



BAHARATT

PROPERTIES

FINISHES AND UPGRADES

VILLA ATABEY





## FACADE FINISHES

Perforated steel panels used as a second skin for solar control.

Finish: Galvanized with electrostatic powder coating.

Function: Reduces heat gain, allows ventilation, and provides a uniform textured appearance.





The facade is primarily composed of perforated metal panels, providing identity, solar control, and visual permeability.

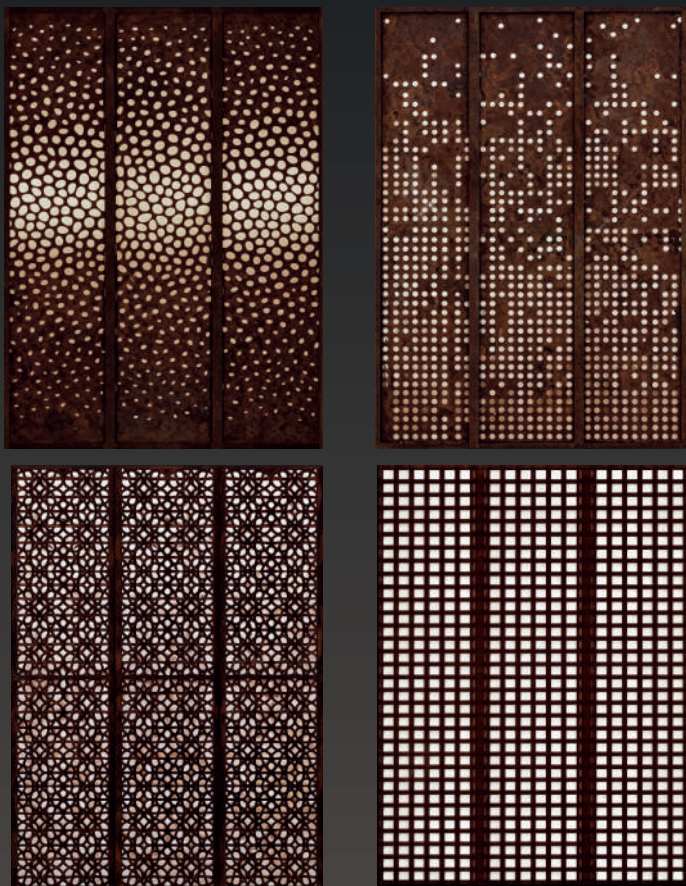


Textured concrete  
Used on exposed walls and secondary elements for durability and material contrast.



Landscape vegetation  
Low-maintenance greenery for visual balance.





## CUSTOMIZABLE FACADES

Villa Atabey offers the possibility of customizing the facade, allowing the client to choose between different perforated panel designs, adapting the architectural identity.



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**Bera&Beren**

Lusitan & Catalan Limestone Ceramics  
Caliza Lusitana & Catalana Cerámica

BEREN GREIGE  
(Spanish porcelain)



## FLOORS AND WALL FINISHES

Microcement finish  
1.20m × 0.6m format.



## DOORS

Floor-to-ceiling doors in the main areas, enhancing spatial continuity, visual height, and a sense of openness.

Stained wood with door jamb

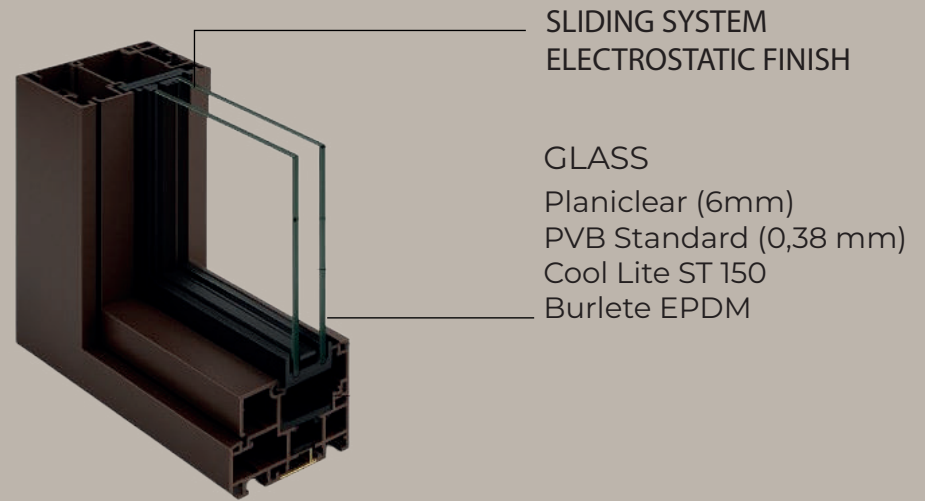
45 mm thickness, satin  
nickel handles  
Magnetic locks.



PVD Graphite

Chrome Polished  
Chrome Satin  
PVD Satin Brass





## PROFILES

Lift-and-slide aluminum system with Spanish profiles, featuring an operable leaf and a fixed panel, designed to maximize the glazed area.

It incorporates concealed hardware and a minimalist 40 mm mullion, maintaining a clean design even when open.

The leaf lifts during opening and compresses the gaskets when closing, ensuring high airtightness and certified security.



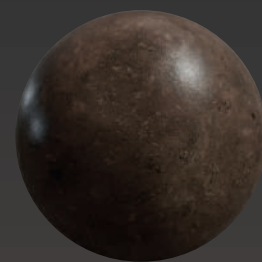
## KITCHEN FINISHES

In the kitchen, floor-to-ceiling cabinetry maximizes storage and reinforces a clean, integrated design.

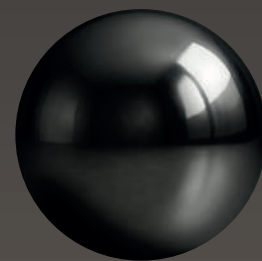




GOLDEN OAK



BRENTA



METAL







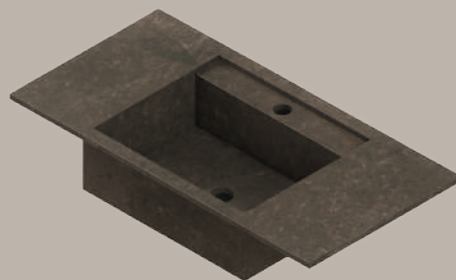
ROBLE DORADO (1,20x0,60)

SINK



Eternal Faucet

Height: 26.5 cm to the aerator  
Handle: Custom handle with Dica logo  
Spout: Swivel spout



Undermount sink with four-slope base and integrated ledge.

Compact valve and siphon included.

P: 50 cm H: 20 cm

INTEGRATED SINK

KITCHEN  
Luxury Finishes

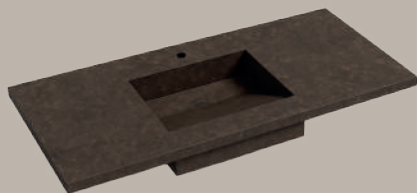




SINGLE - LEVER FAUCET

## GRB mixers

Porcelain counter-  
top with centered  
under-mount  
basin



INTEGRATED SINK

Cool Mate Mono  
Basin Mixer  
Height of 7 cm up to  
the aerator  
Integrated aerator



TOILET WITH CONCEALED TANK

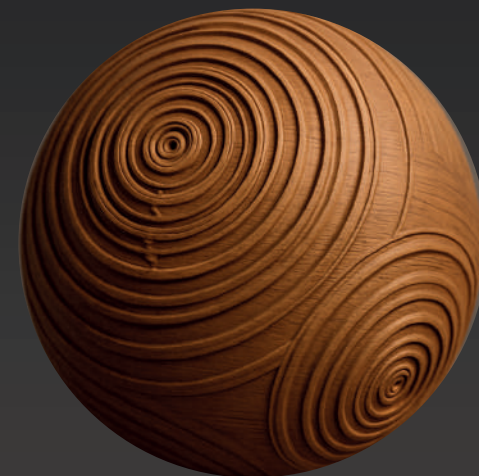
BATHROOM  
Luxury Finishes

 INALCO | MDi

BRENTA (1,20x0,60)

  
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## MAIN DOOR AND INTERIOR CLADDING

Main entrance door crafted in solid carved wood, featuring a high-resistance natural finish and a design created by a Bolivian artist.



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## CARVED WOODEN DROPLET WALL

This upgrade features a fully carved wooden wall treatment that completely clads the largest wall in the living room, as well as one feature wall in the master suite. The sculpted wood surface adds warmth, texture, and a sense of craftsmanship, elevating the space with a refined, organic, and premium architectural character.



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## SCULPTURE

At the end of the pool stands an iconic sculpture that becomes the focal point of the residence. Designed by Koqui Handal, a Bolivian artist of international recognition with exhibitions in Europe, the United States, and various countries in South America, the piece brings artistic value, identity, and exclusivity to the project.

Made of high-resistance fiberglass to ensure durability in outdoor conditions, the sculpture is strategically positioned within the house, consolidating itself as the symbolic heart of the space, where art, architecture, and experience merge into a single expression.



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# UPGRADES

The following upgrades or customizations are not included in the base price of Casa Atabey.

These elements are offered as optional add-ons, allowing the client to personalize materials, finishes, equipment, and architectural details according to their preferences and specific needs.





## ELEVATOR

A residential elevator is incorporated and seamlessly integrated into the design, ensuring universal accessibility, premium comfort, and smooth vertical circulation without compromising the project's aesthetics or spatial quality.



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## PREMIUM LIGHT SYSTEM

As a premium upgrade, we offer the incorporation of high-end lighting items, carefully selected to enhance lighting quality, visual comfort, and spatial perception, integrating design, efficiency, and a superior interior experience.



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## WALKING CLOSETS

As an upgrade, we offer the inclusion of closets, custom-designed and architecturally integrated, optimizing storage while enhancing functionality and overall space value.



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