



 **THE VIEW[®]**
M A R B E L L A

**BUILDING
SPECIFICATIONS**



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**TECHNICAL
SPECIFICATIONS**



FOUNDATIONS AND STRUCTURE

FOUNDATION

The foundations are made of reinforced concrete slabs in accordance with EU stability regulations.

STRUCTURE

The structure consists of a combination of reinforced concrete SISMO bearing walls and concrete and metal pillars.

FLOORS

The floors are double ribbed reinforced concrete with a continuous layer of thermal and acoustic insulation.

ROOFS

The roof is comprised of coffered concrete slabs incorporating double layers of thermal insulation both under and over the roof structure.



WALLS AND INSULATION

The walls are constructed using the SISMO Building Technology. This renowned building system consists of a three-dimensional lattice which incorporates insulation on both sides to create a lost formwork for the shuttering of concrete structures resulting in high quality construction, improved structural resistance and highly improved thermal and acoustic insulation.

EXTERIOR WALLS

Exterior SISMO walls are composed of a core of reinforced concrete with 8 cm of thermal insulation on the exterior and 4 cm of insulation on the interior of the wall providing high quality thermal and acoustic insulation.

The walls are finished with cement mortar and with durable paint.

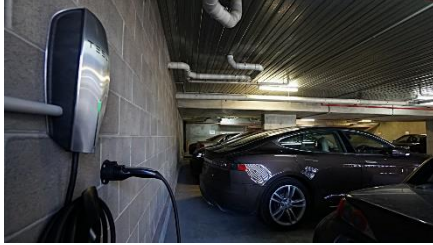
The curved facades are composed of lightweight reinforced concrete panels ensuring a smooth finish and a continuous flow of the architectural lines.

Dividing walls between apartments and communal areas are constructed to meet a high standard of acoustic comfort by using SISMO technology.

INTERIOR WALLS

The interior partitioning is made of a cavity of insulated walls made of double paneled plasterboard filled with rock wool.

The interior walls are painted with smooth high quality washable paint in a light color.



GARAGES AND STORE ROOMS

Each property is sold with two interior parking garage spaces and one store room (one parking space and one store room in case of 2 bedroom units).

The flooring of the garage area is made of polished concrete.

The exterior garage access is a printed concrete floor.

Access is provided through remote controlled doors.

Water points will be provided in the garage area for your convenience.

Selected parking spaces will be provided with pre-installation for electrical vehicle charging.





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**GENERAL QUALITIES
THROUGHOUT
THE PROPERTY**



CEILINGS AND LIGHTING

False plaster ceilings are provided throughout the apartment to enable a smooth integration of lighting fixtures.

Recessed ceiling lights are installed throughout the interior of the properties and on the terrace.

Curtain boxes with LED indirect lighting are foreseen on selected windows.

The ceilings of the exterior private terraces of the properties also incorporate false ceilings with LED indirect lighting around the exterior curved side wall.



GLAZING

All exterior windows and doors with glass, incorporate double glazing featuring additional thermal insulation and solar protection.



EXTERIOR CARPENTRY

Exterior windows and doors from *Schüco* (or similar), leading supplier of high quality window, door and façade systems made from aluminum. *Schüco* (or similar) products offer design, comfort, security and energy efficiency.

Aluminum profiles ensure that the interior and exterior floors are levelled and provide a smooth transition between rooms and materials.



RAILINGS OF TERRACES

Transparent modern glass balustrades of 110 cm in height are installed on the terraces to meet the safety regulations whilst guaranteeing unrestricted views.



FLOORING

INTERIOR FLOORING

The flooring of the interior of the homes is in high quality porcelain tiling from *Gunni & Trentino* with a very elegant look and feel.

For the interior, our designers have chosen the large porcelain tiles (100 cm x 100 cm) from the Selega Perla collection by *Gunni & Trentino* (or similar).

EXTERIOR FLOORING

To create continuity between the inside and outside spaces and to enhance the feeling of luxurious spaciousness, the same collection of porcelain has been chosen for the outside terraces, using the Selega Perla collection by *Gunni & Trentino* (or similar) non slip 75 cm x 75 cm.

Raised installation of the terrace with concealed drainage system.

The communal areas of the development will be tiled using high quality porcelain according to the architect's design.



ENTRANCE DOOR

The large front door (265 cm x 100 cm) provides a grand entrance to each property. Natural oak finished doors with security bolting, anti noise rubber and hidden hinges. Door handle and security lock in satin stainless steel .

INTERIOR DOORS

The interior doors have a free height of 240 cm and are made of wood veneer with a smooth white lacquered matte finish, fitted with hidden hinges. Door handles in satin stainless steel.



CLIMATIZATION SYSTEM AND HOT WATER

Each home will have a high quality centralized climate control system (hot and cold air conditioning) to ensure your comfort. The conduits are concealed in the false ceilings.

Climate control in the bedrooms and the living areas is possible through independent thermostatic controls in these rooms.

Independent underfloor heating circuits are provided in the living room and all the bedrooms through fluid flowing hydronic systems.

Electric underfloor heating is installed in all bathrooms.

The hot and cold water installation is executed with insulated pipework in accordance with current regulations. Low-temperature hot water for underfloor heating and domestic hot water is provided through an accumulator tank.

The plumbing installation is executed in accordance with current regulations.



ELECTRICITY, DOMOTIC AND TELECOM

- Embedded electrical network with corrugated pipes protecting the copper wire.
- Electrical networks are protected with copper earth nut.
- Alarm pre-installation (ducts) in rooms that have access to the outside.
- The interior and exterior areas of the property will include lighting according to the architect's lighting design plan.
- Lighting and temperature control mechanisms will be able to operate through a domotic system compatible with android and IOS systems.
- Video and audio intercom system connected to an exterior communication panel in the pedestrian entrance.
- Fuse box according to current regulations.
- Telecommunications inlets ready for cable and digital TV and broadband fiber-optic connections. There will be television and telephone wired connection points in the living area, the bedrooms and the terraces.



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**THE HOME
IN DETAIL**

THE KITCHEN & LAUNDRY ROOM



KITCHEN UNITS

The modern kitchens, designed and supplied by the prestigious brand Gunni & Trentino, combine functionality with aesthetics.

Open plan kitchens with incorporated LED lighting.

The kitchen cabinets are finished matt lacquer wall to wall and floor to ceiling fulfilling the specific design requirements of each type of home in The View Marbella.

The worktops are made of composite *Silestone* to ensure durability and resistance, whilst the backsplash is made of porcelain *Inalco* (or similar) with a Calacatta finish.

The central island adds design, and is made of a mixture of porcelain *Inalco* with Calacatta finish, and whitened oak finish on the bar area.



KITCHEN APPLIANCES

The kitchens are fully fitted with high-end design *MIELE* (or similar) appliances:

- *MIELE* (or similar) integrated refrigerator and freezer.
- *MIELE* (or similar) multi-task oven with cool glass technology and grill function.
- *MIELE* (or similar) induction hob, frameless design with the latest technologies.
- Kitchen hood extractor fan with led lighting.
- *MIELE* (or similar) stainless steel microwave with auto cook and grill function
- *MIELE* (or similar) fully integrated dishwasher with the latest technologies.



LAUNDRY ROOM

The laundry rooms are separate rooms within each property specifically designed and fitted with multi-purpose cupboards for easy access and storage.

- *Siemens* (or similar) washing machine.
- *Siemens* (or similar) tumble dryer.

THE SUITES



THE MASTER SUITES

The spacious master suites are conceived as an area of relaxation benefiting from a direct access to the ample terrace and the breath-taking sea views.

The master suites offer walk in dressing rooms outfitted with open cupboards made of whitened oak and fitted with hanging rails, shelves and drawers. Down lights are installed in the false ceilings to illuminate the wardrobe space.



THE SECONDARY SUITES

The secondary suites also offer direct access to the ample terraces and breath taking sea views, ensuring that the entire family is enjoying the comfort of the home.

Wardrobes in secondary bedrooms are finished with whitened oak doors and fitted with hanging rails, shelves and drawers.



THE WET ROOMS



THE MASTER BATHROOMS



The master bathroom features floor to ceiling tiles made out of porcelain *Inalco* (or similar) with a Calacatta finish in the shower area.

The bathroom sink area is framed by decorative wooden paneling for a luxurious feeling. A large mirror will be placed on the wall above the sinks.

Tailor-made suspended cabinets are created under the counter for extra storage.

The double washbasin is made out of solid surface white resin or porcelain finished with high quality taps from the IMO Collection by *Dornbracht* (or similar).

The backsplash of the sinks will be made out of matching porcelain *Inalco* (or similar) with a Calacatta finish. High quality taps are installed from *Dornbracht* (or similar).

Our designers have selected a free standing bath tub from *Galassia* (or similar) with wall fitted taps from *Dornbracht* (or similar).

The shower will be fitted with glass partitions and with thermostatic controlled taps from the *Dornbracht* IMO Collection in chrome finished (or similar). The shower head with rain effect will be 35 cm x 35 cm flush mounted in ceiling.

A white porcelain suspended toilet Subway by *Villeroy & Boch* (or similar) with a soft close function is installed.



THE WET ROOMS



DORN
BRACHT

THE SECONDARY BATHROOMS

These bathrooms feature floor to ceiling high quality porcelain tiling (size 89 cm x 29 cm), in the wet areas of the shower) from the Selega Perla collection by *Gunni & Trentino* (or similar).

The washbasin is made out of solid surface white resin or porcelain combined with an undermounted *Villeroy & Boch* (or similar) sink finished with high quality taps from *Dornbracht* (or similar).

Tailor-made suspended cabinets are created under the counter for extra storage. The backsplash of the sinks will be made out of matching porcelain Petra tiling by *Inalco* (or similar). A mirror will be placed above the sink. High quality taps are installed from the *Dornbracht* (or similar).

The shower will be fitted with glass partitions and with wall mounted taps from *Dornbracht* (or similar), shower head of 26 cm x 26 cm.

A white porcelain suspended toilet Subway by *Villeroy & Boch* (or similar) with a soft close function is installed.



THE POWDER ROOM

The washbasin is made out of solid surface white resin or porcelain combined with an undermounted *Villeroy & Boch* (or similar) sink finished with high quality taps from IMO Collection by *Dornbracht* (or similar).

The sink area is framed with decorative wooden panelling to create a unique design touch.

A white porcelain suspended toilet Subway by *Villeroy & Boch* (or similar) with a soft close function is installed.



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**THE HEALTH
CLUB**



THE VIEW WELLNESS CLUB

The View Marbella offers a selection of indoor and outdoor sporting and wellness facilities to promote an active and healthy lifestyle.

The View Marbella, phase 1, will have a shared **health club** with phase II of the same complex located in the building 3.



THE VIEW SPA

The premium Spa is designed with 4.50 m high ceilings and luxurious materials for you to be able to relax and enjoy the following facilities:

- 25 m heated indoor lap pool
- Steam room
- Sauna
- Hot tub
- Ice bath
- Relax area



GYM AND TRAINING AREA

The View Marbella will provide a functional training gym designed to create an atmosphere to motivate you and make you feel comfortable.

4.50 m high ceilings.

Technical flooring.

A selection of high quality cardio and strength training equipment by *Technogym* (or similar) will be installed to make sure you have the right equipment for your exercise program.



THE KIDS AREA

At The View Marbella we want all families to feel at home. This means that we care a bit extra for the kids so that the whole family can relax even more.

An indoor kids area is created that is directly adjacent to the gym, but separated by a glass wall, to facilitate parental supervision while exercising.

An additional playing area will be located in the gardens.



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**THE OUTDOOR
FACILITIES**

THE OUTDOOR AMENITIES

At The View Marbella, we want our residents to enjoy the beautiful climate as much as possible. Special care has been taken to create great outdoor amenities that blend in with the architecture and landscape design.



Outdoor 25 m lap pool.
1 free form pool with flowing lines.
An exterior shallow children's pool in the gardens.

THE OUTDOOR POOLS



A serene outdoor meditation / yoga area in the south east garden.
A place to relax and enjoy the landscaped garden.

THE YOGA AND MEDITATION AREA



A natural outdoor play area located next to the green zone where children can enjoy themselves inside the safe perimeter of the compound without disturbing the other residents.

THE KIDS PLAYING AREA



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**THE GARDENS
AND COMMUNAL
AREAS**



THE GARDENS

Landscape designers have created an all-encompassing design including the garden and pool areas, the main entrances, walking paths and individual building entrances. Attention has been given to creating a sustainable project by integrating local trees, plants and flowers with special elements of natural stone. Design choices have been made to optimize water consumption and reduce the maintenance costs.

The plot is enclosed through a combination of walls, retaining walls and fencing. The outside perimeter of the project is constructed to blend into the landscape design.

A collection of special units feature an internal patio, planted with vertical garden, providing a special focus in the living area of the property.



THE CONCIERGE SERVICE

An office space dedicated to the concierge service will be provided at the entrance of the Wellness Club.

This service will ensure your full comfort while staying at The View Marbella (pay as you go service).



SECURITY AND COMMUNAL AREAS

A security post will be located at the main entrance of the complex, centralizing the control of all the CCTV cameras controlling the perimeter and selected points of the development.

An outdoor elevator is installed making the outside area accessible to disabled or elderly people.

Handicap accessible facilities are made possible through wide corridors and 1 m wide front doors to the homes.



THE CLUB HOUSE

The shared club house with neighboring developments will complete the range of amenities available at The View Marbella.

The list of amenities included in this building will be confirmed after detailed meeting with these neighbors.