

Villa Casia – Quality Specifications



CONSTRUCTIVE MEMORY

MAREIN NATURA - CASIA

FOUNDATION AND STRUCTURE

Foundation using reinforced concrete slab, according to the data from the geotechnical study, complying with the specifications of the CTE-DB-SE-C regulations. If applicable, concrete walls on the walls of the -1 floor. Structure using two-way slabs and reinforced concrete slabs. All in compliance with current DB-SE and EHE regulations.

ROOF

Pitched roof with acoustic and thermal insulation, finished with flat tiles.

WATERPROOFING

Waterproofing of roofs and terraces using welded asphalt membrane and any additional requirements that the technical code may demand. All in compliance with the current DB-HS regulations.

The -1 floor will have external wall waterproofing using a protected asphalt membrane system and perimeter drainage.

FINISHES

Exterior: Rendered with cement mortar and exterior paint, and ceramic cladding in decorative details. Interior: Painted white on plasterboard panels in walls and false ceilings.

INSULATION

Thermal and acoustic insulation in the roof using rock wool in the slope formation joint. Thermal and acoustic insulation in the façade using an air gap and semi-rigid rock wool. In addition to the above, acoustic insulation is provided between the rooms of the dwelling, including rock wool in the interior partitions of the house. All in compliance with current DB-HE and DB-HR regulations.

FAÇADE

Composed of an outer leaf of 1/2 foot of perforated brick, coated with waterproof mortar, an air gap, and a self-supporting system of gypsum board (15) on a base of galvanized sheet metal structure, with thermal/acoustic insulation using rock wool. Constructed in accordance with CTE-DB-HE Energy Savings and CTE-DB-HS Health regulations.

PARTITIONS

Using a self-supporting system of plasterboard, with acoustic insulation of rock wool inside and moisture-resistant plasterboard panels in the walls of wet rooms. Constructed according to the guidelines of the CTE-DB-HE Energy Savings regulations; UNE 102040 IN, assembly of partition walls of plasterboard with a metal structure.



Image of the terraces and the swimming pool



Image of the terraces and the swimming pool

QUALITY SPECIFICATIONS

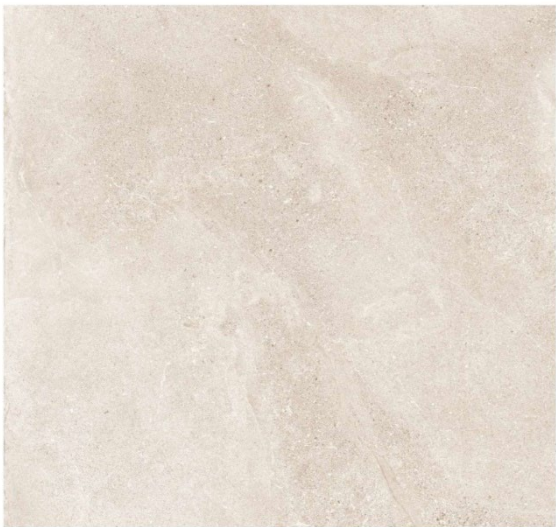
MAREIN NATURA - CASIA

FLOORING AND TILING

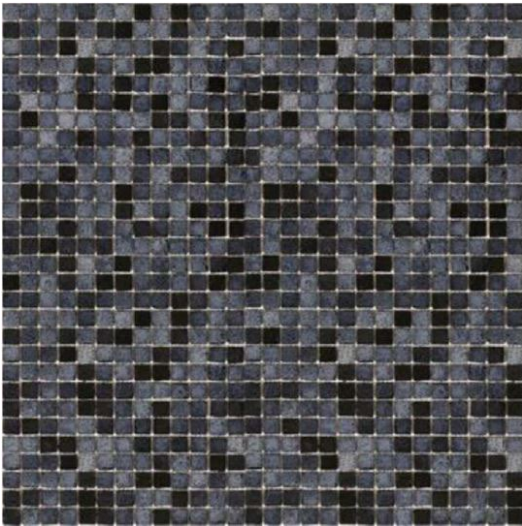
Interior and exterior flooring in rectified porcelain stoneware Lune Beige from IBERO, 90x90 cm, with a natural stone effect finish according to the attached image, with a C3 finish in the bathroom areas and outdoor zones.

The tiling in the bathrooms is done with the same rectified porcelain used for the interior flooring of the house.

Swimming pool: The edges of the pool are finished in the same material as the terraces to achieve a continuous effect. The basin is lined with glass mosaic in gray and black tones from the Hisbalit Mosaico brand.



Lune Beige 90x90cm



Hisbalit Mosaico

On the exterior façades, decorative details with Origin Number cladding from TAU, 22.5x180 cm.



Origin Number 22.5x180cm



Decorated image of the master bedroom



Image of the facade with decorative cladding

The images, furniture, and landscaping depicted in this quality report and in the rest of the documentation are illustrative and non-binding. The materials and finishes are subject to availability from the manufacturer. If not available, they will be replaced with materials of similar characteristics.

GLASSES

Double glazing in all exterior carpentry. On the ground floor, the glass will be laminated safety glass.

JOINERY

Interior carpentry: Passage doors of 2.40 m height with smooth lacquered wooden leaves in soft tones like Taupe, with hidden hinges, magnetic latch, and high-quality stainless steel fittings. Entrance door with a steel core and exterior of treated noble wood for outdoor use, with a security lock and handle.

Exterior carpentry: High-quality extruded aluminum by TECHNAL, with thermal break, featuring the latest technologies in the industry and supported by numerous tests and certifications that ensure maximum standards of safety and reliability. It will be equipped with air intake openings for ventilation.

Wardrobes: Built-in wardrobes by UECKO. In master bedroom, L-shaped wardrobe with ARGO COCO GRAY doors, ANGLE BROWN 600mm handle, COCO GRAY shirt holder, BRONZE FLOAT glass fronts in two upper drawers and complete divider in upper drawer. Interior and visible part in DENVER OAK, bronze anodized rods and vertical LED in the visible module. A second wardrobe, with ARGO COCO GREY doors and CRONOS COCO GREY doors and BRONZE MIRROR. Inclined shoe rack with shelf top in CRISTAL FLOAT.

Other bedrooms with ARGO COCO GREY doors, ANGLE BROWN 600mm handle, DENVER OAK interiors and individual details in each room: units with CRONOS COCO GREY doors and BRONZE MIRROR, BRONZE MIRROR, dresser drawers, slanted shoe rack with top shelf in FLOAT CRYSTAL, area to place the TV.

In the Hall, cupboard with PANORAMIC BLACK ANODISED frame and COCO GREY door with handle integrated in profile, interior in DENVER OAK with black anodized hanging rods. Key console with double drawer in COCO GREY.



View of the pool and the bedrooms terraces



Decorated image of the entrance to the house

BATHROOMS AND TOILETS

The layout, sanitary fixtures, faucets, and bathroom furniture have been designed with the support of interior designers, ensuring that it is not just a collection of pieces or elements, but a cohesive space thoughtfully planned as a whole.

TILINGS

In the master bathroom:

Shower area and sink wall tiled with the same Lune Beige tiles as the flooring, providing continuity to the space.

In the secondary bathrooms:

Shower area and sink wall tiled with Lune Beige tiles.

FURNITURE

In the master bathroom:

Countertop made with Montblanc White Matte porcelain from Ascale with a double sink, bowls made of the same ceramic, and a countertop between the sinks. Furniture from Barco, model Plisé, finished in Canaletto.

In the secondary bathrooms:

Countertop made with Halley Mud porcelain with one sink, bowls made of the same ceramic, and a countertop between the sinks. Furniture from BARCO, model Plisé, finished in Canaletto.

In the toilet on the ground floor:

Square Totem-type sink made with Halley Mud porcelain, and drawer units on both sides, Plisé model in Canaletto finish.

MIRRORS AND SHOWER SCREENS

In the master bathroom:

Fixed screen between the shower and the rest of the bathroom, transparent and floor-to-ceiling. Backlit mirror 90 cm high and the length of the countertop.

In the secondary bathrooms:

Screens with a hinged door and matte black hinges. Backlit mirror 90 cm high and the length of the countertop.

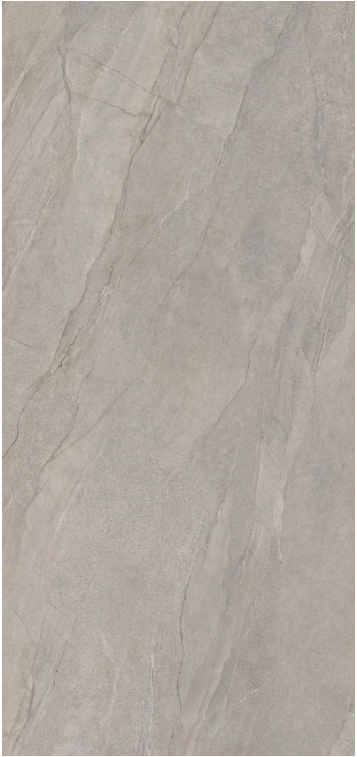
In the toilet on the ground floor:

Floor-to-ceiling mirror behind the sink.

Detail of the shower screen hinge



Decorated image of the master bathroom



Halley Mud



Decorated image of the toilets

BATHROOMS AND TOILETS

FAUCETS

All faucets will be from the brand CEA, model Milo 360 in Satin Bronze.

In master bathroom:

The faucets for the sinks will be wall-mounted.

The bathtub faucet will be of the column type.

The shower faucet is thermostatic and features a ceiling-mounted showerhead.

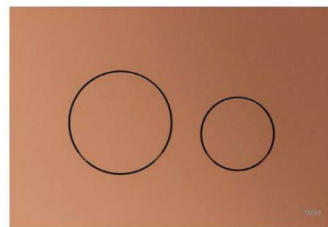
In secondary bathrooms:

The sink faucet will be a countertop model.

The shower faucet is thermostatic and has a wall-mounted showerhead.

In the toilet on the ground floor:

The sink faucet will be wall-mounted.



Toilet flush button, TECELOOP
Red Metallic finish



Faucets finish in BRUSHED ROSE GOLD



Wall mounted toilet and bidet, SUBWAY 2.0



Bathtub, COVADONGA



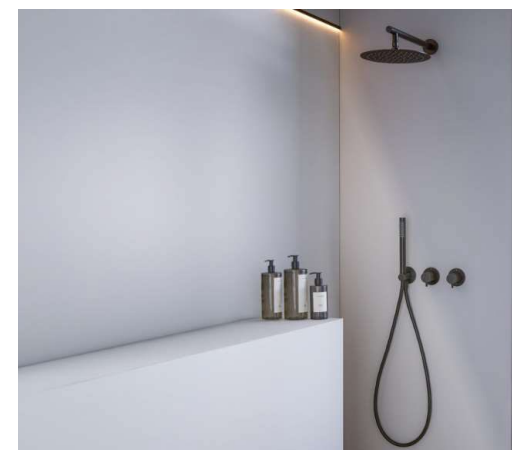
Bathtub faucet
(in Brushed Rose Gold)



Sink faucet secondary baths



Sink faucet master bathroom and toilet



Wall showerhead secondary bathrooms



Ceiling showerhead master bathroom

Shower controls

SANITARY WARE

In all the bathrooms:

Wall-mounted toilet brand Villeroy & Boch, model Subway 2.0 Directflush.

Dual flush button CEA model Acero 316 in Satin Bronze finish.

In the master bathroom:

Wall-mounted bidet brand Villeroy & Boch, model Subway 2.0.

Freestanding bathtub brand Zenon, model Covadonga.

KITCHEN

KITCHEN FURNITURE

Complete kitchen, designed by our team of interior designers and equipped with **MIELE** appliances.

At the back, the central area is equipped with the oven, microwave, and warming drawer, with tall cabinets featuring mirrored doors and column shelves on both sides. At the ends, there are tall cabinets and integrated refrigerator and freezer with metallic finishes.

The island features curved corners on both the countertop stone and the cabinetry, with space for stools, a sink in color Black Gun Metal, and an induction cooktop with an integrated extractor.



Perspective of the kitchen



Decorated front view of the kitchen

EQUIPMENT

MIELE stands out for combining innovative technology with attractive designs and unquestionable quality.

The kitchen includes: A set of two integrated appliances refrigerator-freezer and dishwasher; a central area with an oven, microwave, and warming drawer; an induction cooktop with an integrated surface extractor that is easy to clean and features an elegant design; sink and faucet with stainless steel design.

In a designated area on the -1 floor for the laundry room, the washing machine is included.

Miele

ANOTHER EQUIPMENTS

ELECTRICAL INSTALLATION

Electrical network designed based on the installed power, with high-quality mechanisms with white or similar casings.

Telephone and television points in all bedrooms, living room, and kitchen/dining area. Installation of a video intercom in the entrance hall. Pre-installation for photovoltaic panels on the roof

CLIMATE CONTROL

Climate control through fan coils, heating and cooling, with duct distribution, thermostat, and independent climate control in each room of the house.

Underfloor heating in all areas of the house, using a water system, except in the bathrooms, which will have electric underfloor heating.

Hot water generation for consumption, underfloor heating, and climate control through an athermal system, ensuring maximum efficiency while reducing the energy consumption of the house.

HOME AUTOMATION

Installation of home automation with a prestigious system for control and automation in the home. The home automation system will be controlled in the house using an Apple iPad-Wi-Fi 32GB, with control over lighting and climate, and prepared for the expansion of other function packages according to the customer's preferences.

SWIMMING POOL

Preinstallation for heated pool and hidden cover at the bottom of the pool. Water surface area of approximately 52 m², finished with ceramic mosaic interior coating. Filtration by saline chlorination and lighting with spotlights.

FENCING

Concrete block wall rendered with mortar and painted white, with a height of 130 cm. Above this height, a metal fence according to design will extend to a height of 2.00 m. At the boundaries with other plots, there will be a rendered block wall painted white, with a height of 1.80 m and/or a metal fence with a vegetation hedge.

FLOOR -1

Floor -1 equipped with the same finishes and installations as the rest of the house, with distribution according to commercial plans. Spaces are planned for two multipurpose areas, a laundry room, storage room, and utility room. It also includes a garage for 3 vehicles with a sectional door and an electric vehicle charging point.

SECURITY SYSTEM

- The homes will be equipped with a bi-directional microprocessor alarm system with total or partial programming, alarm receiving center, GPRS, and IP module. Motion sensors in all rooms and a siren.
- The alarm arming and disarming will be integrated into the home automation system and can be operated from the keypad in the house or the app.
- The alarm system will also include a flood sensor in the utility rooms.
- A CCTV system with SONY 7/3" CCD color cameras with high-power IR LEDs or similar will be installed around the perimeter of the home, connected to a digital recorder.



Decorative view of the living room

EXTERIORS - LANDSCAPING

The outdoor areas of Villa Casia have been carefully designed to complement its unique architectural style; spacious terraces surrounding the heated pool, a deck area for loungers, and a pergola with provisions for a kitchen/barbecue.

It includes a landscaping project featuring garden areas with grass, shrub zones, tall plants, automatic irrigation installation with sprayers and drip systems (as required by the plants), as well as garden lighting.

INTERIOR DESIGN (OPTIONAL)

The client has the option to hire a prestigious interior design studio in Marbella, STUDIO DAVIAS, specialized in residential projects. Their versatility and innate style will give each space in the villa a unique touch. Accompanying this quality report is a proposed interior design, which is reflected in the interior infographics of this villa.

The decoration shown in the images displayed is part of the optional interior design proposal.



