

BUILDING SPECIFICATIONS

HEAVEN MARBELLA

Banus Immo[®]
MARBELLA

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1. Developer:

“**DAHLIA DEL SOL, S.L**”, with registered address at *Avenida Ricardo Soriano 22, planta quinta, edificio Sabadell, 29.601* Marbella, Malaga, incorporated indefinitely through a deed granted by the Notary of Marbella, Mr. Alberto Jesús Hinojosa Bolivar, on the 19th May 2016, under number 1504 of his protocol. The company is registered in the Company Registry of Malaga in volume 5543, folio 5, sheet 135595, first registration, and its Spanish Corporate Tax ID no. *C.I.F.* is B-93483451. (Hereafter the “Developer”).

2. Marketing Estate Agents:



3. Designer:

Mr. Jorge Chacón Jiménez

Address: *Avda. del Carmen, edf. Puertosol, Oficina nº 5, 29680- Estepona.*

4. Manager and Expert:

Architect Mr. Jorge Chacón Jiménez

5. General Location Map of the Dwellings:

Attached to this present document as **Annex I**.

6. Furnishing Floor Plan:

Attached to this present document as **Annex II**.

7. Dwelling Description and Attachments:

LOCATION: Villa on the plots situated in section VPR-VB2 Elviria, south of the municipality of Marbella, Malaga, estate registration numbers 33,419 to 33,458 inclusive. The villa is registered in Property Registry No.1 of Marbella.

FOUNDATIONS AND STRUCTURE

- Foundation footings braced in 2 directions with external two-way reinforced concrete slabs, agreed with standardised tests according to specific regulations.
- The structural system shall compose of reinforced concrete pillars with a rectangular section which supports waffle slabs or solid slabs. The presence of hanging beams is predicted due to the length of the span.

ROOF AND WATERPROOFING

- Flat waterproof roof with modified 4 Kg/m² LBM bitumen sheets, with a 125 g/m² polyethene film protection and insulation with 5 cm sheets of extruded polystyrene, such as Styrodur 3035-S, 140 gr/m² geotextile sheets or similar.
- Terrace waterproofing with modified 4 Kg/m² LBM bitumen sheets, or similar, with a 125 g/m² polyethene film protection.
- Basement wall waterproofing with modified 3 Kg/m² SBS bitumen sheets or similar with a 125 g/m² polyethene film protection and a drainage sheet.
- Wall drainage using a concrete gutter, a corrugated porous tube with a diameter of 160, made with filtering metal and geotextile fabric.
- For sloping roofs, ceramic *rasillón* (large thin-walled hollow brick) panels on wall partitions, insulation, waterproofing and covering with tiles shall be used.

FAÇADE

- Dwelling enclosed with perforated ceramic bricks of half a foot in thickness, air chambers with projected polyurethane foam insulation with a nominal density of 35 kg/m³ and 40 mm, and a 7 cm-thick double hollow interior ceramic brick partition.
- The dwelling's internal partitioning uses 7 cm-thick double hollow interior ceramic brick partitions.
- Framework edges and pillars patched with 4 cm rasilla bricks.
- Roof guards with perforated ceramic bricks one foot thick.

COVERINGS

- Exterior: Rendered with p-350 waterproof cement mortar and 1/6 river sand for 20 mm-thick vertical and horizontal wall coverings.
- Interior: Wall and ceilings covered with *perliescayola*, applied with 15 mm-thick black plaster and white stucco.
- Smooth 2 cm-thick plaster beams with esparto feet attached to the slab, 20 cm perimeter ceiling lights in the bedrooms and living room.
- Interior partitions are made of ceramic bricks of different thicknesses depending on the dampness in the walls and respecting the insulation by its weight according to Spanish Technical Building Code (*CTE* using its Spanish abbreviation).

FLOORING AND STAIRCASES:

- Natural stone or similar in 60x60x2 cm format throughout the dwelling, including porches, terraces, interior and exterior staircases, laid in rows with cement mortar on a bed of sand, polished and glazed "in situ".
- Interior staircase made up of 30x3 natural stone tread with 18x2 mitred risers and bevelled treads, polished and brightened, 6+6 mm laminated glass bannister fitted on-site with a lacquered wooden cover at the bottom, with no upper handrail.
- Porcelain floors. Bedrooms have laminate wooden flooring. In the basement, the flooring shall be the same as that on the ground floor, except the garage which shall have a smooth concrete floor.

- The bathrooms shall have porcelain tiling.

PLUMBING

- Plumbing using cross-linked polyethylene PEX pipes.
- All pipes shall be lined with armafex pipework (hot and cold-water pipes).
- General shut-off valves inside the dwelling.
- Other shut-off valves.
- Water meter box according to the supply company's regulations.
- Swimming pool purifier. Production of sanitary hot water.
- Aerothermal system.
- White Villeroy Boch washbasins on natural stone countertops, with automatic drainage, overflow.
- Suspended white Villeroy Boch toilet (model: Subway 375x565 mm), with a soft-closing seat, a concealed Geberit cistern and an embedded shiny chrome flush button.
- Single-lever Hansgrohe washbasin taps (model: Metris height 260) in the main bathroom, automatic drainage, flow limit of 5L/min, aerator with QuickClear anti-limescale system.
- Single-lever, embedded Hansgrohe shower tap with inverter (model: Metris), embedded body, chrome 100 multi shower set and Qboss 30x30 cm ceiling sprinkler.
- Installation of a decoder in the dwelling's system.

DRAINAGE

- Rainwater network separate from the sewage networks.
- Collectors with PVC pipes.
- Siphon boxes located at the dwelling's output to prevent bad odours from entering the sewage system.
- An anti-return valve at the outlet to the network.
- Siphon boxes in the baths and toilets.

ELECTRICITY

- The mechanism shall be by the ABB brand, SKY series or similar, in a grey-silver colour.
- The electrical switchboard shall be located inside the dwellings. Embedded LED spotlights on the bathroom, kitchen and hallway ceilings.
- Circuit for secondary pool protection panel.
- Circuit for secondary pool light protection panel.

CARPENTRY

- Interior carpentry:
 - 2400x825x45 mm smooth, white open-pore lacquered doors with two central edges, with a rubber anti-noise system, pre-frame, 95x33 frame, 90x15 flashing, top quality, stainless-steel handles and hooks, doorstop, with a hidden hinge system, and magnetic sliders.
 - Fitted wardrobe with folding doors, model ID. connecting doors, 70x30 counter-frame, 70x30 frame and 9x1.5 moulded flashing, stainless-steel hanging hooks, steel handles, clips and fittings. The wardrobes' interior is lined with melamine and chrome rails, with shelves and drawers inside.
 - Open dressing room with no doors, with varnished oak furniture with drawers and floating designer shelves, with LED lighting under the drawers and on the ceiling.

Exterior carpentry:

- Iroko wooden front door with horizontal staves on the outside and open-pore lacquer on the inside, stainless-steel handle on the outside and handle on the inside with safety lock.
- High-end exterior doors and windows in black lacquered aluminium (colour: *noir sable*) by top-tier brand Cortizo or similar in the living room and main bedroom (large living room door with 4 hinges), folding or sliding windows, depending on the room, with a minimalist touch, all with watertight systems with built-in flashing, including aluminium pre-frame, top quality hooks and bearings, multi-way lock and vertical stiffener.

ALARMS AND SECURITY:

- Two-way Microprocessor Controller: high security, total and partial programming. Input regulation. High Tactile Keyboard, with a low profile and elegant design. This is an intuitive system providing the option to change the language. Complete equipment programming, set-up and delivery of documentation, certificates and projects.

GLASS

- In exterior aluminium carpentry: double glazing of different thicknesses, transparent glass in small windows 4+C+4, 6+C+4 and in large windows 4+4+C+6.
- Floating 5 mm mirrors with polished edges in the bathrooms.
- Fixed glass screens in showers made of transparent tempered glass with a stainless-steel frame screwed to the wall and floor.

AIR CONDITIONING AND UNDERFLOOR HEATING

- DAIKIN VRV air conditioning system and DAIKIN aerothermal system with an accumulation of 260 litres, combining heating with water-based underfloor heating.
- Electric underfloor heating in the bathrooms.
- Installation of air conditioning using internal duct machines, with independent control in all AIRZONE rooms, with liquid crystal displays.

VIDEO INTERCOM

- Electronic video intercom switchboard.
- Equipment feeder box and video intercom equipment.
- Plaque located at the front of the plot.
- Interior monitor located on the ground floor.

TELECOMMUNICATIONS

- Connection of homes with an external telecommunications network. The urbanisation has a fibre-optic internet connection.
- Mains inside the dwelling (*RTR* = network termination area). - Channelling designed for satellite dish (not installed) connected to the living room. - TV sockets. RF. +RI. in the living room, bedrooms and living room terrace.
- TV sockets, empty socket in the living room, bedrooms and living room terrace.
- Telephone sockets RJ-45.
- Socket with cable ends beside the *RTR*.

PAINTWORK

- Inside the dwelling, vertical and horizontal partitions are painted with smooth white plastic paint.
- Enamel paint is used for locks after a coat of primer. Plastic paint on the ceilings in damp rooms.

FIRE PROTECTION

- All of the structural elements resist fire for longer than the strongest fire safety area.
- Access is guaranteed since the spaces comply with separation conditions.
- No material with low fire resistance, combustibility or toxicity which may impair the safety of the building or its occupants shall be used inside the dwelling.
- The building is easily accessible to firefighters. The outdoor space immediately next to the dwelling complies with the minimum conditions for the intervention of the fire services.

VARIOUS

- The chimney in the living room has a metallic bioethanol hearth, with white stones and remote control.
- Fully-equipped kitchen with cabinets with 22 mm thick synchronised pore melamine panel doors with PVC edges, Siemens appliances or similar and Dekton worktop or similar.

EXTERIOR SPACE

- Garden with Mediterranean landscaping, installation of irrigation and pre-installation of garden lighting so that the customer can personalise it when the house has been handed over to them.
- Salt water swimming pool with purification equipment and spotlights.
- Basic home automation installation to control lighting, air conditioning, blinds, curtain motors and alarm integration, prepared for the extension of functions according to the customer's preferences. The installation can be controlled via the internet using a tablet.

* *The infographic drawings that accompany all the brochures are mere proposals made by the designers. The landscaping and the furniture are not the real options to be used, since, in the case of the landscaping, trees and plants are considered to be susceptible to change and their condition has been represented with a growth period of several years. Furniture has not been included in the selling price.*

* *General comment regarding all the construction specifications and materials incorporated in the architectural projects listed herein: All the constructive specifications and materials referred to herein are the same for all architectural projects to be executed. Nevertheless, since the projects have been and will be drafted by different architects, the specific construction specifications and materials to be used will be those specified in each sales contract.*

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