

Privilege
by marein

BUILDING SPECIFICATIONS

FINISHES

EXTERIOR

The facades present a combination of finishes studied in detail to achieve a harmonious architectural design of great beauty:

- Natural Stone
- Continuous painted mortar coating.
- Exposed concrete effect.
- Wood finish HPL panel.
- Technological wood slat latticework.

INTERIOR

- Walls and ceilings made of painted plasterboard system.
- On the kitchen and living room ceiling latticework of technological wood slats equal to the exterior.
- The natural stone wall is introduced into the interior of the house.



Non-binding figurative image. Optional decoration proposal.



Non-binding figurative image. Optional decoration proposal.



Non-binding figurative image. Optional decoration proposal.

FLOORING

INTERIOR

- Large-format 120x120 cm porcelain material, COSMOPOLITA WHITE NATURAL model, on the ground floor and basement except for the garage area.
- Bevelled bi-layer wooden floating flooring, Lisboa Natur model, at first floor.
- In the basement garage area, concrete with mechanical trowel and resin sealing.
- In the upstairs bathrooms, the wooden floor of the bedrooms will be used, suitably treated, changing to porcelain material in the showers of the MIRAGE brand, GLOCAL COLOR 10 series of the ATLAS CONCORDE group.
- In the bathrooms at the ground floor and basement, the same flooring is used as in the rest of the house, COSMOPOLITA WHITE NATURAL, in a 120x120 cm format.

EXTERIOR

- COSMOPOLITA WHITE NATURAL 120x120 cm slip resistant ceramic tile on terraces and solarium, as prolongation of the interior flooring achieving a sense of continuity with the dwelling interior rooms.
- Next to the pool, a pool/bar area finished in NEWTECHWOOD Vintage Teak or similar synthetic flooring is projected.



Non-binding figurative image. Optional decoration proposal.



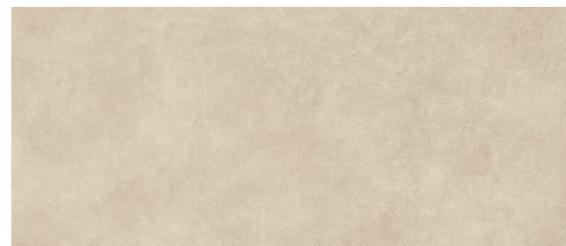
COSMOPOLITA WHITE NATURAL 120x120 cm



TARIMA LISBOA NATUR



NEWTECHWOOD VINTAGE SAND



MIRAGE GLOCAL C 10



Non-binding figurative image. Optional decoration proposal.

TILING

MASTER BATHROOM

- Bathroom main front in large-format porcelain material, model IROSTONE BLACK, 260x120 cm.
- In the wet area (shower), 240x120 cm GLOCAL COLOR 10 ceramic material from the ALTAS CONCORDE group.

FIRST FLOOR SECONDARY BATHROOMS

- The main front (front of sink and toilet) and the wet area (shower) use porcelain material MIRAGE GLOCAL COLOR 10 from the ALTAS CONCORDE group in 240x120 cm format.

GROOUND FLOOR AND BASEMENT

- The main front (front of sink and toilet) and the wet area (shower) are made with the same porcelain material as the flooring, COSMOPOLITA WHITE NATURAL model, 120x120 cm format.



Non-binding figurative image. Optional decoration proposal.



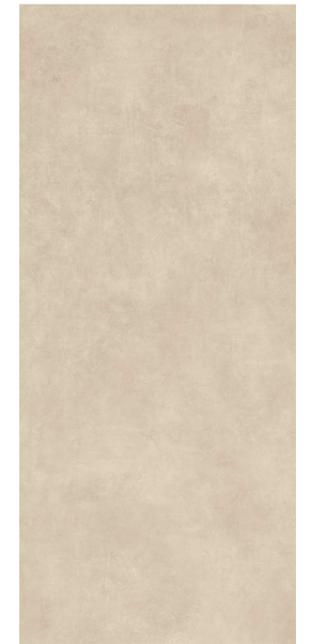
Non-binding figurative image. Optional decoration proposal.



IROSTONE BLACK



COSMOPOLITA WHITE NATURAL



MIRAGE GLOCAL C 10

JOINERY

FRONT DOOR

- Pivoting entrance door to the house with lateral fix panel, made of wood specially treated for the exterior.
- It has a concealed pivot system with off-set axis. Electronic security lock.

INTERIOR DOORWAYS

- Interior doorways are 82.5 cm wide, floor to ceiling height with architrave/casing over door jambs. Composed by MDF board lacquered in combination with cabinets, with hidden hinges and magnetic latch, stainless steel matt handle, lock on bedrooms and bathrooms doors.

WARDROBES AND DRESSING ROOMS

- In the master bedroom, a DICA dressing room with LED lighting and functional distribution made of veneered board in a wood finish combined with glass elements.
- In bedroom 3, DICA dressing room and functional distribution made of veneered board in wood finish.
- In the rest of the bedrooms and entrance hall, DICA wardrobe fronts in laminated wood in NUDE MI colour. Interiors with functional distribution finished in a textile effect, TWEED MI design.



Non-binding figurative images. Representation of the type and model of exterior carpentry



EXTERIOR CARPENTRY

ALUMINIUM

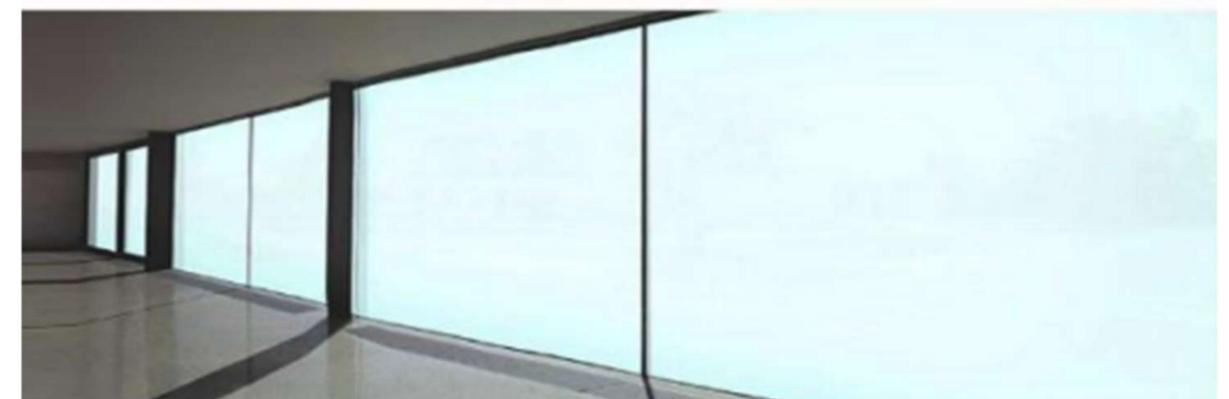
- TECHNAL brand aluminum carpentry, ARTLINE XL series, or similar, with proven experience and reliability. Minimalist profile with thermal break, air intake openings for ventilation and double glazing with GUARDIANSUN laminated glass.
- Stair way exterior glassing is equipped with active glass technology that changes states by electricity. In the ON state it is transparent and in the OFF state it is opaque.

RAILINGS

- Where designed, to keep the views, 8+8 mm laminated System Glass U or similar glass fence.

VEHICLE ACCESS DOOR AND PEDESTRIAN ACCESS

- Metal access doors in vehicle and pedestrian access to the plot, folding or sliding, as appropriate.
- Automatic opening system synchronized with the home's access control and video door entry system.



Non-binding figurative image. Represents active glass technology only.

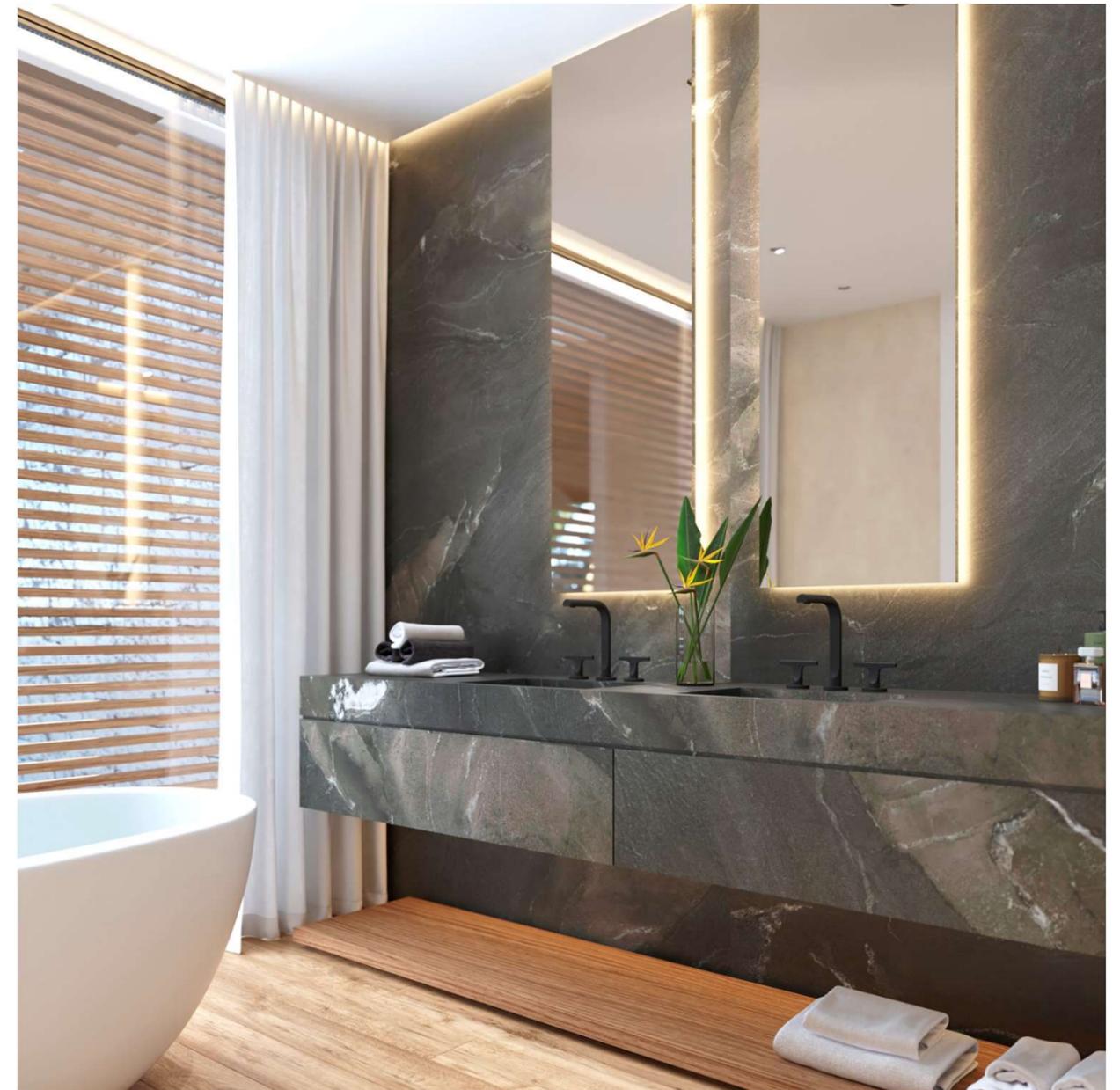
BATHROOMS

FORNITURE

- In the MASTER bathroom, an integrated double-basin countertop, made with the same porcelain piece as the tiling IROSTONE BLACK, on a cabinet covered in the same material, thus creating continuity between the countertop, cabinet and main wall.
- In SECONDARY bathrooms on the upper floor, countertops with integrated basin, made with the same porcelain tile model GLOCAL COLOR 10 from the ATLAS CONCORDE group, arranged on lacquered furniture in RAL 9002 color.
- In the ground floor bathroom, COSMOPOLITA WHITE NATURAL porcelain countertop with an integrated central infinity basin, on RAL 9002 lacquered vanity unit.
- In the basement, countertop is made of porcelain material model COSMOPOLITA WHITE NATURAL, with an integrated sink, on a lacquered unit in RAL 9002 color.
- Rectangular mirrors, except in the Ground Floor Bathroom, which will be oval. All of them with perimeter backlighting, with on and off by proximity sensor.



Non-binding figurative images. Mirror type representation.



Non-binding figurative image. Optional decoration proposal.

TAPS

- All the taps are projected in the SAILING collection of the FANTINI RUBINETTI brand in its DEEP BLACK PVD finish.
- In the Master Bathroom the sink faucet is on countertop.
- In the rest of the bathrooms, the sink faucet are built in the wall.
- In showers, a thermostatic built-in shower set is used, with a handheld showerhead and a fixed wall-mounted showerhead.
- In the Master Bathroom, for the free-standing bathtub, a floor-mounted bathtub faucet is used, with a hand shower.



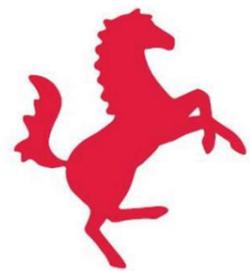
FANTINI Serie
SAILING
Sobre encimera



FANTINI Serie
SAILING
Pared



FANTINI Serie
SAILING
Ducha



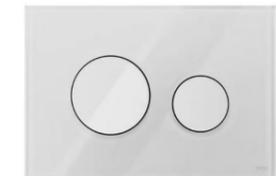
FANTINI
R U B I N E T T I

SANITARY

- Suspended toilet brand DURAVIT model ME BY STARCK with built-in tank.
- Dual-flush toilet flush plate, TECE brand in WHITE CRYSTAL, TECELOOP series.
- Shower screen, tempered glass with black hardware.
- On master bathroom Freestanding bathtub in SOLID SURFACE, ZENON brand, COVADONGA series.



DURAVIT



TECE
close to you



zenon

KITCHEN

MODULNOVA Kitchen, a company specialized in applying top quality genuine materials to its kitchen systems, chosen for their quality, suitability for use, durability and authenticity, without forgetting ecology and harmony between materials and colours.

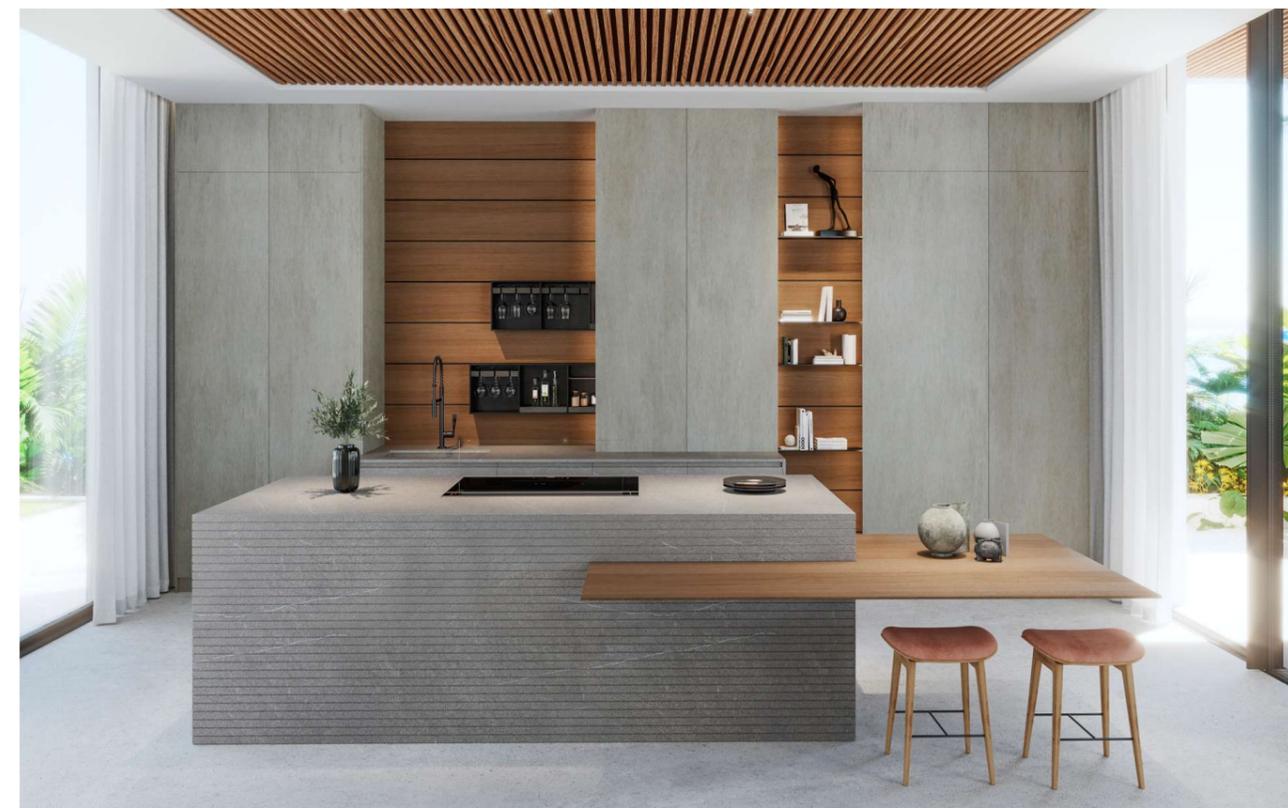
The MODULNOVA MH6 chosen series, is characterized by the optimization of spaces that allows for increased functionality in all areas of the kitchen, making it easy and funtional to use.

Furniture made of high-pressure laminated frames, textura gray, with doors made of 20 mm thick Miltech panel finished in matt Iron, granite worktop Pietra Piasentina Fiammata finish.

The kitchen is completed with GAGGENAU 200 series appliances, which are undoubtedly convincing due to their performance, quality craftsmanship and inspiring design.

- Integrated Fresh Cooling refrigerator, Soft closing.
- Vario No Frost freezer, Soft closing.
- Integrated dishwasher, 6 programs.
- Anthracite gray oven with right door opening 9 functions.
- Anthracite gray microwave door opening to the right.
- 80 cm Flex induction hob with 4 zones.
- Telescopic countertop extractor.

MODULNOVA



Non-binding figurative image. Optional decoration proposal.



Non-binding figurative image. Optional decoration proposal.



Non-binding figurative image. Optional decoration proposal.



FACILITIES

ELECTRICITY AND TELECOMMUNICATIONS

- Electrical Installation according to R.E.B.T. with a general panel in the technical room on the basement floor.
- Mechanisms and switches designed according to the architecture, offering great flexibility and functionality.
- DTT antenna, satellite dish, TV sockets and RJ-45 sockets, internet type for digital platforms.
- Wi-Fi installation throughout the house, with signal repeater on each floor and at ground floor terrace.
- Communications rack in the basement technical room.
- Backup battery system for rainwater evacuation pumps and security alarm.

VIDEO INTERCOM. ACCESS CONTROL SYSTEM

- IP modular outdoor video door entry main module with 1 call button.
- IP Indoor Console with 7" touch screen for IP video door entry systems. WiFi.

AIR CONDITIONING, HEATING AND VENTILATION

- Air conditioning with heat pump system and ducts, independent control per room type AIRZONE integrated into home automation. The distribution in the main rooms is carried out by means of linear diffusers integrated into the architecture of the house.
- Underfloor heating on the ground floor and first floor by aerothermal system, except in bathrooms where the underfloor heating will be electric. Control system integrated into home automation with independent thermostats by zones.
- Mechanical ventilation with a system of ducts and extractors that ensures optimal indoor air quality in compliance with the Technical Building Code DB-HS3.

SUPPLY OF WATER AND DOMESTIC HOT WATER (DHW)

- Water treatment system consisting of storage tank, pressure group, osmosis system and softener.
- DHW through aerothermal.

ILLUMINATION

- Neutral lighting project that guarantees correct lighting in each room, through adjustable luminaires that allow the creation of lighting scenes, integrated into home automation.

HOME AUTOMATION SYSTEM (CONTROL SYSTEM)

- Control system designed by ILLUSION with the LUTRON, home automation system, or similar, controlling air condition/heating, lighting and sound.
- Control is done both from elegant and customizable devices located in the house, as well as from mobile devices through LUTRON CONNECT, or similar, compatible with Android or Apple and with home voice control systems from Amazon, Google and others.

SOUND SYSTEM

- Sound installation with zone control, living room, kitchen-dining room, ground floor terraces, master bedroom and bathroom, and solarium.
- Inside, with Sonance speakers by SONOS that will deliver incredible sonic performance with minimal visual intrusion.
- On the outside, Bowers & Wilkins AM-1 loudspeakers are used, flexible, durable and with great sound performance.

ILLUSION
LUTRON® SONOS
Bowers & Wilkins

FIREPLACE

- Bioethanol fireplace, with built-in panoramic wall design, two sides, on the ground floor.

ELEVATOR AND VEHICLE ELEVATOR

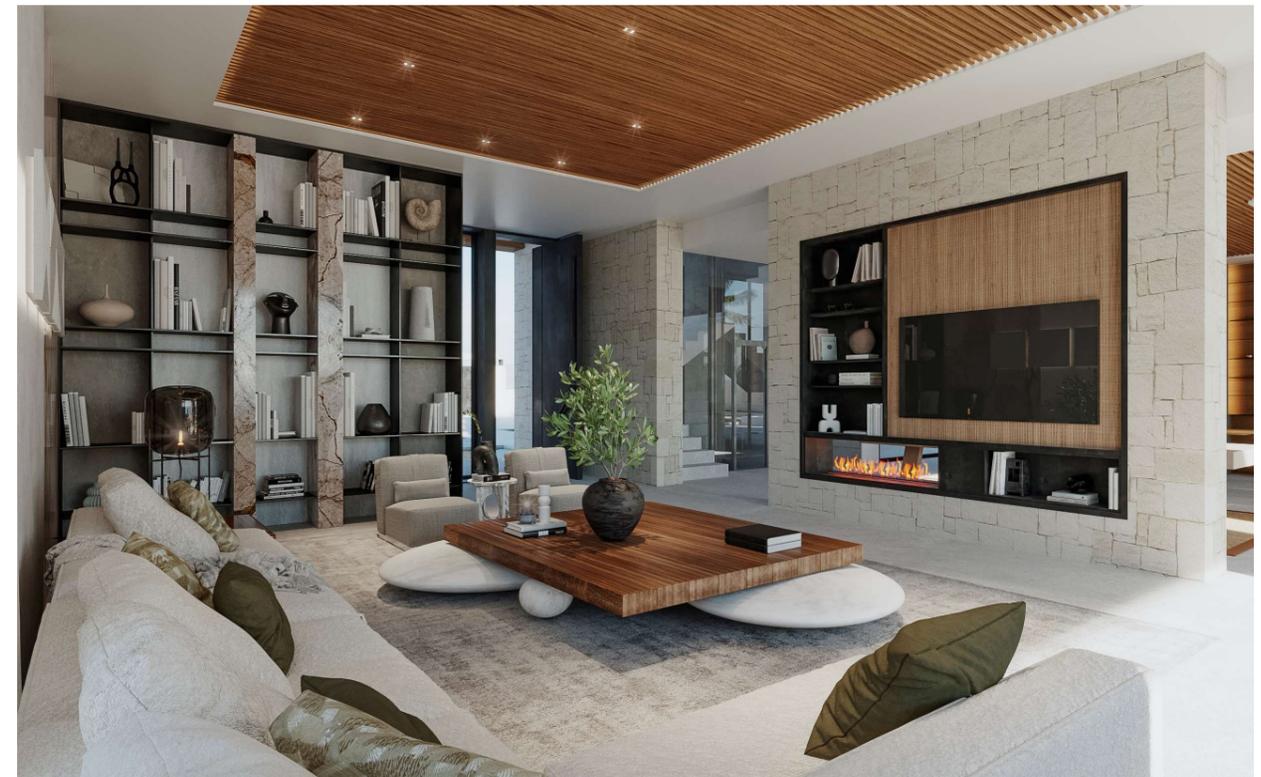
- Panoramic elevator for 5 people and disabled capacity, from basement to solarium.
- Vehicle elevator from the ground floor level to the basement floor with capacity for one car.

SOLAR PHOTOVOLTAIC PANELS

- Electrical solar capture solution through a photovoltaic panels system. The solar collector panels are located integrated into the flat roof, with low visual impact.

ELECTRIC VEHICLE CHARGING POINTS

- Electric vehicle charging points in the basement and at outside ground floor parking area.



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OUTDOORS

SOLARIUM

- Accesses to the solárium through the complete core of stairs and elevator of the house. Being integrated as one more floor of the house.
- Pergola.
- Pre-installation for outside kitchen and/or barbecue.
- Swimming pool and sunbeds area with panoramic views of the Marbella bay.

GARDENS

- Landscaping and Mediterranean gardening according to the landscaping Project, conserving part of the existing large trees.

PARKING

- 2 vehicles carport integrated into the architectural design of the house, giving vehicles access to the basement garage through an elevator located in one of the parking spaces.
- Garage in the basement with a minimum capacity of 3 vehicles.

POOL-BAR

- A covered area (pergola depending on the case) is planned next to the pool with deck-type flooring (composite floating flooring) from the NEWTECHWOOD brand in its Castellation range and pre-installation for a kitchen/bar.

IRRIGATION

- Automatic irrigation system in lawn and landscaped areas.

SWIMMING POOLS

- Overflowing pool in the garden, in level with the ground floor, equipped with a cover and a heat pump water heating system.
- Panoramic views swimming pool in solarium.

EXTERIOR LIGHTING

- Lighting throughout the exterior of the house integrated into the lighting system and home automation control of the house.

EXTERIOR SOUND

- Outside, Bowers & Wilkins AM-1 loudspeakers are used, or similar, a flexible, durable and great-sounding model.



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OUTDOORS

SECURITY SYSTEM

- Security project designed for the tranquility of families.
- With this system the property can be inside the house and the system will be working protecting all possible access points.
- In order to ensure the transmission of incidents to the alarm center, the system includes a double transmission of any emergency or data.
- The system can be operated using the App and or keyboard provided.

INTERIORISMO (OPCIONAL)

PRIVILEGE by Marein, has been thoroughly studied by AALTO EXCLUSIVE DESIGN to meet the needs of all customers. This option is an excelente opportunity to plan the interior design and decoration of each of the 5 villas.



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