



the
edge

by Kronos Homes

BUILDING SPECIFICATIONS

PURE **SEA**



ONE~MARBELLA

LUXURY REAL ESTATE

STRUCTURE AND FOUNDATIONS:

The horizontal elements are forged from reinforced concrete slab, being white concrete seen terraced area. The vertical ones are reinforced concrete screens and metallic pillars.

The foundation will be reinforced concrete according to the requirements of CTE and geotechnical study.

COVERED:

The covers will be flat and passable, of inverted type, with the proper slopes. The private and uses areas will be finished with ceramic flooring with wood effect in terraces and solarium.

The top floor apartments will have a finished solarium with ceramic flooring with wood effect and private pool.

FACADES:

The cladding of the front and rear facades of the buildings will be sliding extra-clear glass with Climalit double glazing with thermo-acoustic treatment, high-tech brand Technal. Alluminium exterior carpentry brand Reynaers will have high quality of thermally broken system.

The bedrooms will have integrated into the carpentries a white opaque blind with foscurit, type Karellis or similar for its darkening.

The façades of the side walls will be of first quality materials with aesthetic treatment of set.

The edges of the terraces floors will have last generation technological facing, Krypton type, and laminated glass railing.

Sliding wooden shutters "Mallorquin" style with fixed slats, on the fronts of the living rooms.



PARTITIONING:

The separation between dwellings is solved by a solid brick factory, paraded on both sides of dry plasterboard partition, Pladur type, with auxiliary structure with insulation and double gypsum board.

The interior partitioning is solved in its entirety with dry plasterboard, Pladur type, with auxiliary structure with insulation and double plasterboard.

Special attention will be given to the acoustic performance of the various partitions.

INTERIOR COVERINGS:

The entrance halls in ground floor will be covered with natural stone of travertine marble. The stairs and ground areas of the floor will be covered with top quality plastic with Veloglas and smooth finish.

The houses will be painted with top quality plastic paint with a smooth finish, except bathrooms.

There will be a false plasterboard ceiling, Pladur type, in the whole house, with perimeter molding (profile of shadow and curtain rods in facade).

BATHROOMS:

Vertical lining will be made with porcelanic tiles brand Porcelanosa, combining Stark White Nature tiles of 250 x 120 cm pieces with New Port Old White Venis tiles of 33 x 100 cm pieces.

GENERAL PAVEMENT OF HOUSING:

The flooring of whole apartment will be made with porcelanic tiles brand Porcelanosa, with Stark White Nature pieces of 120 x 120 cm.

Under all floors will be provided an antiimpact sheet for better sound insulation.



INTERIOR CARPENTRY:

Armour-plated access doors of first quality, with wood finishing, smooth lacquered.

Interior doors from floor to ceiling, or sliding, of first quality, with hidden fence and smooth lacquered finish.

Closets: wood fronts with white smooth lacquered finish or similar with floor-to-ceiling doors. Dressing rooms complete with all the accessories. LED motion sensor illumination. Completely equipped, drawers, hanging, bars, cobblers, shelves and pants.

LOCKSMITH:

The railings of stairs and common areas will be in glass.

The perimeter fencing of the urbanization will consist of gabions walls and upper band of glass panels to maintain the views.

KITCHENS:

Gaggenou appliances: composed of electric oven, microwave, vitro ceramic and induction hobs, extractor hood, refrigerator and freezer and dishwasher. Washer and dryer brand Siemens.

Heated wine cellar in penthouses and villas.

TOILETS AND FITTINGS:

The toilets will be Laufen brand, with toilet and bidet suspended, with double discharge. Each dwelling will consist of, at least, one Kaldewei bath in one of the bathrooms. In the rest will be placed a shower tray under the ceramic flooring. Glass screen in baths and shower trays.

Decorative washbasins on furniture, being in the main bathrooms Il bagno Alessi, and in the second one Kartel, both from the house Laufen. Dorn Bracht single-handle faucet, being thermostatic in bathtubs and showers.

ELECTRICITY SYSTEM:

First quality mechanisms of Jung A Creation.

Indirect illumination with LEDs in the perimeter or in ceilings, linked to the domotic control system.

Domotics will include: control of blinds and awnings, on and off scenarios, climate control, technical alarms. Scalable system with possibility of customization.

Automatic video door entry system.

Digital television system via satellite connection.

RTV shots in living room, bedrooms, kitchens and terraces.
TB+ISDN telephone service (Integrated Services Digital Network).

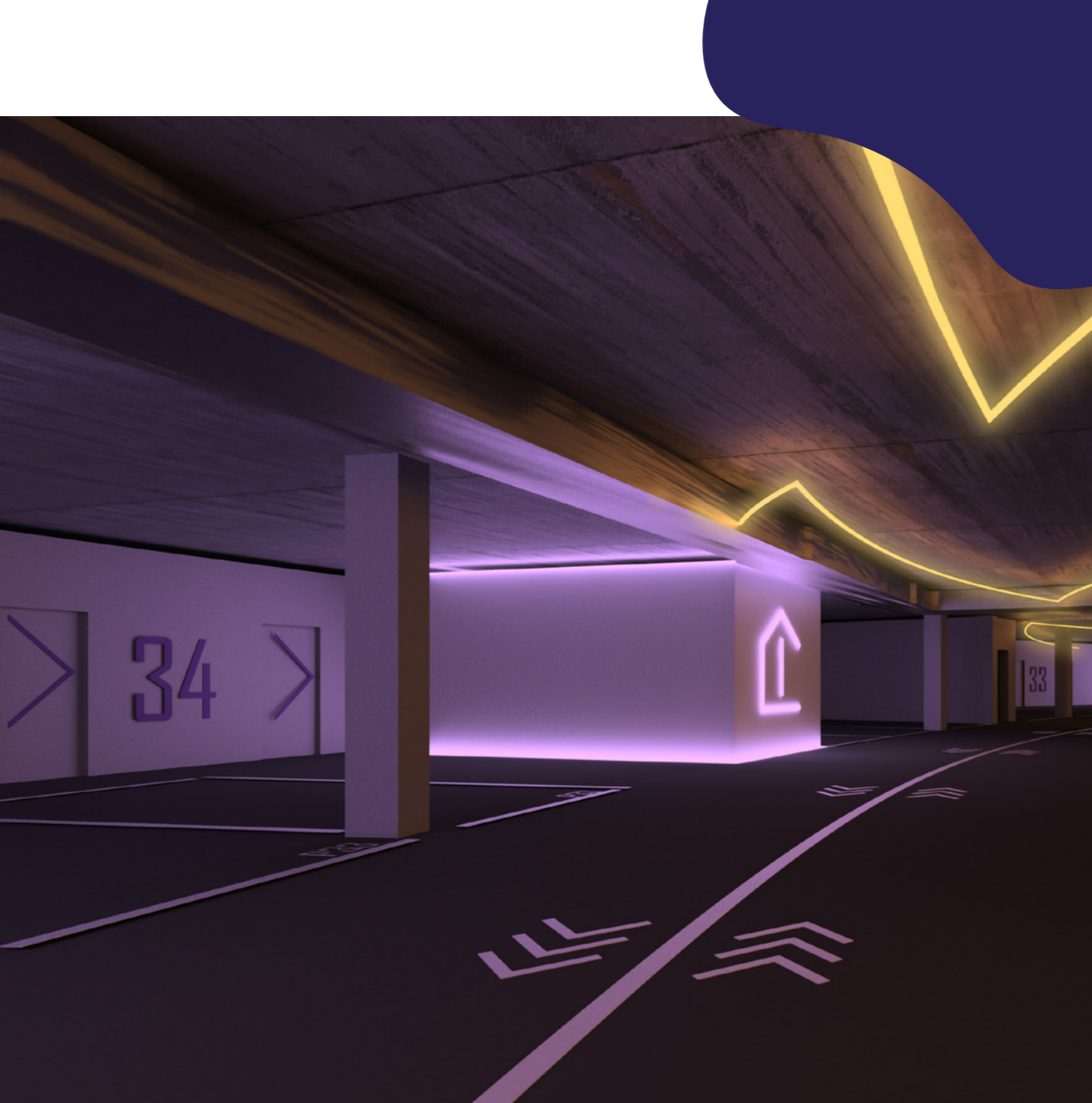
Cable broadband FTAA service.

AIR-CONDITIONING SYSTEMS:

Air-conditioning system by Aeroterma, with underfloor heating and zoned air conditioning system with heat pump and ducts, with high end brand.

Dual flow ventilation system with energy recovery.





SECURITY:

Individual alarm system installed in each house and connected to the Alarm center and the access control point to the whole building. Sensors to detect any type of intrusion in the interior of the house are provided, covering all possible access to it.

The urbanization will have security perimeter fencing CCTV and 24h access control for both, people and vehicles.

Monitoring system for access control to the different sectors of the building, lobbies, garages, elevators, with personalized master keys.

Specific fire project with detection, control and extinction systems, with fire-resistant doors for the different zones.

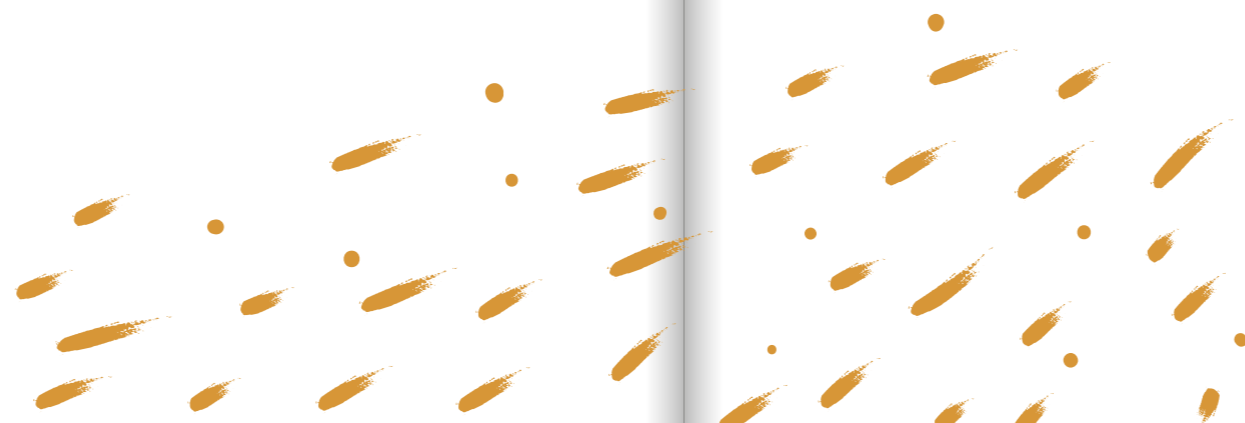
ELEVATOR:

Capacity for six people with doors adapted for disabled, brand Thyssen. Access from the garage. Automatic doors made of stainless steel. Cabin decorated with top quality materials and travertine marble floors. Automatic telephone connection with central security of elevators. Access security system incorporated.

GARAGES:

Floor of garages with treatment of resins. The parking spaces will be signed by painting of different colours. Access system through remote control. Lighting system with high efficiency LED luminaires.

Each apartment has a storage room located in the garage plant.



SPA:

The building is equipped with a relax zone composed by heated pool, sauna, Turkish bath, hydro massage and relaxation pool, dressing room and toilet, located in the access to the urbanization.

With a gym equipped with sports equipment, such as bicycles, elliptical bikes, wall bars, weights and abs benches.

OUTDOOR DEVELOPMENT:

Main access to the urbanization by single entrance with 24h control of access. Direct pedestrian access to the promenade and the beach.

Mediterranean type garden in the whole urbanization, with vegetable species of low water consumption and automatic irrigation.

Outdoor lighting network in all circulation streets through low light pollution luminaires.

Swimming pool, infinity type with waterfall, surrounded by the solarium zone finished in ceramic flooring with wood effect.

Access ramps for disabled and accessibility compliance regulations.

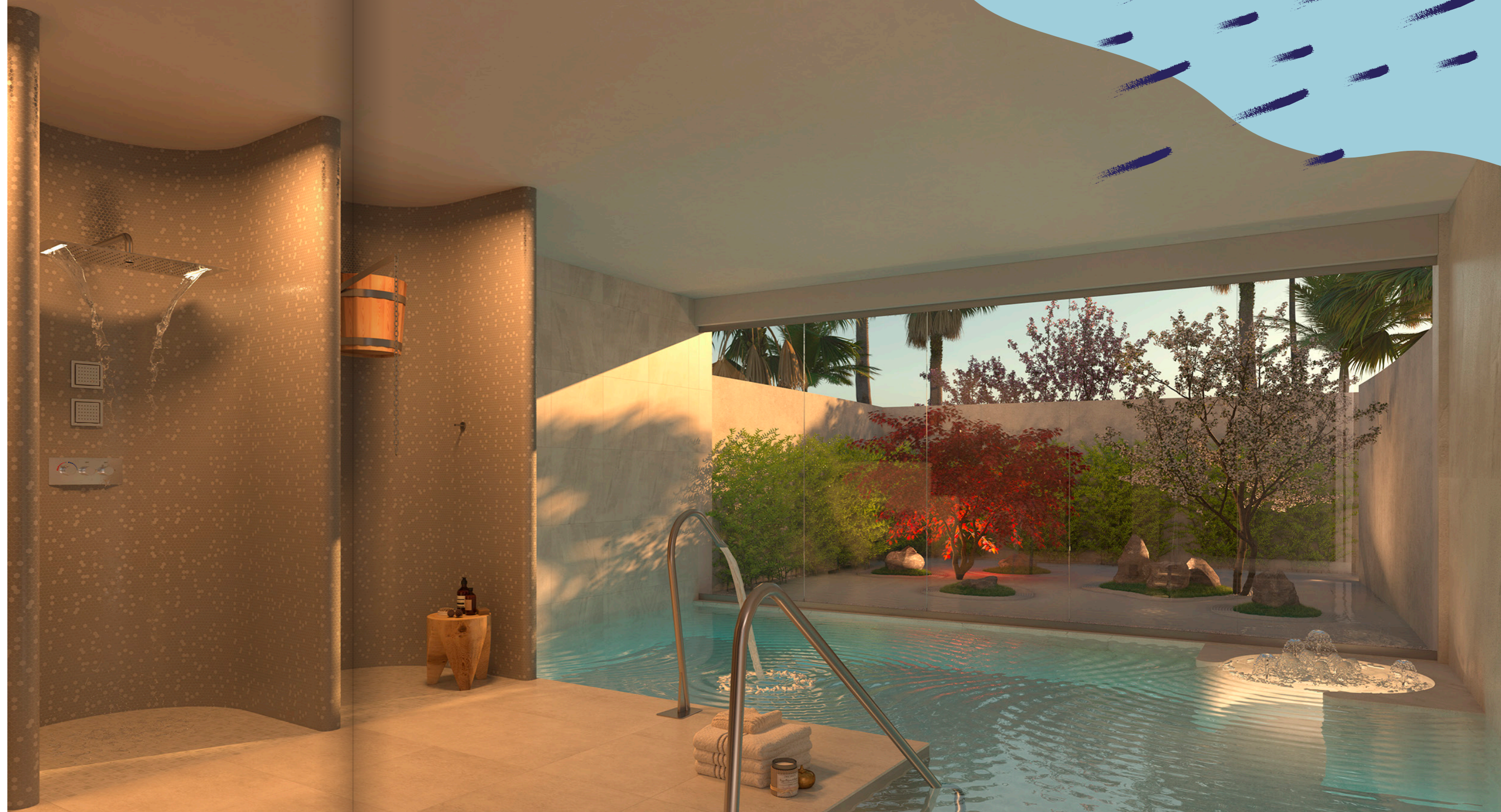
Paddle tennis court.

ENTRANCE AND COMMON AREAS:

Decoration with natural stone of first quality in walls and pavements.

Illumination with low consumption lights.

Centralized system of automatic video door entry system. High security glass entrance door. Lighting of lights of portal and stairs using motion detectors.





 **KRONOS**
HOMES



ONE MARBELLA
LUXURY PROPERTY