

Building  
Specifications

Nyra  
Residences



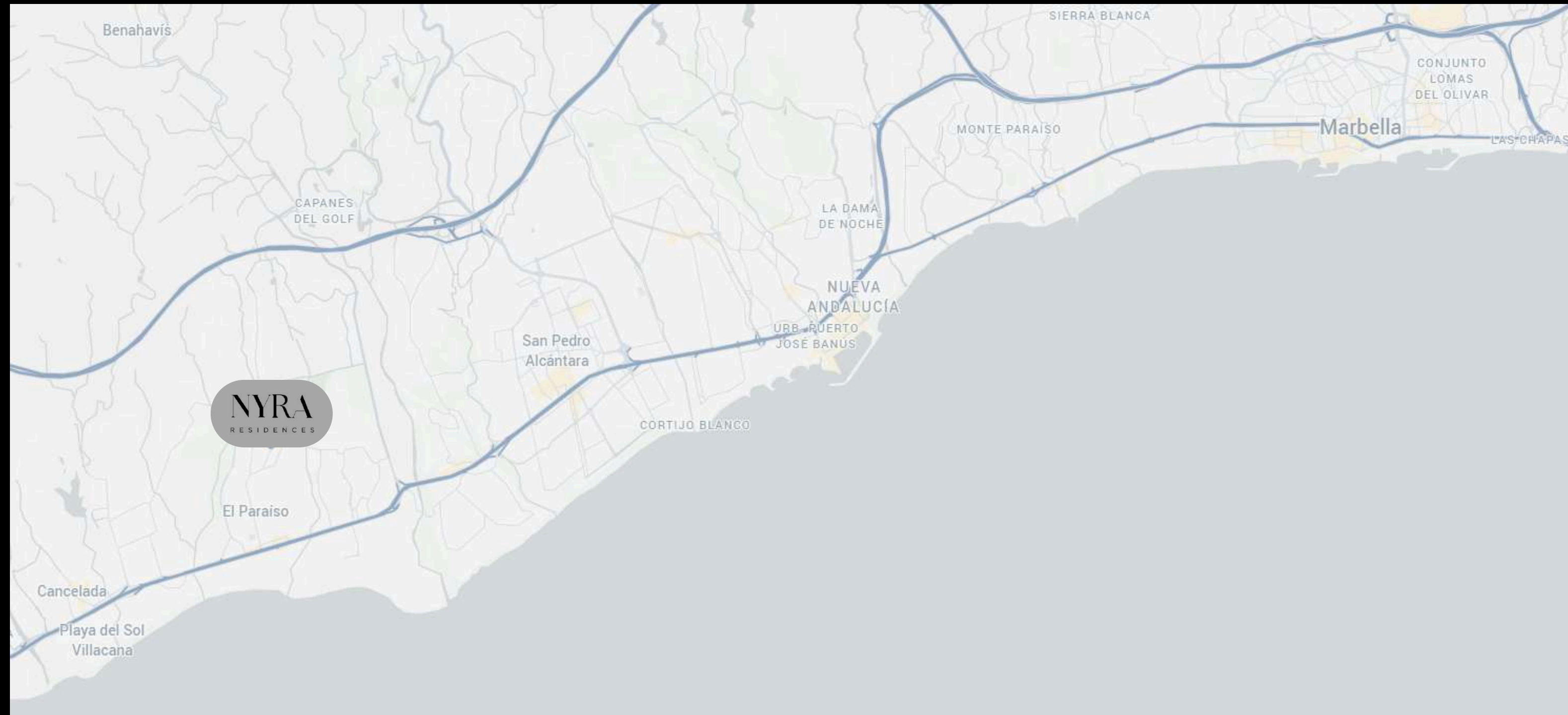


# project and Location

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**Nyra Residences transforms the way of living 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

 **DEKTON®**

 **AIRZONE**





# Residential unit

## Structure

The foundation and structure are constructed from reinforced concrete in accordance with regulations.  
An autonomous 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 exterior of the façade features continuous cladding over masonry. The interior cladding includes an air chamber that, along with the double-layer thermal and acoustic insulation, offers the home a high-performance energy envelope.  
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.  
Comfort and functionality are assured with the tilt-and-turn opening mechanism for windows and motorized shades in living areas and bedrooms.  
The access doors to the living room and bedroom terraces are level with the pavement, except for the open terraces.







As we progress, our  
Homes should as well



# Interiors

## Division between residences and partition walls

The division between residences is accomplished using ceramic partition walls that are reinforced on both sides with double-sided laminated panels and insulation. This design guarantees optimal thermal and acoustic conditioning, and the walls are finished with plaster in the shared spaces.

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.

Installing a false ceiling throughout the house will enhance acoustics and provide a decorative element to the area.

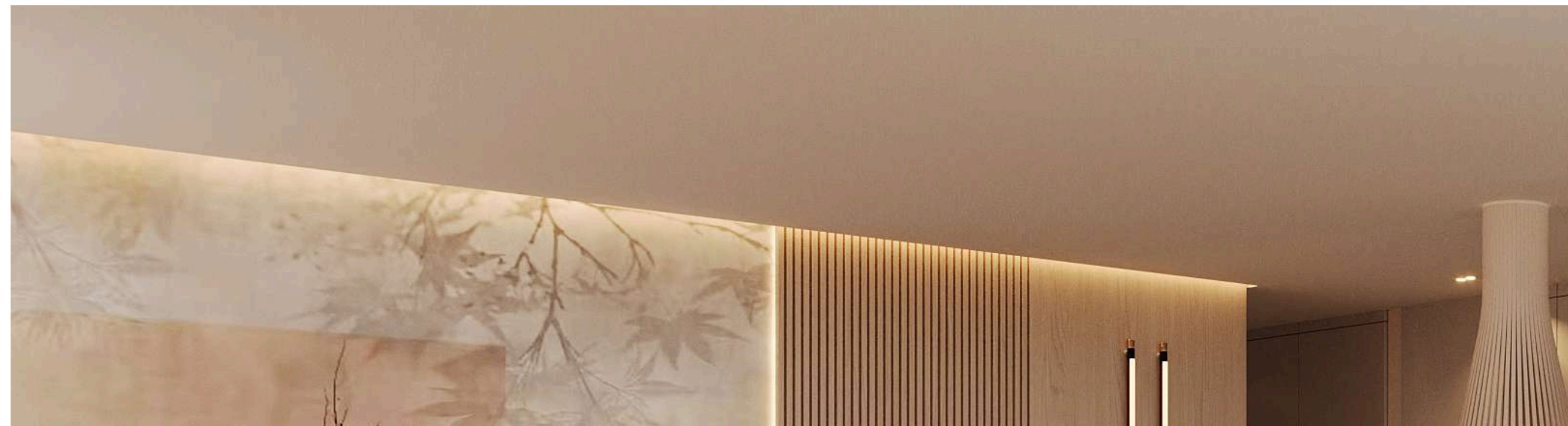
In the living room and bedroom, the design features varying ceiling heights, with curtain rods incorporated into the areas of the false ceiling.

## Interior woodworking

The entrance door to the house is fortified and completed internally with a design that complements the interior woodwork.

The thoughtful design of the interior area is enhanced by the addition of extra-tall passage doors, featuring magnetic closures and concealed hardware.

Modular wardrobes are designed with extra-high doors equipped with dampers to enhance durability and comfort. The interior includes a loft shelf, a hanging rail, and drawers for optimal organization.







# Interiors

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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 equipped with wall and base units featuring soft-closing mechanisms and a DEKTON or comparable countertop.

It features an induction cooktop, extractor hood, microwave-oven combination, refrigerator, and MIELE dishwasher. An undermount sink along with a single-lever faucet will be installed.

The kitchens feature PORCELANOSA porcelain flooring, consistent with the rest of the home.

## Living room, kitchen, bedrooms, and corridors

The flooring in the residence will consist of large-format PORCELANOSA porcelain.

The vertical walls are coated with a smooth, colored plastic paint.





# 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 feature the same non-slip porcelain stoneware finish.

PORCELANOSA



# Facilities

## Plumbing and sanitation fixtures

Each home has a main shut-off valve for the plumbing system, located in wet areas such as kitchens and bathrooms. The terraces and private gardens are equipped with a water connection.

The bathrooms will feature ceramic sinks seamlessly integrated into the cabinets, VILLEROY & BOCH ceramic toilets, and VILLEROY & BOCH shower trays equipped with thermostatic mixers and shower heads. The master bathroom will include a built-in shower.

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

The faucets in the bathroom are from ZUCCHETTI.

## 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 solar panels on the building’s roof helps to decrease energy usage in shared facilities.

Video intercom system for general access to the property and at the entrance of each building.



## Air conditioning, heating, and hot water systems

The residences will be warmed through an aerothermal system, utilizing 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 space. Hot water will be produced using aerothermal energy.

## Ventilation system installation

The quality of indoor air in the home is ensured by the installation of a mechanical ventilation system, which facilitates the removal of stale air from humid areas, effectively ventilating the home without the need to open windows.



# Shared spaces

## Subterranean plants

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

## Entrances and steps

The entrance area features a contemporary and cutting-edge design. The home entrances incorporate premium materials that offer a modern, elegant, and refined appearance, establishing a distinctive first impression.  
Lighting fixtures installed in doorways, stairwells, and elevator lobbies, triggered by a presence sensor.

## Urbanization

Gated community featuring a social club room, a fully equipped gym, a hammam, and a sauna.  
The shared outdoor space features a spacious swimming pool.







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## 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 residence.  
Converting a shower into a bathtub.

## Pack including expenses

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

## Project created by

*Architectural firm*



*Landscaping*





# Environment

## Sustainable dedication

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

- Advanced insulation and high-performance exterior woodwork 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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