

Quality Specifications

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#01

General construction

Reinforced concrete structure.

Cavity wall enclosures and laminated plasterboard on interior faces.

Interior partitions of laminated plasterboard on galvanised steel profiles structure, with thermal and acoustic insulation, and water resistant in bathrooms, toilets and kitchens.

Waterproofed and thermally insulated roofs and terraces, finished with top quality ceramic paving.

Covered terraces on the ground floor and pergolas with safety glass railings on the first floor.

#02

Equipment

Private Infinity pool with overflow and purification by salt chlorinator and PH dispenser.

Two parking spaces in basement with automatic opening and remote control.

Pedestrian access through video intercom.

Fully fenced plot in its perimeter.

Private gardens with native landscaping.

#03

Villas

Interior cladding

Vertical and horizontal interior walls finished with smooth plastic paint, matte finish.

False plaster ceilings throughout the house and "Pladur" in the bathrooms.

Exterior Coatings

Plastered with waterproof mortars.

Top quality exterior paint finish.

Some exterior walls will be covered with porcelain tiling. Living Ceramics Vonn Collection or similar.

Flooring and tiling

Top quality porcelain tiling (large format 90x90) in beige tones with skirting board of the same material, throughout the house. Living Ceramics Gubi Light Collection or similar.

On terraces, covered porches and pool areas, same material in its anti-slip version.

* Optional: 3 colour tones and 120 x 120 format.

Bedroom floor covering finished in natural oak wood.

Paths, basement car park access and outdoor car park with "in situ" deactivated concrete and prefabricated pieces.

The stair treads will be made of natural oak wood similar to the flooring used in the bedrooms.

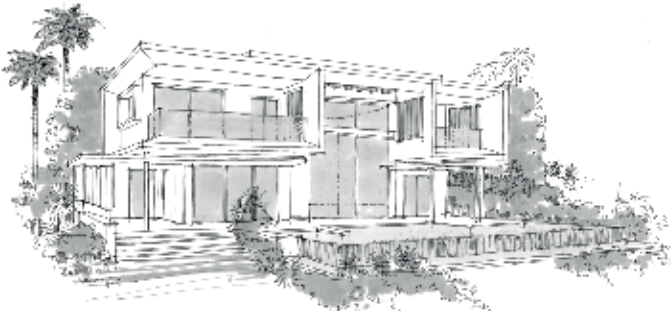
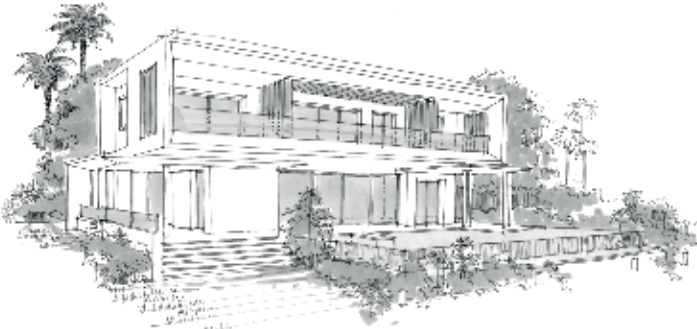
Garages with continuous paved floors of polished concrete with quartz grey colour.

The interior lining of the pool will be tiled.

**THE
GALLERY**



by **Minotti**
MARBELLA



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#04

Bathrooms

Flooring and cladding

In the main bathrooms, the showers will be fitted on site with porcelain material of the same range as the flooring, but in a non-slip version and in an appropriate format to its size. Living Ceramics brand, Gubi Light Collection or similar.

Cladding in wet areas in the main and secondary bathrooms with top-quality, 30x90 format porcelain, alternating finishes and textures on some walls. Living Ceramics, Gubi Light Collection with details in Gubi Taupe or similar.

* Optional: Large format 90 x 270 cm or 120 x 270 cm.

The toilets will be fitted with the same porcelain material as the bathrooms for the floor and wet walls.

* Optional: Large format 90 x 270 cm or 120 x 270 cm.

Sanitary ware, taps, fittings, accessories

Main bathroom with double washbasin incorporated on solid surface countertop on lacquered wooden furniture.

* Optional: Double washbasin incorporated on Living Ceramics porcelain countertop, Gubi Taupe collection or similar, on wooden furniture.

Secondary bathrooms with built-in washbasin on solid surface worktop on lacquered wooden cabinet.

* Optional: Double washbasin incorporated on Living Ceramics porcelain countertop, Gubi Taupe collection or similar, on wooden furniture.

Gessi or similar brand chrome mixer faucets.

Mirror fixed to the wall with a strip of warm LEDs at the bottom to backlight them, covering the entire width of the countertop. Electric anti-fogging system in main and secondary bathroom mirrors.

Main bathroom with built-in Duravit bathtub model D-Code or similar and shower with wall-mounted shower head with rainfall/waterfall function and hand shower with thermostatic wall-mounted shower mixer.

* Optional: Duravit Vero-Air built-in bathtub.

* Optional: Hidrobox Space Scene freestanding bathtub and Gessi freestanding taps, including floor to ceiling window extension.

Secondary bathrooms with wall-mounted shower head and wall-mounted shower mixer.

* Optional: Shower with wall-mounted shower head (rainfall/waterfall functions) and hand shower with wall-mounted thermostatic shower mixer.

Glass partitions in showers fixed to the ceiling and walls.

Geberit model One or similar wall-hang sanitary ware, with built-in cistern and Geberit Sigma wall-mounted button, in brushed metallic colour or similar.

* Optional: Built-in Geberit bidet toilet.

Toilet seats with Soft-Close System

Design accessories in bathrooms.

Electric towel rail in main bathroom

#05

Interior Carpentry

Main entrance door veneered in wood. Height 2.90 m with handle and security lock.

Interior doors and wardrobe fronts finished in wood, 2.40 m high.

Interior doors will have a hidden matt bolt system and top quality fittings.

Wardrobes with interiors lined in Carré melamine or similar.

- * Optional: Wardrobe with integrated bed to make it compatible with office use in bedrooms 1 & 3
- * Optional: Interior configurator with luggage compartment, hanging bar and drawers.
- * Optional: Camouflaged safe in one of the wardrobes.

#06

Exterior carpentry

All exterior carpentry in aluminium (CORTIZO or similar brand) in colour to be defined and with thermal break break.

All casement windows will have security lock and handle on each sash.

CLIMALIT double glazing in different thicknesses depending on the size.

External textile sunshades for sun protection.

Ascent to the solarium through retractable staircase.

Pre-installation for motorised curtains.

#07

Kitchens

Kitchens tiled with the same porcelain material as the rest of the house.

Designer kitchen with large capacity high and low cabinets. Manufacturer Gunni & Trentino or similar.

Compact material countertop. Silestone or similar brand.

Fully equipped kitchen with induction hob, oven, microwave, American fridge-freezer, built-in dishwasher, ceiling mounted smoke extractor.

- * Optional: Wine-cooler.
- * Optional: Double basin.
- * Optional: Boiling water tap.
- * Optional: Osmosis System.

Laundry room in basement with large capacity high and low cabinets. Manufacturer Gunni & Trentino or similar. Worktop made of compact material. Silestone or similar. Equipped with washing machine and dryer.

- * Optional: Double basin.

SIEMENS appliances or similar brand.

- * Optional: MIELE appliances.

Quality Report

#08

Facilities

Plumbing – Sanitation

Drainage network in PVC pipes, series B for drains and downpipes in soundproof PVC. External drainage in underground network in PVC SN4

Distribution of hot and cold water with cross-linked polyethylene pipes inside the home, lined with insulating shells.

Hot water production equipment through air conditioning Heat Pump.

Water outlets on terraces.

Garden irrigation.

Electricity – Television Telecommunications

The mechanisms in the living room and bedrooms will be Basalte or similar brand.

The electrical panel will be located inside the installation cabinet inside the house with a space reserved for the home automation equipment. Three Racks have been considered (one per floor) to house the home automation elements.

Luminaires in corridors, kitchen and bathrooms.

Luminaires in terraces and garden.

USB wall chargers in bedrooms and kitchen.

Dimmed LED strips in living room and bedrooms.

Electric towel rail in main bathroom and pre-installation in secondary bathrooms.

Installation for reception of national channels.

TV outlet socket. RF+RI. In living room and bedrooms.

Telephone outlet with RJ-11 sockets located in kitchen, living room and bedrooms.

Data outlet with RJ-45 sockets located in living room and master bedroom.

Optic fibre channelling.

Photovoltaic solar energy installation as back-up.

Air conditioning and ventilation

Heat pump unit per floor (ground and first floor).

Indoor unit for each bedroom and living room.

Rectangular fibreglass ducts lined on the outside with Climaver Neto type aluminium foil or similar.

Automated dual-flow ventilation with efficient filtering and energy recovery.

Hydraulic underfloor heating on ground and first floors. Electric underfloor heating in bathrooms.

Home automation

Advanced installation with:

Lighting control of all LED strips and light outlets, as well as additional ON-OFF controlled circuits in living room and bedroom headboards.

Switching and scenes can be controlled via Basalte and Zennio wall devices (keypads, pushbuttons and touch screens) as well as in the Basalte Home APP. It can be installed in smartphones and tablets both for Apple and Android operating systems.

Home remote control via the APP.

General switch-on and switch-off scenes, as well as partial output.

*Optional Sonos Multiroom Audio for 4 zones (expandable under license).

Air conditioning control with thermostat per room.

Switch-on and off garden lighting control.

Basalte mechanisms in main areas and Zennio in the rest of the house.

Thermostat.

Video intercom.

Security

CCTV installation in the exclusive internal road of the villas with vehicle access control. All of them managed from the Gate Building.

Alarm installation by means of concealed channeling with:

Access keypad

Infrared presence detectors in rooms

Outdoor volumetric detectors

Combined smoke-temperature detectors

Siren

Magnetic contact detectors in windows

Quality Report

#09

Optional

General

Security packs.

Home automation packs. Expansion to Basalte smart devices such as: capacitive keyboards, iPad wall mounts, touch screens, smart thermostats with temperature probe, remote control, and design mechanisms.

Multiroom audio-video system for unlimited zones.

Online configurator for interior cabinet layout.

Thyssenkrupp Sinergy 100 electric lift, or similar.

Electric towel rail in secondary bathrooms.

Mosquito nets on the windows.

Curtain motors controlled by domotics.

External staircase leading to the solarium.

Increased surface area of solar panels.

Video intercom wifi controlled by home automation.

Basement

Spa in basement equipped with double sink, toilet, shower and sauna. Klafs or similar brand.

Guest bedroom + integrated bathroom in 2 sizes.

Air conditioning system with aérothermal heat pump unit.

Natural light well.

Wine cooler refrigeration.

Electric Vehicle recharging station.

Code-operated electric security lock.

Ground Floor

Inside

Fireplace in living room model: "Valentino" by Planika fires, or similar.

Movable partition between entrance hall and living room.

Movable partition between kitchen and living room.

Exterior

Terrace support bar.

Radiators on terrace roof.

Terrace roof fans.

Swimming pool

Outdoor bath-changing room.

Integrated Jacuzzi and automatic cover.

Heated swimming pool and automatic cover.

Counter-current swimming jet.

Gooseneck.

Garden

Outdoor barbecue island

First Floor

Inside

Fireplace in living room model: "Valentino" by Planika fires, or similar (only in 5 bedroom villas).

Movable partition between bedroom and master bathroom.

These specifications are given for descriptive purposes only and may be subject to change or modification for technical and legal reasons, or by decision of the project manager, without reducing quality.

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