

# Dora Maar. At last!

List of materials.

*Banus Immo*<sup>®</sup>  
MARBELLA

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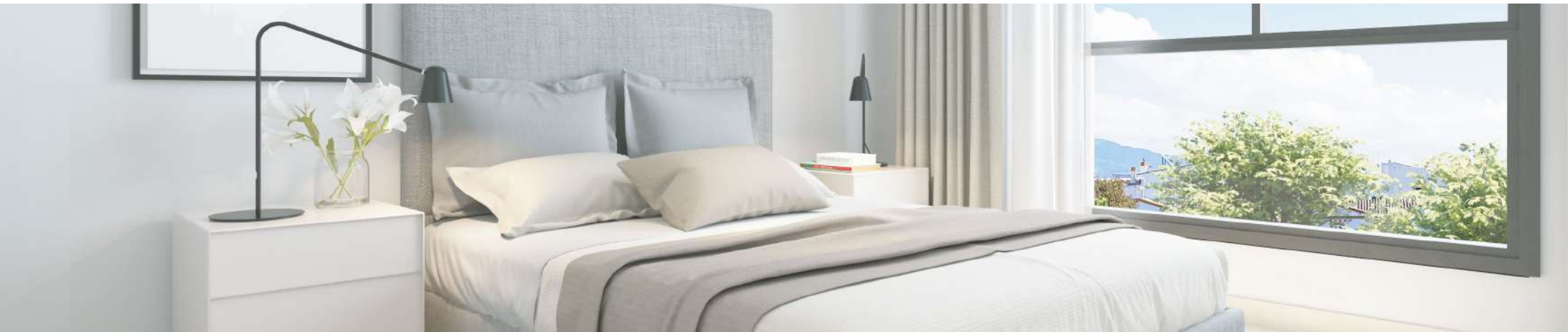


## Quality and comfort

The quality of our selected materials, together with our remarkable designs, produce unique homes.

We work with the best architects and interior designers so that you can have a home that really changes your life.





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# 1 Foundations and structure

Both the foundations and the structure will be built in reinforced concrete.

# 2 Facade

The exterior facades of the property will be layered with continuous mortar coating, a double-skin system, cavity wall with projected polyurethane foam insulation. The interior cladding of the walls will be insulated drywalls.

# 3 Roofing

The technical roofs will be fitted with the solar panels and external units of the air-conditioning systems and provided with a gravel finish.

The terraces will be layered with stoneware suitable for exterior spaces.

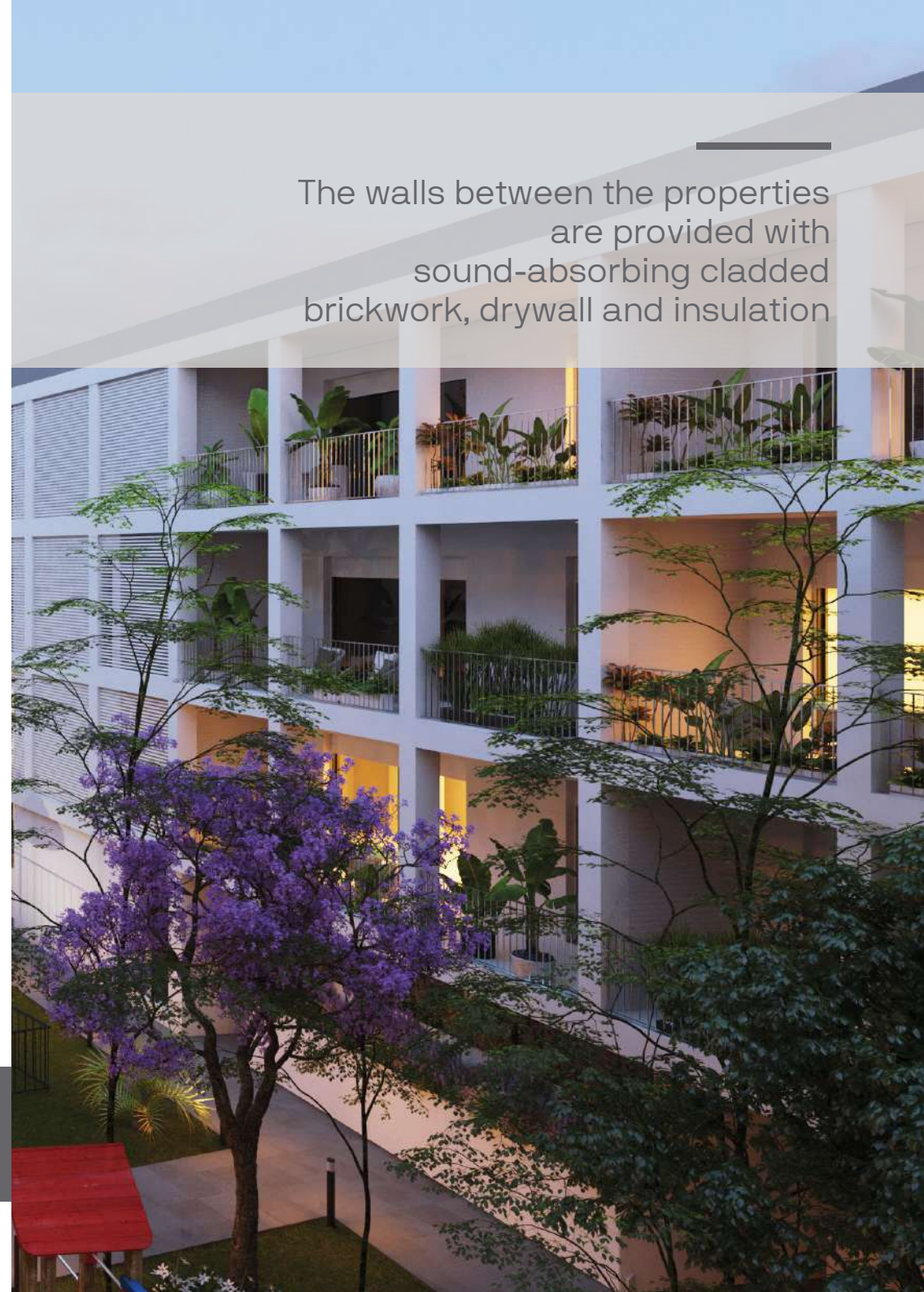
# 4 Exterior metalwork

All exterior windows and doors (sliding or hinged, depending on the case) will be finished in aluminium with thermal break and a lacquered finish, double glazing, aluminium blinds with interior thermal insulation and insulated blind boxes (except in kitchens and living-rooms).



Aluminium finishes with thermal break, thermal and sound-proof double glazing, aluminium blinds with interior thermal insulation.

The walls between the properties are provided with sound-absorbing cladded brickwork, drywall and insulation





## 5 Interior metal and woodwork

Access to the property will be provided through a security door with security lock, finished in a lacquered panel in consonance with the other interior metal and woodwork.

The remaining doors will be plain lacquered.

**Modular wardrobes** with hinged doors in a lacquered finish in consonance with the other metal and woodwork. Wardrobes are provided with a top shelf and a hanging bar.

## 6 Walls and insulation

The walls between the properties will be provided with sound-absorbing cladded brickwork on both sides, drywalls and insulation.

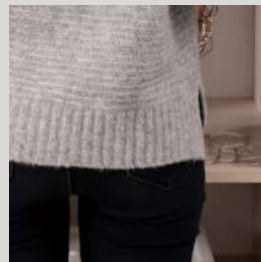
The interior walls will be insulated drywalls.

The interior walls will be insulated drywalls

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Modular wardrobes with lacquered hinged doors

The images are not real and serve illustration purposes only

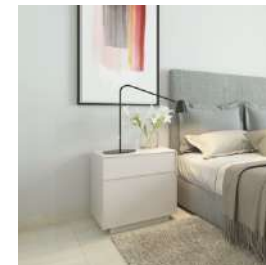


The images are not real and serve illustration purposes only

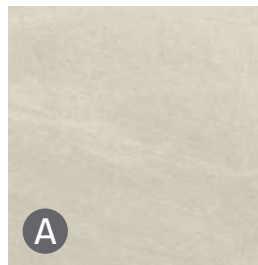


## 7 Flooring and tiling

The property flooring will consist of porcelain stoneware by SALONI with skirting board in the same material



SALONI  
cerámica



INTERIOR FLOORING  
Living-room, kitchen, bedrooms, bathrooms (C1)  
and terraces (C3)

SALONI  
Petalava  
60 cm x 60 cm  
Porcelain stoneware  
MARFIL

SKIRTING BOARD



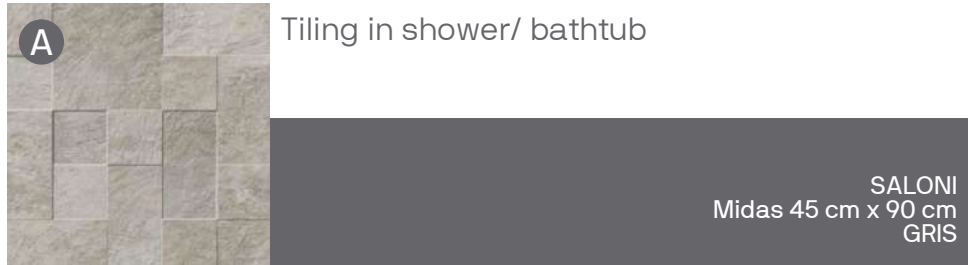
SALONI  
Petalava  
Porcelain  
MARFIL

## 8 Bathrooms

SALONI  
cerámica

The bathroom floors will be layered in porcelain stoneware by SALONI and a skirting board in the same material.

The walls in bathrooms and washrooms will be tiled in porcelain stoneware in the bathtub and shower areas. The remaining walls will be finished in plastic paint.



### Main bathroom **Roca**

**INCLUDES:**

The Gap WC by ROCA.  
Alter wash basin by ROCA.  
White COMPAC unit top  
Naia single lever wash basin tab by ROCA.  
Even Round thermostatic mixing valve shower panel by ROCA. Elite Resin Oporto shower base.  
The Gap bidet by ROCA.

### Secondary bathroom **Roca**

**INCLUDES:**

The Gap WC by ROCA.  
Alter wash basin by ROCA.  
White COMPAC unit top  
L20 wash basin single lever tap by ROCA.  
Contesa bathtub by ROCA.  
L20 mixer single lever bathtub tap by ROCA.



Bathroom and washroom will be layered with porcelain stoneware in the bathtub and shower areas.

Large spaces to make  
your life more  
comfortable



## 9 Bathroom units and taps

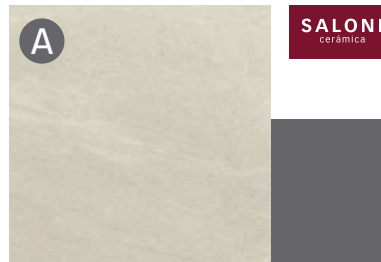
Water supply interior ducts are made in reticulated polyurethane. The bathrooms will be fitted with ROCA vitrified porcelain units, except for bathtubs and shower bases, which will be made of enamelled steel and resin, respectively.

The wash basins are mounted onto quartz-resin unit tops.

Bathtubs and showers will be provided with thermostatic single lever taps in main bathroom and single lever taps in secondary bathroom. The remaining bathroom units are fitted with single lever taps.

## 10 Kitchens

The kitchen will be fitted with a quartz-resin worktop and equipped with appliances.



KITCHEN | FLOORING  
porcelain stoneware 60 cm x 60 cm  
Petralava Ivory



The images are not real and serve illustration purposes only



## 11 Suspended ceilings and paintwork

The suspended ceilings are made of plasterboard in the entire property with manholes in areas where interior air-conditioning units will be placed.

Plain plastic paint will be applied to untiled walls and ceilings.

## 12 Electricity, TV and telephone systems

The electrical system will be installed to provide high electrical power, following the Low Tension Electro-Technical Standards. Lighting points. The living-room and bedrooms will be provided with TV, telephone and telecommunication connections. The switches are provided by SIEMENS.

The living-room and bedrooms will be provided with TV and telephone connections.

The terrace will be provided with an exterior lamp.

Electronic video telecommunication system with receiver and colour imaging.

SIEMENS Delta Style switches



NIESSEN 4.3" video telecommunication





## 13 Heating, air-conditioning and hot water supply

Central community solar panel system as a supplement to the ACS.

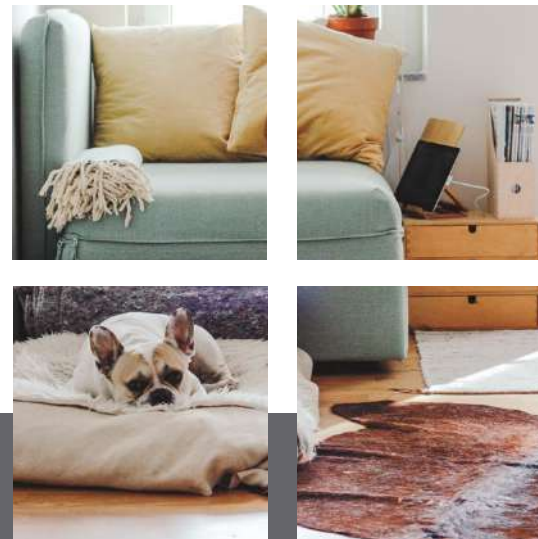
Full air-conditioning system with heat pump (cooling and heating) and fibreglass ducts. The interior unit is mounted inside the suspended ceiling of the bathrooms and the exterior unit is on the technical roof.

Solar panels are installed to provide sanitary hot water.

City gas heater for provide hot water with supplementary energy supply through solar panels.

## 14 Ventilation and fan extraction system

The properties are provided with interior air renovation systems with humidity-controlled extractor fans in bathrooms and kitchens.



The images are not real and serve illustration purposes only



## 15 Access and community areas

Salt chlorination community swimming-pool.

Garden areas and children play area.

Equipped gym and equipped children area.



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A development designed with the quality of life of its residents in mind



Vehicle access is provided  
by an automated door

## 16 Community parking space

Vehicle access is provided by an automated door.

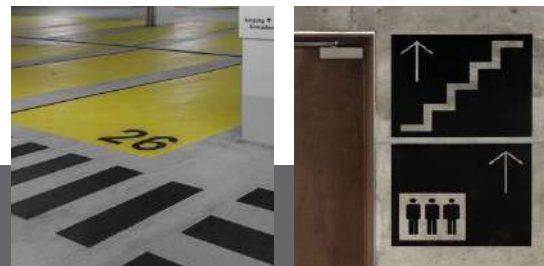
The parking spots will have separation markings on the floor and on the brick section of the cavity wall with floor and wall numbering.

The flooring will be mechanically smoothed concrete.

The storage rooms will be finished in plastic paint and stoneware flooring.

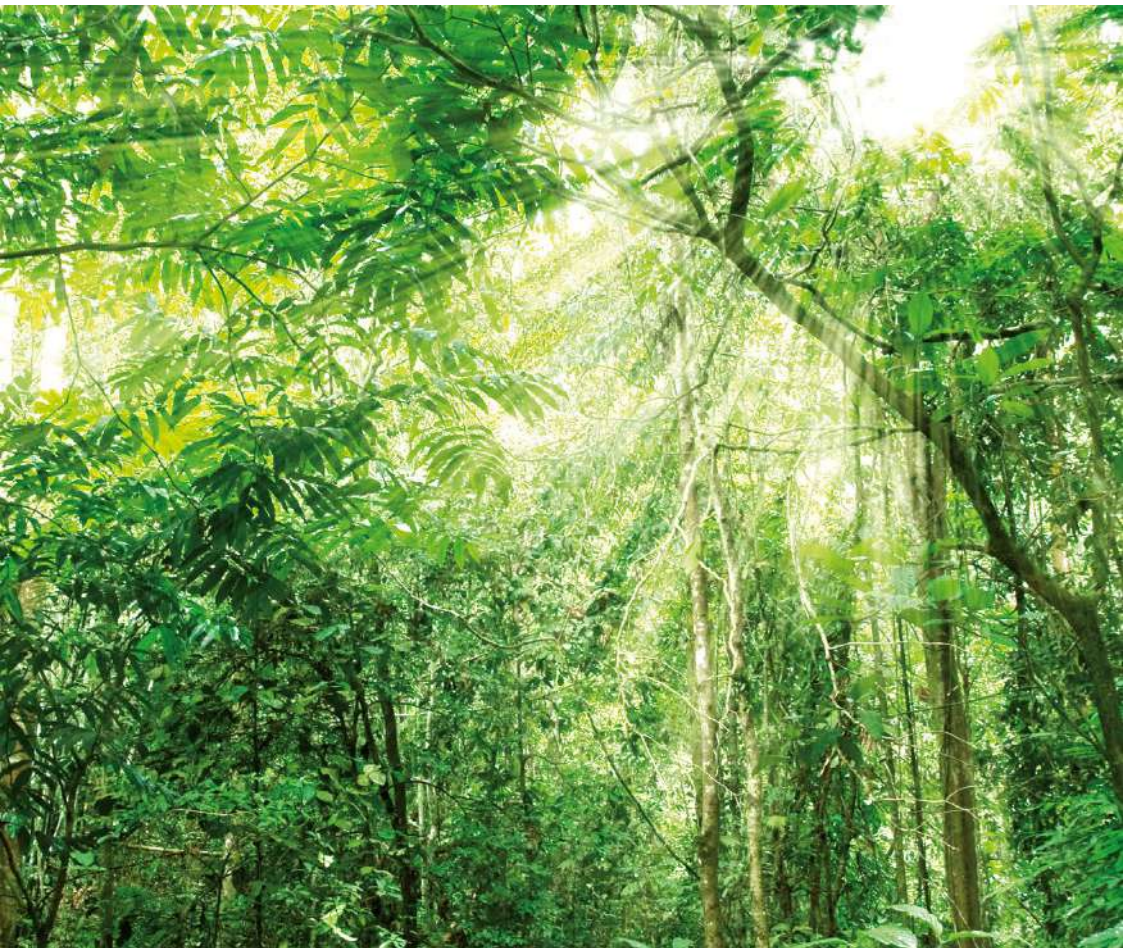
The parking space will be provided with cavity walls, consisting of a 90-cm plastered and painted brick wall, with a corrugated galvanised steel sheet.

Non-drinkable water supply outlets are also provided.



The images are not real and serve illustration purposes only

Parking space  
markings and  
pictograms



Our quality standards provide excellent outcomes to guarantee the users' comfort and enjoyment of their home, with not alone the best quality materials in the market, but also the lowest energy consumption.



## 17 Energy classification



Improvement of construction solutions in order to optimise energy consumption and guarantee user comfort and enjoyment.



LED bulbs are used in various areas of the building, thus guaranteeing optimal consumption, durability and efficiency.

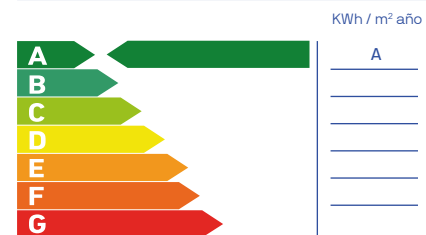


Latest technology in air-conditioning and air-quality systems, with prioritisation of the final outcome product as well as low consumption.

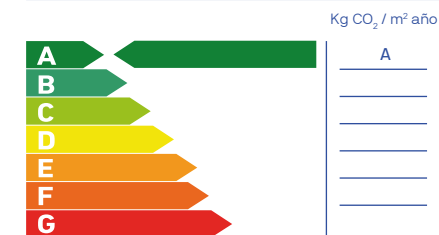


Sanitary units that are environmentally friendly. Their low consumption provides significant savings on the water bill as well as contributing to improve our environment.

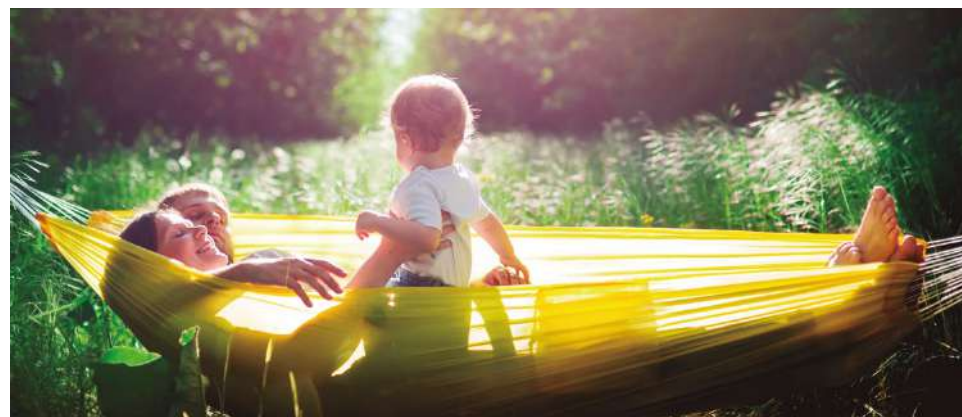
### Consumo de energía primaria no renovable



### Emisiones de dióxido de carbono



**Note:** This information, drawings, measurements, dimensions and graphic documentation are for guidance only and they are not contractually binding. They may be subject to potential modifications due to technical, legal or administrative requirements deriving from the granting of the necessary permits and authorisations, as well as any construction or design requirements the Construction Managers might need to consider, without detriment to quality. The furniture, garden features and appliances are shown with illustration purposes only and therefore they will not be included in the property, except in the cases where these are specifically included in the list of materials. The wardrobe dimensions refer to the necessary building gaps. The kitchen furniture and the layout of the appliances may vary slightly subject to their final assembly. The flooring and tiling are also shown for illustration purposes only and modifications may apply.



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This list of construction materials serves illustration purposes only, reserves the right to introduce any modifications necessary on account of technical or legal requirements, as per the indications of the head architect, when these are necessary or convenient for the efficient completion of the building or when they are requested by the competent public bodies, in which case they will be replaced by others of equal or higher quality. The images in this brochure are for illustration purposes only and not contractually binding.