PROMAYOR REAL ESTATE

VILLA SORA

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BUILDING SPECIFICATIONS

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WELCOME

For over 15 years, Promayor has been dedicated to crafting luxury residences that exceed the highest standards and bring our clients' most refined visions to life.

Set within the exclusive Las Colinas Golf & Country Club, this villa offers a rare opportunity to reside in an unparalleled landscape where nature and absolute comfort seamlessly converge. We believe that true luxury lies in customization. Knowing that every space holds its own unique essence, the design of this villa has been strictly tailored to its dimensions, with bespoke details and lighting carefully curated to elevate the atmosphere of each room.

Our commitment to excellence is visible in every corner. We proudly present the premium specifications of this move-in-ready home. Immerse yourself in the meticulously chosen finishes of this remarkable residence, and experience life in your private sanctuary within one of the most coveted destinations.



ACCESS AND COMMUNITY

When you arrive at the Villa, you immediately sense the exclusivity and luxury of the project, even before stepping inside the property.

Additionally, they are part of the most exclusive area within the already prestigious development, known as the micro-community “Olivo,” which features the lowest housing density in the Las Colinas Resort. This provides an extra layer of privacy and exclusivity.

To ensure you and your family feel secure, the homes are situated in a gated community with controlled access and 24-hour security cameras.

The communal areas are meticulously designed, with every detail carefully considered.



THE PROPERTY

On your own plot, you will appreciate the thoughtful selection of the finest materials.

The outdoor area of your property has been crafted to maximize the various sun-facing spots, creating a stunning visual connection between the interior of the house and the garden.

The Villa features its own private infinity pool, allowing you to enjoy a refreshing and relaxing swim with family and friends on warm summer nights.

We have designed spaces with your comfort in mind, ensuring you can share and enjoy them with your loved ones while maintaining privacy and benefiting from the latest in energy-efficient technology.

The project also offers a beautifully landscaped garden designed with low water consumption in mind.

The house provides both underground and outdoor parking options.





ENERGY EFFICIENCY AND SUSTAINABILITY

The Villa has been awarded an Energy Rating of AA. To achieve this, the home has been designed according to the Passivhaus standard, significantly reducing energy demand for heating, cooling, and domestic water.

This translates into a crucial reduction in atmospheric emissions, while also lowering energy costs and increasing energy self-sufficiency.

The high level of efficiency is accomplished through:

- High-Performance Insulation: Double thermal insulation of façades using the industry-leading StoTherm system by STO, and thermal insulation on the roofs.

- Mechanical Ventilation: A heat recovery system ensures fresh air circulation while maintaining energy efficiency.

- High-Quality Carpentry: Aluminum exterior carpentry with thermal break and double glazing ensures thermal insulation and enhances energy efficiency.

- Security Features: Self-locking shutters with a tunnel-type box provide both insulation and security.

- Solar Energy: Solar energy generation using full black 425Wh panels, paired with the latest generation Enphase IQ8 microinverters and pre-installation for AC batteries.

Heating and Climate Control

For your maximum comfort, your new home is equipped with a state-of-the-art, highly efficient aerothermal system from Mitsubishi. This advanced system is designed to ensure an optimal living environment, providing you with the highest levels of comfort and energy efficiency.

- Hot Water Production: Reliable and efficient generation of domestic hot water, ensuring you always have hot water available when needed.

- Underfloor Heating: Even warmth throughout the house with underfloor heating, offering a cozy and consistent temperature in every room.

- Ducted Air Conditioning: Ducted air conditioning with individual temperature control in each room, allowing you to set the perfect climate in every space, tailored to your personal preferences.

Efficient Water Management

At Promayor Real Estate, we are committed to responsible resource use. To this end, we have implemented several water-saving measures that not only help protect the planet but also reduce your monthly water bill:

- Hot Water Recirculation: A system that ensures immediate hot water access without wasting water. This system is controlled via home automation, detecting access to bathrooms and preparing the hot water accordingly.

- Water Filtration System: The home incorporates a whole-house filtration system that protects plumbing installations and equipment, ensuring the longevity and efficiency of your water system.



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SORA



LIVING ROOM, HALLWAY, AND BEDROOMS

The flooring, using large-format rectified porcelain tiles from Peronda, is selected to optimize the underfloor heating system. Matching skirting boards ensure a cohesive look throughout. Walls are finished with smooth plastic paint in the same RAL color as well as the doors for a seamless appearance.

A suspended ceiling with recessed areas in the main windows of the Villa allow for concealed curtain tracks and indirect lighting. Interior brick walls will help reduce energy needs for heating and cooling by storing heat and cool air.

The staircase to the first floor, featuring an under-stepped structure, is clad in oak wood, matching the retro-illuminated handrail, adding a sophisticated touch.



KITCHEN

A culinary space meticulously designed for sharing unforgettable moments with family and friends.

The kitchen features bespoke upper and lower designer cabinetry providing extensive storage, perfectly complemented by a sleek porcelain countertop.

It is fitted with state-of-the-art Miele appliances, featuring:

- Advanced induction hob and cooker hood

- Built-in electric oven and microwave

- Fully integrated dishwasher

- Independent, full-size refrigerator and freezer units, seamlessly integrated into the cabinetry.

- A dedicated wine cooler to keep your favorites wines at the ideal temperature.



BATHROOMS

The bathroom walls are elegantly tiled with large-format porcelain stoneware, beautifully complemented by the exclusive marble. As in all our premium projects, we proudly feature Porcelanosa, a leading brand synonymous with design and quality. The ceilings are crafted from moisture-resistant plasterboard with a high-quality finish.

The master bathroom includes a sophisticated double-basin vanity with a suspended cabinet and an illuminated mirror. The toilet is a compact, wall-mounted design featuring a concealed Geberit cistern, complete with advanced options for odor absorption and orientation lighting.

The secondary bathrooms are equally refined, featuring a sleek vanity or shelf with a mirror, paired with Geberit's compact, wall-mounted white toilets for a clean, modern aesthetic.

All bathrooms are equipped with Italian-designed Nobili built-in shower faucets in a polished chrome finish. The showers feature premium Ducholux enclosures, ensuring maximum elegance and durability. Furthermore, the custom-designed shower trays are rendered completely invisible using the advanced Revestech system, creating a flawless, seamless look.

For ultimate comfort, the bathrooms feature a water-based underfloor heating system, perfectly complemented by an electric underfloor heating system to provide quick, responsive warmth during the cooler months.

LAUNDRY ROOM

The laundry room is thoughtfully designed to keep everything in perfect order. It comes fully equipped with high and low cabinets, providing ample storage space for all your needs. A built-in sink adds convenience for hand-washing and other tasks, while a high-quality washing machine from Miele (or an equivalent brand), ensures top performance and efficiency.

The layout and cabinetry are designed not only for functionality but also to maintain a clean and organized space.

GARAGE

The garage is designed with both convenience and modern technology in mind. It features an automatic entrance door that opens with the home automation system providing effortless access.

The flooring is finished in polished concrete, offering both durability and a sleek, clean look. Additionally, the garage includes a pre-installation for an electric vehicle charger, compatible with all ev brands, ensuring your home is ready for the future of driving.

This thoughtful setup combines practicality with cutting-edge technology, making your daily routines smoother and more efficient.

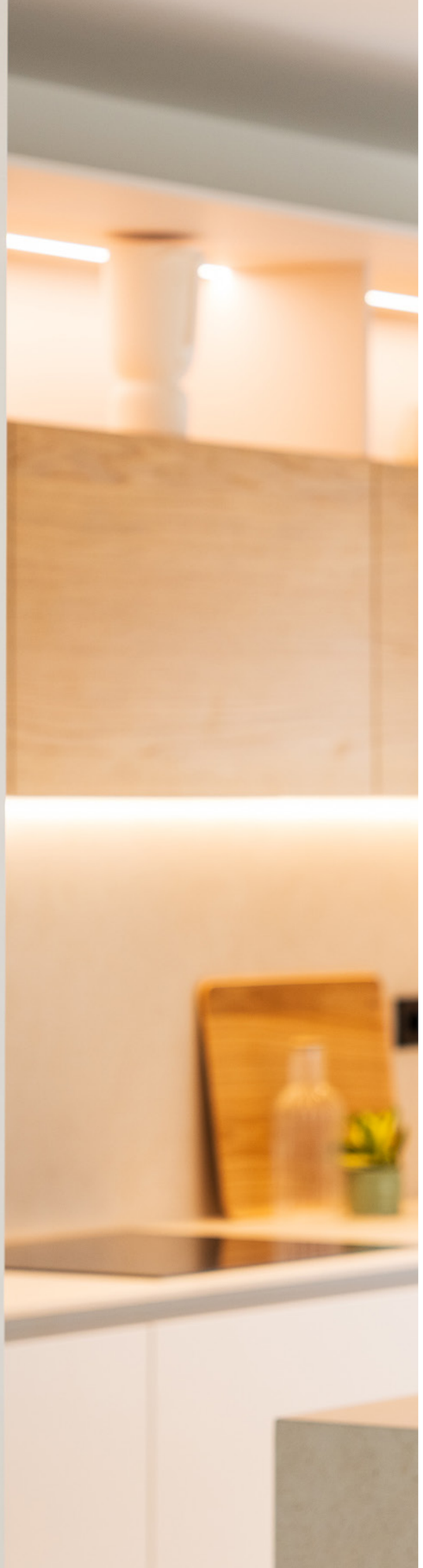


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HOME AUTOMATION

Experience a truly smart home, powered by a state-of-the-art KNX and Unifi system that keeps every element seamlessly integrated:

Advanced automatic scene control: Easily manage lighting, blinds, climate, security, irrigation, and pool settings to match your preferences and daily routines. This is perfectly complemented by the sophisticated aesthetics of sleek smart touch panels and a dedicated central iPad to control the entire system.

- Remote management capabilities: Enjoy full control of your home from anywhere in the world via your smartphone or tablet.

- IP-connected video intercom: Ensuring enhanced communication and secure access control, Facial recognition and NFC tecnology.

- Closed-circuit surveillance: Featuring local recording for continuous monitoring and absolute peace of mind.

- Zoned climate control: Independent thermostats in the living room and bedrooms provide precise temperature management and optimal energy efficiency.

- Smart safety sensors: Flood protection system. If flooding is detected in selected areas,
a solenoid valve automatically shuts off the property’s water supply.

- Next-generation connectivity: A comprehensive telecommunications infrastructure featuring 10Gb-ready cabling and Unifi network elements, all interconnected through the KNX system to guarantee flawless operation and maximum speed throughout the home.



LIGHTING

The lighting design at Villa Sora has been meticulously curated to elevate the atmosphere of every room, blending cutting-edge technology with sophisticated aesthetics. Every detail has been considered to create spaces that are both functional and emotionally resonant.

A Tailored Lighting Study: Each individual space within the villa has been meticulously studied to provide the optimal lighting scheme. This bespoke approach ensures that the unique characteristics, architectural features, and premium materials of every room are brilliantly highlighted.

Bespoke Design & Ambiance: Carefully placed indirect lighting, including concealed LED strips in suspended ceilings, creates a warm and inviting atmosphere. To grant you ultimate control over the mood of your primary gathering spaces, dimmable lighting features are exclusively integrated into the living room and kitchen.

Smart Integration: Fully integrated with the home's KNX system and featuring premium JUNG mechanisms, the lighting can be effortlessly managed. Through advanced automatic scene control, you can adapt your environment to perfectly match your daily routines or specific occasions.

Energy Efficiency: In perfect harmony with the home's AA Energy Rating and Passivhaus standards, the entire property is equipped with high-efficiency LED luminaires, ensuring optimal illumination with minimal energy consumption and environmental impact.



DOORS AND CARPENTRY

Welcoming you to the property are bespoke iron entrance doors that provide both striking elegance and enhanced security. Beyond them, the main residence features a premium security door, beautifully clad in natural Iroko wood on the exterior and warm oak on the interior. This door seamlessly integrates with the entrance wardrobe, creating a flawless wooden panel that cleverly conceals the home's technical installations.

Inside, the interior doors are finished in a sophisticated matte white lacquer. They are fitted with sleek, matte nickel handles from the renowned Italian brand Frossio Bortolo, giving the home a distinctly elegant and modern look.

The custom-made wardrobes feature hinged doors in a matching matte white lacquer, blending perfectly with the rest of the carpentry. The interiors are fully equipped with shelves, hanging bars, drawers, and soft-closing shoe racks, ensuring optimal storage and organization.

The master suite boasts a stunning walk-in closet with lacquered and glass folding doors. Its fully equipped interior includes custom shelving, drawers, and dedicated shoe racks. Every element, from the doors to the drawers, features a soft-closing mechanism for smooth and silent operation.

EXTERIOR AND GARDENS

The outdoor spaces of the Villa combine luxury and natural beauty to create an exceptional setting for relaxation and enjoyment. Key Features:

- Infinity Pool: Infinity pool finished with high-quality porcelain materials.

- Landscaped Gardens: Designed with low-maintenance native plants such as pines and orange trees, the garden seamlessly integrate with the natural surroundings. An automated drip irrigation system ensures efficient and effortless watering.

- Masonry Stone Walls: Elegant stone masonry walls provide privacy and a timeless aesthetic to the property's exterior spaces.

- Built-in Barbecue Area: A custom-built barbecue setup complete with a water connection and sink offers the perfect spot for outdoor dining and entertaining.





STRUCTURE AND FOUNDATION

The foundations and retaining structures were designed in accordance with the conclusions and recommendations of the Geotechnical Report.

The concrete structure was built in compliance with the regulations of the Structural Code (CE) and the Technical Building Code (CTE). On-site control was conducted by a specialized and accredited laboratory.

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