

THE RESIDENCES

**#i** **icon**

by **Urbania**  
International ●●●

**iconic**

**concept**

**design**

**location**

**services**

**quality**

**the**

**residences**

# design talent





## Rodolfo Amieva Jacobson

Born in Mexico DF, Jacobson graduated from the Monterrey Institute of Technology and Advanced Studies. His main influence has been Luis Ramiro Barragan Morfin, one of the most influential Mexican architects of the twentieth century, characterised by his particular play on volumes, spaces, emptiness and light.

His style is defined as contemporary, always meeting the needs of the environment and its inhabitants. Jacobson responds to the new trends in Spanish architecture, a synthesis of spaces and shapes; a house unashamedly open to the outside.

# type a



4 beds



from  
750m<sup>2</sup>



from  
243m<sup>2</sup>  
plus  
terraces



gated  
community







# type b



3 beds



from  
740m<sup>2</sup>



from  
249m<sup>2</sup>  
plus  
terraces



gated  
community



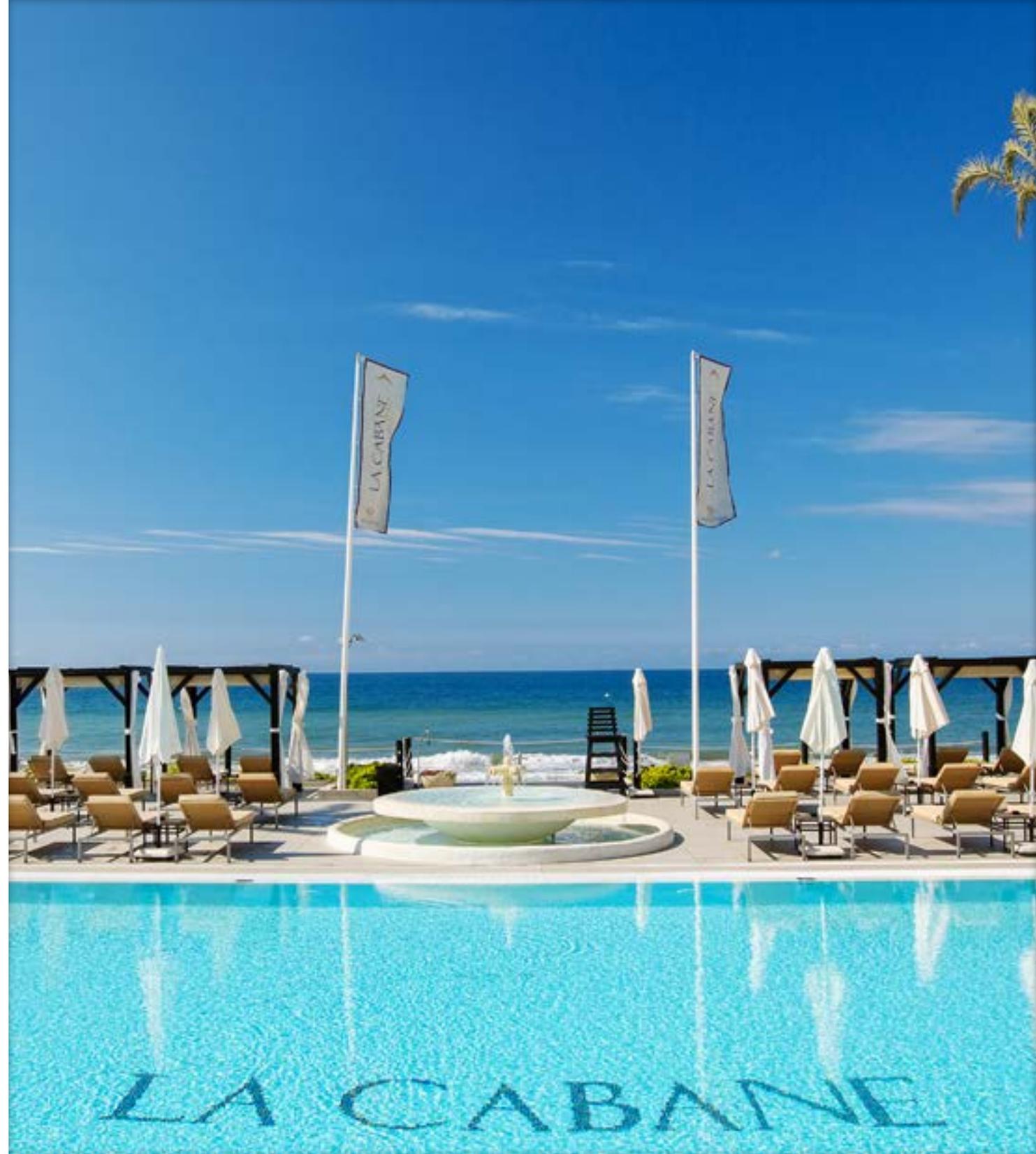




# east marbella

Only 5 minutes drive to Marbella old town,  
10 minutes to Puerto Banus and 35 minutes  
from Malaga International Airport.

Icon The Residences is surrounded by some  
of the top golf courses and close to the best  
beaches on the coast.







**#icon**  
THE RESIDENCES

🏠 | Marbella Old Town

🏌️ | Río Real Golf

🏌️ | Marbella Golf

🏌️ | Santa Clara Golf

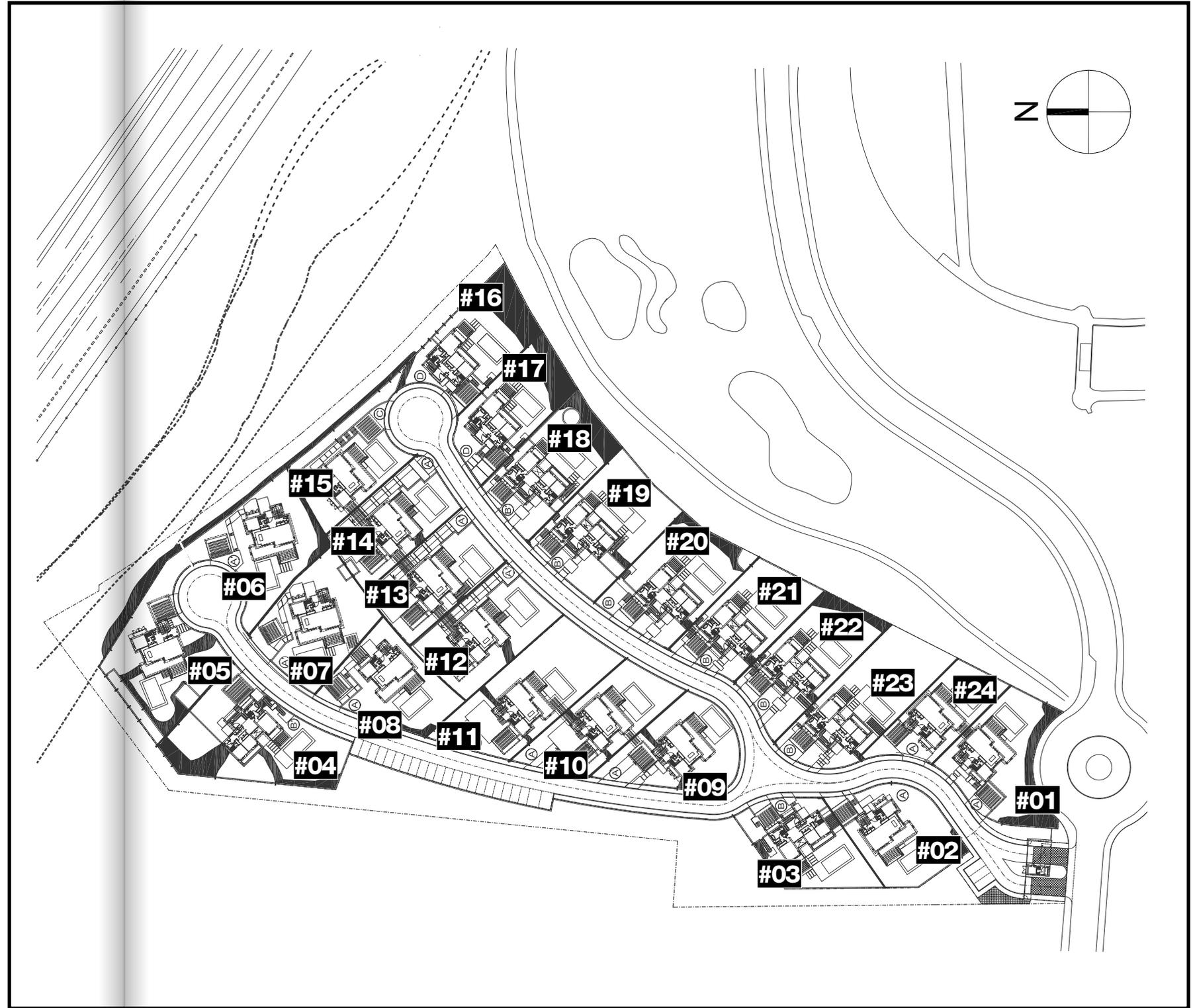
👑 | Los Monteros

👑 | Reserva de Los Monteros

☂️ | La Cabane

☂️ | Bahía de Marbella

# site plan



# concierge services

Free for the first three years of ownership, Concierge Services by Urbania\* is an exclusive benefit for owners and residents. This unique service will assist owners with their every need, from theatre ticket reservations to property management services. Concierge Services by Urbania will source cleaners, babysitters, laundry services and excellent tradesmen. It will even help with ordering groceries or calling a doctor. Outdoor sports, horse-riding, kite-surfing and ski lessons or golf can all be booked at the touch of an app.

The multilingual CSbyU will coordinate the professional help required for every need. It simply makes life easier.

*\*Concierge Services exclusively for Urbania clients.*

# quality specifi- cations

## **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.

## **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/m<sup>3</sup>, 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.

## **EXTERNAL FINISHES**

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.

## **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.

## **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.

## **SUSPENDED CEILINGS**

Suspended ceilings composed of metallic supporting structures on which laminated plasterboard will be placed. MDF receptacles will be included for access to air conditioning units.

## **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 regulations.

## 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.

## 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.

## PAINTING

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

## 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.

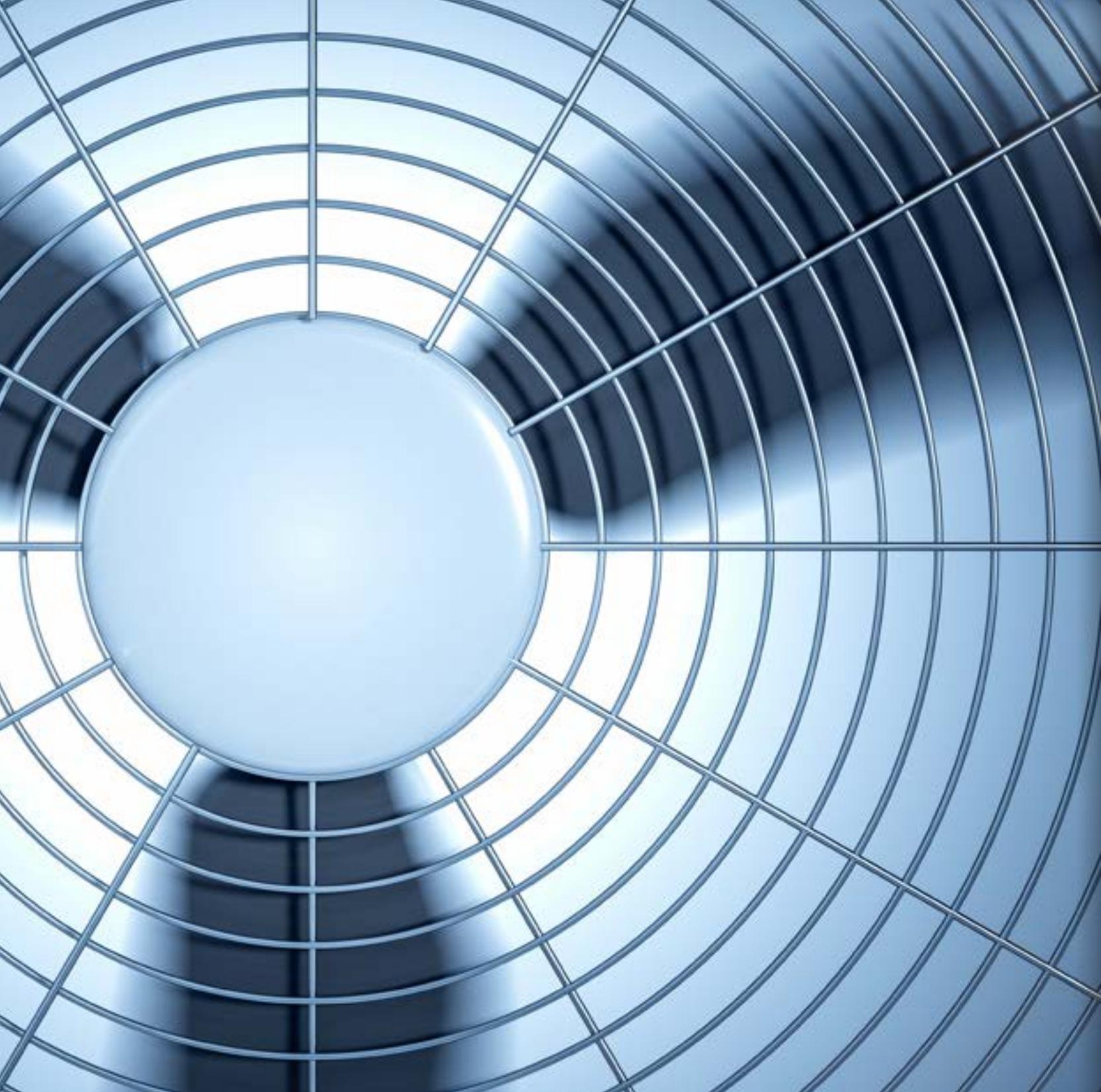
## WOODWORK

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.

## 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.





### **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.

### **SANITATION**

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

### **TELECOMMUNICATIONS**

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.

### **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.

### **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.

## **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.

## **BATHROOM FITTINGS**

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

## **BATHROOM TILING**

The bathroom walls will be partially tiled with a porcelain stone material of the same

quality and CIFRE brand as the floors in the property, colours 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 NTE-RPA regulations, parameter coating: Tiling.

## **SHOWER ENCLOSURES**

Safety glass shower enclosures.

## **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.

## **BATHTUBS**

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

## **SWIMMING POOL**

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

## **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.



# winning team

The fact that Icon Marbella is a residential development with a difference can be traced back to the driving philosophy behind its creator, Urbania International, a company that seeks to add value through design, detail and quality. Icon Marbella is the latest in an impressive list of projects that bear the Urbania hallmarks of professionalism, creativity and innovative thinking – which come from a true passion for this field.

Urbania is a privately-owned real estate investment, development and management company. Operating in Spain and Brasil, with offices in Malaga, Madrid, Barcelona, Ibiza and Fortaleza. Their main lines of business include land bank, residential developments, student housing, co-working spaces and build-to-rent projects.

by

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