

CASA CHECHEN

Raise Group

Name: Casa Chechen

Location: Accra, Tulum, Quintana Roo

Land: 131.81 m²

PROJECT DESCRIPTION

1. OF THE PROJECT

The Casa Chechen project is inspired by the synergy between simplicity and contemporary design, resulting in a home that blends natural materials and neutral colors with LED lighting and high-quality built-in furniture.

The façades feature a cream-toned finish and large windows that allow natural light to enter from the ground floor and provide ventilation throughout the house thanks to continuous window openings. Combined with the orientation, latticework, and volumetry, these elements help create shade in areas more exposed to heat gain.

The project consists of a Ground Floor, First Floor, and Rooftop, with a total height of 7.00 meters at the highest wall, 292 m² of construction, and 31 m² for access and parking.

The Ground Floor includes 81 m² of interior space and 31 m² for access and parking. It integrates the living room, dining room, kitchen, pantry, bathroom, storage room, garden, utility room, and space for two cars at the front.

The First Floor includes 106 m² of construction. This level features a spacious TV room and three bedrooms, two of which include a bathroom and closet. One of the bedrooms has a large bathroom, walk-in closet, and a shared terrace overlooking the front of the house.

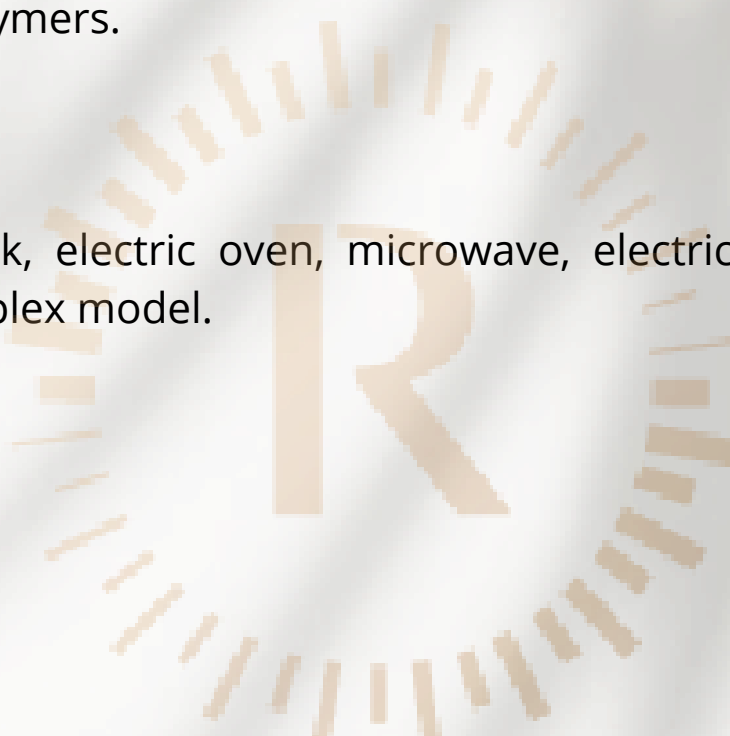
The Rooftop consists of 105 m² of slab construction and is a service-only area designated for placing air conditioning condensers.

In terms of infrastructure, the project includes the design of hydro-sanitary and electrical networks, as well as voice service installations connected to the existing general outlets in the residential development.



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2. FINISHES

- The objective is to create a clear and neutral design with a rustic touch, where warm lighting details on walls, natural marble, and wood highlight the beauty of each material. The continuous windows visually integrate the garden into the interior of the residence. The design approach proposes a simple contemporary language that blends with the context of the area.
 - The façade features a cream-colored finish and a Tzalam wood door, along with aluminum latticework with a wood-like finish and natural stone.
 - The interior carpentry (closets, furniture, and doors) is custom-made using Tzalam wood.
 - General flooring and bathroom wall coverings are in Travertine Marble.
 - The ceilings feature recessed designs with warm LED lighting.
 - General interior wall finishes are made of polished cement with added polymers.
 - Faucets and fixtures are from the brand Helvex.
 - The kitchen is custom-built in wood and includes a granite island, sink, electric oven, microwave, electric cooktop, and extractor hood. The refrigerator space is designed to fit a duplex model.
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2. FINISHES

- The Eurovent window and door frames will be made of matte black aluminum. The railings in the first-floor vestibule and rear terrace will be made of 10 mm tempered glass, as well as the shower enclosures, which will feature 10 mm tempered glass doors.
- The ground floor terrace will have flooring with an aged marble finish.
- For hot water throughout the house, a 200-liter electric storage water heater will be installed. The general plumbing system includes a utility room in the rear garden with a hydropneumatic system and a water storage cistern.
- Air conditioning will be provided by 5 Mini Split units:
 - 3 units of 12,000 BTU (Master Bedroom, Bedrooms 2 and 3)
 - 2 units of 24,000 BTU (Main Living Area and TV Room)

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3. LANDSCAPING

Includes integrated landscaping with a plant palette composed of regional vegetation, in accordance with the subdivision regulations.

4. INSTALLATIONS

The project includes all necessary utility connections and permanent installations for the property, as well as preparations for the entire system under the premise of conserving and efficiently using resources.

4.1 HYDRAULIC INSTALLATION

The hydraulic system features a hydropneumatic system throughout the property, using the water storage cistern as its supply source.

4.2 SANITARY INSTALLATION

The sanitary system is connected to the municipal sewer network, with access points located at the front of the lot along the street.

4.3 ELECTRICAL INSTALLATION

The electrical design incorporates the use of low-consumption lighting and electrical equipment, aiming to reduce electricity costs and increase energy efficiency.

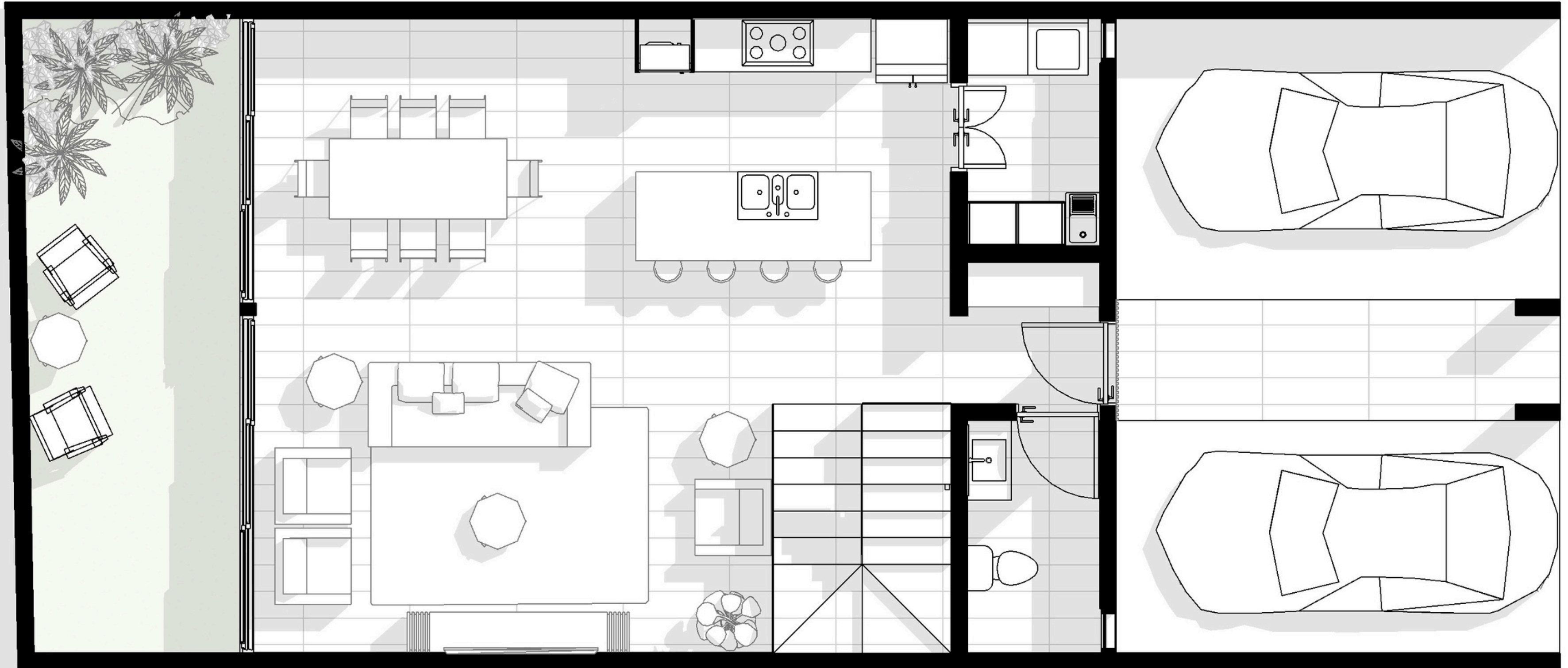
4.4 VIDEO SURVEILLANCE CIRCUIT

Includes conduit and preparation for the installation of 4 security cameras.

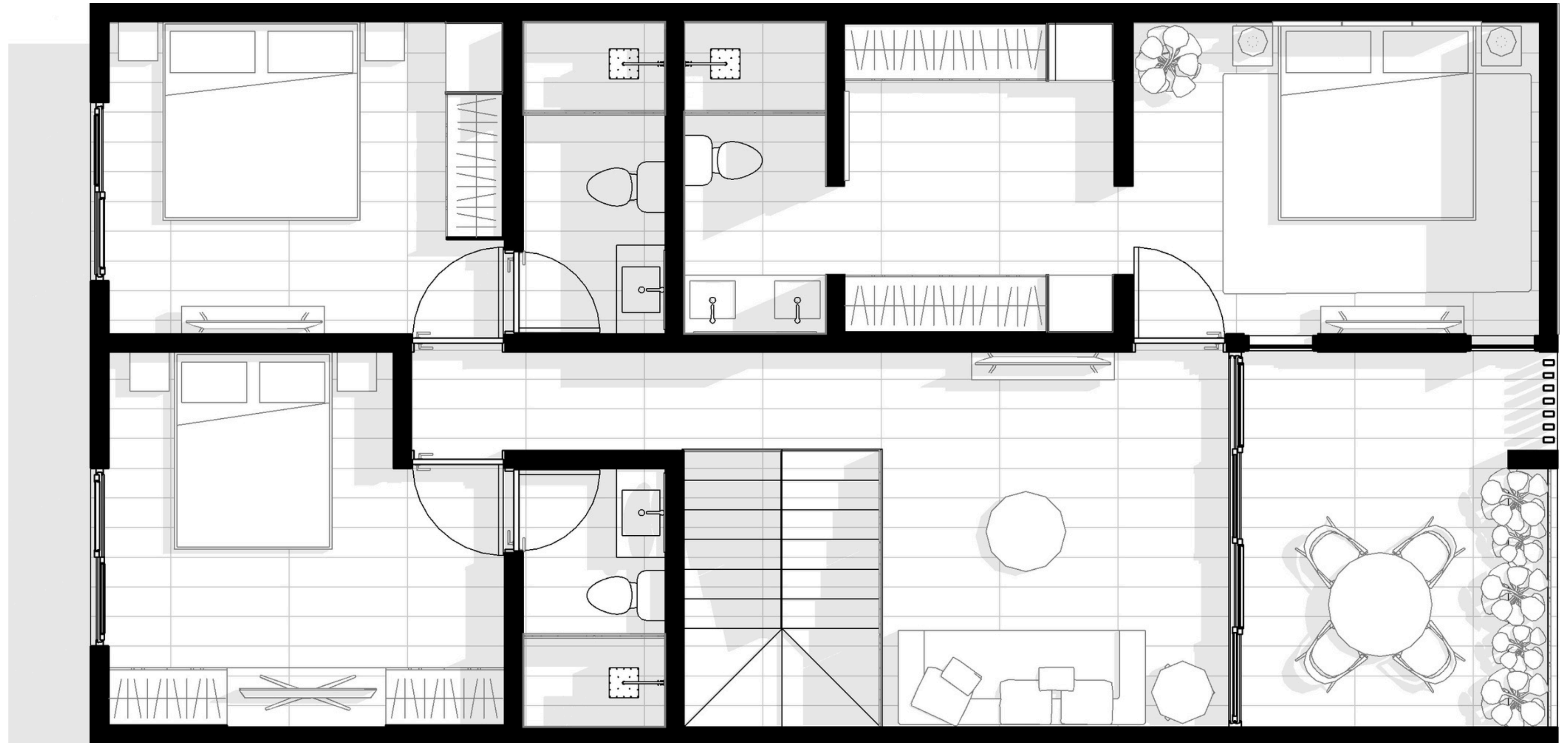
4.5 VOICE AND DATA

Includes preparations for internet and cable television connections.





GROUND FLOOR



FIRST LEVEL





