Fnx House

TIMELESS LUXURY VILLA



Quality specifications



FNX House

A luxury villa above the mediterranean

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

Situated at the top of a hill, it commands panoramic views of its surroundings, opening completely to the exterior.

The ground floor features a fully open-plan space that integrates the living and dining areas, seamlessly extending towards the outdoors.

The living room also opens to the rear, allowing views through to the opposite side of the plot.

The bedrooms follow the same design philosophy: two of them face east, while the ground-floor master suite opens to the west. The entire ground floor is designed to be permeable to the exterior, featuring a spectacular main porch oriented towards the pool and views, as well as a smaller, more intimate rear pergola.

The upper floor is dedicated exclusively to the master bedroom, a signature space that crowns the house and offers nearly 180º panoramic views.

Interior design has been carefully conceived to remain in harmony with the exterior; exterior materials flow into the interior, creating a unique sense of warmth, continuity, and exclusivity.



01

01.1. Foundation and Structure

General information

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 is composed of a reinforced concrete two-way waffle slab with solid concrete slab topping.



Example of a reinforced concrete two-way waffle slab

01.2. Roofing

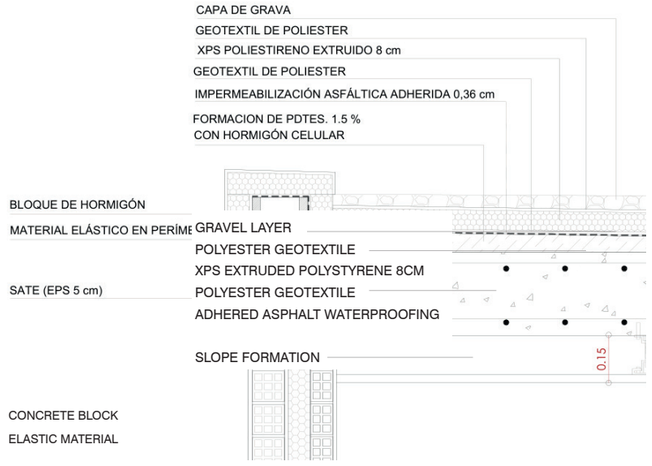
General information

Walkable Tables
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.

Ground floor slab
Slope formation and layered waterproofing applied directly above the structural slab to prevent condensation.
Thermal insulation provided by 10 cm XPS rigid panels (λ = 0.032 W/m·K).
Final surface finished with rounded washed gravel.



Construction detail of the flat roof



02

02.1. Exterior finishes

Facades

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, scraped finish, color RAL 9001.

02.2. Exterior coverings

Facades

Metal Slats

Tubular metal slats, with anti-corrosion treatment, lacquered in RAL R7035.370, similar to carpentries.

Masonry Limestone

Interior - Exterior Wall of Masonry Limestone

Engineered Wood

Schottenwood Engineered Wood



NATURAL STONE
Wall of masonry



ENGINEERED WOOD
Schottenwood



METAL SLATS
RAL 7035.370



03.

03.1. General flooring

Interior finishes

Interior
Large-format 120x120 cm rectified porcelain stoneware flooring.
Model SALONI Cavellina Marfil or similar.

Exterior
Large-format 120x120 cm rectified porcelain stoneware flooring.
Model SALONI Cavellina Marfil or similar.
Staircase.

Swimming pool
Large-format 120x120 cm rectified porcelain stoneware flooring.
Model SALONI Cavellina Marfil or similar.

Garage, basement and apartment
Large-format 120x120 cm rectified porcelain stoneware flooring.
Model SALONI Cavellina Marfil or similar.



PORCELAIN STONEWARE
Cavallina Marfil

04

04.1. Guest toilet

Interior finishes - Bathrooms

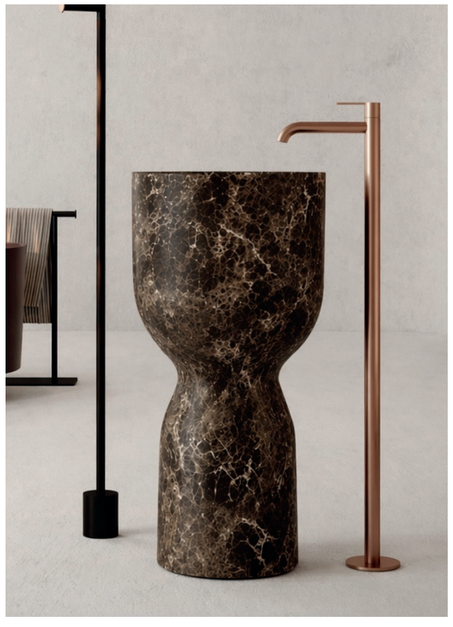
Basin
Emperor marble Totem Model by FEROSA.

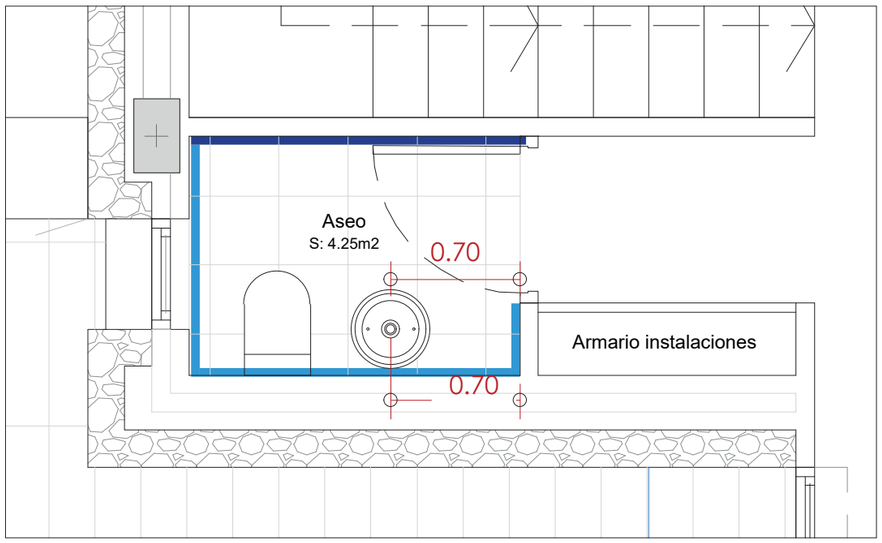
Toilet
Wall-hung compact rimless toilet, ADVANCE silent flush system, with removable slim seat and cover featuring soft-close mechanis. Model MEDA by LAUFEN. Color Matt White.
Ref.: H8661137160001

Faucet
Washbasin:
3-hole built-in bath mixer Model Citterio C by AXOR. Color: Brushed bronze
Ref.: 49482140





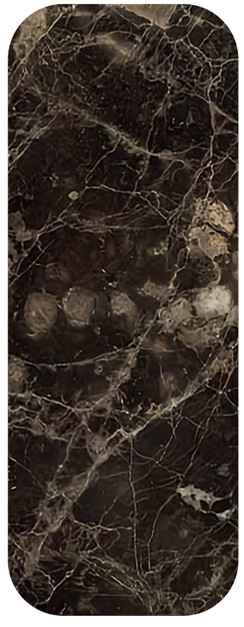




Tiles
Natural stone - Emperor Marble
White Plaster RAL9001



PLASTER FINISH
RAL9001



NATURAL STONE
Emperor marble

04

04.2. Bathroom 1&2

Interior finishes - Bathrooms

Washbasin
Washbasin of dimensions 600 x 500 mm finished in matt white solid surface.

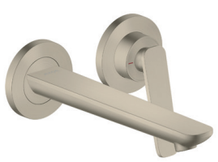
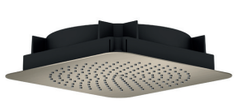
Furniture
Bespoke wall-mounted unit made by a joiner, dimensions 600 x 500 x 300 mm in a matt white finish.

Toilet
Wall-hung compact rimless toilet, ADVANCE silent flush system, with removable slim seat and cover featuring soft-close mechanis. Model MEDA by LAUFEN. Color Matt White.
Ref.: H8661137160001

Faucet
Washbasin:
- Concealed single-lever basin mixer with a flat handle and a 220 mm spout. Model AXOR One. Color: Brushed red gold
Ref.: 48120000

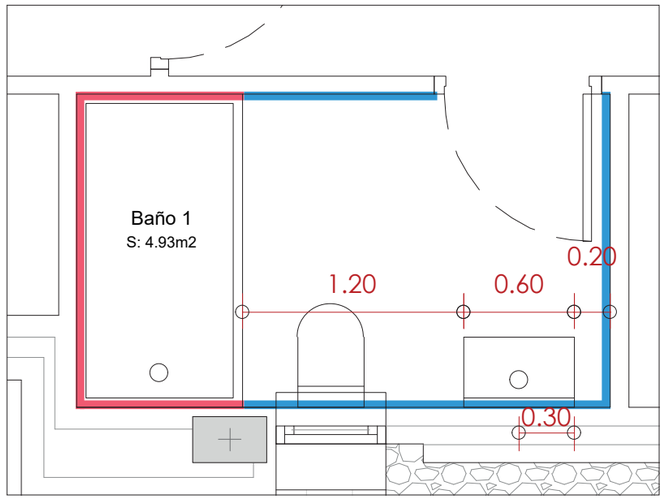
Shower:
- Concealed single-lever basin mixer with a 195 mm spout. Model Citterio C. Color: Brushed nickel. *Ref.: 49110820*
- 380/120 V flush-mounted thermostat module with a 2-function panel. Model Citterio C. Color: Brushed nickel. *Ref.: 49700820*
- 120/120 Softsquare shower set with 2-jet hand shower and shower hose. Model Citterio C. Color: Brushed nickel. *Ref.: 49626000*
- 2.00 m metallic-effect flexible hose by AXOR. Color: Brushed nickel. *Ref.: 28284820*
- 270/270 ceiling-mounted single-jet shower head. Model Citterio C. Color: Brushed nickel.

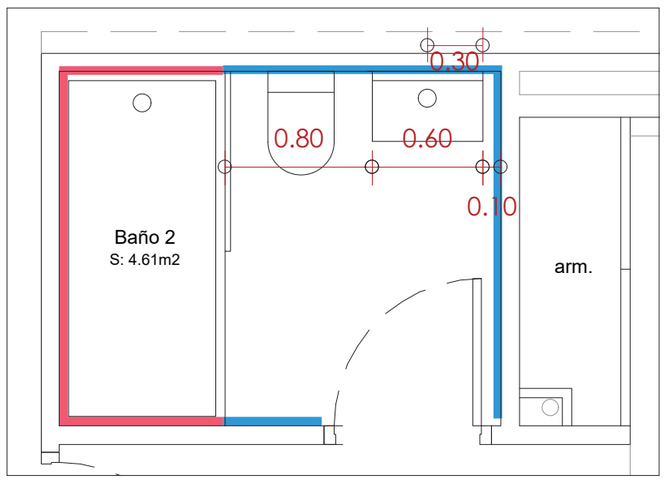










Tiles
Porcelain stoneware - Cavallina Marfil 120x60 cm
White Plaster RAL9001



PLASTER FINISH
RAL9001



PORCELAIN STONEWARE
Cavallina Marfil

04

04.3. Bathroom 3

Interior finishes - Bathrooms

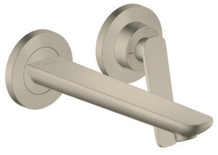
Washbasin
Washbasin of dimensions 1200 x 500 mm finished in matt white solid surface.

Furniture
Bespoke wall-mounted unit made by a joiner, dimensions 1200 x 500 x 300 mm in a matt white finish.

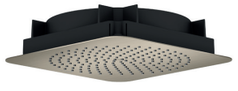
Toilet
Wall-hung compact rimless toilet, ADVANCE silent flush system, with removable slim seat and cover featuring soft-close mechanis. Model MEDA by LAUFEN. Color Matt White.
Ref.: H8661137160001

Faucet
Washbasin:
- Concealed single-lever basin mixer with a flat handle and a 220 mm spout. Model AXOR One. Color: Brushed red gold
Ref.: 48120000

Shower:
- Concealed single-lever basin mixer with a 195 mm spout. Model Citterio C. Color: Brushed nickel. *Ref.: 49110820*
- 380/120 V flush-mounted thermostat module with a 2-function panel. Model Citterio C. Color: Brushed nickel. *Ref.: 49700820*
- 120/120 Softsquare shower set with 2-jet hand shower and shower hose. Model Citterio C. Color: Brushed nickel. *Ref.: 49626000*
- 2.00 m metallic-effect flexible hose by AXOR. Color: Brushed nickel. *Ref.: 28284820*
- 270/270 ceiling-mounted single-jet shower head. Model Citterio C. Color: Brushed nickel.



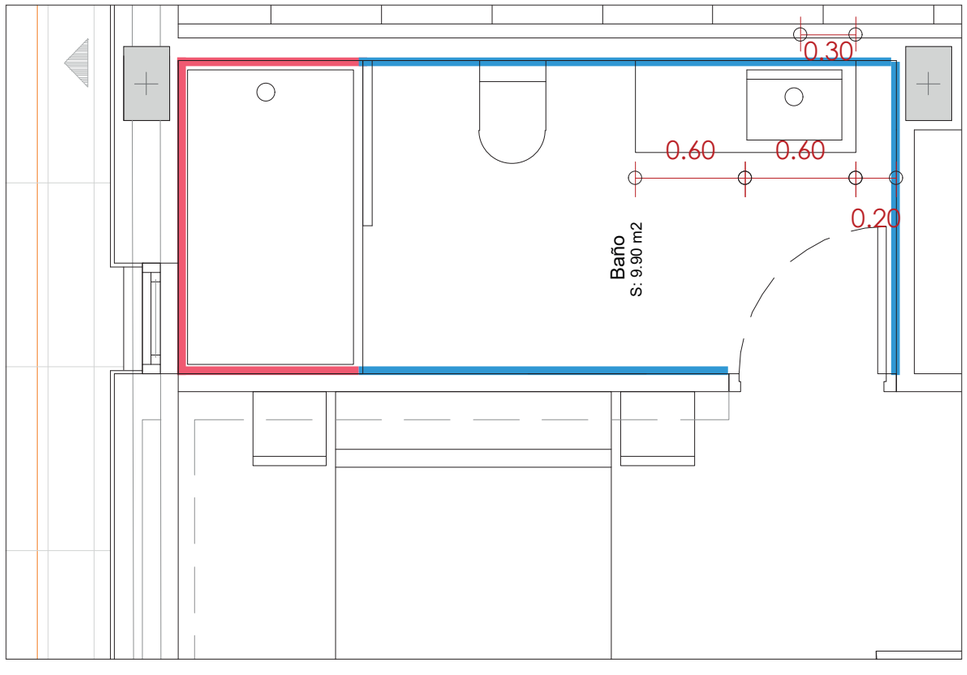




Tiles
Porcelain stoneware - Cavallina Marfil 120x60 cm
White Plaster RAL9001


PORCELAIN STONEWARE
Cavallina Marfil


PLASTER FINISH
RAL9001



04

04.4. Master Bathroom 4

Interior finishes - Bathrooms

Washbasin
Custom-made monolithic washbasin crafted by a stonemason, similar to the INBANI Scala model, measuring 1800 x 500 x 300 mm. Emperor marble finish.

Furniture
Bespoke walnut wall unit made by a joiner, measuring 1800 x 500 x 300 mm

Toilet
Wall-hung compact rimless toilet, ADVANCE silent flush system, with removable slim seat and cover featuring soft-close mechanis. Model MEDA by LAUFEN. Color Matt White.
Ref.: H8661137160001

Bathtub
LAUFEN Pebble freestanding bath, dimensions 1700 x 900 x 470 mm, in a matt white solid surface finish *Ref.: H2239420000001*

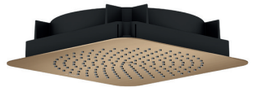
Faucet
Washbasin:
- 3-hole built-in bath mixer Model Citterio C by AXOR. Color: Brushed bronze. *Ref.: 49482140*

Shower:
- Concealed single-lever basin mixer with a 195 mm spout. Model Citterio C. Color: Brushed bronze. *Ref.: 49110820*
- 380/120 V flush-mounted thermostat module with a 2-function panel. Model Citterio C. Color: Brushed bronze. *Ref.: 49700820*
- 120/120 Softsquare shower set with 2-jet hand shower and shower hose. Model Citterio C. Color: Brushed bronze. *Ref.: 49626000*
- 2.00 m metallic-effect flexible hose by AXOR. Color: Brushed bronze. *Ref.: 28284820*
- 270/270 ceiling-mounted single-jet shower head. Model Citterio C. Color: Brushed bronze.

Bathtub:
-Single-lever mixer tap for a freestanding bath. Model Citterio C. Color: Brushed bronze. *Ref.: 49440140*





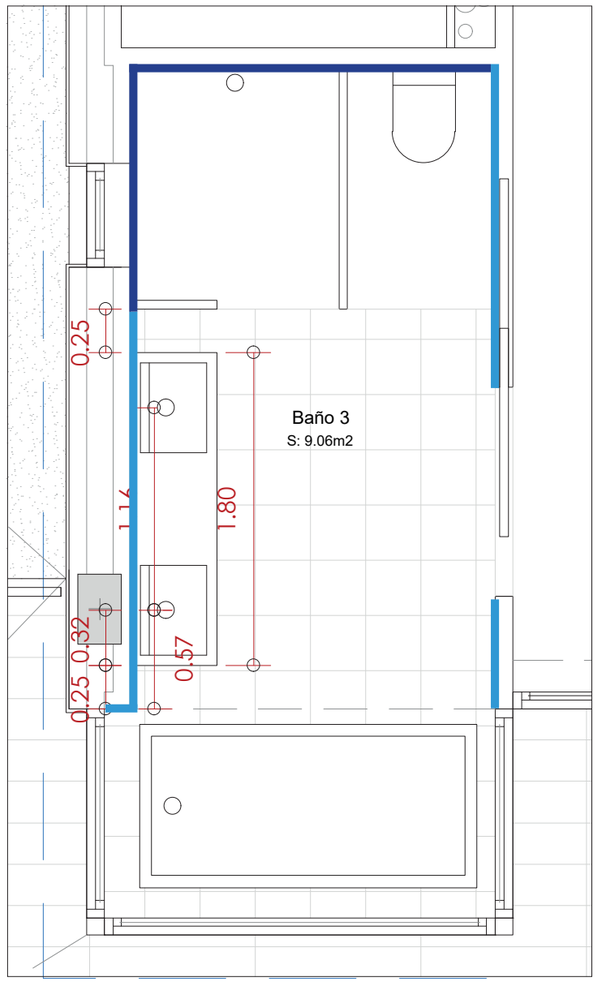






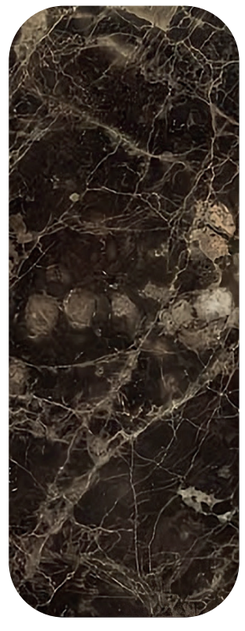








PLASTER FINISH
RAL9001



NATURAL STONE
Emperor marble

Tiles
White Plaster RAL90
Natural stone - Emperor Marble

05

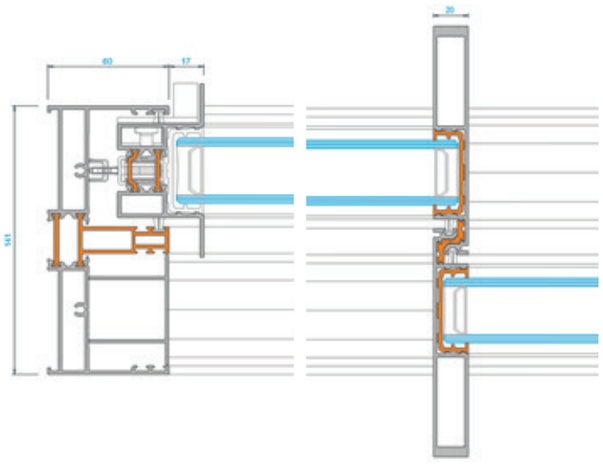
05.1. Outdoor carpentry

Window models by TECHNAL

Slim Slide
Floor-to-ceiling sliding windows.
Slim aluminium profiles with thermal break.
Minimalist frame with ultra-slim sightlines and recessed floor track.
High-security locking system.
Double safety glazing with thermal and acoustic performance.
Colored in RAL R7035.370

Soleal
Floor-to-ceiling windows.
Aluminium profiles with thermal break.
Slim frame design with high insulation performance and excellent natural light entry.
Multi-point locking system for enhanced security.
High acoustic and thermal efficiency glazing.
Colored in RAL R7035.370

Lumeal
Floor-to-ceiling French windows.
Aluminum profiles with thermal break.
Minimalist frame with hidden leaf and floor-embedded guide.
Security lock. D
ouble safety glazing with exterior and interior film.
Colored in RAL R7035.370





05.2. Indoor carpentry

Interior finishes

Interior doors
Interior hinged doors, 82.5 cm x 230 cm.
Manufactured in white lacquered MDF (RAL 9001, matt finish) or seamlessly integrated into matching laminated wall paneling.



Hinged interior doors. Walnut wood

05.3. Solar control and protection

Interior finishes

Window blind
Motorised blackout blinds in bedrooms

Curtains forecast
Plans are in place to install pre-wiring for motorised curtains in the living-dining-kitchen area

05

05.4. Kitchen

Interior design

Furniture

- Wood panelling on floor-to-ceiling walnut columns
- C-shaped kitchen island with an Emperador marble finish and walnut wood units inside the island
- Area for bar stools

Equipment - Miele

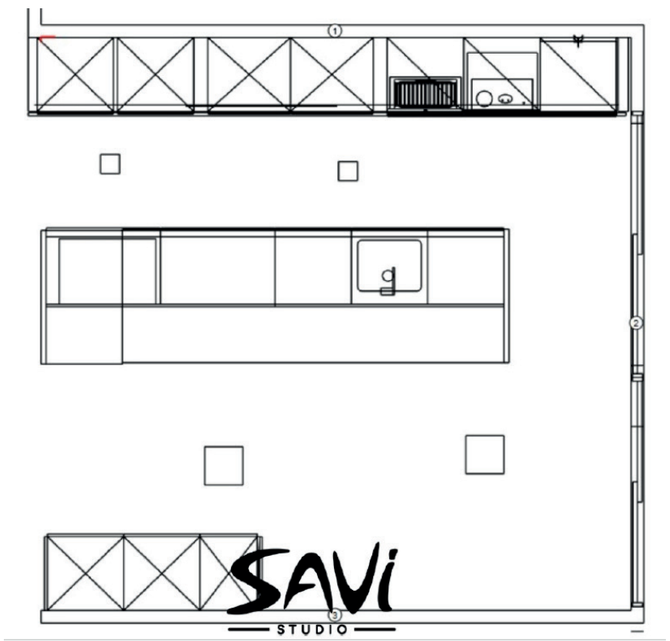
- Miele - 45cm multifunction oven with microwave, black finish
- Miele - Built-in coffee machine, direct water connection, black glass finish
- Miele - 45cm built-in wine cooler for column installation, black finish (18-bottle capacity)
- Miele - Fully integrated 60cm dishwasher
- Miele - Built-in fridge
- Miele - Built-in freezer
- Miele - Hob with integrated extractor in ‘Black Perfection’ finish, with 4 cooking zones

Tap

- Gessi tap Model Habito Filtered in warm bronze brushed finish









NATURAL WOOD
Walnut



NATURAL STONE
Emperor marble

05.5. Laundry room

Interior design

Equipment - Miele

- Miele - Built-in washing machine, model WQ 1000 WPS Nova Edition, whithe finish with glass door black effect
- Miele - Built-in dryer, model WQ 1000 WPS Nova Edition, whithe finish with glass door black effect



05

05.6. Bedrooms furniture and wardrobes

General bedrooms

Wardrobe in bedrooms

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



TEXTIL
Melamine

LACQUERED DOORS
RAL9001



05.6. Bedroom headboard

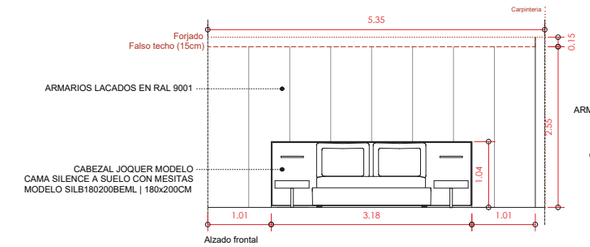
Máster bedroom

Headboard

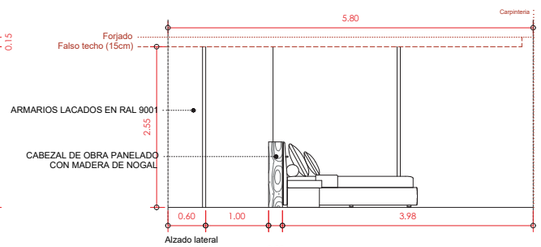
Dimensions 318x22x104cm
Integrated sconces and mechanisms
built-in walnut-panelled headboard



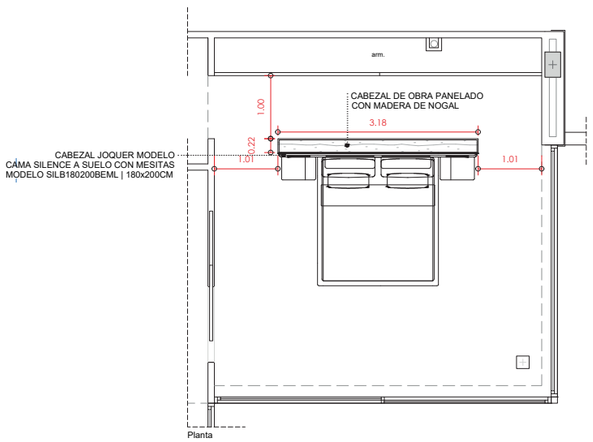
NATURAL WOOD
Walnut



Alzado frontal



Alzado lateral



Planta

06

06.1. Interior lighting

General information

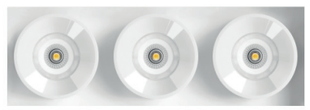
Lights throughout the house
Optik 1 luminaire by Onok lighting 20º, with matte white finish
Compact recessed luminaire Model Arlis by Onok lighting 36, with white finish

Outdoor porch/terrace
Black Foster by Arkoslight 38º luminaire IP54, with white finish

Bathroom light
Compact recessed luminaire Model Arlis by Onok lighting 36, with white finish
Optik 1 IP65 luminaire by Onok lighting 40º, with matte white finish



Lights throughout the house



Outdoor porch/terrace



Bathroom light







07

07.1. Hot water/Heating

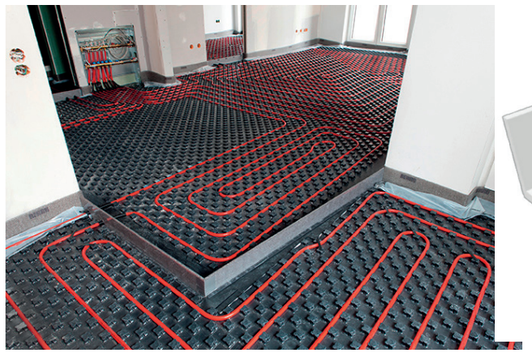
Technical equipment

Hot water
High-efficiency hot water production via aerothermal system, fully compliant with current regulations.

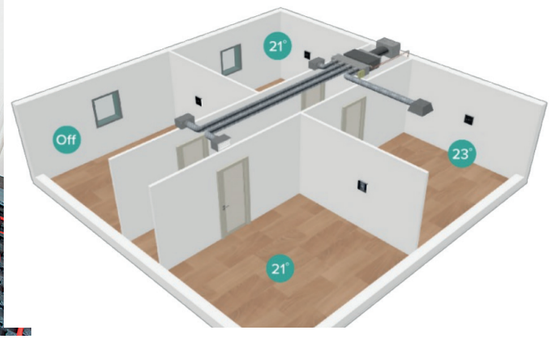
Air conditioning and heating
Air conditioning system for heating and cooling using a heat pump.
Outdoor units on the roof and indoor units in the false ceiling.
Underfloor heating system using aerothermal technology.
Airzone-type installation to independently control different areas.

Ventilation
Ventilation is carried out through a heat recovery system.

Water treatment
Water softening system available as an extra.



Example of underfloor heating



Air Zone system operation diagram

07.2. Electrical/Telecomunications

Technical equipment

Interior switches and outlets
Lighting points and mechanisms as per the project, complying with minimum regulatory requirements and suitable for proper functioning. Switches and outlets of the NIESSEN model SKY DUNA in grey.

Telecomunications
The house is equipped with a complete installation of a satellite antenna, DTT (Digital Terrestrial Television), and FM radio, as well as pre-installation for fixed connections via fiber optic cable.

A video intercom is located next to the entrance door of the house with a connection to the exterior door of the plot.

Home automation
ABB-free home or similar home automation system with centralized control of air conditioning, underfloor heating, lighting, and blinds.

Solar energy
6 kW self-consumption solar kit with twelve solar panels (approx.)

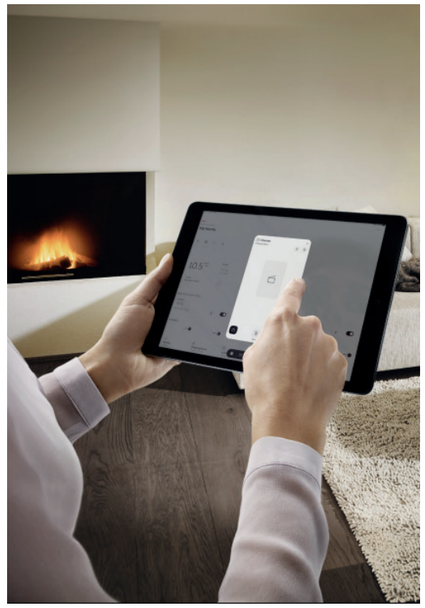


ABB - free@home system



Sky Duna by Niessen

08

08.1. Swimming pool

Outdoor areas

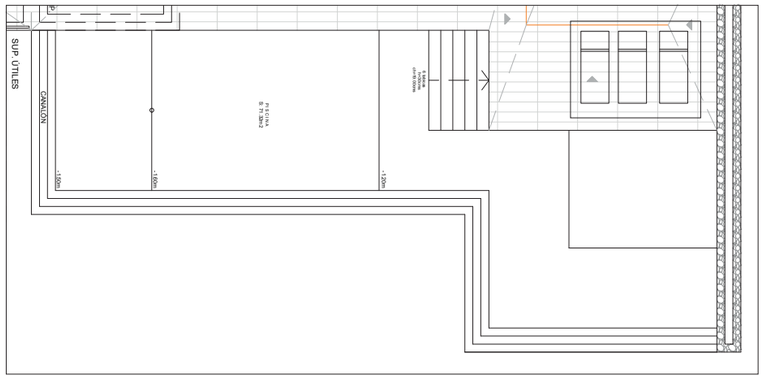
Pool

Access with splash zone like a beach.
Continuous finish with terrace. Infinity solution.

The swimming pool interior is proposed in Cavallina Marfil Porcelain Stoneware, using the same material specified throughout the exterior paving of the residence. This consistent material palette reinforces the visual continuity between the pool, terraces and surrounding outdoor spaces, creating a cohesive and harmonious architectural composition. Its warm, neutral character provides a refined contrast with the surrounding vegetation, allowing the landscape to take on greater prominence while seamlessly integrating the pool within the overall exterior design. Pool heating is available as an optional extra.



PORCELAIN STONEWARE
Cavallina Marfil





Detail image of the pool

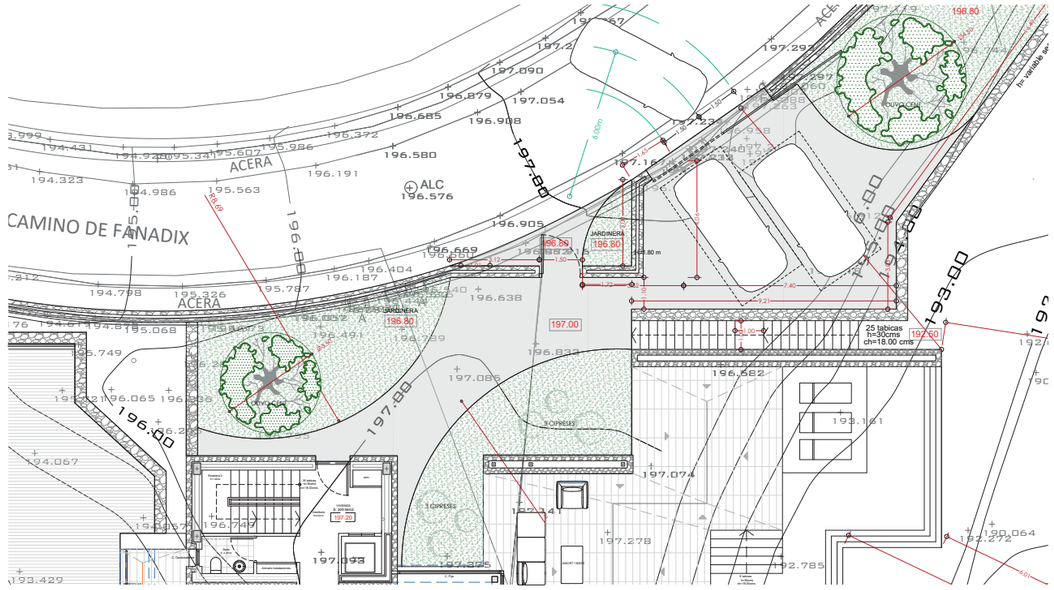
08.2. Garden

Technical equipment

Landscape and garden

Landscaping and surrounding area design for the plot.

The plan calls for the creation of a complete Mediterranean-style garden, complete with an irrigation system and outdoor lighting, designed to enhance the residential and scenic character of the lot. The final design of the garden is yet to be determined, though it will include species native to the Mediterranean environment, such as tall grasses, lavender, cypress trees, two large, century-old olive trees at the entrance available as an extra, and other low-maintenance plant varieties with high ornamental value.





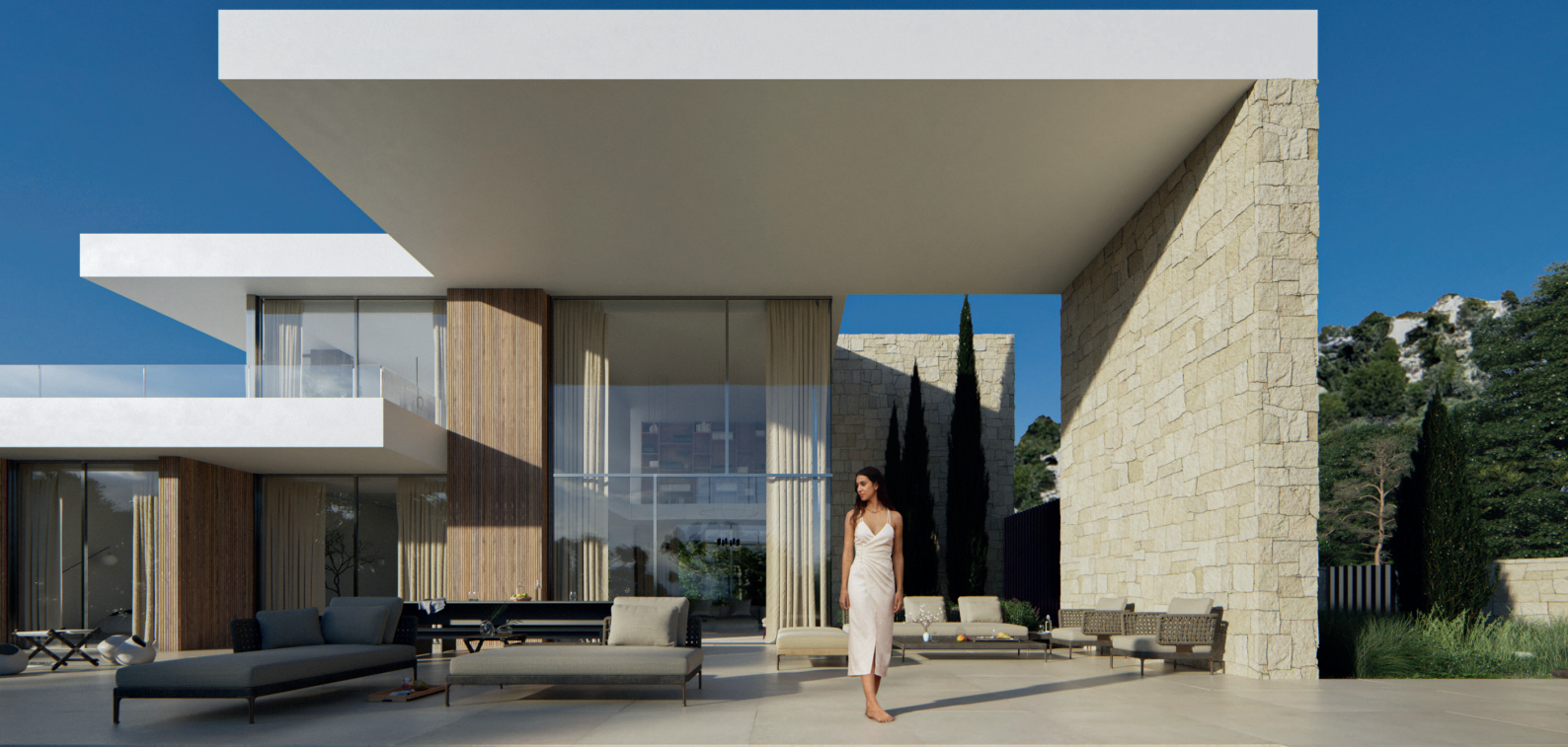
Examples of mediterranean garden



Century-old olive tree

Fnx House

TIMELESS LUXURY VILLA



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