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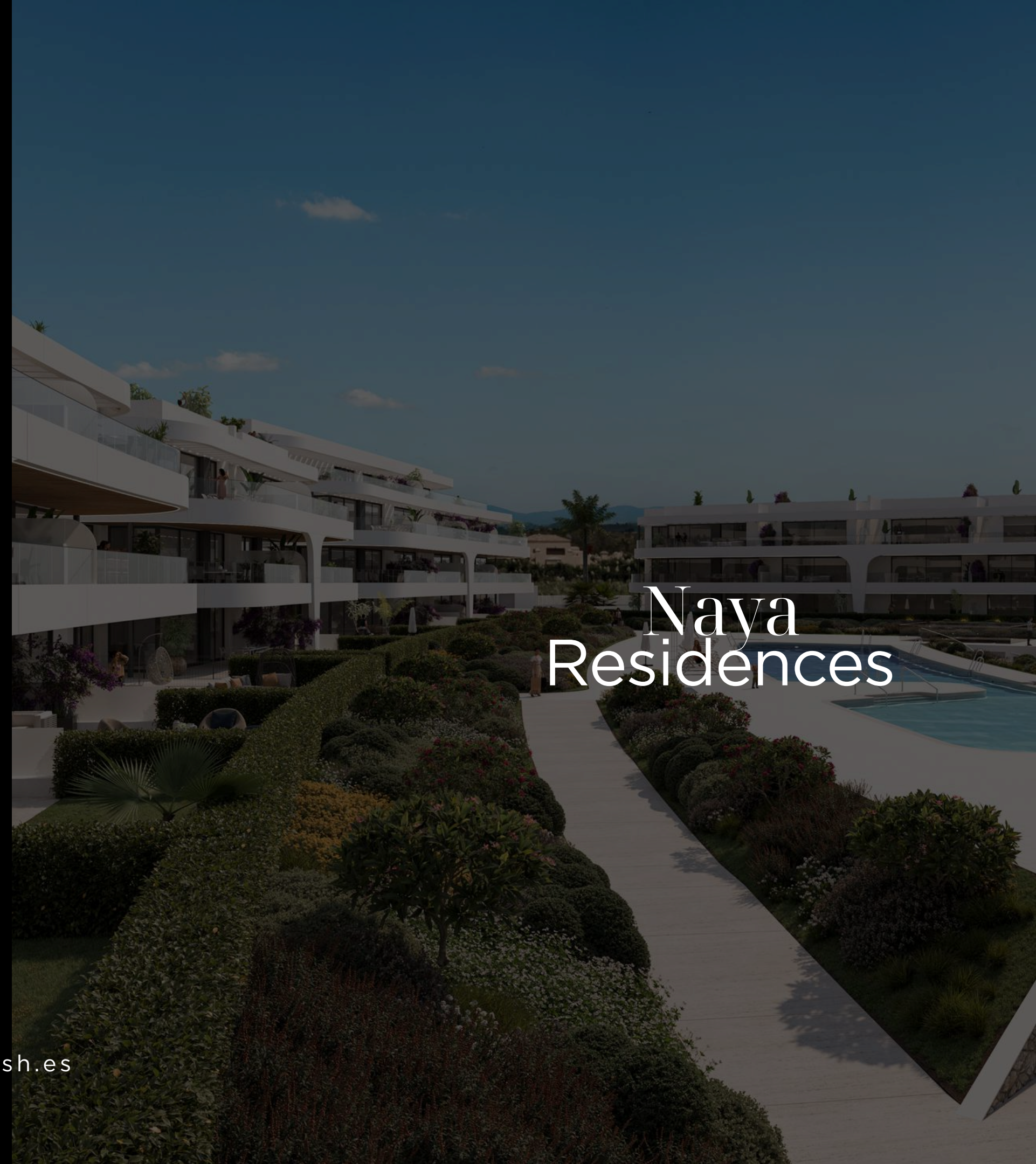
NAYA RESIDENCES

Building Specifications

Naya Residences

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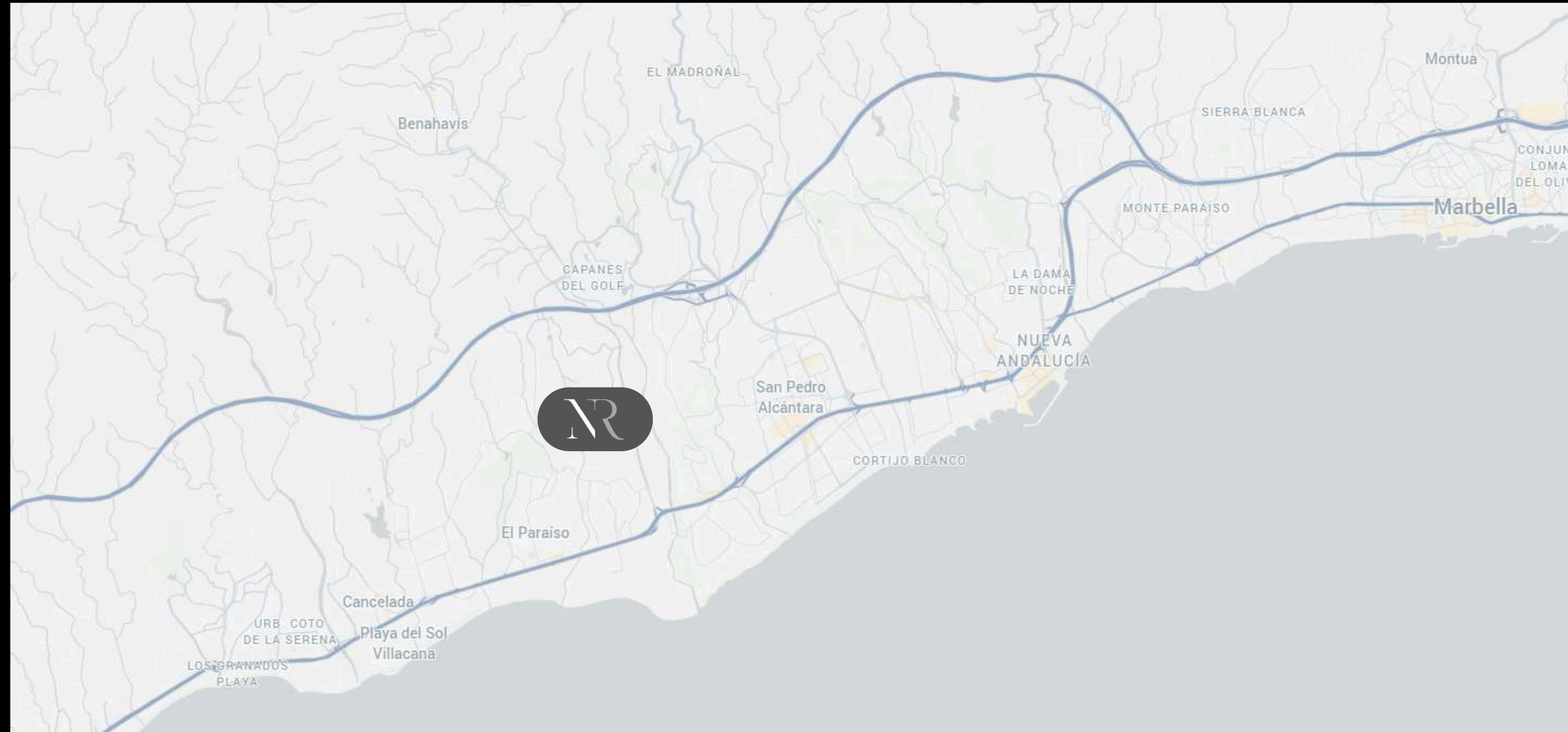


project and Location

Naya Residences is a new development in Estepona offering contemporary design homes with high-end finishes.

The complex features gardens, swimming pools, a gym, a social club, and a hammam. Its strategic location near Guadalmina places it just minutes from Puerto Banús, Benahavís, Marbella, and Málaga.

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Collaborators

PORCELANOSA

Miele



KRION



Residential unit

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 made waterproof through a double layer of insulation, guaranteeing their watertightness, and will be completed based on their intended purpose. Roofs situated above living spaces will be equipped with double thermal insulation panels, significantly enhancing interior comfort.

Facades

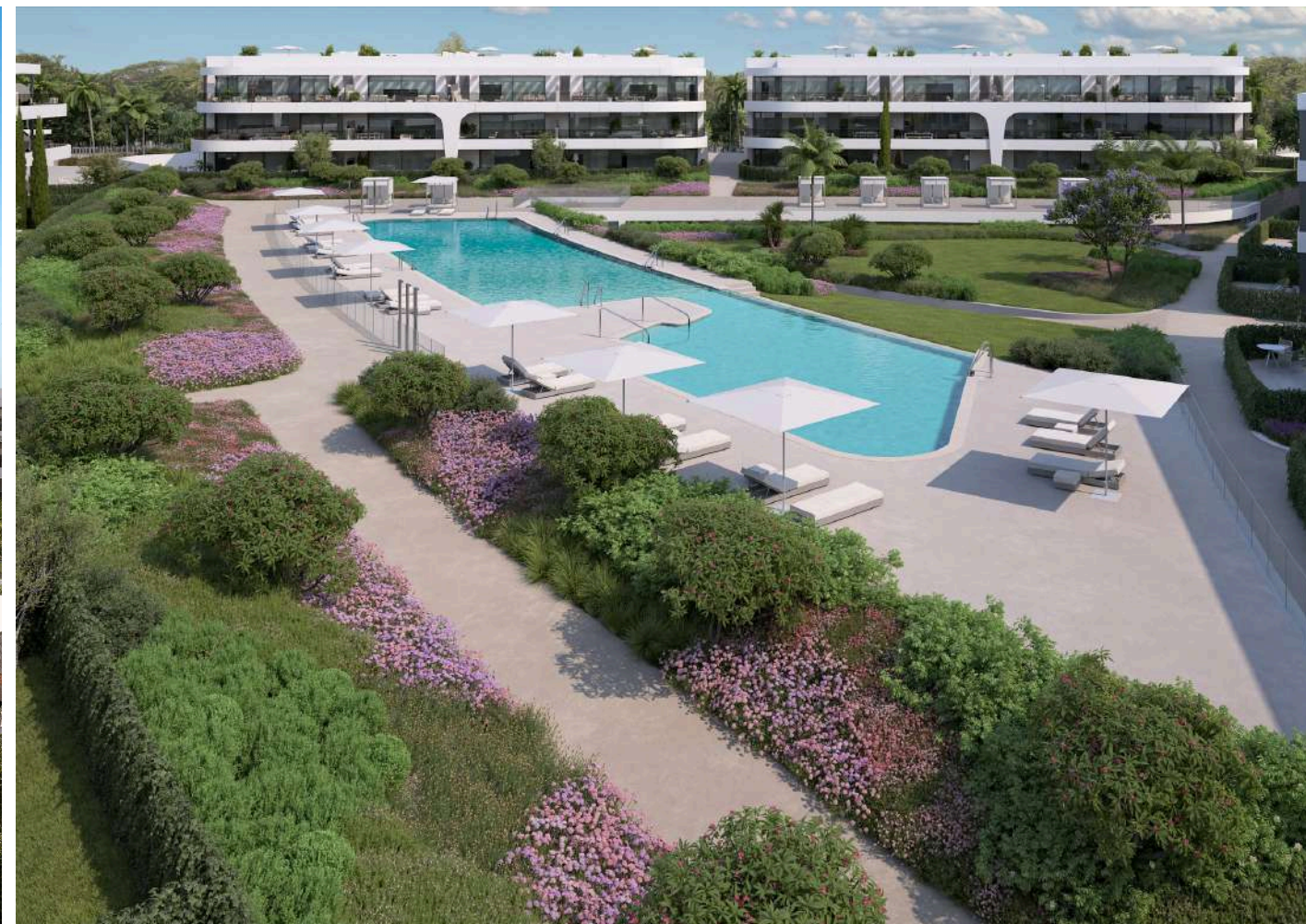
The facade is completed with a continuous cladding on its exterior, offering a double layer of thermal and acoustic insulation, and is internally finished with laminated plaster partition walls mounted on galvanized profiles.

Terrace enclosures that utilize a blend of masonry and glass, tailored to the specific location and architectural design.

Exterior woodworking

The exterior carpentry 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.

Motorized blinds in the living room and bedrooms.



As we progress, our
Homes should as well



Interiors

Division between residences and partition walls

The division between residences will consist of ceramic tiles supported on both sides by insulation and double plasterboard, providing outstanding thermal and acoustic insulation.

The division between residences and communal spaces is accomplished using ceramic partition walls that are insulated and feature double laminated plasterboard on the interior side of the residence, while being finished with plaster on the side facing the communal areas.

The interior design of the residences features self-supporting double-sheet laminated plasterboard partitions installed on galvanized profiles, with an insulation-filled core that divides areas for various purposes.

Interior woodworking

The entrance door to the house will be reinforced and completed internally with a design that complements the other wooden elements of the interior.

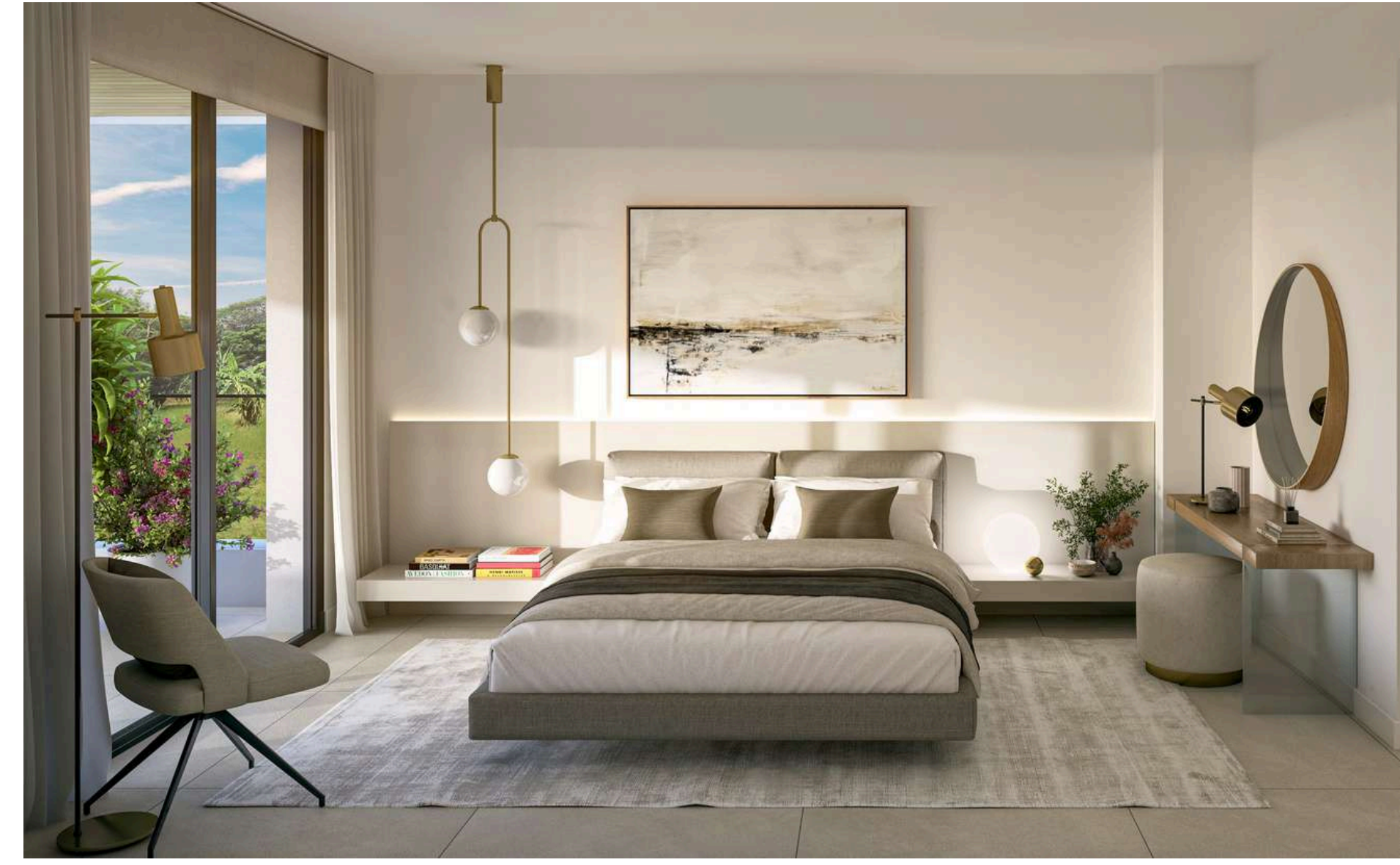
The thoughtful design of the interior space is enhanced by the installation of specialized height passage doors.

The bedrooms feature modular wardrobes equipped with extra-high doors that complement the access doors. Inside, they include a loft shelf and a hanging rail.





Interiors



PORCELANOSA

KRION

Villeroy & Boch
1748

ZUCCHETTI

PORCELANOSA

Miele

DEKTON

PORCELANOSA

Bathrooms

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

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

The bathrooms feature recessed LED lighting and a backlit mirror above the sink.

Kitchen

The kitchen comes fully furnished with wall and base units, along with an ultra-slim countertop made of Dekton or comparable porcelain. It includes an induction cooktop, extractor hood, microwave-oven column, dishwasher, and a MIELE or similar paneled refrigerator. An undermount sink and a single-lever filter faucet will be installed.

Living room, kitchen, bedrooms, and corridors

The flooring in these areas will be large-format porcelain stoneware by PORCELANOSA. It will be finished with skirting boards matching the interior carpentry.

A false ceiling will be installed throughout the property, improving acoustics and adding a decorative touch to the space, including curtain recesses.

The living-dining area will feature a cove with indirect lighting.



Outdoor areas

The terraces are completed with large-format, non-slip PORCELANOSA porcelain stoneware, designed for outdoor use and harmonizing with the home's interior. The solariums are completed with the same non-slip porcelain stoneware surface.

PORCELANOSA

Facilities

Plumbing and sanitation fixtures

Each home is equipped with a main shutoff valve for the plumbing system, located in wet areas such as kitchens and bathrooms. Additionally, private terraces and gardens feature a water connection.

The toilet is constructed from VILLEROY & BOCH ceramic. The sink is crafted from KRION, a combination of natural minerals and resin. The bathrooms feature showers, unless a bathtub is selected, based on the surface area and/or layout.

The toilets are mounted with an integrated cistern and flush mechanism.

The bathrooms will feature sinks with thermostatic faucets and showerheads. The master bathroom will include a built-in shower, whereas the second bathroom will have a shower with an exposed column.

The bathroom faucets are manufactured by ZUCCHETTI.

Electrical and telecommunications setup

Electrical installation, featuring television and telephone outlets in the living room and bedrooms.

Electrical systems equipped with USB power outlets in every room.

Video intercom system for general access to the property, along with a doorman stationed at the entrance of each entryway.

The installation of photovoltaic panels helps to decrease energy usage in shared spaces.



Air conditioning, heating, and hot water systems

Hot water generation through aerothermal energy. The residences are warmed using zoned underfloor heating to enhance comfort.

The climate control system of the home is enhanced by ducted air conditioning in the living room and bedrooms. This system will be managed by an AIRZONE or a comparable home automation system, featuring a centralized control screen in the living room and sensors in each living area. The production of domestic hot water will be facilitated through aerothermal heat pumps.

Ventilation system installation

Indoor air quality is ensured through the installation of a mechanical ventilation system, which removes stale air and effectively ventilates the home without the need to open windows.



Shared spaces

Subterranean plants

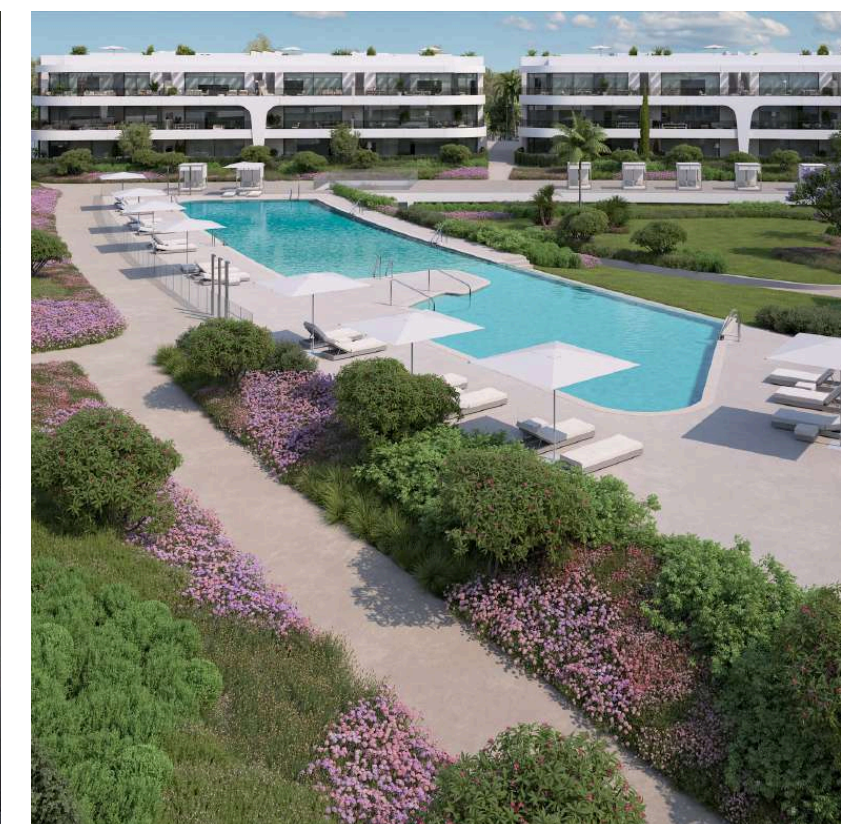
Access door for motorized vehicles featuring an intelligent opening system.
Pre-installation for the future setup of power outlets for electric vehicles.

Entrances and steps

The entrances to the residences are crafted using a blend of materials that provide a modern and contemporary appearance. LED lighting has been installed in doorways, stairwells, elevator lobbies, and the garage area, and is activated by motion detectors.
Created by GUNNI & TRENTINO.

Urbanization

A development featuring landscaped communal spaces that provide a range of environments, including recreational zones and a street workout area. A distinctive pool encircled by sunbathing spots. The heated indoor pool was designed by GUNNI & TRENTINO. In addition to the indoor pool, social club, fully equipped gym, Hamman, and sauna that enhance the common areas, all these spaces have been *designed by GUNNI & TRENTINO.*





Included Equipment

Kitchen furniture is available in two color options provided by the developer.
 Selection of two distinct paint colors and interior doors for the entire residence.
 Converting a shower into a bathtub.

Lighting package: LED and halogen strip lights installed in the living room and bedrooms, with downlights placed in the kitchens, bathrooms, and hallways.

Bathroom package: Incorporating custom-made under-counter cabinets and shower screens.

Carpentry package: Interior design and cabinet arrangement.

Project created by

Architectural firm



Common areas

GUNNI & TRENTINO

Landscaping



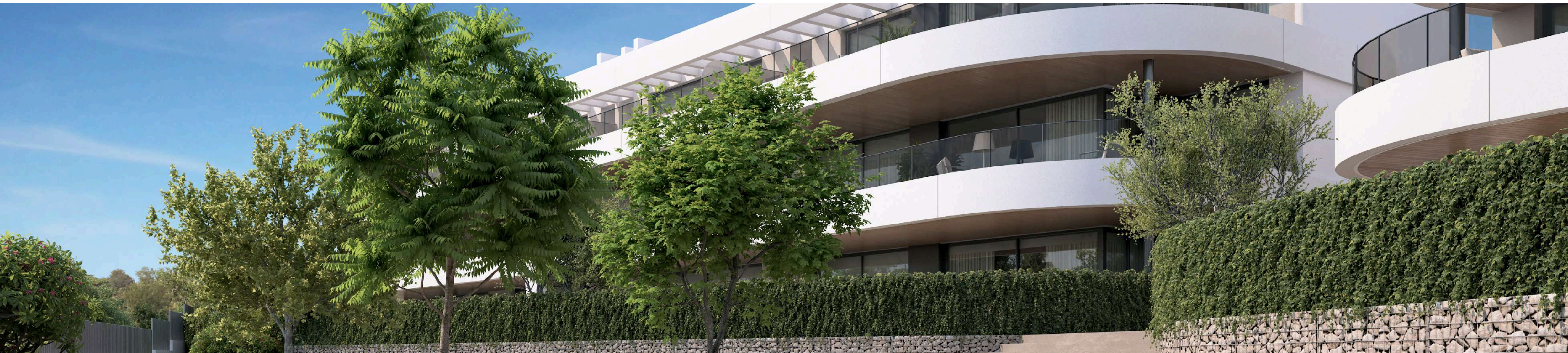
Environment

Sustainable dedication

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

- Advanced insulation and high-performance exterior woodworking 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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