

## FACADE

### WHITE AREAS

Thermal insulation system + waterproofed mortar finish + acrylic paint.

### COLOUR AREAS

Insulation + Natural stone cladding, horizontal joint layout every 30cm.

### CARPENTRY IN LOUNGE

Textured lacquered aluminium + Hidden sliding doors + thermal barrier + CLIMALIT type security glass (6 mm safety glass + 12mm air cushion+ laminated 4+4mm) + Medium grey coloured solar filter.

### CARPENTRY IN BEDROOMS

Textured lacquered aluminium + Semi-hidden sliding doors + thermal barrier + CLIMALIT type security glass (6 mm safety glass + 12mm air cushion+ laminated 4+4mm) + Medium grey coloured solar filter.

### REMAINING CARPENTRY

Textured lacquered aluminium + Tilt and turn doors + thermal barrier + CLIMALIT type security glass (6 mm safety glass + 12mm air cushion+ laminated 4+4mm) + Medium grey coloured solar filter.

### BLINDS

No.

### FRONT ENTRANCE DOOR

Reinforced door with 3 anchorage points + Interior stripped wood cladding + Iroko wood on exterior + Stainless steel door handle.

### BANISTERS

Galvanised steel + Primer + Finishing same tone as facade.

### OUTER ENTRANCE

Lacquered aluminium + Carpentry colours.

### GUTTERS

White assembled acrylic rubber.

## FLOORING

### PEDESTRIAN ENTRANCE

Flooring of two natural materials.

### VEHICLE PARKING

SCOFET ecological paving + marbled gravel

### GROUND FLOOR INTERIOR

Large format natural stone + 40x40 layout in bathrooms and bedrooms + Non-slip treatment in damp areas.

### LOUNGE EXTERIOR PORCH

Non-slip natural stone

### STORAGE ROOM AND LAUNDRY ROOM

Non-slip corrected porcelain ceramic tiles + 40x40cm + Tones similar to stones.

### INTERIOR GARDEN

White marble stones surface + Hedgerow.

### STEPS

Overhanging natural oak steps + Rusticated brick same as flooring + Laminated glass railing.

### TOP FLOOR INTERIOR

Large format natural stone + 40x40 layout+ Non-slip treatment in damp areas.

### TOP FLOOR TERRACE

Porcelain ceramic wood imitation tiles 22.5x90mm + Non-slip treatment.

### FLOOR INSULATION

Sound and heat in all rooms.

## NEW LIVING EXPERIENCE



*The Villas*

MARBELLA - ESTEPONA

Sales & Marketing



fmconsulting.es

Developed by



SYZYGYbyFM.com

TECHNICAL DETAILS

# INTERNAL FINISHES

## KITCHEN TILING

White lacquered glass.

## BATHROOM TILING

Decorative cladding in natural stone.

## RUSTIC BRICK STAIRS

Cladding in natural stone

## PAINT

High-quality acrylic+ Decorative tones + Damp-proof in damp areas.

## SUSPENDED CEILING

Recesses in kitchens + bathroom roof coloured + Curtain rods in all wood.

# INTERIOR WOODWORK

## CONNECTING DOORS

Water repellent MDF + Dimensions floor to ceiling + Upper moulding strip + Natural cladding + Lacquered frames.

## HANDLES

JNF matte stainless steel.

## WARDROBES

Water repellent MDF floor to ceiling doors + Lacquered + Interior linen finish + Shelves + Rail.

## DRESSING ROOMS

Without doors+ Decorated in the inside + Two-toned + Linen finish.

## BATHROOM FITTINGS

BAROSSİ models+ Matte white Corian top + Range of drawers + Mix of lacquered and wood.

## MIRRORS

Back-lighting.

## PARTITIONS

Fixed + Transparent laminated glass + 90cm wide.

# BATHROOMS

## FURNISHINGS

Model BAROSSİ + Corian counter Matte white + semi-built in sink Range of drawers + Mix of lacquered and wood.

## SINK (MAIN BEDROOM)

Semi-built in 40x40x8 Solid surface.

## COUNTER TOP SINK (SECONDARY)

Resin + integrated sink + Shelf for towels.

## TOILET/ BIDET

White porcelain+ Standing + Soft close seat + Built in cistern.

## SHOWER

In-situ bush-hammered natural stone.

## BATH

Free standing bath 180x85 + Resin + Ceiling shower.

## EXTERIOR SHOWER

In-situ bush-hammered natural stone + Dark tones + In-situ waterfall + Built-in plumbing.

## SINK TAPS

Wall-mounted mixer taps.

## TOILET PLUMBING

Mixer taps + Drainage.

## TAPS (MAIN BEDROOM)

Thermostatic with two outputs.

## SHOWER TAPS

Wall-mounted mixer taps.

## SPRINKLER

In ceiling 260x260mm.

# LIGHTING/ ELECTRICITY/ SPECIAL

## CONTROL PANEL

In guest wardrobe.

## MECHANISMS

BTICINO series.

## INTERIOR LIGHTING

Works in entire property + Fitted lights + LED (warm).

## INTERIOR DECORATIVE LIGHTING

Interior garden + Recesses lounge/ kitchen.

## EXTERIOR LIGHTING

Entrance + car park + Store room + Lounge porch (ambiance lighting possible in cavity) + Top floor Terrace

## EXTERIOR DECORATIVE LIGHTING

Private garden + Viewing area.

## TELEPHONE

Lounge + Ground floor bedroom + Main bedroom

## ADSL

Lounge + Bedrooms.

## WIFI

No.

## TV

Lounge + Kitchen + Bedroom + Lounge porch.

## ARIALS

Terrestrial TV + FM

## DOOR PHONE

Video door phone.

## BUILDING TECHNOLOGY

Pre-installed DELTA DORE using WiFi.

## ALARM

Lounge + Kitchen + Bedrooms + Lounge porch.

# AIR CONDITIONING

## SYSTEM

Uses aerothermal system by Daikin ALTHERMA.

## HEATING

Underfloor heating + adjustable by room.

## COOLING

Fan coil air conditioning in the entire property + adjustable by room.

# PLUMBING/ SEWERAGE

## SYSTEM

Cross-linked polyethylene pipes + Thermal insulation + 300l plus storage tank + Solar panel.

## TAPS

Individual in all rooms with plumbing.

## WATER POINTS

Top floor terrace + Store room/car park.

## DRAIN PIPES

Soundproof PVC

# SWIMMING POOL

## DIMENSIONS

10.0x3.0m in area + Skimmer system + Max. depth 1.50m + Lounge area 20cm depth + 3 steps.

## CHLORINATION SYSTEM

Saline chlorination + Treatment in buried disposal unit.

## FINISHINGS

White Macael marble + Light/sea blue tiles.

## LIGHTING

2 sub-aquatic white LEDs.

# ENCLOSURE OF THE PLOT

## ADJACENT AREAS

Plots divided by bushes and shrubbery.

## STREET

Concrete block plinth + White acrylic mortar rendering + Metal lattice + Horizontal cross beams.

## PEDESTRIAN ACCESS

Similar metallic fence + Automatic opening.

## VEHICLE ACCESS

Similar metallic fence + Sliding/ connecting + Automatic opening.

## METERS

Exterior.

# GARDENING

## LARGE TREES

Carobs + Cypresses.

## Shrubbery

Boxwood + Laurel + Lavender + Bark.

## LAWN

Seeded.

## WATERING SYSTEM

Drip in shrubbery zone + Sprinklers on lawn.

## GARDEN ROOF

Boxwood + Laurel + Lavender + Bark.

# KITCHEN

Furnishings finished with lacquer/wood + Silestone work surface + Siemens appliances.

## ELECTRICAL APPLIANCES

Multi-function oven, microwave, 70cm induction hob, Fridge, Freezer, Ceiling extractor fan, Dishwashers, lighting and drawer accessories (e.g. cutlery tray).