

FINISHES

EXTERIORS

The façades feature a carefully studied combination of finishes, achieving a harmonious and visually striking architectural design:

- Continuous cement mortar render for façades with a high-quality exterior paint finish.
- Decorative cladding at the entrance façade using travertine-style ceramic tiles.
- Ceiling in the Pool Bar terrace finished with technological wood.
- Garden façade decoration with double-height technological wood slats.

INTERIORS

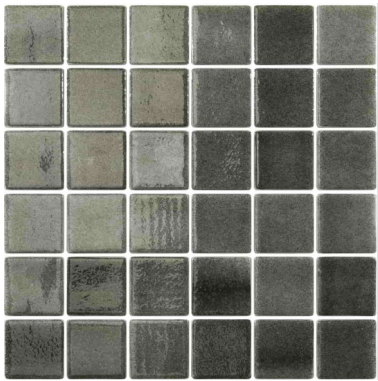
- Walls and ceilings built using a plasterboard system and finished with paint.
- In bathrooms, moisture-resistant plasterboard partitions with finishes combining tiling and paint.



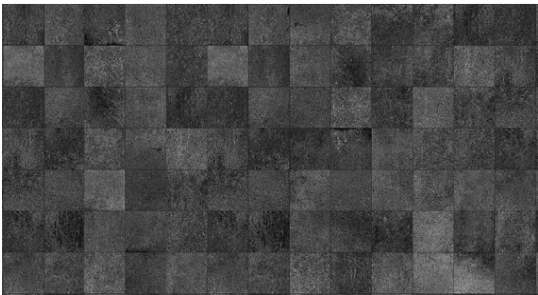
Living room view.



Garden Façade.



JAVA 5x5cm.



VOLCANIC 15x15cm.

GARDEN SWIMMING POOL

The garden swimming pool will be tiled with JAVA mosaic tiles measuring 5x5cm.

SOLARIUM SWIMMING POOL

The SOLARIUM swimming pool will be tiled with VOLCANIC mosaic tiles measuring 15x15cm

FLOORING

INTERIOR

- Large-format porcelain material, CARIBBEAN WHITE model 120x120 cm, is used throughout all floors.
- In the bathrooms of the home, the same flooring is used as in the rest of the property, CARIBBEAN WHITE in 120x120 cm format, with anti-slip treatment in the shower area.

EXTERIOR

- On the terraces and in the pool bar area, the same format and model used in the interior will be installed: CARIBBEAN WHITE in a 120 × 120 cm format with anti-slip treatment, creating a sense of continuity with the interior spaces of the home.
- On one side of the outdoor swimming pool, technological wood decking will be installed for the sun loungers.
- The parking area will be paved with concrete pavers.
- Where applicable, large-format slabs will be installed over the garden areas to facilitate access.



CARIBBEAN WHITE 120x120 cm

Entrance hall.



Dining room view.



Basement proposal.

WOOD CARPENTRY

ENTRANCE DOOR

- Armoured entrance door to the property, featuring a wooden door leaf with exterior treatment and a concealed pivot system with offset axis.

INTERIOR PASSAGE DOORS

- Interior doors 82.5 cm wide, extending from floor to ceiling, with architraves on the side jambs. Made of MDF panels with a lacquered finish, coordinated with the wardrobes, featuring concealed hinges and a magnetic latch. Brushed stainless steel handles, with locks installed in bedrooms and bathrooms.

WARDROBES AND DRESSING ROOMS

- In the master bedroom, UECKO wardrobe with FLOAT BRONZE glass doors, CRONOS model, with GRIS COCO frame and ANGLE model handle in dark brown. Wardrobe interiors in melamine, with shelves, drawers and shoe rack in DENVER OAK, side panels in GRIS COCO and back panel in CUERO GRIS, with hanging rails in BRONZE ANODIZED finish. Central drawer units and shelves in GRIS COCO finish with BRONZE mirror at the back. BRONZE mirror also on the wardrobe side panel. LED lighting.
- In the remaining bedrooms, UECKO wardrobes with plain ARGO model doors finished in GRIS COCO melamine and ANGLE model handle in brown. Functional interior layout with DENVER OAK melamine finish and CUERO GRIS melamine back panel, with BRONZE ANODIZED hanging rails.
- In the open shelving of wardrobes 2 and 4, LED lighting.
- In the hall console area, BRONZE mirror at the back with LED lighting.



Master bedroom dressing room.

METAL JOINERY

WINDOWS

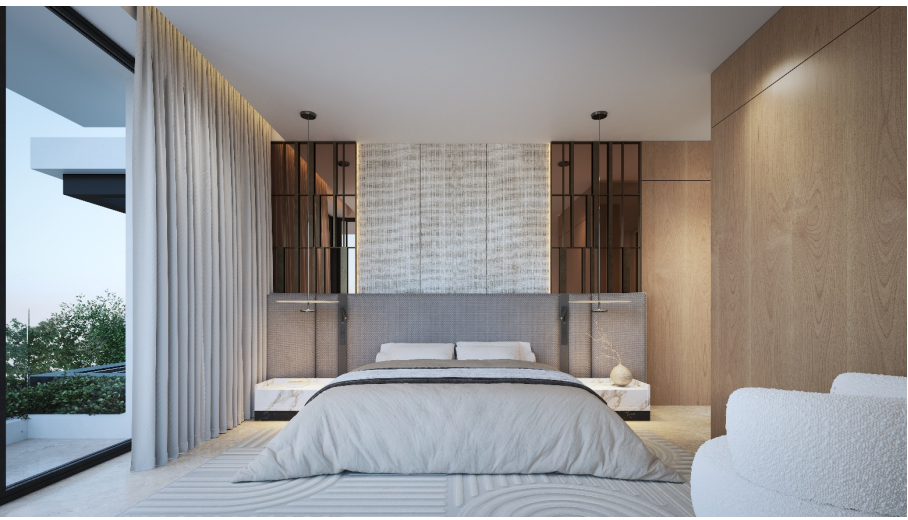
- Aluminium carpentry by TECHNAL, LUMEAL series, or similar, from a brand of proven experience and reliability. Minimalist profile with thermal break and double glazing with laminated GUARDIANSUN glass or similar.

RAILINGS

- Laminated glass railings 8+8 mm in Glass U System, or similar, on first-floor terraces and, optionally, on the solarium level.
- Laminated glass railings 8+8 mm with button fixings on the edge of the staircase.

VEHICLE ACCESS AND PEDESTRIAN ENTRANCE DOOR

- Non-corrosive aluminium gates at the entrance to the plot, with a sliding gate for vehicles and a hinged gate for pedestrian access.
- Automatic opening system synchronized with the property's access control and video intercom system.



BATHROOMS

WALL TILES

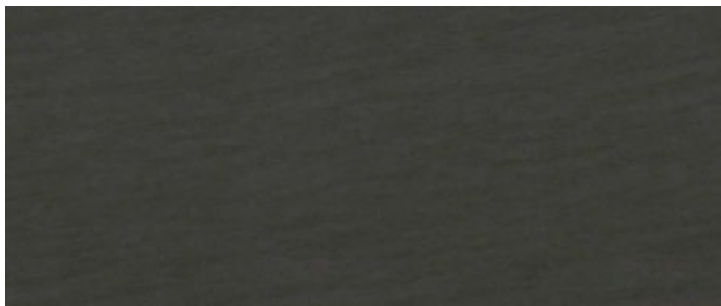
- In the MASTER bathroom, the wall behind the countertop and the shower area will be tiled with smooth ROYAL BROWN porcelain, installed from floor to ceiling.
- In the SECONDARY bathrooms, the main wall and the shower area will be clad with CARIBBEAN WHITE porcelain tiles, installed from floor to ceiling.
- In the wet area (shower), CARIBBEAN WHITE will also be used, tiled from floor to ceiling.
- In the GUEST TOILET, the wall behind the washbasin will be tiled with CARIBBEAN WHITE porcelain and will include LED decorative lighting.

FURNITURE

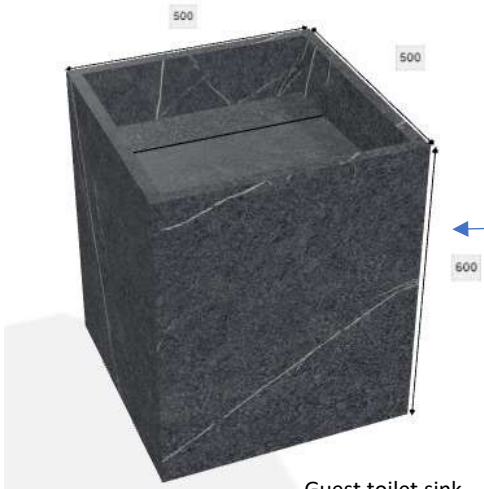
- In the MASTER bathroom, a porcelain countertop in ETNA BLACK with a 20 cm apron and a single 1 m wide basin for double tap fittings, set over a BARCOS vanity unit with ZABACHE structure and SMOKED GLASS front, black aluminium handles, and LED lighting.
- In the SECONDARY bathrooms, porcelain countertops in CARIBBEAN WHITE with a countertop washbasin model ACEREDO in metallic black PVD finish, installed on a vanity unit with a 35 cm high drawer, BARCOS NUEZ model.
- In the GUEST TOILET, a suspended semi-totem washbasin in LABRADORITE porcelain will be installed.
- Mirrors will be two oval mirrors in the master bathroom, rectangular mirrors the size of the countertop in the secondary bathrooms, and a round mirror in the guest toilet. All of them will feature perimeter backlighting with switching controlled by the home automation system.



ROYAL BROWN in master bathrom



ETNA BLACK, top counter of master bathroom



Guest toilet sink



Guest toilet sink tile, LABRADORITE



ACEREDO sink in PVD finish.

SHOWER ENCLOSURE

- In the Master Bathroom, the shower screen will consist of a fixed glass panel installed from floor to ceiling.
- In the Secondary Bathrooms, the shower screen will be the SLIM model, fixed panel + sliding door, with black-finished profiles.

SHOWER NICHES

- All showers will include black-finished recessed niches with LED spotlights



Master bathroom design.

BATHROOMS

MASTER BATHROOM FIXTURES

- The washbasin taps will be countertop-mounted from the MILANO collection by FANTINI RUBINETTI, in METALGUN finish.
- In the shower area, a concealed thermostatic shower set will be installed, including a hand shower and a round ceiling-mounted shower head from the MINT collection by FANTINI RUBINETTI

SECONDARY BATHROOMS FIXTURES

- All taps are specified from the NOSTROMO collection by FANTINI RUBINETTI, in METALGUN finish.
- The washbasin taps will be wall-mounted, with separate spout and control.
- In the showers, a concealed thermostatic shower set will be installed, including a hand shower and a round wall-mounted fixed shower head.

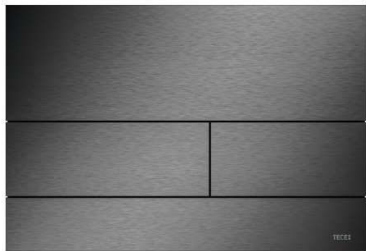
GUEST TOILET FAUCET

- The washbasin tap will be wall-mounted, with separate spout and control, from the NOSTROMO collection by FANTINI, in METALGUN finish



TECE
close to you

DURAVIT



TECESQUARE dual-flush button
Master bathroom



TECENOW GRAFITO dual-flush button
Secondary bathrooms



BATHROOM SANITARY WARE

- Wall-hung toilet by DURAVIT, model ME BY STARCK, with concealed cistern.
- Dual-flush actuator plate by TECE, model TECESQUARE, in the master bathroom.
- Dual-flush actuator plate by TECE, model TECENOW GRAPHITE, in the secondary bathrooms.

COCINA

BULTHAUP kitchen, a company specialized in applying genuine, top-quality materials to its kitchen systems, selected for their suitability for use, durability, and authenticity, while also considering ecological principles and the harmony between materials and colors.

The b3 series by **BULTHAUP** has been selected, characterized by its optimization of space, allowing enhanced functionality in all kitchen areas and making its use easy and practical.

The **BULTHAUP** b3 carcass is made of high-quality three-layer board coated with silver-grey melamine (1.6 mm thickness). The sides and bases are glued and riveted several times. The surfaces are highly resistant to heat and moisture, antistatic, and resistant to typical household use. The carcass edges are finished in silver-grey material.

Aluminium fronts, whose unique tones change depending on the light that falls on them. This allows the atmosphere to gain subtle nuances, whether in the kitchen or the living area. The special anodizing of the surfaces provides the aluminium with the necessary resistance while enhancing its rich play of light and shadow.

For the central island, Pierre Black by EnergieKer has been selected as the ideal choice to add a touch of elegance and style. Thanks to its Lappato Naturale surface, this marble-effect porcelain tile provides a luxurious and sophisticated appearance, perfectly adapting to any type of design. With a thickness of 2 cm, the Pierre Black slab guarantees strength and durability over time, maintaining its beauty intact even after years of use.

The kitchen is completed with MIELE appliances, high-performance appliances with contemporary design that combine quality and functionality:

- Fridge-freezer – MIELE KDN 7724E
- Oven 60 cm – OBSIDIAN BLACK – MIELE H7264 B
- Microwave h=38 cm – OBSIDIAN BLACK – MIELE M 2240 SC
- Dishwasher 60 cm – MIELE G5150
- Induction hob with integrated extractor – MIELE KMDA 7272 FL-U
- Washing machine – MIELE WWB 80 WCS 12 EDITION
- Tumble dryer – MIELE TWC 640 WP

bulthaup marbella

Miele



Kitchen view

FACILITIES

ELECTRICITY AND TELECOMMUNICATIONS

- Electrical installation in accordance with the R.E.B.T. (Spanish Low Voltage Electrotechnical Regulation), with the main electrical panel located in the technical room in the basement.
- Switches and electrical mechanisms with a design consistent with the architecture, offering great flexibility and functionality.
- Digital terrestrial TV (DTT) antenna with TV outlets in the main rooms and RJ-45 data sockets for network and internet connection.
- Wi-Fi installation throughout the property, with signal repeaters on each floor and on the ground-floor outdoor terrace.
- Communications rack located in the basement technical room.
- Emergency power supply (UPS) for the sump pump.

VIDEO INTERCOM. ACCESS CONTROL SYSTEM

- Modular outdoor IP video intercom unit with call button for the property.
- Indoor IP console with touchscreen for the video intercom system.

AIR CONDITIONING, HEATING, AND VENTILATION

- Air conditioning throughout the property via a heat pump system with ducted distribution, with independent room-by-room control through an AIRZONE system integrated into the home automation system. Air distribution in the main rooms is carried out through linear diffusers integrated into the architecture of the home and grilles, depending on the room.
- Underfloor heating on the ground floor and first floor, powered by an aerothermal system, except in all bathrooms where electric underfloor heating will be installed. The control system is integrated into the home automation system, with independent thermostats by zones.
- Mechanical ventilation system with ducts to ensure adequate indoor air quality, in compliance with CTE, DB-HS 3 regulations.

WATER SUPPLY, DOMESTIC HOT WATER (DHW), AND IRRIGATION

- Water supply to the property through a 1,000-litre storage tank with a pressure booster system.
- Domestic hot water (DHW) production through an aerothermal system.
- Rainwater recovery system with a 3,000-litre storage tank for use in the irrigation system via a pressure pump.
- Water treatment system with a salt-based water softener.

LIGHTING

- Neutral lighting design project ensuring proper illumination in each room, using adjustable luminaires, where applicable, allowing the creation of lighting scenes integrated into the home automation system.

ELEVATOR

- 3-stop elevator for 4 persons, accessible for people with reduced mobility, with service from the basement level to the first floor and, where applicable, up to the solarium level.

ELECTRIC VEHICLE CHARGING POINT

- Electric vehicle charging point in the parking area.



Entrance façade.



Garden façade detail

FACILITIES

PHOTOVOLTAIC PANELS

- Solar power generation system through photovoltaic panels. The photovoltaic panels are integrated into the roof of the property, ensuring a low visual impact.

HOME AUTOMATION SYSTEM (CONTROL SYSTEM)

- Home automation control system designed by ILLUSION, using LUTRON equipment for the management of air conditioning/heating, sound, and lighting.
- Control can be carried out through elegant and customizable wall-mounted keypads installed throughout the property, as well as via mobile devices through LUTRON CONNECT, or similar, compatible with Android and Apple, and with voice-controlled smart home systems such as Amazon, Google, and others.

SOUND SYSTEM

- Sound system installation integrated into the home automation system, with zoned control in the master bedroom and master bathroom, living room, garden terrace and, where applicable, the solarium.

illusion



SONOS

Bowers & Wilkins



Optional interior design for the basement multipurpose area.

OUTDOORS

GARDENS AND IRRIGATION

- Landscaping according to the landscaping project and existing trees.
- Automatic irrigation system by zones, with sprinklers for lawn areas and drip irrigation in landscaped areas. 3,000-litre water tank.

PARKING

- Access to the property through pedestrian and vehicle gates.
- Covered parking on the ground floor for two vehicles, with a connection point for electric vehicle charging.

POOL-BAR

- A covered area is planned on the ground floor terrace next to the swimming pool, with pre-installation for a kitchen/bar area.

SWIMMING POOL

- Rectangular swimming pool of approximately 60 m², featuring a wide access staircase and a shallow pre-area designed for sun loungers.
- 25 m² DECK platform on the side of the pool for sun loungers or other outdoor furniture.

OUTDOOR LIGHTING

- Exterior lighting throughout the property, including bollard lights, spotlights, and wall-mounted fixtures, integrated into the home's lighting and home automation control system.

SECURITY SYSTEM

- The properties will be equipped with a microprocessor-based bidirectional alarm control panel, allowing full or partial system programming, connected to a central alarm monitoring station, with GPRS and IP module. Motion sensors will be installed in all rooms, along with an alarm siren.
- The arming and disarming of the alarm system will be integrated into the home automation system and can be operated either from the keypad within the property or via the mobile app.
- The alarm system also includes a flood sensor installed in the technical/utility rooms.
- Around the perimeter of the property, a CCTV system will be installed with CCD colour cameras equipped with high-power IR LEDs, connected to a digital video recorder.



Parking area view.



Leisure areas around the pool.

OPTIONAL

SOLARIUM

- Access to the Solarium will be provided through the staircase core and the elevator, integrating it as an additional level of the property.
- The last flight of stairs will be open to the exterior through large openings in the façade enclosure.
- Glass railings will be installed along the front of the terrace, keeping the views towards the landscaped garden unobstructed.
- Pergola on the roof in the dining/barbecue area.
- Installations for an outdoor kitchen and/or barbecue, including lighting and power outlets.
- Flush-to-floor swimming pool with a perimeter bench and views over the garden, of approximately 16 m².
- Entertainment area for sun loungers or terrace furniture, with views of the garden.

INTERIOR DESIGN

Blume by Marein has been meticulously designed by the interior design studio **STUDIO-DAVIAS** to meet the needs of all clients. This option represents an excellent opportunity to plan the interior design and decoration of the villa. The designs shown in the renderings prepared by **STUDIO-DAVIAS** that are not specified in this Quality Specifications Report are not included in the price of the property.



Solárium, interior design proposal.



Solárium, interior design proposal.



Solárium, interior design proposal.