

# QUALITY SPECIFICATION



ONE MARBELLA  

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LUXURY PROPERTY





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# 1. CONSTRUCTION /

## FOUNDATIONS

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- Reinforced concrete structural floor according to Spanish CTE construction regulations.
- Foundation specification in accordance with the recommendations of the Geotechnical Study.

## STRUCTURE

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- Reinforced slabs, walls and pillars formed of reinforced concrete, in accordance with the Spanish CTE construction regulations.

## INSULATION

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- External enclosure formed of perforated ceramic brick, air chamber with Rockwool thermal insulation and laminated plasterboard with self-supporting backing.
- Separation between terraces by perforated factory brick with a plastered finish.

## ROOFS

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- Transitable roofs with non slip stoneware flooring where practical and gravel elsewhere.

## WALL CLADDING

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- Masked external plastering with a cement mortar where appropriate.

## PAINTWORK

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- Acrylic elastomer exterior paint.



## 2. INTERIORS /



### PAINTWORK

- Smooth plastic paint on walls and ceilings.

**Personalisation:** Choice of 3 colours: Grey, White or Beige.

### PARTITIONS

- Between apartments and apartments and common areas: Double hollow brick, air chamber with Rockwool insulation and laminated plasterboard with self-supporting backing.
- Between rooms: Plasterboard partitions with Rockwool insulation.

### INTERIOR FLOORING

- Large-format porcelain tiles, min. 60x60 with a continuous design throughout the apartment.

**Personalisation:** Choice of 3 tile colours.

**Optional extra:** Wooden flooring.

### EXTERIOR FLOORING

- Non-slip, porcelain tiles min. 60x60, to match interior tile colour.

### BATHROOM TILING

- Large format stoneware tiles, floor to ceiling in all wet areas. All other bathroom wall surfaces will be finished with plaster and painted in the same colour as the rest of the apartment.

**Personalisation:** Choice of 3 tile colours.

### INTERIOR CARPENTRY

- Security entrance door with security lock.
- Interior doors with chrome accessories.
- Sliding wardrobe doors to match interior doors with melamine lined interiors including drawers and hanging rails.

**Optional extra:** LED wardrobe lighting.

## PLUMBING

- Hot and cold-water installations comply with current regulations, with shut-off valves in each wet room and by each appliance.
- **Water Decalcification System:** Removes lime and cleans the water before entering the main pipes of the building. Preserves the life of all water appliances including dishwashers, boilers and laundry equipment.

## CLIMATE CONTROL

- Electric under floor heating in bathrooms.
- Production of air-conditioning by an Aeroterminia heat pump installation for energy savings
- Hot/Cold Air Zone air-conditioning system for living rooms and bedrooms, channelled through ducts by the Aeroterminia units.
- Smart individualized digital thermostat in each room.

**Optional extra:** Integrated electric fireplace.  
Aeroterminia underfloor heating throughout the apartment.

## EXTERIOR CARPENTRY

- Lacquered aluminium carpentry, following CTE regulations by Strugal or similar.
- Sliding door runners embedded into floors to terraces. All other windows with twist and tilt opening-locking system.

## SHUTTERS & BLINDS

**Optional extra:** Electric shutters in rear windows.

Installation of automatic internal blinds for front windows.

## ELECTRICITY & COMMUNICATIONS

- Installation of colour video-intercom with automatic entry control to pedestrian entrances.
- TV and telecommunications outlets in the living area, all bedrooms and terraces.
- Installation of basic Domotic system for lighting and air-conditioning.

**Optional extra:** Upgraded Domotic system by Vitrea or similar.



## 2. INTERIORS /



### LIGHTING

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- LED spotlights in hallways, kitchen and bedrooms.
- LED spotlights in living room false ceiling.
- Wall lighting on terraces.

**Optional extras:** LED strip lights in living room false ceiling.  
Dimmer switches in all rooms.

### SECURITY

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- Direct intercom communication to security guard point.
- Water overflow detection directly connected to security.
- Security glass.
- Unique security master key.

### BATHROOMS

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- Bathroom furniture with built-in sinks in white in master bathroom.
- Modern toilets
- Anti slip resin shower base.
- Double washbasins in master bathroom. Single washbasins in secondary bathrooms.
- Chrome-plated mono-control taps.
- Walk-in, rainwater ceiling integrated shower in master bathroom.
- Wall mounted rain effect shower in all other bathrooms.

- Floor to ceiling tiles in all wet areas
- Fixed glass screen and / or hinged door (where applicable) in showers.
- Underfloor heating.

### KITCHENS

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- High quality, fully furnished kitchens with ceiling height cabinets.
- LED under cabinet lighting.
- Induction hob integrated into the island where applicable or alternatively into the countertop, according to the kitchen layout.
- Silestone countertops.
- Extraction system flush with ceiling.

**Optional extra:** Kitchen upgrade

### APPLIANCES

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- Induction hob, multi-function oven, microwave, fridge freezer, dishwasher by Neff or similar.

### UTILITY ROOM

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- Washing machine and tumble dryer by Bosch or similar.

**Optional extras:** Steam iron system





## PENTHOUSE TERRACES

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- Shower area, water point, TV and telecommunication points, glass railings and plunge pool where indicated on plans.

**Optional extras:** Outdoor kitchen, bioethanol fireplace, chill out area, wooden decking, atmospheric lighting, anti-glare TV and shade sails.

## GROUND FLOOR TERRACES

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- Shower area, water point, TV and telecommunication points and plunge pool where indicated on plans.

**Optional extras:** Bioethanol fireplace, chill out area, atmospheric lighting, anti-glare TV and pergola.

## MIDDLE FLOOR TERRACES

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- Water point, TV and telecommunication points and glass railings.

**Optional extras:** Bioethanol fireplace, chill out area, atmospheric lighting and anti-glare TV.





## 3. COMMON AREAS /

### ENTRANCES & ELEVATORS

- Security entrance door to blocks.
- Lift access from parking to all apartment levels.
- Penthouses with private direct lift access.

### PARKING & STORAGE

- Two parking spaces and one storage room included per apartment.
- Each garage block includes at least 1 charge point for Electric vehicles.

### WALKWAYS & FENCING

- Pedestrian pavement in light coloured prefabricated concrete.
- Complete perimeter enclosure of either metal fencing or plastered brick.

### GARDENS

- Modern, contemporary gardens, symmetrical planted landscaping with trees, flowers and exterior lighting.
- Automatic irrigation system.

### SECURITY

- Complete perimeter fencing and 24 hour CCTV recording.
- Fully gated community.



## 4. RESORT FEATURES /

### POOLS

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- Salt chlorinated infinity pool with panoramic sea, golf and mountain views, underwater illumination, decking, showers and changing area.
- Indoor heated pool forming part of the Spa centre.
- Children's pool.

### SPA CENTRE

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- Heated pool, underwater illumination, indoor Jacuzzi, Turkish steam bath, sauna, shower area with water jet circuit, relaxation area, male and female changing rooms with showers and bathrooms.

### GYMNASIUM

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- Fitted gymnasium, with music system and TV.

### WI-FI

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- WiFi in all communal zones.

### GOLF SIMULATOR

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- Fully equipped golf simulator centre.

### GASTROTECA

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- Gastrobar with kitchen facilities, dining area and terrace.

### LIBRARY

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Relaxation area for reading and table games. Comfortable seating with games tables and stocked with books.

### CHILDREN'S ENTERTAINMENT CENTRE

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Children's games room with soft floors, TV, games console, multi-age activities and soft seating area.

### RESORT TRANSPORT

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Shuttle bus service for residents to and from La Cala de Mijas. (9-11 passengers)



## quality specification

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