

Villa 6 Navalcarnero

Project

This is an exclusive development of 26 single-family homes with 4 bedrooms and 3 bathrooms, designed to offer you the home you've always wanted. With a contemporary, modern, and elegant design, these homes stand out for their spacious and bright interiors, with the option to include a basement.

Each home features its own private garden, creating an ideal setting to enjoy the outdoors in complete privacy.



Location

Navalcarnero, Madrid

Navalcarnero, located in the Community of Madrid, boasts a growing commercial sector focused on small businesses, hospitality, and local services. Its proximity to the capital and residential growth have driven the development of businesses geared toward family and tourist consumption.

Navalcarnero offers the tranquility and excellent quality of life that people seek, thanks to its comprehensive network of services, schools, shops, and recreational options.

Living in Villa 6 Navalcarnero means being part of an exclusive development, located in one of the most attractive and sought-after areas of Navalcarnero.



Site Plan

A strategic location that combines quality of life with proximity to Madrid.







Map

V20

Summary of Usable Floor Space

Total interior usable area	187.35 m2
Total exterior usable area	19.94 m2
Total usable area of the dwelling	207.30 m2

Summary of Built-Up Areas

Total exterior floor area	22.37 m2
Total interior floor area	211.35 m2
Total exterior entrances and parking	47.45 m2
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Total floor area including common areas	281.17 m2
Garden	73.93 m2





Map

V10

Summary of Usable Floor Space

Total interior usable area	175.77 m2
Total exterior usable area	20.10 m2
Total usable area of the dwelling	195.87 m2

Summary of Built-Up Areas

Total exterior floor area	202.42 m2
Total interior floor area	22.91 m2
Total exterior entrances and parking	48.87 m2

Total floor area including common areas	293.33 m2
Garden	162.34 m2



Housing

Structure

The foundation and structure are constructed of reinforced concrete in compliance with the current Structural Code regulations. An independent Technical Control Agency (OCT) ensures the proper construction of the structure.

Facades

La fachada se encuentra terminada exteriormente con un revestimiento continuo, en distintos colores según el diseño arquitectónico. El trasdosado interior incorpora una cámara de aire que, junto con el aislamiento térmico, dotan a la vivienda de una envolvente de altas prestaciones desde el punto de vista energético.

Los cerramientos de las terrazas incorporan elementos de vidrio, de acuerdo con el diseño arquitectónico, que confieren al edificio un aspecto moderno y actual.

Roofs

Flat roofs are waterproofed using a double-layer membrane, ensuring they are watertight, and will be finished according to their intended use. They are also equipped with thermal insulation in living areas, which significantly improves indoor comfort.

Exterior Carpentry

The exterior windows and doors are made of KÖMMERLING PVC, an innovative system that offers high performance in terms of energy efficiency and durability, eliminates thermal bridges, and features double glazing with an air cavity. Comfort and functionality are ensured by the tilt-and-turn opening system on the windows and motorized blinds in the living rooms and bedrooms. The garage door is motorized and features a radio-controlled system.







Interiors

Partitions between homes and interior walls

The partitions between units are constructed using ceramic wall panels clad on both sides with gypsum board and insulation, ensuring optimal thermal and acoustic performance. The interior layout of the units features self-supporting gypsum board partitions mounted on galvanized metal studs, with the core filled with insulation to separate spaces intended for different uses.

Interior carpentry

The front door to the home is reinforced and finished on the inside to match the interior woodwork. The thoughtful design of the interior space is complemented by the installation of custom-height interior doors. The modular closets feature doors equipped with soft-close hinges for greater durability and convenience. Inside, they are finished with a top shelf and a hanging rod.





Interiors

Living room, bedroom, and hallways

The flooring in the home will be porcelain tile. The vertical surfaces are finished with smooth, colored acrylic paint. The entire home has a laminated plaster drop ceiling.

Kitchen

The kitchen comes fully furnished with upper and lower cabinets featuring soft-close hardware and a compact quartz countertop. It is equipped with a BOSCH induction cooktop, range hood, and oven. An under-counter sink and single-handle faucets will be installed. The front panel between the upper and lower cabinets is finished with the same material as the countertop, combined with acrylic paint on the rest of the walls, giving the kitchen a design in line with the latest trends. The ceilings will be finished with acrylic paint. The kitchens feature porcelain tile flooring, the same as in the rest of the home.

Bathrooms

In the bathrooms, the walls are finished with a combination of porcelain tile and paint. The ceiling will be finished with a smooth coat of paint. They feature porcelain tile flooring, the same as in the rest of the home. The bathrooms include a vanity with a built-in sink and a mirror above it.



Outdoor Spaces

The terraces are finished with non-slip porcelain tile suitable for outdoor use, with a finish that matches the interior of the home.

Facilities

Plumbing and Sanitary Fixtures

The plumbing system includes a main shut-off valve in each unit and in wet areas (kitchens and bathrooms).

Private terraces and gardens have water connections. The bathrooms will be equipped with ceramic sinks built into vanity units; LAUFEN ceramic toilets and LAUFEN shower pans, with thermostatic faucets and showerheads. The bathroom faucets are by HANSGROHE.

Installation and Ventilation

Indoor air quality in the home is ensured by installing a mechanical ventilation system, which removes stale air from damp rooms and properly ventilates the home without the need to open windows.

Air Conditioning, Heating, and Hot Water

The home’s climate control, heating, and domestic hot water are provided by an aerothermal system with underfloor heating and cooling, which ensures greater comfort and a more even temperature distribution while optimizing energy consumption. In addition, the home is pre-wired for a split-type air conditioning unit in the living room, ready for future installation of the climate control system.

Electricity, television, and telephone service

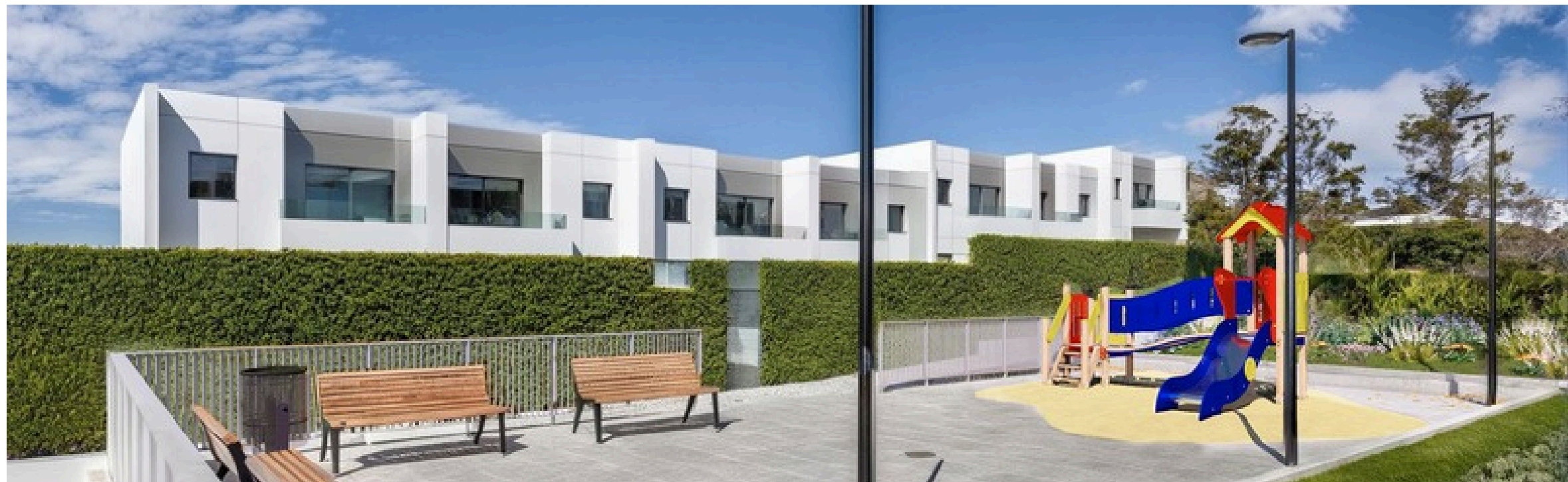
Electrical installation in accordance with the Low-Voltage Electrotechnical Regulations and telecommunications installation in accordance with the Infrastructure Regulations, with data, TV, and telephone outlets in the living room, kitchen, and bedrooms. Electrical outlets on terraces and in private gardens. Installation of a video intercom system for access to the home. Electrical outlet for charging electric vehicles.



Common Areas

Urban Development

The townhouse complex will feature common areas that will serve as important spaces for socializing and recreation. The landscaped areas and playgrounds will be complemented by a community pool.





Customization

No cost

Kitchen cabinets are available in two color options offered by the developer. Choose from two different paint colors. The shower can be replaced with a bathtub, provided that the progress of the construction work allows it.

At cost

Plus Kitchen featuring a built-in Bosch-brand oven-microwave column and paneled dishwasher. Interior cabinet layout as proposed by the developer. If a finished basement is selected, it includes pre-installation for a split-system air conditioner.

Environment

Our commitment to the environment is evident in the implementation of measures aimed at reducing energy consumption and greenhouse gas emissions.

The high level of insulation in the building envelope, the high performance of the exterior windows with thermal breaks, the use of double-pane glazing with air spaces, and the high efficiency of the building systems and ventilation system enable the homes to meet high standards of energy efficiency.

Energy Class A

The installation of photovoltaic panels will reduce the building's energy bill.

The large windows in the living rooms and bedrooms allow natural light to play a prominent role inside the homes, reducing the need for artificial lighting and creating a pleasant atmosphere for both family life and work.

Measures have been taken to promote water conservation through the installation of dual-flush toilets and aerators on faucets.







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