

ALMENARA - SOTOGRANDE

VILLA
ESCORIAL
ONCE



CHARLES KENT
THE GOLF PROPERTIES





I. THE CHARLES KENT BRAND ⁷

II. VILLA ESCORIAL ONCE:
THE PROPERTY ²⁷

III. PLAYING GOLF IN THE VICINITY
OF VILLA ESCORIAL ONCE ⁹⁵

IV. OUT AND ABOUT AROUND
VILLA ESCORIAL ONCE ¹⁰⁵

V. THE VILLA LAYOUT
AND SURFACES ¹¹³



*Charles
Kent*

I
THE
CHARLES KENT
BRAND



*It is a singular voice to be heard
The voice of an ideal
Of breathing
Where golf and serenity are essential
A way of living your best life
Here and now*

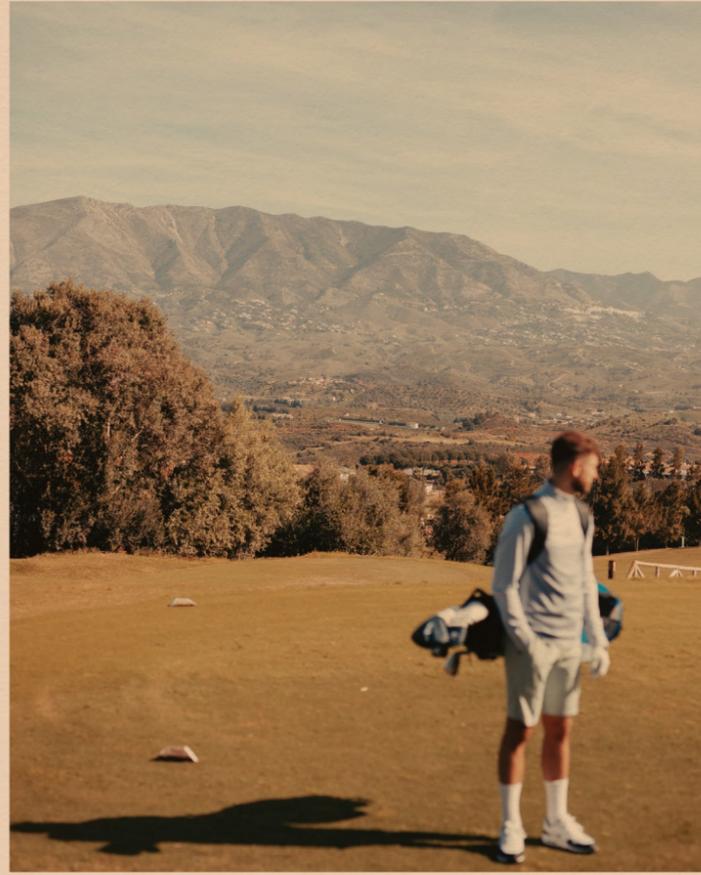


WHERE
D R E A M S
COME
TRUE

Charles Kent bespeaks a loftiness of vision. Aspirations that reach for the heavens. Carefully chosen and mastered trajectories. To live on the most prestigious golf courses, on your favourite playground, while experiencing the world, if perhaps a little differently.

Charles Kent is the promise of life in the open air and a refuge for yourself and your loved ones. A life where your passion can be expressed and enjoyed every day. A life to be shared, even with those who do not play. Each villa or penthouse is designed so one can contemplate, breathe and be together without getting in each other's way, or even work, from a distance or in ways which have yet to be invented.

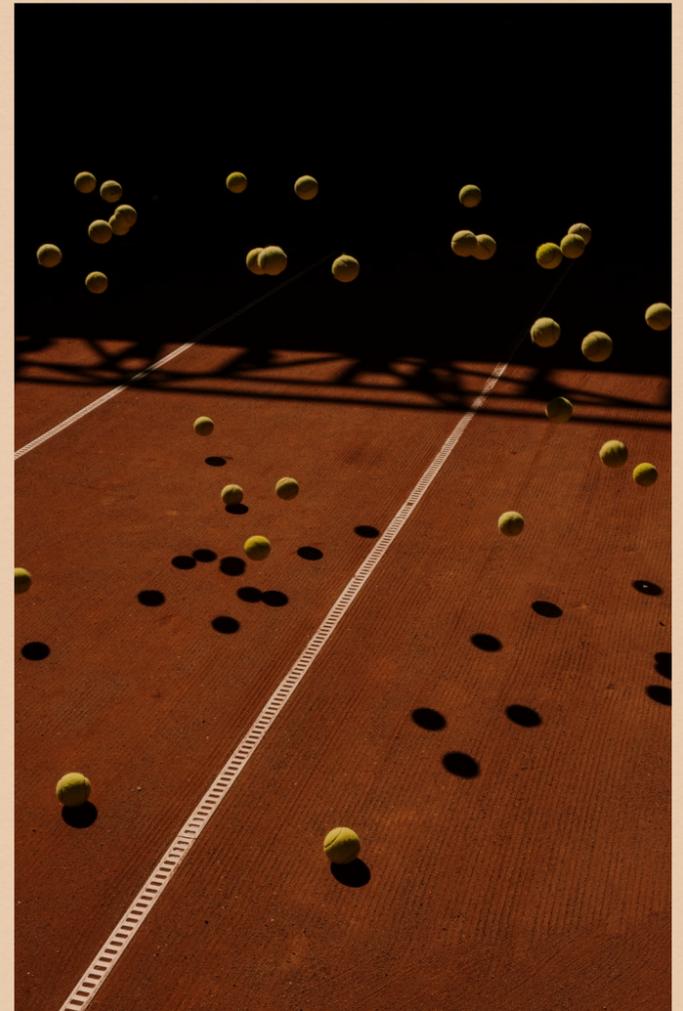
In a Charles Kent residence, you rediscover the joy of quiet mornings, communing with nature, views of wide open spaces, carefully preserved like the bonds with the loved ones and friends we have chosen to surround us. Charles Kent embodies the philosophy of those who in golf have found a modus vivendi that encompasses freedom, pleasure, elegance and intimacy. A life open to the world and to others, in a haven of tranquillity, where all is calm, luxury and serenity.



A LIFE
OF PASSION
AND SHARING,



SHELTERED FROM
THE DISORDER
OF THE WORLD



FROM ST ANDREWS
TO MARBELLA

GOLF'S LATEST DESTINATIONS

Charles Kent is first and foremost a brand with a singular passion and respect for the sport of golf. To demonstrate our sincere and intimate understanding of this discipline, we have chosen to go back to its roots. So, up North, in the direction of St Andrews, the home of golf, or to be more precise, the Old Course, one of the five most prestigious courses in the world, both for its long history, intertwined with that of the sport, and for the talent required to complete certain of its holes. Who hasn't shuddered at the mention of the "Hell Bunker" or the "Road Hole"? And what golfer doesn't secretly dream of one day crossing the iconic Swilcan Bridge, on the 18th hole of the legendary Old Course?

The magnificent and historic Hamilton Grand building is where we decided to establish our business. It is both a symbol and point of anchorage, from which Charles Kent wishes to accompany you towards other new, but already renowned golfing destinations: from St Andrews to Marbella and many other resorts that have become so attractive to the aficionados of this sport. Terre Blanche in Fayence, voted the "Best Golf Resort in Continental Europe" by the well-known magazine Golf World, or La Zagaleta, one of the most prestigious courses in Andalusia. The coastal resort of Marbella is home to no less than 60 golf courses and this magnificent setting enjoys ten out of twelve months of superb weather every year. The Real Club Valderrama, La Reserva and Almenara in Sotogrande, as well as Las Colinas in Orihuela are also among the legendary addresses chosen by Charles Kent to construct exceptional properties and perhaps a place of your dreams.





PERFECTLY AT HOME IN THE WORLD OF YOUR DREAMS

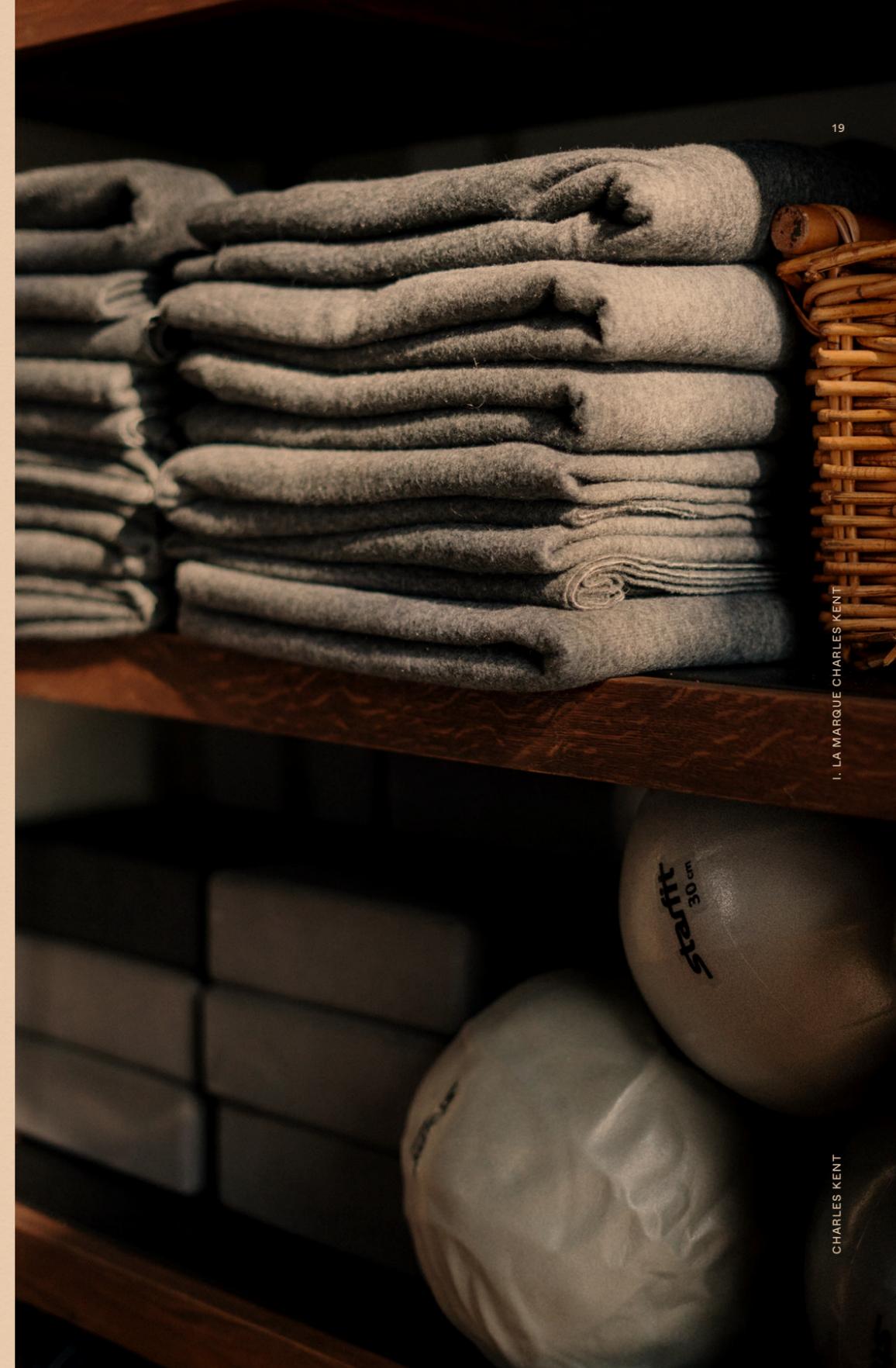
Our residences are built at the heart of or in close proximity to the most prestigious golf resorts in Europe, but also in regions whose appeal goes far beyond that of the sport. These exceptional properties are sold ready for use and consequently can be lived in all year round or on a semi-residential basis. There's no reason to wait, when your comfort and passion are concerned.

Whether a villa or a penthouse, each Charles Kent property features ample living spaces, reception areas and master bedrooms. They include numerous terraces and openings onto their natural surroundings or directly onto the golf courses themselves. Our properties

are equipped with the most sophisticated amenities, designed to indulge the passion and enhance the performance of every golfer by facilitating their comfort in both life and play. They include a private putting green, a TrackMan room, a dressing room adapted for golfing equipment and a wardrobe consisting of the most exclusive brands, a private, personal golf cart to carry you around the resort. This superb package is completed by two sets of clubs, fitted to the game of the property's new owner by Taylor Made and a year's complimentary membership in the resort of your choice.



LIFE IS JUST
AS RELAXED
AND EFFORTLESS
IN AND AROUND
THE GOLF
RESORTS



Charles Kent villas and penthouses are above all designed to enhance people's experience of the sport of golf, yet they are also intended as gateways. Pathways to other worlds, other pleasures and other people, not necessarily players, but those who recognise at the heart of this sport, the desire for tranquillity and a shared life in the open air.

Non-golfers as well as the friends and family of a golfing enthusiast, are all part of the Charles Kent community. For them, away from the pleasures of the fairway, there are private swimming pools, spas, tennis courts and fitness rooms, games areas and home-cinema rooms. Life is just as relaxed and effortless in and around the golf resorts.

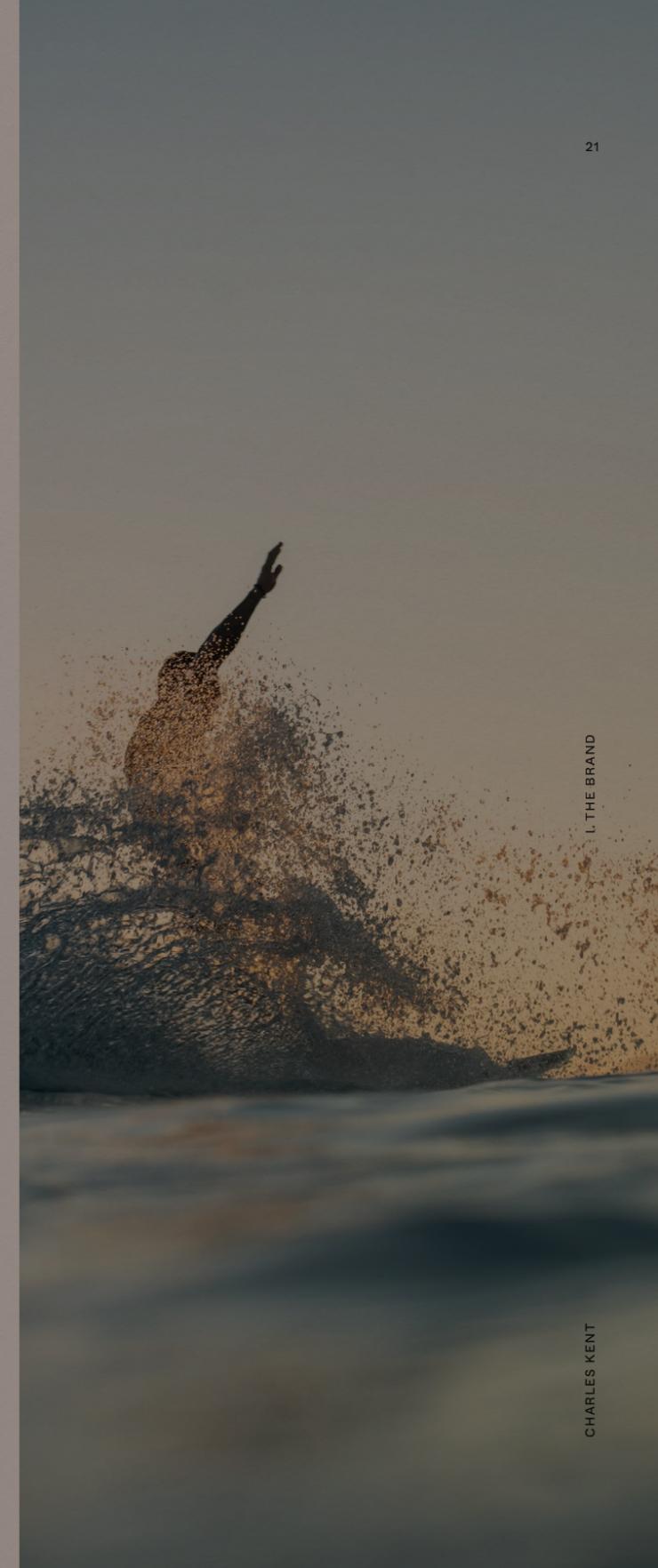
The delights of the French Riviera need no introduction, with its myriad of world-famous sites as well as those more hidden away, with its gourmet restaurants of the highest repute, its cultural treasures, museums and galleries and its prestigious festivals. It is also home to a huge range of sporting activities, both on land and at sea, as an alternative to its marvellous golf courses. The Costa del Sol, another central location for our properties, is not to be outdone and offers a lifestyle of the highest quality, combining sea and mountains, festivities and relaxation, alongside some beautiful escapes to the pristine white villages of Andalusia.



TO PLAY
OR NOT
TO PLAY,



IS NEVER
REALLY THE
QUESTION...





*We all have our own
imaginary map of little corners
of paradise on Earth*



THAT FEELING OF BEING AT HOME,
WHEREVER YOU ARE

YOU
HAVE
REACHED

YOUR
DESTINATION

We all have our own imaginary map of little corners of paradise on Earth; places where we dream of living and perhaps even playing golf. Charles Kent builds extraordinary residences, but first and foremost they are designed with your dreams in mind. For what greater luxury exists, than to be able to feel yourself perfectly at home, especially when you purchase a ready-to-live-in property?

Name a destination, close to or at the heart of a course or resort, from your list of golfing desires and we'll do everything within our power to acquire the necessary land and build and equip a living space that meets your aspirations. We are unrivalled at finding those rare gems that fulfil the even most fabulous dreams.

And because we all seek a unique way of living, we design your future property by being attentive to your rhythms, your needs and your fantasies, as well as those of your family and entourage. You are tempted by an architectural dream? Don't hesitate to inquire. We firmly believe that anything is possible and in an unlimited horizon for every desire.



II

VILLA ESCORIAL ONCE: THE PROPERTY



ON THE FRINGE OF THE ICONIC
VALDERRAMA GOLF COURSE
IN SOTOGRANDE, THIS PROPERTY
OFFERS BOUNDLESS PLEASURES
IN A SETTING OF INFINITE
TRANQUILLITY.

The Villa Escorial Once is a combination of superlatives. It is one of the most extensive properties in our portfolio and its coveted location is one that is sure to be envied. Nestled in an exceptional cork oak forest, it gives directly onto the mythical 17th hole, which is renowned amongst all those who followed the Ryder Cup in 1997, contested for the first time on a course in continental Europe, the Valderrama in Sotogrande, which has since become one of the most prestigious golf courses in Spain. The villa benefits from all the activities of this seaside resort, a genuine golfing destination with no less than 14 courses within easy reach. Sotogrande is also a favourite amongst polo and sailing enthusiasts. The property has been designed to satisfy the passion and obsession for perfection of the golfer, while catering for the whole family. Golf, simple relaxation and so many other pleasures, all under the same roof.





ONE'S FIRST STEPS
ON THIS PROPERTY
ARE SIMPLY ENCHANTING:
THE SINGING OF BIRDS REMINDS US
THAT THEY ARE THE TRUE MASTERS
OF THE PREMISES. BEYOND THAT,
IT IS THE BREATHTAKINGLY LONG
NOTES OF SILENCE THAT PREVAIL
IN THIS HAVEN OF PEACE.



ALL WOOD
 AND RADIANT WHITE,
 THE VILLA ESCORIAL
 ONCE INTERACTS
 WITH THE LUMINOUS
 ANDALUSIAN SKIES
 AND THE SHADE
 OF THE CORK OAKS
 THAT SURROUND IT.

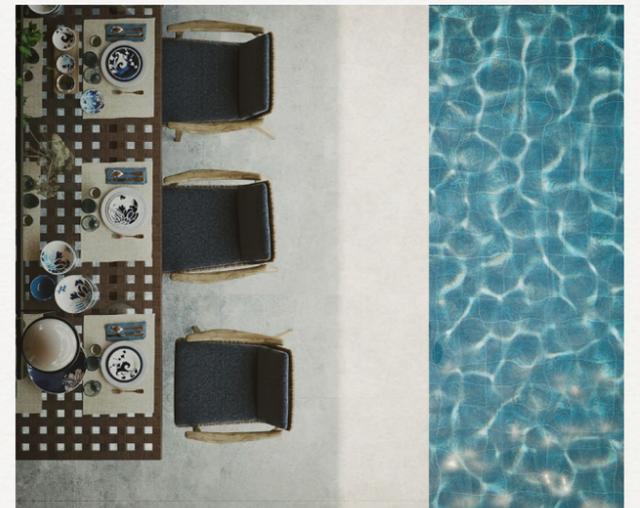


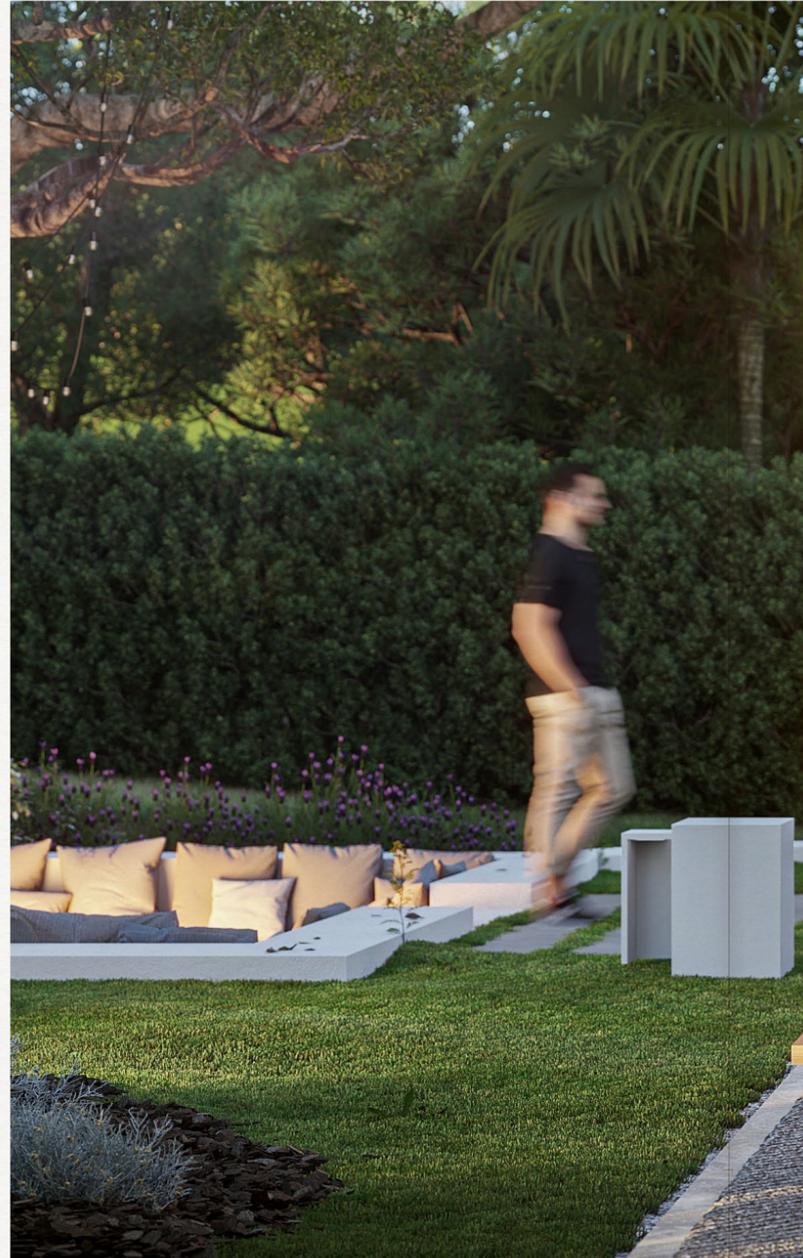
A PLAY OF
PARALLEL LINES
AND INTERLOCKING
CUBES
LEND THE VILLA
AN AESTHETIC
OF PURE HORIZONTALITY.
OF LIFE STRETCHING OUT
BEFORE YOUR EYES.





Overlooking the green of Valderrama's 17th hole, a place to unwind to the sound of a nicely struck ball.

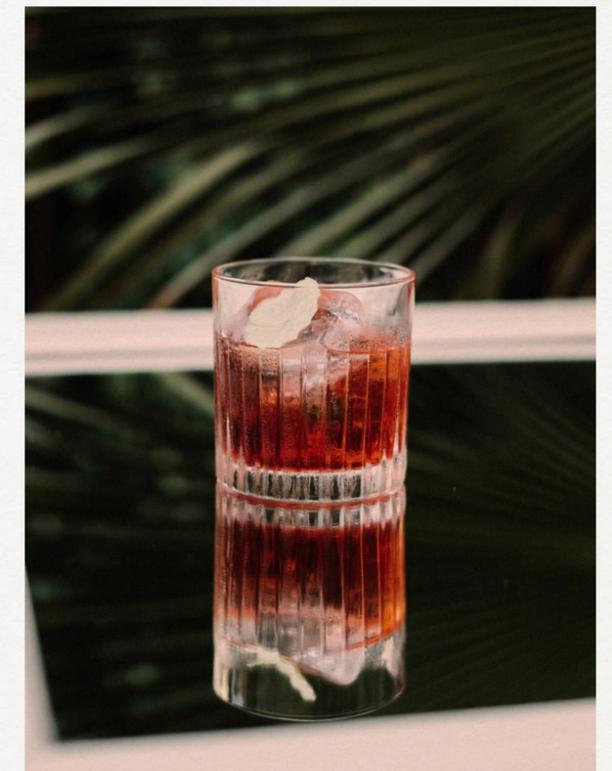




So many areas specifically designed for chilling out. The order of the day: relaxation.



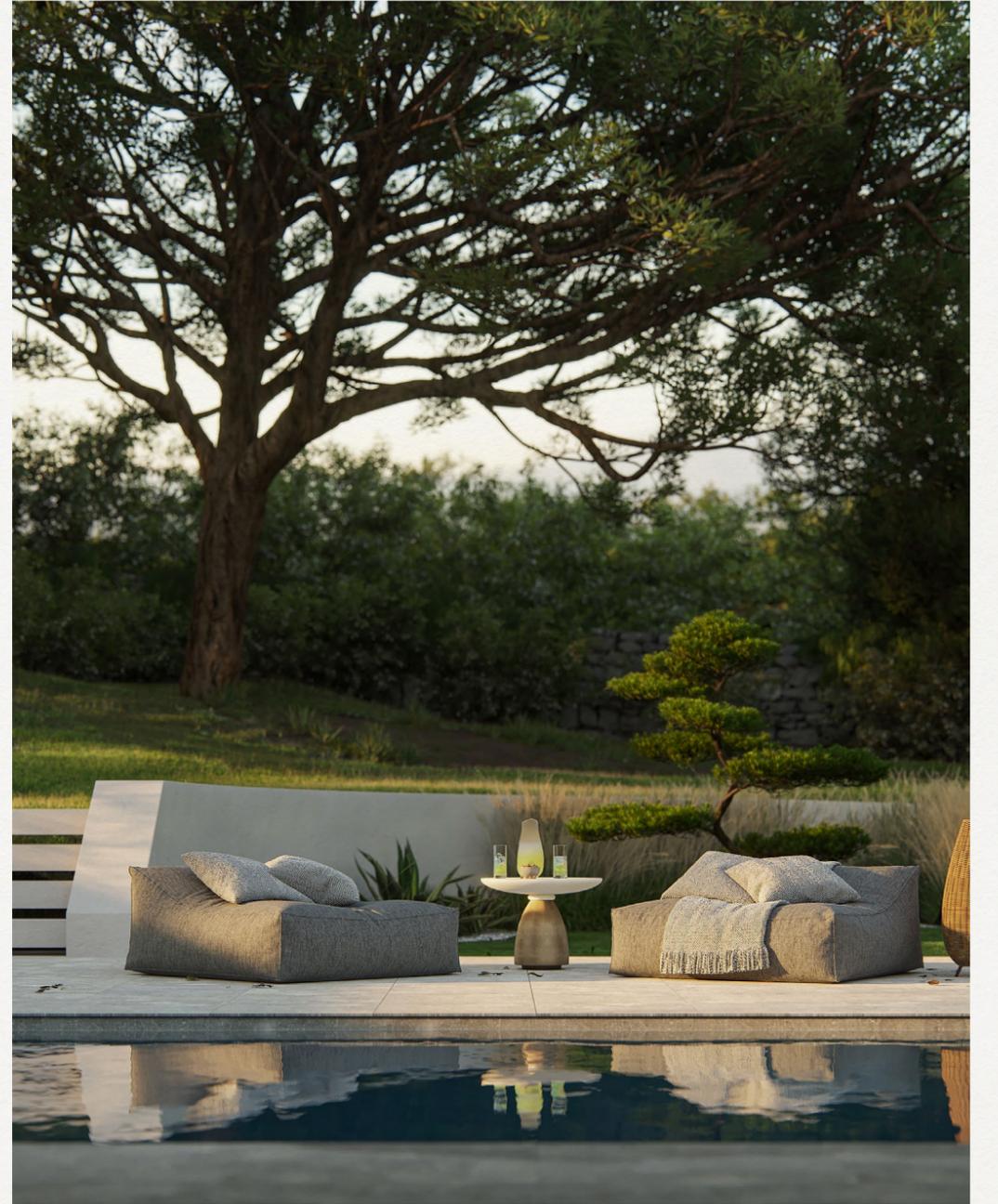
WHETHER AT THE EDGE
OF THE POOL,
AROUND THE MAJESTIC
DINING TABLE,
OR BEYOND THE BOUNDS
OF THE PROPERTY,
EVERYTHING IS
EXQUISITELY QUIET.
AN ISLAND
OF TRANQUILLITY.





44

45







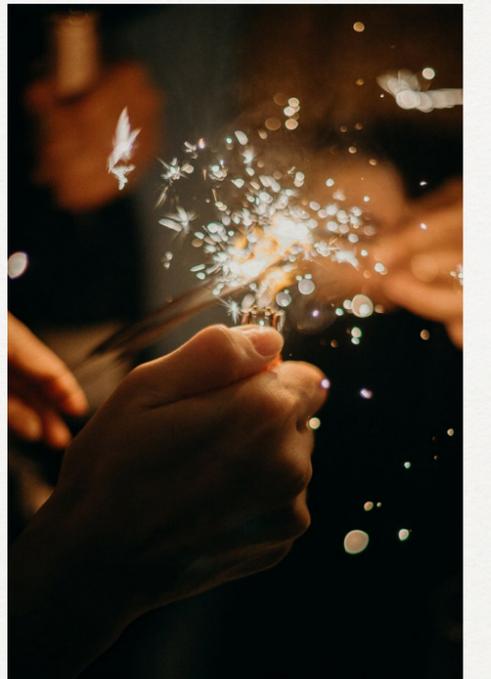
The most secluded spot in the region for a quiet drink amongst friends.

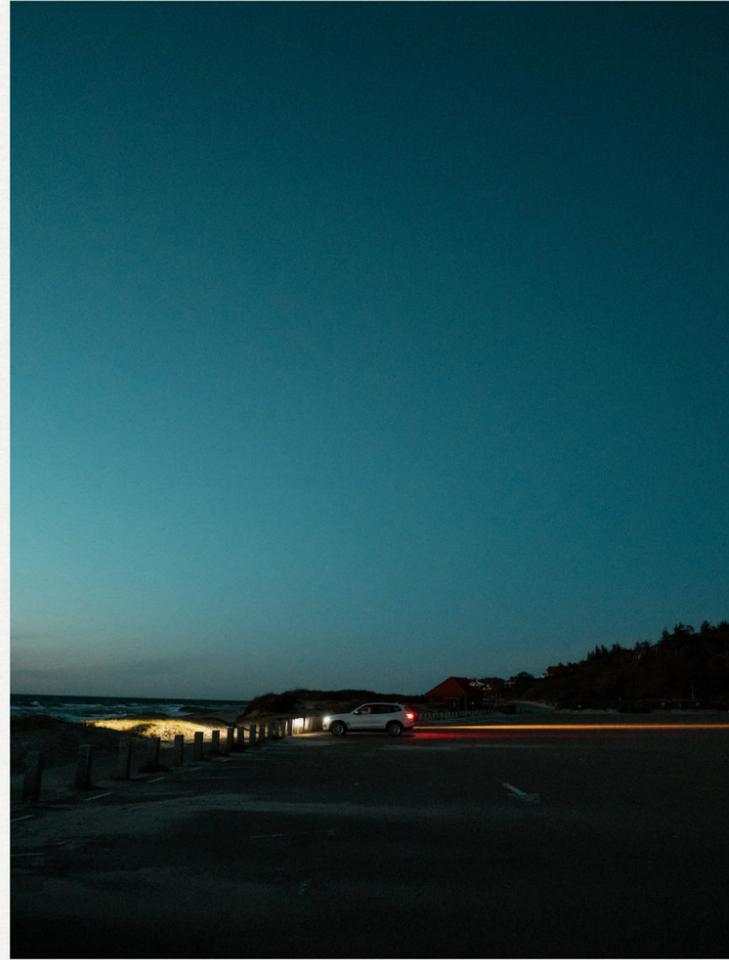
A space free of any disturbance, a unique feeling when you cross the threshold of Villa Escorial Once.





A night under starlit skies and a cooling dip in the pool. An evening beyond compare at Villa Escorial Once.



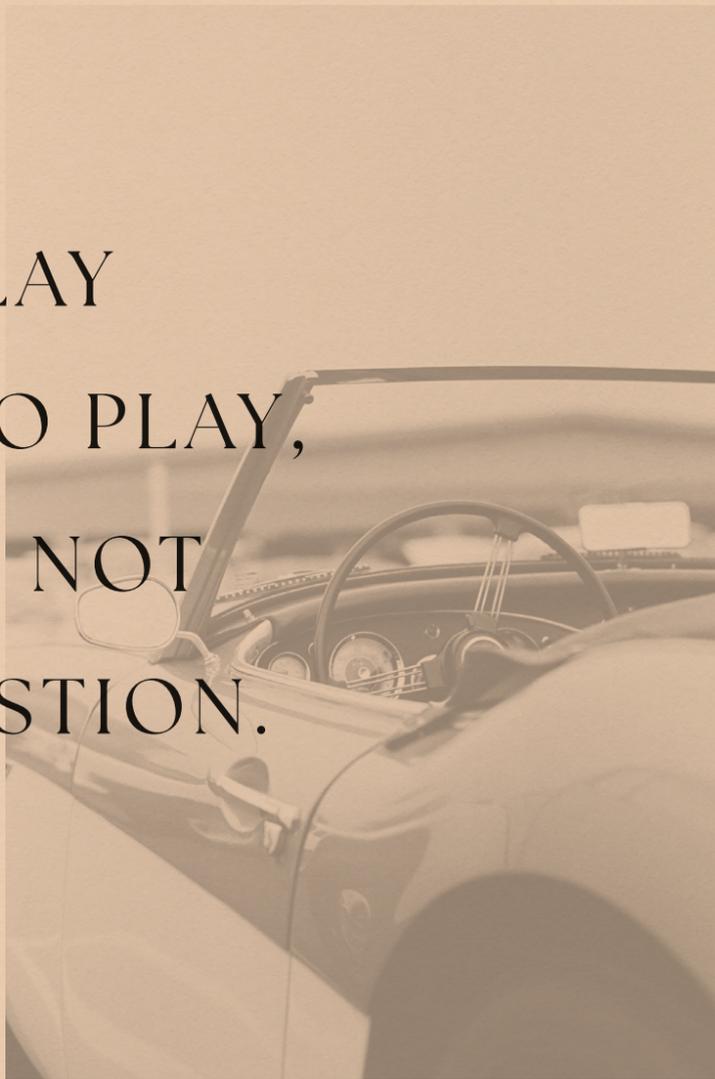


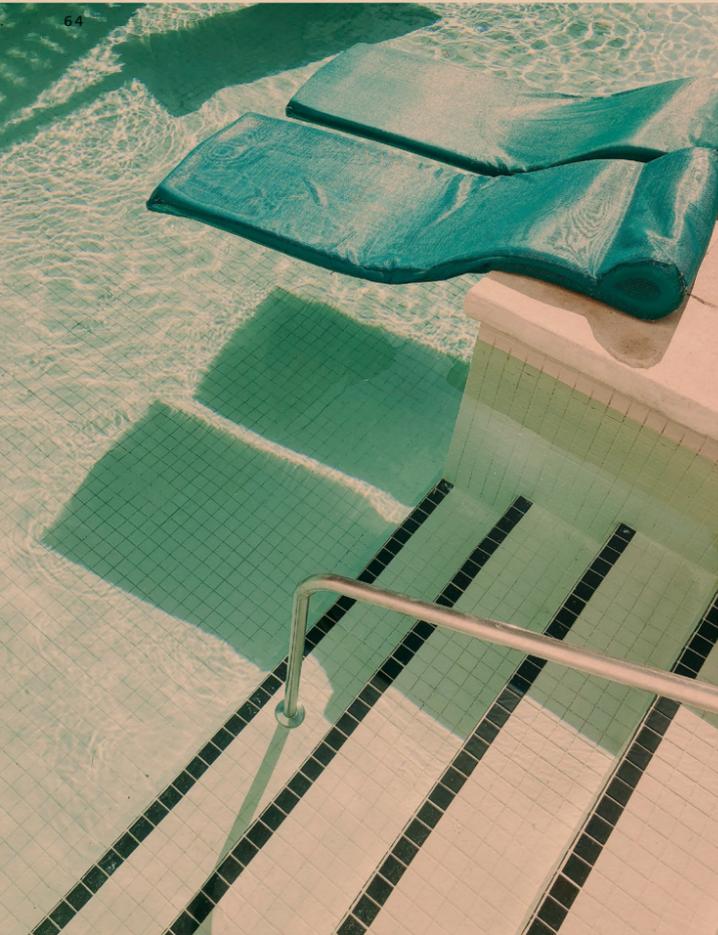






TO PLAY
OR NOT TO PLAY,
THAT IS NOT
THE QUESTION.





So much more than just a season.
Summer as a way of life.



Blue, green and ochre: the shades of nature in Andalusia.



Sharing more than just a passion for golf.





Vast living spaces to feel at your ease in every inch of this fabulous villa.





Meticulously chosen materials bear witness to a clear commitment to well-being in the decoration of Villa Escorial Once.







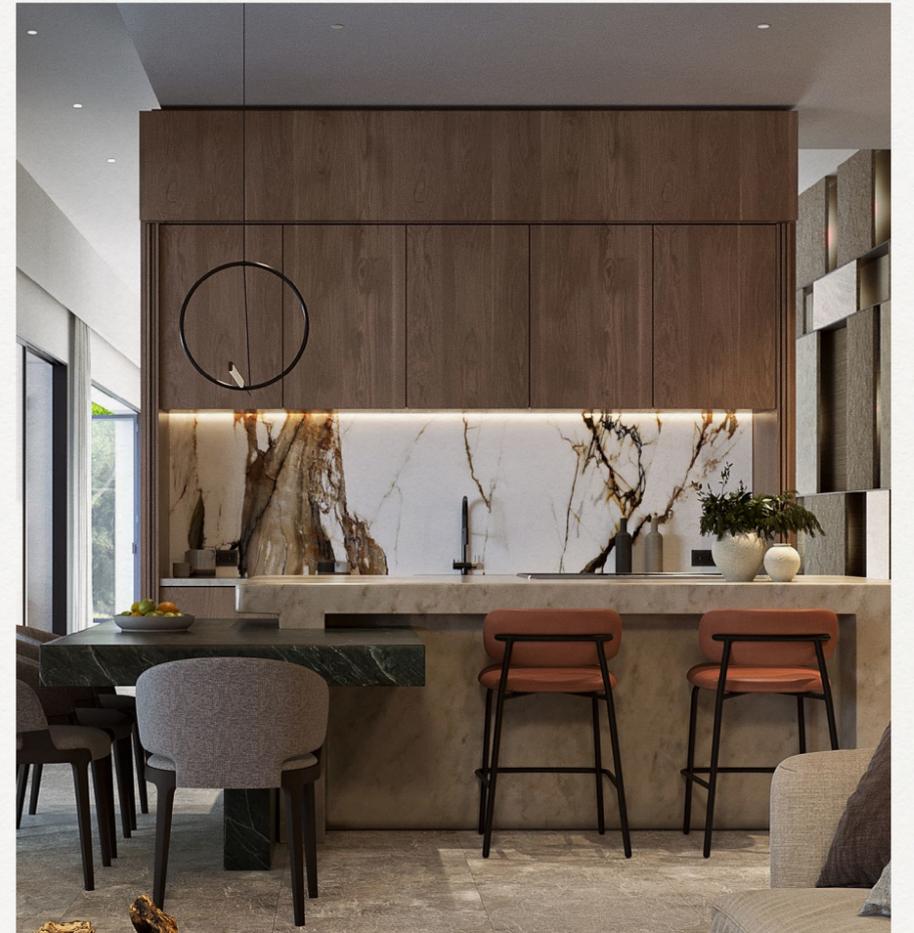
NATURAL MATERIALS,
 EARTHY TONES
 AND INTERTWINING
 PATTERNS
 PERFECTLY ECHO
 THE RAW, GEOMETRICAL
 PHILOSOPHY OF THE
 VILLA ESCORIAL ONCE'S
 ARCHITECTURE.







Preparing a meal together, dining as a family, a drink amongst friends... Spaces especially designed for sharing.







A small lounge or “family room”, perfect for relaxing or having a quiet conversation.





100 m² master bedroom which includes an office, a private lounge and a dressing room.





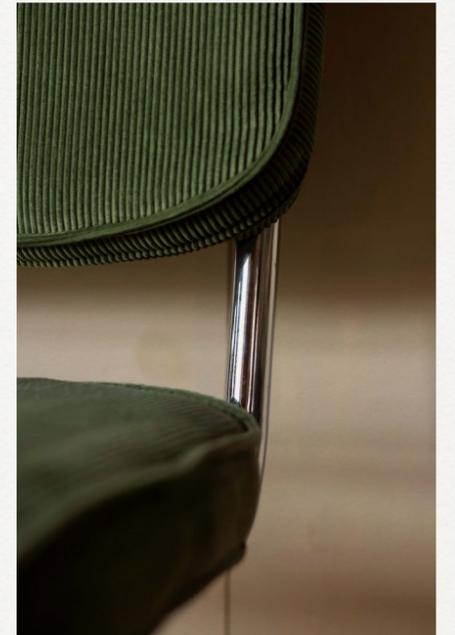


A BATHROOM WITH
 A VIEW, OF GREENERY.
 IT'S UP TO YOU TO CHOOSE
 WHICH SHADE YOU PREFER.





A visitor's cottage of around 50m2 with a private terrace. Its tasteful decoration and generous openings onto the surrounding garden lend it a very distinctive air.



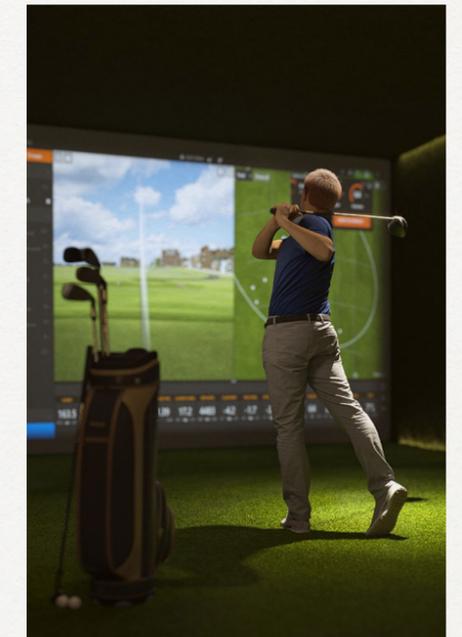


Enjoying a Spa experience at home, what a luxury.





Making progress is a constant effort: a trackman's room will help to improve one's game after the game.





III

PLAYING GOLF
IN THE VICINITY
OF VILLA
ESCORIAL ONCE

WELCOME TO
SOTOGRADE,

AT THE
HEART OF
THE GOLDEN
TRIANGLE OF
ANDALUSIAN
GOLF.



If Andalusia is often described as “the Mecca of European golf” with over 120 clubs, it would appear that Sotogrande has managed to gather together its most fabulous temples, with its fifteen courses, some of which have already gained an almost mythical status. With its exclusive atmosphere, nestled between the beaches of the Mediterranean and the peaks of the Sierra Carbonera, this secluded golfing paradise boasts 7 world-renowned clubs and facilities of the highest quality. This seaside resort was built on the site of a former golf course, which seems to have predestined the municipality of San Roque in its becoming a must for all golf enthusiasts seeking excellent weather all year round.



THE REAL CLUB VALEDERRAMA

On the way to this golfing Eldorado, it's everyone's dream to set foot on the first tee of the notoriously exclusive, 18-hole, Real Club Valderrama, reserved for its hand-picked members and, in very small numbers, a few foreign visitors. The course, which Nick Faldo dubbed "the best in Europe", is one of the masterpieces of the American Trent Jones, the world's leading golf course architect.

The Real Club Valderrama was the very first European course to host the Ryder Cup, in 1997. Perfectly integrated into its natural environment, just 150 metres from the sea, it combines long distance tee shots, wide fairways and meticulously contoured, fast paced, elevated greens. It represents a real challenge, even for experienced, hardened golfers, particularly the iconic 17th hole, a par 5, which some of the most daring players attempt in two shots – a risky bet in anybody's book. The diversity of holes is another characteristic of the Real Club Valderrama, alongside the lush vegetation, that gives one the impression of playing in a luxuriant Garden of Eden, but which also adds an extra level of difficulty for certain shots, the perfect place to mislay a ball or two.

LA RESERVA CLUB
SOTOGRADE
&
THE REAL CLUB
SOTOGRADE

Another must in this hotbed of golf is La Reserva Club Sotogrande. Set on a hillside in stunning natural surroundings, this 18-hole, championship course was designed in 2003 by the American golfing architect and course designer Cabell B Robinson. With its wide fairways leading to large greens, and its gentle yet technically challenging undulations, it is ranked among the top ten golf courses in Spain by the magazine Golf World. A half-dozen of its holes are situated close to water features, but they are not intended as part of the course's difficulties, but rather as an echo of the Mediterranean, which from the first tee, stretches as far into the distance as the eye can see.

In close proximity to the Villa Escorial Once, the Real Club Sotogrande is another playground that is well worth a visit. The club is closely linked to the foundation in the early 1960s of the Sotogrande complex by Joseph McMicking. It was he, who chose this Andalusian enclave to develop his project for a luxury residential site. The Real Club, founded in 1964, was the cornerstone of this project. In 1987, the legendary golfer Severiano Ballesteros won the Spanish professional championship on this course.



Cette photo ne fait pas
vraiment penser à Soto-
grande...

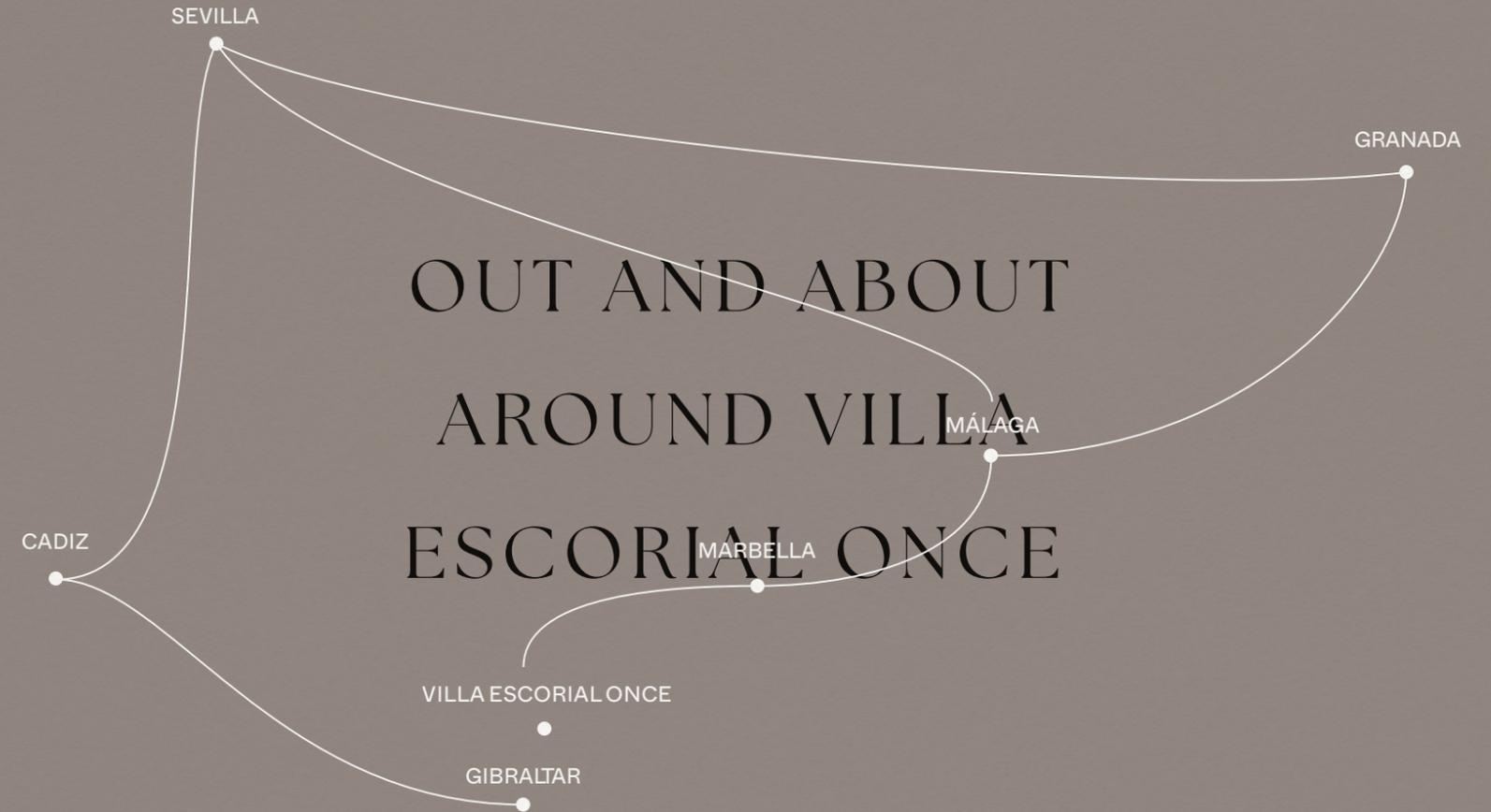


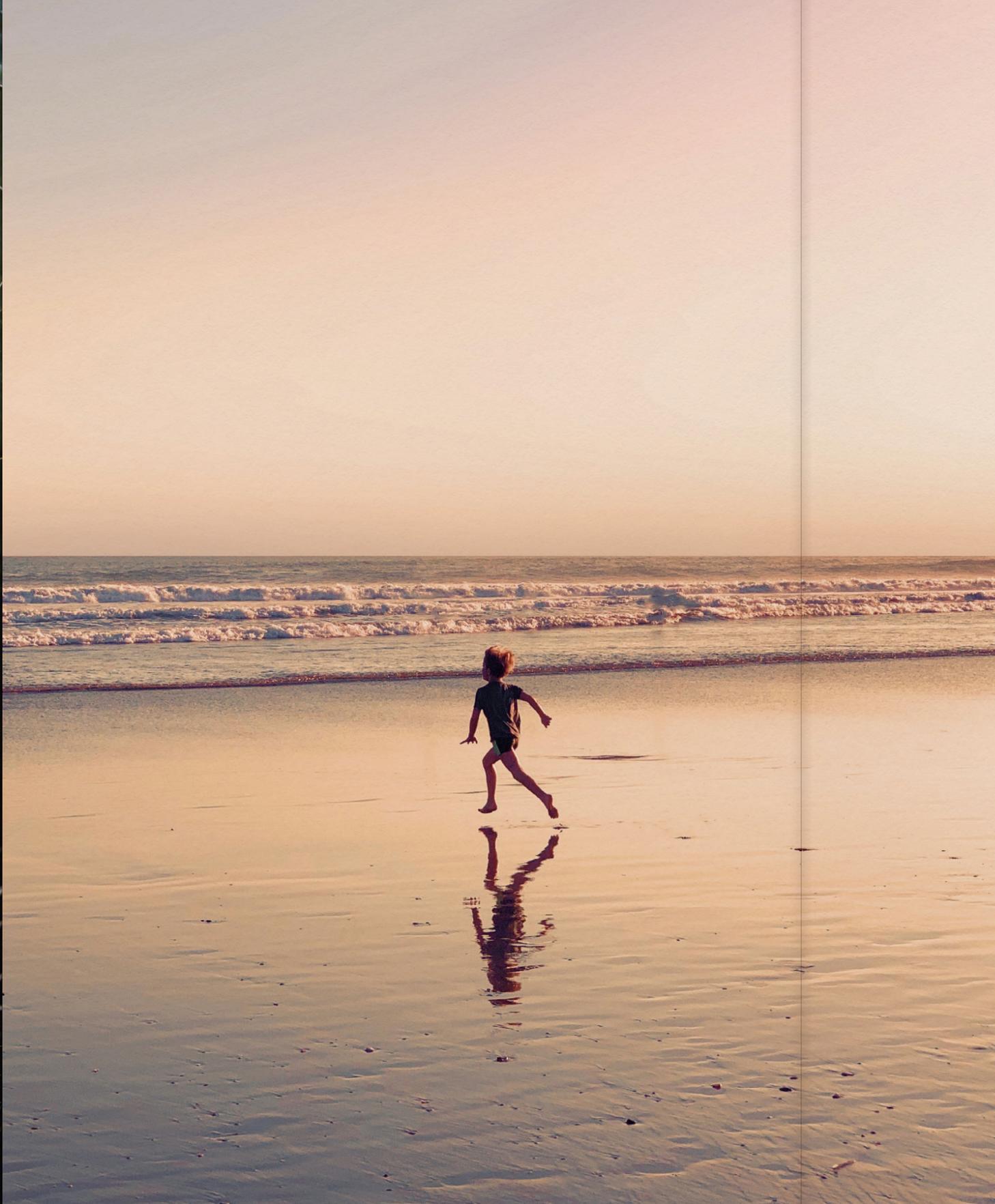
THE FINCA CORTESIN GOLF CLUB

Finally, the Finca Cortesin Golf Club, with its course of rare beauty, is a wonderful setting for practicing your swing. Its 18 holes are characterized by their amazing diversity, making each game very pleasant, or even fun. Designed by the same Cabell Robinson, the course is impeccably maintained and the fairways and greens, renovated in 2017 are outstanding. The Finca Cortesin has hosted the European Tour's Volvo World Match-Play Championship on three occasions and has been named "one of the five best golf courses in Spain" several times by the specialist press. In short, the Finca Cortesin is simply unmissable.



IV





IN THE AREA
SURROUNDING
VILLA ESCORIAL
ONCE



SPORT ON EVERY HORIZON

Is golf your only sporting interest? Or are you also a fan of polo, surfing, kite-surfing or snorkelling? At the very least, in Sotogrande you will find a wide choice of facilities to help keep you in perfect physical shape. Nicknamed “the Wimbledon of polo”, this coastal resort boasts some of the best polo fields in the world and an intense rhythm of competition between June and September, with tournament finals every two weeks or so. Polo arrived on the peninsula thanks to Sotogrande’s founder Joseph McMicking, a Filipino from Manila of British origin, and his wife, whose nephew built the region’s first polo field, the Beach Ground, the forerunner of the famous Santa Maria Polo Club.

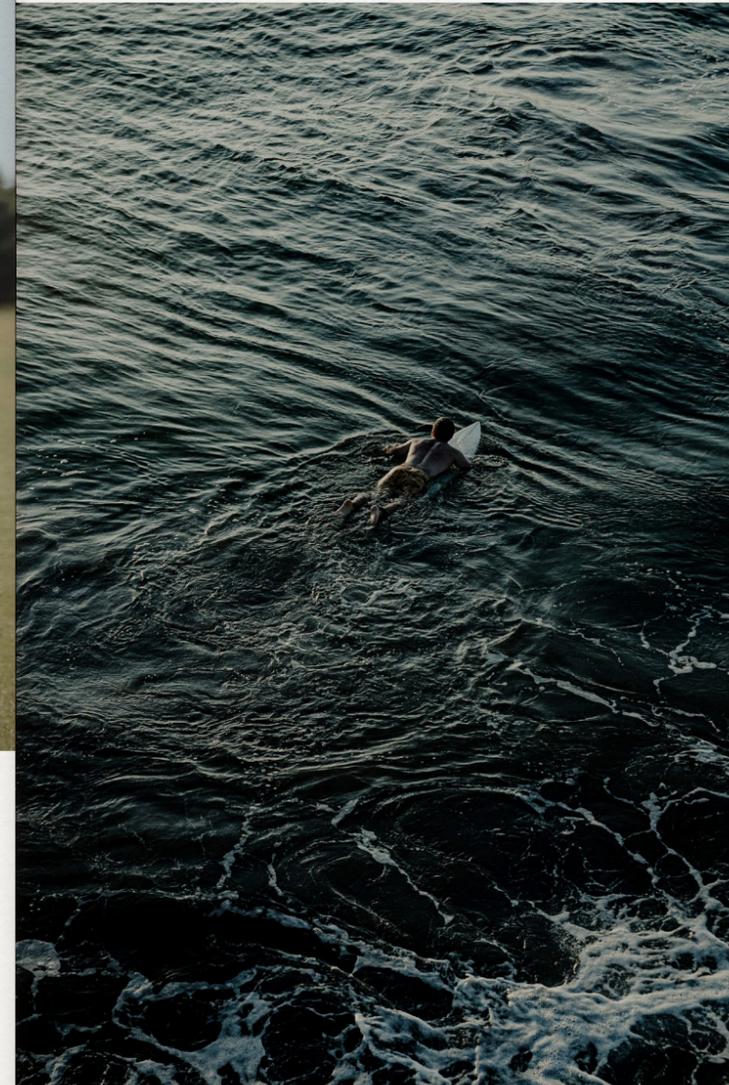


CLOSER TO THE WATER

For those whose idea of pleasure knows no bounds, Tarifa, on the southernmost tip of the country, is the place to be for swimmers and surfers alike. There are more surf shops in this windswept paradise than in Maui on the island of Hawaii. And then there's the difficult choice between Playa de Bolonia and Punta Paloma, two of the most beautiful beaches in Spain.

For those who love fishing, Zahara de los Atunes is a small seaside resort that owes its name to the ancient tradition of fishing for blue-fin tuna in the Strait of Gibraltar. There is surely nothing better than a barbecue with food caught in your own nets. The perfect way to finish a great day out on a boat.

A little closer to Villa Escorial Once, you could head for the Trocadero or La Reserva, two beach clubs that have plenty of facilities to keep you occupied, including excellent restaurants, or where you can simply relax and soak up the sun. At the end of the day, be sure to enjoy the pretty sights of the marina, a festival of colourful shopfronts interlaced with restaurants and bars with a unique nightlife atmosphere, that perhaps only Spain can conjure up.



DISCOVER THE BEST ADDRESSES

There is no shortage of restaurants in Sotogrande and its gastronomic culture is in keeping with the culinary tradition of the Cadiz region, updated and revisited to meet contemporary and international expectations. Enjoy fresh fish and seafood from the Mediterranean and the Atlantic: fried whitebait, charcoal-grilled sardines and octopus, red tuna steaks... All feature prominently on the menus of local restaurants, alongside other Andalusian specialities such as gazpacho, salmrejo, ajoblanco, oxtail casserole, many cuts of pork and cold cured meats from the neighbouring mountains. And of course, to accompany your drinks, there are always the delicious plates of tapas. But what if we were to recommend a few of our favourite addresses... Joplet.



LA RESERVA CLUBHOUSE RESTAURANT

In the restaurant of this exceptionally elegant resort, your taste buds are in for a real treat. The excellent cuisine is Andalusian, but with a slight twist to bring it into line with more contemporary tastes. At the helm is Christophe Müller, a French chef formerly of the Collonges-au-Mont-d'Or tavern, fief of the celebrated Bocuse family. Sundays are dedicated to the barbecue menu and a fine list of Argentinean wines is available.

THE RESTAURANTS OF THE FINCA CORTESIN ESTATE

Discover re-imagined Spanish specialities at El Jardín de Luz, or try the fusion cuisine bringing together Iberian tradition and a Japanese influence at Rei. Dine in the extravagant décor of Don Giovanni, one of the best Italian restaurants in the country with its flavours of Sicily. Or simply have lunch in the Club House restaurant overlooking the course. A massive choice, with something for every taste!

CANCHA II ASADOR ARGENTINO

In the San Rique hacienda, at the heart of the Ayala Polo Club, this Argentinian restaurant with a direct view of the polo field is undoubtedly one of the best restaurants of the region. A feast of Argentinian meat, grilled over charcoal, in a décor which plays on the use of noble and rustic wood. The wine list is a tribute to the Tierra del Fuego.

CORTIJO

One of the restaurants at the spectacular SO/Sotogrande hotel, one of the Accor group's world-leading hotels, offers some of the most innovative Andalusian cuisine around. You could start out with an aperitif at MIXO or Hi-SO, two of the SO/Sotogrande's bar, or finish your evening with an after-dinner drink. Once you arrive in the confines of this Andalusian farm, remodelled to offer unconventional luxury, you'll most certainly find it hard to leave.

PURATAPA

This boutique-style gastro-bar situated at Torreguadiaro is famed for its highly creative tapas. As such, it has rapidly become one of the most popular addresses in Sotogrande. Its owners also run the Bokana Bar situated at the Sotogrande marina.

CASA MANÉ, THE CABANA SOTOGRANDE AND THE BODEGUITA DEL PUERTO

These three addresses, extremely popular with the locals, and certainly worth taking note of to enjoy fresh, simple, rustic yet tasty cuisine. The Almadraba tuna at the Casa Mané is an unmissable part of the Sotogrande Tuna Experience.

THE BOKANA BAR

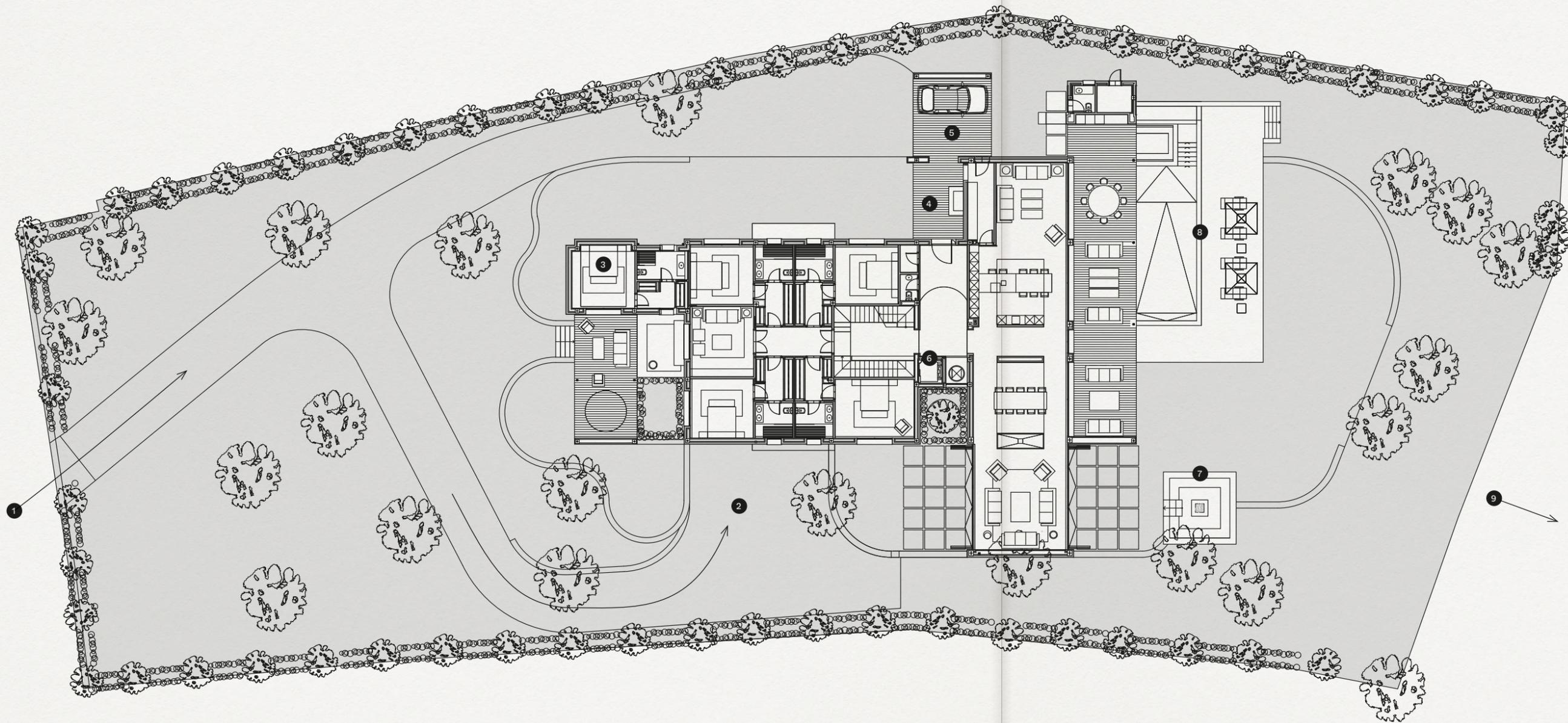
Situated in the very trendy Ribera del Marlin, just down from the marina, this chic, urban-style bar offers a choice of tapas-influenced bar food or a more gastronomic, sit-down version, as you wish. Creative Mediterranean cuisine at its best.



V



THE VILLA LAYOUT
AND SURFACES



PRESENTATION

The Escorial Villa is located on the famous 17th hole of the Valderrama golf course in Sotogrande

The villa is close to all amenities, only 5 minutes from the Sotogrande shopping center, the Marina of Sotogrande and only 3 mn from the International School.

Under construction, this incredible contemporary villa of approximately 1.180m² enjoys the ultimate in amenities.

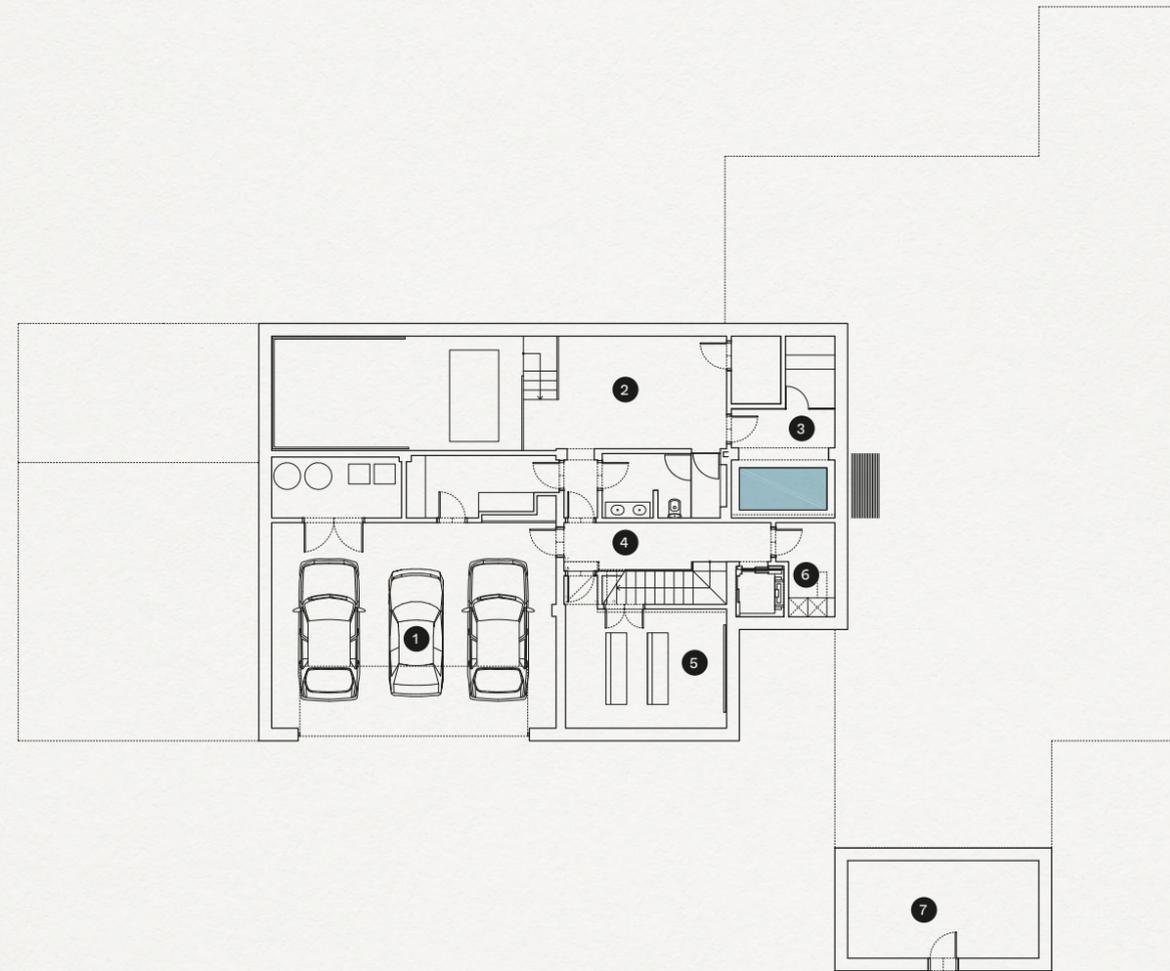
It has 6 En-suite bedrooms, high ceilings and an exceptional amount of light.

This property is a real haven of peace and is perfectly integrated into its environment.

Built on a 3.410m² plot of land with numerous cork oaks, the villa enjoys splendid outdoor spaces: large terraces, fire pit, beautiful pool area of 108 sqm. To complete its services, you will also find a Fitness area with Sauna, game-room, a home cinema, and a golf simulator! Garage for 3 cars with golf locker room.

Villa never lived in, sold furnished and equipped.

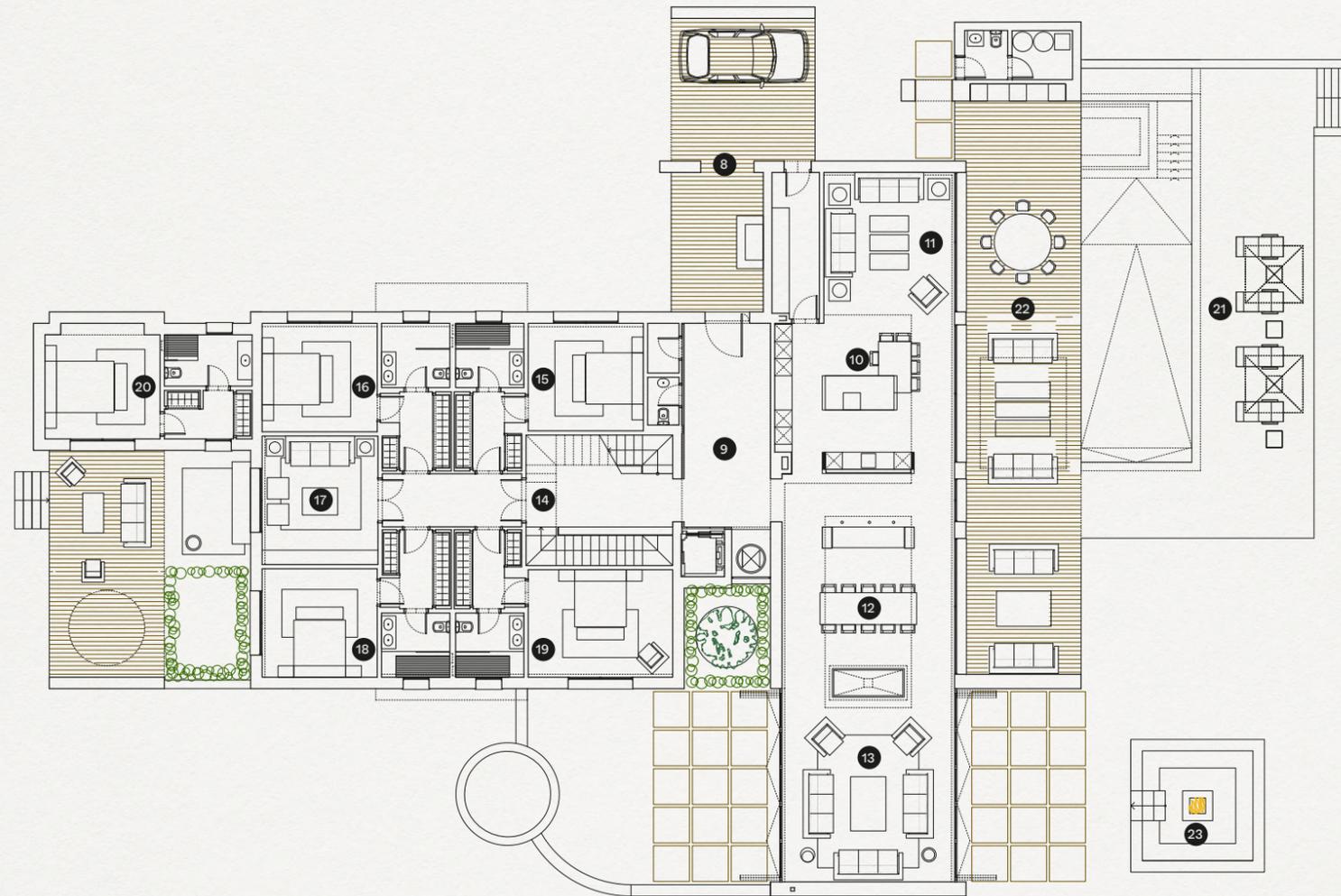
- 1 Entrance
- 2 Garage
- 3 Guest Room
- 4 Home Entrance
- 5 Car Porch
- 6 Lift
- 7 Fire Pit
- 8 Swimming Pool Area
- 9 Hole 17 of Valderrama



BASEMENT

- 1** Garage: 57,96 sqm
Ceramic tiles
Machine room: 7,84 sqm
Ceramic tiles
- 2** Golf storage room: 9,43 sqm
Ceramic tiles
Trackman: 32,41 sqm
Artificial grass
Aisle: 1,93 sqm
Ceramic tiles
Gym: 18,10 sqm
Vinyl floor
Sports store: 3,33 sqm
Ceramic tiles
- 3** Sports bathroom: 7,53 sqm
Ceramic tiles
Sauna: 3,56 sqm
Ceramic tiles
Spa: 11,02 sqm
Ceramic tiles
- 4** Stairs: 13,64 sqm
Ceramic tiles
- 5** Cinema: 20,11 sqm
Vinyl floor
- 6** Laundry: 4,82 sqm
Ceramic tiles
- 7** Garden store: 18,53 sqm
Ceramic tiles

This document is for information only. The areas and measurements shown are approximate and maybe modified for technical reasons and/or administrative issues.



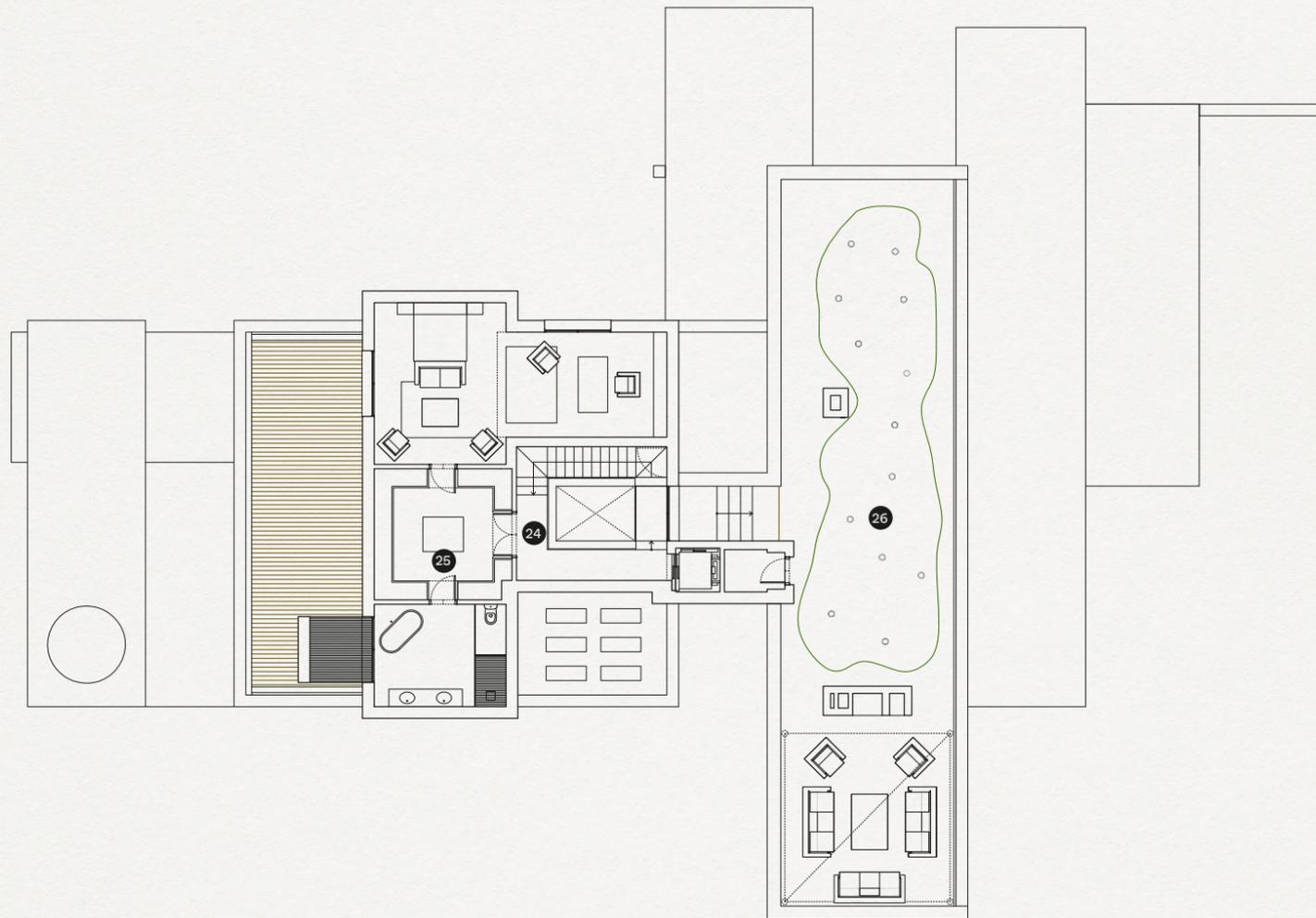
GROUND FLOOR

- 9 Entrance hall: 25,83 sqm
Ceramic tiles
Cupboard
Toilet
- 10 Kitchen: 33,52 sqm
Ceramic tiles
Pantry: 8,38 sqm
- 11 Living room: 24,05 sqm
Ceramic tiles
- 12 Dining room: 30,51 sqm
Ceramic tiles
Hallway
- 13 Living room: 42,47 sqm
Ceramic tiles
- 14 Hallway: 32,32 sqm
Ceramic tiles
Stairs: 23,31 sqm
- 15 Bedroom 1: 26,57 sqm
Ceramic tiles
Bedroom: 15,07 sqm
Bathroom: 5,34 sqm
Dressing room: 6,16 sqm
- 16 Bedroom 2: 27,13 sqm
Ceramic tiles
Bedroom: 15,21 sqm
Bathroom: 5,34 sqm
Dressing room: 6,58 sqm
- 17 Living room: 18,14 sqm
Ceramic tiles
- 18 Bedroom 3: 27,13 sqm
Ceramic tiles
Bedroom: 15,21 sqm
Bathroom: 5,34 sqm
Dressing room: 6,58 sqm
- 19 Bedroom 4: 30,78 sqm
Ceramic tiles
Bedroom: 18,91 sqm
Bathroom: 5,34 sqm
Dressing room: 6,53 sqm
- 20 Guest Bedroom: 83,83 sqm
Ceramic tiles
Bedroom: 15,78 sqm
Bathroom: 5,76 sqm
Hallway: 5,44 sqm
Guest Terrace: 56,85 sqm

OUTSIDE

- 8 Terrace: 15,65 sqm
Ceramic tiles
Garage: 25,00 sqm
Concret floor
- 21 Pool area: 108,75 sqm
Ceramic tiles
Swimming Pool: 40,63 sqm
Pool Solarium: 63,48 sqm
Pool Facilities
Pool Toilet
- 22 Terrace: 81,61 sqm
- 23 Fire pit: 21,60 sqm

This document is for information only. The areas and measurements shown are approximate and maybe modified for technical reasons and/or administrative issues.



FIRST FLOOR

- 24 Stairs: 15,58 sqm
Ceramic tiles
- 25 Master Bedroom: 129,64 sqm
Bedroom: 44,28 sqm
Parquet flooring
Bathroom: 15,65 sqm
Ceramic tiles
Dressing room: 20,70 sqm
Parquet flooring
Terrace: 49,01 sqm
Ceramic tiles
- 26 Terrace: 149,70 sqm
Artificial grass
Storage room: 2,87 sqm
Ceramic tiles
Chillout Terrace: 32,20 sqm
Ceramic tiles

This document is for information only. The areas and measurements shown are approximate and maybe modified for technical reasons and/or administrative issues.

TECHNICAL SPECIFICATIONS

FOUNDATION

Reinforced slab foundations and reinforced concrete footings with reinforced concrete bracing
Reinforced concrete in retaining walls.

STRUCTURE

Sanitary slab in separation from the ground, made up of prefabricated self-supporting joists and concrete vaults.
Horizontal solid slab structure with 22 cm and 26 cm reinforced concrete edges.

WATERPROOFING

Waterproofing with polyethylene sheeting under the foundation slab.
Thermal insulation with rigid polyurethane foam sprayed on enclosures.
Waterproofing of wall soffit based on: bituminous emulsion; adhered elastomeric asphalt sheet; polyethylene drainage sheet.
Waterproofing of roof with waterproofing membrane made of plasticised polyvinyl chloride (PVC) sheet.
Extruded polystyrene (XPS) thermal insulation on roof.
Waterproofing of shower wall with 0.5 mm thick polymeric sheet.

MASONRY ENCLOSURE

Brick masonry 1 foot perforated brick outer leaf.
Double hollow brick partition 9 cm.

INTERIOR PARTITION WALLS

Self-supporting laminated plasterboard partitions, double standard 12.5 and 15 mm water-repellent board.
Self-supporting laminated plasterboard partitions, single and double.
Thermo-acoustic insulation by means of semi-rigid mineral wool panel.

CONTINUOUS CLADDING

Water-repellent cement mortar rendering.
Plastering with sacked cement mortar, M-60 water-repellent, in two layers, on façades.

False ceilings of standard and water-repellent laminated plasterboard.

Outdoor "KNAUF" Aquapanel Outdoor cementitious "KNAUF" board on exteriors.
Smooth, fungicidal plastic paint for interiors.
Waterproofing paint for exteriors.

FLOORING AND CLADDING FLOORING

Interiors

Porcelanosa 100×100 cm porcelain stoneware ceramic tiles.
Wooden flooring luter marron 18×220×1,4.
Vinyl sheet.

Exteriors

Porcelanosa 100×100 cm porcelain stoneware ceramic tiles.
100×100 cm porcelanosa porcelain stoneware ceramic tiles on plots.
Filtrón r9 slab
Artificial grass
Grass for putting green
Deactivated concrete
Gravel, pebbles 20-25mm.

PLACING

Interiors

Porcelanosa porcelain stoneware tiling.

Exteriors

Wooden cladding on porch roof.
Porcelanosa porcelain stoneware tiling for the façade.

INSTALLATIONS

SANITARY FITTINGS

- ALMOND BL KRION washbasin
- ENC SPIRIT 1 CEN washbasin.
- Freestanding bathtub
- Granite washbasin unit
- Oak washbasin unit.
- Copper and black washbasin mixer taps.
- Acro Compact wall hung toilet
- Smart line double bowl WC
- Copper and black shower pack
- Copper and black Smart thermostatic single lever shower mixer.
- Free standing bath faucet.
- Copper and black accessories (hanger, towel rail, toilet brush and paper towel holder).
- Electric radiators.

2.WATER TREATMENT

- Water softener CILIT PARAT-Eco-Bio 118
- Self-cleaning filter cillit multipur BIO M.
- Preventive treatment Cillit SoluTech underfloor heating 400 – 500

AIR EXTRACTION AND RENEWAL

- Siber Sky 2/2l group
- Air control Excellent
- Extractor fan S&P duct TD-160/100N SILENT
- Flat duct
- External air grilles and linear grille.

AIR CONDITIONING

- Daikin vrv outdoor unit
- Daikin vrv indoor units
- Climaver neto duct with high density glass wool panels.
- Airzone motorised damper
- Airzone linear grille
- Acuazone- domotics central system.

HEATING AND ACS

- Daikin Altherma monobloc heat pump.
- 18 L expansion tank - DHW
- 300 L storage tank.
- Mixer.
- Wilo STAR-Z25/6M DHW circulator.
- Madoka room thermostat for Daikin Altherma 3.
- UPONOR insulation roll panel
- Underfloor heating insulation.
- UPONOR polyethylene film 1038296
- UPONOR Klett Comfort Pipe Self-fixing pipe 16×2.0 mm
- UPONOR underfloor heating manifold.
- UPONOR cross-linked polyethylene pipe.

MACHINERY ROOM

- Aquaflex volter 300 L inertia tank.
- Expansion tank 50 L

ELECTRICITY

- General protection box
- General control and protection panel
- Single, switched and dipped light points.
- Doorbell, garage and roller shutter points.
- Schneider Electric brand mechanisms.

LIGHTING

Recessed downlight 220v gu10 50w max white finish.
Ceiling lamp 220-240v 8w 24° 2700k
Projector track cdt-asled 40w 4000k ip20 white finish
Wall light cdt-frd 7w 100-240v 3000k ip65 white finish.
Integrated watertight industrial led 1200mm 36w 4000-4500k ip65.
Recessed floor washlight cdt-sgn 2.2w 700ma 3000k white.
Wall light up/down cdt-bx4.0 2×3w max 220v ip65 3000k.
Swimming pool projector cdt-lmpls mini 12v 4w white light
Spike mounted projector cdt-ss 240v gu10 max 20w ip65.
Led floor.
Panel led.

SPECIAL INSTALLATIONS

Sauna

Sauna 155×229×206 cm. 6kw. Classic hemlock

Hydromassage

Espa silen s 75 pump
Aquarama STAR PLUS filter
Automatic dosing panel set Ph + bromine 1-10 m³.

SPA

Underwater spotlight.
White SPA accessories.

DEHUMIDIFICATION SPA AREA

Dehumidification equipment HIDROS SHA-153.
CLIMAVER PLUS duct.
Linear grille.

TELECOMMUNICATIONS

Schneider Electric wall-mounted rack cabinet.
UPS Rack UPS Delta Amplon RT 2kVA ECO model.
Ubiquiti UniFi
Indoor TV distribution network

SWIMMING POOL INSTALLATIONS

- Aquarama star plus 750 mm filter w/lateral valve
- Aquarama suction nozzle
- Aquarama delivery nozzle.
- Skimmers
- Espa silen s 100 18m pump.
- Pe tank 120lts
- Automatic filling

- Swimming pool heating. GARDEN PAC FULL INVERTER Heat Pump
- Automatic pool cover.

EXTERIOR CARPENTRY

- Aluminium windows 1 tilt and turn windows
- Aluminium balconies 2 sliding panels
- Balconies 6 folding leaves
- Aluminium balconies 2 sliding panels and 2 fixed side panels
- Aluminium balconies 2 sliding wings
- Aluminium balcony doors 2 sliding wings and 2 side fixed panels

LOCKING

Sectional garage door SPU F42 Plus slat, made of galvanised sheet metal, powder coated in RAL7016.
Roller shutter with aluminium slats.
Galvanised steel handrail made from 40.40 mm stainless steel vertical uprights.
Stainless steel handrail formed by hollow steel tube.
Galvanised steel sheet door with 1 hinged leaf.
Pedestrian gate for access to the plot, with two hinged leaves, based on a structure formed by tubular steel profile frames and panels.
Vehicle gate for access to the plot, with a single-leaf vertical axis, based on a structure formed by frames and panels of tubular steel sections.

INTERIOR CARPENTRY

- Entrance door 1 pivoting leaf in oak wood.
- Interior doors 1 hinged leaf in oak wood.
- Interior doors 2 folding doors in oak wood.
- Interior doors 1 hinged wing hinged doors of oak wood.
- Wardrobe fronts 2 panels and interior wood panelling.
- Main dressing room front and interior wood panelling.
- Handrail formed by vertical oak wood uprights.
- Oak wood handrail.
- Stainless steel door and cupboard fittings.
- Kitchen furniture and electrical appliances.
- Living room furniture
- Bedroom furniture
- Guest bedroom furniture
- Master bedroom furniture
- Porch furniture

GREEN SPACES

- Automatic irrigation
- Cork oaks
- Plantations
- Fruit trees
- Shrubs for hedges



THE HOMEOWNER WILL BE OFFERED
TWO SETS OF SINTERED CLUBS BY TAYLORMADE
AND A SET OF BALLS TO USE
WITHOUT MODERATION.





CHARLES KENT

THE GOLF PROPERTIES

HAMILTON GRAND
21 Golf Place, St Andrews, KY16 9SP
Scotland

VISIT US
charleskent-properties.com

CONTACT
welcome@charleskent-properties.com