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VILLAS ISLA DE CORTEGADA

A carefully selected collection of homes in Villagarcía, designed for those seeking quality, design, and a new way of living.

*Imagen virtual orientativa



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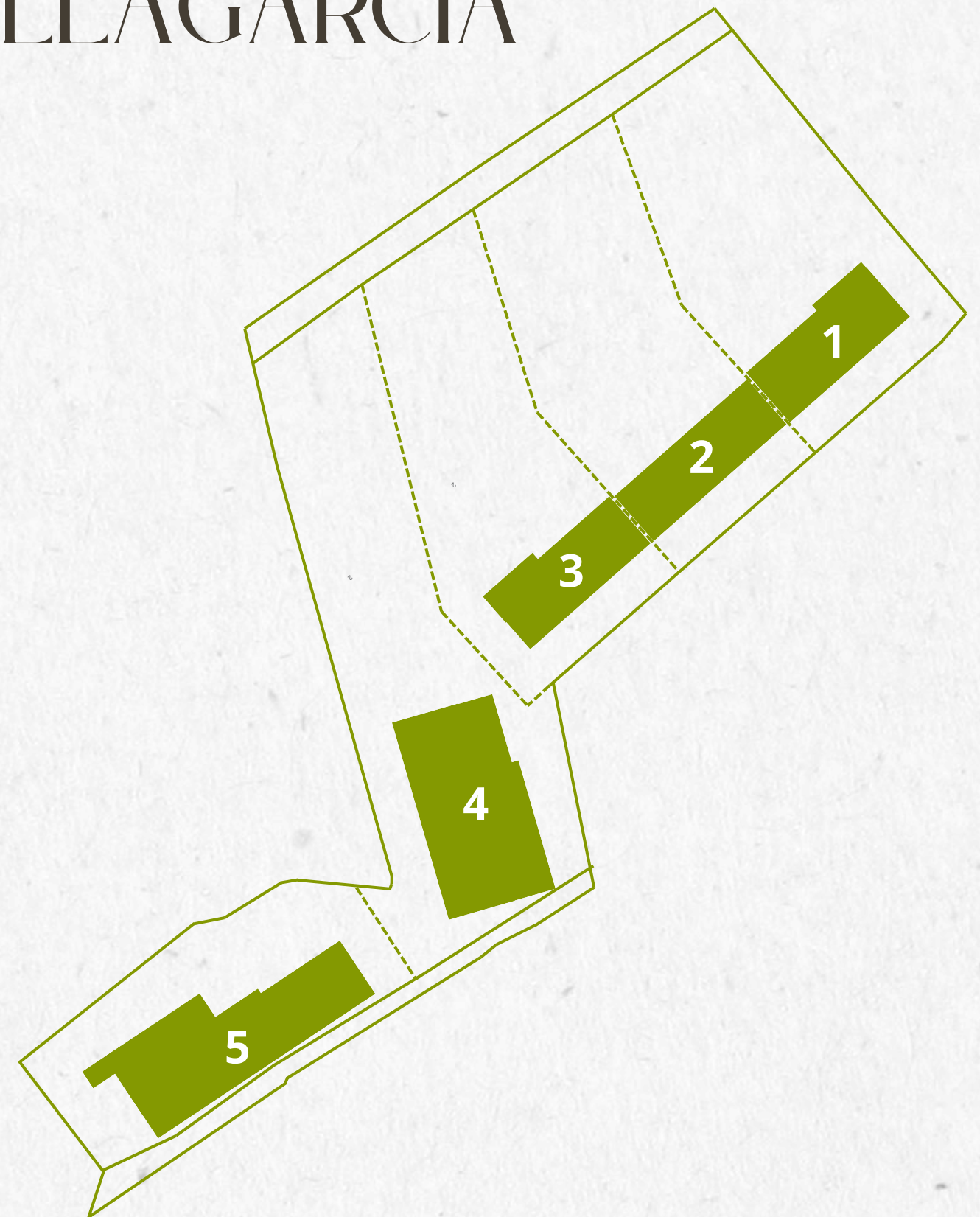
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RÚA VÍA. 3 VILLAGARCÍA



ARCHITECTURAL PLANS

HOME 04 – TOTAL BUILT AREA (m ²)	
EXTERIOR	
BUILT AREA GARAGE	15.15 m ²
BUILT AREA FRONT TERRACE	15.33 m ²
BUILT AREA FRONT TERRACE	13.81 m ²
BUILT AREA POOL	15.04 m ²
BUILT AREA SIDE TERRACE	13.45 m ²
	72.79 m²
HOME	
BUILT AREA GROUND FLOOR	88.99 m ²
BUILT AREA FIRST FLOOR	96.45 m ²
	185.45 m²
TOTAL BUILT AREA – HOME + GARAGE	258.24 m²

HOME 04 - TOTAL USABLE AREA (M ²)			
ROOM	U.A.	COEF.	CALCULATED U.A.
GROUND FLOOR			
LAUNDRY	1.54 m ²	100%	1.54 m ²
BATHROOM 03	2.64 m ²	100%	2.64 m ²
STORAGE ROOM	4.03 m ²	100%	4.03 m ²
E5 BEDROOM 03	11.35 m ²	100%	11.35 m ²
STAIRS	5.37 m ²	100%	5.37 m ²
LIVING-DINING-KITCHEN	37.25 m ²	100%	37.25 m ²
VESTIBULE	7.39 m ²	100%	7.39 m ²
			69.57 m²
FIRST FLOOR			
BATHROOM 01	5.73 m ²	100%	5.73 m ²
BATHROOM 02	5.28 m ²	100%	5.28 m ²
E2 MASTER BEDROOM	22.97 m ²	100%	22.97 m ²
E4 BEDROOM 02	11.75 m ²	100%	11.75 m ²
E3 BEDROOM 01	13.95 m ²	100%	13.95 m ²
TERRACE	6.02 m ²	100%	6.02 m ²
TERRACE	1.90 m ²	100%	1.90 m ²
TERRACE	3.02 m ²	100%	3.02 m ²
TERRACE	0.97 m ²	100%	0.97 m ²
LANDING	5.27 m ²	100%	5.27 m ²
			76.85 m²
TOTAL USABLE AREA OF THE HOME			146.41 m²

This plan corresponds to the ground floor of Home 04.

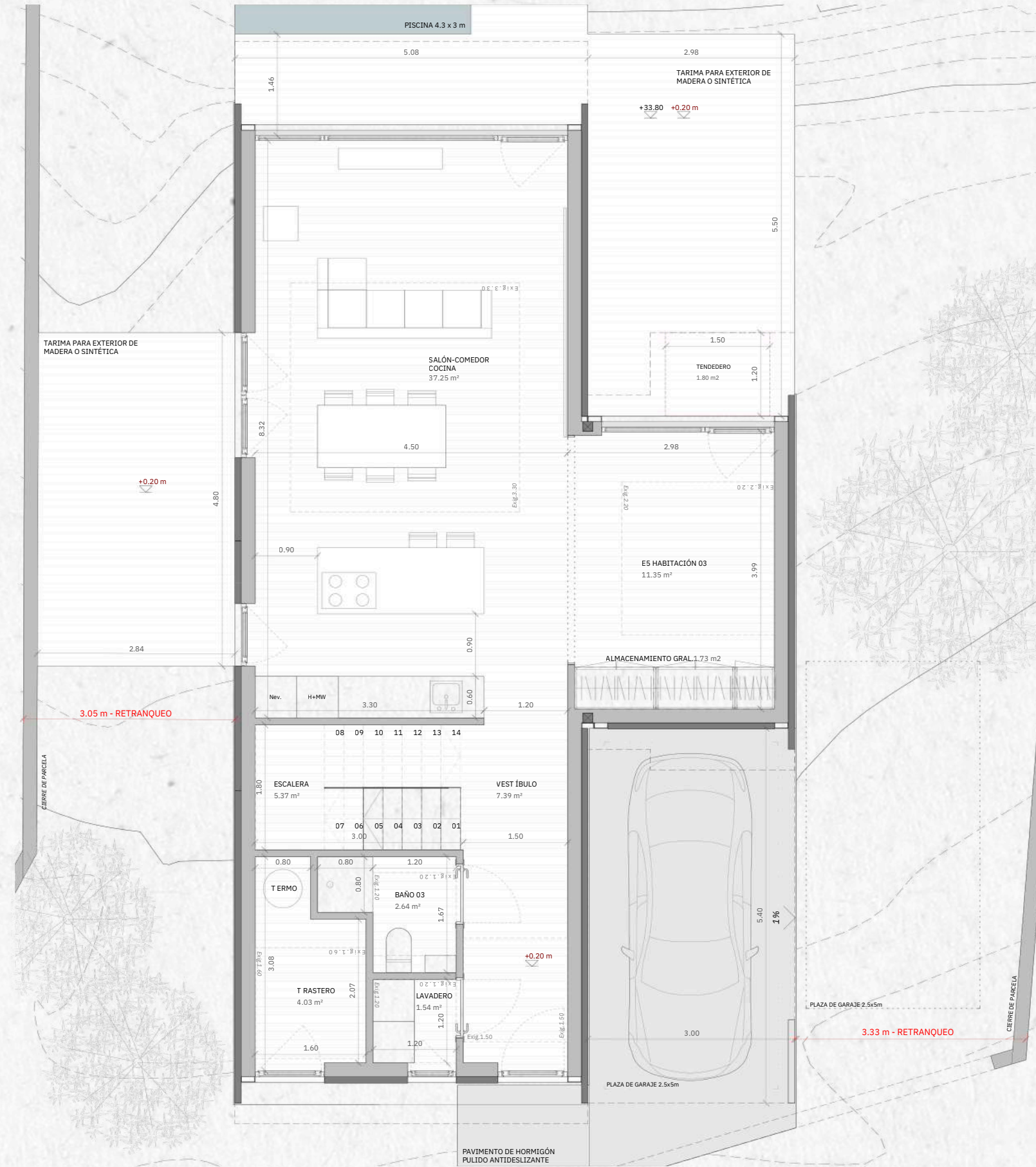


NET PLOT AREA (m ²)	
NET PLOT AREA	543.22 m ²

COMPLIANCE WITH NVH DECREE 128/2023						
ROOM	USABLE AREA	MINIMUM AREA	LIGHTING AREA	MINIMUM LIGHTING	VENTILATION AREA	MINIMUM VENTILATION

E5 BEDROOM 03	11.35 m ²	6.00 m ²	4.74 m ²	1.42 m ²	2.03 m ²	0.47 m ²
E3 BEDROOM 01	13.95 m ²	8.00 m ²	7.97 m ²	1.74 m ²	1.77 m ²	0.58 m ²
E4 BEDROOM 02	11.75 m ²	8.00 m ²	5.25 m ²	1.47 m ²	3.21 m ²	0.49 m ²
E2 MASTER BEDROOM	22.97 m ²	12.00 m ²	9.30 m ²	2.87 m ²	2.60 m ²	0.96 m ²
LIVING-DINING-KITCHEN	37.25 m ²	31.00 m ²	7.60 m ²	4.66 m ²	0.00 m ²	1.55 m ²

SERVICES						
BATHROOM 01	5.73 m ²	1.50 m ²				
BATHROOM 02	5.28 m ²	5.00 m ²				
BATHROOM 03	2.64 m ²	1.50 m ²				
STAIRS	5.37 m ²	0.00 m ²				
LAUNDRY	1.54 m ²	1.50 m ²				
STORAGE ROOM	4.03 m ²	4.00 m ²				
DRYING AREA	1.80 m ²	1.50 m ²				
GENERAL STORAGE	5.47 m ²	4.00 m ²				



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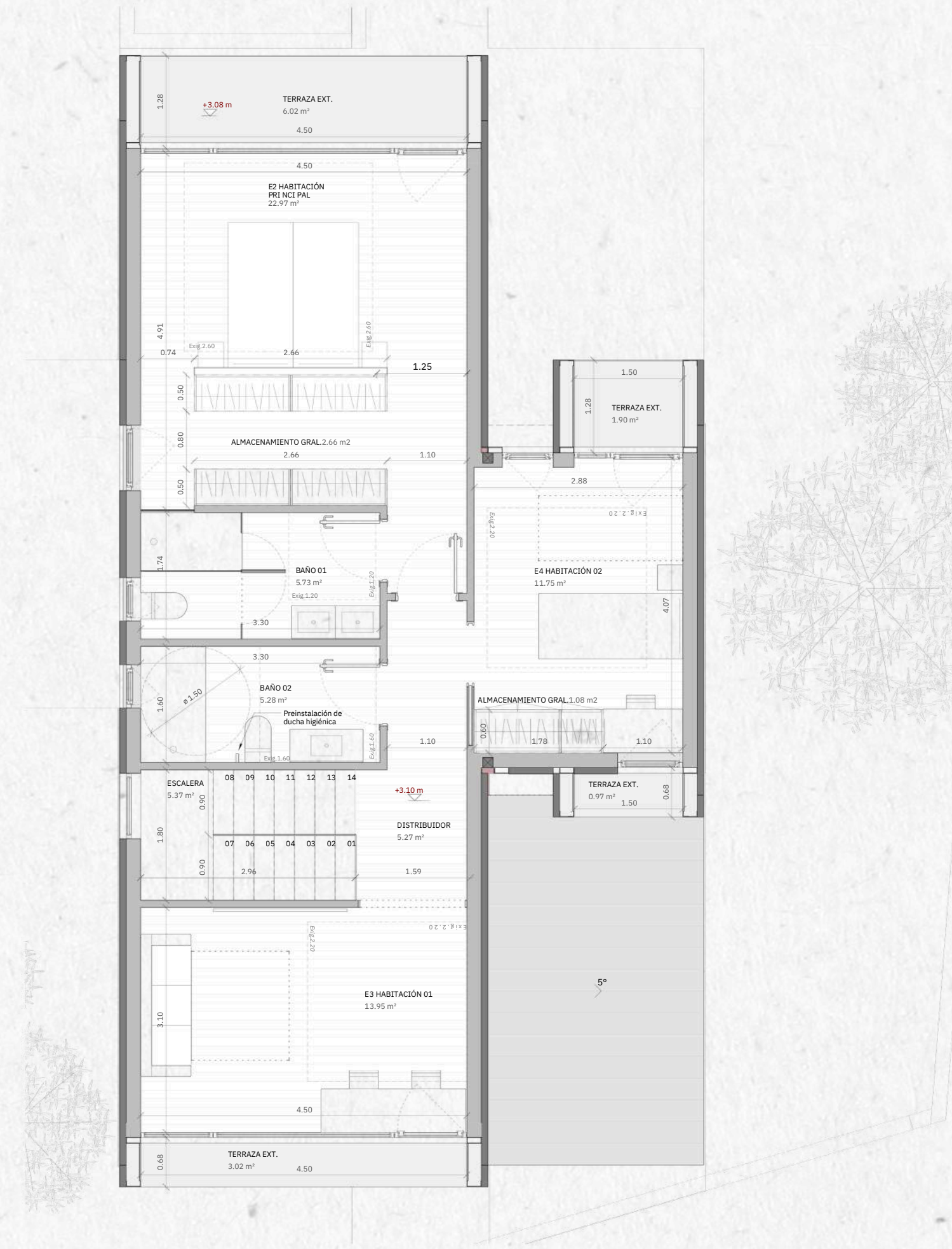


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PLOT AND LOCATION

Plot

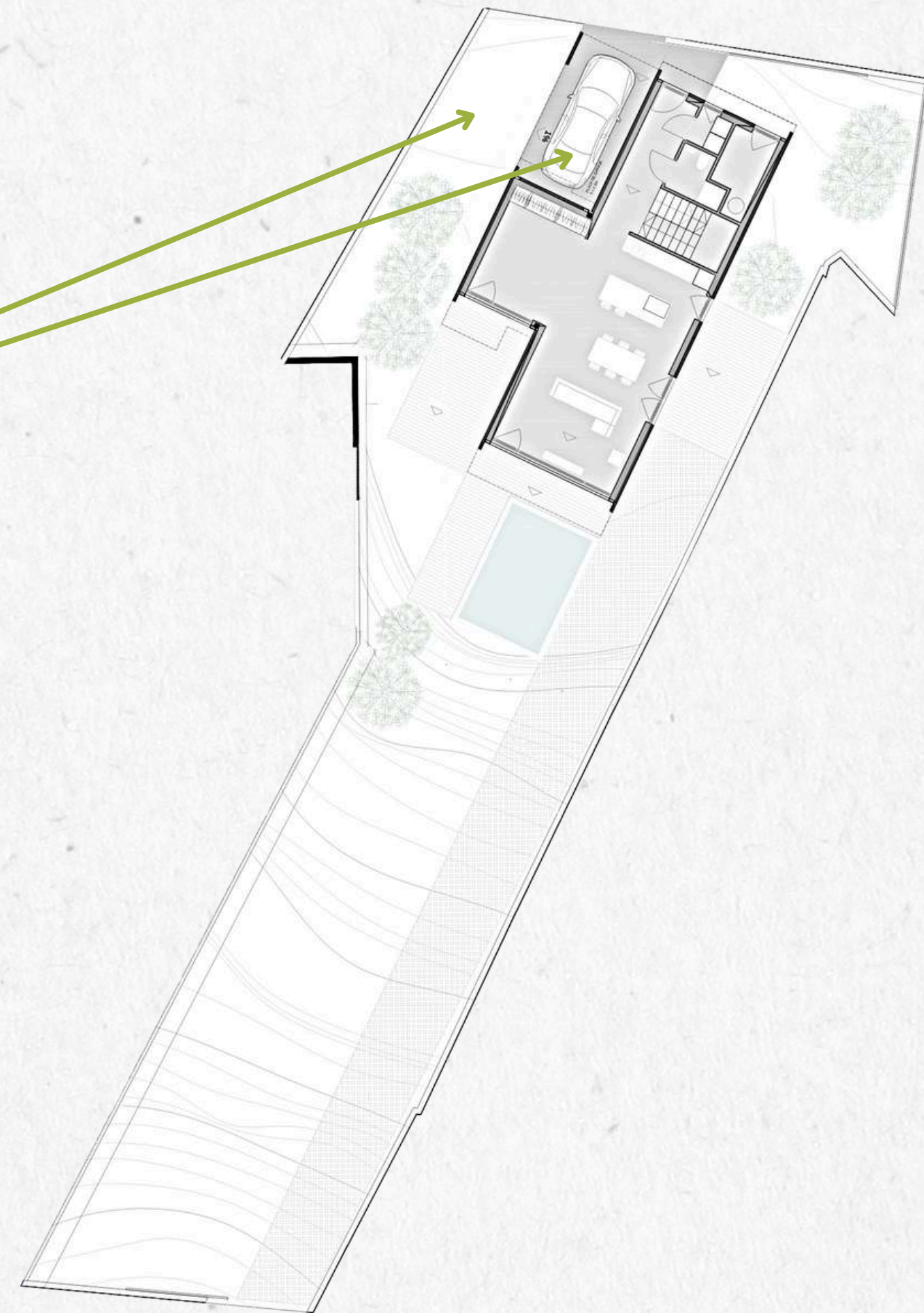
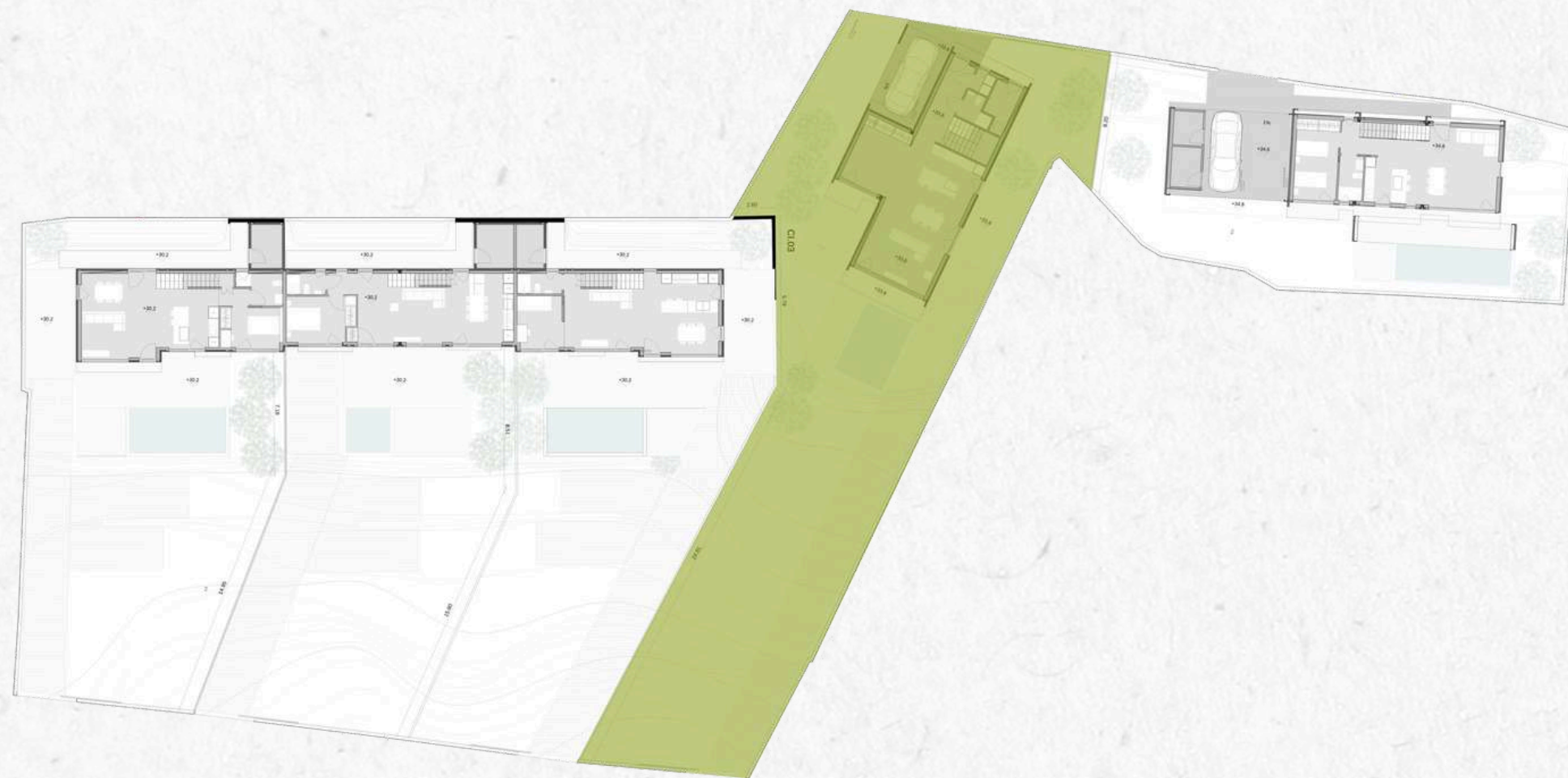
543.22 m²

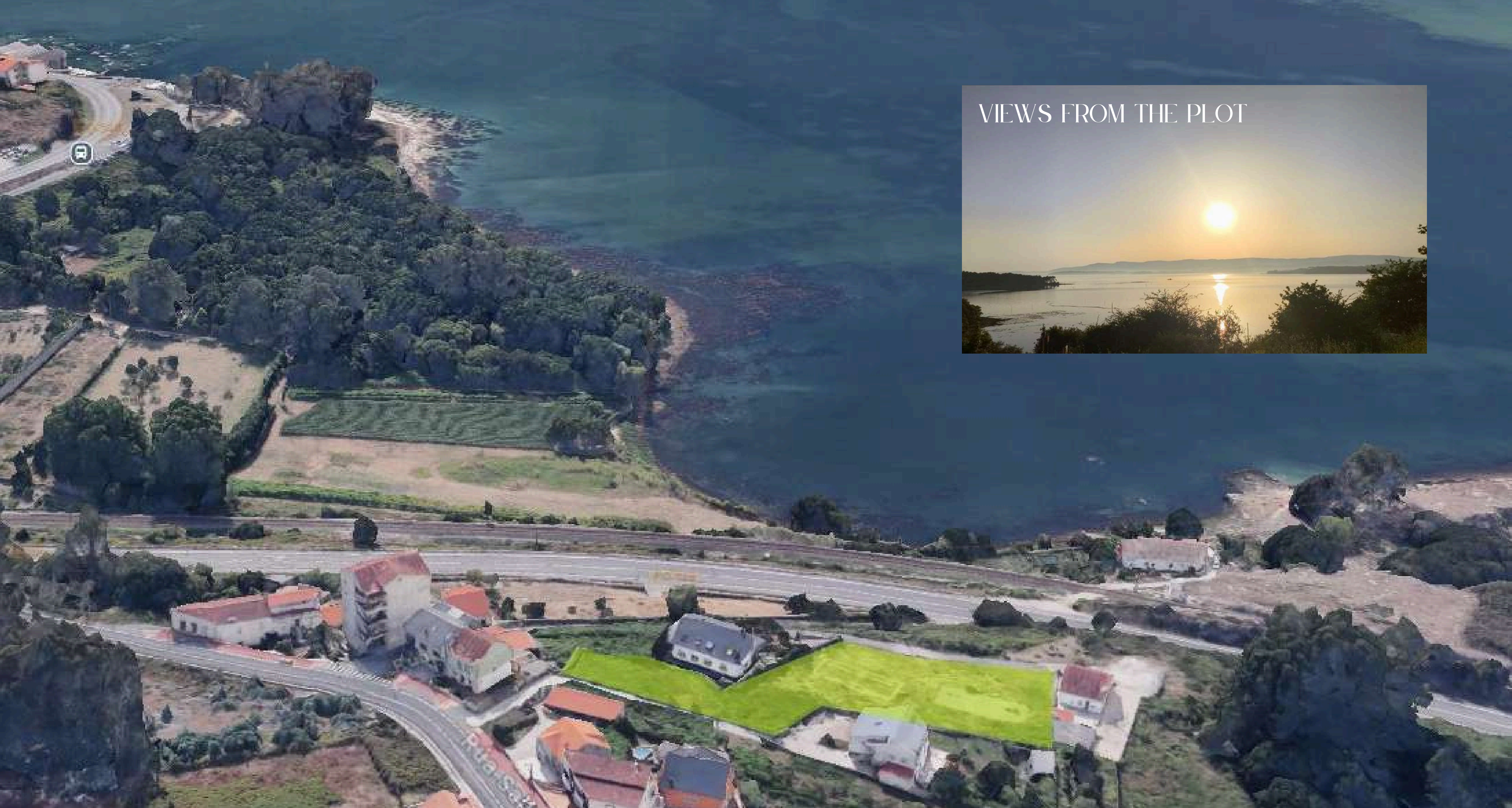
Spacious and well-defined area

Surface Parking

2 Spaces

Functional and convenient for everyday use. (5 × 2,5 m)





VIEWS FROM THE PLOT



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FACADES / PARTITION WALLS

The main façades are characterized by expansive glazed surfaces that fill the interiors with natural light, creating open, bright spaces that maintain a strong visual connection with the outdoors. This sense of openness is further enhanced by an innovative, high-quality construction system based on a technological wall composed of high-precision extruded aluminum profiles. This opaque enclosure not only provides excellent thermal and acoustic performance, but also adds lightness, durability, and a contemporary finish that reinforces the cutting-edge character of the architectural design.

Inside the house, spaces are divided using high-performance lightweight partition walls, featuring a metal framework, mineral wool insulation—which enhances both thermal and acoustic comfort—and a final plasterboard finish that delivers a clean, modern aesthetic. In bathrooms and kitchens, moisture-resistant plasterboards are used, specifically designed to withstand humidity, ensuring greater durability and a healthier environment in these essential areas of the home.



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ROOFS

The sloped roofs enhance the architectural quality of the development, contributing a contemporary, minimalist aesthetic that integrates seamlessly with the overall design. Their construction ensures reliable and long-lasting waterproofing, as well as high-performance thermal and acoustic insulation, resulting in excellent interior comfort and improved energy efficiency of the home.

FOUNDATIONS

The house rests on a ventilated slab with a Cavity-type lost formwork system, which improves insulation and interior comfort. This innovative solution, combined with reinforced concrete footings, provides a solid and efficient base for the structure. In addition to offering robustness and durability, the system protects the house from ground moisture and the harmful effects of radon gas, contributing to a healthier and safer home from the very foundation.

ROOFS AND FOUNDATIONS



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FINISHES

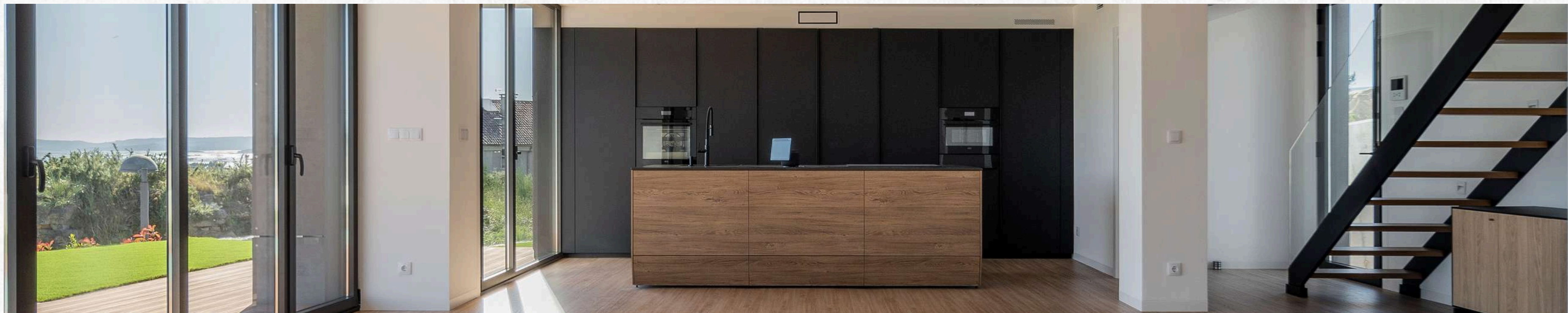
The finishes of the house have been carefully selected to achieve a balance between contemporary design, quality, and comfort. This aesthetic not only enhances the beauty of the spaces, but also creates a warm, welcoming, and pleasant atmosphere, designed to be enjoyed at any time of the day.

For the interior flooring, high-end floating floorboards will be installed, model Pro Aqua+ 8/32 AC4 (8 mm), suitable for wet areas as well. Their durability, resistance, and flawless finish ensure a comfortable, functional, and elegant living experience, enhancing every corner of the home with a touch of distinction.

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INTERIOR CARPENTRY



The kitchen is presented as a functional and sophisticated space, equipped with furniture from the prestigious brand SANTOS, a benchmark in contemporary design and lasting quality. The layout includes upper cabinets, lower cabinets, and an island, with finishes customizable from the brand's exclusive catalogue, adapting to different styles and needs.

Integrated handles and full-extension drawers with soft-close mechanisms enhance both elegance and ease of daily use.

The countertop, a key design element, can be selected from three high-end options:

- SANTOS Laminate, 1.8 cm
- Silestone, 2 cm
- Dekton Porcelain, 1.2 cm with straight edge

All options combine durability, aesthetic appeal, and easy maintenance. The ensemble is completed with an under-counter stainless steel sink (40 x 40 cm), providing a clean, seamless appearance. Additionally, there is the option to clad the kitchen front with the same finish as the chosen countertop, reinforcing the sense of harmony and sophistication.

Built-in wardrobes are elegantly integrated into the home's interior design, with hinged doors matching the carpentry, creating uniformity and style throughout each room.

Each wardrobe features an upper shelf and hanging rail, designed to optimize space and facilitate functional organization in daily life.

The interior surfaces are finished with premium textile-textured panels, adding warmth and sophistication while attending to every detail. This storage solution combines aesthetics and functionality, designed to make organization a daily pleasure.



INSTALLATIONS

PLUMBING INSTALLATION

Plumbing is installed in polypropylene, with a main shut-off valve and independent cuts in wet areas.

SOLAR ENERGY INFRASTRUCTURE

The house is equipped in accordance with current regulations, including TV outlets in the living room and bedrooms, a telephone outlet in the living room, and data connections in the bedrooms. Access to the building is controlled via a video intercom system. Pre-installation for electric vehicle charging is also provided in the garage.

Pre-installation for photovoltaic panels has been included, facilitating the future incorporation of a self-consumption energy system.

HEATING, VENTILATION, AND AIR CONDITIONING (HVAC) INSTALLATION

The house has been designed according to criteria that exceed the standards of passive houses and anticipate the requirements of the Nearly Zero Energy Buildings (NZEB) regulations.

Thanks to an eco-efficient design—which includes a high-performance thermal envelope, strategic orientation, and strict control of air infiltration—the energy demand of the house is exceptionally low.

This reduced demand is met by an integrated, high-efficiency heating, ventilation, and air conditioning system, comprising:

- Heat recovery unit, ensuring constant renewal of indoor air without energy losses.
- Aerothermal system with two indoor units, providing heating and cooling efficiently and quietly.
- Additional heat pump for domestic hot water (DHW) production, ensuring maximum performance with minimal energy consumption.

The entire system works in an integrated manner to provide thermal comfort year-round, optimize energy consumption, and improve indoor air quality.

This is a home designed not only for the present, but also for a healthier, more efficient, and sustainable future.

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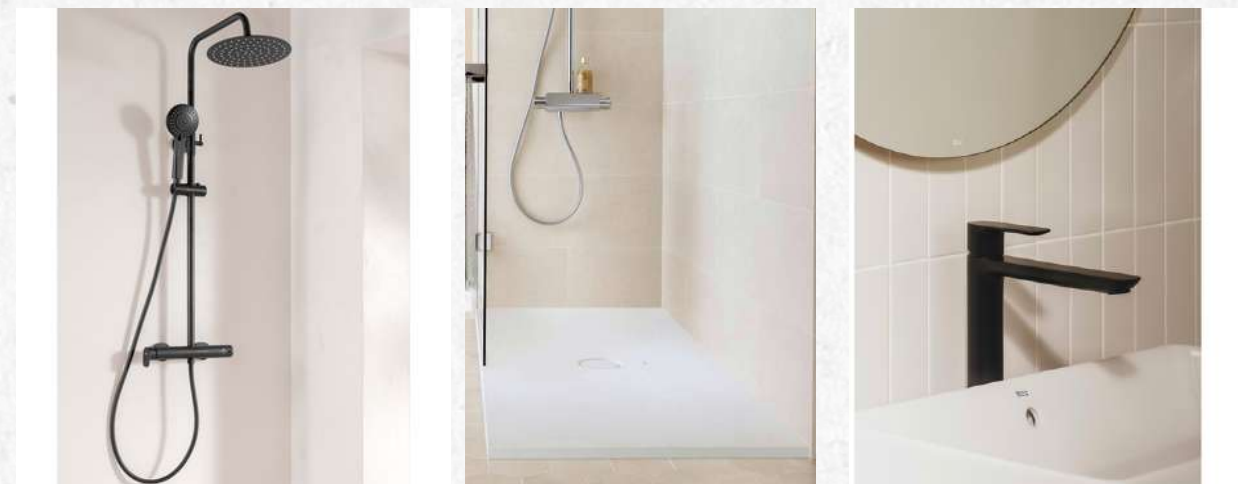
BATHROOMS

High-Quality Equipment

The bathrooms have been designed with premium materials and fittings, combining functionality, contemporary design, and modern finishes:

- **Wall-mounted vanity unit with integrated sink**, featuring a seamless surface and equipped with two large drawers. A selection of finishes will be available from the chosen range.
- **Matte black faucets**, including a CALA-type basin mixer from Roca or equivalent.
- **Hydrostatic column shower system**, Vega Plus Round model or similar, combining aesthetics and daily comfort.
- **Low-tank toilet**, Gap Round model from Roca or equivalent, with a compact design and smooth lines.
- **Terran-type shower tray** from Roca, in plain white, 90 cm wide, with length varying according to the layout of each bathroom.

This combination ensures a contemporary-style bathroom with high-quality finishes and modern design, designed to provide durability and comfort.



A modern, multi-story house at dusk. The house features large, dark-framed windows and a prominent wooden deck. The interior lights are on, and the pool in the foreground is illuminated. The sky is a deep blue, and there are trees in the background.

EXTERIOR CARPENTRY

The size of the openings and the type of windows are key factors in the home's eco-efficiency. Every detail has been carefully considered to achieve a balance between cost and performance.

We use high-performance glazing—laminated 4+4 and 3+3 glass with argon gas fill and Planitherm treatment—which improves thermal insulation, reduces energy loss, and ensures an efficient and comfortable building envelope throughout the year.

The aluminium frames, Cortizo COR 70 Hidden Frame model, offer excellent thermal and acoustic performance, a minimalist design, and abundant natural light, without compromising comfort or energy efficiency.

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INTERIOR LANDSCAPING OF THE PLOT

VEHICULAR ACCESS
GATE

WOODEN TERRACE
FLOORING

VEHICULAR ACCESS
PAVING



EXTRA: POOL / JACUZZI

Outdoor bathing area for exclusive use.

PASSIVHAUS CERTIFICATION

Commitment to Sustainability and Energy Efficiency

Our homes have been designed and built with a comprehensive approach to sustainability and comfort, meeting the most demanding technical and environmental standards.

The building incorporates a Passivhaus-certified construction system, the most rigorous international standard for energy efficiency. This certification ensures a high-performance thermal envelope, maximum airtightness, and controlled ventilation with heat recovery, allowing a comfortable indoor temperature year-round with extremely low energy consumption.

Thanks to this passive technology, the homes achieve an Energy Rating A and a significant reduction in emissions, ensuring properties that not only consume less energy but also provide a higher level of comfort, health, and savings.

In addition, we comply with the standards of the Galicia Passive Architecture Guide and the official certification of the Ministry, anticipating European regulations for Nearly Zero Energy Buildings (nZEB).

The result is homes with excellent environmental performance, minimal energy demand, and architecture designed to maximize the microclimatic conditions of the site. A new generation of sustainable homes, designed to live better today and in the future.



- Certified Passive House Component
- Certified Passive House Designer
- Certified Passive House Tradesperson



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VILLAGARCÍA_LGS_PARCELA N°4

Rúa Vía, Bamio, Villagarcía de Arousa,
Pontevedra

Fecha: 8 de julio de 2025

What is Included in the Villa Price?

- Plot of 543 m² with an exclusive design home.
- Project documentation and approval.
- Energy Efficiency Project.
- Manufacture of components.
- Transport and assembly of structure, façade, and roof.
- High-performance carpentry.
- Solar control elements.
- Low-consumption heating system.
- Partition walls and built-in wardrobes.
- High-quality finishes.
- Low-energy lighting fixtures.
- Kitchen (without appliances).
- Fully equipped bathrooms.
- Topographic and geotechnical reports
- Execution of the foundation.
- Plot landscaping and utility connections.
- Connection boxes for water, sewage, electricity, and telecommunications installations.
- Project management. Construction supervision, execution management and health & safety coordination.
- Final Completion Certificate and handover of the home and commencement of the Projectopía warranty.





VILLAGARCÍA_LGS_PARCELA N°4

Rúa Vía, Bamio, Villagarcía de Arousa,
Pontevedra

Advantages of Projectopia's Eco-Efficient Housing System

• ENERGY SAVINGS

- *Nearly zero-energy passive homes, designed based on advanced studies tailored to each microclimatic context.*

YOUR VILLA ADAPTED TO THE SPECIFIC CHARACTERISTICS OF YOUR PLOT.

EXCLUSIVE DESIGN

- *Each villa is unique.*

SUPERIOR, LOW-MAINTENANCE CONSTRUCTION

- *Structure resistant to earthquakes and extreme weather conditions.*

PREMIUM-QUALITY FINISHES, SELECTABLE WITHIN THE SANTOS KITCHEN RANGE

- *Guaranteed Short Construction Time, with no delays or uncertainties.*

FIXED PRICE

TECHNICAL TEAM COMPOSED OF TOP PROFESSIONALS SPECIALIZING IN ENERGY EFFICIENCY AND BIM TECHNOLOGY.

- *Including, among others, two PhD architects who are university professors.*

TURNKEY

- *We take care of everything.*

ENDORSED BY NATIONAL AND REGIONAL RESEARCH ORGANIZATIONS, SUCH AS CDTI AND THE GALICIAN INNOVATION AGENCY.

DON'T MISS THIS UNIQUE OPPORTUNITY IN VILAGARCÍA

Get informed and take the first step towards a home designed to reflect your lifestyle.

We will be delighted to advise you and guide you through every step of the process.

Luxury villas available from €440,000



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OVER 100 HOMES BUILT BY PROYECTOPIA

Architectural Excellence at the Service of Wellbeing

At Proyectopía, our solid experience in residential architecture translates into projects that combine design, innovation, and sustainability to create unique homes, crafted for maximum comfort and quality.

Each development reflects our commitment to excellence: spaces of outstanding architectural value, designed for those who appreciate thoughtful design, functionality, and harmony with the surrounding environment.

We create architectural solutions that respond with sensitivity and precision to contemporary ways of living, integrating noble materials, advanced technology, and meticulous attention to detail.

Because we don't just build homes: we shape exceptional residences, designed for those who value design, comfort, and quality in every detail. Discover what we can create at www.proyectopia.com

