



ONE~MARBELLA

LUXURY REAL ESTATE

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QUALITY SPECIFICATIONS Majestic Heights

FOUNDATION AND STRUCTURE

- Foundation and the structure will be built with reinforced concrete.

CLOSURES AND FACADE

- External enclosures of dwellings will be made with cladding continuous mortar, chamber insulation with projected polyurethane and interior partitioning through dry partitions with insulation. The distribution of the interior housing will be built with dry partition walls with insulation.
- Partial walls between the different houses will be executed with brick sound-absorbent material on both sides, with dry partitions and insulation.

COVERS

- Technical covers, which house solar panels and outdoor air conditioners, are finished as applicable for exterior with thermal insulation and gravel.
- The terraces and solariums will be floored with exterior stoneware from SALONI

INTERIOR FINISHES

- For floors on the ground floor, hall, living room, dining room, kitchen and toilet we will use SALONI SUNSET BEIGE porcelain stoneware, and its baseboard material.
- The bathrooms will be tiled with SUNSET BEIGE porcelain from SALONI.
- Laminate flooring in corridor and upstairs bedrooms of NOGAL and lacquered skirting boards like interior carpentry.
- The vertical walls of bathrooms and toilets will be tiled at medium height except in bath and shower area that will be tiled to ceiling with stoneware porcelain of SALONI and finished with plastic paint in the rest of the facing.
- Glass partitions in shower area
- Mirror in bathroom sink area on the ground floor and upstairs bathrooms.
- False plasterboard ceilings throughout the house with logs in areas intended for indoor air-conditioning machines.
- Smooth plastic paint on non-tiled vertical walls and ceilings.

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EXTERNAL WOODWORK

- Sliding windows and exterior doors throughout the house (folding in tower bedroom) with aluminium profile with thermal bridge break with lacquered finish with the same colour interior and exterior carpentry, with double glazing, aluminium shutters with thermal insulation inside and single roller shutters (except in kitchens and clothes hangers)
- Motorized roller shutter in living room and master bedroom

INTERIOR CARPENTRY

- Access to the house by security door with security lock finished with lacquered panelling to match the interior carpentry.
- Smooth lacquered passage doors.
- Modular cabinets with folding doors lacquered to match the rest of the carpentry, even on the trunk and hanging bar.

PLUMBING AND SANITARY

• Internal network of water distribution, with polyethylene pipe. In bathrooms ROCA Vitrified Porcelain sanitary ware, except bathtubs and shower trays, which will be acrylics. In bathtubs and showers thermostatic faucet.

In the rest of sanitary appliances, mixer tap.

- Individual electric thermos for the production of hot water with contribution through system of Solar Energy.
- Toilet basins will be suspended and in bathrooms on countertops.

ELECTRICITY

• Electrical installation according to R.E.B.T. with high degree of electrification. Illumination with lights in bathrooms and kitchen. TV, TF and Telecommunications in living room and bedrooms. Electrical mechanisms throughout the house Niessen or similar.

- TV and TF sockets in living room, kitchen and master bedroom.
- Exterior luminaire by means of a façade.
- First quality NIESSEN or similar models

OTHER FACILITIES

• Complete installation of air conditioning, with heat pump (cooling and heating) and fiberglass ducts. Indoor unit in false ceiling of bathrooms and outdoor unit, mounted on technical deck.

- Video Doorphone with call receiver, and Tv colour image.
- Individual installation of thermosiphon assembly with solar collector
- Renovation of the interior air of dwellings with extraction grills in bathrooms and kitchens.

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GARAGE

- Vehicle access door with automatic operation.
- Concrete floor with surface treatment of pavement.
- Storage rooms finished with plastic paint and floor tiles with stoneware.
- Vertical walls of parking area with concrete walls. Points of flushing water.

URBANIZATION

- Swimming pool for community use with saline chlorination.
- Large garden areas.
- Access control box-goal.