



Banus Immo[®]
MARBELLA

BUILDING SPECIFICATIONS

TREETOPS
GUADALMINA LUXURY RESIDENCES
MARBELLA

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Foundation

The foundation will be designed with insulated reinforced concrete footings braced by a braced floor slab. The need to use mass concrete pits to achieve firmness and even the need to use special deep foundations is foreseen, due to the significant unevenness thereof.

Supporting and horizontal structure

The structural system will consist of reinforced concrete pillars of rectangular profile on which 25 5 waffle floor slabs are supported. The use of braced floor slabs for the resolution of the structural system in certain cases is likely. 15cm floor pack on both floors.

Facades

In general lines formed, on its exterior face by a ½ foot thick perforated brickwork plastered internally and externally (e=2 and 1.5 cm) respectively, with a chamber and 5 cm sprayed polyurethane foam insulation with a density 35 kg/m³, and on its inner face by laminated plasterboard dry partition walls; there will be 4.5-cm rock wool insulation between profiles.

Corners and jambs of outer sheet of perforated brickwork. Sheets facing wet spaces such as kitchens or bathrooms will have special humidity-resistance features and for rooms housing hanging elements such as bathrooms or kitchens, special reinforcement elements will be available on the interior lining. The interior lining system will have an elastic band on the supports with floor-wall and ceiling.

Partitioning

The interior house partitions will be resolved with dry partition walls using laminated plasterboard on galvanized steel profiles with acoustic thermal insulation inside. Sheets facing wet spaces such as kitchens or bathrooms will have special humidity-resistance features and for rooms housing hanging elements such as bathrooms or kitchens, there will be special reinforcement elements. The system will have an elastic band on the supports with floor-wall and ceiling.

The partitions/dividing walls between houses will be resolved by a ½ foot photo-resistant brickwork with cement mortar coating on both sides and self-supporting lining on each side with dry partition walls using laminated plasterboard on galvanized steel profiles with acoustic thermal insulation inside.



Coatings

Exterior coatings will be continuous and formed by plastering with traditional reinforced water-repellent mortars and reinforced in the changes of material with mesh (e=2 cm in both vertical and horizontal elements).

Plastered and waterproofed gutters by applying a first layer of acrylic rubber mastic, on which a fiberglass felt reinforcement, Flex mesh, and subsequent application of a second layer of acrylic rubber mastic is placed. On these waterproofed special pieces of polymer concrete will be placed. Some outer (special) surfaces will be coated with natural stones or ceramics. False ceilings with hidden Pladur profile or similar throughout the house.

Damp-proofing in the kitchen area, toilet and bathrooms. In bathrooms with air conditioning equipment, there will be a false plaster ceiling. Damp-proofing. In bedrooms 2 and 3 - plastered and painted finish. In covered porch plastering and painting is foreseen.

Painting

INTERIOR

Plain acrylic paint, matt finish, with "REVETON" water-based base as primer and two finishing coats of Novex Eco-1000 "REVETON" or similar acrylic paint.

EXTERIOR

Exterior paint on Reveton Silicone "REVETON" or similar silicone resin facades, smooth texture, with a previous base of breathable and water-repellent paint, based on acrylic resins in aqueous emulsion and siloxanes, and finishing coat with the same product (if necessary, using Sika® Top 50 or similar adhesion primer, based on acrylic resin). Enamel paint on locksmithing, after minio primer.

Flooring and Tiling

PRIVATE AREAS

The flooring of the whole house will be large-format porcelain; with skirting board of the same material recessed in the first Pladur or similar sheet. Flooring measures: 75x75 cm natural and slip-resistant. On decks and covered porches the same material in its slip-resistant version will be used. Bathrooms and toilets will have the same flooring type with same measures, in the case of showers, they will be executed "In Situ" with the same slip-resistant material.

COMMON AREAS

In outdoor areas, pool area, sun loungers, etc. slip-resistant materials of the highest quality will be used according to the landscape project and the environment. Pedestrian paths, connecting with the rest of the development.



Carpentry

INDOOR

Main entrance door to the houses + two fixed side doors in MDF veneered wood. Safety crank, safety lock, oak veneer. Includes concealed hinges sufficient to guarantee the correct functioning of the door, including stainless steel handle.

Interior doors and closet fronts (folding or sliding as appropriate) in lacquered MDF. For doors, hidden hinge system. Ventilation system or vents attached to the door will be included in units when needed.

Closets will have inner lining, suitcase shelf and hanging bar.

EXTERIOR

All exterior carpentry in coloured, lacquered or anodized aluminium and with Cortizo or similar thermal break depending on the system and size.

All windows will have multipoint closure with safety lock and handle on the ground floor.

Fittings, anti-pry approved hanging fittings, high quality EPDM window frame seals, stainless steel screws, sealing elements, approved machining accessories and tools.

External latticework (laundry, partition porches, etc.) of painted steel. 20x50mm tubular on 50x50mm posts.

Sanitary ware

Toilets will be wall hung, Geberit or similar; with Geberit or similar built-in flush and Sigma 30 or similar chrome plated push button.

All toilet seats will have a soft-close system. The washbasin in the main bathroom will have double use countertop in matt Durian or similar of 14 cm. Height separated from the chest of drawers. Height separated, of 5 cm lacquered shelf.

Washbasin in secondary bathrooms will have a countertop of matte Durian or similar core of 14 cm. Height separated, of 5 cm lacquered shelf. Washbasin for toilets will be cylindrical or similar, with the faucet placed on this piece.



Faucets

On bathrooms washbasins faucets will be Ritmonio or similar countertop single-lever mixer. In main bathrooms, Ritmonio, Cromo or similar thermostatic faucets with two outlets: one for a Ritmonio cylindrical hand shower and the other for a 28x28 cm ceiling-mounted Aquaelite shower head, Techno or similar model.

In secondary bathrooms there will be a shower mixer with an inverter for two outlets, one for a cylindrical hand shower and the other for a shower head with wall-mounted arm.



Kitchens

Kitchen floor tiles in the same material as the rest of the house. Gourmet type kitchen, open to the living room, with high quality finishes. Vertical front cladding between wall and floor cupboards.

Kitchen furniture with lacquered coloured doors, 22 mm thick. White solid surface natural countertop.

Single lever stainless steel mixer faucets.

Neff or similar appliances with induction hob, refrigerator, dishwasher, extractor hood, oven, microwave and laundry machine-dryer.



Building and gardening

Building completely fenced in its perimeter with blind elements (walls) and locksmithing, with pre-installation of perimeter security system for video surveillance cameras.

All areas not occupied by the building are always surrounded by a variety of trees and gardening with the required irrigation installation. The building also has places for recreation, lighting, street furniture and accessible trails that allow the elimination of architectural barriers by means of ramps or elevators depending on the area.

The complex has access to the roads that surround it and from which you can access each of the houses.

Communication between houses and common areas is done through internal pedestrian paths.



Plumbing

Made with PEX pipe for interior and Polyethylene on exterior piping. All pipes will be lined by Armaflex insulation (cold water, hot water and recirculation pipes). Recirculation pipe to entrance of premises, with timer switch. Master shut-off valves in installation box.

Shut-off valves in all wet rooms. Garden irrigation network consisting of boxes with sprinklers/spray heads. Pool purification with saline chlorination equipment. There will be no irrigation and drinking water groups, the supply will be by network pressure. Meter with 1½ pipe and Gatell-type valve.

Sewage

Rainwater and wastewater separation networks. Siphon traps in bathrooms and toilets (siphon in all other elements). Soundproof PVC piping. Drain pipes (if applicable): Soundproof PVC. Manifolds: Tile-type PVC pipe. Drainage boxes: casing with check valve at the outlet of the network and delivery box at the plot exit.

Heating

Aerothermal heat pump system (For underfloor heating), ground floor and first floor.

Outdoor unit: Heat pump, which allows heating and domestic hot water. Located on deck or garden area.

Indoor unit: Indoor Hidrokit located in machine room in the basement. Manifold located in access cabinet on the ground floor. Thermostat in living room.

Air conditioning

Air-Air System with two units: One on the ground floor and one on the top floor. Single phase. With interior units in bathrooms/toilets. Control thermostats per floor.

Diffusion: Double deflection grilles in both supply and extract.

Ducts: fiberglass lined internal and externally with Climaver Plus type aluminium sheet.

Electricity

JUNG or similar electricity mechanisms with grey finish. (Several colours available). The switchboard will be located inside the installation box in the house access floor, with a separate board for home automation. The maximum power allowed for the house will be 2x63A, P=14.490W, in 230V single phase distribution.

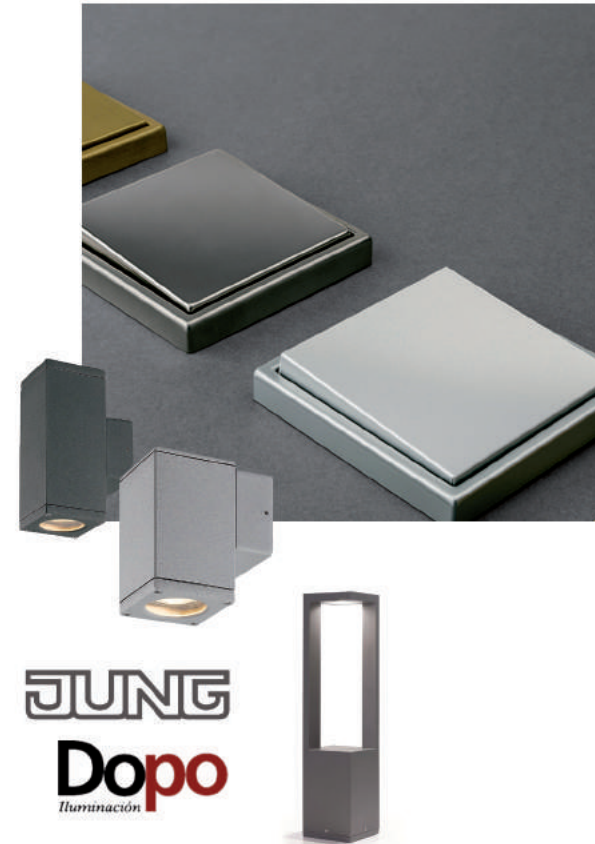
Light fixtures in corridors: recessed rings, kitchen and bathrooms.

Various sockets: towel rails, mirror lighting socket.

Outdoor lighting in garden runway lights and Dopo or similar spot.

Pool switchboard: One for purification (purification room). One for spotlights (outdoor 30 cm above water level).

Pool spotlights: with 24W/12V LED lamp



HVAC production

Renewable energy installation, solar energy equipment: aerothermal energy. Production equipment: Common equipment for the heating system and HVAC. Mitsubishi or similar heat pump. HVAC accumulation: HVAC accumulation tank, integrated in Hidrokit, 200l volume.

Security and Home Automation

Channelling planned to provide the service of: Alarm and leakage control. Temperature control: air conditioning and underfloor heating. On/off control: Air conditioning control, underfloor heating and HVAC. Touch screen. Access control. Video intercom control. Water leaks and fires.

Alarm Pre-Installation: Indoor: Electrical outlet for control panel (intended for wireless equipment). Outdoor: Pre-installation of perimeter surveillance system, (only empty conduits with guide wire).

Video Intercom: Exterior plaque. Indoor monitors: one per home. On the wall next to the kitchen.

Telecomunicaciones

Housing under horizontal property regulations and requires ICT project. Housing with telecommunications installation according to common telecommunications infrastructure (ICT) regulation.

Infrastructure: Telecommunications Enclosures (RITU). Utility box and circuits in the basement.

Telephone: Telephone points with Jung grey or similar colour RJ-45 sockets located in the kitchen, living room and bedrooms. Data points with RJ-45 sockets located in the living room and master bedroom. Distributors and external grids according to common telecommunications infrastructure (ICT) regulation.

Television: Terrestrial antenna for TV and FM channels. TV RF+FI sockets. In living room, porch, kitchen and bedrooms, with Jung grey or similar colour frame and lid, with mechanism. Socket without service provided together with utility box (RTR). Installation of Coaxial broadband sockets, in living room and master bedroom, with Jung grey or similar colour frame and lid, with mechanism

Options

1

Installations of multi-purpose area / Storage room 1: Option of room with bathroom/cellar option.

2

Installations of solarium, with a 3.30 X 2 m2 pool, barbecue and shower.

3

Option of three bedrooms three bathrooms.

4

Glass in main bathroom.

5

Garden installations with individual pool.

6

Furniture package.