ALDEA

Nourishing villages, from *soil to soul*

JLL

Every home at Aldea begins
with the same idea.
Making room for what
matters.

ALDEA COMPORTA

TYPOLOGY 01

Forest Vila - 355 sqm

Offering the greatest sense of openness and flexibility. For larger families and those who love welcoming others.

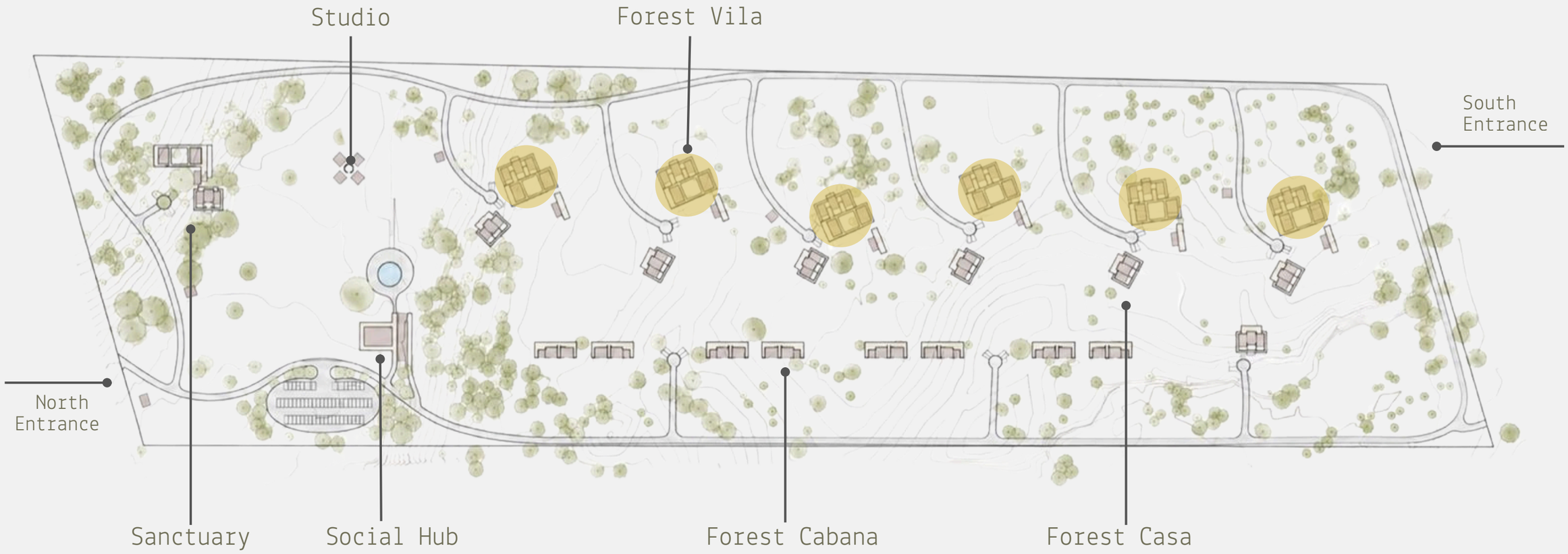
6
Units

Year 2027
Delivery



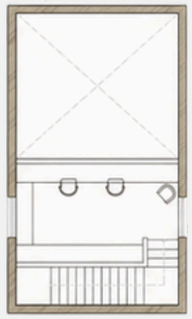
Master Plan

THREE UNIQUE TYPOLOGIES
ONLY 21 HOMES SET WITHIN A LOW DENSITY
PROTECTED FOREST LANDSCAPE



A place where you know your neighbours and you can walk to everything

Mezzanine A





Mezzanine B

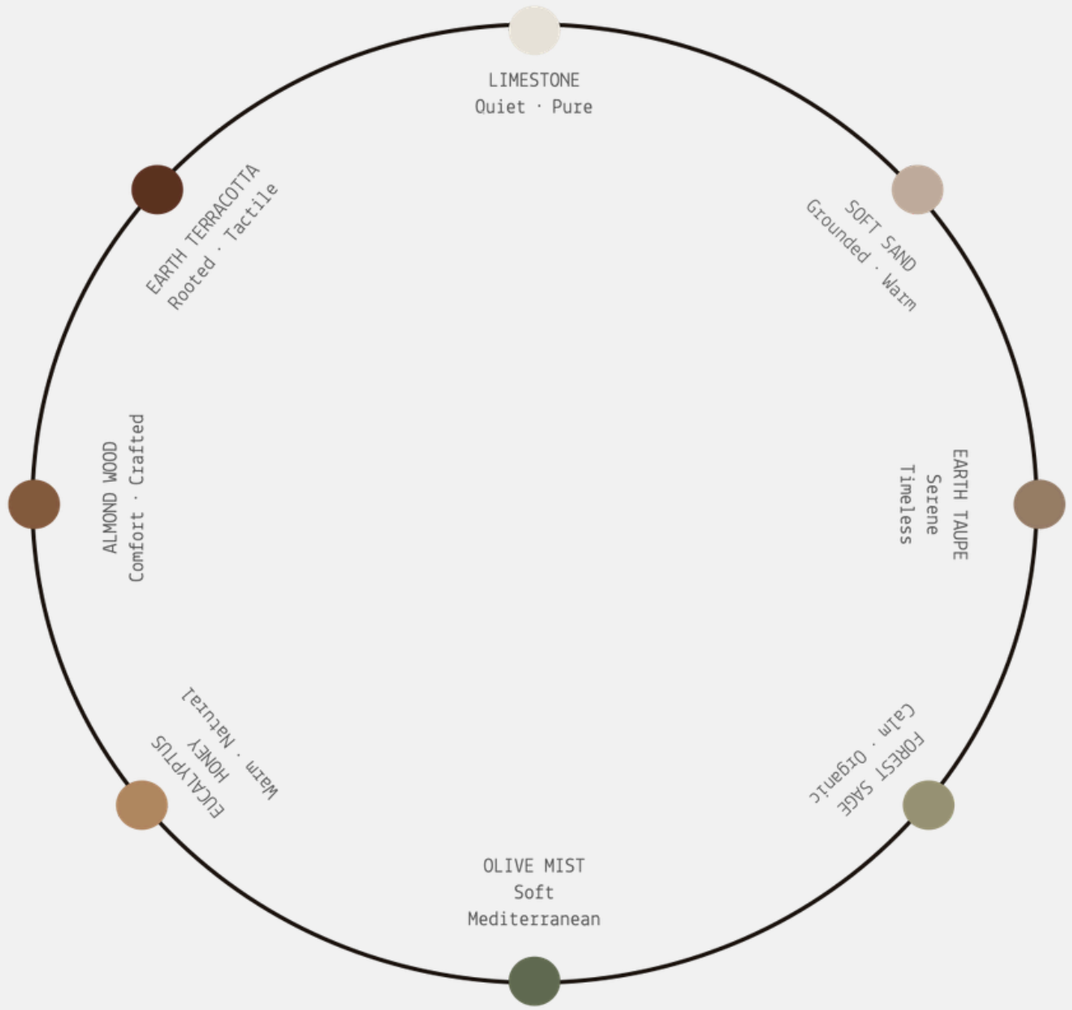


3 + 1 bedrooms
4 ½ bathrooms
2 mezzanines/studio
Family room and social area
Kitchen and dining/lounge area
Laundry area
Central patio with pool
Terrace and outdoor area
4 green rooftop areas
Parking area
Storage

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Color Palette

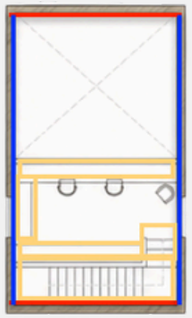


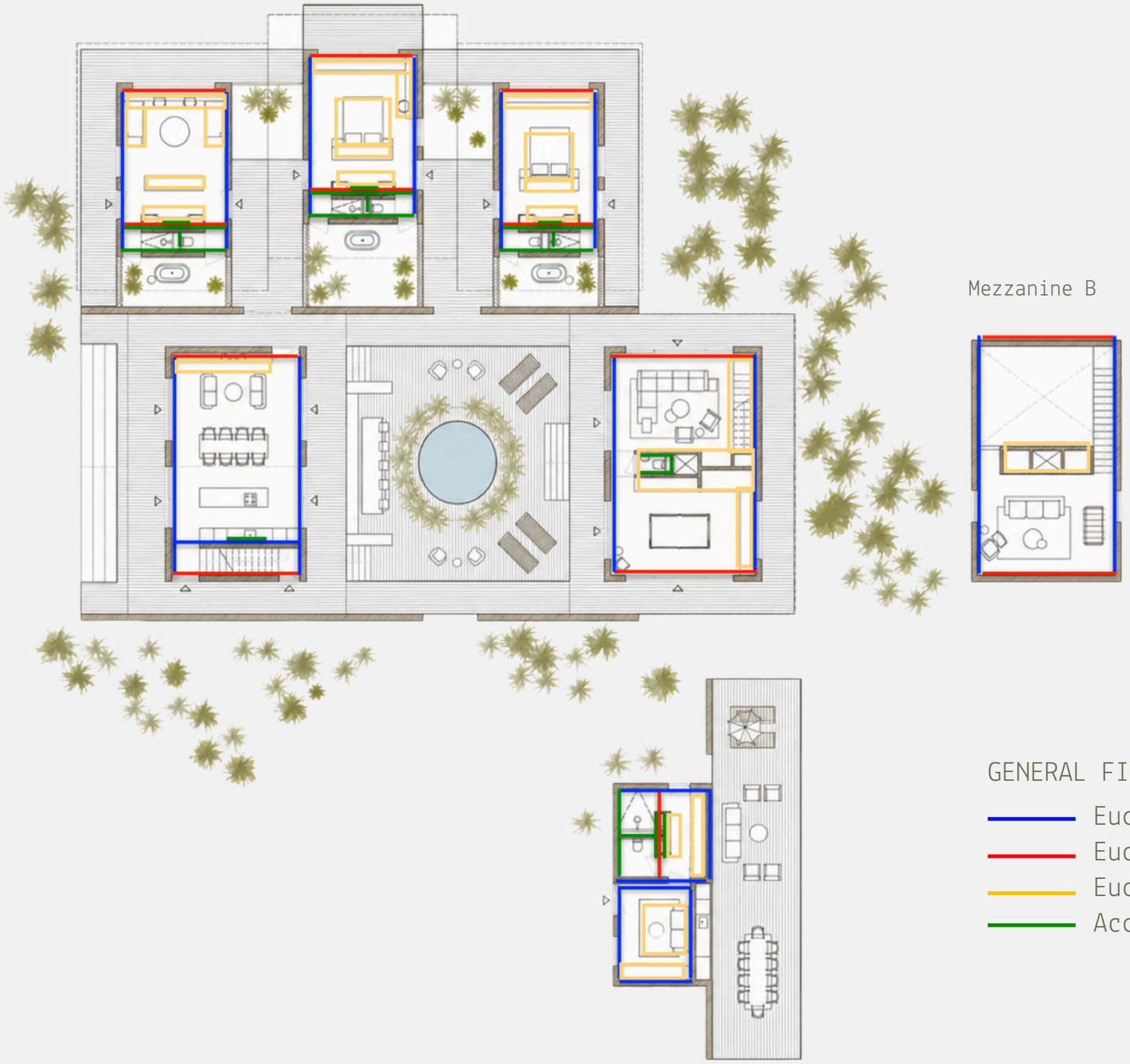


Materials Board



Mezzanine A



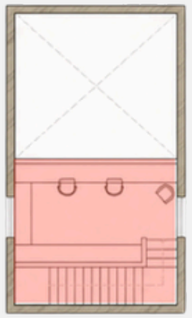


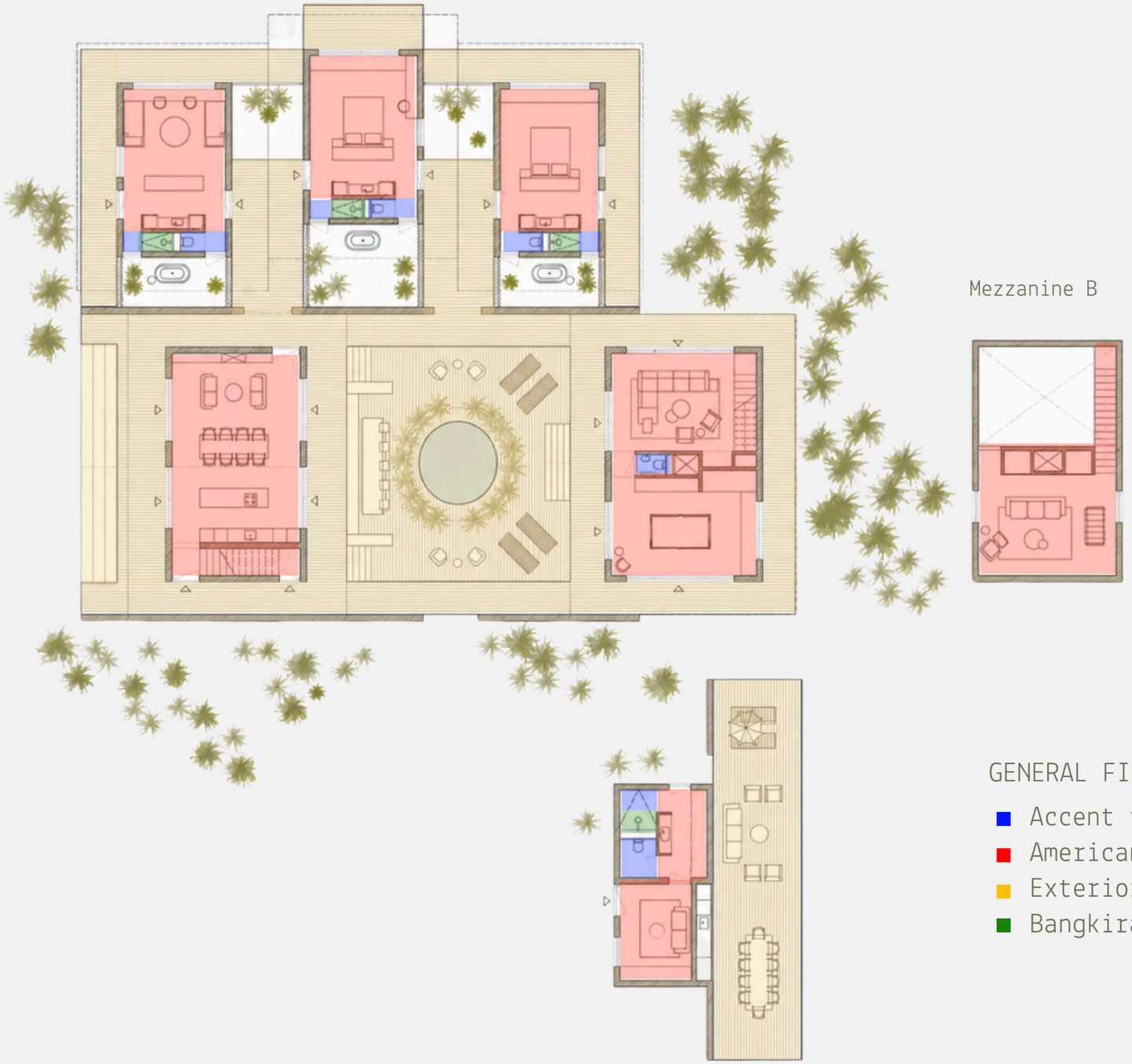
Mezzanine B

GENERAL FINISHES INTERIOR WALLS

- Eucalyptus CLT
- Eucalyptus CLT Adler Blanc
- Eucalyptus Plywood
- Accent tiles

Mezzanine A





Mezzanine B

GENERAL FINISHES FLOORING

- Accent tiles
- American Oak CLT
- Exterior Deck Thermo Ash
- Bangkirai (tropical wood)

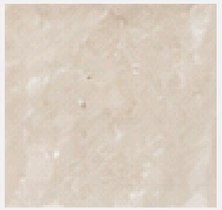
ALDEA COMPORTA

Materials List

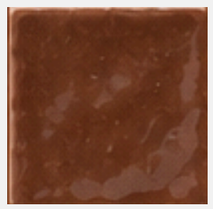
Materials listed below are parts of Forest Vila typology.

Exterior facade: Cryptomeria CLT (26cm), Sioox Almond Brown
Exterior deck: Thermo Ash
Ceilings & some walls: Eucalyptus CLT (14cm), Adler Mont Blanc
Interior floors: American Oak
Integrated Furniture: Eucalyptus Plywood
Custom Furniture: Colored plywood 6 / Verona
Shower floors: Bangkirai (tropical wood)
Window frames: Spruce, RTF 5, Pastelgrey
Kitchen & bathrooms accent tiles: 10x10, Artisanal

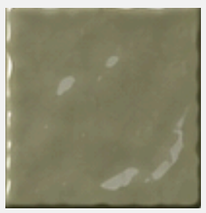
Ivory



Rustic Brown



Sage Green



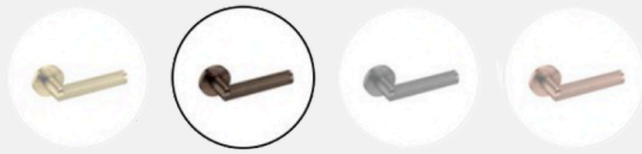
Door hardware

Standard interior equipment

Technical requirements:
Doors are generally made with 54mm CLT, connection bars between handles must be suitable for this extra thickness.



JNF / IN.00.414.TCH / **Link System in titanium chocolate**



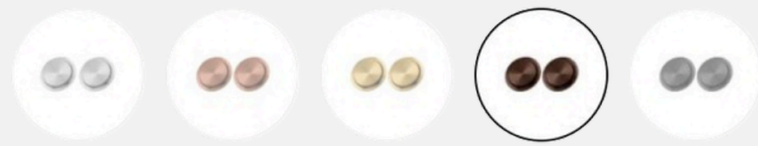


JNF / IN.04.003.TCH / **Less is More in titanium chocolate**





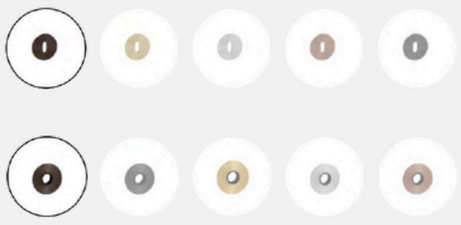
JNF / IN.04.240.C.TCH / **Less is More in titanium chocolate**





JNF / IN.04.RP01N.TCH / **Less is More in titanium chocolate**

JNF / R01M.45.TCH / **Less is More in titanium chocolate**



Electrical outlet and switch

Standard interior equipment

Technical requirements regarding light switches:
Switches are kinetically powered, emitting a short, low power radio frequency signal only when pressed.
Different switch brands and options are available.

Eltako / F2T55E Wireless 2-way pushbutton - F4T55E Wireless 4-way pushbutton in E-Design55





Eltako / DSS55E German Socket (Type F) in E-Design55



Polar white mat

Wireless lighting controls significantly reduce cabling, up to 30% per building, allowing flexible placement of switches throughout the home while maintaining a clean architectural finish.

Using the EnOceon technology, the wireless switches are battery-free kinetic switches, transmitting ultra-low-power RF signals only when pressed, meaning no battery to replace! They operate using the 868.3 MHz radio frequency, have no need for WiFi or bluetooth technologies.

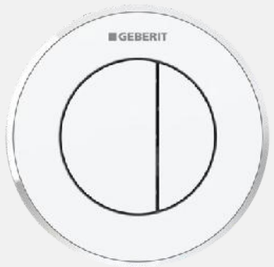
- Ultra-low EMF output (~0.7–5 mW compared to Legrands <100 mW)
- No standby EMF chatter.
- No cloud, WiFi, App dependencies.
- Encrypted signaling.
- Multiple supported brands (Eltako, NodOn, Gira, Jung, Niko)
- 868.3 MHz is less crowded and better at wall penetration than 2.4GHz Wifi or Bluetooth technology.

Sanitary fixtures

Technical requirements regarding sanitary fixtures:
The location and sizes of sink and tap connections are fixed.



Duravit / #258809
Wall mounted toilet compact model D-Neo, toilet seat and cover with soft-closure model D-Neo ref. 002169



Geberit / 116.055.KJ.1
Flush actuator from Geberit Type 10 with mirror and switches White



AXA one / n # 30091
Semi-recessed washbasin 60x40 cm Axa Wild



Fantini/5029E809BU+4400M0 11AU/ Wall-mount single-control washbasin mixer, handle with lever finish matte white

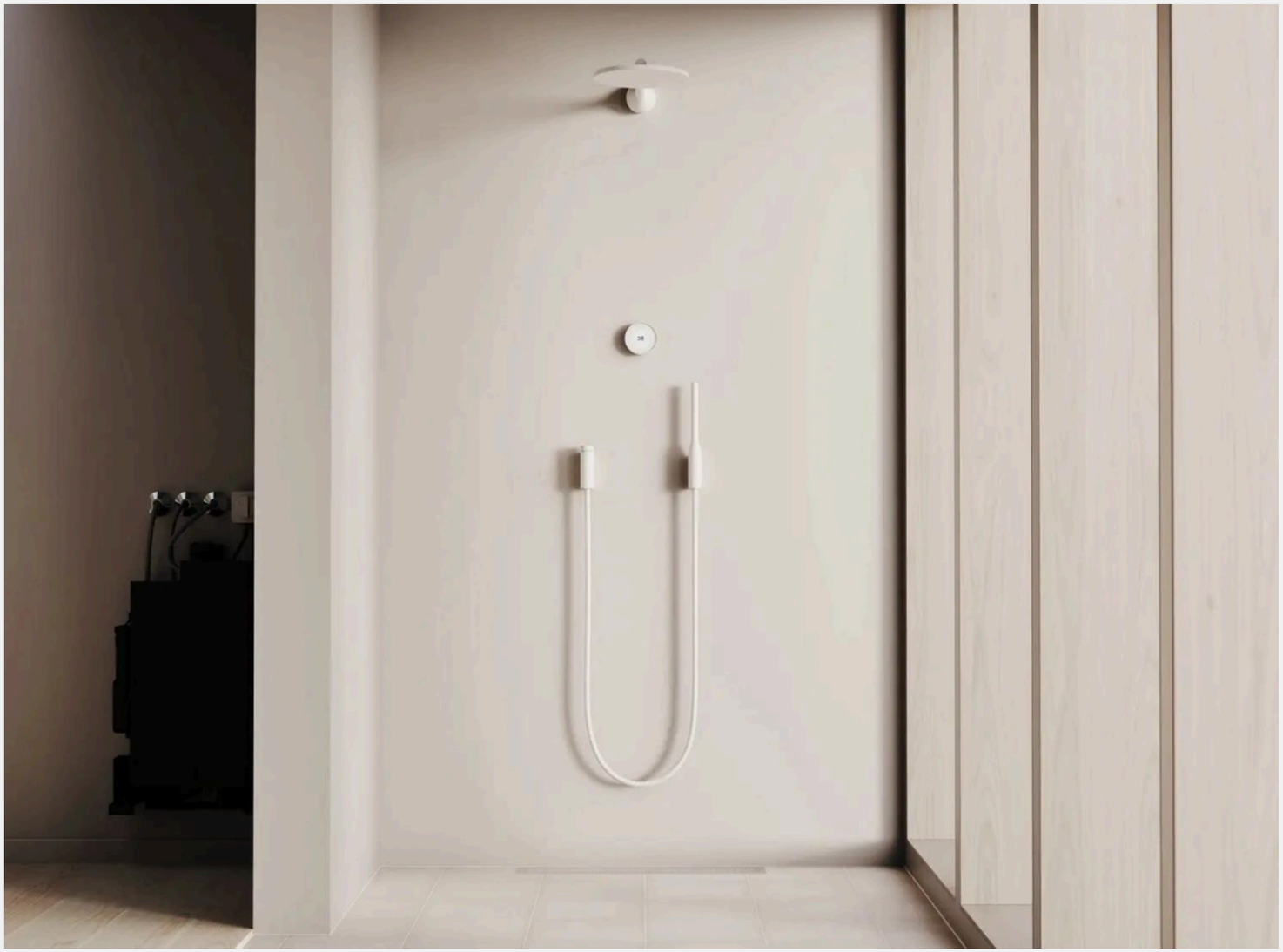


AXA / AF0015 / Valve click-clack AXA in ceramic white coordinated with the sink from WILD serie



Duravit or equivalent space-saving siphon for washbasins, finish matte white

Sanitary fixtures
Shower area

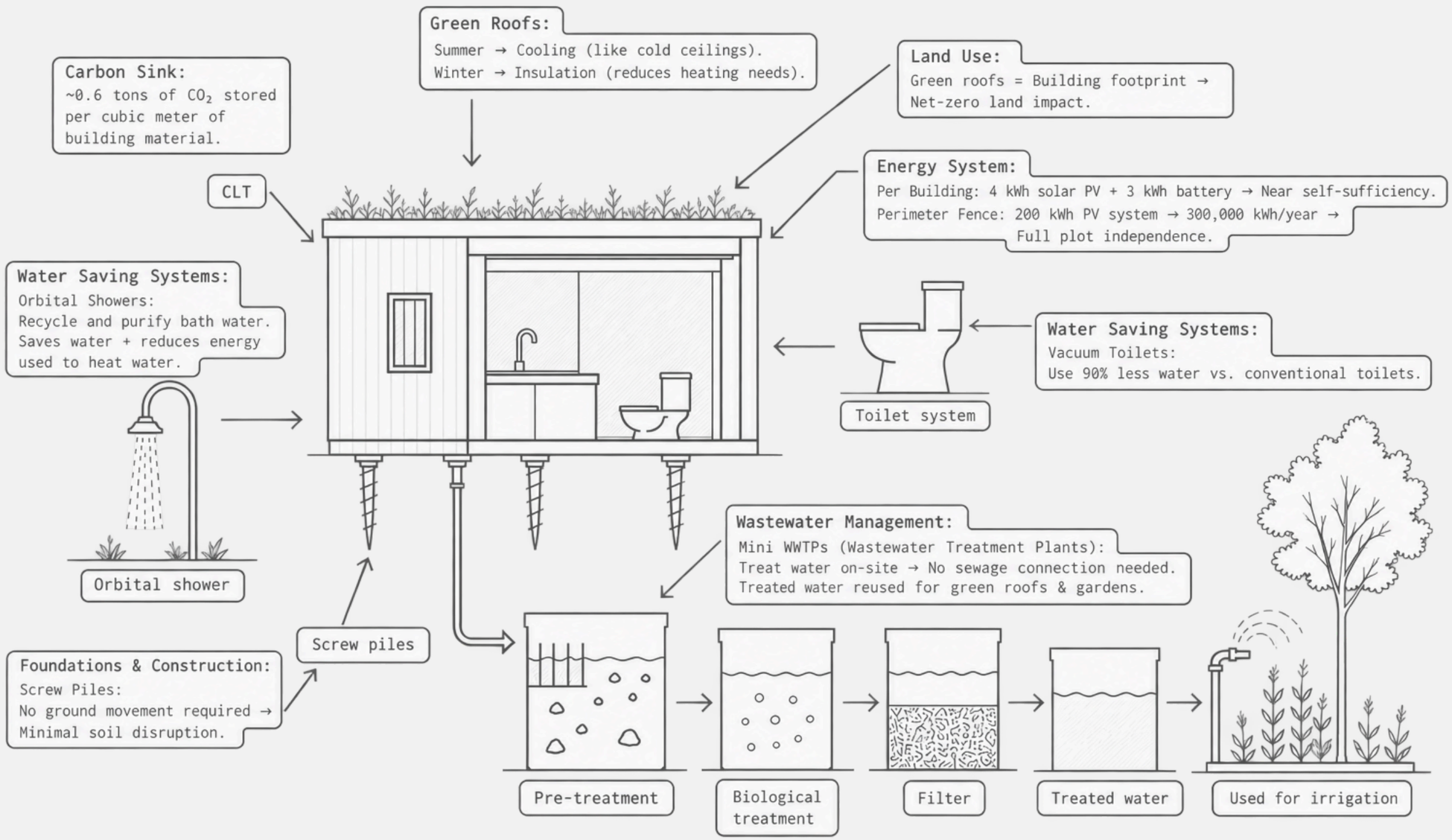


Orbital Recirculating Water System

Orbital Shower basic, core is mounted on wall brackets in matte white, saving up to 90% water usage per shower.

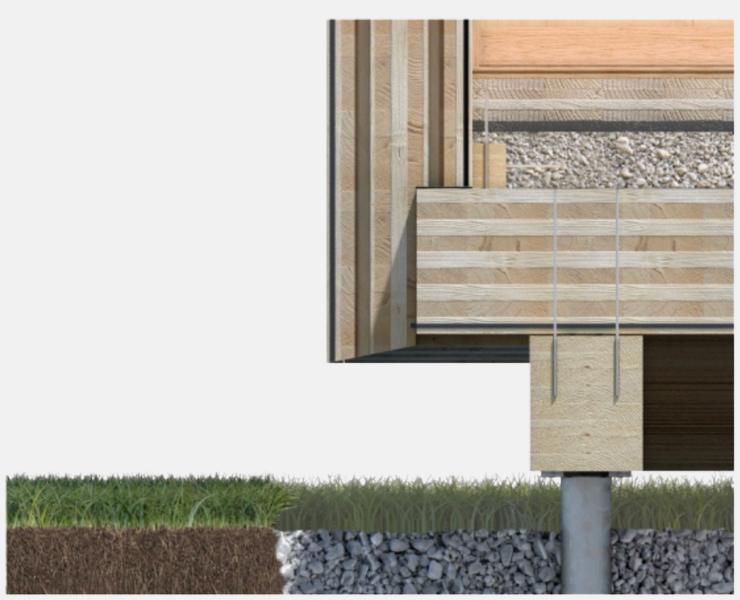
Finish: Matte white

Water management



Sustainability





ROOF
The roof, built from 260 mm CLT panels, supports green roofing (up to 30° slope) atop a natural rubber layer. This boosts insulation, water retention, and environmental performance. Roof surfaces share the same treatment options as interior walls and can include photovoltaic systems.

WALLS
Made from pine, spruce, or larch, CLT walls require no coatings due to their uniform finish. Optional surface treatments simulate natural aging and enhance durability, with retouching possible after 15 years. Electrical and plumbing elements are pre-installed in the factory. Interior walls can receive UV-resistant, anti-darkening treatments in various finishes.

FOUNDATIONS
CLT buildings use screw or helical pile foundations, minimizing soil disruption and installation time. These galvanized piles last over 120 years and are typically installed 2–3 meters deep (up to 10 meters if needed). CLT panels (240–300 mm thick) are then placed on top. Excavation is only needed if a basement is required, which can also be built from CLT.

TEMPERATURE & ENERGY
CLT naturally stabilizes indoor temperatures by absorbing and releasing heat slowly, reducing energy use for heating and cooling. Combined with photovoltaic systems (roof or ground-mounted), CLT buildings offer high energy efficiency and self-sufficiency.

Appliances

Appliances listed below are parts of Forest Vila typology.



Miele / KFN 7734 C
Built-in fridge-freezer



Miele / G 5651 SCVi
Built-in dishwasher



Miele / WCD 020
8 kg washine machine



Miele / TCA 220WP
T1 heat pump dryer



Bosch / PVQ61AH26E
With integrated
extraction



Miele / H 7640 BM
Compact microwave
combination oven

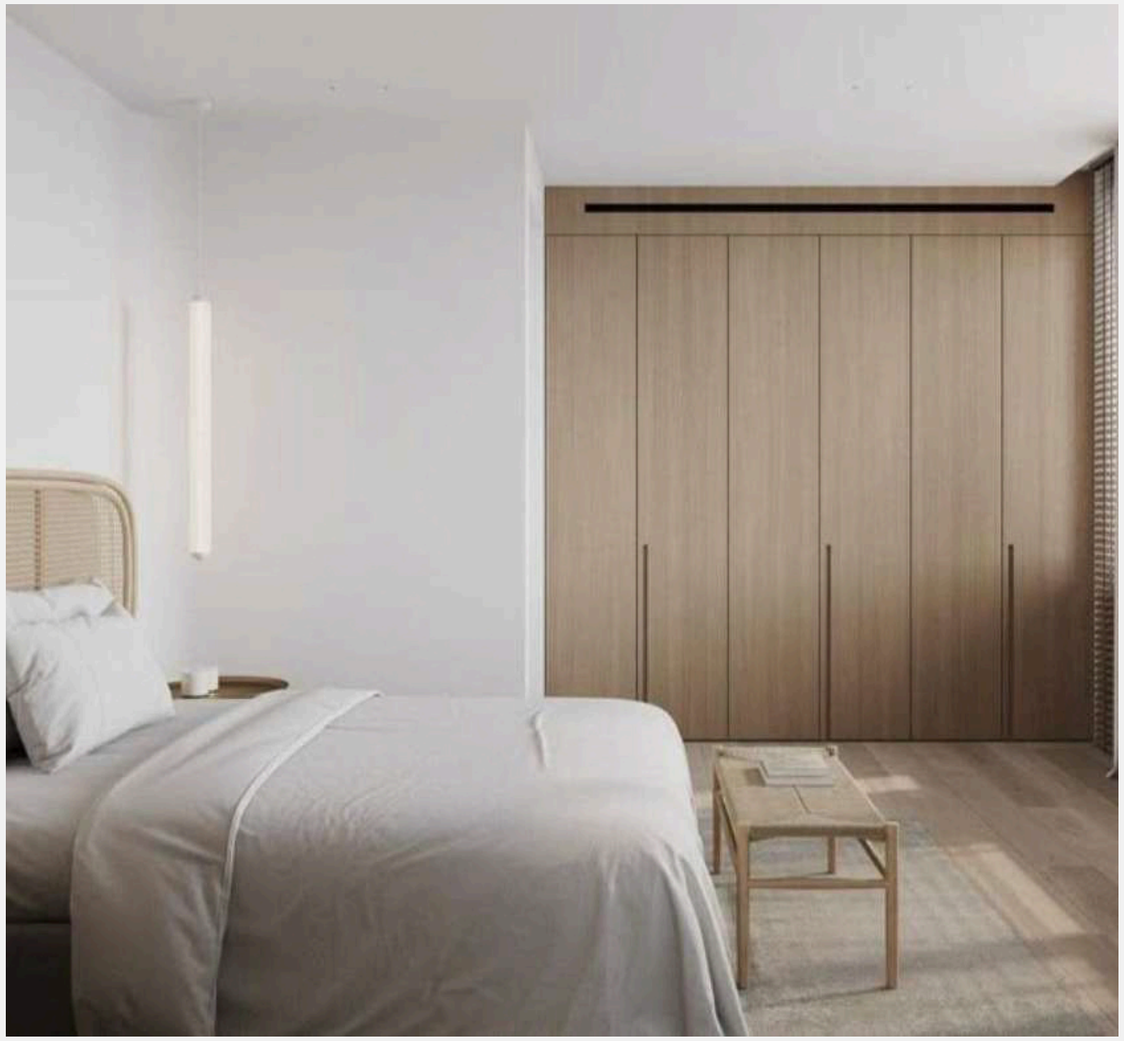


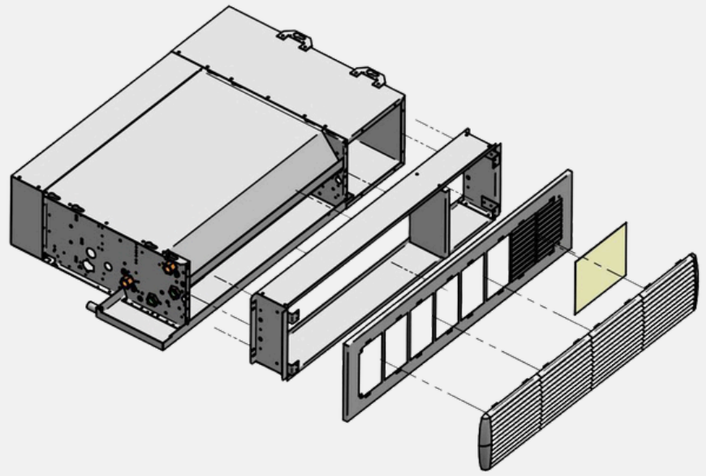
Schock / GREN100LAPUR
Greenwich N-100L, sink,
Cristadur



Schock / 561000EDM
Ares Fix in solide
stainless steel

Climatization - Integrated heating and cooling unit





Energy-efficient air-to-water heat pump for heating and cooling, combined with fan coil units integrated into cabinets, above kitchens, wardrobes, bathrooms.

Smart controls allow different areas to be managed independently, via wall mounted thermostats or App/Browser.

Spiro Technology



SPIRO TECHNOLOGY:
A calmer electromagnetic environment, built into every home. Every Aldea home is designed to support rest and wellbeing, from breathable timber walls to low-EMF kinetic switches. SPIRO completes that approach. Its patented nanotechnology filters the artificial electromagnetic fields created by wiring, Wi-Fi, and everyday devices, creating an environment that is more natural and more compatible with the human body.

How it works: SPIRO uses magnetic nanoparticles to reorganize artificial EMF into a form more compatible with biological systems.

· Better sleep quality: helps the body relax into deeper, more restorative sleep, so you wake up feeling truly rested
· Less daily stress: reduces the constant electromagnetic load on the nervous system, helping the body stay calm and balanced
· More energy and focus: supports clearer thinking and steadier energy throughout the day, whether you're working, cooking, or spending time with family
· Faster recovery: gives the body a better environment to recharge after travel, exercise, or long days
· Care for the whole family: a healthier home for children and adults alike, in the spaces where you spend the most time



Designed to belong in the forest.

The foundation system minimizes excavation and protects the integrity of the land.


Spaces that breathe.
Materials that age
beautifully.
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The kitchen has a way of keeping people a little longer.

—

Where cooking, gathering
and conversation become
part of everyday rituals.




Designed to support
restorative sleep through
natural materials
and healthy living.
ALDEA COMPORTA





Rest. Reset. Reconnect.

Every bathroom integrates advanced water filtration and smart water management.

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It takes a village



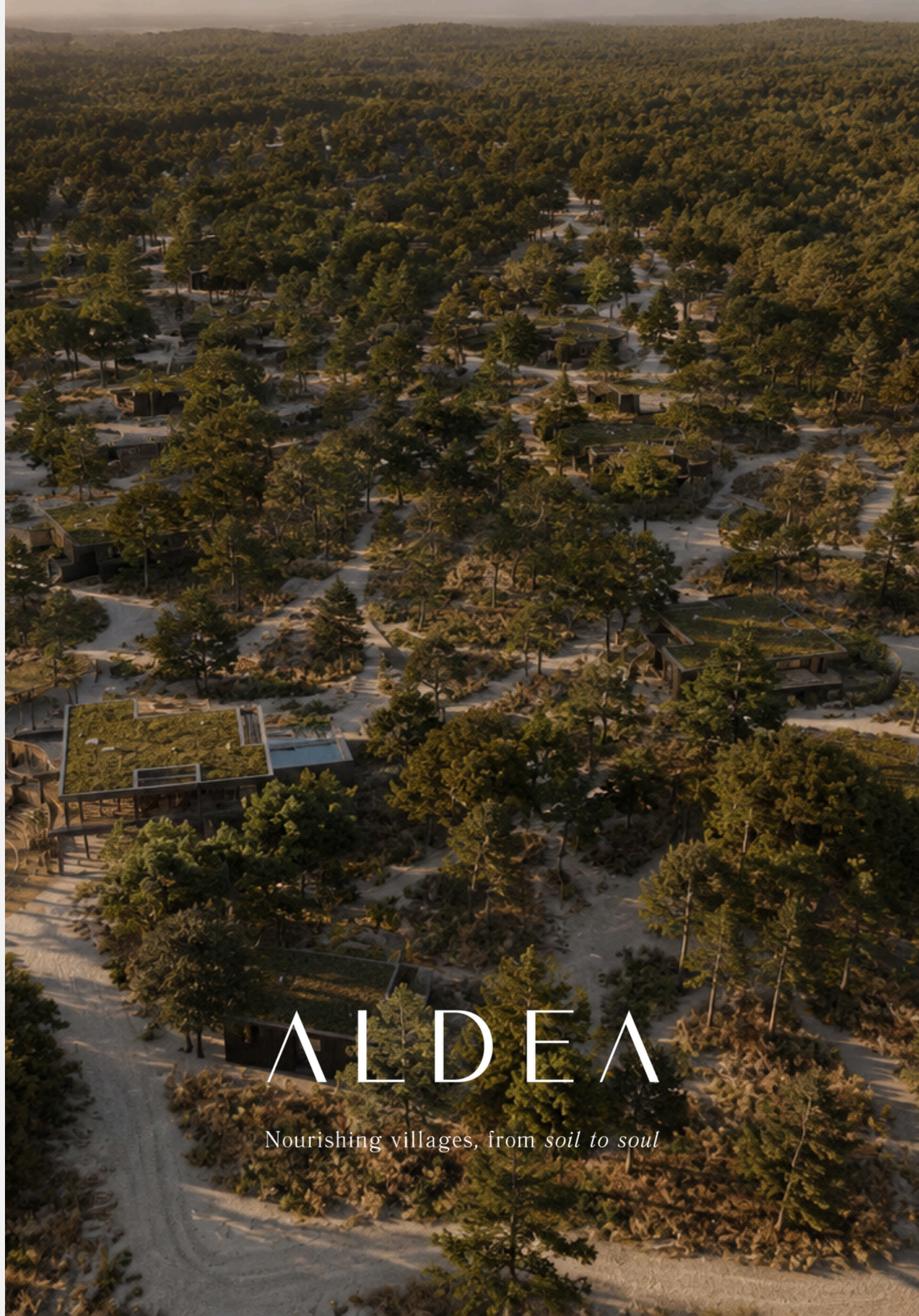
Every story begins with a conversation.

—

Discover a different way of living.
Closer to nature, to others and
to what matters.

BECOME A NEIGHBOR

JLL





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