VILLA MAREA

Where architecture flows with the sea.



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A private Mediterranean retreat where contemporary architecture meets the rhythm of the sea.

Crafted from natural stone and light, the residence is designed to embrace panoramic views, seamless indoor-outdoor living, and an atmosphere of quiet luxury.

- Total Villa Area - 652 m^2
- The plot - 700 m^2
- Bedrooms - 5
- Infinity pool
- Garage - 3 cars
- Lift

Elevated hillside location

South-facing orientation

Panoramic sea views

Private vehicular access

Landscaped garden potential

TECHNICAL SPECIFICATION

1. PRIMARY STRUCTURE

Villa MAREA is designed as a modern monolithic residence that meets high standards of reliability, energy efficiency, and long-term durability.

Structural system:

- Monolithic reinforced concrete frame, including columns, beams, and floor slabs, in accordance with the approved structural design.
- Modern façade thermal insulation, providing a high level of energy efficiency.
- Enhanced roof thermal insulation to protect the building from overheating during the summer period.

Sustainable Construction:

The residence is designed using modern sustainable construction solutions that provide:

- a healthy indoor microclimate;
- natural vapour permeability of the building envelope;
- high thermal insulation;
- protection against mould formation;
- a long service life of the building.

2. Engineering Systems:

The engineering systems of Villa MAREA are integrated in a way that preserves the purity of the architecture while ensuring the highest level of comfort.

2.1 Structural Waterproofing:

Modern technologies are used during construction to protect concrete structures from moisture.
Advantages:

- extended service life of the building;
- additional protection of structural elements;
- prevention of internal dampness.

2.2 Comprehensive Waterproofing System:

A multi-layer waterproofing system is applied to:

- foundations;
- the swimming pool shell;
- accessible terraces;
- the roof;
- balconies;
- retaining walls;
- external engineering structures.

This ensures reliable protection of the building throughout its entire service life.

3. ENERGY EFFICIENCY

Villa MAREA is designed in accordance with modern energy-efficiency standards for premium real estate.
Key solutions:

- Energy class A+.
- High-performance thermal insulation of facades, roof, and slabs.
- Panoramic energy-efficient glazing with protection against solar overheating.
- Solar panel system to reduce operating costs.

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- Inverter-based energy consumption control system.
- Provision for installation of a battery energy-storage system.
- Preparation for an electric vehicle charging station.

The combination of engineering solutions provides a high level of comfort, reduced energy consumption, and minimal operating costs.

4. PANORAMIC GLAZING

4.1 Sky-Frame Panoramic Systems

Villa MAREA is equipped with premium frameless Sky-Frame sliding systems, providing maximum architectural transparency and unobstructed panoramic views.

System features:

- Frameless floor-to-ceiling panoramic glazing.
- Minimal visible profile width.
- Openable corner elements without a vertical mullion
- Large-format sliding panels.
- Maximum natural illumination of interior spaces.
- Smooth and silent opening.
- High thermal and acoustic insulation.
- Energy-efficient double-glazed units with solar-control coating.

4.2 Schüco Window Systems

All other window structures are made using Schüco aluminium profile systems.

Advantages:

- Premium aluminium profiles.
- High thermal insulation performance.
- Enhanced acoustic insulation.

- Concealed hardware.
- Modern minimalist design.
- Maximum durability and resistance to the marine climate.

5. HEATING SYSTEM

5.1 Hydronic Underfloor Heating

Villa MAREA is equipped throughout with a hydronic underfloor heating system featuring independent room-by-room temperature control.
The system operates together with a high-efficiency heat pump, providing:

- even and comfortable heating of all rooms;
- individual temperature adjustment in each room;
- energy-efficient operation;
- additional heating of domestic hot water;

6. AIR CONDITIONING AND VENTILATION SYSTEM

Villa MAREA is equipped with a modern central VRV air-conditioning system with fully concealed integration of the equipment.
The system includes:

- concealed indoor units;
- linear designer grilles;
- independent climate control in each zone;
- inverter technologies to reduce energy consumption;
- low noise level;
- maintenance of a comfortable temperature all year round.

In addition, a supply-and-exhaust ventilation system with heat recovery is provided, ensuring a constant supply of fresh air and an optimal indoor microclimate.

7. SOLAR ENERGY AND HOT WATER SUPPLY

Villa MAREA is equipped with a modern solar-energy system to improve the building's energy efficiency.
The system includes:

- solar panels for heating domestic hot water;
- integration with the heat pump;
- the option to install a photovoltaic (PV) system with battery energy storage;
- reduced operating costs and increased energy independence of the villa.

8. WATER SUPPLY SYSTEM

8.1 Pump Equipment

Villa MAREA is equipped with a modern automated water-supply system with high-efficiency pumping equipment.
The system provides:

- stable water pressure in all areas;
- uninterrupted operation of sanitary equipment;
- low noise level;
- high energy efficiency;
- long service life.

9. INFINITY POOL

The central element of Villa MAREA's outdoor space is a panoramic infinity pool, organically integrated into the villa's architecture and surrounding landscape.

Pool features:

- overflow pool with an infinite-horizon effect;
- automatic water-level control system;
- energy-efficient water heating for year-round use;
- modern filtration and purification systems;
- water disinfection by ultraviolet treatment and ozonation, with minimal use of chemical reagents;
- comfortable and safe water for the skin and eyes;
- architectural lighting of the pool basin;
- a spacious relaxation area with panoramic sea views.

10. SMART HOME

Villa MAREA is equipped with an intelligent KNX Smart Home automation system that unites all engineering systems into a single digital platform.

Functional capabilities:

- control of internal and external lighting;
- control of climate and air-conditioning systems;
- control of underfloor heating;
- control of sun-shading systems and curtains;
- monitoring of the security and video-surveillance systems;
- control of gates and access systems;
- energy-consumption monitoring;
- remote control from a smartphone or tablet from anywhere in the world;
- the ability to create individual scenarios such as “Home”, “Relax”, “Night”, and “Away”.

The intelligent system significantly enhances the comfort, security, and energy efficiency of the villa, meeting modern standards for premium real estate.

11. LANDSCAPE ARCHITECTURE

The landscape of Villa MAREA is a continuation of the architectural concept of the residence, creating the atmosphere of a private Mediterranean resort.

The landscaping includes:

- professionally developed landscape design;
- automatic irrigation system;
- decorative architectural lighting;
- carefully selected trees and Mediterranean plants;
- private green relaxation areas;
- spacious terraces for relaxation and entertaining guests;
- natural paving materials;
- harmonious integration of the architecture, pool, and surrounding landscape.

Every element of the grounds is carefully considered to create a sense of absolute privacy, tranquillity, and resort-style living throughout the year.

12. MATERIALS AND FINISHES

12.1 Facade and Roof

The architecture of Villa MAREA is based on a combination of natural materials, clean geometry, and large panoramic glazed surfaces.

The facade is finished using:

- premium-quality natural travertine;
- Cyprus limestone;
- architectural decorative render;
- natural wood, including thermally treated veneer;
- concealed drainage systems;
- aluminium architectural elements;

- an energy-efficient flat roof with a multi-layer waterproofing and thermal-insulation system.

The materials used are highly resistant to the marine climate and retain their flawless appearance for many years.

12.2 Flooring

Premium European-made finishing materials are used throughout all areas.

- Natural travertine or large-format porcelain stoneware in public areas.
- Premium engineered wood flooring in the bedrooms.
- Large-format porcelain stoneware in the bathrooms.
- Anti-slip porcelain stoneware for terraces, balconies, and the pool area.
- Minimal joint thickness and seamless visual integration between indoor and outdoor spaces.

12.3 Bathrooms

All bathrooms are designed within a unified modern luxury concept.

The specification includes:

- concealed Grohe installations;
- premium Gessi mixers;
- curbless walk-in shower areas;
- large-format porcelain stoneware tiles;
- built-in illuminated niches;
- custom-designed bathroom furniture;
- sanitary ware from premium European manufacturers.

12.4 Interior Doors

- Full-height doors up to ceiling level (2,400–3,000 mm depending on the room).
- Concealed aluminium frame.
- Concealed hinges.
- Magnetic locks.
- Finish in natural veneer or paint according to an individual colour palette.
- Minimalist design integrated into the interior architecture.

12.5 Kitchen

The Villa MAREA kitchen is designed with technology and functionality in mind.

Features:

- custom-made furniture;
- fronts in natural veneer, glass, or matte lacquer;
- worktops and island in natural stone or porcelain stoneware;
- premium European Blum hardware;
- integrated Miele and Gaggenau appliances;
- built-in wine cabinet;
- concealed storage systems;
- integrated LED lighting for work areas.

12.6 Walk-in Wardrobes and Built-in Furniture

- All built-in wardrobes and walk-in closets are custom-made according to an individual design.
- The specification includes:
- carcasses made of premium materials;
- fronts in veneer, glass, or painted panels;
- built-in LED lighting;

- premium storage systems;
- soft-closing systems and Blum hardware;
- individual storage organization for each zone.

12.7 Main Entrance Door

The main entrance of Villa MAREA emphasizes the status of the residence and provides a high level of security.
Features:

- oversized designer door;
- aluminium or steel structure with a natural finish;
- multi-point locking system;
- concealed reinforced hinges;
- Smart Lock electronic access system;
- high level of thermal and acoustic insulation;
- integration with the KNX Smart Home system.

12.8 Architectural Staircase

The staircase of Villa MAREA is not only a functional element but also a key part of the interior architectural composition.
Execution features:

- monolithic reinforced concrete structure;
- finish in natural travertine or large-format premium stone;
- full-glass balustrades made of tempered extra-clear glass;
- concealed fixings without visible metal elements;
- minimalist design that emphasizes the lightness of the space.

12.9 External Finishes and Site Landscaping

All external surfaces of Villa MAREA are finished with premium-class materials resistant to intensive use and the marine climate.
The finishes include:

- large-format European porcelain stoneware for terraces and open areas;
- anti-slip finishes around the pool;
- natural travertine in relaxation areas and the entrance group;
- decorative paving for the driveway and pedestrian paths;
- high-strength ceramic floor finish in the garage;
- concealed linear drainage system;
- architectural LED lighting for facades, paths, and landscape.

All materials are selected to ensure durability, minimal maintenance, and to preserve the flawless appearance of the residence for many years.