



ONE~MARBELLA

LUXURY REAL ESTATE

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“LIGHT BLUE VILLAS” BUILDING SPECIFICATIONS (*)

FOUNDATION

- Reinforced concrete slab and retaining walls, built to current regulation standards

STRUCTURE

- Reinforced concrete waffle slab, built to current regulation standards

ENCLOSURE

- Exterior walls are cavity walls with thermal-acoustic insulation

FLOORING

- Inside flooring brand Ceremiche Atlas Concorede, Seastone Collection, model Sand 45x90cm and Elic Noe 22.5x90cm
- Outside flooring brand Ceramiche Atlas Concorde, Seastone Collection, Strutturato 45x90cm

CLADDING

- Outside walls parged, painted and finished with Trespa brand phenolic panels
- Indoor walls rendered and set with screeded perlite plaster. Latex paint
- Plaster ceilings
- Partial tiling of bathrooms with ceramic tile in shower area, the rest completed with hand-screeded perlite coating and Latex paint
- Terrace railing made of transparent laminate glazing, embedded anchor profile with 8+8 glass.

LIFT

- Lift on all three levels, “Thyssen Krup” or similar brand, for 6 people, 450 kg.
- Stainless steel doors, with inside mirror and hand rails.

STAIRWAY

- Metal steps with glass railing

BATHROOM FITTINGS AND PLUMBING

- TRESS brand taps, model CLASS
- Duravit brand wall-mounted toilet and bidet, with concealed tank
- Hydromassage bathtub in master bathroom, 0.80x1.80

HVAC AND HOT WATER

- Heat-cooling air conditioning by Aerotherm heat pump, which can be individually regulated by rooms with the fan-coil system
- Water-heated radiant floor throughout the house, with heat pump installation, and electrical in the bathrooms
- Aerotherm installation for hot water
- Fireplace in the living room

METALWORK

- ALUVAL brand or similar aluminium sliding doors with multi-point fasteners, model Alupron Rotura or similar, with thermal break, RAL Grey. With elevation system for large windows.
- ALUVAL brand or similar operable windows, model Alupron Rotura or similar, with thermal break, RAL Grey.
- Climalit 4.4A+12+4.4.1 thermal-acoustic glazing with solar control

WOOD JOINERY

- 45mm armoured entry door, with multi-point lock, lacquered on the inside and with Trespa brand phenolic panel on the outside.
- Solid wood 40 mm thick and 2.20 m high inside doors, lacquered in white with designer stainless steel fittings. Impact-resistant rubber. Waterproof panelling
- Floor to ceiling built-in wardrobes lacquered in white, lined on the inside and with hinged doors

KITCHEN AND WASHROOM

- Designer cabinets, with 22 mm doors and 16 mm casing
- Neff brand or similar appliances
- Silestone countertop and fronts

INSTALLATIONS

- Alarm that includes smoke and flood detectors, with automatic electromagnetic safety valve shutoff
- Safe
- Fermax brand or similar video intercom, with 7" screen

ELECTRICAL MECHANISMS

- BERKER mechanisms, in white

GARDEN

- Outdoor pool with glass tile mosaic cladding and heating pre-installation
- Garden designed by landscaper

*The qualities listed in this document are provisional, as they may be revised upwards, depending on the construction project.