



8 EXCLUSIVE GATED RESIDENCES
LOMAS DEL **MARBELLA CLUB**

Specifications

Waterproofing	Waterproofing of walls, foundations and open terraces with protected asphalt sheets, injected polyuria foam on terraces and roof, taking into account heat and acoustic insulations of the habitable areas. Complying with health and safety regulations.
Facade	Formation of the façade enclosure with an exterior brick outer sheet of ½ foot of perforated brick, external renderings and a projection of polyurethane foam, air chambers, heat/thermic insulation of rock wool and two plasterboard panels of 13mm. Carried out complying with regulations.
Rendering	Exteriors: Plastering with fine mortar cement. Façade module for the entrance of the property applied with decorative natural stone (Grey/slate). Interiors: Walls: plastered and painted. Ceilings: The suspended ceilings will be made with metallic supporting structures on which laminated plasterboard will be placed and living room area fitted with mouldings to install recessed lighting. Kitchen and bathroom: false ceilings with plasterboard.
Flooring	Main floor: Cream/ white Capri limestone. Format of 70x70cm/ or similar. Wood skirting lacquered in white (15cm height). Secondary bathrooms: Cream/ white Capri limestone. Format of 70x70cm/80x80cm or similar. Main bathroom: 'ECOTRAIN' flooring (for humid areas) ROVERE UNICA, 3 layers of oak width 15x190x1900, colour Avana or similar. Terraces: Cream /white Capri limestone. Anti-slip surface finish. Property entrance: large Cream white/Capri limestone tiles. Anti-slip surface finish.
Tiling	Main bathroom: Cream/ white Capri limestone with special areas in the shower trays. Countertops "Corian" or "Silestone". Secondary bathrooms: Cream /white Capri limestone with special drainage/step up for the shower trays and the baths. Countertops in "Corian" or "Silestone".

<p>Carpentry</p>	<p>Reinforced front door of 8.50cm thickness in IROKO. Pivoting, with 2 lateral attachments, security lock, rubber seal for soundproofing and vertical stainless steel lock.</p> <p>Interior carpentry: Interior doors of 16mm TEAK wood, rubber sealing, concealed SIMONSWERK hinges, magnetic AGB POLARIS lock and stainless seal GROËL handle.</p> <p>Flush-fitting wardrobe doors lacquered in the same colour as the walls, with BLUM SOFT CLOSE hinges. Wardrobe interior lined with melanin textile and features 22mm and inside drawers.</p> <p>Bathroom cabinets in TEAK wood with Corian or Silestone top.</p> <p>Exterior carpentry: High quality aluminium carpentry by TECHNAL or similar in varying series/ sections depending on dimensions and double glazing by CLIMALIT.</p> <p>Automatic window shutters by GRIESSER in bedrooms.</p>
<p>Glass</p>	<p>Double-glazing by CLIMALIT. Bathroom mirrors with pre-fitted structure for perimeter strip led lighting. Shower screens with stainless steel hinges.</p>
<p>Plumbing</p>	<p>Shower tray drains "TECEdrainline" type or similar.</p>
<p>Sanitary appliances</p>	<p>Main bathroom: Bath: "CONIC" by Porcelanosa, 1.76x88cm with freestanding tap "IRTA" by Porcelanosa. Sinks: TORINO by Duravit or similar, with worktop and Porcelanosa IRTA taps. Toilet: "SUBWAY" by Villeroy & Boch. Bidet: "SUBWAY" by Villeroy & Boch, IRTA Porcelanosa tap. Shower tray: IRTA Porcelanosa tap, with shower spray of 50X50cm by Porcelanosa.</p> <p>Secondary bathrooms: Bath: "SP ONE" by Porcelanosa, 1.70x75cm IRTA Porcelanosa tap. Sinks: TORINO by Duravit or similar, with worktop and IRTA Porcelanosa tap. Bidet: "SUBWAY" by Villeroy & Boch, IRTA Porcelanosa tap. Shower tray: IRTA Porcelanosa tap, with shower spray of 50X50cm by Porcelanosa.</p>
<p>Paint</p>	<p>Interior: Smooth plastic coating on the walls, ceiling and mouldings.</p> <p>Exterior coating: Smooth plastic coating over the cement render.</p>
<p>Electrical installation</p>	<p>Pre-installed electric network of 34.6 K.V.A. (29.4KW) with NIESSEN machinery (SKY BLANCO SOFT).</p> <p>Pre-installed channelling for telephone, data collection and television in all bedrooms, living room and kitchen.</p> <p>Fibre optic pre-installed in the property.</p>

Electrical installation	<p>Television plugs throughout the property.</p> <p>Infrared alarm detectors.</p> <p>LED spotlights in areas of suspended ceilings, living room decorated with strip LED lights. LED spotlights in bathroom.</p> <p>Power point to charge electric vehicle.</p> <p>Video intercom system installed.</p>
Air conditioning	<p>DAIKIN Heat pump for hot/cold air conditioning with ALTHERMA system.</p> <p>Under floor water heating on Main floor.</p> <p>Hot water system using heat pump with recovery capacity (free heat generation in summer)</p>
Home automation	<p>Lighting controls.</p> <p>Shutter controls.</p> <p>Climate control settings.</p> <p>System can be expanded to include control of alarm system, audio etc (Optional)</p>
Urbanization	<p>Perimeter fences using a combination of metal grills and existing constructed wall.</p> <p>Remote controlled automatic gate.</p> <p>Garden lighting using reflectors and projectors.</p> <p>Swimming pool with decorative 15x15cm tiles, saline purification system and LED bulbs for lighting.</p> <p>Landscaped gardens with automatic irrigation system.</p>
Other	<p>Fully fitted kitchen with appliances (SIEMENS or similar) with Silestone or Corian work tops.</p> <p>Fireplace.</p>
Optional	<p>Home cinema in the basement.</p> <p>Spa/sauna/Turkish bath or gym in the basement</p> <p>Wine cellar in the basement.</p>