



# LA FINCA

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de MARBELLA 2

QUALITY  
SPECIFICATIONS



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### QUALITY SPECIFICATIONS

#### **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.

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