



VILLAS
**Monte
Palatino**

PORCELANOSA
PARTNERS





Estepona, an oasis by the sea, is considered the new Golden Mile of the Costa del Sol. A stylish city in a privileged location, nestled at the foot of the majestic Sierra Bermeja and overlooking the Mediterranean waters, it offers us a true urban garden.



Monte Palatino is an exclusive project of 5 villas, located in the highest area of Valle Romano in Estepona, offering breathtaking views of the Mediterranean Sea and Valle Romano Golf Club. Just 5 minutes from the beach, while Marbella and Puerto Banús are only an additional 15 minutes away.



To ensure you enjoy your new home to the fullest, each villa will be fully customizable in collaboration with Porcelanosa Partners. Flexible designs will allow you to tailor the space to your needs. Each villa is set on a 884 m² plot, with a total usable area of 540.47 m² spread across four levels.



To fully enjoy your new home, each villa will be entirely customizable in collaboration with Porcelanosa Partners. Flexible designs will allow you to adapt the space to your needs. Each villa is set on an 884 m² plot, with a total usable area of 540.47 m² distributed across four levels.











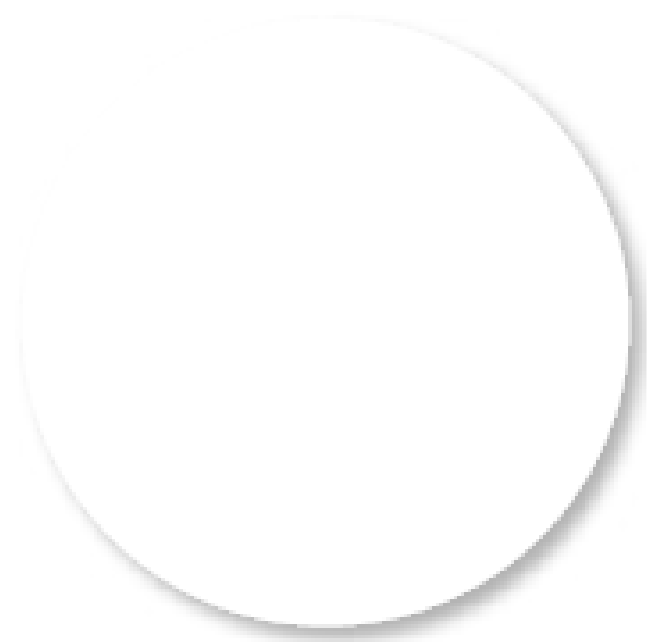


BOTTEGA CALIZA
59,6 x 59,6 cm



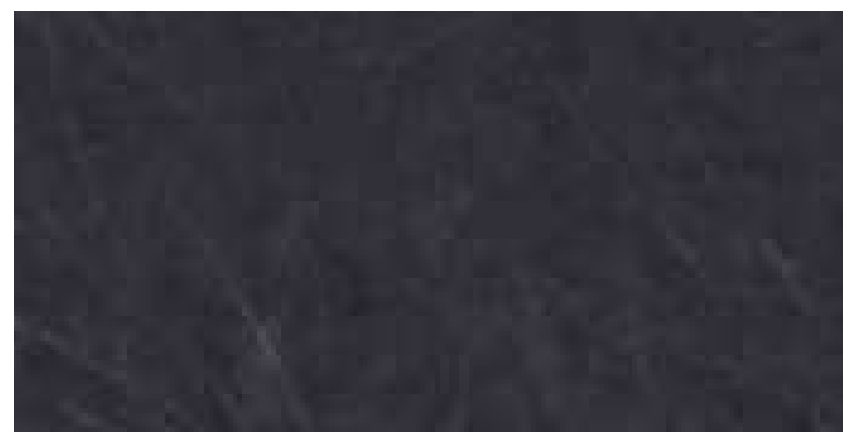


FRENTES



BLANCO CAOLÍN

ENCIMERA



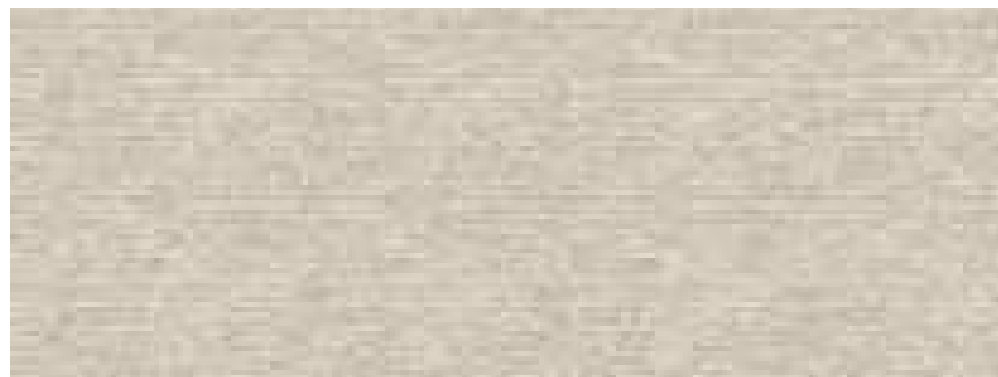
LIEM BLACK



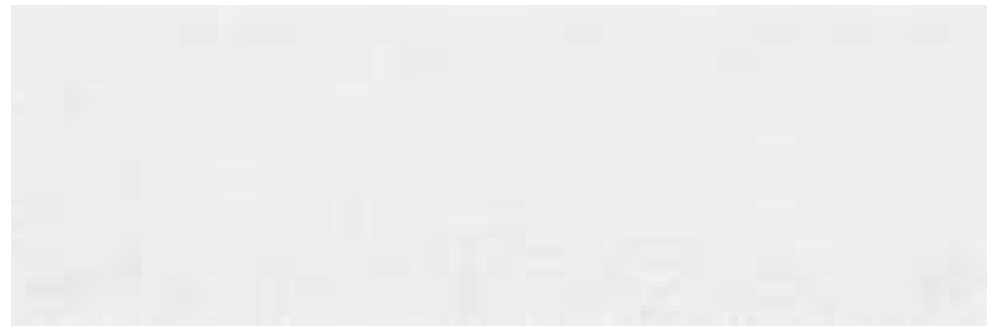


SIEMENS OVEN
SIEMENS MICROWAVE
SIEMENS INDUCTION HOB
SIEMENS HOOD
SIEMENS DISHWASHER
SIEMENS FRIDGE (COMBI)
BLANCO CLARON 500-U DARK STEEL SINK
ROUND N BLACK KITCHEN FAUCET

HB478G5B6
BF425LMB0
EX677HEC1E
LR96CBS25
SN97T800CE
LK186NSDD0



TRECCIA NATURAL
59,6 x 150 cm



MENORCA BLANCO
33,3 x 100 cm





PULS. FRONT DOUBLE SMART LINE OVAL CR	100104502
INODE SUSP ACRO COMPACT RLESS 54CM	100280872
ASI SLIM ACRO COMP RLESS 54 SC L/O	100268639
FLOW SILK A(1801-2100)XB(800-1000) BL	100313448
SOP. HANDLE C/TAP WATER HANDLE	100038631
SHOWER COTA 1F. CHROME SHOWERHEAD	100038634
FORM WITH CASCADE TERM SMART BOX	100144741
SQUARE EXT. PART. SMART BOX SLIM	100124172
THERMOSTAT. 3 MARKO 1 100 PLT.BR/TR SG	100238318
M.B. EDGE 90 BPS-1 H OAK ESP. BLIND 45x90	100332965
VERTICAL SAND MON. WASH SQUARE	700019855
WITHOUT DRAIN CR	700026267
	100264005



BOTTEGA CALIZA
45 x 120 cm

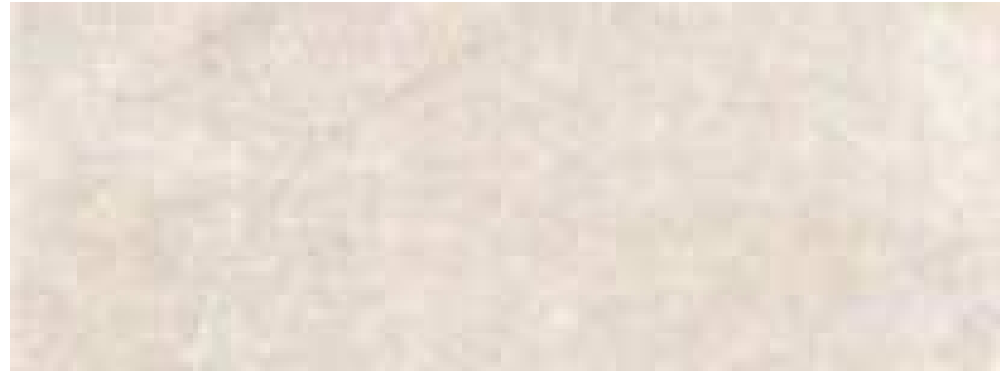


SPIGA BOTTEGA CALIZA
45 x 120 cm

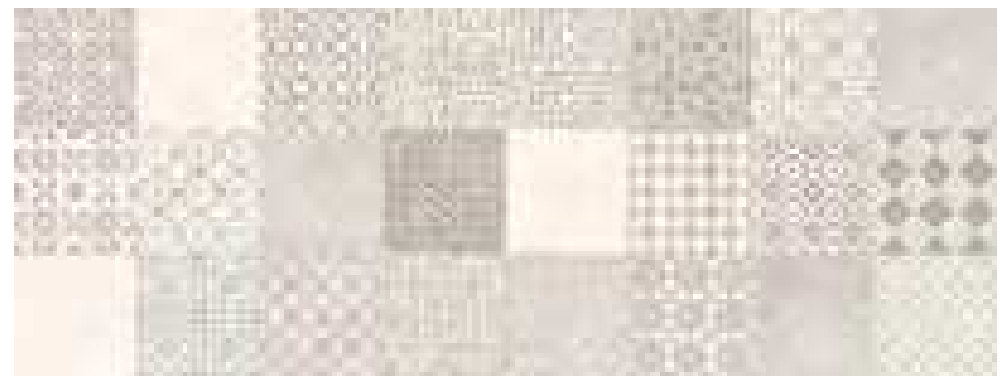




PULS. FRONT DOUBLE SMART LINE OVAL CR	100104502
INODE SUSP ACRO COMPACT RLESS 54CM	100280872
FLOW SILK A(1801-2100)XB(800-1000) BL	100313448
SHOWER HANDLE COTA 1F. CHROME	100038634
SHOWER ARM SQUARE 40CM CHROME	100090332
NEPTUNE SLIM SQUARE SHOWERHEAD 30	100090329
SMART BOX SQUARE EXT. PART. CHROME	100124172
SMART BOX SLIM THERMOSTAT. 3 M.B.	100238318
EDGE 60 BPS-2 OAK M.B.	700019863
EDGE 60 WASHBASIN G.1 1G	700023601
MON. WASH SQUARE WITHOUT DRAIN CR	100264005
ESP. BLIND 60x45 HORIZONTAL SAND	700026280
MARKO 1 120 PLT.BR/TR SG	100333016



BOTTEGA CALIZA
45 x 120 cm

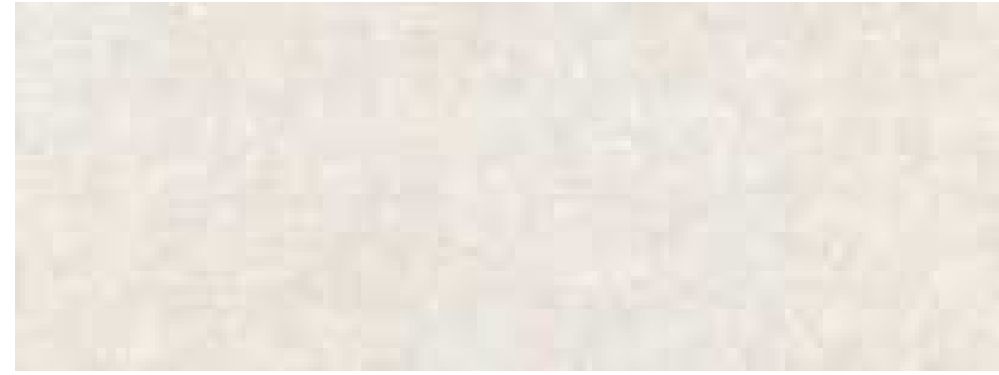


MARBELLA STONE
45 x 120 cm

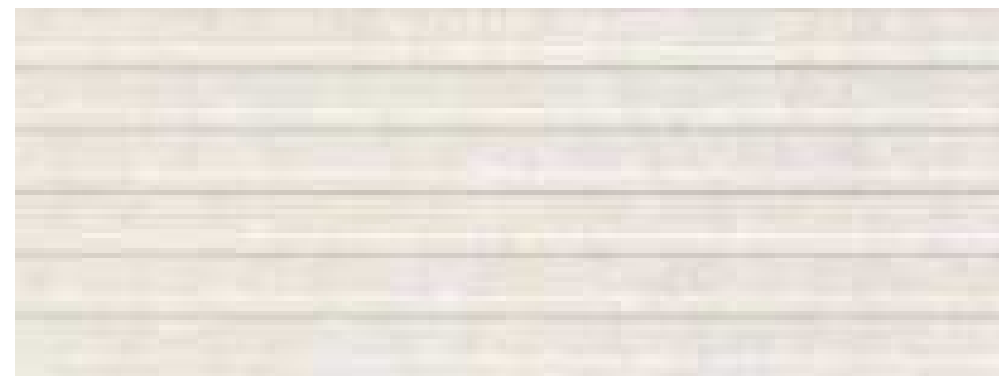




PULS. FRONT DOUBLE SMART LINE OVAL CR	100104502
INODE SUSP ACRO COMPACT RLESS 54CM	100280872
FLOW SILK A(1801-2100)XB(800-1000) BL	100313448
NEPTUNE SLIM SQUARE SHOWERHEAD 30	100090329
SHOWER ARM SQUARE 40CM CHROME	100090332
SMART BOX SQUARE EXT. PART. CHROME	100124172
SMART BOX SLIM THERMOSTAT. 3	100238318
MARKO 1 120 PLT.BR/TR SG	100333016
M.B. EDGE 120 BPS-2 OAK	700019843
ESP. BLIND 120x45 HORIZONTAL SAND	700026234
MON. WASH SQUARE WITHOUT DRAIN CR	100264005
MIRROR POLISHED EDGE 80X50 HOR	100042618



CAPRI BONE
45 x 120 cm



CAPRI LINEAL BONE
45 x 120 cm





PULS. FRONTAL DOBLE SMART LINE OVAL CR	100104502
INOD SUSP ACRO COMPACT RLESS 49CM	100280846
RAS 40X40X85 BL 1CEN C/GR	100153771
ESPEJO LITE PLUS 40X70	100297416
SIFON SQUARE SP CROMO	100106046
MON. LAV SQUARE SIN VACIADOR CR	100264005
MAMPARA MODELO INTER 1 PLATA BRILLO/TRANSPARENTE	100090512
MUEBLE DE BAÑO MODELO MEGA 80CM NOGAL MOON	100308146
LAVABO MODELO HOOP	100303002



BOTTEGA CALIZA
59,6 x 59,6 cm



SPECIFICATIONS MEMO

1 / Structural System:

1.1 Foundation: Foundation slab in the footprint of the building, basement walls in reinforced concrete.

1.2 Structure: Reinforced concrete and metallic columns, ribbed concrete floor slabs with in situ beams.

2 / Envelope System:

2.1 Facade: Perforated brick for cladding, exterior finish with plaster in different colors, thermal insulation on the inside with polystyrene panels and gypsum prefabricated plasterboard cladding.

2.2 Roof: Non-walkable inverted flat gravel roof consisting of lightweight concrete to form slopes, double asphalt membrane, rigid extruded polystyrene panel, protective mortar, and gravel.

2.3 Terraces: Flat inverted roof consisting of lightweight concrete to form slopes, double asphalt membrane, rigid extruded polystyrene panel, mortar, and non-slip tile pavement.

2.4 Exterior Joinery: Schüco or similar lacquered aluminum joinery with thermal bridge break and triple-glazed solar control and security glass, pre-installation for motorization of shutters.

2.5 Exterior Railings: Laminated safety glass railings.

3 / Partitioning System:

3.1 Interior Partitions: Interior partitions with self-supporting framework with galvanized structure and double laminated gypsum board, interior thermal-acoustic insulation with rock wool, special treatment for wet areas with moisture-resistant board.

3.2 Interior Joinery: Security entrance door to the house, interior lacquered white doors with concealed hinges and magnetic handles, built-in wardrobes with smooth fronts finished in white lacquer and fully customizable interiors.

3.3 Vehicle Entrance Gate: Horman brand or similar, automatic opening mechanisms with remote control and protection label.

4 / Finishing System:

4.1 General Flooring: Large-format tiles from the Porcelanosa brand, fully customizable by the client.

4.2 Wet Area Cladding: Ceramic tiles from the Porcelanosa brand, fully customizable by the client.

4.3 False Ceilings: Galvanized supporting profiles and prefabricated gypsum board, plastered and finished with matte white paint.

4.4 Staircase: The staircase from the ground floor to the first floor will be clad in wood on the steps, integrated into the paneling with the same characteristics.

5 / Installation System:

5.1 Plumbing Installation: General distribution network of the house in polypropylene, and individual installations in wet areas with cross-linked polyethylene.

5.2 Sanitation Installation: Interior sewage network with non-absorbent PVC downpipes, and rainwater and collector pipes in PVC.

5.3 Sanitary Installation: Noken brand sanitary ware from Porcelanosa, fully customizable.

5.4 Faucet Installation: Noken brand faucets from Porcelanosa, fully customizable.

5.5 Electrical Installation: High-quality mechanisms from Jung, including LED lighting for all rooms, indirect lighting curtains in bedrooms and living room.

5.6 Telecommunications Installation: Interior network with outlets in all rooms, mechanisms from Jung.

5.7 Photovoltaic Installation: Solar panel installation for self-consumption with a capacity of 5 kW, and Huawei or similar inverter adapted for battery installation.

5.8 Home Automation Installation: Lighting and shutter control system for the home; high-quality video intercom.

5.9 Heating and Hot Water Installation: Climate control of the house via air ducts and hot water supply through Daikin or similar aerothermal equipment, with home automation control.

5.10 Ventilation Installation: Air renewal system for the home using equipment from Soler & Palau or similar.

5.11 Alarm Installation: Connected alarm system to the central monitoring station.

6 / Kitchen:

6.1 Sustainable Kitchen Furniture: E-motions kitchen furniture from Porcelanosa with personalized interior designs through full consulting.

6.2 Countertops: Xtone countertops, beveled edge 40/50 mm.

6.3 Appliances: Dishwasher, oven, microwave, and refrigerator from Miele or similar, vitroceramic cooktop, and extractor hood from Bora or similar (* see more features in kitchen layout).

7 / Laundry Room:

7.1 Sustainable Laundry Furniture: E-motions laundry furniture from Porcelanosa with personalized interior designs through full consulting.

7.2 Appliances: Washing machine and dryer from Miele or similar (* see more features in laundry room layout).

8 / Swimming Pool:

8.1 Overflow or Infinity Pool: With saline chlorination system and nighttime lighting with LED.

8.2 Pool Interior Lining: Large-format ceramic tiles from Porcelanosa.

8.3 Outdoor Shower: Stainless steel shower.

9 / Garden:

9.1 Garden: With natural grass finish, conifer hedge along boundaries, and planting of low-water-demand tree species.

9.2 Automated Irrigation System.

9.3 Barbecue Area: Constructed with white refractory bricks, including a sink and storage area.

10 / Others:

10.1 Semi-polished Concrete Flooring: In the vehicle parking area.

10.2 Pre-installation for Electric Car Charging Point: In the exterior parking area.

10.3 Interior Pre-installation for Elevator: Inside the house.

10.4 Interior Pre-installation for Jacuzzi: In the solarium.

10.5 Pre-installation for Decorative Garden Lighting.

Legal Notice:

It must be taken into account that this document details the different materials and equipment that are intended to be installed according to the project. Aldedos S.L. is not responsible for any errors or omissions, and these specifications do not constitute a contract or part of one between any parties. The complete and final specifications will be available to buyers through the corresponding private purchase-sale contract.