

quintessence

MARBELLA - SPAIN

Quality Specifications

The freedom of choice

When it comes to your home, every detail matters. That's why from the very beginning, we offer you a versatile set of building specifications, where you can choose from different finishes and configurations to create an environment that truly reflects your style.

Choose from a variety of flooring options, ceramics, and finishes for your bathrooms and kitchen... and live the way you've always dreamed of.

Structures

FOUNDATION AND STRUCTURE

Reinforced concrete foundation and structure.

ROOF

Non-accessible inverted roof: Double waterproofing membrane, thermal insulation, and gravel finish.

Accessible roof: Thermal insulation, geotextile film, double waterproofing membrane, and non-slip paving.

Solarium roof: Thermal insulation, geotextile film, double waterproofing membrane, and finishes according to project specifications.

EXTERNAL ENCLOSURE

Facade rendered and painted according to the project design, featuring high-performance thermal insulation, air cavity, mineral wool thermal-acoustic insulation, and interior plasterboard lining.

INTERNAL PARTITIONS

Between dwellings: soundproof brick wall with metal framework lining, thermal-acoustic mineral wool insulation, and plasterboard finish.

Inside the dwelling: plasterboard partitions with galvanized steel framework, thermal-acoustic mineral wool insulation, and plasterboard finish.

Between dwellings and common areas: soundproof brick wall with cladding, rendered and painted according to the design defined in the project.

CEILINGS

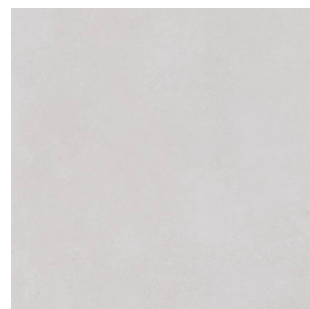
Plasterboard ceilings throughout the dwelling, with suspended ceilings in areas containing installations. Finished with smooth plastic paint.

Flooring and wall coverings

FLOORING – DWELLINGS:

Living rooms, bedrooms, kitchen, hallway, entrance hall, bathrooms, and toilets: large-format porcelain stoneware flooring.

Exterior flooring with non-slip finish.



Model: Prestige White

Rectified large-format porcelain tile, 75 × 75 cm.

Supplied by
GUNNI&TRENTINO

The colors and shades of the materials may vary due to screen calibration or document printing.



PRESTIGE WHITE

Flooring and wall coverings

VERTICAL WALLS – DWELLINGS:

Tiling in the shower area with rectified white-body ceramic tiles.



Model Pearl

Pasta Blanca Rectificado
Dimensions: 30 × 90 cm

Supplied by
GUNNI&TRENTINO

Smooth plastic paint on the remaining walls,
in a soft color.

Installation of shower screens is included.

The colors and shades of the materials may vary due to screen calibration
or document printing.

MODELO PEARL





Interior carpentry

Solid lacquered white wooden doors, full-height leaf, with concealed stainless steel hinges.

Modular block-type wardrobes, with interior lined in melamine board with textile finish or similar, separating shelf, hanging rail, and doors in the same color and design as the passage doors.

Exterior carpentry

High-performance lacquered PVC, as determined by the Project Management, sliding or tilt-and-turn according to the project. Safety glass in entrance/exit doors.

Aluminum roller shutters with thermal insulation in bedrooms, electrically operated.

Pre-installation for motorized blinds in living room windows.



Kitchens

Equipped with high- and low-capacity cabinets in high-pressure laminate, with soft-close drawer system.

Stratified quartz countertop (Silestone type), with paneling between upper and lower cabinets.

The dwelling is delivered with high-end Bosch appliances: induction hob, integrated dishwasher, oven, microwave, refrigerator, extractor hood, and washer-dryer.



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Sanitary ware and fittings

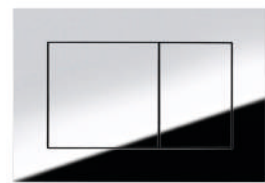
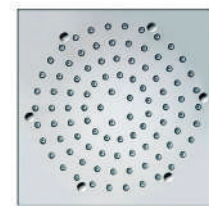
MAIN BATHROOM

Compact quartz shower trays.

Vitrified porcelain sanitary ware, with wall-hung toilets and concealed cisterns.

Double undermount sink countertop and shower screen with safety glass. Mirror with perimeter LED lighting.

Single-lever faucets. Concealed thermostatic and rainshower faucets in the showers.



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Sanitary ware and fittings

SECONDARY BATHROOM

Compact quartz shower trays.

Vitrified porcelain sanitary ware, with wall-hung toilets and concealed cisterns.

Single undermount sink countertop with cabinet featuring two drawers.

Mirror without LED lighting.



Installations

DOMESTIC HOT WATER AND AIR CONDITIONING INSTALLATION

Domestic hot water generated by a high-quality aerothermal system, with hydrokit in the laundry area and control via digital display.

Air conditioning installation via fan-coil, installed in the bathroom false ceiling, with zoning system type Airzone or similar, controlled by a central thermostat in the living room and secondary thermostats in the bedrooms. Remote control via the manufacturer's web server.

Underfloor heating throughout the dwelling, supplied from the central aerothermal unit.

ELECTRICAL AND TELECOMMUNICATIONS INSTALLATION

Electrical installation in accordance with the REBT, with high-quality branded electrical mechanisms.

Color video intercom, with connection to home Wi-Fi and remote access.

TV/FM and satellite antenna installation in all rooms except bathrooms. Internet installation via fiber optic connection and Ethernet outlets in all rooms except bathrooms, in compliance with ICT-2.

HOME REMOTE CONTROL

Home automation system controllable via smartphone, including the following features:

- Video intercom management: answer calls and/or open doors.
- Climate control.
- Control of roller shutters opening and closing.
- Lighting control.
- IP camera inside the dwelling.
- Flood sensors in bathrooms and kitchen.
- Detector de humos en cocina.

MISCELLANEOUS INSTALLATIONS

Pre-installation for electric vehicle charging.
Motorized garage access door with remote opening system.

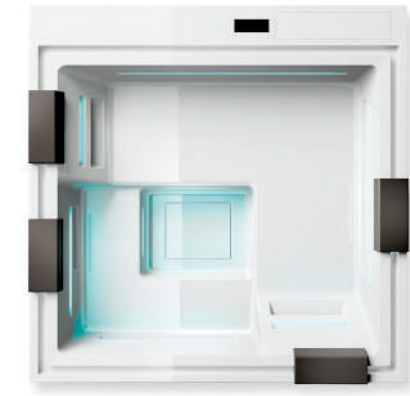
Security

Armored entrance door with security hinges and lock.

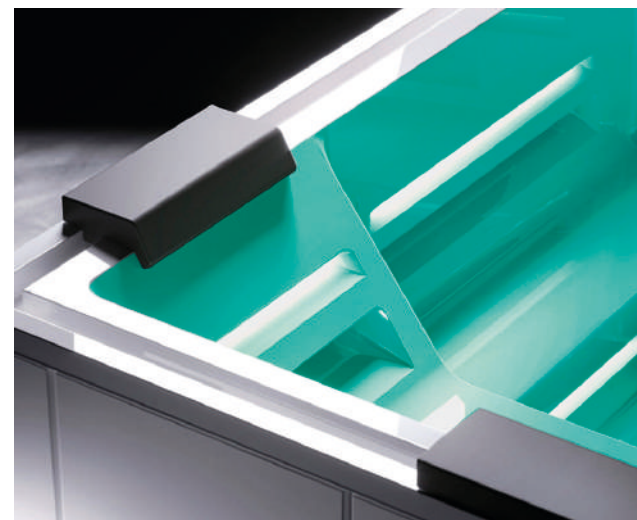
Video intercom at the residential complex entrances and in the dwellings.

Gated residential complex with private access and external concierge, access control, and 24-hour video surveillance with perimeter cameras.





Swimming pool installation in solariums.





Wading pools in ground-floor dwellings.

*Not available in all ground-floor dwellings.

Residential complex and common areas

Interior paths and stairs of the residential complex made of stamped concrete or precast concrete pavers

Exterior enclosure. Concrete low wall or rendered and painted brickwork with metal fencing according to the project

Private garden enclosures. Concrete low wall or rendered and painted brickwork with metal fencing according to the project

Community wading pools

SPA area with heated saltwater pool, sauna, Turkish bath, cold shower, changing rooms with showers, and equipped gym

Equipped social lounge, coworking area, and pool bar

Common landscaped areas with lighting and automatic irrigation system according to the residential project.





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*Regarding natural stone and wood, it is noted that these are natural materials with variations in tone and color, as well as inevitable imperfections. It will be at the discretion of the project management to determine, in each case, whether the quality of the natural stone is acceptable or if any repair is required. These specifications may be modified by the project management and replaced with similar materials without reducing the initially planned quality. * February 2023*