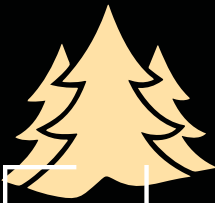




ONE MARBELLA

LUXURY PROPERTY



PINE HILL
residences

QUALITY SPECIFICATIONS



PINE HILL

residences

Welcome to your new home

Pine Hill Residences is an exclusive residential development of 71 homes to enjoy a modern lifestyle.

Offering well-being and comfort, it is an ideal place to live and feel Mediterranean life.

There are apartments of different types with 2, 3 and 4 bedrooms, all of which include a garage and storage room.

Pine Hill Residences offers the perfect balance between comfort, leisure and tranquillity.





EXTERIORS

FOUNDATIONS AND STRUCTURE

- The foundations and basement walls are constructed according to the specifications defined in the technical project, using high-strength concrete to designed specifications, cements suitable for the type of land and steel calculated accordingly.
- Reinforced floors, walls and pillars with structures made of reinforced concrete slabs in accordance with Spanish construction regulations.

FACADE

- The external enclosure of the building will be made from brickwork, including an air cavity with inner insulation and cladding featuring dry partition walls of laminated plasterboard or brickwork.
- The exterior finish will be a rendered cement mortar, coated with exterior paint. The terrace parapets will be finished with safety glass panels or a brick wall.

ROOFING

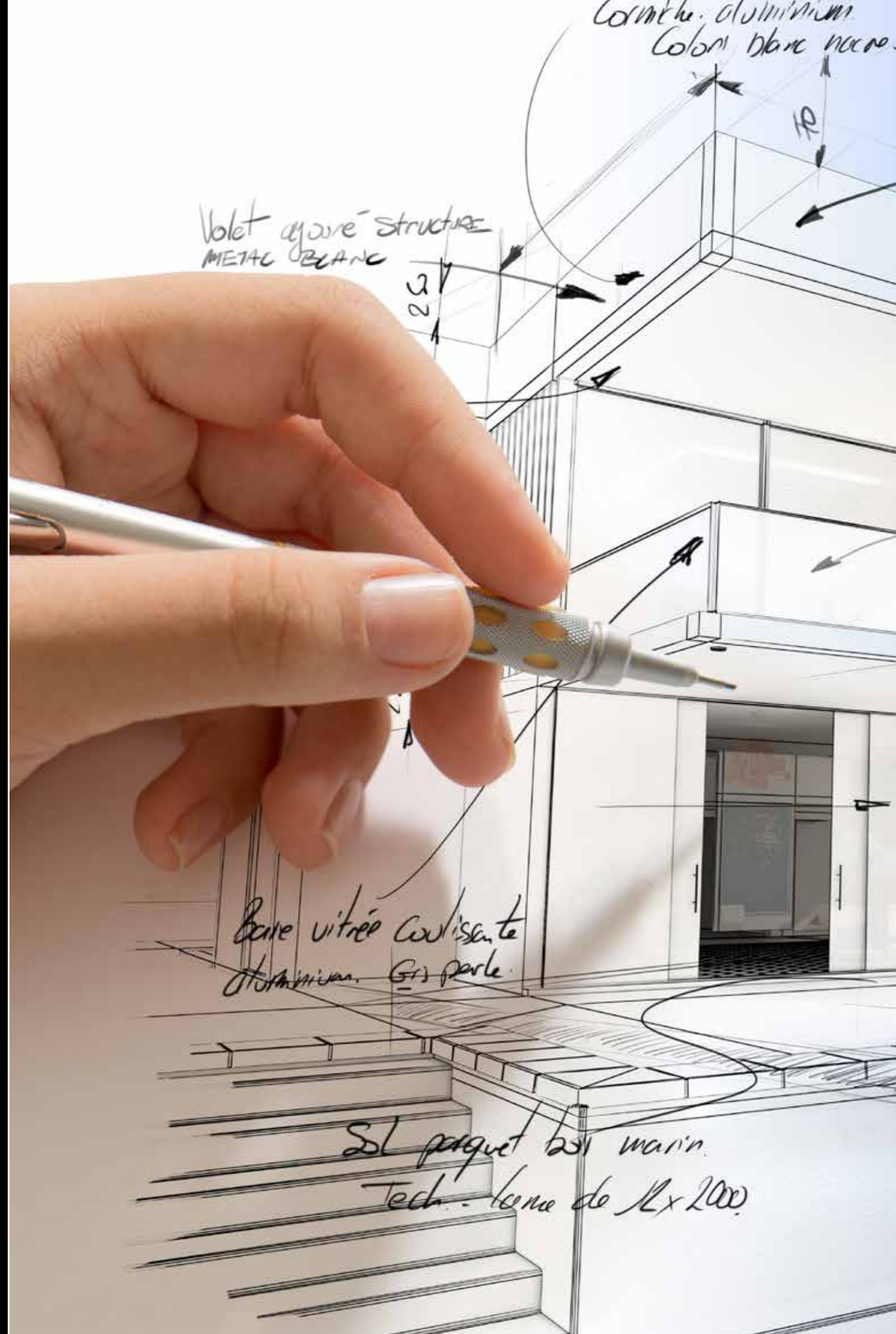
- The roofing has been designed to ensure water tightness against leaks and humidity, to be fully waterproof. The walkable flat roofs will be finished with a non-slip stoneware floor in areas where required and a gravel finish for non-walkable flat roofs or tiles for sloping roofs.

EXTERIOR CARPENTRY

- Lacquered aluminium exterior carpentry with thermal bridge break. Folding, tilt-and-turn or sliding opening systems, according to typology and technical requirements, and thermoacoustic Climalit type double glazing with air chamber.

TERRACES

- Terraces and balconies will be finished with a non-slip porcelain stoneware.





INTERIORS

PARTITION AND INSULATION

- The partition walls will be made of laminated plasterboard with insulation.
- The non-tiled walls will be finished with smooth plastic paint.

MAIN DWELLING

- The flooring will be either polished terrazzo, porcelain stoneware, wood effect tiles or similar, running throughout to unify the entire interior of the property.
- The bedrooms will feature aluminium blackout shutters to match the exterior carpentry.

INTERIOR CARPENTRY

- Armoured access door and security lock. Internal lacquered doors, with a white smooth finish including steel handles and hinges.
- Modular fitted wardrobes to match the internal doors, equipped with a shelf and hanging rail.

KITCHEN FURNITURE AND APPLIANCES

- Kitchen furniture includes upper and lower cabinets. The countertop will match the cabinet doors according to the set ambiances.
- The splashback will be tiled. The kitchen comes equipped with electrical appliances including a ceramic hob, oven, microwave, extractor hood, refrigerator and dishwasher.
- A suitable space will be left for the installation of a washing machine/dryer.

BATHROOMS

- Bathroom walls will be finished with a combination of porcelain stoneware and paint, to match the flooring in the property. Sanitaryware will come in a white glazed porcelain ceramic.
- In all bathrooms that have a shower, a non-slip shower tray will be installed. Taps will be modern chrome mixer taps.



INSTALLATIONS

HOME AUTOMATION

- The dwellings have pre-installation for home automation (domotics).

ELECTRICITY AND TELECOMMUNICATIONS

- Power and telecommunications outlets will be supplied according to the Low Voltage Electrical Regulations, with switches and sockets from leading brands.
- Wiring installation includes safety switches and separated circuits in the main electrical panel.
- The properties will have basic LED lighting installed in all rooms. TV, telephone and internet sockets will be installed in the main rooms, in accordance with the technical regulations.
- All apartments will have a video intercom.

AIR CONDITIONING AND HOT WATER

- Individual domestic hot water is produced via Aerothermia, a high energy efficiency system. Hot / cold air conditioning is installed throughout the property.

PLUMBING

- The apartments will be fitted with a main water supply shut-off valve at the entrance of the property and independent shut-off valves for each wet room. The plumbing installation includes a water supply inlet for each sanitary appliance in the bathrooms and the kitchen, and for electrical appliances in the kitchen area.



FACILITIES

SWIMMING POOL

- Located on the ground floor, with saltwater chlorination treatment system, underwater lighting and shower area.

SPA AREA

- Indoor relaxation area equipped with a heated pool, sauna, water and hydromassage jets. Changing rooms with showers and toilets.

FITNESS

- Gym equipped with sports equipment, music system and television.

TRANSPORT

- Private shuttle bus service to the beach.

SOCIAL CLUB

- Multi-purpose common room located in the basement of the building.
- Gastrobar with lounge area and kitchen.

CINEMA ROOM

- Residents benefit from their own private movie theatre. Projector and sound system for private screenings.

BUSINESS CENTRE

- The business centre is complete with office facilities including a meeting room, internet, printing and presentation facilities.





INFRASTRUCTURE

ACCESS AREA AND LIFTS

- Main access to the urbanisation through a single entrance.
- Lift access from the garage to the ground floor
- Lift access to all apartment floors.

GARDENS

- The external communal areas feature modern and contemporary Mediterranean gardens with aromatic herbaceous, and citrus plants among other species suitable for its surroundings.
- Automatic irrigation system and installation of outdoor lighting.

GARAGES AND STORAGE ROOMS

- Parking, with space for one car, and storage room for each property. An additional parking space for a second vehicle may be available according to availability.
- Installation of ventilation, fire detection and protection systems in garage area.





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This dossier is exclusively informative, not binding. This information is based on the Project currently available, which is of an exemplifying nature, and may undergo eventual necessary modifications derived from variations of the definitive Project, produced by technical, legal reasons, licenses and other administrative requirements that may affect the Development, and the Promoter reserves the right to make the relevant modifications in order to comply with legal, administrative and technical provisions or at the request of the competent authority or the facultative management of the Development. The images, infographics, plans, sketches, designs and dimensions contained in this dossier are merely indicative, being subject to legal, commercial or technical modifications. Likewise, the elements of furniture, accessories, equipment, decoration and other elements that may be observed are illustrative in character and may be replaced by others in the future. The elements of decoration and furniture shown may be purchased in addition to the price of the property. For information purposes, it is hereby stated that the Development does not have the Ten-Year Insurance as it is not compulsory to take out such insurance.