Coral Bay Villa

St John USVI

A premium quality, hurricane safe, sustainable, turnkey home

Architect design

A stylish home that has been carefully designed to provide a comfortable, hurricane safe, sustainable, three-bedroom home.

Living

Our interior designers have carefully selected a range of high-quality décor and finishes to provide a spacious and comfortable open plan living space with huge sliding windows to benefit from the extensive views.

The spacious open plan living room features an atrium with a ceiling skylight letting light flood into the room and providing passive ventilation when open.

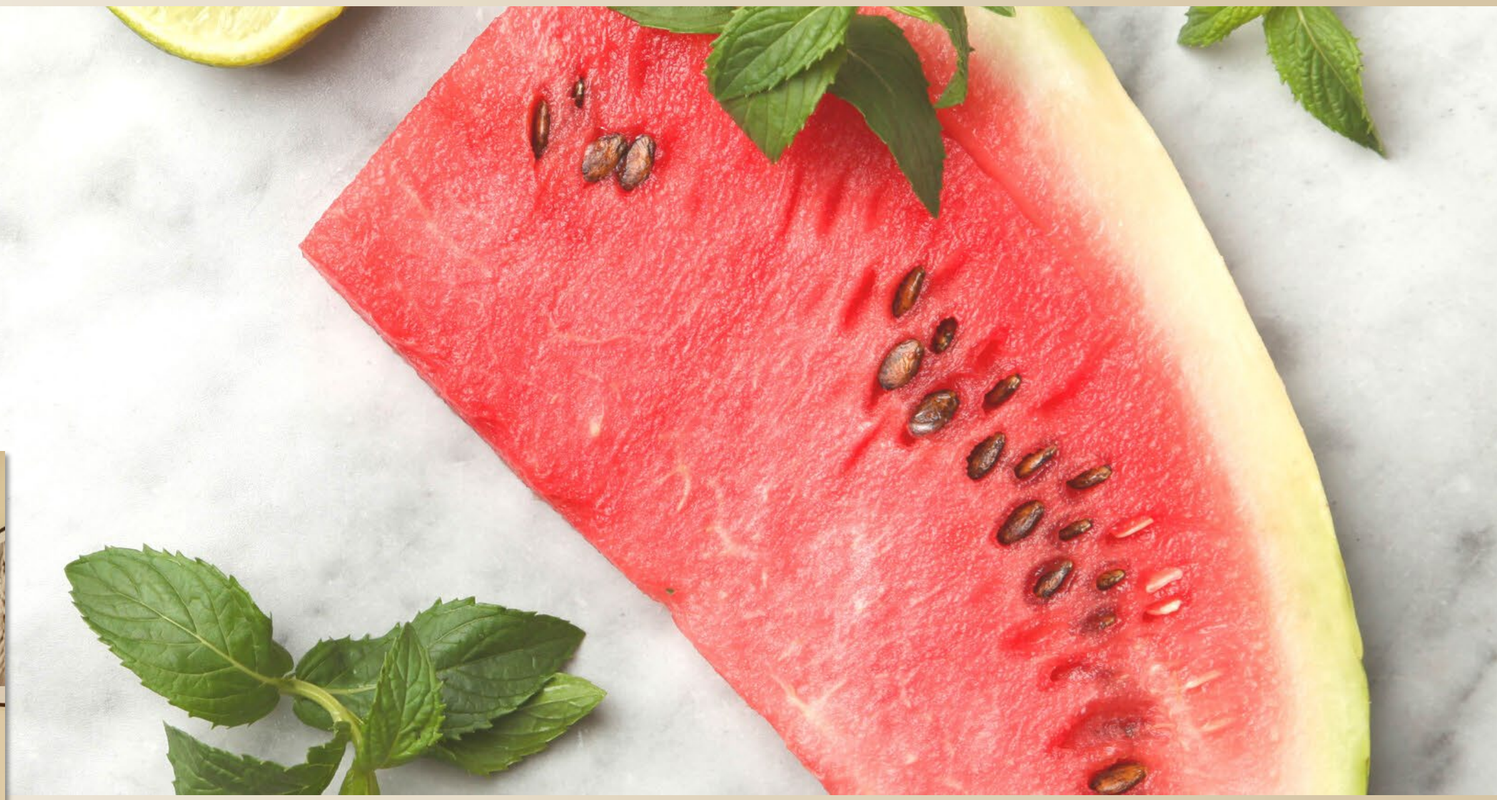
A high ceiling and full height interior doors add to the feeling of space, and the living room windows open onto a full length outside terrace with ample space for outdoor dining.

Living

Large format stone type floor tiles and a subtle selection of neutral paint tones give the living room a warm but fresh ambiance. Custom built joinery and intelligent lighting add the finishing touches to this appealing room.

The home is accessed by way of a full height, feature entrance door with side lights allowing views of the pool area. The principal bedrooms give off the living room and a hallway offers access to the laundry room, guest bathroom, the powder rooms and a third bedroom.

The Kitchen



This home boasts a custom-made kitchen package with base and wall cabinets, a feature island unit, built in appliances and Silestone countertop.

Cabinets are equipped with labour saving ergonomic features. A sink unit with a premium quality mixer tap complete the kitchen package

Kitchen

The kitchen has been thoughtfully designed to provide everything a family kitchen should have an nothing that is not. Ultra sleek, flush fitting cabinets are custom made in Germany and topped with an underlit Silestone countertop with an inset sink and cooktop.

The large island unit provides valuable storage in all four sides and serves as a comfortable dining area for breakfast and snack meals. High level wall cabinets offer additional storage and full height larder cabinets house an eye level oven and a concealed fridge freezer.

Kitchen

The kitchen and kitchen island form one end of the open plan great room and share the same stone flooring and neutral décor.

There is adequate space in between the kitchen and lounge area for an indoor dining table.

The expansive terrace outside the kitchen has ample space for a large dining table and a built-in outdoor kitchen takes barbequing to a new level.

Silestone Countertop

The kitchen boasts a composite countertop with an inset sink

Custom Made Cabinetry

Kitchen cabinets have a high gloss finish and have various storage features

Premium Quality Fittings

A high-quality kitchen mixer faucet complements an inset sink

The Master Bedroom

The master bedroom suite, presented with a super king-sized bed offers an attractive and well-appointed room with a large built-in closet and ample space for additional furniture.

The Master Bedroom

This designer inspired bedroom features bespoke cabinetry on two wall providing closet space and a convenient TV and shelfing unit. A full height glass sliding door gives direct access to the terrace and a shaded, inset seating nook.

The adjacent bathroom provides en-suite bathroom facilities and gives out to an outdoor shower.

The Master Bathroom

The en-suite master bathroom has a wall hung double vanity cabinet and a wall hung toilet. A large 'Italian' shower blends perfectly into the room with a hand shower and ceiling mounted rain shower head.

A full height sliding door with privacy glass provides a splendid view and an open feeling to the bathroom. This door gives direct access to a private outdoor shower discretely concealed within the kitchen garden

The spacious guest bedroom has been designed to offer a warm contrast to other rooms with rich colours and timber accents.

The Guest Bedroom

The well thought out guest bedroom offers a comfortable and spacious bedroom with ample room for a dressing table and further free-standing furniture.

Presented with a king-sized bed this bedroom can also accept two single beds or alternative furnishing options.

The Guest Bedroom

A feature wall forms the bedhead and conceals custom designed storage space, drawers and cupboards. A large walk-in wardrobe provides additional closet space. The opposite wall has a TV and shelf unit.

Presented with a king-sized bed this bedroom can also accept two single beds or alternative furnishing options.

The Guest Bathroom

Bold colours and wall tiles define this family bathroom which is designed to be accessed from both the guest bedroom and the third bedroom when required.

There is a wall hung double vanity unit, a wall hung toilet and a large 'Italian' shower.

The Family Bedroom

The family bedroom is designed to accept twin beds but can equally provide a home office, den or bunk room. A large built-in closet. Offers hanging and storage space.

Presented with twin single beds this room can also accept a king-sized bed or alternative furnishing options.

The Laundry Room

Accessed from the central hallway the laundry room, utility, pantry is fitted out with tall larder cabinets, shelving and a counter with a washer and tumble drier beneath.

The Powder Room

The simple but stylish powder room has a single wall hung vanity cabinet and a wall hung toilet.

Kitchen garden

A simple and easily maintained kitchen garden provides space to cultivate fresh fruit and salad vegetables in the sunny East facing shelter of the house.

Roof Garden

A part of the roof is devoted to a rooftop terrace accessed from a spiral staircase and finished in composite decking.
Surrounded by the extensive planting of the green roof this terrace provides a splendid additional terrace and a spectacular view.

Floorplan

Gross ground floor area: 1690ft2 / 157m2

Three bedroom

Living room, kitchen: 527ft2 / 49m2

Master bedroom suite: 377ft2 / 35m2

Guest bedroom: 290ft2 / 27m2

Third bedroom: 172ft2/16m2

Bathroom: 118ft2 / 11m2

Laundry/Utility: 97ft2 / 9m2

Hallway/Powder room: 118ft2 / 11m2

This presentation is non-contractual and intended as a guide.

About

Home features

Coral Bay Villa

Features

At a glance...

This turnkey home benefits from many key features and finishes

- ✓ Light steel frame insulated roof
- ✓ EPDM roof membrane
- ✓ Hurricane safe steel structure
- ✓ Thermal and acoustic insulated walls
- ✓ Low maintenance aluminium doors
- ✓ Double-glazed windows
- ✓ Impact resistant laminated glass
- ✓ Fiber cement / ETICs exterior siding
- ✓ Biosolar roof
- ✓ Outdoor shower
- ✓ Natural stone style flooring
- ✓ White ceramic sanitary ware
- ✓ Polished chrome faucets
- ✓ Wall hung bathroom vanity units
- ✓ Shower closet wall tiling
- ✓ Base and wall kitchen cabinetry
- ✓ Composite panel interior doors
- ✓ Polished aluminium door furniture
- ✓ Pergola feature
- ✓ Roof garden

Insulated External wall system

External wall insulation (EWI) systems to help reduce energy consumption and energy costs. Acrylic rendered facades provide an impact resistant, zero maintenance option creating a contemporary architectural style

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- ✓ Entirely cement-free system
- ✓ Highly resistant to cracking.
- ✓ Up to 10 times more impact resistant than cementitious systems.
- ✓ Excellent thermal insulation.
- ✓ Fire resistant
- ✓ Allows for the maximum use of internal space.
- ✓ Protects the external wall from weathering.
- ✓ Through colour tinting system
- ✓ Recyclable and environmentally responsible

Info...

In a typical dwelling, around 30 % of the energy used to heat or cool a room is wasted due to poorly insulated walls. External wall insulation systems dramatically cut energy loss by wrapping the building in a thermally resistant envelope, helping to reduce energy bills and CO2 emissions.

Biosolar Roof

Futureproofing

Renewable energy is a prerequisite of a futureproof home. PV and solar thermal are integrated into a combined BIOSOLAR HYBRID sustainable roof system providing the ideal scenario of a vegetated biodiverse 'GREEN' roof, complete with the full stormwater management and retention of a 'BLUE' roof and a viable 'SOLAR' array for maximum renewable energy generation all on the same useable roof space.

This combination maximises solar energy generation as a green roof preserves ambient rooftop temperatures, keeping the modules at optimal output. The cooling effect increases panel output by up to 5%.

Green Roof

A biodiverse or 'GREEN' roof is designed to replicate as far as is practical the ecological requirements for the local area. The natural habitats created are designed to support a variety of plants, birds, animals and invertebrates. The careful design and construction of these habitats is key to promoting biodiversity. A 'GREEN' roof is a principal component of bioclimatic regenerative architectural design and has multiple benefits.

Stormwater management

Water is a basic human essential that can no longer be taken for granted. Most tropical precipitation is wasted as deluges quickly overwhelm traditional gutter and downpipes. A 'blue' roof system is designed to capture rainwater and manage its collection, holding high volumes of stormwater during severe rain events, reducing the flow rate from the roof and feeding it slowly into storage tanks concealed below the house.

Info...

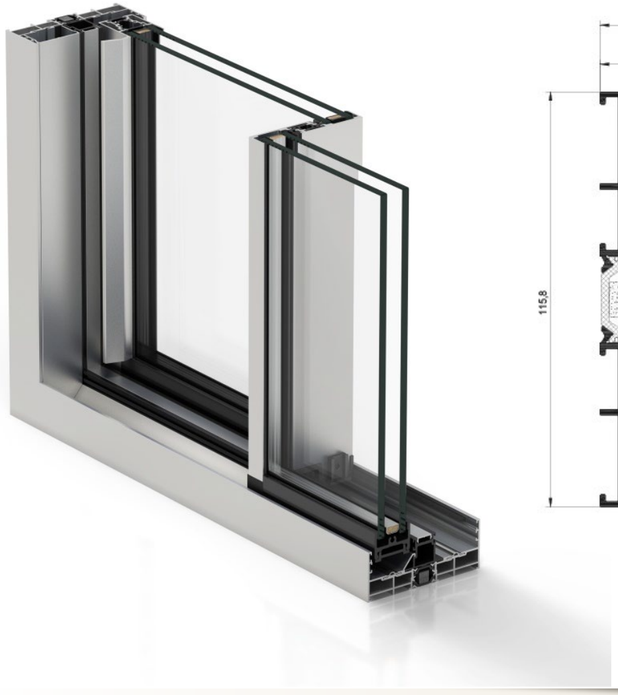
The thin frame aluminium sliding glass doors are specially made with stainless steel reinforcing bars built into the robust frame profiles providing additional strength and security.

Windows

Sliding windows and doors

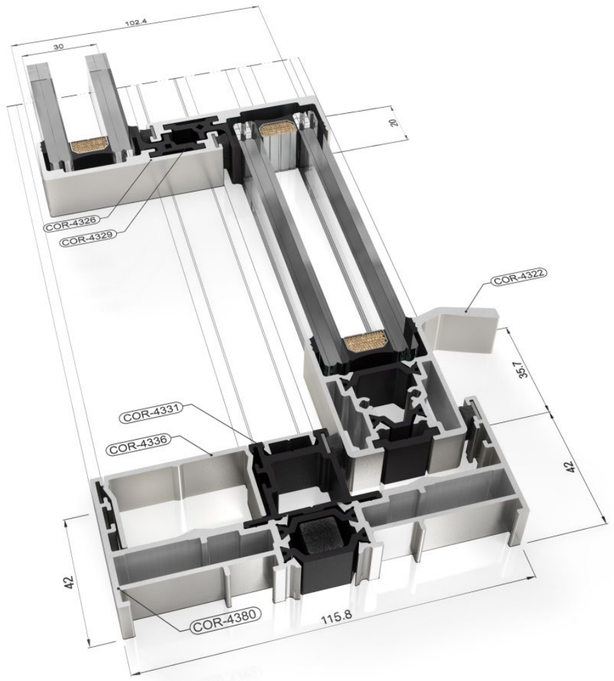
Specially designed for use in high velocity wind regions the aluminium windows and sliding doors maximise light transmission whilst controlling solar gain. Robust frame profiles are reinforced with stainless steel bars and airtight, lockable sliding systems seal all openings.

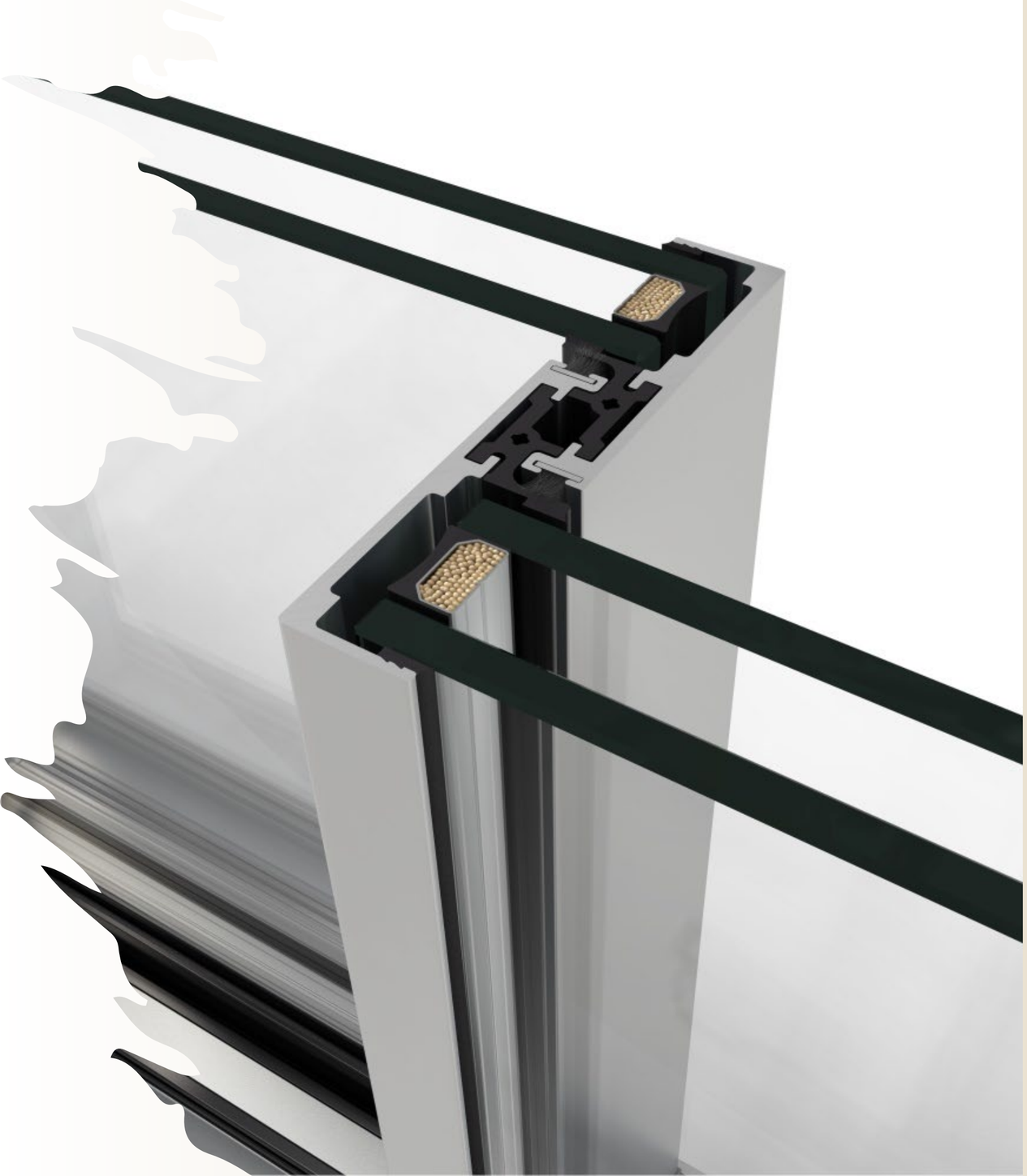
- ✓ Air permeability
- ✓ Water tightness
- ✓ Wind resistance
- ✓ Insulation
- ✓ Security



Premium quality aluminium windows and sliding glass doors from industry leading manufacturers provide high levels of Insulation, security and the stylish looks of an ultra slim frame. What's more, aluminium is a completely recyclable material.

- ✓ *Smooth sliding insulated window system*
- ✓ *Double pane slide directions*
- ✓ *Stainless steel reinforced frame profiles*
- ✓ *Super slim 70mm frame depth*
- ✓ *Zero maintenance*
- ✓ *Transmittance (Uw) from 0,9 W/m2K*
- ✓ *Multi point locking systems*





Glass

Impact resistant laminated glass

Advanced architectural glazing

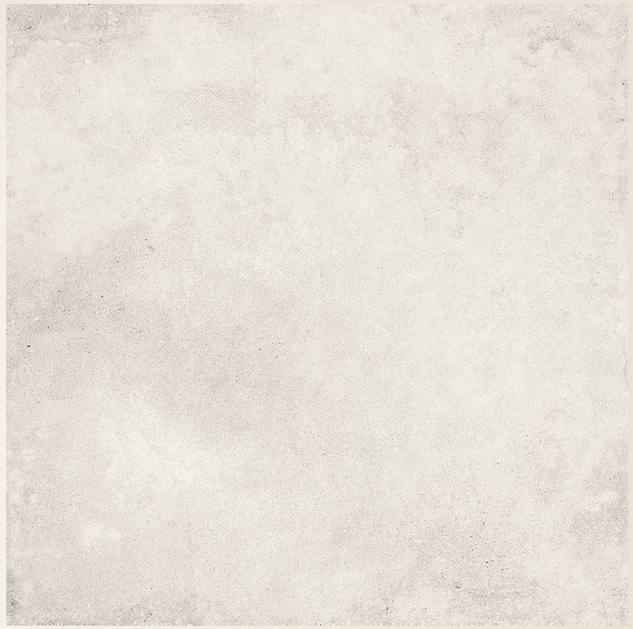
Laminated glass significantly improves a window's ability to withstand breakage, adds colour and sound control, provides optimum security and meets building codes in high velocity wind regions.

- ✓ 4+2+4 Laminated outer glass layer for impact protection
- ✓ 16mm argon filled inter pane cavity for maximum insulation
- ✓ 6 mm SNX low E solar control glass interior pane for heat control.

DOMINÓ
INDÚSTRIAS CERÂMICAS S.A.

Ceramics

Our ceramic selection is provided by one of Portugal's leading tile manufacturers.



Sanitary Ware

Our designers have carefully chosen a premium quality range of bathroom equipment, décor and finishes for this home. The wall hung bathroom vanities are finished in a high gloss lacquer with a composite countertop and fully integrated basin.

- ✓ *Wall hung vanity cabinets*
- ✓ *Composite vanity countertop and deck mounted mixer faucets.*
- ✓ *Wall mounted mirror with LED backlight*
- ✓ *Polished chrome basin mixer faucets*
- ✓ *White ceramic toilet with dual flush and soft close seat.*
- ✓ *Feature 'Italian' tiled shower tray with glass enclosure*

Water Saving

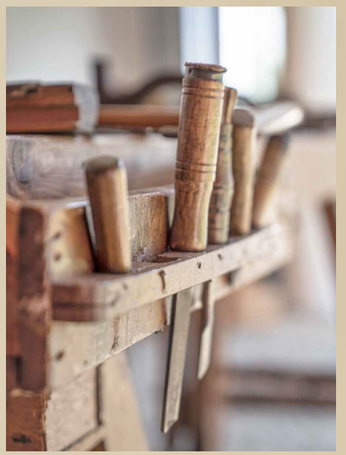
Saving water is more than just a concern, it is an obligation. All of our faucets are equipped with systems that save water by reducing the water flow by adding air to the water stream. While producing a soft touch and non-splashing sensation it offers the same feeling of comfort as a large flow but using much less water.

Water Storage

At the design stage we separate grey water drainage systems from waste water and store it to provide valuable reusable water for irrigation. Concrete cisterns are replaced with lightweight, above ground storage tanks concealed within the building envelope.

Interior Doors

Hand made in Europe



Our full height contemporary interior doors are hand made and finished in a matt white lacquer with brushed metal door furniture.

Sustainability

Keeping it green...

Protecting the earth we share with a responsible selection of materials and sustainable architectural design using 100% recyclable materials designed to preserve the environment.

- ✓ Zero wastage
- ✓ Recyclable and recycled materials
- ✓ Exceptional thermal and acoustic insulation
- ✓ Double glazed windows
- ✓ Impact resistant windows and doors
- ✓ Bioclimatic design
- ✓ Zero structural timber
- ✓ Low VOC finishes
- ✓ Recycled plastics
- ✓ Rainwater recuperation
- ✓ Natural ventilation
- ✓ Low E solar control glazing
- ✓ Minimised power consumption
- ✓ Inert fiber cement siding
- ✓ Composite kitchen counter
- ✓ LED lighting
- ✓ Composite panel interior doors
- ✓ Solar PV
- ✓ Solar thermal water heating

Sustainability by Design

OUR PHILOSOPHY - Going beyond sustainable with regenerative and bioclimatic design...

Our aim is to create building designs that have a positive impact, now and into the future, replacing the outdated “recycle, reduce and reuse” ethos of sustainability with “restore, renew and replenish.” The definition of sustainable design is founded upon the concept of “do no additional harm” or “use only what you need, and no more.” Regenerative design is all about thinking ahead, where architects must design with the future in mind every step of the way. As opposed to sustainably designed buildings, which are based on the concept of only using the minimum resources you need, regenerative design seeks to restore those resources. *Reducing a building’s resource demand is the cornerstone of sustainability but achieving a net-positive state – where the building is generating more resources than it uses – can help ensure that new buildings give back more resources than it consumes, like energy, fresh water, clean air, social benefit, fertile soil and new greenery.*

Our aim is toward ‘NET POSITIVE’ buildings that are self sufficient to the point where they give back valuable resources to the planet. There’s a strong likelihood that basic essentials such as energy and water will become less available in the years to come. Certainly, they will become more expensive. Severe weather and climatic events are becoming more regular. Future proofing the buildings we live in is an immediate requirement.

Bioclimatic design aims to create healthy, comfortable homes while respecting the environment by taking into account local factors, the climate and natural resources like the sun, wind and rain that are available to the structure.

It requires a responsible selection of building materials, avoiding the use of VOC or polluting agents, ensuring the wellbeing of local biodiversity and making efficient use of energy, water, recyclable and recycled products and other resources.

Bioclimatic architectural design incorporates the orientation, size, height, layout, and even the colour of homes we build to make the best use of natural resources and blend with the natural environment. Windows are positioned to make the most of passive solar energy. The building design will be airtight and insulated avoiding heat transference across the building envelope. Hygrothermal comfort is achieved by efficiently controlling air currents, evaporation caused by the sun and by reducing condensation.

Natural ventilation and airflow through the building is designed for cooling and ceiling heights decided accordingly. Passive ventilation is used to avoid mechanical cooling systems. Water and plants are also important, using trees, climbing plans, vertical gardens, and other techniques to create cool areas that protect from the heat of the sun.

Info...

Steel is the only material that retains all its strength no matter how many times it is recycled. As a result, nearly 100% of all structural steel is recycled, making steel the only logical and responsible choice for sustainable construction.

Climate Control

Engineered to outperform

A lightweight galvanized steel structure is used for external walls and internal partition walls (frames) according to structural calculations for the building. This home incorporates a steel (HRS) structure which is hot dipped galvanized to eliminate corrosion in salty environments.

The hybrid steel frame modular construction system is designed for 200MPH wind loadings exceeding compliance with ASCE7-16 codes.

Solar Shading

Solar shading is a method by which solar radiation in the form of heat and light can be mitigated in a building. While natural heat and light are essential in most buildings there are occasions when the levels are too high.

Architectural features and pergolas have been created both vertically and horizontally to provide optimum shading where it is required. Passive shading is introduced by intelligent planting of trees and shrubs with consideration to sun height at different times of the year.

Energy Saving

Each component that is used has been carefully selected to contribute to the overall saving of energy. Insulation is optimized at every level creating an airtight building envelope that requires the minimum energy possible.

Using advanced geo-positioning and 'sun study' technology our design team orientate the building to make the most of the views whilst ensuring that important areas benefit from cooling winds and are protected from direct sunlight.

Passive cooling

Wind towers or wind catchers are small towers installed on top of buildings to create a ventilation chimney.
For centuries wind towers have been used for ventilation and cooling of buildings in the hot and arid or humid areas and are still used in some areas of Middle East and Egypt.

Modern passive cooling has an electrically operated skylight which allows the outside air coming into the building to circulate and exit at roof level creating a cooling draft and providing a natural ventilation system.

Smart Home Tech

Cutting edge, logic based smart home technology ensures a home that 'thinks for itself' creating and maintaining an environment and managing the resources needed to operate it.

Environment management

The more your home 'knows' the better it can regulate power usage and environmental factors maximizing the efficiency and comfort of your surroundings. If your home knows the date it can adjust climatic features, if it knows the time it can regulate lighting, if it knows the orientation of the home it can adjust blinds and airflow to control shade and ventilation.

References

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Steel Framing Alliance https://www.steelframingalliance.com/

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