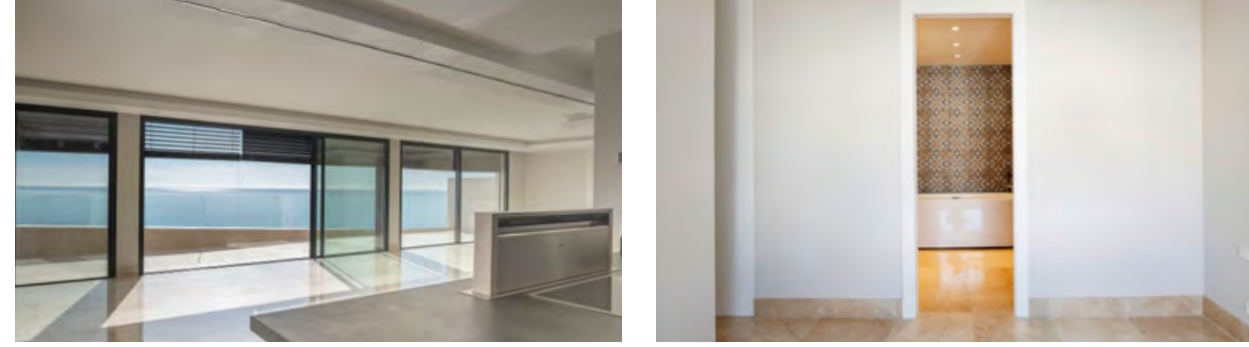


SANTA ANA 1
ESTEPONA PENTHOUSES

BUILDING SPECIFICATIONS - PENTHOUSE





INTERIOR ENCLOSURES

Indoor partition made with self-supporting dry partition with double laminated plasterboard of 13 mm. and mineral wool acoustic insulation.

INDOOR COATINGS

Walls plastered with plaster mortar fine finish.
White plastic Paint on walls and ceiling.

CEILINGS

Laminated plasterboard on ceiling.
Curtain rods in all windows openings.
False removable ceiling of lacquered wood slats in bathrooms.

PLUMBING

Indoor plumbing installation with multilayer pipe including heat-insulated. Centralization of cutting keys in a technical cabinet.
Production of hot water by heat pump.
Soundproof pvc downpipes.



ELECTRICITY AND TELECOMMUNICATIONS

Electric switches brand Jung model LS990 white Alpine.

Lighting according to Project with LED recessed spotlights.

LED strips in living room and bedrooms and paneled.

TV points with networks socket for smart tv connection.

Video entry phone.

Wifi installation.

Installation of sound PLAY BAR by Sonos in Living.

Satellite Installation.

Installation of sound by Sonos in Living area with invisible loudspeakers.

Satellite Installation.

Smart TV in living room and in master bedroom.

ELECTROMECHANICAL

Private panoramic elevator with solarium.



ALUMINIUM CARPENTRY

Tilt swings aluminium carpentry CORTIZO Brand and low emissivity and safety glazing 4+4/12/4+4 mm.
Motorized blackout. Gradhermetic motorised Venetian blinds with adjustable slats in facade openings.

WOOD CARPENTRY

Armoured entrance door in oak wood with enlistment on the outside and smooth panelled on the inside,
pivoting shaft opening, security lock and stainless steel handle.

Polywood step door White and hidden hinges.

Smooth pantographed wardrobe front with smooth hinged doors made of water-repellent MDF 30 mm. thick.

Wardrobe interior according to project design by JA Flores, with lighting LED and opening sensor.

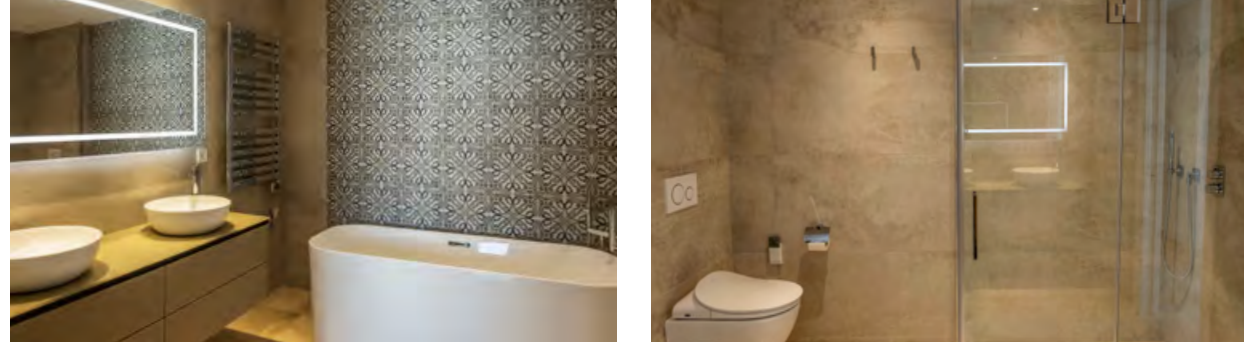
Safe box in master dressing room.

FLOORING AND CLADDING

Flooring with cream marble of dimensions 60x60 cm. And skirting with the same material and 14 cm. of height,
with decorative profile in black lacquered aluminium. Outdoor flooring with anti slip treatment.

Bathroom shower walls and floors tiled with porcelain in bathroom 2 and cream marble in bedrooms 1 and 3.

Walls with decorative paper and backlit panels according to JA Flores decoration project.



SANITARY APPLIANCES AND FAUCETS

BATHROOMS

Villeroy&Boch brand white porcelain suspended toilets and hygienic shower in bathroom 3.

Villeroy&Boch model VICLEAN toilet with built-in wash in bathroom 1 and bathroom 2.

Countertop basin faucet system, model JUST, with chrome steel finish.

Basin unit finished in matt glass and washbasin on top model ARTIS equipped with JUST series top taps.

Retro illuminated mirror and anti-fog mesh.

Freestanding bath model FINION with JUST floor taps in master bathroom.

Electric towel rack in master bathroom.

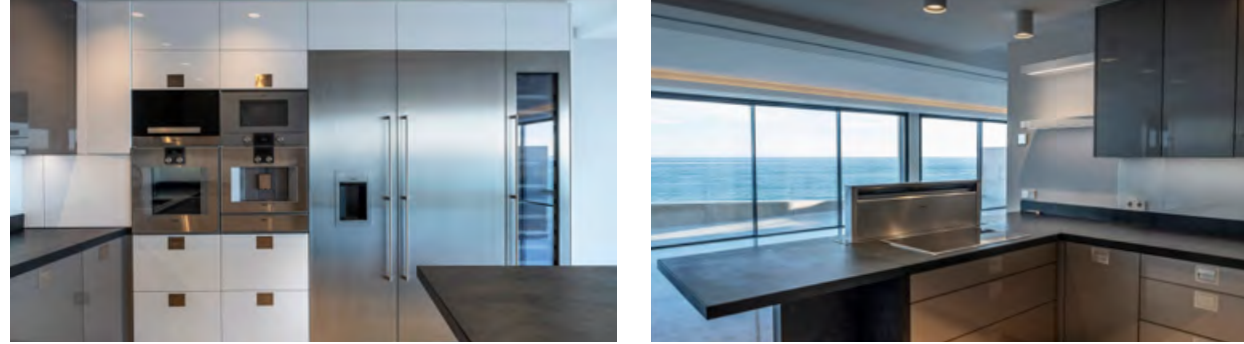
Bathroom accessories, roll holders, toilet brush, hangers, towel rails, basket holder for showers, backlit mirrors with magnification, soap dispenser for washbasins and brush holder glass.

HEATING AND AIR CONDITIONING

Underfloor heating by water circulation system throughout the property.

Electric underfloor heating in bathrooms.

Air conditioning by with heat pump (Hot/Cold) with independent regulation with airzone system.



ALARM

Individual alarm system connected to Securitas Direct alarm centre.

KITCHEN

Fully equipped kitchen. 18 mm laminated wood furniture.

Special grey finish.

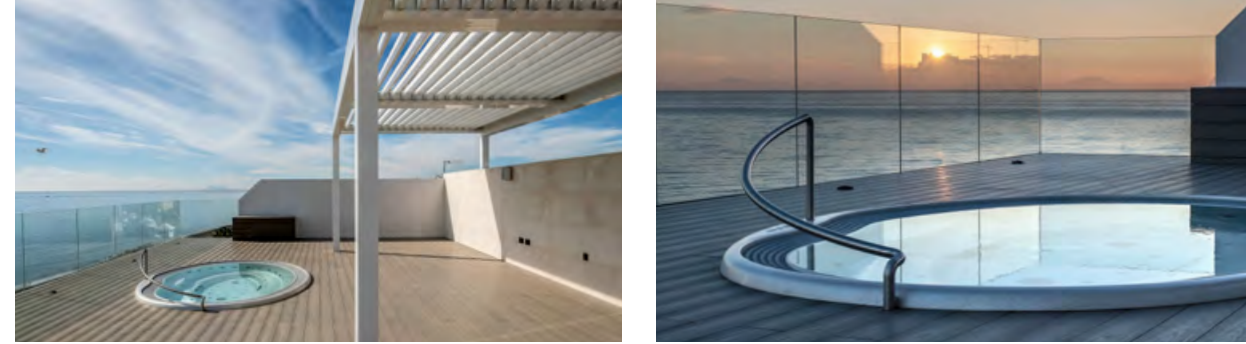
Polished natural slate worktop and GAGGENAU appliances

(Integrated cociVap steam oven, Integrated Fridge Vario seire, integrated Freezer with water and ice dispenser, integrated wine cooler, induction hob, pirolitic oven, integrated microwave, integrated Nespresso coffee-machine, integrated warm drawer, telescopic worktop extractor, integrated dishwasher, Miele washing machine and Miele dryer,).

Glossy white laminated glass worktop.

FURNITURE

Decorated and furnished by Interior Designer JA Fores in Marbella.



SOLARIUM

Solarium equipped with a mini-hydro-massage pool with capacity for 12 people with protective cover.

Outdoor shower, brushed steel finish.

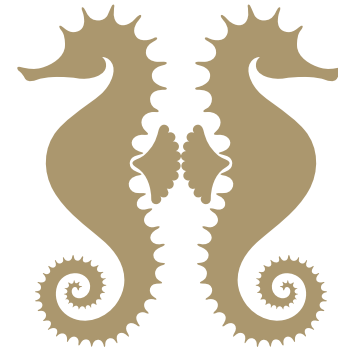
Motorised bioclimatic pergola with built-in lighting. Glossy lacquered aluminium finish.

Special exterior sound system linked to interior Sonos system.

Wifi signal amplification system.

Outdoor BBQ and kitchen pre-installation.

Private panoramic lift communicating with the apartment.



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