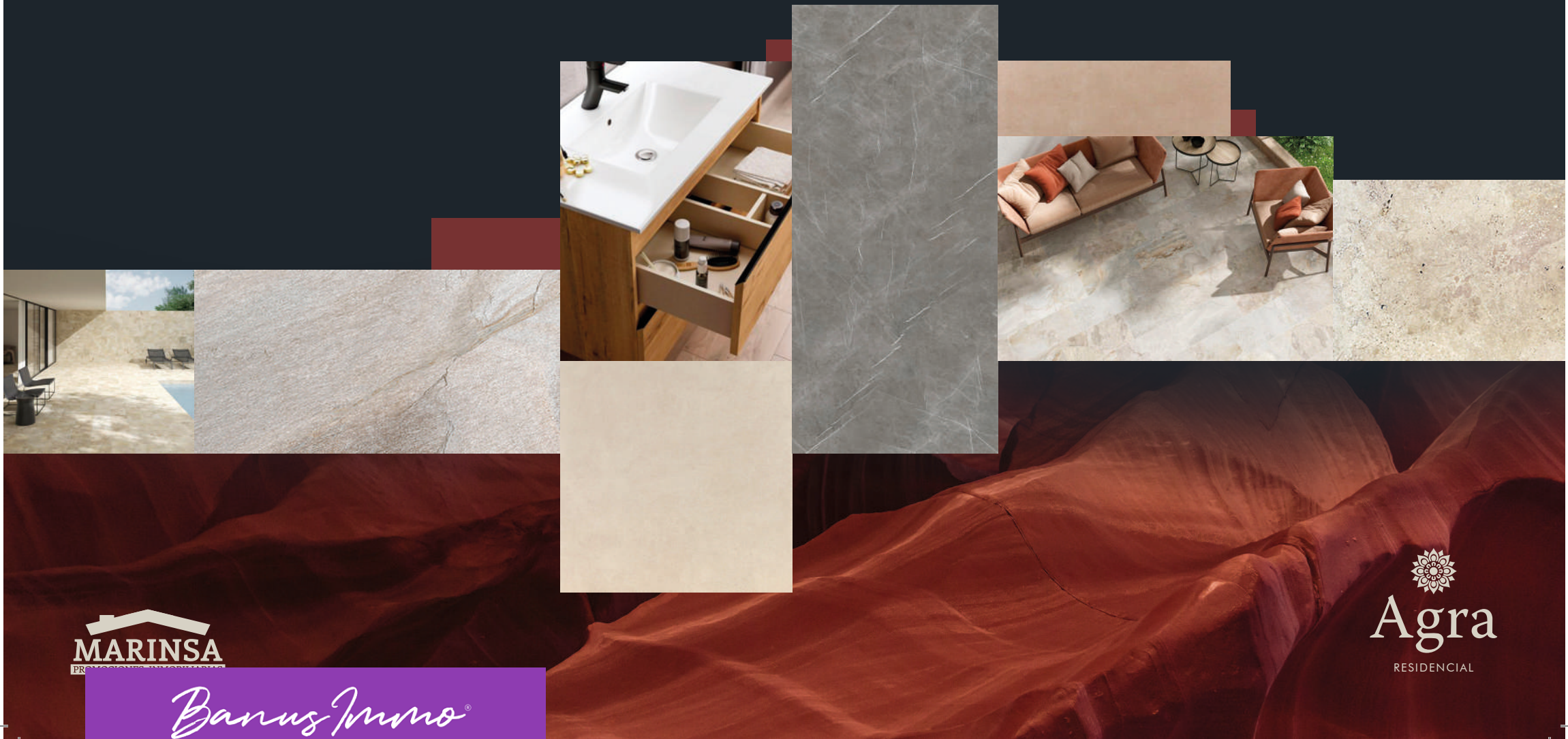


Quality specifications



MARINSA
PR

Banus Immo
MARBELLA


Agra
RESIDENCIAL



Quality



Comfort

We always select the best materials for our projects, because quality and well-being go hand in hand when we talk about one of the most important decisions we make in life: choosing a home. And because we want you to feel comfortable, safe and happy in your new home.

Exterior

Foundation and structure

Superficial foundation using reinforced concrete slab and walls. Reinforced concrete structure.

Covers

On the upper terrace, passable roof with insulation, finished with porcelain stoneware flooring, 30 x 60 cm format, non-slip. Azuvi Aymara Beige Brand (1).

In stairwell ceilings, sloping roof with ceramic tile.

Facades, party walls and partitions

Exterior facade with nasturtium cladding, consisting of a solid perforated brick wall, a layer of projected polyurethane, an air chamber and a hollow brick partition. Double hollow brick partition.

Exterior cladding and flooring

Plastering of mortar and special paint for exteriors.

Terraces and patios flooring: non-slip porcelain stoneware flooring, 30 x 60 cm format. Azuvi Aynmara Beige brand (1), top quality, and skirting board of the same material.



External woodwork

On the exterior **facade**, aluminum carpentry with thermal break, lacquered with tilt-and-turn opening or sliding, according to the project.

Glasses: double low emissivity, with argon gas chamber and with reinforcement of thermal performance.

Extruded aluminum slat **blinds** in bedrooms, lacquered in the same color as the exterior carpentry, injected high-density insulation and motorized drive.

Pool, urbanization and common areas

Pool lined with tile, interior stainless-steel stairs and saline purification system.

Metallic exterior pedestrian **gate** and electronic opening.

Motorized **swing gate** in parking lot.

Landscaping: areas of planters throughout the urbanization.



Interior

Interior partition

By means of a 7 cm double hollow brick partition and covered with plaster.

Coatings and pavements

Flooring in homes: porcelain flooring, Kaster Arena model, Practika brand, 60 x 60 cm format (2). White MDF skirting.

Bathroom floors and walls:

- Ground floor toilet: flooring made of the same material as the floor of the house, porcelain stoneware format 60 x 60 cm; porcelain stoneware wall model Tadam Bone 30 x 90 cm (5).
- Main bathroom: flooring made of the same material as the floor of the house, 60 x 60 cm porcelain stoneware; wall with laminate - decorative 120 x 260 cm Azuvi, Aran Dark Gray model (3).
- Rest of the bathroom Tadam Bone 30 x 90 cm (5).
- Second bathroom: same material as the floor of the house, stoneware - porcelain 60 x 60 cm format; shower wall decorated with 30 x 90 cm piece, Practika Tadam Cream brand, 30 x 90 cm (4). Rest of the bathroom Tadam Bone (5).

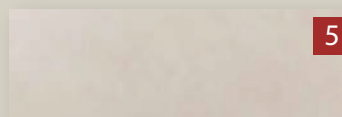
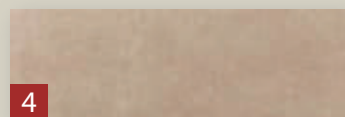
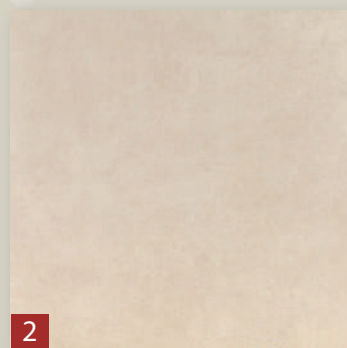
Stairs composed of footprints and top-quality beige marble partitions.

Interior walls: plaster plastering and smooth paint finish on vertical walls.

Basement floor and utility rooms.

Ceilings: gypsum plaster and white smooth plastic paint finish.

False ceiling in bathrooms and kitchen with waterproof laminated plasterboard. The rest of the house will have a false ceiling necessary for air conditioning installation ducts.



Interior

Interior woodwork

Armored door at access to homes with reinforced subframe and security lock. Half handle inside and handle, interior latch.

Swing wooden **interior doors**, lacquered in white.

White lacquered hinged door **cabinets**.
They are supplied lined with an upper shelf and a hanging bar.

Stainless steel **handles**.

Kitchen room

Modern design kitchen furniture, metal handles, top covered with porcelain tile. Induction hob and extractor hood are included.

Installations

Sanitation: separative system of rainwater and fecal water, with fecal and rainwater downspouts.

Plumbing: internal canalization with Wirsbo pipe. Hot water production by electric boiler.



Interior

Installations

Sanitary appliances: composed of showers with spray, washbasin on furniture and toilet with low tank.

Faucet: mixer.

Mechanic ventilation.

Electricity: data / telephone sockets, antenna, electrical sockets and mechanisms JVC brand of color, or of similar quality.

Video - electronic intercom with camera in access to the house and color monitor.

Air conditioning installation: ducted air / air system.

Telecommunications: the housing development will have a common telecommunications infrastructure.

Several

- Custom made tempered glass shower screen.
- Suspended furniture and countertop mirror in the two bathrooms and in the toilet.
- Smooth plastic paint on walls and ceilings.



47 homes in Estepona

3 bedrooms with terraces
2 bathrooms and a toilet
Kitchen - Living - Dining room
Porch with pergola
Entrance garden or flooring
Solarium with pergola
Basement

Common zones

Pool and gardens
2 parking spaces in the basement



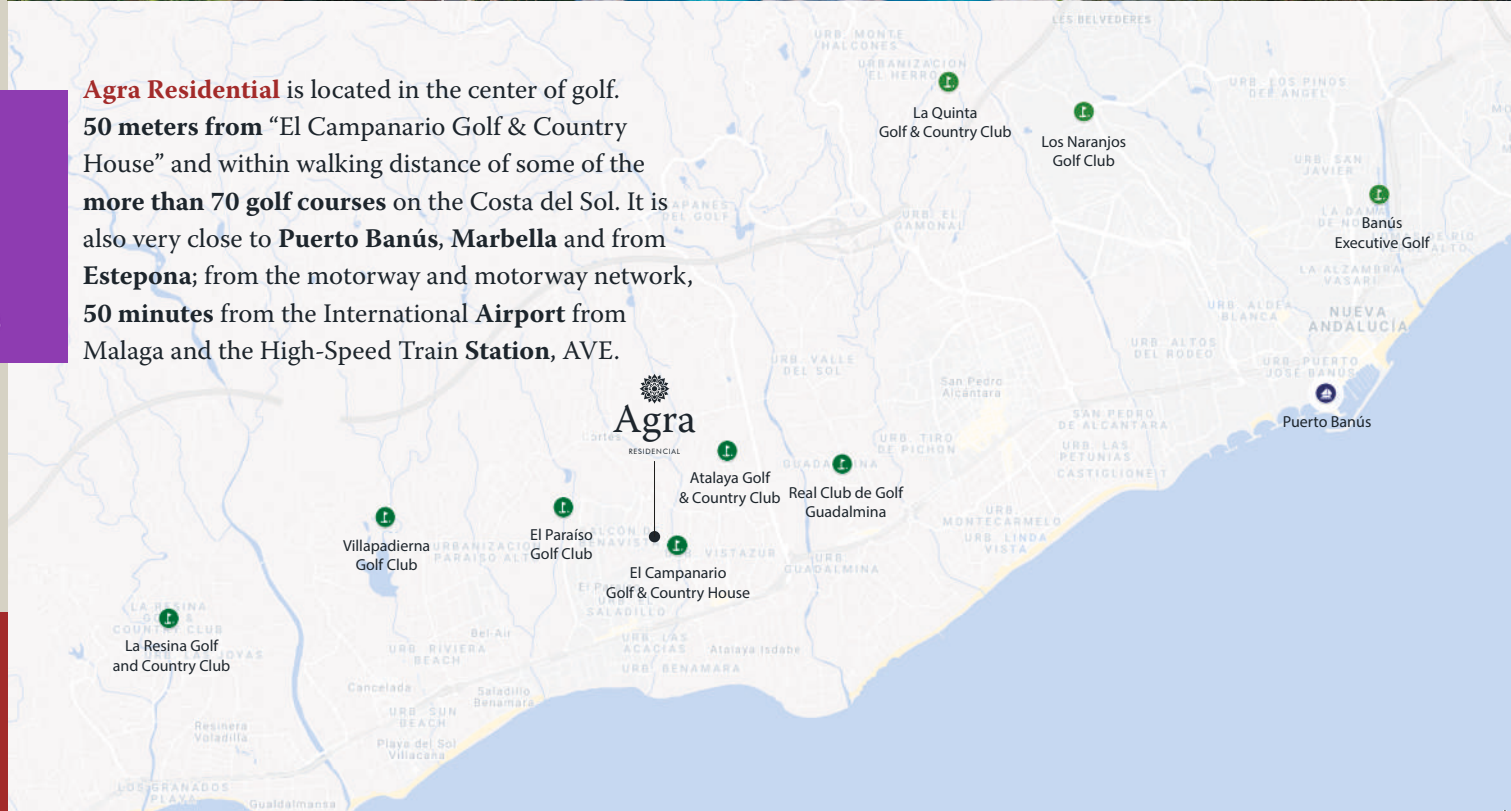
In the center of golf

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administrative requirements, problems of lack of supply of materials, or an initiative of the Facultative Directorate. The images have no contractual validity.

Agra Residential is located in the center of golf. **50 meters from** "El Campanario Golf & Country House" and within walking distance of some of the **more than 70 golf courses** on the Costa del Sol. It is also very close to **Puerto Banús, Marbella** and from **Estepona**; from the motorway and motorway network, **50 minutes from the International Airport** from Malaga and the High-Speed Train **Station, AVE**.





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