

## FACADE

### WHITE AREAS

Thermal insulation system + waterproofed mortar finish + acrylic paint.

### COLOUR AREAS

Insulation + Natural stone cladding, horizontal joint layout every 30cm.

### CARPENTRY IN LOUNGE

Textured lacquered aluminium + Hidden sliding doors + thermal barrier + CLIMALIT type security glass (6 mm safety glass + 12mm air cushion+ laminated 4+4mm) + Medium grey coloured solar filter.

### CARPENTRY IN BEDROOMS

Textured lacquered aluminium + Semi-hidden sliding doors + thermal barrier + CLIMALIT type security glass (6 mm safety glass + 12mm air cushion+ laminated 4+4mm) + Medium grey coloured solar filter.

### REMAINING CARPENTRY

Textured lacquered aluminium + Tilt and turn doors + thermal barrier + CLIMALIT type security glass (6 mm safety glass + 12mm air cushion+ laminated 4+4mm) + Medium grey coloured solar filter.

### BLINDS

No.

### FRONT ENTRANCE DOOR

Reinforced door with 3 anchorage points + Interior stripped wood cladding + Iroko wood on exterior + Stainless steel door handle.

### BANISTERS

Galvanised steel + Primer + Finishing same tone as facade.

### OUTER ENTRANCE

Lacquered aluminium + Carpentry colours.

### GUTTERS

White assembled acrylic rubber.

## FLOORING

### PEDESTRIAN ENTRANCE

Flooring of two natural materials.

### VEHICLE PARKING

SCOFET ecological paving + marbled gravel

### GROUND FLOOR INTERIOR

Large format natural stone + 40x40 layout in bathrooms and bedrooms + Non-slip treatment in damp areas.

### LOUNGE EXTERIOR PORCH

Non-slip natural stone

### STORAGE ROOM AND LAUNDRY ROOM

Non-slip corrected porcelain ceramic tiles + 40x40cm + Tones similar to stones.

### INTERIOR GARDEN

White marble stones surface + Hedgerow.

### STEPS

Overhanging natural oak steps + Rusticated brick same as flooring + Laminated glass railing.

### TOP FLOOR INTERIOR

Large format natural stone + 40x40 layout+ Non-slip treatment in damp areas.

### TOP FLOOR TERRACE

Porcelain ceramic wood imitation tiles 22.5x90mm + Non-slip treatment.

### FLOOR INSULATION

Sound and heat in all rooms.

## NEW LIVING EXPERIENCE

*The Villas*

MARBELLA - ESTEPONA



TECHNICAL DETAILS

## INTERNAL FINISHES

### KITCHEN TILING

White lacquered glass.

### BATHROOM TILING

Decorative cladding in natural stone.

### RUSTIC BRICK STAIRS

Cladding in natural stone

### PAINT

High-quality acrylic+ Decorative tones + Damp-proof in damp areas.

### SUSPENDED CEILING

Recesses in kitchens + bathroom roof coloured + Curtain rods in all wood.

## INTERIOR WOODWORK

### CONNECTING DOORS

Water repellent MDF + Dimensions floor to ceiling + Upper moulding strip + Natural cladding + Lacquered frames.

### HANDLES

JNF matte stainless steel.

### WARDROBES

Water repellent MDF floor to ceiling doors + Lacquered + Interior linen finish + Shelves + Rail.

### DRESSING ROOMS

Without doors+ Decorated in the inside + Two-toned + Linen finish.

### BATHROOM FITTINGS

BAROSSl models+ Matte white Corian top + Range of drawers + Mix of lacquered and wood.

### MIRRORS

Back-lighting.

### PARTITIONS

Fixed + Transparent laminated glass + 90cm wide.

## BATHROOMS

### FURNISHINGS

Model BAROSSl + Corian counter Matte white + semi-built in sink Range of drawers + Mix of lacquered and wood.

### SINK (MAIN BEDROOM)

Semi-built in 40x40x8 Solid surface.

### COUNTER TOP SINK (SECONDARY)

Resin + integrated sink + Shelf for towels.

### TOILET/ BIDET

White porcelain+ Standing + Soft close seat + Built in cistern.

### SHOWER

In-situ bush-hammered natural stone.

### BATH

Free standing bath 180x85 + Resin + Ceiling shower.

### EXTERIOR SHOWER

In-situ bush-hammered natural stone + Dark tones + In-situ waterfall + Built-in plumbing.

### SINK TAPS

Wall-mounted mixer taps.

### TOILET PLUMBING

Mixer taps + Drainage.

### TAPS (MAIN BEDROOM)

Thermostatic with two outputs.

### SHOWER TAPS

Wall-mounted mixer taps.

### SPRINKLER

In ceiling 260x260mm.

## LIGHTING/ ELECTRICITY/ SPECIAL

### CONTROL PANEL

In guest wardrobe.

### MECHANISMS

BTICINO series.

### INTERIOR LIGHTING

Works in entire property + Fitted lights + LED (warm).

### INTERIOR DECORATIVE LIGHTING

Interior garden + Recesses lounge/ kitchen.

### EXTERIOR LIGHTING

Entrance + car park + Store room + Lounge porch (ambiance lighting possible in cavity) + Top floor Terrace

### EXTERIOR DECORATIVE LIGHTING

Private garden + Viewing area.

### TELEPHONE

Lounge + Ground floor bedroom + Main bedroom

### ADSL

Lounge + Bedrooms.

### WIFI

No.

### TV

Lounge + Kitchen + Bedroom + Lounge porch.

### ARIALS

Terrestrial TV + FM

### DOOR PHONE

Video door phone.

### BUILDING TECHNOLOGY

Pre-installed DELTA DORE using WiFi.

### ALARM

Lounge + Kitchen + Bedrooms + Lounge porch.

## AIR CONDITIONING

### SYSTEM

Uses aerothermal system by Daikin ALTHERMA.

### HEATING

Underfloor heating + adjustable by room.

### COOLING

Fan coil air conditioning in the entire property + adjustable by room.

## PLUMBING/ SEWERAGE

### SYSTEM

Cross-linked polyethylene pipes + Thermal insulation + 300l plus storage tank + Solar panel.

### TAPS

Individual in all rooms with plumbing.

### WATER POINTS

Top floor terrace + Store room/car park.

### DRAIN PIPES

Soundproof PVC

## SWIMMING POOL

### DIMENSIONS

10.0x3.0m in area + Skimmer system + Max. depth 1.50m + Lounge area 20cm depth + 3 steps.

### CHLORINATION SYSTEM

Saline chlorination + Treatment in buried disposal unit.

### FINISHINGS

White Macael marble + Light/sea blue tiles.

### LIGHTING

2 sub-aquatic white LEDs.

## ENCLOSURE OF THE PLOT

### ADJACENT AREAS

Plots divided by bushes and shrubbery.

### STREET

Concrete block plinth + White acrylic mortar rendering + Metal lattice + Horizontal cross beams.

### PEDESTRIAN ACCESS

Similar metallic fence + Automatic opening.

### VEHICLE ACCESS

Similar metallic fence + Sliding/ connecting + Automatic opening.

### METERS

Exterior.

## GARDENING

### LARGE TREES

Carobs + Cypresses.

### Shrubbery

Boxwood + Laurel + Lavender + Bark.

### LAWN

Seeded.

### WATERING SYSTEM

Drip in shrubbery zone + Sprinklers on lawn.

### GARDEN ROOF

Boxwood + Laurel + Lavender + Bark.

## KITCHEN

Furnishings finished with lacquer/wood + Silestone work surface + Siemens appliances.

### ELECTRICAL APPLIANCES

Multi-function oven, microwave, 70cm induction hob, Fridge, Freezer, Ceiling extractor fan, Dishwashers, lighting and drawer accessories (e.g. cutlery tray).