



T H E
R E S I N A
6 I X





EXCLUSIVE DEVELOPMENT

LA RESINA GOLF | ESTEPONA
€ 2.395.000 - €2.695.000

This spectacular 6 villa development in La Resina Golf, Estepona is situated on an elevated plot with stunning panoramic sea and mountain views and qualities of pure luxury. Each of the luxurious contemporary villas has an approximate 1.080 m² plot and a total of 4 bedrooms, 2 located on the ground floor and the rest on the first floor. The combination of the open plan kitchen and sitting room with big sliding window doors creates a bright and airy living space.



Welcoming exteriors include a large terrace deck with a salt water infinity pool, a manicured garden, a cosy lounge area and dining space, perfect for al fresco dining. The properties include 2 parking spaces and a large raw basement.

Optional features include outdoor kitchen and BBQ, an additional terrace in the roof top with a Jacuzzi, full alarm and sound systems as well as a car charger as preinstallations have been made.



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APPROVED MATERIALS



A. Wooden floors: these will be applied just in all spaces of 1F, except bathrooms. The model is from Parquet Astorga, from the collection Lisboa Natur, ref 2020/86.



B. Porcelanic floors: applied in the rest of the interior and exterior spaces of the villas. The model is NaturBeige, 90x90 cm.



C: Porcelanic cladding: this is the material to be applied on the surface of the showers. The model is JW16 Raymi SLK of 120x278x6mm from the brand Cerafino.



D. Gresite: Ederglass blanco 99A.



E. Kitchen doors are 22mm spray painted with recessed handle in Topo colour. Kitchen worktop is 2cm Silestone “Calacatta Gold Pulido”. Sink is underglued Schock Brooklyn N-100L (50x40cm) in black. The tap is Schock Epos in black, not extractable.



F. Appliances are from SIEMENS and are integrated in the kitchen. Washing machine and dryer are freestanding.



Shower head and wall fixtures



Wall sink tap



Bathtub freestanding tap

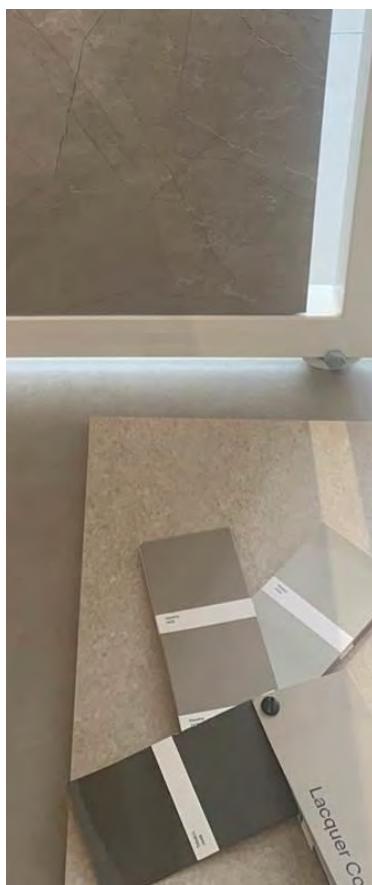
G. Bathroom taps are from Iconico, Collection A. Finishes are Brushed copper in master bathroom and guest toilet, and chrome in the rest.



H. Bathtub is from Ideal Standard, model DEA, 1700x750mm

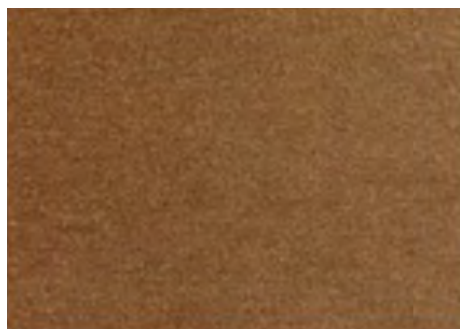


I. Toilet is from VILLEROY & BOCH - Subway 2.0, with Iconico flush plate (same finish as taps)



J. Bathroom sink furniture is from Inbani, model Strato, with finishes:

- Master bathroom: Tabaco
- Guest toilet: Havana
- Rest of bathrooms: Niebla



K. Decorative wood columns from Disegna, model Bastone, in Coffe finish, just in terrace at 1F



L. Skirting boards are waterproof, with measures 150x12mm in RAL 9010 (like walls)



M. All metalworks finish are Black RAL 7016 anthracite with texture. Metal carpentry is from Cortizo, model COR 4200-



N. White round stones for non accessible roofs



O. Laundry doors are 22mm soft touch laminate with recessed handle in White colour. Laundry worktop is 2cm Silestone "White Storm Pulido" (front is not included). Sink and tap in chrome

P. All lighting, including LED strips, are 2700K.

Q. Walls (interior and exterior) are painted in RAL 9010.



Mechanisms are from JUNG LS990 Blanco Alpino



Intercom FERMAX



Thermostat for AC and UFH in all rooms (except bathrooms)



Thermostat for UFH in bathrooms

R. Domotics system includes:

1. All lighting interior and exterior (controlled with standard switches – JUNG LS990 Blanco Alpino. Living room with 2 domotic keypads JUNG LS5094 TSM).
2. Dimmable lights at living/kitchen, master bedroom and master bathroom.
3. Underfloor heating (all for water in the entire villa).
4. Air conditioning.
5. Intercom (it opens the pedestrian street door).
6. Includes iPad.
7. It can control the sound system if installed (this sound system has also its own mobile app).

NOTE: These quality specifications may suffer variations due to issues out of the control of the technical and execution team of the development. In that case, the resulting materials, finishes, machinery will be of similar quality than the ones described in this table.

INCLUDED, PREINSTALLATIONS & EXTRAS

EXECUTED ON SITE:

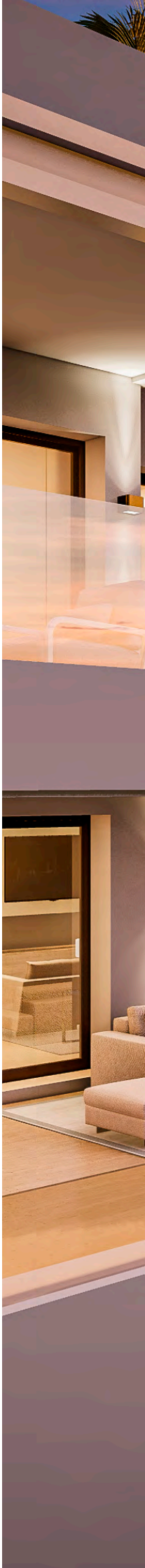
1. Pool heating
2. Pool salt filter
3. Underfloor heating (through water)
4. Towel heaters in bathrooms
5. Domotics: controls lights, with switches in the entire villa and keypads in living room, dimmable lights in living, kitchen, dining, master bed and master bath, underfloor heating, AC, intercom (2 exterior doors facing street: car and pedestrian), sound system (if installed by owner), it includes iPad.
6. USB type C plugs in bed headboards
7. Water softener for consumption
8. Solarium with floor, lights and glass balustrades

PREINSTALLATIONS:

1. Alarm + CCTV (including ducts, not the cables)
2. Jacuzzi on solarium (cold water, drainage and electric connections, no cables)
3. BBQ on pool level and solarium (cold water, drainage and electric connections, no cables)
4. Lift (empty space and basic structural support)
5. Sound system (12 points: living x2, kitchen x2, master bedroom x2, family room x2, pool terrace x2, solarium x2 (just tubes within the ceilings and walls))
6. Exterior wifi (just tubes for cabling, no cables)
7. Curtain connections (living areas and bedrooms)
8. Electric car connection (just tubes, no cables)
9. Future connections for systems in the basement

EXTRAS:

1. Pool cover
2. Garden upgrade
3. BBQ's
4. Car charging device
5. Sound system
6. Alarm + CCTV
7. Lift
8. Jacuzzi on solarium
9. Pergolas in the parking and on the solarium





The background is a solid teal color with a faint, large-scale pattern of tropical leaves, possibly banana leaves, in a slightly darker shade of teal. The leaves are positioned on the left and bottom right sides of the frame.

THE
RESINA
6IX