



ISIDORA  
living

*Quality Specifications*

*Banus Immo*<sup>®</sup>  
MARBELLA

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## FOUNDATIONS AND STRUCTURE

- Reinforced concrete foundations with perimeter wall of reinforced concrete in buried areas, including exterior waterproofing with perimeter drainage.
- Structure is formed with reinforced concrete slab and reinforced concrete pillars. In accordance with current regulations.

## ROOF

- The roof is prepared with an extensive degree of thermal insulation, bilayer membrane with extruded polystyrene thermal insulation, geotextile protection layer and finished with 1st quality tiling in accessible areas and pebble gravel in non-accessible areas.

## FAÇADE

- Cladding on facade and exterior areas is with cement mortar rendering on brickwork and painted.
- Exterior closing complies with all requirements to optimize thermal insulation and soundproofing, finished in 'capuchina' style with exterior perforated brick and mineral wool thermal insulation and soundproofing. Interior partition walls with a plaster finish or dry partition walls are executed with plasterboard panels.

## PARTITION WALLS AND INSULATION

- Interior partition walls with double hollow brick, dry partition walls with plasterboard panels.
- Walls between apartments are formed by double wall hollow brickwork, dry partition walls with plasterboard and mineral wool soundproofing sealed with anti-resonance strips.

## EXTERIOR CARPENTRY

- First quality exterior carpentry in lacquered aluminum or PVC in a colour to be defined by Project Management and in a contrast colour to the facade. Carpentry with Thermal break (RPT) and micro ventilation system.
- All doors and windows are 'Climalit' double glazed.
- Exterior roller blinds in bedrooms.

## INTERIOR CARPENTRY

- Security entrance door to the property.
- Internal wooden doors, modern design and lacquered in a colour yet to be defined by Project Management. Micro ventilation system included.
- Built in wardrobes in the bedrooms with doors in the same design and colour as internal doors. Lined interiors with suitcase shelf and metallic bar for hanging.
- Open dressing area in master bedroom depending on the type of home. Lined interiors, suitcase shelf and metallic bar for hanging.

## FLOORING

- Floating floorboards with anti-impact laminate in living room, kitchen, bedrooms, entry hall and corridors.
- First quality tiles on bathroom floors.
- First quality anti-slip tiled floors on terraces and accessible roofs.
- Polish cement flooring in garages and parking area.

## INTERIOR CLADDING

- Vertical walls in bathrooms are combined with first quality tiles (wet walls) and painted areas.
- Plaster false ceiling in bathrooms and kitchen as well as different areas of the home.
- The remaining walls in the home are plaster rendered with a fine and smooth plaster to be painted with a smooth light colour plastic paint.

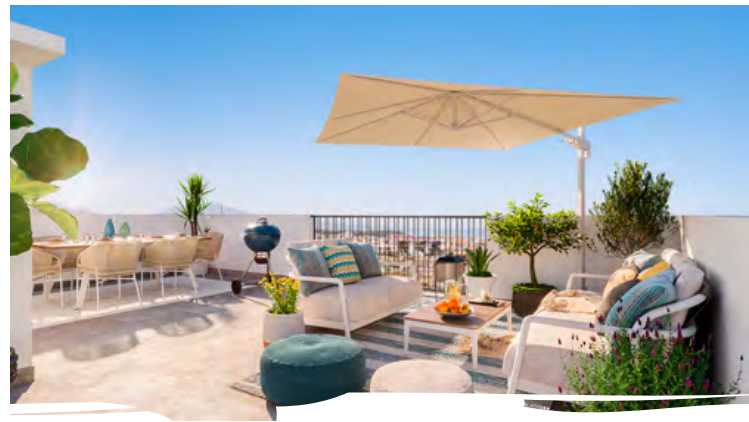
## SANITARY WARE AND PLUMBING

- First quality vitrified porcelain sanitary ware in white colour with shower tray depending on the type of home.
- Built in wash basins in integrated sink unit in bathroom.
- First quality Chrome mixer taps.
- Sanitary water system in accordance with current regulations, with independent stopcock for each 'wet' area.
- Hot and cold-water installation in accordance with regulations with cross-linked polyethylene pipes (PER).
- Home system for hot water supply by means of solar panels with back up supply by electric water heater.
- Community accumulator tanks with pressure group to guarantee uniform and continuous water pressure.

LIVING ROOM



PENTHOUSE SOLARIUM



SWIMMING POOL

## ELECTRICITY

- Electrical installation in accordance with Low Voltage Electrical Regulations.
- "High" grade of electrification.
- First quality switches and mechanisms.

## SPECIAL INSTALLATIONS

- Telecommunications installation in accordance with Common Telecommunications Infrastructure Regulations. Adapted for Optic fiber and coaxial cable to provide all digital options to each home.
- Ventilation in homes according to CTE. Micro-ventilation integrated in carpentry and extraction outlets in bathrooms and kitchen ceilings.
- Air-conditioning installation for air-air system, with Climaver type fibre ducts or similar and supply and return grilles lacquered in white.
- Electronic video entry phone.
- Fully fitted kitchens including top quality ceramic hob, extractor fan and oven. Other electrical appliances as well as furniture for washing machine, fridge freezer, hot water heater and pantry cupboard will be optional and at extra cost.

## COMMUNAL AREAS

- Entrance hall with porcelain tiles and walls rendered in different materials and using different decorative elements according to the design by Project Management.
- Lift Access to all floors and parking. Independent vestibules with garages.
- Polished concrete floors in basement car park.
- Automatic door with remote control for vehicle access.
- Fire detection system with sensors and sirens.
- Mechanical ventilation in garage with fire and CO2 detectors connected to a central alarm.
- Adult and children's swimming pool with gardens in the surrounding area.
- Communal tropical gardens with automatic irrigation system.
- Exterior pathway lighting from beacons to prevent light pollution.
- Pre-installation of individual charging point for electric car in the garage area.
- Gymnasium in an enclosed and covered area, with fully equipped multidisciplinary equipment and an outdoor garden area.
- Coworking / Coliving space in an enclosed and covered area, as well as an outdoor recreation and reading area. Equipped with piped music, USB sockets for mobile phone recharging and low kitchen unit for internal use.
- Outdoor barbecue area with terrace space for the installation of tables and chairs.
- Children's play area.
- Area for intelligent mailboxes or parcel boxes in communal areas.



## Extras

- ☀ CHANGE OF WHITE NORTH WORKTOP TO CHARCOAL GREY.
- ☀ CHANGE OF KITCHEN WALL UNITS FROM GLOSS WHITE TO RUSTIC MATT.
- ☀ KITCHEN APPLIANCES: FRIDGE, MICROWAVE, DISHWASHER AND WASHING MACHINE.
  - FULLY FITTED KITCHEN WITH BALAY OR SIMILAR APPLIANCES.
  - FULLY FITTED KITCHEN WITH BOSCH OR SIMILAR APPLIANCES.
- ☀ PENINSULA KITCHEN.
- ☀ FURNITURE FOR WASHING MACHINE, FRIDGE OR PANTRY AREA:
  - TYPE 1 KITCHENS: 2 UNITS.
  - TYPE 2 KITCHENS: 3 UNITS.
- ☀ CLADDING BETWEEN WALL AND BASE UNITS.
- ☀ REPLACEMENT OF OAK-COLOURED LAMINATED WOOD FLOORIN WITH LIGHT GREY.
- ☀ CHANGE OF FLOORBOARDS FOR IMITATION STONEWARE FLOOR TILES.
- ☀ INSTALLATION OF VEHICLE RECHARGING.



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The information and graphic materials in this document are for information purposes only, they have no contractual value and may be subject to changes due to technical or legal requirements or at the initiative of the Project Management. The gardening, decor and furniture are solely for decorative purposes and are not binding. The rest of the information related to Andalusian Government Royal Decree 218/2005 is available and can be viewed at our offices.

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