

Célere
● **SEA VIEWS**
Estepona

Summary of specifications



ONE~MARBELLA
LUXURY REAL ESTATE

 **via
célere**
Homes that innovate your life

• Structure

The structure of the building is made of reinforced concrete. An independent technical control body guarantees the perfect execution of the structure, which is also covered by a ten-year insurance policy.



• Façade

The façade of the building has its own image and identity, with exterior clad brickwork.

• Exterior Carpentry

Exterior carpentry is PVC, supplied by first premium brands. The double glazing with an air chamber significantly reduces the hot-cold energy transfer and exterior noise, ensuring optimum interior comfort.

Bedroom windows have aluminium shutter-blinds lacquered in the colour of the carpentry.



• Partition walls and insulation

Homes are separated by means of traditional perforated ceramic brick partitions with laminated gypsum board on each side and with mineral wool insulation on each of the sides.

The interior divisions between different rooms in the home itself are made of laminated plasterboard with interior thermal and acoustic insulation.

For peaceful noise-free living, floor structures in the home are fitted with an anti-impact sheet.

• Flooring

Ceramic material is used for flooring in the hall, living room, bedrooms, kitchen and passageway areas.

In the bathrooms and terraces, ceramic tiling has been selected.



• Vertical and Horizontal Surfaces

Hall, living room, bedrooms, kitchens and passage walls have a smooth finish with light-coloured acrylic paint.

Main and secondary bathrooms have ceramic surfaces on the walls of the bathtub and shower trays; the rest of the walls have a smooth finish, with light coloured plastic paint.

The ceilings of the dwellings will be painted white, except for corridors and wet rooms, which will have suspended ceilings, and those housing installation machines will be accessible.



• Interior carpentry

The entrance door to the house is armoured, with a white finish on the inside, with an exterior handle, optical peephole and interior chrome handle. Fitted with security lock.

White finish interior doors have horizontal grooves and a handle.

Built-in closets are modular, with folding doors and finished in white, with a handle. Interiors contain a luggage shelf and hanging bar.

• Kitchen furniture and home appliances

The kitchen is furnished with high and low-level cabinets. The worktop will be made of compact material and shall extend vertically to the wall units.

Home appliances fitted include; steel extractor hood, oven, induction hob, refrigerator, dishwasher, washing machine, stainless steel sink and mixer taps.



• Sanitary ware and taps

The main bathroom comes with a white built-in washbasin cabinet and mirror. A vitrified porcelain toilet in white and a white shower tray.

The secondary bathroom comes with a white washbasin and mirror. A vitrified porcelain toilet in white and a white bathtub.

All taps have a chrome-plated finish and come with a mixer-tap action and jet economizers, shower taps in the main bathroom will be thermostatically controlled.

• HVAC and hot water

All homes have a domestic hot water generation system using an electric heater supported by a roof top solar-panel installation. Individual air conditioning installation allows homes to be heated by means of a system of ducts that transport hot or cold air to the different rooms (living room and bedrooms). Temperature control is carried out by means of a thermostat located in the main room.

Individual home ventilation using a mechanical system ensures hardly any thermal losses, as well as the quality of the air inside the house, by ventilating it properly, without the need to open the windows.

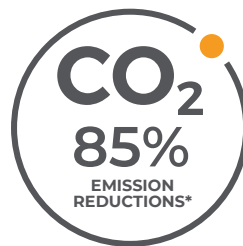
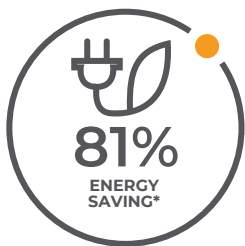


• B energy rating

The building has a **B energy rating**, leading to a reduction in CO2 emissions and a significant reduction in the building's energy demand.

This rating is achieved by adopting improved thermal insulation (with double thermal insulation on the façade, improvements on the roof, and efficient carpentry and low-emission glass) and high-efficiency thermal installations.

This rating leads to estimated energy savings of 82% and, therefore, significant economic savings, taking a home with an F energy rating as a reference.



* Calculation of estimated energy savings for a typical residence with 95 m2 of usable floor space with an A-rating compared to a reference dwelling that has an F-rating, as defined by the "Energy performance rating of buildings." published in November 2015 by the IDAE (Institute for Diversification and Energy Saving) and the Ministry of Industry, Energy, and Tourism; and other regulations that supplement and/or replace it. ** Minimum guaranteed savings in domestic hot water (DHW) consumption in the building as a whole, taking into account the building's location and the required occupancy values under current regulations.



• Electricity and telecommunications

Electrical installation in accordance with Low Voltage Electrotechnical Regulations

Premium quality electrical fittings.

The installation of in-home telecommunications includes sockets in the living room, bedrooms, and kitchen.

Satellite dish pre-installation.

Video intercom for access to the complex and main entrance doors.

Wall light fitting, electrical socket and TV aerial socket on the living room terrace.

• Communal Areas

The project has an outdoor gym with communal toilets and a community pool in an enclosed, gated residential complex.

Illumination in pedestrian accesses to landings, interior paths and gardens will be low consumption lighting.

The development will have landscaped areas incorporating an irrigation system.



• Lifts

The main entrances to the homes have electric lifts with automatic doors, suitable for use by people with reduced mobility; the doors are made of stainless steel on the ground floors and painted sheet metal on the remaining floors.



• Garages and storage rooms

The building has one floor below ground for garages and storage rooms. Vehicle access is through remote opening of the motorized garage door.

The garage can be accessed directly by the lift from home or in some blocks from the stairs.

Garages come with pre-installation for electric vehicle recharging in accordance with regulation (ITC) BT 52.

• Main Entrances

Inside the main entrance an attractive combination of materials, flooring with a mat at the entrance and a selection of details, provide the main entrance with a pleasant space for accessing the homes.

