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THE BEST OF THE PROJECT

- Top quality insulation on exterior and interior walls.
- Designer windows with high energy efficiency, with double glazing and UV protection.
- Kitchens equipped with Miele brand appliances.
- Installation of dimmable LED strips in the living room and bedroom coffers.
- Home automation.
- Automatic control of the lighting of the interior common areas, based on the detection of presence for greater energy efficiency.
- Low consumption and high efficiency lighting in all common areas and inside the homes.
- Underfloor heating throughout the apartment and electric underfloor heating in the bathrooms.
- Control of air conditioning and heating by zones.
- USB charging points in bedrooms and living-dining room.
- WIFI access point per home.
- Safe.
- Pre-installation for motorized and automated curtains in the living room.
- Installation of a gas fireplace in the living room.
- Mirrors with an electric anti-fog system.
- Reuse system for grey and rainwater.
- Soundproofed sewage and grey water pipes.
- All homes have private pools with showers.
- Private and communal pools with saline treatment.
- Multipurpose spaces in leisure areas in garden apartments for the possible location of a gym, home cinema, etc.
- Solariums with possible barbecue and chill out areas in penthouse and super penthouse apartments.
- Pre-installation of electric vehicle charging point.



SUSTAINABLE DESIGN - MAXIMUM COMFORT - ENERGY

BREEAM CERTIFICATION

BREEAM® (Building Research Establishment Environmental Assessment Methodology) is the most technically advanced method for assessing and certifying sustainability in buildings and is the world leader with 20+ years on the market and 541,000+ certified buildings in 77 countries since its creation in 1990.

BREEAM® promotes a more sustainable construction that has repercussions on economic, environmental and social benefits for all the people linked to the life of a building (promoters, owners, tenants and/or users) while transferring the Corporate Social Responsibility of the company to the community, society and the market in an unequivocal and easily perceptible way.



The information provided in this quality report is indicative, being subject to possible changes.

ADDITIONAL TECHNICAL INFORMATION

TEN YEAR INSURANCE

Contracting with a certified solvency insurance company, ten year insurance, which guarantees coverage for ten years of compensation for material damage caused to the building by errors or defects that originate in or affect the foundation, supports, beams, floors, load-bearing walls or other structural elements, and that directly compromise the mechanical strength and stability of the building.

The construction process will be supervised at all times by the Technical Control Body (OCT) in order to guarantee that the work is carried out with the maximum quality and safety controls in the building.

STRUCTURE ACCORDING TO CTE REGULATIONS

The structure and foundation will be undertaken with reinforced concrete according to the requirements of the regulations of the Technical Building Code regarding Structural Safety.

QUALITY CONTROL OF MATERIALS

Quality control of construction processes and materials by an approved and accredited Laboratory.
Concretes: Controls and tests of finished work according to UNE 83302:84, 83303:84 and 83304:84.
As a complement to the previous UNE 83307:86 and UNE 83308:87
Steel: Filler material according to UNE EN ISO 14555:1999.

PHILOSOPHY AND PROJECT CONCEPT.

ARCHITECTURE OF EMPTY SPACE

For all architectural projects, the work and design of VILLARROEL structures the free space simultaneously with that of the solid built volumes, allowing the natural environments to take the initiative, acting and qualifying the private spaces of the homes.

In VILLARROEL's work philosophy, attention to natural spaces and the integration of nature in architecture are the productive engines of the work, to achieve a result of maximum environmental quality and comfort.

In order to achieve a solid, sustainable and quality building, VILLARROEL pays the utmost attention to the exhaustive quality control of the project, its materials and its execution, having made a careful selection of materials, both for the exterior and for the interior of the houses, which, together with the exquisite care in the architectural details, will allow offering the best constructive result that guarantees the well-being of its future users.

MIMOSAS also has a highly qualified technical department to advise you on the possibility of personalising and improving your home, by implementing a series of extras that will allow you to adapt it to your needs.



Melvin Villarroel - Founding Architect



OUR DESIGNERS

When visiting the MIMOSAS project site, one quickly has a double visual perception of great impact. To the south, the panoramic views of the Mediterranean Sea offer a unique light and the serenity of the coastal landscape; to the north, the rocky mass of the mountains surrounds the environment with its solidity and strength, creating the extraordinary climate that characterizes this area, as well as the Istán Lake, with a great presence in the landscape, creating an unrivaled atmosphere. In the distance, the presence of La Concha stands out, an unmistakable symbol of Marbella's identity, which gives a special seal to our location.

This natural environment and the possibility of integrating into it inspire the architectural proposal of MIMOSAS, based on organic lines and curved shapes that dialogue with the sinuosity of the topography. This decision responds to the connection with the southern horizon, where the line of the sea merges with the sky in a linear and undulating union evoking the gentle movement of the waves and the coastal terrain.

The design thus seeks to blend in and reinterpret the two contrasting landscapes, which, like a Yin and Yang, come together through architecture in total harmony. The essence of the project arises from the very identity of MIMOSAS, a plant that symbolises delicacy and resilience, adapting to its surroundings and providing it with colour and life.

Following this inspiration, the buildings in MIMOSAS are light and stylized, but dense and well-defined, maximizing the use of interior spaces while freeing up large outdoor areas. These spaces enhance the landscape value of the surroundings, allowing for harmonious interaction with the environment.

The project, therefore, manages to combine the optimisation and organisation of interior spaces with wide views and natural lighting, and the design of a contemporary envelope that prioritizes energy efficiency and solar control. This architectural approach is intertwined with Melvin Villarroel's tradition, in which the open spaces surrounding the building participate fully in the project, connecting with the built areas, whether communal or private, and providing them with added value that integrates nature and design in perfect harmony.

STRUCTURE

- Executed structure, both for vertical and horizontal elements, in reinforced concrete.

- The structural system will be made up of reinforced concrete pillars with a rectangular section on which solid slabs will rest. The possibility of having the presence of hanging beams due to the lighting bridges is foreseen.

- The foundation will be designed based on the data provided by the geotechnical study.

ROOFS

- Passable and non-passable roofs over habitable spaces will have a slope of 1% to 5% and will be composed of a vapor barrier (if necessary), formation of slopes of cement mortar, geotextile as a separating element of different materials, insulation, waterproofing with a modified bitumen sheet, a protective layer of M-5 cement mortar, floated, prepared for flooring with non-slip tile according to use.

- In the case of terraces and porches arranged on non-inhabitable spaces, waterproofing will be used made with waterproof sheet adhered with primer prior to the support of slope-forming cement mortar (from 1% to 5%), trowelled finish, and protected with a layer geotextile separator and cement mortar protection layer, smoothed, prepared for flooring.

- In the case of walkable covered terraces over non-inhabitable spaces (as per the roofs without insulation).

FAÇADES

- In general lines formed, on its exterior face, by 15cm thick perforated brick masonry (commonly called solid), plastered inside and outside (e=2 and 1.5cm, respectively), with a chamber and polyurethane foam insulation projected with 6cm and 35 kg/m³ density and on its inner side lined with double plasterboard partition walls, screwed to a galvanized sheet metal structure, anchored to the floor and ceiling by waterproof joints in the lower and upper areas of felt. The outer plates will be of high hardness.

- The exterior paint will be high quality elastic in soft tones.

CLADDINGS

- The exterior cladding will be continuous and constituted of plastering with traditional water-repellent mortars reinforced and reinforced in the changes of material with anti-retraction mesh (e = 2cm both vertically and horizontally).

- Some exterior panels will be clad with natural stones or similar finish, mechanically fixed.

- Flashing plastered and waterproofed with technical mortar. On these waterproofed special pieces of polymeric concrete will be placed.



This type of enclosure ensures the interior comfort of the home, isolating it from the outside and guaranteeing energy savings.

PARTITIONING

- The divisions between apartments and the interior partitions between bedrooms and living areas will be executed with half a foot of solid phonic brick and clad on both sides with double plasterboard partitions.

- The interior partitions will be made with double plasterboard partition walls.

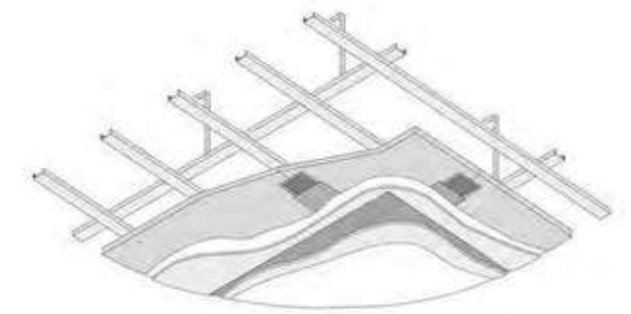
- The exterior panels in the plasterboard cladding will be of high hardness. The laminated plasterboards in bathrooms, toilets and kitchens will be water-resistant.

Thermal insulation based on bare rock wool panel, for acoustic and thermal insulation placed in the profile area.

- The interior painting of all the walls will be done in three layers of top quality washable paint in broken white.

- Suspended continuous false ceiling, smooth in laminated plasterboard.

- Exterior false ceiling, smooth with a metal structure, formed by an AQUAPANEL Knauf system plate or similar with a tapered edge, finished with high-quality plastic paint in soft tones.



COMMON AREAS

FLOORING AND PAVEMENTS

- In outdoor areas, pool area, sun loungers, etc. Non-slip stone-like porcelain materials will be placed.

- Outside common areas, rectified non-slip porcelain tile NEXUS WHITE by CIFRE will be installed in 60x60 format or similar equivalent.

- Skirting board superimposed on a matching wall of the same material.



- The staircase and vestibules of the buildings will be made of non-slip porcelain with a skirting board superimposed on a matching wall made of the same material.

- The access path to the basements will be made of cement paving stones in grey tones and stone or prefabricated pieces of concrete or printed concrete.

- The interior floor of the car park will be made of concrete and trowelled quartz aggregate, polished finish with protection by applying two-component paint, based on aliphatic and solvent polyurethane with a satin finish after applying a two-component primer, based on epoxy resin.



PRIVATE AREAS - DWELLINGS

EXTERIOR CARPENTRY

1. Door leading from the living room to the garden and sliding windows.

- Window and sliding door systems in lacquered aluminum, champagne colour from the Schuco, Technal or Cortizo brand or similar.

The sliding doors in the living rooms are Galandage type (embedded in the wall) while in the rest of the rooms they are simple sliding doors.

Built-in frame so that the level of the interior and exterior flooring is coincident and thermal bridge breaks. Double glass 4+4mm or 6+6mm laminated glazing with PVB polyvinyl butyral, transparent sun protection and air chamber.

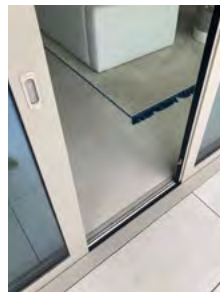
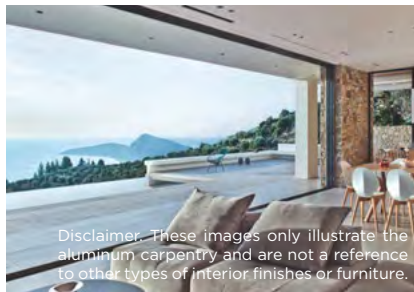
- Motorized roller blinds with side guides and integrated hidden drawers in bedrooms, with foscurit/black out type textile for total darkening.

Top brands such as Bandalux, KE, Renson or similar will be installed. The bathrooms will have pre-installation of ceiling coves and electrical outlet for blinds.

- Profiles embedded in the floor.

- All windows will have a security lock and handle on each leaf.

- Accessories, approved anti-pry hanging hardware, high quality EPDM glazing gaskets, stainless steel screws, sealing elements, accessories and approved machining tools. The criteria for selecting the exterior carpentry have taken into account aesthetic, functional and energy efficiency aspects.



Disclaimer: These images only illustrate the aluminum carpentry and are not a reference to other types of interior finishes or furniture.

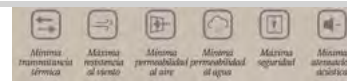
2. Casement windows.

- Tilt-and-turn and folding windows and doors in champagne coloured or similar lacquered aluminium from the Schuco brand, Series 70, Technal or similar, OCULTA RPT, with double glazing and 90% argon chamber. All glass will be planiClear base with Warmedge-type black interlayer.

- The glass therefore has high resistance, perfect thermal and acoustic insulation and solar protection.



Champagne Colour



3. Glass railings on terraces

- System of laminated safety glass railings embedded in a parapet on habitable terraces on the first floor and a Cortizo View Crystal type solarium or similar top quality.



4. Pergolas

- Outdoor pergolas with laminated natural wood inter beams.



Thanks to the selection of windows and glass, an excellent acoustic and thermal insulation of the houses is achieved, which gives them greater comfort.

The inclusion of large windows also allows maximum use of natural light with the consequent energy savings.

The railings of the terraces will be made of safety glass made with laminated tempered glass, for greater strength and resistance to impacts.

They become a decorative and aesthetic exterior element.

The use of glass provides visual lightness, luminosity and a feeling of spaciousness, allowing, at the same time, to enjoy the surroundings and its magnificent views.

The glass used is known as "four seasons glass". Providing security and light, the glass railings comply with the Technical Building Code (CTE)

PAINT

1. Interior

- Smooth plastic paint, matt finish, with a water-based primer undercoat of the Revetón brand or similar as a surface fixative and two finishing coats with Nóxex Eco-1000 plastic paint of the Revetón brand or similar.

- Off white colour.

2. Exterior

- Exterior paint on silicone resin facades, Reventón Silicone brand or similar, smooth texture, with a previous base coat of breathable and water-repellent paint, based on acrylic resins in aqueous emulsion and siloxanes, and a finishing coat with the same product (in If necessary, bridge by Sika® Top 50 Brand adhesion primer or similar, based on acrylic resin).

- Colours in soft tones.



- **High impermeability to rainwater:** prevents water seepage inside the support.
- **High breathability to water vapour:** facilitates the evacuation of moisture, helping to keep the wall dry.
- **High resistance to UV rays and the use of stable pigments:** contributes to a greater durability of the color outdoors.
- **High covering power:** allows to gain opacity in fewer hands.
- **"Self-cleaning" capacity:** its water-repellent pearl effect allows it to repel dirt to a greater extent and remove it with rainwater.
- **Excellent adherence on usual construction surfaces** due to its composition and ability to penetrate the support.
- **Low surface tension:** guarantees good adherence when repainting facades with old chalky paint.
- **Resistant to microorganisms:** contains anti-mold preservative that prevents the formation of mold, algae and verdigris.
- **Unaffected by cement alkalis (unsaponifiable).**
- **Water-based product:** solvent-free, convenient and safe to apply, and more respectful of the environment.

INTERIOR CARPENTRY

1. Main entrance door

- Armoured swing entrance door with a leaf height of 240cm, with security lock, made of natural wood on the outside with vertical milling and lacquered on the inside with the same RAL colour as the interior walls.



2. Interior doors

- Interior doors with hinged leaves, veneered in water repellent MDF, 2,450mm high in a large floor-to-ceiling format. Clear passage width of 725mm in bathrooms and 825mm in bedrooms and living rooms. Designer handles, concealed hinges and noise-reducing perimeter rubber. Without flashing.

Optional with natural oak wood finish or white lacquer.



3. Wardrobes

- Wardrobes made of MDF, with a wood veneer finish or off-white lacquer to match the passage doors, with a solid interior, with grooves on the edge of the door from the middle of the door to the floor and hidden fittings. Interior in wood or off-white lacquer in the same colour as the doors. Without trim.

- The wardrobes will have an interior in wood of the same colour as the doors and fitted with a luggage rack, a hanging rail, shelf modules or interior shelves and a chest of drawers with a glass front in the master bedroom.

- In each room, one of the wardrobe doors will have a mirror inside.

- A safe will be installed.

- Interior lighting in wardrobes.

Optional with a natural oak wood finish or white lacquer.



Option A
Natural Wood



Option B
White Lacquered



FLOORING AND PAVEMENTS

- General interior, rectified porcelain in 90x90 format.

Option A _ IVORY by CIFRE CERÁMICA

Option B _ ARTIC by ECOCERAMIC

Option C_ Laminated oak wood flooring by FINSA*
(or similar equivalents)

- Skirting board embedded in white lacquered waterproof plasterboard in the same colour as the carpentry, 150x15mm.

*In Option C, the skirting board will be superimposed in wood colour.

- Terrace flooring made with rectified non-slip porcelain tiles in a 90x90 format.

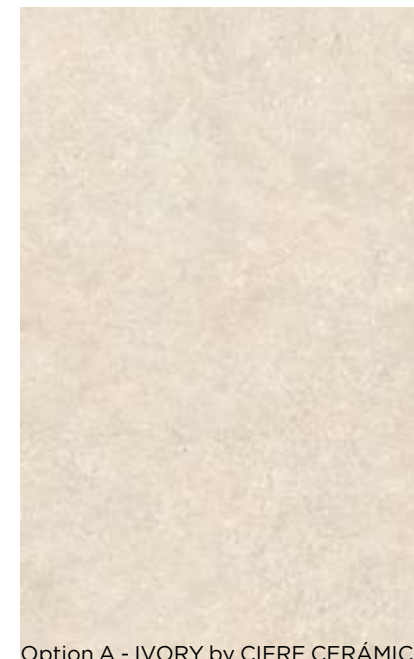
Option A _ IVORY by CIFRE CERÁMICA

Option B _ ARTIC by ECOCERAMIC

(or similar equivalents)

- Overlapping skirting board made of matching porcelain tiles of the same material, 100x15mm.

- The terrace flooring will be the same as the one inside the house, except in the case of Option C (wooden flooring), in which case you must choose between Option A and B for this terrace flooring.



Option A - IVORY by CIFRE CERÁMICA



Option B - ARTIC by ECOCERAMIC



Option C- OAK by FINSA

- Attractive design
- Comfort: pleasant, elegant and warm material.
- Its high resistance to abrasion makes it a very durable material, resistant to knocks and scratches.
- Its porosity is practically zero, so its absorption of liquids is also zero.
- It is very compact and resistant to sudden changes in temperature and humidity.
- High resistance to chemical substances.
- Minimum maintenance and easy cleaning.
- Hygienic, since it has the capacity to retain the bacteria that cause allergies.
- It is stain-resistant, making it a great substitute for some natural materials such as marble that stain easily.
- Its colours remain unchanged despite being subjected to sudden changes in temperature or exposure to the sun.

MAIN BATHROOMS (MASTER 1)

1. Mirrors

- Hanging mirror with concealed mechanical fixing, with frame, backlit and electric anti-fog.

2. Taps

- Single-lever washbasin tap, GESSI model INVERSO with Rigato texture or similar equivalent.
- Free-standing bath tap, GESSI model INVERSO with Rigato texture or similar equivalent.
- Single-lever shower tap, GESSI model INVERSO with Rigato texture or similar equivalent.
- Hand shower set with built-in 2-way thermostatic mixer.
- CEILING shower head 300 x 300mm from GESSI or similar equivalent.
- The colour of the taps is brushed nickel (finox) or similar.



GESSI



3. Sanitary ware

- GESSI INVERSO dual flush valve or similar.
- VILLEROY & BOCH Subway 3.0 wall-hung toilet or similar, with soundproofed lid.
- Double-bowl washbasin integrated into Solid Surface countertop with exposed structure drawer unit.
- Wooden bathroom furniture according to infographics or similar equivalent.
- DURAVIT D-NEO freestanding bathtub or similar equivalent.

4. Accessories

- Shower towel rack.
- Hand towel rack.
- Wall hangers.
- Toilet roll holder.



5. Claddings

- Bathroom flooring matching the rest of the house.
- The showers will be covered on walls and floor with the same porcelain as the bathroom floor flooring. The shower flooring will be non-slip type C3.
- Decorative wall cladding (according to detailed plans) with large format ILLUSION GLOSSY type porcelain from the FLORIM CERAMICHE brand.
- The remaining unclad walls in bathrooms will be made with double plasterboard partitions painted with special anti-humidity paint in the same colour as the rest of the house.

6. Carpentry

In those bathrooms where there is a fixed window, it will be with PDLC smart glass that changes its state from opaque to transparent and vice versa instantly, as needed, to maintain privacy and light control between the bathroom and the bedroom.



Illusion 120x240x6mm Glossy
FLORIM CERAMICHE

MAIN BATHROOMS (MASTER 2)

1. Mirrors

- Hanging mirror with concealed mechanical fixing, with frame, backlit and electric anti-fog.

2. Taps

- Single-lever washbasin tap, GESSI model INVERSO with Rigato texture or similar equivalent.
- Free-standing bath tap, GESSI model INVERSO with Rigato texture or similar equivalent.
- Single-lever shower tap, GESSI model INVERSO with Rigato texture or similar equivalent.
- Hand shower set with built-in 2-way thermostatic mixer.
- CEILING shower head 300 x 300mm from GESSI or similar equivalent.
- The colour of the taps is brushed nickel (finox) or similar.



GESSI



3. Sanitary ware

- GESSI INVERSO dual flush valve or similar.
- VILLEROY & BOCH Subway 3.0 wall-hung toilet or similar, with soundproofed lid.
- Solid Surface washbasin integrated into countertop with exposed structure drawer unit.
- Wooden bathroom furniture according to infographics or similar equivalent.

4. Accessories

- Shower towel rack.
- Hand towel rack.
- Wall hangers.
- Toilet roll holder.



Villeroy & Boch
1748



5. Claddings

- Bathroom flooring matching the rest of the house.
- The showers will be covered on walls and floor with the same porcelain as the bathroom floor flooring. The shower flooring will be non-slip type C3.
- Decorative wall cladding (according to detailed plans) with large format porcelain type ELEGANT SILK from the CERAMICHE SUPERGRES brand.
- The remaining unclad walls in bathrooms will be made with double plasterboard partitions painted with special anti-humidity paint in the same colour as the rest of the house.



Elegant 120x278x6mm Silk
CERAMICHE SUPERGRES

SECONDARY BATHROOMS and TOILET IN SOLARIUM

1. Mirrors

- Hanging mirror with concealed mechanical fixing, with frame, backlit and electric anti-fog.

2. Taps

- Single-lever washbasin tap, GESSI model INVERSO with Rigato texture or similar equivalent.
- Free-standing bath tap, GESSI model INVERSO with Rigato texture or similar equivalent.
- Single-lever shower tap, GESSI model INVERSO with Rigato texture or similar equivalent.
- Hand shower set with built-in 2-way thermostatic mixer.
- WALL shower head 300 x 300mm from GESSI or similar equivalent.
- The colour of the taps is brushed nickel (finox) or similar.



3. Sanitary ware

- GESSI INVERSO dual flush valve or similar.
- Subway 3.0 model wall-hung toilet from VILLEROY & BOCH or similar, with soundproofed lid.
- Washbasin integrated into Solid Surface countertop with exposed structure drawer unit.
- Wooden bathroom furniture according to infographics or similar equivalent.

4. Accessories

- Shower towel rack.
- Hand towel rack.
- Wall hangers.
- Toilet roll holder.



GESI



5. Claddings

- Bathroom flooring matching the rest of the house.
- The showers will be covered on walls and floor with the same porcelain as the bathroom floor flooring. The shower will be non-slip type C3.
- Decorative wall cladding (according to detailed plans) with large format porcelain type ELEGANT SILK from the CERAMICHE SUPERGRES brand.
- The remaining uncovered walls in bathrooms will be made with double plasterboard partitions painted with special anti-humidity paint in the same colour as the rest of the house.



OUTDOOR SHOWER IN PRIVATE POOLS (Solarium and ground floors)

- Freestanding shower next to private pools in Corten steel colour from GESSI or similar.



TOILETS

1. Floor-to-ceiling mirror with concealed mechanical fixing, frameless, backlit, anti-fog.

2. Freestanding single-lever washbasin tap, GESSI model INVERSO with Rigato texture or similar, in brushed nickel (finox) or similar colour.

3. Sanitary ware:
- GESSI INVERSO dual flush valve or similar.
- Suspended toilet, Subway 3.0 model by VILLEROY & BOCH or similar, with soundproofed cover.
- Freestanding washbasin by GESSI.

4. Cladding:

- Bathroom flooring matching that of the rest of the house.
- Decorative wall cladding (according to detailed plans) with large-format porcelain tiles such as AZURE GLOSSY by the FLORIM CERAMICHE brand.
- The remaining unclad walls in the bathroom will be made with double plasterboard partitions painted with special anti-humidity paint in the same colour as the rest of the house.

5. Accessories: Hand towel rack and toilet roll holder.

Azure Glossy
120x280x6mm
FLORIM CERAMICHE

GESSI

Villeroy & Boch
1748



KITCHENS

Miele Appliances

Miele is known for making high-quality, long-lasting appliances. Its products often stand out for their exceptional performance and robust engineering.

Additionally, the German brand prides itself on precision and attention to detail in the manufacturing of its products. In the case of kitchen appliances, Miele products often offer advanced technology, intuitive features, and elegant design.

They are also known for being energy efficient, which can translate into long-term savings on your utility bills. Durability is one of their most notable features. Many homeowners appreciate the reliability of Miele appliances, which can reduce the need for frequent repairs or premature replacements.

Choosing Miele for kitchen appliances is a commitment to quality, durability, and superior performance.



Kitchen Type 5 | PHASE 1: 121 - 221 - 321
PHASE 2: 421 - 521 - 621 - 721

bulthaup

Miele

Bulthaup Concept and Philosophy

For the Mimosas project, Bulthaup was chosen as the kitchen design firm.

Bulthaup kitchens and living spaces are places for meeting, gathering and communicating. Places where people can unleash their creativity and experiment by creating with their own hands. At the centre of all the considerations for developing these spaces is the human being, with his needs and habits, and therefore the kitchen equipment must be of the highest quality and comfort, allowing all this to happen.

Bulthaup b3

The ergonomic shapes of the Bulthaup b3 system are tailored to the individual, but also to the architecture around them. Its functions appear naturally. The freedom of design is also extended to the interior fittings thanks to its great versatility. The functional wall creates storage space and integrates various functions, such as the utility area. The boundary between architecture and furniture is blurred. This connection is clearly felt in the hanging elements, which give the kitchen a floating character.

The island/peninsula allows free movement and cooking facing the open space. It thus becomes the centre of communication, of the shared kitchen and of everyday pleasures.

Depending on aesthetic preferences and personal circumstances, you can choose between a floor-standing or a pedestal version. Bulthaup materials are exactly what they sound like. Whether fossil oak that is hundreds of years old, coloured laminate or lacquered surfaces, each piece is individually handcrafted. This makes each b3 unique. Your Bulthaup b3 will feel familiar from the first moment. After all, you have chosen where to place each function. So when you store utensils, prepare food and cook, you will be accompanied by a feeling of calm and serenity. The b3 system creates a perfect balance between form and function.

ELECTRICITY AND LIGHTING

1. Mechanisms

- Mechanisms from the SCHNEIDER brand, D-LIFE model or similar equivalent, matte white colour.



2. Lighting points

- Indoor lighting system consisting of light points embedded in false ceiling, ALVE brand downlight or similar equivalent, dimmable in entrance hall, living room, LED in living room, kitchen and bedrooms. ON/OFF in hallways, bathrooms or interior distributors.

- LED lighting inside with warm white lamp.

3. Outdoor lighting

- For lighting pedestrian accesses on paths and stairs, the outdoor lighting system consists of LEDS C4 brand recessed light points, Tiny model or similar, same RAL as the aluminum carpentry, will be installed.

- For general lighting of outdoor spaces, LEDS C4 wall lights, model Aphrodite or similar, will be installed in the same RAL colour as the aluminum frames.

- For garden lighting, surface-mounted lamps from the Leds C4 brand, model Tiny or similar, will be used.

LOW VOLTAGE

- Homes with single-phase installation with a power of 9.2 Kw (40 A) in homes without a solarium and 14.49 Kw (63A) in homes with a solarium
- Provision for electric vehicle charging.
- In common areas, activation by presence detectors.
- Controlled socket in the living room.
- USB chargers

TELECOMMUNICATIONS

- Block collection system with a single enclosure located on the ground floor or basement.
- Sizing of interior boxes sufficient to house the router.
- Installation of optical fiber.
- Installation of WiFi access point per home
- Repeaters/amplifiers in solariums and basements.

- **Energy-efficient, instant on.**
- **High lighting efficiency.**
- **Long-lasting green technology (between 30,000 and 50,000 hours of life or more).**
- **Colour rendering index greater than 80 out of 100.**
- **LED eco-friendly lighting is quieter.**
- **Prevents light pollution.**
- **LED bulbs are safe, stable and resistant to vibrations and shocks.**
- **Free of polluting gases.**

HOME AUTOMATION



The homes are designed from the point of view of a digital home with the implementation of advanced home automation and KNX standard.

The main features are:

- All lighting control in the home, both ON/OFF actions and dimmed lighting are integrated within the KNX system. Push buttons and multi-push buttons will be used for control.

- Climate control per room using a multifunction display.

- 5" central screen in Zennio Z50 colour or similar for control of the entire home and incorporation of zones. All with the possibility of remote connection via a mobile app.

- Control of shading (blinds) in bedrooms.

- General ventilation control.

- ACS recirculation pump control.

- Smoke detectors in kitchen

- Flood detectors in bathrooms, laundry room and kitchen.

- Control over general water shut-off valve.



SECURITY

- Digital video intercom.

AIRCONDITIONING



- Air-to-air production system for cold/heat using a Daikin VRV multi-split heat pump (cold-heat) or similar equivalent.

- Outdoor unit on the roof and indoor unit in the laundry room.

- There will be DHW storage with a minimum of 180 litres and the additional demand will be supplied by using the wall-mounted gas support boiler.

- Independent thermostats for each room.

- Independent indoor machines for each room in order to avoid noise transmission between rooms.

- Condensate connection from the indoor units to the grey water network with a siphon installation fitted with a float to avoid odours in the event of water evaporation. All indoor units equipped with condensate pumps.

- Climaver Neto acoustic absorbent duct network or similar equivalent.

- Madel brand linear supply grilles model LMT-MISSD-DD, Alrzone or similar equivalent.

- Uponor brand hydraulic underfloor heating or similar, with zone control. Electric underfloor heating in bathrooms.



HOME VENTILATION

- Controlled mechanical ventilation system with air intake through aerators or micro-ventilation and exit to the roof.

- Rectangular air distribution ducts of Siber brand or similar.

- Additional ventilation system in bathrooms with exit to the façade through S&P TD Silent 160 helical fans with timer activation by presence detection.

PLUMBING

- Pipes lined with Armaflex-type shell (hot and cold water pipes).

- Pressure group composed of two/three pumps with alternating operation with variable speed drive.

- Supply regulation tank for pumps with a capacity of 1m³ per dwelling.

- Community water softener brand Aquapurif or similar equivalent and water purification for each dwelling.

- Supply to the pumping system and from there to the meter battery through high-density PE pipe.

- Riser to dwellings with multilayer Pex-Al-Pex pipe.

- Interior installation through Pex Uponor pipe insulated with an elasto-thermal shell for hot and cold water.

- Ring installation inside wet rooms.

- Taps with flow rates adapted to Breeam compliance.

FIREPLACE

- Gas fireplace with three-sided glass model G130-37S from the Kalfire brand or similar equivalent

SANITATION

- Separation system with reuse of grey water for irrigation of the urbanisation.

- Recovery of clean rainwater and grey water for irrigation of the urbanisation.

- Independent water treatment and reuse per phase.

- Sewerage network inside the homes using soundproofed pipes made of three-layer polypropylene or soundproofed PVC in collectors and downpipes.

- PVC collectors hung in the basement.

- Siphon bottle in bathrooms.

LIFT

- Synergy elevator by Thyssen VF or similar or equivalent brand of the highest quality for 6 people of total weight of 650kg.

URBANISATION AND OUTDOOR AREAS
URBANISATION AND LANDSCAPING

- Ecological-green walls for urban development and exterior containment.



- Stone masonry walls in interior urbanisation, common areas.



In outdoor areas, native vegetation, following the BREEAM recommendations.

- Community pool with salt chlorination.

- Urbanization fully fenced around its perimeter, with pre-installation of perimeter security system. (Pipe only within the ICT installation)

- Exterior fence of plot type Bekaert or similar.



- Parking with automatic opening and remote control system and pedestrian entrances with coded opening gates and access via video intercoms.

- Paving on main road paved.

- Paving of the roadway at the entrances to the buildings made with cement paving stones.

- The exterior paths of the garden will be of continuous paving of mass concrete with a troweled or brushed finish.

- Pavement on the ground floor terraces of the apartments and around the swimming pool executed with 90x90 non-slip rectified porcelain (matching the dwellings).

- Garden irrigation with automatic system and drip application.

- Timed garden lighting with LED wall lights and projectors.

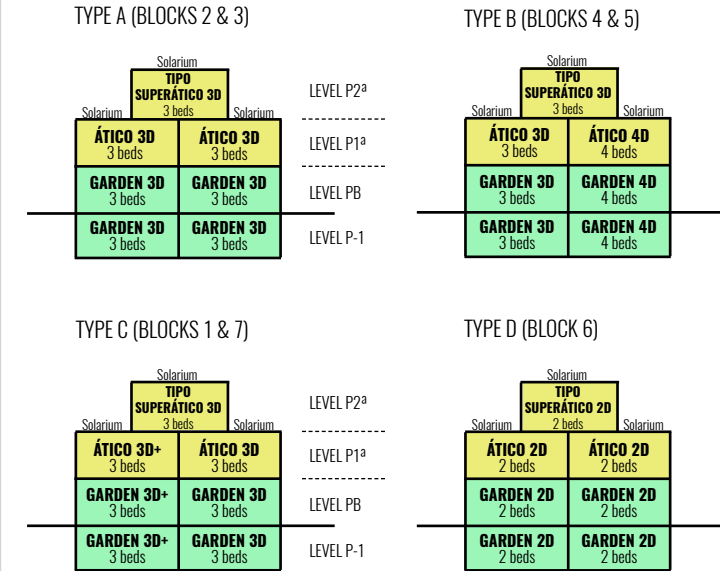


OPTIONAL EXTRAS

OPTIONAL (no additional cost)

- Finishing of interior doors and closet doors (2 options to choose from)

- Finishing of interior flooring (3 options) and terraces.



EXTRAS GARDEN VILLA APARTMENTS
(additional cost)

- Charger for recharging electric vehicles in parking space

- Heated towel rails

- ViClean type smart toilet from Villeroy & Boch or similar

- Wine cellar in kitchen

- Mosquito nets on windows

- Heating of private pools.

- Sauna

- Extra kitchen

- Bar/Party room

- Wine cellar

- Office

- Dressing room

- Extra storage

- Massage room

- Home cinema (Home cinema, lighting, etc.)

- Gym

EXTRAS PENTHOUSES AND SUPER
PENTHOUSES (additional cost)

- Charger for recharging electric vehicles in parking space

- Heated towel rails

- ViClean type smart toilet from Villeroy & Boch or similar

- Wine cellar in kitchen

- Mosquito nets on windows

- Heating of private pools.

- Motorized bioclimatic pergola (where the design allows it)

- Sauna

- Outdoor barbecue

- Private elevator



Possible Extras & Designs for the Leisure Area





Possible Extras & Designs for the Solarium







Signature Resort by
LA QUINTA
GRUPO INMOBILIARIO **Marbella | Benahavís**

El mobiliario indica una posible distribución y no está incluido en la venta. La información facilitada con este contenido es orientativa y de carácter general estando sujeta a posibles cambios.