



Gran Canaria 25-27









































BUILT AREA
BASEMENT FLOOR -2: 163,31 M2

USEFUL AREA
BASEMENT FLOOR -2: 136,49 M2

Nivel 4
+11,20
185,20

Escalera 102-104
Altura a salvar: 2,80 m
Ancho pedáneo: 0,90 m
Nº escalones: 14
Pavida: 0,28 cm
Tablita: 0,20 cm

Nivel 3
+8,40
182,40

Escalera 102-75
Altura a salvar: 2,80 m
Ancho pedáneo: 0,90 m
Nº escalones: 14
Pavida: 0,28 cm
Tablita: 0,20 cm

PROJECT: LUXURY VILLA, 25-27 GRAN CANARIA ST., FINESTRAT
BEETRUST,S.L. Tel. +34 622 190 187 beetrust.sl@gmail.com
03509 Finestrat (Alicante)



1:100

PLAN N°:

P-2

BUILT AREA
BASEMENT FLOOR: 204,89 M2

USEFUL AREA
BASEMENT FLOOR INDOOR: 165,52 M2
BASEMENT FLOOR OUTDOOR: 8,19 M2

Nivel 4
+11,20
185,20

Escalera 102-103
Altura a nivel: 2,80 m
Nº escalones: 14
Pendiente: 0,28 cm
Paseo: 0,20 cm

4.00

15.00

CUARTO TÉCNICO
60,00 M2

7,87 M2

3.90

2.10

TERRACE
8,19 M2

97,65 M2

11.30

8.80



PROJECT: LUXURY VILLA, 25-27 GRAN CANARIA ST., FINESTRAT

BEETRUST, S.L. Tel. +34 622 190 187 beetrust.sl@gmail.com

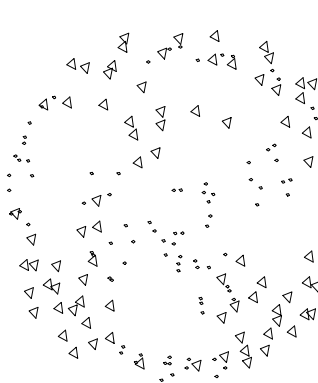
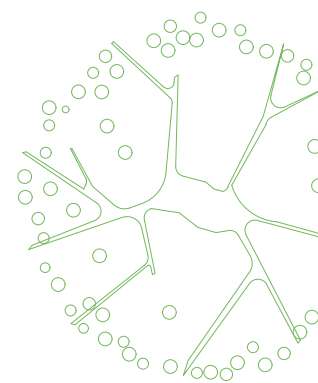
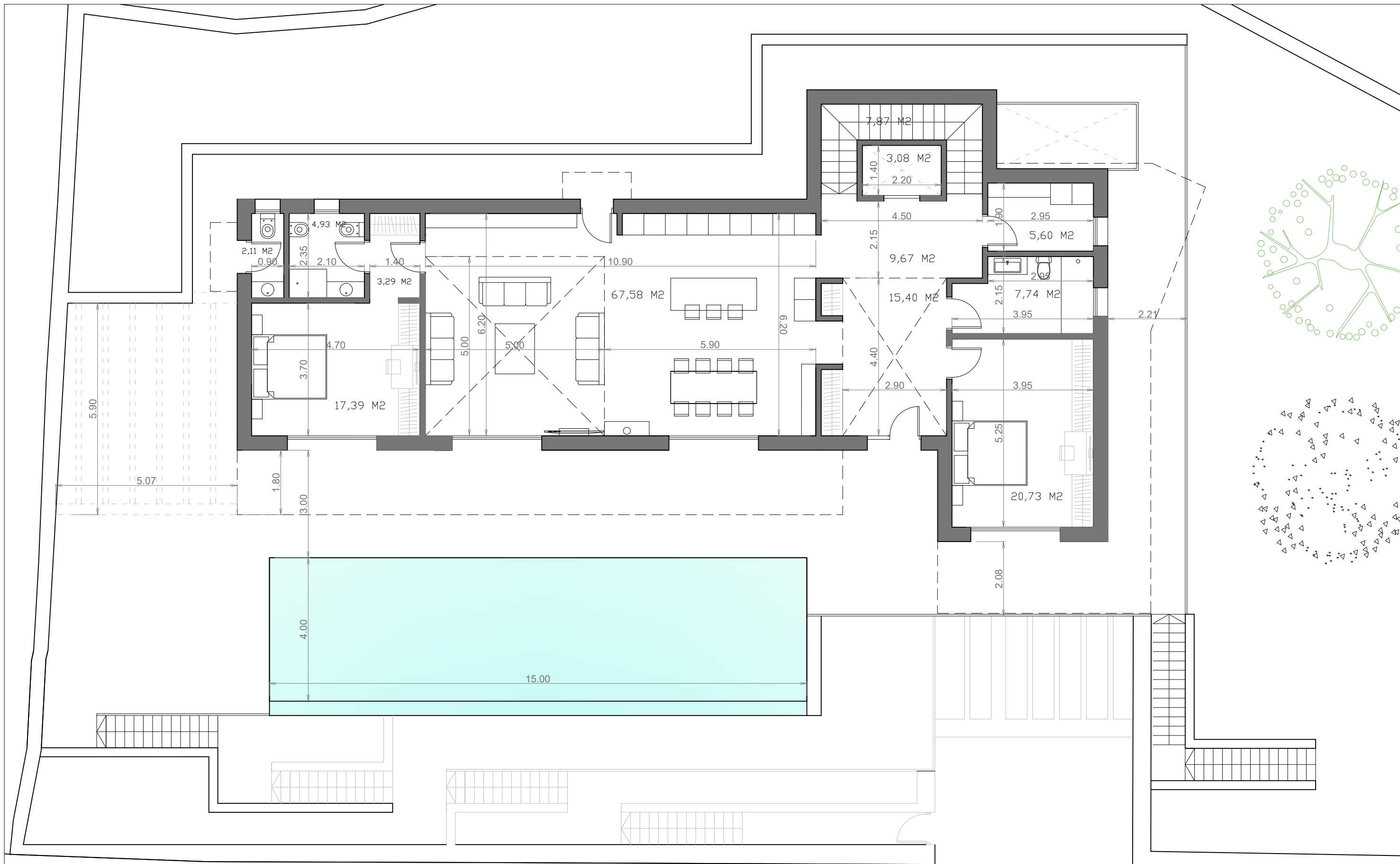
03509 Finestrat (Alicante)



1:100

PLAN N°:

P-1



BUILT AREA
GROUND FLOOR: 201,01 M2

USEFUL AREA
GROUND FLOOR: 165,39 M2

PROJECT: LUXURY VILLA, 25-27 GRAN CANARIA ST., FINESTRAT

BEETRUST,S.L. Tel. +34 622 190 187 beetrust.sl@gmail.com

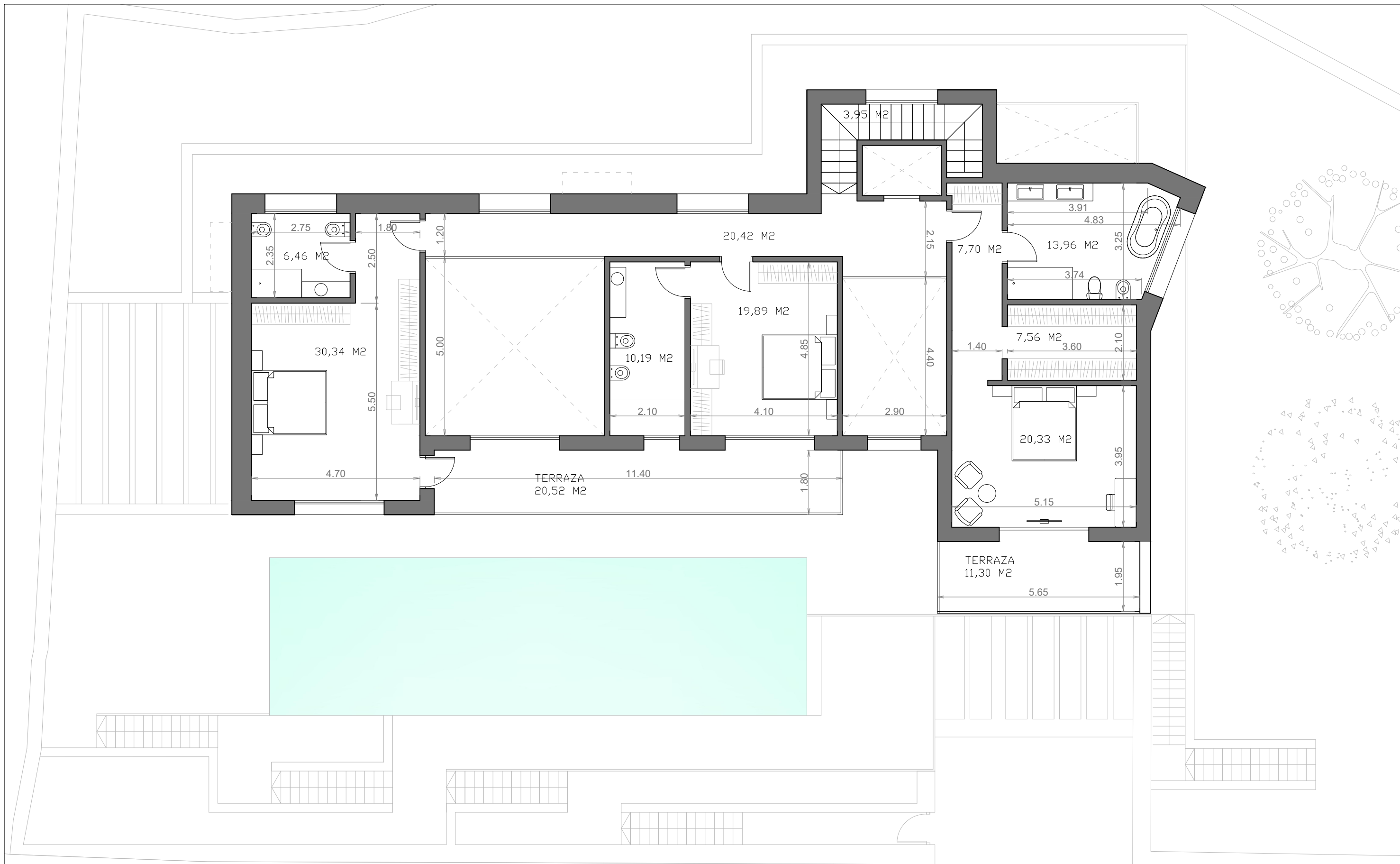
03509 Finestrat (Alicante)



1:100

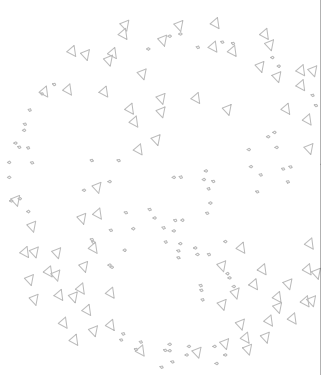
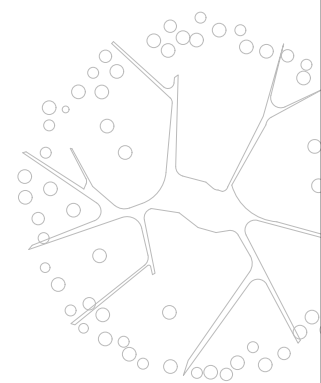
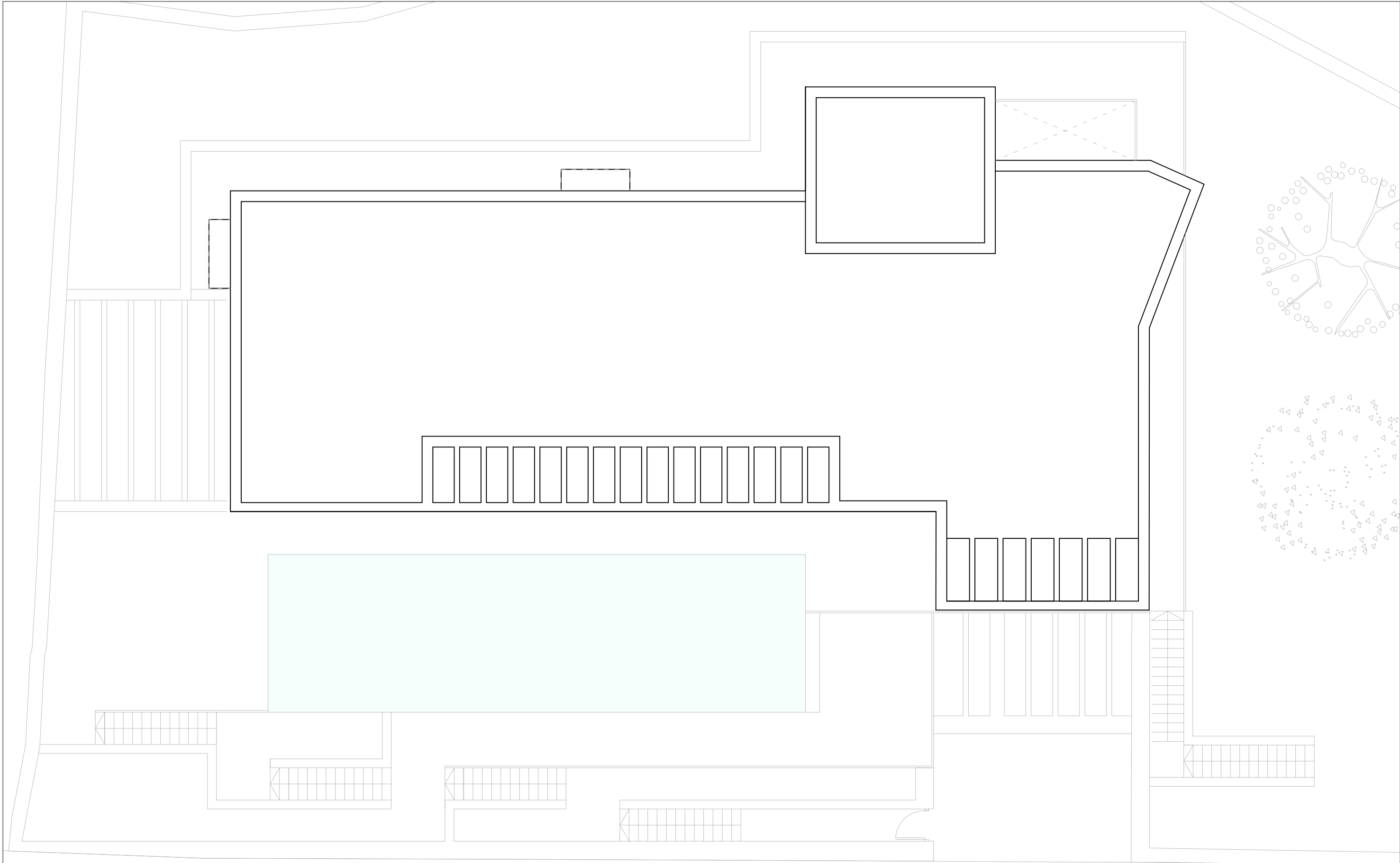
PLAN N°:

P0



BUILT AREA
FIRST FLOOR: 188,21 M2

USEFUL AREA
FIRST FLOOR INDOOR: 140,80 M2
FIRST FLOOR OUTDOOR: 31,82 M2



QUALITY MEMORIES

FACADES AND PARTITIONS

YTONG brand lightened concrete block façade, which guarantees interior comfort, the absence of thermal bridges and excellent acoustic insulation. YTONG brand lightweight concrete block partitions, 10 cm thick, with excellent acoustic, insulating and fire-resistance properties.

WATERPROOFING AND INSULATION

Roof insulation 10 and 12 cm thick.
Roofs with hot-adhered bituminous sheets waterproofing.
Flood tests applicable to 100% of the roofs are carried out.
Wall waterproofing system using drainage trenches and bituminous sheets.

COATINGS

Interior large-format porcelain floor tiles from the PORCELANOSA Bottega caliza brand.
High ceilings of laminated plasterboard.
Facade cladding combining porcelain stoneware and plastered with single-layer mortar.

EXTERIOR CARPENTRY

Dressing rooms and hardwood closets in bedrooms and hall.
Large glass enclosures facing south and overlooking the sea.
Double glazing made up of: Guardian Sun® 4+4 glass with solar control, air chamber and 3+3 glass.
316 stainless steel railings.

FACILITIES

Air conditioning system (hot-cold) through ducts.
Aerothermal installation for the production of DHW and heating.
Installation of underfloor heating on the entire surface of the house.
Independent temperature control in each room

through the Airzone system.
Forced ventilation system with high efficiency double flow heat recovery.
Independent systems for the evacuation of rainwater and faecal water.
Completely acoustically insulated sanitation network.
Low consumption LED interior and exterior lighting.

EQUIPMENT

Bathrooms equipped with PORCELANOSA toilets, taps, furniture, mirrors and screens.
Fully equipped kitchen with GAMADECOR by PORCELANOSA brand furniture and island.
High-end appliances brand MIELE or similar.

ENERGY EFFICIENCY

The façade walls, the carpentry and the high-end glasses manage to reduce the thermal transmittance to minimum values, of approximately 0.35 W/Km².
The great thermal resistance of the envelope together with the volumetric design of the house means that the energy demand is very low.
Low energy consumption due to the high energy efficiency of the facilities.
The double-flow heat recovery ventilation system frequently renews the air in the home, taking advantage of the temperature of the indoor air to pre-treat fresh air.

INTERIOR URBANIZATION OF PLOT

Garden areas in the numerous and extensive terrace areas.
Garage for 3 or 4 vehicles.
Non-slip outdoor flooring by PORCELANOSA Bottega limestone, 120x120 cm.
Infinity pool with sea views.