontal resistant support, waterproofing sheet, thermal insulation, drainage sheet, filtering, and protection layer. Could become partially a trafficable surface by integrated solarium of stone tiles.

## FINISHING SYSTEM

### INTERIOR CLADDING

Interior finishes are materialized as strings panels of walnut color, combined with fair-faced concrete finished on with phenolic boards on the roof and white mate plain painted prefabricated pasted boards.

All the bathrooms, with natural stone veneer, which has been combined with some floor to ceiling glass walls, allowing the warmth of the natural light.

### FLOORING

The interior flooring consists of stone tiles of Vallanca Travertino with reticulated bonding for interior spaces.

On the terraces of the house, the paving is made of the same stone tiles with an open-joint grid for exteriors.

A porous concrete drainage system is used in the lower part to hide the rainwater channeling from the view of the users.

## SERVICES SYSTEMS

### ACCESS CONTROL SYSTEM

The house is equipped with one of the most secure access control systems of the world from the KABA brand.

The advantage of this system is the possibility to opening with a unique master key all the doors of the house, regardless of the number of doors or complexity of the house.

Exterior road and pedestrian

access doors also have an electronic opening system from the brand.

### AIR CONDITIONING

The Cooling system functions through of hot/cold ducts system. Counterflow ventilation system.

Underfloor heating throughout the villa. Both solutions are supported by aerothermal equipment.

### DHW SUPPLY

Aerothermal heat pump with a water accumulator capacity of 300 litre ACS split type is used to supply domestic hot water.

### DRAINAGE

Faecal water from all sanitaries is collected and redirected to the sewage system.

## EQUIPMENT

### PLUMBING/SANITARIES

Matte white finish countertops basins from PORCELANOSA brand in all bathrooms but courtesy bathroom, provided with a matte white finish floor standing basin.

The toilets are rimless wall hung models from PORCELANOSA brand in white matt finish and concealed cistern.









## EQUIPMENT

### TAPS

Wall mounted taps are ROUND series or similar from Porcelanosa brand brushed titanium finished, for showers and basins.

### ELECTRICITY/WIFI

Light switches from JUNG brand, mechanisms finished in matteal-pine white, model LS990.

There is a wireless WI-FI access points preinstalation to generate good connection from

all points of the house. Home access control by video intercom.

## KITCHEN

### KITCHEN

The kitchen is composed of an equipped island and a nucleus of columns that are also equipped. The island consists of base units with a matt black lacquered finish.

The nucleus formed by the column modules hidden by a vertical lattice that gives continuity to the vertical outdoors lattice of WPC strips in walnut wood finish.

Black stoneware kitchen work-top. One basin Blanco silgranit

sink kitchen.

One 90cm induction hob with TeppanYaki accessory, 1 door built-in refrigerator model and 1 door built-in freezer model. Built-in stainless steel oven, built-in stainless steel microwave, the cooker hood is a telescopic extractor, integrated dishwasher, all SIEMENS brand or similar.

### LAUNDRY

The laundry has a storage and ironing area, one basin stainless steel sink and chrome finish tap.

## ILLUMINATION

The illumination of the house consists of more than 140 units of fixed luminaires all over the house recessed in concrete ceiling, floor, toilets or bathrooms, according to the illumination project.

It does not include decorative illumination, such as indoor pendant luminaires, outdoor luminaires that can decoratively support the interior design project.

## OUTSIDE

### PARKING

Motorized solid sliding door for the vehicle access.

Pre-installation for electric vehicle recharging point.

### BUILT AREA/GARDEN

Masonry walls, vertical garden walls and a perimeter fence made up of 1.8 m vertical bars of black matt wrought iron with rectangular section, combined project.

to frame the built area.

Concrete paving to connect the different garden areas and terraces of the villa and an Outdoor wrought iron railings in black matt finish with a minimalist and elegant design.

### WATERING SYSTEM

Automatic garden watering system for climbing plants over the masonry walls and/or concrete upper planters.

### SWIMMING POOL

The swimming pool has built-in steps for its access, an irregular geometry, and a surface area of 60m<sup>2</sup>.

Without leaving out innovation and top quality materials, the pool allows the interior space to extend beyond its own limits, creating with the LED integrated illumination included and its large format mosaic coating.









## EXTRAS\*

---

- Complete installation of alarm system.
- Home access control by intercom.
- 67m2 bonus room area.
- Complete interior design, lighting and furniture project.
- Self-chlorination system for the pool and NET "N" CLEAN cleaning system.
- Landscaping project with exterior lighting project.
- Solarium in the roof area, with glass railing and external staircase.
- Pergola's garage installation or complete closure of this area.
- Complete solar panel installation.
- Outdoor kitchen/BBQ with island with planch.
- Complete installation of audiovisual system indoor and outdoor with a lot of access points.

\*Request budget for customization finishes. Any other customization option suggested by the customer may be considered.



