

1M

ONE~MARBELLA
LUXURY REAL ESTATE

Technical Specifications

HOYO17
SAN ROQUE GOLF



AVANTESPACIA

FOUNDATION, STRUCTURE AND ROOF

- Reinforced concrete is used for the foundation and structure, in compliance with current regulations and under the supervision of an external technical control company.
- The roofs are flat, waterproof and thermally insulated in compliance with the Technical Building Code.



FAÇADES

- The outer walls are made of masonry brick with an air chamber and thermal insulation. The inside is lined with plasterboard with a continuous painted cladding and clinker brick on the exterior. This system provides a high thermal and acoustic insulation as well as a high technical and aesthetic durability.



EXTERIOR CARPENTRY

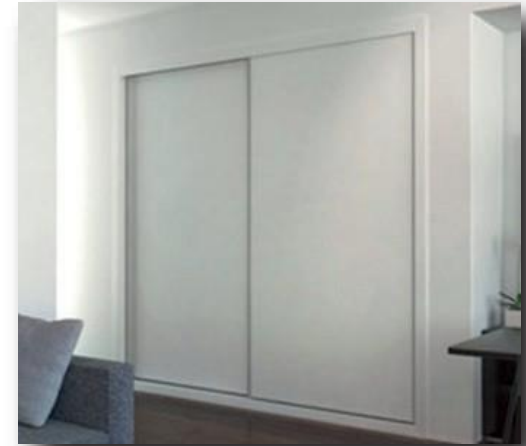
- The exterior carpentry is made of lacquered thermal break aluminum. Double glass windows with air chambers improve the thermal and acoustic comfort inside the home.
- Safety glass is installed in the areas specified in the project.

INTERIOR CARPENTRY

- The main entrance door to the home is armored and white lacquered on the indoor side, matching the communicating doors. The door is equipped with pry-resistant hinges, safety lock, peephole and a smooth satin chrome knob.
- The interior communicating doors of the homes are smooth, white lacquered and with satin chrome finished smooth handles, following a very modern design.
- The bathroom doors are equipped with a turn lock button.
- In homes with a basement, the entrance doors from the garage are fire resistant.



- The fitted closets are modular, with smooth and white lacquered sliding doors, matching the design of the communicating doors inside the home. The inside of the closets are lined with textured melamine panels.
- The bedroom closets have two coat hanging rods, shelves and drawer unit.
- The closet in the hallway is equipped with a hanging rod and a luggage shelf.

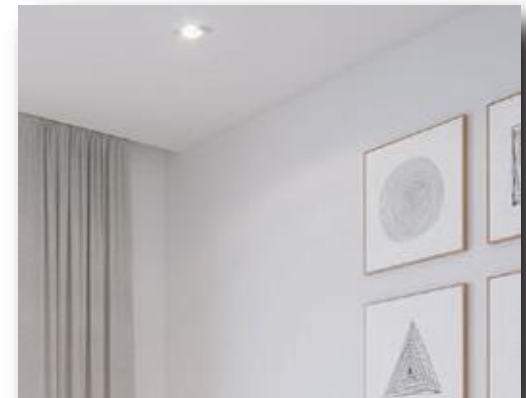


INTERIOR DIVIDING WALLS

- The interior dividing walls of the homes are made of rock wool insulated dry wall. This construction method provides improved thermal and acoustic insulation.
- The dividing walls between homes are made of soundproof masonry brick, lined with dry wall and rock wool insulation on both sides.

PAINT AND CEILINGS

- Smooth plastic paint is used for the horizontal and vertical wall surfaces inside the homes, matching the rest of the finishes.
- In areas with installations, technical ceilings are installed with inspection panels where necessary.



TECHNICAL SPECIFICATIONS

KITCHEN

- Kitchens are equipped with high and low satin white cabinet panels and a **SILESTONE** compact quartz counter top, with the wall space between cabinets coated with this same material. The remaining wall surfaces are painted.
- The kitchen is equipped with stainless **BOSCH** brand appliances: refrigerator, microwave, built-in dishwasher, washing machine, induction plates, electric oven, extractor hood and stainless steel sink with mixing faucet.



Porcelain stonework imitating wood with a white lacquered MDF baseboard is used for the flooring in the kitchens.



Floor tile

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BATHROOMS

Ceramic stoneware tiles are installed on the walls of the second floor bathrooms. A combination of ceramic stoneware tiling and paint is used on the walls of the bottom floor bathrooms. All bathrooms are paved using porcelain stonework with matching baseboards on the painted walls.



Wall tile

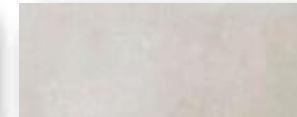


Floor tile

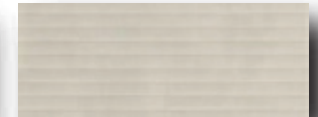
Porcelain stonework tiles are used for the flooring of the bathroom in the master bedroom. The walls are completely tiled with stonework.



Floor tile

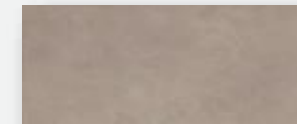


Wall tile



Wall tile

Porcelain stonework is used for the flooring in the shared bathroom on the first floor. The walls are tiled with decorative stonework.



Floor tile



Wall tile

BATHROOMS FURNITURE



In the bottom floor toilet:
ROCA brand sink with semi-pedestal.



In the master bedroom bathroom:
ROCA brand sink with cabinet, in a gloss white finish.



In the shared bathrooms: ROCA brand steel bathtubs with handles.

FAUCETS



In all bathrooms: compact toilet (BTW) Rimless made by ROCA, with a dampened seat cover.



In the shared bathrooms: cabinet with sink made by ROCA.



In the toilets: mixing faucet made by GROHE with automatic drainage.



In the bidets: mixing faucet made by GROHE with automatic drainage.



Compact bidet (BTW) made by ROCA without a cover.



In the main bathroom: acrylic shower tray made by ROCA and glass shower screen with a fixed panel.



In the showers: thermostatic faucets with 4 positions kit made by GROHE.



In the bathtubs: thermostatic faucets with 4 positions kit made by GROHE.

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FLOOR TILE

- Porcelain stonework imitating wood with a white lacquered MDF baseboard is used for the flooring of the bottom floor.
- Porcelain stonework floor tile is used for the exterior porches; this is the same model floor tile that is used for inside the home for continuity.



Floor tile

- In the first floor, laminated wood flooring installed over an anti-impact laminate board is used in the bedrooms and hallways, with white lacquered MDF baseboards.

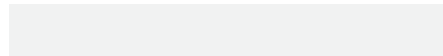


Floor tile

- Porcelain stonework flooring with an imitation wood finish is used for the second floor terrace and the sun deck, thus achieving continuity with the interior spaces.



- Porcelain stonework floor tile is used for the basements.



- Porcelain stonework floor tile matching the floor tile on the first floor is used for the staircases. Steel trim handrails painted in the same color as the exterior carpentry, with a straight line and modern design.

HEATING, AIR CONDITIONING AND HOT WATER

- The generate hot water, heating and cooling, new generation AEROTHERMAL machines are installed; this is a multi-task system that primarily uses air to control the climate indoors. Because of its high efficiency and performance, this system is considered renewable energy by the European Union.
- A hot water accumulator kit is installed inside the home.
- Depending on the type of home, temperature control (heating and A/C) is accomplished using two or three indoor units and a network of ducts routed inside the technical ceiling. Inlet and outlet grates in the living room and bedrooms.

VENTILATION OF THE HOMES

- Home ventilation system in compliance with CTE-HS-3 (Technical Building Code-Health-Ventilation), with air inlet and outlet.

ELECTRICAL AND TELECOMMUNICATIONS

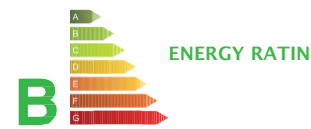
- The electrical installation of all the homes is compliant with the Low Voltage Electro-technical regulation, with modern electric mechanisms (outlets, switches, etc.).
- Telecommunication connections are available in the living rooms, bedrooms and kitchen in compliance with current regulations.

COMMON AREAS: URBANIZATION, INSTALLATIONS AND MISCELLANEOUS

- The residential complex is completely closed and fenced-in.
- Landscaped private urbanization with sprinkler system, native plant species and LED lighting.
- Community outdoor pool.
- Private back yards with grass.
- Polished concrete pavement in the garage area.
- Community rooms: social room, gymnasium and sauna.
- Automatic video-intercom set with a terminal in the hallway.
- Electrical outlet in the garage.



Our construction is compliant with the Technical Building Code and applicable current regulations.



DEVELOPER SIGNATURE

CLIENT SIGNATURE