

CASABLANCA

EXCLUSIVE VILLA

SPECIFICATIONS SUMMARY

VILLA CASABLANCA | **GOLDEN MILE OF MARBELLA**

☐ FOUNDATIONS AND STRUCTURE

Foundation of constant section of reinforced concrete.

Structure through porches of reinforced concrete consisting of pillars of square or circular section.

Forged of solid slab of reinforced concrete.

☐ MASONRY

External enclosure made by Capuchina" cavity walls, with polyurethane foam heat insulation, rockwool acoustic insulation and pladur on inside.

Internal partition walls with Pladur and rockwool acoustic insulation.

In basement, Pladur plaster board on perimeter reinforced concrete walls.

☐ ROOF

Flat walkable roofs with extruded polystyrene insulation and waterproofing with bitumen and geotextile.

☐ EXTERNAL FINISHES

Perlite finish on interior walls.

False Pladur plasterboard ceilings.

Plastering of facades with cement mortar, finished with water-repellent layer for exterior painted white with smooth plastic paint of premium quality.

☐ FLOORING AND TILING

Ground floor and upper floor with premium quality porcelain flooring.

In bedrooms wood pavement, with three layers of first quality, suitable for underfloor heating.

Basement floors, terraces and porches with porcelain flooring of premium quality Non-slip treated.

Premium quality imitation stone insertions on porcelain finish facades.

☐ KITCHEN

Fully fitted with premium quality cabinets and surfaces.

Siemens brand or similar appliances.

☐ EXTERIOR JOINERY AND EXTERIOR RAILINGS

Exterior joinery with thermal bridge limitation, in textured grey lacquered aluminium, with double safety glazing plus chamber.

Laminated safety glass on balconies.

☐ INTERIOR JOINERY

Reinforced single pivot hinge front door with safety lock, clad in laminated wood.

Internal connecting doors, folding and sliding, wenge lacquered, with invisible hinges.

Built-in cupboards, with doors of equal quality to connecting doors, lined inside and coated.

☐ BATHROOMS

Wall-mounted toilets, with flush button, brand Geberit, and soft-close seat.

Mixer taps, brand Ritmonio, model Glitter.

Shower sprinkler heads inset in false ceilings.

Counters with integrated basins, Korian or similar, in white.

Safety glass separating shower screens.

Shower trays with premium quality.

Premium quality porcelain facing in shower area.

Rest of bathroom walls finished in perlite and finished in smooth colour paint.

☐ ELECTRICITY

Direct and indirect LED for inside and outside lighting.

TV, telephone, WIFI access points and video entry phone with colour monitor.

Mechanisms through the dwelling with premium quality.

☐ CLIMATE CONTROL

Hot and cold air conditioning with inverter system, Daikin brand or similar, with independent interior units for rooms on ground, first floor and basement.

☐ HEATING

Underfloor heating, Frankische or similar, using cross-linked polyethylene water pipes on insulating panel on ground, first floor and basement.

☐ PLUMBING and DHW

Production of domestic hot water with pump equipment, brand Daikin, with inverter technology and Altherma system.
Installation of solar energy on flat roof with two solar panels.

☐ HOME AUTOMATION SYSTEM

Installation for home automation system of premium quality, with lighting control, control of the sound and music, control of automated irrigation, swimming pool, awnings, video entry phone and access doors, security cameras, intrusion alarms, window blinds and motorized curtains, smoke alarms, gas and water, air conditioning, TV and other audiovisual equipment, as well as information energy consumption and fault.
Preinstallation for home cinema.

❑ MISCELLANEOUS

Sliding doors and windows of aluminium embedded in the wall, that allows total opening of the space by hiding from view both the sheet placed on the wall as the frames window perimeter.

The house has 2 stairs, one main and one secondary to the use of the service and maintenance staff.

Elevator of premium quality of the brand Otis or similar, for 3 stops and for 4 persons.

Skylights on the roof.

Modern fireplace with woodshed.

Double height in one part of sitting room.

Barbecue area with pergola and summer dining room.

Piped music in all the floors of the house and in swimming pool and garden of the plot.

Finished garden with palm trees and installation of automatic watering system.

Salt water swimming pool with overflow infinity type, glass front and Gresite.

Synthetic imitation wood deck platform.

Parking for five vehicles in the plot.

Power-operated metallic vehicle entry gate with metallic street pedestrian gate. Both gates coated on both sides with lamas of wood wenge color treaty for outside.