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halo_

# index

DUS

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

**3 VILLAS BUILT  AND 5 VILLAS SOLD IN THE LAST FEW YEARS IN SOTOGRANDE AREA**

# location

# 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.

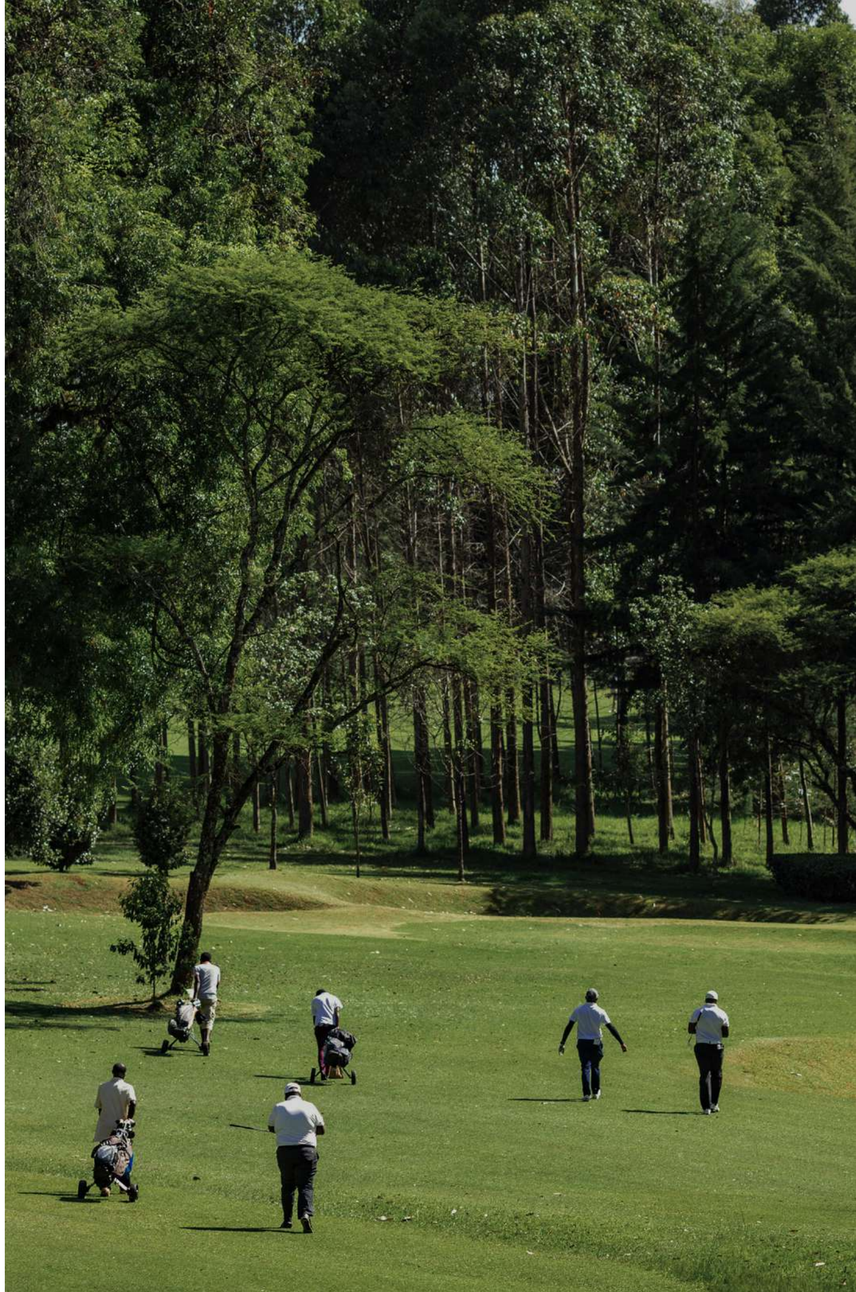
**A GOLF TREASURE**
Wake-up as a privilege witness of the greens of Real Club de Valderrama and be able to play at any of the 50 courses that you can reach in less than 30 min. driving.

**SORROUNDED BY NATURE**
Surrounded by the serene beauty of the Cork-Oak Natural Park, Villa Halo offers a tranquil environment where the only sounds you will hear are the rustling of oak leaves and the melodic trills of nature.

**SPORT**
Sotogrande offers a vibrant sports scene with world-class golf courses, equestrian centers, tennis clubs, and water sports facilities. It is a premier destination for sports enthusiasts, providing endless opportunities for active individuals to indulge in their favorite sports activities. Whether you're a golf aficionado, a horse riding enthusiast, a tennis pro, or a water sports lover, Sotogrande has something for everyone.

**LEISURE AND GASTRONOMY**
Sotogrande boasts a rich gastronomic scene, drawing from both local Andalusian traditions and international influences. With its focus on quality ingredients and creative culinary preparations, Sotogrande offers a diverse range of dining options to satisfy every palate.

**FAMILY ATMOSPHERE**
The climate, lush vegetation, robust security measures, international schools and serene environment converge to create an ideal setting for families. Here, your children can thrive in a privileged and nurturing space, allowing them to reach their full potential.

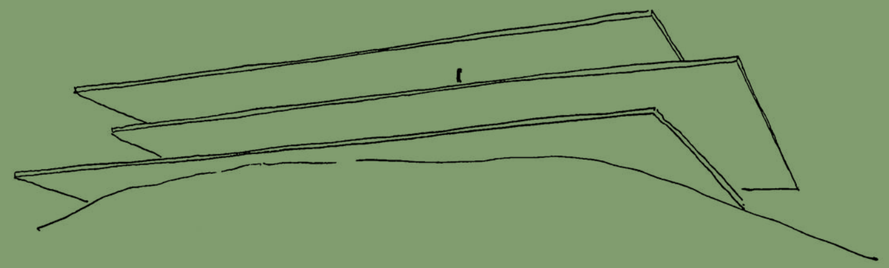


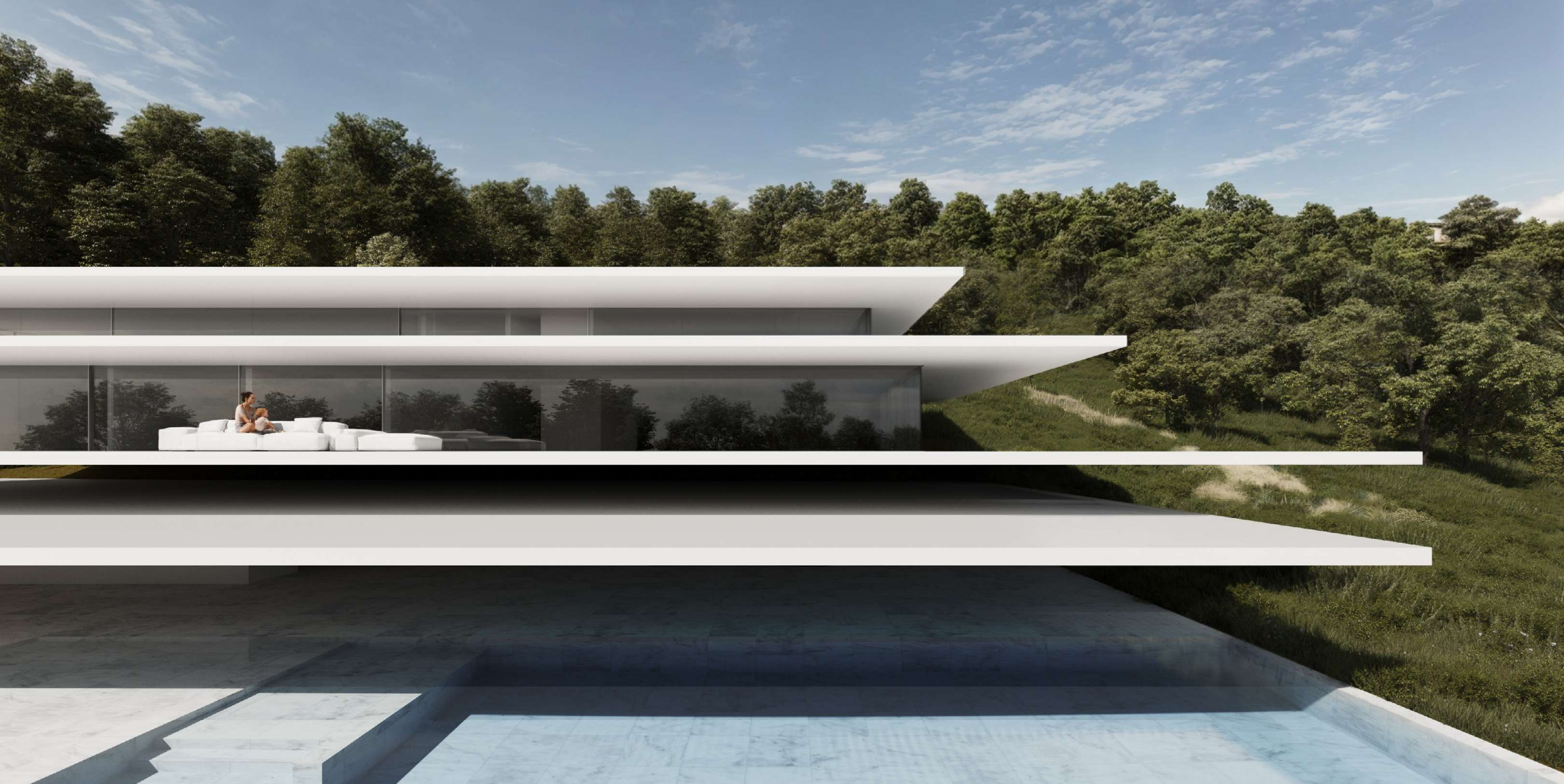
halo_

Nestled in the prestigious La Reserva de Sotogrande, Villa Halo epitomizes the pinnacle of sustainable luxury living. This modern architectural masterpiece boasts a prime first-line location on the golf course, offering breathtaking views of both the meticulously manicured greens and the shimmering sea beyond.

Designed with privacy in mind, the villa provides a serene sanctuary while still offering the convenience and elegance of contemporary design.







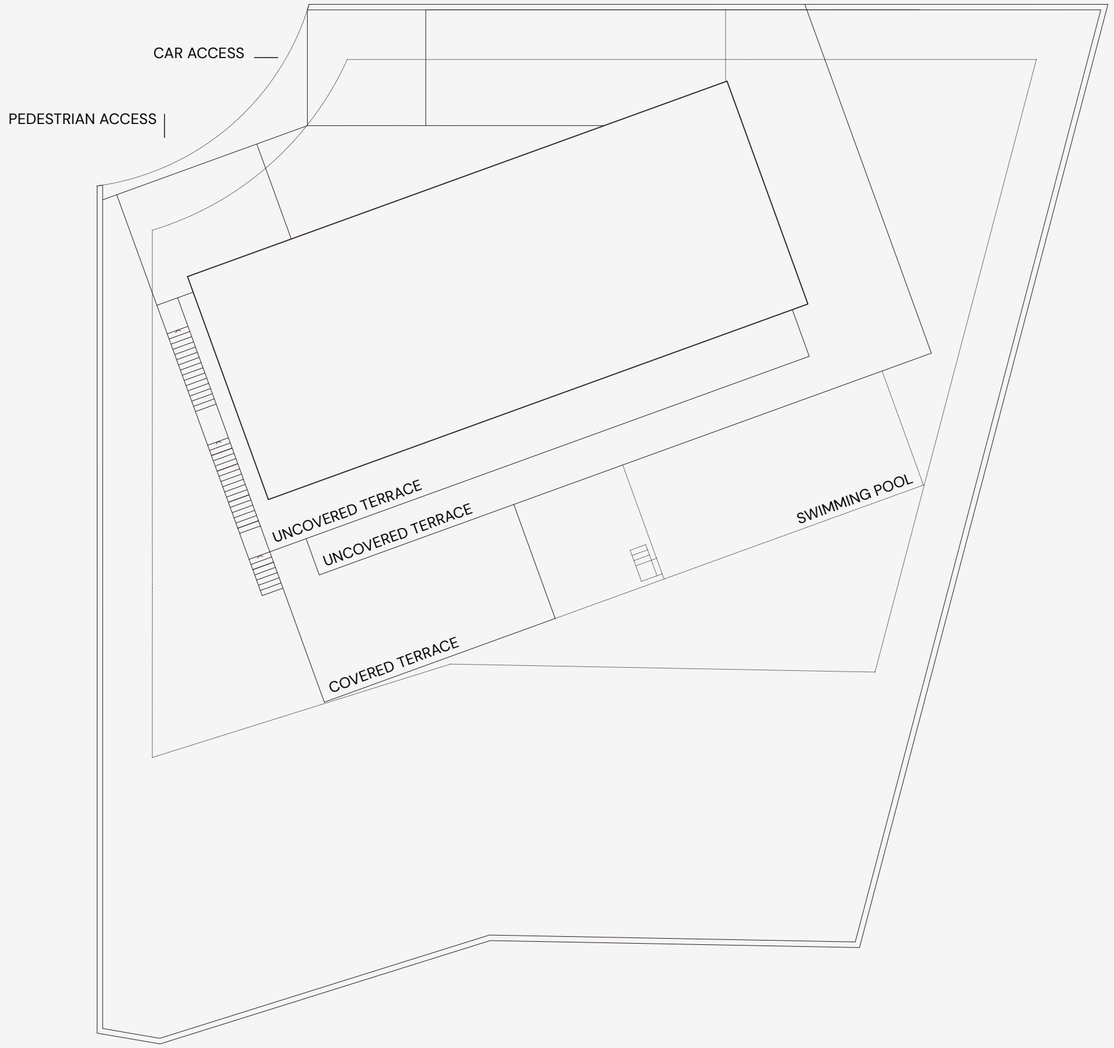
Villa Halo features a striking modernist design with clean lines and expansive terraces that blend seamlessly with the natural landscape. The tiered structure maximizes views and natural light, creating a harmonious connection between indoor and outdoor spaces.

Enjoy uninterrupted views of the golf course and the Mediterranean Sea. The expansive windows and strategically designed outdoor spaces ensure that the stunning surroundings are always in view.

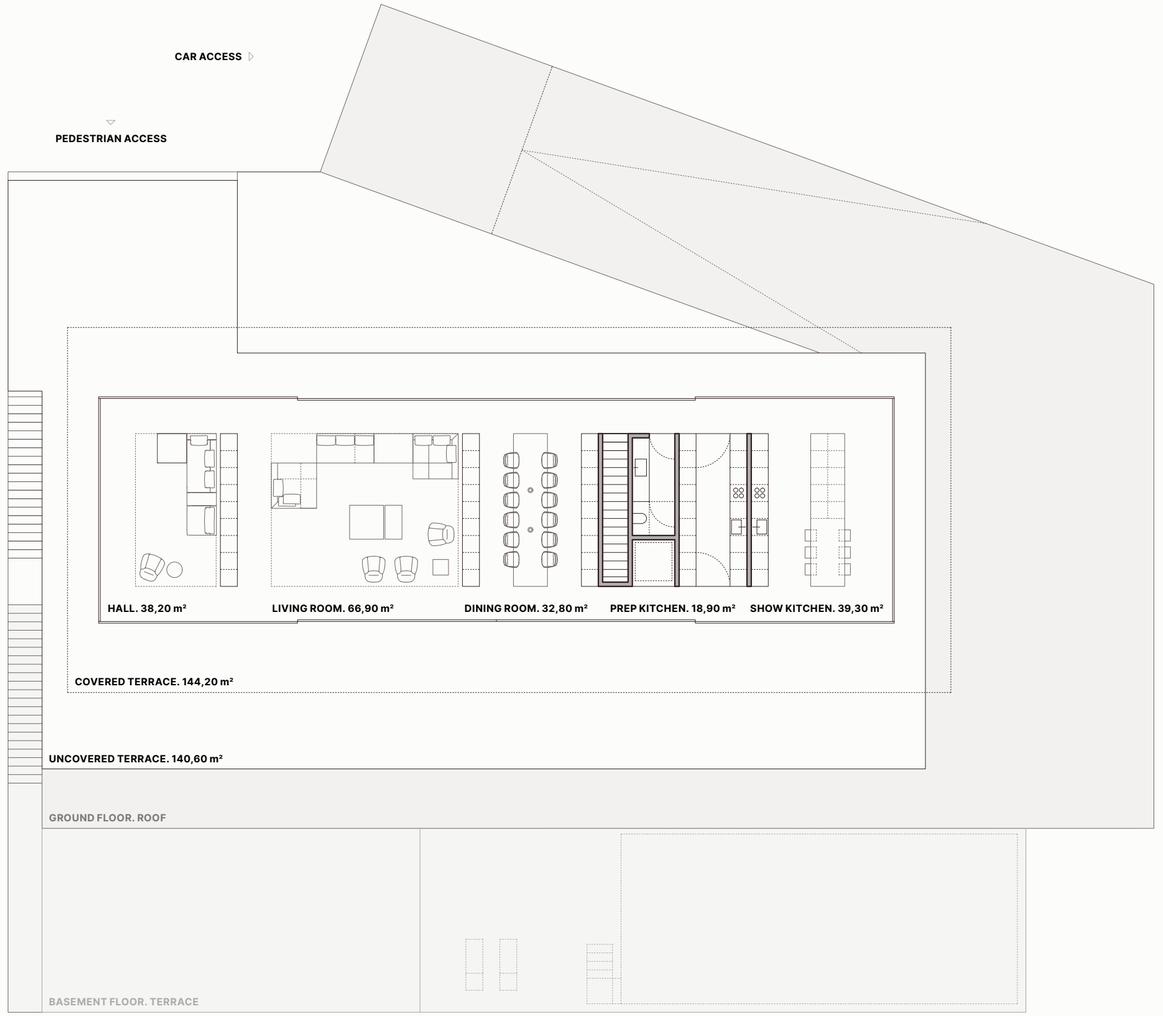


# MASTERPLAN

| | |
|---|---|
| **2.451 m²** | **PLOT AREA** |
| **1.906 m²** | **TOTAL BUILT AREA** |
| **1.047 m²** | INTERIOR AREA |
| **336 m²** | COVERED TERRACES |
| **523 m²** | UNCOVERED TERRACES & WATER AREAS |



# FIRST FLOOR




**USEFUL AREAS**

196 m² **DAY AREA**
Hall, living room, dining room, toilet, preparation kitchen and show kitchen

14 m² **COMMUNICATIONS HUB**
Stairs and lift

144 m² **COVERED OUTER SPACE**
Covered terrace

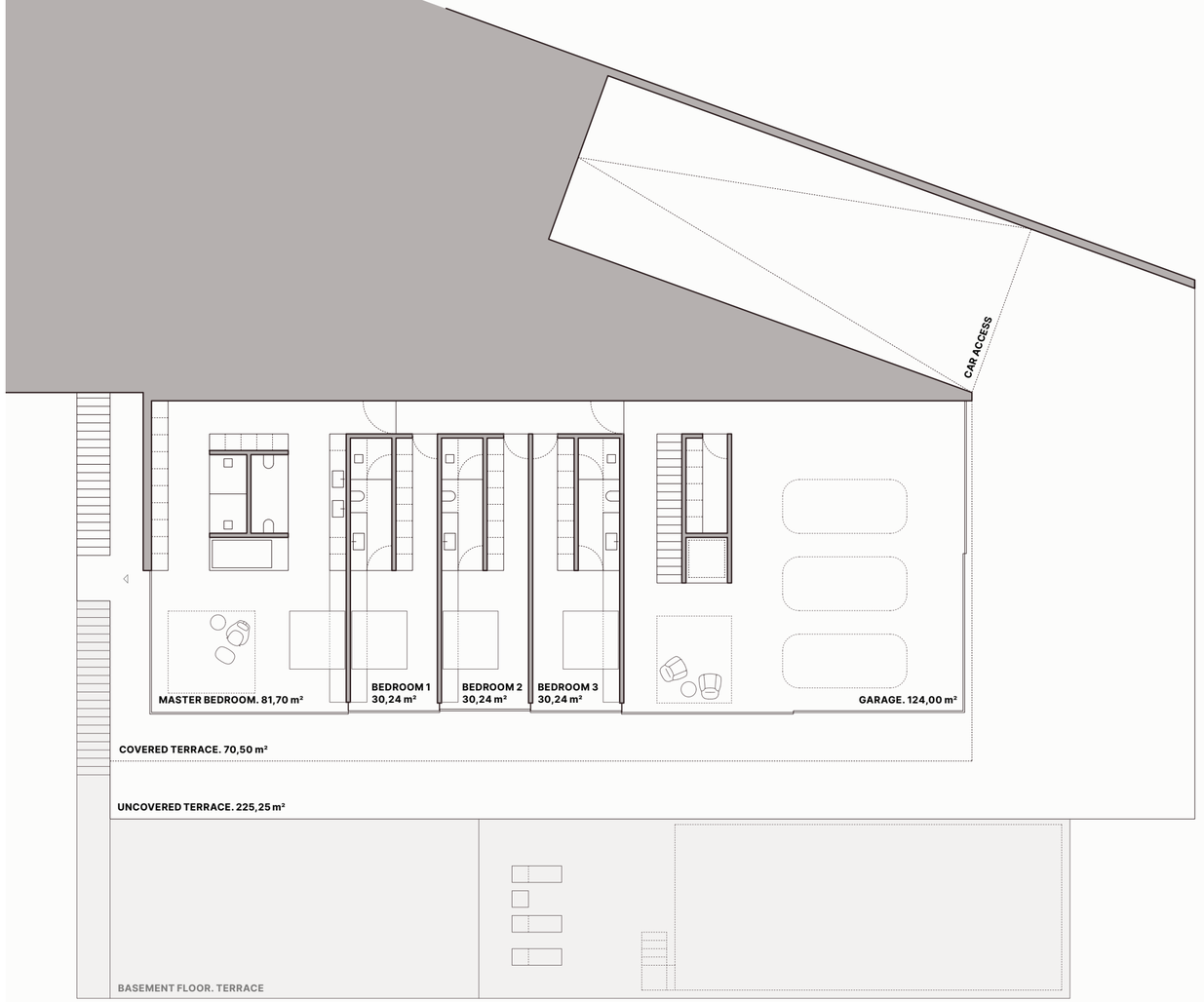
141 m² **UNCOVERED OUTER SPACE**
Uncovered terrace and access point

**519 m²** **TOTAL BUILT AREA**
223 m² INTERIOR AREA

# GROUND FLOOR

**USEFUL AREAS**

| | |
|---|---|
| 172 m² | **NIGHT AREA**<br>Master bedroom, bedroom 1, bedroom 2, bedroom 3 |
| 14 m² | **COMMUNICATIONS HUB**<br>Stairs and lift |
| 124 m² | **GARAGE**<br>Covered terrace |
| 71 m² | **COVERED OUTER SPACE**<br>Covered terrace |
| 225 m² | **UNCOVERED OUTER SPACE**<br>Uncovered terrace and car access |
| **641 m²** | **TOTAL GROUND FLOOR AREA** |
| 343 m² | INTERIOR AREA |



# BASEMENT

**USEFUL AREAS**

106 m² **WELLNESS AREA**
Gym, toilet, interior pool and sauna

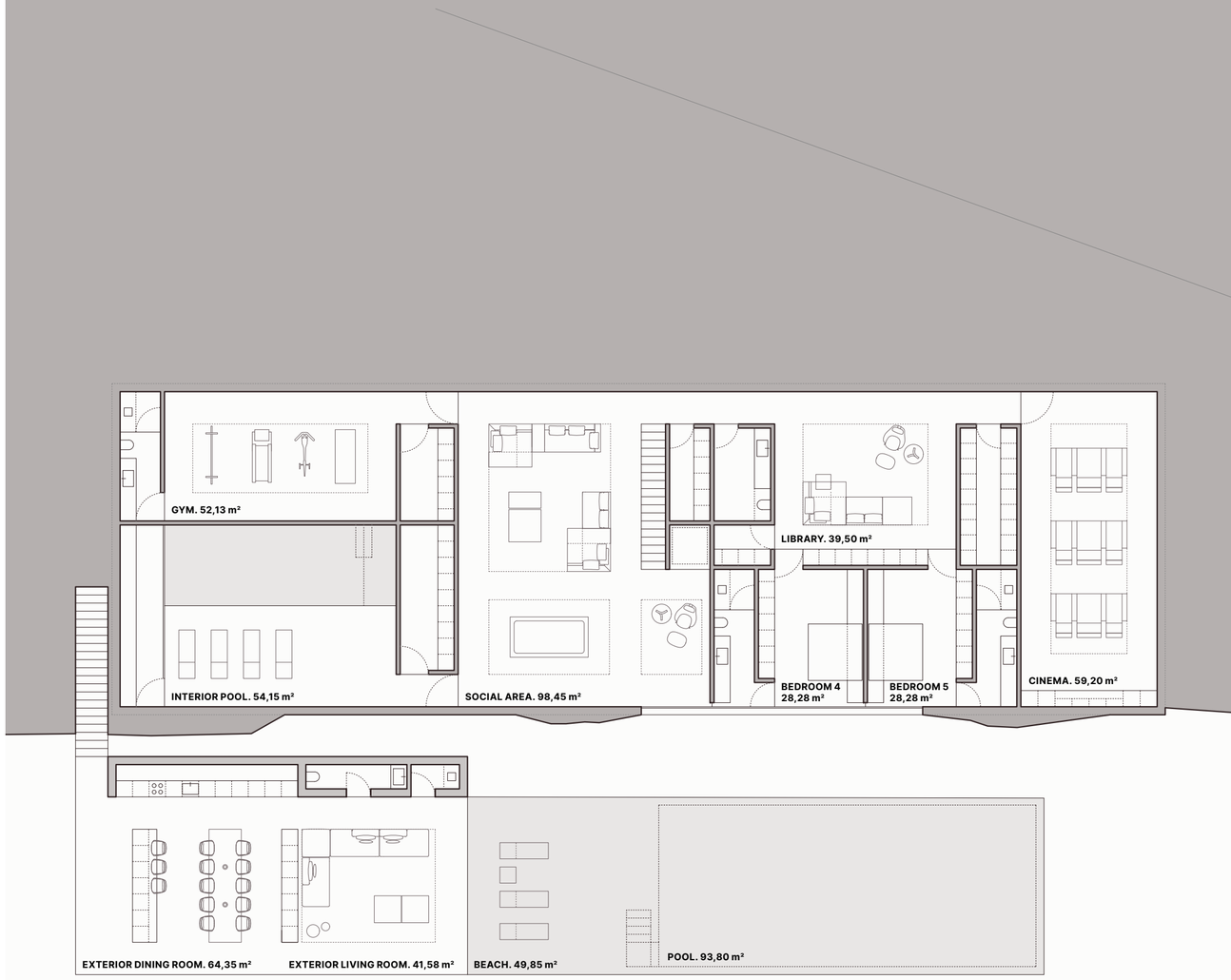
226 m² **SOCIAL AREA**
Social area, library, cinema and toilet

14 m² **COMMUNICATIONS HUB**
Stairs and lift

57 m² **NIGHT AREA**
Bedroom 4 and bedroom 5

265 m² **OUTDOOR SPACES**
Exterior dining room, exterior living room, kitchen, bathroom, beach and pool

**668 m²** **TOTAL BASEMENT AREA**
403 m² INTERIOR AREA




PICASSO & MAYA

zero energy
consumption

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.



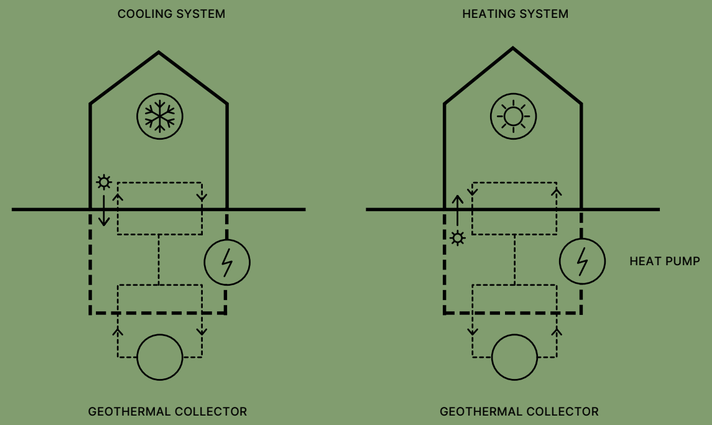
**LOW-ENTHALPY GEOTHERMAL ENERGY**

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.





# WE DON’T TALK ABOUT SUSTAINABILITY AS A MARKETING CONCEPT. IN CORK OAK MANSION, IT IS A SCIENTIFICALLY PROVEN REALITY.

**ZERO ENERGY CONSUMPTION. THE WAY TO ACHIEVE MAXIMUM COMFORT WHILE RESPECTING THE ENVIRONMENT**

**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.

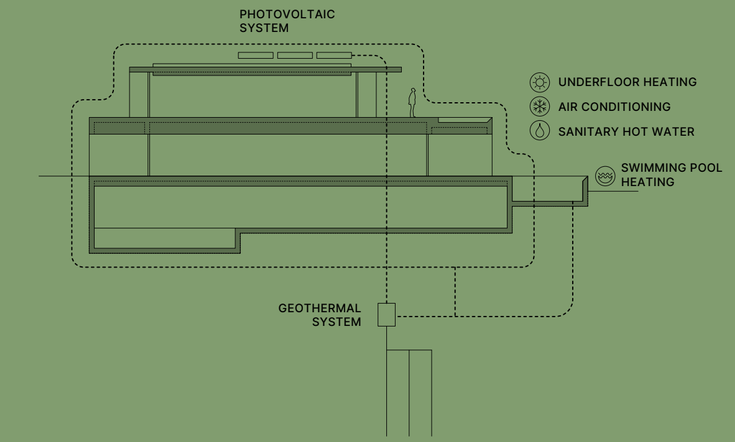
**AIR CONDITIONING**
Indoor installations for air-conditioning by means of ducted units.

**DOMESTIC HOT WATER**
The energy produced by geothermal energy supplies heated domestic water.

**HEATED POOL**
Installations for heating of indoor swimming pool.

**HYBRID SYSTEM**
Hybrid system with battery storage.





# interior design

The interiors of Villa Halo are a study in sophistication and elegance. High-end finishes, bespoke furnishings, and state-of-the-art technology ensure that every moment spent in the villa is one of unparalleled luxury.

The villa includes all the amenities expected of a high-end residence, such as a stunning infinity pool, spacious outdoor entertaining areas, and a private gym.



**ELECTRICITY**
**Complete electrical installation for high electrification**

Complete electrical installation for a single-family house with high electrification. The installation includes lighting circuits, general electrical outlets, electrical outlets in rooms (bathrooms, household appliances, automated rolling shutters, air conditioning equipment, ventilation, water treatment and pressure group). The distribution of all the mechanisms will be made according to the electrical plan defined in the project execution phase.

**LIGHTING AND DIMMING**
**Indoor lighting with LED strips and dimming with screen and blackout panels**

Indoor lighting with LED strip mounted on profile, cabinet partition, stair handrail or headboard. In wet areas, an IP67 format is used and in areas in contract with water, such as swimming pools or water sheets, an IP68 format is used. To guarantee the darkness of the interior spaces, a roller blind is used, made of fiberglass mesh screen fabric with a double density PVC coating. It will be fireproof, according to DB-SI, and motorized. In bedrooms, there is also a roller blind made of blackout polyester fabric, whose abrasion resistance is 30.000 cycles, pilling resistance is 4-5 degrees, light fastness is 4-5 degrees, wash fastness is 4-5 degrees, opacity is 99.5%, sound absorption is 0.6 (DB-HR). It will be flaming retardant, according to DB-SI, and motorized.

**ELEVATOR**
**Elevator with fully customized interior cabin design**

Elevator with fully customized interior cabin design. The objective is to create a continuity with the rest of the spaces and materials of the rest of the house. The access door to the interior of the cabin is hidden by another door with identical conditions to the rest, thus achieving total homogeneity of the space.



**WATER EVACUATION SYSTEM**
**Soundproofed and fire resistant downpipes and collectors with glued joint**

Soundproofed and fire-resistant downpipes and collectors with glued joint. They have a Bs0d1 fire performance (according to UNE EN 12501) and an AR soundproofing system (according to CTE). It is guaranteed to be suitable for the evacuation of all types of water, including water from household appliances. The internal surface of the pipes is perfectly smooth, non- flammable and self-extinguishing. They are resistant to impact and corrosion and cannot be attacked by chemical agents contained in wastewater. It can be installed either hanging from the structure or under floors or slabs, as well as in chambers and inside partitions.

**PLUMBING**
**Potable water supply pipe**

Potable water supply pipe, consisting of multilayer cross-linked polyethylene, aluminium and high-density cross-linked polyethylene (PE-X/Al/PE-X). It is 32 mm in diameter and 3 mm thick. It is installed inside partition walls, false ceilings or under floors with a mechanical protection layer. These pipes guarantee compliance with current state regulations and their correct operation.

**MECHANICAL VENTILATION**
**Mechanical ventilation with heat recovery**

Mechanical ventilation system for homes with heat recovery, consisting of a heat recuperator (Zehnder model or similar) of excellent energy efficiency with very low electrical consumption; a ventilation duct, consisting of a semirigid, circular, multilayer pipe, with corrugated outer surface and smooth inner surface, made of high density polyethylene (HDPE/HDPE), grey, with Clinside treatment on the inner surface to prevent dust accumulation and facilitate cleaning, ComfoTube “ZEHNDER” or similar, 90 mm outer diameter; and a ventilation duct, formed by smooth PVC pipe, glued by means of adhesive.

**SATE SYSTEM FACADES**
**External thermal insulation system**

SATE system for exterior vertical thermal insulation, composed of expanded polystyrene insulation boards (EPS) type III or extruded polystyrene (XPS), in areas where the starting points are on pavement or floor. Is anchored with polypropylene COTESPIGA E-90, with expansion nail and is protected against weathering with a continuous coating or bicomponent COTETERM paste. In addition, it is reinforced with double 4×4 mm fiberglass mesh with SBR-LATEX impregnation to prevent cement attack. Finally, it has a COTETERM type decorative finish coat.

**RENEWABLE ENERGY**
**Low-enthalpy geothermal energy and photovoltaic system**

To make the villa energy self-sufficient, renewable energy is employed. This is achieved by using a geothermal system, photovoltaic system, a battery system and thermal insulation system. In addition, other resources are used, such as first-class materials and the adaptation of the orientations to the house program.

**STRUCTURE AND FOUNDATIONS**
**Reinforced concrete structure and “caviti” floor system**

The structure consists of reinforced concrete walls and floor slabs in collaboration with rolled steel profiles in the form of slabs and structural walls. In the areas in contact with the ground, a “caviti” type ventilated floor system is used. The foundations and structure will be built in accordance with current regulations.

**ROOFTOP**
**Non-trafficable, non-ventilated flat roof**

Conventional type gravel roof, non-trafficable and non-ventilated, with a slope greater than 1%. Slopes are formed with sills, valleys, and joints. There is a layer of cellular concrete based on cement and plasticizing-aerating additives, with a regularization layer of cement mortar. The vapor barrier is a bituminous film with APP plastomer additives, LA-30-AL, applied with anionic asphalt emulsion. Thermal insulation is provided by extruded polystyrene panels (XPS panels). The waterproofing is a single-layer, adhered type, formed by a layer of bitumen modified with SBS elastomer, LBM(SBS)-40-FP. The separation layer under the protection is a polypropylene-polyethylene geotextile and the protection layer is a volume of washed white marble boulders, with an average thickness of

**FENCING**
**Galvanized steel sheet, lacquered in matt white**

The fencing and gates are made of a steel profile structure, paneled with 3mm thick galvanized steel sheet and lacquered in matt white. The rest of the fence will be a metal structure covered by vegetation. The vehicle access gate is motorized with remote control. The pedestrian access includes a video door entry system and mailbox. These fencing elements will integrate the different installations for the connections, counters, and other functionalities which, according to the regulations, must be accessible from the public road.



**INTERNAL COMPARTMENTALIZATION**
**Gypsum plasterboard partitions**

Partition formed by a structure of 48/70mm wide galvanized steel sheet profiles, based on crossbars (horizontal elements) and uprights (vertical elements) with a separation between axes of 400 mm. Laminated gypsum boards are screwed to both sides (composition to be defined in the execution project). These boards will be water-repellent if the environment with which they are in contact is humid, such as bathrooms or toilets.

**INTERIOR CARPENTRY. DOORS**
**Hinged door in matt white lacquered MDF**

Interior hinged doors, made of solid MDF, lacquered in factory and with a thickness of 50mm. Wall paneling is flush from floor to ceiling. They include an aluminum frame that covers the entire dimension of the partition. They include a magnetic opening system, installed with a plate that is attached to the sheet material.

**INTERIOR CARPENTRY. CABINETS**
**Folding cabinets made of lacquered MDF**

*Included in the project modules type M, modules type D, considered as extras.*
Hinged cabinets, which dimensions will be specified in the execution project, according to the carpentry details. They are made of 19mm lacquered MDF boards. The inner body is made of 16mm melamine and 19mm thick shelves, with rounded edges. The interior and the exterior will be lacquered in the factory. The opening of the doors is mechanical, with a push-type system. In addition, the ceiling is cut out for the housing of LED lighting and for the power supply and return of the air conditioning system.



**SWIMMING POOL**
**Swimming pool with a ceramic finish that imitates limestone**

The pool is finished with a porcelain material that imitates limestone, to achieve the maximum visual continuity of the space but guaranteeing the optimal conditions of this volume in contact with the water. It also has LED strips fit for contact with the water, which automatically light up at a set time of day. This type of lighting is known as IP68.

**ALUMINIUM CARPENTRY**
**Aluminium carpentry with TB and matt silver anodized aluminum finish**

Recessed aluminum joinery with thermal break (TB). It has a matt silver anodized aluminum finish and shall be dimensioned according to the drawings. It consists of a sliding panel, placed on previously washed pre-frames, a masonry plinth, and a perimeter seal. It contains stainless steel fastening hardware, pre-frames, pre-frame levelling brackets, galvanized steel lintel for anchoring the carpentry frame to the underside of the slab, with the possibility of height adjustment of the substructure, as well as the installation of devices that allow the absorption of possible deferred deflections.

**EXTERIOR CARPENTRY. ACCESS DOOR**
**Aluminium carpentry with TB**

The access door to the house has an identical format to the aluminum carpentry, which is recessed aluminum joinery with thermal break (TB). It has a matt silver anodized aluminum finish and shall be dimensioned according to the drawings. It consists of a sliding panel, placed on previously washed pre-frames, a masonry plinth and a perimeter seal. It contains stainless steel fastening hardware, pre-frames, pre-frame leveling brackets, galvanized steel lintel for anchoring the carpentry frame to the underside of the slab, with the possibility of height adjustment of the substructure, as well as the installation of devices that allow the absorption of possible deferred deflections. The garage access door will be motorized.

**KITCHEN**
**Kitchen designed with integrated appliances and solid surface countertops**

In the kitchen, the cabinet is made of MDF wood panels, matt white lacquered, 19 mm thick. The worktop is made of solid surface, 12 mm thick. It contains the sink, which is made of the same material, the integrated hob with built-in fume extraction. This eliminates the need to place a smoke outlet to the outside. The refrigerator, microwave, dishwasher, and oven are integrated inside the cabinets.

**BATHROOMS AND TOILETS**
**Solid surface and water-repellent gypsum plasterboard coating**

In the vertical cladding of the bathrooms and toilets, there is a 12 mm thick solid surface base up to 1.05 m high and water resistant. In the shower, this material reaches in vertical a higher height, which is aligned with the mirror, with porcelanic shower tray. The rest of the height is resolved with 15mm thick waterproof laminated gypsum boards, painted with matte water-based enamel. The flooring used in the bathrooms will be the same as the rest of the house and the ceilings are water-repellent laminated gypsum boards. The furniture elements and washbasins are made of solid surface.

**FURNITURE INCLUDED**
**Furniture and equipment included in the architectural project**

The following furniture and equipment is included in the architectural project: 8 built-in closet modules in the master bedroom, 5 built-in closet modules in the rest of the bedrooms, all the closets in the laundry room and the cinema room, all the furniture in the two kitchens, a furniture unit in the living room delimitating spaces, built-in closets in the gym area and built-in closets in the multipurpose room in the basement. The rest of the pieces not indicated in the previous section, such as high or low auxiliary cabinets, sofas, tables or chairs will be part of the interior design project, which can be contracted independently.

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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Developer
**DUS DESARROLLOS INMOBILIARIOS**
Architecture and Design
**FRAN SILVESTRE ARQUITECTOS**

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