



THE BEST OF THE PROJECT	04
SUSTAINABLE DESIGN	05
BREEAM CERTIFICATION	05
ADDITIONAL TECHNICAL INFORMATION	05
OUR DESIGNERS	07
BUILDING	08
STRUCTURE	08
ROOFS	08
FACADES	08
CLADDINGS	08
PARTITION WALLS	08
COMMON AREAS	09
FLOOR AND WALL TILING	09
DWELLING - PRIVATE AREAS	10
EXTERIOR CARPENTRY	10
PAINTING	11
INTERIOR CARPENTRY	11
FLOORING AND TILING	13
PRINCIPAL BATHROOMS	14
SECONDARY BATHROOMS	16
TOILETS	18
KITCHEN	19
INSTALLATIONS	20
ELECTRICITY AND LIGHTING	20
LOW TENSION	20
TELECOMMUNICATIONS	20
AUTOMATIONS	20
SECURITY	20
CLIMATE CONTROL	21
VENTILATION	21
PLUMBING	21
SANITARY WARE	21
ELEVATOR	21
URBANISATION AND EXTERIOR AREAS	22
EXTRA OPTIONS	23

VILLARROELTORRICO

▪ ARCHITECTURE · PLANNING · LANDSCAPE DESIGN ▪

ENEBROS
REAL de La Quinta



PROJECT HIGHLIGHTS

- Highest quality insulation on exterior and interior walls.
- Design windows with high energy efficiency, with double glazing and UV protection.
- Kitchens equipped with Miele appliances.
- Installation of dimmable LED strips in coves in the living room and bedrooms.
- Automation.
- Pre-installation of perimeter security for video surveillance cameras
- Automatic control of the lighting of the interior common areas, based on presence detection for security reasons.
- Low-consumption and high-efficiency lighting in all common areas and inside the homes.
- Underfloor heating by water throughout.
- Zonal climate control.
- USB charging points in bedrooms and kitchen.
- WIFI access point per home.
- Safe.
- Pre-installation for motorized curtain rods in the living room.
- Gas fireplace in living room.
- Mirrors with electric anti-fog system.
- Gray water reuse system.
- Pipes lined with Armaflex type shell (cold and hot water pipes).
- Sanitation pipes and gray water soundproofed.
- Swimming pool with saline treatment.
- Private swimming pools and showers in solariums and some ground floor units.
- Preinstalltion of EV charging points.



SUSTAINABLE DESIGN - MAXIMUM COMFORT - ENERGY

BREEAM CERTIFICATION

BREEAM® (Building Research Establishment Environmental Assessment Methodology) is the most technically advanced method for assessing and certifying sustainability in buildings and is the world leader with 20+ years on the market and 541,000+ certified buildings in 77 countries since its creation in 1990.

BREEAM® promotes a more sustainable construction that has repercussions on economic, environmental and social benefits for all the people linked to the life of a building (promoters, owners, tenants and/or users) while transferring the Corporate Social Responsibility of the company to the community, society and the market in an unequivocal and easily perceptible way.



The information provided in this quality report is indicative, being subject to possible changes.

ADDITIONAL TECHNICAL INFORMATION

TEN YEAR INSURANCE

Contracting with a certified solvency insurance company, ten year insurance, which guarantees coverage for ten years of compensation for material damage caused to the building by errors or defects that originate in or affect the foundation, supports, beams, floors, load-bearing walls or other structural elements, and that directly compromise the mechanical strength and stability of the building.

The construction process will be supervised at all times by the Technical Control Body (OCT) in order to guarantee that the work is carried out with the maximum quality and safety controls in the building.

STRUCTURE ACCORDING TO CTE REGULATIONS

The structure and foundation will be undertaken with reinforced concrete according to the requirements of the regulations of the Technical Building Code regarding Structural Safety.

QUALITY CONTROL OF MATERIALS

Quality control of construction processes and materials by an approved and accredited Laboratory.
 Concretes: Controls and tests of finished work according to UNE 83302:84, 83303:84 and 83304:84.
 As a complement to the previous UNE 83307:86 and UNE 83308:87
 Steel: Filler material according to UNE EN ISO 14555:1999.

PHILOSOPHY AND PROJECT CONCEPT.

ARCHITECTURE OF EMPTY SPACE

For all architectural projects, the work and design of VILLARROELTORRICO structures the free space simultaneously with that of the solid built volumes, allowing the natural environments to take the initiative, acting and qualifying the private spaces of the homes.

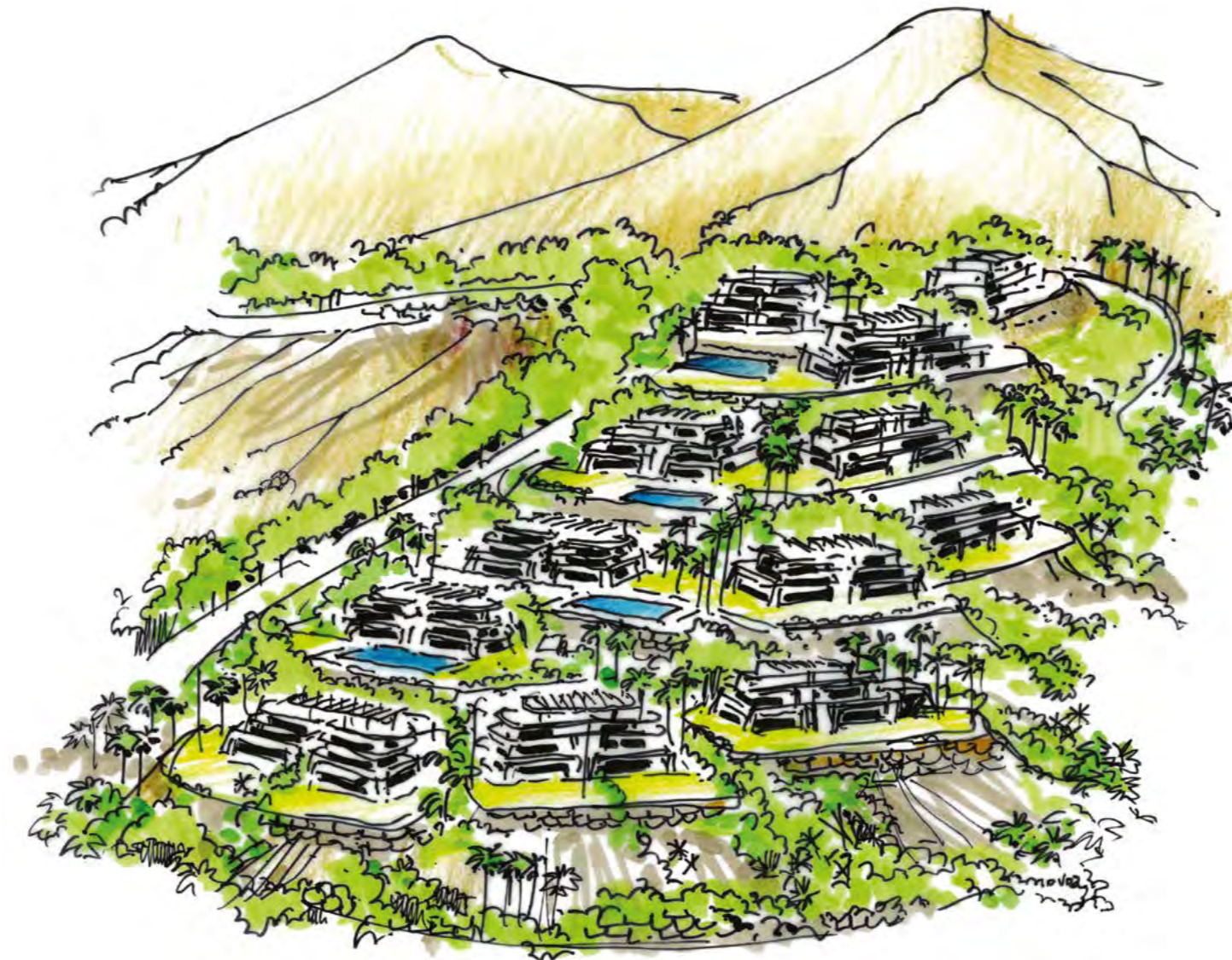
In VILLARROELTORRICO's work philosophy, attention to natural spaces and the integration of nature in architecture are the productive engines of the work, to achieve a result of maximum environmental quality and comfort.

In order to achieve a solid, sustainable and quality building, VILLARROELTORRICO pays the utmost attention to the exhaustive quality control of the project, its materials and its execution, having made a careful selection of materials, both for the exterior and for the interior of the houses, which, together with the exquisite care in the architectural details, will allow offering the best constructive result that guarantees the well-being of its future users.

ENEBROS also has a highly qualified technical department to advise you on the possibility of personalizing and improving your home, by implementing a series of extras that will allow you to adapt it to your needs.



Melvin Villarroel - Founding Architect



OUR DESIGNERS

When visiting the land of the ENEBROS project, one quickly has a double visual perception of great impact. To the South are the impressive panoramic views of the Mediterranean Sea, its light and the serenity of the coastal landscape; and to the North we are surrounded by the rocky mass of the mountains, which with their robustness and presence generate that extraordinary climate that we enjoy in this area, and among them, La Concha stands out in the background, whose presence makes us part of the spirit of the city of Marbella, printing a seal of identity on our location.

This natural criterion and the opportunity to participate in it results in the idea of working with organic lines, with curves that aim to integrate the linearity of the volumes built on the meandering paths of the topography of this place. But at the same time this is a response to the distant horizon of the south, which although it is marked very linearly by fragmenting the blue of the sky and the sea, in its contact with the earth it is undulating and sinuous.

That is why this gesture of reflection and interpretation of the surrounding nature makes a reading of these two juxtaposed landscapes that, as if they were Yin and Yang, merge through the architectural design in perfect harmony and total union.

The fundamental design criterion and the main idea of the project arises from the very name of the promotion.

The Enebro (Juniper) is a plant species that is characterised by the flexibility and thinness of its branches, on which needles sprout to fill the space and shape its geometry in such a way that it is protected from the winds and heat. In this way it adapts to its location while freeing up space around it where other species can appear.

This is why the buildings designed for the project are based on the same idea and are formed on our plot with the same philosophy. The building is flexible and thin but dense and compact, so that it allows maximum use of the interior residential spaces, since it frees up large areas of open space around it that, conveniently landscaped, give the site its natural value within its environment.

The project therefore tries to combine in the same exercise the optimisation of the distributions and the organisation of the interior spaces, the maximum openings for light and views towards the sea and finally the design of the building envelope, which through contemporary interpretation issues of energy efficiency and solar control prevail.

All of this at the same time is intertwined with the traditional and most elemental approach of Melvin Villarroel's architecture in which the empty and interstitial spaces that surround the building become equal participants in the importance of the project and are connected with the built areas, whether communal or private.

STRUCTURE

- Executed structure, both for vertical and horizontal elements, in reinforced concrete.

- The structural system will be made up of reinforced concrete pillars with a rectangular section on which solid slabs will rest. The possibility of having the presence of hanging beams due to the lighting bridges is foreseen.

- The foundation will be designed based on the data provided by the geotechnical study.

ROOFS

- Passable and non-passable roofs over habitable spaces will have a slope of 1% to 5% and will be composed of a vapor barrier (if necessary), formation of slopes of cement mortar, geotextile as a separating element of different materials, insulation, waterproofing with a modified bitumen sheet, a protective layer of M-5 cement mortar, floated, prepared for flooring with non-slip tile according to use.

- In the case of terraces and porches arranged on non-inhabitable spaces, waterproofing will be used made with waterproof sheet adhered with primer prior to the support of slope-forming cement mortar (from 1% to 5%), trowelled finish, and protected with a layer geotextile separator and cement mortar protection layer, smoothed, prepared for flooring.

- In the case of walkable covered terraces over non-inhabitable spaces (as per the roofs without insulation).

FAÇADES

- In general lines formed, on its exterior face, by 15cm thick perforated brick masonry (commonly called solid), plastered inside and outside (e=2 and 1.5 cm, respectively), with a chamber and polyurethane foam insulation projected with 6cm and 35 kg/m³ density and on its inner side lined with double plasterboard partition walls, screwed to a galvanized sheet metal structure, anchored to the floor and ceiling by waterproof joints in the lower and upper areas of felt. The outer plates will be of high hardness.

- The exterior paint will be high quality elastic in soft tones.

CLADDINGS

- The exterior cladding will be continuous and constituted of plastering with traditional water-repellent mortars reinforced and reinforced in the changes of material with anti-retraction mesh (e = 2 cm both vertically and horizontally).

- Flashing plastered and waterproofed with technical mortar. On these waterproofed special pieces of polymeric concrete will be placed.



This type of enclosure ensures the interior comfort of the home, isolating it from the outside and guaranteeing energy savings.

PARTITIONING

- The divisions between apartments and the interior partitions between bedrooms and living areas will be executed with half a foot of solid phonic brick and clad on both sides with double plasterboard partitions.

- The interior partitions will be made with double plasterboard partition walls.

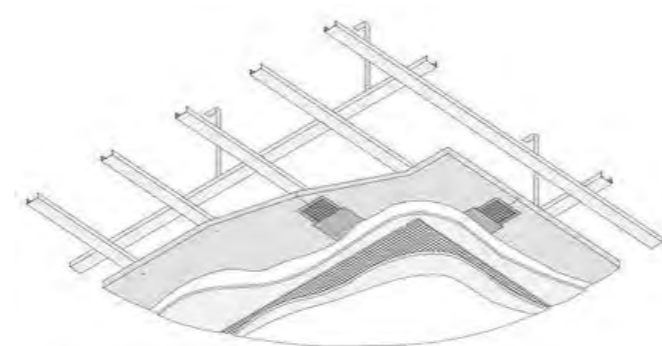
- The exterior plates in plasterboard cladding will be high hardness.

Thermal insulation based on bare rock wool panel, for acoustic and thermal insulation placed in the profile area.

- The interior painting of all the walls will be done in three layers of top quality washable paint in broken white.

- Suspended continuous false ceiling, smooth in laminated plasterboard.

- Exterior false ceiling, smooth with a metal structure, formed by an AQUAPANEL Knauf system plate or similar with a tapered edge, finished with high-quality plastic paint in soft tones.



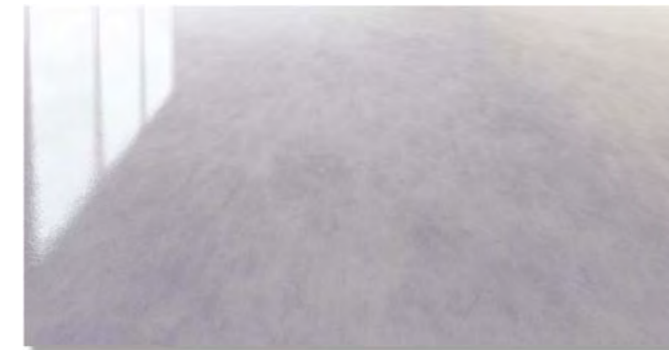
COMMON AREAS

FLOORING AND PAVEMENTS

- In outdoor areas, pool area, sun loungers, etc. Non-slip stone-like porcelain materials will be placed.

- Outside common areas, rectified non-slip porcelain tile NEXUS WHITE by CIFRE will be installed in 60x60 format or similar equivalent.

- Skirting board superimposed on a matching wall of the same material.



- The staircase and halls of the buildings will be executed in NATURE BEIGE porcelain tile by PERONDA in 60x60 format. Skirting board superimposed on a matching wall of the same material.

- The access path to the basements will be made of cement pavers in shades of gray and stone or prefabricated pieces of concrete or printed concrete.

- Interior parking floor executed with concrete and floated quartz aggregate, polished finish with protection by application of two-component paint, based on aliphatic polyurethane and solvent with a satin finish after application of epoxy resin.



PRIVATE AREAS - DWELLINGS EXTERIOR CARPENTRY

1. Door leading from the living room to the garden and sliding windows

- Window and sliding door systems in lacquered aluminum, champagne color from the Schuco, Technal or Cortizo brand or similar.

The sliding doors in the living rooms are Galandage type (embedded in the wall) while in the rest of the rooms they are simple sliding doors.

Built-in frame so that the level of the interior and exterior flooring is coincident and thermal bridge breaks. Double glass 4+4 mm or 6+6 mm laminated glazing with PVB polyvinyl butyral, transparent sun protection and air chamber.

- Motorized roller blinds with side guides and integrated hidden drawers in bedrooms, with foscurit/black out type textile for total darkening.

Top brands such as Bandalux, KE, Renson or similar will be installed. The bathrooms will have pre-installation of ceiling coves and electrical outlet for blinds.

- Profiles embedded in the floor.

- All windows will have a security lock and handle on each leaf.

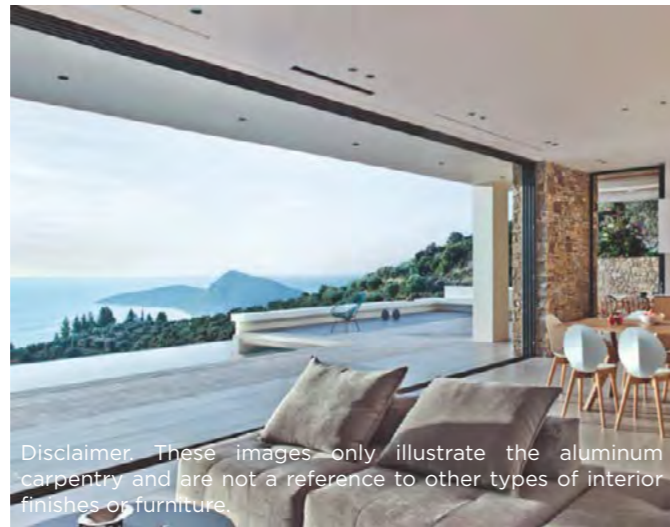
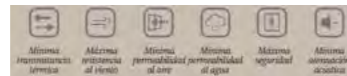
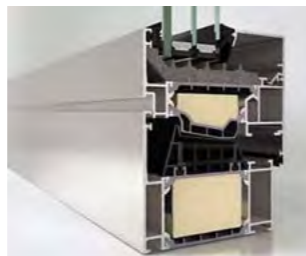
- Accessories, approved anti-pry hanging hardware, high quality EPDM glazing gaskets, stainless steel screws, sealing elements, accessories and approved machining tools. The criteria for selecting the exterior carpentry have taken into account aesthetic, functional and energy efficiency aspects.



2. Casement windows.

- Tilt-and-turn and folding windows and doors in lacquered aluminum, champagne color from the Schuco, Technal or similar brand, OCCULTA RPT, with double glazing. Glazing in window enclosures in façade openings composed of 4mm+4mm laminated exterior glass with COOL LITE XTREME 61-29 layer, 18 mm 90% Argon chamber, 3mm+3mm laminated interior glass. All glass will be planiClear base with black Warmedge type insert.

The glass, therefore, has high resistance, perfect thermal and acoustic insulation and solar protection.



Disclaimer: These images only illustrate the aluminum carpentry and are not a reference to other types of interior finishes or furniture.

3. Glass railings on terraces

- System of laminated safety glass railings embedded in a parapet on habitable terraces on the first floor and a Cortizo View Crystal type solarium or similar top quality.



4. Pergolas

- Outdoor pergolas with laminated natural wood inter beams.



Thanks to the selection of windows and glass, an excellent acoustic and thermal insulation of the houses is achieved, which gives them greater comfort.

The inclusion of large windows also allows maximum use of natural light with the consequent energy savings.

The railings of the terraces will be made of safety glass made with laminated tempered glass, for greater strength and resistance to impacts.

They become a decorative and aesthetic exterior element.

The use of glass provides visual lightness, luminosity and a feeling of spaciousness, allowing, at the same time, to enjoy the surroundings and its magnificent views.

The glass used is known as "four seasons glass". Providing security and light, the glass railings comply with the Technical Building Code (CTE)

PAINT

1. Inside

- Smooth plastic paint, matt finish, with a water-based primer undercoat of the Revetón brand or similar as a surface fixative and two finishing coats with Nóxex Eco-1000 plastic paint of the Revetón brand or similar.

- Off white colour.

2. Outside

- Exterior paint on silicone resin facades, Reventón Silicone brand or similar, smooth texture, with a previous base coat of breathable and water-repellent paint, based on acrylic resins in aqueous emulsion and siloxanes, and a finishing coat with the same product (in If necessary, bridge by Sika® Top 50 Brand adhesion primer or similar, based on acrylic resin).

- Colors in soft tones.



- **High impermeability to rainwater: prevents water seepage inside the support.**
- **High breathability to water vapour: facilitates the evacuation of moisture, helping to keep the wall dry.**
- **High resistance to UV rays and the use of stable pigments: contributes to a greater durability of the color outdoors.**
- **High covering power: allows to gain opacity in fewer hands.**
- **"Self-cleaning" capacity: its water-repellent pearl effect allows it to repel dirt to a greater extent and remove it with rainwater.**
- **Excellent adherence on usual construction surfaces due to its composition and ability to penetrate the support.**
- **Low surface tension: guarantees good adherence when repainting facades with old chalky paint.**
- **Resistant to microorganisms: contains anti-mold preservative that prevents the formation of mold, algae and verdigris.**
- **Unaffected by cement alkalis (unsaponifiable).**
- **Water-based product: solvent-free, convenient and safe to apply, and more respectful of the environment.**

INTERIOR CARPENTRY

1. Main access door

- Armored folding entrance door with a leaf height of 226cm with a security lock, made of natural wood on the outside and lacquered on the inside, matching the interior doors of the house.



2. Passage doors

- Interior doors, veneered in water-repellent MDF with a height of 2450mm. Free passage width of 725mm in bathrooms and 825mm in bedrooms and living rooms. Designer handles, hidden hinges and anti-noise perimeter rubber.

Optional with natural oak wood finish or white lacquered.

3. Wardrobes

- Cabinets made of MDF, veneered wood finish or off-white lacquer, matching the passage doors, with honeycomb or solid interior, with handles on the edge of the leaf from the middle of the door to the floor, hardware and handles. Interior in wood or off-white lacquered in the same color as the doors.

- The closets will have a wooden interior of the same color as the doors and are dressed with a trunk shelf, hanging bar, shelf modules or interior shelves and drawers with glass fronts. Hinging system with matte steel fittings and handles placed at a height of 100cm.

- In each room one of the closet doors will have a mirror inside.

- A safe will be installed.

Optional with natural oak wood finish or white lacquered.



Option A
Natural Wood



Option B
White Lacquered



FLOORS AND PAVEMENTS

- General interior, rectified porcelain in 90x90 format.

Option A _ NEXUS WHITE by CIFRE
Option B _ NEXUS GLACIER by CIFRE
(or similar equivalents)

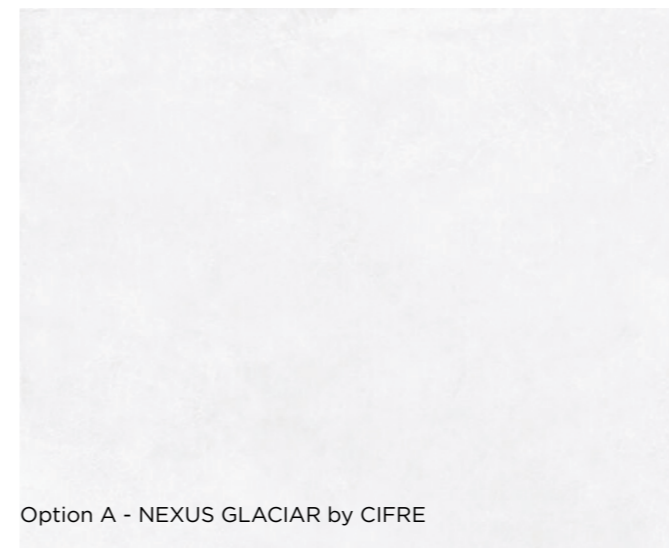
- Embedded skirting board on 150x15mm off-white lacquered water-repellent wood plasterboard.

- Pavement on terraces executed with non-slip rectified porcelain in 90x90 format.

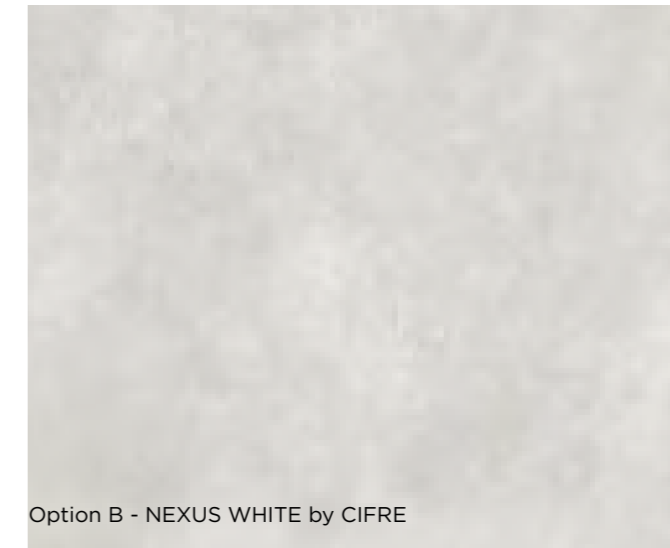
Option A _ NEXUS WHITE by CIFRE
Option B _ NEXUS GLACIER by CIFRE
(or similar equivalents)

- 150x15mm off-white lacquered aluminum superimposed skirting board.

- The pavement of the terrace will match the interior of the house.



Option A - NEXUS GLACIAR by CIFRE



Option B - NEXUS WHITE by CIFRE



- Attractive design
- Comfort: pleasant, elegant and warm material.
- Its high resistance to abrasion makes it a very durable material, resistant to bumps and scratches.
- Its porosity is practically zero, so its absorption of liquids is also zero.
- It is very compact and resistant to sudden changes in temperature and humidity.
- High resistance to chemicals.
- Minimum maintenance and easy cleaning.
- Hygienic, as it has the ability to retain bacteria that cause allergies.
- It is anti-stain so it is a great substitute for some natural materials such as marble that stain easily.
- Its colors remain unchanged despite being subjected to sudden changes in temperature or exposed to the sun.

MAIN BATHROOMS

1. Mirrors

- Hanging mirror with hidden mechanical fixing, frameless, backlit and anti-fog.

2. Taps

- DORNBRACHT LISSE model single-lever basin faucet or similar equivalent.
- Exempt bathtub faucet model LISSE by DORNBRACHT or similar equivalent.
- Single-lever shower faucet model LISSE by DORNBRACHT or similar equivalent.
- 2-way shower thermostat with hand shower set and matt platinum outlet.
- TECHO shower head 300x 300mm model LISSE by DORNBRACHT or similar equivalent.

DORN
BRACHT



Villeroy & Boch
1748



3. Sanitary appliances

- GEBERIT SIGMA button
- VILLEROY & BOCH SUBWAY 3.0 toilet with Soft Close lid.
- Washbasin integrated in Solid Surface countertop with drawer unit with visible structure.
- Wooden bathroom furnishings as per renders or similar equivalent.
- The bathtub in the main bathroom that has this option will be MODEL D-NEO by DURAVIT or similar equivalent.

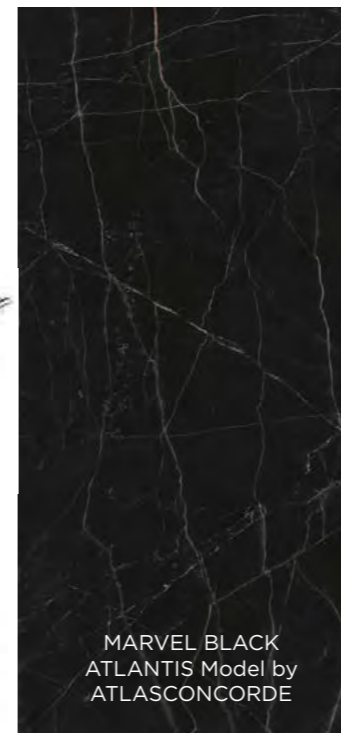
4. Accessories

- DORNBRACHT SPECIFIC model shower towel rail or similar equivalent.
- DORNBRACHT model SPECIFIC hand towel rail or similar equivalent.
- DORNBRACHT SPECIFIC model wall hangers or similar equivalent (3 units).



5. Claddings

- Washbasin wall cladding (according to detailed plans) with large-format porcelain tile type MARVEL BLACK ATLANTIS from the ATLAS CONCORDE brand.
- Matching bathroom floors to those of the rest of the house.
- The showers will be covered on the walls and floor with the same porcelain tile as the flooring of the bathroom floor. The shower flooring will be non-slip type C3.
- The remaining non-paneled walls in the bathrooms will be made with double plasterboard partitions painted with special anti-humidity paint in the same color as the rest of the house.



SECONDARY BATHROOMS

1. Mirrors

- Hanging mirror with hidden mechanical fixing, frameless, backlit and anti-fog.

2. Taps

- DORNBRACHT LISSE model single-lever basin faucet or similar equivalent.
- DORNBRACHT LISSE model single-lever shower faucet or similar equivalent.
- 2-way shower thermostat with hand shower set and matt platinum outlet.
- DORNBRACHT LISSE model wall-mounted shower head or similar equivalent.

DORN
BRACHT



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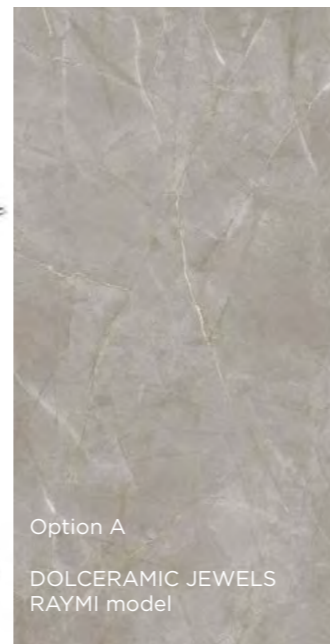


3. Sanitary appliances

- GEBERIT SIGMA button
- VILLEROY & BOCH SUBWAY 3.0 toilet with Soft Close lid.
- Washbasin integrated in Solid Surface countertop with drawer unit with visible structure.
- Wooden bathroom furnishings as per renders or similar equivalent.

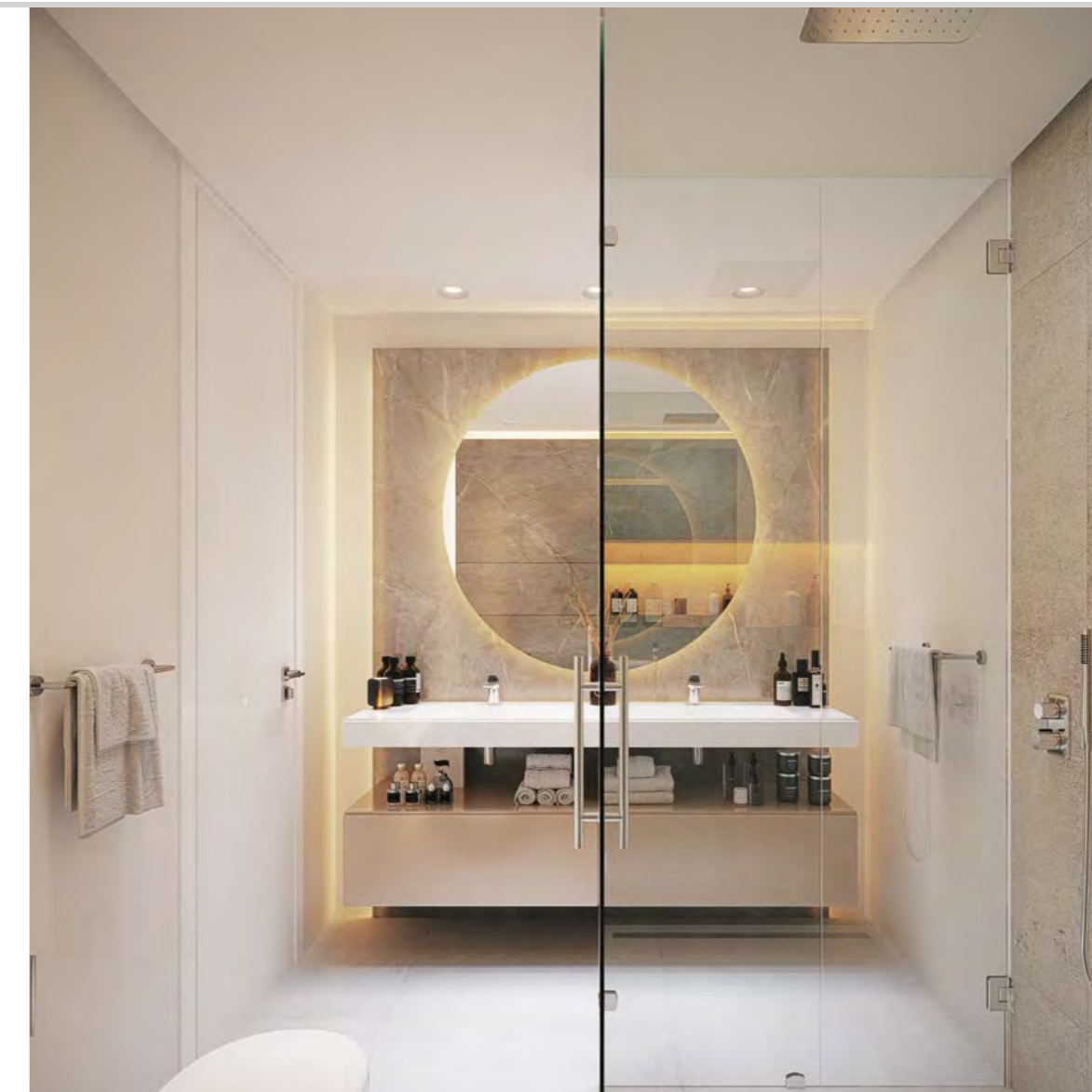
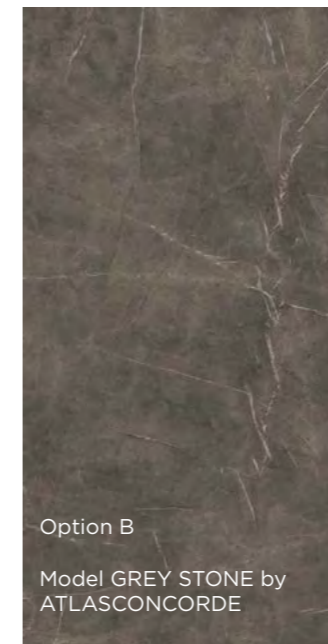
4. Accessories

- DORNBRACHT SPECIFIC model shower towel rail or similar equivalent.
- DORNBRACHT model SPECIFIC hand towel rail or similar equivalent.
- DORNBRACHT SPECIFIC model wall hangers or similar equivalent (3 units).



5. Claddings

- Washbasin wall cladding (according to detailed plans) with large-format porcelain.
 - Option A _ Model JEWELS RAYMI by DOLCERAMIC
 - Option B _ Model GREY STONE of ATLAS CONCORDE
- Matching bathroom floors to those of the rest of the house. The flooring option A will carry the cladding option A and the flooring option B will carry the cladding option B.
- The showers will be covered on the walls and floor with the same porcelain as the flooring of the bathroom floor. The shower will be type C3 non-slip.
- The remaining non-paneled walls in the bathrooms will be made with double plasterboard partitions painted with special anti-humidity paint in the same color as the rest of the house.



TOILETS

1. Mirrors

- Hanging mirror with hidden mechanical fixing, frameless, backlit and anti-fog.

2. Taps

- DORNBRACHT LISSE model single-lever basin faucet or similar equivalent.

3. Sanitary appliances

- GEBERIT SIGMA button
- VILLEROY & BOCH SUBWAY 3.0 toilet with Soft Close lid.
- Washbasin integrated in Solid Surface countertop with drawer unit with visible structure.
- Wooden bathroom furnishings as per renders or similar equivalent.



4. Accessories

- DORNBRACHT SPECIFIC model shower towel rail or similar equivalent.
- DORNBRACHT model SPECIFIC wall hangers or similar equivalent (3 units).



KITCHENS

Miele Appliances

Miele is known for making high-quality, long-lasting appliances. Their products often stand out for their exceptional performance and robust engineering. Additionally, the German brand prides itself on precision and attention to detail in the manufacturing of its products.

In the case of kitchen appliances, Miele products typically offer advanced technology, intuitive functions and elegant design. They are also known to be energy efficient, which can translate into long-term savings on your utility bills. Durability is one of its most notable features. Many homeowners appreciate the reliability of Miele appliances, which can reduce the need for frequent repairs or premature replacements. Choosing Miele for kitchen appliances means betting on quality, durability and superior performance.



bulthaup



Bulthaup Philosophy and Concept

For the Enebras project, Bulthaup was chosen as the design firm for the kitchens.

Bulthaup kitchens and living spaces are places of meeting, gathering and communication. Places where people can display their creativity and experiment by creating with their own hands. At the center of all the reflections to develop these spaces is the individual, with needs and customs, and therefore the kitchen equipment must have maximum quality and comfort, allowing this interaction to take place.

Bulthaup b3

The ergonomic shapes of the Bulthaup b3 system are tailored to people, but also to the architecture that surrounds them. Its functions appear naturally. The freedom of design is also transferred to the interior equipment thanks to its great versatility. The functional wall creates storage space and integrates different functions, such as the water area. The border between architecture and furniture is diluted. This union is clearly perceived with the suspended elements, which give the kitchen a floating character.

The island/peninsula allows you to move freely and cook facing the open space. It thus becomes the center of communication, shared cooking and everyday pleasures.

Depending on aesthetic preferences and personal circumstances, you can choose between a variant resting on the floor or on legs.

Bulthaup materials are exactly what they sound like. Whether hundreds of years old fossil oak, colored laminate or lacquered surfaces, each piece is individually handcrafted. Thus, each b3 is unique.

Your Bulthaup b3 will look familiar from the first moment. After all, you have been the one who has chosen where to place each element. So, when you put away utensils, prepare food and cook, you will be accompanied by a feeling of calm and serenity. The b3 system creates a perfect balance between form and function.

INSTALLATIONS

ELECTRICITY AND LIGHTING

1. Mechanisms

- Mechanisms of the SCHNEIDER brand, model D-LIFE, matte white.



2. Lighting points

- Interior lighting system made up of light points embedded in the false ceiling, Alve brand, dimmable in the entrance hall, living room, LED in the living room, kitchen and bedrooms. ON/OFF in corridors, bathrooms or interior distributors.

- Indoor LED lighting with warm white lamp.

3. Exterior lighting

- For lighting of pedestrian accesses on paths and stairs, the exterior lighting system will be installed consisting of embedded light points of the LEDS C4 brand, Tiny model or similar, same RAL as the aluminum carpentry.

- In the general lighting of outdoor spaces, wall sconces of the LEDS C4 brand, Afrodita model or similar, same RAL as the aluminum carpentry, will be installed.

- In the lighting of the garden, surface lamps of the Leds C4 mara, Tiny model or similar, will be used.

LOW VOLTAGE

- Homes with single-phase installation with power of 9.2Kw (40A) in homes without a solarium and 14.49Kw (63A) in homes with a solarium
- Electric vehicle recharging forseen.
- In common areas activation by presence detectors.
- Controlled plug in living room.
- USB chargers

TELECOMMUNICATIONS

- Block catchment system with a single enclosure located on the ground floor or basement.
- Dimensioning of interior boxes sufficient to house a router.
- Fiber optic installation.
- Installation of WiFi access point per home.

- **Energy eco-efficiency, immediate ignition.**
- **High light efficiency.**
- **Durable green technology (between 30,000 and 50,000 hours of life or more).**
- **Made with recyclable materials. They do not contain polluting elements (eg mercury).**
- **Color rendering index greater than 80 out of 100.**
- **Ecological LED lighting is quieter.**
- **Avoid light pollution.**
- **Led bulbs are safe, stable and resistant to vibration and shock.**
- **Free of polluting gases.**

HOME AUTOMATION

- Main touch screen.

- Home automation control of all the lighting in the home, both on/off and dimmed, technical alarms, blinds and air conditioning.

- Water shut-off valves.

- Smoke Detector.

- Flood detector.



SECURITY

- Digital video intercom.
- Pre-installation of exterior security perimeter network.

AIR CONDITIONING



- Air-air production system for cold/heat using a multi-split heat pump (hot-cold) from the Daikin Brand or similar equivalent.

- Outdoor unit on deck and indoor unit in laundry room.

- There will be DHW storage with a minimum of 180 litres and the additional demand will be supplied by using the wall-mounted gas support boiler.

- Independent thermostats for each room.

- Interior units per room in order to reduce acoustic communications between rooms.

- Connection of condensation from the indoor units to the gray water network with installation of a siphon equipped with a buoy to avoid odors in case of water evaporation. All indoor units equipped with condensation pumps.

- Climaver duct network Acoustic absorbing net or similar equivalent.

- Madel linear supply grilles, model LMT-MISSD-DD, Airzone or similar equivalent.

- Underfloor heating by water using Uponor Klett system with zone control or similar equivalent.



HOME VENTILATION

- Controlled mechanical ventilation system with air intake through aerators or microventilation and exit to the roof.

- Siber brand rectangular air distribution ducts or similar.

- Additional ventilation system in bathrooms with access to the facade using S&P TD Silent 160 timed helical fans activated by presence detection.

PLUMBING

- Pressure group composed of two/three alternative operating pumps with speed variator.

- Pump supply regulation tank with a capacity of 1m³ per home.

- Communal Aquapurif brand descaler or similar equivalent.

- Feeding to the pumping system and from this to the meter battery through high-density PE pipe.

- Interior installation with multilayer Pex-Al-Pex pipe.

- Interior installation using Pex Uponor pipe insulated by elastothermic shell for hot and cold water.

- Ring installation inside wet rooms.

- DHW production through aerothermal energy with a minimum accumulation of 180 litres and support through a wall-mounted natural gas condensation boiler.

- Taps with flow rates adapted to Breeam compliance.

FIREPLACE

- Gas fireplace with three-sided glass model G130-37S from the Kalfire brand or similar equivalent.

SANITATION

- Separative system with reuse of gray water for irrigation of the urbanization.

- Recovery of clean rainwater and gray water for urban irrigation.

- Discharge of surplus gray water to the point indicated in the urbanization.

- Discharge of sewage at the indicated point in the urbanization.

- Discharge of excess clean rainwater to the point of discharge from the urbanization.

- Discharge of dirty rainwater to a point to be defined or channel.

- Independent water treatment and reuse by phase.

- Sanitation network inside the houses through the use of soundproofed three-layer polypropylene pipes or soundproofed PVC in collectors and downspouts.

- Collectors hung in the basement in PVC.

- Siphonic boat in bathrooms.

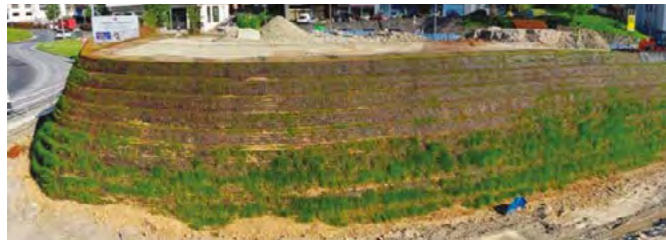
LIFT

- Thyssen VF Synergy elevator or a similar premium brand for 6 people with a total weight of 650kg.

URBANISATION AND OUTDOOR AREAS

URBANISATION AND GARDENING

- Ecological-green walls for urbanization and outdoor containment.



- Stone masonry walls in interior urbanisation, common areas.



In outdoor areas, native vegetation, following the BREEAM recommendations.

- Urbanization totally fenced in its perimeter, with pre-installation of perimeter security system. (Piping only within the ICT facility)

- Exterior fencing of the Bekaert-type plot or similar.



- Pavements asphalted on main road.

- Pavements of road area in the accesses to the buildings made with cement cobblestone.

- The exterior paths of the garden will be made of continuous mass concrete paving with a floated or brushed finish.

- Pavement on the ground floor terraces of the apartments and around the swimming pool executed with 90x90 non-slip rectified porcelain (matching the dwellings).

- Garden irrigation with automatic system and drip application.

- Timed garden lighting with wall lights and LED projectors.



OPTIONAL EXTRAS

OPTIONAL (no additional cost)

- Finishing of interior doors and cabinet doors (2 options to choose from)

- Interior flooring finish (2 options)

- Wall cladding in sinks and showers (2 options)

EXTRAS (additional cost)

- Charger for recharging electric vehicles in the parking space.

- Heated towel rails.

- Villeroy & Boch ViClean type smart toilet or similar.

- Interior cabinet lighting.

- Toilet in the solarium of apartments type Penthouse 3D+ or Penthouse 4D.

- Sauna in the solarium of Superpenthouse A or Superpenthouse B types.

- Turkish bath in the solarium of Superpenthouse A or Superpenthouse B types.

- Barbecue in solarium.

- Motorized bioclimatic pergola in solarium (where the design allows it)

- Wine cellar cabinet in the kitchen.

Private pool in the solarium of apartments type Penthouse 3D+, Penthouse 4D, Super Penthouse A, Super Penthouse B, Super Penthouse B+ and in ground floor homes*.

Toilet and shower in Super Penthouse A, Super Penthouse B.

* except in homes 8.0.2, 8.0.3, 10.0.2 & 10.0.3.

EXTRAS - Sauna and Turkish bath in the solarium of apartments type Superpenthouse A, Superpenthouse B.

ENEBROS
NEU, de la Guaba

Solarium				NIVEL P2º	
TIPO SUPERÁTICO A 4 dorm					
Solarium	TIPO ATICO 4D 4 dorm	TIPO 2D 2 dorm	TIPO 3D 3 dorm	Solarium	NIVEL P1º
TIPO 4D 4 dorm	TIPO 2D 2 dorm	TIPO 3D 3 dorm	TIPO 3D+ 3 dorm		NIVEL PB

ESQUEMA BLOQUE TIPO A

Solarium				NIVEL P2º	
Solarium		Solarium			
TIPO SUPERÁTICO B 3 dorm		TIPO SUPERÁTICO B 4 dorm			
Solarium	TIPO ATICO 4D 4 dorm	TIPO 2D 2 dorm	TIPO 3D 3 dorm	Solarium	NIVEL P1º
TIPO 4D 4 dorm	TIPO 2D 2 dorm	TIPO 3D 3 dorm	TIPO 3D+ 3 dorm		NIVEL PB

ESQUEMA BLOQUE TIPO B

Solarium				NIVEL P2º	
TIPO SUPERÁTICO A 4 dorm					
Solarium	TIPO ATICO 4D 4 dorm	TIPO 2D 2 dorm	TIPO 3D 3 dorm	Solarium	NIVEL P1º
TIPO 4D 4 dorm	TIPO 2D 2 dorm	TIPO 3D 3 dorm	TIPO 3D+ 3 dorm		NIVEL PB

ESQUEMA BLOQUE TIPO A

Solarium				NIVEL P2º	
Solarium		Solarium			
TIPO SUPERÁTICO B 3 dorm		TIPO SUPERÁTICO B 4 dorm			
Solarium	TIPO ATICO 4D 4 dorm	TIPO 2D 2 dorm	TIPO 3D 3 dorm	Solarium	NIVEL P1º
TIPO 4D 4 dorm	TIPO 2D 2 dorm	TIPO 3D 3 dorm	TIPO 3D+ 3 dorm		NIVEL PB

ESQUEMA BLOQUE TIPO B



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The furniture shown illustrates a possible distribution and is not included in the property purchase. The information herein is orientative and generic in character and may be subject to change.



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