

# SPECIFICATIONS

2B



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LUXURY PROPERTY

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# S P E C I F I C A T I O N S | 2 B E D R O O M H O U S E

## STRUCTURE

Foundations with foundation slab or piloting. Structure by concrete pillars and re-inforced layer compression concrete.

## SANITATION

Vertical through PVC pipe. Horizontal, using PVC pipe with corresponding boxes step to rush to the general collector Horizontal, PVC pipe through their boxes corresponding to step Rush to the general collector.

## MASONRY

Building envelope consists of: ½ foot perforated brick, plastered and painted, thermal insulation polyurethane and internal cladding with projected partition of large format brick finish, later gypsum plaster into the housing.

Interior walls of the dwelling formed by brick partition large format finishing gypsum plaster back 1.5 to 2 cm. of thickness.

Separation between houses formed by a dual wall insulation compound by ceramic partition walls 10 cm. with parts large format insulation 4 cm. and septum ceramic of 10 cm. with large pieces. False ceiling in kitchen, bathrooms, toilet and hall.

## FLOORING

Interior flooring throughout the house in polished porcelain premium stoneware, half bathroom and kitchen, with skirting board, and vertical walls painted.

Outdoor pavement and terraces stoneware plate, non-slip. Master bathroom, tiled to ceiling with porcelain premium stoneware. Second bathroom and toilet tiled to the ceiling with first quality tiles.

## INTERIOR WOODWORK

Sliding, lacquered, aluminium white colour. Glass double glazing "Climalit" 4 + 8 + 4.

Lacquered aluminum shutters isolated monoblock with safety lock, except in bathrooms and kitchens, motorized living room and master bedroom. Reinforced main door.

## EXTERIOR WOODWORK

Interior doors finished in wood. Finished monoblock cabinets with wood doors, lined inside with drawers in bedrooms, shelf separating luggage and bar for hanging clothes.

## PLUMBING

Distribution network of hot and cold water copper tubing with stopcock at the entrance to all wet rooms. Hot water by heat accumulator. Water outlet on terraces.

## SANITARY APPLIANCES

Master bathroom: Zone sinks, double tempered glass sink one-piece handles Chrome towel rack, dual chrome fittings High design and mirror.

Hot tub with headrest. Shower column tub. Second bathroom: - Shower screen shower with hydro-jet controlled by digital panel.

Stainless steel sink set into furniture wood with chrome mixer faucet, with stainless steel towel rail and wooden shelf. Vitrified porcelain toilets white in bathrooms and toilets.

## ELECTRICITY AND TELECOMMUNICATIONS

The high degree of electrification in housing. (9,200 w). General fuse-box provides protection and main switch Automatic cutting device

protection overload and short circuit of each circuits and switch housing intended for differential protection indirect contacts. The house will have independent circuits according to the Low Voltage Regulation.

Bticino brand mechanisms. The terraces lead an outlet sealed for outdoor use. Installation of TV, FM and TLF and channeling cable TV.

Network Installation Grounding the structure and bonding network in quarter bath.

## HEATING

Heating by heat pump.

## PAINTING

Color plastic paint on walls vertical and horizontal temple.

## KITCHENS

Kitchen furniture kitchen highs and low brand SIEMATIC, with hob and back of marble.

Kitchen equipment consists of:

- Stainless steel sink and taps FRANK brand.
- From Siemens;

- Cooking hob.
- Electric oven in stainless steel.
- Refrigerator stainless steel.
- Washing white series.
- Dishwasher paneling.
- stainless steel decorative hood.

## SPECIAL FACILITIES

Bars in bathrooms and kitchens downstairs. Installation Full air conditioning. Satellite dish.

## URBANIZATION - PLOT

Gated community with access control, camera surveillance system in all and filmed pedestrian entrances.

Common areas and paved walks, areas landscaped, illuminated and with automatic irrigation.

Urbanization perimeter fence with fence reinforced with metal racks, mesh lasticized electro. Rest of fencing mesh simple torsion plasticized. Private gardens with lawn.

Swimming pool in landscaped core with rest areas and auxiliary construction restaurant service. Parking lot Private in community garage located on ground basement with automatic access doors remote control.

## HOME AUTOMATION

### Security Features:

Control of access to housing and activation alarm electronic key, also used for access to public areas. Detection movements in three areas of the house (hall, living room and master bedroom access). Reception centralized alarm monitoring control complex. Acting presence simulation in lights and blinds. Remote access Internet control housing status.

### Technical Alarms:

Smoke detector in the kitchen. Detection flooding in the bathrooms and kitchen. Centralization alarm monitoring control. Court water in case of flooding.

### Comfort functions:

Remote control with touch-screen graphics monochrome brand: Philips model: Pronto Neo.

Auto power three light circuits (Hall, living room and hallway). Selector scenes, one touch activates multiple devices (lights, blinds, air conditioning). Remote control air conditioning (Internet, Watchdog, WAP mobile phone, PDA.).

Timer equipment, daily and weekly, repeats the same sequence the days and hours set. You can raise the blinds, cut the heat, turn off the lights in specific days and hours.

Irrigation control boxes (timed or manual). General cut control water. Control thermos of hot water (or timed manual).

Meteorological information from weather station community.

Automatic blinds down if Rain. Watering planters conditioned on information from the weather station.

### Communication functions:

Communications node Wi-Fi 802.11. Server WEB in each house. Fiber optic ring in common areas to access the Internet at high speed.

Wireless Internet access from each house, the speed depends on the type of contracted by the community.

### Automation in public areas:

Communications equipment CAT5E cable and fiber optic ring linking homes with Watchdog.

Reading technical alarm signals (Activation of fire alarm garages, flood, failure of pumping equipment, power failure.).

Activation from control monitoring controls the common facilities, swimming pools, pumps, opening doors.

Host a reception for all intrusion alarms as both techniques.

Alarm management (lists, historical, reports).

Management keys (high access, low losses ..). Voice communication between the guard and pedestrian and vehicular access.

Owners access to public areas by personal key. Forecast expansion home automation in common areas, for new community services.

Camera system closed circuit TV pedestrian and vehicular access. Sharing Network Data urbanization. Each camera has a built-in Web server.

Central computer to manage the cameras, motion detection alarms. Access to recordings of events immediately.

## SOUND SYSTEM

In the living room are installed:

An audio distribution center built on the wall, with two power input sound distribution and two rooms Stereo audio channels, so that in a room can be heard in one channel and another one different (to a total of two channels).

2 Speakers. 1 stereo audio amplifier.

2 Weatherproof speakers on the porch or terrace, the sound of him that is in the living room.

1 Stereo audio switch, to disconnect Sound from the speakers of the terraces. In the Master bedrooms are installed: 2 Speakers.

1 stereo audio amplifier. 1 Control of touch sound, built-in As automation and mechanisms electricity.

