

*Banus Immo*<sup>®</sup>  
MARBELLA

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MÁS QUE CASAS

ALEXIA



**Our house is the place where  
dreams are built.**

**All the spaces capture  
moments and create memories and  
build lives with a purpose...**

**Our house is the home to which we  
always return because it is our  
true place in the world.**

## LIFE IS CHOOSING

**A house which is truly yours,  
Specially designed to your taste and needs.**

### YOU

Our clients are very important to us. That is why your tastes and needs are the key factor in the development of our real estate projects.

In ALEXIA we accompany and advise you throughout the whole process: from the purchase to the choice of spaces and finishes to your home, until the handover of keys.

**As there are no two people alike ...  
so should your home be unique.**



### US

**ALEXIA** represents a concept of real estate management that focuses on the people behind the homes we create. They are the ones who give life to our projects.

We work every day to change the real estate sector. We listen and talk with our customers to transform our houses into their future homes.

With nearly **50 years of experience** in the sector, **ALEXIA** has its own land to develop more than 3,000 properties including houses, offices and commercial premises.

Our heritage comes from our independent decision making which guarantees the peace of mind of our clients, confident to know that they are in good hands.





## WHAT MAKES US DIFFERENT?

### LOCATION

We know how important the location of your home is, that is why we build only on the best sites.

### DESIGN

We build homes that have a story behind them, that reflect a concept in design, specially tailored to the people who live in them.

### QUALITY

In both materials and construction processes, we always offer best quality.

### EFFICIENCY

We believe in an efficient construction model that not only cares about the environment but also achieves a clean and efficient energy consumption.

Welcome to

**ALEXIA • LIFE**

*The place to build your dreams.*

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## LOCATION

Located in the elevated area of Estepona, with incredible panoramic views of the town and the sea, **ALEXIA · LIFE**



# DESIGN

## BUILDING

**ALEXIA · LIFE**, is a residential complex of exclusive design. The independent apartments are distributed in several buildings and form a private urbanization with common zones for your use and enjoyment.

The residential complex consists of **52 homes with 2, 3 and 4 bedrooms**, with large terraces. The ground floor apartments have extensive gardens and the duplex penthouses wonderful terraces.

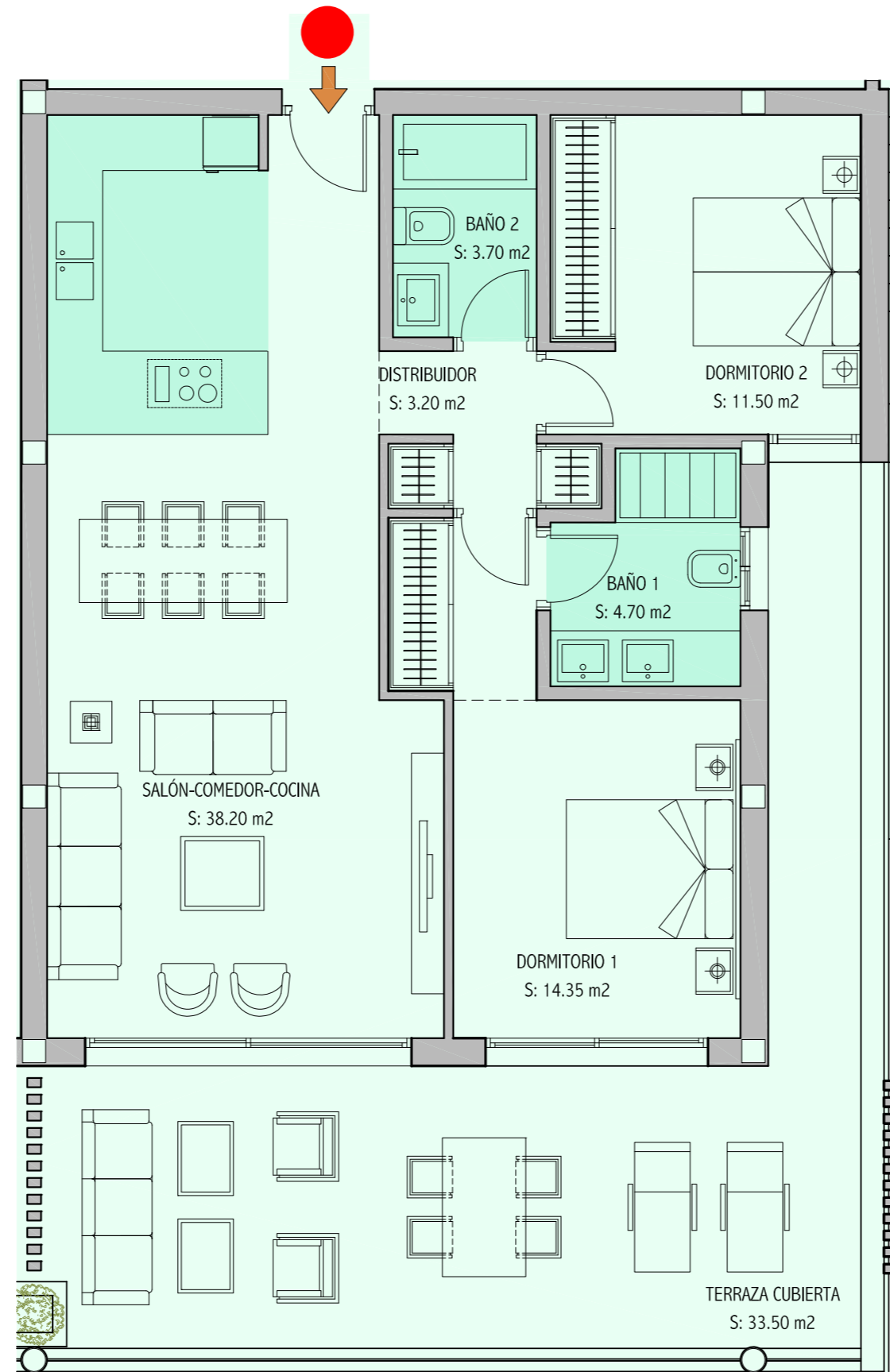
The common areas have child and adult pools, gym, lounge, social club with gourmet area and playroom.

Go ahead and discover why **ALEXIA · LIFE is different...**





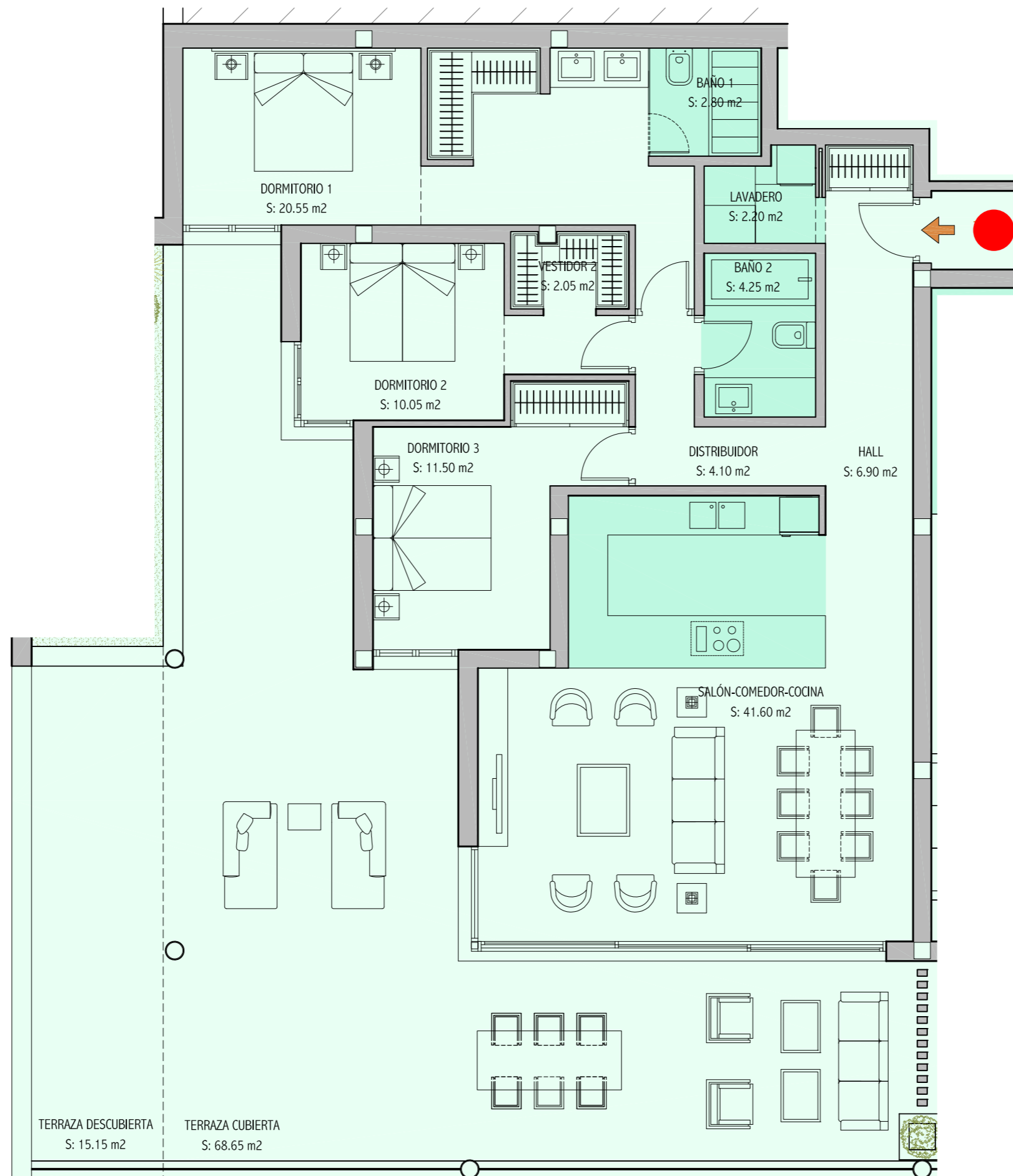




## OUR HOUSES

### 2 BEDROOMS

- Entrance to housing marked with a red dot
- Security entrance door
- Courtesy closet
- Large windows
- Master bedroom with dressing room
- Terrace



## OUR HOUSES

### 3 BEDROOMS

- Entrance to housing marked with a red dot
- Courtesy closet
- Possibility of kitchen open plan to living room depending on the house chosen.
- Large windows
- Master bedroom with en-suite dressing room
- Terrace



## OUR HOUSES

### 4 BEDROOMS

- Entrance to housing marked with a red dot
- Security entrance door
- Kitchen open plan to the living room  
depending on the house chosen.
- Large windows
- Master bedroom with en-suite dressing room
- Terrace



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# QUALITY

QUALITY SPECIFICATIONS

## THE FIRST IMPRESSION IS THE ONE THAT COUNTS

### FACADE

We have chosen a facade for ALEXIA-LIFE composed of a combination of ceramic cladding elements (with a continuous monolayer coating) and open brick which provides a modern design to your home. There is thermal insulation that guarantees comfort in summer as well as in winter.

### EXTERNAL WOODWORK

The exterior carpentry, windows and access doors to terraces, are of lacquered aluminum with a dark grey finish. Also the windows will be tilt-and-turn, with sliding doors leading onto the terraces, so that you can open the lounge space to the terrace creating a unique and singular space.

The windows are double glazed, (Climalit) to improve thermal insulation of the building. The blinds are of grey lacquered aluminum, to match the windows, In the lounge and master bedroom the blinds are motorized.

### TERRACE

The terraces have a stoneware non-slip finish floors for outdoors. The terraces have the benefit of glass balustrades, so you can enjoy the best uninterrupted views.







## **KNOW YOUR HOUSE FROM TOP TO BOTTOM**

### **FOUNDATION AND STRUCTURE**

The foundation and structure are made of reinforced concrete and steel and both will be analyzed, supervised and controlled by an Independent Technical Control Team to guarantee and ensure it for our ten-year insurance.

### **INTERIOR DIVISIONS**

We have chosen 'Pladur' (a laminated plasterboard system) for the interior partitions. The insulation is of mineral wool that allows us high performance of thermal and acoustic levels. The divisions between the apartments are of brick and plaster.

### **INTERIOR CARPENTRY**

The main entrance will have a security door, white inside to match with the rest of the doors of your home, with a stainless steel handle.

The doors of the passage and in the rest of your house are solid core and have a white lacquered finish. The handles and hardware are of a modern design with a chrome finish.

There are fitted wardrobes with folding doors or you can choose sliding doors, in both cases the finishes are in white to match. The interior finishes are of melamine and equipped with shelves, clothes rail and a chest of drawers.

### **PAVEMENTS AND COATINGS**

In living room, bedrooms and hallways, there are stoneware floor tiles with range of colour options to choose from. Skirting board are of the same material. The paint will be washable smooth white plastic. The floors of the bathrooms and kitchens will be porcelain stoneware and wall tiling will be first quality ceramic. There is a choice of different finishes for the bathrooms.





## THE COMFORT IS AT HOME

### HEATING INSTALLATION, HOT WATER AND AIR CONDITIONING

Your home will be totally energy efficient with considerable savings on heating and air conditioning, as it has been equipped with an aérothermal system in both underfloor heating and in the air conditioning.

This system provides considerably high energy savings due to the performance of the aérothermal installation. The hot water will use aérothermal energy through an accumulator.

### INSTALLATION OF PLUMBING AND BATHROOMS

In the bathrooms, the sanitary equipment will be ROCA or a similar, in a white modern design. The shower base is of a white solid mineral type and bathtubs will be ROCA or similar. The mirrors in the bathrooms will be backlit.

The kitchens have cold and hot water connections for the washing machine and dishwasher.

The drains of the house will be soundproofed for comfort of your home. You will have a water tap on the main terrace.

### ELECTRICITY INSTALLATION AND COMMUNICATIONS

To achieve a different atmosphere in your home we have endowed the house with a lighting regulator in the living room and main bedroom.

In addition, all rooms (except bathrooms), have TV sockets, telephone and internet with RJ45 sockets, which connect our homes to the future.

You will have modern electrical mechanisms of top quality B-TICINO make or similar and video intercom by Tegui or similar.





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## **THE IMPORTANT IS INSIDE**

### **FURNITURE**

The bathrooms will have double sinks in the main bathroom, provided that bathroom dimensions allow, with a white lacquered countertop and furniture. In the second bathroom the washbasin is integrated into the white lacquered furniture. All wash basins are of the solid mineral type.

The kitchen has low and high cupboards with hidden handles. The drawers have 'smoothglide' closing. You will have several choices of colours, for both countertop and cupboard doors.

The kitchen is equipped with induction hob, stainless steel sink, multifunction oven, built-in microwave, combi-fridge, washing machine and decorative bell made of stainless steel.



## WE STAY IN THE COMMON AREA

### COMMON ZONES

The residential complex has a fully equipped gym with sports facilities, social premises equipped with kitchen, tv screen and projector (cinema), child and adult pools and landscaped area for free recreation.

The urbanization has in its common areas automatic lighting with presence sensors for greater energy savings.

### LIFTS

The buildings lifts have low electrical consumption due to the presence detector in the interior. They stop on each floor and go down direct to the garage by selective lowering manoeuver with restricted access.

The interior is finished with similar flooring to the entrance, using noble materials of top quality. Cabin doors are of stainless steel.

### GARAGES

We have equipped the parking spaces with electric car pre-installation thinking of the future.

## AND MORE

We have also thought of many improvement options, so you can customize your house according to your needs... don't forget to Inform you in our sales office.

*\*\*The quality specifications described in this document is merely informative and has no contractual linking character.*







# EFFICIENCY

### 1. COVERS

The rooves of the buildings are subject to heavy energy losses in winter and exposed to solar radiation in summer. Through the roof there can be a total of 30% energy loss in case of non-insulated housing, so good insulation is a priority.

### 2. EXTERNAL CARPENTRY

A broken aluminum carpentry is available thermal bridge that significantly reduces energy losses and helps improve acoustic isolation.

### 3. THERMAL BRIDGES

Thermal insulation is available in all the critical elements of the enclosures and construction elements, so that it eliminates the heat transmission produced in these elements, so eliminating thermal bridges.

### 4. WINDOWS

The glazing is done using glass with thermal and solar insulation which has been specially treated to enhance solar control and thermal insulation, reflecting a large amount of direct solar heat. A more homogeneous temperature is achieved in the interior of the house, less energy expenditure and more savings, because it reduces considerably the use of air conditioning inside the house. Glass with reed systems (Parsol, Planiterm) which significantly decrease the pace of solar radiation.

### 5. SOLAR ENERGY

Thermal solar panels are arranged on the roof as a contribution to the generation of hot sanitary water, guaranteeing at least one contribution of 60% of the demand. The placement of the solar panels will be optimized to the orientation of each plot, with proper inclination and avoiding possible shadows of other elements that cause loss of efficiency.

## 6. HEATING

Cold / hot pumps are available that improve the thermal performance of the system, with the consequent energy savings.

## 7. TAKE BITERMAL IN HOME APPLIANCES

The washing machine and dishwasher sockets have cold water and hot water inlet, which increases the performance of solar panels and reduces electricity consumption by not having to heat the water. So making it possible to incorporate bi-thermal appliances.

## 8. WATER SAVINGS

All toilets have double system water saving discharge. The tap has a built-in aerator system as a water saving measure .

## 9. VENTILATION SYSTEM

Adjustable ventilation system so that it can be decided to be kept in the ON position or can be closed to avoid thermal losses.

*The present quality specifications could be modified by discretion of the management and / or for technical, legal, market stock reasons or commercial, without implying impairment in the global level of qualities.*







# LIFE IS CHOOSING

Discover how in **ALEXIA** we can make the home you are looking for a reality.

*You are only four steps away.*

## STAGE 1

### DECIDE LAYOUT AND DESIGN

No one knows better than you the space needs of your future house. Therefore, we offer you the possibility of choosing the layout of your house within the designs we have and adjust your space to your lifestyle without any additional cost. This way, you can transform a house of three rooms into one of two but of larger size, or choose a space and integrate your kitchen and living room into one place. (Open Space).



## STAGE 2

### SELECT MATERIALS AND QUALITIES

One of the most important decisions we will make together. We have prepared a range of finishes and top quality tiles so you can choose colours that you like most. We would like your house to say a lot about you, and do it without increasing the price.



## STAGE 3

### IMPROVEMENTS AND EXTRAS

Because if it is going to be your home, the important thing is that you have everything you want. That's why we thought of a variety of options apart from the price, which will make your home a unique and personal space. Because each person is unique, every house should be too

## STAGE 4

### WELCOME TO YOUR HOUSE

All the decisions you have made become reality. Your house is as you had imagined so many times, with the peace of mind of being in good hands and with the **ALEXIA** guarantee.



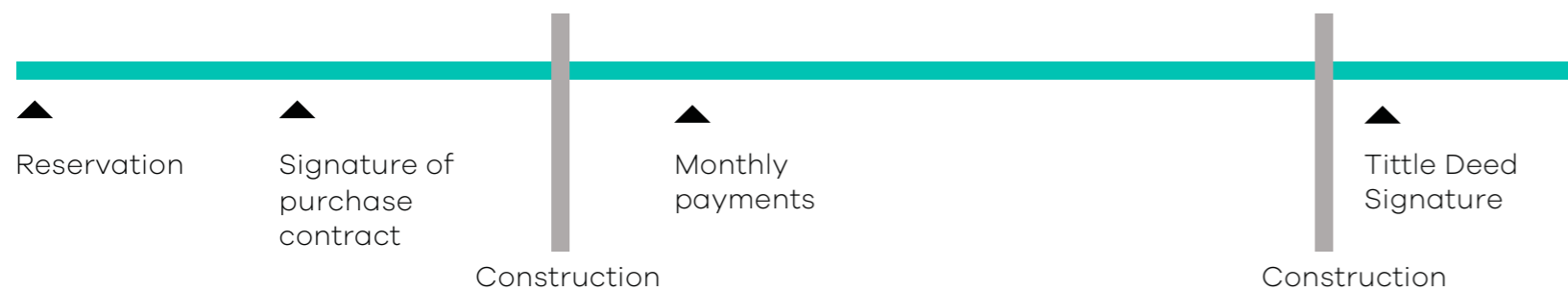
# ALEXIA · LIFE

From  
**293.000 €<sup>+VAT</sup>**

	Net price	VAT 10 %	Total
Price from	293.000,00 €	29.300,00 €	322.300,00 €

Payment Terms	Net price	VAT 10 %	Total
Reservation	6.000,00 €	600,00 €	6.600,00 €
20% Signature of purchase Contract	58.600,00 €	5.860,00 €	64.460,00 €
10% Six months after signing Purchase contract	29.300,00 €	2.930,00 €	32.230,00 €
70% Tittle Deed Signature	205.100,00 €	20.510,00 €	225.610,00 €



The price of € 293,000 corresponds to the most economical housing of the promotion of type of 2 bedrooms. All amounts paid on account are guaranteed. The amount corresponding to the reservation may vary depending on the type of housing chosen. The amount corresponding to the reservation will be deducted from the contribution of the 20% upon signing the purchase agreement. In general, the amount corresponding to the remaining 10% will be effective 6 months after the signing of the private trading contract. These guarantees are reflected in the future home purchase contract. It is delivered at the time of deeds of the house and the following documentation: Manual of use of the house, guarantees of the installed devices, as built plans of the finished house, including facilities and Energy Certificate.

**Warranty 1 year**

In terminations and work finishes

**Warranty 3 year**

In facilities and vices or hidden defects

**Warranty 10 year**

Foundation and Structure

**Warranty economical**

Of amounts delivered to account

**Legal Notice.** "This document describes the Alexia · Life project which is in the commercialization phase to identify potential buyers. Alexia will adjust its performance and contracting to the provisions of Law 38/1999, and other regulations that complement and / or replace it. Document prepared from the basic Project, the Project Management Department may introduce changes or modifications due to technical, legal and / or administrative requirements. The information contained in this Dossier has a documentary base according to RD 515/1989, of April 21, on consumer protection in terms of the information contained therein, the plans, memory of qualities and other documentation referred to in the previous RD, is available in our offices on Calle Norias, 80, Majadahonda, Madrid. The furniture and the decoration contained in the infographic is not included in the price. The memory of qualities is indicative and may suffer variations without compromising quality due to technical, legal, administrative or supply reasons for the materials contained therein. The information of the seller is ALEXIA PLUS QUAM DOMUM, S.L., B87698882 - Registered Office Calle Las Norias, 80-2º H, 28221 - Majadahonda (Madrid). All image rights of this dossier are property Alexia.

**For more information**



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