

# MAREIN NATURA

NUEVA ANDALUCÍA · MARBELLA



Non-binding figurative image

## Villa Thyma - Quality Statement

# CONSTRUCTION SPECIFICATIONS

## MAREIN NATURA - THYMA

### FOUNDATIONS AND STRUCTURE

Foundation using reinforced concrete slab, according to data from the geotechnical study, complying with CTE-DB-SE-C regulation specification. Where needed, concrete walls in the basement walls. Structure using bidirectional slabs and reinforced concrete slabs. All under compliance with current DB-SE and EHE standards.

### ROOF

Sloped roof, waterproofed and thermally insulated, finished with plain roof tiles.

### WATERPROOFING

Roofs and terraces are waterproofed by welded asphalt sheet installed in compliance with DB-HS standard building regulation.

Basement walls, when existing, will be externally waterproofed and fitted with perimetral drainage.

### COATINGS

Exterior: Smooth finish and painted, mortar render and decorative tile insertions.

Interior: Taped, joined and painted plasterboard on walls and ceilings.

### ISOLATION

Thermal and acoustic insulation by mineral wool on roof cavity. Thermal and acoustic insulation by semi-rigid mineral wool in façade wall cavities. Additionally, acoustic insulation is fitted between the house rooms, by adding mineral wool to the house partitions. In compliance with current DB-HE and DB-HR.

### FAÇADES

Cavity walls formed by external sheet of perforated bricks rough rendered inside with hydrophobic mortar, air cavity and self-supporting plasterboard system formed by 15 mm plaster boards on galvanized metal frames, with rock wool as thermal / acoustic insulation according to CTE-DB-HE Energy saving and CTE-DB-HS Health as Safety regulations.

### PARTITIONS

Plasterboard system partition with Rock Wool soundproofing inside, water-repellent plasterboard panels are used in wet rooms. Made according to the guidelines of the CTE-DB-HE regulations. Energy saving; UNE 102040 IN, assembly of plasterboard partitions with metal structure.



Non-binding figurative image. Optional decoration proposal.



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# QUALITIES

# MAREIN NATURA-THYMA

## FLOOR AND WALL TILES: RECTIFIED PORCELAIN

**Solado interior y exterior** Roadstone Linen 90x90 cm natural stone look rectified porcelain tiles. C3 slip resistant category in bathrooms and exterior areas.

Secondary baths are tiled using the same porcelain tile as for the flooring, on shower perimeter.

On main and secondary bedrooms Wood looking rectified porcelain Origin Umber, 22,5 x 180 cm as per below image.



Roadstone Linen 90x90 cm



Origin Umber 22,5 x 180 cm

In the main bathroom, a box is designed for the shower and bathtub area, fully tiled and with a great visual effect, with large-format rectified porcelain tiles with a travertine-effect finish.



Travertino Grey 100x300 cm

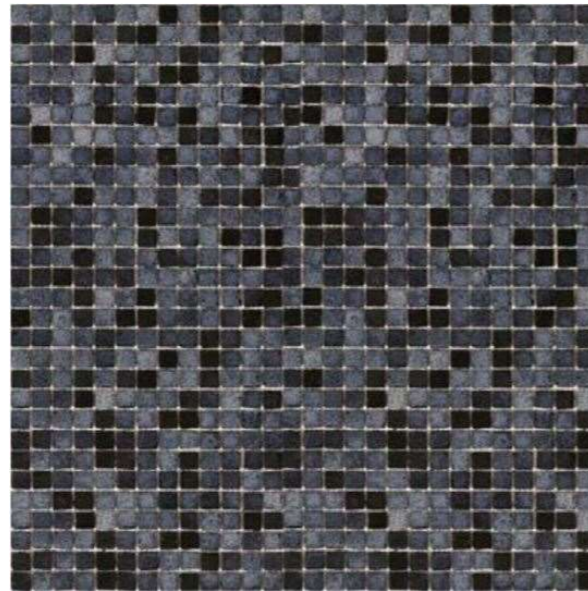


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**Pool.** Pool border is made out of the same tiles use don terraces, obtaining a continuity effect. The pool is tiled with vitreous mosaic in gray and black tones.



## GLASS

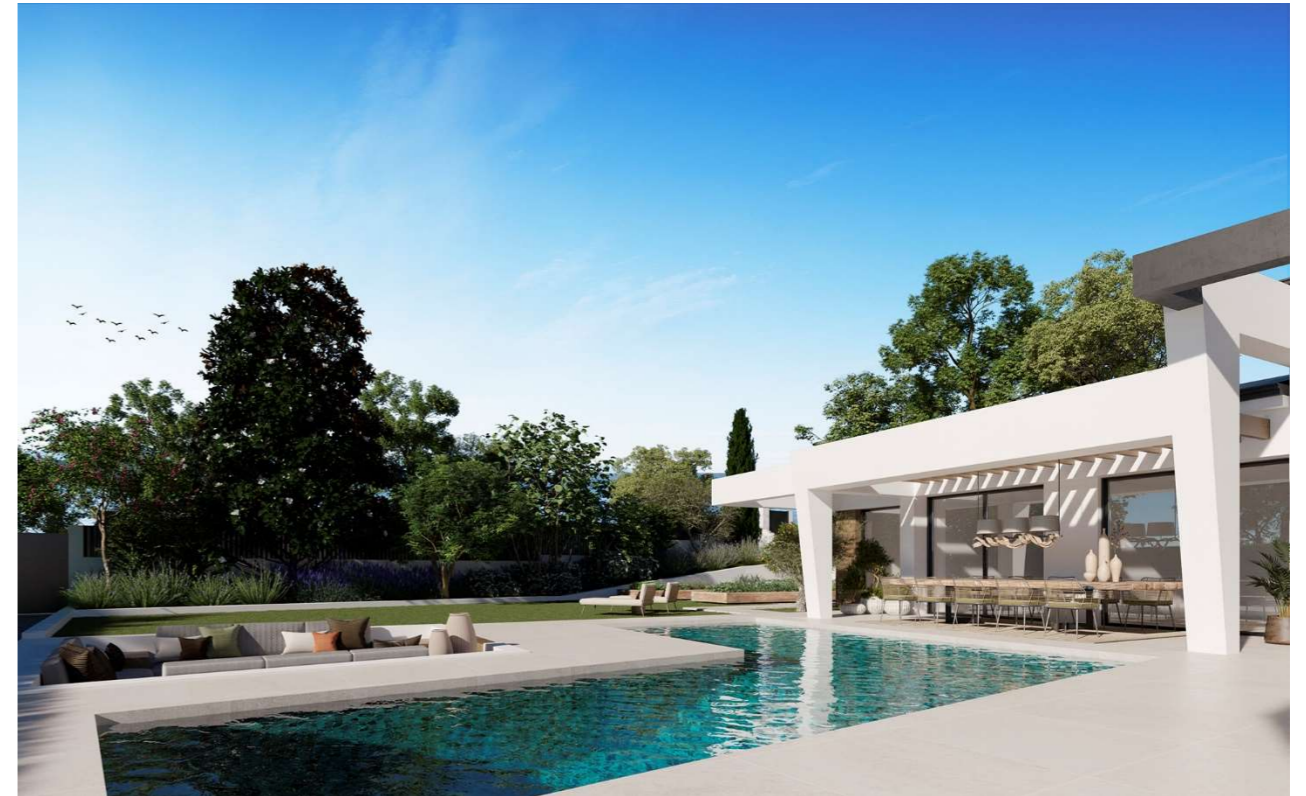
Double glazing in all exterior joinery. Laminated safety glass on the ground floor.

## JOINERY

**Interior:** 2.40 m high plain wooden doors, white lacquered, fitted with hidden hinges, magnetic latch and stainless-steel 1st quality handle. Entrance door made of steel core and noble wood skin weather resistant treated, with lock and safety handle.

Fully distributed walk in closet at master bedroom with LED lighting. Built-in closet with floor-to-ceiling doors in the rest of the bedrooms, internally organized with a functional distribution of shelves, hanging bars and drawers.

**Exterior:** Technal, high-quality extruded aluminum with thermal breaks joinery. With the most advanced technologies in the sector and having numerous tests and certificates guaranteeing it. Offering the highest standards on safety and reliability. It will be provided with air intake openings for ventilation.



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## BATHROOM AND TOILET

The distribution, sanitary ware, taps and furniture of bathrooms and toilets have been made with the support of an interior designer, so that it is not a sum of pieces or elements, but a space conceived as a whole.

### FITTINGS AND FAUCETS

#### Master bathroom:

Travertino Gray porcelain countertop with semi-recessed double washbasin on custom-made furniture in RAL 7044 color.

Fix shower screen.

170 x 88 cm freestanding bathtub with floor-mounted tap.



Non-binding figurative image

#### Secondary bathrooms:

Roadstone Linen porcelain countertop with semi-recessed washbasin on cabinet in size 90 or 100 cm depending on bathroom, in RAL 7044 color.

Folding door at bathroom 2 and 3.

Fix screen with sliding door at bathrooms 4 and 5.

#### Ground floor toilet:

Pedestal sink Toba Gris or similar at ground floor toilet.



#### All bathrooms:

Backlit mirrors

Coatable recessed shower sinks

Wall-hung toilet with cistern built into the partition with a half and full flush button, cushioned seat and lid. Villeroy Boch model SUBWAY 2.0, in all bathrooms and toilet. Bidet of the same model in the master bathroom.



Non-binding figurative faucet.

Brushed bronze Hansgrohe faucets in all bathrooms.



# KITCHEN

## KITCHEN FURNITURE

Fully designed kitchen, **Dica** brand or similar, equipped with **Neff** appliances.

The night gray matt lacquered fronts, extremely resistant and very easy to clean and hygienic, have been combined with a countertop shelf and bar in Olmo Natur.



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Large-format porcelain countertop in Storm Black color, perfectly combines the great resistance of porcelain with the design of kitchen furniture, providing exclusivity and elegance.



## APPLIANCES

Neff, German brand of household appliances, experts in the sector and with a high-quality customer service.

Integrated side by side refrigerator – freezer unit and dishwasher.

Oven and microwave column.

Induction cooking hob with integrated surface extractor. A unique effectiveness, quietness, easy to clean and an elegant design.

Sink and pull-out tap, in stainless steel.



## OTHER EQUIPMENT

### ELECTRICAL INSTALLATION

Electrical network planned according to the installed power, with top quality mechanisms with white shell or similar.

Telephone and television points in all bedrooms, living room and kitchen.

Installation of video intercom.

### CLIMATIZATION AND COMFORT

Air conditioning with cold-heat duct system, thermostat and independent air conditioning control in each room of the house.

Underfloor heating in all house rooms, by water system, except for master and secondary bathrooms that will be electrical system.

Generation of hot water for consumption and underfloor heating through an Aerothermal system, which guarantees the highest efficiency by reducing the energy consumption of the home.

### SMART HOME

Installation of home automation with a system of recognized prestige in control systems and home automation in the home. The home automation system will be controlled in the home using an Apple iPad-Wi-Fi 32GB, it will have control of curtain/blind motors, lighting and integration with alarm, prepared for the expansion of other function packages according to customer preferences.

### SWIMMING POOL

50,80 m<sup>2</sup> water surface with shallow area for possible placement of terrace furniture and deep swimming area. Interior, light blue or white, ceramic tile finish (Gresite) to be chosen between the models proposed to the client. Saltwater pool with LED spotlights.

### FENCING

Street fence 1.30 m wall made of concrete blocks rendered and painted in white. Over it and up to 2.00 m height metal fence according to design.

Boundaries with other plots, 1.80 m wall made of concrete blocks rendered and painted in white.

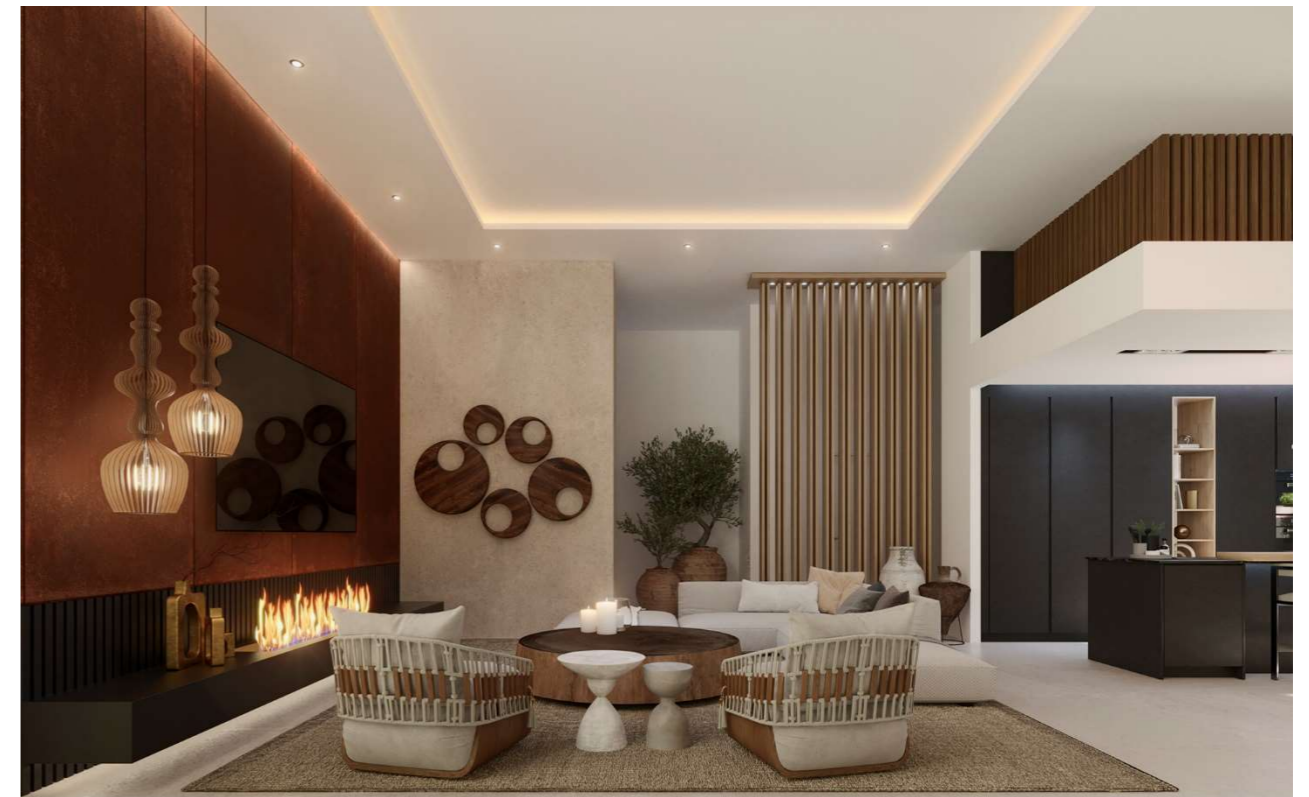
### BASEMENT

The basement floor will be finished "raw", that is, without terminations or finishes, with the exception of the space for the garage, the interior access staircase, the toilet and the utility room, which will be finished. It will have the necessary pre-installations for electricity, water and air conditioning. The basement has lighting and natural ventilation. The garage will be equipped with a sectional door.

### INTERIOR DESIGN (OPTIONAL)

The client has the option of hiring a prestigious interior design studio in Marbella, specializing in residential projects. Its versatility and its innate style will give each space in the villa a unique touch. This interior design proposal is attached to this specification report, which is reflected in the interior infographics of this villa.

**The decoration represented in the images shown are part of the optional interior design proposal.**



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## EXTERIOR - LANDSCAPING

The exterior areas of each Villa - Marein Natura have been carefully studied with the combination of its special architectural design in mind, as each house is projected on a single floor, with its own landscaping and organic garden so that you can enjoy the freshness of nature, you can cook with your own ingredients and food, perceiving the aromatic species that will characterize your home, while enjoying maximum use by having large terraces, garden areas, swimming pool and chill out area with winter fire.



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Each villa has its own landscaping project and an organic garden, lawns with automatic irrigation installation with diffusers, as well as pre-installation of garden lighting so that the client can customize it to their liking in the future.

PROMOTORA



AGENCIA EN EXCLUSIVA



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