

# Building Specifications

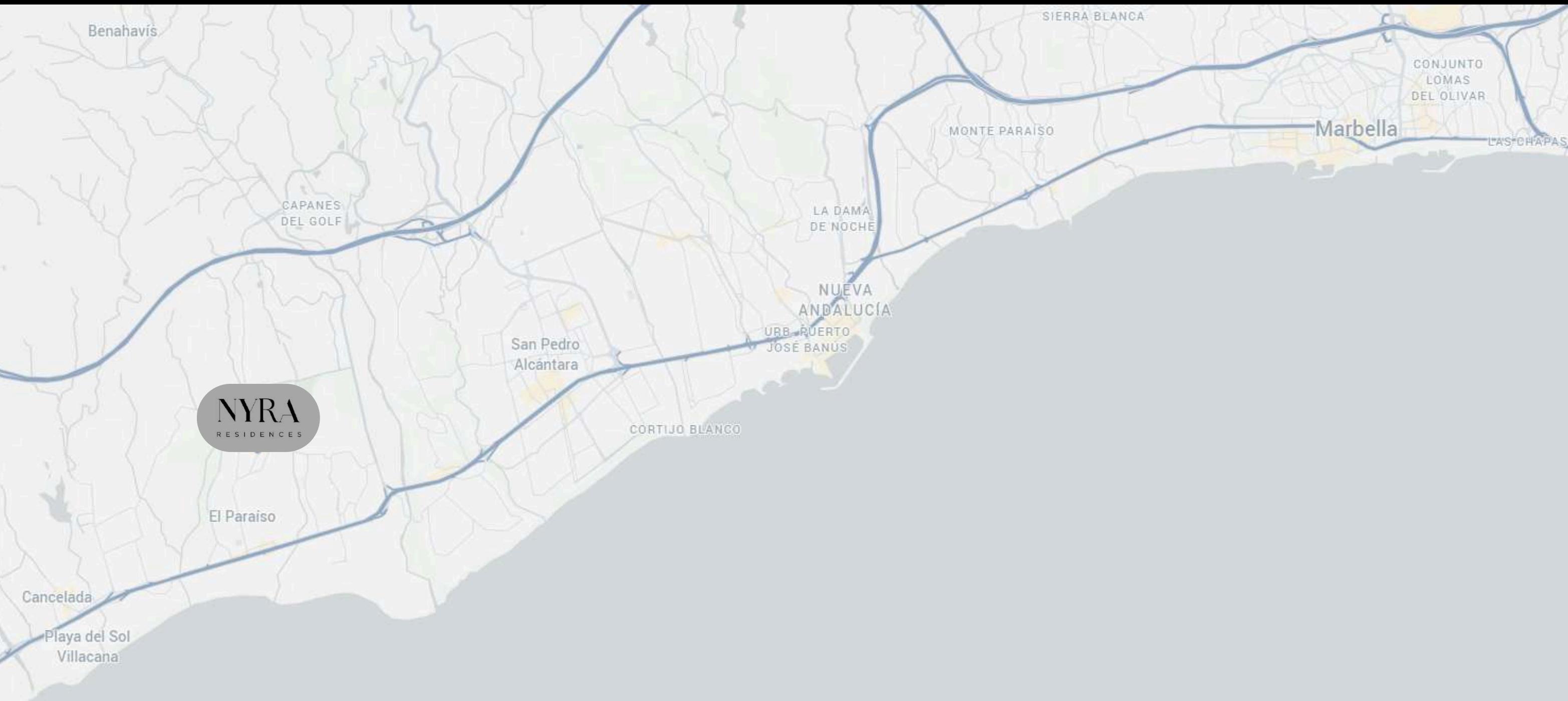


# project and Location

## **Nyra Residences redefines the lifestyle on the Costa del Sol.**

This exclusive development combines contemporary architecture with luxury finishes in a privileged setting in Estepona, just a short distance from Guadalmina.

Featuring beautiful gardens, inviting swimming pools, and a state-of-the-art gym, Nyra Residences offers the perfect blend of elegance, comfort, and convenience, with direct access to the best the Costa del Sol has to offer: Puerto Banús, Marbella, Benahavís, and Málaga.



# Collaborators

PORCELANOSA

**Miele**

 **ZUCCHETTI**

KRION

 **Villeroy & Boch**  
1748

 **DEKTON®**

 **AIRZONE**



# Residential unit

## Structure

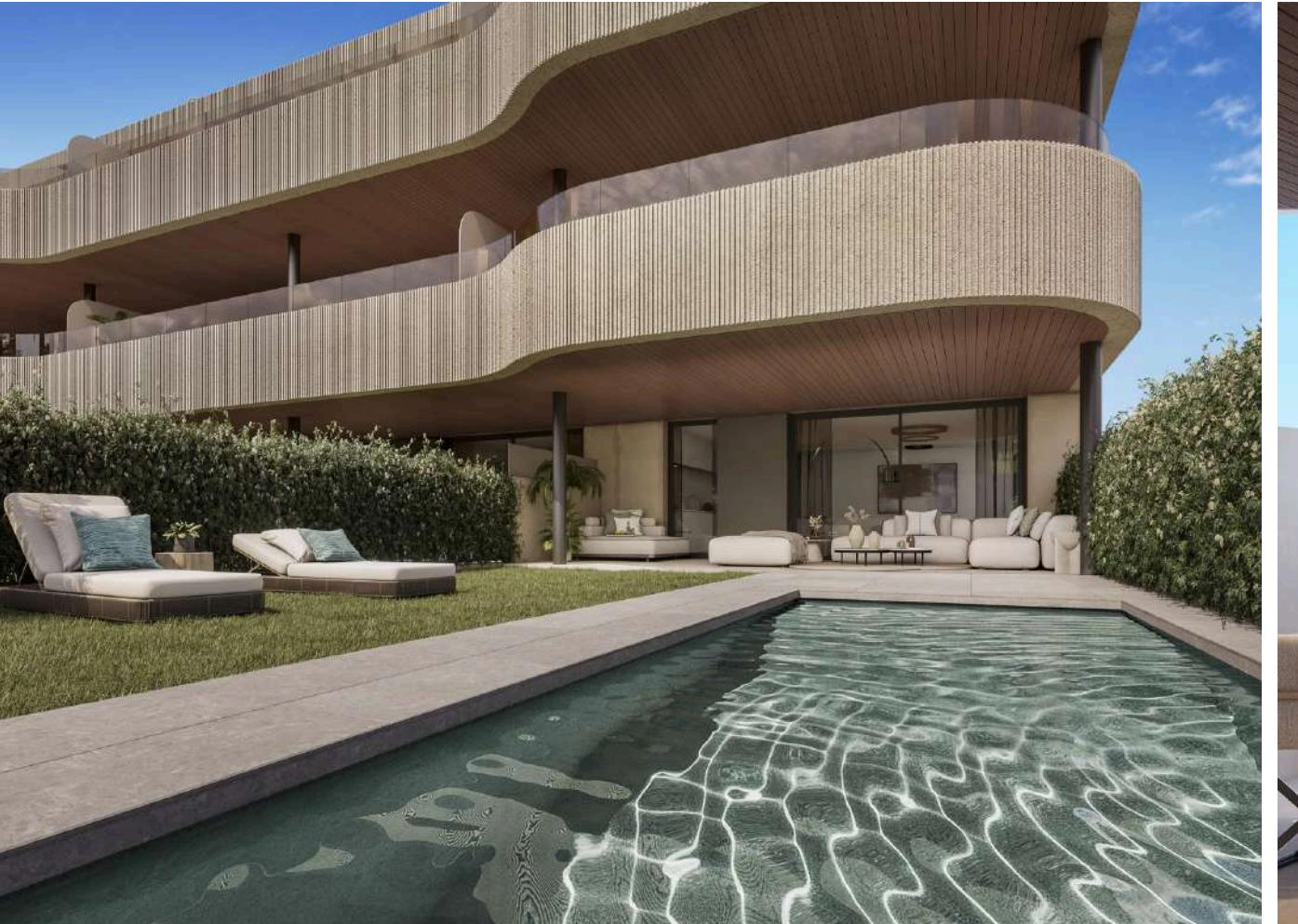
The foundations and structure are built with reinforced concrete, fully compliant with current regulations.

An independent Technical Control Body (OCT) supervises the works to ensure the structure is executed to the highest standards.

## Covers

Flat roofs are protected with a double layer of waterproofing insulation, ensuring complete watertightness, and will be finished according to their intended use.

Roofs over living areas feature double thermal insulation panels, significantly enhancing interior comfort and energy efficiency.



## Facades

The exterior façades are finished with continuous cladding over masonry, while the interior cladding features an air cavity.

Combined with double-layer thermal and acoustic insulation, this provides a high-performance energy envelope, ensuring comfort and efficiency throughout the home.

Terraces are enclosed using a combination of masonry and glass, tailored to each location and architectural design, blending functionality with elegance.

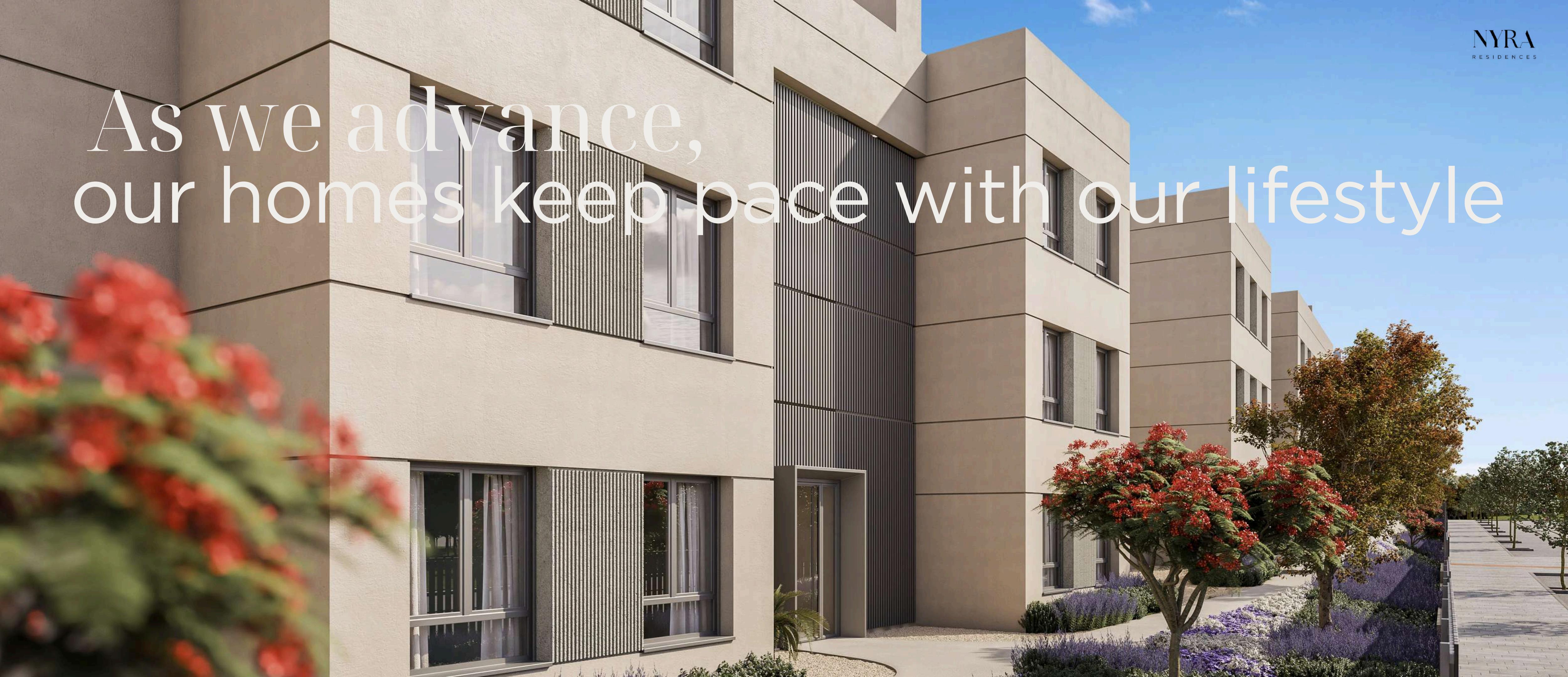
## Exterior joinery

Exterior joinery is crafted from lacquered aluminum and/or PVC with thermal breaks, featuring double glazing with an air chamber to ensure maximum thermal and acoustic comfort.

Comfort and functionality are enhanced with a tilt-and-turn window system and motorized blinds in living rooms and bedrooms.

Access doors to living room and bedroom terraces are flush with the floor, except on open terraces, providing seamless transitions between interior and exterior spaces.

As we advance,  
our homes keep pace with our lifestyle





# Interiors

## Divisions between residences and internal partition walls

The separation between homes is achieved using ceramic partition walls, reinforced on both sides with double-sided laminated panels and insulation. This ensures optimal thermal and acoustic performance and is finished with plaster in the common areas.

The interior layout of the homes is designed with self-supporting double-layer laminated plasterboard partitions mounted on galvanized profiles, with an insulated core that separates spaces for different uses.

A false ceiling is installed throughout each home, enhancing acoustics and adding a decorative touch.

In living rooms and bedrooms, the design features varied ceiling heights, with curtain rails seamlessly integrated into the false ceiling areas.

## Interior joinery

The main access door to each home is reinforced and finished internally with a design that harmonizes with the interior joinery.

The careful interior design is complemented by the installation of extra-high passage doors, equipped with magnetic closures and concealed hardware for a sleek, modern look.

Modular wardrobes feature extra-high doors with soft-close dampers, ensuring durability and comfort. Inside, they are fitted with a loft shelf, hanging rail, and drawers, providing functional and elegant storage solutions.





# Interiors

PORCELANOSA   

## Bathrooms

In the bathrooms, walls are finished with a combination of PORCELANOSA porcelain stoneware and high-quality paint. The floors feature large-format PORCELANOSA porcelain tiles, consistent with the flooring used throughout the home. Bathrooms are equipped with recessed LED lighting and a backlit mirror above the sink, creating a modern and elegant ambiance.

## Kitchen

The kitchen is delivered fully fitted with wall and base units featuring soft-close hardware and a DEKTON or equivalent countertop. It comes equipped with an induction cooktop, extractor hood, microwave-oven stack, refrigerator, and MIELE dishwasher. An undermount sink and single-lever faucet are also installed for a sleek, functional design. It will also include a washing machine in the designated utility area. The kitchens feature PORCELANOSA porcelain flooring, consistent with the flooring used throughout the home.



PORCELANOSA  

PORCELANOSA

## Main living spaces, kitchen, bedrooms, and corridors

The flooring throughout the home will feature large-format PORCELANOSA porcelain tiles. Vertical walls are finished with smooth, high-quality colored paint, creating a clean and elegant backdrop throughout the living spaces.



# Gardens and outdoor living spaces

The terraces are finished with large-format, non-slip PORCELANOSA porcelain stoneware, suitable for outdoor use and in keeping with the interior of the home. The solariums are finished with the same non-slip porcelain stoneware finish.

PORCELANOSA

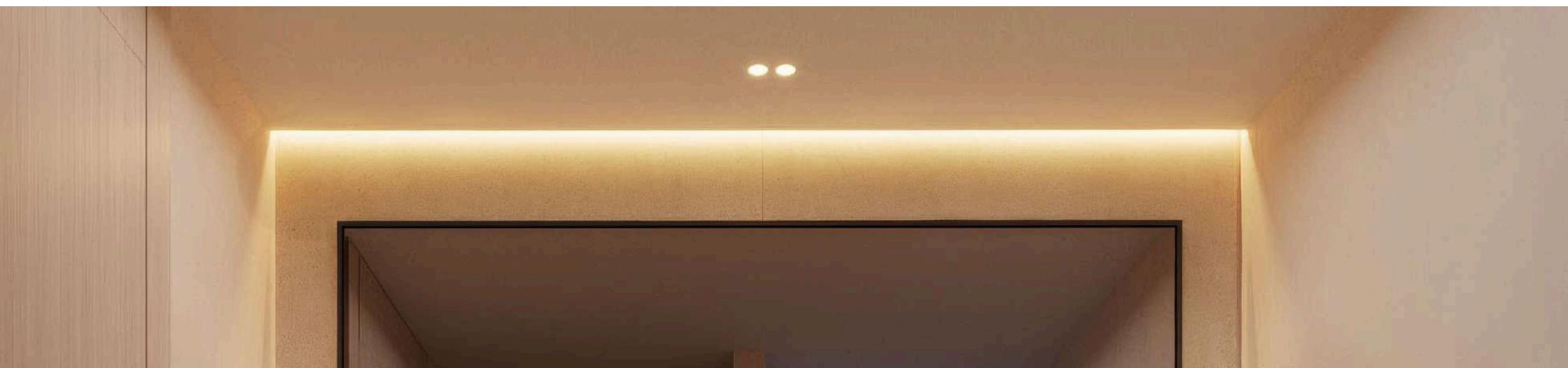
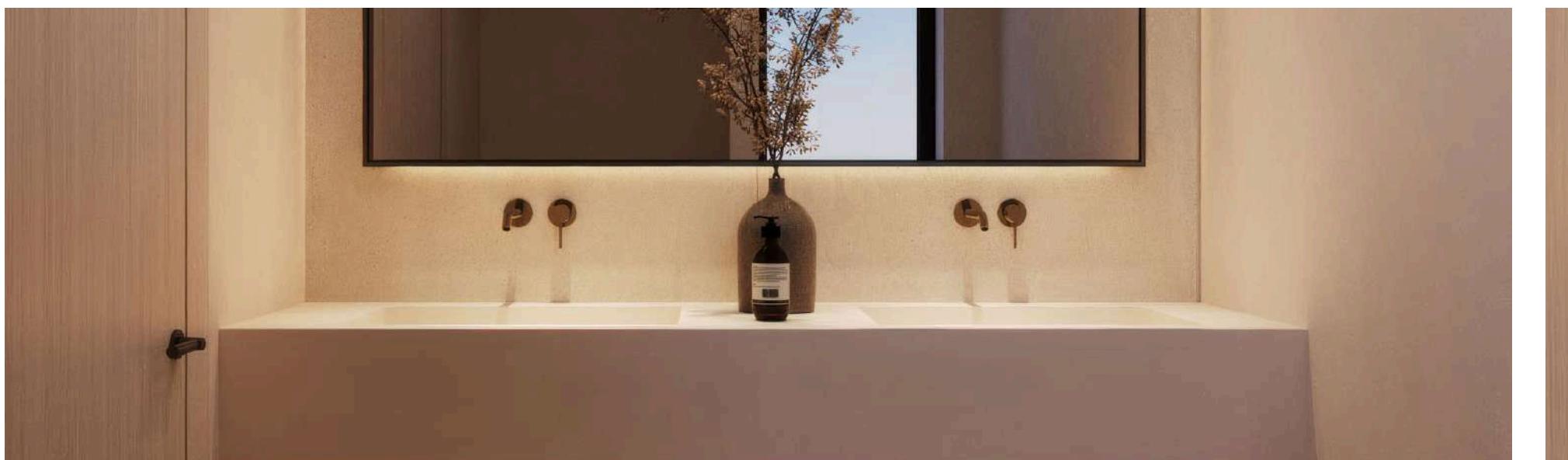
# Building Systems and Services

## Plumbing and sanitation fixtures

The plumbing system includes a main shut-off valve in each home and in all wet areas, including kitchens and bathrooms. Terraces and private gardens are fitted with water connections, providing convenience for outdoor use. Bathrooms are equipped with Krion countertops, VILLEROY & BOCH ceramic toilets, and VILLEROY & BOCH shower trays featuring thermostatic faucets and shower heads. The master bathroom includes a built-in shower for a sleek, modern design. Toilets are wall-hung with concealed cisterns and flush plates, ensuring a clean and contemporary look. Bathroom faucets are by ZUCCHETTI, combining high-quality materials with elegant design.

## Electrical and telecommunications setup

The electrical installation includes data, television, and telephone outlets in the living room and bedrooms, ensuring modern connectivity throughout the home. Power outlets are also provided on terraces and in private gardens, offering convenience for outdoor living. Photovoltaic panels installed on the building's roof contribute to reducing energy consumption in common areas, supporting sustainability and efficiency. Video intercom systems are installed for general property access and at each building entrance, providing security and ease of use for residents.



## Air conditioning, heating, and hot water systems

The homes are heated using an aerothalic system with zoned underfloor heating, providing optimal comfort in every room. Climate control is further enhanced with ducted air conditioning in the living room and bedrooms. The system is managed via an AIRZONE or equivalent home automation system, featuring a centralized control panel in the living room and individual sensors in each living area. Hot water is produced using aerothalic energy, ensuring energy efficiency and sustainability throughout the home.

## Ventilation system installation

The quality of indoor air is ensured through a mechanical ventilation system, which efficiently removes stale air from humid areas, ventilating the home without the need to open windows.



# Common areas

## Basement levels

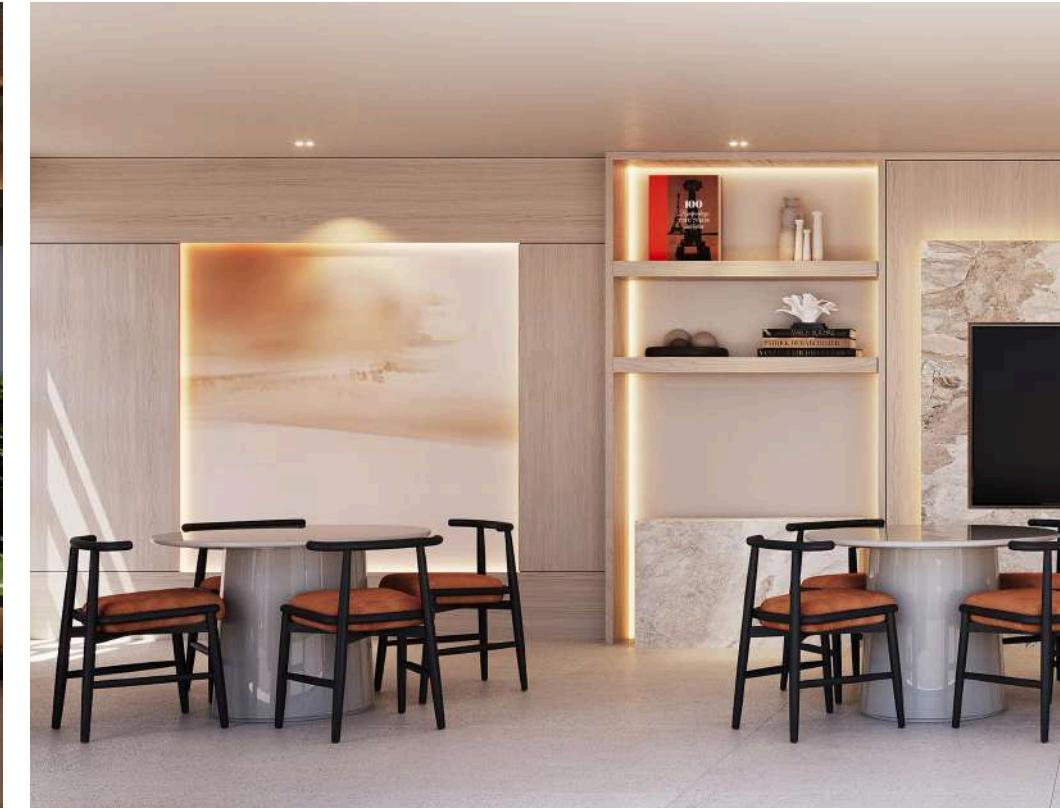
Motorized vehicle access doors feature an intelligent opening system for convenience and security. Pre-installation for electric vehicle charging points is included, allowing easy future installation of power outlets for EVs.

## Entrance lobbies and staircases

The entrance areas feature a modern and avant-garde design. Access to the homes combines high-quality materials, creating a modern, elegant, and sophisticated appearance that leaves a lasting first impression. Lighting is installed in doorways, stairwells, and elevator lobbies, activated by presence detectors for comfort, safety, and energy efficiency.

## Residential development

Gated community featuring a social club room, fully equipped gym, hammam, and sauna. The communal outdoor area includes a large swimming pool, landscaped gardens, and relaxation spaces, offering residents comfort, leisure, and a premium lifestyle.





## Pack free of charge

## Package at a cost

Kitchen cabinetry is offered with a choice of two color options provided by the developer. Homeowners can select from two different shades for interior paint and doors throughout the residence.

Optional upgrade: replacement of the shower with a bathtub, allowing customization according to personal preferences.

**Lighting package:** LED strip lighting in the living room and bedrooms, recessed downlights in the kitchen, and halogen fixtures in bathrooms and hallways, combining functionality with modern design.

**Bathroom package:** Includes shower screens and custom-made under-counter furniture, offering a tailored, elegant, and practical solution for each bathroom.

## Project designed by

Architectural firm

**DOMINGO CORPAS**  
ARQUITECTURA E INGENIERIA

Landscaping

**IB**  
PROYECTA

# Environment

## Sustainable commitment

Nyra Residences is committed to efficiency and respect for the environment through:

Advanced insulation and high-performance exterior carpentry with double glazing.

Efficient ventilation and use of photovoltaic panels, which reduce energy consumption and bills.

Large windows that maximize natural light and reduce the need for artificial lighting.

Water savings thanks to dual-flush toilets and faucets with aerators.

ENERGY CERTIFICATE A



# NYRA

R E S I D E N C E S

Email  
[nyraresidences@brosh.es](mailto:nyraresidences@brosh.es)

Website  
[brosh.es](http://brosh.es)

**brosh**  
casas que dan vida

