ocean

11 EXCLUSIVE NEW VILLAS
IN BEL-AIR MARBELLA

Developed by

realco

TECHNICAL SPECIFICATIONS

FOUNDATION & STRUCTURE

The foundation will be laid in accordance with current regulations and following the recommendations of the geotechnical study, with external drainage around the perimeter.

The structure will also be built with reinforced concrete waffle slabs and reinforced concrete pillars according to technical specifications.

ROOF

Thermally insulated and waterproofed roof and anti-slip stoneware finishes.

FACADES

Brick masonry enclosure with two leaves supported on the slab, with perforated brick, thermal insulation and interior brick partition wall.

Finished with Travertino marble style tiles natural wooden pergolas, structural bright paint.

FLOORING & CLADDING

General interior, with PREMIUM quality 90×90 or 120×60 porcelain stoneware tiles of in all rooms.

Terrace flooring made of 90×90 or 120×60 non-slip stoneware tiles similar to those in the interior of the house.

- Porcelain stoneware is characterised by its high resistance to abrasion, making it a very durable material, resistant to knocks and scratches.
- Attractive design, pleasant, elegant and warm material.
- Resistant to sudden changes in temperature, humidity and chemicals.
- Its porosity is practically nil, so its absorption of liquids is also nil.
- It is a hygienic material, easy to clean and maintain. Prevents the retention of bacteria and allergy-causing organic substances.
- Versatility in its variety of colours, finishes, formats and thicknesses, which adapt to all spaces.
- Its colours remain unaltered despite sudden changes in temperature or exposure to the sun.

Bathroom cladding on vertical surfaces with porcelain stoneware on shower walls and in front of the bathtub.

WINDOWS

Premium aluminium thermo profile Exterior carpentry, Seasafe painted. Recessed frame to match interior and exterior flooring level.

All windows will have security lock and handle on each sash. The criteria for selecting the exterior carpentry have taken into account aesthetic, functional and energy efficiency aspects.

GLASS

Laminated and tempered glass packages.
UV protection included

PAINT

The interior and exterior paints are based on acrylic resins for longlasting protection and decoration, with a balance between coverage, resistance, waterproofing and breathability, in white/light grey beige.

BATHROOMS & TOILETS

Sanitary ware and taps

Main bathroom/s:

- Worktop with integrated double-basin washbasin and cabinet according to design.
- Toilet in white porcelain, wall-mounted, Geberit Icon or similar, cushioned lid, concealed cistern.
- Acrylic bathtub, Florida or similar model.
- Shower tray resin Stone.
- Single-lever basin faucet Hansgrohe brand, Vivenis model or similar.
- Wall-mounted single-lever shower faucet Hansgrohe brand, Vivenis
- Model or similar, with shower head.

Secondary bathrooms :

- Worktop with integrated washbasin and cabinet according to design.
- Toilet in white porcelain, wall-mounted, Geberit Icon or similar, cushioned lid, concealed cistern.
- Acrylic bathtub, Florida model or similar.
- Shower tray resin Stone.
- Single-lever basin faucet Hansgrohe brand, Vernis Shape model or similar.
- Wall-mounted single-lever shower faucet Hansgrohe brand or similar, with hand shower.

INTERIOR CARPENTRY

- Reinforced main door with security lock, handle and peephole, lacquered.
- Treated for weathering.
- Interior doors inside the house, plain and white or light wood lacquered. Handles made of high quality stainless steel with bathroom latch.
- Built-in wardrobes with lacquered fronts and interior lining.

ELECTRICITY

- The electrical installation of the house will comply with the Electrotechnical Regulations. The house shall be provided with top quality electrical installation as sockets/switches with white casing to ensure the proper use of the electrical and lighting.
- Installed fast wi-fi in all the villas.
- Installation of digital video intercom.
- In outdoor areas, watertight, outdoor-rated sockets and lighting points shall be installed.

PLUMBING

- Hot water will be produced by heat pump with a storage tank and solar panel/s support to achieve greater energy efficiency.
- The plumbing installation will be suitably insulated to reduce energy losses in accordance with the regulation.
- Separate shut-off valve for each wet area (bathrooms, toilets, laundry and kitchen).

AIR CONDITIONING

- Air-air production system for cold/heat using a multi-split heat pump (hot-cold) from the Daikin, Midea brand or similar. Acoustic absorbing ductwork.
- Independent thermostat for each room, Airzone system.

AERO TERMIA

Underfloor heating by water using Uponor Klett system or similar with zone control.

HOME VENTILATION, RECUPERATION

Mechanical ventilation system with electronic regulation of the ventilation flow with energy-saving motors. Automatic balancing of supply and extract air flow.

TELEPHONE, DATA AND TELEVISION

- Telecommunications installation according to the Common Telecommunications Infrastructure Regulations, adapted to fibre optic Cable (supplier “Olin” or similar), to provide the house with all the digital options.
- Installation of WIFI access.

KITCHEN

According to the project. Miele or similar appliances.

Cosy, in harmony with your lifestyle and the architectural design of the house. With sophisticated materials and features, consistent in quality and functionality.

GARAGE

Will be fitted with a sectional door Hormann or similar with remote control for opening.

POOL

- Pool finished with interior ceramic tile cladding of gresite, colour deep blue grey (or according to infographic). Built staircases with the same finish.
- Lighting with LED spotlights.

OTHER EQUIPMENT

Connection point for wireless alarm (pre-installation). We will facilitate the contracting of an alarm system with cameras and motion and smoke sensors with a first class company.

HOME AUTOMATION

Pre-installation of home automation control for the following actions:

- On/Off control A/C gateway with Airzone.
- Lighting control.
- Sound control.
- Smoke detector, with general switchboard cut-off control.

FENCING

Main façade with concrete block masonry, rendered with mortar and painted white with height according to the design and regulations of the Town Hall well.

OUTDOORS, PLOT

Fruit trees and gardening

We plan to place different fruit trees on the plot, located in the most suitable areas with automated drip irrigation, such as:

- Avocado
- Mangoes
- Mandarin
- Lemon
- Almond
- Banana
- Orange

We will plant some more trees and palm trees as “Washingtonia” that will make your garden a very special and pleasant place. Also Cypress “wall” trees to make as more privacy as possible. Exotic Cactus, Agave and similar plants as well, which don’t need many irrigation.