



C8NCEPT

8 EXCLUSIVE GATED RESIDENCES
LOMAS DEL MARBELLA CLUB

Specifications

Foundations and Structure	Reinforced concrete in compliance with the Spanish building code.
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.
Paint	Interior: Smooth plastic coating on the walls, ceiling and mouldings. Exterior coating: smooth plastic coating over the cement render.
Flooring	Cream/white limestone (“PEARL NANOTECH” by TINO). Format up to 70x70cm or similar. Wood skirting lacquered in white (15cm height). Main bathroom: Wood flooring (for humid areas), 3 layers width 15x190x1900, oak colour. Terraces: Cream/white limestone (“PEARL NANOTECH” by TINO). Anti-slip surface finish. Property entrance: Cream/white limestone (“PEARL NANOTECH” by TINO). Anti-slip surface finish. Basement: First grade tiles by Porcelanosa (60x60cm).
Tiling	Main bathroom: Cream/white limestone (“PEARL NANOTECH” by TINO). Wall and tray showers (“NATURA KAFE” by Tino. Countertops “Corian” or “Silestone”). Secondary bathrooms: Cream/white limestone (“PEARL NANOTECH” by TINO) with special drainage/step up for the shower trays and the baths. Countertops in “Corian” or “Silestone”.
Rendering	Exteriors: Plastering with fine mortar cement. Façade module for the entrance of the property applied with decorative natural stone (slate). Interiors: Walls: plastered and painted. Ceilings: Suspended ceilings with metallic supporting structures with laminated plasterboard and living room area fitted with mouldings to install recessed lighting. Kitchen and bathroom: false ceilings with plasterboard.

<p>Sanitary Appliances</p>	<p>Master bathroom</p> <p>Bath: Freestanding tub "SPACE" by Villeroy & Boch, 1.80x85cm white solid surface with freestanding tap STARK / AXOR / Hans Grohe. Sinks: LOOP AND FRIEND by Villeroy & Boch with "Silestone" top and freestanding tap STARK / AXOR / Hans Grohe. Toilet: "SUBWAY" by Villeroy & Boch. Bidet: "SUBWAY" by Villeroy & Boch. Shower tray: "PEARL NANOTECH" by TINO.</p> <p>Secondary bathrooms:</p> <p>Bath: "O NOVO" by Villeroy & Boch, 1.80x80cm. Sinks: LOOP AND FRIEND by Villeroy & Boch with "Silestone" top and freestanding tap STARK / AXOR / Hans Grohe. Bidet: "SUBWAY" by Villeroy & Boch. Shower tray: "PEARL NANOTECH" by TINO.</p>
<p>Plumbing</p>	<p>Shower tray drains "TECEdrainline" type or similar.</p>
<p>Carpentry</p>	<p>Reinforced front door of 8.50cm thickness in TEAK wood. Pivoting, with 2 lateral attachments, security lock, rubber seal for soundproofing and vertical stainless steel lock.</p> <p>Interior carpentry: Interior doors of 5mm TEAK wood finish, 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, features and inside drawers.</p> <p>Bathroom cabinets lacquered 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 sunshades 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>Electrical Installation</p>	<p>Electric network of 34.6 K.V.A. (29.4KW) with NIESSEN mechanism (SKY BLANCO SOFT). 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> <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>

Electrical Installation	<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 and First floors.</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>
Urbanisation	<p>Perimeter fences using a combination of metal grills and a 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>
Security	<p>24-hour man-operated guardhouse at main entrance with CCTV monitors with exterior cameras installed throughout the urbanisation's perimeter.</p>
Other	<p>Fully fitted kitchen by XEY, nonglossy lacquer in white, with appliances (SIEMENS or similar), with Corian worktops.</p> <p>Fireplace in living room.</p>
Basement Optional	<p>Sliding door between the kitchen and dining room.</p> <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>

Other	Lift. Designer staircase with metal base, wooden steps and Stadip glass railing.
Optional	Sliding door between the kitchen and dining room. Basement: Home cinema in the basement. Spa/sauna/Turkish bath or gym in the basement Wine cellar in the basement.