

A V E N U E  
M A R B E L L A

## ■ Foundation and Structure

The foundations of the houses will be built using reinforced concrete slabs and strip footings, in accordance with the specifications of the geotechnical study.

Reinforced concrete structure, consisting of columns (some of them steel), floor slabs, and retaining walls, in compliance with current regulations.



## Villa Façades

External Thermal Insulation Composite System (ETICS) to improve the overall thermal performance of the dwelling.

Façade finishes according to an exclusive architectural design specific to each type of villa. Areas are combined with: continuous mortar coatings finished in RAL 9016 color and/or decorative “exposed concrete” finishes, together with zones of ceramic cladding and decorative panels made of composite materials, as well as aluminum cladding in continuity with the exterior joinery.

Terrace railings made of laminated, tempered safety glass with beveled edges, using a lower aluminum “U”-shaped profile system on which the glass is fixed, providing excellent unobstructed views.



## Roofs

The roofs will be flat, with waterproofing and insulation (depending on location). Walkable areas will be finished with rectified, non-slip porcelain ceramic paving by GUNNI & TRENTINO, model Tre Sand, in 90 cm x 90 cm format on the upper floor and 120 cm x 120 cm on the ground floor, with a natural finish. Non-walkable areas will be finished with decorative stone.



## ■ Interior Flooring

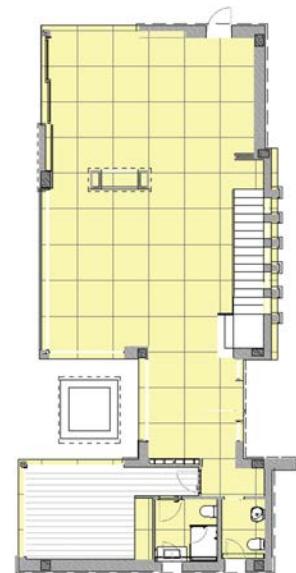


Interior flooring: TRE SAND 120 × 120  
NATURAL

Model: TRENTINO SAND 120 × 120 RECTIFIED,  
NATURAL finish

For the ground floor, a 120 × 120 rectified porcelain tile from the Trentino Tiles brand by Gunn & Trentino, model Sand Natural, will be used.

This flooring imitates a limestone stone in a cream color, with a texture that gives it a very natural appearance, while retaining the durability and low maintenance advantages of premium porcelain tile.

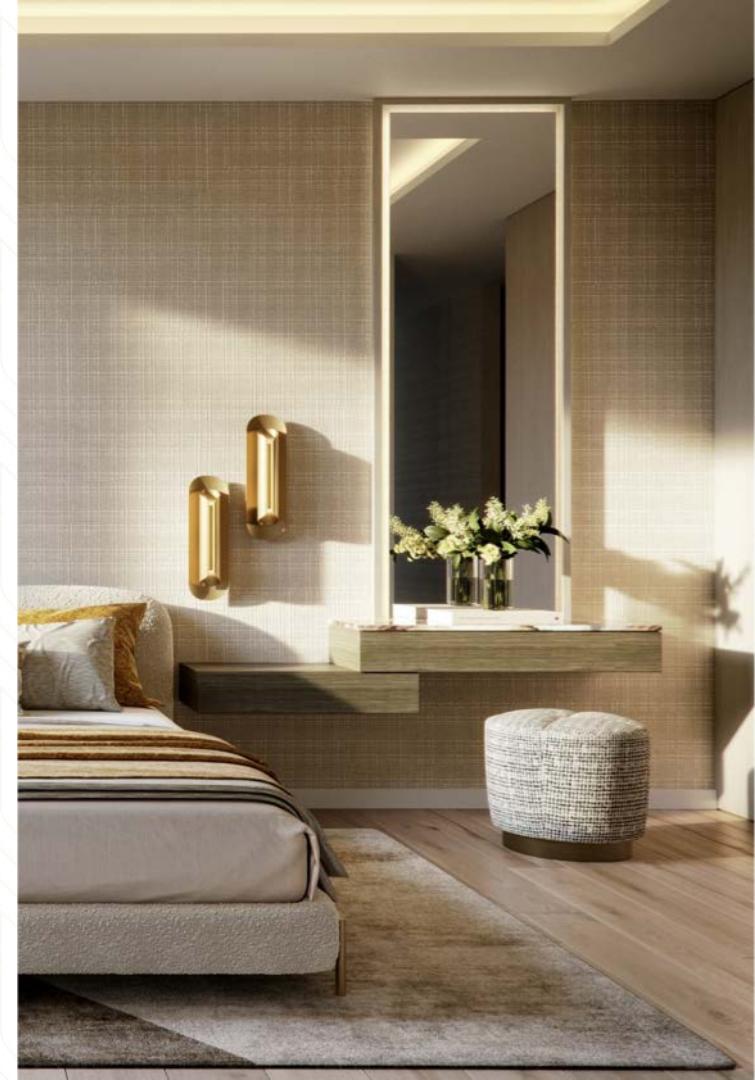


## ■ Interior wood flooring – 1st floor (hallway and bedrooms)



ASTORGA PARQUET,  
LISBON OAK COLOR

Floating oak flooring, Lisbon model, Soft Line range, with soft brushing and matte varnish finish, in 185 mm wide planks. Multilayer phenolic system, with a total thickness of 15 mm and a 3.3 mm oak wear layer.



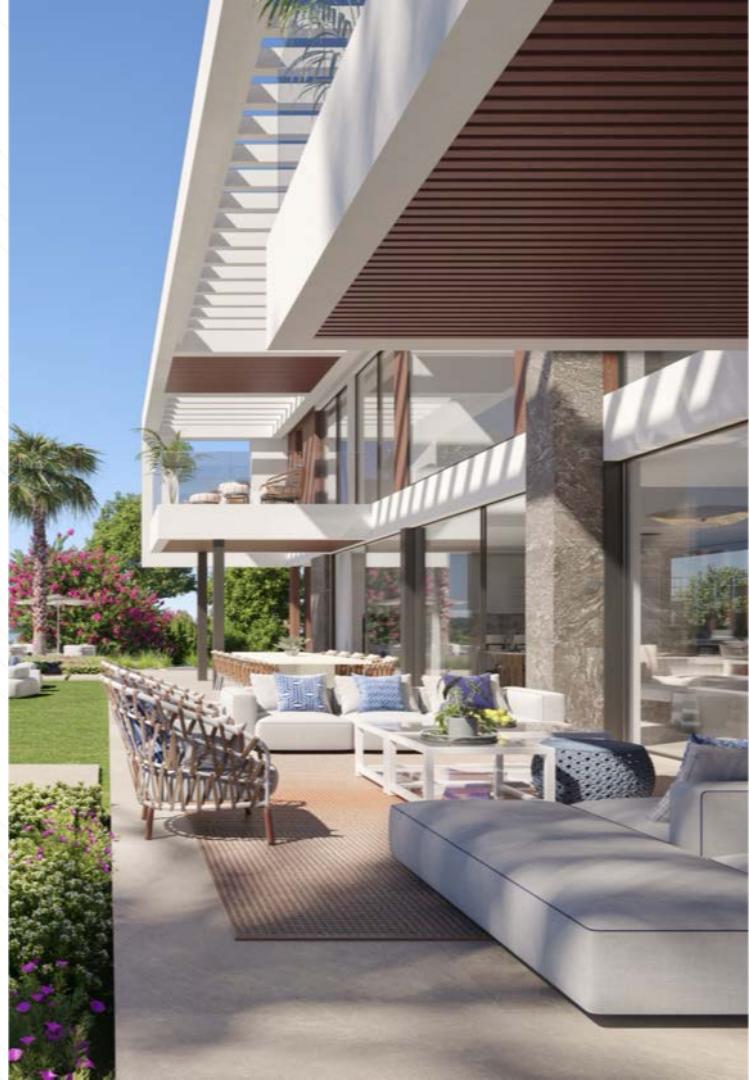
## ■ **Exterior flooring, double thickness:**



### TRENTINO SAND

120 × 120 on the ground floor and 90 × 90 on the upper floor, non-slip C3, 20 mm thickness.

For the exterior areas of both the ground-floor and upper-floor terraces, the same model used indoors will be installed with a C3 non-slip finish, in accordance with current regulations. This provides continuity between interior and exterior spaces and, thanks to the large glazed enclosures, creates a seamless fusion between indoors and outdoors, giving a sense of maximum spaciousness.



## ■ Swimming pool lining



5 x 5 cm ceramic tile cladding  
from the brand ONIX, model  
Penta Bali Stone.



## ■ Façade cladding



ENERGIKER brand, formats 120 ×  
278 cm and 60 × 120 cm,  
Multicolor Stone finish.

## Master bathroom



PORCELAIN WALL CLADDING,  
model STORM EARTH

Large-format, floor-to-ceiling  
installation.

This cladding will be applied to  
all the walls of the master  
bathroom.



MASTER BATHROOM FLOORING

Model: TRENTINO SAND 120 ×  
120 RECTIFIED, C3 non-slip finish.



SHOWER FLOOR

Model: TRENTINO SAND 120 ×  
120 RECTIFIED, C3 non-slip  
finish.



## Master bathroom



VILLEROY&BOSCH PUSH  
BUTTON  
MODEL 200S, DUAL FLUSH,  
WHITE

WALL-HUNG TOILET FROM THE BRAND  
VILLEROY & BOCH SUBWAY 2.0  
COMBI-PACK, WALL-MOUNTED, WITH  
DIRECTFLUSH, WITH AUTOMATIC SOFT  
CLOSING MECHANISM, WITH REMOVABLE  
SEAT (QUICK RELEASE) AND EXTRA-SLIM  
DESIGN.

GLOSSY WHITE PUSH BUTTON.





## Master bathroom, bathtub area

Bathtub tap  
Zucchetti Pan Free standing  
single lever bathtub mixer.  
BLACK METAL FINISHED



### FREESTANDING BATHTUB

Freestanding bathtub,  
manufactured in Scene® solid  
surface, a compact material  
based on resin and mineral fillers.  
Space bathtub made of solid  
surface, Scene® solid surface, a  
compact material based on resin  
and mineral fillers.  
170x80 without overflow, color:  
white 8434689024835 with white  
Scene click-clack waste valve  
included.



## Master bathroom, washbasin area



Automatic waste valve, Zucchetti brand, C51 finish  
Pop-up waste, with push system.



Concealed ZUCCHETTI faucet  
2-hole wall-mounted single-lever washbasin mixer with aerator. Spout projection: 175 mm.  
Water saving: water flow rate of 6 l/min or less.  
Finish: C51: Brushed black metal

DRAWERS CABINET TRENTO BACH  
200 X 50 X 50H  
COMPOSED OF TWO MODULES WITH  
100 CM DRAWER EACH AND NATURAL  
SOLID WOOD INTERIOR FINISH IN  
OAK, WITH MILLED FRONT 1.1.

INALCO PORCELAIN MOD. ANANDA  
COUNTERTOP 200 X 50 X 1,2 CM  
WITH 2 WASHBASINS

MIRROR 200 X 80CM ANTI-FOG  
PERIMETER BACKLIT LIGHTING  
BOTTON AMBIENT LIGHT MIRROR



## Master bathroom, shower area



ZUCCHETTI Built-in  
thermostatic shower  
mixer, 2/3 way  
diverter

BLACK METAL  
FINISHED



Hand shower set with  
wall-mounted shower  
support, brass hand  
shower Z94177 and  
shower hose.  
Water Saving - water  
flow rate of 9 l/min or  
less.



ROCIADOR B.PPAL 400X400 ACABADO 03Q



## Secondary bathroom



High-quality rectified porcelain wall cladding, 120 × 60 format, Trentino Sand model, by Gunn & Trentino.



TRE SAND 120X120 NATURAL  
MODEL: TRENTINO SAND  
120X120 RECTIFIED,  
NATURAL finish.



## Secondary bathroom



ZUCCHETTI CONCEALED FAUCET  
2-HOLE WALL-MOUNTED SINGLE-LEVER WASHBASIN  
MIXER WITH AERATOR. SPOUT PROJECTION: 175 MM.  
FINISH; C51: BRUSHED BLACK METAL



RECTANGULAR MIRROR  
PERIMETER ANTI-FOG LED LIGHTING  
FORMAT 100 X 80 CM

PORCELAIN COUNTERTOP  
SINGLE INTEGRATED BASIN Inalco  
Ananda  
FORMAT 100 X 50 X 1.2 CM

VANITY UNIT UNDER COUNTERTOP  
WITH ONE DRAWER | RECESSED |  
NATURAL OAK WOOD VENEER FORMAT  
100 X 50 X 50 CM



NATURAL  
OAK



## Secondary bathroom



Villeroy & Boch Push button  
Model 200S, Dual flush, White

Wall-hung toilet from the brand Villeroy & Boch Subway 2.0 Combi-Pack, wall-mounted, with DirectFlush, with automatic Soft Closing mechanism, with removable seat (Quick Release) and extra-slim design.

Glossy white push button.



## Secondary bathroom



ZUCCHETTI Built-in  
thermostatic shower  
mixer, 2/3 way  
diverter  
BLACK METAL  
FINISHED



Handshower set with  
wall-mounted shower  
support, brass  
handshower Z94177 and  
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Water Saving - water  
flow rate of 9 l/min or  
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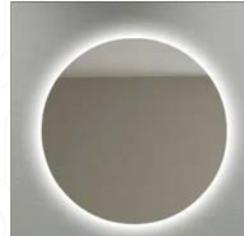
ROCIADOR B.PPAL 400X400 ACABADO 03Q



## Ground floor guest toilet



LIVING CERAMIC WALL  
CLADDING FROM  
FLOOR TO CEILING, 120  
X 260 CM Model CUIT  
CLAY



Custom round mirror  
with rear ambient  
light. Anti-fog.  
Diameter 60 cm



TRE SAND 120X120  
NATURAL  
MODEL: TRENTINO  
SAND 120X120  
RECTIFIED, NATURAL  
finish



## Ground floor guest toilet



Concealed faucet  
2-hole wall-mounted single-lever washbasin mixer with aerator. Spout projection: 175 mm.  
Water saving: water flow rate of 6 l/min or less.  
Finish; C51: Brushed black metal



Villeroy&Bosch Push button  
Model 200S, Dual flush, White

Wall-hung toilet from the brand Villeroy&Bosch  
Model; Subway 2.0 Combi-Pack, wall-mounted, with DirectFlush, Stone White CeramicPlus



FREESTANDING  
WASHBASIN FROM THE  
BRAND SIRA CONCRETE.  
MODEL CLIFF WHITE  
COLOR. SIZE 90 CM X 40  
CM DIAMETER.



Automatic waste valve,  
Zucchetti brand, C51 finish  
Pop-up waste, with push system.



## ■ Lower level guest toilet



High-quality rectified  
porcelain wall cladding, 120 x  
60 format, Trentino Sand  
model, by Gunni&Trentino



TRE SAND 120X120 NATURAL

MODEL: TRENTINO SAND  
120X120 RECTIFIED,  
NATURAL finish



## Lower level guest toilet



COUNTERTOP  
WASHBASIN  
NICDESIGN 36 X  
14 MATTE  
VANILLA



Roble natural



ZUCCHETTI CONCEALED  
FAUCET  
CONCEALED  
SINGLE-LEVER  
WASHBASIN MIXER

FREESTANDING COUNTERTOP  
NATURAL OAK WOOD  
FORMAT 75 X 50 X 10 CM

CAPSULE Mirror  
Custom mirror with  
ambient light.  
CAPSULE SHAPE 45  
X 110



## ■ Lower level guest toilet



Wall-hung toilet from the brand Villeroy&Bosch Model; Subway 2.0 Combi-Pack, wall-mounted, with DirectFlush, Stone White CeramicPlus

Villeroy&Bosch Push button  
Model 200S, Dual flush, White



Concealed faucet  
2-hole wall-mounted single-lever washbasin mixer with aerator. Spout projection: 175 mm.  
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## Kitchen furnishings

The property includes an exclusive designer kitchen, fully furnished and installed by the Bulthaup brand, renowned for its quality and contemporary aesthetics.

It features a main area with space for a panelled refrigerator, a tall unit with oven and microwave, upper and lower cabinets with integrated handles, LED lighting, stone-colored laminated worktop, stainless steel sink, and Bulthaup tapware.



## Kitchen furnishings

The central island combines a work area and breakfast bar, offering ample storage capacity through pull-out systems, an induction hob with integrated extractor, a matching countertop, and a natural walnut wood bar top.

The stone-effect laminate finishes and the Bulthaup wall panel add elegance and functionality. The equipment is completed with high-end Gaggenau appliances: fridge-freezer, dishwasher, oven, microwave, and induction hob with integrated extraction system.



## Interior carpentry



### Description

Smooth door 2.60 m in height with architraves, 1.9 cm thick, with aluminum handle recessed into the vertical edge, anthracite finish, with a slight projection relative to the door surface.

In double-door layouts, the handle is installed on only one of the doors.

Soft-closing hinges.

### Accessories and interiors

- Laminated drawers with full-extension runners and soft-close system. Side panels in stone color, with tweed textile base, and drawer fronts always in laminate matching the cabinet color.
- 45° mitred front to allow opening.
- Factory-milled 3000K lighting with door-opening sensor.



### Finishes for master bedrooms

Nude laminated door finish

Natural Oak laminated interior



### Finishes for secondary bedrooms

Porcelain laminated door finish

Natural Oak laminated interior



## ■ Exterior carpentry

Aluminium exterior joinery from the well-known brand *CORTIZO, Corvision Plus sliding series*, with high thermal and acoustic performance.

Energy rating A.

Pre-installation for interior blinds.



## Pool

Independent swimming pool for each property, with salt chlorination, with wall finishes using 5 x 5 cm ceramic tiling from ONIX Penta Bali Stone.



## Installations

### Climate control

Climate control system by DAIKIN, using ducted air distribution.

An “Air Zone” system will be incorporated for efficient climate management through room-by-room control, connected to the ILLUSION home automation system.

Underfloor heating via an aerothermal and hydraulic system in the main living areas of all interior floors of the property. In some bathrooms and guest toilets, electric heating mat systems will be used.

Bioethanol fireplace in the living room.



## Installations

### Electricity and telecommunications

Electrical outlets throughout the property, with first-quality fittings from the brand GIRA or similar. Weatherproof outlets in outdoor areas.

Installation of cable TV system. Wi-Fi network. Video intercom system installation.

Power supply point for electric vehicle charging.

Motorized access doors to the parking area.

Photovoltaic installation for electricity generation by means of solar energy.



# Installations

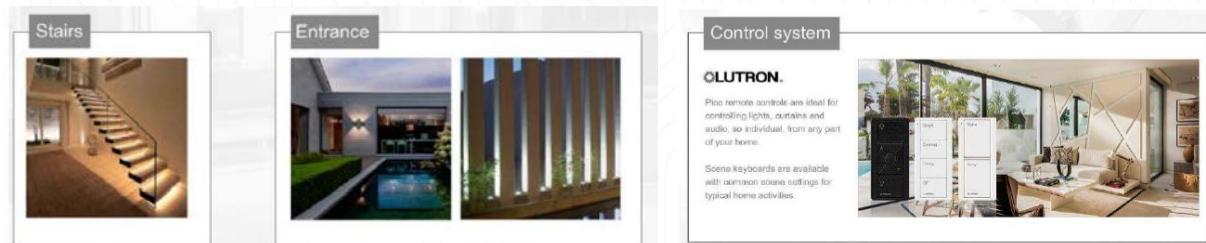
## Lighting and home automation

Installation of an integrated lighting and home automation system, designed by the company ILLUSION, for the regulation of climate control systems, access control, and lighting.

## Others

Pre-installation for the possible installation of a jacuzzi on the roof terrace.

Specific landscaping and garden design project with irrigation system installation.



## Installations

### Common areas

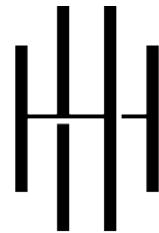
Outdoor common areas consisting of gardens and pedestrian and vehicle access roads.

Access control booth and concierge service. Centralized mailboxes.

Multi-purpose community services building, with gym, indoor swimming pool, Turkish bath area, sauna, “cold room,” and changing rooms.

Note: All finishes and elements described may be subject to modifications or be replaced by elements of equal or superior quality due to technical criteria, changes in manufacturing models, or changes in current regulations. The homes are built in accordance with the regulations of the Technical Building Code. The brands or manufacturers indicated may be replaced by others with similar finishes and quality.





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