



Diamond Beach

Marbella

Golden Mile

Specifications

- **STRUCTURE** - Reinforced concrete walls in basement floor, concrete walls with large lights, according to the technical spanish regulations for seismic resistance, wind and fire.
- **FRONTAGE** - Walls of solid perforated brick (two sheets) air chamber with polyurethane insulation, siding with mortar resin layer and wooden parts and zones treated for outdoor use.
- **ROOF** - Entire roof top inverted, formed by double bituminous waterproofing with polystyrene insulation, geotextile sheet, draining gravel and outdoor ceramic tile paving.
- **OUTSIDE WOODWORK** - Security entrance door, armored in stainless steel and wood. Doors and windows in lacquered aluminum with thermal break profiles, sliding and folding system with double glazing type "climalit" safety glass and soundproofing. Blackout system with lacquered aluminum shutters same color as the woodwork with motorized system for opening and closing, associated with a pre-installation for a programmable centralized automation system.
- **INSIDE WOODWORK** – Passing interior doors with double security glass, opening swinging doors of wood with upper part in the same quality wood, to be determined by the buyer, hanging fittings and security made of stainless steel. Handrails of stairs in stainless steel and glass.
- **FLOORING** - Polished concrete floor in colour in garage area; living areas: marble, wood flooring, ceramic tile and porcelain ceramic flooring for exterior terraces.
- **CLIMATE** - Under-floor heating system also with refrigerant system, heat pump reversible. Air conditioning system by Split in the living-, dining- and bedrooms. Hot water with solar system, all with automation control.
- **PLUMBING** - Supply pipe network in high density polypropylene materials, sanitary wares with hanging anchor system, hidden tank, and bathtub with hydro-massage system, shower system with perimeter and rain diffusers in the master bedroom. Mechanisms and protections by the brand Jung, Simos or similar.
- **ELECTRICITY** - Smart home automation system with BUS line for the centralization and control of all mechanisms of the house: lighting, shutter control, alarms, surveillance, police warning, health, SOS, etc.
- **SECURITY** - Pre-installation for a security system in each house consisting of a central box connected to an alarm center and police, with cameras and motion detectors in the different areas of the house.
- **VENTILATION** - Individual system aeration and renewal of air incorporated into the aluminum, direct extraction ducts in bathrooms and kitchen.
- **AUDIO-VIDEO** - TV satellite system with individual antenna and outlets spread over all rooms and the interior. Video camera at the entrance and pre-installation of speakers and control in all rooms for central audio equipment.
- **FINISHED INT.** - Painting with a smooth finish on the horizontal and vertical surfaces. Choice of colors available.
- Covering of all wet rooms with large rectified tiles, granite or marble with decorative borders
- **CABINETS.** - Built-in from floor to ceiling top, covered in wood with drawers and hanging interior elements, wood or mirror sliding doors.
- **KITCHEN** - Furnished with high quality, with Bosch/Siemens appliances or a similar type, in-sink garbage disposal and central island according to design.

Specials

- Panoramic lift, automatic with perimeter glazing, from basement floor to terrace floor
- Fireplace in living-dining room, modern type home built in wall with glass door, conventional system of wood or gas with security control
- Safebox in master bedroom and first floor bedrooms.
- Security room on the first floor (one of the bathrooms you want), composed of solid reinforced concrete walls, bulletproof glass and security door with alarm and communication system independent and protected against intruders.
- Centralized vacuum system with outlets for hose spread over dependencies, centralized suction equipment garage with power for use.
- Individual garage, with natural lighting and ventilation, with capacity for large cars, motorcycles, bicycles, etc. Polished concrete floor with color resin painting and decorative tile perimeter, area for stack maintenance and vehicle washing.
- Gateway to individual garage with sectional steel and polyurethane panels with automatic opening mechanism band, anti-crushing protection card with automatic stop.
- Pre-installation for a fitness room with natural lighting and ventilation, laminate flooring, panoramic glass (only in Senior Villas and optional in Junior Villas), sockets for different machines, TV and telephone socket .
- Sauna with wood finishing in basement bathroom (only in Senior Villas and optional in Junior Villas).
- Pre-installation for visual cinema-projection room in basement floor with wood laminate flooring, acoustic insulation in walls and pre-installation for audio-video system.
- Pre-installation for a games room in basement floor with natural lighting and ventilation, pvc flooring or decorative laminate.
- Pre-installation for a pantry with natural lighting, decorative shelves for wine, champagne etc. bar area with sink, dishwasher, refrigerator, microwave, coffee maker, sockets for accessories and home decorative fireplace with iron and glass doors.
- Engine machine room with all the facilities required to operate machinery, including water storage tank, water softener and individual pressure group.
- Private Green Zone perimeter in each house, plug sockets, TV, telephone and irrigation system with programming for landscaping, decorative lighting on paths and sitting areas, preparation for a barbecue.
- Terraces equipped with outdoor ceramic floor tiles, soffits and ceilings covered with resin mortars or decorative aluminum slats placed on battens.
- Individual panoramic deck pool with overflowing effect on lower floor with glass wall to the gym room. Special inside and outside lighting (only in Senior Villas and optional in Junior Villas).
- Individual panoramic deck pool with overflowing effect on house deck, with whirlpool system and spectacular indoor and outdoor lighting (only in Senior Villas and optional in Junior Villas).
- “Chill out” terrace zone, pergola with decorative design (only in Senior Villas and optional in Junior Villas). “Chill out” terrace bar with treated wood, fridge, plugs and decorative lighting (only in Senior Villas and optional in Junior Villas).

FRONTAGE

Walls of solid perforated brick (two sheets) air chamber with polyurethane insulation, siding with mortar resin layer and wooden parts and zones treated for outdoor use.



OUTSIDE WOODWORK

Security entrance door, armored in stainless steel and wood. Doors and windows in lacquered aluminum with thermal break profiles, sliding and folding system with double glazing type "climalit" safety glass and soundproofing. Blackout system with lacquered aluminum shutters same color as the woodwork with motorized system for opening and closing, associated with a pre-installation for a programmable centralized automation system.



ROOF

Entire roof top inverted, formed by double bituminous waterproofing with polystyrene insulation, geotextile sheet, draining gravel and outdoor ceramic tile paving.



PHASE 1



GARDEN AND TERRACE

Private Green Zone perimeter in each house, plug sockets, TV, telephone and irrigation system with programming for landscaping, decorative lighting on paths and sitting areas, preparation for a barbecue.

Terraces equipped with outdoor ceramic floor tiles, soffits and ceilings covered with resin mortars or decorative aluminum slats placed on battens.



LEISURE ROOM

Pre-installation for a games room in basement floor with natural lighting and ventilation, pvc flooring or decorative laminate. Pre-installation for visual cinema-projection room in basement floor with wood laminate flooring, acoustic insulation in walls and pre-installation for audio-video system.



ELEVATOR

Automatic panoramic lift with perimeter glazing, from basement floor to terrace floor. A wide range of aesthetic solutions allows you to customize your OTIS EasyLife lift according to your wishes, combining any style, both modern and classic. With 1.5 kW of power and connected to the 230 V single-phase network, it functions just as an appliance more.



FLOORING

Polished concrete floor in colour in garage area; living areas: marble, wood flooring, ceramic tile and porcelain ceramic flooring for exterior terraces.



KITCHEN

Furnished with high quality, with Bosch/Siemens appliances or a similar type, in-sink garbage disposal and central island according to design.



GARAGE

Individual garage, with natural lighting and ventilation, with capacity for large cars, motorcycles, bicycles, etc. Polished concrete floor with color resin painting and decorative tile perimeter, area for stack maintenance and vehicle washing. Gateway to individual garage with sectional steel and polyurethane panels with automatic opening mechanism band, anti-crushing protection card with automatic stop.



BATHS AND FLOORING

Sanitary wares with hanging anchor system, hidden tank. Covering of all wet rooms with large rectified tiles, granite or marble with decorative borders of brands like Porcelanosa, Grespania etc.



COMMUNAL ZONE

Gated with perimeter security fence with preinstalled controlled Access area with security guard at the entry control booth.



COVERED TERRACE

Individual panoramic deck pool with overflowing effect on lower floor with glass wall to the gym room. Special inside and outside lighting (only in Senior Villas and optional in Junior Villas).

“Chill out” terrace zone, pergola with decorative design (only in Senior Villas and optional in Junior Villas).

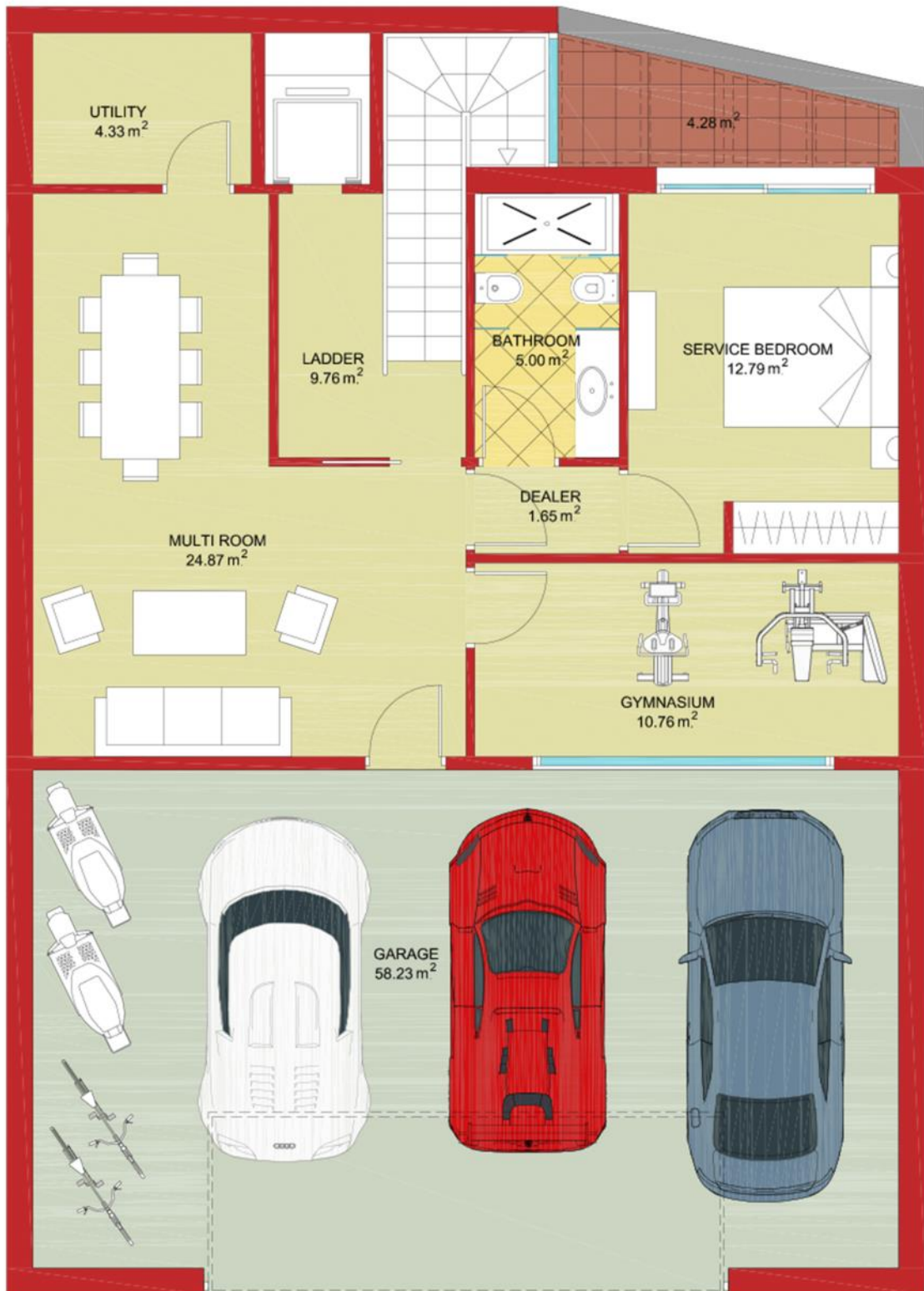


JUNIOR VILLA FLOORPLANS



JUNIOR VILLAS			
FLOORS	TERRACE SURFACE	BUILT SURFACE	USABLE AREA
BASEMENT	--	152.72 m ²	131.67 m ²
GROUND	30.33 m ²	108.08 m ²	90.58 m ²
FIRST	29.93 m ²	78.15 m ²	60.25 m ²
TERRACE	72.56 m ²	--	--
RESULT	132.82 m ²	338.95 m ²	282.50 m ²
FINISH RESULT	471.77 m ²		

JUNIOR VILLA BASEMENT



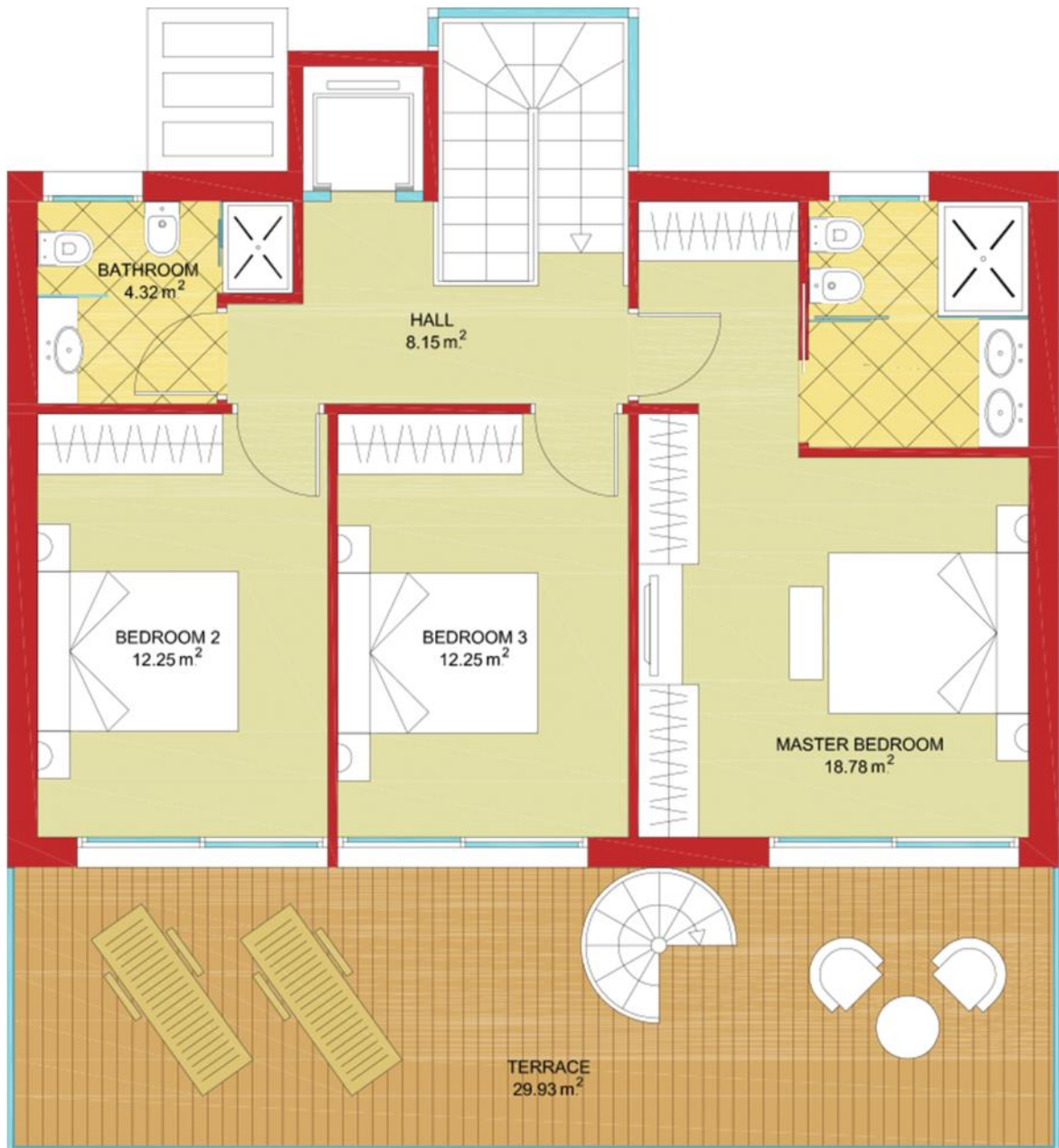
BASEMENT FLOOR

JUNIOR VILLA GROUND FLOOR



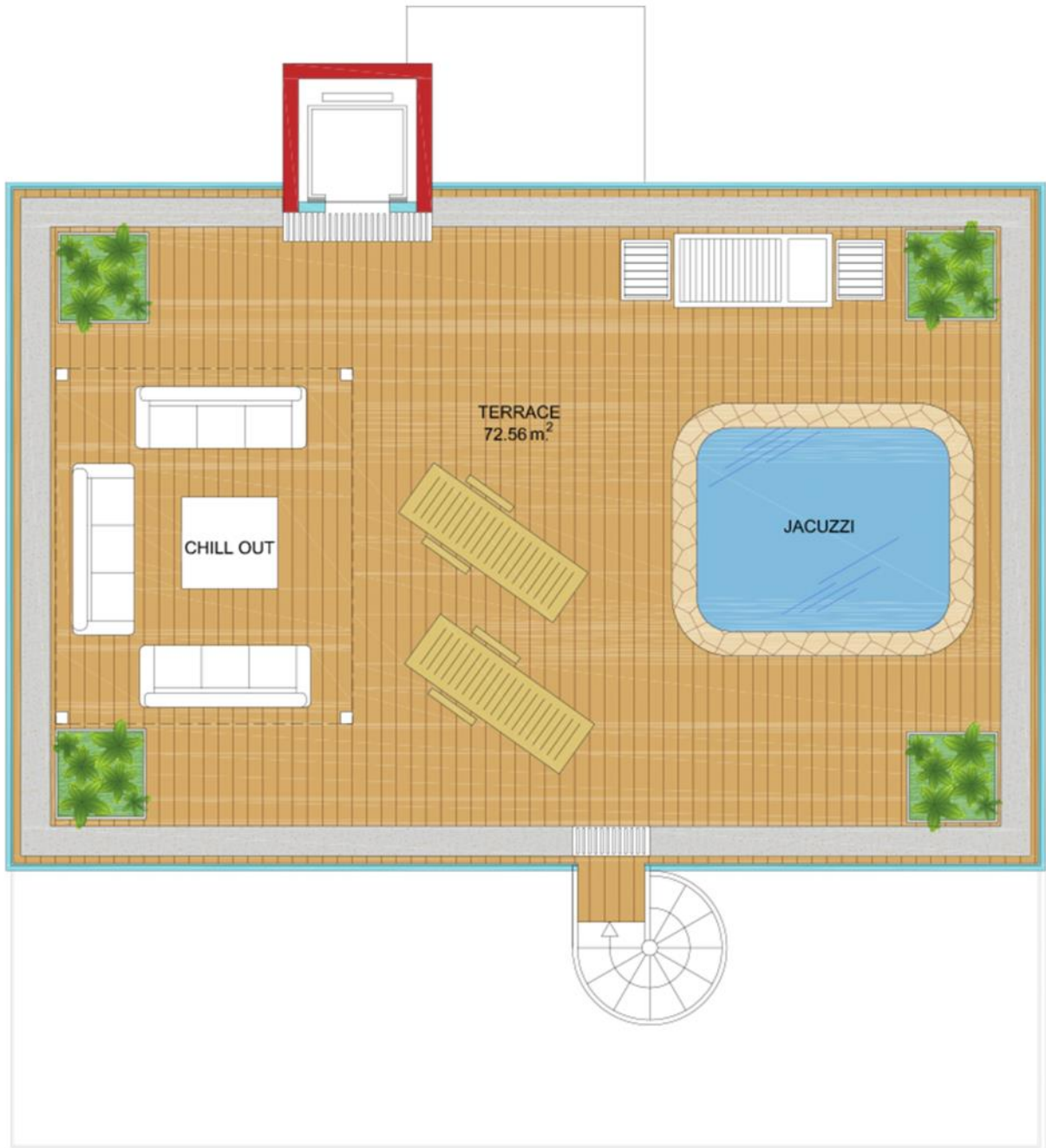
GROUND FLOOR

JUNIOR VILLA FIRST FLOOR



FIRST FLOOR

JUNIOR VILLA TERRACE



TERRACE FLOOR

SENIOR VILLA FLOORPLANS



SENIOR VILLAS			
FLOORS	TERRACE SURFACE	BUILT SURFACE	USABLE AREA
BASEMENT	--	360.23 m ²	320.98 m ²
GROUND	79.84 m ²	145.46 m ²	126.34 m ²
FIRST	14.24 m ²	127.17 m ²	103.75 m ²
TERRACE	120.24 m ²	3.00 m ²	
RESULT	214.32 m ²	635.86 m ²	551.07 m ²
FINISH RESULT	850.18 m ²		

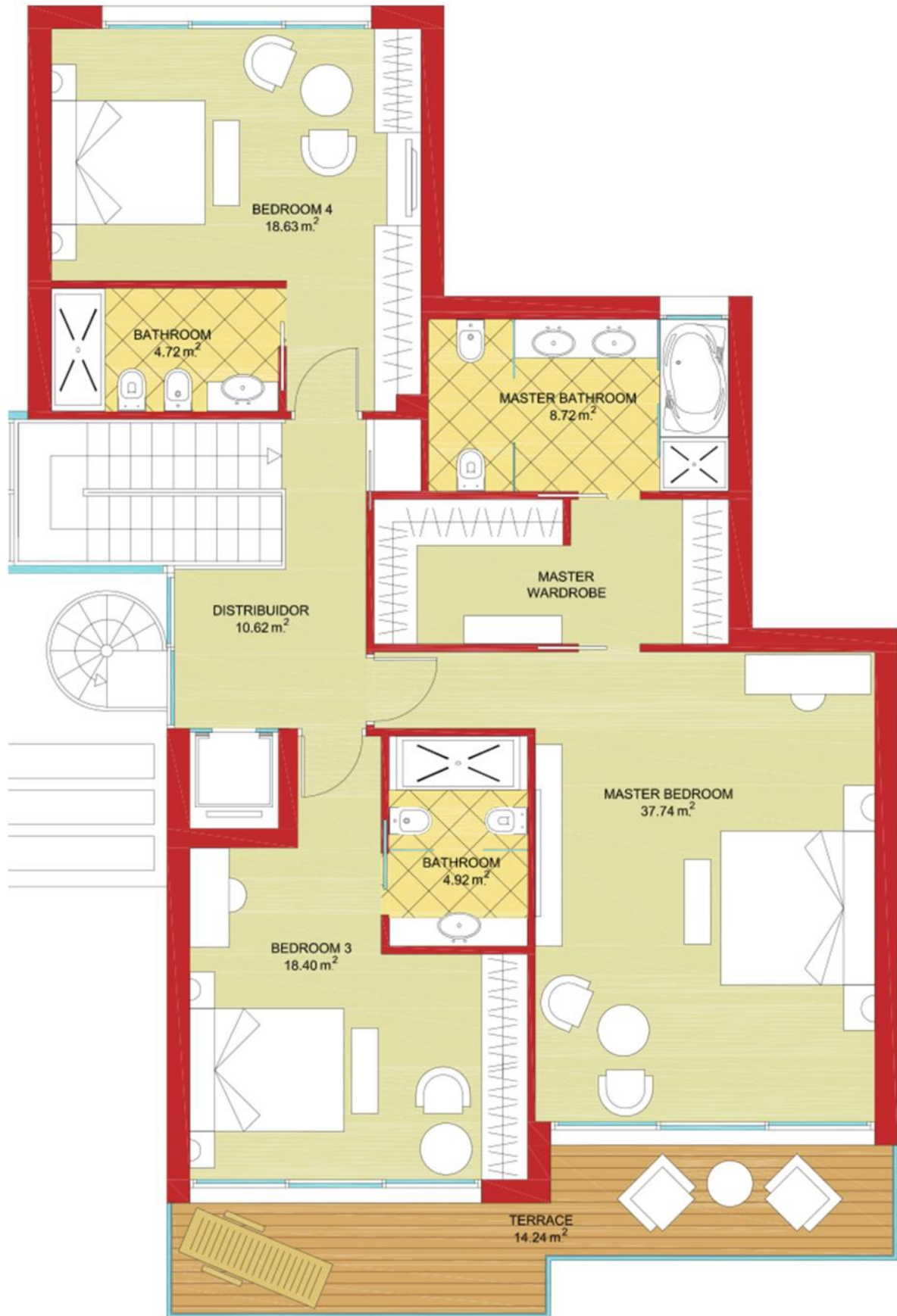
SENIOR VILLA BASEMENT



SENIOR VILLA GROUND FLOOR

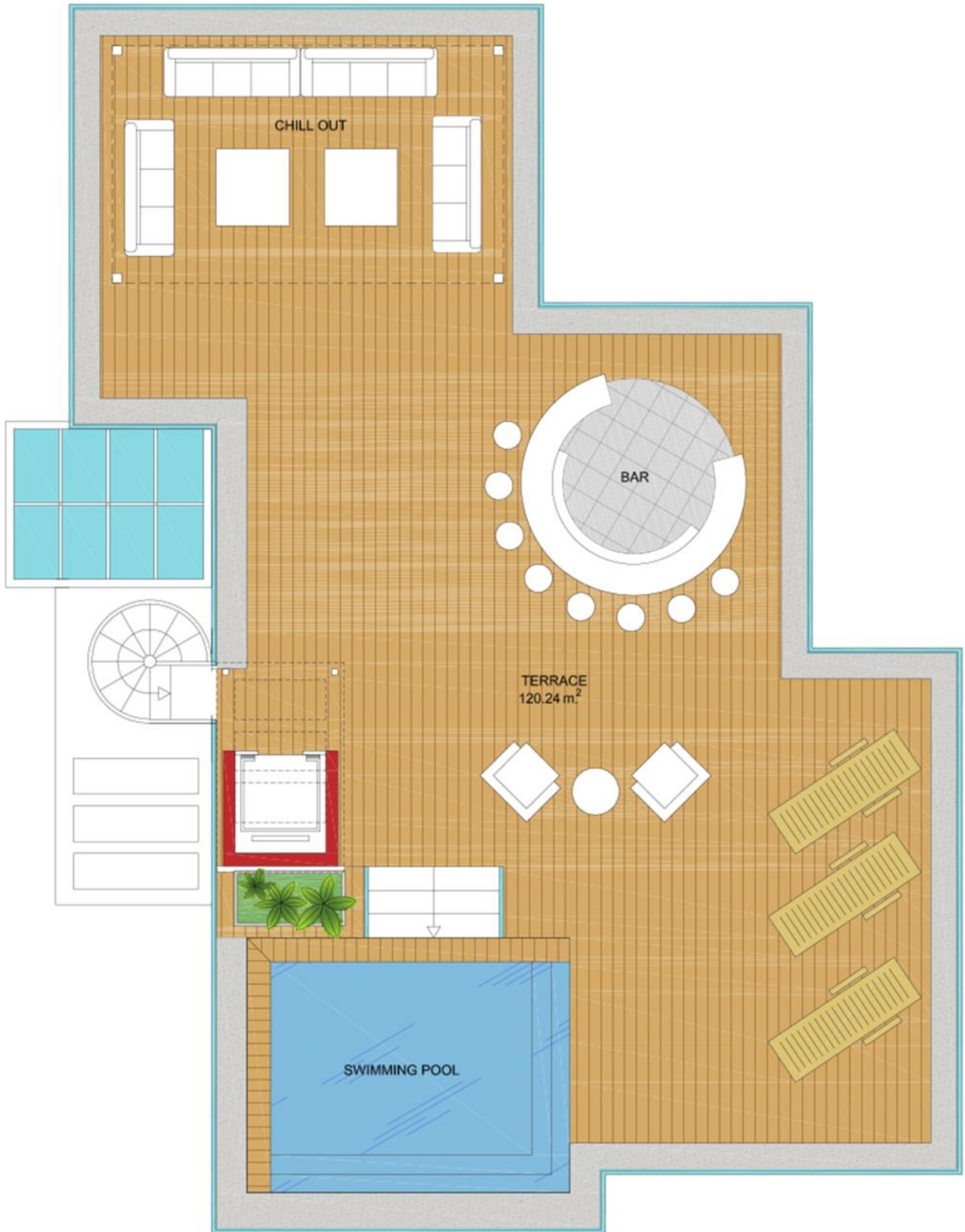


SENIOR VILLA FIRST FLOOR



FIRST FLOOR

SENIOR VILLA TERRACE



TERRACE FLOOR

LOCATION



Exclusive Beachside Villas Golden Mile



JUNIOR VILLA



SENIOR VILLA

