LIBE

LLAVANERES

QUALITY SPECIFICATIONS

EXCLUSIVE SINGLE-FAMILY HOME AT SANT ANDREU DE LLAVANERES

Design and Quality in a privileged location

The company NATURSYSTEM promotes and markets this exceptional detached single-family house, together with an optional auxiliary building for multiple uses, in the exclusive town of Sant Andreu de Llavaneres, located in the Maresme region on the coast of Barcelona. It is situated just a few kilometres from Barcelona, offering an easy connection to the cosmopolitan city while maintaining its tranquil and authentic essence, surrounded by stunning natural landscapes and the beach, providing abundant opportunities for outdoor activities.

The plot boasts an unbeatable corner location in the privileged area of El Mirador de Sant Andreu de Llavaneres, at the junction between Avenida de El Mirador and Costa Gallina, placing you in an environment defined by nature and unparalleled tranquillity.

The site features the main building, which includes a basement for a garage, utility facilities, and a room suitable for a wine cellar or storage; a ground floor with an open-plan living-dining-kitchen area, laundry and storage room, an accessible guest bathroom, and an on-suite bedroom with a full bathroom. The bright hall leads to the upper floor, where four spacious double bedrooms with built-in wardrobes are situated, along with three full bathrooms. The master bedroom is a suite with a generous bathroom and dressing area. Additionally, the house features a terrace with wonderful panoramic views of the surroundings.

The optional annex building is a standalone structure designed to provide complementary or multifunctional space. It includes a spacious living-dining area perfect for gatherings, a well-appointed bathroom, storage space, and a flexible area that can be used as a double bedroom or studio. This building adds versatility and functional value to this extraordinary villa, offering additional comfort and practicality for various lifestyle needs.

The buildings are seamlessly integrated into the natural landscape, harmonizing with the native vegetation and surroundings. This exceptional property is complemented by a private, elegant swimming pool, multiple covered porches perfect for relaxation, and an expansive pergola area with a barbecue, ideal for entertaining and enjoying outdoor living. The outdoor spaces are thoughtfully designed to blend luxury with comfort, creating a serene, inviting atmosphere that embodies refined living at its best.

The house seamlessly integrates advanced eco-efficiency measures, incorporating state-of-the-art renewable energy solutions such as an aerothermal system for efficient domestic hot water production and photovoltaic panels for self-sustaining electricity. Designed with comfort and sustainability in mind, the property benefits from natural cross-ventilation, superior thermal and acoustic insulation, and eco-sustainable materials. These premium features ensure year-round comfort and energy savings, achieving an impressive A Energy Rating.

Structural system

The foundation consists of reinforced concrete footings, bracing beams, and basement walls, ensuring a stable and robust base for the building. The load-bearing structure is composed of reinforced concrete, high-grade rolled steel, and composite steel-concrete slabs, ensuring exceptional strength and stability. Every element will be executed in full compliance with current regulations, supported by rigorous quality controls and testing conducted by specialized and certified laboratories to guarantee safety, performance, and durability.

Facades

The façades are constructed using the advanced External Thermal Insulation Composite System (ETICS), which provides both thermal and acoustic insulation from the exterior. This system involves applying insulation material to the outside of the wall enclosure, effectively eliminating thermal bridges, and enhancing thermal inertia. As a result, it significantly boosts the habitability and thermal comfort of the interior spaces. This approach not only maximizes energy efficiency but also leads to economic savings by reducing energy losses through the building's façade. The interior lining comprises high-quality laminated plasterboard mounted on a framework of galvanized steel studs. Within this system, an inner layer of thermoacoustic insulation made from rock wool is incorporated, enhancing the overall thermal and acoustic performance of the building.

Roofing

The roofing system will feature flat, contemporary designs. Walkable terrace areas will be finished with high-quality, frost-resistant, non-slip stoneware, ensuring durability and safety. Non-accessible roofs will be completed with either gravel or landscaped finishes, depending on their designated areas. All roofing will incorporate a slope formation layer, waterproofing membranes, and thermal insulation in regions where the vertical projection covers a heated space directly below.

Floors

The seamless use of the same finish for both interior and exterior spaces create a sense of continuity and spaciousness. Stone-effect porcelain stoneware is chosen for its superior hardness, durability, and resistance to wear, water, and temperature variations. This material is ideal for various weather conditions, providing both practicality and a refined, natural stone aesthetic that captures authentic texture and purity. Indoors, the flooring features a smooth finish, while outdoors it has a non-slip surface for safety.

The interior flooring throughout the home, including bathrooms, will be laid with high-quality grey stone-effect porcelain stoneware (customizable upon choice), installed using adhesive mortar over a levelled Portland cement mortar base. The terraces and porches will feature matching porcelain stoneware, harmonizing with the home's interior. Class 2 non-slip stoneware will be used for interior spaces and porches to ensure safety and durability, while class 3 non-slip stoneware will be installed in the poolside and barbecue areas for superior traction and performance.

The flooring in the facilities and storage rooms will consist of durable, class 2 non-slip stoneware, ensuring functionality and safety. The garage will be finished with trowel-finished concrete, providing a uniform appearance and ease of cleaning.

Dividing vestments

The interior partitions of the house are constructed using a framework of galvanized steel metal studs, clad with laminated plasterboards on both sides. Inside, thermal-acoustic insulation made from wool rock is incorporated, ensuring excellent thermal and sound insulation between rooms and adjoining spaces. This design guarantees superior comfort and privacy throughout the home.

Ceilings

Throughout the interior of the house and basement, dropped ceilings made of laminated plasterboard on a galvanized steel structure will be installed, ensuring a seamless, refined finish. Built-in wardrobes are the exception to this design. Exterior suspended ceilings in the porches and terrace access areas will be constructed with moisture-resistant plasterboard, providing durability and protection against weather conditions.

Vertical coatings. Tiling

Bathrooms are tiled up to the height of the dropped ceiling with stoneware pieces designed to offer a range of stylish finishes, chosen for their ability to enhance luminosity and create a sense of spaciousness. These tiles feature varied textures (selectable) in the shower area to add visual interest and elegance. The backsplash in the kitchen is clad with the same high-quality material as the kitchen countertop, ensuring a cohesive and seamless design.

Health

The shower trays and countertop washbasins will be crafted from high-performance white synthetic and mineral resins, chosen for their exceptional durability, pleasant texture, and ease of cleaning. All bathrooms will feature compact toilets that provide an efficient and visually appealing solution, designed for optimal hygiene and easy maintenance. These toilets include dual-flush cisterns and utilize water from the showers to reduce water consumption. The main and guest bathrooms will be highlighted with a minimalist design, featuring suspended models with concealed cisterns. The main bathroom will also include a coordinated set of washbasin and designer furniture in white or wood finishes, offering customizable options to suit personal preferences. The guest bathroom on the ground floor will be designed to be accessible, complying with current regulations.

Faucet

The sink and washbasin taps will be high-quality chrome, single-lever models equipped with built-in aerators to promote water savings and regulate flow efficiently. The showers will feature chrome fixtures, complete with a bar and flexible shower hose for convenience. The master bedroom suite will be outfitted with a rain-effect shower, incorporating an integrated temperature regulator for an optimal showering experience. Additionally, a water-saving system will be incorporated, redirecting shower water to fill toilet cisterns, contributing to sustainable water usage.

Santos designer Kitchen

A designer and modern kitchen by the prestigious Santos brand, seamlessly connected to the living-dining area, features a central island and is equipped with high-quality laminated cabinetry and top-of-the-line appliances, such as SIEMENS or similar:

- ✓ **Cabinetry:** Wall-mounted upper units and floor-standing lower units covered by a porcelain or pressed quartz countertop. The furniture includes drawers with integrated cutlery trays. Both doors and drawers are fitted with cushioned closures for smooth, silent operation. The gola handle creates an attractive and elegant liner effect.
- ✓ **Backsplash:** The wall between the high and low units is finished with the same material as the countertop, adhered with tile adhesive for a cohesive and elegant appearance.
- ✓ **Island:** The central island features base units and a countertop crafted from the same premium materials as the wall units, offering both style and functionality.
- ✓ **Ventilation:** Integrated smoke filtering system seamlessly built into the cabinetry.
- ✓ **Sink:** Recessed stainless steel sink that blends effortlessly with the countertop.
- ✓ **Appliances:** Electric oven and microwave arranged in a column for enhanced convenience and aesthetic.
- ✓ **Cooktop:** High-quality induction hob.
- ✓ **Dishwasher Preparation:** Pre-installation for hot and cold water connections, power outlet, drainage, and a dedicated space for a dishwasher.

Laundry Room
The house features a spacious laundry room designed for washing, ironing, and storage tasks. It is equipped with hot and cold water outlets, drainage, and electrical sockets for both a washing machine and dryer.

Garage, Storage & Utility Room
The basement houses a garage with parking capacity for two vehicles, as well as the technical facilities of the building and a designated storage or utility area. The garage includes an electric vehicle charging station for convenience and future-proof functionality. If the optional annex building is chosen, it also provides an additional storage room for extra space.

Interior Carpentry Work
The interior carpentry is finished in white lacquer, featuring a minimum of three anchor points and chrome steel fittings for durability and style. The main entrance door is armoured, equipped with a knob, peephole, and chrome fittings, ensuring security with a minimum of three locking points. Passage doors throughout the home maintain the same white lacquered finish and chrome steel fittings for a cohesive look.

All bedrooms, except the master bedroom on the first floor, are equipped with built-in wardrobes. The master bedroom boasts a large space that can be customized as a dressing room at the client's expense and according to their preferences. The wardrobe doors match the finish of the passage doors and include a shelf and hanger bar for functionality.

Exterior Carpentry
The exterior carpentry and glazing are designed to meet the requirements of the current regulations, ensuring Energy Saving and Noise Protection standards are met to enhance indoor comfort.

The exterior carpentry will feature lacquered aluminium with thermal break technology and double-glazed windows with an insulating chamber, contributing to superior thermal and acoustic insulation. The finish will be in a sophisticated dark grey. Windowpanes will be tilt-and-turn with an integrated micro-ventilation system to regulate air intake efficiently.

Motorized rollable aluminium blinds, matching the colour of the aluminium carpentry, and injected with polyurethane foam for added insulation, will be installed in all rooms for optimal convenience and comfort. Balcony railings will be constructed with metal profiles and laminated safety glass, ensuring a high level of impact resistance and safety.

Painting
All vertical and horizontal walls will be finished with smooth, high-quality interior plastic paint for a clean and polished look. Metal elements not pre-treated with specific protection will be coated with an antioxidant primer and finished with enamel paint, in accordance with the Project Management's specifications.

Plumbing and sanitation facilities
The water connection will enter the property via Avenida del Mirador and will include a main shut-off valve. A water softener will be installed in the basement's installation room to ensure decalcified water is supplied to all consumption points throughout the house.

The entire system will be implemented in full compliance with current regulations.

Domestic hot water (DHW) will be generated by an aerothermal heat pump system, supplemented by photovoltaic panels for energy efficiency in the main building. The annex building will have its own high-efficiency electric water heater, also supported by photovoltaic panels.

The DHW system will include a recirculation circuit that runs from the furthest point of consumption back to the indoor unit of the aerothermal accumulator tank, ensuring hot water is readily available at all points of use. The indoor aerothermal unit will be located in the basement facilities room of the main building.

The house will be equipped with both hot and cold water installations to supply sinks, showers, and basins. A hot and cold water outlet will be installed for the washing machine and dishwasher to facilitate the use of bithermal appliances. Toilets will be supplied with cold water only. Water connections will also be available on the terrace, porches, and barbecue area for added convenience.

To mitigate the negative effects of droughts and water restrictions, the house will feature two water-saving systems:
First, a rainwater harvesting system will collect rainwater within the property and store it in a dedicated tank to supply the irrigation system.
Second, the house will have a greywater recycling system, which collects water from the showers. This water will be processed through a purification and filtration system located in the basement facilities room and reused to fill toilet cisterns, with an added dye for proper identification.

HVAC System
The house is equipped with a high-efficiency air conditioning system utilizing heat pumps that provide both heating and cooling. The main building's units are located on the roof of the first floor, while the annex building's system is placed on the landscaped roof for discreet integration.
The system supplies indoor units housed in the dropped ceilings of the bathrooms. These units are connected via insulated ducts made from glass wool panels coated with aluminium, leading to diffusers strategically placed at the entrances of rooms to be air-conditioned.

The air conditioning system focuses on key spaces, ensuring optimal comfort in the bedrooms, living-dining-kitchen area, hall-staircase, and bathrooms.
Areas like the laundry room, basement, garage, storage room, and utility spaces are designed to remain naturally ventilated.
Return grilles are installed in all bedrooms and the living-kitchen-dining area to facilitate rapid air renewal, ensuring consistent airflow for optimal comfort in both cooling and heating modes. The entire installation will meet the basic requirements outlined in the Technical Building Code, the Regulations on Thermal Installations, and all other applicable current regulations.

Ventilation facilities
The entire house is designed to incorporate ECO-efficiency measures, benefiting from natural cross ventilation that enhances energy savings and user comfort by facilitating airflow in all directions.

Additionally, a mechanical ventilation system ensures compliance with the DB HS3 Indoor Air Quality requirements. This system guarantees effective air circulation within the home, expelling stale air and replacing it with fresh outdoor air. This is achieved through micro-ventilation openings in the exterior carpentry and extractor units located in the dropped ceiling.

The basement floor, which serves as the area for vehicle parking, storage, and technical facilities, will be equipped with air supply and extraction systems to maintain air quality, fully meeting current regulations and applicable standards.

Electrical and Telecommunications Installation
The house will feature a "high" degree of electrification, ensuring full compliance with the "Low Voltage Electrotechnical Regulations." A dedicated control panel with protection systems, including a General Automatic Switch, differential switch, and Automatic Circuit Breakers, will be installed for safety and efficiency.

High-end light switches and electrical outlets, with colours chosen by the Project Management, will be used throughout the property. The installation will be complemented by downlights in all rooms, exterior wall lights and beacons, as well as linear lighting for bed headboards and mirror areas. The terraces will be equipped with watertight electrical outlets and strategically placed light points. All lighting will utilize energy-efficient LED technology to reduce electricity consumption.

The telecommunications setup includes TV/R-SAT, telephone, and cable TV sockets, ensuring comprehensive connectivity. The property will be equipped with antennas for receiving analogue, digital terrestrial, and satellite television signals. Additionally, the house will feature a modern digital video intercom system for enhanced security and convenience.

Installation of photovoltaic panels
The house will feature photovoltaic panels installed on the roof of the first floor of the main building, designed to harness solar energy efficiently. These panels will generate electricity to support the home’s energy needs, seamlessly integrated through a direct connection to the house's electrical panel for optimized energy consumption and sustainability. This system not only helps reduce reliance on external energy sources but also contributes to significant cost savings over time.

The incorporation of photovoltaic technology aligns with modern eco-friendly standards, promoting a cleaner and greener living environment. By utilizing renewable energy, the home underscores a commitment to responsible energy use and environmental stewardship, setting an example for future sustainable housing.

Energy rating A

The house is designed to achieve an A energy rating, the highest category of efficiency available, ensuring nearly zero energy consumption. The integrated eco-efficiency measures contribute to exceptional energy conservation and significant cost savings compared to conventional systems. These advanced solutions also play a crucial role in minimizing emissions, supporting a more sustainable and environmentally friendly lifestyle.

This energy rating reflects a commitment to innovative building practices that prioritize both comfort and environmental responsibility. The combination of advanced insulation, renewable energy sources, and efficient thermal systems results in a home that not only meets but exceeds current regulatory standards. Homeowners will benefit from a reduced carbon footprint, increased property value, and lower energy expenses, enhancing overall quality of life. This rating positions the house at the forefront of modern, sustainable living, setting a benchmark for future residential developments.

Smart Home

The house includes a pre-installation system designed for the automation and control of various smart home components, ensuring that future enhancements can be seamlessly integrated. All functionalities can be managed through a mobile app, providing convenience and control at your fingertips. This system offers the homeowner the option to customize and expand their smart home features according to their needs and preferences. Potential smart home functionalities that can be added include:

- Lighting control for customized ambiance
- Temperature and humidity regulation for enhanced comfort
- Operation of motorized blinds for convenience and energy efficiency
- Security and technical alarms for peace of mind
- Music playback for a personalized audio experience
- Remote access and video intercom for enhanced communication and security

This smart home infrastructure enables a modern, connected lifestyle, elevating daily living with the benefits of automation and seamless technology.

Customization.

The development offers a high level of customization, allowing homeowners to tailor various aspects of finishes, options, and installations to match their individual needs and preferences. This flexibility is supported by a curated selection of premium materials and top-quality installations. At NATURSYSTEM, we provide expert guidance to help you design your dream home exactly as you envision it. The following finishes and facilities may be customised:

- Smart home features for enhanced automation and connectivity
- Ceramic and tiled floors for a personalized look and feel
- Kitchen furniture and appliances to suit your style and functionality needs
- Interior painting to match your aesthetic preferences
- Sanitary ware and taps for a luxurious and unique bathroom experience
- Installation of an elevator in the reserved space next to the staircase for added convenience