

# GRANDVIEW

## MARBELLA

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## BUILDING SPECIFICATIONS

**FOUNDATIONS & STRUCTURE:** Micropile foundations, reinforced concrete slab work and micropile reinforced concrete retaining walls, concrete waffle slab structure. Adapted to the EHE [National Structural Concrete Specifications], the CTE [Spanish Technical Building Code] and the Spanish NCSE-02 seismic regulations and supervised by an independent Technical Inspection Agency with ten-year damage insurance cover.

**WALLS:** Ceramic engineering bricks, thermal insulation and soundproofing in FixRock mineral rock wool panels, soundproof concrete block walls, wall cavity and self-supporting corrugated galvanised steel structured cladding, mineral wool panels and double-layered plasterboard, perlite plaster rendering, according to construction project.

**ROOF:** Inverted, terraced flat roof, with roof falls in lightweight concrete, weatherproofed using LBM modified bitumen roofing felt and thermal insulation in rigid sheets of extruded polystyrene (XPS) foam (over living spaces). Horizontal floating paving on adjustable pedestals, over hidden roof falls, on apartment terracing.

**FLOORING & PAVING:** 90 x 90 cm polished/honed natural flagstones and 20 cm high, white lacquered MDF skirting on lounge and bedrooms. 60 x 60 cm polished/honed natural flagstones on bathrooms and toilets. Horizontal floating paving of rectified porcelain anti-slip tiles, on exterior terracing.

**CEILINGS & WALLS:** Supporting metal structure and laminated plasterboard, with recesses for indirect lighting and additional height in lounges, as per design. Curtain coving on ceilings, next to doors/windows. Supporting metal structure and dropped ceiling in reinforced fibreglass cement board, weatherproofed for exteriors on covered terraces. Skimmed cement rendering with areas of natural stone cladding on exterior of façade.

**PAINTING & DECORATING:** Rendered surfaces finished in smooth plastic exterior paint on exterior walls. Smooth white silicate/plastic paint on interior walls.

**EXTERIOR CARPENTRY:** Lacquered aluminium exterior carpentry, swinging or sliding according to design, with thermal break. Electrically operated thermally insulated lacquered aluminium blinds in bedrooms and bathrooms, and window bars on ground floor windows on façade facing road. Large panoramic sliding glazed door panels, with concealed door frames and glass panes in surrounding ceiling and walls on SE and SW façades. Electrically operated sliding doors in lounges. Electronically operated awnings fitted as part of false ceiling, with folding-arm support system or sliding steel cables, depending on location, and interior roller blinds flush fitted in curtain coving in ceiling on SE and SW façades. Glass screens on apartment terracing in laminated safety glass, with aluminium moulding set flush in walls.

**INTERIOR CARPENTRY:** High security front door with metal framework and reinforced door with high security multipoint lock and crowbar resistant hinges and pivots. Internal doors in smooth white lacquered MDF doors as per design, with flashing flush with the wall, concealed hinges and designer. Built-in wardrobes as per design, with white lacquered MDF door and drawer fronts, and folding doors. Wardrobe interiors lined and finished with oak melamine finished chipboard, with drawers, shelves, top shelf and hanger bar. Electronic security safe in master bedroom wardrobe. Suspended drawer units under washbasins.

**GLAZING:** Thermal-acoustic, low-emissivity, double glazing, with inner gap filled with argon gas. Laminated safety glass in areas at risk of impact. Solar control glass to provide comfortable lighting on SE and SW façades. Safety glass shower screens with treatment against limescale. Floating vanity mirrors with anti-fog system and perimeter lighting in bathrooms.

**PLUMBING:** Network of cross-linked polyethylene (PEX) pipes with hot-water sections insulated against heat loss with general solenoid shut-off valve with automated anti-flooding system. Drainage systems in apartments with PVC soundproof evacuation. Separate waste water and rainwater drainage networks throughout the building. DAIKIN VRV IV integrated heating and domestic hot water system using heat recovery, with free hot water thanks to the recovery of heat from areas requiring cooling. DAIKIN high temperature hydrokit for efficient production of hot water for DHW, connected to VRV IV heat recovery system, with 260 litre stainless steel domestic hot water tank. Emergency drinking water storage tank, with water pressure system consisting of double centrifugal pump.

**BATHROOM FITTINGS:** Darling New range, white, vitrified porcelain wall-mounted bidet and toilet from DURAVIT, with built-in GEBERIT toilet cistern in master bathroom. Remaining bathrooms and WCs in Darling New range, white, vitrified porcelain standard toilet from DURAVIT. Krion double sink and surround in master bathroom. Remaining bathrooms and WCs in Krion washbasin range from PORCELANOSA, and surround. Shower trays in sandblasted natural stone. Washbasins with wall-mounted chrome-plated hydro-mixer Axor Uno taps from HANSGRÖHE. Bidets with chrome-plated hydro-mixer Axor Starck taps from HANSGRÖHE. Master shower with HANSGRÖHE, Ecostat S design, 2-way wall-mounted thermostatic shower mixer for HANSGRÖNE, Raindance-S design ceiling shower head and bar for HANSGRÖHE, Croma Select S design, hand shower. Stainless steel electric heated towel rail in master bathroom. Jacuzzi and shower in penthouse apartments.

**CLIMATE CONTROL:** DAIKIN VRV IV maximum energy efficiency, integrated heating and domestic hot water supply system using heat recovery, with 4 indoor heating/refrigeration conduits (for living room areas and each bedroom), achieving maximum flexibility by allowing heating or cooling on demand in each area separately and simultaneously, with different thermostats for different areas controlled by the smart home automation system. Free heating and hot water, thanks to the heat recovery from areas requiring cooling. Underfloor heating with DAIKIN low-temperature hydrokit producing hot water, UPONOR Comfort Pipe Plus pipes laid on expanded polystyrene (EPS) thermally insulated and soundproof panels with UPONOR Klett Autofijación Neorol G graphite and high thermal conductivity self-levelling mortar. Air distribution via CLIMAVER Neto type, rigid, high density fibreglass panelled conduits, with TROX linear bar diffusers and grills. SIBER, individual, hydro-adjustable mechanical ventilation for extraction of stale air throughout the home, as per CTE DB-HS3 indoor air quality standards. Hydro-adjustable extraction nozzles in rooms with plumbing (kitchens, bathrooms, toilets and utility rooms) and air supply from the outside. Ethanol fireplace in lounge.

**ELECTRICAL INSTALLATION:** Electrical installation as per the REBT [Spain's Low-Voltage Electrical Standards] for a higher level of electrification. JUNG, LS990 stainless Steel range, electrical fittings. LED interior lighting in all rooms, with indirect lighting on lounge ceilings, controlled by home automation system. Lighting of communal areas with motion sensors. Installation of built-in emergency lighting in communal areas and in each apartment's lounge. Mains earth wiring consisting of bare copper cable and earth rods, under foundations.

**TELECOMMUNICATIONS INSTALLATION:** All apartments equipped with collective access facilities to telecommunication services (ICTs). TV and FM aerial, with television sockets, incorporating cable and digital terrestrial television (DTTV), in lounge, bedrooms and terrace. Satellite dish with satellite TV channels. Telephone sockets with access to Internet, digital telecommunications and other technologies available from operators in the area, interior fibre optic and coaxial cable installation, with sockets in lounge, bedrooms and terrace. Full colour video intercom. Separate Wi-Fi network in each apartment.

**HOME AUTOMATION:** Separate KNX home automation system in each apartment, with centralised control panel with ABB actuators and iPad connection for central control screen, to manage and control the energy efficiency of the following installations: LED lighting facilities throughout, with the option of creating customised environments and different moods or the possibility of turning off all the lights when leaving the apartment. Automatic on and off control of exterior lighting. Temperature control: separate centralised thermostatic unit for air conditioning and underfloor heating in lounge and bedrooms, allowing the occupants to control the temperature, switch it on or off or programme the heating/cooling schedule to control the temperature in each room. Operation of external shutters, blinds and awnings depending on the external environmental conditions, determined by a weather station measuring temperature, brightness, rainfall or wind. Electrically operated exterior sliding doors in lounges. Smoke detection in kitchen and utility/mechanical room. Anti-flooding sensors in the kitchen, bathrooms, toilet or utility room, automatic solenoid valve water supply cut-off system. Intruder alarm, with volumetric detection and signal sending to Alarm Receiving Centre to notify the police (to be hired from an authorised company), for 24/365 protection. SONOS CONNECT AMP Wireless sound system for lounge, bedrooms and master bathroom with stereo speakers built into ceiling. Control via Wi-Fi, through the SONOS app, with the option of streaming music (like Spotify, Apple Music or Google Play Music), listening to radio and podcasts available on the Internet, or from a private music collection on a computer, telephone or tablet, with the ability to play different songs in each room or the same one throughout the apartment. IP cameras for surveillance, with the option to view what is happening in the apartment or its surroundings in real time, from anywhere in the world, via an Internet connection.

**KITCHEN/UTILITY ROOM FURNISHINGS:** Kitchen furnishings, with central island, DEKTON, Natural Collection, Entzo coloured worktop, GAGGENAU or MIELE appliances (integrated freezer, fridge and dishwasher, and induction cooktop with integrated ventilation system, oven and microwave). Sink and HANSGROHE, Focus range, tap unit with removable spout. Both the kitchen furniture, worktop and appliances may be customised directly with the kitchen installation company, within the aforementioned brands. Appliances in utility room, with a sink mounted on a worktop, and MIELE washing machine and a clothes dryer arranged in a stack.

**COMMUNAL AREAS:** Electric lift for up to 6 people, fitted with stainless steel doors and booth, providing access to and from the garage and suitable for use by people with reduced mobility. Automatic telephone connection to lift safety centre. Outdoor swimming pool made with reinforced concrete, equipped with pool lighting, mosaic tiles, water filtering system with continuous overflow and balancing tank. Biological water treatment equipment and salt

electrolysis system. Pool surround finished in natural stone. Community SPA and relaxation area, with a gymnasium, WCs, shower, sauna with interior wood finish and a steam bath in a prefabricated booth. Landscaped areas fitted with programmable automatic irrigation system. LED lighting of communal areas, entrances and garden connected to motion sensors. Master key mechanical access system.

**GARAGE & STORAGE ROOMS:** Automatic steel folding door for vehicular access from the road and automatic metallic sectional door on the ramp (both are operated by remote control). Storage rooms with improved safety, fitted with fire resistant doors and ventilation grilles. Lighting installation in garage in sealed LED light units and automatic on/off system with motion sensors. Emergency lighting in communal areas and garage. Firefighting installation consisting of a fire hydrant, portable fire extinguishers, emergency exit signs, emergency water storage tank and firefighting pressure pump, consisting of main pump and jockey pump. CO detection system using a microprocessor-based alarm panel, CO detectors, network of galvanised steel ducts to extract and supply air from outside, electric axial fans and control panel for firefighters. Two parking spaces for cars, a golf buggy space and a separate storage room for each apartment. Electric golf buggy for which a registration plate may be applied for. Independent electrical vehicle recharging installation as per diagram 2 of the complementary building standards IT-BT-52, (with a separate power supply from each apartment's electricity meter). Every apartment will have a charging station consisting of a car charging socket (every two parking spaces) and another socket for a golf buggy. Power socket in storage rooms.

**CUSTOMISING YOUR APARTMENT:** The client may customise the following finishes within the options offered: Flooring on lounge, bedrooms and hallways, either 90 x 90 cm polished/honed natural flagstones and multilayer flooring finished in natural oak, varnished. Interior carpentry of doors and wardrobe units, either lacquered MDF or chipboard finished in oak veneer. Painting of interior walls and ceilings, from the sample cards. Kitchen furniture finishes: colour of DEKTON worktop and between the manufacturers GAGGENAU or MIELE for kitchen appliances.

**ENERGY RATING:** According to the building's Energy Efficiency Certificate, it has obtained Energy Rating A, the highest possible rating, thanks to the energy efficiency of the temperature control facilities with heat recovery, for cooling, heating and domestic hot water (DHC) supply, and thanks to the insulation of walls, roofs, carpentry and glazing which, together with the home automation systems to manage the facilities, guarantee significant energy savings and comfort in the home.

