

QUALITY SPECIFICATIONS

Architecture and design

- House architecture and technical development by JRW Architectura.
- Garden design by Beatrice Perlac, Adarve Gardens. Includes automatic irrigation system.
- Interior design by Estuco Interiors Marbella.

Flooring

- Both indoor spaces and exteriors are finished with Italian marble

AC, Underfloor Heating, Ventilation

AC

- Rotex and Daikin Air-conditioning system covering all living rooms, kitchen, corridors, bedrooms and master bathroom.
- Individual temperature and fan control in each separate room.
- Remote digital control of both heating and air-conditioning by Airzone Cloud System (App control via Iphone and also by PC)

Underfloor heating

- Underfloor heating by water in all floors
- Electric underfloor heating in bathrooms
- Heating source is a combination of solar panels and Rotex Heating Technology (German system).
- Individual control of underfloor heating in each room

Ventilation

- Separate ventilation system with timer covering bathrooms, kitchen, laundry, technical room and storage rooms downstairs.

Carpentry

Wooden carpentry

- Windows, doors, wardrobes, and linings by Roman Clavero.
- All solid wood and double glazing in all windows.
- Large sliding doors in the living room and bedrooms on the main floor

Aluminium carpentry

- Shutters on exterior windows and doors – electrically operated

Bathrooms

- Sanitary ware by Villeroy & Boch -
- Hans Grohe taps and fittings.
- Bath-tub in master bathroom by Duravit.
- Corian tops on all bathroom furniture.

Kitchen and laundry

- Custom made by KÖK Studio Marbella.

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- Two sinks in the kitchen, and one in laundry.
- Siemens and Gaggenau appliances, including double fridges, freezer, oven, hob, microwave, plate warmer, washer, dryer
- Miele Wine Cabinet in the kitchen.

Water supply

- Automatic water pressure system.
- Water softening system type Kinetico.

Lighting, Sound, Wifi

- Ample 3-phase electricity system - all with automatic switches. Timers on exterior lights, garden lights, pool lights, ventilation and hot water circulation system. All interior lights of LED type with dimmers.
- Sonos entertainment system covering living room, kitchen, master bathroom and both terraces.
- WiFi system covering the whole house.
- TV and sound control connected to the entrance gate.

Security

- Security system by Marbejer covering garden, interior and all windows and doors. 3 alarm zones – garden, shell alarm and interior. Connected to Marbejer alarm central.
- System also includes remote control through an app on the Iphone.

Other features

- Large wine-cabinet in hallway downstairs by Roman Clavero.
- Gas fireplace in living room and on the covered terrace. 4 large gas bottles placed in separate locker facing the street.
- Heated swimming pool 10 x 4 meters with pool lights and electrically operated insulation cover. Heat pump type Garden Pac Invertech 3 phase.