



PINE HILL  
residences

QUALITY SPECIFICATIONS

*Banus Immo*<sup>®</sup>  
MARBELLA

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# PINE HILL

residences

## Welcome to your new home

**Pine Hill Residences** is an exclusive residential development of 71 homes to enjoy a modern lifestyle.

Offering well-being and comfort, it is an ideal place to live and feel Mediterranean life.

There are apartments of different types with 2, 3 and 4 bedrooms, all of which include a garage and storage room.

**Pine Hill Residences** offers the perfect balance between comfort, leisure and tranquillity.





# EXTERIORS

## FOUNDATIONS AND STRUCTURE

- The foundations and basement walls are constructed according to the specifications defined in the technical project, using high-strength concrete to designed specifications, cements suitable for the type of land and steel calculated accordingly.
- Reinforced floors, walls and pillars with structures made of reinforced concrete slabs in accordance with Spanish construction regulations.

## FACADE

- The external enclosure of the building will be made from brickwork, including an air cavity with inner insulation and cladding featuring dry partition walls of laminated plasterboard or brickwork.
- The exterior finish will be a rendered cement mortar, coated with exterior paint. The terrace parapets will be finished with safety glass panels or a brick wall.

## ROOFING

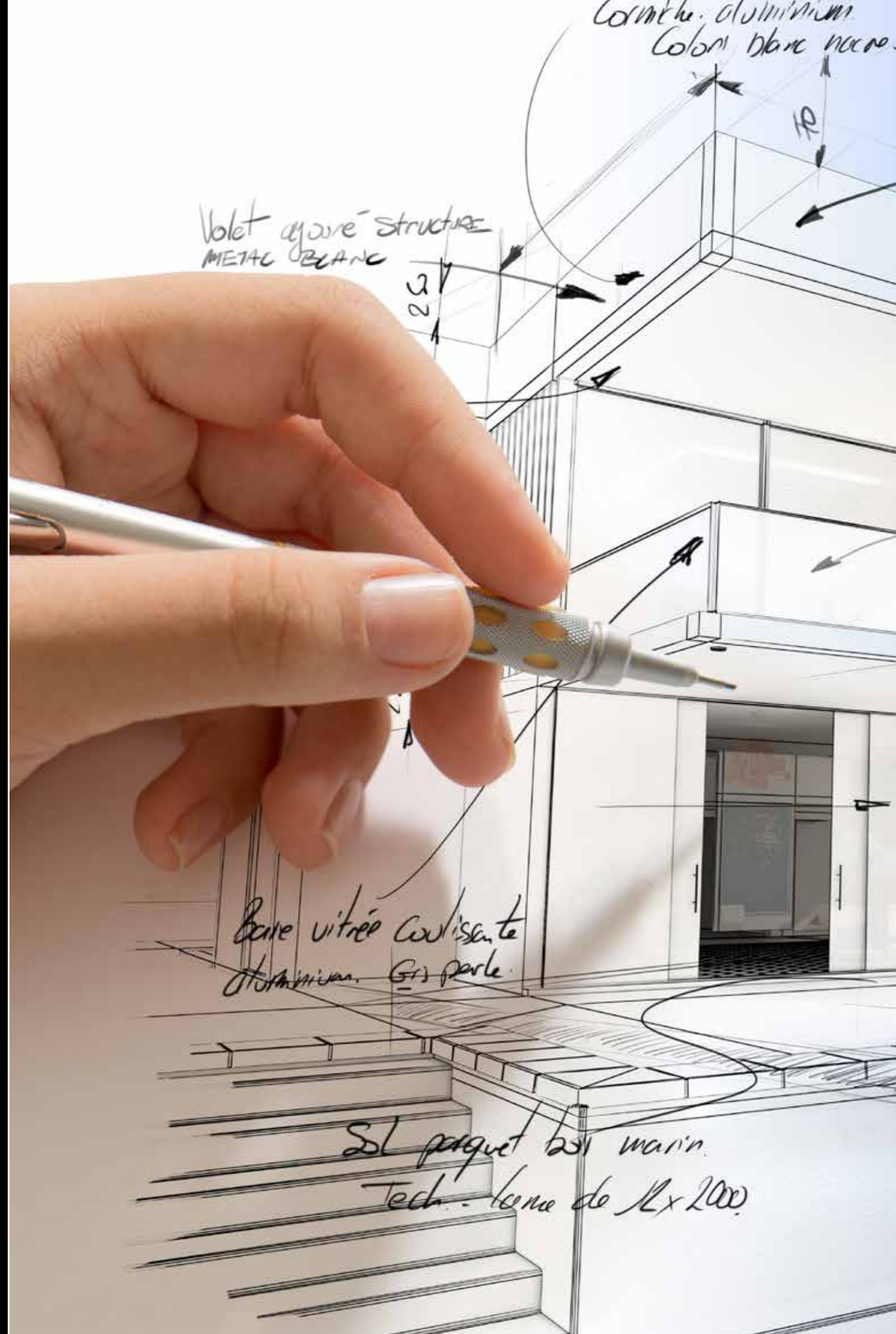
- The roofing has been designed to ensure water tightness against leaks and humidity, to be fully waterproof. The walkable flat roofs will be finished with a non-slip stoneware floor in areas where required and a gravel finish for non-walkable flat roofs or tiles for sloping roofs.

## EXTERIOR CARPENTRY

- Lacquered aluminium exterior carpentry with thermal bridge break. Folding, tilt-and-turn or sliding opening systems, according to typology and technical requirements, and thermoacoustic Climalit type double glazing with air chamber.

## TERRACES

- Terraces and balconies will be finished with a non-slip porcelain stoneware.





# INTERIORS

## PARTITION AND INSULATION

- The partition walls will be made of laminated plasterboard with insulation.
- The non-tiled walls will be finished with smooth plastic paint.

## MAIN DWELLING

- The flooring will be either polished terrazzo, porcelain stoneware, wood effect tiles or similar, running throughout to unify the entire interior of the property.
- The bedrooms will feature aluminium blackout shutters to match the exterior carpentry.

## INTERIOR CARPENTRY

- Armoured access door and security lock. Internal lacquered doors, with a white smooth finish including steel handles and hinges.
- Modular fitted wardrobes to match the internal doors, equipped with a shelf and hanging rail.

## KITCHEN FURNITURE AND APPLIANCES

- Kitchen furniture includes upper and lower cabinets. The countertop will match the cabinet doors according to the set ambiances.
- The splashback will be tiled. The kitchen comes equipped with electrical appliances including a ceramic hob, oven, microwave, extractor hood, refrigerator and dishwasher.
- A suitable space will be left for the installation of a washing machine/dryer.

## BATHROOMS

- Bathroom walls will be finished with a combination of porcelain stoneware and paint, to match the flooring in the property. Sanitaryware will come in a white glazed porcelain ceramic.
- In all bathrooms that have a shower, a non-slip shower tray will be installed. Taps will be modern chrome mixer taps.



# INSTALLATIONS

## HOME AUTOMATION

- The dwellings have pre-installation for home automation (domotics).

## ELECTRICITY AND TELECOMMUNICATIONS

- Power and telecommunications outlets will be supplied according to the Low Voltage Electrical Regulations, with switches and sockets from leading brands.
- Wiring installation includes safety switches and separated circuits in the main electrical panel.
- The properties will have basic LED lighting installed in all rooms. TV, telephone and internet sockets will be installed in the main rooms, in accordance with the technical regulations.
- All apartments will have a video intercom.

## AIR CONDITIONING AND HOT WATER

- Individual domestic hot water is produced via Aerothermia, a high energy efficiency system. Hot / cold air conditioning is installed throughout the property.

## PLUMBING

- The apartments will be fitted with a main water supply shut-off valve at the entrance of the property and independent shut-off valves for each wet room. The plumbing installation includes a water supply inlet for each sanitary appliance in the bathrooms and the kitchen, and for electrical appliances in the kitchen area.



# FACILITIES

## SWIMMING POOL

- Located on the ground floor, with saltwater chlorination treatment system, underwater lighting and shower area.

## SPA AREA

- Indoor relaxation area equipped with a heated pool, sauna, water and hydromassage jets. Changing rooms with showers and toilets.

## FITNESS

- Gym equipped with sports equipment, music system and television.

## TRANSPORT

- Private shuttle bus service to the beach.

## SOCIAL CLUB

- Multi-purpose common room located in the basement of the building.
- Gastrobar with lounge area and kitchen.

## CINEMA ROOM

- Residents benefit from their own private movie theatre. Projector and sound system for private screenings.

## BUSINESS CENTRE

- The business centre is complete with office facilities including a meeting room, internet, printing and presentation facilities.





# INFRASTRUCTURE

## ACCESS AREA AND LIFTS

- Main access to the urbanisation through a single entrance.
- Lift access from the garage to the ground floor
- Lift access to all apartment floors.

## GARDENS

- The external communal areas feature modern and contemporary Mediterranean gardens with aromatic herbaceous, and citrus plants among other species suitable for its surroundings.
- Automatic irrigation system and installation of outdoor lighting.

## GARAGES AND STORAGE ROOMS

- Parking, with space for one car, and storage room for each property. An additional parking space for a second vehicle may be available according to availability.
- Installation of ventilation, fire detection and protection systems in garage area.







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