



LA FINCA  

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de  
MARBELLA

QUALITY  
SPECIFICATIONS



## QUALITY SPECIFICATIONS

### FOUNDATION

- Reinforced concrete foundation with tie beams.

### STRUCTURE

- Waterproof, reinforced concrete, one-way slab.
- Reinforced concrete waffle slab with steel/concrete pillars and beams, according to the details of the project structure.

### ROOF

- Inverted flat roof finished with selected high quality Crema Marfil (1<sup>st</sup> quality) marble in terrace areas.  
Waterproofing of terraces over living areas with double asphalt layer and high density insulation (50mm or superior).

### EXTERIOR WALLS AND SURFACE

- Exterior face consisting of elements of ½ foot ceramic or concrete with insulation of 4cms. of projected polyurethane or similar; Interior self-supporting veneer formed by double laminated gypsum board of 13 + 15 mm with insulation of 40 mm rock wool inside.
- Exterior renders with damp proof cement mortar and/or natural stone cladding according to the building type.

### INTERIOR WALLS AND SURFACES

- Interior divisions of the house with self-supporting framing partitions and laminated gypsum boards (13+15 mm in both sides), including insulation of mineral wool of 40mm. Plastic paint, colour to be defined by DF.

### FLOOR TILES

- Ceramic, 90x90cm, Crema Marfil.

### WALL TILES

- Ceramic, Crema Marfil



#### KITCHEN

- White lacquered handle less drawers and cabinets.
- Fully equipped with Siemens appliances.
- Silestone work surface, according to the building type.

#### EXTERIOR CARPENTRY

- Aluminium carpentry, profiles by Cortizo or similar.
- Main sliding doors with sunken frames and lift & slide system with thermal break and security double glazing.
- Windows: Tilt and turn hidden sash system with thermal break and double glazing.

#### INTERIOR CARPENTRY

- Front door: Pivot security system, Iroko finish.
- Interior doors: White smooth lacquered wood with stainless steel concealed hinges.
- Wardrobes: White textured lacquered wood with stainless steel concealed hinges.

#### EXTERIORS

- Enclosure of the plot from the road: Ceramic brick rendered with damp proof cement mortar, combined with decorative ironwork.
- Plot to plot division: Galvanized mesh (2 meters) and/or "vegetation screen" according to type and location.
- Finished gardens equipped with automated irrigation systems.
- Retaining walls between plots with exposed reinforced concrete or stone, according to the specifications of the design.

#### SWIMMING POOL

- Size: 8 metres x 4 metres.
- Reinforced concrete structure, waterproofed.
- Finished with glazed mosaic tiles and non-slip surround.



#### SANITATION

- System separating rainwater and wastewater.

#### ELECTRICITY

- Electrical switches and sockets Bticino Living-Light series or similar.

#### HEATING AND AIR CONDITIONING

- Daikin Altherma system (hot/cold air con & hot water) by concealed ducts.
- Underfloor electric heating system in bathrooms with independent control.

#### SANITARY WARE AND TAPS

- Bathroom fittings by Villeroy & Boch and taps by Grohe or other leading brand.

#### OTHER EQUIPMENT

- Bioethanol fireplace installed in living-room.
- Solar panel Installed on the roof to supplement energy needed for generation of hot water.
- Pre-installation of Home Automation System.
- Bticino video entry system.

Please note that whilst the greatest possible care has been taken to ensure the accuracy of these specifications Altavista Property International SL cannot be held responsible for any mistakes or omissions. These specifications do not form a contract, or part thereof, between any party. Full and final specifications will be made available to buyers through a private purchase contract.



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