

quintessence

MARBELLA - SPAIN

Building specifications

The freedom to choose

When it comes to your home, every detail counts. This is why we offer you from day one versatile building specifications, where you will be able to choose amongst different finishes and configurations to create a personalized environment.

Choose between several flooring options, ceramic, specifications for your bathroom and kitchen... And live as you have always dreamed.

Structure

FOUNDATION AND STRUCTURE

Foundation and structure of reinforced concrete

ROOF

Inverted roof non passable: With double waterproofing laminate, thermal insulation, and layer of aggregates.

Passable roof: thermal insulation, geotextile film, waterproofing double layer, and flooring

Solarium roof: thermal insulation, geotextile film, double waterproofing membrane, and walls according to the project.

EXTERNAL ENCLOSURE:

Facade with rendering and painted according to the design specified in the project, with high end thermal insulation, air chamber, thermal-acoustic insulation made of mineral wool and laminated gypsum wall paneling.

INTERIOR PARTITIONS

Between dwellings, phono-acoustic brickwork and metallic structure plasterboard, thermal-acoustic insulation of mineral wool, and laminated plaster slab.

Inside the dwellings, laminated plaster slab, metallic structure of galvanized steel, thermal-acoustic insulation of mineral wool and laminated plaster slab..

Between dwellings and communal areas: phono-acoustic brickwork with cladding combined with rendering and painted according to the design specified in the project..

CEILINGS

Laminated plaster slab in all the ceilings and suspended ceiling in areas with installations. Finishing with smooth plastic paint. Flooring and cladding.

Flooring and cladding

FLOORING ON DWELLINGS:

Living rooms, bedrooms, kitchen, hallway, entrance, bathrooms, and restrooms with large format porcelain stoneware.



Model: Prestige White

Rectified Porcelain,
large format. 75x75.

Supplied by
GUNNI&TRENTINO



Model: Prestige Cream

Rectified Porcelain,
large format. 75x75.

Supplied by
GUNNI&TRENTINO



Model: Prestige Pearl

Rectified Porcelain,
large format. 75x75.

Supplied by
GUNNI&TRENTINO

PRESTIGE WHITE



PRESTIGE CREAM



PRESTIGE PEARL



Flooring and cladding

VERTICAL WALLS OF THE DWELLINGS:

Tiling in shower area with rectified white paste ceramic tiles, with options between



Modelo Pearl

White Paste Rectified,
size: 30x90

Brand:
GUNNI&TRENTINO



Modelo Cream

White Paste Rectified,
size: 30x90

Brand:
GUNNI&TRENTINO

Smooth plastic paint on the remaining walls, soft color

MODELO CREAM



MODELO PEARL





Interior carpentry

Connecting doors of lacquered wood, white, special height door leaves, with hidden stainless-steel hinge.

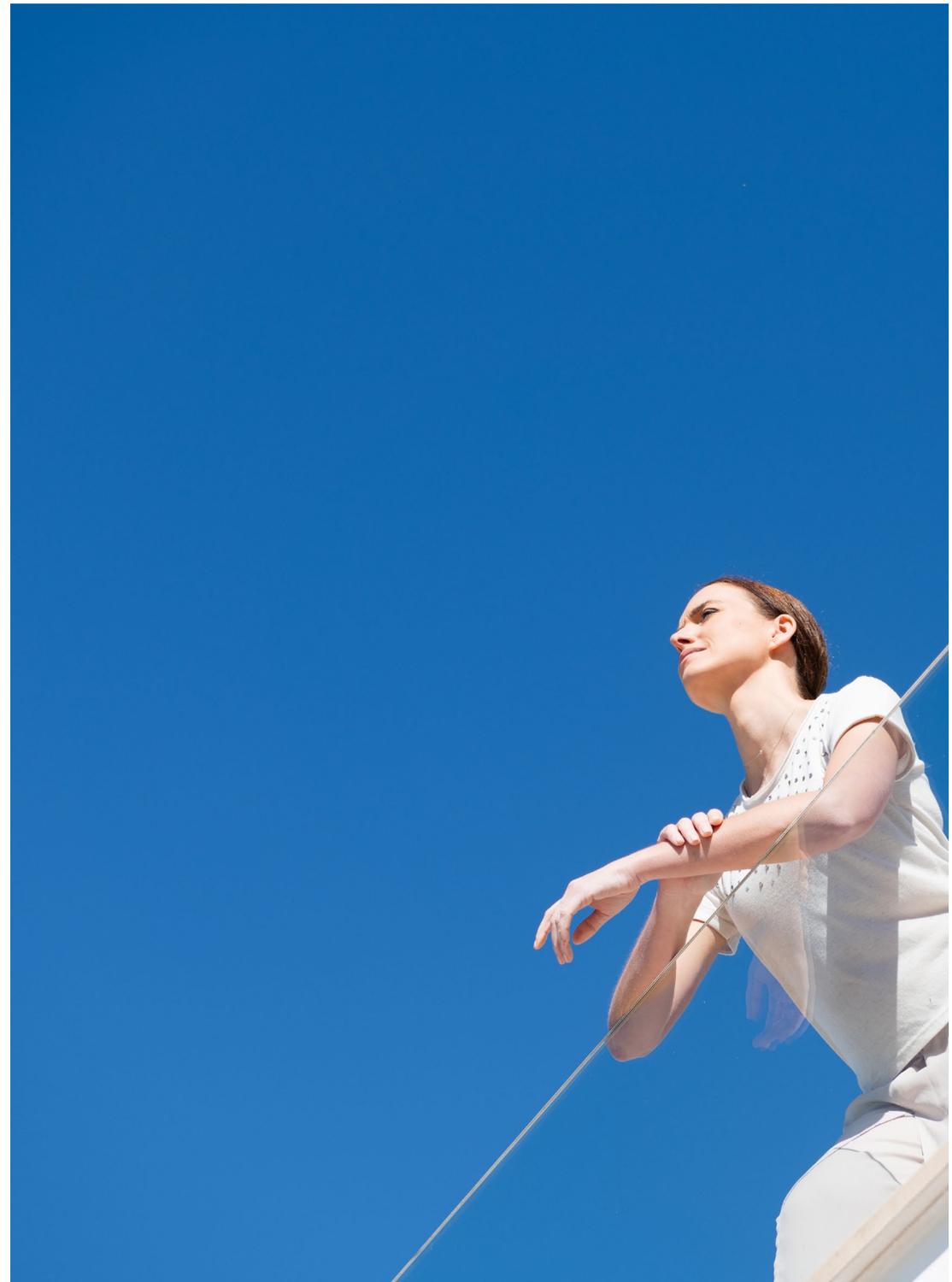
Modular wardrobes block type, lined with melamine board, textile or similar finish, separator shelf, hanging bar, doors of the same color and design as the connecting doors.

Exterior carpentry

PVC or high-performance lacquered aluminum, according to decision of the project management, sliding or balance doors, according to project. Security glazing in entrance/exit doors.

Aluminum roller blinds with thermal insulation in bedrooms, electric drive.

Preinstallation for motor driven blinds.



Kitchens

fitted with high and low units of great capacity, in high pressure laminate and auto-closing system in drawers.

Quartz worktop Silestone/Neolith type, paneling in space between high and low units.

The kitchen appliances are induction hob, integrated dishwasher, oven and microwave, fridge, extractor hood and washer-dryer.



The colors and shades of the materials can seem different due to the screen configuration or the printing of the document.



GUNNI & TRENTINO



GUNNI & TRENTINO



GUNNI & TRENTINO

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Sanitary ware and taps

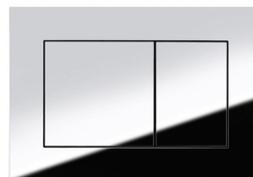
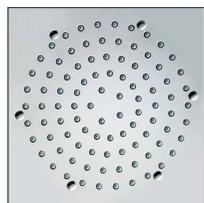
MAIN BATHROOM

Shower trays of compact quartz

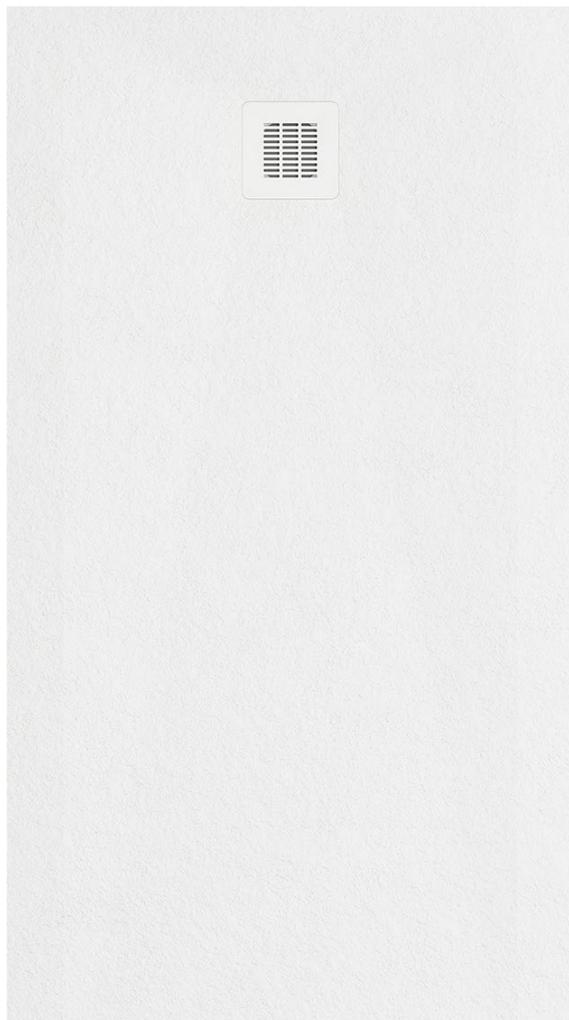
Vitrified porcelain sanitary ware, with suspended toilets and concealed cistern.

Double sink counter and shower screen with safety glass. Mirror with perimetral Led lights.

Concealed taps in thermostatic shower and rain shower.



The colors and shades of the materials can seem different due to the screen configuration or the printing of the document.



Sanitary ware and taps

SECONDARY BATHROOM

Shower trays of compact quartz

Vitrified porcelain sanitary ware, with suspended toilets and concealed cistern.

Counter with recessed basin and bathroom unit with two drawers.



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Installations

INSTALLATION SANITARY HOT WATER AND CLIMATE CONTROL.

Hot water production by means of high-quality aerothermal installation, with hydro kit in laundry room and digital display control.

Installation of climate control by means of fan-coil, installed in the bathroom suspended ceiling, with sector system type Airzone or similar, controlled by central thermostat in living room and secondary in bedrooms. Remote control through manufacturer web server.

Heated floors throughout the property, powered from the aerothermal central unit.

ELECTRIC INSTALLATION AND TELECOMMUNICATIONS

Electric installation according to REBT and electrical mechanisms of leading brands.

Video intercom with color display, with access to domestic Wi-Fi and remote connectivity.

Installation of TV/FM antenna and satellite in all the rooms except bathrooms. Installation of Internet with optic fiber and Ethernet sockets in all the rooms except bathrooms, according to ICT-2.

Security

Entrance vault door, security hinges and lock.

Video intercom on the entrance of the urbanization and the properties.

Closed residential complex with private access and outside concierge, access control and video surveillance 24 hours with perimeter cameras.

REMOTE CONTROL OF THE PROPERTY

Domotic system controlled by smartphone that includes the following features:

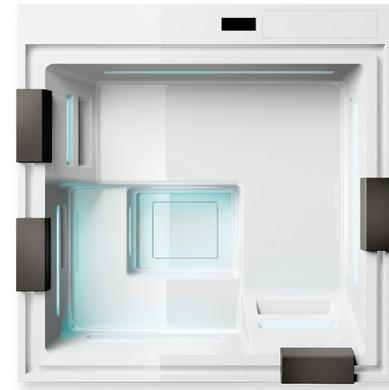
- Video intercom management: calls and opening of doors.
- Climate control.
- Blinds opening and closure.
- Light control.
- IP camera inside the property.
- Flood sensors in bathrooms and kitchen
- Smoke detector in kitchen.

MISCELLANEOUS INSTALLATIONS

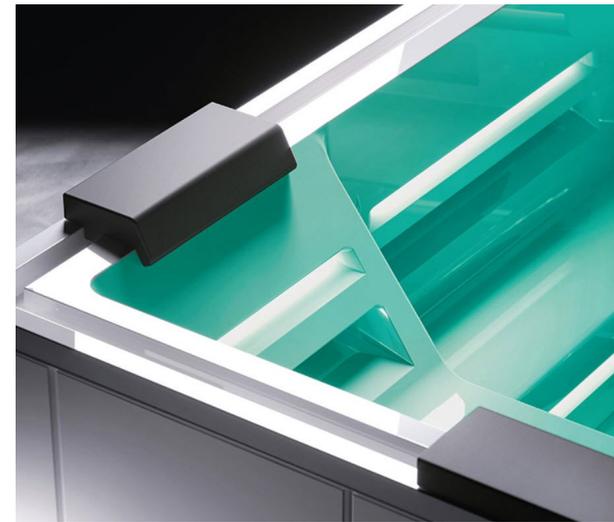
Preinstallation of electric charging point for vehicles.
Motor driven garage door with opening system.







Installation of
swimming pool in Solariums







Splash pools in ground floor apartments.

*Not available in all ground floor dwellings.

Urbanization and communal areas

Interior roads and stairs of urbanization of printed concrete or precast concrete pavers.

External enclosure: Concrete or brickwork wall, rendered and painted with metallic closing according to project.

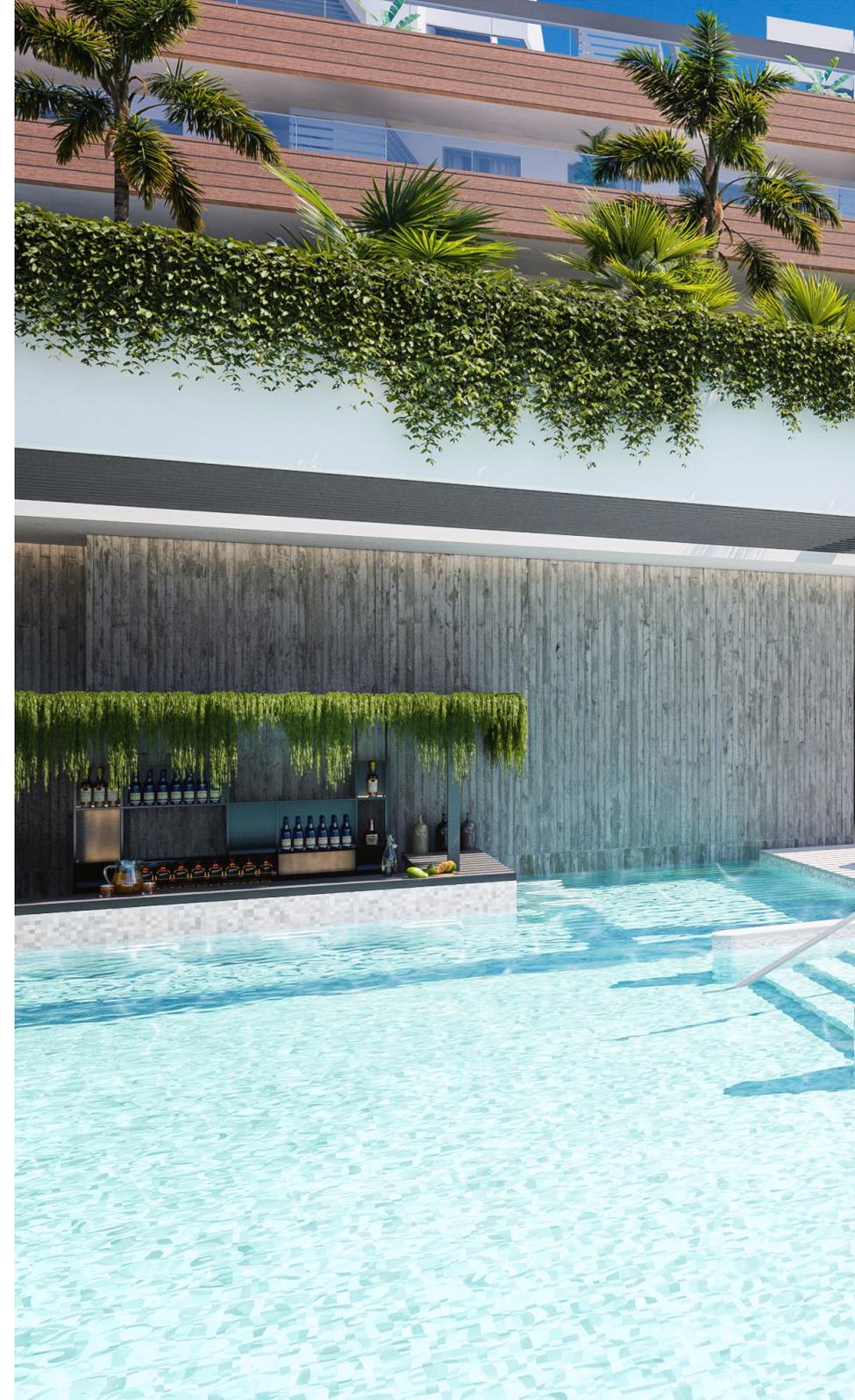
Enclosure of gardens of private use: Concrete or brickwork wall, rendered and painted with metallic closing according to project.

Communal pools.

SPA area with heated saltwater pool, sauna, Turkish bath, cold water shower, changing rooms with showers and fully equipped gym.

Equipped Social lounge, Coworking Zone and Pool Bar.

Communal gardens with lighting system and automatic watering system.









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*Regarding the stone and the natural wood, please note that it is a natural material that can present different shades and unavoidable imperfections. The management will estimate, in each case, if the quality of the stone is acceptable or might need modifications. This specifications can be modified by the works management and be substituted by similar ones. *February 2023*