



LA FINCA
de MARBELLA

QUALITY SPECIFICATIONS

Encinas - Townhouses

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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" marble in terrace areas. Waterproofing of terraces over living areas with double asphalt layer and high density insulation (50mm).

EXTERIOR WALLS AND SURFACE

- Double layer of ceramic bricks (cavity walls) with 40 mm of projected polyurethane (density 35 Kg/m³).
- Exterior renders with damp proof cement mortar and/or natural stone cladding according to the building type.

INTERIOR WALLS AND SURFACES

- Ceramic bricks finished with "mastered" plaster work and smooth plastic paint.

FLOOR TILES

- Interior: "Crema Marfil" marble (selected 1st class) 60x60cms with a highly polished finish.
- Bathrooms: "Crema Marfil" (selected 1st class) marble.
- Exterior on terraces: "Marfil" marble (selected 1st class) 60x60cms non-slip finish.

WALL TILES

- "Crema Marfil" (selected 1st class) marble.

KITCHEN

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

EXTERIOR CARPENTRY

- Aluminum 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.
- 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

- Residential pools: two multipurpose-use swimming pools of 90m² water surface and one recreational pool of 16 m² water surface.
- Private pools: Private pool of 8m² of water surface in each property.
- Reinforced concrete structure, waterproofed.
- Finished with glazed mosaic tiles and marble 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

- Solar panel Installed on the roof to supplement energy needed for generation of hot water.
- Pre-installation of Home Automation System.
- Video entry system Fermax Smile or similar.



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