

# TECHNICAL SPECIFICATIONS



## BASEMENT

Reinforced concrete slab and walls.

## STRUCTURE

Reinforced concrete pillars and waffle slabs.

## ROOFS

Pitched roofs: with pan tiles, mineral wool insulation panels and waterproofing with elastomeric modified bitumen sheet.

Flat roofs: thermal insulation with 4 cm-thick extruded polystyrene and waterproofing with elastomeric modified bitumen sheet for zero pitch.

## MASONRY

Façades: ceramic brick + mineral wool insulation in cavity + inner brick partition.

## INTERIOR FINISHES

Horizontal: plasterwork and plasterboard sheets.

Vertical: two-coat plasterwork (render and set).

Wall coverings: large-format, high-quality ivory-coloured porcelain tiles.

Floors: high-quality ivory-coloured 80 x 80 cm

porcelain tiles throughout the apartment with under floor heating.

## EXTERIOR FINISHES

Walls and ceilings: cement mortar rendering and smooth white acrylic paint.

Floors: high-quality textured 40 x 80 cm porcelain floor tiles.

## INTERIOR CARPENTRY

Armoured front door finished in natural oak. White lacquered internal doors.

White lacquered MDF wardrobe doors. Interior with MDF and melamine board with textile finish, with accessory drawer units, individual drawers and height-adjustable shelves.

Depending on the apartment, walk-in wardrobes with 5 + 5 mm laminated safety glass and interior with MDF and melamine board with textile finish.

Vanity units with drawers and wood laminate finish, straight or curved, depending on the location.

## EXTERIOR CARPENTRY

Aluminium windows “standard opening” or “tilt and turn” and “lift and slide” doors, all with matt finish aluminium profiles with thermal break. Glazing consists of 4 + 4 mm laminated safety glass on the outside, a 14 mm dehydrated air chamber and 4 + 4 mm laminated safety glass on the inside. Laminated colourless glass railings (6 + 6 mm), sunk into the building brickwork and floor slab.



ONE~MARBELLA

LUXURY REAL ESTATE

## LIFTS

Lifts can be taken from the basement to the landing on each floor and directly into the penthouse residences (special access key).

## ELECTRICITY

Installation of high-quality with Schneider Electric switches and sockets and LED down lights.

## CLIMATE CONTROL

Hot water underfloor heating.

Air conditioning & heating: ALTHERMA from DAIKIN systems.

Interior ventilation throughout.

## HOME AUTOMATION

Pre-installation for state of the art “domotic” system.

## SANITARYWARE

White porcelain from the brand Villeroy & Boch and free-standing bathtubs from AVEO in penthouses.

Taps: Chrome-plated Dorotea series from Signorini.

## KITCHENS

High-quality furniture complemented by Gaggenau appliances or similar.



## ROADS AND PATHS

Paved with natural stone; pavements in different colours, rustic brick and clay tiles.

## 2 SWIMMING POOLS

25 x 6 m swimming pool with saline chlorination system.

21 x 6 m heated pool with saline chlorination system.

## ACCESSES AND SECURITY

Video entry phone.

Concierge's booth.

3 Exterior lifts.

State-of-the-art security system.

## SPA CLUB

Indoor heated swimming pool.

Gymnasium.

Sauna.

Steam room.

## MEDITERRANEAN GARDEN

Different areas for sitting, resting and walking have been created with a mix of green aromatic bushes so strollers can enjoy the different species, colours, textures and shapes. The bushes will grow into hedges that can be pruned to create walls of vegetation.

Climbing plants, bushes, ground cover and a hedge approximately 1.5 m high for privacy in the garden.

Paths paved with gravel, wood, ceramic tile and stone.

Automatic watering system.

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