

#icon

THE RESIDENCES

BUILDING SPECIFICATION QUALITY REPORT "THE RESIDENCES"

www.icon-marbella.com

by **Urbania**
INTERNATIONAL

#icon

THE RESIDENCES

Foundation

Reinforced concrete foundations and walls, in compliance with CTE. DB SE-C standards, Structural safety: Foundation. NTE-ADZ: Land development. Clearing: Trenches and Pits.

Slabs

The structure is made of reinforced concrete slab caissons with panels and Porexpan sheets to improve energy efficiency, in accordance with EHE guidelines in force and NTE-EHR, NTE-EHS and NTE-EME regulation.

Waterproofing

Waterproofing of walls, foundations, porches and terraces with protected asphalt sheets and Polyurea projections on roofing supports, taking into consideration heat and acoustic insulation in the living areas. Complies with the specifications of the CTE. DB HS Health regulations, CTE. DB SI Fire safety and NTE-QAT. Roof: Accessible roof areas.

Facade

Facade enclosure composed of an exterior brick outer sheet of 1/2 a foot of perforated brick, external renderings and a projection of polyurethane foam of 3cm with a density of 35kg/m³, air chamber and a metallic structure of galvanized plate, rock wool thermal/ acoustic insulation and two 13mm plasterboard panels. Executed in compliance with CTE regulations. DB HE Energy saving; DB HS Health regulations and NTE-FFL. Facades: laid brick.

#icon

THE RESIDENCES

Internal walls

Internal partitions of the property comprising a supporting metallic structure of galvanized steel sheets, to which two 13mm thick plasterboard plates are screwed on both sides, adding an internal acoustic insulation of rock wool, with waterproof plasterboard plates on humid room walls. Executed in compliance with CTE regulations. DB HE Energy saving; UNE 102040 IN, assembly of plasterboard sheet partitions with metallic structures; NTE-PTP, partitions comprising boards and panels.

External finishes of the facade

External finishes will comprise a continuous monolayer fine-grain white top-coating in compliance with CTE regulations. DB HS Health implementing regulations and NTE-RPE, wall surfaces: rendering. In certain villas determined by the architects, the facades will be partially finished with natural stone.

Suspended ceilings

The suspended ceilings will be made with metallic supporting structures on which laminated plasterboard will be placed. MDF receptacles will be placed to access the air conditioning units.

Floors

Floors will be of premium quality CIFRE brand porcelain, in several formats, model NEXUS WHITE. In the bedrooms, three- ply wood floors with 19cm wide wooden planks, with suitable material on top of underfloor heating, of the brand ITLAS LABOR LEGNO, model ROVERE CARPAZI COGNAC.

#icon

THE RESIDENCES

Bathroom tiling

The bathrooms walls will be partially tiled with porcelain stone material of the same quality and CIFRE brand, as the floors of the property, colors Pearl and Anthracite depending on the bathroom and at the height determined by the architects' design, the remainder painted with an anti-humidity treatment.

In compliance with the NTE-RPA regulations, parameter coating: Tiling.

Woodwork

High-quality woodwork with 2.30m high doors, except in the basement, finished according to design, concealed hinges and a seal to avoid door slamming. Entrance door with a steel core and treated hardwood exterior for weatherproofing, and a safety lock. Wardrobes are 2.40m high where possible, with shelves, clothes rail and a high-quality chest of drawers.

Aluminium Carpentry

Aluminium carpentry comprising high- quality parts by the brand TECHNAL or similar, including Climalit double glazing with thermal control. Executed in accordance with CTE specifications. DB HS Health regulations; CTE. DB HE Energy saving; NTE-FCL Facades: Light alloy carpentry.

Shower enclosures

Safety glass shower enclosures.

#icon

THE RESIDENCES

Painting

Interior walls coated with a smooth plastic white high-quality paint or similar, in compliance with NTE-RPP regulations. Parameter coating: Paint.

Swimming Pool

Swimming pool with saline chlorination system, purification equipment and pool lighting.

Kitchen

Fully fitted kitchen with high-quality finishes on all doors and drawers, high-quality porcelain worktop, DEKTON, NEOLITH or similar, and high-quality NEFF brand appliances with integrated dishwasher.

Sanitation

Property sanitation with separating networks for wastewater and rainwater, using high resistance PVC drainpipes in compliance with the UNE 5332 regulation.

#icon

THE RESIDENCES

Electrical installation

Full electrical installation in the property with mechanisms of the brand NIESSEN or similar high compatible with home automation, with general and secondary control panels complying with the low voltage regulations in force. Basic illumination included in bathrooms with LED-type halogen.

Air-conditioning and heating system

DAIKIN VRV system air-conditioning and DAIKIN Aerothermal or similar system that combines system with water heating. Electric underfloor heating system in bathrooms, and VRV air-conditioning installed in the living room and bedrooms via interior machinery, with independent controls in rooms by the AIRZONE brand or similar.

Sanitary hot water installation

Hot water produced via an aerothermal system of the DAIKIN brand or similar, with a 260 litre storage tank.

Bathtubs

High quality bathtubs without hydro massage, of the brand KOS or similar with taps.

#icon

THE RESIDENCES

Plumbing installation

The plumbing installation comprises reticulated polyethylene pipes and ARMAFLEX shells for cold water. Water loop circuit in order to maintain the hot water temperature. Decalcification unit installed in the property.

Sanitary appliances

White, high-quality sanitary appliances, with wall-integrated tanks and double push buttons of the brand GEBERIT, model Bolero. High-resistance DURIAN or similar worktop integrated sinks with units below.

Bathroom fittings

High-end bathroom taps of the brand RITMONIO, GLITTER model or similar, and shower head design as determined by the architects.

Telecommunication

The telecommunications installation, television and telephone, comply with the regulations in force, with television and telephone sockets in the main rooms and kitchen, and exterior television sockets in the main porch. Fiber-optic internet has been installed throughout Santa Clara.

#icon

THE RESIDENCES

Home automation

The home automation system installed is a basic version controlling curtain motors, lighting and is integrated with an alarm system. It is prepared for upgrades in accordance with the customer's preferences. The installation can be controlled via internet.

Security system

The property is equipped with a basic alarm system with interior motion detectors. A pre-installation of intrusion control barriers in the garden will be provided.

Exteriors

Mediterranean style landscaping, installation of irrigation system and pre- installation of garden lighting which the owner can customise once the property is handed over.

Basement

Where villas have basements, these will be delivered in basic concrete. Only the access hall from the stairs will be finished and it will include a metal door.

* The diagrams included with all brochures are mere proposals by the designers, the landscaping and the furniture are not actually to be made. With regards to the landscaping, trees and plants are considered to be vulnerable to changes and their state has been depicted over a growth period of many years. As for the furniture, it has not been considered within the sale price.

* General note for all building and material specifications that make up the architectural projects included here: All building and material specifications mentioned in this brochure apply to all architectural projects to be carried out. Nonetheless, given that projects have been and will be drafted by different architects, the particular building and material specifications to be implemented shall be those that are stipulated in each purchase agreement.

#icon

SALES OFFICE

Urb. Santa Clara Golf
29603 Marbella

Tlf. (+34) 952 907 200
info@icon-marbella.com
www.icon-marbella.com

www.icon-marbella.com

