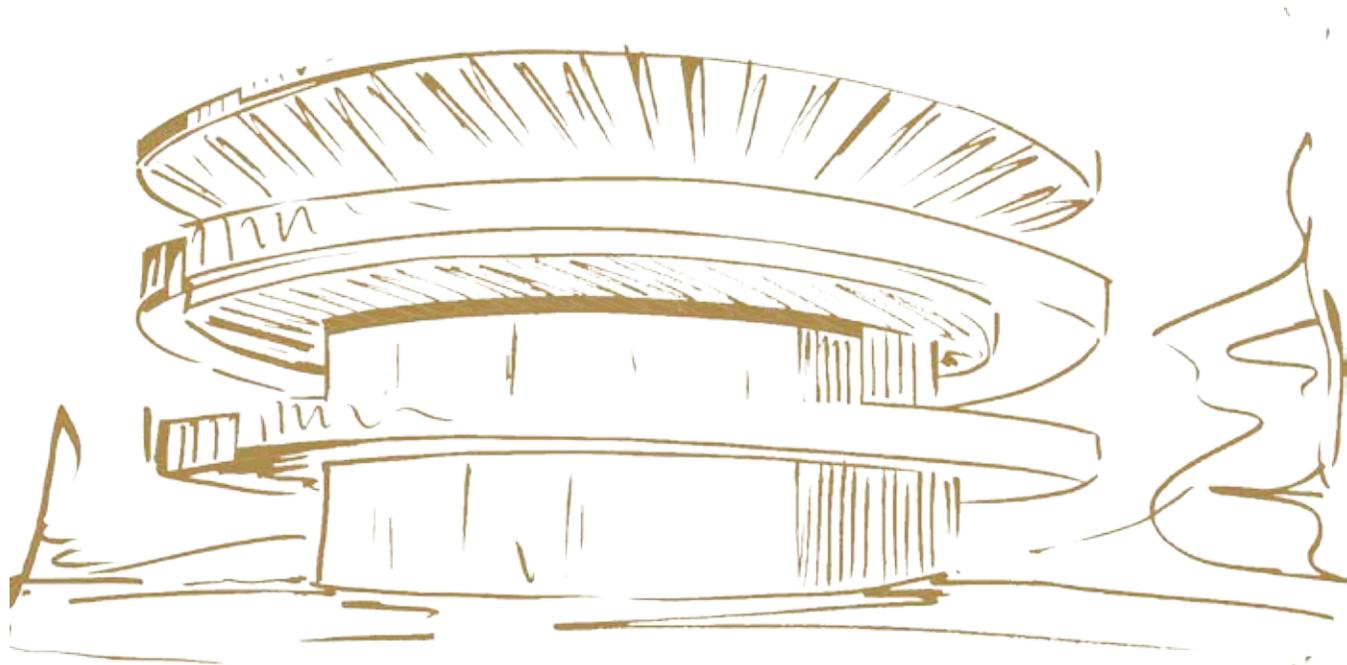




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QUALITY SPECIFICATIONS

BLOCK 1-6





# TECHNICAL SPECIFICATIONS



## FOUNDATION & STRUCTURE

- The foundations are made of reinforced concrete slabs in accordance with EU stability regulations.
- The structure consists of a combination of reinforced concrete SISMO bearing walls and concrete and metal pillars.
- The floors are double ribbed reinforced concrete with a continuous layer of thermal and acoustic insulation.



## ROOFS

- The roofs are flat and inverted. In addition to the walkable roofs corresponding to private roof terraces of penthouses, the buildings have non-walkable roofs that will function as technical areas.
- All roofs include continuous thermal insulation and waterproofing with double asphalt sheet.



## WALLS & INSULATION

- The dwellings have an excellent thermal and acoustic insulation, thanks to the application of SISMO technology in its exterior walls.
- The insulation of the SISMO exterior walls consists of a reinforced concrete core with 8 cm of thermal insulation towards the outside and 4 cm towards the inside of the wall.



## INTERIOR WALLS

- The interior partitioning is made of a cavity of insulated walls made of double paneled plasterboard with rock wool.
- The interior walls are painted with smooth high quality washable paint in a light color.



## GARAGES & STORE ROOMS

- Each property is sold with two interior parking garage spaces and one store room (one parking space and one store room in case of certain 2 bedroom units).
- The flooring of the garage area is made of polished concrete.
- The exterior garage access is a printed concrete floor.
- Access is provided through remote controlled doors.
- Monitored swing access door to garages double plate enameled in white filled with polyurethane with side guides in wall and ceiling.
- Water points will be provided in the garage area for your convenience.
- Selected parking spaces will be provided with pre-installation for electrical vehicle charging.

# GENERAL QUALITIES



## CEILING & LIGHTING

- False plaster ceilings are provided throughout the apartment to enable a smooth integration of lighting fixtures.
- Recessed ceiling lights are installed throughout the interior of the properties and on the terrace.
- Curtain boxes with LED indirect lighting are foreseen on selected windows.

## GLAZING

- All exterior windows and doors with glass, incorporate double glazing featuring additional thermal insulation and solar protection.

## EXTERIOR CARPENTRY

- Exterior windows and doors from Schüco (or similar) lacquered.

## RAILINGS OF TERRACES

- Transparent modern glass balustrades of 110 cm in height, to be combined in garden areas with metallic railings.

## INTERIOR FLOORING

- The flooring of the interior of the homes is in high quality porcelain tiling from Inalco (or similar)
- For the interior, our designers have chosen the large porcelain tiles (100 cm x 100 cm) from the Petra Crema Collection by Inalco (or similar) in a natural finish.
- The floor of the wet area in bathroom will be laid with Inalco Petra Crema Collection (or similar) non slip 100 cm x 50 cm.

## EXTERIOR FLOORING

### TERRACES:

- To create continuity between the inside and outside spaces and to enhance the feeling of luxurious spaciousness, the same collection of porcelain has been chosen for the outside terraces, using the Petra Crema Collection by Inalco (or similar) non slip 100 cm x 50 cm.
- The pavement on the porches is floating (on “plots”) with concealed drainage system.

### SOLARIUMS OF PENTHOUSES

- The flooring of solariums in penthouses will be carried out in high quality porcelain pieces.

# GENERAL QUALITIES

## INTERIOR CARPENTRY

### ENTRANCE DOOR:

- The large front door (265 cm x 100 cm) provides a grand entrance to each property. Natural oak finished doors with security bolting, anti-noise rubber and hidden hinges. Door handle and security lock in satin stainless steel.

### INTERIOR DOORS:

- The interior doors have a free height of 240 cm and are made of wood veneer with a smooth white lacquered matte finish, fitted with hidden hinges. Door handles in satin stainless steel.

## CLIMATIZATION SYSTEM & HOT WATER

- Each home will have a high quality centralized climate control system (hot and cold air conditioning) to ensure your comfort. The conduits are concealed in the false ceilings.
- Climate control in the bedrooms and the living areas is possible through independent thermostatic controls in these rooms.
- Independent underfloor heating circuits are provided in the living room and all the bedrooms through fluid flowing hydronic systems.
- Electric underfloor heating is installed in all bathrooms.

- The hot and cold water installation is executed with insulated pipework in accordance with current regulations. Low-temperature hot water for underfloor heating and domestic hot water is provided through an accumulator tank.
- The plumbing installation is executed in accordance with current regulations.

## ELECTRICITY, DOMOTIC & TELECOM

- Embedded electrical network with corrugated pipes protecting the copper wire. / Electrical networks are protected with copper earth nut. / Fuse box according to current regulations.
- Alarm pre-installation (ducts) in rooms that have access to the outside.
- A domotic system compatible with Android and IOS systems.
- Video and audio intercom system.
- Telecommunications inlets ready for cable and digital TV and pre-installation for broadband fiber-optic connections. There will be television and telephone wired connection points in the living area, the bedrooms and the terraces.
- Lightning control mechanisms and trims of all switches, plugs, TV and telephone sockets, etc. will be supplied by Niessen (or similar).





## KITCHEN

### KITCHEN UNITS:

- The modern kitchens, combine functionality with aesthetics.
- Open plan kitchens with incorporated LED lighting.
- The kitchen cabinets are finished matt lacquer wall to wall and floor to ceiling fulfilling the specific design requirements of each type of home in The View Marbella.
- The worktops are made of composite Silestone to ensure durability and resistance, whilst the backsplash is made of porcelain Inalco (or similar) with a Calacatta finish.
- The central island adds design, and is made of a mixture of porcelain Inalco with Calacatta finish, and whitened oak finish on the bar area.

### KITCHEN APPLIANCES:

The kitchens are fully fitted with high-end design MIELE (or similar) appliances:

- MIELE (or similar) integrated refrigerator and freezer.
- MIELE (or similar) multi-task oven with cool glass technology and grill function.
- MIELE (or similar) induction hob, frameless design with the latest technologies.

- Kitchen hood extractor fan with led lighting.
- MIELE (or similar) stainless steel microwave with auto cook and grill function.
- MIELE (or similar) fully integrated dishwasher with the latest technologies

## LAUNDRY ROOM

- The laundry rooms are separate rooms within each property specifically designed and fitted with multi-purpose cupboards for easy access and storage.
  - Siemens (or similar) washing machine.
  - Siemens (or similar) tumble dryer.

## THE POWDER ROOM

- The washbasin is made out of solid surface white with high quality taps from the IMO Collection by Dornbracht (or similar).
- A white porcelain suspended toilet Subway by Villeroy & Boch (or similar) with a soft close function is installed.



## THE SUITES

### THE MASTER SUITES:

- The master suites offer walk in dressing rooms outfitted with open cupboards finished in whitened oak and fitted with hanging rails, shelves and drawers. Down lights are installed in the false ceilings to illuminate the wardrobe space.

### THE SECONDARY SUITES:

- Wardrobes in secondary bedrooms are finished with whitened oak doors and fitted with hanging rails, shelves and drawers.



# THE HOME IN DETAIL



## THE MASTER BATHROOMS

- The master bathroom features floor to ceiling tiles made out of porcelain Inalco (or similar) with a Calacatta finish in the shower area.
- The floor of the wet area in bathroom will be laid with porcelain Inalco Petra Crema Collection (or similar) non slip 100 cm x 50 cm.
- The bathroom sink area is framed by decorative wooden paneling for a luxurious feeling. A large mirror will be placed on the wall above the sinks.
- Tailor-made suspended cabinets are created under the counter for extra storage.
- The washbasin is made out of solid surface white with high quality taps from the IMO Collection by Dornbracht (or similar).
- The backsplash of the sinks will be made out of matching porcelain Inalco (or similar) with a Calacatta finish. High quality taps are installed from Dornbracht (or similar).
- Our designers have selected a free standing bath tub from Galassia (or similar) with wall fitted taps from Dornbracht (or similar).
- The shower will be fitted with glass partitions and with thermostatic controlled taps from the Dornbracht IMO Collection in chrome finished (or similar).
- The shower head with rain effect will be 35 cm x 35 cm flush

mounted in ceiling.

- A white porcelain suspended toilet Subway by Villeroy & Boch (or similar) with a soft close function is installed.

## THE SECONDARY BATHROOMS

- These bathrooms feature floor to ceiling high quality porcelain tiling (size 100 cm x 50 cm), in the wet areas of the shower, from the Petra Crema collection by Inalco (or similar).
- The floor of the wet area in bathroom will be laid with porcelain Inalco Petra Crema Collection (or similar) non slip 100 cm x 50 cm.
- The washbasin is made out of solid surface white resin with high quality taps from Dornbracht (or similar).
- Tailor-made suspended cabinets are created under the counter for extra storage. The backsplash of the sinks will be made out of matching porcelain Petra tiling by Inalco (or similar). A mirror will be placed above the sink. High quality taps are installed from the Dornbracht (or similar).
- The shower will be fitted with glass partitions and with wall mounted taps from Dornbracht (or similar), shower head with rain effect of 26 cm x 26 cm flush mounted in ceiling.
- A white porcelain suspended toilet Subway by Villeroy & Boch (or similar) with a soft close function is installed.



## CUSTOMIZATION PLAN

- The developer will offer a customization plan for certain qualities included in this document. In case of opting for a change of qualities through this service, a separate document will be annexed to the private purchase contract, canceling the expected quality and recognizing the change chosen by the buyer and its corresponding economic effect.
- The personalization options selected from those offered by the developer must be communicated prior to the deadline established by the Project Management depending on the degree of progress of the construction; After that date without having communicated the selected options, the house will be delivered according to the standard model.





## THE VIEW WELLNESS CLUB

- The View Marbella offers a selection of indoor and outdoor sporting and wellness facilities to promote an active and healthy lifestyle.
- The View Marbella, phase 1, will have a shared health club with phase II of the same complex located in the building 4.

## THE VIEW SPA

The premium Spa is designed with luxurious materials for you to be able to relax and enjoy the following facilities:

- 25 m long heated indoor lap pool
- Steam cabin
- Sauna
- Ice bath
- Whirlpool bath

## GYM & TRAINING AREA

- The View Marbella will provide a functional training gym designed to create an atmosphere to motivate you and make you feel comfortable.
  - Technical flooring.
  - A selection of high quality cardio and strength training equipment by Technogym (or similar) will be installed to make sure you have the right equipment for your exercise program.

## THE KIDS AREA

- At The View Marbella we want all families to feel at home. This means that we care a bit extra for the kids so that the whole family can relax even more.
- An indoor kids area is created that is directly adjacent to the gym, but separated by a glass wall, to facilitate parental supervision while exercising.
- An additional playing area will be located in the gardens on the Phase II of the project.



# THE OUTDOOR FACILITIES



## THE OUTDOOR POOLS

- Outdoor 25 m long lap pool.
- 1 free form pool with flowing lines.
- An exterior shallow children's pool in the gardens.



## THE YOGA & MEDITATION AREA

- A serene outdoor meditation / yoga area in the south east garden.



## THE KIDS PLAYING AREA

- The planned playground planned in the phase II of the project will be located next to the gardens, where children will be able to play within the security perimeter of the playground without disturbing the other residents.



## THE GARDENS

- Landscape designers have created an all-encompassing design including the garden and pool areas, the main entrances, walking paths and individual building entrances. Attention has been given to creating a sustainable project by integrating local trees, plants and flowers with special elements of natural stone. Design choices have been made to optimize water consumption and reduce the maintenance costs.
- The plot is enclosed through a combination of walls, retaining walls

and fencing. The outside perimeter of the project is constructed to blend into the landscape design.

- The land is defined from the combination of retaining walls that give rise to the different levels that make up the urbanization and that adapt to the existing topography.
- A collection of special units feature an internal patio, planted with vertical garden, providing a special focus in the living area of the property.



## THE CONCIERGE SERVICE

- An office space dedicated to the concierge service will be provided at the entrance of the Wellness Club.
- This service will ensure your full comfort while staying at The View Marbella (pay as you go service).



## SECURITY & COMMUNAL AREAS

- A security post will be located at the main entrance of the complex, centralizing the control of all the CCTV cameras controlling the perimeter and selected points of the development.
- The facilities are designed considering the current accessibility regulations for people with reduced mobility.



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