

### TWELVE SINGLE-FAMILY HOMES IN A UNIQUE ENVIRONMENT

- Land lot with a unique location in the Urbanization Salobre Golf with panoramic views of the golf courses, the dunes, and the sea.
- Design housing with pure and clean geometries.
- Houses surrounded by a consolidated garden, swimming pool with overflowing systems and water sheets that recover the water course of the old irrigation ditch.
- The structure allows the creation of spaces under the shade of large overhangs and large glazing with continuity to the exterior.
- Pure materials such as pearly white stonework, stone, textured concrete, steel or wood clad with large transparencies, the facades of these 12 homes.
- Wood gives the minimalist design a state of naturalness and warmth. Defining the style of the set as NATURAL MODERN MINIMALIST.
- Technical solutions have been fundamental aspects in the design for sustainable and smart housing.

#### Foundation

- Spread footings of waterproofed reinforced concrete protected with sodium bentonite geocomposite and draining soil.
- Isolated footings of waterproofed reinforced concrete protected with sodium bentonite geocomposite and draining soil.
- Waterproofed reinforced concrete slabs protected with sodium bentonite geocomposite and draining soil.

#### Retaining wall

- Hydrofuged reinforced concrete retaining walls protected with sodium bentonite geocomposite and draining soil.
- Dry Stone Walls.
- Perimeter Breakwater Walls.

#### Structure

- Mixed structure of laminated steel and waterproofed reinforced concrete with collaborating slabs.

#### Roofs

- Non-trafficable and trafficable inverted flat roofs with high density insulation and continuous bituminous waterproofing protected with geotextile.

#### Facade enclosures

- Double-chamber vibrated concrete block protected with exterior waterproofing mortar and interior



PROYECTO  
12 VIVIENDAS UNIFAMILIARES EN SALOBRE GOLF  
ARQUITECTOS

PARCELA 35. SALOBRE GOLF  
GRAN CANARIA

EL PRESENTE DOCUMENTO ES COPIA DE SU ORIGINAL. SU UTILIZACIÓN TOTAL O PARCIAL, ASÍ COMO CUALQUIER REPRODUCCIÓN O DISEÑO A TERCEROS, REQUERIRÁ LA PREVIA AUTORIZACIÓN EXPRESA DE SU AUTOR QUEDANDO EN TODO CASO PROHIBIDA CUALQUIER MODIFICACIÓN UNILATERAL DEL MISMO. SE PODRÁN REALIZAR MODIFICACIONES POR EXCEPCIONES TÉCNICAS, COMERCIALES Y JURÍDICAS.



semi-direct cladding of ATT hydrofuged natural gypsum board with mineral wool insulation.

- Reinforced concrete wall with hydrofuged exterior and semi-direct interior wall cladding of hydrofuged ATT natural gypsum board with mineral wool insulation.
- Slab and column fronts with rigid expanded polystyrene panel.

### Interior partitions

- Vibrated concrete block with double chamber and semi-direct wall cladding of ATT hydrofuged natural gypsum board with mineral wool insulation and direct wall cladding of ATT hydrofuged natural gypsum board.

### Facade finishes

- ARRIAGA STONE STONE PEARLY WHITE matte waterproofed stone cladding, taken with hidden mechanical anchorage in stainless steel AISI 316.
- Cladding with textured panels on hydrofuged reinforced concrete walls.
- IPE decking treated with Xyladecor matte exterior with hidden staples.
- Bush-hammered hydrofuged reinforced concrete.

### Pavements

- Maker large-format porcelain stoneware flooring by PORCELANOSA.
- IPE wood flooring treated with matte Xyladecor and fastened with hidden staples.
- VERNIPRENS Oasis garden grid lawn with lattice.

### Tilings

- PORCELANOSA Hawi White wall tiling (T1,T2,T3,T4,T4A)
- PORCELANOSA's Deco Matt Hydraulic Tiling (T2,T3,T4,T4A)
- PORCELANOSA Cubica wall tiling (T1,T2,T3,T4,T4A)
- PORCELANOSA wood strip wall tiling (T1,T2,T3,T4,T4A)
- PORCELANOSA Maker porcelain stoneware tiling (T3)
- PORCELANOSA White Matte Tiling (T1,T2,T3,T4,T4A)
- PORCELANOSA KRION Tiling (T1,T2,T3,T4,T4A)

### False ceilings

- Suspended continuous false ceiling with ATT hydrofuged natural gypsum board, mineral wool insulation and concealed registers.

- Exterior suspended continuous false ceiling with Glasroc X gypsum board.

### Land lot carpentries

- Steel framed, silk-screened or micro-perforated steel land lot carpentry according to project design.
- CORTIZO View Crystal railings.
- CORTIZO louvred lattices in matte white RAL color, lacquered with the QUALICOAT seal.

### Exterior carpentry of housing

- Two-leaf residential access door. One main pivoting leaf, armored, 3-point security lock, concealed hinges, GEZE active stop retainer. Materials AISI 316 BA steel, exterior IPE decking treated with matte XCladecor and interior matte white lacquered. Handle made of folded sheet steel AISI 316 BA exterior and interior with interior handle of the same material with release. The other leaf in AISI 316 BA steel and climalit double glazing with extra-clear air chamber with solar control, concealed hinges, security pin and 3-point security lock.
- Large balcony doors to create an open and continuous space between inside and outside with COR-VISION PLUS motorized and manual CORTIZO high-end systems.  
Climalit double glazing with air chamber and solar control. RAL white matte carpentry, lacquered with QUALICOAT seal, with thermal break, microventilation, hidden water collection and CORTIZO Vision Security closure.
- COR70 carpentry with concealed CORTIZO leaf. Climalit double glazing with air chamber and solar control. Carpentries color RAL white matte, lacquered with the seal.  
QUALICOAT, with thermal break, microventilation, CORTIZO handle, concealed hinges, Evo Soft fittings and security lock.
- AISI 316 BA steel carpentry with climalit glazing with solar control according to project design.
- Motorized solar control lattice louvers, color RAL white matte, lacquered with QUALICOAT seal. (only suitable for type T3)
- CORTIZO View Crystal railings.
- Micro-perforated textile cover.
- VELUX window with motorized operation and exterior awning protection.
- Skylight (NOT suitable for T4, T4A).

### Carpentry and Interior Furnishings

- Flush hinged doors with Beech wood interior structure and waterproof MDF paneling with vertical grain oak veneer finish treated with matt Xyladecor or matte white lacquer and KRION by PORCELANOSA. Concealed hinges. Stainless steel fittings. Interior with mineral wool insulation. Handles Slim model matte chrome finish by COLOMBO DESIGN.
- Waterproofed MDF panel cladding finished in vertical oak grain and treated with matte Xyladecor taken from the factory with cuperized battens and PORCELANOSA's KRION.  
Mineral wool interior.
- Lattice with feet in IPÉ wood treated with Xyladecor matte.

- Lattice with feet with beech wood frame covered with matte white lacquered waterproof MDF or vertical grain oak finish treated with matte Xyladecor.
- AISI 316 BA steel furniture and railings according to project design.
- Cabinets with doors in water-repellent MDF with matte white finish or vertical grain oak treated with matte Xyladecor. Push-opening system, Hettich fittings, lighting, shelves and drawers in hydrofuged MDF with matte oak finish treated with Xyladecor matte white or matte white lacquer. According to project design.
- Open cabinet in hydrofuged MDF with matte white or vertical grain oak finish treated with matte Xyladecor with lighting and tempered glass shelves with concealed side display guides.
- Sliding doors with KLEIN system.
- Suspended furniture with drawers in hydrofuge MDF with vertical oak grain finish and treated with matte Xyladecor or matte white lacquer. Lighting and integration of concealed sigma box for data, voice and bases.

### Kitchen

- Kitchen furniture in HPL matte white lacquered finish, vertical grain oak treated with matte Xyladecor and KRION by PORCELANOSA.
- Interior modules in graphite grey RAL plasticized HPL, non-slip mats in graphite grey drawers by Hettich. Hettich wooden drawer organizers. Double-wall drawers of the Innotech atira series graphite gray from Hettich and waste collection system with retractable lid Innotech pull series from Hettich.
- Hettich push-opening system, hinges and other fittings.
- PORCELANOSA's KRION countertops with integrated sinks.
- Single handle chrome sink faucet with pull-out spout by NOKEN – PORCELANOSA.
- Integrated lighting and extendable bases.
- Appliances integrated in the furniture.
- Kitchen equipped with appliances:
  - SIEMENS integrable stainless-steel microwave
  - SIEMENS stainless steel steam oven
  - SIEMENS American stainless-steel refrigerator dark gray anti-fingerprints
  - SIEMENS XXL fully integrated dishwasher
  - SIEMENS heating module
  - SIEMENS black induction cooktop, with profiles.
  - SIEMENS Ceiling exhaust fan
  - Triple compartment wine cooler (not suitable for T1, T2)

### Gym

- Multipurpose space for gym or other uses

## Suites

- Suite type rooms
- Cascade (only for T4 and T4.A typology)

## Washing and ironing line

- Washing line furniture in HPL with matte white lacquered finish and KRION by PORCELANOSA.
- Interior modules in plasticized HPL, color RAL graphite gray.
- Push-opening system, removable hinges and baskets and other Hettich fittings.
- Single handle chrome faucet with pull-out spout by TRES.
- Integrated pull-out frame in the cabinet for ironing chain.
- PORCELANOSA's KRION suspended basin.
- Washing line equipped with appliances:
  - SIEMENS front load washing machine
  - SIEMENS Dryer with heat pump

## Bathrooms

- Wall-mounted compact toilet with dual outlet in white vitrified porcelain, ROCA Hall wall-hung model with white ROCA in Wall PL5 push button and seat with ABS cover.
- Compact suspended bidet in white vitrified porcelain, model Hall by ROCA.
- Whirlpool XXL luxury hydromassage bathtub (NOT suitable for type T1, T2).
- Washbasin with vanity unit according to KRION project design by PORCELANOSA.
- Shower tray according to KRION project design by PORCELANOSA.
- PORCELANOSA ATTICA and VITRA series shower enclosures.
- NOKEN faucets by PORCELANOSA\*.
- Water jets in NOKEN shower trays by PORCELANOSA\*.

## Swimming pools

- Swimming pools with overflow systems: Infinity system, the edge overlooking the golf courses, dunes and sea. Munich system garden edge.
- Cleaning and maintenance by saline chlorination.
- Solar Bubbles water heating.
- Lighting.
- Countercurrent system.
- PORCELANOSA KRION shower and solar shower.

### Spas (Not suitable for typology T1, T2)

- White RAL acrylic spas.
- Air and water jets.
- Lighting.

### Garden

- Equipped garden.
- Natural lawn with automated irrigation system.
- Flamboyants.
- Vertical garden (only suitable for typology T1, T4, T4A).

### Parking

- Indoor and outdoor parking for vehicles.
- Solar-powered electric vehicle charger.

### Self-consumption - efficiency

- Photovoltaic installation with high voltage lithium batteries.
- Solar thermal installation with solar Bubbles for pool water heating.
- Passive design for greater energy savings with near-zero energy consumption.

### Electrical Installation

- BTICINO LIVING NOW series mechanisms.
- Data and voice in all rooms.
- Video door entry system.

### Air conditioning

- Air conditioning in all rooms with ducted INVERTER system.
- White anodized aluminum koolair type linear grilles integrated in the false ceiling.
- Controllers and remotes.

### Private urbanization

- Calle privativa de acceso desde la calle Swing 35.
- Design of the street spaces with:
  - Vegetation
  - Outdoor parking
  - Loading and unloading zone
  - Street lamps
  - Viewpoint
- Lighting in housing facades.
- Luminescent aggregate on the road.
- Pavimento en aceras con sistema ZORUFLEX CONTINUO. Sidewalk paving with ZORUFLEX CONTINUOUS system.
- Hammerite-treated steel foot rails.
- CORTIZO View Crystal Handrail.
- Steel-ring planters on breakwater walls with local vegetation, such as CARDONAL.
- Cladding of land lot enclosures to the street with textured panels and fair-faced concrete.
- Water sheet as recovery of the old irrigation ditch.

### Optional

- Hammock with hydromassage
- Hydromassage Jacuzzi (T3)