

Memorandum of Qualities



Innovating in homes.

Creating a Modern Style Home that makes the difference in each and every way you compare it with other offers has been our object. This outline of our building method and applied materials should give you a clear vision why the temptation of La Font is more than an ambitious quality villa.

Our team of architects, technicians and designers in their meetings with feed-back from our International clientele has resulted in this home that applies latest technology for comfort and ecology and is thought to be controlled and maintained without important efforts. We reserve the right to change materials for similar quality due to regulations or official notifications from our technical director. We hope you will enjoy, see you soon in the finest residential beach area of San Juan.

Structure, exteriors and insulations.

High density steel armed concrete base with a ventilated air-chamber underneath, including terrace area's form the villa and English patio on basement level. Built with 40 cms pillars in reinforced concrete between floors. Side walls insulated in water and humidity-proof poly-estirine covered with gravel. Multiple roof cover with intrudated poliestirine, concrete and waterproof layers and covered with walkable tiling.

Side walls finished in double ceramic brick with interior finishing in stamped rockwool. Exterior finish in concrete and covered with a maintenance free marble mix in white colour. Except the outstanding module which is finished to the exterior in Porcelanic tiles in color in large format

Special mentioning for the Aluminium window frames A+ quality and 24 Mms double glass finished with sun-filer UVA on South West facing windows for optimum Acoustic and Thermic Insulation.

Energy Certificate on Completion.



Floors Walls, Tiling

We chose a large format Porcelanic tiling throughout the villa and terraces of one type and decor. Our large rectified 80 x 80 Cms tile is from C3 quality, allowing exterior use, anti-slip and resistant to climate changes. The unity in design creates an ongoing effect so that all interior and exterior spaces look effortless accessible. The frames of the patio windows in lounge kitchen area are inbedded on each floor level and wheelchair-frindly, amplifying the effect of space.

Bathroom and shower area's have integrated sewerage in the floor, covered with the same tile. Part of the wall tiling, according details of our interior architect.. We combine the color scheme with natural materials and other porcelanic wall tiling from floor to ceiling, using tastefull colorscheme's. The side boards of the tiles in lounge and bedrooms are integrated in the plaster, creating the clearest possible lines all around the villa.



Bathrooms

Porcelane wall suspended toilet with cover including brake and wall integrated disposers. Minimalist taps with hand-shower and rain-shower on ceiling height. Vanity unit with integrated sink. Shower seperation in security glass. In master bedroom toilet area separated in acid-safety glass cabin. Incorporated LED apps in ceiling and mirror. floor heating controlled by individual thermostates in all bathrooms.



White goods.

Aerothermic waterheating system. Ariston or similar, Ceiling integrated digital extractor unit. Vitro-ceramic Induction Hob, Bosch or similar. Combined integrated fridge freezer, two doors. Dishwasher, Oven and micro-wave. All Bosch or similar.



Carpentry.

Timber and white coated doors from floor to ceiling with embedded grids and magnetic locks for maintenance free use over the years. Doors in security glass in all bathrooms, combining closing of door with opening of shower-area..Wall integrated wardrobes from floor to ceiling with interior division with shelves, drawers and hanging compartments.. Aluminium window frames in various colors prepared for optimum climate and acoustic control, including Thermic barriere. Double glass of 24 Mms finished with UV-A sun filter.

Electric blinds in aluminium with paralel electronic controll.

Security front door with multiple locks , interior finish in Aluminium, Exterior finish in wooden decor.

Balustrades and bannisters. Inox steel holders integrated in the structure with security glass between posts.

Paint: Smooth white finsh plastic coated satinated paint on plastered walls.

Electric Installation and Technology.

Electric installation protected with thermic and intensity brakes, apt for 9,75 Kwh installation Certificate. Prepared for domotic use. Main switch board with divisions for electric groups, properly indiciated for destiny. separate board for communications , TV, telephone and WIFI Switches, plugs in Legrand serie's or similar Integrated LED Apps in Interior and Exterior, Installation of air-conditioning by conducts, seperated by floor with extensions to roof for installation of equipment.

-Installation of Airco by conducts by use of aerothermic installation. Combined with Aerothermic water-heater of 120 Ltrs. And groups of floor integrated tubes for floor heating on all floors, Ariston Uon or similar for ecologic energy use.

Kitchen

Designer's kitchen of A+ quality from reconginsed manufacture. Bar area with large drawers with interior divisions and integrated diswasher, induction hob and ceiling integrated air-extraction. Professional kitchen tap with epoxy sink in similar color to Dekton worktop or similar. Sideboard of kitchenbar in Dekton or similar.

Closed wall unit with integrated whitegoods; oven, micro-wave, fridge freezer combi and hidden bar-area with space for coffee machine, juicer with vertical opening.. Wall unit enclosed by plastering and neatless finishing.



Options & Style

All villas have been designed to include finishings in different style, yet identical quality to choose, when the time scale when you are viewing allows this.

We pre selected 4 styles:

Ecological

Modern Industrial

Natural Medoiteranean

Pop Art

In conjunction with our interior designer you can adapt the color scheme, the texture, tiling, sanitary elements, carpentry and electric light terminals to create the life-style that fits you.

The manufacturers of our finishing materials have a wide spread of options within the given qualities we install for you to determine the outlook of your home.

Here just a few examples of the options we offer.

