

Bct House



Essence Moraira
MEDITERRANEAN COLLECTION VILLAS

Quality specifications



Bct House

Bct House is an exclusive residence that combines functionality with exquisite exterior design.

Located next to an existing natural landscape, it offers panoramic views of its surroundings, especially towards the Mediterranean Sea, opening up completely to the outside.

The ground floor has a completely open-plan, double-height space that integrates the living room and dining room, extending seamlessly to the outside.

The living room also opens onto a rear courtyard, allowing views to be enjoyed from all sides of the plot.

The bedrooms follow the same design philosophy: two of them face east, where the natural landscape is located, while the master suite, on the upper floor, opens onto the two best views, to the south and east respectively. The entire ground floor is designed to be permeable to the outside, with a spectacular main porch facing the pool and the views, as well as a rear pergola that accompanies you to the main entrance of the house.

The upper floor is dedicated exclusively to the master bedroom, an emblematic space that crowns the house and offers panoramic views of almost 180°.

The interior design has been carefully conceived to maintain harmony with the exterior; the exterior materials flow into the interior, creating a unique feeling of warmth, continuity and exclusivity.

Bct House



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Quality specifications

FOUNDATION AND STRUCTURE

Foundation

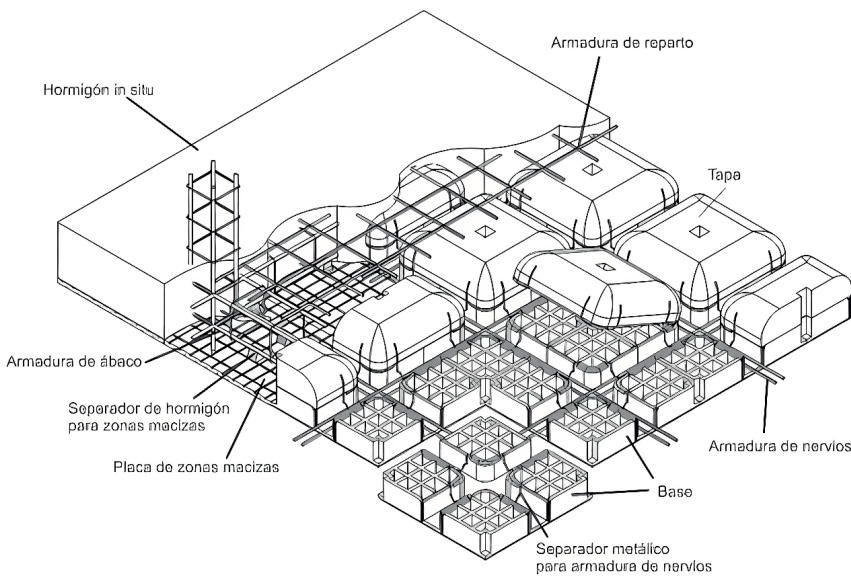
Foundations consist of continuous footings beneath sanitary floor slabs or isolated pad footings, interconnected with reinforced concrete tie beams, all executed in accordance with the geotechnical report.

Ground floor slab

Elevated floor above ventilated sanitary chamber.

Main Structure

The structural system consists of a reinforced concrete lattice slab.



Explanatory detail of reinforced concrete lattice slab construction



Example of a reinforced concrete lattice slab

ROOFING

Walkable Terraces

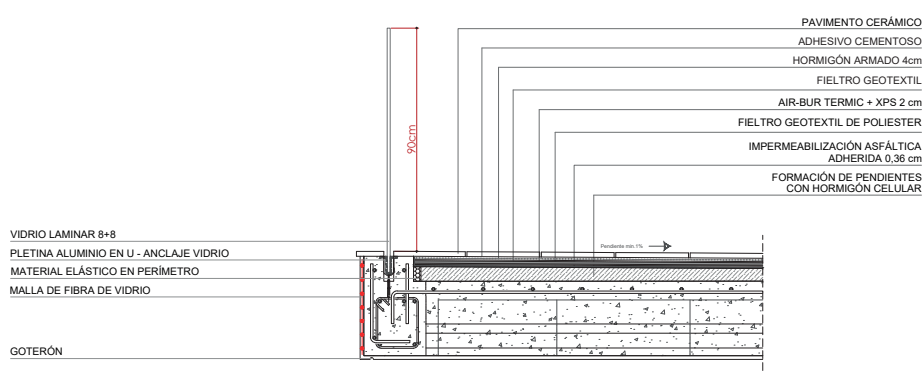
Waterproofing system designed for rainwater drainage, either directed outward or collected through a concealed linear channel positioned in front of the living room's covered terrace. Finished with ceramic paving matching the interior flooring.

Flat roof

Slope formation and layered waterproofing applied directly above the structural slab to prevent condensation.

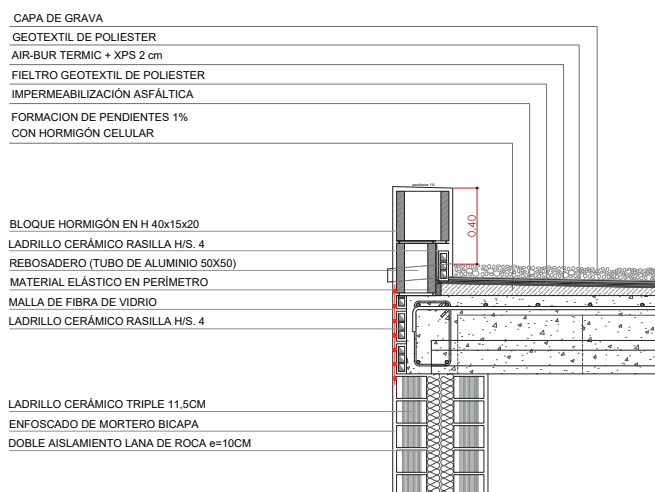
Thermal insulation provided by 10 cm XPS rigid panels ($= 0.032 \text{ W/m}\cdot\text{K}$).

Final surface finished with rounded washed gravel.



Vonm Light Soft Textured porcelain stoneware tiles

Construction detail: upper floor terraces



Example of a flat gravel roof

Construction detail: gravel cover

FACADES

Exterior Finishes

Main Facade

Exterior leaf of ceramic brick, 11cm thick. Finish according to the surface.

Waterproofing with a layer of hydrophobic cement on the interior of the brick.

Insulation fixed to the interior of the exterior facade leaf, using interlocking 6cm thick rigid extruded polystyrene panels with a thermal conductivity of 0.032 W/(m²K).

Air gap to conceal pillars in walls and accommodate installations.

Exterior wall cladding with two-layer mortar, finished with paint applied using a lime glazing technique, colour RAL 9001.



Main entrance to the house

FACADES

Exterior Coverings

Masonry Limestone

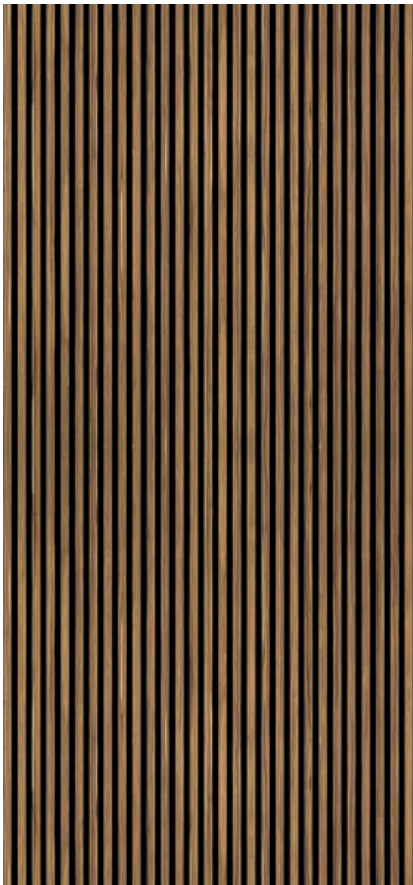
Interior - Exterior Wall of Masonry Limestone

Natural wood

Natural Iroko wood slat cladding

Metal Slats

Tubular metal slats, with anti-corrosion treatment, lacquered in RAL 8017 Texturized



Natural wood slat



Wall of masonry



Metal slats

INTERIOR FINISHES

General Flooring

Interior

Large-format **120x120 cm** rectified porcelain stoneware flooring (*Ground Floor*).

Large-format **90x90 cm** rectified porcelain stoneware flooring (*Upper Floor*).

Model **LIVING CERAMICS Vonn Light Soft Textured**.

Exterior

Large-format 120x120 cm rectified porcelain stoneware flooring.

Model **LIVING CERAMICS Vonn Light Soft Textured** (Slip resistance class 3).

Swimming pool

Large-format **120x120 cm** rectified porcelain stoneware flooring.



Vonn Light Soft Textured porcelain stoneware



Example of interior flooring, interior view of bathroom



Example of interior flooring, interior view of bathroom

INTERIOR FINISHES



Vonn Light Soft Textured porcelain stoneware



Exterior image of the main facade

INTERIOR FINISHES

Wall coverings

Paint

Finished with paint applied using a **lime glazing technique**, colour RAL 9001, the same as the mechanisms.

Ceilings

Suspended false ceilings formed by an aluminum substructure with plasterboard panels. In rooms housing ceiling-mounted equipment, accessible ceilings with aluminum slats are provided, incorporating rigid thermal insulation panels.



Image of the living room space

INTERIOR FINISHES

Bathrooms | General style and moodboard

Coverings and Flooring

All bathrooms share a unified palette of materials for both wall and floor coverings, combining **Living Ceramics Vonn Light Soft Textured porcelain tiles** for both floors and walls with paint applied using a **lime glazing technique**.

Sanitary ware and Taps

All of them will maintain the same finishes and colours, using **Roca** brand models for the sanitary ware and **GRB Mixers** for the taps (All in Metal Black EterNice finish), as detailed below.

Furniture

Finally, all the washbasin furniture will have the same design and aesthetic, suspended from stained oak wood (the same as the rest of the house) and from the Hönnun brand.



Example of large-format ceramic tile cladding Living Ceramics



Example of space with suspended furniture from Hönnun



Example of a wall-hung toilet Model Ona Roca

INTERIOR FINISHES

Guest Toilet

Wahsbasin and Furniture

20 cm thick washbasin made of **Vonn Light Soft Textured porcelain stoneware** by *Living Ceramics* (same as wall and floor tiles) [Dimensions 900 x 500 x 200 mm] supported on **stained oak wood furniture** from the B100 Series by *Hönnun* [Dimensions 1600 x 500 x 400 mm].

Toilet

Wall-hung toilet comprising a rimless wall-hung bowl with concealed fixings and a Supralit® lid and seat with soft-close mechanism. Dimensions: 360 x 530 x 420 mm. **Colour: matt white.** *Model: ONA by Roca.*

Ref.: A346687620 / A801E12621

Faucet

Washbasin:

Single-lever basin mixer built into wall with 150 mm spout and handle to the right of the spout. **Metal Black EterNice finish.** TIME model by *GRB mixers.*

Ref.: 47535472



Example of wall-hung toilet Ona



Single-lever basin mixer by GRB mixers



Wall-hung toilet Ona by Roca



Example of a Single-lever basin mixer built into wall

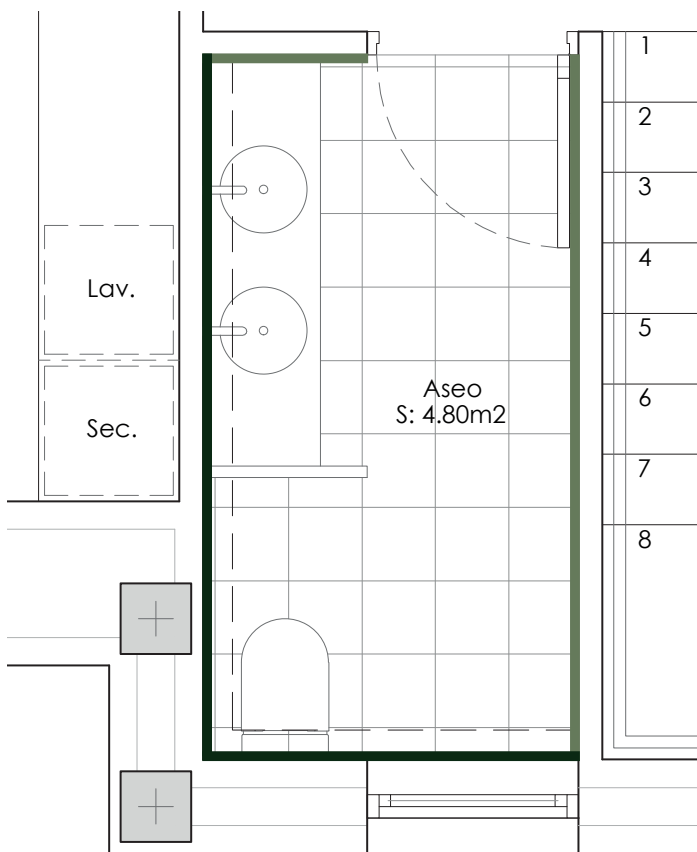
INTERIOR FINISHES

Coatings

- Large-format porcelain stoneware tiles, **270 x 120 cm**, *model Vonn Light Soft Textured*, by Living Ceramics.
- Paint applied using a **lime glazing technique**, colour RAL 9001

Flooring

- Large-format porcelain stoneware tiles, **120 x 120 cm**, *model Vonn Light Soft Textured*, by Living Ceramics.



Toilet floor plan



Lime glazing technique



Vonn Light Soft Textured porcelain stoneware

INTERIOR FINISHES

Bathroom 1 to 3

Wahsbasin and Furniture

20 cm thick washbasin made of **Vonn Light Soft Textured porcelain stoneware** by *Living Ceramics* (same as wall and floor tiles) [Dimensions 900 x 500 x 200 mm] supported on **stained oak wood furniture** from the B100 Series by *Hönnun* [Dimensions 900 x 500 x 400 mm].

Toilet

Wall-hung toilet comprising a rimless wall-hung bowl with concealed fixings and a Supralit® lid and seat with soft-close mechanism. Dimensions: 360 x 530 x 420 mm. **Colour: matt white.** *Model: ONA by Roca.*

Ref.: A346687620 / A801E12621

Faucet

Washbasin:

Single-lever basin mixer built into wall with 150 mm spout and handle to the right of the spout. **Metal Black EterNice finish.** TIME model by *GRB mixers.*

Ref.: 47535472

Shower:

· Single lever mixer with built-in diverter and two internal outlets. **Metal Black EterNice finish.** TIME model by *GRB mixers.*

Ref.: 47135470

· Audrey Adjustable Sprinkler 1F ø250 mm. **Metal Black EterNice finish.** TIME model by *GRB mixers.*

Ref.: 00080592

· Stick arm Length: 400 mm. **Metal Black EterNice finish.** TIME model by *GRB mixers.*

Ref.: 05025192

· Tube 1F shower head. Anti-limescale. **Metal Black EterNice finish.** TIME model by *GRB mixers.*

Ref.: 00060092

· Round Lux bracket with water outlet. **Metal Black EterNice finish.** TIME model by *GRB mixers.*

Ref.: 05006892

· Silver Flexo 170 cm - PVC. **Metal Black EterNice finish.** TIME model by *GRB mixers.*

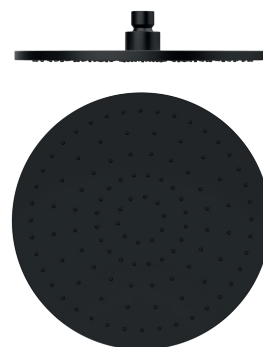
Ref.: 00050092



Wall-hung toilet Ona by Roca



Single-lever basin mixer by GRB mixers



Sprinkler by GRB mixers

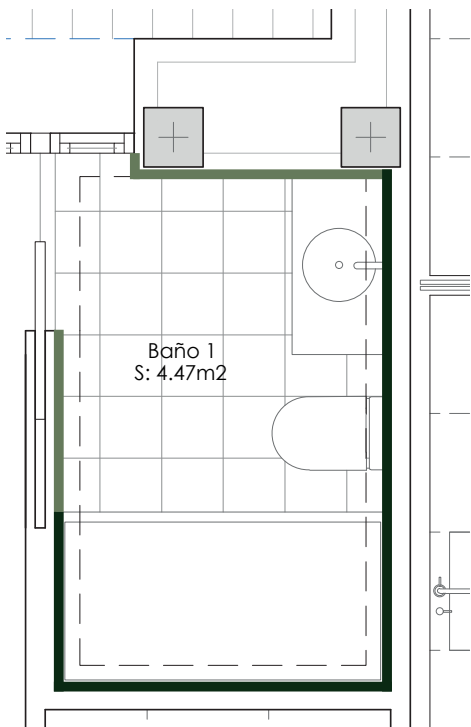
INTERIOR FINISHES

Coatings

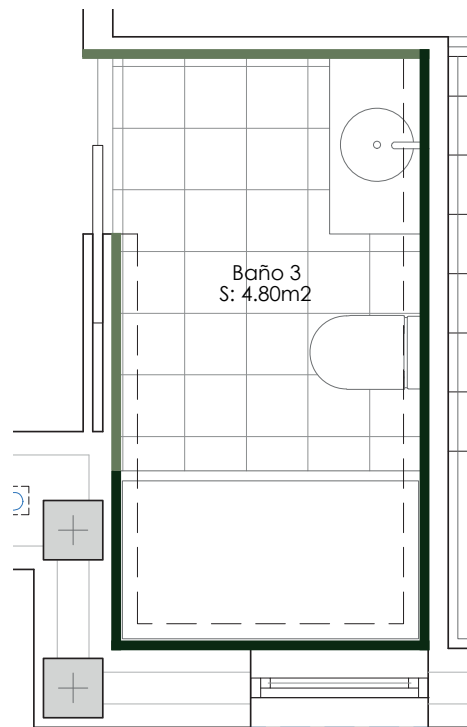
- Large-format porcelain stoneware tiles, **270 x 120 cm**, *model Vonn Light Soft Textured*, by Living Ceramics.
- Paint applied using a **lime glazing technique**, colour RAL 9001

Flooring

- Large-format porcelain stoneware tiles, **120 x 120 cm**, *model Vonn Light Soft Textured*, by Living Ceramics.



Bathroom 1&2 floor plan



Bathroom 3 floor plan



Lime glazing technique



Vonn Light Soft Textured porcelain stoneware



Single lever mixer by GRB mixers



Tube 1F shower by GRB mixers



Stick arm by GRB mixers



Round Lux bracket by GRB mixers

INTERIOR FINISHES

Bathroom suite (Masterbedroom)

Washbasin and Furniture

20 cm thick washbasin made of **Vonn Light Soft Textured porcelain stoneware** by *Living Ceramics* (same as wall and floor tiles) [Dimensions 900 x 500 x 200 mm] supported on **stained oak wood furniture** from the B100 Series by *Hönnun* [Dimensions 1900 x 500 x 400 mm].

Toilet

Wall-hung toilet comprising a rimless wall-hung bowl with concealed fixings and a Supralit® lid and seat with soft-close mechanism. Dimensions: 360 x 530 x 420 mm. **Colour: matt white.** *Model: ONA* by *Roca*.

Ref.: A346687620 / A801E12621

Faucet

Washbasin:

Isola single-lever basin mixer with fixed spout and lever on the right-hand side. 150 mm separation. **Metal Black EterNice finish.** TIME model by *GRB mixers*.

Ref.: 47300192

Shower:

· Single lever mixer with built-in diverter and two internal outlets. **Metal Black EterNice finish.** TIME model by *GRB mixers*.

Ref.: 47135470

· Audrey Adjustable Sprinkler 1F ø250 mm. **Metal Black EterNice finish.** TIME model by *GRB mixers*.

Ref.: 00080592

· Stick arm Length: 400 mm. **Metal Black EterNice finish.** TIME model by *GRB mixers*.

Ref.: 05025192

· Tube 1F shower head. Anti-limescale. **Metal Black EterNice finish.** TIME model by *GRB mixers*.

Ref.: 00060092

· Round Lux bracket with water outlet. **Metal Black EterNice finish.** TIME model by *GRB mixers*.

Ref.: 05006892

· Silver Flexo 170 cm - PVC. **Metal Black EterNice finish.** TIME model by *GRB mixers*.

Ref.: 00050092

Bathtub:

· Floor-mounted single-lever basin mixer with a flow rate of 5 l/min. **Metal Black EterNice finish.** TIME model by *GRB mixers*.

Ref.: 47459492

· Bathtub from the *Gout series* by *INBANI*. Length 1750 mm, depth 1000 mm and height 510 mm. **Matt white solidsurface finish.**

INTERIOR FINISHES



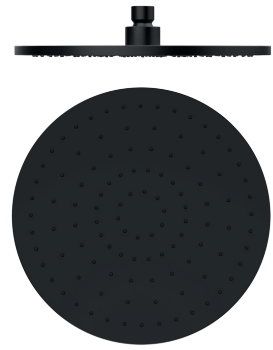
Wall-hung toilet Ona by Roca



Floor-mounted single-lever basin mixer by GRB mixers



Single-lever basin mixer by GRB mixers



Sprinkler by GRB mixers



Single lever mixer by GRB mixers



Tube 1F shower by GRB mixers



Stick arm by GRB mixers



Round Lux bracket by GRB mixers



Bathtub Gout series

INTERIOR FINISHES

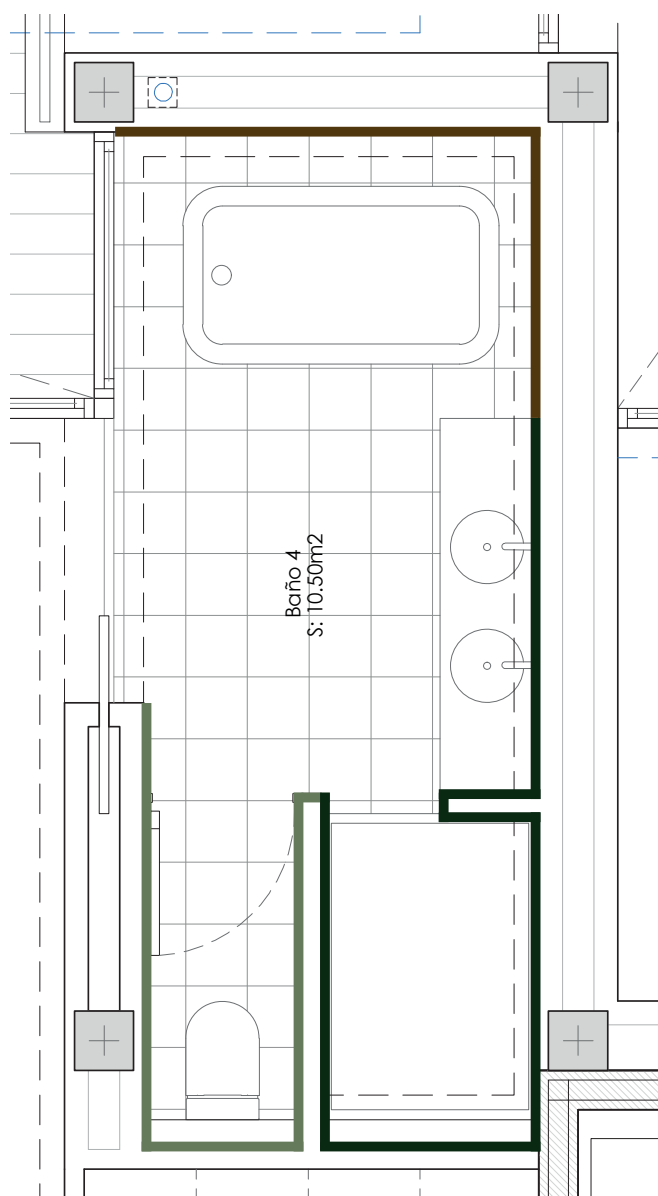
Bathroom suite (Masterbedroom)

Coatings

- Large-format porcelain stoneware tiles, **270 x 120 cm**, *model Vonn Light Soft Textured*, by Living Ceramics.
- Large-format porcelain stoneware tiles, **29,8 x 29,8 cm**, *model Vonn Light Loom*, by Living Ceramics.
- Paint applied using a **lime glazing technique**, colour RAL 9001

Flooring

- Large-format porcelain stoneware tiles, **120 x 120 cm**, *model Vonn Light Soft Textured*, by Living Ceramics.



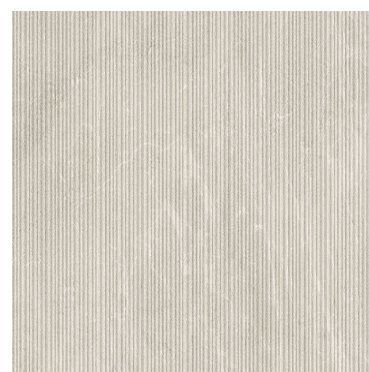
Bathroom 4 floor plan



Lime glazing technique



Vonn Light Soft Textured porcelain stoneware



Vonn Light Loom porcelain stoneware

INTERIOR FINISHES



Image of the main bedroom where acces is gained (Upperfloor)



Image of the bathroom 4

CARPENTRY

Outdoor

Windows

Technical characteristics:

- Minimalist floor-to-ceiling sliding windows
- Aluminium profiles with thermal break.
- Minimalist frame with concealed sash and recessed guide in the floor. Security lock.
- Double safety glazing with outer and inner panes.
- Weights per leaf of up to 800 kg with motorised opening and 400 kg per leaf for manual opening
- Minimalist 30 mm central leaf profile with visible front
- Frame section: 156 mm
- Coloured in **RAL 7039 Textured**.

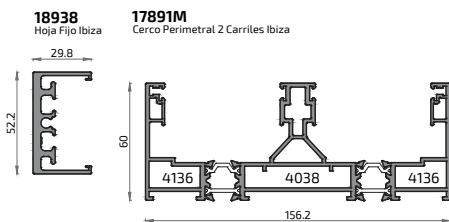
Technical specifications:

- Water tightness CLASS 7A
- Wind resistance CLASS C5
- Thermal transmittance 'Uw' Window 1.6 W/m² K
- Thermal transmittance 'Uf' Frame 3.7 W/m² K

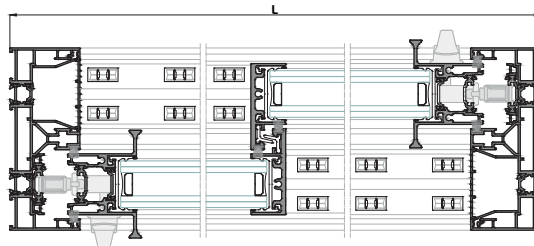
Both sliding and fixed windows supplied by **ALUGOM Ibiza series**.

Main entrance door

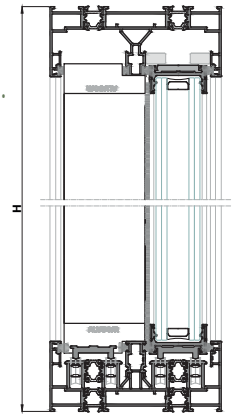
Floor-to-ceiling pivoting door in **stained oak** with magnetic closure and concealed hinges. Custom-made by a carpenter.



Profiles Alugom Ibiza series



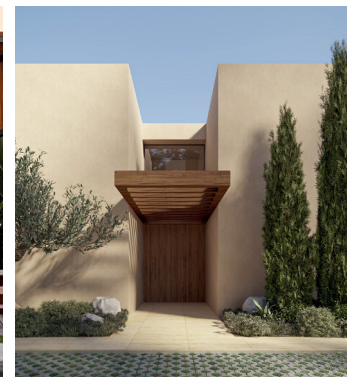
Sección A-A'



Sección B-B'



Sample image taken from the Alugom Ibiza series catalogue



Main entrance

CARPENTRY

Interior

Interior doors

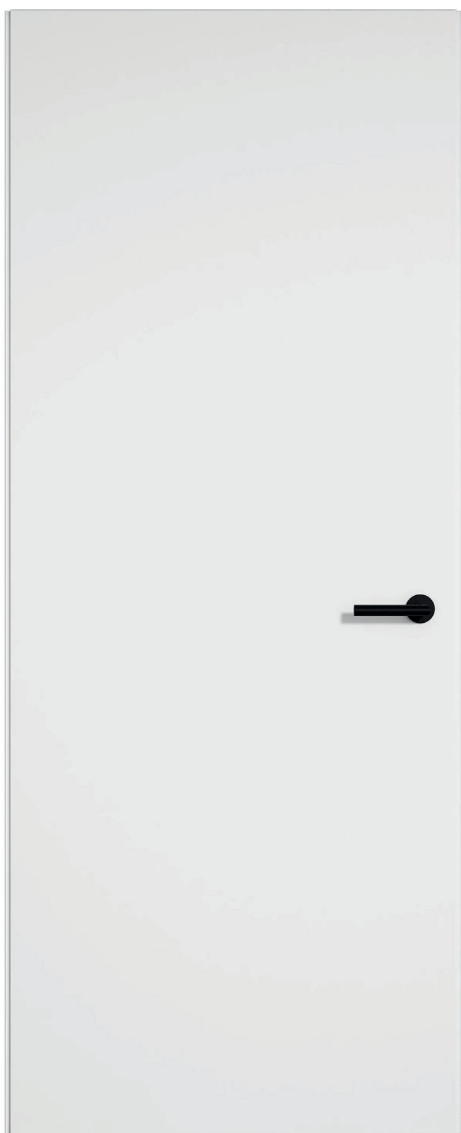
Doors and frame:

- Floor-to-ceiling interior doors with hinges, width 82.5 cm.
- Made of white lacquered MDF (**RAL 9001, matt finish**) or seamlessly integrated into matching laminated panels.

Door handle:

Solid handle with double spring rose. Model PBL 15/50 from the *ONE series* by *FORMANI* in a **matt black PVD finish**.

Ref.: 2701D002IZXX0



Floor-to-ceiling interior door



Door handle by Formani

CARPENTRY

Kitchen

Furniture

Furniture made from moisture-resistant board.

Stained oak finish for base cabinet doors.

Push-to-open doors without handles.

Recessed skirting boards in the same finish with LED strip lighting at the bottom.

Floor-to-ceiling column cabinet doors made of stained oak.

Kitchen brand: SANTOS or similar.

Equipment

Similar to the Tres Project model, with swivel and pull-out tap.

Brushed stainless steel finish.

Under-counter sink with 1 bowl, stainless steel finish.

Ceramic hob.

Dishwasher integrated into the kitchen island unit.

Extractor hood built into wall cabinets.

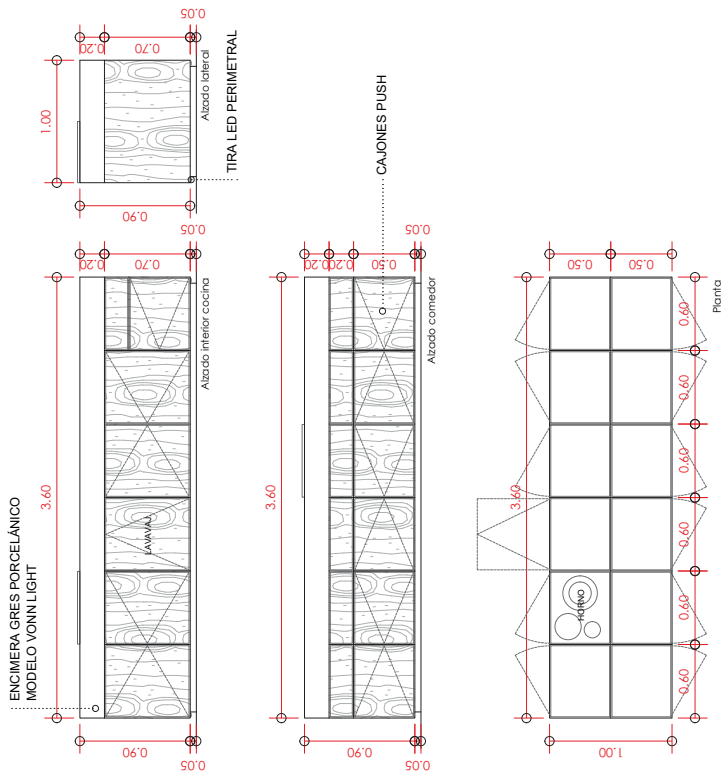
Refrigerator to be integrated into column unit.

60 x 60 cm black steam oven integrated into a column from the **Series 8 range by Bosch**.



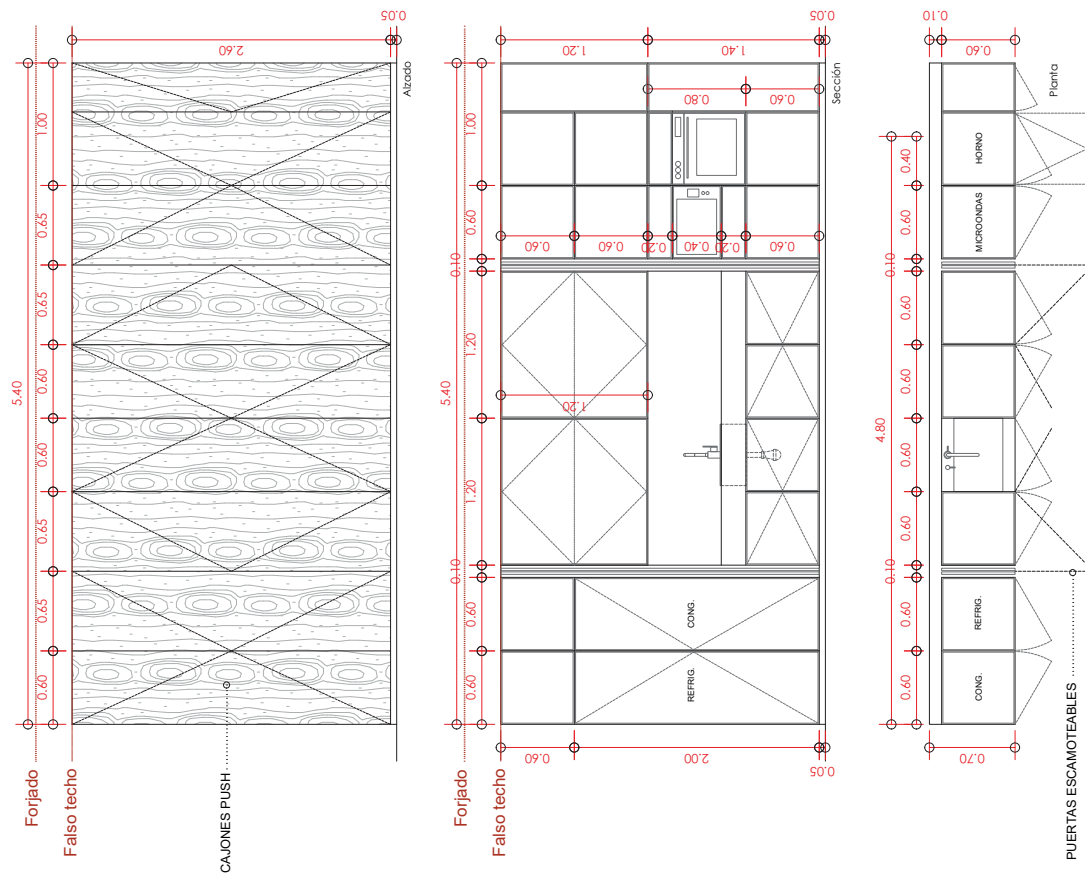
Image of the kitchen

CARPENTRY



Kitchen island layout

Natural stained oak



Breakdown of proposed kitchen columns

CARPENTRY

Bedrooms furniture and wardrobes

Wardrobe in bedrooms

Custom-made wardrobes, floor-to-ceiling modules. Laminate exterior in **RAL 9001** and interior finish in **textile melamine**. Interiors with hanging bars and shelves, to be defined.

Headbord in bedrooms

Floor-to-ceiling headboard consisting of an MDF skirting board **lacquered in white RAL 9001** and 70 cm high. The upper part consists of **stained oak panelling** with separate barcode-style slats.

Headbord in masterbedroom

- Dimensions: 3500 x 300 x 1050 mm.
- 700 mm shelf as a desk at the rear.
- **Stained oak finish.**

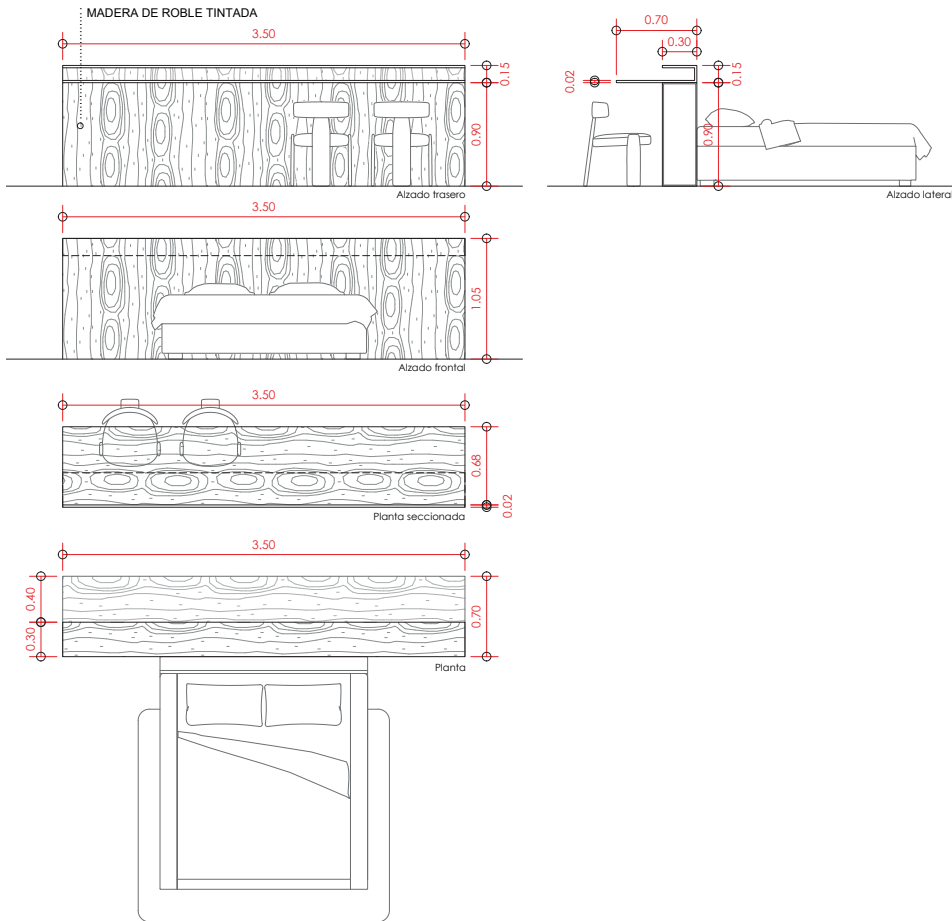


Image of a single bedroom

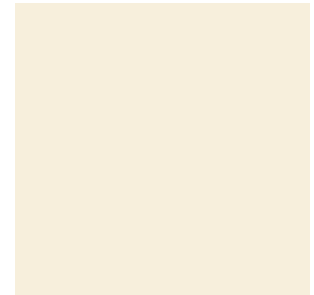


Image of the main bedroom (Upperfloor)

CARPENTRY



Proposed sketch of headboard-desk for master bedroom



RAL 9001 lacquered finish



Textil melamine



Natural stained oak



Image of the main bedroom (Upperfloor)

ILUMINATION

Interior

Architectural lights

The general lighting of the house will feature a uniform color temperature. All light points will have a 3000K and 2700K color temperature.

Ceiling (B&C)

Flush-mounted luminaire without frame in **false ceiling** *Model SHOT LIGHT TRIMLESS 38° and 19°* colour Black, LED light source 210 Lm, colour temperature 3000K with a CRI > 90 and power 2.1W (Voltage 220/240V). Recessed dimensions Ø43mm [ARKOSLIGHT]

Kitchen and Master Bedroom(A&D)

Light fixture above **kitchen** flush with false ceiling *Model BLACK FOSTER REC 3 FLOOD* colour Black TRIMLESS, LED light source 630 Lm, colour temperature 3000K with a CRI > 90 and 48V. Recessed dimensions 50x136mm [ARKOSLIGHT]

Suspended light fixture above **bedside tables** in master bedroom and kitchen island *Model HOLLY 19°* Textured Black, light source 190 Lm, colour temperature 2700K with a CRI > 90, power 2.1W. Recessed dimensions Ø50mm [ARKOSLIGHT]

Stairs (E)

Flush-mounted **staircase** light on each step *Model STEP XS 11°* colour Black, LED light source 120 Lm, colour temperature 3000K with a CRI > 90 and power 1W. Recessed dimensions Ø22mm [ARKOSLIGHT]

Dining room and living room (F&G)

Ceiling-mounted light fixture above **dining table**, *FLAMINGO model*, colour Black RAL 9016, LED light source 1280.77 Lm, colour temperature 2700K with CRI > 90 and power 5.6W. Photometric diffuser Ø70mm [VIBIA]

Ceiling-mounted light fixtures in the **living room** *Model ALGORITHM FREE*, graphite colour, LED light source 312.28 Lm, colour temperature 2700K. [VIBIA]

LED Strips

Continuous LED strips in recessed coves, as defined in the project.

ILUMINATION



B&C. Spot light Trimless



G. Algorithm free model light



A. Black foster Trimless



F. Flamingo model light



E. Step model light



D. Holly model light

ILUMINATION

Exterior

Trees (H)

Outdoor luminaire for illuminating centuries-old **olive trees outdoors**. *Model FLASH 37°*, textured grey colour, LED light source 128/123 Lm, colour temperature 3000K with a CRI >90 and power 5.7W. 360° rotation angle and IP65 waterproof rating. [**ARKOSLIGHT**]

Pool (I)

Outdoor **pool** light *Model NOK68*, 30° beam angle, 316L stainless steel finish, 348 Lm LED light source, 4000K colour temperature with CRI >80 and 5W power. Recessed dimensions Ø230mm [**FARO BARCELONA**]

Terrace and Exterior walls (J)

Recessed outdoor light fixture for **terraces** *Model NAT Recessed*, dark grey, LED light source 496 Lm, colour temperature 3000K with a CRI >80 and power 8W. Recessed dimensions 215x65x70mm. [**FARO BARCELONA**]

Garden and planters (K)

Outdoor luminaire for **planters** *Model YORU SPIKE*, 100° beam angle, textured black colour, LED light sour-

ILUMINATION



K. Yoru Spike



H. Flash model light



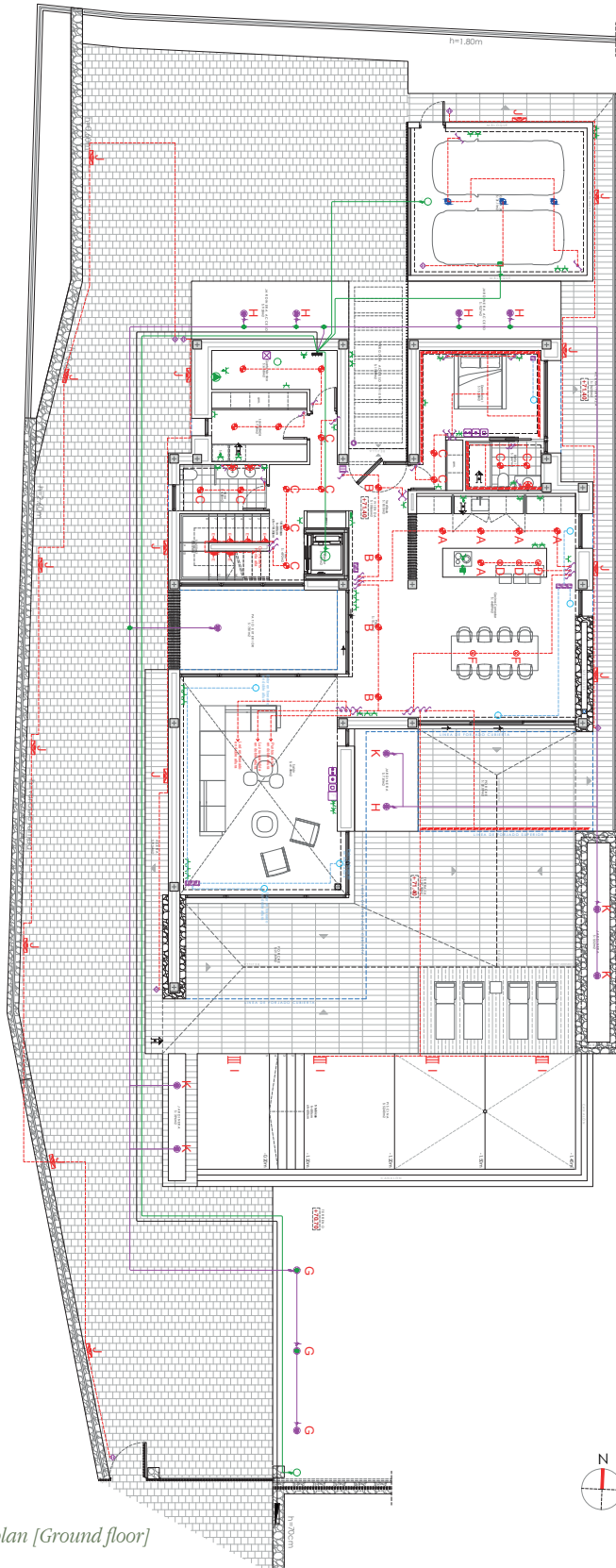
J. NAT Recessed



I. NOC68 model light

ILUMINACION

Electrical Plans

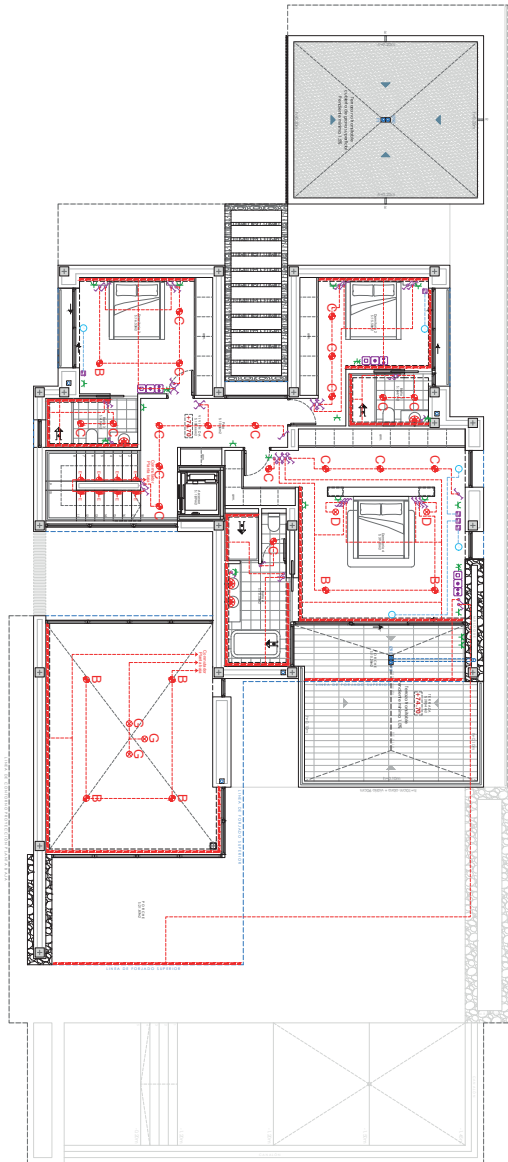


LEYENDA	
	Caja de protección y medida (CPM)
	Cuadro individual
	Zumbador
	Pulsador
	Posición de la toma de iluminación en exterior
	Luminaria en peldaño de escalera
	Posición de la toma de iluminación
	Posición de la toma de iluminación suspendida
	Posición de la toma de iluminación
	Commutación
	Cruzamiento
	Toma de iluminación para espejo y a pared
	Interruptor
	Luminaria de piscina
	Ducha
	Bañera de 1,40m o más
	Motor de ascensor
	Clima_POOL
	Depuradora
	Cancela
	Seccional garaje
	Climatización
	Toma de interfono
	Toma de baño / Auxiliar de cocina
	Toma de uso general doble
	Toma de uso general
	Toma de uso general, estancia
	Toma de termo eléctrico
	Estación de recarga de vehículo eléctrico
	Bomba de circulación
	Registro para toma configurable
	Registro para toma de cables coaxiales para RTV
	Registro para toma de cables coaxiales para TBA
	Registro para toma de cables de pares trenzados
	Registro para toma de fibra óptica
	Tira de Led
	Toma de lavadora
	Toma de secadora
	Lavadora doméstica
	Tubo vacío, previsión de instalación fotovoltaica

Electrical plan [Ground floor]

ILUMINACION

Electrical Plans



LEYENDA	
	Caja de protección y medida (CPM)
	Cuadro individual
	Zumbador
	Pulsador
	Posición de la toma de iluminación en exterior
	Luminaria en peldaño de escalera
	Posición de la toma de iluminación
	Posición de la toma de iluminación suspendida
	Posición de la toma de iluminación
	Commutación
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	Toma de uso general doble
	Toma de uso general
	Toma de uso general, estanca
	Toma de termo eléctrico
	Estación de recarga de vehículo eléctrico
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	Registro para toma de cables de pares trenzados
	Registro para toma de fibra óptica
	Tira de Led
	Toma de lavadora
	Toma de secadora
	Lavadora doméstica
	Tubo vacío, previsión de instalación fotovoltaica



Electrical plan [Upper floor]

TECHNICAL EQUIPMENT

Hot water / Heating

Hot water

High-efficiency hot water production using an aerothermal system supplied by **BAXI**, fully compliant with current regulations.

Air conditioning and heating

- Air conditioning system for heating and cooling using a heat pump.
- Outdoor units on the roof and indoor units in the false ceiling supplied by Mitsubishi.
- Underfloor heating system using aerothermal technology by **BAXI**. Includes:
 - BAXI Connect thermostat control
 - Ambient humidity control via sensor
 - Automatic hot/cold mode changeover depending on outside temperature
 - The heat pump includes a 180-litre domestic hot water tank
- **Airzone-type installation** (thermostats) to independently control different areas.

Ventilation

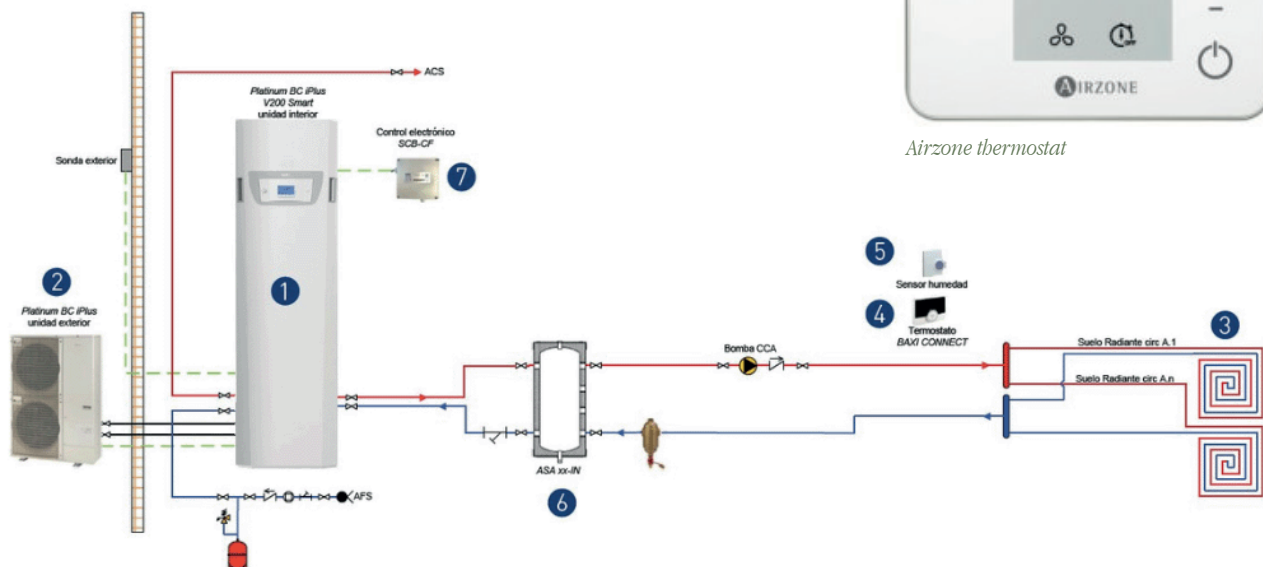
Ventilation is carried out through a heat recovery system.

Water treatment

Water softening system.



Airzone thermostat



Functional diagram of underfloor heating using aerothermal energy

TECHNICAL EQUIPMENT

Electrical / telecommunications

Interior switches and outlets

Lighting points and mechanisms according to the project, complying with minimum regulatory requirements and suitable for proper operation. *LS 990 model switches and sockets from JUNG in matt black.*

Telecommunications

The property is equipped with a complete satellite dish installation, DTT (Digital Terrestrial Television) and FM radio, as well as pre-installation for fixed connections via fibre optic cable.

Next to the entrance door of the property is a *FERMAX VEO WIFI 4.3" (16:9)* video intercom. Headset with magnet for easy hanging and inductive loop for people with hearing aids. DUOX PLUS installation (2 non-polarised wires). With Wi-Fi allowing call forwarding to mobile phones.

Home automation

FIBARO home automation system with centralised control of air conditioning, underfloor heating, lighting and blinds.

Security system using *JABLOTRON 100 + basic kit*

Solar energy

6 kW self-consumption solar kit with twelve solar panels (approx.) with pre-installation included.



Example of outlets LS990 by JUNG



Example of switches LS990 by JUNG



Outlets LS990 by JUNG



Switches LS990 by JUNG

OUTDOOR AREAS

Pool

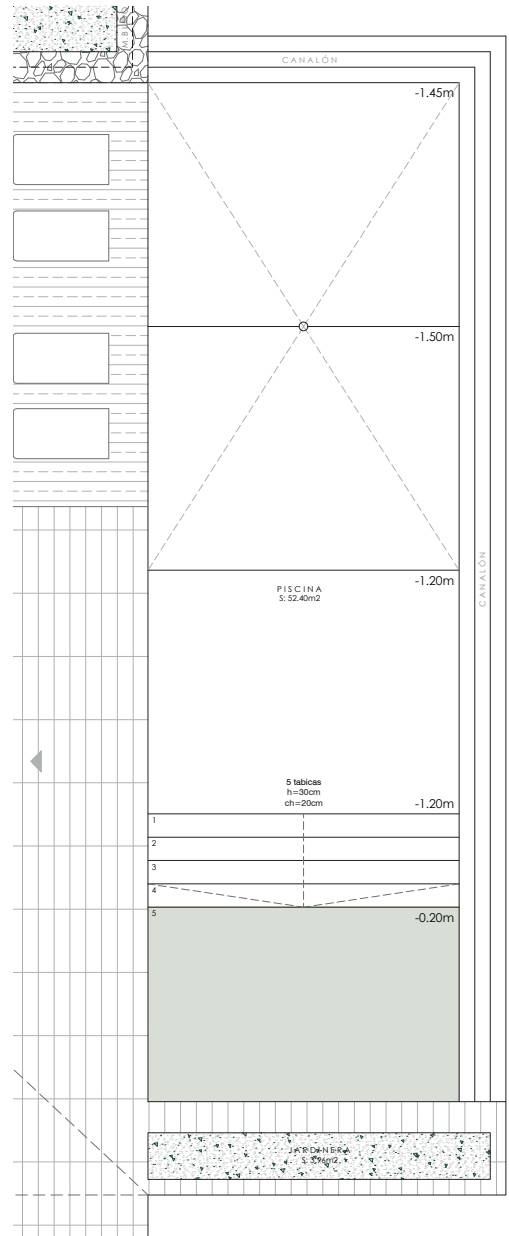
Pool

Access with splash zone like a beach.

Continuous finish with terrace. Infinity solution.



Exterior image of the main facade



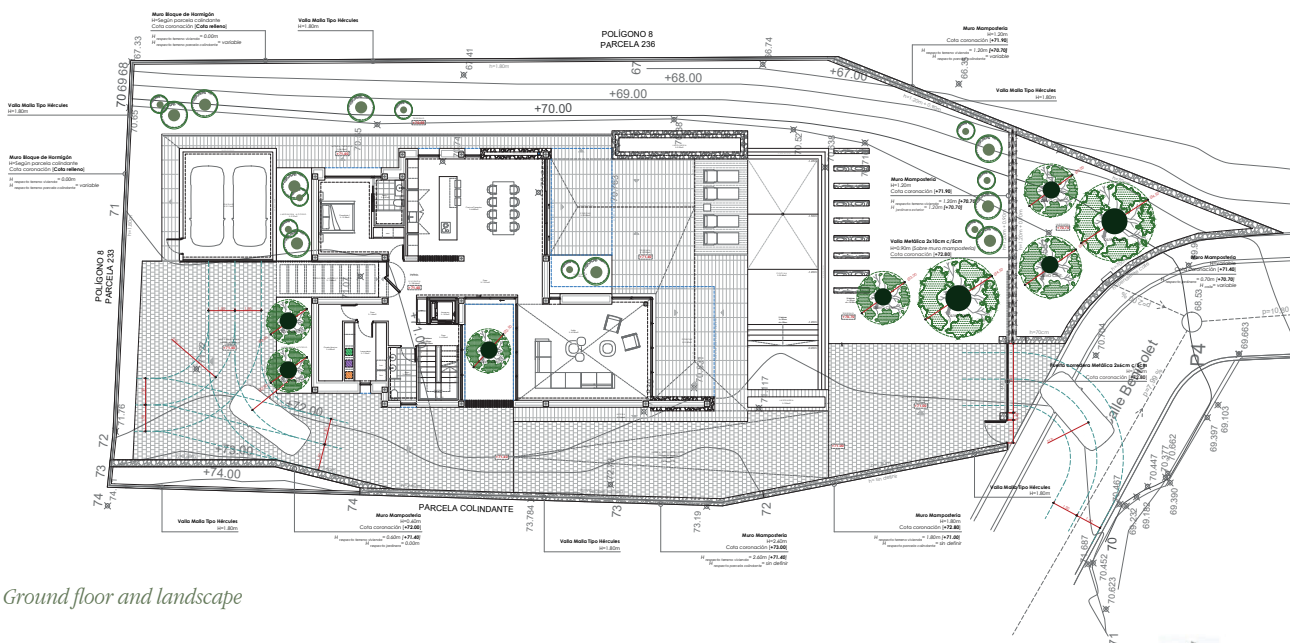
Pool floor plan

OUTDOOR AREAS

Garden

Landscape

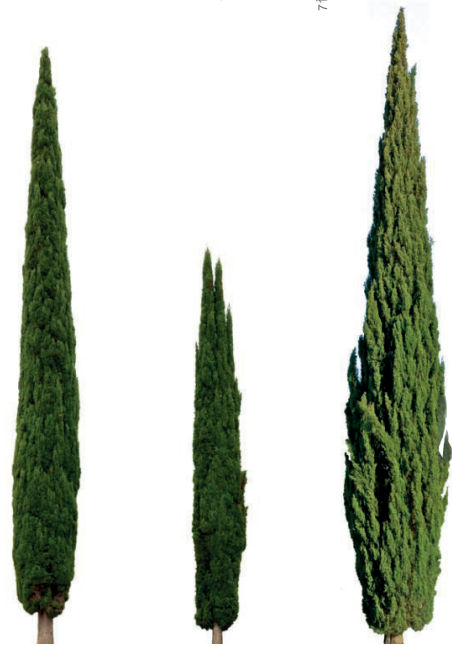
- Landscape design and design of the area surrounding the plot.
- **Century-old olive trees and cypress trees** planted according to the project.
- Garden plants and shrubs with **Mediterranean species**.



Ground floor and landscape



Century-old olive tree



Cypresses

Bct House



Essence Moraira

MEDITERRANEAN COLLECTION VILLAS