



BUILDING SPECIFICATIONS REPORT

LUXURIOUS CONTEMPORARY APARTMENTS

adaptis⁹



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JUNE 2018

All construction techniques employed by
ORION - RIO REAL MARBELLA apply
outstanding quality standards and finishes.

CLADDING

AND FINISHES

GENERAL FLOOR

The general floor surface of the dwelling shall be formed of rectified tiles, size 60x60, resulting in a unique and uniform space.

It shall be possible to choose between two models of the prestigious brand Keraben: Brancato Beige and Brancato White.

PAINT AND FINISHES

All the walls in the dwelling shall be painted with plain plastic paint, available in one of the following three tonalities:

- . PEARL GREY (S2000N)
- . CLOUD WHITE (S1000N)
- . IVORY WHITE (S1005Y20R)

The dwelling shall have false ceiling in all rooms, including perimeter cavities in the living room.

All horizontal wall surfaces shall be painted in white.



INTERIOR DOORS AND BUILT-IN WARDROBES

The entrance door shall be armoured, with two steel sheets, ensuring maximum security. The interior finish shall be equal to the rest of the dwelling and the exterior, in harmony with the finishes of the common areas.

Passage doors shall have a width of 40 mm, and shall be pantographed and lacquered in white. Handles shall be made of steel and the door fittings shall be four hidden hinges finished in matt chrome.

The wardrobe doors shall be plain and finished in white lacquer, even with the passage doors, and they shall include finger pull handles. Their interior shall be modular and shall be equipped with top division shelf, hanging rod and coloured melamine upholstery. The walk-in wardrobe of the main bedroom shall be equipped with shelves and drawers, carefully designed in order to maximise its space. The wardrobe of each secondary bedroom shall include drawers.

The wardrobe of the main bedroom shall incorporate a security box with smart opening warnings.

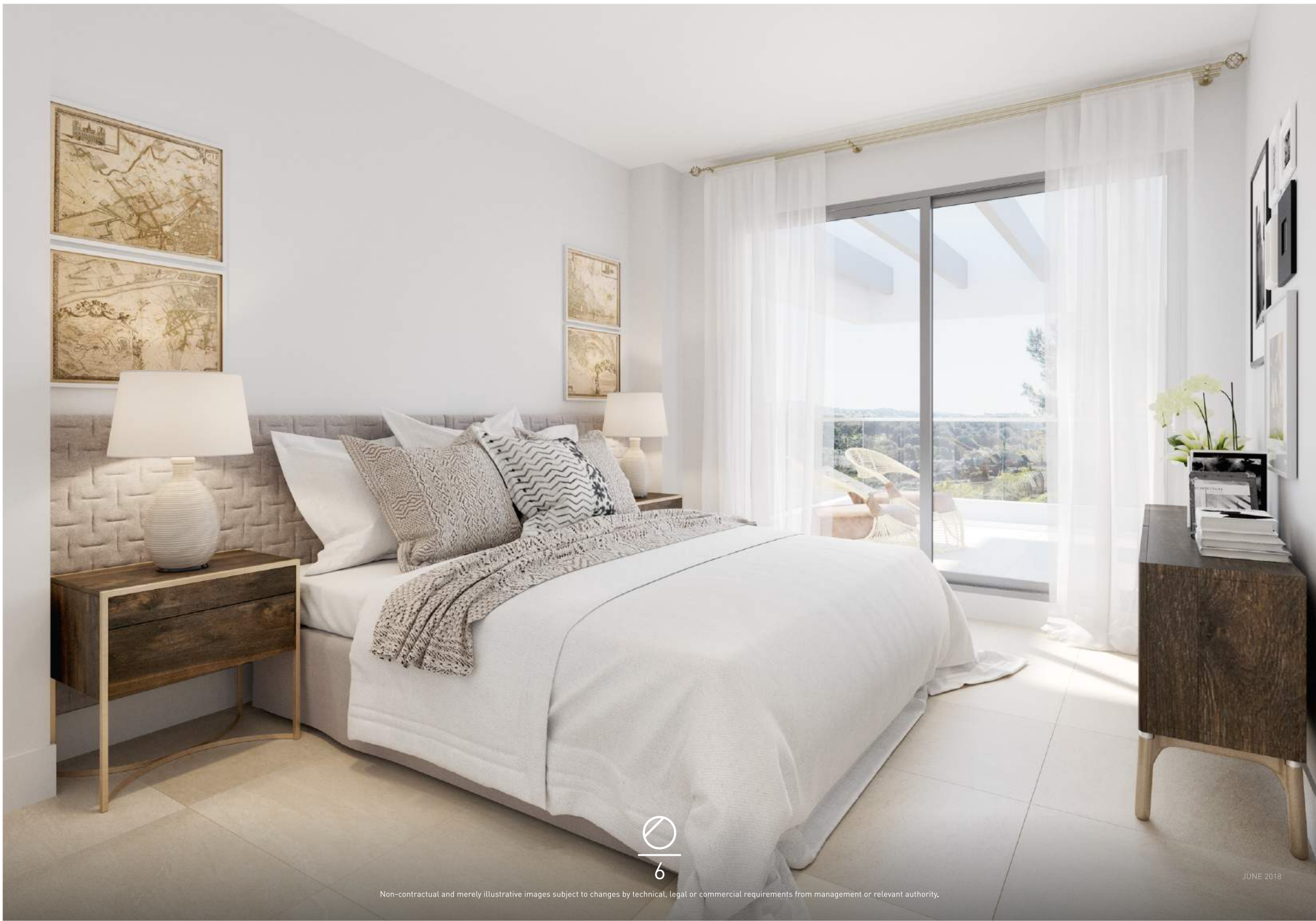
The integration of carpentry is achieved through the installation of moulding, framing and skirting in the same finish.

KITCHEN

Furniture shall be of high capacity and without handles, carefully designed in accordance with the type of dwelling. It shall generally include cooking island and Neolith or Silestone countertop.

Electrical appliances from the international brands Bosch or Siemens shall be provided, including induction hob, electric oven, microwave, and extractor hood.

It shall also be supplied with refrigerator, washing machine and dishwasher, from the same brand as the aforementioned devices.



MAIN AND SECONDARY BATHROOMS

Bathrooms shall be laid with rectified porcelain tiles of the finest quality, size 60x60, model Mixit Grey of Keraben, with matching skirting.

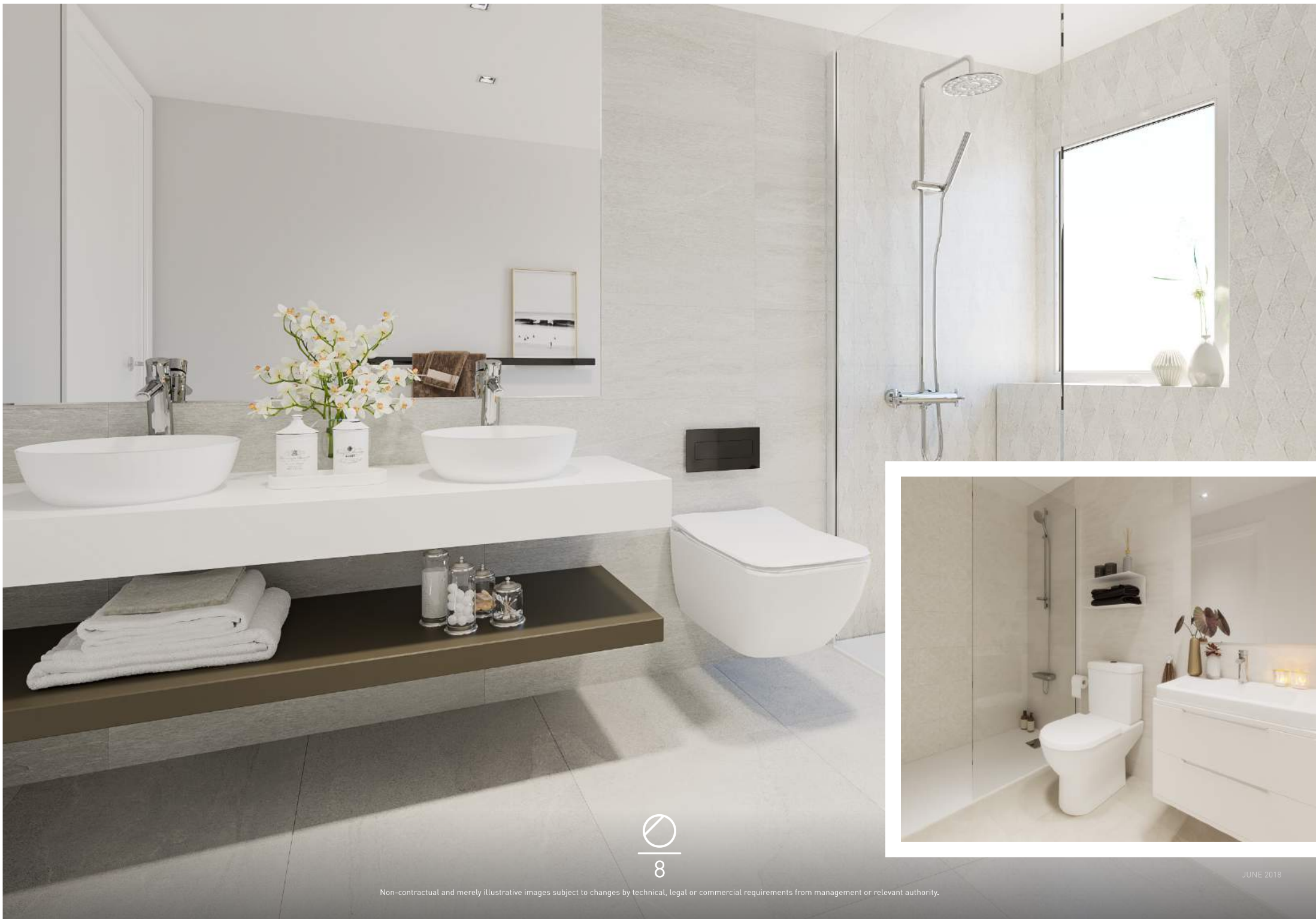
Walls shall be covered with a combination of matching tiles size 30x90, decorated in the shower area, plain in the washbasin area and coated in synthetic varnish on the rest.

Ceramic materials shall be from the Keraben brand; Mixit Grey model for floor and plain tiles, and Mixit Art Grey for decorated tiles. The floor of secondary bathrooms shall have the Spatula Taupe model, combined with In Time Art for decorated tiles and In Time Beige for plain tiles.

Bathrooms shall be provided with sanitary ware of modern design, in white vitrified porcelain. The toilet is equipped with a concealed cistern of dual flush, allowing to save water. It shall include a double washbasin in the main bathroom and shower in both bathrooms.

The sanitary ware shall be from the Villeroy & Boch brand.

All bathroom fittings shall be from the prestigious Hansgrohe brand.



EXTERNAL CLADDING

The external flooring of porches and terraces shall be of porcelain anti-slip tiles of high quality, harmonious with the exterior appearance of the buildings and the visual continuity of the living room. The selected model is Bracanto Beige, size 60x60, from Keraben.

FACILITIES

AND ENERGY SUSTAINABILITY

The energy efficiency of a building increases with the minimal use of conventional energies, for the sake of saving and making a rational use of energy resources.

In order to achieve higher energy efficiency, the building design has taken into account several factors, such as improved thermal insulation of the building enclosure, higher efficiency of the ventilation system, diminished heat losses and reduced usage of non-renewable energies.

HOT WATER PRODUCTION AND AIR CONDITIONING

The installation of heating and sanitary hot water has been supported with aérothermal systems, in order to reduce consumption and optimise energy efficiency.

Bathrooms incorporate underfloor heating.

The air conditioning system of all the properties shall include the installation of devices from the company LG, which allow the independent heating or cooling of each home.

Air shall be distributed through conduits and adjustable grilles in the living room and bedrooms, allowing separate settings for each area. Its control and use is integrated in the home automation system.

PLUMBING

Plumbing of hot and cold water shall be installed according existing regulations. General stopcocks shall be placed in each dwelling, as well as in kitchens, bathrooms and toilets.

Downspouts and drainpipes shall be made of PVC. All drainage shall be independent from the structure, diminishing noise transmission to dwellings.

ELECTRICTY AND COMMUNICATIONS

The dwelling installation and electrification degree shall comply with the Low-voltage Electrotechnical Regulations.

Toilets, bathrooms and kitchens shall be supplied with LED lights.

The dwelling shall be provided with services regulated in the Telecommunications Infrastructure Regulation, Telephony, ISDN, TV, and FM, including outlets in the bedrooms and living room.

Moreover, kitchens and the main bedroom shall incorporate USB connection.

HOME AUTOMATION

Each dwelling is supplied with an advanced home automation system, based on KNX, with a digital colour touch screen for the management of elements and devices.

The administration and control of air conditioning is executed through this system. The screen incorporates a general thermostat controller and a programmable mode.

Video doorbell settings, including door opening and visualisation of calls, are managed through the screen as well, or even from inside or outside of the dwelling through the mobile device app.

The operation can be either remotely controlled or from the interior of the dwelling, via app (iOS and Android) from an unlimited number of mobile devices.

The system can be extended for offering additional settings.

EXTERIOR

FAÇADE

The façade finish shall be composed of continuous cladding in white mortar, achieving a uniform, modern and Mediterranean appearance.

Plaster between windows shall be coated with high pressure laminate (HPL) panels from the Trespa brand.

EXTERIOR CARPENTRY

Aluminium carpentries produced by Cortizo or Technal shall be installed, with thermal bridge breaking and vacuum double glazing, ensuring the reduction of heat losses from infiltration.

Furthermore, the double glazing, with Climalit dehydrated chamber, decreases significantly temperature exchange, providing higher interior comfort and saving energy.

STRUCTURE

Basement foundations and walls shall be built in accordance with the geotechnical study recommendations, as well as with the technical project specifications, employing high-strength concrete, adequate features in line with existing regulations, cements appropriate for the existing soil aggressiveness and estimated steel.

Technical features of used materials and their proper placing during works provide the building with thermal and acoustic insulation, generating a positive outcome over the degree of comfort of the dwellings.

INTERIOR DIVISIONS

All the interior divisions of dwellings shall follow a partition wall system of laminated plasterboards with internal insulation, pursuing greater thermal and acoustic comfort. In wet rooms, laminated plasterboards shall be moisture resistant.

Dwellings shall be separated with a mixed system of brick walls, cladded at both sides with laminated plasterboards and internal insulation.

This system enhances thermal and acoustic insulation, whilst avoiding perforations, since conduits run along the intermediate space.

COMMON ELEMENTS

INTERIOR URBANISATION AND COMMON AREAS

The Residential complex shall include green spaces, heated overflow swimming pool with salt chlorination purification system and night lighting.

The complex also offers a totally equipped gym, laundry, open coworking space and closed circuit security system.

Common exterior areas shall be developed with different finishes and high-quality materials, creating a distinguished and warm environment over the whole complex.

GARAJE

The building has its own independent garage, with an automatic entrance door activated by a remote control.

It shall include fire detection and protection installations in accordance to regulations.



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This building specifications report can be subject to changes from the Technical Management, for the sake of its adjustment to the needs of the project and to those which, for technical, judicial or urban reasons, shall be imposed by competent authorities or require compulsory fulfilment, as well as to availability. Nonetheless, this shall not imply a decrease of the initially planned quality standards.

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