NOON

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DUS DESARROLLOS INMOBILIARIOS
FRAN SILVESTRE ARQUITECTOS

INDEX

NOON
LA GRAN RESERVA

DUS DESARROLLOS INMOBILIARIOS

DUS DESARROLLOS INMOBILIARIOS

The DUS Desarrollos Inmobiliarios group has more than 20 years of experience in the real estate development sector. Throughout their professional career they have carried out multiple interventions and in recent years have built more than 300 homes in the north of Spain and developed land for another 250.

Currently, the group is intervening to a greater extent in the area of Sotogrande, one of the most luxurious residential areas of the peninsula. This is an exclusive development in the province of Cadiz with a community of 2,500 permanent international homes and around 8,000 homes in high season.

Two villas have been completed at this location and the third is in the final stages of construction. In total, five villas have been sold during this period, marking a successful marketing success for the project in the area.

With a track record of 300 homes built and sold in León, Pedro González is reinventing his role as a property developer in an environment as unique and extraordinary as the constructions he imagines in his mind.

THE FIRST COMPANY COMMITTED TO ZERO CONSUMPTION VILLAS
DUS Desarrollos inmobiliarios is the first company to commit to sustainability and build luxury villas with zero consumption.

FRAN SILVESTRE ARQUITECTOS
DUS Desarrollos inmobiliarios teams up with Fran Silvestre Arquitectos to develop sustainable and design villas. This is an architectural studio with an exponential development.

3 VILLAS BUILT AND 5 VILLAS SOLD IN THE LAST FEW YEARS IN SOTOGRANDE AREA
DUS Desarrollos inmobiliarios has managed to build three luxury villas in the last few years, with the most exclusive designs and the best qualities. 5 properties sold in the last few years with the guarantee of being a consolidated company in constant development.

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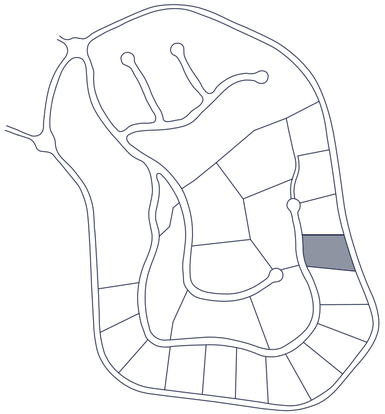


SITE PLAN

SOTOGRANDE
Be part of the place to be, in the most secure and exclusive part of Sotogrande, with all leisure and possibilities that Costa del Sol offers.

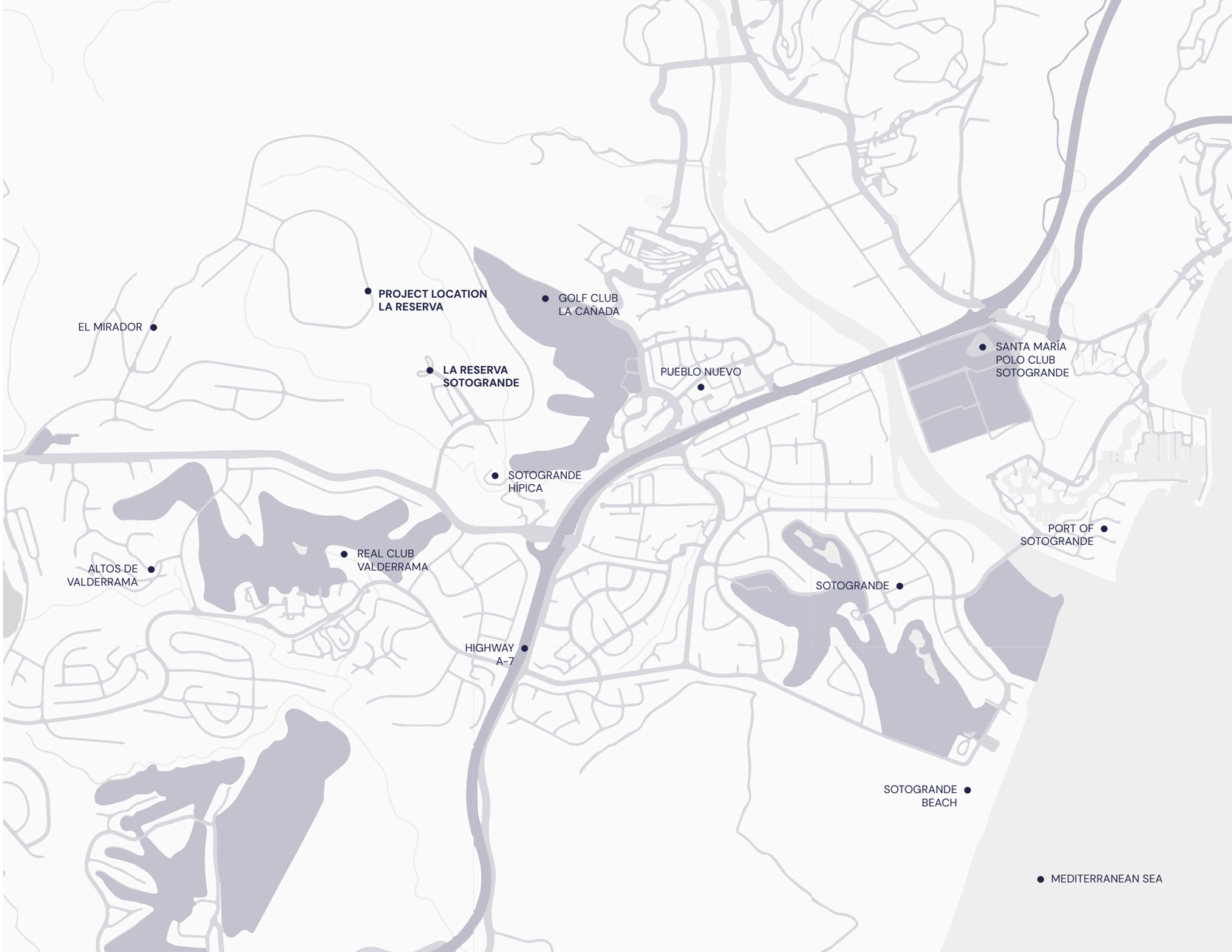
A GOLF TREASURE
Wake-up as a privilege witness of the greens of Real Club de Valderrama and be able to play at any of the 50 courses that you can reach in less than 30 min. driving.

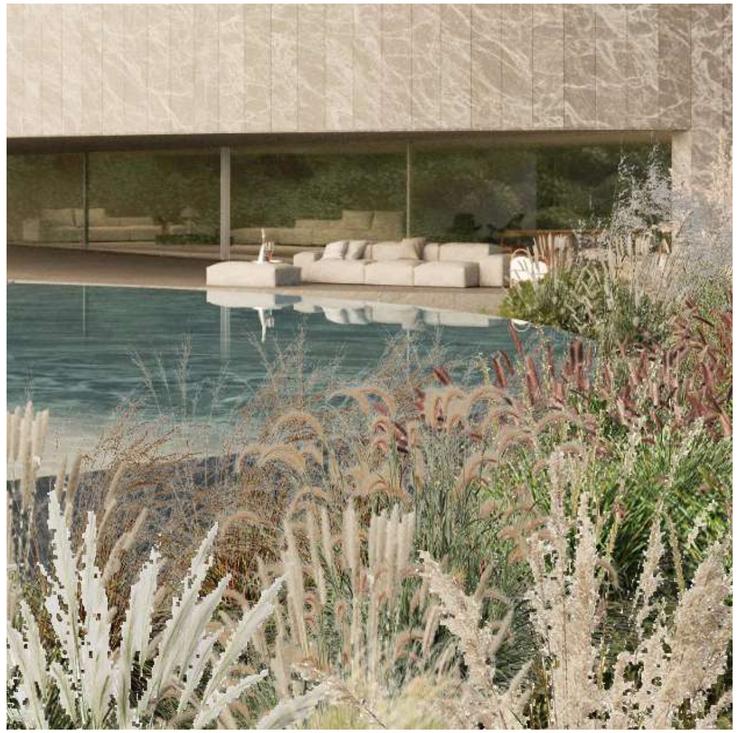
SORROUNDED BY NATURE
Oak leaves and trills is the only thing that you will hear around you, the most peaceful environment awaits you with the Cork-Oak Natural Park.

SPORT
The space in which this project is located invites to practice outdoor sports because it is surrounded by nature and the climate. In addition, there are numerous spaces equipped to do so and many public gyms.

LEISURE AND GASTRONOMY
Sotogrande is a strategic point in terms of gastronomy because it offers multiple possibilities of great quality for all tastes.

FAMILY ATMOSPHERE
The climate, the vegetation, the high level of security and the pleasant environment make this location an ideal place to create a family. Your children will be able to grow up in a privileged and suitable space to develop their full potential.





MASTERPLAN
ORIGINAL VERSION

LIFT
2 elevator

WELLNESS AREA
Interior pool
Swimming pool & water mirror
Sauna
GYM
GYM bathroom

6 BEDROOM SUITES
2 master suite
4 bedrooms

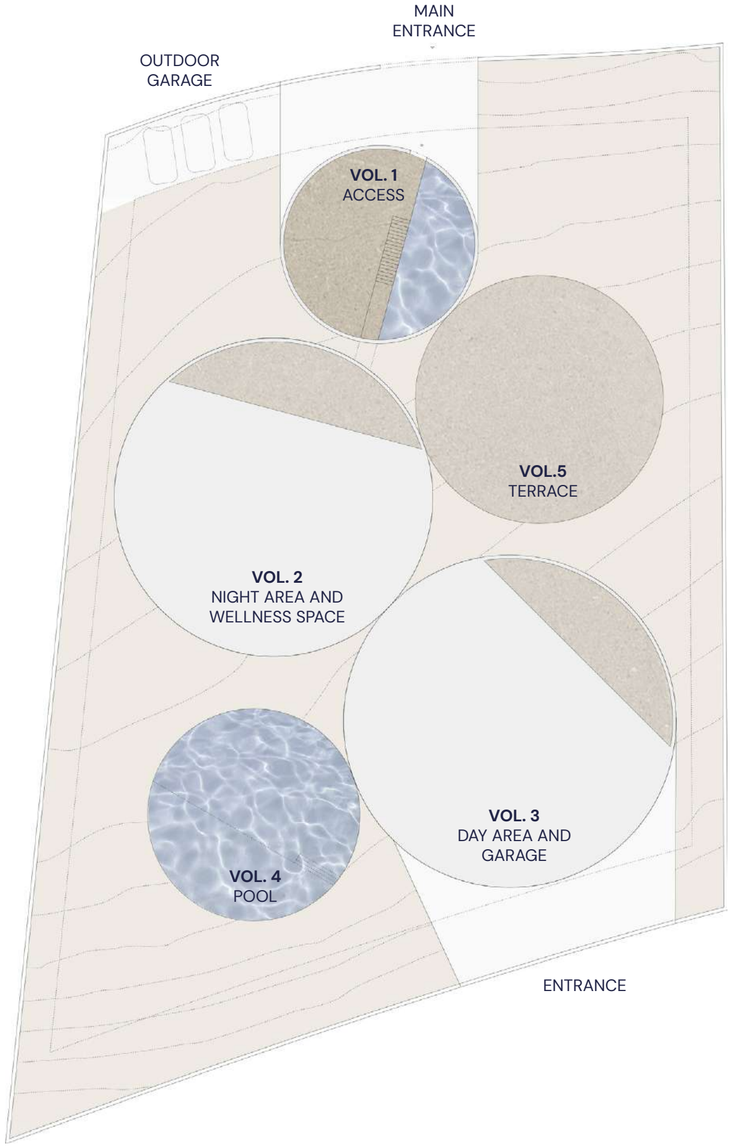
7 BATHROOM & 2 TOILETS
2 master bathroom
4 bathroom in suite
1 gym bathroom
2 toilet

TOTAL PLOT AREA
4.502,50 m²

TOTAL BUILT-UP AREA
2.756,70 m²

INTERIOR SPACES
1.541,40 m²
COVERED TERRACES
196,40 m²
UNCOVERED TERRACES & WATER AREAS
1.018,90 m²

5 VOLUMES
access
night area and wellness space
day area and garage
pool
terrace



MASTERPLAN
OPTIONAL VOLUME

LIFT
3 elevator

WELLNESS AREA
Interior pool
Swimming pool & water mirror
Sauna
GYM
GYM bathroom

6 BEDROOM SUITES & 2 OPTIONAL BEDROOM
2 master suite
4 bedrooms
+2 guest bedroom (optional)

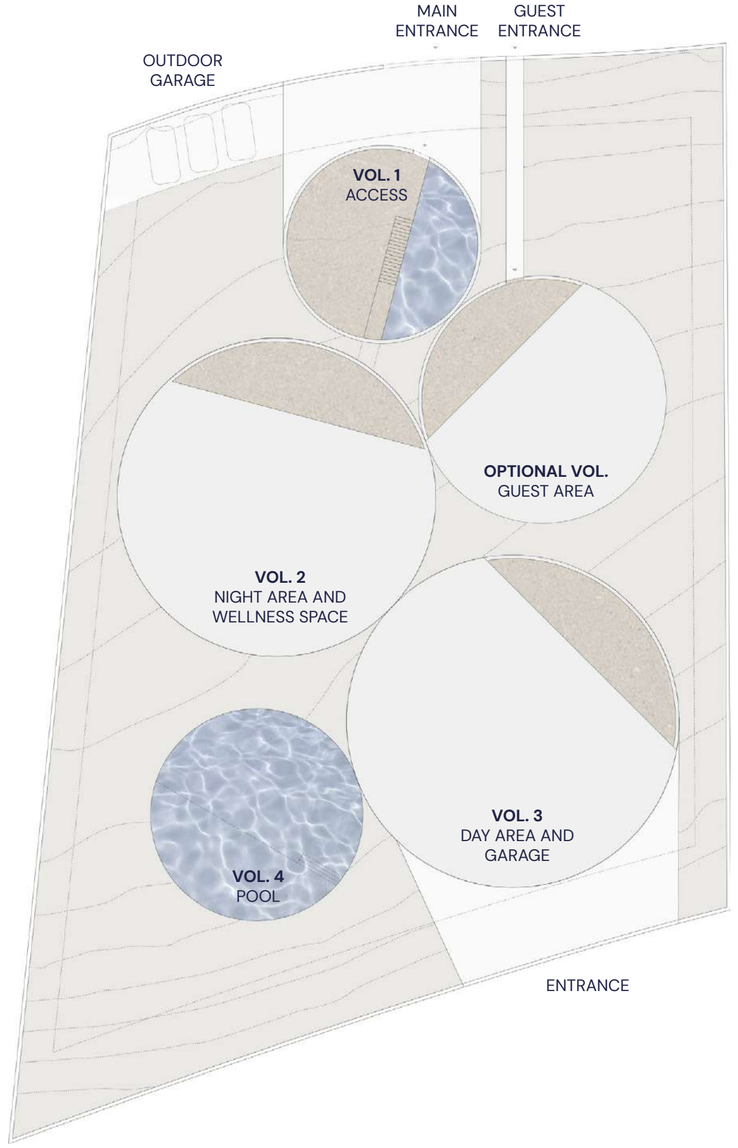
7 BATHROOM & 2 TOILETS & 2 OPTIONAL BATHROOM
2 master bathroom
4 bathroom in suite
2 guest bathroom (optional)
1 gym bathroom
2 toilet

TOTAL PLOT AREA
4.502,50 m²

TOTAL BUILT-UP AREA
2.808,50 m²

INTERIOR SPACES
1.780,00 m²
COVERED TERRACES
276,20 m²
UNCOVERED TERRACES & WATER AREAS
752,30 m²

4 VOLUMES +1 OPTIONAL VOLUME
access
night area and wellness space
day area and garage
pool
guest area (optional volume)

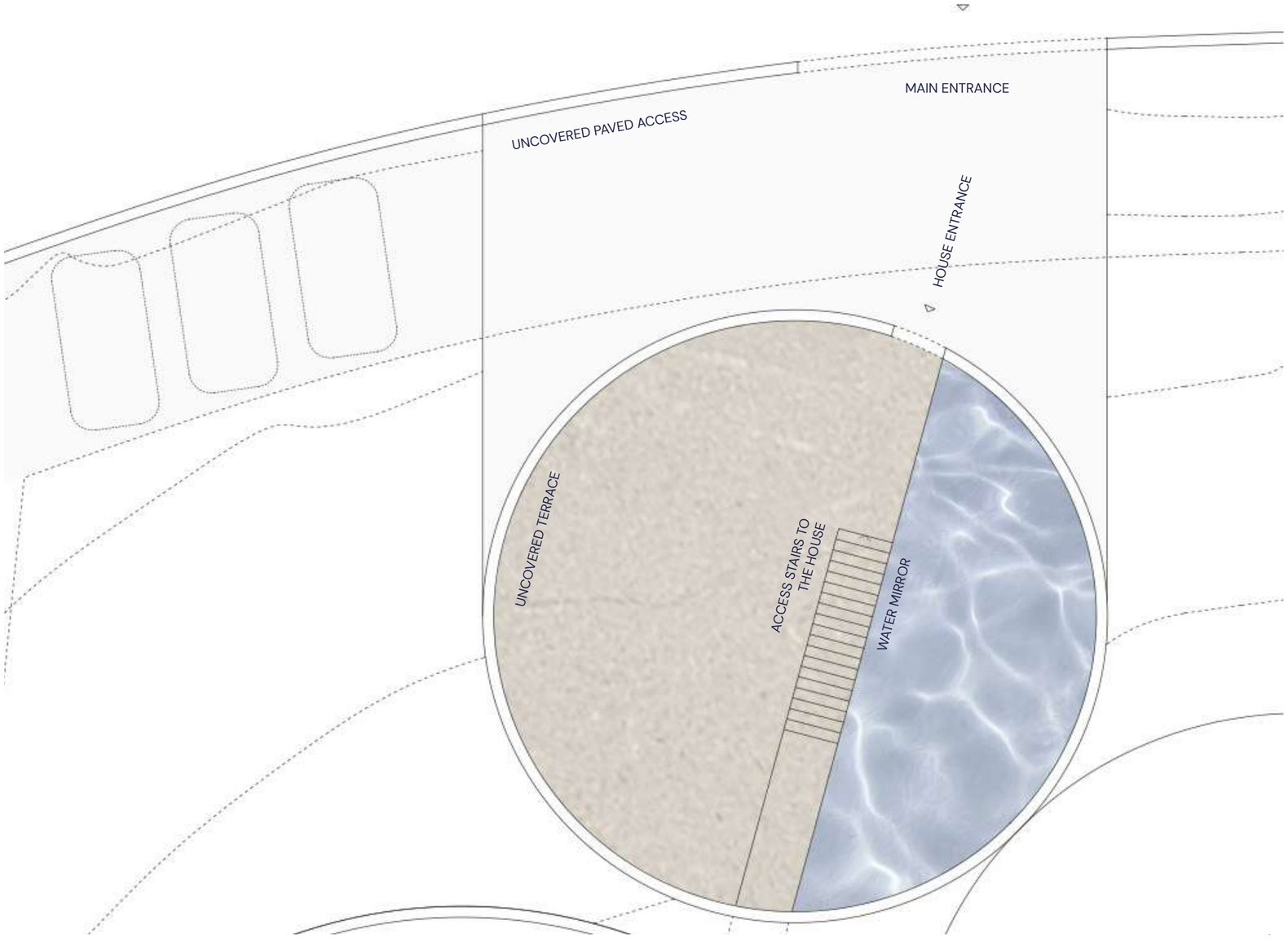


VOLUME 1
ACCESS

TOTAL BUILT-UP AREA
221,70 m²

UNCOVERED TERRACES & WATER AREAS
221,70 m²

Outdoor garage	95 m²
Uncovered paving	141 m²
Uncovered terrace	119 m²
Access stairs	9 m²
Water mirror	70 m²



Volume 1. Access
Image of the access stairs to the house

Main entrance (above)
Image of the access door to the discovered access terrace to the house

Volume 1. Access
Image of the discovered access terrace and the access stairs to the house

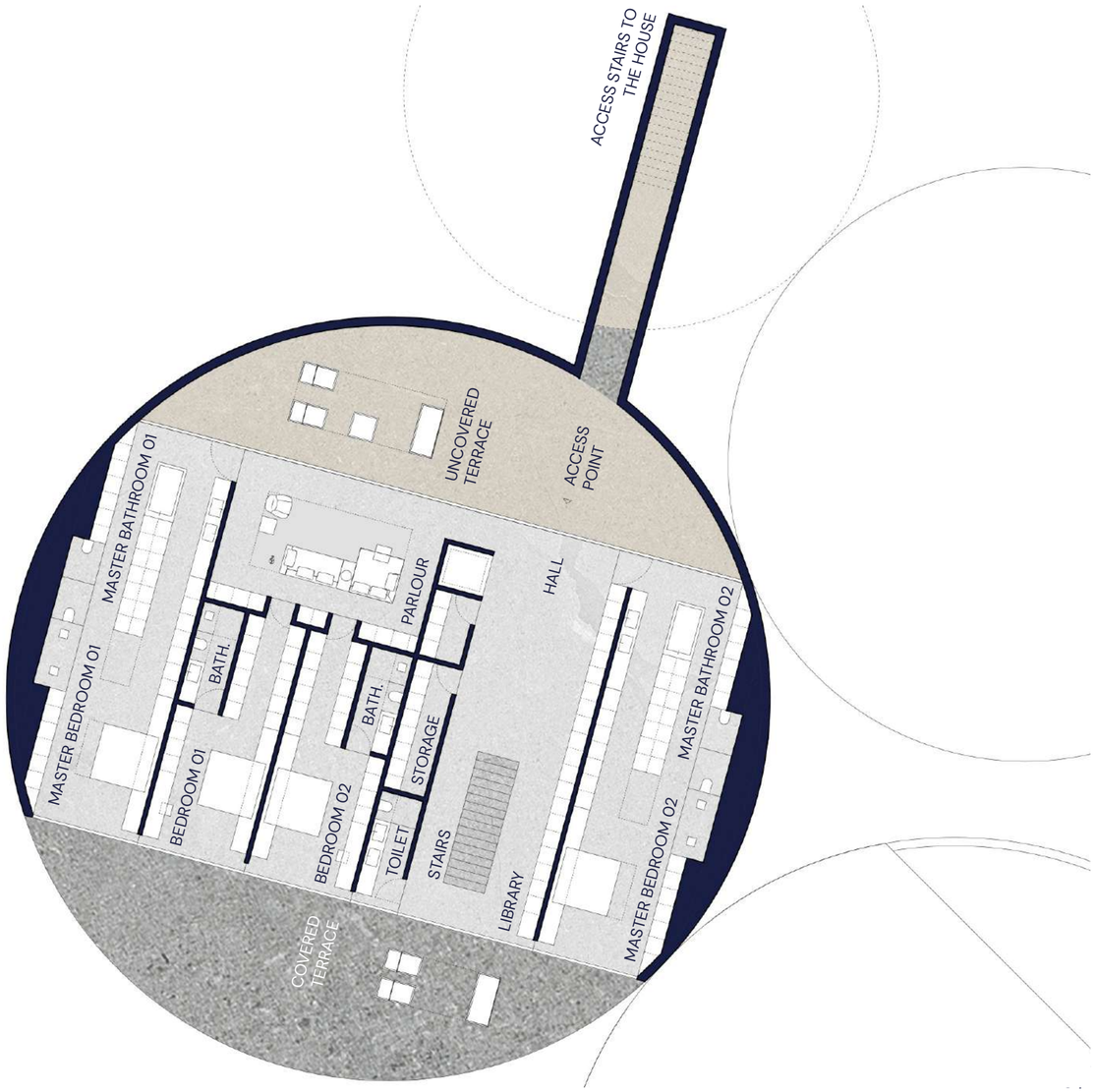
VOLUME 2 UPPER FLOOR
NIGHT AREA

TOTAL BUILT-UP AREA
572,60 m²

INTERIOR SPACES
374,00 m²
COVERED TERRACES
99,30 m²
UNCOVERED TERRACES & WATER AREAS
99,30 m²

USEFUL AREAS

Hall	89 m²
Parlour	40 m²
Master bedroom 01	66 m²
Master bedroom 02	66 m²
Bedroom 01	34 m²
Bedroom 02	34 m²
Covered terrace	99 m²
Uncovered terrace	91 m²



Volume 1. Uncovered terrace
Image of the unocvered access terrace to the house

Volume 1. Stairs
View of the landscape from the main access of the house

Main bedroom
Image of the main bedroom

Bathroom (above)
Image of the en-suite bathroom of the bedrooms

Bedroom (right)
Image of the bedroom

VOLUME 2 LOWER FLOOR
WELLNESS AREA

TOTAL BUILT-UP AREA
341,80 m²

INTERIOR SPACES
341,80 m²

USEFUL AREAS

Hall	59 m²
Wellness & Gym	204 m²
Cinema	29 m²
Laundry	17 m²

Volume 1. Stairs
Image of the main stairs of the house. Image from the indoor swimming pool of the gym volume

VOLUME 3 UPPER FLOOR
DAY AREA

TOTAL BUILT-UP AREA
879,00 m²

INTERIOR SPACES
430,30 m²
COVERED TERRACES
97,10 m²
UNCOVERED TERRACES & WATER AREAS
351,60 m²

USEFUL AREAS

Living & Kitchen	271 m²
Hall	46 m²
Bedroom 01	41 m²
Bedroom 02	41 m²
Covered terrace	97 m²
Uncovered terrace	89 m²
Water mirror	159 m²
Swimming pool	95 m²

Living room
Image of the main living room overlooking the pool and the landscape

Vol. 4 Pool
Exterior view of the pool (volume 4) and the day area (volume 3)

Living room
Image of the living room

Living room (above)
Image of the living room with warm finishes

Living room (right)
Image of the living room with warm finishes

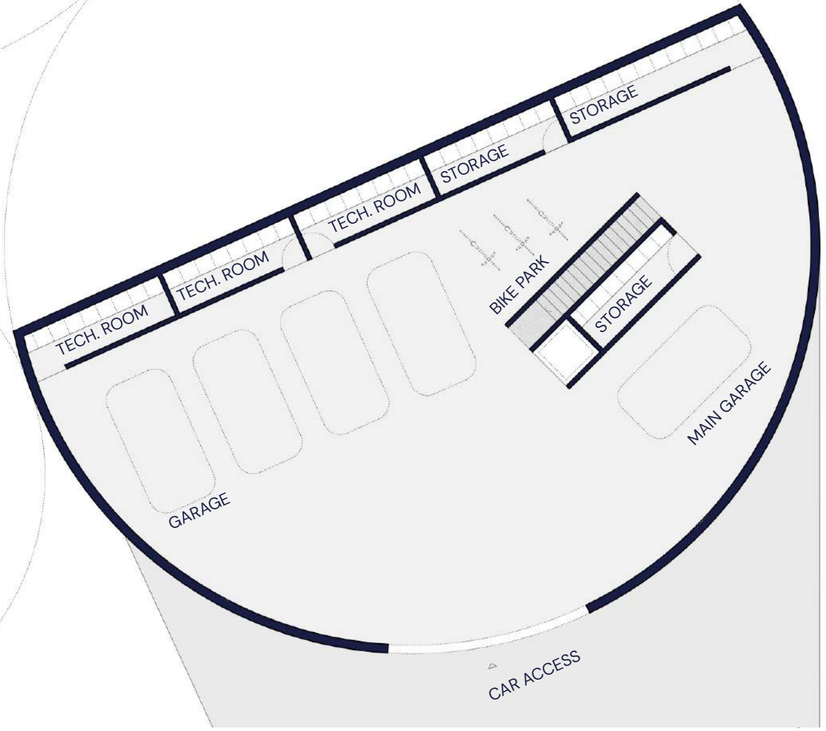
VOLUME 3 LOWER FLOOR GARAGE

TOTAL BUILT-UP AREA
395,30 m²

INTERIOR SPACES
395,30 m²

USEFUL AREAS

Garage	306 m²
Storage	26 m²
Technical rooms	23 m²



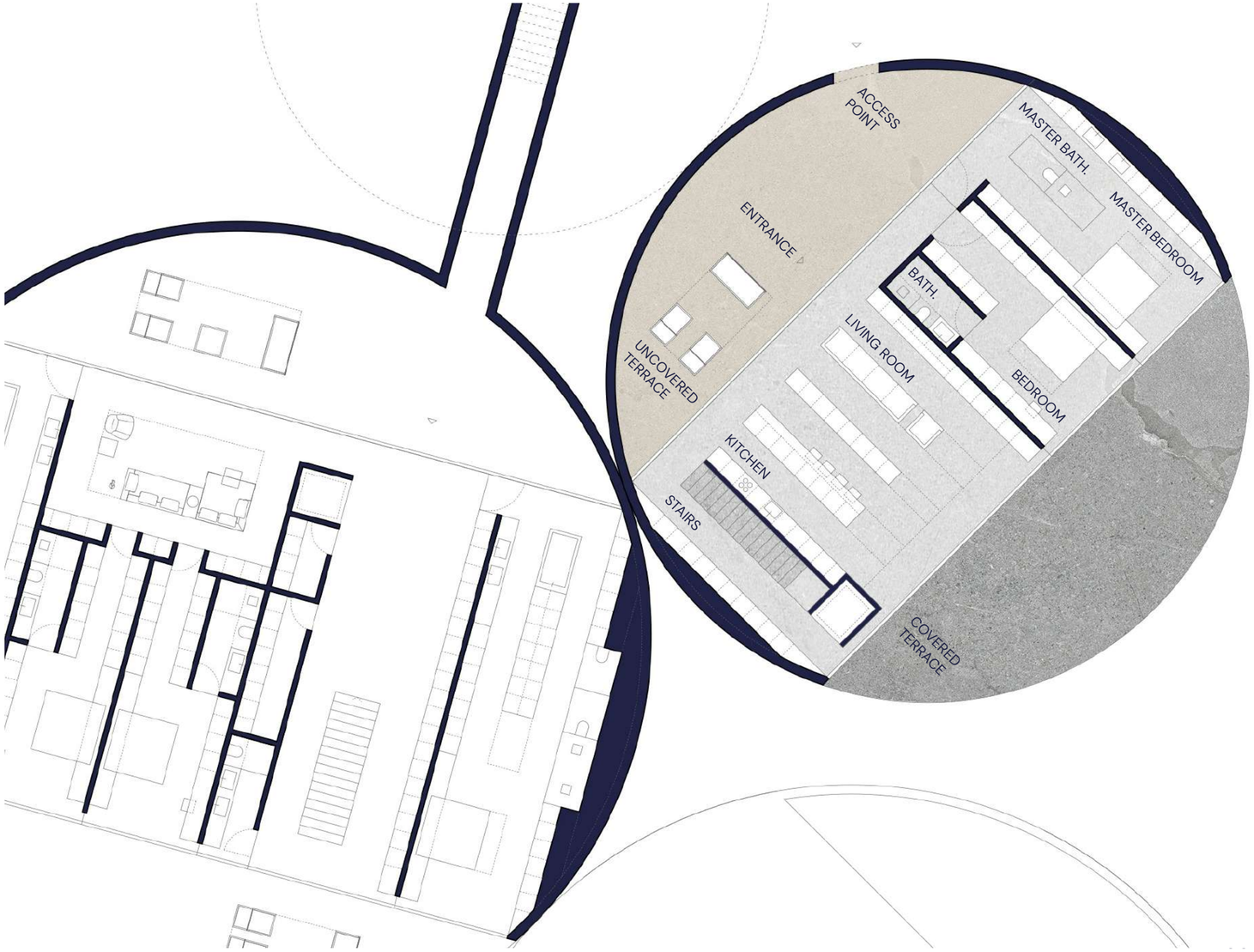
OPTIONAL VOLUME UPPER FLOOR
GUEST PAVILION

TOTAL BUILT-UP AREA
346,40 m²

INTERIOR SPACES
186,80 m²
COVERED TERRACES
79,80 m²
UNCOVERED TERRACES & WATER AREAS
79,80 m²

USEFUL AREAS

Hall	24 m²
Living & Kithchen	75 m²
Bedroom	31 m²
Master bedroom	39 m²
Covered terrace	79 m²
Uncovered terrace	72 m²



OPTIONAL VOLUME CONNECTION LOWER FLOOR

TOTAL BUILT-UP AREA
51,80 m²

INTERIOR SPACES
51,80 m²

Hall	37 m²

ZERO ENERGY & WATER CONSUMPTION

THE INNOVATED TRADITION

Architecture is no longer limited to supplying the functional requirements of the users who inhabit it. From Cork Oak Mansion, in collaboration with Fran Silvestre Arquitectos, there is an indisputable commitment to the environment. It is committed to sustainability through the architecture itself, which incorporates a comprehensive design in which all aspects influence.

The objective is for the architectural design from innovative tradition to guarantee watertightness, energy generation and the absence of losses to ensure that the home's consumption is zero.

ZERO ENERGY CONSUMPTION
The way to achieve maximum comfort while respecting the environment

The concept of zero energy consumption without sacrificing maximum comfort is the callenge of this villas. It consists of integrating nature and open spaces in a design and luxury home, with the objective of practically eliminating the environmental impact.

This houses use renewable energy to supply all its needs, making it an energy self-sufficient villas. All these economic and environmental benefits do not detract from the aesthetics and luxury of the villas.

To achieve this, a geothermal system with solar panels and battery accumulation generate enough energy to satisfy all the consumption of the house in one year, as well as 90,000 km of a Polestar 2-type car. All this can be achieved without sacrificing aesthetics, good materials and the greatest exclusivity.

GEOTHERMAL SYSTEM
Geothermal system use the relatively constant temperature of the earth as the exchange medium instead of the outside air temperature.

Air-conditioning, sanitary hot water and underfloor heating energy production by means of a geothermal system.

PHOTOVOLTAIC SYSTEM
Photovoltaic system is a special electrical system that produces energy from a renewable and inexhaustible source: the sun

38.64 kWp grid-connected solar photovoltaic system for self-supply.

BATTERY SYSTEM
Battery system is made up of electrochemical cells which generate electrical energy at a specified voltage.

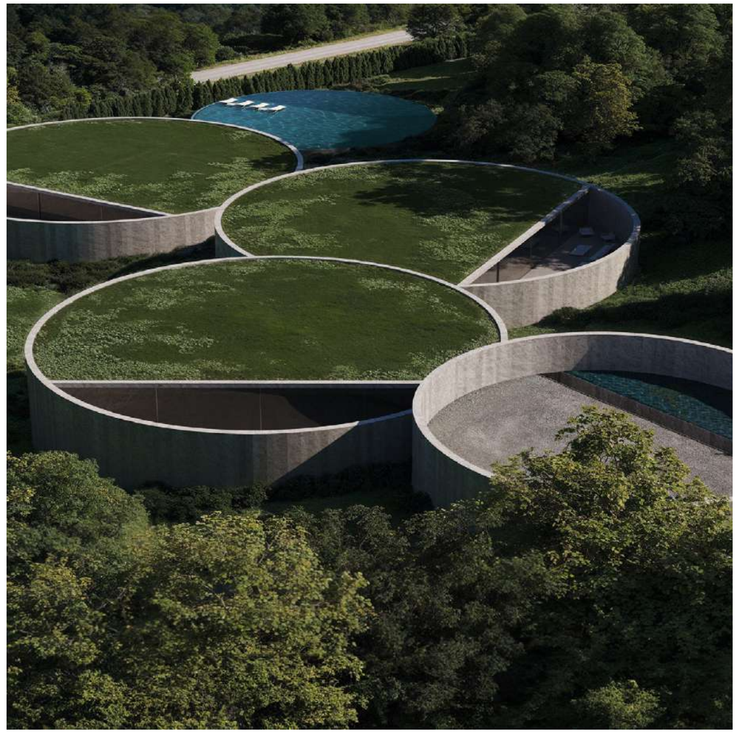
Accumulation of energy without waste for later use.

THERMAL INSULATION SYSTEM
Thermal insulation system reduces heat transfer between solid objects, fluids or gases by introducing a barrier between them.

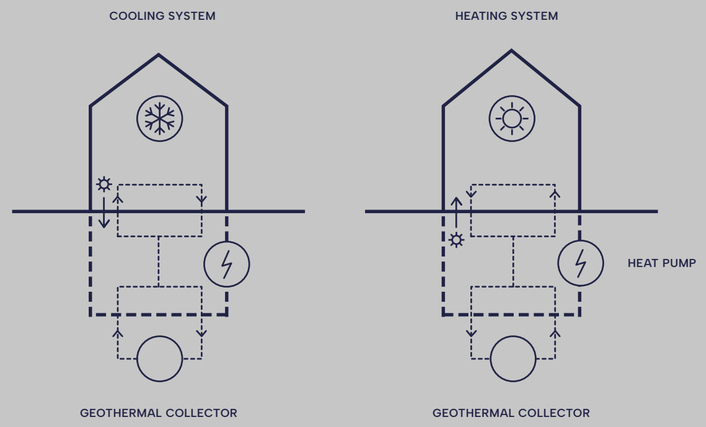
Continuous thermal envelope that guaarantees temperature control and comfort of the house with no energy losses.

FIRST CLASS MATERIALS AND GOOD ORIENTATIONS
First class materials are those which are extremly good and of the highest quality.

High quality carpentry and materials are used to preevent interior-exterior heat flow. In the other hand, the correct orientation of the house ensures the use of shading, which favors the natural air conditioning of the villa.



We don’t talk about sustainability
as a marketing concept.
In Noon, it is a scientifically
proven reality.



LOW-ENTHALPY GEOTHERMAL ENERGY

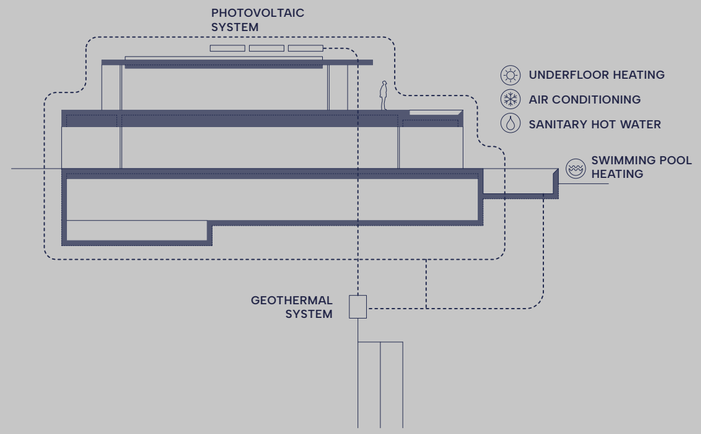
The installation can function as both a heating and cooling method. In the first case, the pump extracts energy from the ground and introduces it into the house in the form of heat. When the demand is for cooling, the machine evacuates the heat from the building and uses it to produce domestic hot water and to heat the swimming pool. Once these needs are met, the excess heat is sent to the ground.

PHOTOVOLTAIC SYSTEM

The electrical energy produced by the photovoltaic panels is an endless, renewable and non-polluting source. It contributes to sustainable development, since it consumes the daily energy produced by the sun. This energy can be used for self-consumption or be fed into the Spanish electricity grid for later compensation. During periods of low solar radiation, the energy that has been accumulated during the light periods is used. The building will be energetically self- sufficient and will obtain surplus energy to charge vehicles.

BATTERY SYSTEM

Batteries are one of the best self-sufficient systems. The energy collected in hours of non-energy use is accumulated to provide support in the necessary hours. The excess energy generated is accumulated for own use.



ENERGY SELF-SUFFICIENT VILLA
The home's two primary renewable energy sources (geothermal and solar photovoltaic) work together, making the villa an energy self-suficient building.

UNDERFLOOR HEATING
Indoor installations for underfloor heating.

AIR CONDITIONING
Indoor installations for air-conditioning by means of ducted units.

DOMESTIC HOT WATER
The energy produced by geothermal energy can be used to heat domestic water.

HEATED POOLS
Installations for heating of indoor and outdoor swimming pools.

HYBRID SYSTEM
Hybrid system with battery storage.

WATER SAVING STRATEGIES

ZERO WATER CONSUMPTION
The way to achieve maximum water saving and respecting the environment

The revolution of sustainable housing is consolidated in The Fifteen with the preservation of the most precious element: WATER. After achieving total energy efficiency in Altos de Valderrama with the first luxury villa with zero external energy consumption, we go further in the most distinguished area of Sotogrande, not only in terms of indigenous landscaping with low water impact, but with a combined system of water generation for domestic use, rainwater harvesting and reuse of grey water for irrigation.

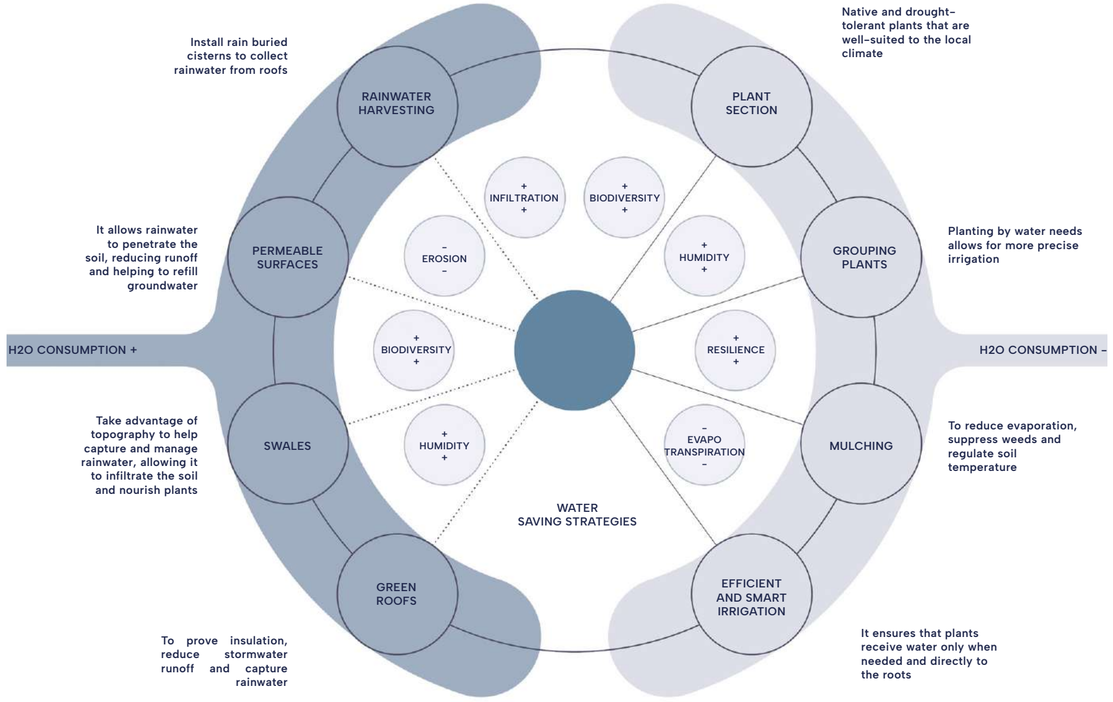
The home will achieve zero water consumption thanks to the use of three renewable water sources:

- Atmospheric water generation: 90.000 liters per year with electricity consumption from photovoltaics of 0.2 kWh per liter generated. This water is of high quality and will be used for human consumption for both drinking and cooking.

- Rainwater collection: 760.000 liters per year with average quality for non-human consumption uses in the home (cleaning, etc.).

- Reuse of gray water: Gray water from the house (approximately 700.000 liters per year) will be used for irrigation.

Before planting, the species are carefully selected in a nursery and exposed to several changing episodes of water stress to ensure a proper adaptation to an environment without any irrigation



LANDSCAPE

The strength of our Project lies within the power of the enclave and the architecture which the garden is displayed around, where it aims to function in an efficient and communicating way.

We work with drought torelant Mediterranean plants to minimise water consumption as much as possible, combining grasses with tree species such as Olea Europaea, Quercus ilex and Ceratonia siliqua.

The garden coexists with the architecture, enhancing its integration into the environment, complementing its shape and offering movement as well as diversity.

Ubication **ACCESS**
Vegetation **GRASSES GARDEN**
Characteristics **0 IRRIGATION**

Ubication **RELAX GARDEN EXPERIENCE**
Vegetation **GRASSES GARDEN**
Characteristics **0 IRRIGATION**

Ubication **POOL AREA EXPERIENCE**
Vegetation **GRASSES GARDEN**
Characteristics **0 IRRIGATION**

Ubication **SEATING AREA EXPERIENCE**
Vegetation **GRASSES GARDEN**
Characteristics **0 IRRIGATION**

Ubication **WALKWAY EXPERIENCE**
Vegetation **GRASSES GARDEN**
Characteristics **0 IRRIGATION**

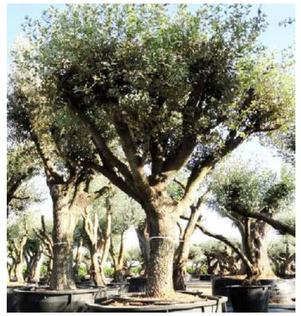
Ubication **VIEWPOINT–FIRE EXPERIENCE**
Vegetation **GRASSES GARDEN**
Characteristics **0 IRRIGATION**

Ubication **SENSORY EXPERIENCE**
Vegetation **GRASSES GARDEN**
Characteristics **0 IRRIGATION**

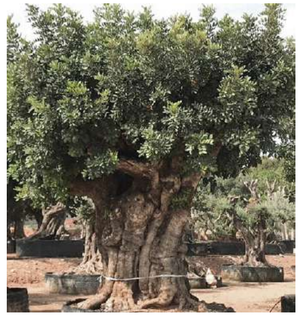
Ubication **VIEWS FROM THE HOUSE**
Vegetation **GRASSES GARDEN**
Characteristics **0 IRRIGATION**

Ubication **VIEWS FROM THE HOUSE**
Vegetation **GRASSES GARDEN**
Characteristics **0 IRRIGATION**

Vegetation **OLEA EUROPAEA**

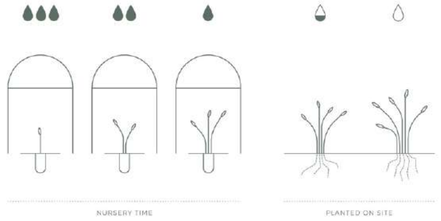


Vegetation **QUERCUS ILEX**



Vegetation **CERATONIA SILIQUA**

SEASONAL CHANGE



Before planting, the species are carefully selected in a nursery and exposed to several changing episodes of water stress to ensure a proper adaptation to an environment without any irrigation

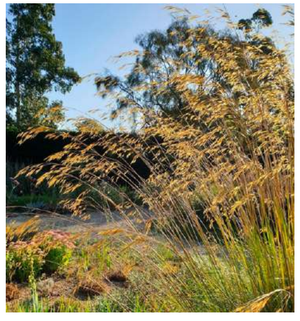
VEGETATION

Vegetation **OLEA OLEASTER**
Heigh **3–12m**
Mesh **4x4**

Vegetation **PHILLYREA LATIFOLIA**
Heigh **1–3m**
Mesh **1,5x1,5**

Vegetation **LYGEUM SPARTIUM**
Heigh **0,2–0,6m**
Mesh **0,5x0,5**

Vegetation **STIPA TENACISSIMA**
Heigh **0,5–1,5m**



Vegetation **STIPA GIGANTEA**
Heigh **0,5–1,5m**

MATERIALITY

MATERIALITY

Sierra Elvira Marble
Exterior floor and façade finishes
Waterproof matt sandblasted

Natural oak wood
Interior cladding
Open-pore matt

RAL 7047
Interior coating
Matt

FRAN SILVESTRE ARQUITECTOS

FRAN SILVESTRE ARQUITECTOS

Fran Silvestre Arquitectos is an international architecture and design studio based in Valencia (Spain), formed by a large multidisciplinary group of professionals. It carries out residential, cultural, corporate or public projects in an international level.

Throughout all their career they have received awards and recognitions such as the MHK Award in Berlin in 2009, the Red Dot Design Award in 2013, the First Prize in the Product Category at the XIII Spanish Biennal of Architecture and Urbanism 2016, the NYCDesign Awards in 2020.

Their work has been published in magazines such as GA Houses, On-site, Architectural Record, Architectural Digest or Arquitectura Viva and publishers such as Phaidon, GG, Taschen or Rizzoli.

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Miami, USA
Washington D.C, USA
Faro, Portugal

Architecture can be
small in the grand
or grand in the small,
if each commission is understood
as an opportunity
to materialize a good project.

NOON