



ÍNDICE

1. EXTERIOR AREAS

- The complex.
- Building Facade.

2. FINISHINGS

- Flooring
- Woodwork
 - House entry door.
 - Room doors.
 - Wardrobes.
- Window and sliding door Frames.
- Window blinds.
- Suspended ceilings.
- Paintwork.

3. BATHROOMS

- Wall tiles.
- Bathroom equipment and taps.
- Appliances and accessories.

4. INSTALLATIONS

- Electricity.
- Lighting.
- Home automation system.
- Climate control.
- Ventilation.
- Telecommunications.
- Security.
- Under-floor heating.

5. KITCHENS

- Interior kitchen.
- Outdoor kitchen.
- Laundry room.

6. EXTERIOR AREAS

- Sun deck.
- Private pools.

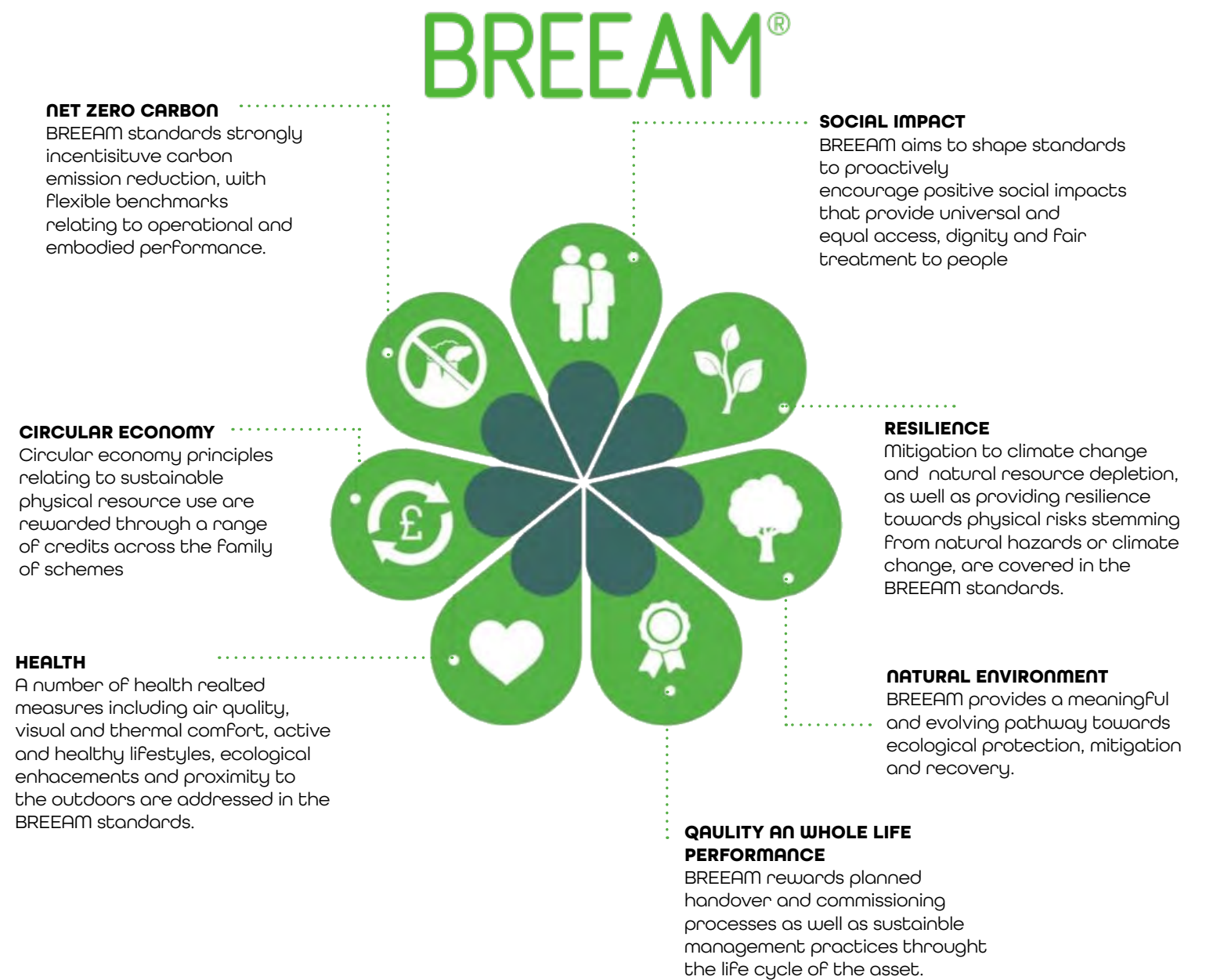
7. BASEMENT - GARAGES.

8. LIFTS

BREEAM CERTIFICATION

BREEAM is the world's leading science-based suite of validation and certification systems for sustainable built environment.

Since 1990, BREEAM's third-party certified standards have helped improve asset performance at every stage, from design through construction, to use and refurbishment. Millions of buildings across the world are registered to work towards BREEAM's holistic approach to achieve ESG, health, and net zero goals. It is owned by BRE – a profit-for-purpose organisation with over 100 years of building science and research background.





1. EXTERIOR AREAS

• Private exterior areas

- » Contemporary-style gardening with automated watering system via sprinklers on lawns and drip-watering in other landscaped areas.
- » Exterior LED lighting outside the entry halls at main entrance and inside entry halls running along perimeter recessing in corridors and landings, central LEDs in the centre of corridor and on banisters of stairs. Exterior garage spaces will be indicated with LEDS in the ceiling..
- » Paving in driving areas inside the garage will be in polyurethane-finish polished concrete.
- » Separations between properties will be via parapet walls and planters or metal latticing in the colour to be chosen by the Project Management.
- » Pedestrian access from private green area of the same area with non-slip porcelain tile flooring and common areas with deactivated concrete paths.
- » Garage doors have automatic opening and will be in folding sections made up of double panelled aluminium slats with injected PVC. Automatic opening by remote control.

• Building Façades.

- » Exterior rendering using the SATE system, (a system for exterior façades which is both thermally and acoustically insulating), with a painted mortar finish.
- » Decorative exterior walls cladding composite paneling on vertical faces on first floors and coffered ceilings. Overhang cladding with prefabricated mineral resin panels (KRION). Sides of facades plastered with scratched effect.
- » Pergolas and roofs on terraces will be covered in wood-effect aluminium/composite.
- » Descending steps will be tiled with the same tiles as the exterior terrace and will have walls faced in natural stone.

2. FINISHES

- Floors.

Exterior Floating Flooring – Terraces

- » Large Format PORCELANOSA non-slip, floating porcelain floor tiles, matching the interior floors.
- » 40mm-thick artificial lawn laid onto the concrete floor.

Sun Deck Flooring

- » On the sun deck, the flooring combines the non-slip version of the same tiles as the house interior with Disegna Blanco Purezza technological decking or similar (laid on its smooth side) both on the swimming pool and jacuzzi platform and the steps to access them.

Interior Flooring

- » The general flooring of the house will be large Format 120x120 cm tiles.
- » Bathrooms and guest toilets have the same floor tiles with C2 non-slip finish.

Flooring in Basements

- » The general flooring of the basement will be large Format 120x120cm tiles.
- » Interior garage of the house with rectified 60x60 porcelain stoneware flooring or continuous polished concrete flooring depending on the type of house.
- » **Built-in skirting**
- » Anthracite colour 10cm-high aluminium skirting built into the wall.

Shower Tray.

- » Non-slip floor tiles in same material as the rest of the home, with C3 finish.

Steps.

- » Steps with tread and riser in the same material as the rest of the room.

Window ledges.

- » Window ledges, in aluminium in the same colour as the frames with drip groove.

Coping

- » Copings on terrace parapets made of aluminium composite in same colour as the frames.



- **Woodwork.**

House entrance door.

» Door made of laminated white oak wood, minimum height 2.50m, SIKKENS cetol varnished, with security automatic hardware, with smooth smooth oak phenolic sandwich laminate leaf, with aluminum subframe, handle and keyholes in anthracite satin HOPPE, handle, e-key FS opening system with fingerprint reader.

Interior doors.

» Smooth paneled interior doors up to the ceiling of minimum height 2.50m in upper floors and thickness 45mm, Formed with pre-frame, sealing gasket, fixing through hidden screws, hidden hinges kroma 5080 anthracite, satin anthracite Hoppe handle and magnetic locking M42KS model or similar..

Wardrobes.

» **Master bedroom:** Dark smoked glass fronted wardrobe doors on frame and leaves with a matt-black aluminium surround, LED lighting with opening sensor and equipped inside with drawers, shelves and hanging rails according to cabinet types. The interior consists of melamine board with PVC edging (LINO CANCUN textile finish) with sides, luggage shelf reinforced with a 60mm overhang.

» **Second bedroom:** 30mm-thick, smooth solid, water-resistant MDF flat doors varnished with Sikkens opaque water-based varnish, fitted with a finger edge pull handle set into the door and metal fittings of 4 soft-close hidden hinges.

The doors will be either sliding or hinged depending on the space available in the room.

» The interior consists of melamine board with PVC edging (LINO CANCUN textile finish) with sides, luggage shelf reinforced with a 60mm overhang. Includes a chromed steel hanging rail with fitted end caps and drawers, interior LED lighting and opening sensor. and equipped according to project design.

- **Aluminium carpentry.**

Carpentry flush in the lower part with the flooring in living rooms of the Cortizo brand with double glazing, microventilation, with thermal bridge break and 30mm glazing in doors with guardian sun of solar control and with thermal bridge break of 28mm in windows with guardian sun from floor to ceiling, with safety glass and low emissivity towards the exterior.

The COR VISION PLUS model by CORTIZO will be installed in living rooms and the COR VISION model by CORTIZO in the rest of the rooms, depending on the size and typologies. The fixed and folding carpentries will be of the COR 60 model by CORTIZO.

- **Parapets**

Safety glass parapet fixed to floor and built onto the parapet wall. Laminated glass with bevelled edges. Made from minimum 6+6 glass and will be 8+8 or 10+10 panels depending on height with a transparent polyvinyl butyral film.

Interior stairway sides in tempered 8+8 glass panes joined with a 0.38mm polyvinyl butyral film and fixed to the stairway structure using soldered rods and fixing buttons.



Window blinds.

In rear bedrooms, automatic security blinds in aluminium colour to match the frames.

Suspended ceilings.

- » False ceilings throughout the house with laminated gypsum boards, screwed on a hidden structure of profiles.
- » Perimeter plastering throughout the house except in garages, according to plans.
- » Smooth waterproof False ceiling in bathrooms and toilets.
- » Tissue and False ceiling with tray and rounded ceiling tiles in the corners of the living room and master bedroom.
- » Water-repellent laminated mortar plate on terrace ceilings.
- » Smooth False ceiling in garages and basement installation rooms.



Curtain Pelmets.

- » Curtain pelmets on outside-facing windows in lounge and bedrooms.

Paintwork.

Exterior paintwork with cream colour Revetón water-based acrylic elastomer paint. In the interior of the house smooth plastic will be applied on walls and ceilings. In the secondary bathrooms there is a combination in some vertical panels with wallpaper and tiling.

BATHROOMS

- **Wall tiles.**

MASTER BATHROOM

Large Format porcelain tiling From floor to ceiling throughout the bathroom.

SECOND BATHROOM

Large Format tiling From floor to ceiling in wet areas and the rest of the walls with a combination of half-height tiling with wallpaper or paint differentiated by means of a matte black metallic border.

GUEST TOILET

Walls painted or panelled with decorative wallpaper.

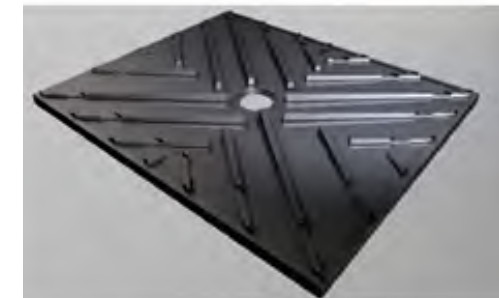


Travertine porcelain tile



Porcelain tile

- Bathroom equipment, taps and accessories.
 - » Dual Flush toilet actuation plate with carbon filter odor elimination system, master bath only, and matte black push button.
 - » DURAVIT suspended toilet and bidet, SENSOWASH toilet only in main bathrooms. The toilet has a “Soft-closing” system seat and concealed overflow system.
 - » Hidden shower tray system.
 - » Free-standing, Solid Surface bathtub.
 - » Fixed glass shower screen plus a laminated 8mm security glass-pane door with stainless-steel hinges and a matt black sub-frame.

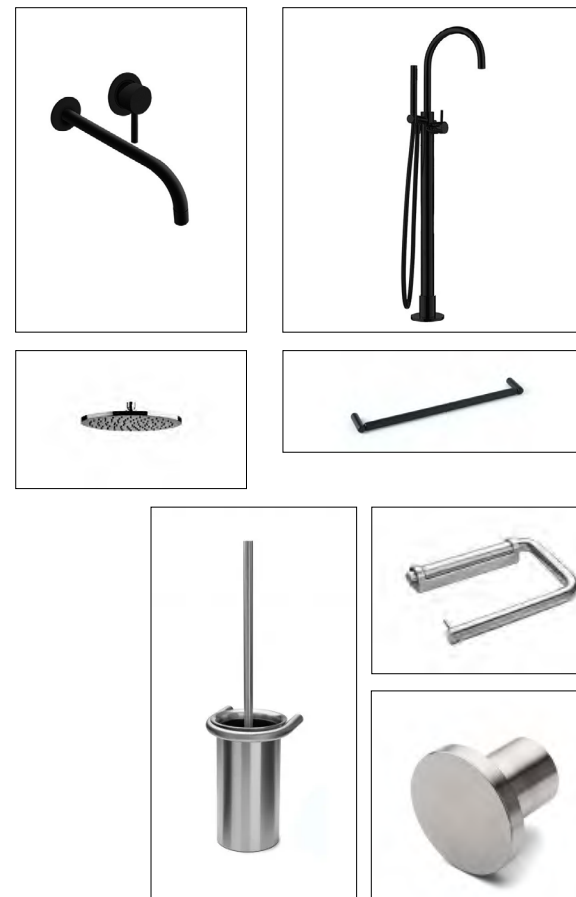


- **Taps.**

- » Washbasin taps consisting of a matt black ICONICO C-LP21 wall-mounted mixer tap with 150mm spout.
- » ICONICO Faucet models C-LET1 in matte black color in bidet.
- » ICONICO A-BA110 matt black floor-mounted taps for bathtub.
- » ICONICO D-R300 ECO shower head in matt black with MTV2 thermostatic control, with hand shower sprayer.

- **Units and accessories.**

- » Anti-fog mirror with backlighting.
- » Electric towel rack. Only in master and according to type of housing.



- » Built-in niches inside showers in master bathrooms, according to design and type.
- » Double sinks in the main bathrooms and single sinks in the rest of the bathrooms, made of mineral resin.
- » White or wood effect single drawer unit suspended below washbasin, according to design and type.
- » Matt black bathroom accessories.

3. INSTALLATIONS

- **Electricity**

- » Provision for high-level of electrification for homes with independent circuits for lighting, plug sockets, appliances, climate control, exteriors, etc. Protection against voltage and current surges and short circuits. Cables will pass through flame resistant conduits.
- » Interior installation with top quality switches and plug sockets. A LED DALI lighting system will be installed controlled via the home automation system, including interior back-lighting and outside lights according to the building plans.
- » Switches and plug sockets will be the D'Life model by SCHNEIDER.
- » The garage will have a charging point for electric vehicles.
- » Emergency lighting throughout the house .

- **Lighting criteria.**

- HALL

- » Built-in spotlights distributed depending on the room.
- » Indirect LED lighting installed on stairway handrail.
- » Perimeter recessing prepared for LED.

- LOUNGE - KITCHEN

- » Led lighting in central recessing and perimeter recessing prepared for LED.
- » LED lighting beneath suspended kitchen units and the island.

- MASTER BEDROOM

- » LED lighting in central recessing and dressing-room corridor.
- » Perimeter recessing prepared for the LED lighting in bedroom and corridors.
- » Distribution of built-in spotlights in corridor ceilings, headboard and centre of bedroom.
- » LED lighting inside wardrobes.

- MASTER BATHROOM

- » Perimeter recessing prepared for LED lighting.
- » Sealed LED lighting in shower and bathtub area.
- » LED lighting in the washbasin cabinets area.
- » Vertical LED installation in sinks/toilets according to typology.

- SECOND BEDROOM

- » Perimeter recessing prepared for LED lighting in the room.
- » LED lighting in central recessing and dressing-room corridor.
- » Distribution of built-in spotlights in corridor ceilings, headboard and centre of bedroom.
- » LED lighting inside wardrobes.

- SECOND BATHROOM

- » Perimeter recessing prepared for LED lighting
- » Sealed LED lighting in shower and bathtub area.
- » LED lighting in the washbasin cabinets area.
- » Vertical LED lighting in the toilet area.

- GUEST TOILET

- » Perimeter recessing prepared for LED lighting.
- » LED lighting in the washbasin cabinets area.
- » Vertical LED lighting in the toilet area.

- TERRACES

- » Sealed dimmed perimeter LED lighting in the outside wall controlled by the Community.
- » Sealed LED perimeter lighting on pergolas.
- » Sealed indirect LED lighting on planters between properties and at the bottom of boundary walls.

- SUN DECK

- » Recessed luminaires distributed throughout the terrace.
- » LED lighting on swimming pool steps and perimeter.
- » LED lighting on pergolas.
- » Sealed LED lighting in long planters.
- » Indirect LED lighting under the ledge of walls.
- » Perimeter recessing prepared for LED lighting in the terrace turret.
- » Light points distributed on the turret and in corridor.
- » LED lighting inside jacuzzis and pools.

- BASEMENT

- » Built-in spotlights and strip LED lighting distributed according to the room.
- » Perimeter recessing prepared for LED lighting in the room and corridors.
- » LED lighting in bathrooms following the same criteria as on other floors.
- » LED lighting under step edge in stairways, according to type.
- » Sealed surface LED lighting in boxers.
- » Emergency lighting inside the house.

- **Home automation system**

The house has an Iddero home automation system for lighting (based on DALI gateways and including presence detectors), stores/curtains/window blinds and climate control (under-floor heating and air-conditioning). Based on KNX standard.

- » Technical Flooding alarms in all wet areas and smoke alarms in kitchen area. There is also a general water cut-off if a leak is detected.
- » HC3L-KNX 10.1" touch panel at the house entrance which enables general control of the home and at the same time acts as the screen for the video intercom door phone. There is also a sensor for the temperature outside the house.
- » Each room (except bathrooms, toilets and storage rooms) includes a 4,3" touch screen for controlling that room.
- » All of the other house control buttons are KNX with a capacity for up to 4 built-in functions (direct control of elements or scenarios), except on the terrace where there are sealed elements.



- » Both the video intercom and the home automation can be controlled from outside the home.
- » All climate control functions are controlled from the panels in each room, which also act as thermostats.
- » The mechanisms and switches will be anthracite.

- **Climate control**

- » Mitsubishi Air conditioning via VRF-type direct expansion heat pump system with interior units, conduits and diffusion via linear diffusers concealed within suspended ceiling.
- » Temperature zoning system using motorised flaps in conduits and a control centre controlled by the KNX home automation thermostats. Control panel connection to web server for control via mobile apps.

- **Plumbing.**

- » Soundproofed interior plumbing system using Triplus polypropylene pipes, pressure joined using elastomer coupling sleeves.
- » Interior pipework system with crosslinked polyethylene (PE Xa series 5 model Aqua Pipe "UPONOR IBERIA") pipes with quick and easy system. These pipes will have flexible cell based on an AF/Armaflex® flexible elastomer foam shell (FEF), with built-in Microban® anti-microbial protection and Environmental Statement.
- » Individual cold water supply from the municipal network with an electronic water-softening system.
- » Hot water supplied by an individual system with an Aerothermal heat pump and internal hydrokit. Includes a hot water return system and 30 litre hot water storage tank.

- » System for separate collection of greywater, sewage and rainwater.
- » Greywater treatment system with a system for circulating treated water for filling cisterns.
- » Tap and drainage point in private parking space for washing vehicles.
- » Programmable watering connection in green areas and planters and a tap on terraces and exterior kitchen area on sun decks.
- » Saline chlorine water treatment in swimming pools and Jacuzzis.

- **Ventilation**

- » Interior air renewal via a system of double-flow extracted air heat recuperation. Diffusion integrated with air-conditioning through linear diffusers concealed in suspended ceiling recessing.
- » Single flow air-extraction system in basements.

- **Telecommunications.**

The house is designed to distribute radio and television services from both terrestrial and satellite providers (2 satellites), broadband services via fibreoptics and there is pre-installation for broadband via twisted pair and coaxial cables.

The house has TV-FM sockets and RJ- 45 data connection points in bedrooms, lounge and dining room. RJ- 45 connection points on terraces. There are data sockets, of the same brand, in all rooms for telephone and to connect televisions to the internet. TV aerials and satellite dishes centralised.

- » Installation of Wi-Fi access points to extend cover to the whole house.
- » Video intercom entry at the house exterior gate and a colour screen inside the house (Main home automation panel).
- » Fibre-optics installation to take the signal to the house and there will be fibre-optics connection sockets in the lounge. TV connection sockets will be installed on different walls in the lounge.
- » Video intercom entry system, with a screen on ground floor and handsets on upper floor and basement with IP system.

- **Security**

- » The house will have a perimeter security system with surveillance cameras and heat sensors controlled through a surveillance system and the development's security team.
- » Double garage doors with a door from the complex and sectional door inside the private garage. Direct pedestrian entry to the house.
- » CCTV cameras in common areas, garages and elevators. In addition, the homes will have the interior pre-installation of the security system.

- **Under-Floor heating**

- » UPONOR under-floor heating system throughout the house, except basement, controlled by the KNX home automation system's thermostats. Hot water production is from an individualised system with an Aerothermal heat pump and interior hydrokit.
- » Preinstallation for water point in basement for the possibility of under-floor heating.

4. KITCHENS

- **UNITS**

- » The units have the following features, both for materials and metal fittings, and also in their integrating and structural elements. There will be a range of colours to choose from both for the tiles and the kitchen units.

- **STRUCTURE**

- » Made of E1 class (ecological or low-formaldehyde-content) wood-effect melamine panel. The surface is anti-static, and is resistant to both heat and to the liquids normally used in the kitchen. All frame fronts are edged in ABS 2 mm. And the rest of the edges 0,4mm.
- » Built from 0.6mm E1 class wood-effect melamine MDF, lined on both sides. Set-back to allow pipes and cable to pass behind.

- **SHELVES**

- » In the same panel and color as the frame, with the front edge in ABS 1mm and the rest of the edges in ABS 0.4mm, always in the same color as the frame, all the shelves are adjustable in height and have a safety device to prevent them from sliding out and tipping over. These devices shall not be placed in special furniture, corner units or corner corners or chamfers. The supports of the shelves are metallic and resistant to high loads.

- **DRAWERS**

- » Sides and back in aluminium coloured steel and a 1.6cm base in grey laminate. Integrated guide rail and ultra-light sliding, full opening and standard automatic closing system. Dynamic load resistance of 40kg. Drawer units with a front measuring 90cm or more have included resistance guides with a dynamic load resistance of 70kg.

- **HINGES**

- » With a CLIP system and three adjustment pegs which contribute to exact fastening and firm holding. 110° hinges and hinges for blind corner units come with braking system incorporated.
- » Hinges are guaranteed for over 100,000 open/close cycles.

- **20 mm UNIT FRONTS**

- » Smooth doors of 20mm matt lacquered CN.
- » Unit fronts laminated on both sides. All four edges finished in ABS and laser sealed for anti-damp.





• **APPLIANCES**

Supplied by GAGGENAU.

- » series 200 microwave oven.
- » series 200 oven.
- » series 200 Flex induction hob with integrated extraction system, according to type of housing
- » series 200 dishwasher.
- » series 200 Vario refrigerator, soft-close with Fixed door.
- » series 200 Vario Freezer, soft-close with Fixed door.
- » Special-width Frecan stainless steel sink.
- » Wine cooler GAGGENAU, CAPLE or LIEBHERR according to type.



PLADOS



- OUTDOOR KITCHENS :**
 - » Consisting of a porcelain worktop with cabinets below, doors in matt white Solid Surface and a built-in stainless-steel sink and stainless-steel taps. Water and electricity points.

OUTDOOR KITCHEN ▼



OUTDOOR KITCHEN ▼



- UTILITY ROOMS:**

The utility room will be equipped with white matte column Furniture with dryer and washing machines, as well as undercounter Furniture with white porcelain countertop for the sink and faucet, according to the type of housing.

 - » MIELE heat-pump dryer.
 - » MIELE heat-pump dryer.

LAVADERO ▼



6. EXTERIORS

- **SUN DECK**

- » Jacuzzi or swimming pool area with Decking technological wood decking (laid on the smooth side).
- » The interior lining of the pool basin is made with BALI effector porcelain tiling.
- » Saline chlorination pool.
- » Coating of the casetones and pergolas.

7. BASEMENTS AND GARAGES

- » Lighting with presence detectors in garages in basements.
- » Parking space indicated with LED lighting along the length
- » Water-proofing of parking area for pressure washing.
- » Double garage doors with a door from the complex and sectional door inside the private garage.
- » Direct pedestrian entry to the house.

8. LIFTS

- » **In villas (according to typology):** Electric lift with four stops and for 6 persons tiled with same floor tiles as the house. Automatic doors and security opening system by weight sensor. Controlled stop.
- » **In apartments:** Electric lift with four stops and for 8 persons tiled with same floor tiles as the house. Automatic doors and security opening system by weight sensor. Controlled stop.



Este documento, así como las infografías, son meramente orientativos, reservándose la promotora el derecho a realizar cualquier modificación necesaria o conveniente para la correcta realización del edificio, en cuyo caso serán sustituidos por otros de calidad similar. Las imágenes de este Folleto se han realizado conforme al encargo de varios proyectos de interiorismo, por lo que todo el mobiliario, elementos de decoración y electrodomésticos que no hayan sido especificados en esta memoria, no se incluyen en el proyecto y no tienen carácter contractual. Promotora: NRT Monteros Marbella S.L.