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Corbeanca

House for Sale

4 rooms

CARACTERISTICS

- **AREA**: Corbeanca
- **Usable surface**: 302 sqm
- **Built surface**: 356.3 sqm
- **Land Surface**: 692 sqm
- **No. of Bedrooms**: 3
- **No. of Rooms**: 4
- **No. of Bathrooms**: 3
- **Parking places**: 4
- **Construction year**: 2020









DESCRIPTION

The villa is a concept construction with contemporary architecture, defined by spectacular cantilevers oriented toward the forest, energy efficiency, and a structural system executed to the highest standards of safety and durability.
Its distinctive volumetry reveals one of the building's key qualities—an emotional relationship with light and landscape—demonstrating over time a clear and recognizable architectural identity.
Designed by the architect for his own family, CASA M22 functions as a modern retreat that inspires, where each day becomes an authentic experience and every moment spent inside truly feels like home. The spaces were conceived to offer genuine relaxation and a deep connection with nature, without compromising privacy. This balance is achieved through the carefully studied placement of rooms and windows.
The intelligent layout allows for abundant natural light throughout the day, while an almost 360° visual openness toward the surrounding landscape is ensured through large windows, thoughtfully integrated into the architectural ensemble.
The volumetry stands out through cantilevers, setbacks, and cut-outs that create a balance between solid elements and suspended zones—an expression of a complex structural system made of reinforced concrete frames. The architecture combines modern elements with the warmth of natural materials. A rammed-earth wall and surfaces finished with natural materials contribute to the harmonious integration of the interior space into the natural landscape of the site, emphasizing the artistic character of the construction.
The layout is functional and elegant. The ground floor includes a generous living area, open kitchen, and bathroom, forming a welcoming space for family and guests. The upper floor hosts three spacious bedrooms, each with its own dressing room, two bathrooms, and two balconies. The walkable terrace roof offers a remarkable panoramic view of the surroundings.
The villa is equipped with state-of-the-art technologies that ensure comfort, energy efficiency, and a sustainable lifestyle. The automated heating and cooling system—both passive and active—operates via a ground-to-water heat pump connected to two boreholes at a depth of 102.5 meters, ensuring maximum efficiency and autonomy in every season. Additionally, as a backup system, the house is equipped with a 27 kW electric underfloor heating system, as well as air-conditioning units that can operate both for cooling and heating.
The property is registered as a prosumer, contributing to the reduction of its carbon footprint. The 27 kW photovoltaic panels are an integral part of a sustainable energy strategy. The design of the solar system was treated as an aesthetic extension of the architecture,

integrating harmoniously into the overall visual composition of the building.
Mechanical ventilation with heat recovery supports energy efficiency and provides a constant, continuous supply of fresh air, contributing to a healthy and controlled indoor microclimate, independent of external conditions and seasons. This eliminates the need for conventional ventilation, which typically draws dust and allergens indoors, fails to ensure sufficient fresh air intake, and causes significant thermal energy losses.
The house features premium finishes such as mineral façade plaster by Hasit compatible with lime paints, microcement, natural stone, eco-friendly exterior and interior lime-based Hasit plasters, as well as special lime-based Bauwerk paint, which ensures good vapor diffusion and a healthy environment alongside a distinctive aesthetic. The glazed surfaces are triple-glazed, with aluminum window frames by Aluprof, providing superior thermal and acoustic efficiency. The roof and terrace insulation systems are by Bauder.
The thermal envelope of the building consists of 15 cm basalt wool on the façades, 16 cm Bauder PIR insulation on the roof, and 15 cm extruded polystyrene at the foundations.
Additional amenities include an electric vehicle charging station, integrated alarm system, pond and garden irrigation system, exterior façade lighting, and ambient garden lighting, among others.
Areas: usable area 302.70 sqm, built area 356.30 sqm, terraces 53.60 sqm.
This house is an expression of modern comfort, sustainability, and harmonious integration with nature—an ideal choice for those seeking a home with distinctive aesthetics, functionality, and a strong architectural identity.

698,000 EUR	10.82 BITCOIN	386.42 ETHEREUM

*Receiving this presentation represents your agreement that any negotiation regarding this property to take place through the agency of a Regatta rep