



**m2Casas**  
Tailor-made Villas

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**CONCEPT & QUALITY SPECIFICATIONS**

# m2Casas



Concept



Design



Quality



Sustainability



Luxury

# m2Casas

## Concept

**When quality, simplicity and luxury comes together**

m2Casas is a new development and construction company of modern Mediterranean villas on the Costa del Sol, conveying 30 years of dedication, effort and passion in real estate business in Southern Spain.

The new modular construction concept will make your new Mediterranean home your residence of excellence and be perfectly adapted to the Mediterranean Climate and way of living.

Our aim is to use our past and Scandinavian background as the launchpad to introduce a new building concept to better the construction standards, optimize the building process using new technologies and to set higher goals meeting our customers needs and wishes.

Moreover, we desire to set new standards in terms of quality, comfort, time and energy efficiency that will inspire the next generations of modular villas



# m2Casas Design

**A unique and functional architectural design.**

The architectural design of m2Casas is based on 3 clear principles:

- ✓ The use of high quality and eco-responsible materials.
- ✓ A unique and modern minimalistic Mediterranean architectural design that is considered down to the last detail.
- ✓ Perfect functionality and simplicity for an exclusive and easy Mediterranean lifestyle

# m2Casas

## Quality

m2Casas work with the best brands and standards in the market during the hole construction process.

- ✓ Compliance with law, regulations and standards from A-Z.
  - ✓ Style and graze in form and function.
- ✓ Reliability, transparency and communication during the hole process.

***“You cannot sell excellence if you do not work with the best”.***

For further details have a look at our quality specifications.

# m2Casas Sustainability

**Modular villas built with efficiency, sustainability and excellent quality**

**We are committed and work under sustainability criteria.**

We specialize in the use of methods and materials that help achieve greater energy efficiency and long-lasting quality of buildings, achieving comfortable environments for those who will live and enjoy the houses build by [m2Casas](#).

We protect the environment and ensure the greatest energy savings in your home.

We believe in innovation as a lever to achieve better thermal and acoustic insulation, among many other advances.

A long history, the qualifications of our technicians and a spirit of permanent improvement allow us to build homes of the best quality and design, comfortable homes, well distributed and functional adapted to the Mediterranean climate in which we take care of every detail.

# m2Casas

## Luxury

### Defining Home Luxury

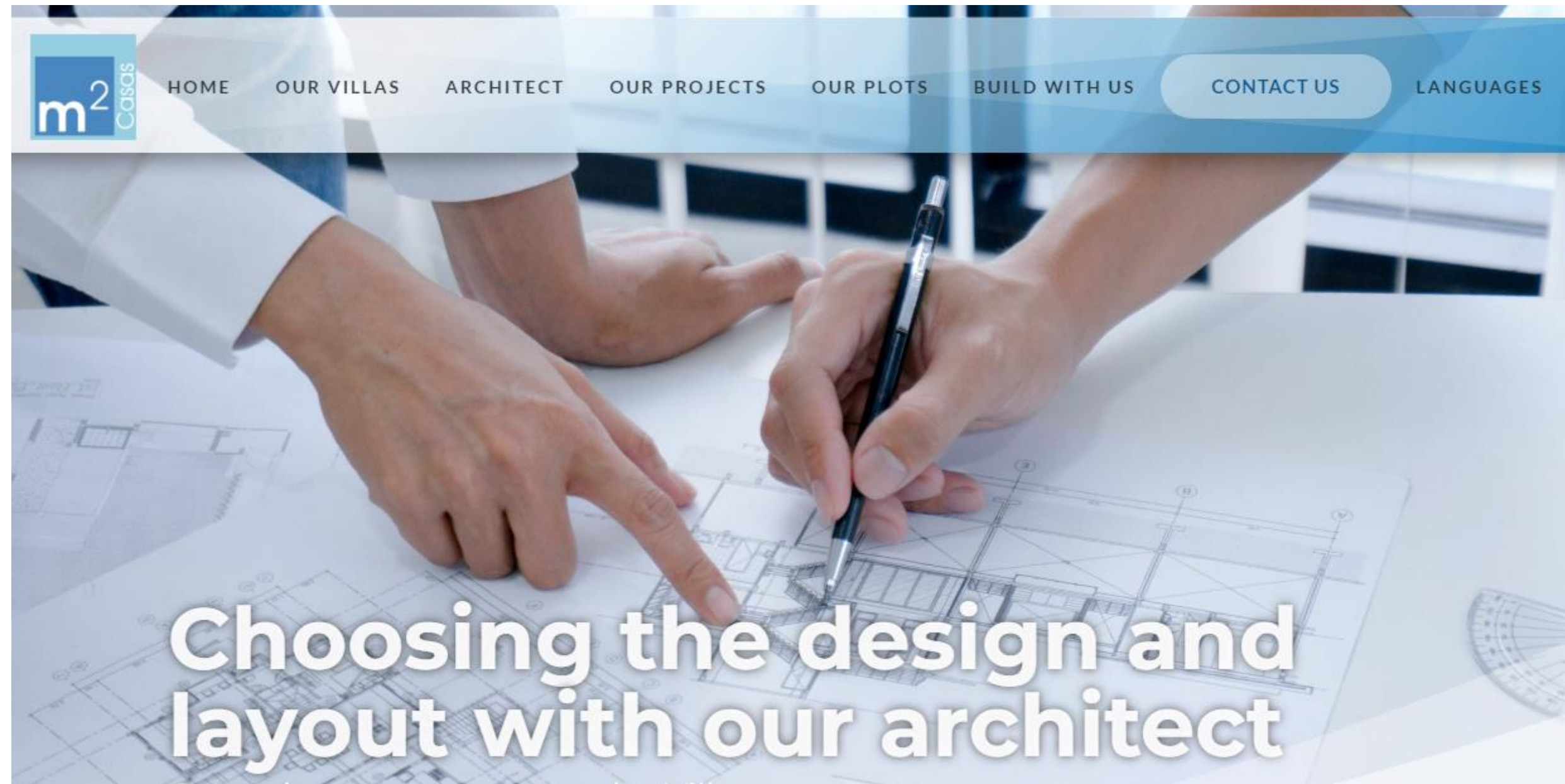
The meaning of Luxury changes from client to client as per their growing tastes and perceptions about life. In simple words, luxury can be defined as living your way...

The concept is a relative one and traverses from place to place. For some, it is a lifestyle inhabited in a home that is no less than a wonder of architecture, for others it is a way of living supported by automation and technology where human intervention in the daily routine of work is at minimum. Moreover, for some of the inhabitants, the meaning of luxury is found in the peace which they derive from what they have.

m2Casas helps you defining your luxury home a guide you all the way to make it your way and your special home.

# m2Casas

## Quality Specifications







## **INDEKS**

- EXTERIORS**
- CARPENTRY**
- PARTITIONING**
- FLOORING**
- WALL PANELLING**
- SANITARY EQUIPMENT**
- FACILITIES**
- KITCHENS**
- OUTDOOR AREAS**
- OPTIONS**



## EXTERIORS

### STRUCTURE

Structure implemented according to project specifications in reinforced celular concrete for vertical and mixed elements (concrete-metal) for horizontal elements, all in accordance with CTE and application regulations.

### ROOFS

Flat, non-accessible roof with superficial finish with gravel or similar to blend with the environment.

### FACADE

Design facade in celular concrete finished in white, or porcelain selected from the options proposed in **m<sup>2</sup>Casas Select**, combining white tones and glass, thermally and acoustically insulated according to CTE requirements .

# CARPENTRY

## EXTERIOR CARPENTRY

Exterior aluminium with thermal bridge break, with sliding doors combined according to design with double glazed glass and interior chamber.

### GLASS RAILS

Glass rails by vertical tubular profile or mailbox system, according to construction requirements.

## INTERIOR CARPENTRY

### ACCESS DOOR

Access door to the house is armoured with a security lock.

### SLIDING DOORS

Practical or sliding doors, smooth and lacquered.

### LACQUERED WARDROBES

1,5 m lacquered wardrobes in bedrooms equipped with interior partitions and hanging bars included in price or built-in wardrobes from floor to ceiling, selected from the options proposed in [m2Casas Select](#).



## PARTITIONING

### INTERIOR DIVISIONS

Interior divisions by means of self-supporting partition walls with celular concrete or plasterboards according CTE requirements to insulation for acoustic, thermal, and RF insulation.

### FALSE CEILING

False ceiling made of laminated plasterboard.

### RECORDS ON CEILINGS

Records on toilet ceilings for air conditioning equipment.





## FLOORING

### **INTERIOR FLOORING**

90x 90 cm format porcelain floors for the interior flooring, or natural marble or large-format porcelain floors selected from the options proposed in **m2Casas Select**.

### **EXTERIOR FLOORING**

Accessible exterior flooring in 90 x 90 format in non-slip natural marble or porcelain material, selected from the options proposed in **m2Casas Select**.

### **EXTERIOR PAVEMENT**

Natural stone, concrete bricks or continuous pavement with reinforced concrete, selected from the options proposed in **m2Casas Select**.

## WALL PANELLING

### **PAINTED WALL PANELLING**

Walls with washable and fungicide smooth paint throughout the building.

### **BATHROOMS AND TOILETS**

In bathrooms and toilets, the wet areas will be covered with natural marble or porcelain selected from the options proposed in **m2Casas Select**, in combination with painted walls according to the project design.





## SANITARY EQUIPMENT

### **BATHROOMS**

Bathrooms with suspended toilets with flush-mounted double-flush cistern and first-class toilets.

### **SHOWER TRAY**

Low profile or flush shower tray equipped with a screen according to specifications and project distributions.

### **SINGLE LEVER TAPS IN WASHBASINS**

Showers will also have thermostatic taps from ROCA or similar.

### **DESIGN FURNITURE**

Design furniture with composite or ceramic countertop and backlit mirror in master bathroom.

## FACILITIES

### HEATING SYSTEM

Aeroterminia heating system with optional underfloor heating available through **m2Casas Select**.

### AIR CONDITIONING SYSTEM

Air conditioning system via aeroterminia according to CTE, with distribution by conduits.

### TELECOMMUNICATIONS INSTALLATION

Telecommunications installation with connection in all rooms except the toilets.

### HOME AUTOMATION SYSTEM

The house will be equipped with a home automation system to control aeroterminia with additional options available through **m2Casas Select**.

### ELECTRICAL INSTALLATION

Electrical installation with design mechanisms.





## KITCHENS

### KITCHEN FURNISHINGS

Kitchen furnishings with a straight front or independent island made with furniture built from top quality board with a similar or lacquered finish. Options according to [m2Casas Select](#).

Countertop, sine and composite finishes, with design tap.

### APPLIANCES

Siemens appliances or similar, including induction hob, extractor fan, electric oven, fridge-freezer combination, panelled dishwasher, washing machine and microwave. Options according to [m2Casas Select](#).





## OUTDOOR AREAS

### LANDSCAPED AREAS

Landscaped areas with an exclusive landscape design. Options according to [m2Casas Select](#).

Plants, trees, irrigation, etc. according to the project.

Access and parking area designed by m2Casas architect with concrete stones in different sizes and colours according to project.

Private 4 x 8 m pool and surrounding terrace with porcelain tiles. Options according to [m2Casas Select](#).



## OPTIONS

### UPGRADE

- FACADE
- INTERIOR & EXTERIOR FLOORING
- EXTERIOR PAVEMENT
- BATHROOMS AND TOILETS
- KITCHEN
- BUILT-IN WARDROBS AND FURNITURE
- HOME AUTOMATION SYSTEM
- ALARM AND SECURITY PACKAGE
- POOL SYSTEM
- PHOTOVOLTAIC SYSTEM
- SOLAR THERMAL PLATS

[Ask for m2Casas Select](#)

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The qualities and models specified in this report are subject to market availability and to the orders of the Project Management, therefore, they may be replaced or modified by others of similar characteristics.