

BATUR

by marein

quality specifications

FINISHES

EXTERIORS

The façades feature a combination of carefully studied finishes to achieve a harmonious and beautifully designed architecture::

- Decorative ceramic tiling model ALLURE BLACK.
- Continuous mortar coating on facade, smooth finish and painted.
- Window frames of the staircase in ALUCOBOND aluminum, CORTEN steel, or similar.
- Ceilings on terraces with technological wood slats.
- Lattices on facades with technological wood slats.

INTERIORS

- Walls and ceilings made with plasterboard system, plastered and painted.
- Bathrooms combining tiling and plastered and painted plasterboard partitions.



Entrance façade of the residence.



Façade facing the garden of the villa.



ALLURE BLACK of TAU CERÁMICA, 120x120cm.

FLOORING

INTERIOR

- Large format porcelain material 120x120 cm, model DORCIA ALMOND, on the ground floor and basement floor.
- On the first floor, beveled two-layer wood floating flooring, model LISBOA II 11/16 is used.
- In the bathrooms on the upper floor, the wooden flooring of the bedrooms will be used, properly treated, changing to porcelain material in the showers, model DORCIA ALMOND.
- In the bathrooms on the ground floor and basement floor, the same flooring as in the rest of the house is used, DORCIA ALMOND, in 120x120 cm format.

EXTERIOR

- On the terraces and solarium of the house, the same format and model used indoors is employed, model DORCIA ALMOND 120x120 cm, with an anti-slip treatment, achieving a sense of continuity with the interior spaces of the house.
- Next to the pool, a pool/bar area finished with synthetic decking floor model DISEGNA BASTONE in MOKA color is planned.
- At both ends of the pool, there are two other DECK areas with synthetic decking model DISEGNA BASTONE in MOKA color.
- Vehicle access finished with granite cobblestones.
- In the pool area of the solarium, flooring with DECK synthetic decking model DISEGNA BASTONE in MOKA color.



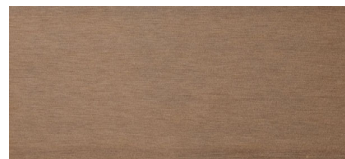
Master bedroom view.



DORCIA ALMOND 120x120 cm



Interior wood flooring LISBOA II 11/16



Exterior Deck DISEGNA BASTONE MOKA



Deck view in the swimming pool area.

WOOD CARPENTRY

ENTRANCE DOOR

- Entry door to the house, pivot style with fixed glass panels on the sides, made of specially treated exterior wood.
- Featuring a concealed pivot system with a rotational axis, it includes an electronic security lock.

INTERIOR PASSAGE DOORS

- Interior doors, 82.5 cm wide, from floor to ceiling, with trim on the side jambs. Made of lacquered MDF board, matching the wardrobe finish, featuring concealed hinges and a magnetic latch, matte black handle, with locks in bedrooms and bathrooms.

WARDROBES AND DRESSING ROOMS

- Wardrobes and dressing rooms from the UECKO brand.
- In the master bedroom, a dressing room with LED lighting and partially closed with foldable doors model PREMIUM NARA, bronze anodized profiles, latticework on bronze glass in solid ROBLE VINTAGE wood, as well as the vertical handle. Interiors in ROBLE DENVER melamine finish with glass shelves and synthetic leather finishes on the upper and lower headers and on 2 rear sections.
- In bedrooms 1 and 3, foldable doors model ARGO lacquered in TOPO with a handle in solid ROBLE VINTAGE wood, smooth in the center and grooved on the edges. Interiors in ROBLE DENVER melamine finish and functional distribution.
- In bedroom 2, foldable doors model ARGO lacquered in TOPO with a handle in solid ROBLE VINTAGE wood, smooth in the center and grooved on the edges. Interiors in ROBLE DENVER melamine finish and functional distribution. On the side of the wardrobe, open shelving in TOPO lacquer and interior in ROBLE DENVER melamine with shelves and bronze mirror on the back.
- In bedroom 4, a semi-suspended open dressing room with reduced interior sides and a vertically grooved visible side. Interiors in ROBLE DENVER, glass shelves, and drawer fronts in ROBLE VINTAGE. Bronze mirror on the free wall.
- In the entrance hall, foldable doors model ARGO lacquered in TOPO with a handle in solid ROBLE VINTAGE wood, 2 smooth leaves, and 1 grooved. Interiors in ROBLE DENVER melamine finish and functional distribution. Shelving on the side in TOPO lacquer and shelves with a drawer in ROBLE DENVER. Rear section in bronze mirror.
- In the upstairs distributor, foldable doors model ARGO lacquered in TOPO with a handle in solid ROBLE VINTAGE wood, smooth. Interiors in ROBLE DENVER melamine finish and functional distribution. On the right, decorative shelving in ROBLE DENVER with a bronze mirror on the back.



Master bedroom dressing room, view 1.



Master bedroom dressing room, view 2.

METAL JOINERY

ALUMINIUM JOINERY

- Sliding windows branded TECHNAL ARTLINE XL series, or similar, known for their proven experience and reliability. Featuring a minimalist profile with thermal break and double glazing using laminated GUARDIANSUN glass.
- Casement windows branded TECHNAL SOLEAL 65 series, or similar, suitable for both hinged and tilt-and-turn formats.

RAILINGS

- Where applicable, parapet with laminated glass 8+8 mm in Glass U System, or similar, to maintain the views.

GARAGE DOOR

- Double motorised sectional garage door with mirror finish in Alucobond Reflect or similar, aluminium structure and internal sandwich-type cladding.
- Opening via remote controls and video intercom system.



View of the aluminium joinery and glass railings.



View of the aluminium joinery in the dining room.



View of the garage door.

BATHROOMS

TILING

- In the MASTER bathroom, the main wall facing is in large format porcelain material, DORCIA ALMOND model, sized 120x120 cm. In the wet area (shower), the same porcelain material DORCIA ALMOND 120x120 cm is used with an anti-slip finish.
- In the SECUNDARY bathrooms, the main wall facing is in large format porcelain material, DORCIA ALMOND model, sized 120x120 cm. In the wet area (shower), the same porcelain material DORCIA ALMOND 120x120 cm is used with an anti-slip finish.
- In the ground floor TOILET, the wall behind the toilet will be finished with decorative wallpaper.

SHOWER SCREENS

- In the MASTER bathroom, the shower screen will be the SPACE FIJO model, from floor to ceiling, with black framing.
- In the SECUNDARY bathrooms, the shower screen will be the SLIM FIJO + FOLDING DOOR model, with black framing.

FURNITURE

- In the MASTER bathroom, a double sink countertop with a 30cm skirt is made using a porcelain piece from MIRAGE, model COSMOPOLITA AMAZZONITE, measuring 200x50x30cm. It sits atop a BARCOS brand cabinet, model LUXOR in CANALETTO finish, measuring 240x45x35cm, featuring 2 drawers with bottom backlighting, creating an elegant contrast of tones.
- In BATHROOM 4, the countertop with an integrated sink is made using porcelain from TAU CERÁMICA, model DORCIA ALMOND, placed on a BARCOS brand cabinet, model PLISE in CORAL finish, equipped with 2 drawers and bottom backlighting.
- In the Secondary bathrooms, countertops with integrated sinks are made using porcelain from TAU CERÁMICA, model DORCIA ALMOND, on BARCOS brand cabinets, model MINIMAL in PERLA finish, featuring 2 drawers and bottom backlighting.
- In the ground floor toilet (ASEO), a washbasin from BARCO brand, model CUBO in PORCELAIN ITALIAN finish is installed.
- In the ground floor and basement toilets (ASEOS), countertops with integrated sinks are made using porcelain from TAU CERÁMICA, model DORCIA ALMOND, on BARCOS brand cabinets, model PLISE in CANALETTO finish, featuring 1 drawer + 1 compartment and bottom backlighting.
- Rectangular mirrors are installed in all bathrooms, except for the toilets (ASEOS) where oval-shaped mirrors are used. All mirrors have perimeter backlighting with lighting controlled by home automation.

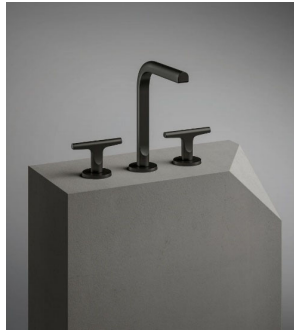


Master bathroom image.

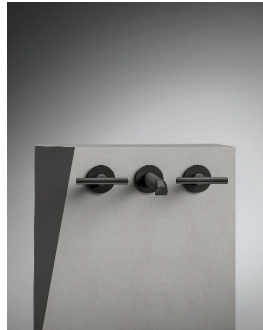


Secondary bathrooms countertop.

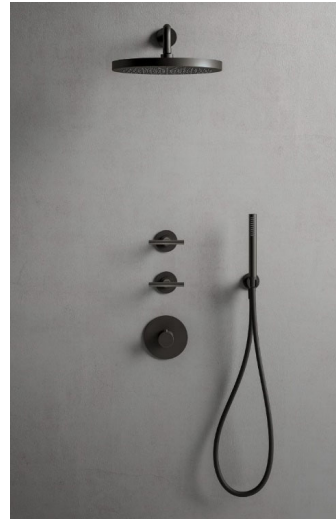
BATHROOMS



FANTINI SAILING serie
Countertop mounted



FANTINI SAILING serie
Wall mounted



FANTINI SAILING serie
Wall showerhead



FANTINI SAILING serie
Floor mounted

 **FANTINI**
RUBINETTI

BATHROOM FAUCETS

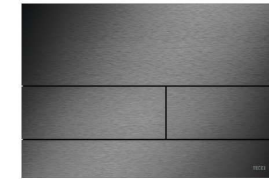
- All the faucets are specified from the SAILING collection by FANTINI RUBINETTI in their DEEP BLACK PVD finish.
- In the Master bathroom, the basin faucet is a countertop-mounted style.
- In the other bathrooms, the basin faucets are wall-mounted.
- For showers, a thermostatic built-in shower set is used, featuring a handheld showerhead and a fixed ceiling-mounted showerhead in the Master bathroom, and wall-mounted in the other bathrooms.
- In the Master bathroom, for the freestanding bathtub, a floor-mounted bathtub faucet with a handheld showerhead is used.

BATHROOM FIXTURES

- Wall-hung toilet by DURAVIT, model ME BY STARCK with concealed tank.
- Dual flush toilet flush plate by TECE, model SQUARE II BLACK.
- In the MASTER bathroom, freestanding bathtub in SOLID SURFACE by ZENON, COVADONGA series.







TECE
close to you



zenon

KITCHEN

Kitchen by BULTHAUP, a company specializing in applying genuine materials of the highest quality to their kitchen systems, chosen for their suitability for use, durability, and authenticity, while also considering ecology and harmony between materials and colors.

The BULTHAUP b3 series is selected for its optimization of space, enhancing functionality across all kitchen zones for easy and practical use.

The BULTHAUP b3 carcass is made of high-quality trilayer board coated with 1.6 mm thick silver-gray melamine. Sides and bases are bonded and riveted multiple times, ensuring high resistance to heat, moisture, anti-static properties, and durability against daily household use. The edges of the carcass are silver-gray.

Aluminum fronts offer unique tones that change with light, adding depth to the kitchen or living space. Special anodizing provides the necessary durability to aluminum, enhancing its play of light and shadow.

The central island features countertops and waterfall sides and front in PIERRE BLACK / ENERGIE KER stone. Known for its stain resistance and high durability, this stone is ideal for exclusive kitchen countertops and bathrooms.

The kitchen is equipped with SIEMENS STUDIOLINE appliances, high-performance with contemporary design and a 10-year warranty on all items. The induction hob chosen is the BORA PURE.

Appliances:

- Built-in refrigerator, 60cm, KI81FHOD0
- Built-in freezer, 60cm, GI81NACE0
- Induction hob with integrated extractor, 76cm BORA PURE
- Multifunction oven, 60cm, HB537A0S0
- Microwave oven, 60cm, BE525LMS0
- Dishwasher, 60cm, SX73EX01CE
- Coffee machine
- Warming drawer
- FINOGOLD-PLADOS faucet

bulthaup
marbella



Kitchen image.

FACILITIES

ELECTRICITY AND TELECOMMUNICATIONS

- Electrical installation according to R.E.B.T. (Reglamento Electrotécnico de Baja Tensión), with the main panel located in the technical room on the basement floor.
- Switches and sockets designed to complement the architecture, offering flexibility and functionality.
- Included are TDT antenna, TV outlets, and RJ-45 internet sockets for digital platforms.
- Wi-Fi installation throughout the house, with signal repeaters on each floor and the outdoor terrace on the ground floor.
- Communication rack in the technical room on the basement floor.

VIDEO INTERCOM. ACCESS CONTROL SYSTEM

- Individual modular IP video intercom module for outdoor use with 1 call button per residence.
- IP indoor console with touchscreen for Wi-Fi IP video intercoms.

AIR CONDITIONING, HEATING, AND VENTILATION

- On the ground floor and first floor, air conditioning with heat pump and ducted system, independently controlled by room zones integrated into the home automation system. The distribution in main rooms is achieved through integrated linear diffusers and grilles according to each room's architecture.
- Heating is provided via underfloor heating on the ground floor and first floor using aérothermal energy, except for all bathrooms where electric underfloor heating will be used. The heating system is integrated into the home automation system with independent zone thermostats.
- Mechanical ventilation with duct system and extractors ensures optimal indoor air quality in compliance with the Technical Building Code DB-HS3.

WATER SUPPLY, DOMESTIC HOT WATER (DHW), AND IRRIGATION

- Water supply in the residence is facilitated by a 1,000-liter water tank and a pressure booster pump.
- Hot water (ACS) is produced using an aérothermal system.
- For irrigation, there is a 3,000-liter water tank with a pressure pump.
- A water treatment system includes a salt-based water softener for water conditioning.

LIGHTING

- Neutral lighting design ensuring proper illumination of each room, utilizing dimmable luminaires where applicable to create lighting scenes integrated into the home automation system.

ELEVATOR

- Elevator with 4 stops, designed for 4 persons and capable of accommodating individuals with disabilities, providing access from the basement to the first floor.

ELECTRIC VEHICLE CHARGING POINTS

- Electric vehicle charging point in the parking area.



Water curtain in terraza façade.

FACILITIES

HOME AUTOMATION SYSTEM (CONTROL SYSTEM)

- Home automation system designed by ILLUSION with LUTRON equipment for air conditioning/heating, sound, and lighting control.
- Control is managed via stylish and customizable controllers within the home, as well as through mobile devices using LUTRON CONNECT or similar, compatible with Android or Apple, and with voice home control systems from Amazon, Google, and others.

INTEGRATED SOUND SYSTEM

- Integrated sound system in home automation with zone control in the master bedroom and bathroom, living room, kitchen, pool bar, and garden, featuring SONOS equipment indoors and BOWERS & WILKINS outdoors.

LUTRON®

illusion SONOS
Bowers & Wilkins



TV room image.



Living room image.

OUTDOORS

GARDENS AND IRRIGATION

- Landscaping according to the landscaping project and existing trees.
- Automatic irrigation system by zones with sprinklers for the lawn and drip irrigation in landscaped areas. Includes a 3,000-liter water tank.

PARKING

- Access to the residence via a private driveway for vehicles leading up to the house entrance.
- Closed parking on the ground floor for three vehicles with sectional aluminum doors finished in Alucobond Reflect, resembling a mirror-like finish.

POOL-BAR

- Next to the pool, there is a projected covered area with a decking-style synthetic wood floor finish and pre-installation for a kitchen/bar.

SWIMMING POOL, PONDS AND WATER CURTAIN

- Swimming pool at ground level with the ground floor, equipped with a cover and water heating system using a heat pump.
- Decked areas at both ends of the pool for sun loungers or other furniture.
- Water features at the main entrance of the house and on the terrace facing the dining area and pool.
- Water curtain on the garden facade facing the ground floor hall.
- On the rooftop terrace, a pool with panoramic views.

OUTDOOR LIGHTING

- Exterior lighting throughout the residence includes bollard lights, spotlights, and wall sconces integrated into the home's lighting and home automation control system.

SECURITY SYSTEM

- Integrated security project with home automation.
- The residence will be equipped with a bidirectional microprocessed alarm control panel with total or partial programmable settings, a central alarm receiver, GPRS, and IP module. Presence sensors will be installed in all rooms along with a siren.
- Arming and disarming of the alarm will be integrated into the home automation system and can be operated from the keypad in the house or via the app.
- The alarm system also includes flood sensors in the bathrooms and utility room.
- Around the perimeter of the residence, a CCTV system will be installed featuring SONY 7/3" CCD color cameras with high-power IR LEDs, connected to a digital recorder.



Pool bar.



Terrace leisure area.

OUTDOORS

SOLARIUM

- Access to the rooftop terrace via a full staircase core and elevator, integrating it as an additional floor of the residence.
- A restroom located on the landing of the staircase and elevator.
- Glass railings on the terrace front to enhance views of the garden area.
- A pergola in the kitchen and/or barbecue area.
- Facilities for an outdoor kitchen and/or barbecue, including lighting and power outlets.
- Approximately an 11m² pool.
- Next to the pool, an entertainment area with DISEGNA BASTONE MOKA color DECK flooring, suitable for sun loungers or terrace furniture overlooking the garden.

INTERIOR DESIGN

BeSeven by Marein has been meticulously designed by the interior design studio **STUDIO-DAVIAS** to meet all clients' needs. This option represents an excellent opportunity to plan the interior design and decoration of the villa.

Designs from the infographics created by **STUDIO-DAVIAS** that are not specified in this quality report are not included in the price of the home (e.g., the kitchen of the Pool Bar, the laundry room, the terrace burner, ...).



Pergola and bar área.



Swimming pool área.