



# LA FUENTE

Marbella

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MARBELLA

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## BUILDING SPECIFICATIONS

### URBANISATION

- PAVED COMMUNITY STREETS
- GROOVED CONCRETE WALLS + COATED AND PAINTED CONCRETE BLOCK WALL
- TREATED STEEL LINEAR MODULATION PANELS
- MAIN AND PEDESTRIAN ENTRANCES ACCORDING TO DETAIL
- MAIN ACCESS WITH CASCADE

### EXTERIOR SECURITY ENCLOSURE

- SOUND PROOF GREEN WALL ON CANOVAS DEL CASTILLO STREET
- ANTI-INTRUSION ENCLOSURES ON THE REST OF THE PERIMETER + PERIMETER ALARM

### FOUNDATIONS AND BASEMENT WALLS

- FOUNDATION BY CONTINUOUS REINFORCED CONCRETE SLAB + STRUCTURAL SLAB
- 30CM BASEMENT WALLS IN H250 CONCRETE

### SANITATION

- SEPARATE NETWORK OF RAINWATER AND SEWERAGE
- WASTEWATER SYSTEM CONNECTED TO THE EXISTING NETWORK
- NEW SANITATION LINES IN PRIVATE INNER ROAD URBANIZATION AND CONNECTIONS WITH MAIN BRANCHES

### BUILDING STRUCTURE

- CONCRETE SLABS 25 + 5CM IN H-250 CONCRETE
- CONCRETE SLAB TERRACES
- CONCRETE ELEVATOR WALLS
- CONCRETE STAIRCASES TO TERRACE AND TO BASEMENT
- METAL & WOOD STAIRCASE ON GROUND FLOOR & UPPER FLOOR

### ROOFING & INSULATION

- FLAT ROOFS WITH DOUBLE LAYER OF WATERPROOFING + ROOFTOP INSULATION 10CM
- WATERPROOFING WITH CEMENT-BASED EMULSION AND PROTECTIVE MEMBRANE
- PROTECTION AND MEMBRANE IN FLOWERBEDS

## MASONRY

- ANTI-HUMIDITY PLASTERBOARD IN BATHROOMS
- FIREPROOF PLASTERBOARD IN THE AREA OF THE FIREPLACE
- OPEN FIREPLACE IN METAL 120CM LENGTH + STONE COATING
- PLANTERS ACCORDING TO DESIGN

## WATER TREATMENT

- 1000 L DRINKING WATER SUPPLY SYSTEM CISTERN FOR EACH HOUSE
- INDEPENDENT WATER PRESSURE GROUP IN EACH HOUSE (OR GENERAL FOR 15 HOUSES)
- WATER DECALCIFICATION WITH BIO SYSTEM
- ONE WATERTAP FOR EACH MAIN TERRACE

## FLOORING & COATING

- NATURAL STONE WASHBASIN IN CERAMIC BATHROOM OR EQUIVALENT
- HIGH QUALITY BEIGE CERAMIC 120CM X 120CM ON THE GROUND FLOOR, 80CM X 80CM ON THE FIRST FLOOR
- NON-SLIP FLOORING (SAME AS CERAMIC) IN TERRACES 80 X 80 CM IN LIGHT-COLOUR (FLOATING)
- HIGH QUALITY BEIGE COATING 100CM X 20CM IN BATHROOMS
- NATURAL MARBLE IN LARGE FORMAT IN OCHRE COLOURS IN SPECIFIC AREAS OF THE MAIN BATHROOM
- WINDOW SILLS IN MICRO MARBLE OR NATURAL STONE
- ROOF FINISH IN THE SAME NATURAL STONE

## ELEVATOR

- ELEVATOR MODEL GEN2 OTIS OR 3300 BY SCHINDLER WITH ALUMINIUM

## ELECTRICITY

- HIGH QUALITY ELECTRICAL DISTRIBUTION WITH SEPARATE PROTECTION SECTORS IN THE MAIN ELECTRICAL BOARD
- GENERAL DISTRIBUTION ACCORDING TO DETAIL DRAWINGS WITH LIGHT COLOURED PLUGS FROM GIRA OR JUNG, OR SCHNEIDER

## LIGHTING

- INTERIOR LIGHTING DESIGN ACCORDING TO PLANS
- FLOOR LAMPS, BACKLIGHTS, WALL LAMPS AND LED LIGHT POINTS, INTEGRATED IN FLOORS AND FACADES
- STAIRCASE WALL LIGHTS
- EXTERIOR LIGHTING WITH LIGHT PROJECTOR

## TELECOMMUNICATIONS

- VIDEO-ENTRY CONTROL SYSTEM, FERMAX
- WIRELESS ACCESS POINTS FOR INDOOR AND OUTDOOR AREAS FOR WI-FI SIGNAL THROUGHOUT THE HOUSE INCLUDING THE OUTDOOR AREA NEAR THE HOUSE
- ACCESS CONTROL WITH VIDEO INTERCOM WITH MONITOR

## SANITARY ELEMENTS

- HANSGROHE RAINDANCE SHOWER OR SIMILAR
- DURAVIT EXENTA BATH IN MASTER BATHROOM OR SIMILAR
- HANSGROHE METROPOL FAUCET OR SIMILAR
- NATURAL STONE WASHBASINS INTEGRATED IN THE COUNTERTOP OR SIMILAR
- RAINDANCE SELECT E360 SHOWER OR SIMILAR
- STARK DURAVIT TOILET AND BIDET MODEL + GROHEDAL HIDDEN TANK OR SIMILAR
- LINEAR GRATING IN TECE SHOWERS OR SIMILAR

## KITCHEN

- KITCHEN BY PORCELANOSA
- APPLIANCES BY GAGGENAU
- LAUNDRY ROOM APPLIANCES BY BOSCH
- GAGGENAU COUNTERTOPS XTONE AND KRION K-LIFE
- INDUCTION AND EXTRACTOR PLATES BY BORA

## AIR CONDITIONING SYSTEM

- DAIKIN EXTERNAL HEATING PUMP
- DAIKIN INTERIOR FANCOIL UNITS
- AIR CONDITIONING WITH UNITS HIDDEN IN FALSE CEILINGS
- UNDER-FLOOR HEATING SYSTEM

## FIRE PROTECTION SYSTEM

- EXIT LIGHTING, FIRE EXTINGUISHERS, AND SMOKE DETECTORS

## HEATING

- DAIKIN HYDROKIT SYSTEM
- 300L WATER TANK
- POLYTHERM RADIANT FLOOR (WATER)
- ELECTRICAL FLOOR HEATING SYSTEM IN BATHROOMS + INDEPENDENT CONTROL
- INTELLIGENT ELECTRONIC THERMOSTAT SYSTEM
- ELECTRIC TOWEL RAIL RADIATOR IN MASTER BATHROOM

## VENTILATION SYSTEM

- TWO SPEED SILENT VENTILATION
- VMC UNIT FOR HUMIDITY CONTROL IN BATHROOMS

## SOLAR CAPTURE SYSTEM

- INSTALLATION OF 2 SOLAR PANEL UNITS PER HOUSE

## INTERIOR CARPENTRY AND GLASS

- 2.70M HEIGHT SOLID WOOD EXTERIOR DOOR WITH FINGER-JOINTED EDGES
- OAK VENEERED DOORS 2.70M HEIGHT
- FULLY EQUIPPED CABINETS WITH 2.70M FOLDING DOORS
- 5+5MM SAFETY GLASS (SHOWER AND BATH)
- MIRRORS ACCORDING TO BATHROOM DESIGNS + LED LIGHTING

## EXTERIOR ALUMINIUM

- EXTERIOR ALUMINIUM CARPENTRY IN DARK BROWN COLOUR WITH INSULATION GLASS (8+12+6) - HEIGHT 2,70M
- LARGE OPENING SLIDING DOORS WITH HIDDEN FRAMES IN THE MAIN SPACES
- SYNTHETIC WOOD STRIP RAILING FOR BALCONIES AND GLASS

## PAINTING

- EXTERIOR PAINT WITH SILICATE PROTECTION LAYER
- INTERIOR PAINTING IN LIGHT COLOURS

## SWIMMING-POOL

- INFINITY POOL
- CONCRETE POOL STRUCTURE APPROX. 5 X 10M
- 1,5 X 1,5CM BLUE STONE (OR NATURAL STONE)
- NATURAL SALT TREATMENT SYSTEM
- TRANSPARENT GLASS BETWEEN POOL AND HOUSE (EXCEPT IN VILLA 2)

## OUTDOORS

- LARGE FORMAT NATURAL STONE WALLS INSIDE THE PROPERTY OR TREATED CONCRETE WALLS
- DESIGN OF STREET ENCLOSURE ACCORDING TO DETAIL PLAN
- CONCRETE PERGOLAS WITH CONCRETE BEAMS
- COVERED PEDESTRIAN ENTRANCE WITH STEEL DOOR AND PLANTERS
- EXTERIOR GARDEN LIGHTING
- TWO PARKING SPACES UNDER THE PERGOLA
- OUTDOOR TERRACES WITH DRAINAGE CHANNEL

## LOW CONSUMING ENERGY

- LOW-CONSUMPTION ELECTRICITY- BETWEEN 15-20KW/H/M2
- RENEWABLE ENERGY AIR CONDITIONING SYSTEM
- DOMESTIC HOT WATER AND COOLING WITH AEROTERMIA HEAT PUMP TECHNOLOGY
- 75%-80% OF THE ENERGY NEEDED COMES FROM THE OUTSIDE AIR FOR FREE
- FREE ACCUMULATION OF SANITARY HOT WATER (500 LITRES)
- THE PRODUCTION UNIT IS OF ENERGY CLASS A++ WITH A SAVING OF 54% IN CO2 AND 43% IN ENERGY CONSUMPTION



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