

# ORIGIN

LIFE BEGINS IN MARBELLA



LIST OF FEATURES



### III' STANDOUT FEATURES

- Home automation system
- **Hot tubs** in rooftop terraces and certain ground-floor homes
- **Fitted kitchens** with high-end appliances
- Pre-installation for **motorised blinds** in living room
- Water **underfloor heating** in all homes
- **HVAC** by areas
- Individual Wi-Fi access point per home
- Top-quality **insulation** in interior and exterior walls
- **Automatic lighting control** in communal indoor areas, using presence detection for security





### III' YOUR HOME



#### | INTERIOR FLOORING AND WALL FINISHES

Large-format top-brand **porcelain tile flooring** in living rooms, bedrooms, kitchen, hallway, vestibule, bathrooms and toilets.

With the exception of bathrooms, walls will be finished in neutral colour emulsion.

#### | EXTERIOR FLOORING AND WALL FINISHES

Terraces finished with large-format **non-slip porcelain tiling** suitable for exteriors.

#### | KITCHENS

**Kitchens** to be **fitted** with high-capacity upper and lower cabinets in high-pressure laminate and with soft-close drawer system. Silestone/Neolith strata quartz panelled counter top between upper and lower cabinets.

Fitted with the following **appliances**: induction hob, integrated dishwasher, oven, microwave, refrigerator, extractor hood, washing machine and dryer.



## BATHROOMS

Walls to be finished in shower area with top-brand ceramic tiles and smooth emulsion suitable for wet rooms as per project management.

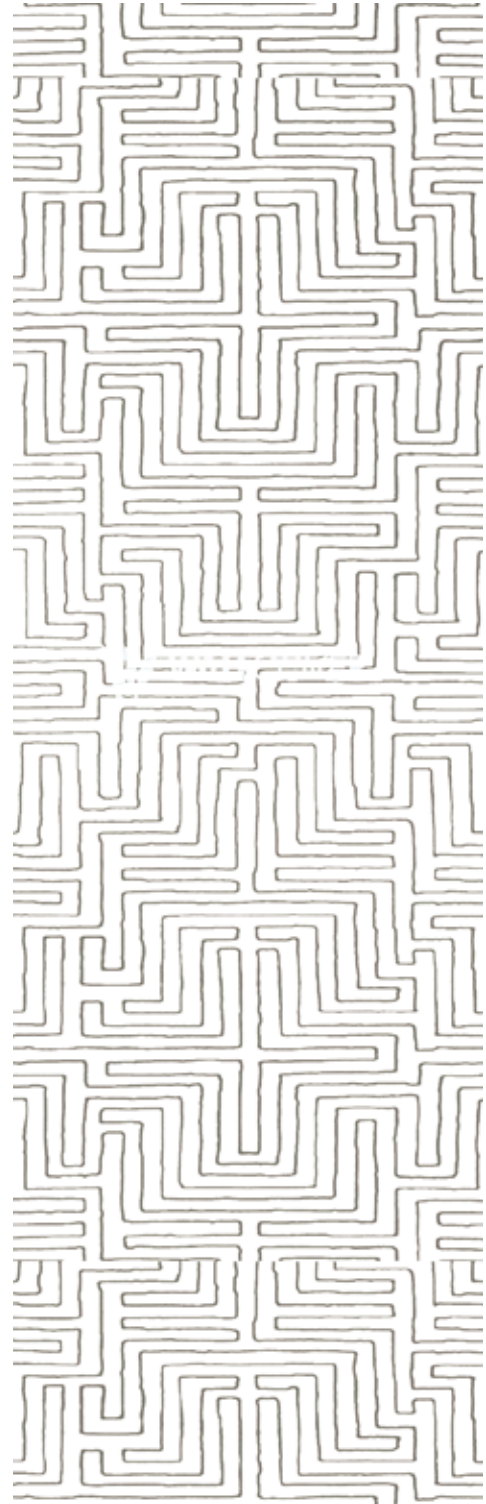
Top-brand glazed porcelain bathroom suite in white.

Stone resin shower trays in main and second bathrooms, with reinforced glass shower screen.

The main bathroom to be fitted with twin basins and vanity unit with counter top.

The second bathroom to be fitted with single basin and vanity unit with counter top.

Bathrooms to be fitted with mixer taps, and temperature control shower unit.







## I INTERIOR WOODWORK

Sold **white lacquered wood interior doors**, with stainless steel hinges and handle or sliding opening system.

**Block-type modular wardrobes**, with interior melamine board lining with a textile or similar finish, separating shelf, hanging rail, doors in the same colour and design as interior partition doors.

## I EXTERIOR TRIM

Exterior windows with high-quality PVC or lacquered aluminium trim with **thermal break**, either sliding or tilt and turn as per project design.

Low-emission glazing with **thermal and acoustic insulation**. Reinforced glass in exit and entrance doors. Air vent for ventilation.

**Motorised** aluminium **roll-up blinds** with thermal insulation in bedrooms. Pre-installation for motorised lounge-door blinds.

## I INTERIOR PARTITIONS

Interior partitions in homes with mineral wool **thermal and sound insulation**, water-resistant in wet rooms.

Soundproofing brick Insulation between homes and communal areas.



### III' COMMUNAL AREAS

#### I FLOORING AND FINISHES

Communal areas with non-slip flooring and steps in high-end natural stone or porcelain ceramic tiles, as per project design.

#### I GROUNDS AND COMMUNAL AREAS

Paths and interior steps in stamped concrete or similar.

Outer enclosure: Concrete or brick wall with parge coat and painted with metallic finish as per project design.

Private-use garden wall: Concrete or brick wall with parge coat and paint finish as per project design.

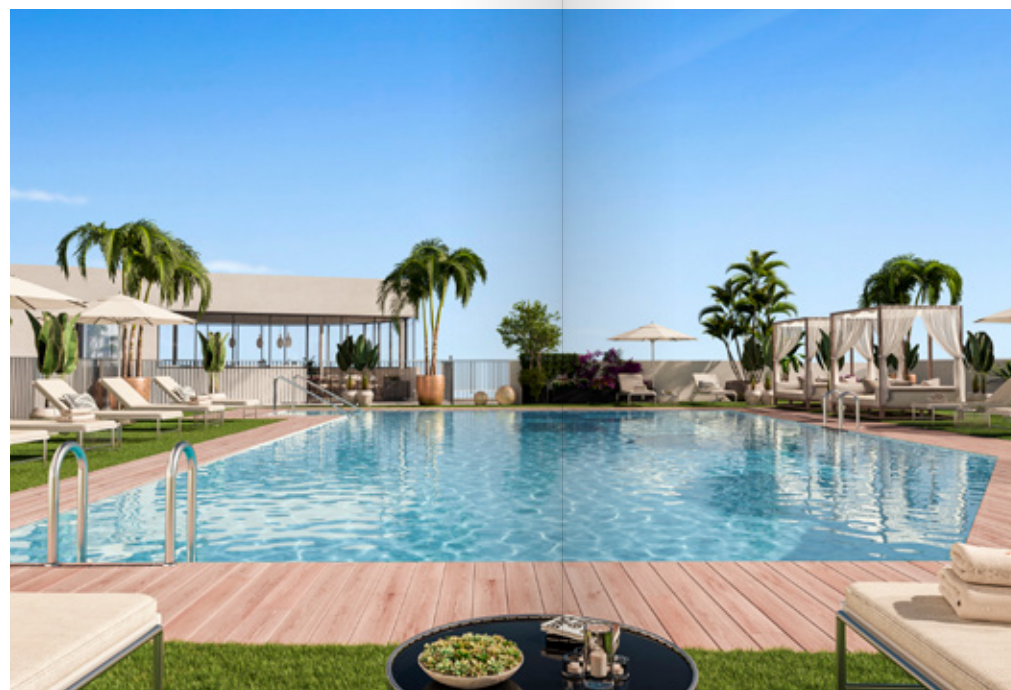
Communal pools with **salt chlorination system** and **heated indoor pool**.

Equipped social lounge

Equipped co-working room

Gym with high-quality machinery

Communal garden area with automatic lighting and irrigation system as per planning design.





### III' FACILITIES

#### I HOT WATER AND HVAC

Hot water provided by high-quality heat pump with hydrobox in laundry room with digital display control. Hot water pipes with thermal insulation throughout.

**HVAC** installation featuring heat pump with conduits, installed in bathroom false ceiling, with Airzone or similar sector-based control by central thermostat in living room and secondary thermostats in bedrooms. Remote control via manufacturer’s online server.

**Underfloor heating** throughout the home, fed from the central heat pump unit.

#### I ELECTRICITY AND TELECOMMUNICATIONS

Video entry system in colour with home **Wi-Fi** access and **remote connectivity**.

TV/FM antenna and satellite installation in all rooms minus bathrooms. Fibre optic internet installation as per project design and LAN sockets in all rooms minus bathrooms, in compliance with ICT2 regulations.



#### I REMOTE CONTROL OF HOMEA

**Home automation system** that can be controlled by smartphone, including the following features:

- HVAC management.
- On/off lighting control.





## | OTHER INSTALLATIONS

Pre-installation for **electric vehicle charge** point.

Rooftop **hot tub** with shower.

Motorised parking access with remote-control opening system.

## | SECURITY

**Reinforced entry door**, security hinges and lock.

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

Automatic video entry system in accesses to complex and in homes.





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*With regard to natural stone and wood, it should be noted that it is a natural material with unevenness of tone and colour, as well as unavoidable imperfections.  
It will be at the discretion of the project management to decide, in each case, whether the quality of the natural stone is acceptable or whether any repairs should be carried out.  
These qualities may be modified by the project management and replaced by other similar ones without any reduction in those initially foreseen.*