



LA FINCA

de MARBELLA 2

QUALITY
SPECIFICATIONS



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FOUNDATION

-Reinforced concrete foundation with tie beams.

STRUCTURE

-Waterproof, reinforced concrete, one-way slab.

-Reinforced concrete waffle slab with steel/concrete pillars and beams, according to the details of the project structure.

ROOF

-Inverted flat roof with double waterproofing layer and high-density insulation protected with gravel in no transitable areas and finished with ceramic tiles on terraces.

EXTERIOR WALLS AND SURFACE

-Exterior face consisting of elements ceramic or concrete brick with insulation of projected polyurethane or similar, interior face finished with double laminated gypsum board.

-Exterior renders with damp proof cement mortar and/or natural stone cladding according to the building type.

INTERIOR WALLS AND SURFACES

-Interior divisions of the house with self-supporting framing partitions and laminated gypsum boards (13+13 mm in both sides), including insulation of mineral wool or similar. Plastic paint, color to be defined by DF.

FLOOR TILES

-Ceramic, 90x90cm.

WALL TILES

-Floor to ceiling large format Ceramic.



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KITCHEN

- White lacquered handle less drawers and cabinets.
- Fully equipped with Siemens appliances.
- Silestone work surface, according to the building type.

EXTERIOR CARPENTRY

- Aluminum carpentry, profiles by Cortizo or similar.
- Main sliding doors with sunken frames and lift & slide system with thermal break and security double glazing.
- Windows: Tilt and turn hidden sash system with thermal break and double glazing.

INTERIOR CARPENTRY

- Front door: Pivot security system, Iroko finish.
- Interior doors: White smooth lacquered wood with stainless steel concealed hinges.
- Wardrobes: White lacquered wood.

EXTERIORS

- Enclosure of the plot from the road: Ceramic brick rendered with damp proof cement mortar, combined with decorative ironwork.
- Plot to plot division: Galvanized mesh (2 meters) and/or "vegetation screen" according to type and location.
- Finished gardens equipped with automated irrigation systems.
- Retaining walls between plots with exposed reinforced concrete or stone, according to the specifications of the design.

SWIMMING POOL

- Size: 8 metres x 4 metres.
- Reinforced concrete structure, waterproofed.
- Finished with glazed mosaic tiles and non-slip surround.



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SANITATION

-System separating rainwater and wastewater.

ELECTRICITY

-Electrical switches and sockets JUNG or similar.

HEATING AND AIR CONDITIONING

-Air conditioning with heat pump (inverter system) and cooling via concealed ducts and independent control in each room.

-Underfloor heating by water via heat pump with individual control by zone apart from bathrooms where there is an underfloor electric heating system with independent control.

SANITARY WARE AND TAPS

-Bathroom fittings by Villeroy & Boch and taps by Grohe or another leading brand.

OTHER EQUIPMENT

-Fermax video entry system or similar.

Please note that whilst the greatest possible care has been taken to ensure the accuracy of these specifications Altavista Property International SL cannot be held responsible for any mistakes or omissions. These specifications do not form a contract, or part thereof, between any party. Full and final specifications will be made available to buyers through a private purchase contract.



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www.lafincademarbella.com
info@lafincademarbella.com

(+34) 952787788

