Building specifications

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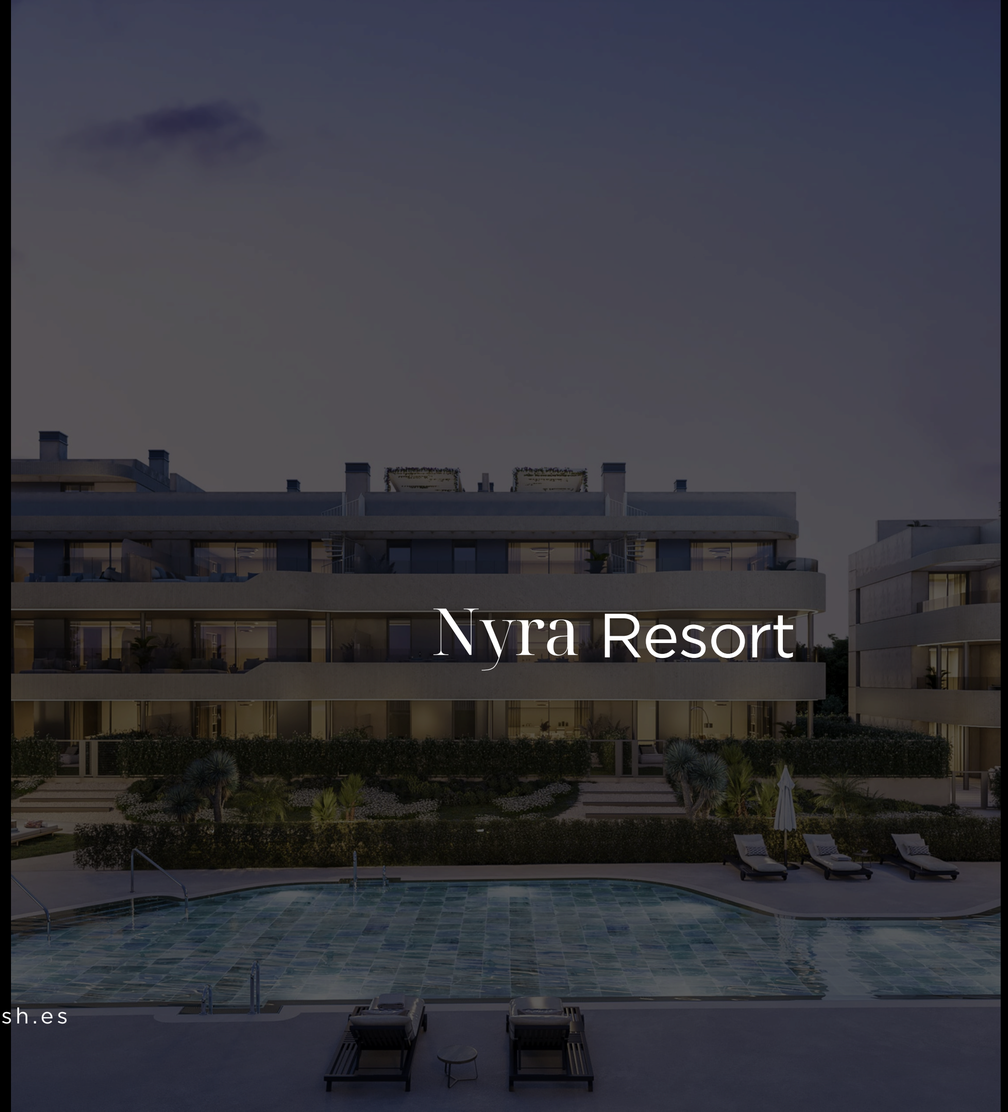

Nyra Resort

NYRA
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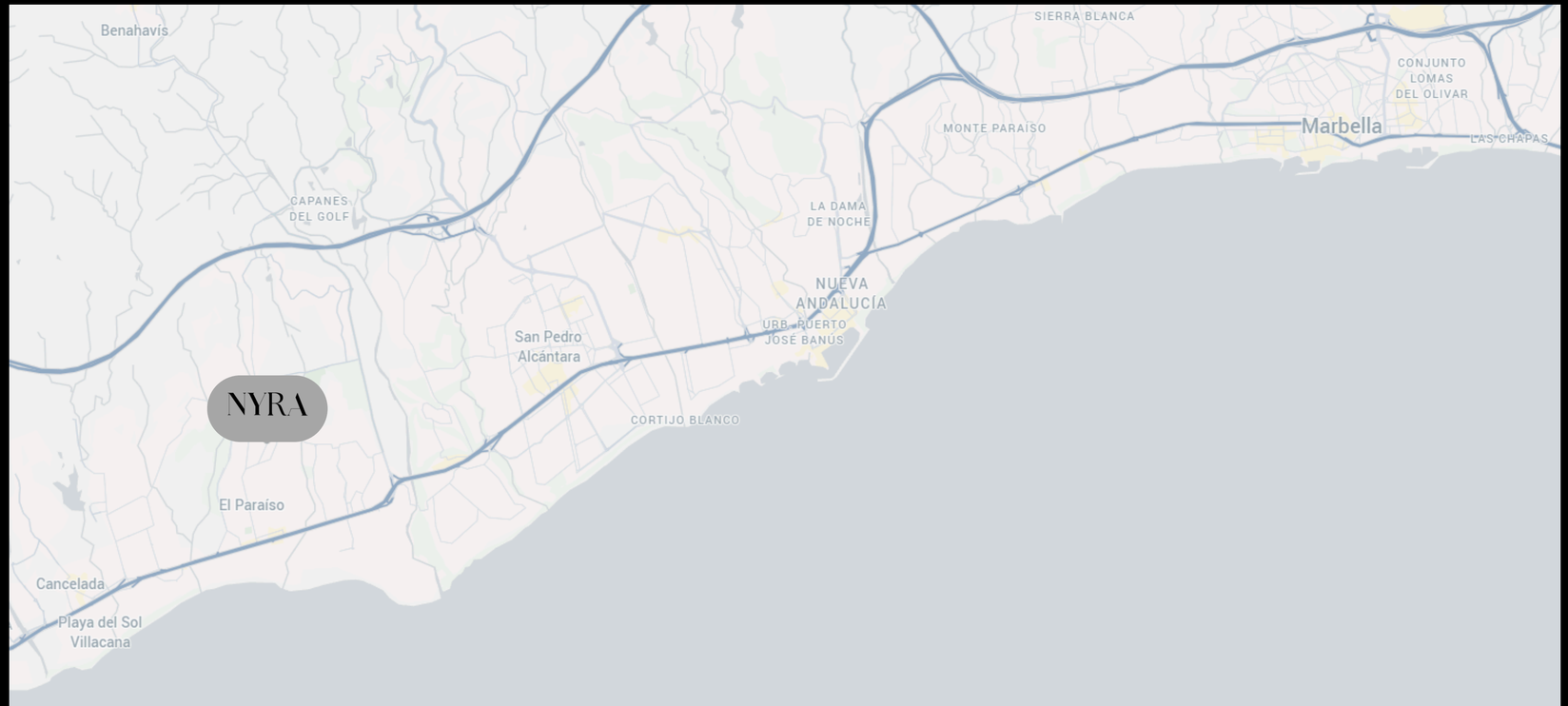
project and Location

Nyra Resort transforms the living experience on the Costa del Sol.

It merges modern architecture with luxurious finishes in a prime location in Estepona, in close proximity to Guadalmina.
Featuring gardens, swimming pools, and a modern gym, it provides sophistication, comfort, and direct access to the finest attractions of the Costa del Sol: Puerto Banús, Marbella, Benahavís, and Málaga.



Collaborators

PORCELANOSA

Miele

ZUCCHETTI

KRION

Villeroy & Boch
1748



Residential unit

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Structure

The foundation and structure are constructed from reinforced concrete in accordance with regulations.
An independent Technical Control Body (OCT) guarantees the proper implementation of the structure.

Covers

Flat roofs are sealed using a double-layer system, ensuring their watertightness, and will be completed based on their intended purpose. Roofs situated above living spaces will incorporate a double layer of thermal insulation, which greatly enhances interior comfort.

Facades

The exterior facade is completed with a seamless cladding over the existing masonry. The interior lining features an air chamber that, along with the double-layer thermal and acoustic insulation, equips the house with a high-performance energy-efficient envelope.
Terrace enclosures that integrate masonry and glass, tailored to the specific location and architectural style.

Exterior woodworking

The exterior joinery consists of lacquered aluminum and/or PVC featuring a thermal break, along with double glazing that includes an air chamber, designed to provide optimal thermal and acoustic comfort.
Comfort and functionality are assured with the tilt-and-turn opening mechanism in windows and the automation of blinds in living areas and bedrooms.
The access doors to the living room and bedroom terraces are level with the pavement, with the exception of open terraces.








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As we evolve, our
homes should too.
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by brosh



Interiors

Division between residences and partition walls

The division between residences is achieved using ceramic partition walls that are lined on both sides with double laminated board and insulation, ensuring optimal thermal and acoustic conditioning, and finished with plaster facing the common areas.
The interior design of the residences features self-supporting partitions made of double laminated plasterboard, which are installed on galvanized profiles. These partitions have a core filled with insulation that separates areas designated for various purposes.
The installation of a false ceiling throughout the house will enhance acoustics and provide a decorative element to the space.
In the living room and bedroom, the design features varying ceiling heights, with curtain rods incorporated into the areas of the false ceiling.

Interior woodworking

The entrance door to the house is reinforced and features an interior design that complements the woodwork within.
The thoughtful design of the interior space is enhanced by the installation of specialized height passage doors, featuring magnetic closure and concealed hardware.
The modular wardrobes are designed with extra-high doors that include soft-close mechanisms, enhancing durability and user convenience. The interior is completed with a top shelf, hanging rail, and drawers.





Interiors



PORCELANOSA KRION Villeroy & Boch 1748 ZUCCHETTI

PORCELANOSA Miele

PORCELANOSA

Bathrooms

In the bathrooms, the walls feature a blend of porcelain stoneware from the PORCELANOSA brand and paint.

They feature large-format PORCELANOSA porcelain tiles, consistent with the rest of the house.

The bathrooms are equipped with recessed LED lighting and a backlit mirror positioned above the sink.

Kitchen

The kitchen is fully equipped with upper and lower cabinets, featuring an extra-flat porcelain countertop from Porcelanosa. It includes an induction hob, extractor hood, oven-microwave column, dishwasher, and a panelled refrigerator from Miele or a comparable brand. An undermount sink and a single-lever filter tap will be installed.

It will also include a washing machine in the designated area for that purpose.
The kitchens feature PORCELANOSA porcelain flooring, consistent with the rest of the house.

Living room, kitchen, bedrooms, and hallways

The flooring throughout the house will consist of large-format porcelain tiles sourced from PORCELANOSA.

The vertical surfaces are coated with a smooth plastic paint in color.



Outdoor areas

The terraces are completed with large-format, non-slip porcelain stoneware from the PORCELANOSA brand, designed for outdoor use and featuring a finish that complements the interior of the house.
The solariums are completed with the same non-slip porcelain stoneware surface.

PORCELANOSA

Facilities

Plumbing and sanitation fixtures

The plumbing system includes a main shut-off valve located in each unit as well as in the wet areas, which consist of kitchens and bathrooms.
The private terraces and gardens are equipped with a water connection.
The bathrooms will feature Krion countertops, ceramic toilets from VILLEROY & BOCH, and shower trays by VILLEROY & BOCH, all equipped with thermostatic taps and showerheads. An integrated shower will be included in the master bathroom.
The toilets are mounted on the wall with a hidden cistern and a push button.
The faucets in the bathroom are ZUCCHETTI.

Air conditioning, heating, and hot water systems

The residences will be warmed through an aerothermal system, featuring zoned underfloor heating to enhance comfort.
The climate control of the home is enhanced by a ducted air conditioning system located in the living room and bedrooms. This system will be managed by a home automation system like AIRZONE or a comparable option, featuring a centralized control panel in the living room and sensors installed in each room.
Domestic hot water will be generated using aerothermal energy.

Electrical and telecommunications setup

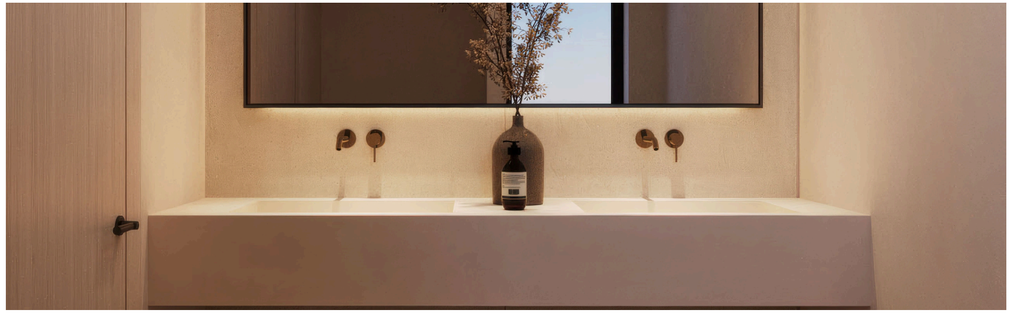
Electrical installation featuring data, television, and telephone outlets in the living room and bedrooms. Power outlets located on terraces and in private gardens.
The installation of photovoltaic panels on the building's roof helps to decrease the energy consumption of shared facilities.
Video intercom system for general access to the property and at the entrance of each portal.

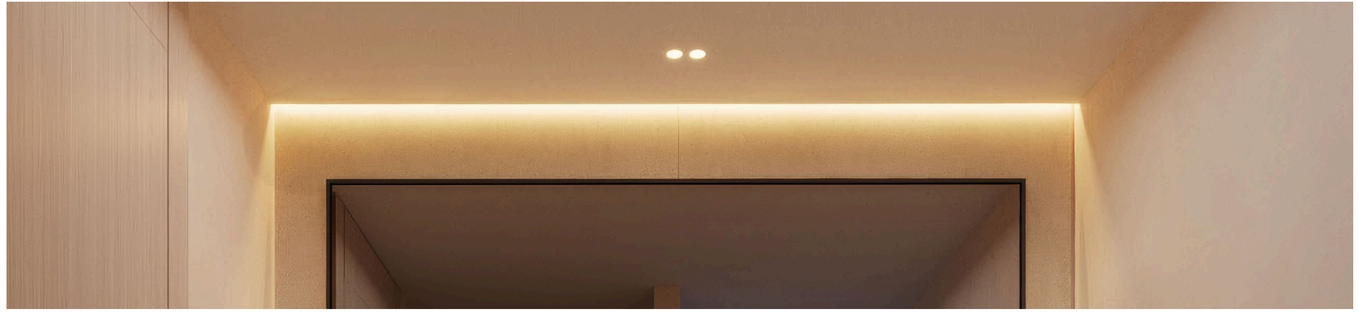
Ventilation system installation

The quality of indoor air in the home is maintained through the installation of a mechanical ventilation system, which facilitates the removal of stale air from wet rooms, effectively ventilating the home without requiring the windows to be opened.

Villeroy & Boch 1748 ZUCCHETTI

AIRZONE







Shared spaces

Subterranean plants

Motorized vehicle access gate featuring an intelligent opening system.
Pre-installation for the future setup of power outlets for electric vehicles.

Gateways and stairways

The entrance area showcases a modern and innovative design. The building entrances incorporate premium materials that produce a contemporary, elegant, and refined appearance, leaving a memorable first impression.
Installation of lighting in entryways, stairwells, and elevator lobbies, activated by motion sensors.

Urbanization

Gated development with a Social Club room, equipped Gym, Hammam and Sauna. The communal outdoor area is equipped with a large swimming pool.

Nyra redefines privacy and tranquility, adding extra value through its comprehensive security system. This combines the most advanced technology with closed-circuit television (CCTV) at both the garage and pedestrian access points: a single entry and exit point, monitored permanently 365 days a year.
A double layer of total private protection designed so you can enjoy your home with maximum security.
Additionally, being integrated within the Altaya sector, it will benefit from security barriers on the main access road to the development, as well as the optional adhesion to the dynamic patrol surveillance program that may be implemented for the entire area.







Pack
at no cost

Kitchen furniture is available in two color options provided by the developer.
Selection of two distinct paint colors and interior doors for the entire house.
Bathtub replaced with shower.

Pack
including expenses

Lighting package: chandeliers featuring LED strips in the living room and bedrooms, recessed lighting in kitchens, and halogen fixtures in bathrooms and hallways.
Bathroom package: featuring shower screens and bespoke under-counter furniture.

Project created by

Architectural firm

DOMINGO CORPAS
ARQUITECTURA E INGENIERÍA

Landscaping

IB
PROYECTA

Environment

Sustainable dedication

Nyra Residences is dedicated to promoting efficiency and environmental respect by:

Advanced insulation and high-performance exterior joinery featuring double glazing.
Effective ventilation and the implementation of photovoltaic panels, which lower energy usage and expenses.
Expansive windows that enhance natural light and minimize the reliance on artificial lighting.
Water conservation achieved through dual flush toilets and faucets equipped with aerators.

Energy Certificate A



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